THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: December 3, 2025 REPORT NO. HO-25-049

HEARING DATE: December 17, 2025

SUBJECT: 7991 Prospect Place, Process Three Decision

PROJECT NUMBER: PRJ-1067494

OWNER/APPLICANT: Kevin Steel and Melissa Steel, Owner / Offset Design & Drafting, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit, an amendment to Coastal Development Permit No. 1743872 for the dismantling of a one-story, 833-square-foot historically designated residence (HRB Site No. 1174) and the reconstruction and rehabilitation of the residence, porch, and stairs at its original location in accordance with the U.S. Secretary of Interior's Standards for the Treatment of historic properties on a 0.126-acre site located at 7991 Prospect Place within the La Jolla Community Plan area?

Proposed Actions: Approve Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872.

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

Housing Impact Statement: The project proposes the dismantling of a one-story, 833-square-foot historically designated residence (HRB Site No. 1174) on the frontage of the lot and the reconstruction and rehabilitation of the residence, porch, and stairs at its original location.

Community Planning Group Recommendation: The applicant has elected to not present the project to the La Jolla Community Planning Association for a recommendation.

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation). The environmental determination for the project was made on October 22, 2025, and the opportunity to appeal that determination ended November 5, 2025 (Attachment 6). There were no appeals of the environmental determination.

BACKGROUND

The 0.126-acre site is located on a developed site at 7991 Prospect Place in the RS-1-7 Zone (Residential-Single Unit), the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Transit Priority Area Overlay Zone and the Sensitive Coastal Overlay Zone within the La Jolla Community Plan area (Community Plan) (Attachments 1-3). The project site contains environmentally sensitive lands (ESL) in the form of sensitive coastal bluffs along the project site's northern edge. The project site has no other ESL nor is the site within or adjacent to the City's Multi-Habitat Planning Area (MHPA).

The project site is governed by Coastal Development Permit (CDP) No. 1743872, Site Development Permit No. 1925867 and Mitigated Negative Declaration (historical resources/archeology) No. 497507, which was approved by the Hearing Officer on July 26, 2017. The scope of the previously approved project consisted of demolishing a one-story, 581-square-foot single dwelling unit located in the rear of the property and adding a one-story, 835-square-foot single dwelling unit to a three-story, 3,236-square-foot single dwelling unit along with a 477-square-foot garage and a 3,508-square-foot basement.

During project construction, a stop-work order (Code Enforcement No. 0514447) was issued by staff for the unpermitted dismantling and removal of a historically significant residence (HRB Site No. 1174), which was stored off-site. As a result, the applicant was required to apply for an amendment to CDP No. 1743872 for the unpermitted work. For review of the current project proposal, the applicant was required to prepare a Historical Resource Conditions Report (Attachment 9) which determined that the majority of the original building material was intact and that it was feasible to reconstruct the historical resource at its original location. The applicant was also required to prepare a Treatment and Monitoring Plan (Attachment 10 and 11) to ensure that the historic resource be accurately reconstructed.

DISCUSSION

The project consists of the dismantling and removal of a one-story, 833-square-foot historically designated residence (HRB Site No. 1174) on the frontage of the lot and the reconstruction and rehabilitation of the residence, porch, and stairs at its original location. There is no earthwork or footings proposed (Attachment 8 – Project Plans). Staff has concluded that the project complies with SDMC Section 143.0143(i) which requires that all development occurring on sensitive coastal bluffs be in conformance with the Coastal Bluffs and Beaches Guidelines. The project site is developed and there are no adverse impacts to the sensitive coastal bluffs along the project's northern edge. The project permit also includes requirements that address storm water and runoff, landscaping and maintenance, and the preparation of a geotechnical report for the proposed construction plans.

Additionally, staff has reviewed and accepted a Historical Resource Conditions Report (Report) (dated May 16, 2025) which concluded that the historic resource could be reconstructed at its original location. The Report determined that the majority of the exterior wall panels were in good condition, that most of the original windows were accounted for and in good condition, and that in-kind replacement of some of the wood shingle siding would need to occur during reconstruction. The project will also implement a Monitoring Plan which requires that a historic monitor be present at the project site at critical times during construction and report progress back to the City’s Heritage Preservation section through monitoring reports. A Treatment Plan was also prepared that outlines the steps required to move the dismantled historic resource from its current location at 3423 Del

Rey Street to the project site at 7991 Prospect Place, a distance of approximately six miles. The Treatment Plan also shows how the resource will be reconstructed and is accompanied by a set of drawings which will be incorporated into the future ministerial permit submittal. The historical resource will be reconstructed and rehabilitated at its original historic location in accordance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

The Community Plan designates the project site as low-density residential (5 to 9 dwelling units/acre), and the project is consistent with the prescribed density since the historic residence will be reconstructed back to its original form within the same footprint. Additionally, the project site is not located within a designated visual corridor, public vantage point, or public accessway, as identified in the Community Plan. The project is also consistent with the Community Plan policy which specifies that in order to maintain and enhance the existing neighborhood character and ambiance, projects shall address bulk and scale as viewed from the public right-of-way (Page 90). The project is consistent with this policy because it reconstructs the historic structure in its original location along the street frontage of the lot and does not adversely impact the surrounding neighborhood.

Required Actions

Pursuant to SDMC Section 126.0702(a), the project requires a Coastal Development Permit for the removal of any building on site or any expansion over 10% of the existing floor area. Pursuant to SDMC Section 126.0707(b), a decision on an application for a City-issued Coastal Development Permit in the appealable area of the Coastal Overlay Zone shall be made in accordance with a Process 3 Hearing Officer decision, and the decision is appealable to the Planning Commission in accordance with SDMC Section 112.0506. The final City decision is appealable to the Coastal Commission.

Pursuant to SDMC Section 143.0220(a), the project is exempt from the requirement to obtain a Site Development Permit, as the historic resource will be reconstructed and rehabilitated consistent with the Secretary of the Interior's Standards in its original location and in its previous condition or better, through adherence to a Treatment and Monitoring Plan. Additionally, a Site Development is not required since no earthwork or footings are proposed as part of the Coastal Development Permit application.

Conclusion:

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

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872, with modifications.

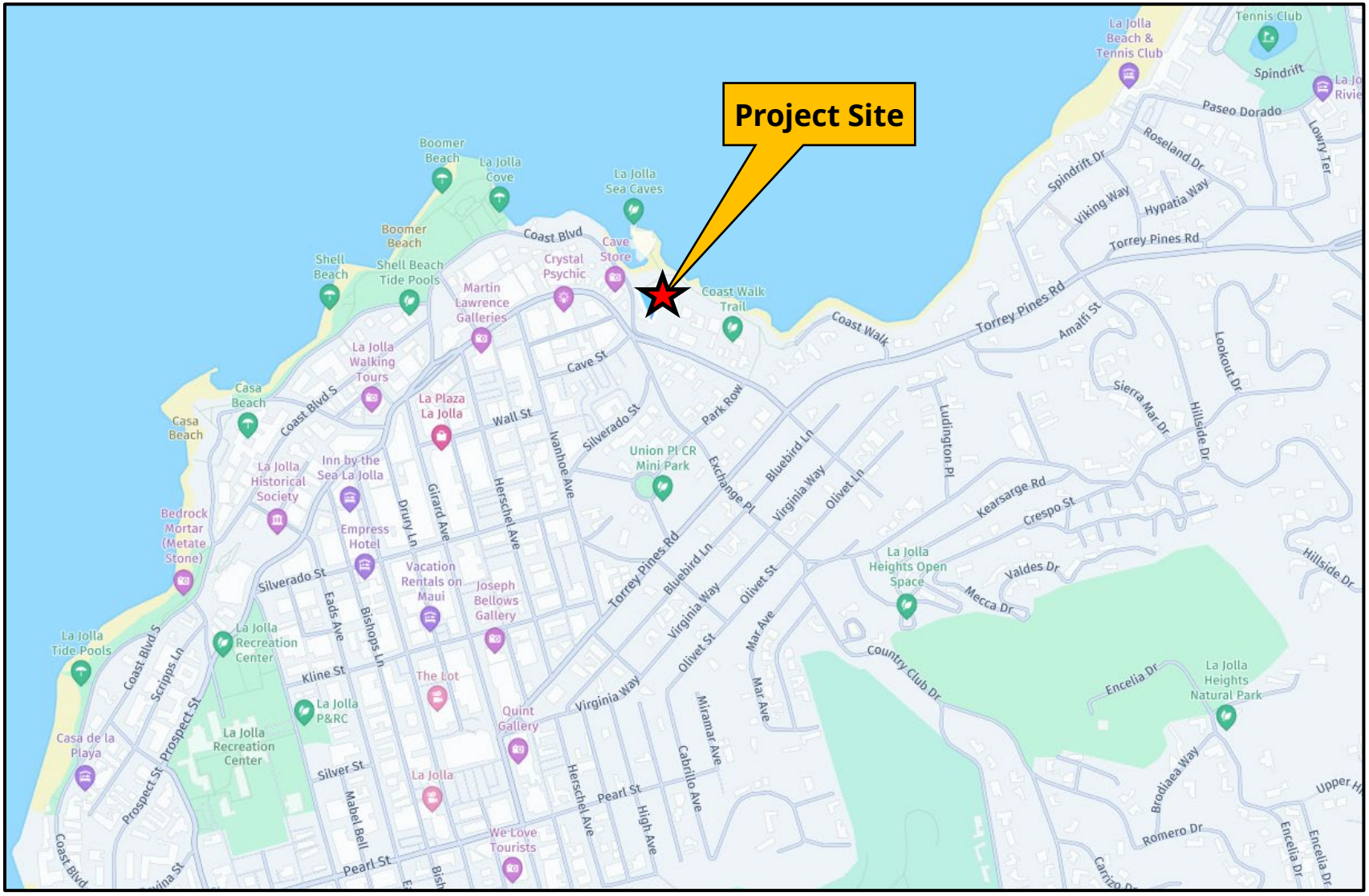
2. Deny Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Blake Sonuga, Development Project Manager

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Development Permit Resolution with Findings
5. Draft Development Permit Conditions
6. Notice of Right to Appeal (NORA)
7. Ownership Disclosure Statement
8. Project Plans
9. Historical Resource Conditions Report
10. Treatment Plan
11. Monitoring Plan



Project Location Map

7991 Prospect Place

PRJ-1067494: 7991 Prospect Place

North

ATTACHMENT 1

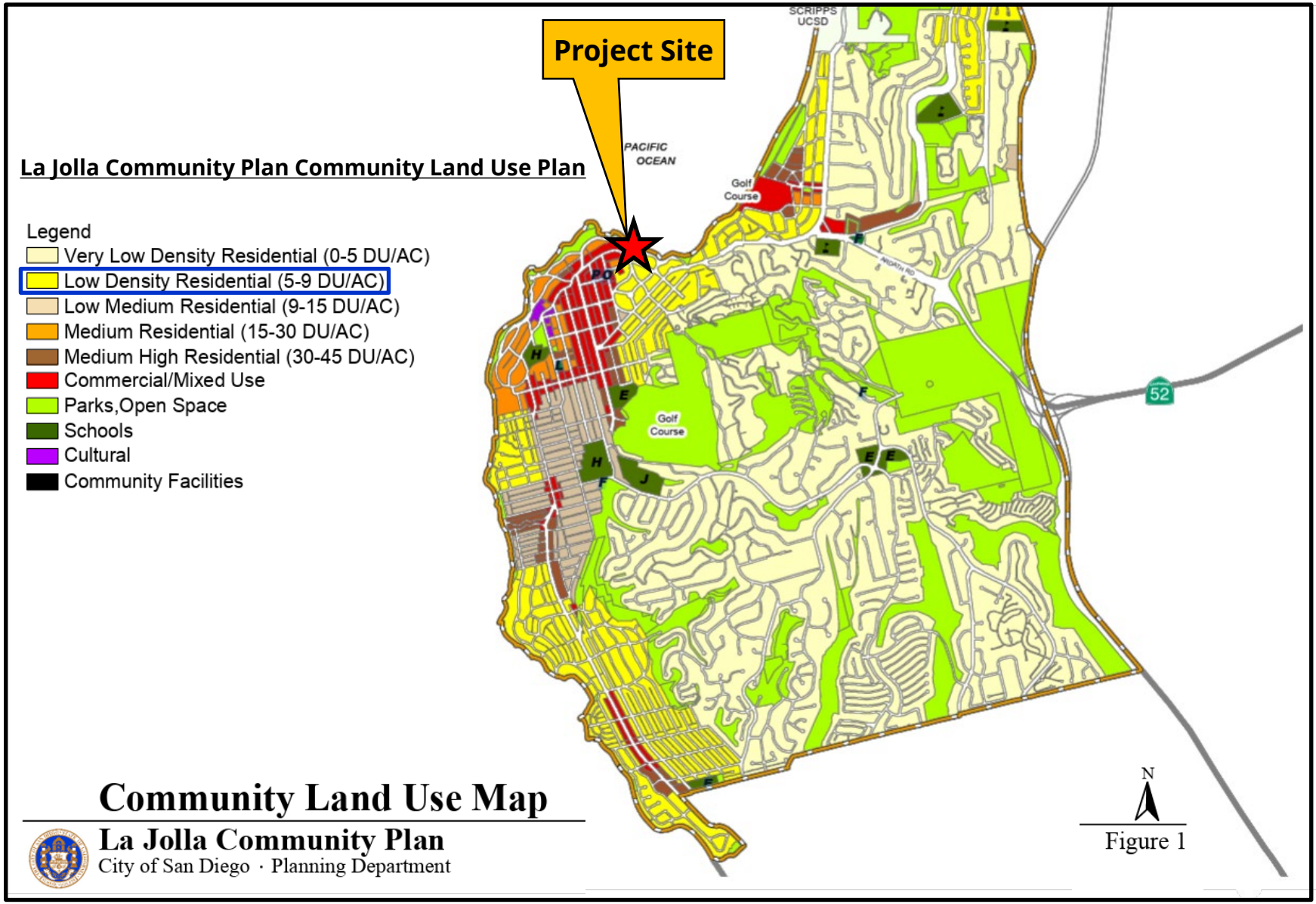
Aerial Photograph

7991 Prospect Place

PRJ-1067494: 7991 Prospect Place

North

ATTACHMENT 2



Community Land Use Map

La Jolla Community Plan

City of San Diego · Planning Department

Figure 1

7991 Prospect Place

PRJ-1067494: 7991 Prospect Place

ATTACHMENT 3

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT PMT-3181754
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1743872
7991 PROSPECT PLACE: PRJ-1067494

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. KEVIN STEEL AND MELISSA STEEL, Owner/ Permittee, Owner, submitted an application to the City of San Diego for Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872 for the dismantling of a one-story, 833-square-foot historically designated residence (HRB Site No. 1174) and the reconstruction and rehabilitation of the residence, porch, and stairs at its original location in accordance with the U.S. Secretary of Interior's Standards for rehabilitation (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for 7991 Prospect Place (Project).

B. The Project is in the RS-1-7 Zone (Residential-Single Unit) Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact), the Transit Area Overlay Zone, the Transit Priority Area Overlay Zone, and the Sensitive Coastal Overlay Zone (Coastal Bluff) within the La Jolla Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 18252, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, May 7, 1999.

C. On October 22, 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 Guideline Section 15331 (Historical Resource

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

D. On December 17, 2025, the Hearing Officer considered Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872 pursuant to the Land Development Code of the City of San Diego; and NOW

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code Section 126.0708]

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

The project site is developed and adjacent to the coastal bluff located along the northern edge of the site within the first public roadway in the La Jolla Community Plan (Community Plan) area. There is no public view or coastal access from the project site, as identified in the Community Plan.

The project consists of the dismantling of a one-story, 833-square-foot historically designated residence (HRB Site No.1174) on the frontage of the lot and the reconstruction and rehabilitation of the residence, porch, and stairs at its original location in accordance with the U.S. Secretary of Interior's Standards for rehabilitation. There is no earthwork or footings proposed. The project complies with the community goals regarding public view preservation and enhancement since the project is contained entirely within private property and will not adversely impact any public view or coastal access. Additionally, an Alternative Pedestrian Access identified in the Community Plan along the Prospect Street public right-of-way will not be adversely impacted.

Additionally, staff has reviewed and accepted a Historical Resource Conditions Report (dated May 16, 2025) which concluded that the historic resource could be reconstructed at its original location. Therefore, the proposed project will not impact

existing physical accessways legally used by the public or any proposed accessways in the Local Coastal Program land use plan; and the proposed coastal development will not impact public views to and along the ocean and other scenic coastal areas, as specified in the Local Coastal Program Land Use Plan.

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

The project site is developed and contains environmentally sensitive resources (ESL in the form of sensitive coastal bluffs along the project's northern edge. The top of coastal bluff is located approximately 240 feet north of the project site. The project site has no other ESL nor is the site within or adjacent to the City's Multi Habitat Planning Area (MHPA).

The project consists of the dismantling of a one-story, 833-square-foot historically designated residence (HRB Site No.1174) on the frontage of the lot and the reconstruction and rehabilitation of the residence, porch, and stairs at its original location. There is no earthwork or footings proposed. Staff has reviewed and accepted a Historical Resource Conditions Report (Report) (dated May 16, 2025) for the project which concluded that the historic resource could be reconstructed at its original location in accordance with the U.S. Secretary of Interior's Standards for rehabilitation.

Additionally, the project will implement a Monitoring Plan which requires that a historic monitor be present at the project site at critical times during construction and report progress back to the City's Heritage Preservation section through monitoring reports, as outlined in a Treatment Plan. The Treatment Plan for the project is being prepared in order to move the historic portion of the building from its current location at 3423 Del Rey Street, San Diego, California. (Assessor Parcel No. 424-362-100) to the original site at 7991 Prospect Place, San Diego, California. (Assessor Parcel No. 350-121-3900) in the La Jolla neighborhood, an approximate moving distance of six miles.

Staff has concluded that the project complies with SDMC Section 143.0143(i) which requires that all development occurring on sensitive coastal bluffs be in conformance with the Coastal Bluffs and Beaches Guidelines. The project site is developed and there are no adverse impacts to the sensitive coastal bluffs along the project's northern edge. The project permit also includes requirements that address storm water and runoff, landscaping and maintenance, and the preparation of a geotechnical report for the proposed construction plans.

Additionally, the project was determined to be exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15331 (Historical Resource Restoration/Rehabilitation). Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project consists of the dismantling of a one-story, 833-square-foot historically designated residence (HRB Site No. 1174) on the frontage of the lot and the reconstruction and rehabilitation of the residence, porch, and stairs at its original location in accordance with the U.S. Secretary of Interior's Standards for rehabilitation. There is no earthwork or footings proposed.

Staff has concluded that the project complies with SDMC Section 143.0143(i) which requires that all development occurring on sensitive coastal bluffs be in conformance with the Coastal Bluffs and Beaches Guidelines. The project site is developed and there are no adverse impacts to the sensitive coastal bluffs along the project's northern edge. The project permit also includes requirements that address storm water and runoff, landscaping and maintenance, and the preparation of a geotechnical report for the proposed construction plans.

Additionally, staff has reviewed and accepted a Historical Resource Conditions Report (Report) (dated May 16, 2025) which concluded that the historic resource could be reconstructed at its original location. The Report determined that the majority of the exterior wall panels were in good condition, that most of the original windows were accounted for and in good condition, and that in-kind replacement of some of the wood shingle siding would need to occur during reconstruction. The project will also implement a Monitoring Plan which requires that a historic monitor be present at the project site at critical times during construction and report progress back to the City's Heritage Preservation section through monitoring reports.

A Treatment Plan was prepared that outlines the steps required to move the dismantled historic resource from its current location at 3423 Del Rey Street to the project site at 7991 Prospect Place, a distance of approximately six miles. The Treatment Plan also shows how the resource will be reconstructed and is accompanied by a set of drawings which will be incorporated into the future ministerial permit submittal. The historical resource will be reconstructed and rehabilitated at its original historic location in accordance with the U.S. Secretary of the Interior's Standards for the Treatment of historic properties.

The Community Plan designates the site as low-density residential (5 to 9 dwelling units/acre), and the project is consistent with the prescribed density since the historic residence is being reconstructed back to its original form within the same footprint. Additionally, the project site is not located within a designated visual corridor or public vantage point, as identified in the Community Plan. The project is also consistent with the Community Plan policy that specifies that to maintain and enhance the existing neighborhood character and ambiance, projects shall address bulk and scale as viewed from the public right-of-way (Page 90). The project is consistent with this Community Plan policy by reconstructing the historic structure to its original location along the street frontage of the lot which does not adversely impact the surrounding neighborhood. Therefore, the proposed coastal

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

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

The project site is developed and adjacent to the coastal bluff located along the northern edge of the site within the first public roadway in the La Jolla Community Plan (Community Plan) area. The project will be developed entirely within private property and will not adversely impact public access or any public recreation opportunities. The project complies with Chapter 3 of the Coastal Act's Article 2, Public Access and with Community Plan policies regarding public access, as mentioned in Finding A (I). The project will not interfere with the public right of access to the sea acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches and vegetation. The project site does not have direct access to the sea and does not encroach to any access points.

Additionally, the project site is located within an existing subdivision, designated for low density residential development. Due to its natural coastal bluffs, the site is not suitable for public recreational activities or beach access. The project site is also designated for residential use and does not contain private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation. Therefore, the project conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872 a copy of which is attached to and made a part of this Resolution by this reference.

Blake Sonuga
Development Project Manager
Development Services

Adopted on: December 17, 2025
IO#: 24009340

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009340 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3181754
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 1743872
7991 PROSPECT PLACE PRJ-1067494
HEARING OFFICER

This Coastal Development Permit No. PMT-3181754, an amendment to Coastal Development Permit No. 1743872 is granted by the Development Services Department of the City of San Diego to KEVIN STEEL AND MELISSA STEEL, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0702. The 0.126-acre site is located at 7991 Prospect Place in the RS-1-7 Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact), the Transit Area Overlay Zone, the Transit Priority Area Overlay Zone, and the Sensitive Coastal Overlay Zone (Coastal Bluff) within the La Jolla Community Plan area. The project site is legally described as Parcel 1 of Parcel Map No. 18252, in the City of San Diego, County of San Diego, State of California, filed in the Office of the County Recorder of San Diego County, May 7, 1999.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to dismantle and reconstruct a historically designated one-story residence 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. Dismantling a one-story, 833-square-foot historically designated residence (HRB Site No. 1174) on the frontage of the lot on Prospect Place and the reconstruction of the residence, porch, and stairs at their original location in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation; and

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

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision-maker. This permit must be utilized by January 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 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 other applicable conditions of Coastal Development Permit No. 1743872 and Site Development Permit 1925867 shall remain in full force and effect, unless otherwise specified in this amendment.

10. All 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 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.

11. 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:

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

13. All conditions from Coastal Development Permit No. 1743872 and Site Development Permit No. 1925867 are still applicable.

LANDSCAPE REQUIREMENTS:

14. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the

satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit A, on file in the Office of the Development Services Department.

15. Prior to issuance of any engineering permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for public 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 to not prohibit the placement of street trees.

16. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit A Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)5.

17. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

18. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

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

GEOLOGY REQUIREMENTS:

20. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

PLANNING/DESIGN REQUIREMENTS:

21. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking space 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.

22. 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.

23. Prior to the issuance of any construction permits, the Owner/Permittee shall record an eight-foot (8) wide view corridor easement along the eastern property side yard setback area, as shown on Exhibit A in accordance with SDMC Section 132.0403. Open fencing and landscaping may be permitted within the visual corridor provided such improvements and landscaping do not significantly obstruct public views of the ocean.

24. Landscaping within the side yard view corridors shall be planted and maintained to preserve and enhance public views to the ocean.

25. 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.

HISTORIC REQUIREMENTS:

26. Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that incorporate the Treatment Plan, as approved by City's Heritage Preservation section.

27. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by City's Heritage Preservation section. The project's Principal Investigator shall send monitoring reports as described in the Monitoring Plan to the Heritage Preservation section. The Principal Investigator will submit any modifications to the approved Treatment Plan to the Heritage Preservation section via a detailed letter prior to the start of work or during construction. This request shall be based on relevant information and site conditions.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.

- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on December 17, 2025, and HO-_____.

Coastal Development Permit No. PMT-3181754
Amendment to Coastal Development Permit No. 1743872
December 17, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Blake Sonuga
Development Project Manager

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

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

KEVIN STEEL
Owner/Permittee

By _____
KEVIN STEEL

MELISSA STEEL
Owner/Permittee

By _____
MELISSA STEEL

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

THE CITY OF SAN DIEGO

DATE OF NOTICE: October 22, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009340

PROJECT NAME / NUMBER: 7991 Prospect Pl / PRJ-1067494
COMMUNITY PLAN AREA: La Jolla
COUNCIL DISTRICT: 1
LOCATION: 7991 Prospect Pl, San Diego, CA 92037

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) to amend CDP No. 1743872 to remediate the unpermitted removal of an 833 square-foot (sf) one-story locally designated historic residence (HRB Site #1174) on the frontage of the lot and reconstruct the historic residence, porch, and stairs at the original location. No additional grading or earthwork is proposed. The 0.126-acre site is located at 7991 Prospect Place in the RS-1-7 Zone, Coastal Overlay Zone (Appealable Area), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone (Coastal and Beach Impact), the Transit Area Overlay Zone, the Transit Priority Areas Overlay Zone, the Sensitive Coastal Overlay Zone (Coastal Bluff). The site is designated Low Density Residential development (5-9 DU/AC) within the La Jolla Community Plan area.
LEGAL DESCRIPTION: Parcel 1 of Parcel Map No. 18252.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15331, Historical Resource Restoration/Rehabilitation.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15331, which consists of the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project consists of

reconstructing the historical resources onsite in accordance with the approved Treatment Plan and was reviewed and determined to meet SOI standards by the City's Heritage Preservation Staff. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Blake Sonuga
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 687-5928 / MSonuga@sandiego.gov

On October 22, 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 5:00pm within ten (10) business days from the date of the posting of this Notice (November 5, 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-3031can 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 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: 10/22/25

REMOVED: 11/5/25

POSTED BY: Myra Lee

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

Ownership Disclosure Statement

FORM DS-318 October 2017

Approval Type: *Check appropriate box for type of approval(s) requested:* ❑ Neighborhood Use Permit ☒ Coastal Development Permit ❑ Neighborhood Development Permit ❑ Site Development Permit ❑ Planned Development Permit ❑ Conditional Use Permit ❑ Variance ❑ Tentative Map ❑ Vesting Tentative Map ❑ Map Waiver ❑ Land Use Plan Amendment • ❑ **Other** _____

Project Title: STEEL RESIDENCE **Project No. *For City Use Only*:** _____

Project Address: 7991 PROSPECT PLACE, LA JOLLA, CA 92037

Specify Form of Ownership/Legal Status (please check):

❑ Corporation ❑ Limited Liability -or- ❑ General – What State? _____ Corporate Identification No. _____

❑ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: KEVIN & MELISSA STEEL ☒ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 7870 TORREY LANE

City: LA JOLLA State: CA Zip: 92037

Phone No.: (858)336-3522 Fax No.: _____ Email: _____

Signature: [signature] Date: 7/30/22

Additional pages Attached: ❑ Yes ☒ No

Applicant

Name of Individual: OFFSET DESIGN - FLAVIA GOMES ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: 3509 DEL REY STREET

City: SAN DIEGO State: CA Zip: 92109

Phone No.: (858)344-7702 Fax No.: _____ Email: FLAVIA@OFFSETDESIGNDRAFT.COM

Signature: [signature] Date: 07/20/2022

Additional pages Attached: ❑ Yes ☒ No

Other Financially Interested Persons

Name of Individual: _____ ❑ Owner ❑ Tenant/Lessee ❑ Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

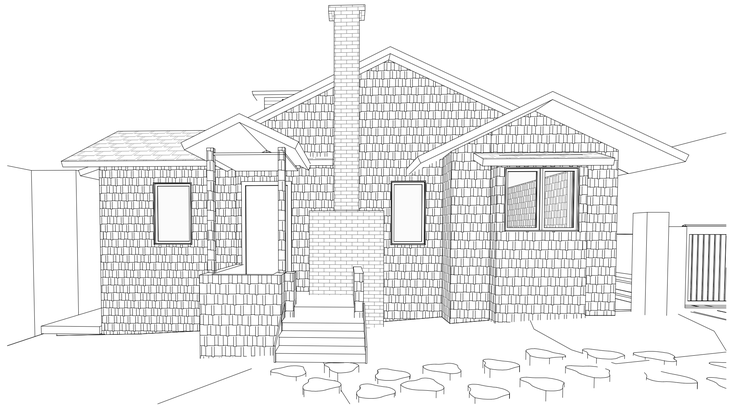
Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: ❑ Yes ☒ No

STEEL RESIDENCE

COASTAL AMENDMENT TO APPROVED CDP#CDP1743872, SDP#1925867 AND BUILDING PERMIT APPROVAL #: 2030265



PROJECT INFORMATION

OWNER
KEVIN & MELISSA STEEL

SITE ADDRESS
7991 PROSPECT PLACE, LA JOLLA, CA 92037

A.P.N.
350-121-39-00

ZONE
RS-1-7

LEGAL DESCRIPTION
PARTIAL 1 OF PARICEL MAP NO.18252, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, MAY7, 1999

GROSS SITE AREA
5,518

PARKING REQUIREMENTS
2

YEAR BUILT
BOTH EXISTING BUILDINGS 1909

BUILDING HEIGHT
29'-5 1/4"

NUMBER OF STORIES
3

APPROVALS
AMENDMENT TO A ORIGINAL
CDP #: CDP1743872
SDP#: SDP 1925867
BUILDING PERMIT APPROVAL #: 2030265
PTS #: PTS 0686031

OCC. TYPE
RESIDENTIAL R-3

TYPE OF CONSTRUCTION
TYPE VB

EXISTING FAR CALCULATIONS

Name	Area	RE
EXISTING RESIDENCE (7991)	833 SF	TO BE RESTORED
EXISTING PATIO (7991)	96 SF	TO BE DEMOLISHED
EXISTING RESIDENCE (7993)	591 SF	TO BE DEMOLISHED

TOTAL EXISTING TO BE REMOVED: 687 SF

TOTAL EXISTING FIRST FLOOR TO REMAIN: 833 SF

PROPOSED FAR CALCULATIONS - SAME AS PREVIOUS APPROVED PLANS

Name	Area	GFA
LOWER LEVEL	3525 SF	NOT IN GFA
EXISTING FIRST FLOOR	833 SF	INCLUDE IN GFA
PROPOSED FIRST FLOOR	403 SF	INCLUDE IN GFA
PROPOSED GARAGE	444 SF	INCLUDE IN GFA
SECOND FLOOR	892 SF	INCLUDE IN GFA
THIRD FLOOR	665 SF	INCLUDE IN GFA
SECOND FLOOR BALCONY	185 SF	NOT IN GFA
THIRD FLOOR BALCONY	96 SF	NOT IN GFA

TOTAL COUNTABLE TOWARDS FAR: 3237 SF

TOTAL FAR: .59

TOTAL HABITABLE: 2793 SF

TOTAL NON-HABITABLE: 3953 SF

TOTAL TERRACES & BALCONIES: 281 SF

DEVELOPMENT SUMMARY/SCOPE OF WORK

1. SUMMARY OF REQUEST

AMENDMENT OF APPROVED CDP # 1743872 SDP# 1925867 FOR REMOVAL OF EXTERIOR HISTORICAL WALLS AT 7991 PROSPECT PLACE TO PANELIZE, STORE AND RESTORE OFFSITE FOR SAFETY. COTTAGE WILL BE RESTORE AND PUT BACK IN KIND. REFER TO HISTORICAL TREATMENT PLANS, SEE SHEETS TP1.1 TROUGH TP6

CODE

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2022CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING CODE

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDINGS STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.

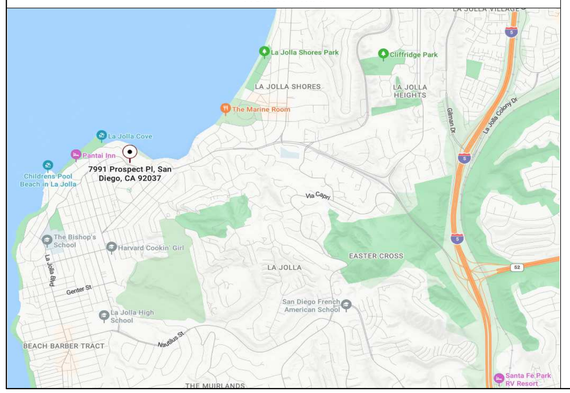
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

ALL NEW RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TO DISCHARGING GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION IAW SECTION 1602 OF THE CBC

VICINITY MAP



PARCEL INFORMATION

Base Zone: SF
Planned District (if Applicable): LJSPD-SF
Overlays (check all that apply):
[X] Coastal Height Limit
[X] Coastal (City)
[X] First Public Road-Way
[X] Transit Area
[X] Parking Impact
[X] Residential Tandem Parking
[X] Sensitive Coastal

Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?
[ ] Yes [X] No Sensitive Biologic Resources
[ ] Yes [X] No Steep Hillsides
[ ] Yes [X] NoCoastal Beaches
[X] Yes [ ] NoNo Sensitive Coastal Bluffs
[ ] Yes [X] No100-Year Floodplain

Historic District: [X] Yes [ ] No(If Yes) Name: _____
Designated Historic [X] Yes [ ] No
Potential: Early Village Thematic Historic District

Geologic Hazard Categories: 43 HRB 386 Earthquake Fault Buffer? [ ] Yes [X] No

Airports:
FAA Part 77 Notification Area [ ] Yes [X] No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

SHEET INDEX

PROJECT TEAM

ARCHITECTS
TONY CRISAFI, DREXEL PATTERSON
ISLAND ARCHITECTS
7626 HERSCHEL AVENUE
LA JOLLA, CALIFORNIA 92037
PH. (858) 459-9291
FAX (858) 456-0351
PROJECT MANAGER: LISA KRIEDEMAN

HISTORICAL ARCHITECT
UNION ARCHITECTURE
344 22ND STREET, SAN DIEGO , CA. 92102
JOHN H. EISENHART, ARCHITECT
EVA THORN, INTERIORES
PH. (619) 788-2862
JOHN@UNIONARCH.COM

OWNER
KEVIN & MELISSA STEEL
7991 PROSPECT PLACE,
LA JOLLA CA 92037

AMENDMENT PREPARATION
OFFSET DESIGN
3509 DEL REY STREET UNIT 213
SAN DIEGO - 92109
FLAVIA GOMES
PH. (858) 244-7702
FLAVIA@OFFSETDESIGNDRAFT.COM

PROPOSED DEVELOPMENT RATIOS - SAME AS PREVIOUS APPROVED PLANS

BUILDING FOOTPRINT	1680 SQ. FT.	30.4%
LANDSCAPE RATIO	1805 SQ. FT.	32.7%
HARDSCAPE RATIO	2035 SQ. FT.	36.9%
LOT TOTAL:	5518 SQ. FT.	100%

2. STREET ADDRESS
7991 PROSPECT PLACE, LA JOLLA, CA 92037
(Check one) ☐ N ☐ S ☐ E ☐ W
Between PARK ROW and CAVE ST

3. SITE AREA
Total Site Area (gross): 0.126 Ac. 5,518 Sq. Ft.
Net Site Area Ac. Sq. Ft.
(Net site area includes required streets and public dedications)

4. COVERAGE DATA
Total Building Area (ground floor): 0.039 Ac. 1680 SQ. FT.
Total Landscape/Open Space Area: 0.041 Ac. 1805 SQ. FT.
Total Hardscape/Paved Area: 0.047 Ac. 2035 SQ. FT.
Allowed Floor Area Ratio (FAR) 3252 SF Gross Floor Area (GFA) 3237 Sq. Ft.
Proposed Floor Area Ratio (FAR) .59

5. DENSITY (Residential)
Maximum no. dwelling units allowed per zone: 1
Number of existing units to remain on site: 1
Number of proposed dwelling units on site: 1
Total number of units provided on the site: 1

6. YARD/SETBACK

Street Yard:	Required	15'-0"	Proposed	
Street Side Yard:	Required	N/A	Proposed	
Interior Yard(s):	Required	4'-0"	Proposed	
RearYard:	Required	13'-0"	Proposed	
City Approved Setback from Coastal Sea Cliff/ Bluff Face				
Setback from MAIN HOUSE	Required	N/A	Proposed	

7. PARKING
Parking Criteria: (Check one)
[X] Residential
[ ] Commercial
[ ] Industrial
[ ] Mixed Use
[ ] Other
Total number of spaces required by zone 2
Total number of spaces provided on-site 2 spaces

ATTACHMENT 8

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

STEEL RESIDENCE
HISTORICAL RESOURCE REPLACENT
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
TITLE SHEET

REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

T1
RV.06

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

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

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.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

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.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES
DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL
5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating od 9 oe 10 as regulated under 40 CFR Section 600 Subpart D.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT
5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
2. Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

1. Raceways complying with the California Electrical Code and no less that 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box,enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
2. A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
3. The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
4. The service panel or subpanel circuit directory shall identify the reserved overcurrent protective devices space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)^2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total[1]	25% of EV capable spaces[1]

1. Where there is insufficient electrical supply.
2. The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.

5.106.5.3.2 Electric vehicle charging stations (EVCS)
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).
ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section
5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.
When EVSE is installed, accessible EVSC shall be provided in accordance with the *California Building Code*, Chapter 11B, Section 11B-228.3.
Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.
Exceptions:

1. On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
   a. Where there is no local utility power supply.
   b. Where the local utility is unable to supply adequate power.
   c. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.
[N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceways(s) or busway(s) and adequate capacity for transformers(s), service panels(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:

1. The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
2. The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium-and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1
3. Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium-and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
4. The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]

BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
		3 or Greater	400
	Greater than 90,000	1 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
		3 or Greater	400
	Greater than 135,000	1 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
		3 or Greater	400
	Greater than 256,000	1 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. I Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
5. Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [3]	N/A	U0	U0	U0	U0
For all other outdoor lighting,including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [3] (G)					
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G1	G2	G3	G4
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G1	G1	G2
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G1	G1
MAXIMUM ALLOWABLE GLARE RATING [3] (G)	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaries located in these areas shall meet *U*-value limits for "all other outdoor lighting"

5.106.8.1 Facing- Backlight
Luminaries within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.
Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest points(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.
For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]
1.See also *California Building Code*, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2.Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, *California Energy Code* Tables 130.2-A and 130.2-B.
3. Refer to the *California Building Code* for requirements for additions and alterations.

