PROJECT ADDRESS	7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037 ADU: 7854 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037
SCOPE OF WORK:	1) COMBINATION BUILDING PERMIT (PRJ): A) RENOVATION OF EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE B) ADDITION TO EXISTING SINGLE-STORY SINGLE-FAMILY RESIDENCE 2) NEW DETACHED ADU 3) EXTERIOR DECK AT MAIN HOUSE 4) 2 EQUIPMENT PADS 5) NEW RETAINING WALL #1 PER CITY STANDARD (SEE A1.10) LINEAR FEET OF WALLS GREATER THAN 3' BUT LESS THAN 8': 99' - 10" 6) NEW RETAINING WALL #2 PER CITY STANDARD (SEE A1.10) LINEAR FEET OF WALLS GREATER THAN 3' BUT LESS THAN 8': 89' - 7.5" 7) CONCRETE PAVERS 8) POOL (SEPARATE PERMIT PACKAGE)
ASSESSOR'S PARCEL NUMBER:	346-742-11-00
ZONE:	LA JOLLA SHORES PLANNED DISTRICT - SINGLE FAMILY ZONE (LJSPD-SF)
HEIGHT LIMIT: BUILDING HEIGHT:	30' - 0" (PER COASTAL HEIGHT LIMIT OVERLAY ZONE) 17' - 2" FROM LOWEST GRADE TO MAXIMUM STRUCTURE HEIGHT (SEE A1.10 FOR LOWEST GRADE AND A1.20 & A1.21 FOR MAXIMUM STRUCTURE HEIGHT)
LOT SIZE:	65,043 (PER SURVEY)
CONSTRUCTION TYPE: SPRINKLERS:	V-B NFPA 13D AUTOMATIC FIRE SPRINKLER SYSTEM (DEFERRED SUBMITTAL)

SETBACKS:	EXISTING	AVERAGE*	PROPOSED
MH FRONT YARD :	193' - 6" & 17' - 1 1/2"	41' - 3 1/2"	41' - 3"
MH SIDE YARD (NORTH):	32' - 11"	15' - 5"	49' - 8"
MH SIDE YARD (SOUTH):	61' - 11 1/2"	15' - 5"	13' - 8"
MH REAR YARD:	N/A	40' - 6"	40' - 6"
ADU:	16' - 11 1/2"	4' - 0"	4' - 7 3/4"

* SEE A0.50 FOR DIAGRAM AND SETBACK MATRIX

FLOOR AREA RATIO (FAR) CALCULATION:

MAXIMUM FLOOR AREA RATIO: LOT AREA:	45% OF LOT AREA 65,043 SF
MAXIMUM FAR:	65,043 x 45% = **29,269.35 SF**

GROSS FLOOR AREA

MAIN HOUSE:	5,457 SF
ADU:	694 SF
PAVILION:	61 SF
GARAGE:	818 SF
TOTAL:	**7,030 SF**

7,030 SF / 65,043 SF = 10.8% OF LOT AREA

CURRENT FAR COMPLIES

SEE A0.12 FOR DIAGRAM

LOT COVERAGE CALCULATION:

MAXIMUM LOT COVERAGE: LOT AREA:	60% OF LOT AREA 65,043 SF
MAXIMUM ALLOWABLE COVERAGE:	**39,025.8 SF**
TOTAL LOT COVERAGE:	**9,929 SF**

9,929 SF / 65,043 SF = 15.3% OF LOT AREA

CURRENT LOT COVERAGE COMPLIES
SEE A0.12 FOR DIAGRAM

LANDSCAPE COVERAGE CALCULATION:

MINIMUM LANDSCAPE COVERAGE: LOT AREA:	30% OF LOT AREA 65,043 SF
MINIMUM LANDSCAPE COVERAGE:	**19,513 SF**
HARDSCAPE COVERAGE (NON-PERMEABLE AREA):	23,449 SF
LANDSCAPE COVERAGE (PERMEABLE AREA):	37,820 SF

37,820 SF / 65,043 SF = 58% OF LOT AREA

CURRENT LANDSCAPE COVERAGE COMPLIES
SEE A0.13 FOR DIAGRAM

APPLICABLE CODES:

CALIFORNIA BUILDING CODE (CBC), 2022 EDITION
CALIFORNIA RESIDENTIAL CODE (CRC), 2022 EDITION
NATIONAL ELECTRIC CODE (NEC), 2022 EDITION
CALIFORNIA MECHANICAL CODE (CMC), 2022 EDITION
CALIFORNIA PLUMBING CODE (CPC), 2022 EDITION
CITY OF SAN DIEGO MUNICIPAL CODE (CSDMC), 2024 EDITION
CALIFORNIA FIRE CODE (CFC), 2022 EDITION

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A0.11 AREA DIAGRAM - EXISTING & PROPOSED
A0.12 FLOOR AREA RATIO & LOT COVERAGE
A0.13 LANDSCAPE & HARDSCAPE DIAGRAM
A0.14 AGENCY NOTES
A0.15 PRODUCT CERTIFICATIONS
A0.16 BUILDING MATERIAL PALETTE
A0.20 TOPOGRAPHIC SURVEY
A0.30 TITLE 24
A0.31 TITLE 24
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A1.10 OVERALL SITE PLAN - PROPOSED
A1.20 SITE SECTIONS
A1.21 SITE SECTIONS

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A2.20 PROPOSED FLOOR PLAN - LEVEL 1
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A2.22 PROPOSED FLOOR & ROOF PLAN - GARAGE & TENNIS PAVILION

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A3.01 EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A3.02 EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A3.03 EXTERIOR ELEVATIONS - EXISTING & PROPOSED
A3.12 EXTERIOR ELEVATIONS - PROPOSED
A3.13 EXTERIOR ELEVATIONS - GARAGE & TENNIS PAVILION

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A4.11 BUILDING SECTIONS - CROSS
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A8.10 VERTICAL CIRCULATION

A9.00 TYPICAL DETAILS - AGENCY
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S0.13 TYPICAL DETAILS CONCRETE
S0.21 TYPICAL DETAILS MASONRY
S0.31 TYPICAL DETAILS STEEL
S0.32 TYPICAL DETAILS STEEL
S0.41 TYPICAL DETAILS STEEL
S0.42 TYPICAL DETAILS STEEL
S0.43 TYPICAL DETAILS STEEL
S0.44 TYPICAL DETAILS STEEL
S0.45 TYPICAL DETAILS STEEL
S0.46 TYPICAL DETAILS STEEL
S0.47 TYPICAL DETAILS STEEL
S0.51 TYPICAL DETAILS SHEAR WALLS
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S2.02 FOUNDATION AND FRAMING PLANS

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S3.02 SECTION & DETAILS CONCRETE

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C2.00 GRADING PLAN
C2.10 GRADING SECTIONS
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L4.1 BRUSH MANAGEMENT NOTES
L4.2 PLANTING SPECIFICATIONS
L5.0 IRRIGATION PLAN
L5.1 IRRIGATION LEGENDS & NOTES PLAN
L5.2 IRRIGATION GENERAL NOTES PLAN
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E0.11 LOAD CALCULATIONS
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E0.50 FIXTURE SCHEDULE
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P5.04 PLUMBING DETAILS
P5.05 PLUMBING DETAILS
P5.06 PLUMBING DETAILS
P5.07 PLUMBING DETAILS

SHEET INDEX 7

APPROVED EXHIBIT "A"
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

ARCHITECT:
WOODS+DANGARAN
5059 PICO BLVD
LOS ANGELES, CA 90019
323.272.3329

OWNER:
HEME VC PROPERTY LLC
7856 LA JOLLA VISTA DR
LA JOLLA, CA 92037

SOILS ENGINEER:
TERRAPACIFIC CONSULTANTS
4010 MORENA BLVD, SUITE 108
SAN DIEGO, CA 92117
858.521.1190

SURVEYOR:
ETCHEVERRY LAND SURVEYING
P.O. BOX 2701
COTTONWOOD, AZ 86326
928.239.9525

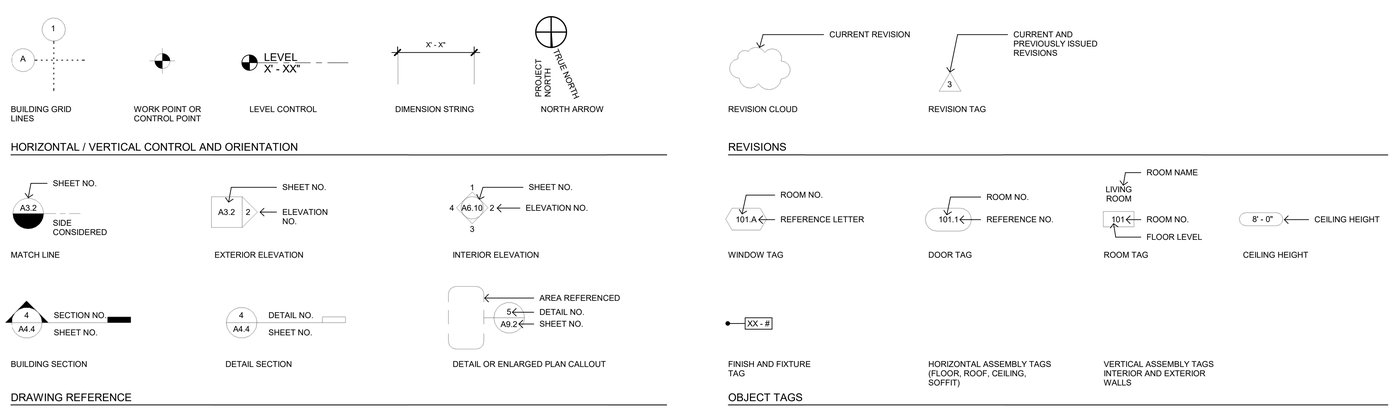
STRUCTURAL & CIVIL ENGINEER:
LFA
319 MAIN STREET
EL SEGUNDO, CA 90245
213.239.9700

LANDSCAPE ARCHITECT:
CHRIS SOSA
8581 SANTA MONICA BLVD
WEST HOLLYWOOD, CA 90069
415.310.5770

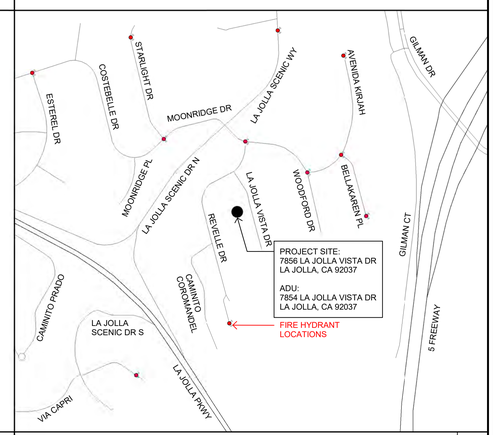
MEP & TITLE 24 ENGINEER:
K2D
13465 BEACH AVE, SUITE B
MARINA DEL REY, CA 90292
310.935.3773

LOCAL LIASON:
MARENGO MORTON ARCHITECTS
7722 GIRARD AVE, SUITE 200
LA JOLLA, CA 92037
858.459.3769

PROJECT DIRECTORY 20



PROJECT SYMBOLS 8



VICINITY MAP 4

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ARCHITECTURE + INTERIORS
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5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

143.23

LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

02 / 04 / 2026

TITLE SHEET

A0.01



300' RADIUS SETBACK DIAGRAM | 3

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO · Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

#	ADDRESS	LEGAL DESCRIPTION	LOT SIZE (+/-)	TOTAL LIVING AREA	FRONT YARD SETBACK	REAR YARD SETBACK	SIDE YARD SETBACK
1	7855 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 17*	21,452 SF	5,529 SF	17' – 0"	42' – 0"	11' – 0" & 15' – 6"
2	7866 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3530	LOT 16*	20,378 SF	3,590 SF	26' – 0" & 7' – 6"	50' – 0"	17' – 6" & 9' – 6"
3	7856 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3530 (PROJECT SITE)	LOT 1290*WLY 325 FT OF NLY 200 FT OF SLY 602 FT	66,618 SF	3,842 SF	193' – 6" & 17' – 1 1/2" (existing)	-	32' – 11" (north existing) 61' – 11 1/2" (south existing)
4	7849 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 1290*E 300 FT OF W 325 FT OF N 145 FT OF S 402 FT*	43,750 SF	5,515 SF	119' – 0" & 64' – 0"	-	0' & 20' – 6"
5	7851 REVELLE DR LA JOLLA, CA, 92037-3538	LOT 1290*ELY 300 OF WLY 325 FT OF NLY 127 OF SLY 257 FT OF	38,932 SF	3,758 SF	94' – 0" & 138' – 0"	-	3' – 0" & 12' – 0"
6	7867 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 14*	19,966 SF	4,093 SF	32' – 0" & 26' – 0"	94' – 6"	3'– 0" & 12' – 0"
7	7855 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 15*	20,202 SF	4,326 SF	9' – 6"	76' – 0"	9' – 0" & 10' – 6"
8	7845 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290*E 200 FT OF W 575.5 FT OF N 100 FT OF S 600 FT*	20,800 SF	3,200 SF	18' – 0"	32' – 0"	12' – 6" & 15' – 6"
9	7835 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290*E 200 FT OF W 575.5 FT OF N 100 FT OF S 500 FT*	19,721 SF	3,517 SF	13' – 0"	51' – 0"	0' & 11' – 0"
10	7819 LA JOLLA VISTA DR LA JOLLA, CA, 92037-3531	LOT 1290*E 200 FT OF W 575.5 FT OF N 200 FT OF S 400 FT*	39,062 SF	5,498 SF	25' – 0"	35' – 6"	13'– 0" & 39' – 0"
11	7856 REVELLE DR LA JOLLA, CA, 92037-3537	LOT 1*	20,753 SF	4,636 SF	30' – 6"	65' – 0"	2'– 0" & 28' – 0"
		AVERAGE			**41' – 3 1/2"**	**40' – 6"**	**15' – 5"**

SETBACK MATRIX | 4

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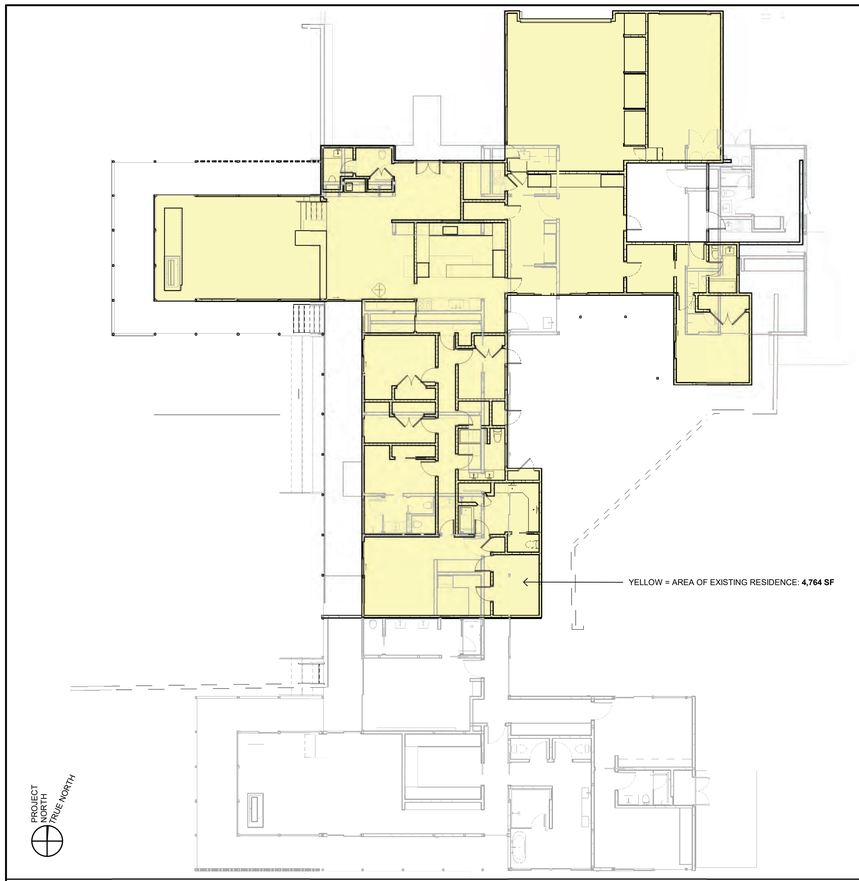
LA JOLLA RESIDENCE

7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA CA 92037

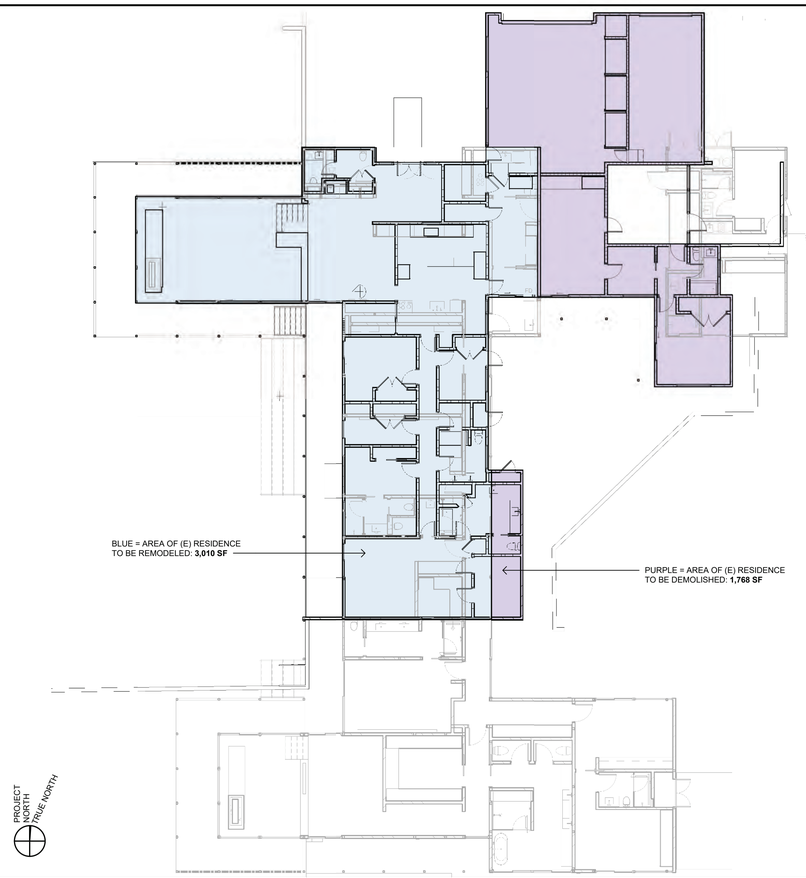
05 / 09/ 2025

SETBACK DIAGRAM

A0.10



AREA OF EXISTING RESIDENCE
3/32" = 1'-0" | 14



AREA OF (E) RESIDENCE TO BE DEMOLISHED & REMODELED
3/32" = 1'-0" | 6

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO · Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

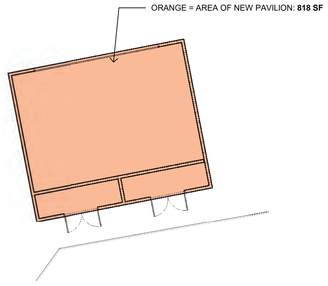
APPROVED BY: Hearing Officer

ON: February 25, 2026

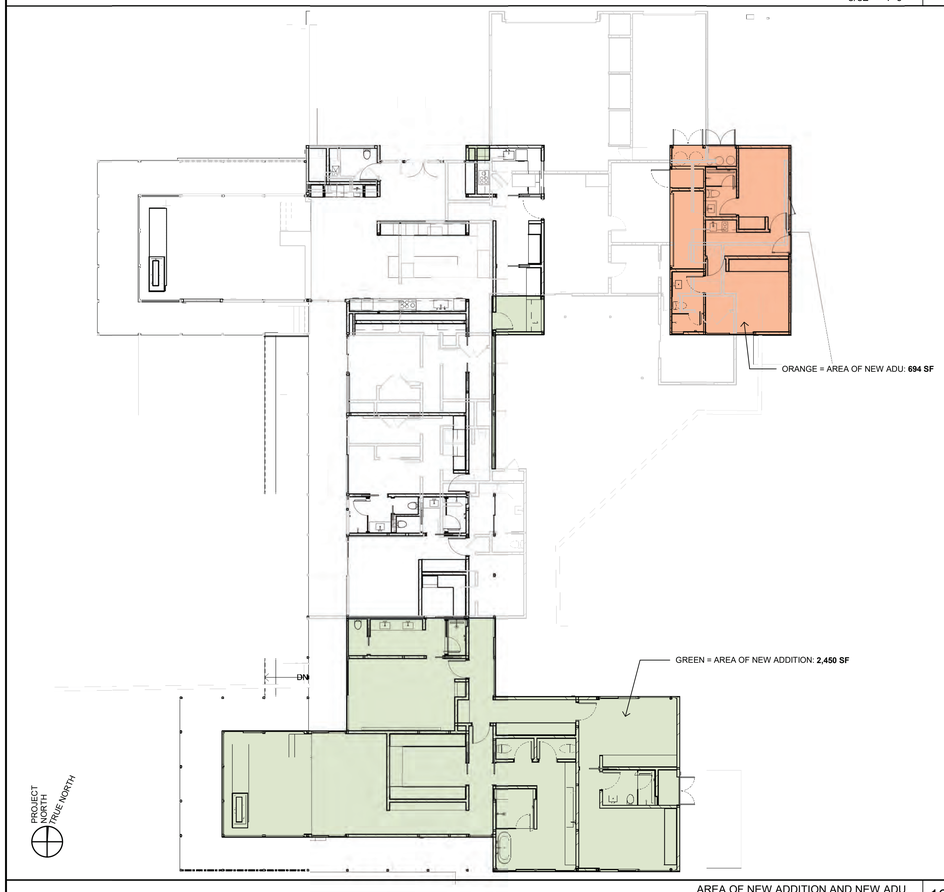
DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

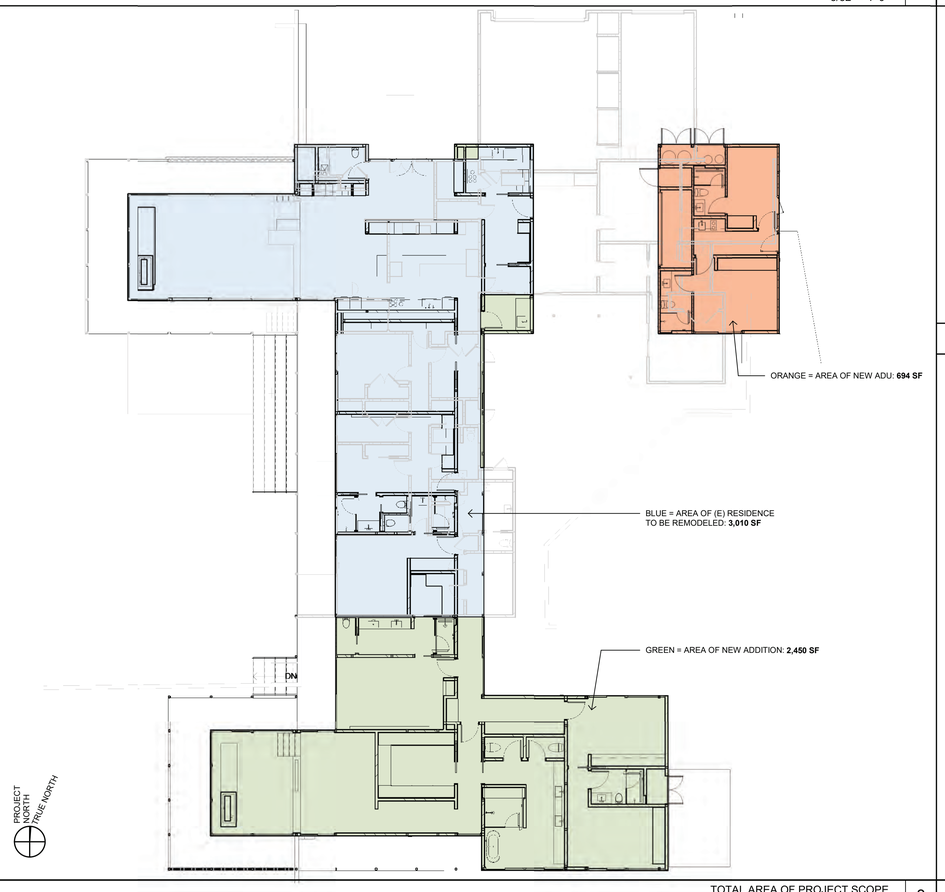
Development Project Manager



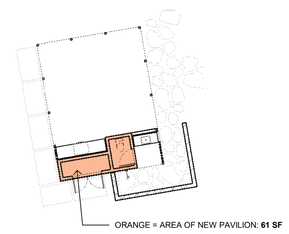
AREA OF NEW GARAGE
3/32" = 1'-0" | 2



AREA OF NEW ADDITION AND NEW ADU
3/32" = 1'-0" | 16



TOTAL AREA OF PROJECT SCOPE
3/32" = 1'-0" | 8



AREA OF NEW PAVILION
3/32" = 1'-0" | 3

- AREA OF EXISTING RESIDENCE: **4,764 SF**
- AREA OF (E) TO BE DEMOLISHED: **1,768 SF**
- AREA OF (E) TO BE REMODELED: **3,010 SF**
- AREA OF (N) ADDITION: **2,450 SF**
- AREA OF NEW STRUCTURES: **1,573 SF**

TOTAL AREA OF PROJECT SCOPE:

MAIN HOUSE:
AREA OF (E) TO BE REMODELED: 3,010 SF +
AREA OF (N) ADDITION: 2,450 SF =
3,010 SF + 2,450 SF = 5,460 SF

ADU: 694 SF
PAVILION: 61 SF
GARAGE: 818 SF

AREA CALCULATION
4

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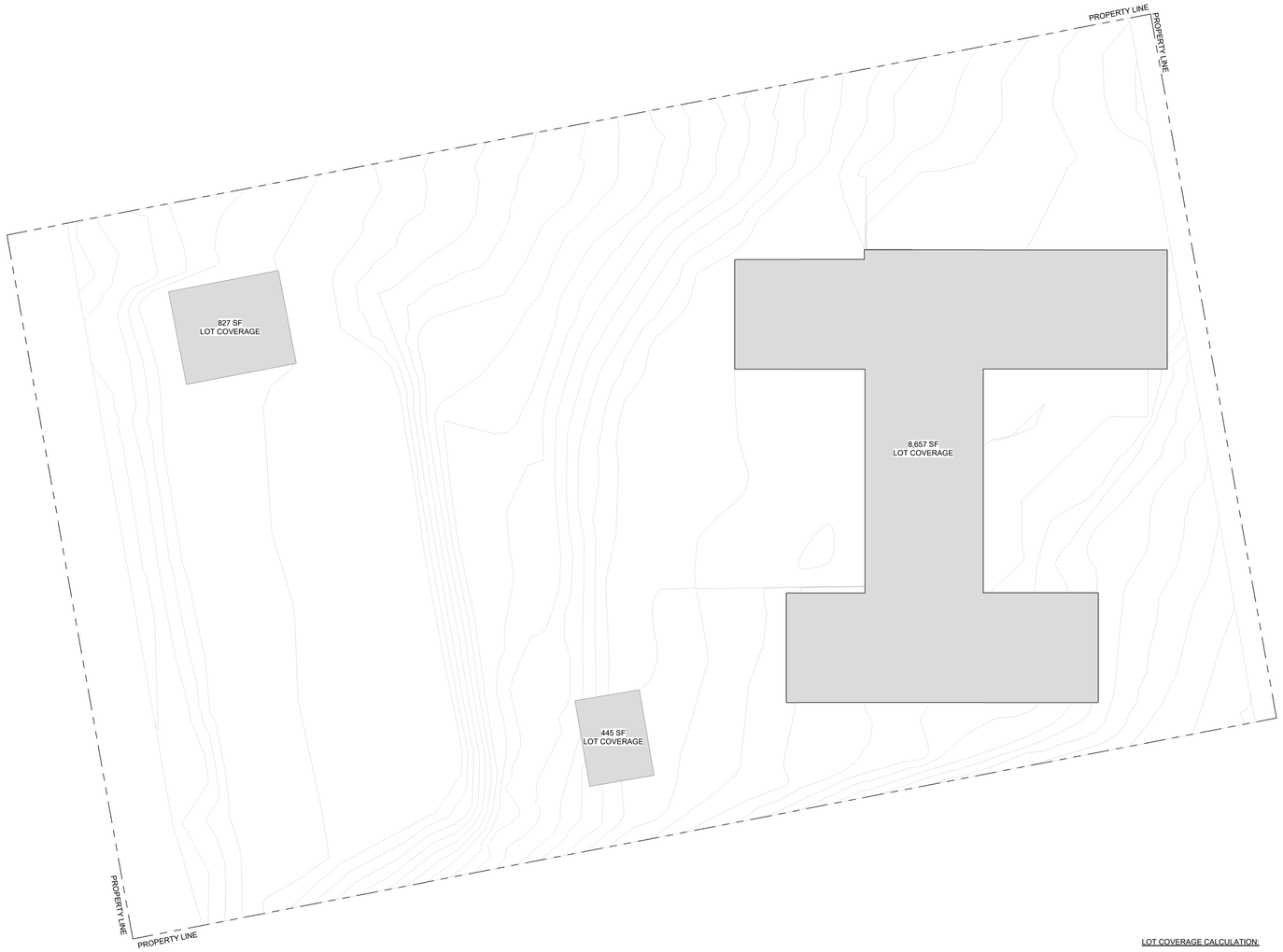
143.23

LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

AREA DIAGRAM - EXISTING & PROPOSED

A0.11



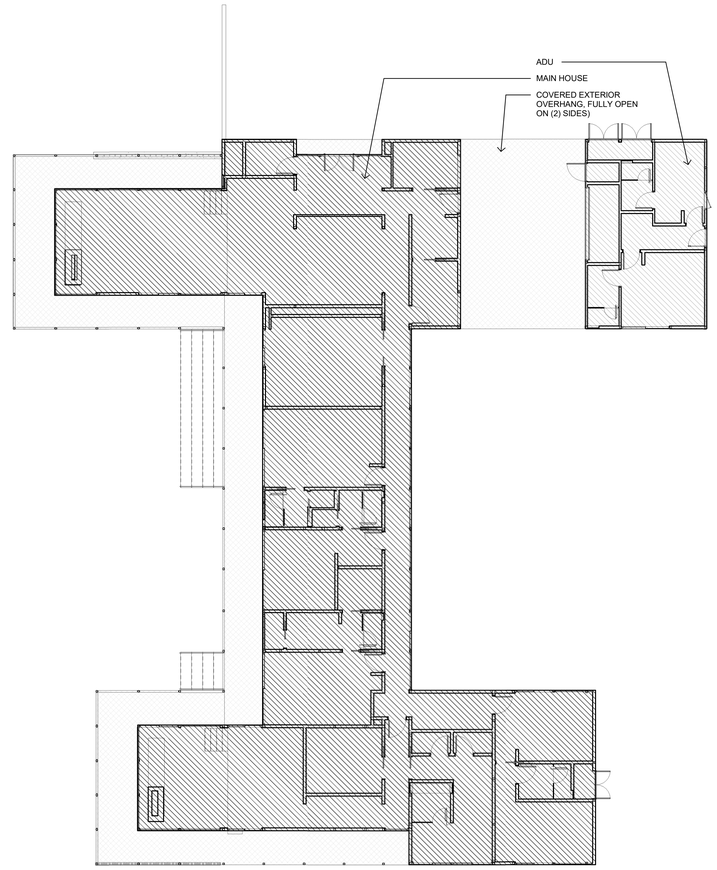
LOT COVERAGE CALCULATION:

MAXIMUM LOT COVERAGE: LOT AREA:	60% OF LOT AREA 65,043 SF
MAXIMUM ALLOWABLE COVERAGE:	**39,025.8 SF**
TOTAL LOT COVERAGE:	**9,929 SF**

9,929 SF / 65,043 SF = 15.3% OF LOT AREA

CURRENT LOT COVERAGE COMPLIES

LOT COVERAGE DIAGRAM
1/16" = 1'-0" | 11



INTERIOR FLOOR AREA

COVERED EXTERIOR

FLOOR AREA RATIO (FAR) CALCULATION:

MAXIMUM FLOOR AREA RATIO: LOT AREA:	45% OF LOT AREA 65,043 SF
MAXIMUM FAR:	65,043 x 45% = **29,269.35 SF**

GROSS FLOOR AREA

MAIN HOUSE:	5,457 SF
ADU:	694 SF
PAVILION:	61 SF
GARAGE:	818 SF
TOTAL:	**7,030 SF**

7,030 SF / 65,043 SF = 10.8% OF LOT AREA

CURRENT FAR COMPLIES

FLOOR AREA RATIO DIAGRAM
3/32" = 1'-0" | 3

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO
Development Services Department

PROJECT NO. PRJ-1123371

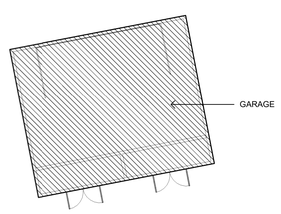
APPROVAL NO(S). Site Development Permit No.
PMT-3318269

APPROVED BY: Hearing Officer

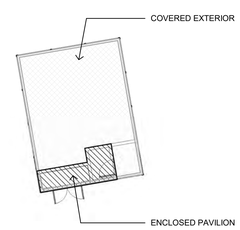
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee
Development Project Manager



FLOOR AREA RATIO DIAGRAM - GARAGE
3/32" = 1'-0" | 8



FLOOR AREA RATIO DIAGRAM - PAVILION
3/32" = 1'-0" | 4

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143.23

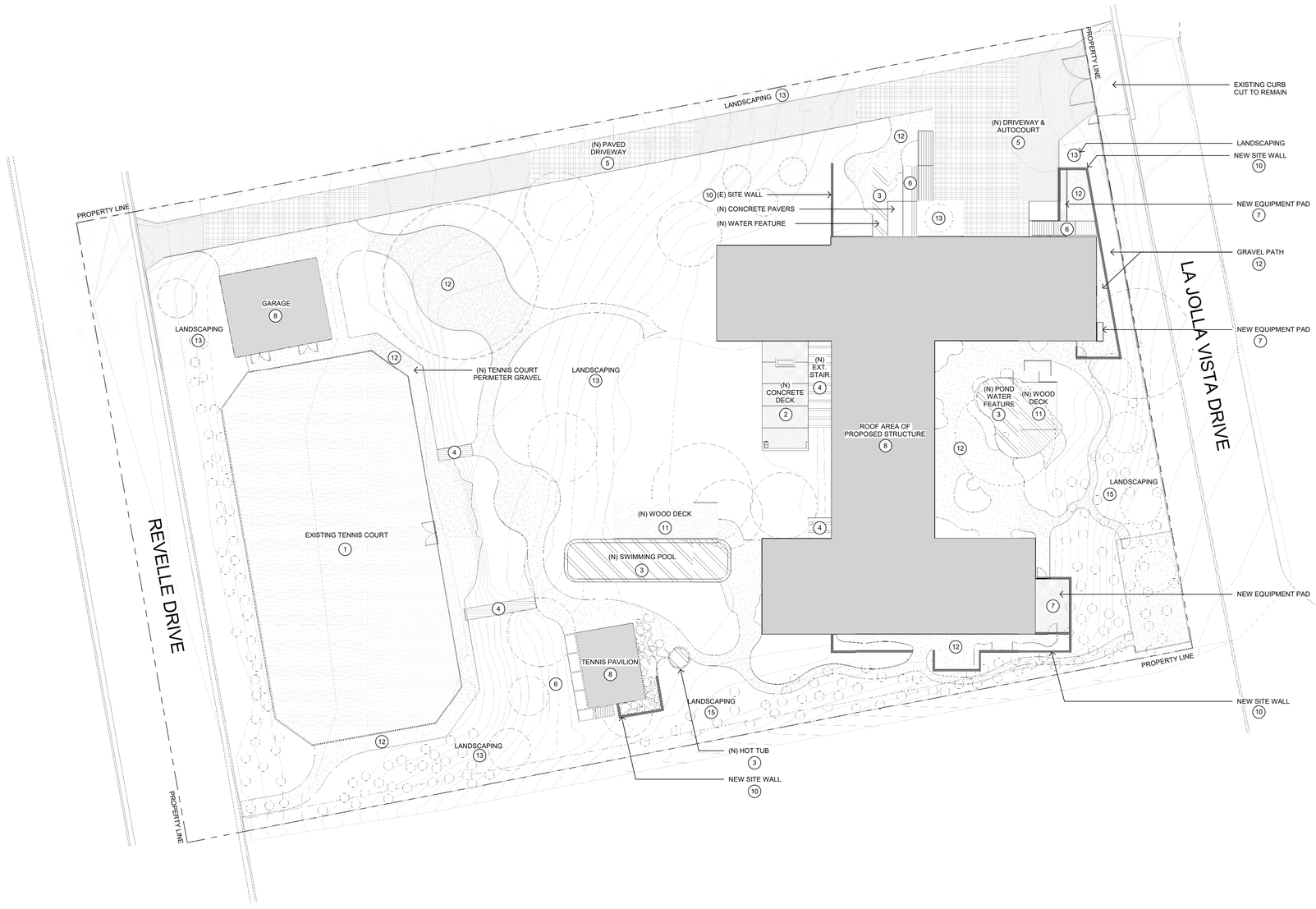
LA JOLLA RESIDENCE

7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

02 / 04 / 2026

FLOOR AREA RATIO & LOT COVERAGE

A0.12



LANDSCAPE & HARDSCAPE DIAGRAM
1/16" = 1'-0" | 3

WOODS + DANGARAN
WWW.WOODSDANGARAN.COM
ARCHITECTURE + INTERIORS

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

143.23

LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

LANDSCAPE & HARDSCAPE DIAGRAM

A0.13

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

1. EXISTING DOMESTIC WATER METER TO BE REPURPOSED FOR NEW IRRIGATION SYSTEM. NEW DOMESTIC WATER METER FOR RESIDENCE.

NOTES
NO SCALE | 16

- DRIVEWAY PAVING
- EXTERIOR STAIRS
- WATER FEATURE & POOL
- CONCRETE PAVERS
- CONCRETE SLAB
- TENNIS COURT
- LANDSCAPING
- GRAVEL
- SITE WALL
- ROOF AREA
- WOOD DECK

LEGEND - LANDSCAPE & HARDSCAPE
NO SCALE | 12

NON-PERMEABLE AREA = 23,449 SF

1. (E) TENNIS COURT TO REMAIN: 7,068 SF
2. (N) CONCRETE DECK: 698 SF
3. (N) WATER FEATURE & POOL
4. (N) EXTERIOR STAIR
5. (N) DRIVEWAY ENTRY & AUTOCOURT: 5,449 SF
6. (N) CONCRETE PAVERS
7. (N) CONCRETE EQUIPMENT PADS
8. ROOF AREA OF PROPOSED STRUCTURE: 6,241 SF
9. ROOF AREA OF EXISTING STRUCTURE: 4,043 SF
10. (N) AND (E) SITE WALLS

*(E) REVELLE DRIVE: 3,774 SF

PERMEABLE AREA

11. (N) WOOD DECK
12. GRAVEL PATHS
13. LANDSCAPING

PERMEABLE / NON-PERMEABLE AREA CALCULATION
NO SCALE | 8

LANDSCAPE COVERAGE CALCULATION:

MINIMUM LANDSCAPE COVERAGE:	30% OF LOT AREA
LOT AREA:	65,043 SF
MINIMUM LANDSCAPE COVERAGE:	**19,513 SF**
HARDSCAPE COVERAGE (NON-PERMEABLE AREA):	23,449 SF
LANDSCAPE COVERAGE (PERMEABLE AREA):	37,820 SF

37,820 SF / 65,043 SF = 58% OF LOT AREA

CURRENT LANDSCAPE COVERAGE COMPLIES

LANDSCAPE COVERAGE CALCULATION
NO SCALE | 4

Development Services

THE CITY OF SAN DIEGO

FORM
DS-16
July 2021

Water Meter Data Card

Project No:	Notification No:	Sales Order No:
Water Meter Address:		Connection Object No:
Building or Project Address: 7856 LA JOLLA VISTA DRIVE, LA JOLLA CA 92037		
Maximum Length of Water System: 200 ft	No. of Building Stories: 1	Flushometer Valve Fixtures Used: ☐ Yes ☑ No

TABLE A-2: California Plumbing Code – *For explanations, see 2019 CPC, page 154*

Appliances, Appurtenances, or Fixtures	Min. Fixt. Branch Pipe Size	Private	Public	Assembly		# of Existing Fixtures to Remain	# of Fixtures Added	# of Fixtures Removed	Fixture # Increase/ Decrease
Bathtub or Combination Bath/Shower (fill)	½"	4.0	4.0	---	x	3.00	5		20
¾" Bathtub Fill Valve	¾"	10.0	10.0	---	x				0
Bidet	½"	1.0	---	---	x				0
Clothes Washer, domestic	½"	4.0	4.0	---	x	1	1		4
Dental Unit, cuspidor	½"	---	1.0	---	x				0
Dishwasher, domestic	½"	1.5	1.5	---	x		2		3
Drinking Fountain or Water Cooler	½"	0.5	0.5	0.75	x				0
Fire Sprinkler GPM (residential – SFD/DUP only)	---	---	---	---	x	---	---	---	
Hose Bib	½"	2.5	2.5	---	x	1	1		2.5
Hose Bib, each additional	½"	1.0	1.0	---	x		10		10
Lavatory (restroom sinks only)	½"	1.0	1.0	1.0	x	6	5		5
Lawn Sprinkler, each head	---	1.0	1.0	---	x	0	20	0	20
Mobile Home, each (minimum)	---	12.0	---	---	x				0
Sinks									
Bar	½"	1.0	2.0	---	x	1	1		
Clinic Faucet	½"	---	3.0	---	x				0
Clinic Flushometer Valve with or without faucet	1"	---	8.0	---	x				0
Kitchen, domestic	½"	1.5	1.5	---	x	1	1		1.5
Laundry	½"	1.5	1.5	---	x		1		1.5
Service Sink or Mop Basin	½"	1.5	3.0	---	x				
Washup, each set of Faucets	½"	---	2.0	---	x				0
Shower, per head	½"	2.0	2.0	---	x		1		2
Urinal, 1.0 GPF Flushometer Valve	¾"	3.0	4.0	5.0	x				
Urinal, Greater than 1.0 GPF Flushometer Valve	¾"	4.0	5.0	6.0	x				
Urinal, Flush Tank	½"	2.0	2.0	3.0	x				
Water Closet, 1.6 GPF Gravity Tank	½"	2.5	2.5	3.5	x				
Water Closet, 1.6 GPF Flushometer Tank	½"	2.5	2.5	3.5	x	4	5		
Water Closet 1.6 GPF Flushometer Valve	1"	5.0	5.0	8.0	x				
Water Closet > 1.6 GPF Gravity Tank	½"	3.0	5.5	7.0	x				
Water Closet > 1.6 GPF Flushometer Valve	1"	7.0	8.0	10.0	x				
Other Water Requirements	GPM for 25 GPM (pool make-up)								

Total Fixture Units → Show NET change in demand (for non-residential use ONLY) **69.5**

*THIS TOTAL WILL BE CALCULATED BY CITY STAFF

CAPACITY FEES ARE BASES ON ALL NEW AND/OR ADDITIONAL DEMAND

Note: If any fixtures or water requirements are designated by GPM – City Staff will convert all use to GPM for meter sizing

The portion below will be completed by the Development Services Department:

Total F.U. for Water Capacity Fees: _____ Total F.U. for Sewer Capacity Fees: _____ (Total F.U. for Meter Sizing _____)

Pressure regulation required? ☐ Yes ☐ No Backflow preventor required? ☐ Yes ☐ No

Approved meter size: **Water supply line size:**

Development Services Department approved by: Date approved:

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DS-16 (07-21)

CLEAR FORM

Development Services

THE CITY OF SAN DIEGO

Water Meter Address: Often several buildings share one water meter. In this case, the water meter address may be different than the permitting building address.

Contact the Public Utilities Department: Water at (619) 515-3500 to determine the address of the existing meters. A new meter will require a new address. All addresses are assigned by the Development Services Department.

Building Address: List the building (project) address, if different from the meter address

Maximum Length of Water System: Provide the maximum length of the water system, measured from the meter to the plumbing fixture furthest from the meter.

Number of Building Stories: Provide the number of building stories.

Water Closet Gravity Tank vs. Flushometer Valve: Carefully place your fixture count in the correct location for accurate meter sizing.

Matrix to Determine Meter Size and Water/Sewer Demand: Complete the columns of the matrix by supplying the quantity and type of fixtures "Existing," "Added," and/or "Removed." Note: relocated fixtures are considered "Existing," since there is no change in demand.

Accuracy of the fixture unit count is necessary to determine the appropriate meter size. See Figure 1 below for an example.

Fixture Unit Multiplier ("x" symbol in table): Each plumbing fixture is given a fixture unit value based from the 2010 California Plumbing Code. Fixture units are used for water meter sizing purposes. The unit count for each fixture is determined by multiplying the number of each fixture type by the number in the multiplier column.

Existing Fixtures to Remain: In the "Existing Fixtures to Remain" column, list the number of original fixtures that will be kept or relocated during the construction phase of the project.