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

1. Swales.
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 path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tress plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions:
1. Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
2. Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY
SECTION 5.201 GENERAL
5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION
SECTION 5.301 GENERAL
5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS
5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multiunit residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

ATTACHMENT 8

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

STEEL RESIDENCE
HISTORICAL RESOURCE REPLACENT
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PROJECT NUMBER: 2022-149

DRAWN BY:
ISLAND ARCHITECTS

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
CA GREEN CODE

REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

CGB1
RV.06

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 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.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 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.

5.303.3.3.2 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 allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.3.4.6 Pre-rinse spray value
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 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 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential 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 of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, *California Code of Regulations*, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

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

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

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

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

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.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located www.dgs.ca.gov/BSC/Resources/Page-Content/Building-Standards-Commission-Resources-List-Folder/CALGreen may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/universalwaste/

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:
1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:
1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:
1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:
1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems.
2. Landscape irrigation systems.
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

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

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^{0} Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

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 hundreths of a gram (g O^{3}/g ROC).

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

PSIG. Pounds per square inch, guage.

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

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound 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. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves 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.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

ATTACHMENT 8

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

STEEL RESIDENCE
HISTORICAL RESOURCE REPLACENT
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PROJECT NUMBER: 2022-149

DRAWN BY:
ISLAND ARCHITECTS

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
CA GREEN CODE

REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

CGB2
RV.06

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.8.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), 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 one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

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

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

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

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, 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 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 - CONT.

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

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
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, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 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

5.504.4.4 Carpet Systems.
All carpet installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 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 certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of 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 1.2, January 2017 (Emission testing method for California Specifications 01350)

See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation
Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, "Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.
https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material

5.504.4.7.1 Verification of compliance.
Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels.
Comply with the requirements of 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 1.2, January 2017 (Emission testing method for California Specification 01350).
See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

5.506.3 Carbon dioxide (CO2) monitoring in classrooms.
(DSA-SS) Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification though a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15- minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

Exceptions:

1. L_{dn} or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
2. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

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. Uncertified 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 HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

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. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] 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 conformance. 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.

ATTACHMENT 8

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

STEEL RESIDENCE
HISTORICAL RESOURCE REPLACENT
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PROJECT NUMBER: 2022-149

DRAWN BY:
ISLAND ARCHITECTS

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
CA GREEN CODE

REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

CGB3
RV.06

2019 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

BUILDING ENVELOPE MEASURES:

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

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

AIR LEAKAGE. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.

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

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

ROOFING PRODUCTS SOLAR REFLECTANCE AND THERMAL EMITTANCE. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.

RADIANT BARRIER. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.§ 150.0(a).Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and ex filtration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.

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

WALL INSULATION. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.

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

SLAB EDGE INSULATION. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

VAPOR RETARDER. In climate zones 1through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).

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

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

SPACE CONDITIONING, WATER HEATING, AND PLUMBING SYSTEM MEASURES:

CERTIFICATION. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.

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

CONTROLS FOR HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEATERS. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

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

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

ISOLATION VALVES. Instantaneous water heaters with an input rating greater than 6.8 kBtuper hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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

BUILDING COOLING AND HEATING LOADS. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

CLEARANCES. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer § 150.0(h)3B:Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

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

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

INSULATION PROTECTION. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.

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

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

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

DUCTS AND FANS MEASURES:

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

CMC COMPLIANCE. All air-distribution system ducts and plenums must meet the requirements of the CMC§§601.0,602.0,603.0,604.0,605.0and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed andsurrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*

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

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

BACK DRAFT DAMPER. Fan systems that exchange air between the conditioned space and outdoors must have back draft or automatic dampers.

GRAVITY VENTILATION DAMPERS. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

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

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

DUCT SYSTEM SEALING AND LEAKAGE TEST. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.

AIR FILTRATION. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*

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

REQUIREMENTS FOR VENTILATION AND INDOOR AIR QUALITY:

REQUIREMENTS FOR VENTILATION AND INDOOR AIR QUALITY. All dwelling units mustmeet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.

SINGLE FAMILY DETACHED DWELLING UNITS. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.

MULTIFAMILY ATTACHED DWELLING UNITS. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates inaccordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.

MULTIFAMILY BUILDING CENTRAL VENTILATION SYSTEMS. Central ventilation systems that serve multiple dwelling units must be balanced toprovide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit air flows must be within 20percentof the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.

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

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

POOL AND SPA SYSTEMS AND EQUIPMENT MEASURES:

CERTIFICATION BY MANUFACTURERS.Any pool or spa heating system or equipment must be certified to have all of the following: at hermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating

PIPING. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

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

DIRECTIONAL INLETS AND TIME SWITCHES FOR POOLS. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods

PILOT LIGHT. Natural gas pool and spa heaters must not have a continuously burning pilot light.

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

LIGHTING MEASURES:

LIGHTING CONTROLS AND COMPONENTS. All lighting control devices and systems, ballasts, and luminaries must meet the applicable requirements of § 110.9.*

LUMINARIES EFFICACY. All installed luminaries must meet the requirements in Table 150.0-A.

BLANK ELECTRICAL BOXES. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaries or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.

RECESSED DOWN LIGHT LUMINARIES IN CEILINGS. Luminaries recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in §150.0(k)1C.

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

NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS. Night lights, step lights and path lights are not required to comply with Table150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5watts of power and emit no more than 150 lumens.

LIGHTING INTEGRAL TO EXHAUST FANS. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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

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

LIGHT SOURCES IN DRAWERS, CABINETS, AND LINEN CLOSETS. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

INTERIOR SWITCHES AND CONTROLS. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A

INTERIOR SWITCHES AND CONTROLS. Exhaust fans must be controlled separately from lighting systems.

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

INTERIOR SWITCHES AND CONTROLS. Controls and equipment must be installed in accordance with manufacturer's instructions.

INTERIOR SWITCHES AND CONTROLS. Controls must not by pass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with§ 150.0(k).

INTERIOR SWITCHES AND CONTROLS. Lighting controls must comply with the applicable requirements of § 110.9.

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

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

INTERIOR SWITCHES AND CONTROLS. Luminaries that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.

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

RESIDENTIAL OUTDOOR LIGHTING. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.

RESIDENTIAL OUTDOOR LIGHTING. For low-rise residential building swith four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by§ 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.

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

RESIDENTIAL GARAGES FOR EIGHT OR MORE VEHICLES. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

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

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

SOLAR READY BUILDINGS:

SINGLE FAMILY RESIDENCES. Single family residences located in subdivisions with 10or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed,must comply with the requirements of § 110.10(b) through § 110.10(e).

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

MINIMUM SOLAR ZONE AREA. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structurelocated within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire Building, including mixed occupancy.

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

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

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

STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.

INTERCONNECTION PATHWAYS. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems,a pathway reserved for routing plumbing from the solar zone to the water-heating system.

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

MAIN ELECTRICAL SERVICE PANEL. The main electrical service panel must have a minimum bus bar rating of 200 amps. Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as ''For Future Solar Electric''

STORM WATER NOTES

STORM WATER QUALITY NOTES - CONSTRUCTION BMPs

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.

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

2. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPS.

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

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

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

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

7. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES S/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

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

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

10. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

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

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

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

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

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

16. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSIONAND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

17. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALLBMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT.THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS

18. POSSIBLE AS..SAFETY ALLOWS.

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

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

21. WATER MANAGEMENT AND DISCHARGE CONTROL" .

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
ISLAND ARCHITECTS

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

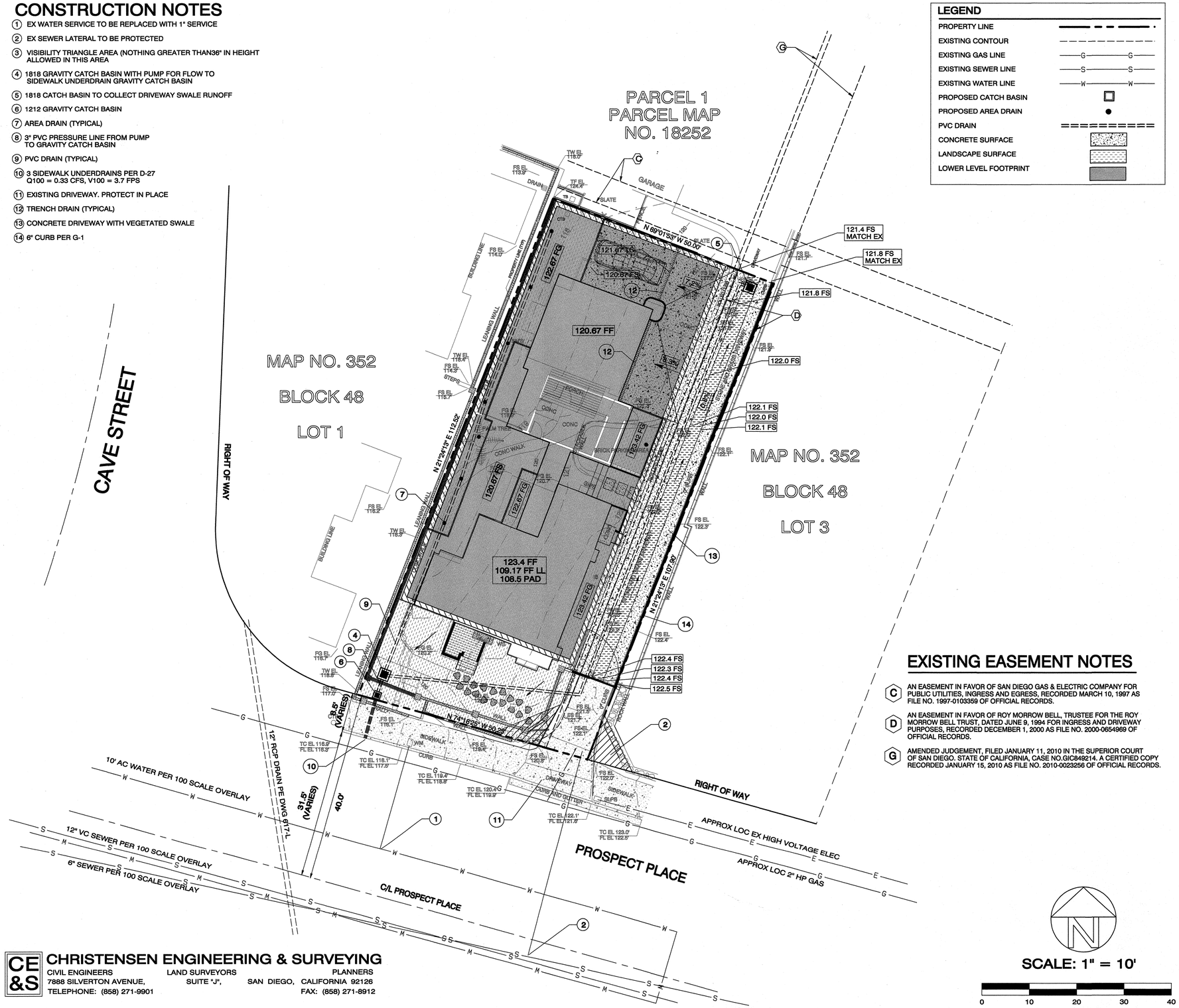
CITY STAMP

CGB4

RV.06

CONSTRUCTION NOTES

1. EX WATER SERVICE TO BE REPLACED WITH 1" SERVICE
2. EX SEWER LATERAL TO BE PROTECTED
3. VISIBILITY TRIANGLE AREA (NOTHING GREATER THAN36" IN HEIGHT ALLOWED IN THIS AREA
4. 1818 GRAVITY CATCH BASIN WITH PUMP FOR FLOW TO SIDEWALK UNDERDRAIN GRAVITY CATCH BASIN
5. 1818 CATCH BASIN TO COLLECT DRIVEWAY SWALE RUNOFF
6. 1212 GRAVITY CATCH BASIN
7. AREA DRAIN (TYPICAL)
8. 3" PVC PRESSURE LINE FROM PUMP TO GRAVITY CATCH BASIN
9. PVC DRAIN (TYPICAL)
10. 3 SIDEWALK UNDERDRAINS PER D-27 Q100 = 0.33 CFS, V100 = 3.7 FPS
11. EXISTING DRIVEWAY. PROTECT IN PLACE
12. TRENCH DRAIN (TYPICAL)
13. CONCRETE DRIVEWAY WITH VEGETATED SWALE
14. 6" CURB PER G-1



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAIN
- PVC DRAIN
- CONCRETE SURFACE
- LANDSCAPE SURFACE
- LOWER LEVEL FOOTPRINT

EXISTING EASEMENT NOTES

(C) AN EASEMENT IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED MARCH 10, 1997 AS FILE NO. 1997-0103359 OF OFFICIAL RECORDS.

(D) AN EASEMENT IN FAVOR OF ROY MORROW BELL, TRUSTEE FOR THE ROY MORROW BELL TRUST, DATED JUNE 9, 1994 FOR INGRESS AND DRIVEWAY PURPOSES, RECORDED DECEMBER 1, 2000 AS FILE NO. 2000-0654969 OF OFFICIAL RECORDS.

(G) AMENDED JUDGEMENT, FILED JANUARY 11, 2010 IN THE SUPERIOR COURT OF SAN DIEGO. STATE OF CALIFORNIA, CASE NO.GIC849214. A CERTIFIED COPY RECORDED JANUARY 15, 2010 AS FILE NO. 2010-0023256 OF OFFICIAL RECORDS.

SCALE: 1" = 10'

0 10 20 30 40

COASTAL DEVELOPMENT PERMIT
PRELIMINARY GRADING PLAN

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 18252, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 7, 1999.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 1 AS DESCRIBED IN DEED DOCUMENT RECORDED DECEMBER 22, 2011, AS DOCUMENT NO. 2011-0690431 OF OFFICIAL RECORDS.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE SHOWN AS PARCEL B RECORDED DECEMBER 27, 2011 AS INSTRUMENT NO. 2011-0696417 OF OFFICIAL RECORDS.

APN: 350-121-39-00

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG IN TOP OF CURB AT THE SOUTHERLY CORNER OF PARK ROW AND PROSPECT PLACE. ELEVATION 138.50' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AN ON THE GROUND SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED MAY 22, 2015 AND REVISED APRIL 11, 2016.
2. THE EXISTING AND PROPOSED USE OF THE PROPERTY IS A SINGLE-FAMILY RESIDENCE.
3. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER AND WATER MAINS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. TREATMENT OF SITE RUNOFF IS BY FLOW OVER LANDSCAPED AREAS BEFORE LEAVING SITE
6. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE IMPROVEMENTS WITHIN PROSPECT PLACE, INCLUDING SIDEWALK UNDERDRAIN WAKK.
7. PROPERTY AREA IS 0.1265 AC.

GRADING DATA

AREA OF SITE - 0.1265 AC
AREA OF SITE TO BE GRADED 0.113 AC
PERCENT OF SITE TO BE GRADED 89.3%
AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 0 SF, PERCENT OF TOTAL SITE - 0%.
AMOUNT OF CUT - 1,700 C.Y. (WITHIN BUILDING FOOTPRINT)
AMOUNT OF FILL - 75 C.Y. WITHIN BUILDING FOOTPRINT
AMOUNT OF EXPORT - 1,625 C.Y.
MAXIMUM HEIGHT OF FILL - 2 FEET
MAXIMUM DEPTH OF CUT - 12.5 FEET WITHIN BUILDING
NO CUT OR FILL SLOPES
RETAINING WALL: NONE NOT PART OF BUILDING

EXISITNG IMPERVIOUS AREA: 3,325 SF (60.3%)
PROPOSED IMPERVIOUS AREA: 3,695 SF (67.0 %)

REGISTERED PROFESSIONAL ENGINEER ANTONY K. CHRISTENSEN No. 54021 Exp. 12-31-17 CIVIL STATE OF CALIFORNIA

JUNE 6, 2016

ANTONY K. CHRISTENSEN, RCE 54021 — Date

CE&S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 FAX: (858) 271-8912

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858) 271-9901 FAX (858) 271-8912

Project Address:
7991 AND 7993 PROSPECT PLACE
LA JOLLA, CA 92037

Project Name:
STEEL RESIDENCE

Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

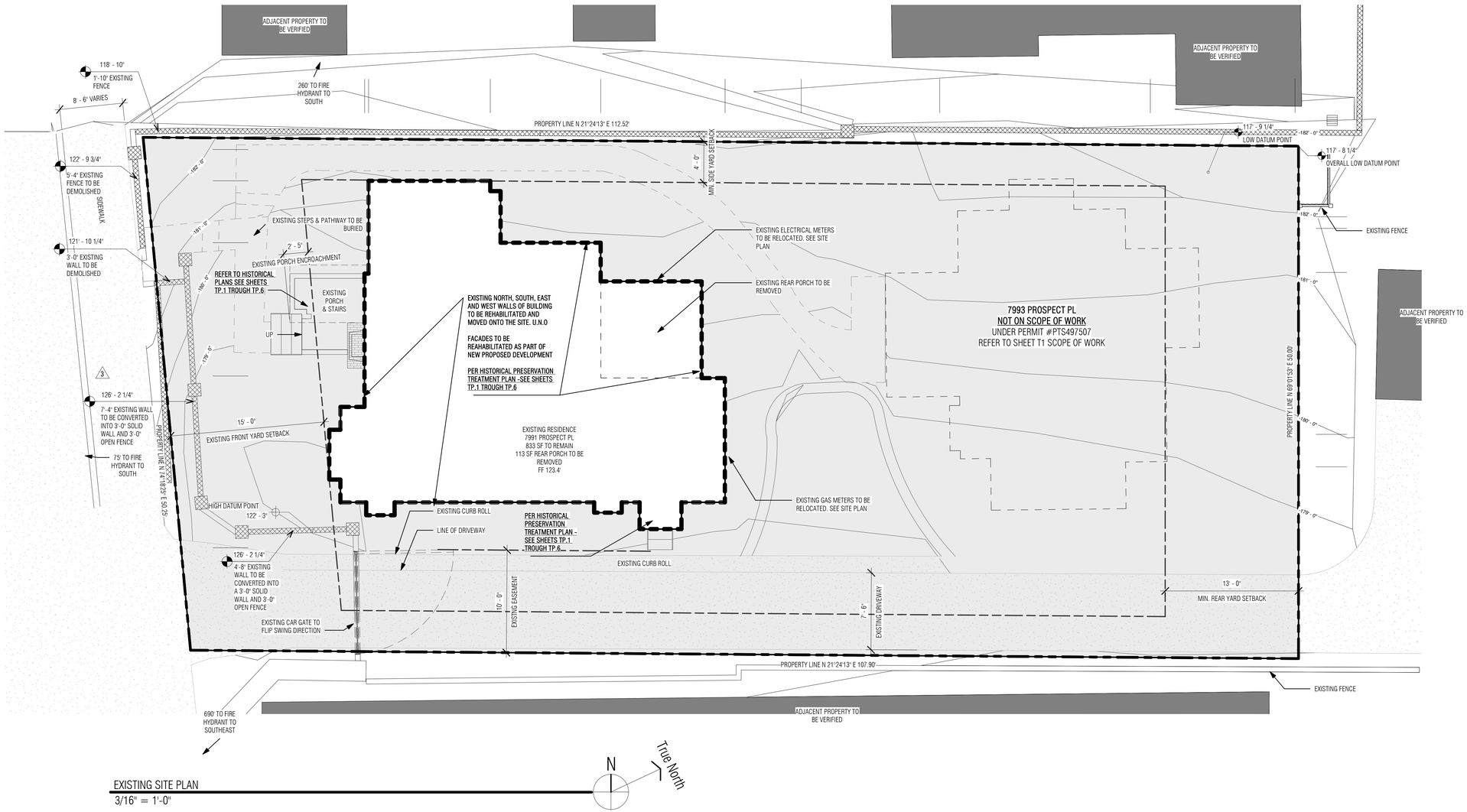
Original Date: JUNE 06, 2016

Sheet Title:
PRELIMINARY GRADING PLAN

Sheet 1 of 1 Sheets

C-2

JN 2015-24



EXISTING SITE PLAN
3/16" = 1'-0"

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (U.F.C. 901.4.4)
7. FIRE HYDRANTS, **03 @ 75'-0", 690'-0" & 260'-0" FROM PROPERTY** SEE SITE PLAN.
8. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
9. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
10. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
    i. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change
    ii. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
11. A BUS TRANSIT STATION IS LOCATED 940'-0" SOUTHEAST OF PROPERTY.
12. THIS PROJECT IS LOCATED WITH ASBS WATERSHED AND OWNER/APPLICANT WILL COMPLY WITH ALL ASBS RULES AND REGULATIONS.
13. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
14. 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.
15. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE- RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
16. MINIMUM TREE SEPARATION DISTANCE
    TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
    UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
    ABOVE GROUND UTILITY STRUCTURES - 10 FEET
    DRIVEWAY (ENTRIES) - 10 FEET
    INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
17. MAINTENECE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASE OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
18. A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.040(b)(5).
19. PROPOSED LANDSCAPING WILL CONFORM WITH COASTAL BLUFF REQUIREMENTS PER SDMC 143.0143(c).
20. PRIOR TO OCCUPANCY AND USE, A WATER BUDGET PER TABLE 142-02I & IRRIGATION AUDIT (CONSISTENT WITH SDMC 142.0413(I) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL)WILL BE SUBMITTED FOR APPROVAL.
21. DUE TO PROJECT'S PROXIMITY TO A RECORDED ARCHAEOLOGICAL SITE AND THE AMOUNT OF GRADIG PROPOSED, ARCHAEOLOGICAL MONITORING WILL BE REQUIRED DURING ALL GROUND DISTURBING ACTIVITIES.

EXISTING SITE PLAN LEGEND

- TO BE DEMOLISHED
- EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O
- FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT RECONSTRUCTION ON SITE. PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP.1 THROUGH TP.6
- NO WORK PROPOSED

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

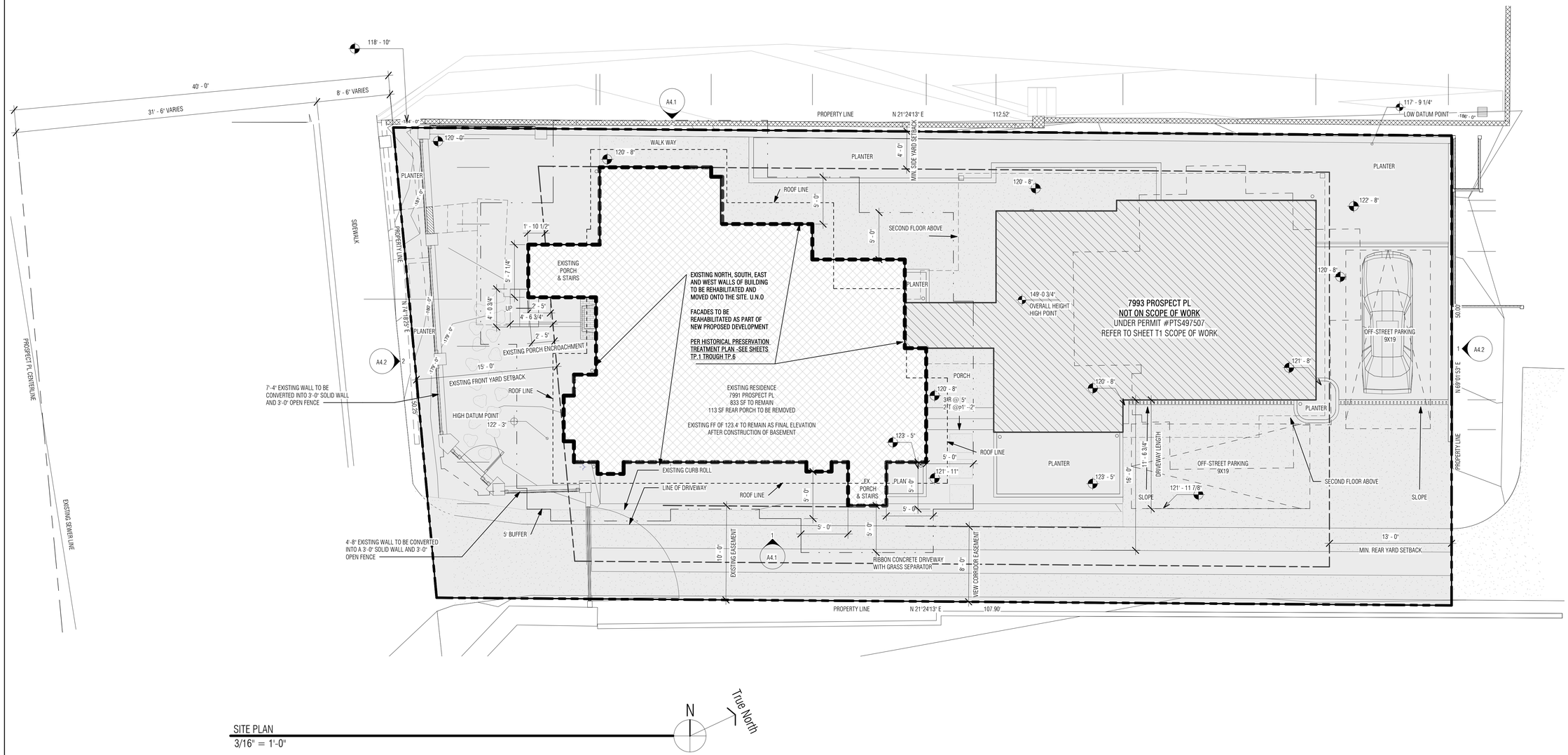
PHASE:
AMENDMENT

DISCRIPTION:
EXISTING SITE PLAN

REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

As1.0
RV.06



SITE PLAN
3/16" = 1'-0"

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (U.F.C. 901.4.4)
7. FIRE HYDRANTS, **03 @ 75'-0", 690'-0" & 260'-0" FROM PROPERTY** SEE SITE PLAN.
8. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
9. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
10. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
    i. Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change
    ii. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
11. A BUS TRANSIT STATION IS LOCATED 940'-0" SOUTHEAST OF PROPERTY.
12. THIS PROJECT IS LOCATED WITH ASBS WATERSHED AND OWNER/APPLICANT WILL COMPLY WITH ALL ASBS RULES AND REGULATIONS.
13. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
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    UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
    ABOVE GROUND UTILITY STRUCTURES - 10 FEET
    DRIVEWAY (ENTRIES) - 10 FEET
    INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
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19. PROPOSED LANDSCAPING WILL CONFORM WITH COASTAL BLUFF REQUIREMENTS PER SDMC 143.0143(c).
20. PRIOR TO OCCUPANCY AND USE, A WATER BUDGET PER TABLE 142-02I & IRRIGATION AUDIT (CONSISTENT WITH SDMC 142.0413(I) AND SECTION 2.7 OF THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL),WILL BE SUBMITTED FOR APPROVAL.
21. DUE TO PROJECTS PROXIMITY TO A RECORDED ARCHAEOLOGICAL SITE AND THE AMOUNT OF GRADIG PROPOSED, ARCHAEOLOGICAL MONITORING WILL BE REQUIRED DURING ALL GROUND DISTURBING ACTIVITIES.

SITE PLAN LEGEND

- PROPOSED HOUSE ON CDP#: CDP1743872 / SDP#: SDP1925867
  NO WORK PROPOSED
- EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O
  FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT
  RECONSTRUCTION ON SITE. PER HISTORICAL PRESERVATION TREATMENT PLAN
- NO WORK PROPOSED
- TO BE DEMOLISHED

ATTACHMENT 8

øffset DESIGN

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
SITE PLAN

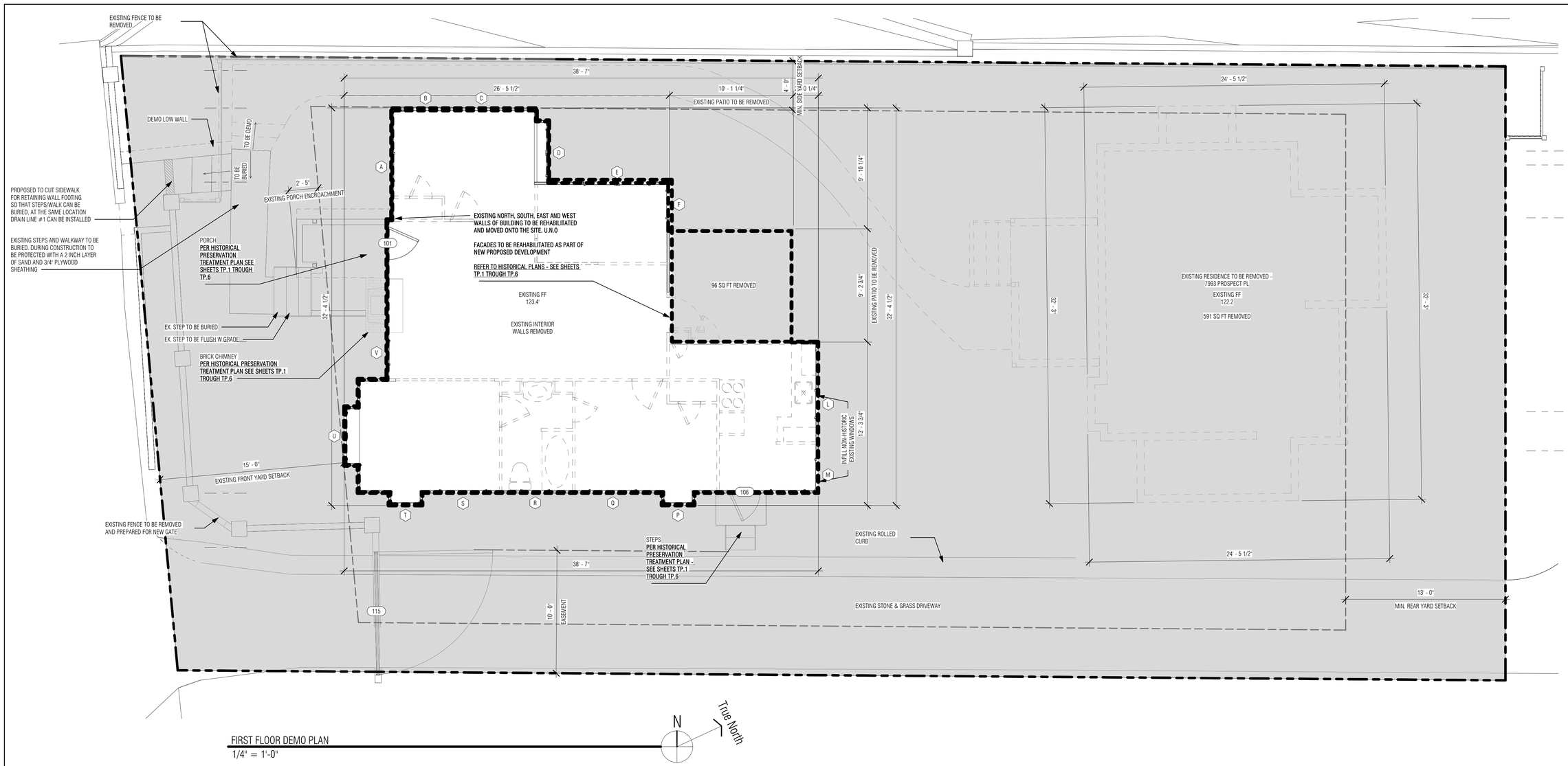
REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

As1.1

RV.06



FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE REFINISHED

PROPOSED HOUSE ON CDP#: CDP1743872 / SDP#: SDP1925867
NO WORK PROPOSED

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT
RECONSTRUCTION ON SITE. PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP.1 THROUGH TP.6

NO WORK PROPOSED

TO BE DEMOLISHED

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

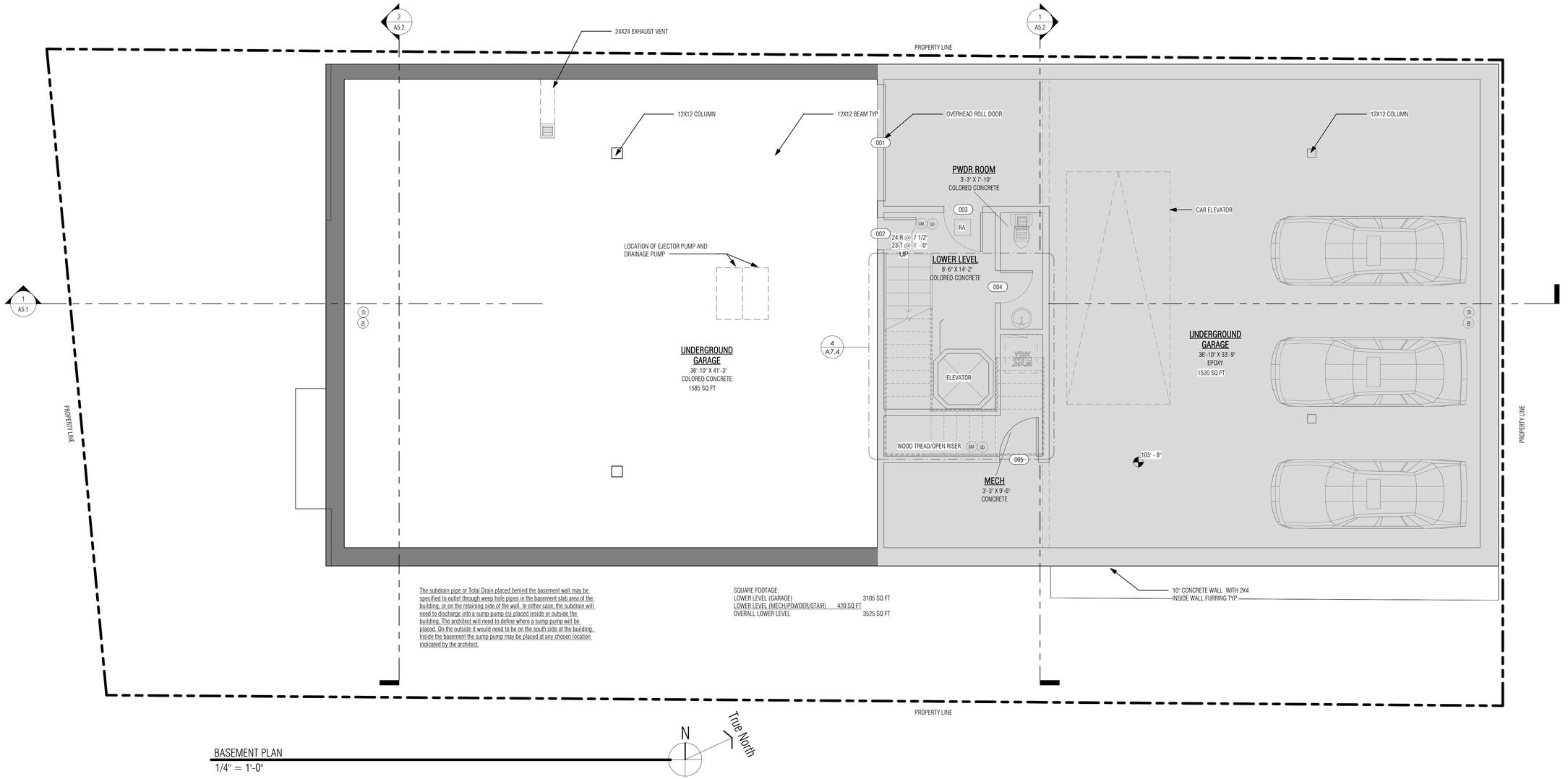
DISCRIPTION:
DEMO PLAN

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A1.1
RV.06



The subdrain pipe or Total Drain placed behind the basement wall may be specified to outlet through weep hole pipes in the basement slab area of the building, or on the retaining side of the wall. In either case, the subdrain will need to discharge into a sump pump (s) placed inside or outside the building. The architect will need to define where a sump pump will be placed. On the outside it would need to be on the south side of the building. Inside the basement the sump pump may be placed at any chosen location indicated by the architect.