Fixtures Added: In the "Fixtures Added" column, list the number of new fixtures or the number of fixtures being added to an existing project under the appropriate fixture type.

Fixtures Removed: In the "Fixtures Removed" column, list the number of fixtures that are actually being removed, which will create a reduction in the water/sewer demand. Note: Replacing a sink with a new sink of a water closet with a new water closet, etc., does not constitute "removed;" they are considered "existing." See Figure 1, Example B. Leave this column blank for purely residential uses.

Other Water Requirements: There are some fixtures not listed or items that cannot be given a fixture unit value. An example is the gallons per minute (GPM) requirements for process water (water that is used in industrial, manufacturing, and commercial facilities for processing purposes). Process water includes car wash facilities, cooling towers, boilers, can wash, autoclaves, photo development equipment, and any other non-fixture type water usage application (Do not include the GPM requirements for closed systems).

Sprinkler Heads: Add all ¼, ½, ¾, and full irrigation sprinkler heads to determine the total number of full sprinkler heads. For example, two ¼ heads and one ½ head will equal one full sprinkler head. Leave blank if separate irrigation meter.

GPM (Gallons per Minute): When any water requirement is listed by GPM demand, ALL fixtures will be converted to GPM for the benefit of meter sizing. Capacity fees will be based on a combination of both fixture unit count and GPM demand.

GENERAL USE: Applies to business, commercial, industrial, and assembly occupancies other than those defined under "Heavy Use." Included are the public and common areas in hotels, motels, and multi-dwelling buildings.

HEAVY USE: Applies to toilet facilities in occupancies that place a heavy, but intermittent time-based demand on the water supply system, such as schools, auditoriums, stadiums, race courses, transportation terminals, theaters, and similar occupancies where queuing is likely to occur during periods of peak use.

FIGURE 1: Example A – Residential: An existing 2-bedroom home with 1 full bathroom. Proposing an addition of one bedroom with two bathrooms.

2.5 multiplied by 2 wtr closets = +5 additional demand, etc.

The number of **Existing Fixtures to Remain** does not affect fees, but it may affect meter sizing

Appliances, Appurtenances, or Fixtures	Minimum Fixture Branch Pipe Size	Private	Public	Assembly		# of Existing Fixtures to Remain	# of Fixtures Added	# of Fixtures Removed	Fixture # Increase/ Decrease
Wtr Closet 1.6 GPF Gravity Tank	½"	2.5	---	---	x	1	2	---	+5
Bathtub or combination bath/shower (fill)	½"	4.0	---	---	x	1	2	---	+8
Lavatory	½"	1.0	---	---	x	1	2	---	+2
			TOTAL FIXTURES			Show NET increase or decrease in demand			+15

FIGURE 1: Example B – Commercial: This example is for a commercial tenant improvement where an existing office space is being remodeled. Removing a break room and adding 2 breakrooms, a mother's room, and 3 coffee bars.

2.0 multiplied by 3 bar sinks = +6 additional demand, etc.

The number of **Existing Fixtures to Remain** does not affect fees, but it may affect meter sizing

Appliances, Appurtenances, or Fixtures	Minimum Fixture Branch Pipe Size	Private	Public	Assembly		# of Existing Fixtures to Remain	# of Fixtures Added	# of Fixtures Removed	Fixture # Increase/ Decrease
Bar sink	½"	---	2.0	---	x	---	3	---	+6
Washup Sink, each set of faucets	½"	---	2.0	---	x	---	1	---	+2
Kitchen Sink, domestic	½"	---	1.5	---	x	---	2	1	+1.5
			TOTAL FIXTURES			Show NET increase or decrease in demand			+9.5

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DS-16 (07-21)

NOTES - AGENCY

1. WHERE THERE IS AN EXCAVATION OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATION OF AN ADJOINING BUILDING OR STRUCTURE AND LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION, THE OWNER SHALL PROVIDE THE DEPARTMENT OF BUILDING AND SAFETY WITH EVIDENCE THAT THE ADJACENT PROPERTY OWNER(S) HAVE BEEN GIVEN A 30 DAY WRITTEN NOTICE OF SUCH INTENT TO MAKE AN EXCAVATION. THIS NOTICE SHALL STATE THE DEPTH OF SUCH EXCAVATION AND WHEN IT WILL COMMENCE. THIS NOTICE IS REQUIRED TO BE CERTIFIED MAIL WITH RETURN RECEIPT. PROVIDE THE RETURN RECEIPT TO THE PLAN CHECK ENGINEER PRIOR TO PERMIT ISSUANCE. (3307.1)(B. PIBC 2014-060)

2. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

3. ALL PORTIONS OF REQUIRED FRONT YARD NOT USED FOR NECESSARY DRIVEWAYS, AND WALKWAYS, INCLUDING DECORATIVE WALKWAYS SHALL BE USED FOR PLANTING AND SHALL NOT BE PAVED. (12.210(a)(5))

4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

5. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED.)

6. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

7. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

8. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

9. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4).

11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2)

12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

15. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(d))

16. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9).

17. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.

18. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP. (R315)

19. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. (R311.1).

20. AT LEAST ONE DOOR SHALL BE 36" WIDE BY 80" HIGH (R311.2).

21. IN LIEU OF EXTERIOR OPENINGS FOR VENTILATION OF HABITABLE ROOMS, AN PPROVED MECHANICAL VENTILATING SYSTEM CAPABLE OF 0.35 AIR CHANGE PER HOUR IN THE ROOM OR WHOLE-HOUSE VENTILATION SYSTEM CAPABLE OF 15-CFM PER OCCUPANT SHALL BE INSTALLED. (R303.1, EX)

22. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. (R303.3)

23. CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4 INCHES IN DIAMETER, AND LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. (MC 504.3.2)

24. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED (R303.7 & R303.8). ALL STAIRWAYS SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NO LESS THAN 1 FOOT-CANDLE (11 LUX). (R303.7)

25. PROVIDE A WHOLE-BUILDING VENTILATION OF 30-CFM THAT IS CONTINUOUSLY OPERATED PER ASHRAE STANDARD 62.2.

26. REQUIRED EGRESS DOORS SHALL HAVE A 1.5 INCH IN HEIGHT MAXIMUM THRESHOLD. DOOR MAY NOT OPEN ON AN EXTERIOR LANDING, PROVIDED THE DOOR DOES NOT SWING OVER THE EXTERIOR LANDING AND THE LANDING IS NOT MORE THAN 7.75 INCHES BELOW THE TOP OF THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3)

27. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK. (R302.5.1)

28. INSTALL CONDUIT AND ELECTRICAL PANEL CAPACITY FOR FUTURE VEHICLE PARKING FOR AT LEAST 3% OF THE TOTAL PARKING SPACES BUT NOT LESS THAN ONE. (4.107 AND A5.106.5.3.3)

29. INSTALL CONDUIT FROM THE BUILDING ROOF OR EAVE TO A LOCATION WITHIN THE BUILDING IDENTIFIED AS SUITABLE FOR FUTURE INSTALLATION OF A CHARGE CONTROLLER (REGULATOR) AND INVERTER. (4.108)

30. ENCLOSED RAFTER VENTS SHALL PROVIDE CROSS VENTILATION AND A MINIMUM OF 1 INCH AIRSPACE BETWEEN INSULATION AND ROOF SHEATHING. UNVENTED ENCLOSED RAFTER ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R806.5. (R806.1, R806.2, R806.3)

31. VENT OPENINGS FOR ENCLOSED RAFTER SPACES SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MIN. 1/16" AND MAX. 1/8" OPENINGS. (706A.2;R327.6.2)

32. ANY PORTION OF AN ATTACHED OR DETACHED ACCESSORY STRUCTURE (TRELLISES, ARBORS, PATIO COVERS, CARPORTS, GAZEBOS AND SIMILAR STRUCTURES) OF AN ACCESSORY OR MISCELLANEOUS CHARACTER WITHIN 50 FEET OF AN APPLICABLE BUILDING SHALL BE CONSTRUCTED OF:

NONCOMBUSTIBLE MATERIALS OR
IGNITION-RESISTANT MATERIALS OR
HEAVY TIMBER CONSTRUCTION. (710A;R327.10)

33. STAIRWAYS SHALL HAVE THE FOLLOWING: 7.75" MAXIMUM RISE AND MINIMUM 10" RUN (R311.7.5). MINIMUM 6'-8" HEADROOM CLEARANCE (R311.7.2). MINIMUM 36" CLEAR WIDTH (MAX. 4 1/2 INCH HANDRAIL PROJECTION IS PERMITTED ON EACH SIDE (R311.7.1). THERE SHALL BE A 4 INCH MAX. OPENING AT OPEN TREADS (R311.7.5.1). HANDRAILS SHALL BE 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1). THE HANDGRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS (R311.7.8.3). MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS (R312.1.3).

34. HANDRAILS SHALL SATISFY THE FOLLOWING: PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRWAYS WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES. (R311.8.3) HANDRAIL HEIGHT SHALL BE 34 TO 38 INCHES ABOVE THE NOSING OF TREADS. (R311.8.3.1) OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL NOT ALLOW THE PASSAGE OF A 4 3/8 INCH DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6 INCH DIAMETER SPHERE. (R312.1.3 EX 1 &2) HANDRAIL GRIPS SHALL BE EITHER TYPE I OR TYPE II SPECIFIED IN SECTION R311.7.8.3. RETURN HANDRAILS TO NEWEL POST OR WALL. (R311.8.3.3)

35. GUARDS SHALL MEET THE FOLLOWING: PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. (R312.1) GUARD HEIGHT SHALL BE A MINIMUM OF 42 INCHES. (R312.1.2) REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. (R312.3)

36. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL. (R309.1) FLOORS IN A GARAGE/CARPORT SHALL BE DESIGNED TO SUPPORT UNIFORMLY DISTRIBUTED LOAD OF 50 PSF OR CONCENTRATED LIVE LOADS OF 2,000 LBS ACTING ON AN AREA OF 20 SQ. IN. (T-R301.5)

37. ANULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.

38. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R609.4.

39. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS, OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (R319.1).

40. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

NOTES - AGENCY

41. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTOL FORMS C2FR IS REVIEWED AND APPROVED.

42. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (C3FR) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

43. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.

44. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED BY THE BUILDING OFFICIAL. [SDMC 129.0205]

45. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL WITH AND ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. [SDMC 129.0205]

46. WHERE THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS, WHICH IS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313, HAS BEEN DEFERRED, THE FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION IN ORDER TO AVOID DELAYS IN CONSTRUCTION. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.

47. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER HAZARDS ARE PRESENT PER CFC SECTION 3315.1.

48. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19

49. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

50. CHAPTER 7A CBC/R337 CRC COMPLIANCE:
1. CLASS A ROOF WITH FIRE STOPS AT ALL OPENINGS.
2. SKYLIGHTS TEMPERED.
3. SPARK ARRESTOR: PROVIDED @ FIREPLACES
4. ROOF ATTIC VENTS PROHIBITED IN LOCATIONS WHERE EMBERS ARE MOST LIKELY TO ACCUMULATE INCLUDING EAVES AND OVERHANG AREAS: NO ATTIC SPACES.
5. PROTECTED EAVES.
6. WINDOWS DUAL GLAZED/SINGLE TEMPER. VINYL WINDOWS MUST HAVE WELDED CORNERS, METAL REINFORCEMENT & MEET WINDOW INDUSTRY STANDARDS.
7. GUTTERS MUST BE DESIGNED TO PREVENT ACCUMULATION OF DEBRIS.
8. NON-COMBUSTIBLE EXTERIOR DOORS OR SOLID WOOD AT LEAST 1-3/8" THICK.
9. ATTACHMENTS AND PROJECTIONS SUCH AS PATIOS, FENCES AND PATIO COVERS MUST BE IGNITION RESISTANT.
10. FOUNDATION VENTS ARE PROHIBITED TO BE IN LOCATIONS WHERE EMBERS ARE MOST LIKELY TO ACCUMULATE. SKYLIGHTS TEMPERED: N/A - NO FOUNDATION VENTS.
11. UNDERFLOOR AREA MUST BE ENCLOSED AS REQUIRED FOR EXTERIOR WALLS: N/A, SLAB ON GRADE.
12. EXTERIOR WALLS SHALL BE MADE WITH NON-COMBUSTIBLE WALL SURFACES SUCH AS STUCCO, FIBER-CEMENT SIDING, & MASONRY: N/A.
13. VENT OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH. THE DIMENSION OF THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8". THE MATERIAL USED SHALL BE CORROSION RESISTANT.
14. GARAGE DOOR FIRE RESISTANT REQUIREMENTS.

NOTES - SWIMMING POOLS

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. SUCTION OUTLETS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ANSI / APSP-7 (3109.5)

3. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED.)

4. THE RECIRCULATION AND PURIFICATION OF ANY SWIMMING POOL, FISH POND, OR ANY BODY OF WATER REQUIRED TO BE FENCED BY SECTION 6109, SHALL BE OPERATED AND MAINTAINED SO AS TO KEEP THE WATER IN SUCH POOL OR OTHER BODY OF WATER CLEAN AND OF REASONABLE CLARITY. (8118)

5. NEW PERMANENT OUTDOOR POOLS/SPAS FOR A DWELLING OR DUPLEX SHALL BE EQUIPPED WITH A COVER HAVING A "MANUAL OR POWER OPERATED REEL SYSTEM." (PER ORDINANCE 184,248)

6. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL PROVIDE AN AUDIBLE WARNING WHEN THE DOOR OR ITS SCREEN, IF PRESENT, ARE OPENED. THE ALARM SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 2017 AND INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208. THE ALARMS SHALL BE EQUIPPED WITH A DEACTIVATION SWITCH LOCATED IN ACCORDANCE 54" ABOVE THE FLOOR FOR UNITS NOT REQUIRED TO ACCESSIBLE AND BETWEEN 48 AND 54 INCHES FOR UNITS REQUIRED TO BE ACCESSIBLE. (3109.4.1.8, 3109.4.4.2)

7. FOR RESIDENTIAL POOLS, THE TOP OF POOL ENCLOSURE BARRIER SHALL BE AT LEAST 60" ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND BOTTOM OF THE BARRIER SHALL BE 2 INCHES. THE GATE SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF CLOSING AND HAVE A SELF-LATCHING DEVICE. THE LATCH SHALL BE LOCATED A MINIMUM OF 54 INCHES ABOVE GROUND. (PER 3109.4.1.7, 6109(A))

8. THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE SHALL NOT BE LOCATED LESS THAN 60 INCHES FROM THE BOTTOM OF TH EGATE.

9. PROVIDE CONNECTION DETAILS OF GUARDRAIL AND/OR HANDRAIL ADEQUATE TO SUP

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ICC-ES Evaluation Report
ESR-3416

Reissued February 2023
This report is subject to renewal February 2025.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 25 00—Water-Resistive Barriers/Weather Barriers
Section: 07 27 00—Air Barriers
Section: 07 65 00—Flexible Flashing

REPORT HOLDER:

PROSOCO, INC.

EVALUATION SUBJECT:

R-GUARD CAT 5® AIR & WATER-RESISTIVE BARRIER SYSTEM

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2021, 2018, 2015 and 2009 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012 and 2009 *International Residential Code®* (IRC)
- 2021, 2018, 2015 and 2009 *International Energy Conservation Code®* (IECC)

For evaluation for compliance with codes adopted by Los Angeles Department of Building and Safety (LADBS), see ESR-3416 LABC and LARC Supplement.

Properties evaluated:

- Water-resistive barrier
- Air barrier material
- Surface-burning characteristics

1.2 Evaluation to the following green code(s) and/or standards:

- 2022 California Green Building Standards Code (CALGreen), Title 24, Part 11
- 2021, 2018, 2015 and 2012 *International Green Construction Code®* (IgCC)
- 2020, 2017, 2014 and 2011 ANSI/ASHRAE/USGBC/IES Standard 189.1–Standard for the Design of High-Performance Green Buildings, Except Low-Rise Residential Buildings
- 2020, 2015, 2012 and 2008 ICC 700 *National Green Building Standard™* (ICC 700-2020, ICC 700-2015, ICC 700-2012 and ICC 700-2008)

Attributes verified:

See Section 3.1.

2.0 USES

The R-Guard Cat 5® Air & Water-resistive Barrier System is used as an alternative to the water-resistive barrier specified in 2021 and 2018 IBC Section 1403.2 (2015 and 2009 IBC Section 1404.2) and IRC Section R703.2 when installed over substrates as described in this report in exterior walls of any construction type. The system also may be used as an air barrier material in accordance with IRC Section N1102.4 and 2021, 2018 and 2015 IECC Sections C402.5 and R402.4 (2009 IECC Sections 402.4 and 502.4). The R-Guard FastFlash flashing component of the R-Guard Cat 5® Air & Water-resistive Barrier System may be used as a flashing in accordance with 2021, 2018 and 2015 IRC Section 703.4, when installed in accordance with Section 4.4 of this report.

R-Guard Cat 5® Air & Water-resistive Barrier System complying with ASTM E2570 is used over sheathing where EIFS cladding is to be used in accordance with 2021 and 2018 IBC Section 1407.4.1 (2015 and 2009 IBC Section 1408.4.1) and IRC Section R703.5.2.

The R-Guard Cat 5® Air & Water-resistive Barrier System installed as a water-resistive barrier and an air barrier material, is recognized for use on Types I, II III, IV and Type V construction. When used on exterior walls of buildings greater than 40 feet above grade in Types I, II, III or IV construction under the 2021, 2018 and 2015 IBC, installation must comply with Exception 1 of 2021 and 2018 IBC Section 1402.5 (2015 IBC Section 1403.5).

3.0 DESCRIPTION

3.1 General:

The R-Guard Cat 5® Air & Water-resistive Barrier System consists of: R-Guard Cat 5®Cat 5 Rain Screen®, R-Guard Joint & Seam Filler, R-Guard PorousPrep and R-Guard FastFlash®.