SQUARE FOOTAGE:

LOWER LEVEL (GARAGE)	3105 SQ FT
LOWER LEVEL (MECH/POWDER/STAIR)	420 SQ FT
OVERALL LOWER LEVEL	3525 SQ FT

BASEMENT PLAN
1/4" = 1'-0"

GENERAL NOTES

1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGESHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
3. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
4. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN PLATES AT EXT. WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTIONG.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION A4.504.2.2 AND TABLE 4.504.3 OF CALGREEN.
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WWEIGHTED MIR LIMITS FOR VOC AND OTHER TOIX COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR SUBCONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.
10. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH OR MORE OF THE FOLLOWING
A. VOC EMISSION LIMITS DEFINED IN THE COLLOBORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
C. CERFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
D. 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.
11. HARDWOOD P;WOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, COMPOSITE WOOD PRODUCT USED ON THE INT. OR EXT. OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARBS AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
12. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIANT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE THE CALFORNIA GREEN BUILDING CODE.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
14. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
15. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT.
16. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER.
17. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1" DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
18. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
19. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
20. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACTIY TO INSTALL A 40-AMPRE MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
21. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY:
A. THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE" AND,
B. THE RACEWAY TERMINATION LOCATION AS "AV CAPABLE."
26. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE REFINISHED

PROPOSED HOUSE ON CDP #: CDP1743872 / SDP #: SDP1925867
NO WORK PROPOSED

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT
RECONSTRUCTION ON SITE, PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP.1 THROUGH TP.6

NO WORK PROPOSED

TO BE DEMOLISHED

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

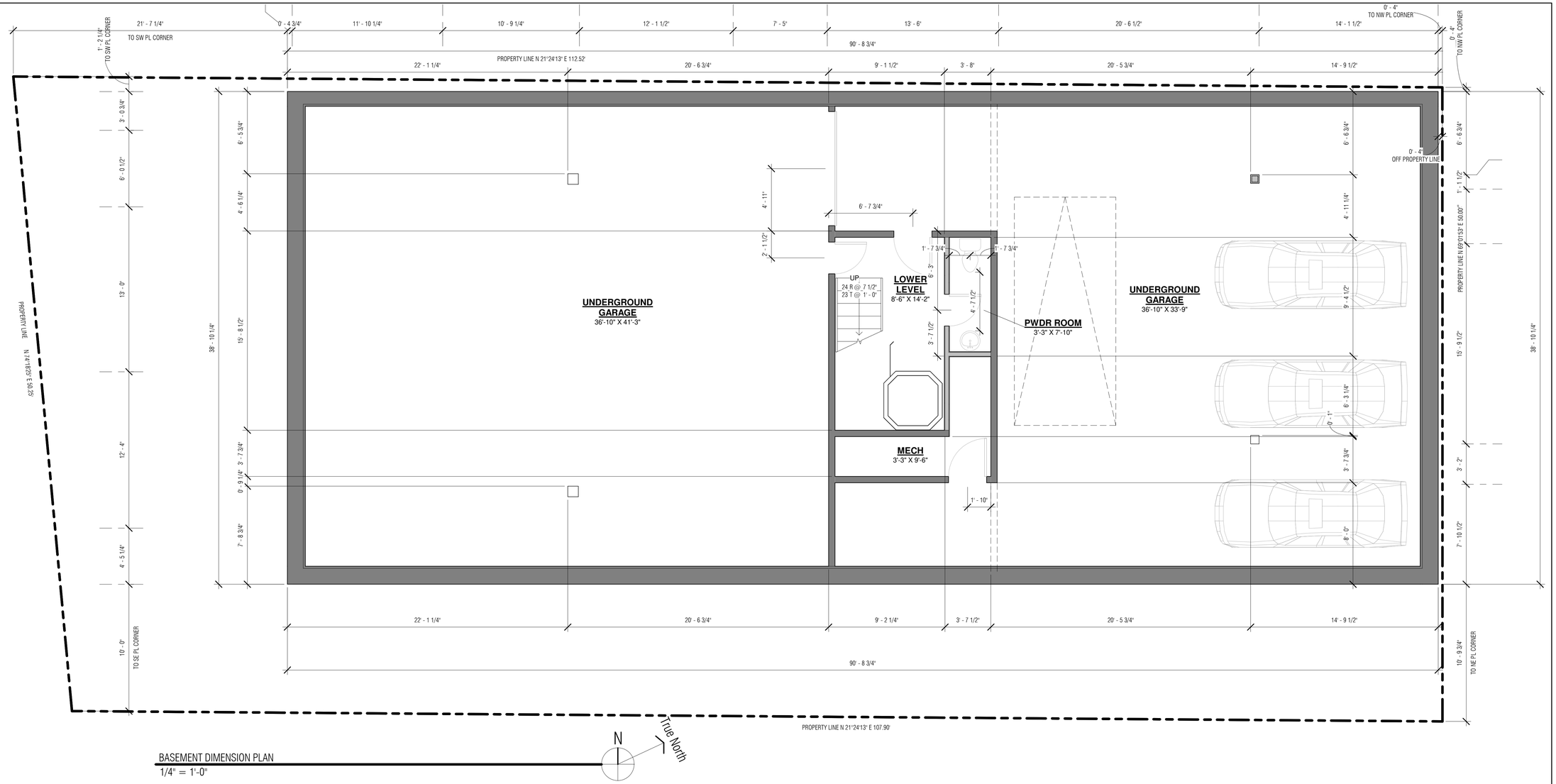
DISCRIPTION:
BASEMENT FLOOR PLAN

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A2.0
RV.06



BASEMENT DIMENSION PLAN
1/4" = 1'-0"

GENERAL NOTES

1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
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5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTIONG.
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17. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1" DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
18. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
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26. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE REFINISHED

PROPOSED HOUSE ON CDP #: CDP1743872 / SDP #: SDP1925867
NO WORK PROPOSED

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

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RECONSTRUCTION ON SITE, PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP.1 THROUGH TP.6

NO WORK PROPOSED

TO BE DEMOLISHED

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
BASEMENT FLOOR DIMENSION PLAN

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
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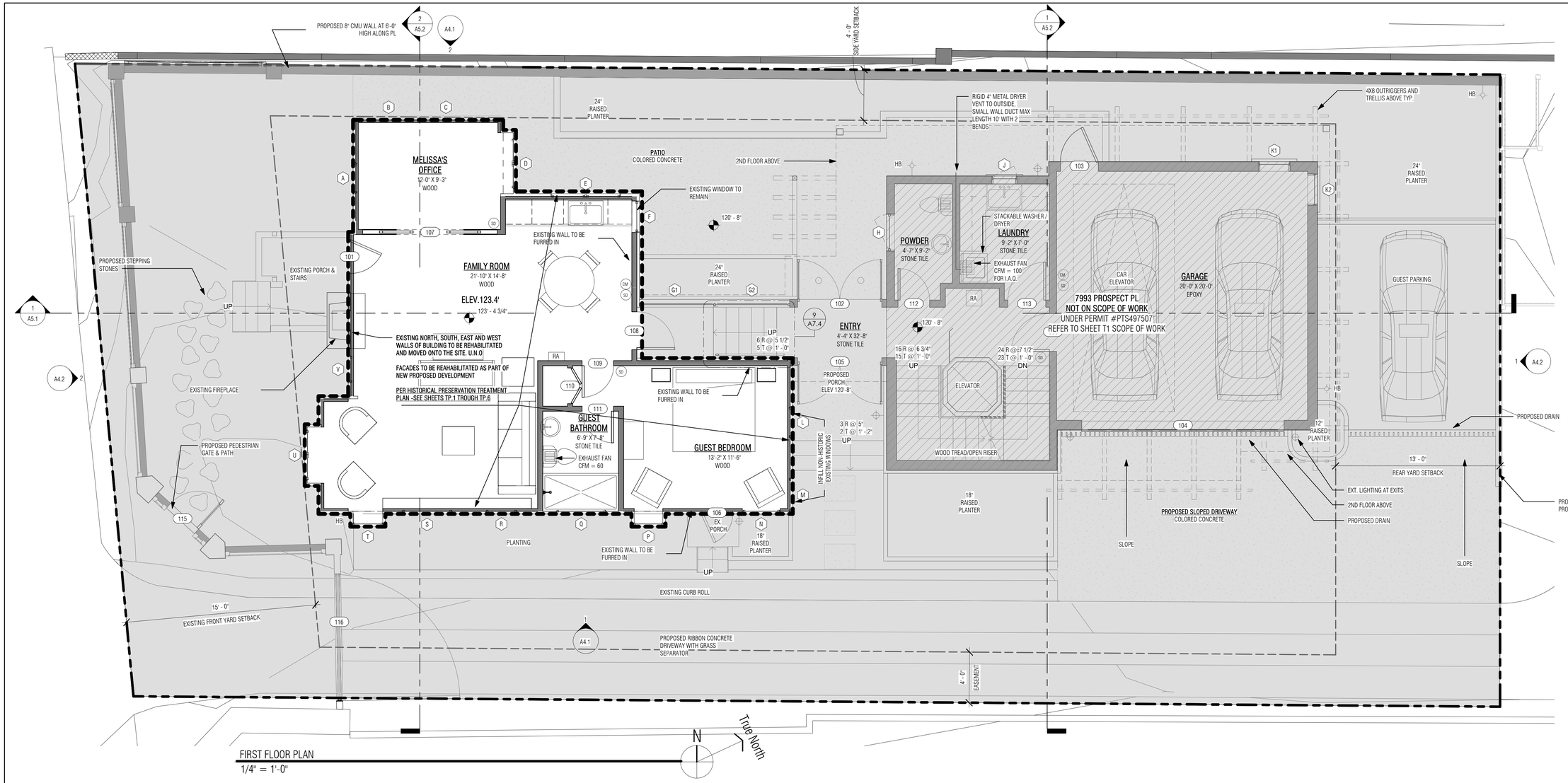
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A2.0a
RV.06



GENERAL NOTES

1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGESHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
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4. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN PLATES AT EXT. WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTIONS.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION A4.504.2.2 AND TABLE 4.504.3 OF CALGREEN.
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WWEIGHTED MIR LIMITS FOR VOC AND OTHER TOIX COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR SUBCONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.
10. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH OR MORE OF THE FOLLOWING
A. VOC EMISSION LIMITS DEFINED IN THE COLLOBORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
C. CERIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
D. 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.
11. HARDWOOD P;YWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, COMPOSITE WOOD PRODUCT USED ON THE INT. OR EXT. OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARBS AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
12. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIANT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE THE CALFORNIA GREEN BUILDING CODE.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
14. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
15. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT.
16. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER.
17. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1" DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
18. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
19. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
20. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACTIY TO INSTALL A 40-AMPRE MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE
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26. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)

ELECTRICAL & MECHANICAL NOTES:

1. AT LEAST HALF OF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
2. ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
3. ALL LIGHTING THROUGH OUT HOUSE SHALL BE DIMMABLE. CLOSETS THAT ARE LESS THAN 70 SF ARE EXEMPT FROM THIS REQUIRMENT.
4. OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND SHALL BE CONTROLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.
5. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION OR 130 CFM.
6. BTU'S OUTPUT CAPACITY FOR HEATING UNIT: 2 SYSTEMS @ 4 TONS EA.
7. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
8. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINTURE (GPM).
9. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
10. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILIAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
11. EXTEND DUCKWORK TO HEAT THE ADDITIONS AND NEW CONDITIONED AREA.
12. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
13. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
14. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBSC
15. PER 2016 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
    1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
    2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
16. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER CRC R314 AND NFPA 72 (CRC SEC. R314).
17. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABORSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CRC R307.2)
19. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.
20. PER 2016 CGBSC, PLUBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
21. PER 2016 GREEN, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH THE U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCE.

LIGHTING NOTES:

1. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINACE.
2. ALL MR-16 TO BE "CONSTANTE COLOR".
3. VERIFY ALL LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO WIRING.
4. CONTRACTOR TO BE RESPONSIBLE FOR SATISFYING ALL TITLE 24 LIGHTING AND CONTROL REQUIREMENTS.
5. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (CEC 210.8).
6. BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (AFCI) OUTLETS (CEC 210.12).
7. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
8. FLOURECENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT ONLY ACCEPTS FLUORESCENT BULBS WITH A MINIMUM EFFICACY AT 40 LUMENS/WATT.
9. AT LEAST HALF THE INSTALED WATTAGE OF LUMINARIES IN KITCHES SHALL BE HIGH EFFICACY; ALL OTHER FIXTURES TO BE SWITCHED SEPARATELY.
10.ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR CONTROLED BY AN OCCUPANT SENSOR (OR DIMMER SWITCH FOR OTHER ROOMS ONLY).
11. PROVIDE SWITCHED LIGHT AT FORCED AIR UNIT AND WATER HEATER LOCATIONS.
12. PROVIDE AND INSTALL CONTINUOUS MONITORING HARD WIRED PERMANENT SMOKE DETECTORS W/ BATTERY BACK-UP AT LOCATIONS REQUIRED BY CODE.
13. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
14. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPERATELY.
15. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOM: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
16. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
17. OUTDOOR LIGHTING.

WALL LEGEND

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

STEEL RESIDENCE

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7991 PROSPECT PLACE, LA JOLLA, CA 92037

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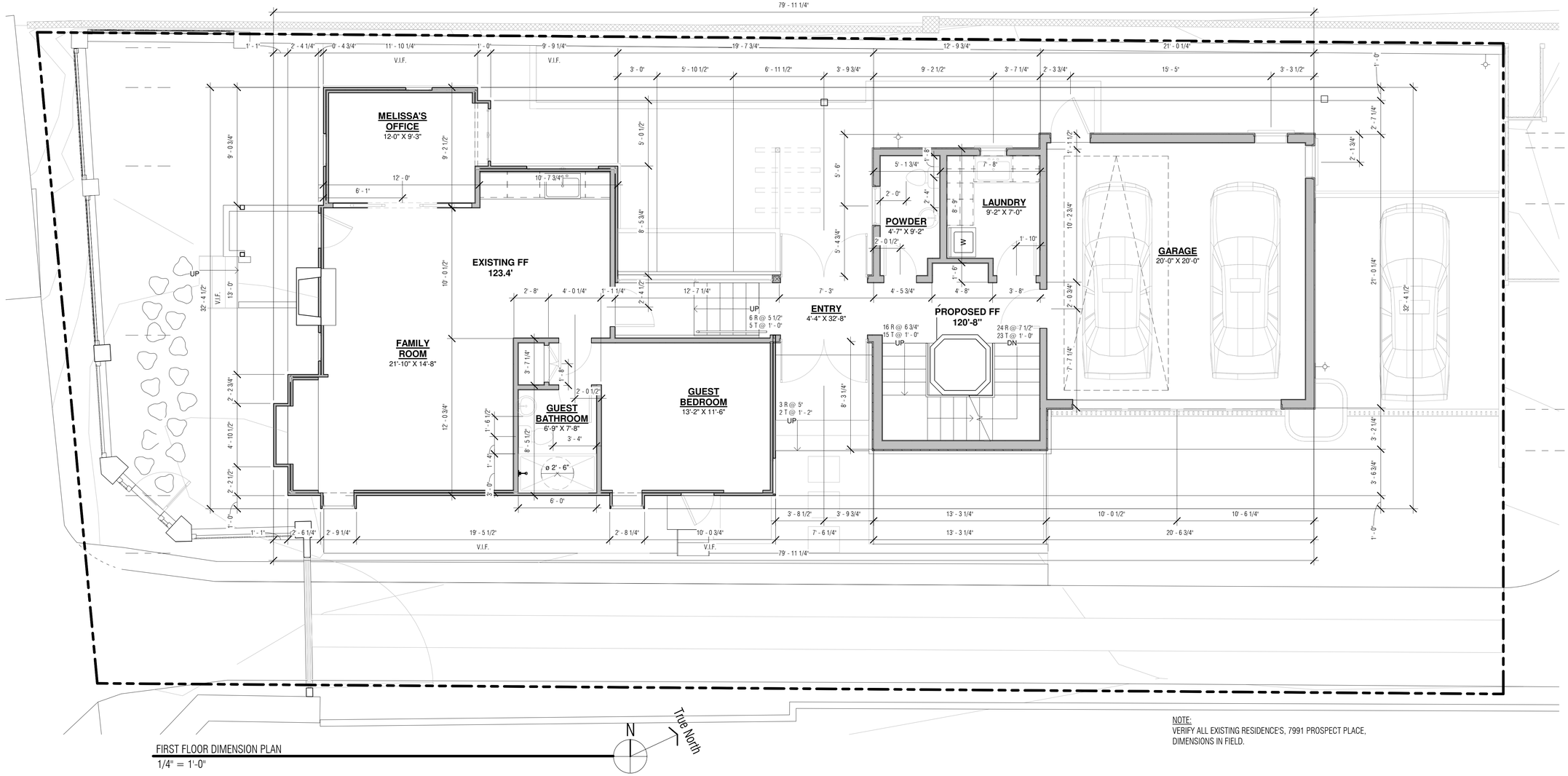
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A2.1
RV.06



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STEEL RESIDENCE

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AMENDMENT

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FIRST FLOOR DIMENSION PLAN

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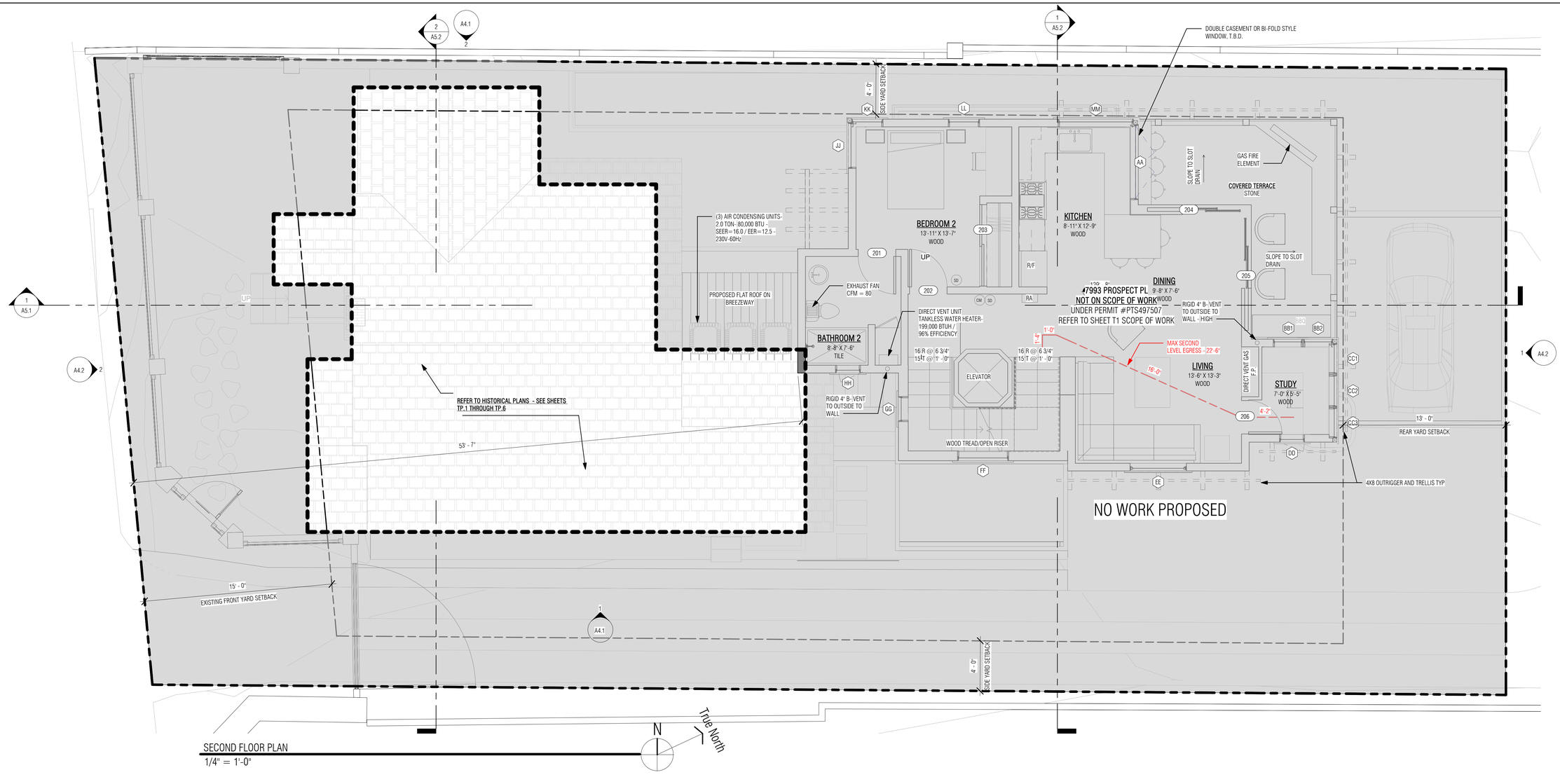
CITY STAMP

A2.1a
RV.06



SECOND FLOOR PLAN
1/4" = 1'-0"

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B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
C. CERIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
D. 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.
11. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, COMPOSITE WOOD PRODUCT USED ON THE INT. OR EXT. OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARBS AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
12. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIANT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE THE CALFORNIA GREEN BUILDING CODE.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
14. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
15. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT.
16. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER.
17. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1" DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
18. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
19. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
20. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACTIY TO INSTALL A 40-AMPRE MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
21. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY:
A. THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE" AND,
B. THE RACEWAY TERMINATION LOCATION AS "AV CAPABLE."
26. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)

ELECTRICAL & MECHANICAL NOTES:

1. AT LEAST HALF OF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
2. ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLED BY AN OCCUPANT SENSOR.
3. ALL LIGHTING THROUGH OUT HOUSE SHALL BE DIMMABLE. CLOSETS THAT ARE LESS THAN 70 SF ARE EXEMPT FROM THIS REQUIRMENT.
4. OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND SHALL BE CONTROLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.
5. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION OR 130 CFM.
6. BTU'S OUTPUT CAPACITY FOR HEATING UNIT: 2 SYSTEMS @ 4 TONS EA.
7. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
8. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINTURE (GPM).
9. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
10. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILIAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
11. EXTEND DUCKWORK TO HEAT THE ADDITIONS AND NEW CONDITIONED AREA.
12. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
13. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
14. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBSC
15. PER 2016 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
16. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER CRC R314 AND NFPA 72 (CRC SEC. R314).
17. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABORSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CRC R307.2)
19. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.
20. PER 2016 CGBSC, PLUBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
21. PER 2016 GREEN, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH THE U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCE.

LIGHTING NOTES:

1. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINACE.
2. ALL MR-16 TO BE "CONSTANTE COLOR".
3. VERIFY ALL LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO WIRING.
4. CONTRACTOR TO BE RESPONSIBLE FOR SATISFYING ALL TITLE 24 LIGHTING AND CONTROL REQUIREMENTS.
5. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (CEC 210.8).
6. BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (AFCI) OUTLETS (CEC 210.12).
7. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
8. FLOURECENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT ONLY ACCEPTS FLUORESCENT BULBS WITH A MINIMUM EFFICACY AT 40 LUMENS/WATT.
9. AT LEAST HALF THE INSTALED WATTAGE OF LUMINARIES IN KITCHES SHALL BE HIGH EFFICACY; ALL OTHER FIXTURES TO BE SWITCHED SEPARATELY.
10.ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR CONTROLED BY AN OCCUPANT SENSOR (OR DIMMER SWITCH FOR OTHER ROOMS ONLY).
11. PROVIDE SWITCHED LIGHT AT FORCED AIR UNIT AND WATER HEATER LOCATIONS.
12. PROVIDE AND INSTALL CONTINUOUS MONITORING HARD WIRED PERMANENT SMOKE DETECTORS W/ BATTERY BACK-UP AT LOCATIONS REQUIRED BY CODE.
13. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
14. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINARES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPERATELY.
15. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOM: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
16. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
17. OUTDOOR LIGHTING:

WALL LEGEND

NEW CONSTRUCTION WALL

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE REFINISHED

PROPOSED HOUSE ON CDP#: CDP1743872 / SDP#: SDP1925867
NO WORK PROPOSED

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT
RECONSTRUCTION ON SITE. PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP.1 THROUGH TP.6

NO WORK PROPOSED

TO BE DEMOLISHED

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

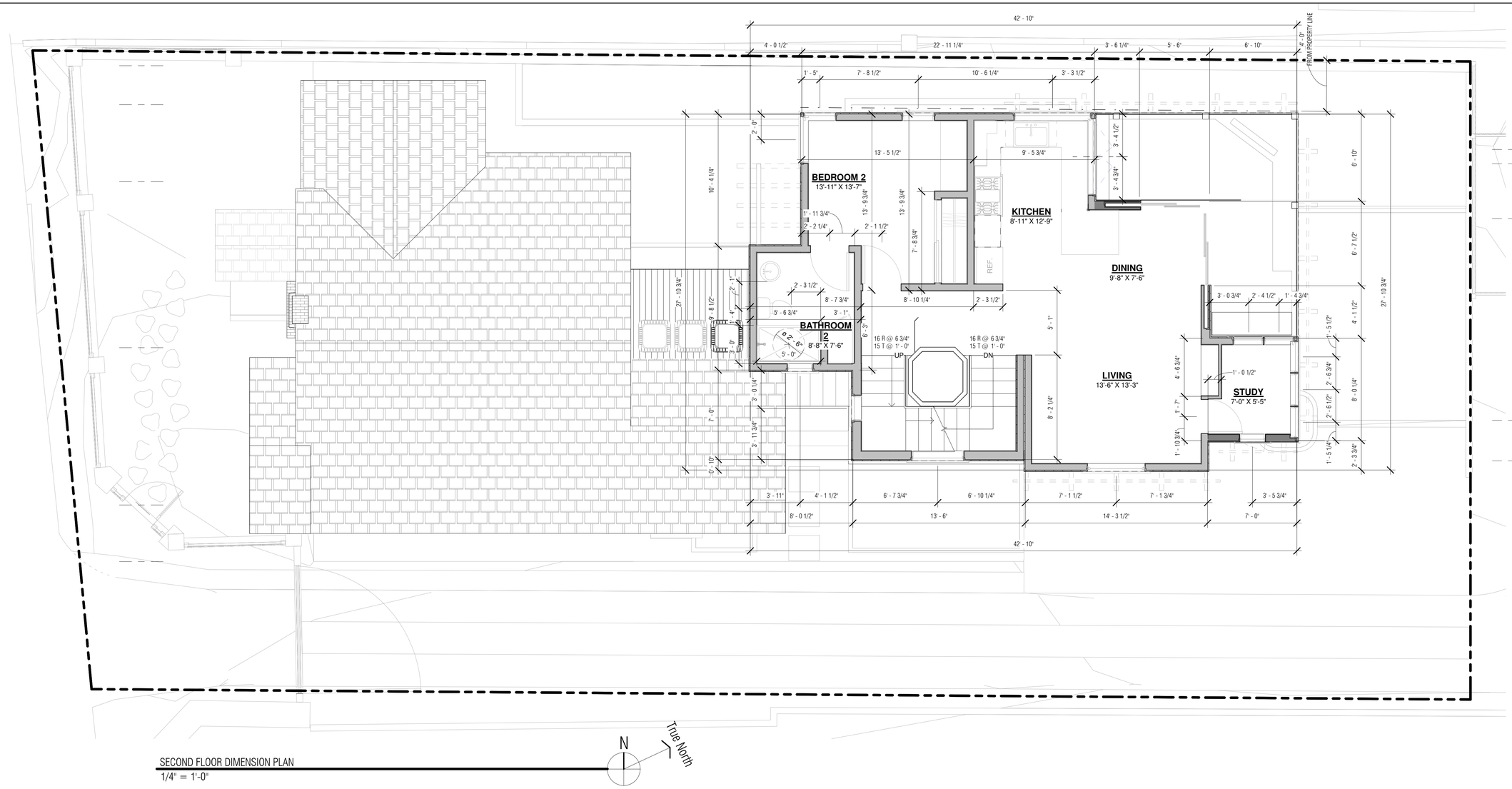
DISCRIPTION:
SECOND FLOOR PLAN

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A2.2
RV.06



SECOND FLOOR DIMENSION PLAN

1/4" = 1'-0"

GENERAL NOTES

1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGESHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
3. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
4. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN PLATES AT EXT. WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTIONG.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION A4.504.2.2 AND TABLE 4.504.3 OF CALGREEN.
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WWEIGHTED MIR LIMITS FOR VOC AND OTHER TOIX COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR SUBCONTRACTOR AND OR THE BUILDING OWNNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.
10. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH OR MORE OF THE FOLLOWING
A. VOC EMISSION LIMITS DEFINED IN THE COLLOBORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
C. CERIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
D. 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.
11. HARDWOOD P:YWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, COMPOSITE WOOD PRODUCT USED ON THE INT. OR EXT. OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARBS AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
12. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIANT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE THE CALFORNIA GREEN BUILDING CODE.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
14. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
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17. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1" DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
18. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
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20. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACTIY TO INSTALL A 40-AMPRE MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
21. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY:
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B. THE RACEWAY TERMINATION LOCATION AS "AV CAPABLE."
26. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)

ELECTRICAL & MECHANICAL NOTES:

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2. ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLED BY AN OCCUPANT SENSOR.
3. ALL LIGHTING THROUGH OUT HOUSE SHALL BE DIMMABLE. CLOSETS THAT ARE LESS THAN 70 SF ARE EXEMPT FROM THIS REQUIRMENT.
4. OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND SHALL BE CONTROLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.
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16. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER CRC R314 AND NFPA 72 (CRC SEC. R314).
17. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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19. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.
20. PER 2016 CGBSC, PLUBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
21. PER 2016 GREEN. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH THE U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCE.

LIGHTING NOTES:

1. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINACE.
2. ALL MR-16 TO BE "CONSTANTE COLOR".
3. VERIFY ALL LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO WIRING.
4. CONTRACTOR TO BE RESPONSIBLE FOR SATISFYING ALL TITLE 24 LIGHTING AND CONTROL REQUIREMENTS.
5. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (CEC 210.8).
6. BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (AFCI) OUTLETS (CEC 210.12).
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9. AT LEAST HALF THE INSTALED WATTAGE OF LUMINARIES IN KITCHES SHALL BE HIGH EFFICACY; ALL OTHER FIXTURES TO BE SWITCHED SEPARATELY.
10.ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR CONTROLED BY AN OCCUPANT SENSOR (OR DIMMER SWITCH FOR OTHER ROOMS ONLY).
11. PROVIDE SWITCHED LIGHT AT FORCED AIR UNIT AND WATER HEATER LOCATIONS.
12. PROVIDE AND INSTALL CONTINUOUS MONITORING HARD WIRED PERMANENT SMOKE DETECTORS W/ BATTERY BACK-UP AT LOCATIONS REQUIRED BY CODE.
13. LIGHTING IN BATHROOMS.SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
14. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPERATELY.
15. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOM: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
16. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
17. OUTDOOR LIGHTING:

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE REFINISHED

PROPOSED HOUSE ON CDP#: CDP1743872 / SDP#: SDP1925867
NO WORK PROPOSED

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT
RECONSTRUCTION ON SITE, PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP.1 THROUGH TP.6

NO WORK PROPOSED

TO BE DEMOLISHED

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
SECOND FLOOR DIMENSION PLAN

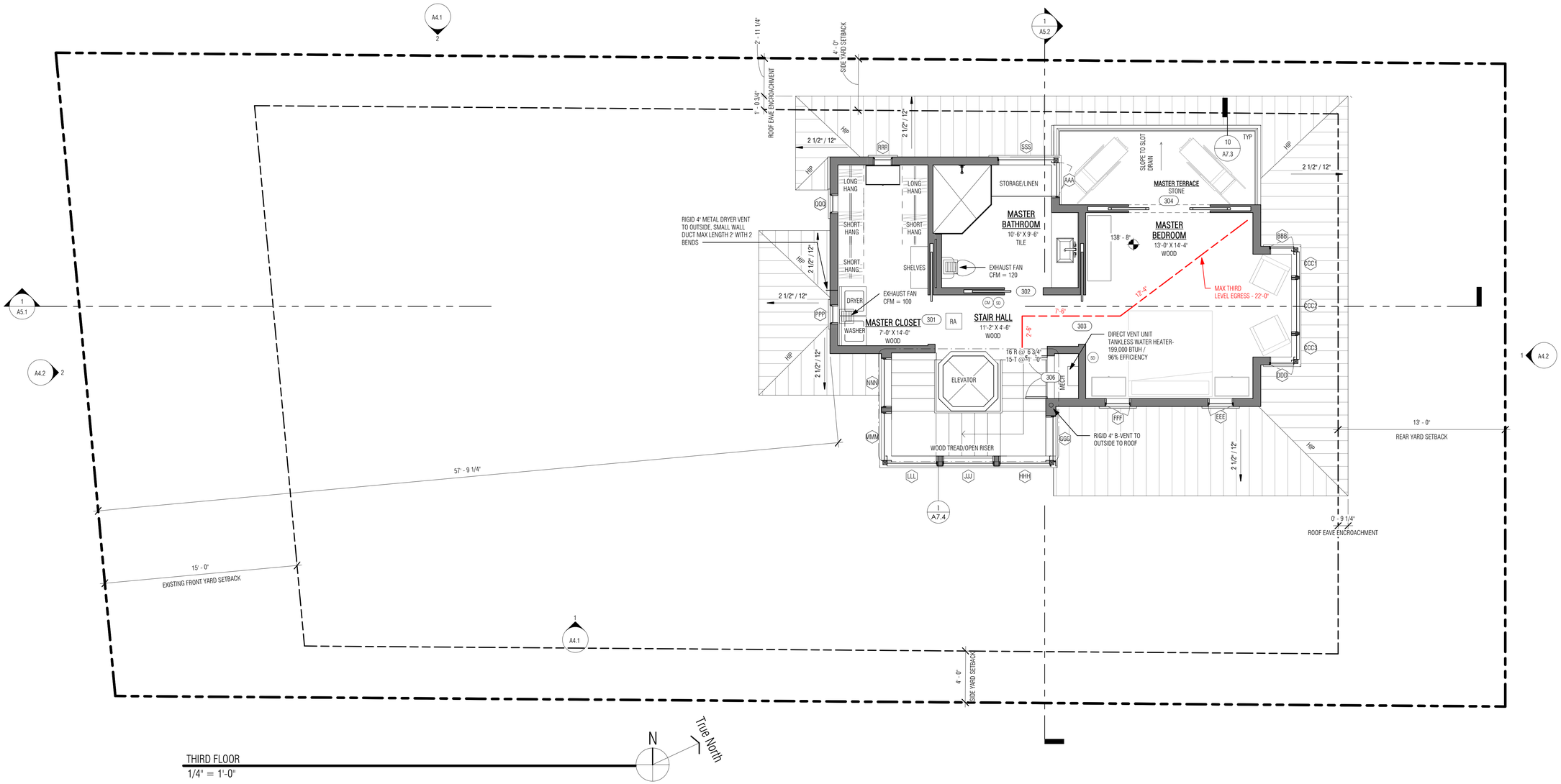
REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A2.2a

RV.06



THIRD FLOOR
1/4" = 1'-0"

GENERAL NOTES

1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGESHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
3. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
4. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN PLATES AT EXT. WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTIONG.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION A4.504.2.2 AND TABLE 4.504.3 OF CALGREEN.
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WWEIGHTED MIR LIMITS FOR VOC AND OTHER TOIX COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR SUBCONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.
10. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH OR MORE OF THE FOLLOWING
A. VOC EMISSION LIMITS DEFINED IN THE COLLOBORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
C. CERIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
D. 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.
11. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, COMPOSITE WOOD PRODUCT USED ON THE INT. OR EXT. OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
12. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIANT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE THE CALFORNIA GREEN BUILDING CODE.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
14. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
15. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT.
16. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER.
17. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1" DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
18. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
19. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
20. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACTIY TO INSTALL A 40-AMPRE MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
21. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY:
A. THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE" AND,
B. THE RACEWAY TERMINATION LOCATION AS "AV CAPABLE."
26. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)

ELECTRICAL & MECHANICAL NOTES:

1. AT LEAST HALF OF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
2. ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLED BY AN OCCUPANT SENSOR.
3. ALL LIGHTING THROUGH OUT HOUSE SHALL BE DIMMABLE. CLOSETS THAT ARE LESS THAN 70 SF ARE EXEMPT FROM THIS REQUIRMENT.
4. OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND SHALL BE CONTROLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.
5. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION OR 130 CFM.
6. BTU'S OUTPUT CAPACITY FOR HEATING UNIT: 2 SYSTEMS @ 4 TONS EA.
7. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
8. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINTURE (GPM).
9. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
10. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILIAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
11. EXTEND DUCKWORK TO HEAT THE ADDITIONS AND NEW CONDITIONED AREA.
12. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
13. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
14. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBSC
15. PER 2016 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
    1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
    2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
16. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER CRC R314 AND NFPA 72 (CRC SEC. R314).
17. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABORSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CRC R307.2)
19. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.
20. PER 2016 CGBSC, PLUBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
21. PER 2016 GREEN, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH THE U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCE.