The attributes of the R-Guard Cat 5® Air & Water-resistive Barrier System have been verified as conforming to the requirements of (i) CALGreen Section 5.407.1 for water-resistive barriers; (ii) 2021 IgCC Section 701.3.1.2, 2018 IgCC Section 701.3.1.2 and 2015 IgCC Section 701.3.1.1 for water-resistive barriers; (iii) 2021 IgCC Section 701.3.1.3, 2018 IgCC Section 701.3.1.3 and 2015 IgCC Section 701.3.1.2 for air barriers; (iv) 2021 IgCC Section 701.3.2, 2018 IgCC Section 701.3.2 and 2015 IgCC Section 701.3.1.3 for air barriers; (v) 2021 IgCC Section 701.3.3, 2018 IgCC Section 701.3.3 and 2015 IgCC Section 701.3.1.4 for air barriers; (vi) 2021 IgCC Section 701.3.4, 2018 IgCC Section 701.3.4 and 2015 IgCC Section 701.3.1.5 for air barriers; (vii) 2021 IgCC Section 701.3.5, 2018 IgCC Section 701.3.5 and 2015 IgCC Section 701.3.1.6 for air barriers; (viii) 2021 IgCC Section 701.3.6, 2018 IgCC Section 701.3.6 and 2015 IgCC Section 701.3.1.7 for air barriers; (ix) 2021 IgCC Section 701.3.7, 2018 IgCC Section 701.3.7 and 2015 IgCC Section 701.3.1.8 for air barriers; (x) 2021 IgCC Section 701.3.8, 2018 IgCC Section 701.3.8 and 2015 IgCC Section 701.3.1.9 for air barriers; (xi) 2021 IgCC Section 701.3.9, 2018 IgCC Section 701.3.9 and 2015 IgCC Section 701.3.1.10 for air barriers; (xii) 2021 IgCC Section 701.3.10, 2018 IgCC Section 701.3.10 and 2015 IgCC Section 701.3.1.11 for air barriers; (xiii) 2021 IgCC Section 701.3.11, 2018 IgCC Section 701.3.11 and 2015 IgCC Section 701.3.1.12 for air barriers; (xiv) 2021 IgCC Section 701.3.12, 2018 IgCC Section 701.3.12 and 2015 IgCC Section 701.3.1.13 for air barriers; (xv) 2021 IgCC Section 701.3.13, 2018 IgCC Section 701.3.13 and 2015 IgCC Section 701.3.1.14 for air barriers; (xvi) 2021 IgCC Section 701.3.14, 2018 IgCC Section 701.3.14 and 2015 IgCC Section 701.3.1.15 for air barriers; (xvii) 2021 IgCC Section 701.3.15, 2018 IgCC Section 701.3.15 and 2015 IgCC Section 701.3.1.16 for air barriers; (xviii) 2021 IgCC Section 701.3.16, 2018 IgCC Section 701.3.16 and 2015 IgCC Section 701.3.1.17 for air barriers; (xix) 2021 IgCC Section 701.3.17, 2018 IgCC Section 701.3.17 and 2015 IgCC Section 701.3.1.18 for air barriers; (xx) 2021 IgCC Section 701.3.18, 2018 IgCC Section 701.3.18 and 2015 IgCC Section 701.3.1.19 for air barriers; (xxi) 2021 IgCC Section 701.3.19, 2018 IgCC Section 701.3.19 and 2015 IgCC Section 701.3.1.20 for air barriers; (xxii) 2021 IgCC Section 701.3.20, 2018 IgCC Section 701.3.20 and 2015 IgCC Section 701.3.1.21 for air barriers; (xxiii) 2021 IgCC Section 701.3.21, 2018 IgCC Section 701.3.21 and 2015 IgCC Section 701.3.1.22 for air barriers; (xxiv) 2021 IgCC Section 701.3.22, 2018 IgCC Section 701.3.22 and 2015 IgCC Section 701.3.1.23 for air barriers; (xxv) 2021 IgCC Section 701.3.23, 2018 IgCC Section 701.3.23 and 2015 IgCC Section 701.3.1.24 for air barriers; (xxvi) 2021 IgCC Section 701.3.24, 2018 IgCC Section 701.3.24 and 2015 IgCC Section 701.3.1.25 for air barriers; (xxvii) 2021 IgCC Section 701.3.25, 2018 IgCC Section 701.3.25 and 2015 IgCC Section 701.3.1.26 for air barriers; (xxviii) 2021 IgCC Section 701.3.26, 2018 IgCC Section 701.3.26 and 2015 IgCC Section 701.3.1.27 for air barriers; (xxix) 2021 IgCC Section 701.3.27, 2018 IgCC Section 701.3.27 and 2015 IgCC Section 701.3.1.28 for air barriers; (xxx) 2021 IgCC Section 701.3.28, 2018 IgCC Section 701.3.28 and 2015 IgCC Section 701.3.1.29 for air barriers; (xxxi) 2021 IgCC Section 701.3.29, 2018 IgCC Section 701.3.29 and 2015 IgCC Section 701.3.1.30 for air barriers; (xxxii) 2021 IgCC Section 701.3.30, 2018 IgCC Section 701.3.30 and 2015 IgCC Section 701.3.1.31 for air barriers; (xxxiii) 2021 IgCC Section 701.3.31, 2018 IgCC Section 701.3.31 and 2015 IgCC Section 701.3.1.32 for air barriers; (xxxiv) 2021 IgCC Section 701.3.32, 2018 IgCC Section 701.3.32 and 2015 IgCC Section 701.3.1.33 for air barriers; (xxxv) 2021 IgCC Section 701.3.33, 2018 IgCC Section 701.3.33 and 2015 IgCC Section 701.3.1.34 for air barriers; (xxxvi) 2021 IgCC Section 701.3.34, 2018 IgCC Section 701.3.34 and 2015 IgCC Section 701.3.1.35 for air barriers; (xxxvii) 2021 IgCC Section 701.3.35, 2018 IgCC Section 701.3.35 and 2015 IgCC Section 701.3.1.36 for air barriers; (xxxviii) 2021 IgCC Section 701.3.36, 2018 IgCC Section 701.3.36 and 2015 IgCC Section 701.3.1.37 for air barriers; (xxxix) 2021 IgCC Section 701.3.37, 2018 IgCC Section 701.3.37 and 2015 IgCC Section 701.3.1.38 for air barriers; (xl) 2021 IgCC Section 701.3.38, 2018 IgCC Section 701.3.38 and 2015 IgCC Section 701.3.1.39 for air barriers; (xli) 2021 IgCC Section 701.3.39, 2018 IgCC Section 701.3.39 and 2015 IgCC Section 701.3.1.40 for air barriers; (xlii) 2021 IgCC Section 701.3.40, 2018 IgCC Section 701.3.40 and 2015 IgCC Section 701.3.1.41 for air barriers; (xliii) 2021 IgCC Section 701.3.41, 2018 IgCC Section 701.3.41 and 2015 IgCC Section 701.3.1.42 for air barriers; (xliv) 2021 IgCC Section 701.3.42, 2018 IgCC Section 701.3.42 and 2015 IgCC Section 701.3.1.43 for air barriers; (xlv) 2021 IgCC Section 701.3.43, 2018 IgCC Section 701.3.43 and 2015 IgCC Section 701.3.1.44 for air barriers; (xlvi) 2021 IgCC Section 701.3.44, 2018 IgCC Section 701.3.44 and 2015 IgCC Section 701.3.1.45 for air barriers; (xlvii) 2021 IgCC Section 701.3.45, 2018 IgCC Section 701.3.45 and 2015 IgCC Section 701.3.1.46 for air barriers; (xlviii) 2021 IgCC Section 701.3.46, 2018 IgCC Section 701.3.46 and 2015 IgCC Section 701.3.1.47 for air barriers; (xlix) 2021 IgCC Section 701.3.47, 2018 IgCC Section 701.3.47 and 2015 IgCC Section 701.3.1.48 for air barriers; (l) 2021 IgCC Section 701.3.48, 2018 IgCC Section 701.3.48 and 2015 IgCC Section 701.3.1.49 for air barriers; (li) 2021 IgCC Section 701.3.49, 2018 IgCC Section 701.3.49 and 2015 IgCC Section 701.3.1.50 for air barriers; (lii) 2021 IgCC Section 701.3.50, 2018 IgCC Section 701.3.50 and 2015 IgCC Section 701.3.1.51 for air barriers; (liii) 2021 IgCC Section 701.3.51, 2018 IgCC Section 701.3.51 and 2015 IgCC Section 701.3.1.52 for air barriers; (liv) 2021 IgCC Section 701.3.52, 2018 IgCC Section 701.3.52 and 2015 IgCC Section 701.3.1.53 for air barriers; (lv) 2021 IgCC Section 701.3.53, 2018 IgCC Section 701.3.53 and 2015 IgCC Section 701.3.1.54 for air barriers; (lvi) 2021 IgCC Section 701.3.54, 2018 IgCC Section 701.3.54 and 2015 IgCC Section 701.3.1.55 for air barriers; (lvii) 2021 IgCC Section 701.3.55, 2018 IgCC Section 701.3.55 and 2015 IgCC Section 701.3.1.56 for air barriers; (lviii) 2021 IgCC Section 701.3.56, 2018 IgCC Section 701.3.56 and 2015 IgCC Section 701.3.1.57 for air barriers; (lix) 2021 IgCC Section 701.3.57, 2018 IgCC Section 701.3.57 and 2015 IgCC Section 701.3.1.58 for air barriers; (lx) 2021 IgCC Section 701.3.58, 2018 IgCC Section 701.3.58 and 2015 IgCC Section 701.3.1.59 for air barriers; (lxi) 2021 IgCC Section 701.3.59, 2018 IgCC Section 701.3.59 and 2015 IgCC Section 701.3.1.60 for air barriers; (lxii) 2021 IgCC Section 701.3.60, 2018 IgCC Section 701.3.60 and 2015 IgCC Section 701.3.1.61 for air barriers; (lxiii) 2021 IgCC Section 701.3.61, 2018 IgCC Section 701.3.61 and 2015 IgCC Section 701.3.1.62 for air barriers; (lxiv) 2021 IgCC Section 701.3.62, 2018 IgCC Section 701.3.62 and 2015 IgCC Section 701.3.1.63 for air barriers; (lxv) 2021 IgCC Section 701.3.63, 2018 IgCC Section 701.3.63 and 2015 IgCC Section 701.3.1.64 for air barriers; (lxvi) 2021 IgCC Section 701.3.64, 2018 IgCC Section 701.3.64 and 2015 IgCC Section 701.3.1.65 for air barriers; (lxvii) 2021 IgCC Section 701.3.65, 2018 IgCC Section 701.3.65 and 2015 IgCC Section 701.3.1.66 for air barriers; (lxviii) 2021 IgCC Section 701.3.66, 2018 IgCC Section 701.3.66 and 2015 IgCC Section 701.3.1.67 for air barriers; (lxix) 2021 IgCC Section 701.3.67, 2018 IgCC Section 701.3.67 and 2015 IgCC Section 701.3.1.68 for air barriers; (lxx) 2021 IgCC Section 701.3.68, 2018 IgCC Section 701.3.68 and 2015 IgCC Section 701.3.1.69 for air barriers; (lxxi) 2021 IgCC Section 701.3.69, 2018 IgCC Section 701.3.69 and 2015 IgCC Section 701.3.1.70 for air barriers; (lxxii) 2021 IgCC Section 701.3.70, 2018 IgCC Section 701.3.70 and 2015 IgCC Section 701.3.1.71 for air barriers; (lxxiii) 2021 IgCC Section 701.3.71, 2018 IgCC Section 701.3.71 and 2015 IgCC Section 701.3.1.72 for air barriers; (lxxiv) 2021 IgCC Section 701.3.72, 2018 IgCC Section 701.3.72 and 2015 IgCC Section 701.3.1.73 for air barriers; (lxxv) 2021 IgCC Section 701.3.73, 2018 IgCC Section 701.3.73 and 2015 IgCC Section 701.3.1.74 for air barriers; (lxxvi) 2021 IgCC Section 701.3.74, 2018 IgCC Section 701.3.74 and 2015 IgCC Section 701.3.1.75 for air barriers; (lxxvii) 2021 IgCC Section 701.3.75, 2018 IgCC Section 701.3.75 and 2015 IgCC Section 701.3.1.76 for air barriers; (lxxviii) 2021 IgCC Section 701.3.76, 2018 IgCC Section 701.3.76 and 2015 IgCC Section 701.3.1.77 for air barriers; (lxxix) 2021 IgCC Section 701.3.77, 2018 IgCC Section 701.3.77 and 2015 IgCC Section 701.3.1.78 for air barriers; (lxxx) 2021 IgCC Section 701.3.78, 2018 IgCC Section 701.3.78 and 2015 IgCC Section 701.3.1.79 for air barriers; (lxxxi) 2021 IgCC Section 701.3.79, 2018 IgCC Section 701.3.79 and 2015 IgCC Section 701.3.1.80 for air barriers; (lxxxii) 2021 IgCC Section 701.3.80, 2018 IgCC Section 701.3.80 and 2015 IgCC Section 701.3.1.81 for air barriers; (lxxxiii) 2021 IgCC Section 701.3.81, 2018 IgCC Section 701.3.81 and 2015 IgCC Section 701.3.1.82 for air barriers; (lxxxiv) 2021 IgCC Section 701.3.82, 2018 IgCC Section 701.3.82 and 2015 IgCC Section 701.3.1.83 for air barriers; (lxxxv) 2021 IgCC Section 701.3.83, 2018 IgCC Section 701.3.83 and 2015 IgCC Section 701.3.1.84 for air barriers; (lxxxvi) 2021 IgCC Section 701.3.84, 2018 IgCC Section 701.3.84 and 2015 IgCC Section 701.3.1.85 for air barriers; (lxxxvii) 2021 IgCC Section 701.3.85, 2018 IgCC Section 701.3.85 and 2015 IgCC Section 701.3.1.86 for air barriers; (lxxxviii) 2021 IgCC Section 701.3.86, 2018 IgCC Section 701.3.86 and 2015 IgCC Section 701.3.1.87 for air barriers; (lxxxix) 2021 IgCC Section 701.3.87, 2018 IgCC Section 701.3.87 and 2015 IgCC Section 701.3.1.88 for air barriers; (xc) 2021 IgCC Section 701.3.88, 2018 IgCC Section 701.3.88 and 2015 IgCC Section 701.3.1.89 for air barriers; (xci) 2021 IgCC Section 701.3.89, 2018 IgCC Section 701.3.89 and 2015 IgCC Section 701.3.1.90 for air barriers; (xcii) 2021 IgCC Section 701.3.90, 2018 IgCC Section 701.3.90 and 2015 IgCC Section 701.3.1.91 for air barriers; (xciii) 2021 IgCC Section 701.3.91, 2018 IgCC Section 701.3.91 and 2015 IgCC Section 701.3.1.92 for air barriers; (xciv) 2021 IgCC Section 701.3.92, 2018 IgCC Section 701.3.92 and 2015 IgCC Section 701.3.1.93 for air barriers; (xcv) 2021 IgCC Section 701.3.93, 2018 IgCC Section 701.3.93 and 2015 IgCC Section 701.3.1.94 for air barriers; (xcvi) 2021 IgCC Section 701.3.94, 2018 IgCC Section 701.3.94 and 2015 IgCC Section 701.3.1.95 for air barriers; (xcvii) 2021 IgCC Section 701.3.95, 2018 IgCC Section 701.3.95 and 2015 IgCC Section 701.3.1.96 for air barriers; (xcviii) 2021 IgCC Section 701.3.96, 2018 IgCC Section 701.3.96 and 2015 IgCC Section 701.3.1.97 for air barriers; (xcix) 2021 IgCC Section 701.3.97, 2018 IgCC Section 701.3.97 and 2015 IgCC Section 701.3.1.98 for air barriers; (c) 2021 IgCC Section 701.3.98, 2018 IgCC Section 701.3.98 and 2015 IgCC Section 701.3.1.99 for air barriers; (ci) 2021 IgCC Section 701.3.99, 2018 IgCC Section 701.3.99 and 2015 IgCC Section 701.3.1.100 for air barriers; (cii) 2021 IgCC Section 701.3.100, 2018 IgCC Section 701.3.100 and 2015 IgCC Section 701.3.1.101 for air barriers; (ciii) 2021 IgCC Section 701.3.101, 2018 IgCC Section 701.3.101 and 2015 IgCC Section 701.3.1.102 for air barriers; (civ) 2021 IgCC Section 701.3.102, 2018 IgCC Section 701.3.102 and 2015 IgCC Section 701.3.1.103 for air barriers; (cv) 2021 IgCC Section 701.3.103, 2018 IgCC Section 701.3.103 and 2015 IgCC Section 701.3.1.104 for air barriers; (cvi) 2021 IgCC Section 701.3.104, 2018 IgCC Section 701.3.104 and 2015 IgCC Section 701.3.1.105 for air barriers; (cvii) 2021 IgCC Section 701.3.105, 2018 IgCC Section 701.3.105 and 2015 IgCC Section 701.3.1.106 for air barriers; (cviii) 2021 IgCC Section 701.3.106, 2018 IgCC Section 701.3.106 and 2015 IgCC Section 701.3.1.107 for air barriers; (cix) 2021 IgCC Section 701.3.107, 2018 IgCC Section 701.3.107 and 2015 IgCC Section 701.3.1.108 for air barriers; (cx) 2021 IgCC Section 701.3.108, 2018 IgCC Section 701.3.108 and 2015 IgCC Section 701.3.1.109 for air barriers; (cxi) 2021 IgCC Section 701.3.109, 2018 IgCC Section 701.3.109 and 2015 IgCC Section 701.3.1.110 for air barriers; (cxii) 2021 IgCC Section 701.3.110, 2018 IgCC Section 701.3.110 and 2015 IgCC Section 701.3.1.111 for air barriers; (cxiii) 2021 IgCC Section 701.3.111, 2018 IgCC Section 701.3.111 and 2015 IgCC Section 701.3.1.112 for air barriers; (cxiv) 2021 IgCC Section 701.3.112, 2018 IgCC Section 701.3.112 and 2015 IgCC Section 701.3.1.113 for air barriers; (cxv) 2021 IgCC Section 701.3.113, 2018 IgCC Section 701.3.113 and 2015 IgCC Section 701.3.1.114 for air barriers; (cxvi) 2021 IgCC Section 701.3.114, 2018 IgCC Section 701.3.114 and 2015 IgCC Section 701.3.1.115 for air barriers; (cxvii) 2021 IgCC Section 701.3.115, 2018 IgCC Section 701.3.115 and 2015 IgCC Section 701.3.1.116 for air barriers; (cxviii) 2021 IgCC Section 701.3.116, 2018 IgCC Section 701.3.116 and 2015 IgCC Section 701.3.1.117 for air barriers; (cxix) 2021 IgCC Section 701.3.117, 2018 IgCC Section 701.3.117 and 2015 IgCC Section 701.3.1.118 for air barriers; (cxx) 2021 IgCC Section 701.3.118, 2018 IgCC Section 701.3.118 and 2015 IgCC Section 701.3.1.119 for air barriers; (cxxi) 2021 IgCC Section 701.3.119, 2018 IgCC Section 701.3.119 and 2015 IgCC Section 701.3.1.120 for air barriers; (cxxii) 2021 IgCC Section 701.3.120, 2018 IgCC Section 701.3.120 and 2015 IgCC Section 701.3.1.121 for air barriers; (cxxiii) 2021 IgCC Section 701.3.121, 2018 IgCC Section 701.3.121 and 2015 IgCC Section 701.3.1.122 for air barriers; (cxxiv) 2021 IgCC Section 701.3.122, 2018 IgCC Section 701.3.122 and 2015 IgCC Section 701.3.1.123 for air barriers; (cxxv) 2021 IgCC Section 701.3.123, 2018 IgCC Section 701.3.123 and 2015 IgCC Section 701.3.1.124 for air barriers; (cxxvi) 2021 IgCC Section 701.3.124, 2018 IgCC Section 701.3.124 and 2015 IgCC Section 701.3.1.125 for air barriers; 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(cxlv) 2021 IgCC Section 701.3.143, 2018 IgCC Section 701.3.143 and 2015 IgCC Section 701.3.1.144 for air barriers; (cxlvi) 2021 IgCC Section 701.3.144, 2018 IgCC Section 701.3.144 and 2015 IgCC Section 701.3.1.145 for air barriers; (cxlvii) 2021 IgCC Section 701.3.145, 2018 IgCC Section 701.3.145 and 2015 IgCC Section 701.3.1.146 for air barriers; (cxlviii) 2021 IgCC Section 701.3.146, 2018 IgCC Section 701.3.146 and 2015 IgCC Section 701.3.1.147 for air barriers; (cxlix) 2021 IgCC Section 701.3.147, 2018 IgCC Section 701.3.147 and 2015 IgCC Section 701.3.1.148 for air barriers; (cl) 2021 IgCC Section 701.3.148, 2018 IgCC Section 701.3.148 and 2015 IgCC Section 701.3.1.149 for air barriers; (cli) 2021 IgCC Section 701.3.149, 2018 IgCC Section 701.3.149 and 2015 IgCC Section 701.3.1.150 for air barriers; (clii) 2021 IgCC Section 701.3.150, 2018 IgCC Section 701.3.150 and 2015 IgCC Section 701.3.1.151 for air barriers; (cliii) 2021 IgCC Section 701.3.151, 2018 IgCC Section 701.3.151 and 2015 IgCC Section 701.3.1.152 for air barriers; 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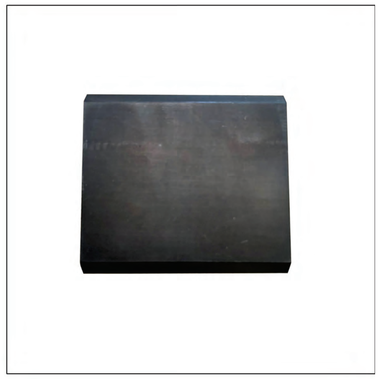
EXTERIOR WALL (MAIN HOUSE):
WOOD SIDING



EXTERIOR WALL (GARAGE):
PLASTER



EXTERIOR FLOORING - STONE



MULLIONS, FRONT DOOR PANEL



ROOFING - BALLAST



ROOFING - TPO

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO
Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

1423

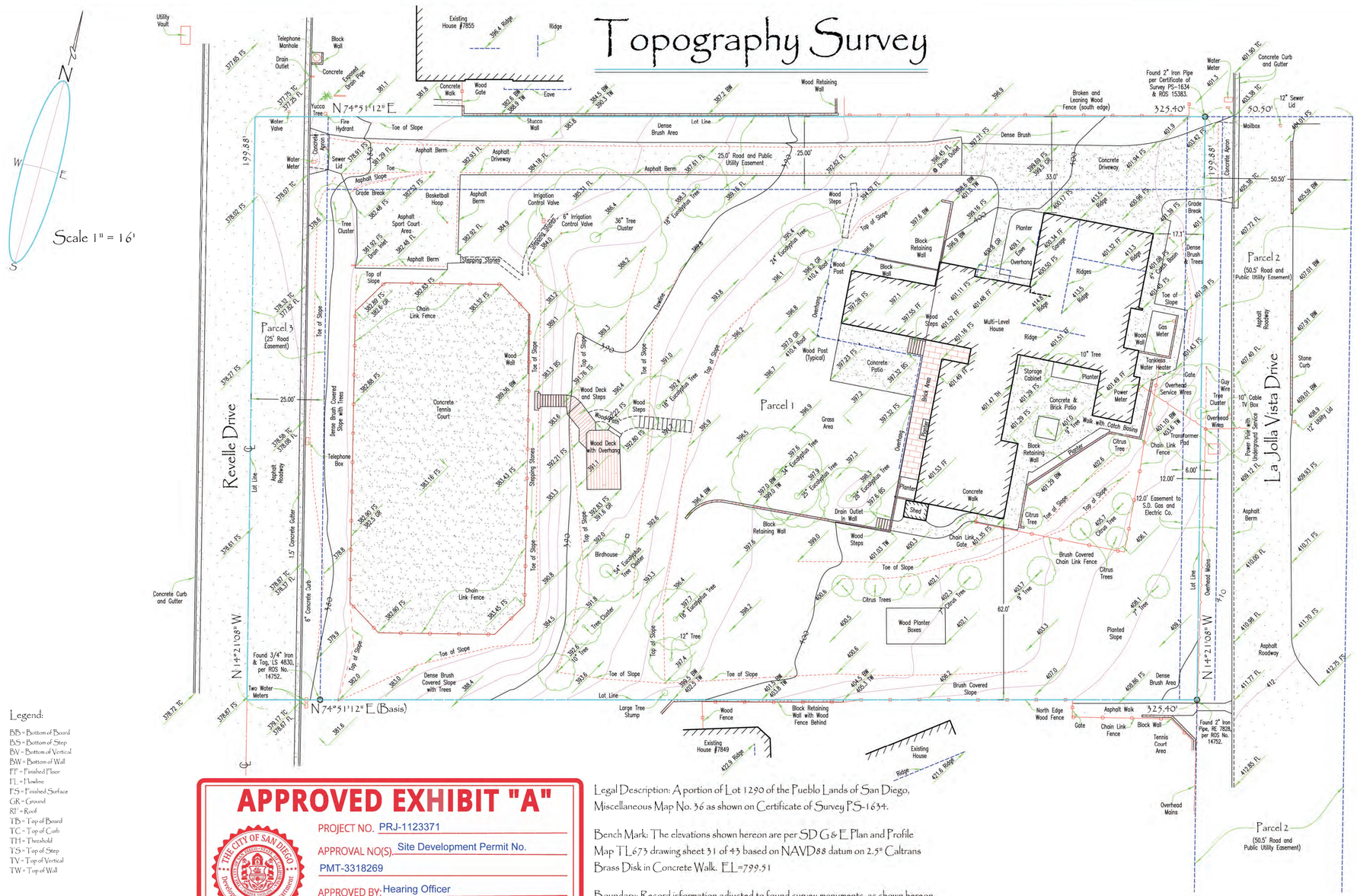
LA JOLLA RESIDENCE
7654 & 7658 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

BUILDING MATERIAL PALETTE

A0.16

Topography Survey


N
W
E
S
Scale 1" = 16'
Revelle Drive
La Jolla Vista Drive
N74°51'12"E
N14°21'08"W
N74°51'12"E (Basis)
199.88'
325.40'
50.50'
Parcel 1
Parcel 2
(50.5' Road and Public Utility Easement)
Parcel 3
(25' Road Easement)
Existing House #7855
Existing House #7849
Existing House
Found 2" Iron Pipe per Certificate of Survey PS-1634 & ROS 15383.
Found 3/4" Iron & Tag, LS 4830, per ROS No. 14752.
Found 2" Iron Pipe, RE 7828, per ROS No. 14752.
Two Water Meters
Large Tree Stump
Wood Fence
Block Retaining Wall with Wood Fence Behind
Asphalt Walk
Chain Link Fence
Block Wall
Tennis Court Area
North Edge Wood Fence
Gate
Brush Covered Slope
Dense Brush Area
Planted Slope
Brush Covered Chain Link Fence
Citrus Trees
Wood Planter Boxes
Concrete Tennis Court
Concrete Patio
Concrete & Brick Patio
Grass Area
Brick Area
Wood Deck and Steps
Wood Deck with Overhang
Multi-Level House
Storage Cabinet
Gas Meter
Tankless Water Heater
Power Meter
Transformer Pad
Overhead Service Wires
Guy Wire
Tree Cluster
10" Cable TV Box
Power Pole with Underground Service
12" Utility Lid
Shed
Planter
Overhang
Ridges
Ridge
Toe of Slope
Top of Slope
Lot Line
Overhead Mains
Concrete Curb and Gutter
Concrete Apron
Concrete Driveway
Asphalt Roadway
Asphalt Berm
Asphalt Driveway
Asphalt Slope
Grade Break
Stone Curb
Mailbox
12" Sewer Lid
Water Meter
Water Valve
Fire Hydrant
Telephone Manhole
Telephone Box
Utility Vault
Drain Outlet
Block Wall
Concrete Curb and Gutter
1.5' Concrete Gutter
6" Concrete Curb
Concrete Walk
Wood Gate
Eave
Stucco Wall
Wood Retaining Wall
Broken and Leaning Wood Fence (south edge)
Dense Brush
Dense Brush Area
Dense Brush Covered Slope with Trees
Dense Brush & Trees
Brush Covered Chain Link Fence
Irrigation Control Valve
6" Irrigation Control Valve
Stepping Stones
Basketball Hoop
Asphalt Sport Court Area
Chain Link Fence
Tree Cluster
36" Tree Cluster
Birdhouse
24" Eucalyptus Tree Cluster
Yucca Tree
Citrus Tree
Planter
Overhang
Eave
Block Retaining Wall
Wood Steps
Wood Post
Wood Post (Typical)
Wood Wall
Drain Outlet in Wall
Chain Link Gate
Overhead Mains
Lot Line
Toe of Slope
Top of Slope
Dense Brush Covered Slope with Trees
Brush Covered Slope
Citrus Trees
Planted Slope
Dense Brush Area
Asphalt Roadway
Asphalt Berm
Asphalt Walk
Concrete Curb and Gutter
Concrete Apron
Concrete Driveway
Mailbox
12" Sewer Lid
Water Meter
Overhead Mains
Lot Line
Toe of Slope
Top of Slope
Dense Brush
Dense Brush & Trees
Brush Covered Chain Link Fence

GENERAL INFORMATION

01	Project Name	7856 LA JOLLA VISTA DR/ADD+ALTER			
02	Run Title	Title 24 Analysis			
03	Project Location	7856 LA JOLLA VISTA DRIVE, LA JOLLA			
04	City	SAN DIEGO	05	Standards Version	2022
06	Zip code	92037	07	Software Version	EnergyPro 9.3
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	6
14	Addition Cond. Floor Area (ft^2)	3016.4	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	3008.9	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	6025.3	19	Glazing Percentage (%)	52.51%
20	ADU Bedroom Count	2	21	ADU Conditioned Floor Area	542.5
22	Fuel Type	Natural gas	23	No Dwelling Units:	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	0	7.37	0	10.08	0	-2.71
Space Cooling	0	1.55	0	2.67	0	-1.12
IAQ Ventilation	0	3.19	0	3.19	0	0
Water Heating	0	23.59	0	12.82	0	10.77
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**0**	**35.7**	**0**	**28.76**	**0**	**6.94**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	4.67	0	4.67		
Appl. & Cooking	0	11.29	0	11.29		
Plug Loads	0	14.43	0	14.43		
Outdoor Lighting	0	1.18	0	1.18		
TOTAL COMPLIANCE	**0**	**67.27**	**0**	**60.33**		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	12.51	9.85	2.66	21.26
Net EUI[2]	12.51	9.85	2.66	21.26

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cool roof
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Slab Edge Insulation
- Heated slab

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF
- Verified heat pump rated heating capacity
- Duct leakage testing
- Pipe Insulation, All Lines

APPROVED EXHIBIT "A"
PROJECT NO. PRJ-1123371
APPROVAL NOW, Site Development Permit No.
PMT-3318269
APPROVED BY Hearing Officer
ON February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCarlee Development Project Manager

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft^2)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
7856 LA JOLLA VISTA DR/ADD+ALTER	6025.3	1	6	4	0	1

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft^2)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
MAIN HOUSE ALTERED	Conditioned	MAIN HOUSE ALTERED1	3008.9	10.75	DHW Sys 1	Existing Unchanged
MAIN HOUSE ADDITION	Conditioned	MAIN HOUSE ADDITION2	2446.8	10.75	DHW Sys 1	New
ADU/ADDITION	Conditioned	ADU/ADDITION3	542.5	8.75	DHW Sys 1	New
ADU/ELECTRIC ROOM	Conditioned	ADU/ELECTRIC ROOM4	27.1	8.75	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft^2)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
NORTH ALTERED Wall	MAIN HOUSE ALTERED	R-21 Wall	0	Front	668.9	449.033	90	none	Altered	No
EAST ALTERED Wall	MAIN HOUSE ALTERED	R-21 Wall	90	Left	456.4	258.903	90	none	Altered	No
SOUTH ALTERED Wall 2x4	MAIN HOUSE ALTERED	R-15 Wall	180	Back	403	300.327	90	none	Altered	No
WEST ALTERED Wall 2x4	MAIN HOUSE ALTERED	R-15 Wall	270	Right	776.5	496.159	90	none	Altered	No
NORTH Wall	MAIN HOUSE ADDITION	R-21 Wall	0	Front	554.3	330.187	90	none	New	n/a

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft^2)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
EAST Wall	MAIN HOUSE ADDITION	R-21 Wall	90	Left	648.2	380.597	90	none	New	n/a
SOUTH Wall	MAIN HOUSE ADDITION	R-21 Wall	180	Back	820.6	486.142	90	none	New	n/a
WEST Wall 2X6	MAIN HOUSE ADDITION	R-21 Wall	270	Right	266.7	202.208	90	none	New	n/a
WEST Wall 2X4	MAIN HOUSE ADDITION	R-15 Wall	270	Right	172.8	107.666	90	none	New	n/a
NORTH Wall 2	ADU/ADDITION	R-21 Wall	0	Front	79.6	0	90	none	New	n/a
EAST Wall 2	ADU/ADDITION	R-21 Wall	90	Left	288.8	57.3	90	none	New	n/a
SOUTH Wall 2	ADU/ADDITION	R-21 Wall	180	Back	184.5	74.4	90	none	New	n/a
WEST Wall	ADU/ADDITION	R-21 Wall	270	Right	101.3	0	90	none	New	n/a
WEST Wall 2	ADU/ELECTRIC ROOM	R-21 Wall	270	Right	37.9	27.5	90	none	New	n/a
DEMISING WALL	ADU/ADDITION>>__Garage__	R-15 Wall1	n/a	n/a	255.1	0	n/a		New	n/a
DEMISING WALL 2	ADU/ELECTRIC ROOM>>__Garage__	R-15 Wall1	n/a	n/a	60.8	0	n/a		New	n/a
DEMISING WALL 3	ADU/ELECTRIC ROOM>>__Garage__	R-15 Wall1	n/a	n/a	25	0	n/a		New	n/a
DEMISING WALL 4	ADU/ELECTRIC ROOM>>__Garage__	R-15 Wall1	n/a	n/a	25	0	n/a		New	n/a
NORTH Wall 3	__Garage__	R-0 Wall	0	Front	105	96.2	90	none	New	n/a
WEST Wall 3	__Garage__	R-0 Wall	270	Right	148.7	112.5	90	none	New	n/a
WEST Wall 4	__Garage__	R-0 Wall	270	Right	20	0	90	none	New	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Area (ft^2)	07 Skylight Area (ft^2)	08 Roof Rise (x in 12)	09 Roof Reflectance	10 Roof Emittance	11 Cool Roof	12 Status	13 Verified Existing Condition	14 Existing Construction
Roof Altered	MAIN HOUSE ALTERED	R-38 Roof NO ATTIC	0	Front	3008.9	121.7	2.3	0.75	0.85	Yes	Altered	No	
Roof	MAIN HOUSE ADDITION	R-38 Roof NO ATTIC	0	Front	2446.8	59.4	2.3	0.75	0.85	Yes	New	n/a	
Roof 2	ADU/ADDITION	R-38 Roof NO ATTIC	0	Front	542.5	0	2.3	0.75	0.85	Yes	New	n/a	
Roof 3	ADU/ELECTRIC ROOM	R-38 Roof NO ATTIC	0	Front	27.1	0	2.3	0.75	0.85	Yes	New	n/a	
Roof 4	__Garage__	R-0 Roof No Attic	0	Front	128	0	0	0.1	0.85	No	New	n/a	

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft^2)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
Window	Window	NORTH ALTERED Wall	Front	0	35.4	11.1	1	393.33	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 2	Window	EAST ALTERED Wall	Left	90	7.9	2.4	8	168.4	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR	Window	EAST ALTERED Wall	Left	90			1	59.7	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft^2)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
Window 3	Window	SOUTH ALTERED Wall 2x4	Back	180	13.9	11.7	1	163.28	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR 2	Window	SOUTH ALTERED Wall 2x4	Back	180	13	10.5	1	137.05	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 4	Window	WEST ALTERED Wall 2x4	Right	270	30.8	10.4	1	322.24	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR 3	Window	WEST ALTERED Wall 2x4	Right	270	19.6	8.9	0	173.92	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 5	Window	NORTH Wall	Front	0	6.9	11.7	1	138.13	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR 4	Window	NORTH Wall	Front	0	12.8	10.5	1	192.06	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 6	Window	EAST Wall	Left	90	5.8	2.4	15	216	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOORS	Window	EAST Wall	Left	90			1	119.4	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 7	Window	SOUTH Wall	Back	180	17.8	11	1	253.37	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR 5	Window	SOUTH Wall	Back	180	5.9	8.9	4	232.78	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 8	Window	WEST Wall 2X6	Right	270	17.3	11.7	0	202.21	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft^2)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	Ve Exi Con
Window 9	Window	WEST Wall 2X4	Right	270	5.6	8.8	0	48.98	0.3	NFRC	0.28	NFRC	Bug Screen	New	
DOOR 6	Window	WEST Wall 2X4	Right	270	6.6	8.9	0	58.68	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Window 10	Window	EAST Wall 2	Left	90			1	28.7	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
DOOR 7	Window	SOUTH Wall 2	Back	180			1	74.4	0.3	NFRC	0.28	NFRC	Bug Screen	New	NA
Skylight	Skylight	Roof Altered	Front	0			1	121.7	0.3	NFRC	0.41	NFRC		New	NA
Skylight 2	Skylight	Roof	Front	0			1	59.4	0.3	NFRC	0.41	NFRC		New	NA

OPAQUE DOORS

01 Name	02 Side of Building	03 Area (ft^2)	04 U-factor	05 Status	06 Verified Existing Condition
WOOD Door	NORTH ALTERED Wall	55.7	0.7	New	n/a
WOOD Door 2	EAST ALTERED Wall	30.8	0.5	New	n/a
WOOD Door 3	EAST Wall	45.2	0.5	New	n/a
WOOD Door 4	EAST Wall 2	28.6	0.5	New	n/a
WOOD Door 5	WEST Wall 2	27.5	0.5	New	n/a
Door 8	NORTH Wall 3	96.2	0.5	New	n/a
Door 9	WEST Wall 3	112.5	1	New	n/a

OVERHANGS AND FINS

01 Window	02 Overhang Depth	03 Overhang Dist Up	04 Overhang Left Extent	05 Overhang Right Extent	06 Overhang Flap Ht.	07 Left Fin Depth	08 Left Fin Top Up	09 Left Fin Dist L	10 Left Fin Bot Up	11 Right Fin Depth	12 Right Fin Top Up	13 Right Fin Dist R	14 Right Fin Bot Up	15 Status	16 Verified Existing Condition	17 Existing Construction
Window	4.5	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 2	22.7	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 3	6	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 2	40.4	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 4	7.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 3	7.1	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 5	6.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 4	40.4	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 6	22.7	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 7	6.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 5	6.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 8	7.4	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
Window 9	29.2	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	
DOOR 6	7.1	1	0	0	0	0	0	0	0	0	0	0	0	New	NA	

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LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

TITLE 24

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SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated	09 Status	10 Verified Existing Condition
Slab-on-Grade EXISTING	MAIN HOUSE ALTERED	3008.9	240	none	0	80%	No	Existing	No
Slab-on-Grade	MAIN HOUSE ADDITION	2094.6	243	none	0	80%	No	New	n/a
HEATED Slab-on-Grade R5,	MAIN HOUSE ADDITION	352.2	20.9	R-5	16	80%	Yes	New	n/a
Slab-on-Grade 2	ADU/ADDITION	542.5	74.7	none	0	80%	No	New	n/a
Slab-on-Grade 3	ADU/ELECTRIC ROOM	27.1	4.3	none	0	80%	No	New	n/a
Slab-on-Grade 4	__Garage__	128	29	none	0	0%	No	New	n/a

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-0 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.484	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
R-38 Roof NO ATTIC	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.029	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Radiant Barrier Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CFM50	05 CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation credit	DHW Heater 1	1	n/a	None	DHW Sys 1-hers-dhw	DHW Heater 1 (1)	Altered	No	

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (Int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
DHW Heater 1	Gas	Residential-Duty Commercial Storage	1	90	UEF	0.96	Btu/Hr	76000	12	96	80		Altered	No

WATER HEATING - HERS VERIFICATION

01 Name	02 Pipe Insulation	03 Parallel Piping	04 Compact Distribution	05 Compact Distribution Type	06 Recirculation Control	07 Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Required Thermostat Type	10 Status	11 Verified Existing Condition	12 Existing HVAC System
MAIN HOUSE ALTERED1	Heat pump heating cooling	Heat Pump System 1	2	Heat Pump System 1	2	HVAC Fan 1	Air Distribution System 1	Non-setback thermostat	Altered	No	
MAIN HOUSE ADDITION2	Heat pump heating cooling	Heat Pump System 2	1	Heat Pump System 2	1	HVAC Fan 2	Air Distribution System 2	Non-setback thermostat	New	No	
ADU/ADDITION3	Heat pump heating cooling	Heat Pump System 3	1	Heat Pump System 3	1	HVAC Fan 3	Air Distribution System 3	Setback	New	No	
ADU/ELECTRIC ROOM4	Heating and cooling system other	Heating Component 4	1	Cooling Component 4	1	n/a	n/a	Setback	New	No	

HVAC - HEATING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Heating Efficiency	05 Heating Unit Brand
Heating Component 4	Electric	1	HSPF -	n/a

HVAC - COOLING UNIT TYPES

01 Name	02 System Type	03 Number of Units	04 Efficiency Metric	05 Efficiency EER/EER2/CEER	06 Efficiency SEER/SEER2	07 Zonally Controlled	08 Multi-speed Compressor	09 HERS Verification
Cooling Component 4	Ductless mini-split AC	1	EER/SEER	11.7	20.2	Not Zonal	Single Speed	Cooling Component 4-hers-cool

HVAC COOLING - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER/EER2	05 Verified SEERSEER2	06 Verified Refrigerant Charge
Cooling Component 4-hers-cool	Not Required	0	Not Required	Not Required	Required

HVAC - HEAT PUMPS

01 Name	02 System Type	03 Number of Units	04 Heating		05 Cooling		06 Cooling		07 Zonally Controlled	08 Compressor Type	09 HERS Verification
			Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER			
Heat Pump System 1	Multi-split HP-ducted	2	HSPF2	10.7	66000	55000	EER2SEER2	17.8	11.1	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
Heat Pump System 2	Multi-split HP-ducted	1	HSPF2	10.7	66000	55000	EER2SEER2	17.8	11.1	Not Zonal	Single Speed	Heat Pump System 2-hers-htpump
Heat Pump System 3	Central split HP	1	HSPF	9.3	28000	20000	EERSEER	20.5	12.2	Not Zonal	Single Speed	Heat Pump System 3-hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01 Name	02 Verified Airflow	03 Airflow Target	04 Verified EER/EER2	05 Verified SEER/SEER2	06 Verified Refrigerant Charge	07 Verified HSPF/HSPF2	08 Verified Heating Cap 47	09 Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	0	Not Required	Not Required	Yes	No	Yes	Yes
Heat Pump System 2-hers-htpump	Required	0	Not Required	Not Required	Yes	No	Yes	Yes
Heat Pump System 3-hers-htpump	Required	350	Not Required	Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value		05 Duct Location		06 Surface Area		07 Bypass Duct	08 Duct Leakage	09 HERS Verification	10 Status	11 Verified Existing Condition	12 Existing Distribution system	13 New Ducts >= 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Air Distribution System 1	Outdoor locations	Non-Verified	R-6	R-6	Outside	Outside	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a		n/a
Air Distribution System 2	Outdoor locations	Non-Verified	R-6	R-6	Outside	Outside	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a		n/a
Air Distribution System 3	Outdoor locations	Non-Verified	R-6	R-6	Outside	Outside	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 3-hers-dist	New	n/a		n/a

HVAC DISTRIBUTION - HERS VERIFICATION

01 Name	02 Duct Leakage Verification	03 Duct Leakage Target (%)	04 Verified Duct Location	05 Verified Duct Design	06 Buried Ducts	07 Deeply Buried Ducts	08 Low-leakage Air Handler	09 Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 3-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01 Name	02 Type	03 Fan Power (Watts/CFM)	04 Name
HVAC Fan 1	HVAC Fan	0.58	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.58	HVAC Fan 2-hers-fan
HVAC Fan 3	HVAC Fan	0.58	HVAC Fan 3-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01 Name	02 Verified Fan Watt Draw	03 Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58
HVAC Fan 2-hers-fan	Required	0.58
HVAC Fan 3-hers-fan	Required	0.58

INDOOR AIR QUALITY (IAQ) FANS

01 Dwelling Unit	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - SRE/ASRE	07 Includes Fault Indicator Display?	08 HERS Verification	09 Status
SFam IAQVentRpt	193	0.35	Exhaust	No	n/a / n/a	No	Yes	
SFam ADU IAQVentRpt	39	0.35	Exhaust	No	n/a / n/a	No	Yes	

HERS RATER VERIFICATION OF EXISTING CONDITIONS

OVERHANGS AND FINS - VERIFIED AND ALTERED

This section does not apply to this project.

INDOOR AIR QUALITY (IAQ) FANS - VERIFIED AND ALTERED

01 Name	02 Airflow (CFM)	03 Fan Efficacy (W/CFM)	04 IAQ Fan Type	05 Includes Heat/Energy Recovery?	06 IAQ Recovery Effectiveness - SRE/IAQ Recovery Effectiveness - SRE	07 IAQ Recovery Effectiveness - ASRE/IAQ Recovery Effectiveness - ASRE

APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Mike Batarseh	Mike Batarseh
Company: K2D Consulting Engineers	Signature Date: 02/03/2025
Address: 13465 Beach Ave	CEA/ HERS Certification Identification (If applicable): R22-22-40063
City/State/Zip: Marina Del Rey, CA 90292	Phone: 2132603785

CABEC California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Monica Savitz	Monica Savitz
Company: Woods Dangaran	Date Signed: 02/04/2025
Address: 5835 W Adams Blvd	License:
City/State/Zip: Culver City, CA 90232	Phone: (323) 272-3329

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA CA 92037
05 / 09/ 2025
TITLE 24
A0.31

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
7856 LA JOLLA VISTA DR/ADD+ALTER	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration		2/3/2025
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
7856 LA JOLLA VISTA DRIVE, LA JOLLA	CA Climate Zone 07	6,025	3,016	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Roof	Wood Framed Rafter	R 38	2,887	Cool Roof	Altered
Wall	Wood Framed	R 21	220		Altered
Door	Opaque Door	- no insulation	56		New
Wall	Wood Framed	R 21	198		Altered
Door	Opaque Door	- no insulation	132		New
Wall	Wood Framed	R 15	103		Altered
Wall	Wood Framed	R 15	280		Altered
Slab	Unheated Slab-on-Grade	- no insulation	3,009	Perim = 249'	Existing

FENESTRATION — Total Area: 3,164 | Glazing Percentage: 52.5% | New/Altered Average U-Factor: 0.30

Orientation	Area (ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Skylight	181.1	0.300	0.41	none	none	N/A	New
Front (N)	393.2	0.300	0.28	4.5	none	N/A	New
Left (E)	384.4	0.300	0.28	22.7	none	N/A	New
Left (E)	179.1	0.300	0.28	none	none	N/A	New
Rear (S)	163.3	0.300	0.28	6.0	none	N/A	New
Rear (S)	137.0	0.300	0.28	40.4	none	N/A	New
Right (W)	322.1	0.300	0.28	7.2	none	N/A	New
Right (W)	232.7	0.300	0.28	7.1	none	N/A	New
Front (N)	138.1	0.300	0.28	6.2	none	N/A	New
Front (N)	192.1	0.300	0.28	40.4	none	N/A	New
Rear (S)	253.3	0.300	0.28	6.2	none	N/A	New
Rear (S)	232.8	0.300	0.28	6.2	none	N/A	New
Right (W)	202.2	0.300	0.28	7.4	none	N/A	New
Right (W)	49.0	0.300	0.28	29.2	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
2	Electric Heat Pump	10.70 HSPF2	Split Heat Pump	17.8 SEER2	Setback	Altered
1	Electric Heat Pump	10.70 HSPF2	Split Heat Pump	17.8 SEER2	Setback	New
1	Electric Heat Pump	9.30 HSPF	Split Heat Pump	20.5 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
MAIN HOUSE ALTERED	Ducted	Ducted	Outdoors	6.0	New
MAIN HOUSE ADDITION	Ducted	Ducted	Outdoors	6.0	New
ADU/ADDITION	Ducted	Ducted	Outdoors	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Large Storage Gas	90	0.96	All Pipes Ins (HERS)	Altered

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name: 7856 LA JOLLA VISTA DR/ADD+ALTER | Building Type: ☑ Single Family ☐ Multi Family | ☐ Addition Alone ☑ Existing+ Addition/Alteration | Date: 2/3/2025
Project Address: 7856 LA JOLLA VISTA DRIVE, LA JOLLA | California Energy Climate Zone: CA Climate Zone 07 | Total Cond. Floor Area: 6,025 | Addition: 3,016 | # of Units: 1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Roof	Wood Framed Rafter	R 38	2,957	Cool Roof	New
Wall	Wood Framed	R 21	1,424		New
Wall	Wood Framed	R 15	431		New
Slab	Unheated Slab-on-Grade	- no insulation	2,664	Perim = 322'	New
Slab	Heated Slab-on-Grade	R 5	352	Perim = 21'	New

FENESTRATION — Total Area: 3,164 | Glazing Percentage: 52.5% | New/Altered Average U-Factor: 0.30

Orientation	Area (ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Left (E)	28.7	0.300	0.28	none	none	N/A	New
Rear (S)	74.4	0.300	0.28	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	No Heating Provided	n/a	Split Air Conditioner	20.2 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
ADU/ELECTRIC ROOM	Ductless / with Fan	Ductless	n/a	n/a	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

(04/2022)

Building Envelope:

§ 110.8(a)1: **Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *

§ 110.8(a)5: **Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).

§ 110.8(b): **Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.

§ 110.7: **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.

§ 110.8(a): **Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).

§ 110.8(g): **Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).

§ 110.8(i): **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.