LIGHTING NOTES:

1. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINACE.
2. ALL MR-16 TO BE "CONSTANTE COLOR".
3. VERIFY ALL LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO WIRING.
4. CONTRACTOR TO BE RESPONSIBLE FOR SATISFYING ALL TITLE 24 LIGHTING AND CONTROL REQUIREMENTS.
5. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (CEC 210.8).
6. BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (AFCI) OUTLETS (CEC 210.12).
7. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
8. FLOURECENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT ONLY ACCEPTS FLUORESCENT BULBS WITH A MINIMUM EFFICACY AT 40 LUMENS/WATT.
9. AT LEAST HALF THE INSTALED WATTAGE OF LUMINARIES IN KITCHES SHALL BE HIGH EFFICACY; ALL OTHER FIXTURES TO BE SWITCHED SEPARATELY.
10.ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR CONTROLED BY AN OCCUPANT SENSOR (OR DIMMER SWITCH FOR OTHER ROOMS ONLY).
11. PROVIDE SWITCHED LIGHT AT FORCED AIR UNIT AND WATER HEATER LOCATIONS.
12. PROVIDE AND INSTALL CONTINUOUS MONITORING HARD WIRED PERMANENT SMOKE DETECTORS W/ BATTERY BACK-UP AT LOCATIONS REQUIRED BY CODE.
13. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
14. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPERATELY.
15. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOM: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
16. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
17. OUTDOOR LIGHTING:

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE REFINISHED

PROPOSED HOUSE ON CDP #: CDP1743872 / SDP #: SDP1925867
NO WORK PROPOSED

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT
RECONSTRUCTION ON SITE. PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP.1 THROUGH TP.6

NO WORK PROPOSED

TO BE DEMOLISHED

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

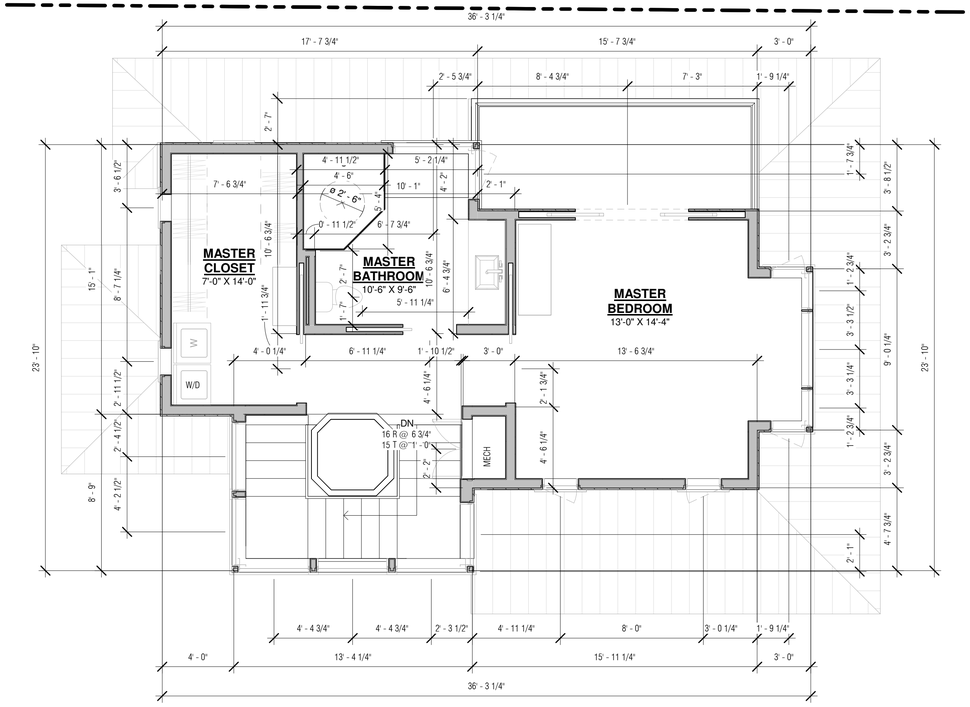
DISCRIPTION:
THIRD FLOOR PLAN

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A2.3
RV.06



THIRD FLOOR DIMENSION PLAN
1/4" = 1'-0"

N
True North

GENERAL NOTES

1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGESHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
3. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
4. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN PLATES AT EXT. WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTIONG.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION A4.504.2.2 AND TABLE 4.504.3 OF CALGREEN.
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WWEIGHTED MIR LIMITS FOR VOC AND OTHER TOIX COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR SUBCONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.
10. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH OR MORE OF THE FOLLOWING
A. VOC EMISSION LIMITS DEFINED IN THE COLLOBORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
C. CERFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
D. 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.
11. HARDWOOD P;YWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, COMPOSITE WOOD PRODUCT USED ON THE INT. OR EXT. OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARBS AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
12. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIANT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE THE CALFORNIA GREEN BUILDING CODE.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
14. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
15. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT.
16. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER.
17. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL "1 DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
18. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
19. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
20. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACTIY TO INSTALL A 40-AMPRE MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
21. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY:
A. THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE" AND,
B. THE RACEWAY TERMINATION LOCATION AS "AV CAPABLE."
26. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)

ELECTRICAL & MECHANICAL NOTES:

1. AT LEAST HALF OF THE INSTALLED WATTAGE OF LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
2. ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLED BY AN OCCUPANT SENSOR.
3. ALL LIGHTING THROUGH OUT HOUSE SHALL BE DIMMABLE. CLOSETS THAT ARE LESS THAN 70 SF ARE EXEMPT FROM THIS REQUIRMENT.
4. OUTDOOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES AND SHALL BE CONTROLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.
5. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION OR 130 CFM.
6. BTU'S OUTPUT CAPACITY FOR HEATING UNIT: 2 SYSTEMS @ 4 TONS EA.
7. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
8. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINTURE (GPM).
9. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
10. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILIAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
11. EXTEND DUCKWORK TO HEAT THE ADDITIONS AND NEW CONDITIONED AREA.
12. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
13. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
14. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBSC
15. PER 2016 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
    1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
    2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
16. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER CRC R314 AND NFPA 72 (CRC SEC. R314).
17. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
18. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH NONABORSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CRC R307.2).
19. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.
20. PER 2016 CGBSC, PLUBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
21. PER 2016 GREEN. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH THE U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCE.

LIGHTING NOTES:

1. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINACE.
2. ALL MR-16 TO BE 'CONSTANTE COLOR'.
3. VERIFY ALL LOCATIONS WITH OWNER AND ARCHITECT PRIOR TO WIRING.
4. CONTRACTOR TO BE RESPONSIBLE FOR SATISFYING ALL TITLE 24 LIGHTING AND CONTROL REQUIREMENTS.
5. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, LAUNDRY AND WET BAR SINKS, IN GARAGES, IN CRAWLSPACES, IN UNFINISHED BASEMENTS, AND OUTDOORS (CEC 210.8).
6. BEDROOM ELECTRICAL CIRCUITS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER (AFCI) OUTLETS (CEC 210.12).
7. THE PROJECT WILL COMPLY WITH THE COUNTY OF SAN DIEGO LIGHTING ORDINANCE.
8. FLOURPECENT FIXTURES MUST BE OF THE BALLASTED TYPE THAT ONLY ACCEPTS FLUORESCENT BULBS WITH A MINIMUM EFFICACY AT 40 LUMENS/WATT.
9. AT LEAST HALF THE INSTALED WATTAGE OF LUMINARIES IN KITCHES SHALL BE HIGH EFFICACY; ALL OTHER FIXTURES TO BE SWITCHED SEPARATELY.
10.ALL LUMINARIES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS, AND OTHER ROOMS SHALL EITHER BE HIGH EFFICACY OR CONTROLED BY AN OCCUPANT SENSOR (OR DIMMER SWITCH FOR OTHER ROOMS ONLY).
11. PROVIDE SWITCHED LIGHT AT FORCED AIR UNIT AND WATER HEATER LOCATIONS.
12. PROVIDE AND INSTALL CONTINUOUS MONITORING HARD WIRED PERMANENT SMOKE DETECTORS W/ BATTERY BACK-UP AT LOCATIONS REQUIRED BY CODE.
13. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
14. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPERATELY.
15. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOM: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
16. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
17. OUTDOOR LIGHTING:

WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

ALL WALLS 2x4 U.N.O.
CONTRACTOR TO VERIFY EXISTING WALL CONDITIONS.

EXISTING WINDOWS TO BE REFINISHED

PROPOSED HOUSE ON CDP #: CDP1743872 / SDP #: SDP1925867
NO WORK PROPOSED

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT RECONSTRUCTION ON SITE. PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP-1 THROUGH TP-6

NO WORK PROPOSED

TO BE DEMOLISHED

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
SF

DATE:
10/22/2025

PHASE:
AMENDMENT

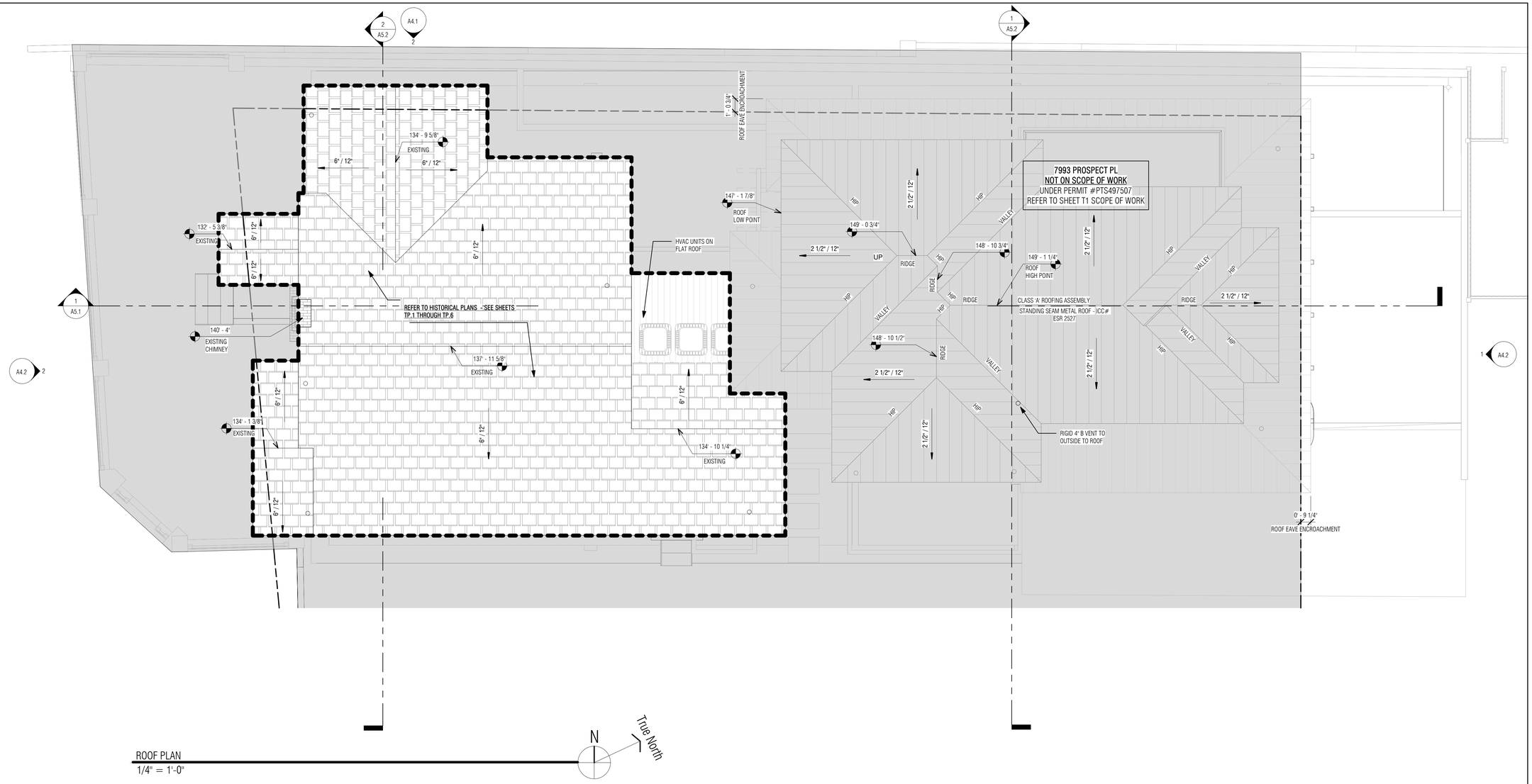
DISCRIPTION:
THIRD FLOOR DIMENSION PLAN

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A2.3a
RV.06



ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR.
2. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGESHALL BE CONSTRUCTED OF MIN. NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
3. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED.
4. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPEINGS IN PLATES AT EXT. WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTIONG.
6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION A4.504.2.2 AND TABLE 4.504.3 OF CALGREEN.
8. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WWEIGHTED MIR LIMITS FOR VOC AND OTHER TOIX COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.
9. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR SUBCONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE.
10. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH OR MORE OF THE FOLLOWING
A. VOC EMISSION LIMITS DEFINED IN THE COLLOBORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
B. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
C. CERIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
D. 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."
11. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD, COMPOSITE WOOD PRODUCT USED ON THE INT. OR EXT. OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARBS AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
12. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIANT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE THE CALFORNIA GREEN BUILDING CODE.
13. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
14. THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.
15. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM THAT CONTAINS A SHOWER OR TUB UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80 PERCENT.
16. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER.
17. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1" DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
18. RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE EV CHARGER.
19. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
20. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACTIY TO INSTALL A 40-AMPRE MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
21. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY:
A. THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CAPABLE" AND,
B. THE RACEWAY TERMINATION LOCATION AS "AV CAPABLE."
26. PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)

ROOF NOTES:

1. ALL RIDGE DIMENSIONS ARE CALLED OUT TO TOP OF SHEATHING
2. ALL ELEVATIONS LOCATED AT EDGE OF WALLS ARE TO TOP OF PLATE
3. ALL PLATE HTS. ARE TAKEN ABOVE MAIN LEVEL F.F. =0'-0" (EL.+___.__")
4. DIMENSIONS SHOWN AT CHIMNEY CAPS ARE TO FINISH MATERIAL
5. ALL SKYLIGHTS TO BE FLAT, TINTED GLAZING & BRONZE FRAME SKYLIGHT.
6. RADIANT BARRIER SHEATHING TO BE USED OVER INTERIOR & ATTIC SPACES

ROOF LEGEND

PROPOSED HOUSE ON CDP#: CDP1743872 / SDP#: SDP1925867
NO WORK PROPOSED

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT
RECONSTRUCTION ON SITE. PER HISTORICAL PRESERVATION TREATMENT PLAN - SEE SHEETS TP.1 THROUGH TP.6

NO WORK PROPOSED

TO BE DEMOLISHED

DOWN SPOUT LOCATIONS

SCUPPER LOCATIONS

ROOF SLOPE

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE
REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

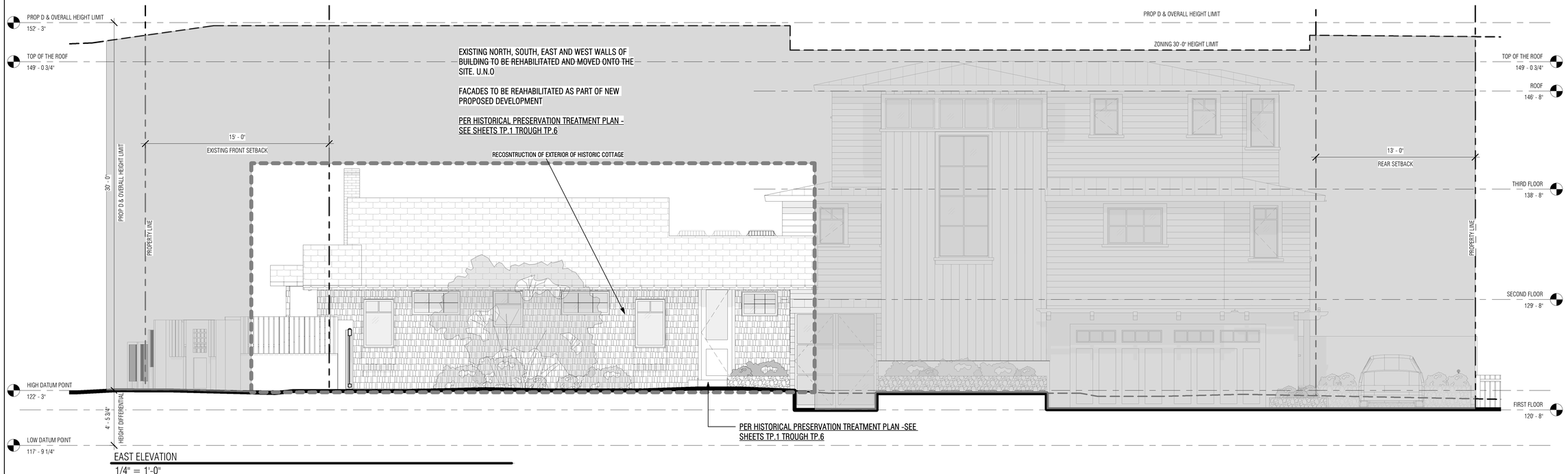
PHASE:
AMENDMENT

DISCRIPTION:
ROOF PLAN

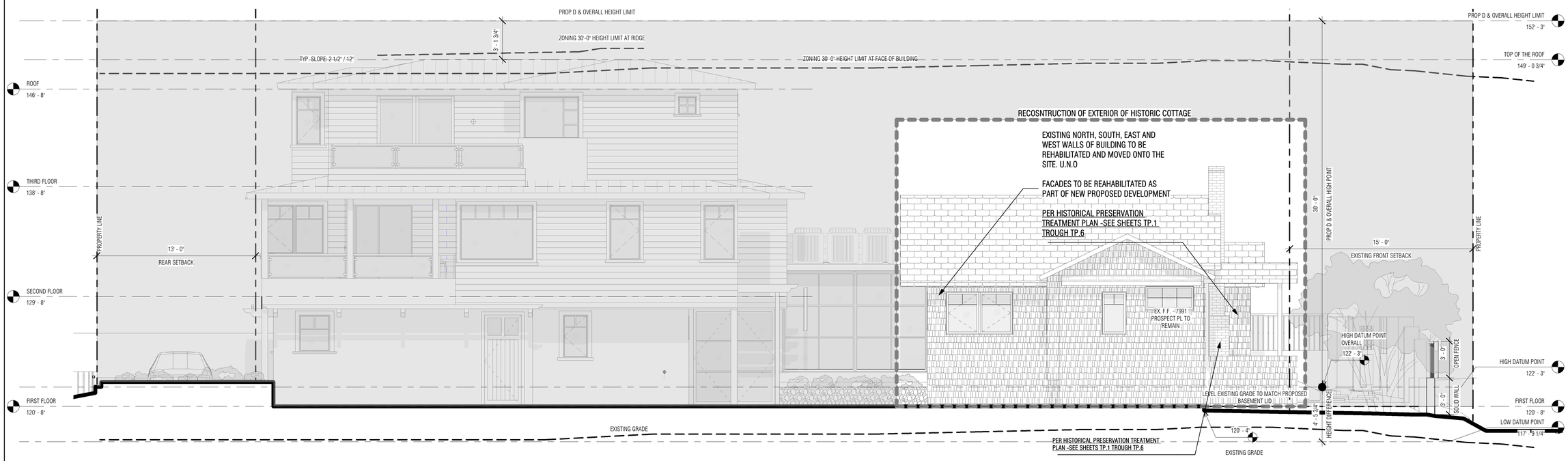
REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A2.4
RV.06



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

HISTORIC NOTES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REFER TO HISTORICAL PLANS
TREATMENT PLANS
SEE SHEETS TP.1 TROUGH TP1.6

LEGEND

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT

PER HISTORICAL PRESERVATION TREATMENT PLAN -SEE SHEETS TP.1 TROUGH TP.6

NO WORK PROPOSED

GENERAL NOTES:

1. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 30 feet above the reference datum established in accordance with City of San Diego Technical Bulletin BLDG-5-4.

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

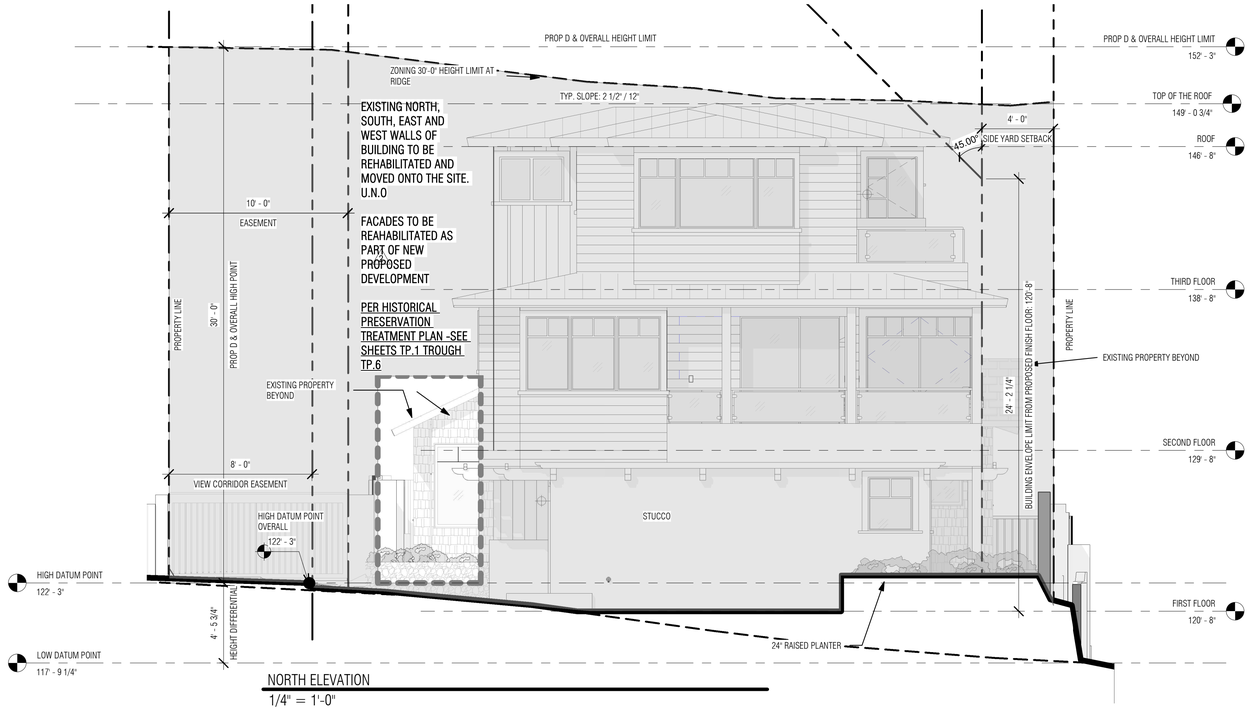
DISCRIPTION:
EXTERIOR ELEVATIONS

REVISION:

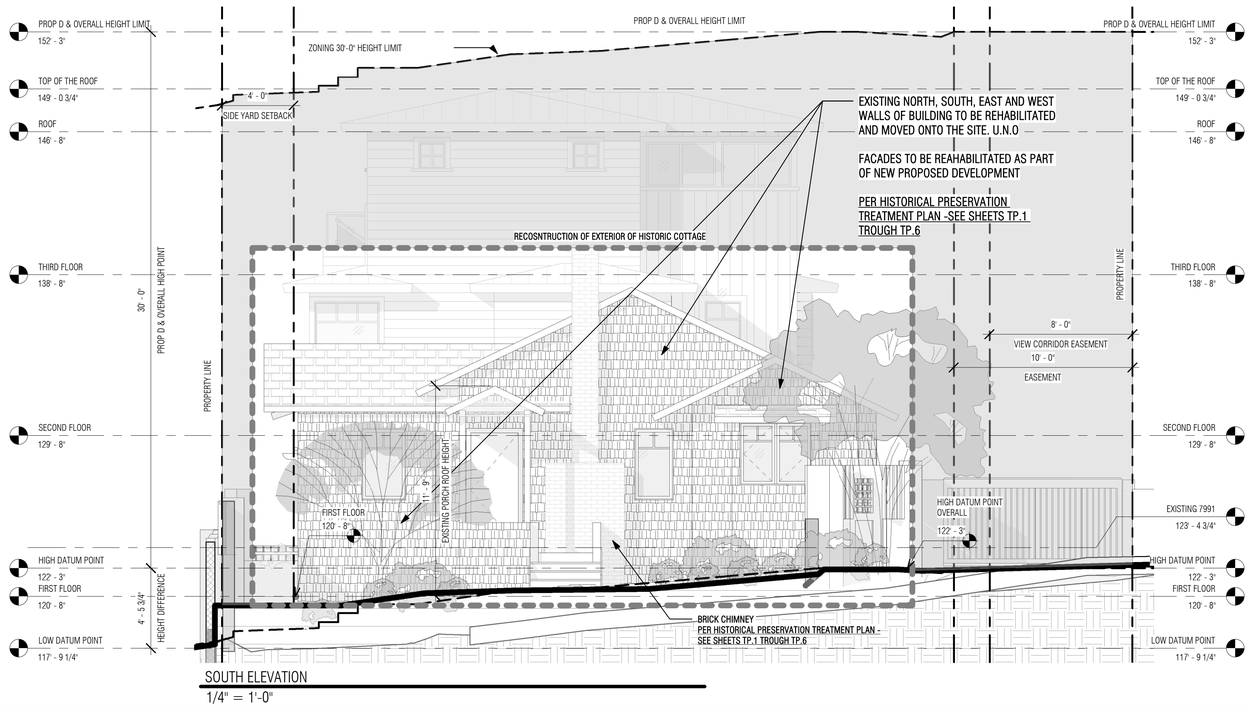
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A4.1
RV.06



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

HISTORIC NOTES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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REFER TO HISTORICAL PLANS
TREATMENT PLANS
SEE SHEETS TP.1 TROUGH TP1.6

LEGEND

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT

PER HISTORICAL PRESERVATION TREATMENT PLAN -SEE SHEETS TP.1 TROUGH TP.6

NO WORK PROPOSED

GENERAL NOTES:

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ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

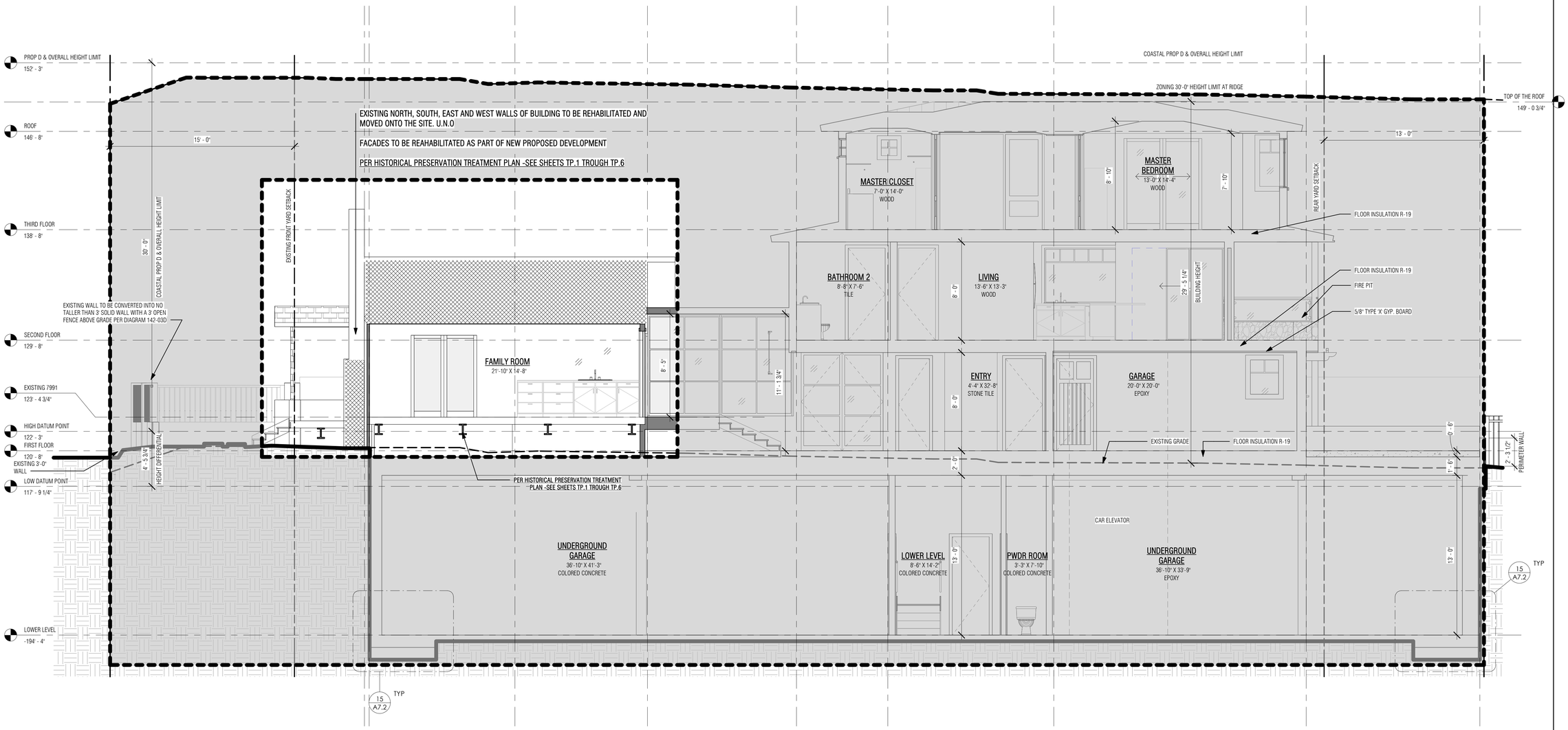
DISCRIPTION:
EXTERIOR ELEVATIONS

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A4.2
RV.06



SECTION 1
1/4" = 1'-0"

HISTORIC NOTES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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REFER TO HISTORICAL PLANS
TREATMENT PLANS
SEE SHEETS TP.1 TROUGH TP1.6

LEGEND

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT

PER HISTORICAL PRESERVATION TREATMENT PLAN -SEE SHEETS TP.1 TROUGH TP.6

NO WORK PROPOSED

GENERAL NOTES:

1. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 30 feet above the reference datum established in accordance with City of San Diego Technical Bulletin BLDG-5-4.

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACEMENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

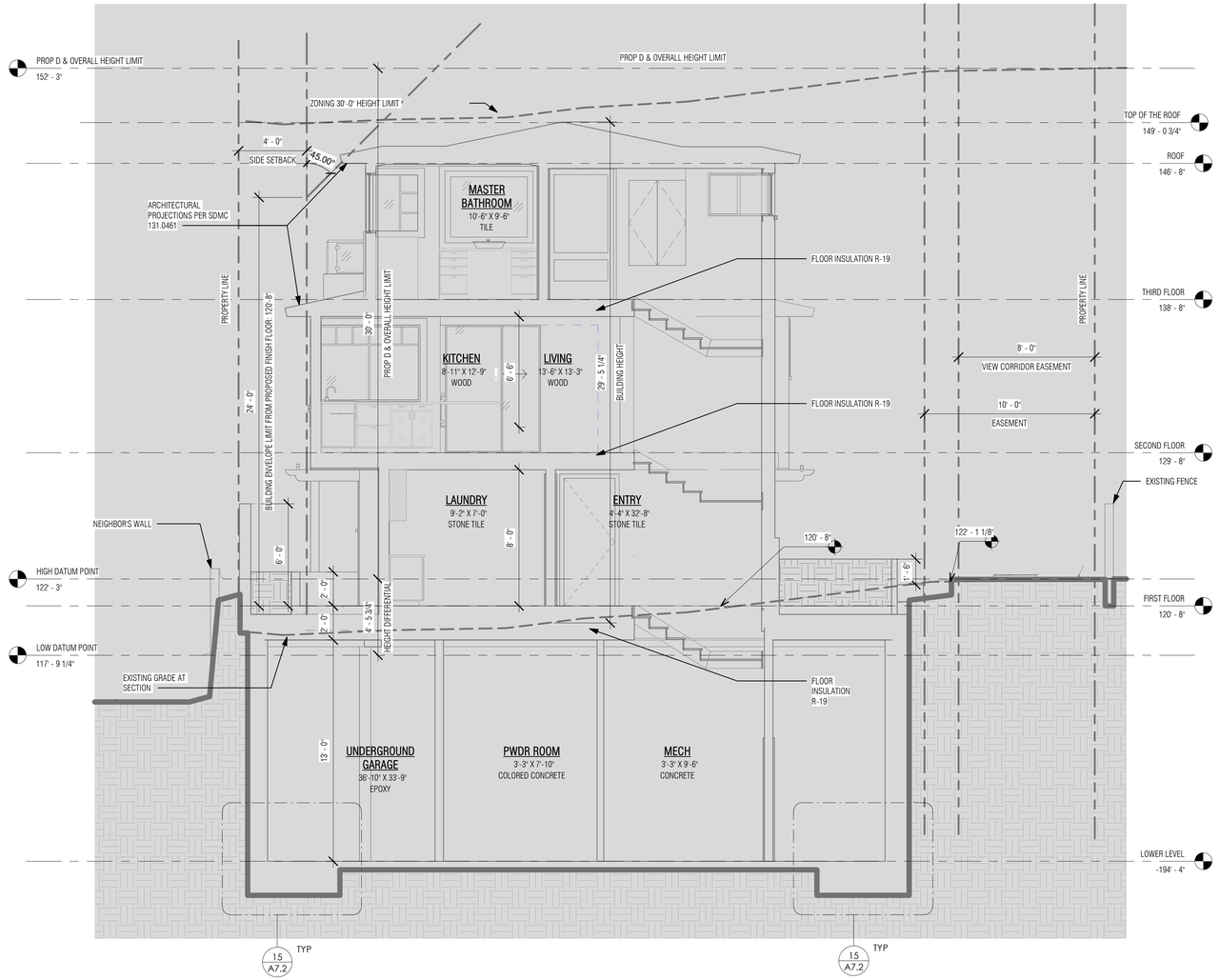
DISCRIPTION:
BUILDING SECTIONS

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

A5.1
RV.06

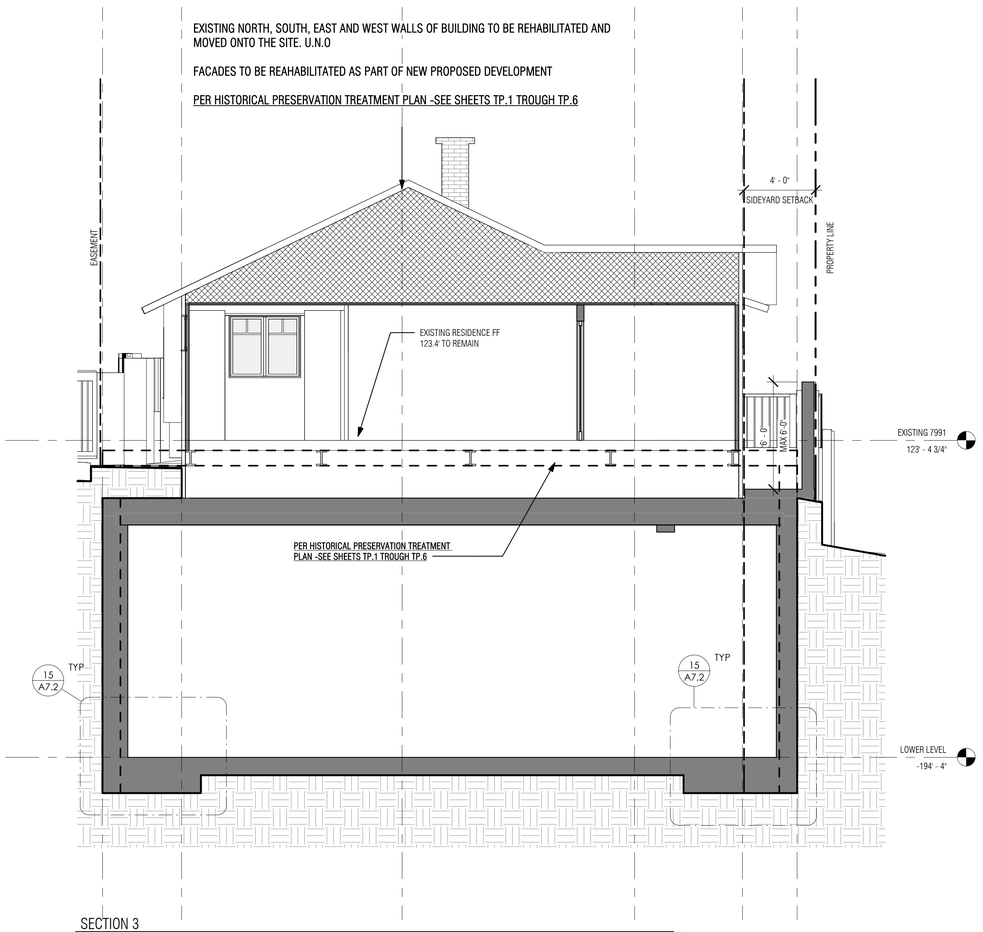


SECTION 2
1/4" = 1'-0"

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT

PER HISTORICAL PRESERVATION TREATMENT PLAN -SEE SHEETS TP.1 TROUGH TP.6



SECTION 3
1/4" = 1'-0"

HISTORIC NOTES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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REFER TO HISTORICAL PLANS
TREATMENT PLANS
SEE SHEETS TP.1 TROUGH TP1.6

LEGEND

EXISTING NORTH, SOUTH, EAST AND WEST WALLS OF BUILDING TO BE REHABILITATED AND MOVED ONTO THE SITE. U.N.O

FACADES TO BE REAHABILITATED AS PART OF NEW PROPOSED DEVELOPMENT

PER HISTORICAL PRESERVATION TREATMENT PLAN -SEE SHEETS TP.1 TROUGH TP.6

NO WORK PROPOSED

GENERAL NOTES:

1. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection shall not exceed 30 feet above the reference datum established in accordance with City of San Diego Technical Bulletin BLDG-5-4.