§ 110.8(j): **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): **Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor not exceed C.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. 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 roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, incuding but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *

§ 150.0(b): **Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

§ 150.0(c): **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. *

§ 150.0(d): **Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *

§ 150.0(f): **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 ultraviolet light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

§ 150.0(g)1: **Vapor Retarder.** In climate zones 1 through 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).

§ 150.0(g)2: **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.

§ 150.0(q): **Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45, or area-weighted average U-factor of all fenestration must not exceed 0.45.

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e): **Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.

§ 150.0(e)1: **Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.

§ 150.0(e)2: **Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.

§ 150.0(e)3: **Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3: **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.

§ 110.2(a): **HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *

§ 110.2(b): **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.

§ 110.2(c): **Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *

§ 110.3(c)3: **Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.

§ 110.3(c)4: **Insulation Value.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have insulation values with

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5: **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 hour); and pool and spa heaters. *

§ 150.0(h)1: **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 § 153.0(h)2.

§ 150.0(h)3A: **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.

§ 150.0(j)1: **Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *

§ 150.0(j)2: **Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §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.

§ 150.0(n)1: **Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.

§ 150.0(n)3: **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:

§ 110.8(d)3: **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.

§ 150.0(m)1: **CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and 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 R-4.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. 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 UL requirements; or aerosol sealant that meets UL 723. The combination of mastic and fiber mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used, Building cavities, air handler support platforms, 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 these spaces must not be compressed. *

§ 150.0(m)2: **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 dish back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

§ 150.0(m)3: **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.

§ 150.0(m)7: **Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

§ 150.0(m)8: **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.

§ 150.0(m)9: **Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.

§ 150.0(m)10: **Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.

§ 150.0(m)11: **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 Reference Residential Appendix RA3.1.

§ 150.0(m)12: **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. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13: **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. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1: **Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet 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. *

§ 150.0(o)1B: **Central Fan Integrated (CFI) Ventilation Systems**. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per § 150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.

§ 150.0(o)1C: **Whole-Dwelling Unit Mechanical Ventilation for Single- Family Detached and townhouses**. 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 specified in § 150.0(o)1C-iii.

§ 150.0(o)1G: **Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust systems meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *

§ 150.0(o)1H&I: **Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminalsgrilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.

§ 150.0(o)2: **Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1Gv

Pool and Spa Systems and Equipment:

§ 110.4(a): **Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; 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. *

§ 110.4(b)1: **Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

§ 110.4(b)2: **Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.

§ 110.4(b)3: **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.

§ 110.5: **Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.

§ 150.0(p): **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:

§ 110.9: **Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *

§ 150.0(k)1A: **Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

§ 150.0(k)1B: **Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *

§ 150.0(k)1C: **Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

§ 150.0(k)1D: **Light Sources in Enclosed or Recessed Luminaires.** 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 luminaires.

§ 150.0(k)1E: **Light Sources in Doors, 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.

§ 150.0(k)2A: **Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

§ 150.0(k)2B: **Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *

§ 150.0(k)2A: **Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.

§ 150.0(k)2B: **Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).

§ 150.0(k)2C: **Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.

§ 150.0(k)2D: **Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.

§ 150.0(k)2E: **Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.

§ 150.0(k)2F: **Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.

§ 150.0(k)2K: **Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separated from ceiling-installed lighting.

§ 150.0(k)3A: **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 have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.

§ 150.0(k)4: **Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.

§ 150.0(k)5: **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 §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1: **Single-family Residences.** Single-family residences located in subdivisions with 10 or 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)-(e).

§110.10(b)1A: **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. *

§ 110.10(b)2: **Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.

§ 110.10(b)3A: **Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.

§ 110.10(b)3B: **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 horizontal distance 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.

§ 110.10(b)4: **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.

§ 110.10(c): **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 centrral water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.

§ 110.10(d): **Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.

§ 110.10(e)1: **Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.

§ 110.10(e)2: **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."

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s): **Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.

§ 150.0(t): **Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

§ 150.0(u): **Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

§ 150.0(v): **Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: 7856 LA JOLLA VISTA DR/ADD+ALTER | Date: 2/3/2025
System Name: MAIN HOUSE ALTERED | Floor Area: 3,009

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	2						
Heating System							
Output per System	66,000	Total Room Loads	2,223	40,015	3,340	1,477	31,343
Total Output (Btuh)	132,000	Return Vented Lighting		0			
Output (Btuh/sqft)	41.9	Return Air Ducts		1,465			1,539
Cooling System		Return Fan		0			0
Output per System	60,000	Ventilation	240	2,766	4,572	240	8,202
Total Output (Btuh)	120,000	Supply Fan		3,512			-3,512
Total Output (Tons)	10.0	Supply Air Ducts		1,465			1,539
Total Output (Btuh/sqft)	35.9						
Total Output (sqft/Ton)	300.9	TOTAL SYSTEM LOAD		49,231	7,911		39,111
Air System							
CFM per System	2,095	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	4,190	SHP/5 TONS ALTERED		106,935	9,522		110,499
Airflow (cfm/sqft)	1.39						
Airflow (cfm/Ton)	419.0						
Outside Air (%)	5.7%	Total Adjusted System Output (Adjusted for Peak Design conditions)		106,935	9,522		110,499
Outside Air (cfm/sqft)	0.08						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)

COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: 7856 LA JOLLA VISTA DR/ADD+ALTER | Date: 2/3/2025
System Name: MAIN HOUSE ADDITION | Floor Area: 2,447

ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK CFM	COIL COOLING PEAK Sensible	COIL COOLING PEAK Latent	COIL HTG. PEAK CFM	COIL HTG. PEAK Sensible
Number of Systems	1						
Heating System							
Output per System	66,000	Total Room Loads	1,899	33,317	2,716	1,432	29,665
Total Output (Btuh)	66,000	Return Vented Lighting		0			
Output (Btuh/sqft)	27.0	Return Air Ducts		1,223			1,457
Cooling System		Return Fan		0			0
Output per System	60,000	Ventilation	240	2,675	4,366	240	8,082
Total Output (Btuh)	60,000	Supply Fan		1,501			-1,501
Total Output (Tons)	5.0	Supply Air Ducts		1,223			1,457
Total Output (Btuh/sqft)	24.5						
Total Output (sqft/Ton)	489.4	TOTAL SYSTEM LOAD		39,940	7,082		39,160
Air System							
CFM per System	1,680	HVAC EQUIPMENT SELECTION					
Airflow (cfm)	1,680	SHP/5 TONS NEW		41,230	18,045		55,250
Airflow (cfm/sqft)	0.69	HP Supplemental Coil					13,103
Airflow (cfm/Ton)	336.0						
Outside Air (%)	14.3%	Total Adjusted System Output (Adjusted for Peak Design conditions)		41,230	18,045		68,353
Outside Air (cfm/sqft)	0.10						
Note: values above given at ARI conditions		TIME OF SYSTEM PEAK		Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)

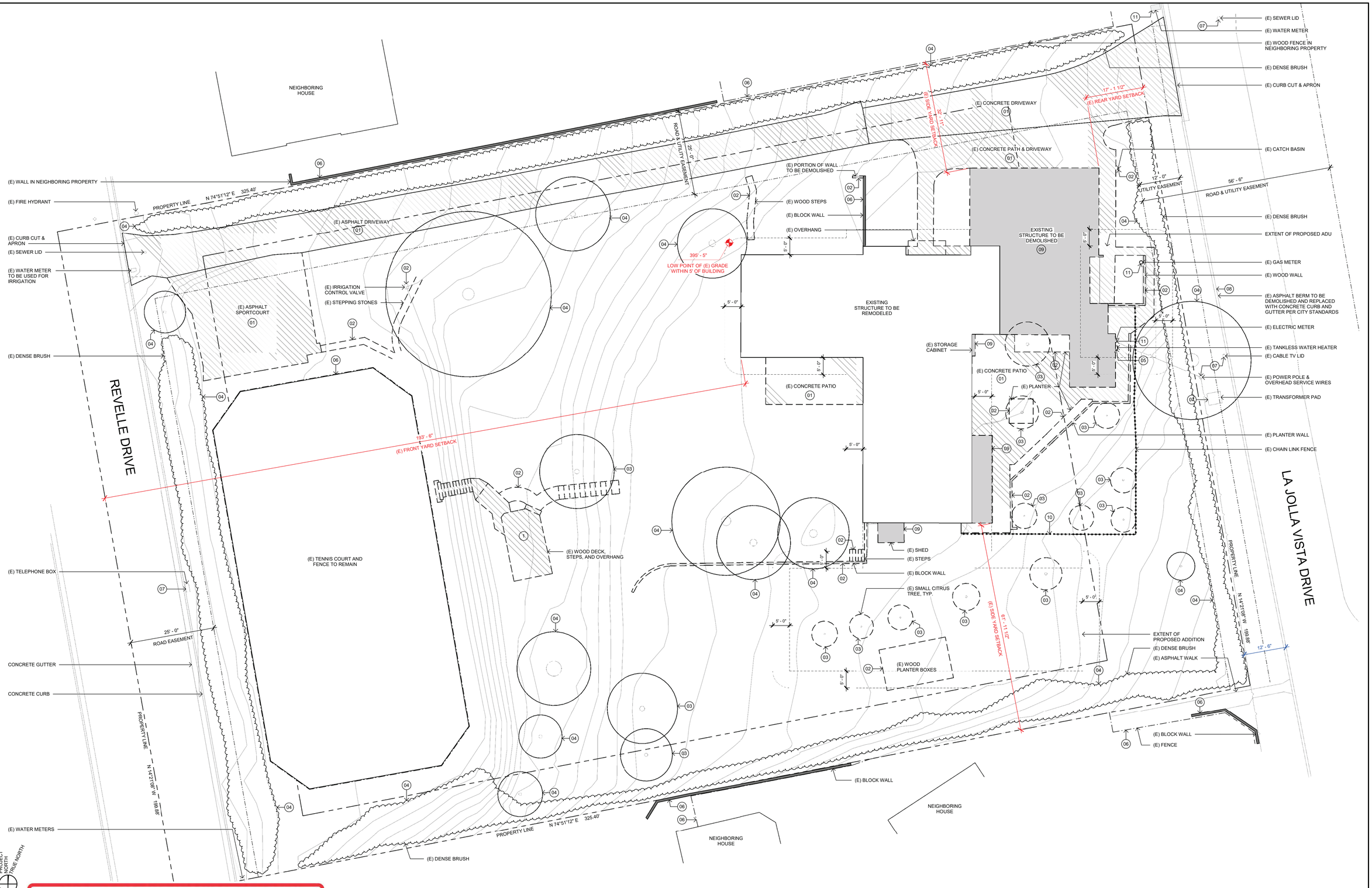


COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: 7856 LA JOLLA VISTA DR/ADD+ALTER | Date: 2/3/2025
System Name: ADU/ADDITION | Floor Area: 543

| ENGINEERING CHECKS | | SYSTEM LOAD | COIL COOLING PEAK CFM | COIL COOLING PEAK Sensible | COIL COOLING PEAK Latent



APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

DEMOLITION SITE PLAN
3/32" = 1'-0" | 3

KEYNOTES - DEMOLITION
NO SCALE | 12

(01) REMOVE EXISTING SITE PAVING, DECK, FRAMING, AND FOOTINGS
(02) REMOVE EXISTING LANDSCAPE, LANDSCAPE PATHS, PLANTER WALLS, IRRIGATION, AND LANDSCAPE LIGHTING
(03) REMOVE EXISTING TREE, TRUNK, AND ROOT BALL
(04) EXISTING TREE / PLANTING TO REMAIN
(05) REMOVE EXISTING HOT WATER HEATER
(06) EXISTING WALL / FENCE TO REMAIN
(07) EXISTING UTILITY TO REMAIN
(08) EXISTING PAVING TO BE REPAIRED AS NEEDED
(09) REMOVE EXISTING STRUCTURE
(10) REMOVE EXISTING FENCE
(11) EXISTING UTILITY TO BE RELOCATED

LEGEND - DEMOLITION
NO SCALE | 8

EXISTING WALL TO REMAIN
EXISTING OBJECT TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO REMAIN
EXISTING OBJECT TO REMAIN
EXISTING SITE PAVING / EXTERIOR DECK TO BE REMOVED

NOTES - DEMOLITION
NO SCALE | 4

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6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE.
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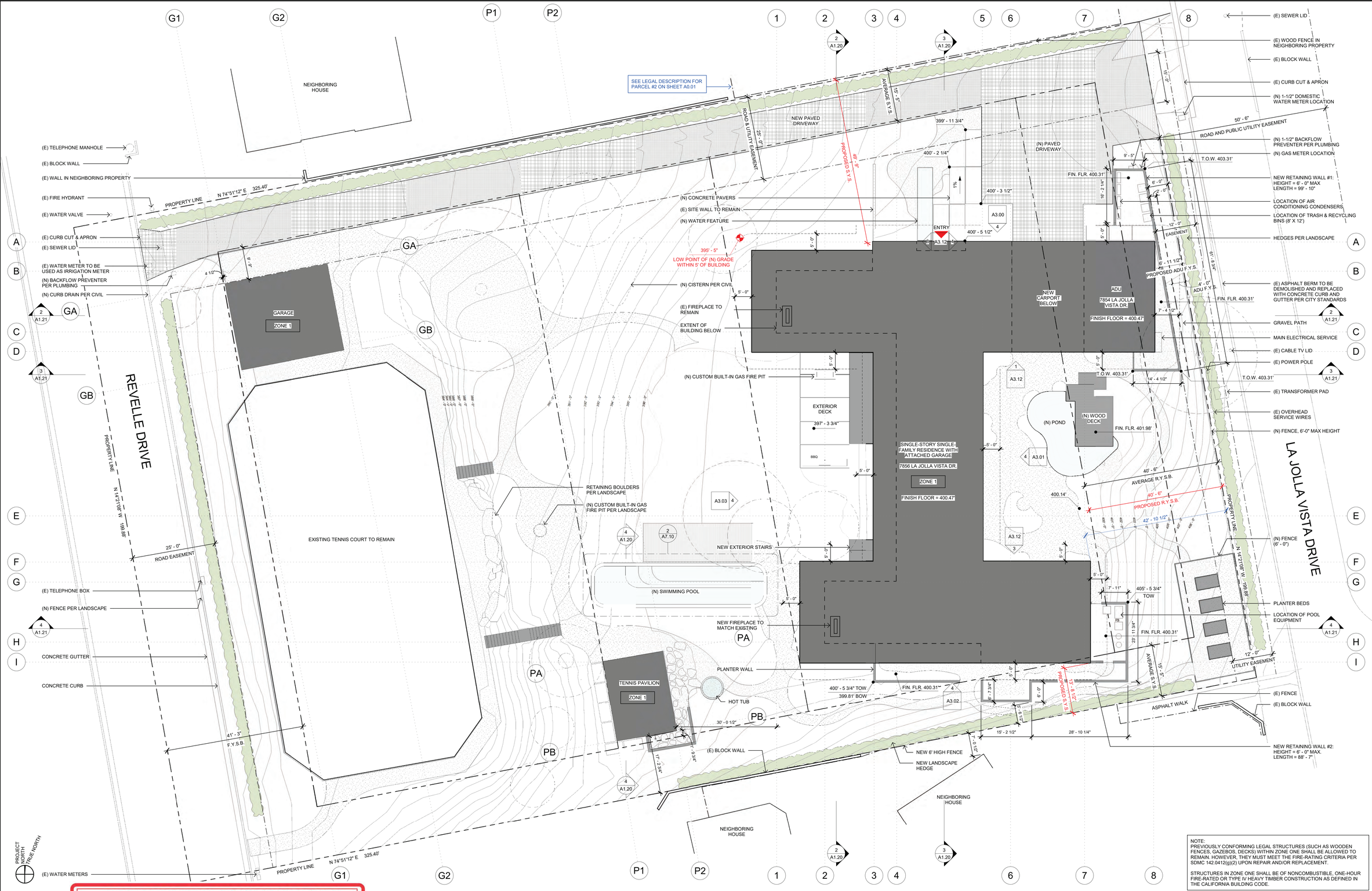
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LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

EXISTING / DEMOLITION SITE PLAN

A1.00



NOTE:
PREVIOUSLY CONFORMING LEGAL STRUCTURES (SUCH AS WOODEN FENCES, GAZEBOS, DECKS) WITHIN ZONE ONE SHALL BE ALLOWED TO REMAIN, HOWEVER, THEY MUST MEET THE FIRE-RATING CRITERIA PER SDMC 142.0412(g)(2) UPON REPAIR AND/OR REPLACEMENT.

STRUCTURES IN ZONE ONE SHALL BE OF NONCOMBUSTIBLE, ONE-HOUR FIRE-RATED OR TYPE IV HEAVY TIMBER CONSTRUCTION AS DEFINED IN THE CALIFORNIA BUILDING CODE.

OVERALL SITE PLAN - PROPOSED
3/32" = 1'-0" | 3

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

MASONRY WALL
CONCRETE WALL
EXTERIOR PAVING
PROPERTY LINE
SETBACK
EASEMENT
FENCE
GAS BIB
HOSE BIB
DRIVEWAY VISABILITY TRIANGLE
10'
10'

LEGEND - SITE PLAN
NO SCALE | 16

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE 1.6 GALLONS OF WATER PER FLUSH TOILETS.
7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
14. ATTACHMENTS AND PROJECTIONS SUCH AS PATIOS, FENCES, AND PATIO COVERS MUST BE IGNITION RESISTANT.

NOTES - SITE PLAN
NO SCALE | 4

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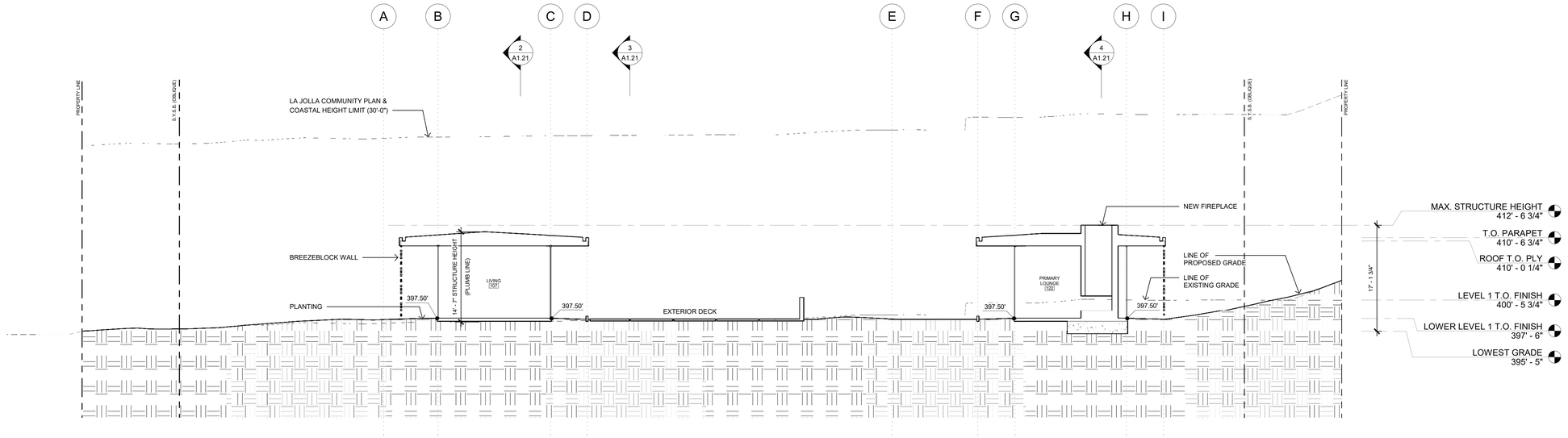
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LA JOLLA RESIDENCE
7654 & 7656 LA JOLLA VISTA DRIVE LA JOLLA CA 92037

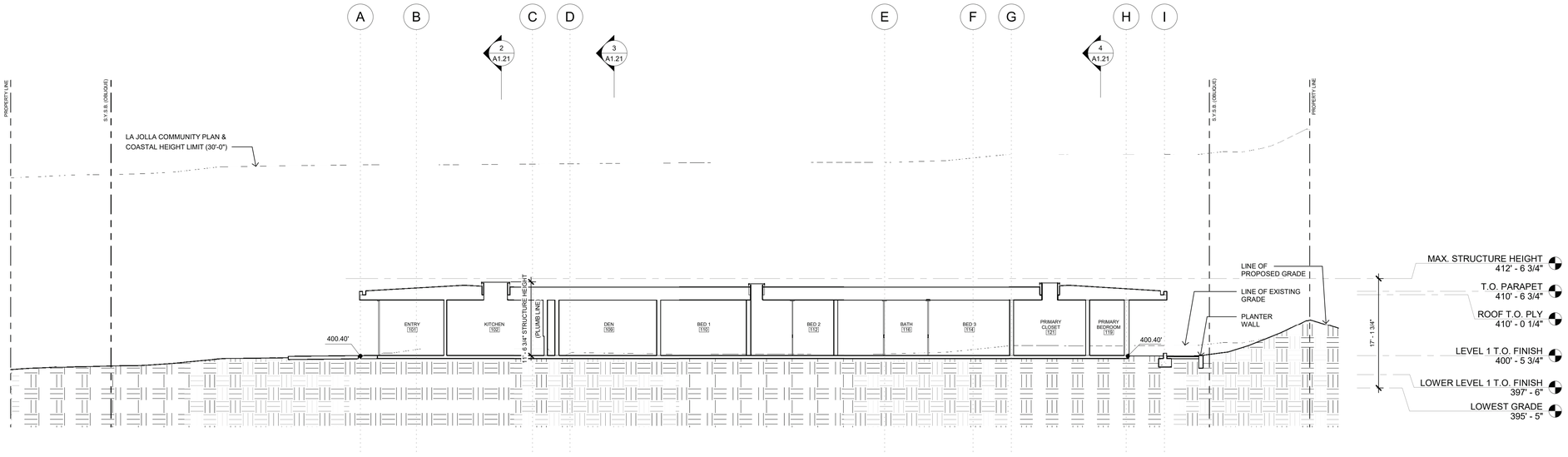
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OVERALL SITE PLAN - PROPOSED

A1.10



SITE SECTION - CROSS - 1
1/8" = 1'-0" | 2



SITE SECTION - CROSS - 2
1/8" = 1'-0" | 3

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

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APPROVAL NO(S). Site Development Permit No. PMT-3318269

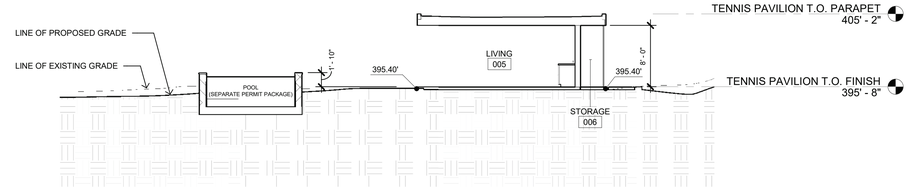
APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager