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
BUILDING SECTIONS

REVISION:

RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

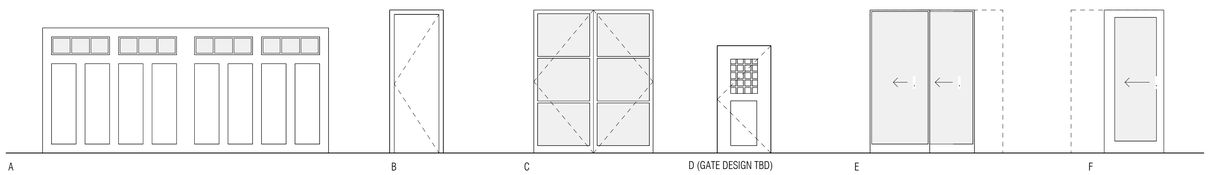
CITY STAMP

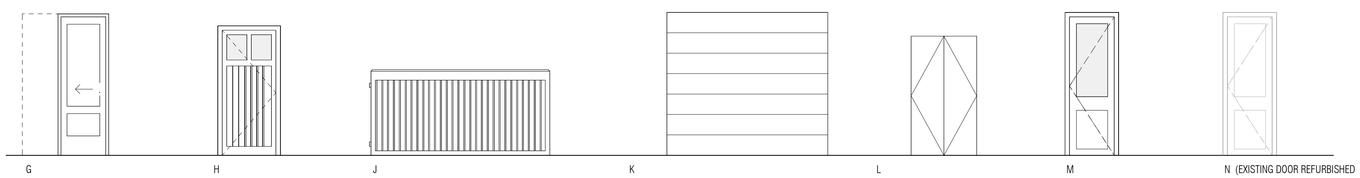
A5.2
RV.06

DOOR SCHEDULE

NUMBER	TYPE	LOCATION	OPENING WIDTH	OPENING HEIGHT	FUNCTION	OPERATION	FINISH INTERIOR	FINISH EXTERIOR	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	DOOR TREATMENT	FIRE RATING	COMMENTS
EXT														
101	N	FAMILY ROOM	2' - 8"	6' - 5"	EXT	SWING	EXISTING	EXISTING						
102	C	ENTRY	6' - 8"	8' - 0"	EXT	DOUBLE SWING	METAL - GLASS	METAL - GLASS				TEMPERED		
103	H	GARAGE	3' - 0"	7' - 6"	EXT	SWING	PAINTED WOOD	PAINTED WOOD						
104	A	GARAGE	16' - 0"	7' - 0"	EXT	OVERHEAD	PAINTED WOOD - GLASS	PAINTED WOOD - GLASS						
105	C	ENTRY	6' - 8"	8' - 0"	EXT	DOUBLE SWING	METAL - GLASS	METAL - GLASS						
106	M	GUEST BEDROOM	2' - 6"	7' - 9"	EXT	SWING	EXISTING	EXISTING						EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED. *EMERGENCY ESCAPE
115	D	EXTERIOR	3' - 0"	6' - 0"	EXT	SWING	STAINED WOOD	STAINED WOOD						GATE DESIGN TBD
116	J	AUTO GATE	10' - 0"	5' - 0"	EXT	SWING	EXISTING	EXISTING						EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
INT														
001	K	UNDERGROUND GARAGE	9' - 0"	8' - 0"	INT	OVERHEAD	ALUMINUM	ALUMINUM						
002	B	OPEN AREA	2' - 6"	8' - 0"	INT		STAINED WOOD	PAINTED WOOD					20 MIN	FIRE DOOR/SELF CLOSING
003	B	UNDERGROUND GARAGE	3' - 0"	8' - 0"	INT		STAINED WOOD	PAINTED WOOD					20 MIN	FIRE DOOR/SELF CLOSING
004	B	POWDER ROOM	2' - 6"	8' - 0"	INT		STAINED WOOD	STAINED WOOD						
005	B	MECH	3' - 0"	7' - 0"	INT		PAINTED WOOD	PAINTED WOOD						
107	G	MELISSA'S OFFICE	5' - 4"	6' - 8"	INT	DOUBLE POCKET	PAINTED WOOD	PAINTED WOOD						TO MATCH EXISTING DOORS
108	B	ENTRY	3' - 0"	7' - 0"	INT	SWING	STAINED WOOD	STAINED WOOD						USE EXISTING FROM DEMO IF AVAILABLE
109	N	GUEST BEDROOM	2' - 6"	7' - 9"	INT	SWING	EXISTING	EXISTING						EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
110	L	GUEST BEDROOM	1' - 5"	7' - 0"	INT	DOUBLE CLOSET	PAINTED WOOD	PAINTED WOOD						
111	N	GUEST BEDROOM	2' - 6"	7' - 0"	INT	SWING	EXISTING	PAINTED WOOD						
112	B	POWDER ROOM	2' - 6"	7' - 6"	INT	SWING	STAINED WOOD	STAINED WOOD						
113	B	LAUNDRY ROOM	3' - 0"	7' - 6"	INT	SWING	STAINED WOOD	STAINED WOOD						
114	B	GARAGE	3' - 0"	7' - 6"	INT	SWING	STAINED WOOD	STAINED WOOD					20 MIN	FIRE DOOR/SELF CLOSING
201	B	BATHROOM	3' - 0"	7' - 6"	INT	SWING	STAINED WOOD	STAINED WOOD						
202	B	BEDROOM	3' - 0"	7' - 6"	INT	SWING	STAINED WOOD	STAINED WOOD						
203	B	BATHROOM	6' - 6"	7' - 0"	INT	DOUBLE CLOSET	PAINTED WOOD	PAINTED WOOD						
204	E	LIVING ROOM	5' - 6"	7' - 6"	INT		PAINTED WOOD - GLASS	PAINTED WOOD - GLASS						
205	E	LIVING ROOM	6' - 8"	7' - 6"	INT		PAINTED WOOD - GLASS	PAINTED WOOD - GLASS						
206	B	STUDY	2' - 8"	7' - 6"	INT	SWING	PAINTED WOOD	PAINTED WOOD						
301	G	MASTER CLOSET	3' - 10"	7' - 9"	INT	POCKET	PAINTED WOOD	PAINTED WOOD						
302	B	MASTER BATHROOM	3' - 0"	7' - 9"	INT	POCKET	PAINTED WOOD	PAINTED WOOD						
303	G	MASTER CLOSET	3' - 10"	7' - 9"	INT	POCKET	PAINTED WOOD	PAINTED WOOD						
304	F	MASTER BEDROOM	6' - 4"	7' - 5"	INT	DOUBLE POCKET	PAINTED WOOD - GLASS	PAINTED WOOD - GLASS						* EMERGENCY ESCAPE
306	L	MASTER BATHROOM	3' - 4"	5' - 0"	INT	DOUBLE SWING	PAINTED WOOD	PAINTED WOOD						

* EMERGENCY ESCAPE AND RESCUE OPENING COMPLIES WITH:
- MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET
- MIN. 20 INCH NET CLEAR OPENING WIDTH
- MIN. 24 INCH NET CLEA OPENING HEIGHT
- BOTTOM OF THE CLEAR OPEING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR





NOTE: SEE DOOR SCHEDULE FOR DOOR DIMENSIONS

DOOR LEGEND
1/4" = 1'-0"

GENERAL DOOR NOTES

GENERAL CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED ROUGH OPENING SIZES AND COORDINATE WITH ARCHITECT PRIOR TO FINAL SHOP DRAWINGS.

GENERAL CONTRACTOR TO VERIFY AND CROSS-CHECK THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ORDERING/INSTALATION OF ANY MATERIALS OR STRUCTURAL MEMBERS IN CASE OF ANY DISCREPANCIES IT SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.

NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS OCCUR.

ALL UNITS CONTAINING GLAZING TO BE DUAL GLAZED LAMINATED. TYP. U.N.O. VERIFY WITH T-24

ALL SIZES INDICATE OPERABLE PORTION OF DOOR WITHOUT JAMB. CONTRACTOR TO COORDINATE REQUIRED ROUGH OPENINGS WITH ARCHITECT AND STRUCTURAL PRIOR TO FRAMING.

DOOR HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE FLOOR FINISH.

DEADBOLT MOUNTED NO MORE THAN 48" ABOVE FINISH FLOOR.

THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.

CONTRACTOR TO PROVIDE WEATHER STRIPPING PER MANUFACTURES RECOMMENDATIONS.

EXTERIOR GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL HAVE A FIRE RESISTANT RATING OF NOT LESS THAN 20 MIN. WHEN TESTED IN ACCORDANCE TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2

EXTERIOR DOORS ARE EITHER 1.75" SOLID WOOD OR ALUMINUM FRAMED GLAZED UNITS.

ALL DOOR INSTALATIONS SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURERS MOST RECENT INSTALATION DETAILS AND SPECIFICATIONS.

ALL EXTERIOR DOORS SHALL HAVE STONE THRESHOLD U.N.O.

ALL DOORS AND WINDOWS TO BE ALIGNED AT THE TOP PER HEADER SCHEDULE

ALL DOOR HARDWARE TO BE DETERMINED AND SELECTED BY OWNER.

ALL GLAZING 18' OR LESS ABOVE FLOOR AND/OR WITHIN 24" OR DOOR SWING SHALL BE TEMPERED . GLASS: GLAZING IN DOORS TO MATCH WINDOW GLAZING.

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR COMPLYING WITH INSTALLERS DIMENSIONS.

PROVIDE DEADBOLTS AT ALL EXTERIOR DOORS. PER OWNERS SELECTION.

FOR COLOR, TYPE, MATERIAL AND/OR STAIN REFER TO DOOR SCHEDULE.

SHOWER ENCLOSURES . SEE SCHEDULE.

HARDWARE SUPPLIER SHALL PROVIDE COMPLETE HARDWARE FOR EACH DOOR INCLUDING MISCELANEOUS HARDWARE SUCH AS STOPS, BUMPERS, PEEP HOLES, ETC. AS REQUIRED PER DOOR OR AS NOTED OR IF SELECTED BY OWNER/ ARCHITECT TO PROVIDE COMPLETE AND OPERABLE SYSTEM EQUAL TO TEH BEST STANDARD OF THE INDUSTRY.

KEY DOORS PER OWNERS INSTRUCTIONS.

ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WETHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION OR EXFILTRATION.

HINGES MINIMUM: (UNLESS NOTED OTHERWISE PER MANUFACTURERS SPECIFICATIONS)

1 3/4" DOORS REQUIRE A 4' HINGE

1 3/8" DOOR REQUIRE A 3 1/2" HINGE

3 HINGES TO BE INSTALLED FOR 7'-0" HIGH DOORS

4 HINGES TO BE INSTALLED FOR 8'-0" HIGH DOORS

ABBREVIATIONS:

A.F.F. = ABOVE FINISH FLOOR
ALUM = ALUMINUM
AW = AWNING

DR = DOOR
DH = DOUBLE HUNG

EX = EXISTING
EXT = EXTERIOR

F = FIXED
FL = FLUSH

H = HOPPER
HT = HEIGHT

INT = INTERIOR

LTR = LETTER
LH = LEFT HAND
LHR = LEFT HAND REVERSE
LS = LIFT N' SLIDE

MO = MOTOR
MTL = METAL

#.NO = NUMBER

P = PIVOT
PL = PLASTER
PNL = PANEL
PTD = PAINTED
PWDR CTD = POWDER COATED

RH = RIGHT HAND
RHR = RIGHT HAND REVERSE

RSD = RAISED
RD = ROLL DOWN

S = SLIDER
SH = SINGLE HUNG
SKYLT = SKYLIGHT
ST = STONE
STD = STAINED
STL = STEEL

T.B.D. = TO BE DETERMINED
TT = TILT/TURN
TYP = TYPICAL

U.O.N. = UNLESS OTHERWISE NOTED

W = WIDTH
WD = WOOD
WDW = WINDOW

SAME AS PREVIOUSLY APPROVED CDP# 17433872

ATTACHMENT 8

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

STEEL RESIDENCE
HISTORICAL RESOURCE REPLACENT
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PROJECT NUMBER: 2022-149

DRAWN BY:
SF

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
SCHEDULES

REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

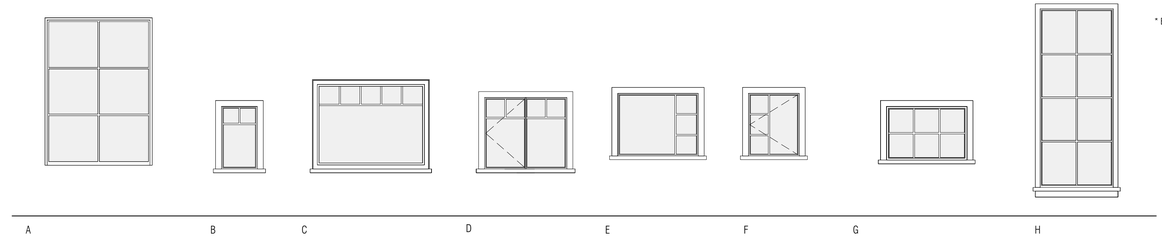
CITY STAMP

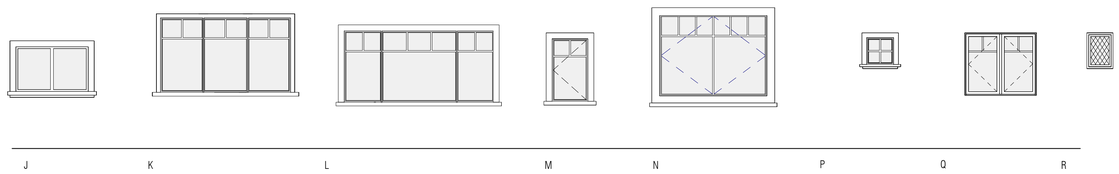
A8.1
RV.06

WINDOW SCHEDULE

WTWT	TYPE	LOCATION	OPENING WIDTH	OPENING HEIGHT	OPERATION	OPERATION	FINISH INTERIOR	FINISH EXTERIOR	SILL HEIGHT	HEAD HEIGHT	GLAZING SAFETY	GLAZING TYPE	TREATMENT SCREEN	TREATMENT DRAPERY	TREATMENT SHUTTERS	TREATMENT CASING	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	COMMENTS
FIRST																				
A	M		2' - 6"	4' - 0"	CASEMENT		PAINTED WOOD		2' - 8"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
B			4' - 0"	2' - 0"	AWNING		PAINTED WOOD		5' - 2"	7' - 2"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
C			2' - 0"	3' - 6"	CASEMENT		PAINTED WOOD		3' - 2"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
D			4' - 0"	3' - 6"	CASEMENT		PAINTED WOOD		3' - 2"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
E			5' - 6"	3' - 6"	DOUBLE CASEMENT		PAINTED WOOD		3' - 2"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
F			2' - 6"	3' - 0"	CASEMENT		PAINTED WOOD		3' - 6 3/4"	6' - 6 3/4"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
G1	A	ENTRY	6' - 0"	8' - 3"	FIXED		METAL	METAL	2' - 10"	11' - 1"										TRUE DIVIDED LITE (TDL)
G2	A	ENTRY	6' - 0"	8' - 3"	FIXED		METAL	METAL	2' - 10"	11' - 1"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
H	M	POWDER	3' - 0"	2' - 0"	CASEMENT		PAINTED WOOD	ALUMINUM	5' - 6"	7' - 6"	TEMPERED	LOW- E								
J	M	LAUNDRY	2' - 0"	3' - 6"	CASEMENT		PAINTED WOOD	ALUMINUM	4' - 0"	7' - 6"										TRUE DIVIDED LITE (TDL)
K1	B	GARAGE	2' - 6"	3' - 0"	FIXED		PAINTED WOOD	ALUMINUM	4' - 6"	7' - 6"										TRUE DIVIDED LITE (TDL)
K2	B	GARAGE	2' - 6"	3' - 0"	FIXED		PAINTED WOOD	ALUMINUM	4' - 6"	7' - 6"										TRUE DIVIDED LITE (TDL)
L		GUEST BEDROOM	2' - 6"	3' - 0"	CASEMENT		PAINTED WOOD		5' - 4"	8' - 4"										INFILL EXISTING, NON-HISTORIC WINDOW - SEE DEMO PLAN
M		GUEST BEDROOM	2' - 9"	4' - 9"	CASEMENT		PAINTED WOOD		1' - 11"	6' - 8"										INFILL EXISTING, NON-HISTORIC WINDOW - SEE DEMO PLAN
N			3' - 0"	2' - 0"	AWNING		PAINTED WOOD		4' - 11"	6' - 11"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
P			2' - 6"	4' - 0"	FIXED		PAINTED WOOD		2' - 4"	6' - 4"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
Q			4' - 0"	2' - 0"	AWNING		PAINTED WOOD		5' - 0"	7' - 0"	TEMPERED	LOW- E								EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
R			2' - 6"	3' - 0"	CASEMENT		PAINTED WOOD		4' - 0"	7' - 0"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
S			4' - 0"	2' - 0"	AWNING		PAINTED WOOD		5' - 0"	7' - 0"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
T			2' - 6"	4' - 0"	FIXED		PAINTED WOOD		2' - 4"	6' - 4"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
U	Q		4' - 0"	3' - 6"	DOUBLE CASEMENT		PAINTED WOOD		3' - 6"	7' - 0"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
V	M		2' - 2"	4' - 0"	CASEMENT				2' - 8"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
X	R		1' - 5 1/2"	2' - 0"	FIXED				7' - 5 5/8"	9' - 5 5/8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
Y	R		1' - 5 1/2"	2' - 0"	FIXED				7' - 5 5/8"	9' - 5 5/8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
SECOND																				
AA	N	KITCHEN	6' - 0"	4' - 6"	DOUBLE CASEMENT		PAINTED WOOD	ALUMINUM	3' - 0"	7' - 6"										TRUE DIVIDED LITE (TDL)
BB1	D	STUDY	2' - 4"	4' - 0"	FIXED		PAINTED WOOD	ALUMINUM	3' - 6"	7' - 6"										TRUE DIVIDED LITE (TDL)
BB2	D	STUDY	2' - 4"	4' - 0"	CASEMENT		PAINTED WOOD	ALUMINUM	3' - 6"	7' - 6"										TRUE DIVIDED LITE (TDL)
CC1	K	STUDY	2' - 5 1/8"	4' - 2"	FIXED		PAINTED WOOD	ALUMINUM	3' - 4"	7' - 6"										TRUE DIVIDED LITE (TDL)
CC2	K	STUDY	2' - 6 5/8"	4' - 2"	FIXED		PAINTED WOOD	ALUMINUM	3' - 4"	7' - 6"										TRUE DIVIDED LITE (TDL)
CC3	K	STUDY	2' - 5 1/8"	4' - 2"	FIXED		PAINTED WOOD	ALUMINUM	3' - 4"	7' - 6"										TRUE DIVIDED LITE (TDL)
DD	M	STUDY	2' - 0"	4' - 2"	CASEMENT		PAINTED WOOD	ALUMINUM	3' - 4"	7' - 6"		PRIVACY								TRUE DIVIDED LITE (TDL)
EE	G	LIVING	4' - 6"	3' - 0"	FIXED		PAINTED WOOD	ALUMINUM	4' - 6"	7' - 6"		PRIVACY								TRUE DIVIDED LITE (TDL)
FF	H	STAIRWELL	4' - 1"	10' - 0"	FIXED		PAINTED WOOD	ALUMINUM	3' - 5"	13' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
GG	B	STAIRWELL	2' - 0"	3' - 0"	FIXED		PAINTED WOOD	ALUMINUM	4' - 6"	7' - 6"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
HH	M	BATHROOM	2' - 0"	3' - 0"	CASEMENT		PAINTED WOOD	ALUMINUM	4' - 6"	7' - 6"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
JJ	B	BEDROOM	3' - 8"	4' - 6"	FIXED		PAINTED WOOD	ALUMINUM	3' - 0"	7' - 6"										TRUE DIVIDED LITE (TDL)
KK	M	BEDROOM	2' - 6"	4' - 6"	CASEMENT		PAINTED WOOD	ALUMINUM	3' - 0"	7' - 6"										TRUE DIVIDED LITE (TDL)
LL	M	BEDROOM	2' - 6"	4' - 6"	CASEMENT		PAINTED WOOD	ALUMINUM	3' - 0"	7' - 6"										TRUE DIVIDED LITE (TDL)
MM	C	KITCHEN	6' - 0"	4' - 6"	FIXED		PAINTED WOOD	ALUMINUM	3' - 0"	7' - 6"										TRUE DIVIDED LITE (TDL)
THIRD																				
AAA	F	MASTER BATHROOM	2' - 10"	3' - 6"	CASEMENT		PAINTED WOOD	ALUMINUM	3' - 11"	7' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
BBB	M	MASTER BEDROOM	2' - 0"	4' - 0"	CASEMENT		PAINTED WOOD	ALUMINUM	3' - 5"	7' - 5"										TRUE DIVIDED LITE (TDL)
CCC1	L	MASTER BEDROOM	2' - 1 1/2"	4' - 0"	FIXED		PAINTED WOOD	ALUMINUM	3' - 5"	7' - 5"										TRUE DIVIDED LITE (TDL)
CCC2	L	MASTER BEDROOM	4' - 3 1/4"	4' - 0"	FIXED		PAINTED WOOD	ALUMINUM	3' - 5"	7' - 5"										TRUE DIVIDED LITE (TDL)
CCC3	L	MASTER BEDROOM	2' - 1 1/2"	4' - 0"	FIXED		PAINTED WOOD	ALUMINUM	3' - 5"	7' - 5"										TRUE DIVIDED LITE (TDL)
DDD	M	MASTER BEDROOM	2' - 0"	4' - 0"	CASEMENT		PAINTED WOOD	ALUMINUM	3' - 5"	7' - 5"										TRUE DIVIDED LITE (TDL)
EEE	M	MASTER BEDROOM	2' - 0"	3' - 0"	CASEMENT		PAINTED WOOD	ALUMINUM	4' - 5"	7' - 5"		PRIVACY								TRUE DIVIDED LITE (TDL)
FFF	M	MASTER BEDROOM	2' - 0"	3' - 0"	CASEMENT		PAINTED WOOD	ALUMINUM	4' - 5"	7' - 5"		PRIVACY								TRUE DIVIDED LITE (TDL)
GGG	J	STAIRWELL	3' - 7"	2' - 6"	FIXED		PAINTED WOOD	ALUMINUM	4' - 11"	7' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
HHH	J	STAIRWELL	4' - 0 1/2"	2' - 6"	FIXED		PAINTED WOOD	ALUMINUM	4' - 11"	7' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
JJJ	J	STAIRWELL	4' - 0 1/2"	2' - 6"	FIXED		PAINTED WOOD	ALUMINUM	4' - 11"	7' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
LLL	J	STAIRWELL	4' - 0 1/2"	2' - 6"	FIXED		PAINTED WOOD	ALUMINUM	4' - 11"	7' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
MMM	J	STAIRWELL	3' - 10 1/2"	2' - 6"	FIXED		PAINTED WOOD	ALUMINUM	4' - 11"	7' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
NNN	J	STAIRWELL	3' - 10 1/2"	2' - 6"	FIXED		PAINTED WOOD	ALUMINUM	4' - 11"	7' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)
PPP	P	MASTER CLOSET	1' - 6"	1' - 6"	FIXED		PAINTED WOOD	ALUMINUM	5' - 11"	7' - 5"										TRUE DIVIDED LITE (TDL)
QQQ	P	MASTER CLOSET	1' - 6"	1' - 6"	FIXED		PAINTED WOOD	ALUMINUM	5' - 11"	7' - 5"										TRUE DIVIDED LITE (TDL)
RRR	P	MASTER CLOSET	1' - 6"	1' - 6"	FIXED		PAINTED WOOD	ALUMINUM	5' - 11"	7' - 5"										TRUE DIVIDED LITE (TDL)
SSS	E	MASTER BATHROOM	4' - 6"	3' - 6"	FIXED		PAINTED WOOD	ALUMINUM	3' - 11"	7' - 5"	TEMPERED	LOW- E								TRUE DIVIDED LITE (TDL)

NOTE: 4" TYP WINDOW TRIM





NOTE: SEE WINDOW SCHEDULE FOR WINDOW DIMENSIONS

WINDOW LEGEND
1/4" = 1'-0"

* EMERGENCY ESCAPE AND RESCUE OPENING COMPLIES WITH:
- MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET
- MIN. 20 INCH NET CLEAR OPENING WIDTH
- MIN. 24 INCH NET CLEA OPENING HEIGHT
- BOTTOM OF THE CLEAR OPEING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR

GENERAL WINDOW NOTES

GENERAL CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED ROUGH OPENING SIZES AND COORDINATE WITH ARCHITECT PRIOR TO FINAL SHOP DRAWINGS.

GENERAL CONTRACTOR TO VERIFY AND CROSS-CHECK THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL DRAWINGS PRIOR TO ORDERING/INSTALATION OF ANY MATERIALS OR STRUCTURAL MEMBERS IN CASE OF ANY DISCREPANCIES IT SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.

NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS.

VERIFY GLAZING WITH T-24

WINDOWS INDICATED AS EGRESS ARE TO COMPLY WITH UBC SECTION 310.4

ALL SIZES SHOWN INDICATE DIMENSIONS TO WINDOW FRAME. CONTRACTOR TO VERIFY ROUGH OPENINGS PRIOR TO FINAL SHOP DRAWINGS

ALL MUTIN BREAKUPS TO BE TRUE DIVIDED LITES U.N.O.

EXTERIOR WINDOWS AND GALZED OPENINGS SHALL HAVE A FIRE RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM12-7A-2

GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA

THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS (T-24) AT THE TIME OF INSPECTION.

GENERAL CONTRACTOR TO PROVIDE CF2R DOCUMENT FOR SIGNATURE AT TIME OF INSPECTION.

ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WETHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION OR EXFILTRATION.

TEMPORARY LABELS SHOULD NOT BE REMOVED UNTIL VERIFIED BY THE BUILDING INSPECTOR.

SEE FLOORPLAN FOR ROLL-DOWN SHADE LOCATIONS FOR BOTH INTERIOR AND EXTERIOR.

ROLL DOWN SHADES TO BE SELECTED BY OWNER AND INSTALLED PER

ABBREVIATIONS:

A.F.F. = ABOVE FINISH FLOOR
ALUM = ALUMINUM
AW = AWNING

DR = DOOR
DH = DOUBLE HUNG

EX = EXISTING
EXT = EXTERIOR

F = FIXED
FL = FLUSH

H = HOPPER
HT = HEIGHT

INT = INTERIOR

LTR = LETTER
LH = LEFT HAND
LHR = LEFT HAND REVERSE
LS = LIFT N' SLIDE

MO = MOTOR
MTL = METAL

#.NO = NUMBER

P = PIVOT
PL = PLASTER
PNL = PANEL
PTD = PAINTED
PWDR CTD = POWDER COATED

RH = RIGHT HAND
RHR = RIGHT HAND REVERSE

RSD = RAISED
RD = ROLL DOWN

S = SLIDER
SH = SINGLE HUNG
SKYLT = SKYLIGHT
ST = STONE
STD = STAINED
STL = STEEL

T.B.D. = TO BE DETERMINED
TT = TILT/TURN
TYP = TYPICAL

U.O.N. = UNLESS OTHERWISE NOTED

W = WIDTH
WD = WOOD
WDW = WINDOW

SAME AS PREVIOUSLY APPROVED CDP# 17433872

ATTACHMENT 8

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

STEEL RESIDENCE

HISTORICAL RESOURCE REPLACENT

7991 PROSPECT PLACE, LA JOLLA, CA 92037

PROJECT NUMBER: 2022-149

DRAWN BY:
SF

DATE:
10/22/2025

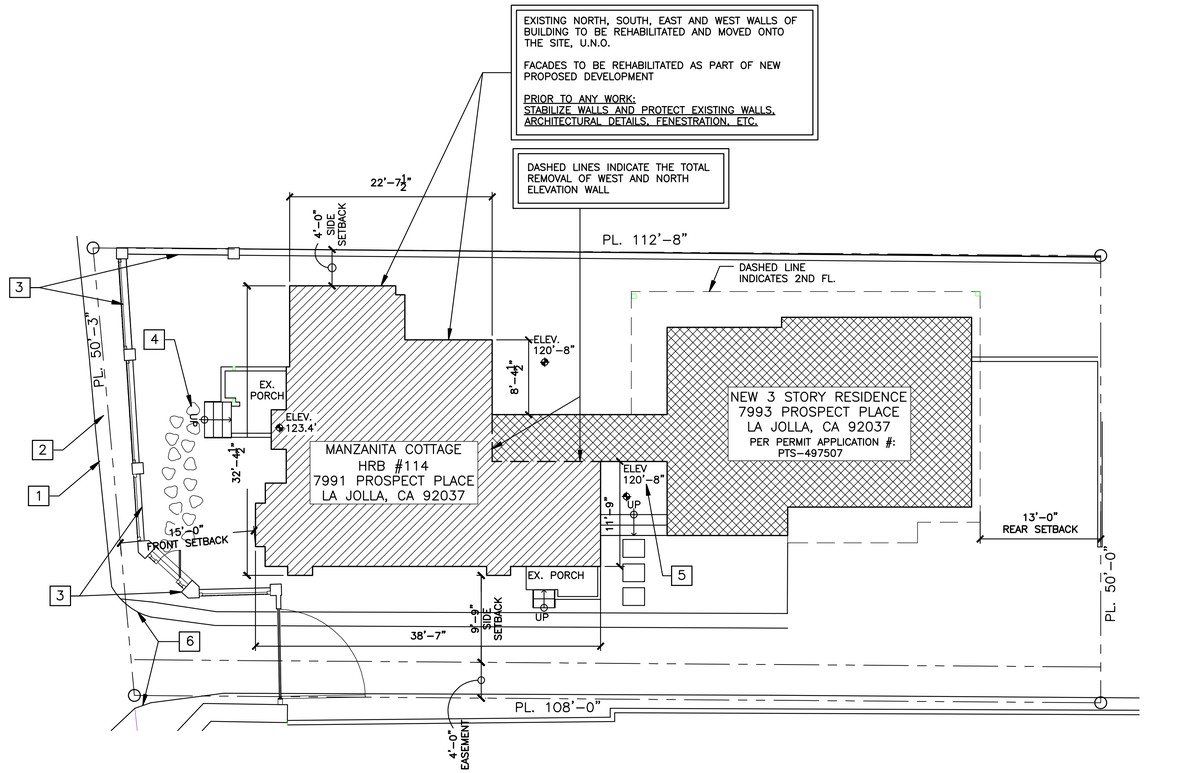
PHASE:
AMENDMENT

DISCRIPTION:
SCHEDULES

REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

TREATMENT PLAN: MANZANITA COTTAGE (HRB #1174)
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PERIOD OF SIGNIFICANCE 1910



1 TP.1 SITE PLAN

1" = 8'-0"

0' 4' 8' 16'

N

SITE PLAN KEYNOTES

1. STREET CURB
2. PUBLIC SIDEWALK
3. WOOD FENCE AND PIERS
4. NEW STEPPING STONES
5. CONCRETE STOOP
6. CURB CUT

DESCRIPTION OF RESOURCE

THE PROPERTY LOCATED AT 7991 PROSPECT PLACE, LA JOLLA, CA 92037 (APN:350-121-39-00) IS A DESIGNATED CITY OF SAN DIEGO HISTORIC RESOURCE (HRB #1174) WITH A PERIOD OF SIGNIFICANCE OF 1910.

THE ASYMMETRICAL FOOTPRINT OF THE ONE STORY STRUCTURE MEASURES APPROX. 38'-7"x 32"-4".

THE CALIFORNIA BUNAGLOW STYLE RESIDENCE WAS BUILT IN 1910 IN SINGLE WALL CONSTRUCTION (1x12 REDWOOD BOARDS WITH REDWOOD SHINGLES ON THE EXTERIOR) ON A WOOD PIER FOUNDATION. ITS MAIN AREA FEATURES A LIVING ROOM, THREE BEDROOMS, KITCHEN AND BATHROOM.
THE SQUAREFOOTAGE IS APPROXIMATELY 961 SF.

THE COTTAGE HAS A LOW PITCHED, FRONT GABLED ROOF WITH EXPOSED ROOF RAFTERS, COMPOSTION ROOFING, WIDE OVERHANGING EAVES AND A PROMINENT BRICK CHIMNEY ALONG THE SOUTH ELEVATION.

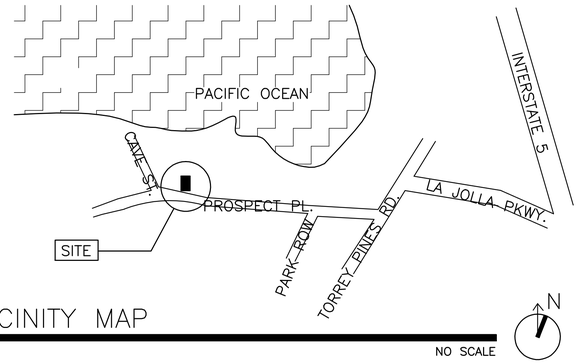
FENESTRATION CONSISTS OF CASEMENT, AWNING AND FIXED WINDOWS AND 2 DOORS (TO BE RECONSTRUCTED).

SOMETIME BETWEEN 1926-1949 THE MANZANITA COTTAGE WAS SUBJECT TO TWO ADDITIONS. BOTH ADDITIONS ARE SQUARE SHAPED. THE FIRST IS LOCATED ALONG THE NORTHWEST ELEVATION, MEASURING APPROX. 100 SQUARE FEET. THE SECOND ADDITION IS LOCATED ALONG THE SOUTHWESTERN ELEVATION, ABOUT 98 SQUARE FEET.