SITE SECTION - TENNIS PAVILION & POOL
1/8" = 1'-0" | 4

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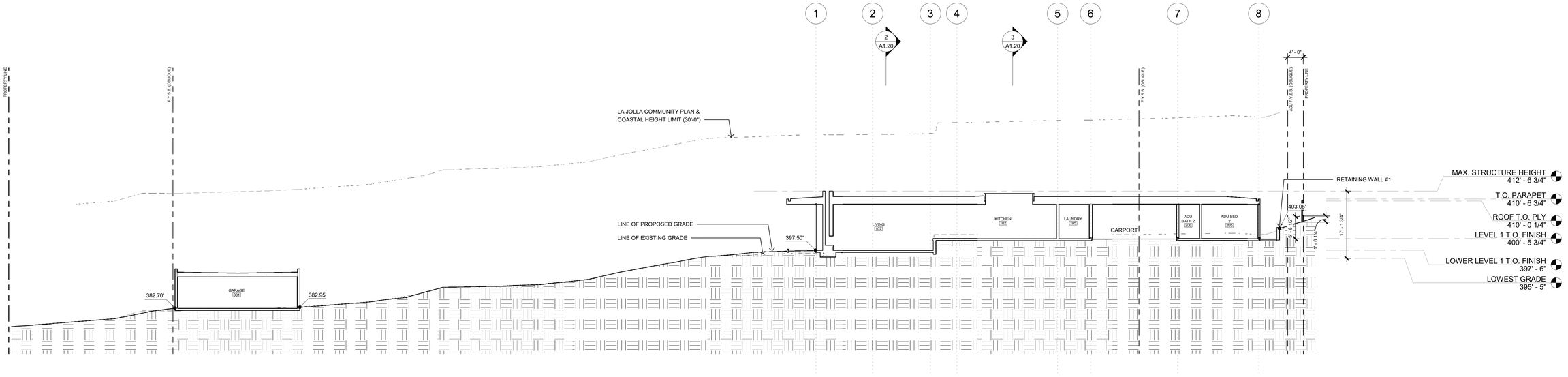
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LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

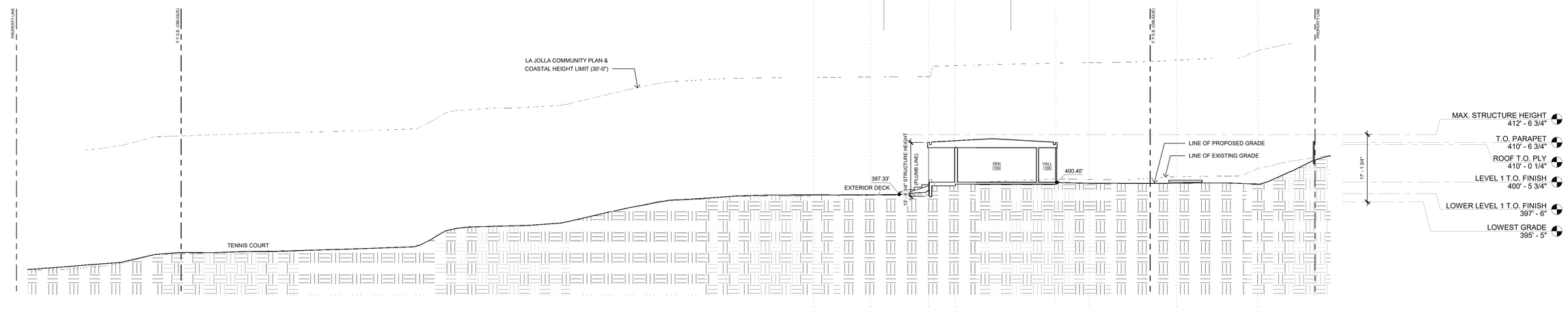
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SITE SECTIONS

A1.20



SITE SECTION - LONGITUDINAL - 1
3/32" = 1'-0" | 2



SITE SECTION - LONGITUDINAL - 2
3/32" = 1'-0" | 3

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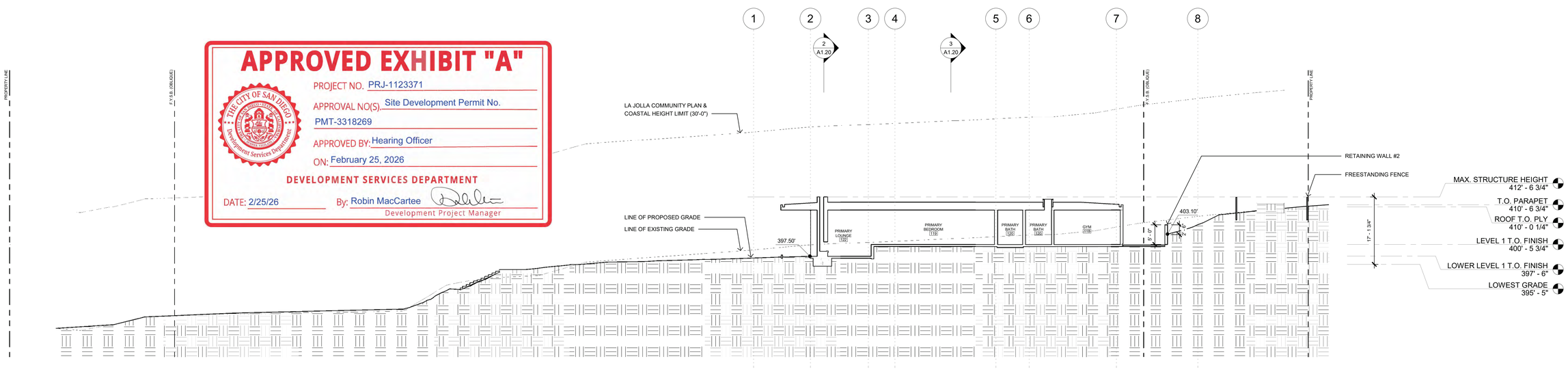
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Development Project Manager



SITE SECTION - LONGITUDINAL - 3
3/32" = 1'-0" | 4

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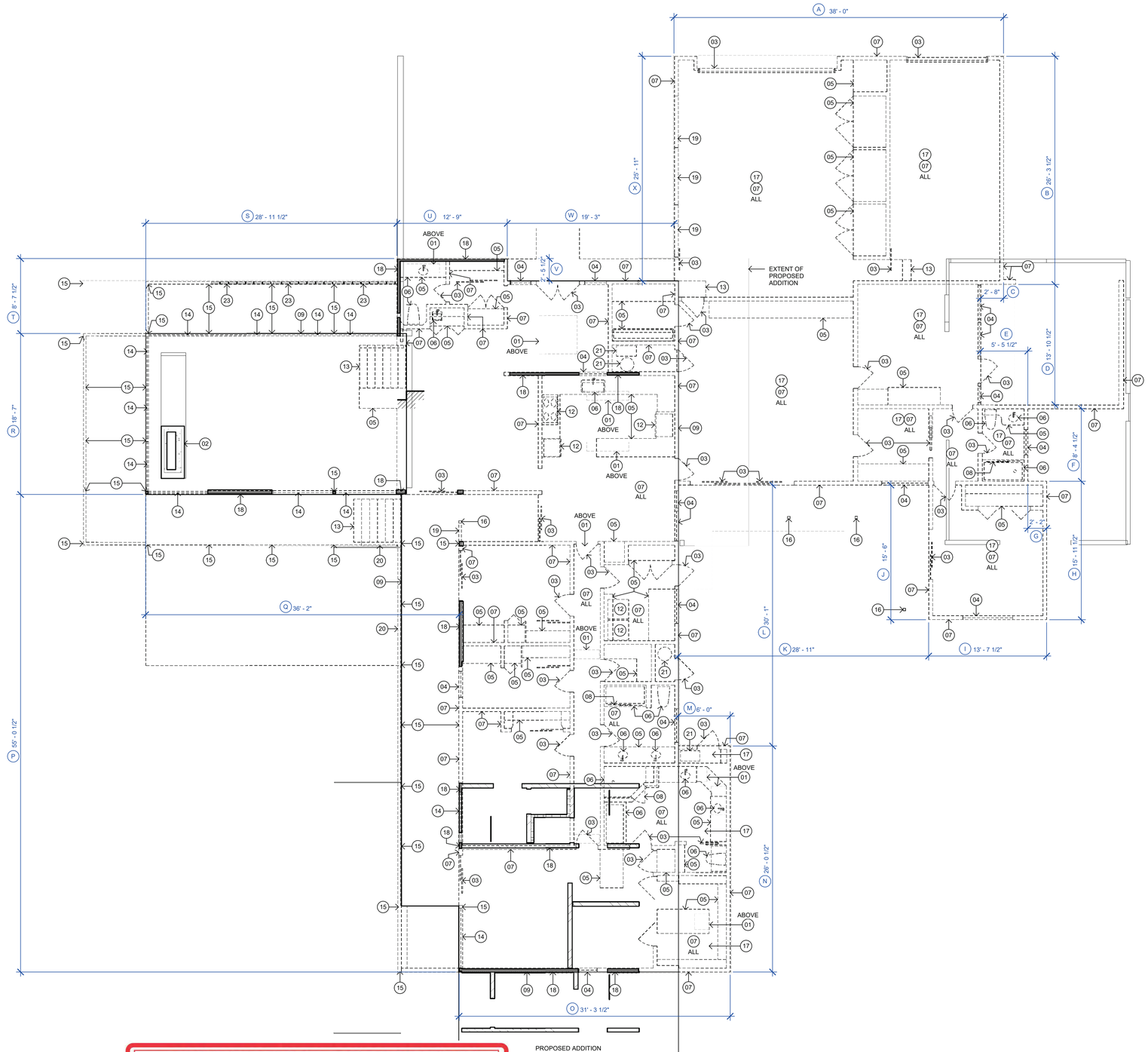
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LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

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SITE SECTIONS

A1.21



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DEVELOPMENT SERVICES DEPARTMENT

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Development Project Manager

PROJECT NORTH
TRUE NORTH

EXISTING / DEMOLITION PLAN - LEVEL 1
3/16" = 1'-0"

8

WALL #	TOTAL LENGTH	DEMO LENGTH	LENGTH TO REMAIN
A	38' - 0"	38' - 0"	0'
B	26' - 3 1/2"	26' - 3 1/2"	0'
C	2' - 8"	2' - 8"	0'
D	13' - 10 1/2"	13' - 10 1/2"	0'
E	5' - 5 1/2"	5' - 5 1/2"	0'
F	8' - 4 1/2"	8' - 4 1/2"	0'
G	2' - 2"	2' - 2"	0'
H	15' - 11 1/2"	15' - 11 1/2"	0'
I	13' - 7 1/2"	13' - 7 1/2"	0'
J	15' - 6"	15' - 6"	0'
K	28' - 11"	28' - 11"	0'
L	30' - 1"	30' - 1"	0'
M	6' - 0"	6' - 0"	0'
N	26' - 0 1/2"	26 - 0 1/2"	0'
O	31' - 3 1/2"	12' - 3"	19' - 0"
P	55' - 0 1/2"	45' - 7 1/2"	9' - 5"
Q	36' - 2"	0'	36' - 2"
R	18' - 7"	0'	18' - 7"
S	29' - 0"	0'	28' - 11 1/2"
T	8' - 7 1/2"	0'	8' 7 1/2"
U	12' - 9"	5 1/2"	12' - 3 1/2"
V	2' - 5 1/2"	2' - 5 1/2"	0'
W	19' - 3"	19' - 3"	0'
X	25' - 11"	25' - 11"	0'

EXISING TOTAL WALL LENGTH	463' - 10 1/2"
TOTAL WALL LENGTH DEMOLISHED	339' - 11"
TOTAL WALL LENGTH TO REMAIN	133' - 4 1/2"
PERCENTAGE OF EXISTING BUILDING TO REMAIN:	**28.75%**

EXTERIOR WALL MATRIX 1

01 REMOVE EXISTING SKYLIGHT
02 EXISTING CMU BLOCK FIREPLACE AND CHIMNEY TO REMAIN
03 REMOVE EXISTING DOOR
04 REMOVE EXISTING WINDOW
05 REMOVE EXISTING CABINETRY, SURROUNDING MILLWORK AND COUNTERTOPS
06 REMOVE EXISTING PLUMBING FIXTURES AND CAP PIPING AS NEEDED
07 REMOVE EXISTING WALL AND WALL FINISH
08 REMOVE EXISTING SHOWER ENCLOSURE
09 REMOVE EXISTING FINISH FLOORING. PREPARE EXISTING CONCRETE SLAB FOR NEW FINISH FLOORING AS REQUIRED PER PROPOSED PLANS AND SPECIFICATIONS
10 REMOVE EXISTING ROOFING MATERIAL. PREPARE ROOF SHEATHING FOR NEW ROOFING AS REQUIRED PER PROPOSED PLANS AND SPECIFICATIONS
11 REMOVE EXISTING SOLAR PANELS
12 REMOVE EXISTING APPLIANCES
13 REMOVE EXISTING STAIRS AND ASSOCIATED RAILS WHERE OCCURS
14 REMOVE EXISTING WINDOW AND REPLACE IN KIND IN EXISTING ROUGH OPENING
15 EXISTING 4X4 COLUMN TO REMAIN
16 REMOVE EXISTING 4X4 COLUMN
17 REMOVE EXISTING FINISH FLOORING AND CONCRETE SLAB
18 EXISTING WALL FRAMING TO REMAIN. REMOVE WALL FINISH
19 REMOVE EXISTING BREEZEBLOCK AND PROTECT FOR FUTURE INSTALL
20 REMOVE EXISTING GUARDRAIL
21 REMOVE EXISTING HVAC AND WATER HEATER
22 REMOVE EXISTING ROOF
23 EXISTING BREEZEBLOCK TO REMAIN

KEYNOTES - DEMOLITION 2

EXISTING WALL TO REMAIN
EXISTING OBJECT TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO REMAIN
EXISTING OBJECT TO REMAIN
EXISTING SITE PAVING / EXTERIOR DECK TO BE REMOVED

LEGEND - DEMOLITION 3

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NOTES - DEMOLITION 4

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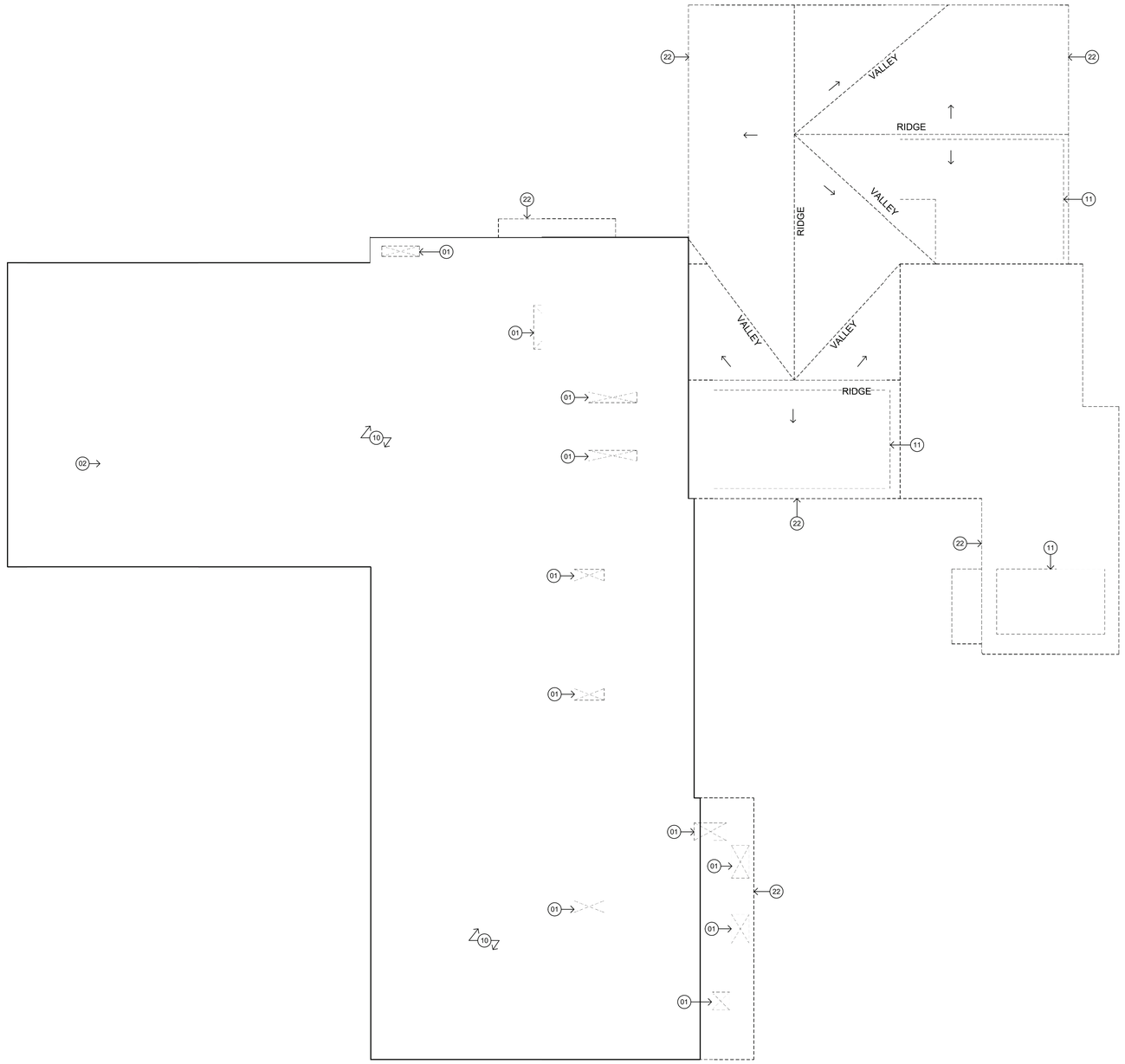
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LA JOLLA RESIDENCE
7854 & 7858 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

EXISTING / DEMOLITION PLAN - LEVEL 1

A2.00



APPROVED EXHIBIT "A"
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DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

PROJECT NORTH
TRUE NORTH

DEMOLITION PLAN - ROOF
3/16" = 1'-0"

8

01 REMOVE EXISTING SKYLIGHT
02 EXISTING CMU BLOCK FIREPLACE AND CHIMNEY TO REMAIN
03 REMOVE EXISTING DOOR
04 REMOVE EXISTING WINDOW
05 REMOVE EXISTING CABINETRY, SURROUNDING MILLWORK AND COUNTERTOPS
06 REMOVE EXISTING PLUMBING FIXTURES AND CAP PIPING AS NEEDED
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12 REMOVE EXISTING APPLIANCES
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21 REMOVE EXISTING HVAC AND WATER HEATER
22 REMOVE EXISTING ROOF
23 EXISTING BREEZEBLOCK TO REMAIN

KEYNOTES - DEMOLITION 2

EXISTING WALL TO REMAIN
EXISTING OBJECT TO BE REMOVED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO REMAIN
EXISTING OBJECT TO REMAIN
EXISTING SITE PAVING / EXTERIOR DECK TO BE REMOVED

LEGEND - DEMOLITION 3

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NOTES - DEMOLITION 4

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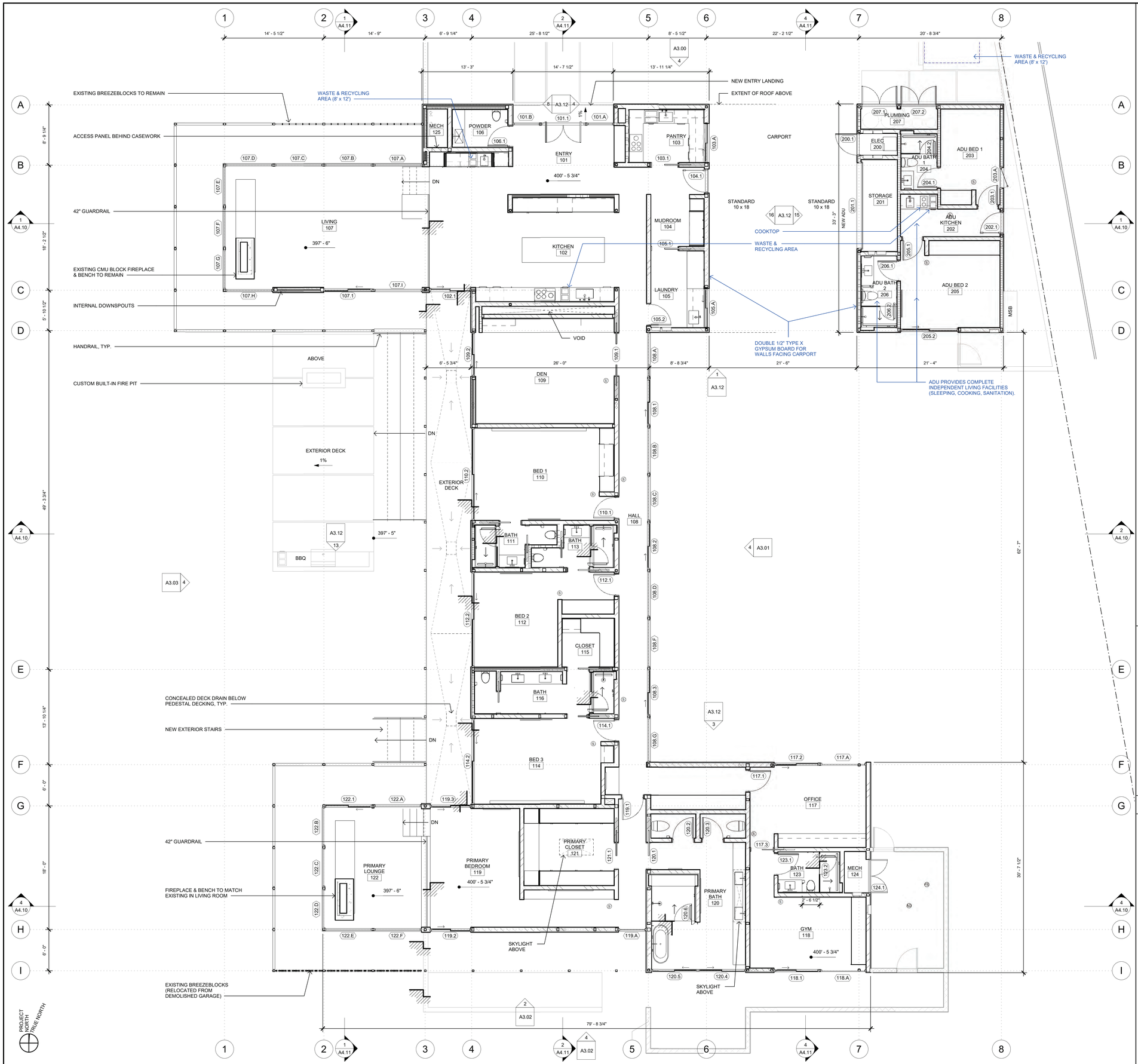
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LA JOLLA RESIDENCE
7804 & 7898 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

EXISTING / DEMOLITION PLAN - ROOF

A2.01



APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee — Development Project Manager

EXISTING WALL TO REMAIN
WOOD FURRING (THICKNESS VARIES)
2X4 WOOD FRAMING
2X6 WOOD FRAMING
2X8 WOOD FRAMING
MASONRY
CONCRETE
CHANGE IN ELEVATION (STRUCTURE TO STRUCTURE)
S SMOKE & CARBON MONOXIDE ALARM

LEGEND - FLOOR PLAN | 3

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE 1.28 GALLONS OF WATER PER FLUSH TOILETS.
7. WATER HEATERS ARE TO BE STRAPPED OR HAVE A RIGID CONNECTION TO AN ADJACENT WALL. (SEC 507.3, UPC)
8. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
9. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
10. AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
11. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
12. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
13. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK.
14. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
15. PROVIDE SPARK ARRESTOR FOR FIREPLACES.