THE CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD BASED ITS DESIGNATION OF THE RESOURCE ON THE FOLLOWING FINDINGS:

CRITERION A: THE PROPERTY IS HISTORICALLY SIGNIFIGANT AS A SPECIAL ELEMENT OF LA JOLLA'S HISTORIC, SOCIAL, ECONOMIC, AESTHETIC AND ARCHITECTURAL DEVELOPMENT AND RETAINS INTEGRITY TO THE 1910 DATE OF CONSTRUCTION AND PERIOD OF SIGNIFICANCE. SPECIFICALLY, THE HOUSE EMBODIES THE CHARACTER DEFINING FEATURES OF BEACH COTTAGE ARCHITECTURE, IS ONE OF A FINITE AND LIMITED NUMBER OF BEACH COTTAGES REMAINING WHICH REFLECT THE EARLY DEVELOPMENT HISTORY OF LA JOLLA, AND RETAINS INTEGRITY FOR THAT ASSOCIATION.

THIS FINDING IS FURTHER SUPPORTED BY THE STAFF REPORT, THE HISTORICAL RESERCH REPORT, AND WRITTEN AND ORAL EVIDENCE PRESENT AT THE DESIGNATION HEARING.



VICINITY MAP

NO SCALE

INDEX OF SHEETS

TREATMENT PLAN

PROJECT :
HISTORIC MANZANITA COTTAGE / NEW RESIDENCE
HRB #1174 TREATMENT PLAN
7991 PROSPECT PL, LA JOLLA, CA 92037

CLIENT :
KEVIN AND MELISSA STEEL
7991 PROSPECT PL. , LA JOLLA, CA 92037

ARCHITECT:
UNION ARCHITECTURE, INC.
JOHN H. EISENHART, ARCHITECT
EVA THORN, INTERIORS
344 22ND STREET, SAN DIEGO, CA 92102
TELEPHONE: 619.788.2862 / WWW.UNIONARCH.COM

DATE: 08.29.2025
REV: 10.20.2025

TP. 1

SHEET 1 OF 8

TREATMENT PLAN: MANZANITA COTTAGE (HRB #1174)
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PERIOD OF SIGNIFICANCE 1910

TREATMENT PLAN

UNION ARCHITECTURE INC. 344 22nd. ST. SAN DIEGO, CA. 92102 619-269-4941

REHABILTIATION TREATMENT PLAN

DATE: August 29, 2025, REV: 10.20.25

PROJECT: Manzanita Cottage Rehabilitation
at 7991 Prospect Pl.
City historic resource #1174
La Jolla, Ca. 92037
Assessors Parcel #: 350-121-3900
Year built: 1910
Period of Significance: 1910

Move-off sites (storage):

A. Panels: 3423 Del Rey St. (Pacific Beach neighborhood)
La Jolla, Ca. 92109
Assessors Parcel # 424-362-100

B. Fenestration: 6898 La Jolla Blvd.
La Jolla, Ca. 92037
Assessors Parcel # 351-350-2600

Move-on site (original 1910 location):

7991 Prospect Pl.
City historic resource # 1174
La Jolla, Ca. 92037
Assessors Parcel #: 350-121-3900

SUBJECT: Treatment Plan to move dissassembled resource from above referenced storage sites to original location for reassembly and rehabilitation in context with a new contemporary residential addition.

PROJECT TEAM:

D: Developer: T.B.D.
PA: Project Designer: Flavia Gomes, Offset Design and Drafting
HA: Historic Architect: John Eisenhart, Union Architecture, Inc.
HAM: Historic Architect Monitor: John Eisenhart, Union Architecture, Inc.
(Previous: pre-HA/HAM: Ione Stiegler, IS Architecture)

PI: Principal Investigator: T.B.D.
CM: Construction Manager: T.B.D.
HM: House Mover: T.B.D.

BI: Building Inspector: City of San Diego Development Services: Environmental and Historical staff.
RE: Resident Engineer: T.B.D.

PROPERTY DESCRIPTION:

The structure at 7991 Propect Place (Manzanita Cottage) is a historically designated single story example of a California Bungalow Style residence. It was constructed in 1910. The main structure is asymmetrical and features a living room, three bedrooms, kitchen and bathroom. Overall the approximate square footage is 961sf.

The cottage is built of single-wall construction, 1x12 redwood boards with wood shingles on the exterior and a wood pier foundation. It has a low pitched, front gabled roof with exposed roof rafters, compostion shingle roofing material, wide eave overhang and prominent a brick chimney along the main south elevation. The exterior façade material is cedar wood shingles. Fenestration consists of casement, awning and fixed windows. The south elevation features a small porch with a low pitch, front gabled porch roof supported by two slender wood columns. The porch area is wood framed construction with wood shingled guard walls. The porch is built up to the brick chimney. Located on each side of the chimney is a rectangular shaped wood casement window with leaded diamond glass panes. The windows are protected by small projecting shingled shed roofs. The main entry to the bungalow is from the porch area, a side entry is located along the northeast elevation.

Sometime between 1926-1949, the Manzanita cottage was subject to two additions, both square shaped. The first addition is approximately 100 sf and located along the northwest elevation. The second addition is located along the southwest elevation, and measures about 96 square feet.

This Treatment Plan is being prepared to move the historic portion of the building from its current location at 3423 Del Rey Street, San Diego, Ca. (Assessors Parcel #: 424-362-100) to the original site at 7991 Prospect Place, San Diego, Ca. (Assessors Parcel #: 350-121-3900) in the La Jolla neighborhood.
Approximate moving distance is 6 miles. The resource will be rehabilitated at this new (original historic) location in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation Treatment Plan.

INTRODUCTION:

The implementation of the Treatment Plan for the relocation and transportation of structure will be facilitated by a qualified historic House Mover under the observation of the Project Designer (PA) and Historic Architect Monitor (HAM) in a manner consistent with the approved Treatment Plan for this project.

This Treatment Plan is accompanied by a copy of Treatment Plan drawings as inculded in the Site Development Plans of the property prepared by UA.

The House Mover (HM) is responsible for detailing exact stabilization, partial disassembly, bracing and stabilization of pieces etc. to assure safe move of resource. Project Designer (PA) and Resident Engineer (RE) to be responsible for detailing exact stabilization, bracing, disassebly etc. to assure safety of resource. HAM to review.

The drawings also outline the proposed rehabilitation of the resource at the new location. This Treatment Plan and its related drawings will be included in all subsequent plans for the discretionary permit processing and construction documents.

PREPARATION / RELOCATION OF STRUCTURE:

1. Preparation of the resource prior to move:

The 1910 original structure is to be rehabilitated, as shown on Treatment plan drawings.

At the time of preparation of this Treatment Plan the structure was already dissassembled and at the storage site ("move-off site": 3423 Del Rey Street, San Diego, Ca). **See HAM Conditions Report from 05/16/2025 with revision from 08/21/2025 for dissasembled historic resource condtion at storage site.**

The disassembled structure is to be transported to the move-on site (original site at 7991 Prospect Place).

Individual building sections are to be stabilized, braced and secured for transport.

Fenestration (exterior doors and window sashses) are already removed and stored at move-off site B.: 6898 La Jolla Blvd., La Jolla, Ca. 92037
The frames and casings remained in place on the individual building sections/panels and are stored at move-off site A. 3423 Del Rey St., La Jolla, Ca. 92109.

All fenestration openings are to be secured for transport.

Exterior plumbing vents, supply and waste pipes, electrical boxes, conduits, etc. are already removed. All utilities have been disconnected.

Specific procedures to be determined by qualified historic House Mover (HM), Project Deigner (PA) and Resident Engineer (RE) and to be reviewed by HAM. Monitor to be notified prior to any modifications of structure not outlined in Treatment Plan. Consistent with Standards # 6,7, 9 and 10.

The perimeter foundation has been removed. Bricks are salvadged and stored at move-off site A.: 3423 Del Rey St, La Jolla, Ca 92109.

There is gabled façade panel stored at the move-off site. This gabled panel is to be stored and refastened during rehabilitation.

2. Partial disassembly of historic structure:

The disassembly work has already occured. The Contractor and Historic Monitor will meet on site to review the scope of work. All disassembled parts of the resource shall be clearly marked and recorded prior and during preparation for transport back to the original site and shall be reviewed by HAM.

a. Foundation: The existing foundation has been demolished. A new foundation is required. Methods to be determined by PA, RE, HA and Historic House Mover, to be reviewed by HAM.

b. Floor: The wood floor, and its supporting structure (floor joists) have been demolished. The new floor and supporting structure are to be new. Methods to be determined by PA, RE, HA and Historic House Mover, to be reviewed by HAM.

c. Walls: Exterior wall assemblies north, east, west and south façade: Wood shingled siding with 1x12 redwood (single wall construction) and exterior window casing and trim to remain in place at the storage site A.. The new walls are to be 2x stud walls with new pressure treated plywood. The historic single wall construction will be applied to this new sub-structure. Methods to be determined by PA, RE, HA and Historic House Mover, to be reviewed by HAM.

d. Roof: The roof has been demolished. Roof and roof rafters are to be new. Methods to be determined by PA, RE, HA and Historic House Mover, to be reviewed by HAM.

At end of each work day, or as required, all parts are to be protected from weather and vandalism.

During preparation for transport back to the original site, Construction Manager to inform Monitor of discovery of any architectural elements on site (these may include brackets, posts, casings, doors, leaded windows, exterior siding on interior walls (ie. west wall) etc.. Monitor to evaluate relevance of such materials and discuss any change to Treatment plan and construction documents that might better interpret the historical significance of the residence.
Consistent with Standards # 2, 6, 7, and 9.

4. Movement of Resource:

The resource has already been moved to the storage sites A. and B..
Once the new structural foundation (type of foundation to be determined by PA) is in place at the original site (move-on site) and ready to receive the resource reassembly and rehabilitation work shall commence immediately.

The resource will be moved back to its original site in its original orientation. The new height of the finish first floor to grade shall match. The present height finish floor to grade is approximately 27". New structural system, to be designed to maintain the integrity of the historic structure. It should not alter the exterior elevations. Reassembly of structure will occur at the new site, any temporary bracing will be removed and any required rehabilitation of the structure will commence. All new utilities shall be designed to accommodate layout of residence.
Consistent with Standards # 1, 2, 9, 10.

5. House Mover / disassembly and reassembly of resource:

House Mover to outline path of move, sequence of move, and means in which disassembled pieces are to be secured for the move. Monitor and City Staff to approve moving plan prior to moving date.
Generally, the movement of the historic resource shall be done in stages. Panels shall be handled with care. If damage occurs to the resource during the move the monitor will be notified immediately.
Consistent with Standards # 1, 2.

EXISTING FOUNDATION:
The existing foundation was demolished. Original brick was salvaged and stored.
Consistent with Standards #9 and 10.

NEW FOUNDATION:
All new foundation work at the move-on site shall be completed prior to move-off of resource. Type of foundation is TBD by PA, review by HAM.
Wood shingles originally went close to the ground, very little of the original stem wall was exposed. Wood shingles shall be kept min. of 4" off the grade to prevent water damage. The exposure of the new stem wall will be very small.
The finish floor shall be a minimum of 27" above grade as measured adjacent to original front entry / porch. Perimeter foundation finish to be concrete or concrete block.
Consistent with Standards # 9 and 10.

EXISTING FRAMING:
The existing horizontal framing floor support structure has been demolished. The horizontal framing floor support structure is to be new. The first floor vertical framing (2x stud walls) is to be new. The existing first floor vertical framing is single wall construction and is saved at the storage site A.. The existing single wall construction is to be applied as a façade to a new 2x sub-structure. The new interior design / planning to be adjusted as required to accommodate new (smaller) interior dimensions. Consistent with Standards # 2, 9 and 10.

ROOF:
The roof (1910 structure) has been demolished.
New roofing material is compostion roofing. Follow manufacturer recommendations for underlayment and roofing installation. A gutter was not present historically, the rehabilitation should not add any gutters. The roof rafters are to be new 2x4's with overhang at 18" to 24". The new roof rafters shall be supported on the underside with new 1x4 roof sheathing at the overhang (12" to 30").
Consistent with Standards # 6, 9 and 10.

EXTERIOR WALL FINISHES:
New 2x stud walls are the support/structural exterior walls. The existing 1x12 vertical redwood with wood shingles are to be applied as a "façade". The existing old growth 1x12 redwood should be repaired as necessary in some locations, use McMullin Sawmill or equal, #1 grade, 100% all clear, redwood.

Condition of existing wood shingles shall be observed by HAM and GC once all wall panels are reassembled on site and rehabilitation work is ready to start.
Contractor and HAM to asess if removing, cleaning and reattaching existing wood shingles is technically feasible.

Contractor to prepare trial mock-up in a selected area to determine feasibility to perform described work as follows:

Carefully remove existing shingles on the north and west elevation and reattach over sheathing on the south and east elevation.
The south and east elevation are the street / front elevations and thus the most prominent facades, as viewed from the public right-of-way. Maximizing original fabric on these facades shall be a priority.

Where original wood shingles are missing or are determined to be deteriorated beyond repair (as described above) they should be replaced in kind with new shingles. The existing wood shingles lap over 3 times, the exisiting pattern should be used as a template / be matched where shingles are replaced in kind. Please use: Pacific Redwood Products LLC or equal. #1 grade,100% all clear or approved equal.

Wood fenestration casings (head, jamb, sill and apron) are wood and to remain in place and be repaired.
Consistent with Standards # 2, 6, 7, 9, and 10.

EXTERIOR DOORS AND WINDOWS:
Windows are wood. Sash type is casement, awning and fixed. The frames are wood and were kept in place. Window sashes have been removed along with hardware and safely stored. They are generally in good condition. The existing original window sashes shall be marked for location taken from on plan by PA. Any new reconstructed windows or missing pieces should be replicated from matching wood species using original as a

template for profile shape (there will be approximately three new windows, orginals will serve as template). Repair, clean and paint. Reinstall for smooth operation.

Original door openings on the interior appear to have been modified in height. No original doors have been found to remain. There will be two new exterior doors. Door #101, entry porch/main entry door, will be a wood french door and door #106 will be a two panel, 3/4 glass in upper and wood panel in the lower part. HAM to review proposed.
All fenestration will be reinstalled and shall be repaired for smooth operation.
Refer to Preservation Brief # 9 for repair of windows. Consistent with Standards # 2, 6, 7, 9, 10.

MAIN ENTRY PORCH:
The existing main entry porch is in storage. The two columns (4x4) and beams (4x6) are to be new along with the new roof rafters. The existing deck railing is solid (wood shingles with 1x12 redwood backing) and should be put back into place like the original porch guard walls. The original concrete steps are missing. New porch steps and deck should be sympathetic to the California Bunaglow era. The stairs should be float finish poured concrete. The original porch area is about 27" above grade and should be the same. The porch deck area is demolished. The porch area deck is to be new Douglas Fir #1, 1x4 tongue and groove. The original porch ceiling is missing and should be replaced by new redwood boards. Consistent with Standards # 6, 9 and 10.

FIREPLACE:
The fireplace brick was salvaged and stored at the storage site A.. The brick shall be reconstructed using lime mortar. Where brick is missing, or is deteriorated beyond use/repair and needs to be replaced, the new bricks should match the original in material, size, design, color and texture. Consistent with Standards # 6.

ELECTRICAL & LIGHTING:
All new electrical and lighting systems to conform to current code. Electrical meter shall be located discretely away from view. Exterior lighting fixtures to be surface mounted or pendant type sympathetic to California Bunaglow Style. Per Historic Building Code, lighting fixtures that replicate the California Bunaglow Style may be incandescent. Incandescent lighting should be used throughout the historic residence. Consistent with Standards # 9 and 10.

PLUMBING:
Any remaining exterior plumbing and vent pipes to be dismantled. New interior plumbing and vents to be installed as required. Avoid vent pipes being visible from principal elevation or near the edge of roof. Areas in exterior siding where old pipes have been removed to be repaired with salvaged siding from building. The plumbing system should conform to current code. Consistent with Standards # 9 and 10.

HEATING:
New HVAC units may be installed in the attic on the interior. If heat pump or condenser unit is required, locate at rear of building and screen appropriately. The structure to be modified at a minimum to accommodate these units. HVAC system to conform to current code. Refer to Preservation Brief # 24. Consistent with Standards # 9 and 10.

PAINTING:
Remove existing paint, dirt, mildew from fenestration and fenestration casing. The wood façade shingles do not receive any paint, they are to remain natural wood color. Paint scheme on the exterior of the building, at fenestration, fenestration casing should be in period colors / color scheme (2-4 colors recommended). PA to select, HAM to review. Existing materials to be tested for lead paint and if detected, follow current laws for careful removal and disposal. Monitor and City Staff to approve final paint scheme. Refer to Preservation Brief # 10. Consistent with Standards # 6.and 7.

LANDSCAPING:
No hardscape elements are character defining features of the resource. New hard scape shall be sympathetic to period aesthetic. The new site will be landscaped and hardscaped in accordance with all relevant regulations of the Land Development Code for the relocation, rehabilitation, and reuse of historic resources. Consistent with Standards # 9 and 10.

REPAIR / CLEANING:
The cleaning of all historic material/fabric shall occur through using the gentlest means possible. An appropriate means of control and disposal of lead, asbestos or other chemicals shall be provided. Historic fabric shall be retained as much as possible. Do not sandblast or water power wash materials. Minor wood repair shall use Abatron Epox fill. If wood is damaged to a greater extent, a dutchman type repiar shall be performed. Refer to Preservation Brief # 1.

REHABILITATION CHARACTER DEFINING FEATURES:
The overall character defining features of the resource are the wood shingle façade cladding, wood trim (header, jambs and sill) with projecting roof rafters overhangs. The entry porch area supported by wood columns and beams, with brick fireplace and flanking leaded glass windows.

The character defining material elements are: Wood shingles with 1x12 redwood backing, wood trim pieces, brick and original windows.

Should damage occur to the resource, it shall be repaired in conformance with the Secretary of the Interior's Standards for Rehabilitation or Reconstruction. Consistent with Standards # 2, 6, 9, and 10.

ATTACHMENTS:
Treatment Drawings, Secretary of the Interior's Standards for Rehabilitation.

PROJECT :
HISTORIC MANZANITA COTTAGE / NEW RESIDENCE
HRB #1174 TREATMENT PLAN
7991 PROSPECT PL, LA JOLLA, CA 92037

CLIENT :
KEVIN AND MELISSA STEEL
7991 PROSPECT PL. , LA JOLLA, CA 92037

ARCHITECT:
UNION ARCHITECTURE, INC.
JOHN H. EISENHART, ARCHITECT
EVA THORN, INTERIORS
344 22ND STREET, SAN DIEGO, CA 92102
TELEPHONE: 619.788.2862 / WWW.UNIONARCH.COM

DATE: 08.29.2025
REV: 10.20.2025

TP. 1.1
SHEET 2 OF 8

TREATMENT PLAN: MANZANITA COTTAGE (HRB #1174)
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PERIOD OF SIGNIFICANCE 1910

TREATMENT PLAN

UNION ARCHITECTURE INC. 344 22nd. ST. SAN DIEGO, CA. 92102 619-269-4941

MONITORING PLAN

DATE: August 29, 2025 / REV: 10.20.2025

PROJECT: Manzanita Cottage Rehabilitation
at 7991 Prospect Pl.
City historic resource #1174
La Jolla, Ca. 92037
Assessors Parcel #: 350-121-3900
Year built: 1910
Period of Significance: 1910

PROJECT TEAM:

D: Developer: T.B.D.
PA: Project Designer: Flavia Gomes, Offset Design and Drafting
HA: Historic Architect: John Eisenhart, Union Architecture, Inc.
HAM: Historic Architect Monitor: John Eisenhart, Union Architecture, Inc.
(Previous: pre-HA/HAM: Ione Stiegler, IS Architecture)
PI: Principal Investigator: T.B.D.
CM: Construction Manager: T.B.D.
HM: House Mover: T.B.D.
BI: Building Inspector: City of San Diego Development Services: Environmental and Historical staff.
RE: Resident Engineer: T.B.D.

SUBJECT: Monitoring Plan for move of dissassembled resource from above referenced storage sites to original location for reassembly and rehabilitation in context with a new contemporary residential addition.

PROPERTY DESCRIPTION:

The structure at 7991 Propect Place (Manzanita Cottage) is a historically designated single story example of a California Bungalow Style residence. It was constructed in 1910. The main structure is asymmetrical and features a living room, three bedrooms, kitchen and bathroom. Overall the approximate square footage is 961sf.

The cottage is built of single-wall construction, 1x12 redwood boards with wood shingles on the exterior and a wood pier foundation. It has a low pitched, front gabled roof with exposed roof rafters, compostion shingle roofing material, wide eave overhang and prominent a brick chimney along the main south elevation. The exterior façade material is cedar wood shingles. Fenestration consists of casement, awning and fixed windows. The south elevation features a small porch with a low pitch, front gabled porch roof supported by two slender wood columns. The porch area is wood framed construction

with wood shingled guard walls. The porch is built up to the brick chimney. Located on each side of the chimney is a rectangular shaped wood casement window with leaded diamond glass panes. The windows are protected by small projecting shingled shed roofs. The main entry to the bungalow is from the porch area, a side entry is located along the northeast elevation.

Sometime between 1926-1949, the Manzanita cottage was subject to two additions, both square shaped. The first addition is approximately 100 sf and located along the northwest elevation. The second addition is located along the southwest elevation, and measures about 96 square feet.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to move the historic portion of the building from its current storage location to its new (original) location.

Move-off sites (storage):

A. Panels: 3423 Del Rey St. (Pacific Beach neighborhood)
La Jolla, Ca. 92109
Assessors Parcel # 424-362-100

B. Fenestration: 6898 La Jolla Blvd.
La Jolla, Ca. 92037
Assessors Parcel # 351-350-2600

Move-on site (original 1910 location):

7991 Prospect Pl.
City historic resource # 1174
La Jolla, Ca. 92037
Assessors Parcel #: 350-121-3900

Approximate moving distance is 6 miles. The resource will be rehabilitated at this new (original historic) location in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation Treatment Plan.

MONITORING NOTE:

General Contractor and Project Architect are responsible to set-up meetings with the appropriate parties at the milestones listed below.

MONITORING MILESTONES AT MOVE-OFF SITES (storage sites):

1. **Overview of Treatment Plan and Monitoring Plan**
(HAM, HA, PI, PA, CM, BI, D, HM)

Issue:

Pre-construction meeting as related to historic resource on site. Discuss sequence and type of work to be done prior to move. General methods of protection of structure during work to be discussed.

2. **Preparation of resource for moving**
(HAM, HA, CM)

Issue:

Monitor to be present prior to any demolition / removal work as indicated on Treament Plan. Areas to be removed to be marked by HM, reviewed by Monitor.

Labeling of archiectural elements / panels to be verified prior to moving of resource.

a. Verify existing window labels are intact, repair / replace as necessary. Windows in storage are labeled with numbers, corresponding to tags on plan.

b. Verify existing spray painted labels are intact. Panel in storage are labeled with spray paint corresponding to key plan. General Keyplan is included as an addendum at the end of this Monitoring Report for information. Enlarged keyplans and photo of inventory taken in May 2025 are available. PA to provide to CM.

Other activities required for moving structure, such as removal of exterior plumbing, electrical lines and general activities for moving shall be completed.

3. **Final review of preparation of resource for moving**
(HAM, HA, CM, HM)

Issues:

a. Monitor to be present at disassembly / move of structure. Monitor to take inventory of wood siding, windows and doors to be salvaged per Treatment Plan.

Panels have been labeled w/ spray paint at time of disassebly / storage, at time of preparation of conditions report (May 16, 2025) labels were verified and keyplan was created. HAM to provide enlarged keyplan to PA (general keyplan is included at the end of this Monitoring Report for information). Labels to be verified and renewed as necessary prior to move of panels.

Any additional details required to be provided by PA, RE, HA. To be reviewed by HAM.

Brace and protect structure / pieces prior to move-off date.

b. Monitor to review work after completion.

MONITORING MILESTONES AT MOVE-ON SITE (orig. location):

See new siteplan at move-off site and area to be monitored Figures 1 below.

4. **Pre-construction meeting move-on site** (HAM, HA, PI, CM, BI, D)

Issue:

Overview of Treatment Plan, Architectural, Landscaping and Engineering Documents as related to move-on site. Review work involved by CM to prepare site for arrival of structure.

5. **New foundation, utilities, site preparation for move on** (HAM, HA, CM, HM)

Issue:

Review of work on site to assure work will properly receive move-on of resource.

6. **Move -on site** (HAM, HA, CM, BI)

Issue:

Monitor need not be present during actual move of resource. *Monitor to be notified immediately if damage occurs during move. Phone 619-269-4941.* Review move-on site with resource present. Overview of Treatment Plan for rehabilitation of resource, Architectural, Landscaping and Engineering Documents.

7. **Continuing Monitoring of rehabilitation of resource at move-on site**.

Monthly or as required by construction activity. (HAM, HA, CM).

Issue:

Review rehabilitation of resource in accordance with Treatment Plan and Architectural, Landscaping and Engineering Documents.

8. **Final Monitoring** (HAM, HA, CM, D)

Issue:

Final punch list of items to complete according Treatment Plan and Architectural, Landscaping and Engineering Documents.

9. **Draft Report** (HAM, BI)

Issue:

Draft report of monitoring process to be submitted to BI for review.

10. **Final Report** (HAM, BI, PI, D).

Issue:

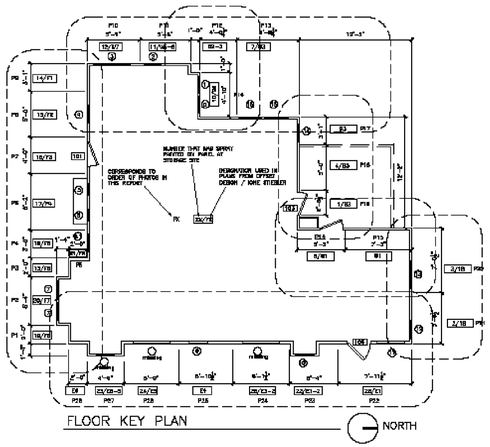
Final report of monitoring process.

Final report of monitoring process will include all Monitoring Reports issued to date, and assessment / conclusion of completed rehabilitation of resource with photos. Final Report to be submitted to PI for distribution to City of San Diego Development Services and San Diego History Center for archiving.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FLOOR PLAN KEYPLAN:
Partial enlarged plans for South, West, North and Eastern facing wall panels with corresponding photos are included in Conditions Report from May 16, 2025.



Addendum to M.P. - General Keyplan - Existing Panel Labels

The floor key plan shows the individual panel sections the resource as been disassembled into. Panels have been labeled w/ spray paint at time of disassebly / storage. At time of preparation of conditions report (May 16, 2025) inventory was taken, labels were verified and keyplan was created.

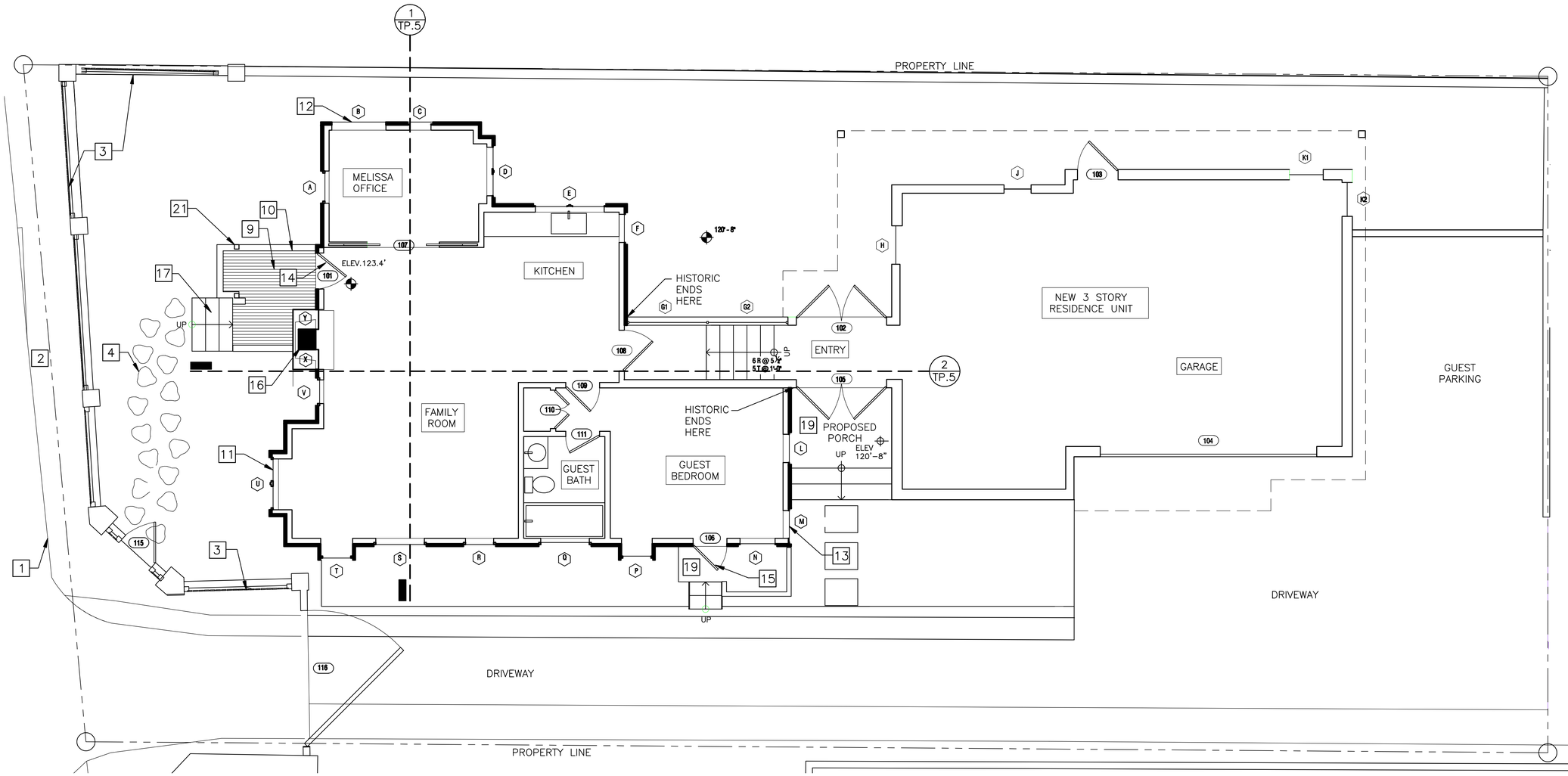
PROJECT :
HISTORIC MANZANITA COTTAGE / NEW RESIDENCE
HRB #1174 TREATMENT PLAN
7991 PROSPECT PL, LA JOLLA, CA 92037
CLIENT :
KEVIN AND MELISSA STEEL
7991 PROSPECT PL. , LA JOLLA, CA 92037

ARCHITECT:
UNION ARCHITECTURE, INC.
JOHN H. EISENHART, ARCHITECT
EVA THORN, INTERIORS
344 22ND STREET, SAN DIEGO, CA 92102
TELEPHONE: 619.788.2862 / WWW.UNIONARCH.COM

DATE: 08.29.2025
REV: 10.20.2025

TP. 1.2
SHEET 3 OF 8

TREATMENT PLAN



1 TP.2 FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

N

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NOTE:

A. THE 1910 BUILDING IS ORIGINAL.

KEYNOTES

1. STREET CURB
2. PUBLIC SIDEWALK
3. WOOD WALL WITH PIERS
4. NEW STEPPING STONE
5. CONCRETE WALK-WAY
6. CURB CUT
7. ORIGINAL 1x12 REDWOOD SHEATHING
8. ORIG. WOOD SHINGLES OR REPLACED IN KIND WHERE DETERIORATED BEYOND REPAIR, SEE TREATMENT PLAN NOTES TP-1.1 (page 6), GENERAL CONTRACTOR TO PREPARE MOCK UP TO DETERMINE PRIOR TO START WORK.
9. NEW 1x4 DOUGLAS FIR TONGUE&GROOVE
10. ORIGINAL 2x CAP ON SOLID RAILING
11. ORIGINAL CASEMENT WINDOWS
12. ORIGINAL AWNING WINDOW
13. ORIGINAL FIXED WINDOW
14. NEW WOOD FRENCH DOOR
15. NEW WOOD/GLASS DOOR
16. RECONSTRUCTED BRICK/CHIMNEY
17. RECONSTRUCTED CONCRETE STAIR
18. EXISTING WOOD CASING
19. NEW CONCRETE STEP/LANDING
20. NEW COMPOSITION ROOFING
21. NEW 4x4 COLUMN (REDWOOD #1)
22. NEW 2x4 ROOF RAFTERS @ 2'-0" O.C.
23. NEW 2x4 CORNICE BOARD W/ 1x2 TRIM
24. ORIGINAL LEADED WINDOWS
25. NEW STEM WALL PER STRUCTURAL, SEE TREATMENT PLAN NOTES TP-1.1 page 5 & DTL. 2/TP.4
26. NEW 2x ROOF RAFTERS
27. NEW 2x CEILING JOISTS
28. NEW 2x FLOOR JOISTS
29. NEW 2x WOOD STUD
30. NEW EXT. PLYWOOD
31. NEW EXT. 1x4 DOUG. FIR @ UNDERSIDE OF CEILING

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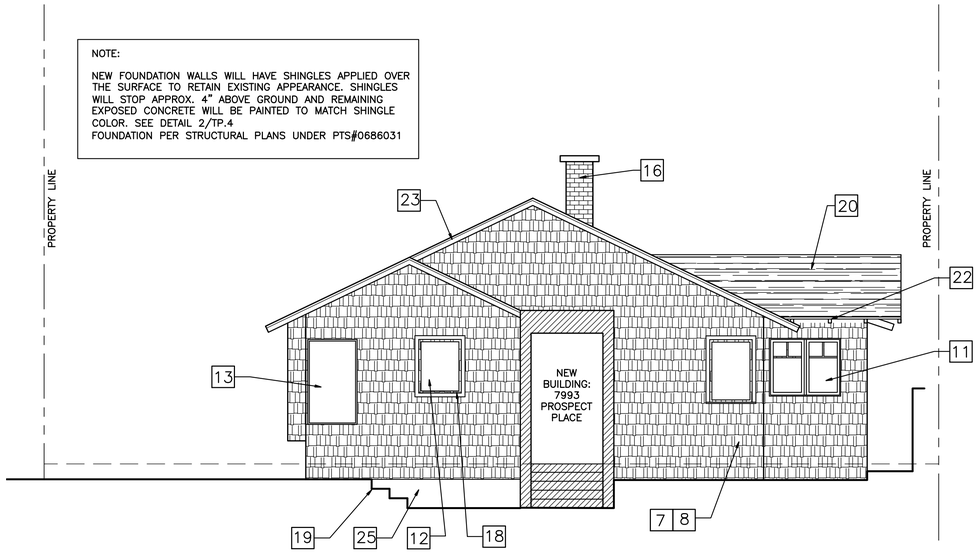
TP. 2

TREATMENT PLAN

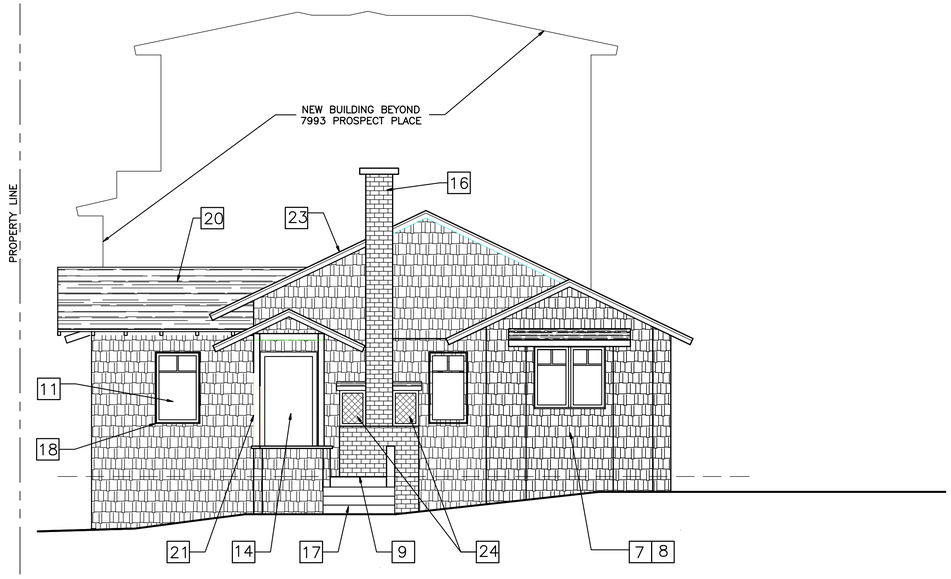
NOTE:

NEW FOUNDATION WALLS WILL HAVE SHINGLES APPLIED OVER THE SURFACE TO RETAIN EXISTING APPEARANCE. SHINGLES WILL STOP APPROX. 4" ABOVE GROUND AND REMAINING EXPOSED CONCRETE WILL BE PAINTED TO MATCH SHINGLE COLOR. SEE DETAIL 2/TP.4
FOUNDATION PER STRUCTURAL PLANS UNDER PTS#0686031



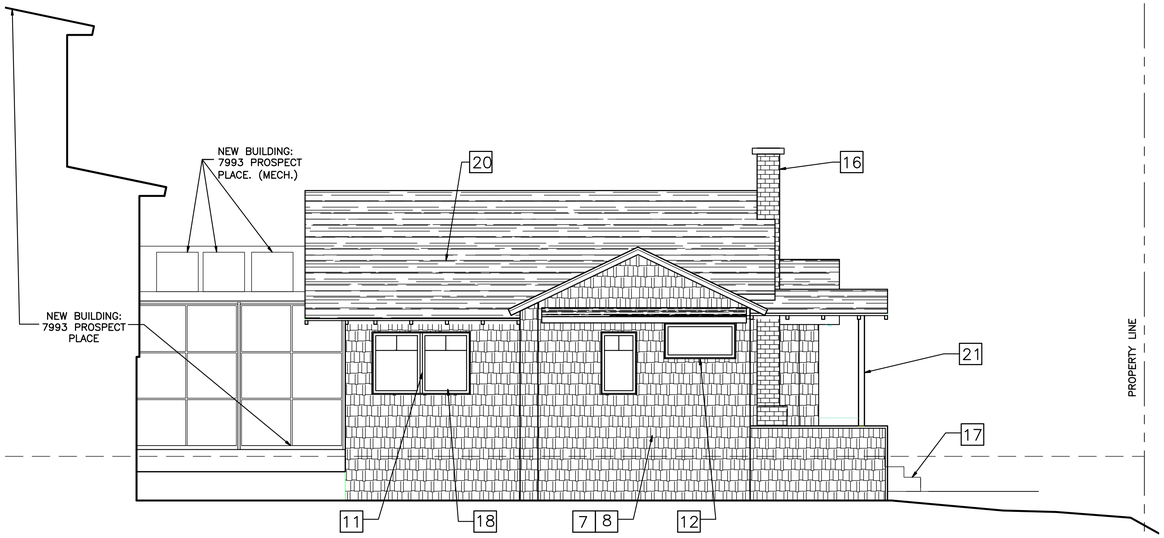
3 TP.3 NORTH ELEVATION

1/4" = 1'-0" 0' 2' 4' 8'



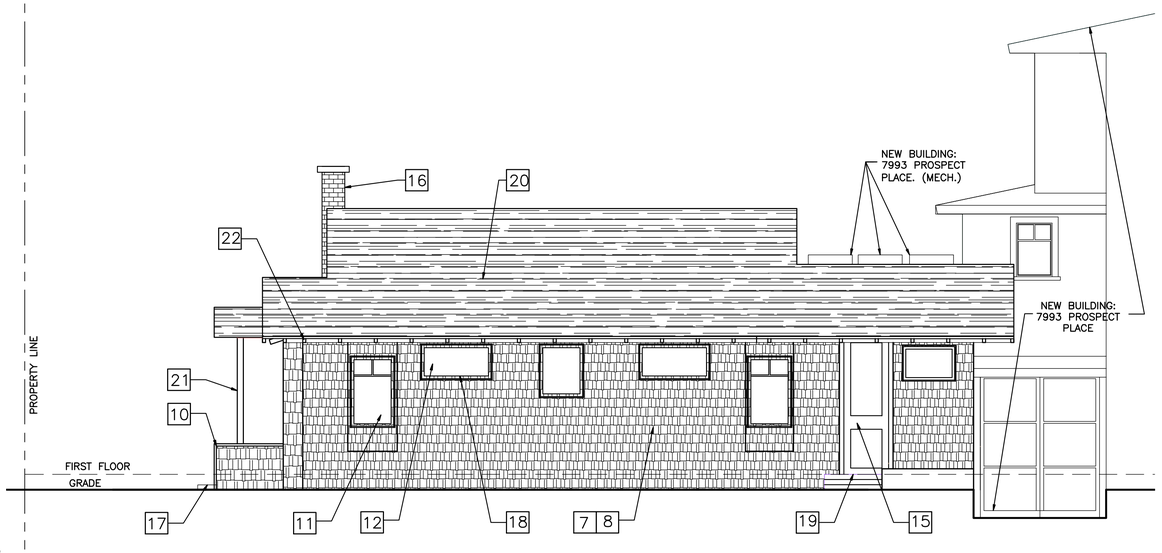
2 TP.3 SOUTH ELEVATION

1/4" = 1'-0" 0' 2' 4' 8'



4 TP.3 WEST ELEVATION

1/4" = 1'-0" 0' 2' 4' 8'



1 TP.3 EAST ELEVATION

1/4" = 1'-0" 0' 2' 4' 8'

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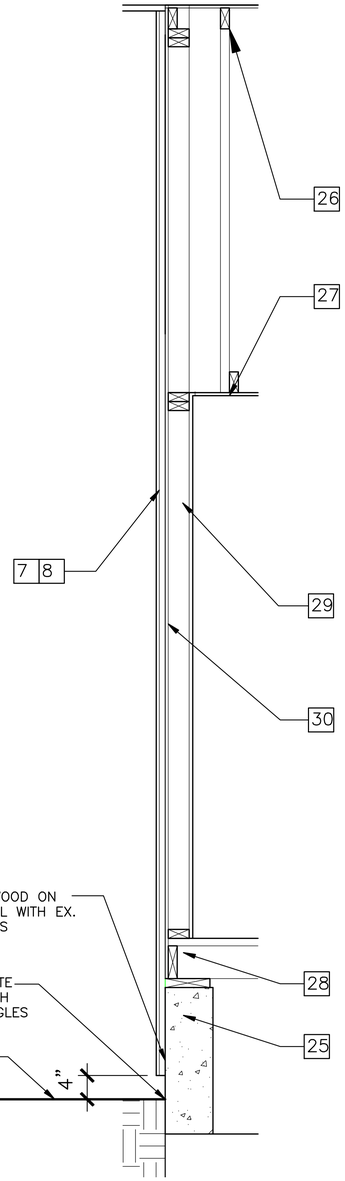
TP. 3

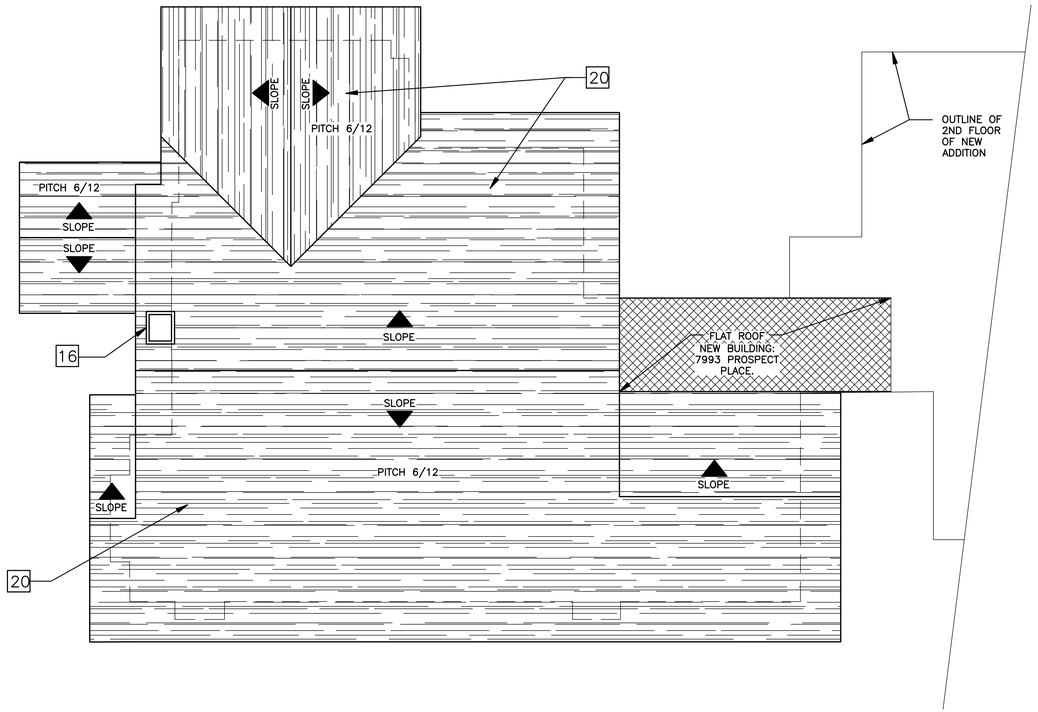
ATTACHMENT 8

TREATMENT PLAN



2 TP.4 WALL SECTION

1" = 1'-0"



1 TP.4 ROOF PLAN

1/4" = 1'-0"

0' 2' 4' 8'

N

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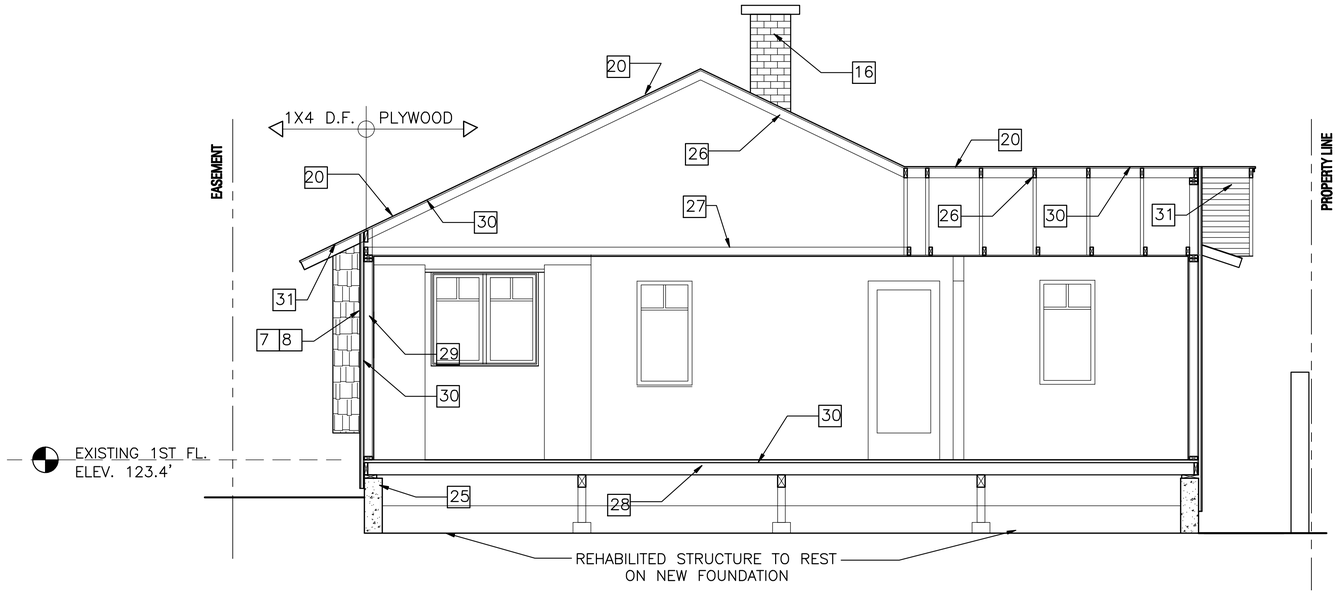
TP. 4

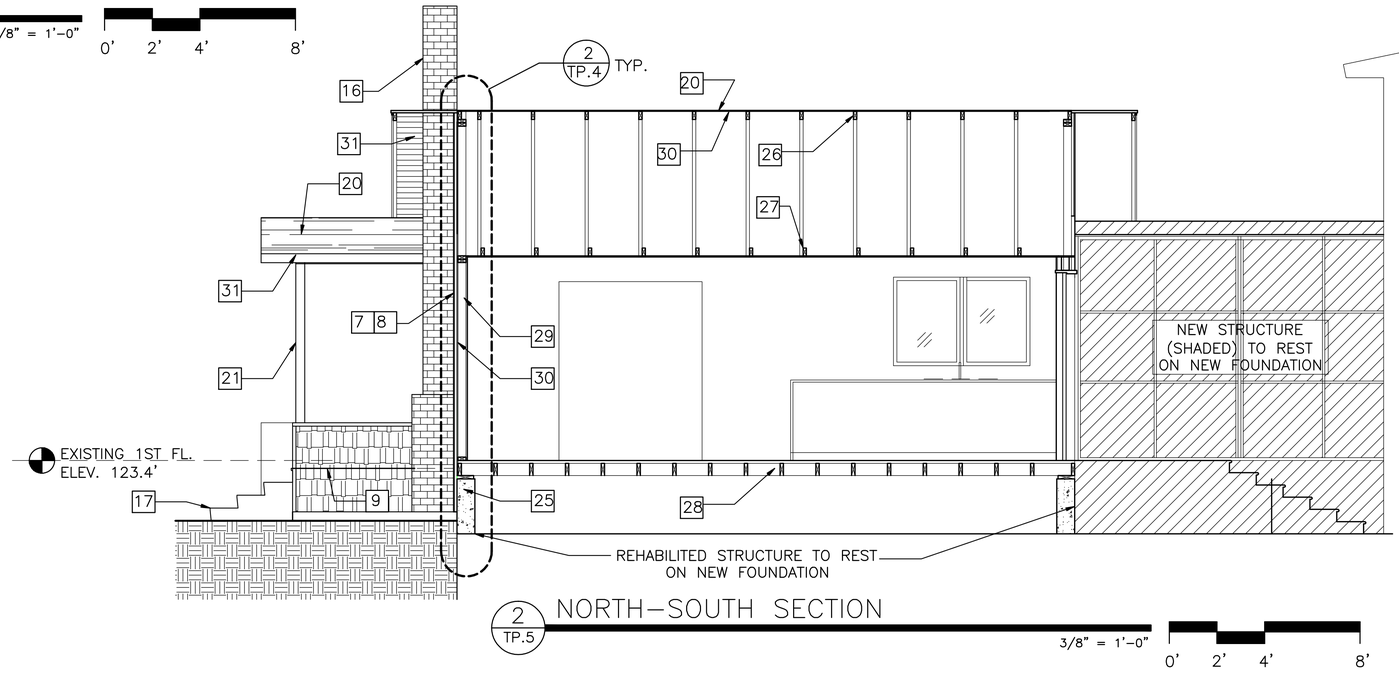
TREATMENT PLAN



1 TP.5 EAST–WEST SECTION

3/8" = 1'–0"

0' 2' 4' 8'



2 TP.5 NORTH–SOUTH SECTION

3/8" = 1'–0"

0' 2' 4' 8'

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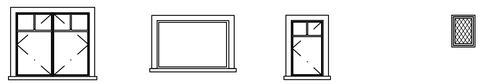
TP. 5

TREATMENT PLAN

WINDOW SCHEDULE

WTWT	TYPE	LOCATION	OPENING WIDTH	OPENING HEIGHT	OPERATION	OPERATION	FINISH INTERIOR	FINISH EXTERIOR	SILL HEIGHT	HEAD HEIGHT	GLAZING SAFETY	GLAZING TYPE	TREATMENT SCREEN	TREATMENT DRAPERY	TREATMENT SHUTTERS	TREATMENT CASING	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	COMMENTS
	REFERS TO PHOTOS OF WINDOWS (0 - 15) IN THE CONDITIONS REPORT																			
A	M - 4	OFFICE	2' - 6"	4' - 0"	CASEMENT		PAINTED WOOD		2' - 8"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
B	G - 3	OFFICE	4' - 0"	2' - 0"	AWNING		PAINTED WOOD		5' - 2"	7' - 2"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
C	M - 2	OFFICE	2' - 0"	3' - 6"	CASEMENT		PAINTED WOOD		3' - 2"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
D	D - 1,0	OFFICE	4' - 0"	3' - 6"	DOUBLE CASEMENT		PAINTED WOOD		3' - 2"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
E	D -15.1, 15.2	KITCHEN	5' - 4"	3' - 6"	DOUBLE CASEMENT		PAINTED WOOD		3' - 2"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
F	M - 14	KITCHEN	2' - 6"	3' - 0"	CASEMENT		PAINTED WOOD		3' - 6 3/4"	6' - 6 3/4"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
L	M - 13	GUEST BEDROOM	2' - 6"	3' - 0"	CASEMENT		PAINTED WOOD		5' - 4"	8' - 4"										INFILL EXISTING, NON-HISTORIC WINDOW - SEE DEMO PLAN
M	G - 12	GUEST BEDROOM	2' - 6"	4' - 6"	FIXED		PAINTED WOOD		1' - 11"	6' - 8"										INFILL EXISTING, NON-HISTORIC WINDOW - SEE DEMO PLAN
N	G - 11	GUEST BEDROOM	3' - 0"	1' - 6"	FIXED		PAINTED WOOD		4' - 11"	6' - 11"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
P	M - 10	GUEST BEDROOM	2' - 0"	3' - 4"	CASEMENT		PAINTED WOOD		2' - 4"	6' - 4"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
Q	G	GUEST BATHROOM	4' - 0"	2' - 0"	AWNING		PAINTED WOOD		5' - 0"	7' - 0"										NEW WINDOW
R	G - 9	FAMILY RM.	2' - 6"	3' - 0"	AWNING		PAINTED WOOD		4' - 0"	7' - 0"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
S	G	FAMILY RM.	4' - 0"	2' - 0"	AWNING		PAINTED WOOD		5' - 0"	7' - 0"										NEW WINDOW
T	M	FAMILY RM.	2' - 6"	4' - 0"	CASEMENT		PAINTED WOOD		2' - 4"	6' - 4"										NEW WINDOW
U	D - 7.1,7.2	FAMILY RM.	4' - 0"	3' - 6"	DOUBLE CASEMENT		PAINTED WOOD		3' - 6"	7' - 0"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
V	M - 6.1	FAMILY RM.	2' - 2"	4' - 0"	CASEMENT				2' - 8"	6' - 8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
X	R - 6	FAMILY RM.	1' - 5 1/2"	2' - 0"	FIXED				7' - 5 5/8"	9' - 5 5/8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED
Y	R - 5	FAMILY RM.	1' - 5 1/2"	2' - 0"	FIXED				7' - 5 5/8"	9' - 5 5/8"										EXISTING TO REMAIN & TO BE REPAIRED & REFINISHED

WINDOW TYPES



D
DOUBLE CASEMENT WOOD WINDOW
SINGLE PANE
TRUE DIVIDED LIGHTS AS SHOWN

G
FIXED WOOD WINDOW
SINGLE PANE
SINGLE LITE

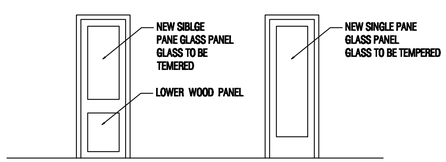
M
SINGLE CASEMENT WOOD WINDOW
SINGLE PANE
TRUE DIVIDED LIGHTS AS SHOWN

R
FIXED WOOD WINDOW
SINGLE PANE
DECORATIVE LEADED GLASS

DOOR SCHEDULE

NUMBER	TYPE	LOCATION	OPENING WIDTH	OPENING HEIGHT	FUNCTION	OPERATION	FINISH INTERIOR	FINISH EXTERIOR	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	DOOR TREATMENT	FIRE RATING	COMMENTS
EXT														
101	N	FAMILY ROOM	2' - 8"	6' - 10"	EXT	SWING	NEW FRENCH DOOR	EXISTING						NEW DOOR
106	M	GUEST BEDROOM	2' - 6"	7' - 6"	EXT	SWING	NEW DOOR.3/4 GLASS/ 1/2SOLID	EXISTING						NEW DOOR

DOOR TYPES



M
¾ PANEL GLASS / WOOD DOOR

N
FULL PANEL GLASS / WOOD DOOR

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TP. 6

SHEET 8 OF 8

Photo Survey
Steel Residence
Existing Conditions

7991 Prospect Pl.,
San Diego, CA 92037
APN # 350-121-39-00

Date: September 12th, 2022\

Offset Design & Drafting
3509 Del Rey Street, Suite 213
San Diego, CA 92109
Phone: 858-344-7702

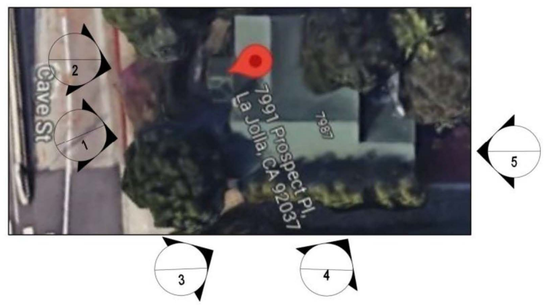
Photo 1:

Photo 3:

Photo 4:

Photo 5:

SITE PLAN KEY MAP:



ATTACHMENT 8

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

STEEL RESIDENCE
HISTORICAL RESOURCE
REPLACENT
7991 PROSPECT PLACE, LA JOLLA, CA 92037
PROJECT NUMBER: 2022-149

DRAWN BY:
OFFSET DESIGN / AMENDMENT

DATE:
10/22/2025

PHASE:
AMENDMENT

DISCRIPTION:
PHOTO SURVEY/ EXISTING CONDITION

REVISION:
RV.00 - 07/28/2022 INICIAL
RV.01 - 04/11/2023 - 2ND SUBMITTAL
RV.02 - 12/07/2023 - 3RD SUBMITTAL
RV.03 - 04/29/2024 - 4TH SUBMITTAL
RV 04 - 05/02/2024 - 5TH SUBMITTAL
RV 05 - 09/15/2025 - 6TH SUBMITTAL
RV.06-10/22/2025 - 7TH SUBMITTAL

CITY STAMP

P1.1
RV.06

UNION ARCHITECTURE INC.
344 22nd St.
San Diego, CA. 92102
619-269-4941
john@unionarch.com

Historical Resource Conditions Report #1

To: Suzanne Segur, Historic Planning
City of San Diego
SSegur@sandiego.gov
619-236-6139

Date: May 16, 2025

Project: Rehabilitation of Manzanita Cottage
City of San Diego Historic Resource #1174.
Built in 1910.
Move-on location: 7991 Prospect Pl., La Jolla, Ca 92037
Move-off locations:
Panels of structure: 3423 Del Rey St., San Diego, Ca 92109
Windows of structure: 6860 La Jolla Blvd. La Jolla, Ca 92037

Site Visit: April 16, 2025 and April 22, 2025

Report:

Overall the project scope involves, dismantling of the resource exterior, move-off to and storage at above noted storage locations and subsequent reassembly at the move-on location. The addition at the rear porch elevation, the interior walls and roof are demolished.

The following items were found at the storage / move-off sites:

1. At 3423 Del Rey St., San Diego, Ca. 92109.:
   Single wall construction panels consisting of solid 1x12 redwood boards (in large part with cedar wood shingles and window/door frames and casings), loose cedar wood shingles (salvadged from structure), existing salvadged doors and salvadged “loose” brick.

2. At 6860 La Jolla Blvd. La Jolla, Ca. 92037: Window sashes.

The items in storage are marked with a spray painted number corresponding to the layout of the walls. Union Architecture documented the individual wall panels and measured their width. The window sashes were photographed at 6860 La Jolla Blvd.. The panels were laid/stored flat for storage after disassembly. During our site visit the panels were stored upright. We advided, that if panels are returned to horizontal storage position, they should be kept off of the ground (free from standing water) and covered with a tarp for protection from the

elements.

Generally, the original wall panels and the pertaining windows can be reassembled at the original site (move-on location). The coastal development permit / permit process should be resumed, so the the move-on site can be prepared in order for reassembly work of the strucutre to begin.

The 1x12 redwood planks are in good condition. There are some rotten edges on the ends of the panels. About 1-2 inches of rot on some edges. The redwood shingles are in fair condition. The panels that lack redwood shingles should be restored. Most panels have about 80% of the existing redwood shingle cladding remaining. Additional existing redwood shingles are on site (stored separately) and should be applied to the panels. The existing redwood shingles should lap over 3 times as they are on site, existing pattern should be used as template / matched.

Given the existing redwood shingles are only in fair condition, using all new redwood shingles for the existing 1x12 redwood panel exterior in the restoration is an option. This decision should be determined on the job site once all panels are reassembled. At that time we will assess weather or not to keep the existing redwood shingles or apply new redwood shingles.

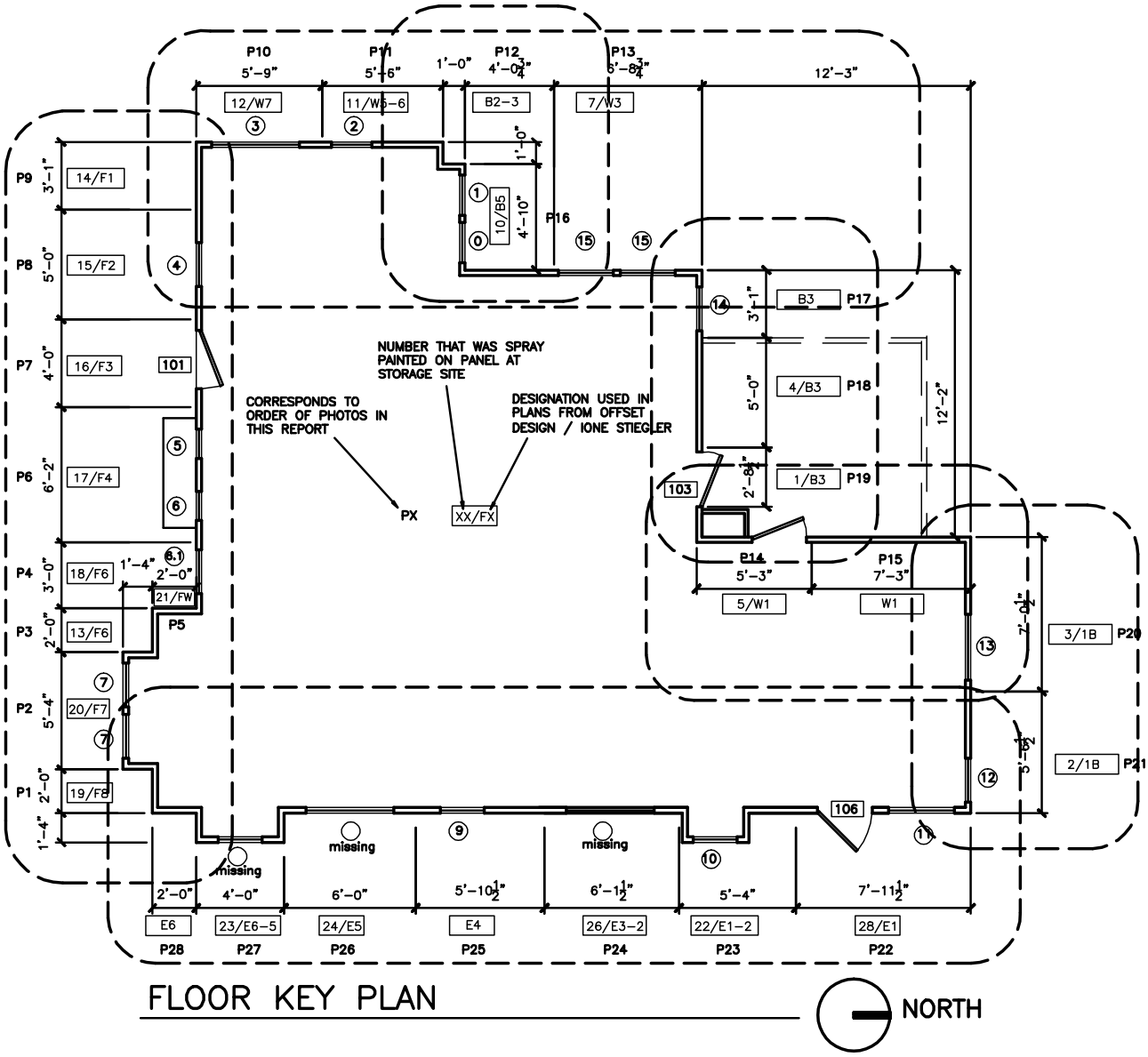
The windows are in good condition. The window sash number 7 is missing the bottom rail. Although some existing hardware remains, it should be replaced with new hardware.
There are 3 window sashes missing on the east elevation.

A basement has been built at the move-on site, the basement lid is currently still missing. Once it is constructed, the resource will be returned to the move-on site, it will be reassembled on top of the basement, in its original location and orientation.

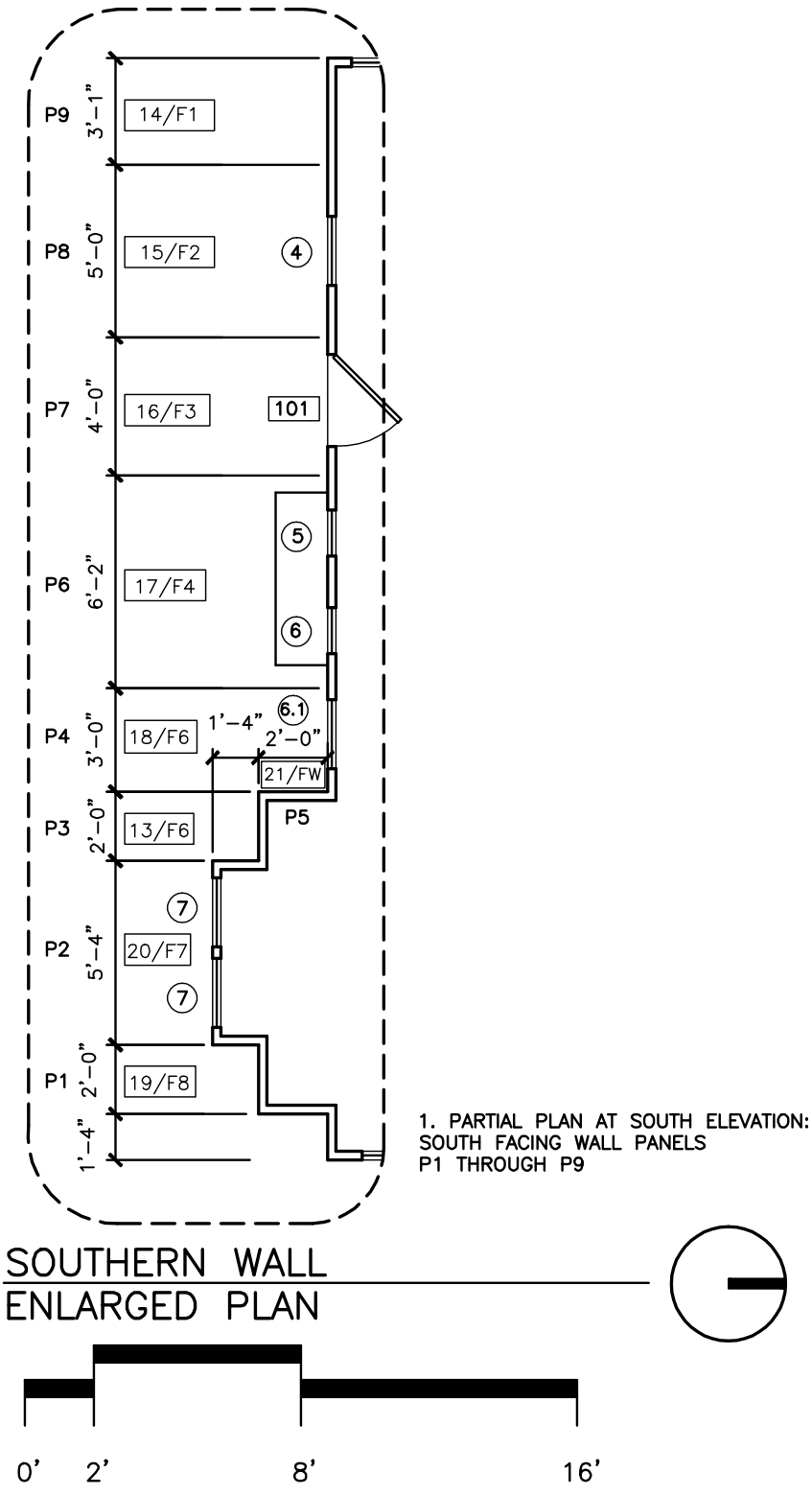
Please see the photos (panels and windows) and comments on the following pages.

FLOORPLAN KEYPLAN:

See partial enlarged plans for South, West, North and Eastern facing wall panels with corresponding photos.



1. The floor plan shows the individual panel sections the resource as been disassembled into. Panels are complete on the south facing elevation. The west, east and north facing elevation panels are approximately 85% complete. The remaining panels are present on the site, but we could not allocate them properly / with certainty. Offset Design and Drafting did not lay out the original floor plan. The individual panels are photo documented and labeled as they related to their location on plan.


P9
3'-1"
14/F1
P8
5'-0"
15/F2
4
P7
4'-0"
16/F3
101
5
P6
6'-2"
17/F4
6
6.1
P4
3'-0"
18/F6
1'-4"
2'-0"
21/FW
P5
P3
2'-0"
13/F6
7
P2
5'-4"
20/F7
7
P1
2'-0"
19/F8
1'-4"
1. PARTIAL PLAN AT SOUTH ELEVATION:
SOUTH FACING WALL PANELS
P1 THROUGH P9
SOUTHERN WALL
ENLARGED PLAN
0'
2'
8'
16'

P1 - South Elevation (19 / F8)

Window #7

P2 - South Elevation (20 / F7), windows 7

Window #7

P3 - South Elevation (13 / F6)

Window #6.1

P4 - South Elevation (18 / F6), window 6.1

P5 - South Elevation (21/FW

P6 - South Elevation (17 / F4), windows 5 and 6

Window #6.1

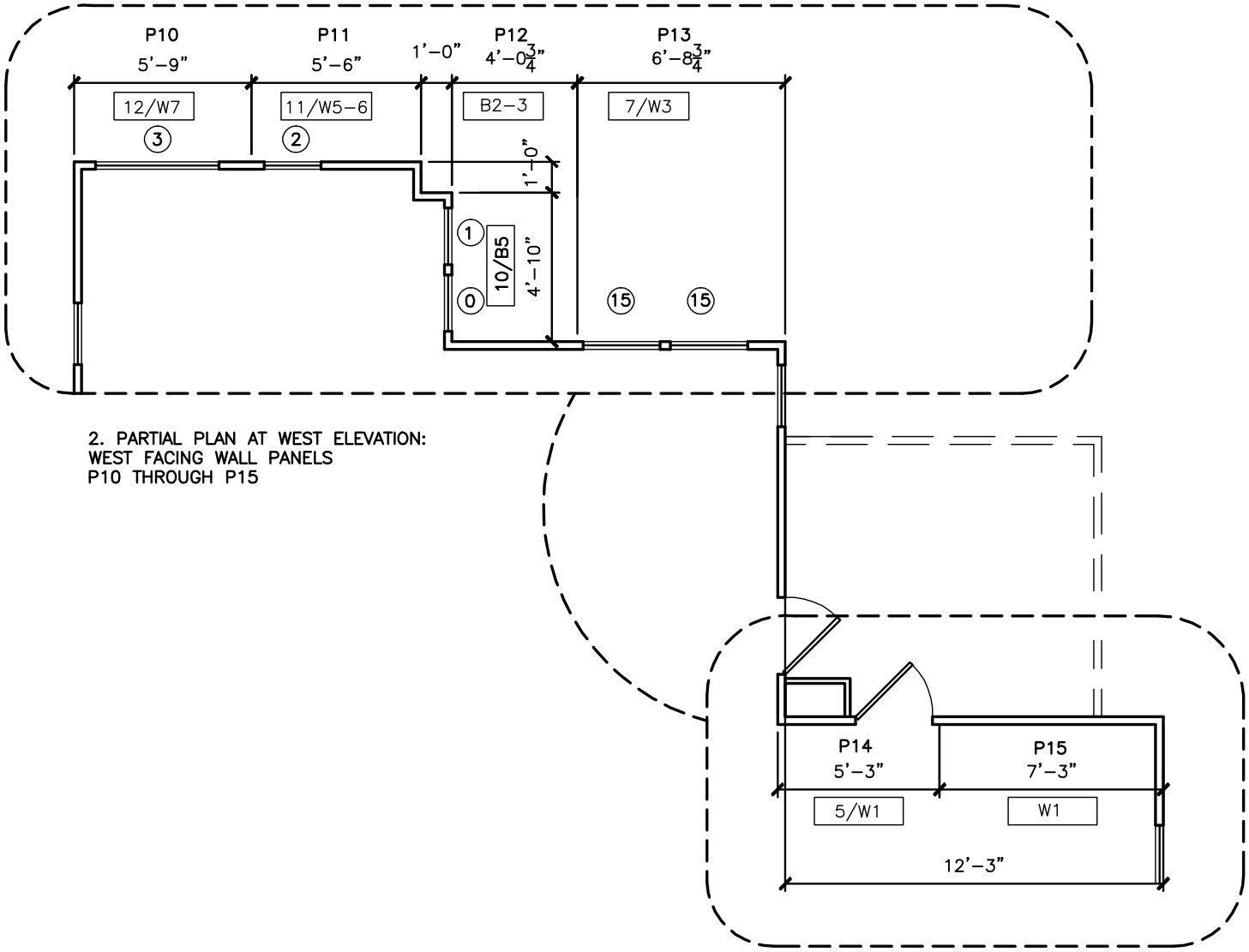
P7 - South Elevation (16/F3), door 101

Window #6

P8 - South Elevation (15 / f2), window 4

Window #4

P9 - South Elevation (14 / F1)



2. PARTIAL PLAN AT WEST ELEVATION:
WEST FACING WALL PANELS
P10 THROUGH P15

WESTERN WALL ENLARGED PLAN

NORTH

0' 2' 8' 16'

P10 - West Elevation (12 / W7), window 3

Window #3

P11 - West Elevation (11 / W5-6), window 2

Window #2

P12 - West Elevation (9 / B2-3)

Window #15

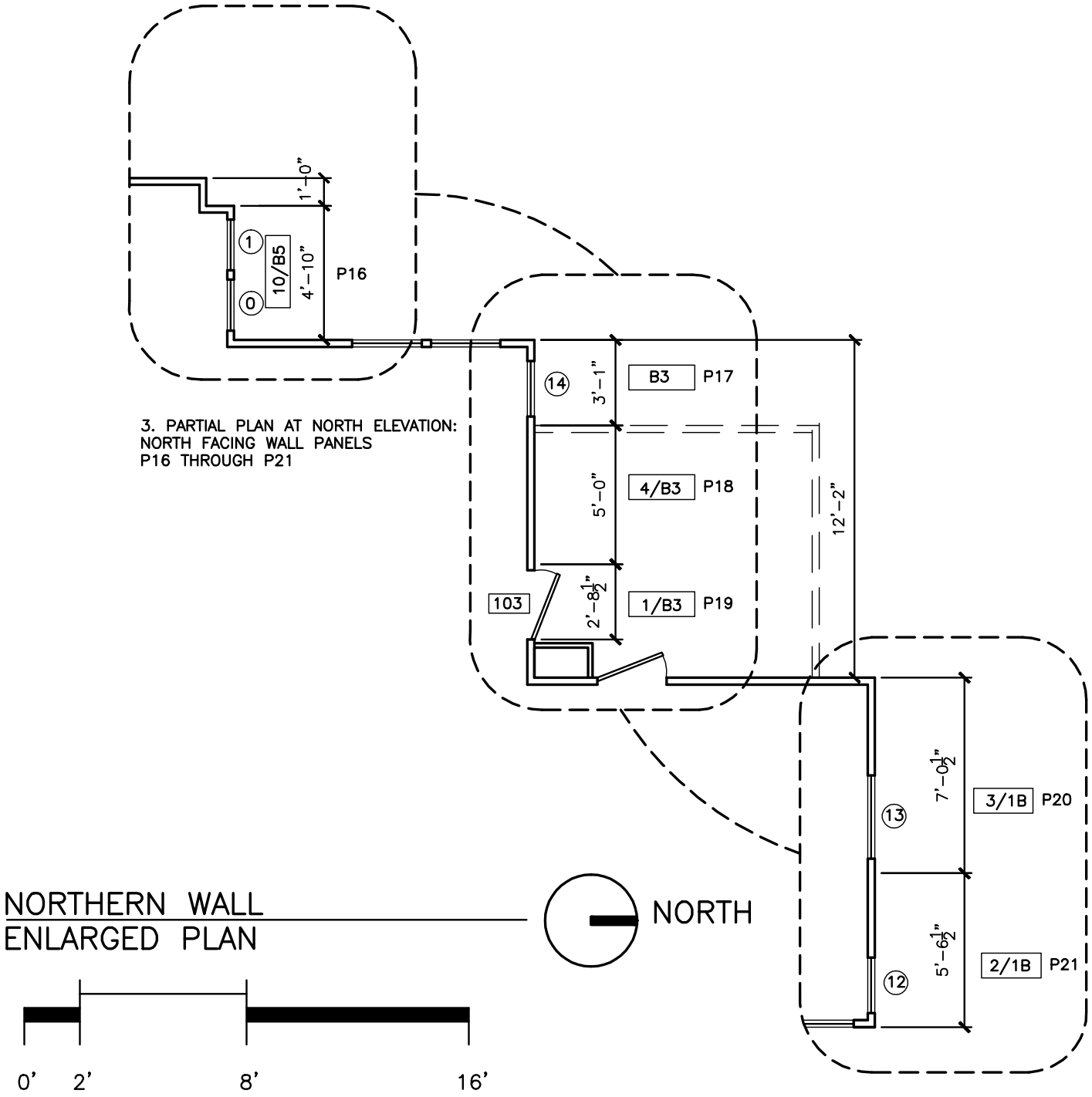
P13 - West Elevation (7 / W3), window 15 & 15.1

Window #15.1

P14 - West Elevation (5 / W1), door 102 (1'-10" x 6'-2"), no door, part of the non-historic addition)

P15 - West Elevation (W1), window 16 (no window, part of the non-historic addition)

Window #16



3. PARTIAL PLAN AT NORTH ELEVATION:
NORTH FACING WALL PANELS
P16 THROUGH P21

NORTHERN WALL
ENLARGED PLAN

P16 - North Elevation (10 / B5), window 0 & 1

Window #0

P17 - North Elevation (B3), window 1

Window #1

P18 - Norh Elevation (B3), no windows, part of the non-historic addition

P 19 - North Elevation, door 103, no door, part of the non-historic addition

P18/19 - North Elevation

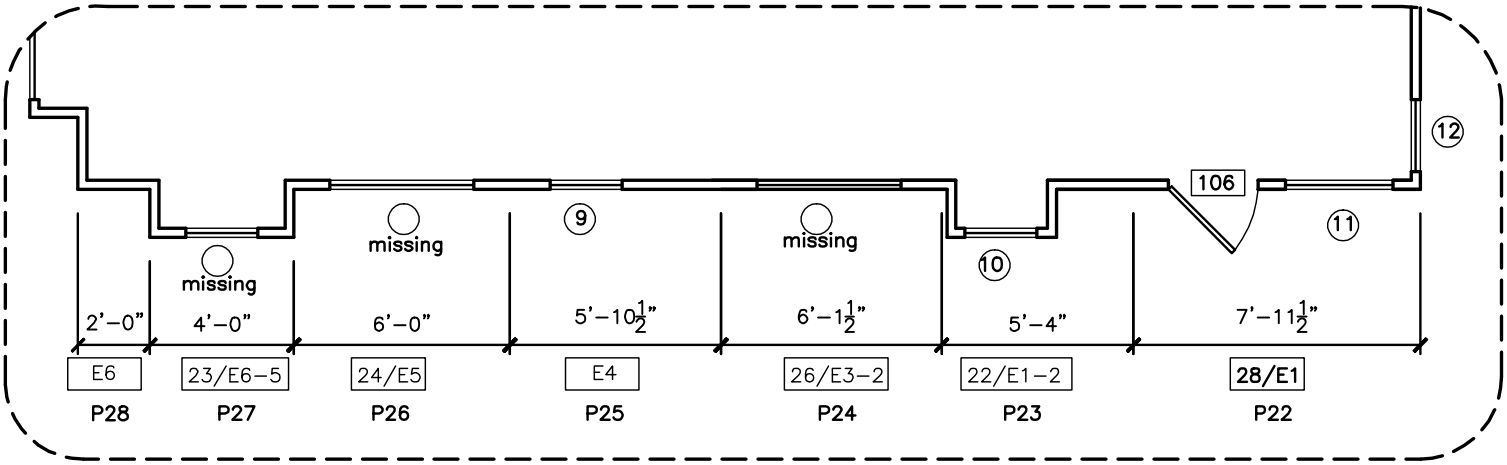
Window #14

P20 - North Elevation (3 / 1B), window 13

Window #13

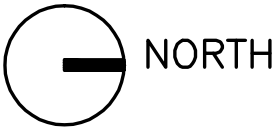
P21 - North Elevation (2 / 1B), window 12

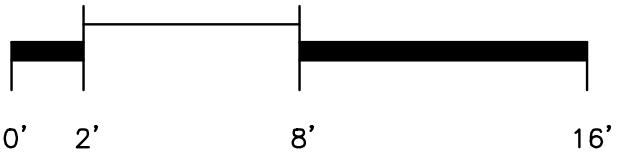
Window #12



4. PARTIAL PLAN AT NORTH ELEVATION:
EAST FACING WALL PANELS
P22 THROUGH P18

EASTERN WALL
ENLARGED PLAN





P22 - East Elevation (28 / E1), window 11, door 106

Window #11

P22 - East Elevation (22 / E1-2), window 10

Window #10

P24 - East Elevation (28 / E3-2), window missing

P25 - East Elevation (E4), window 9 (window was missing in our latest 4/22/2025 storage site visit)

P26 - East Elevation (E5), window missing

P27 - East Elevation (E6-5), window missing

P28 - East Elevation (E6)

Conclusion:

The existing panels with redwood shingles should be re-installed / re-assembled on the site (move-on site at 7991 Prospect Pl.).
The existing panels are to be installed / attached on new plywood sheathing with 2x6 stud walls.

Once the panels and redwood shingles are installed, the historic monitor will determine weather the existing shingles should remain or new redwood shingles should take their place.

Please call or e-mail Monitor with any questions.

Sincerely,

John Eisenhart Architect
Historic Monitor of Resource
Union Architecture Inc.
344 22nd St.
San Diego, Ca. 92102
619-269-4941
john@unionarch.com

cc.: Kevin Steel, StainlessF14@outlook.com
cc.: Flavia Gomes, flavia@offsetdesigndraft.com
cc.: Kirk Obrian, rkobrien40@gmail.com
cc.: Eva Thorn, eva@unionarch.com

UNION ARCHITECTURE INC. **344 22nd. ST. SAN DIEGO, CA. 92102 619-269-4941**

REHABILTIATION TREATMENT PLAN

DATE: August 29, 2025, REV: 10.20.25

PROJECT: Manzanita Cottage Rehabilitation
at 7991 Prospect Pl.
City historic resource #1174
La Jolla, Ca. 92037
Assessors Parcel #: 350-121-3900
Year built: 1910
Period of Significance: 1910

Move-off sites (storage):

A. Panels: 3423 Del Rey St. (Pacific Beach neighborhood)
La Jolla, Ca. 92109
Assessors Parcel # 424-362-100

B. Fenestration: 6898 La Jolla Blvd.
La Jolla, Ca. 92037
Assessors Parcel # 351-350-2600

Move-on site (original 1910 location):

7991 Prospect Pl.
City historic resource # 1174
La Jolla, Ca. 92037
Assessors Parcel #: 350-121-3900

SUBJECT: Treatment Plan to move dissassembled resource from above referenced storage sites to original location for reassembly and rehabilitation in context with a new contemporary residential addition.

PROJECT TEAM:

D: Developer: T.B.D.
PA: Project Designer: Flavia Gomes, Offset Design and Drafting
HA: Historic Architect: John Eisenhart, Union Architecture, Inc.
HAM: Historic Architect Monitor: John Eisenhart, Union Architecture, Inc.
(Previous: pre-HA/HAM: Ione Stiegler, IS Architecture)

PI: Principal Investigator: T.B.D.
CM: Construction Manager: T.B.D.
HM: House Mover: T.B.D.

BI: Building Inspector: City of San Diego Development Services: Environmental and Historical staff.
RE: Resident Engineer: T.B.D.

PROPERTY DESCRIPTION:

The structure at 7991 Propect Place (Manzanita Cottage) is a historically designated single story example of a California Bungalow Style residence. It was constructed in 1910. The main structure is asymmetrical and features a living room, three bedrooms, kitchen and bathroom. Overall the approximate square footage is 961sf.

The cottage is built of single-wall construction, 1x12 redwood boards with wood shingles on the exterior and a wood pier foundation. It has a low pitched, front gabled roof with exposed roof rafters, compostion shingle roofing material, wide eave overhang and prominent a brick chimney along the main south elevation. The exterior façade material is cedar wood shingles. Fenestration consists of casement, awning and fixed windows. The south elevation features a small porch with a low pitch, front gabled porch roof supported by two slender wood columns. The porch area is wood framed construction with wood shingled guard walls. The porch is built up to the brick chimney. Located on each side of the chimney is a rectangular shaped wood casement window with leaded diamond glass panes. The windows are protected by small projecting shingled shed roofs. The main entry to the bungalow is from the porch area, a side entry is located along the northeast elevation.

Sometime between 1926-1949, the Manzanita cottage was subject to two additions, both square shaped. The first addition is approximately 100 sf and located along the northwest elevation. The second addition is located along the southwest elevation, and measures about 96 square feet.

This Treatment Plan is being prepared to move the historic portion of the building from its current location at 3423 Del Rey Street, San Diego, Ca. (Assessors Parcel #: 424-362-100) to the original site at 7991 Prospect Place, San Diego, Ca. (Assessors Parcel #: 350-121-3900) in the La Jolla neighborhood.
Approximate moving distance is 6 miles. The resource will be rehabilitated at this new (original historic) location in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation Treatment Plan.

INTRODUCTION:

The implementation of the Treatment Plan for the relocation and transportation of structure will be facilitated by a qualified historic House Mover under the observation of the Project Designer (PA) and Historic Architect Monitor (HAM) in a manner consistent with the approved Treatment Plan for this project.

This Treatment Plan is accompanied by a copy of Treatment Plan drawings as inculded in the Site Development Plans of the property prepared by UA.

The House Mover (HM) is responsible for detailing exact stabilization, partial disassembly, bracing and stabilization of pieces etc. to assure safe move of resource. Project Designer (PA) and Resident Engineer (RE) to be responsible for detailing exact stabilization, bracing, disassebly etc. to assure safety of resource. HAM to review.

The drawings also outline the proposed rehabilitation of the resource at the new location. This Treatment Plan and its related drawings will be included in all subsequent plans for the discretionary permit processing and construction documents.

PREPARATION / RELOCATION OF STRUCTURE:

1. Preparation of the resource prior to move:

The 1910 original structure is to be rehabilitated, as shown on Treatment plan drawings.

At the time of preparation of this Treatment Plan the structure was already dissassembled and at the storage site ("move-off site": 3423 Del Rey Street, San Diego, Ca). **See HAM Conditions Report from 05/16/2025 with revision from 08/21/2025 for dissasembled historic resource condtion at storage site.**

The disassembled structure is to be transported to the move-on site (original site at 7991 Prospect Place).

Individual building sections are to be stabilized, braced and secured for transport.

Fenestration (exterior doors and window sashses) are already removed and stored at move-off site B.: 6898 La Jolla Blvd., La Jolla, Ca. 92037
The frames and casings remained in place on the individual building sections/panels and are stored at move-off site A. 3423 Del Rey St., La Jolla, Ca. 92109.

All fenestration openings are to be secured for transport.

Exterior plumbing vents, supply and waste pipes, electrical boxes, conduits, etc. are already removed. All utilities have been disconnected.

Specific procedures to be determined by qualified historic House Mover (HM), Project Deigner (PA) and Resident Engineer (RE) and to be reviewed by HAM. Monitor to be notified prior to any modifications of structure not outlined in Treatment Plan. Consistent with Standards # 6,7, 9 and 10.

The perimeter foundation has been removed. Bricks are salvadged and stored at move-off site A.: 3423 Del Rey St, La Jolla, Ca 92109.

There is gabled façade panel stored at the move-off site. This gabled panel is to be stored and refastened during rehabilitation.

2. Partial disassembly of historic structure:

The disassembly work has already occured. The Contractor and Historic Monitor will meet on site to review the scope of work. All disassembled parts of the resource shall be clearly marked and recorded prior and during preparation for transport back to the original site and shall be reviewed by HAM.

a. Foundation: The existing foundation has been demolished. A new foundation is required. Methods to be determined by PA, RE, HA and Historic House Mover, to be reviewed by HAM.

b. Floor: The wood floor, and its supporting structure (floor joists) have been demolished. The new floor and supporting structure are to be new. Methods to be determined by PA, RE, HA and Historic House Mover, to be reviewed by HAM.

c. Walls: Exterior wall assemblies north, east, west and south façade: Wood shingled siding with 1x12 redwood (single wall construction) and exterior window casing and trim to remain in place at the storage site A.. The new walls are to be 2x stud walls with new pressure treated plywood. The historic single wall construction will be applied to this new sub-structure. Methods to be determined by PA, RE, HA and Historic House Mover, to be reviewed by HAM.

d. Roof: The roof has been demolished. Roof and roof rafters are to be new. Methods to be determined by PA, RE, HA and Historic House Mover, to be reviewed by HAM.

At end of each work day, or as required, all parts are to be protected from weather and vandalism.

During preparation for transport back to the original site, Construction Manager to inform Monitor of discovery of any architectural elements on site (these may include brackets, posts, casings, doors, leaded windows, exterior siding on interior walls (ie. west wall) etc.. Monitor to evaluate relevance of such materials and discuss any change to Treatment plan and construction documents that might better interpret the historical significance of the residence.
Consistent with Standards # 2, 6, 7, and 9.

4. Movement of Resource:

The resource has already been moved to the storage sites A. and B..
Once the new structural foundation (type of foundation to be determined by PA) is in place at the original site (move-on site) and ready to receive the resource reassembly and rehabilitation work shall commence immediately.

The resource will be moved back to its original site in its original orientation. The new height of the finish first floor to grade shall match. The present height finish floor to grade is approximately 27". New structural system, to be designed to maintain the integrity of the historic structure. It should not alter the exterior elevations. Reassembly of structure will occur at the new site, any temporary bracing will be removed and any required rehabilitation of the structure will commence. All new utilities shall be designed to accommodate layout of residence.
Consistent with Standards # 1, 2, 9, 10.

5. House Mover / disassembly and reassembly of resource:

House Mover to outline path of move, sequence of move, and means in which disassembled pieces are to be secured for the move. Monitor and City Staff to approve moving plan prior to moving date.
Generally, the movement of the historic resource shall be done in stages. Panels shall be handled with care. If damage occurs to the resource during the move the monitor will be notified immediately.
Consistent with Standards # 1, 2.

EXISTING FOUNDATION:
The existing foundation was demolished. Original brick was salvaged and stored.
Consistent with Standards #9 and 10.

NEW FOUNDATION:
All new foundation work at the move-on site shall be completed prior to move-off of resource. Type of foundation is TBD by PA, review by HAM.
Wood shingles originally went close to the ground, very little of the original stem wall was exposed. Wood shingles shall be kept min. of 4" off the grade to prevent water damage. The exposure of the new stem wall will be very small.
The finish floor shall be a minimum of 27" above grade as measured adjacent to original front entry / porch. Perimeter foundation finish to be concrete or concrete block.
Consistent with Standards # 9 and 10.

EXISTING FRAMING:
The existing horizontal framing floor support structure has been demolished. The horizontal framing floor support structure is to be new. The first floor vertical framing (2x stud walls) is to be new. The existing first floor vertical framing is single wall construction and is saved at the storage site A.. The existing single wall construction is to be applied as a façade to a new 2x sub-structure. The new interior design / planning to be adjusted as required to accommodate new (smaller) interior dimensions. Consistent with Standards # 2, 9 and 10.

ROOF:
The roof (1910 structure) has been demolished.
New roofing material is compostion roofing. Follow manufacturer recommendations for underlayment and roofing installation. A gutter was not present historically, the rehabilitation should not add any gutters. The roof rafters are to be new 2x4's with overhang at 18" to 24". The new roof rafters shall be supported on the underside with new 1x4 roof sheathing at the overhang (12" to 30").
Consistent with Standards # 6, 9 and 10.

EXTERIOR WALL FINISHES:
New 2x stud walls are the support/structural exterior walls. The existing 1x12 vertical redwood with wood shingles are to be applied as a "façade". The existing old growth 1x12 redwood should be repaired as necessary in some locations, use McMullin Sawmill or equal, #1 grade, 100% all clear, redwood.

Condition of existing wood shingles shall be observed by HAM and GC once all wall panels are reassembled on site and rehabilitation work is ready to start.
Contractor and HAM to asess if removing, cleaning and reattaching existing wood shingles is technically feasible.

Contractor to prepare trial mock-up in a selected area to determine feasibility to perform described work as follows:

Carefully remove existing shingles on the north and west elevation and reattach over sheathing on the south and east elevation.
The south and east elevation are the street / front elevations and thus the most prominent facades, as viewed from the public right-of-way. Maximizing original fabric on these facades shall be a priority.

Where original wood shingles are missing or are determined to be deteriorated beyond repair (as described above) they should be replaced in kind with new shingles. The existing wood shingles lap over 3 times, the exisiting pattern should be used as a template / be matched where shingles are replaced in kind. Please use: Pacific Redwood Products LLC or equal. #1 grade,100% all clear or approved equal.

Wood fenestration casings (head, jamb, sill and apron) are wood and to remain in place and be repaired.
Consistent with Standards # 2, 6, 7, 9, and 10.

EXTERIOR DOORS AND WINDOWS:
Windows are wood. Sash type is casement, awning and fixed. The frames are wood and were kept in place. Window sashes have been removed along with hardware and safely stored. They are generally in good condition. The existing original window sashes shall be marked for location taken from on plan by PA. Any new reconstructed windows or missing pieces should be replicated from matching wood species using original as a

template for profile shape (there will be approximately three new windows, orginals will serve as template). Repair, clean and paint. Reinstall for smooth operation.

Original door openings on the interior appear to have been modified in height. No original doors have been found to remain. There will be two new exterior doors. Door #101, entry porch/main entry door, will be a wood french door and door #106 will be a two panel, 3/4 glass in upper and wood panel in the lower part. HAM to review proposed.
All fenestration will be reinstalled and shall be repaired for smooth operation.
Refer to Preservation Brief # 9 for repair of windows. Consistent with Standards # 2, 6, 7, 9, 10.

MAIN ENTRY PORCH:
The existing main entry porch is in storage. The two columns (4x4) and beams (4x6) are to be new along with the new roof rafters. The existing deck railing is solid (wood shingles with 1x12 redwood backing) and should be put back into place like the original porch guard walls. The original concrete steps are missing. New porch steps and deck should be sympathetic to the California Bunaglow era. The stairs should be float finish poured concrete. The original porch area is about 27” above grade and should be the same. The porch deck area is demolished. The porch area deck is to be new Douglas Fir #1, 1x4 tongue and groove. The original porch ceiling is missing and should be replaced by new redwood boards. Consistent with Standards # 6, 9 and 10.

FIREPLACE:
The fireplace brick was salvaged and stored at the storage site A.. The brick shall be reconstructed using lime mortar. Where brick is missing, or is deteriorated beyond use/repair and needs to be replaced, the new bricks should match the original in material, size, design, color and texture. Consistent with Standards # 6.

ELECTRICAL & LIGHTING:
All new electrical and lighting systems to conform to current code. Electrical meter shall be located discretely away from view. Exterior lighting fixtures to be surface mounted or pendant type sympathetic to California Bunaglow Style. Per Historic Building Code, lighting fixtures that replicate the California Bunaglow Style may be incandescent. Incandescent lighting should be used throughout the historic residence. Consistent with Standards # 9 and 10.

PLUMBING:
Any remaining exterior plumbing and vent pipes to be dismantled. New interior plumbing and vents to be installed as required. Avoid vent pipes being visible from principal elevation or near the edge of roof. Areas in exterior siding where old pipes have been removed to be repaired with salvaged siding from building. The plumbing system should conform to current code. Consistent with Standards # 9 and 10.

HEATING:
New HVAC units may be installed in the attic on the interior. If heat pump or condenser unit is required, locate at rear of building and screen appropriately. The structure to be modified at a minimum to accommodate these units. HVAC system to conform to current code. Refer to Preservation Brief # 24. Consistent with Standards # 9 and 10.

PAINTING:
Remove existing paint, dirt, mildew from fenestration and fenestration casing. The wood façade shingles do not receive any paint, they are to remain natural wood color. Paint scheme on the exterior of the building, at fenestration, fenestration casing should be in period colors / color scheme (2-4 colors recommended). PA to select, HAM to review. Existing materials to be tested for lead paint and if detected, follow current laws for careful removal and disposal. Monitor and City Staff to approve final paint scheme. Refer to Preservation Brief # 10. Consistent with Standards # 6.and 7.

LANDSCAPING:
No hardscape elements are character defining features of the resource. New hard scape shall be sympathetic to period aesthetic. The new site will be landscaped and hardscaped in accordance with all relevant regulations of the Land Development Code for the relocation, rehabilitation, and reuse of historic resources. Consistent with Standards # 9 and 10.

REPAIR / CLEANING:
The cleaning of all historic material/fabric shall occur through using the gentlest means possible. An appropriate means of control and disposal of lead, asbestos or other chemicals shall be provided. Historic fabric shall be retained as much as possible. Do not sandblast or water power wash materials. Minor wood repair shall use Abatron Epox fill. If wood is damaged to a greater extent, a dutchman type repiar shall be performed. Refer to Preservation Brief # 1.

REHABILITATION CHARACTER DEFINING FEATURES:
The overall character defining features of the resource are the wood shingle façade cladding, wood trim (header, jambs and sill) with projecting roof rafters overhangs. The entry porch area supported by wood columns and beams, with brick fireplace and flanking leaded glass windows.

The character defining material elements are: Wood shingles with 1x12 redwood backing, wood trim pieces, brick and original windows.

Should damage occur to the resource, it shall be repaired in conformance with the Secretary of the Interior's Standards for Rehabilitation or Reconstruction. Consistent with Standards # 2, 6, 9, and 10.

ATTACHMENTS:
Treatment Drawings, Secretary of the Interior's Standards for Rehabilitation.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

UNION ARCHITECTURE INC. **344 22nd. ST. SAN DIEGO, CA. 92102 619-269-4941**

MONITORING PLAN

DATE: August 29, 2025 / REV: 10.20.2025

PROJECT: Manzanita Cottage Rehabilitation
at 7991 Prospect Pl.
City historic resource #1174
La Jolla, Ca. 92037
Assessors Parcel #: 350-121-3900
Year built: 1910
Period of Significance: 1910

PROJECT TEAM:

D: Developer: T.B.D.
PA: Project Designer: Flavia Gomes, Offset Design and Drafting
HA: Historic Architect: John Eisenhart, Union Architecture, Inc.
HAM: Historic Architect Monitor: John Eisenhart, Union Architecture, Inc.
(Previous: pre-HA/HAM: Ione Stiegler, IS Architecture)
PI: Principal Investigator: T.B.D.
CM: Construction Manager: T.B.D.
HM: House Mover: T.B.D.
BI: Building Inspector: City of San Diego Development Services: Environmental and Historical staff.
RE: Resident Engineer: T.B.D.

SUBJECT: Monitoring Plan for move of dissassembled resource from above referenced storage sites to original location for reassembly and rehabilitation in context with a new contemporary residential addition.

PROPERTY DESCRIPTION:

The structure at 7991 Prospect Place (Manzanita Cottage) is a historically designated single story example of a California Bungalow Style residence. It was constructed in 1910. The main structure is asymmetrical and features a living room, three bedrooms, kitchen and bathroom. Overall the approximate square footage is 961sf.

The cottage is built of single-wall construction, 1x12 redwood boards with wood shingles on the exterior and a wood pier foundation. It has a low pitched, front gabled roof with exposed roof rafters, compostion shingle roofing material, wide eave overhang and prominent a brick chimney along the main south elevation. The exterior façade material is cedar wood shingles. Fenestration consists of casement, awning and fixed windows. The south elevation features a small porch with a low pitch, front gabled porch roof supported by two slender wood columns. The porch area is wood framed construction

with wood shingled guard walls. The porch is built up to the brick chimney. Located on each side of the chimney is a rectangular shaped wood casement window with leaded diamond glass panes. The windows are protected by small projecting shingled shed roofs. The main entry to the bungalow is from the porch area, a side entry is located along the northeast elevation.

Sometime between 1926-1949, the Manzanita cottage was subject to two additions, both square shaped. The first addition is approximately 100 sf and located along the northwest elevation. The second addition is located along the southwest elevation, and measures about 96 square feet.

This Monitoring Plan will follow the Treatment Plan and supporting architectural documents prepared to move the historic portion of the building from its current storage location to its new (original) location.

Move-off sites (storage):

A. Panels: 3423 Del Rey St. (Pacific Beach neighborhood)
La Jolla, Ca. 92109
Assessors Parcel # 424-362-100

B. Fenestration: 6898 La Jolla Blvd.
La Jolla, Ca. 92037
Assessors Parcel # 351-350-2600

Move-on site (original 1910 location):

7991 Prospect Pl.
City historic resource # 1174
La Jolla, Ca. 92037
Assessors Parcel #: 350-121-3900

Approximate moving distance is 6 miles. The resource will be rehabilitated at this new (original historic) location in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation Treatment Plan.

MONITORING NOTE:

General Contractor and Project Architect are responsible to set-up meetings with the appropriate parties at the milestones listed below.

MONITORING MILESTONES AT MOVE-OFF SITES (storage sites):

1. Overview of Treatment Plan and Monitoring Plan
(HAM, HA, PI, PA, CM, BI, D, HM)

Issue:

Pre-construction meeting as related to historic resource on site. Discuss sequence and type of work to be done prior to move. General methods of protection of structure during work to be discussed.

2. Preparation of resource for moving
(HAM, HA, CM)

Issue:

Monitor to be present prior to any demolition / removal work as indicated on Treament Plan. Areas to be removed to be marked by HM, reviewed by Monitor.

Labeling of archiectural elements / panels to be verified prior to moving of resource.

a. Verify existing window labels are intact, repair / replace as necessary. Windows in storage are labeled with numbers, corresponding to tags on plan.

b. Verify existing spray painted labels are intact. Panel in storage are labeled with spray paint corresponding to key plan. General Keyplan is included as an addendum at the end of this Monitoring Report for information. Enlarged keyplans and photo of inventory taken in May 2025 are available. PA to provide to CM.

Other activities required for moving structure, such as removal of exterior plumbing, electrical lines and general activities for moving shall be completed.

3. Final review of preparation of resource for moving
(HAM, HA, CM, HM)

Issues:

a. Monitor to be present at disassembly / move of structure. Monitor to take inventory of wood siding, windows and doors to be salvaged per Treatment Plan.

Panels have been labeled w/ spray paint at time of disassebly / storage, at time of preparation of conditions report (May 16, 2025) labels were verified and keyplan was created. HAM to provide enlarged keyplan to PA (general keyplan is included at the end of this Monitoring Report for information). Labels to be verified and renewed as necessary prior to move of panels.

Any additional details required to be provided by PA, RE, HA. To be reviewed by HAM.

Brace and protect structure / pieces prior to move-off date.

b. Monitor to review work after completion.

MONITORING MILESTONES AT MOVE-ON SITE (orig. location):

See new siteplan at move-off site and area to be monitored Figures 1 below.

4. **Pre-construction meeting move-on site** (HAM, HA, PI, CM, BI, D)

Issue:

Overview of Treatment Plan, Architectural, Landscaping and Engineering Documents as related to move-on site. Review work involved by CM to prepare site for arrival of structure.

5. **New foundation, utilities, site preparation for move on** (HAM, HA, CM, HM)

Issue:

Review of work on site to assure work will properly receive move-on of resource.

6. **Move -on site** (HAM, HA, CM, BI)

Issue:

Monitor need not be present during actual move of resource. *Monitor to be notified immediately if damage occurs during move. Phone 619-269-4941.* Review move-on site with resource present. Overview of Treatment Plan for rehabilitation of resource, Architectural, Landscaping and Engineering Documents.

7. **Continuing Monitoring of rehabilitation of resource at move-on site**.

Monthly or as required by construction activity. (HAM, HA, CM).

Issue:

Review rehabilitation of resource in accordance with Treatment Plan and Architectural, Landscaping and Engineering Documents.

8. **Final Monitoring** (HAM, HA, CM, D)

Issue:

Final punch list of items to complete according Treatment Plan and Architectural, Landscaping and Engineering Documents.

9. **Draft Report** (HAM, BI)

Issue:

Draft report of monitoring process to be submitted to BI for review.

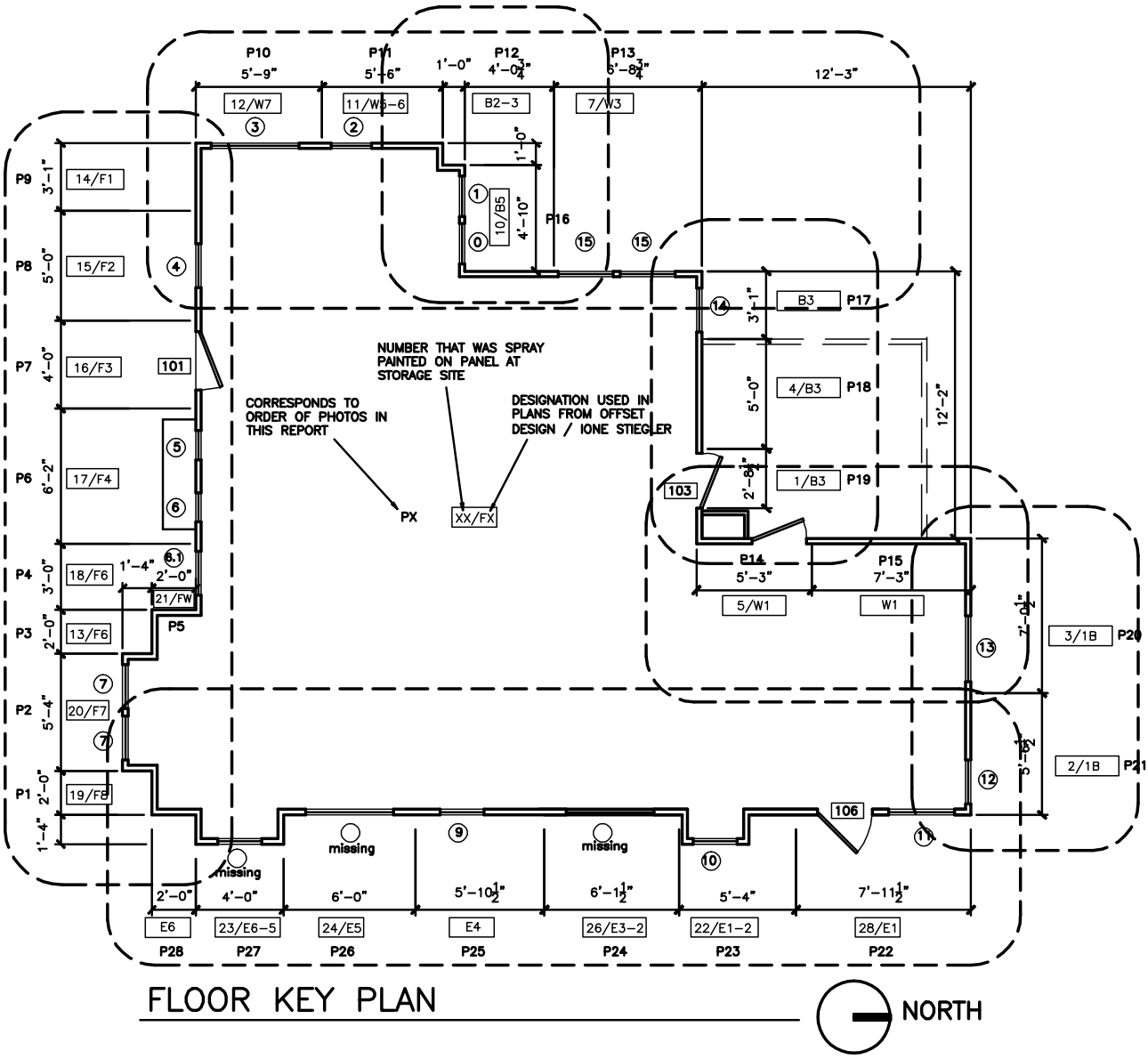
10. **Final Report** (HAM, BI, PI, D).

Issue:

Final report of monitoring process.

Final report of monitoring process will include all Monitoring Reports issued to date, and assessment / conclusion of completed rehabilitation of resource with photos. Final Report to be submitted to PI for distribution to City of San Diego Development Services and San Diego History Center for archiving.

FLOOR PLAN KEYPLAN:
Partial enlarged plans for South, West, North and Eastern facing wall panels with corresponding photos are included in Conditions Report from May 16, 2025.



Addendum to M.P. - General Keyplan - Existing Panel Labels

The floor key plan shows the individual panel sections the resource as been disassembled into. Panels have been labeled w/ spray paint at time of disassebly / storage. At time of preparation of conditions report (May 16, 2025) inventory was taken, labels were verified and keyplan was created.