NOTES - FLOOR PLAN | 4

FLOOR PLAN - LEVEL 1
3/16" = 1'-0" | 8

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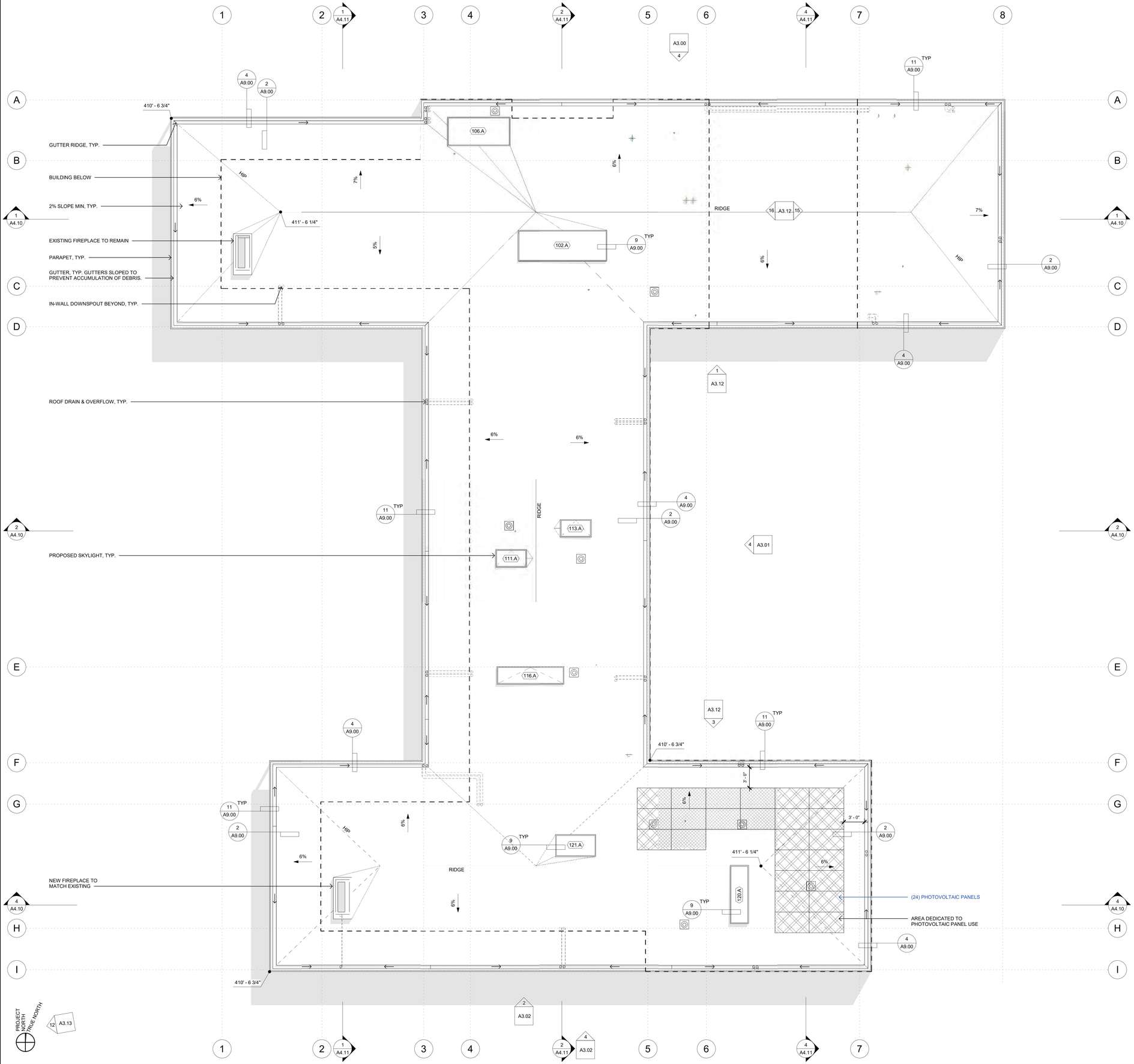
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LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

PROPOSED FLOOR PLAN - LEVEL 1

A2.20



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

8

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- 2X8 WOOD FRAMING
- MASONRY
- CONCRETE
- CHANGE IN ELEVATION (STRUCTURE TO STRUCTURE)
- SMOKE & CARBON MONOXIDE ALARM

LEGEND - FLOOR PLAN 3

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NOTES - FLOOR PLAN 4

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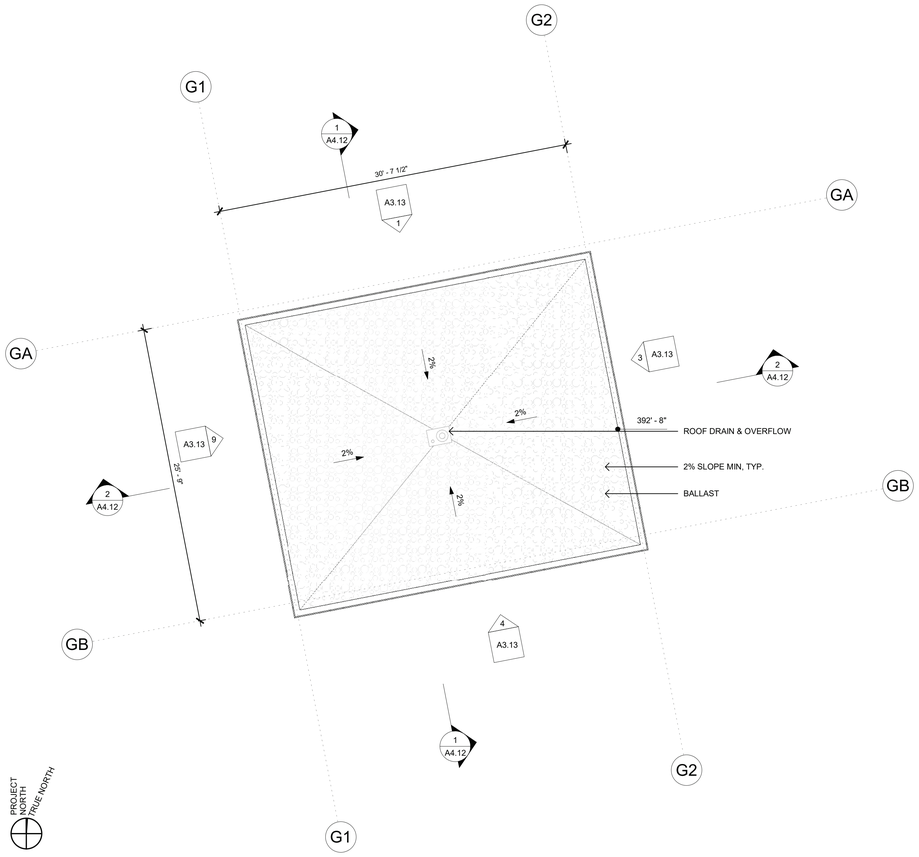
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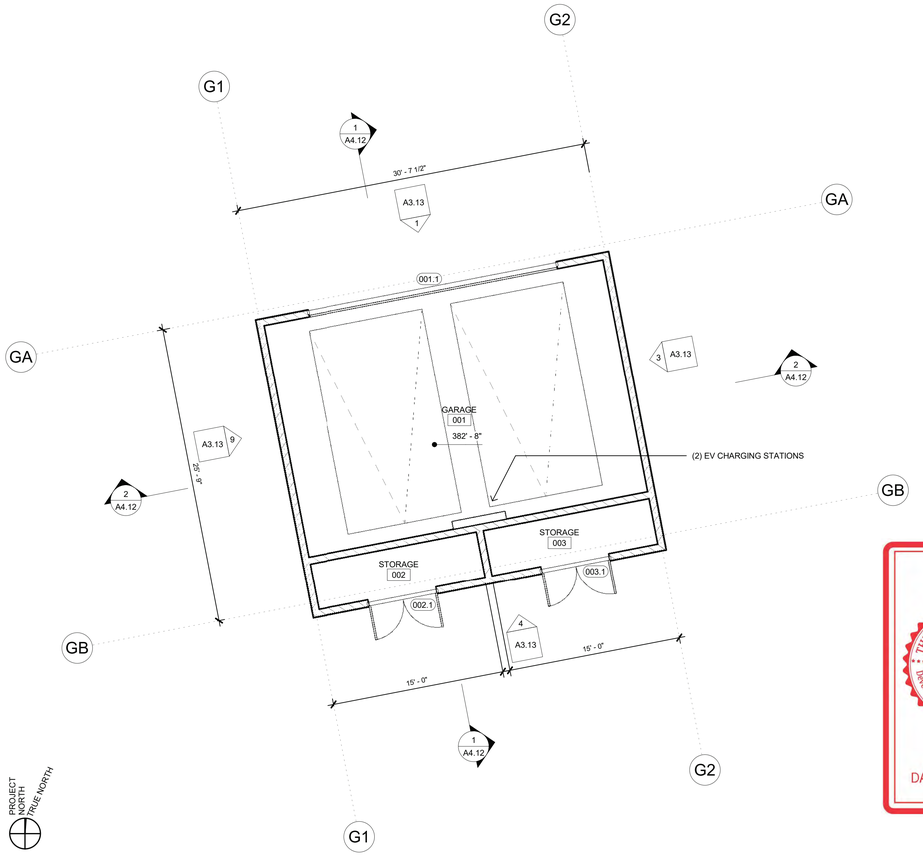
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PROPOSED ROOF PLAN

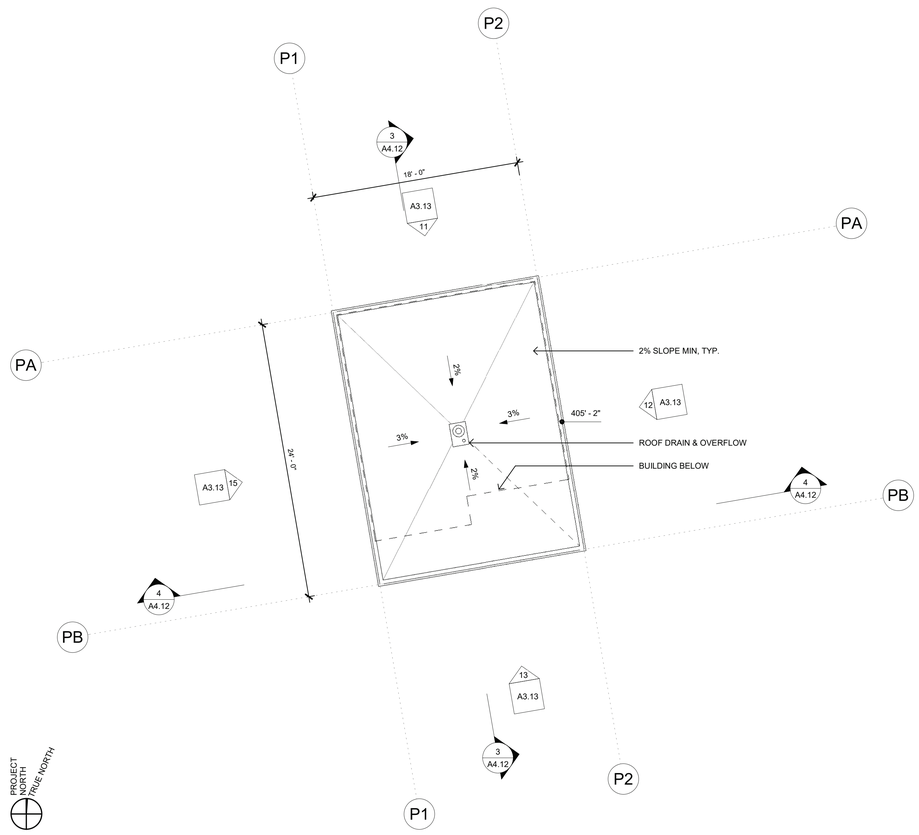
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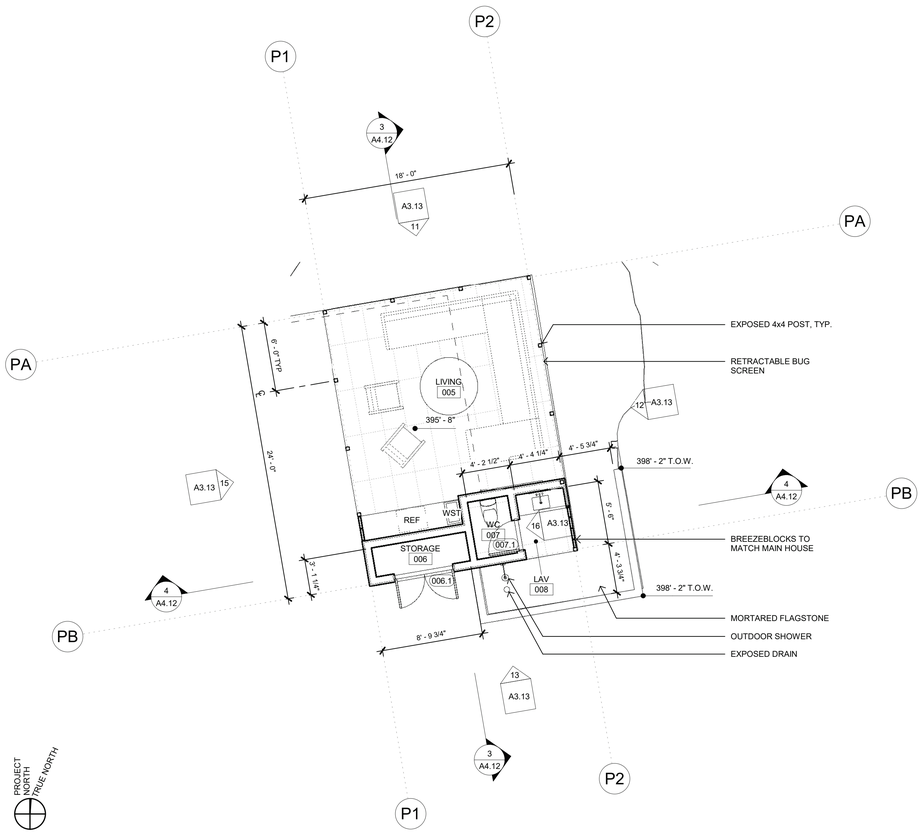
ROOF PLAN - GARAGE
3/16" = 1'-0" | 10



FLOOR PLAN - GARAGE
3/16" = 1'-0" | 6



ROOF PLAN - TENNIS PAVILION
3/16" = 1'-0" | 12



FLOOR PLAN - TENNIS PAVILION
3/16" = 1'-0" | 8

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DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

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2X6 WOOD FRAMING

2X8 WOOD FRAMING

MASONRY

CONCRETE

CHANGE IN ELEVATION (STRUCTURE TO STRUCTURE)

(S) SMOKE & CARBON MONOXIDE ALARM

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NOTES - FLOOR PLAN | 4

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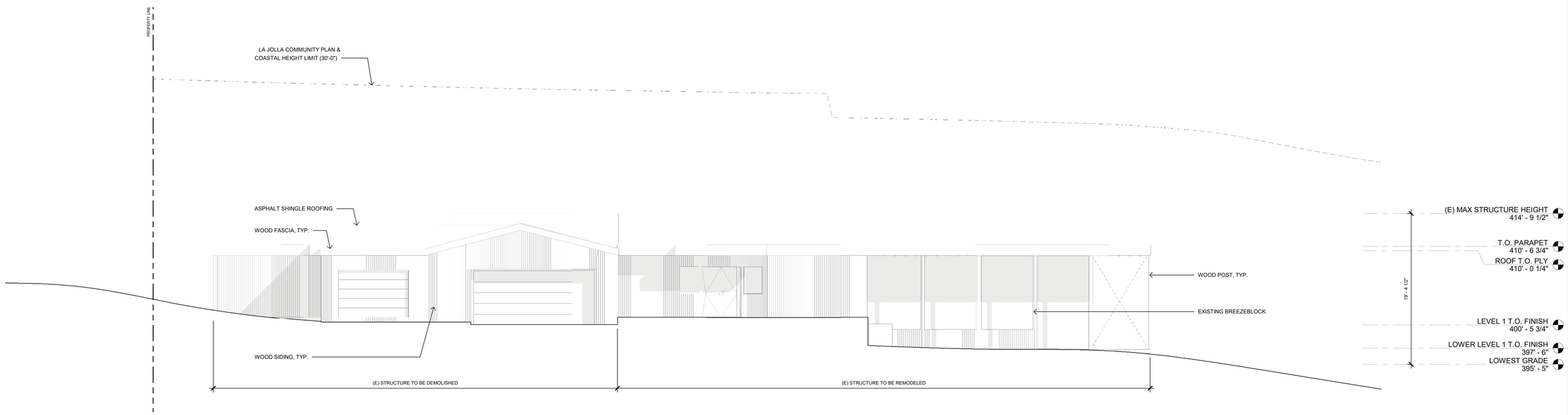
LA JOLLA RESIDENCE

7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

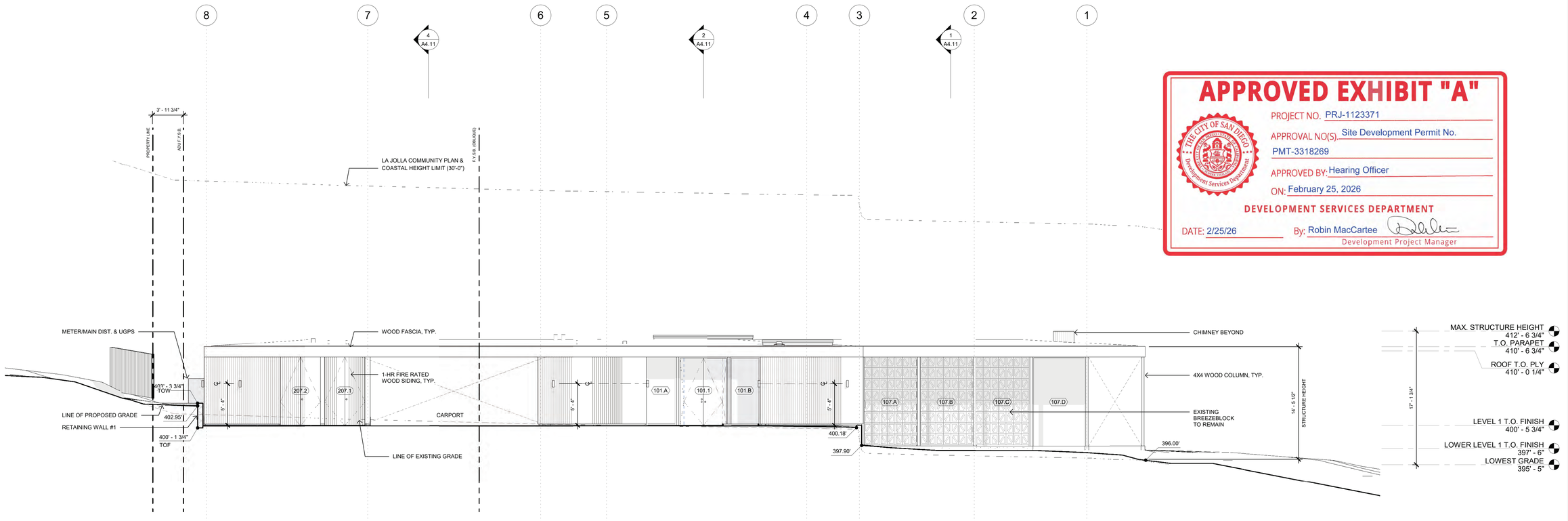
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PROPOSED FLOOR & ROOF PLAN - GARAGE & TENNIS PAVILION

A2.22



EXTERIOR ELEVATION - NORTH - EXISTING
3/16" = 1'-0" | 2



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DEVELOPMENT SERVICES DEPARTMENT

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Development Project Manager

EXTERIOR ELEVATION - NORTH - PROPOSED
3/16" = 1'-0" | 4

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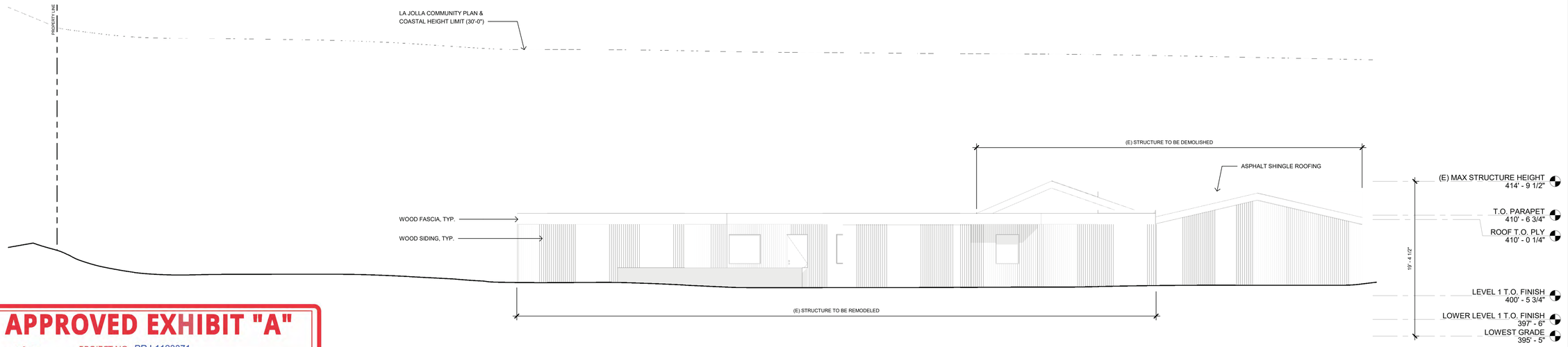
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EXTERIOR ELEVATIONS - EXISTING & PROPOSED

A3.00



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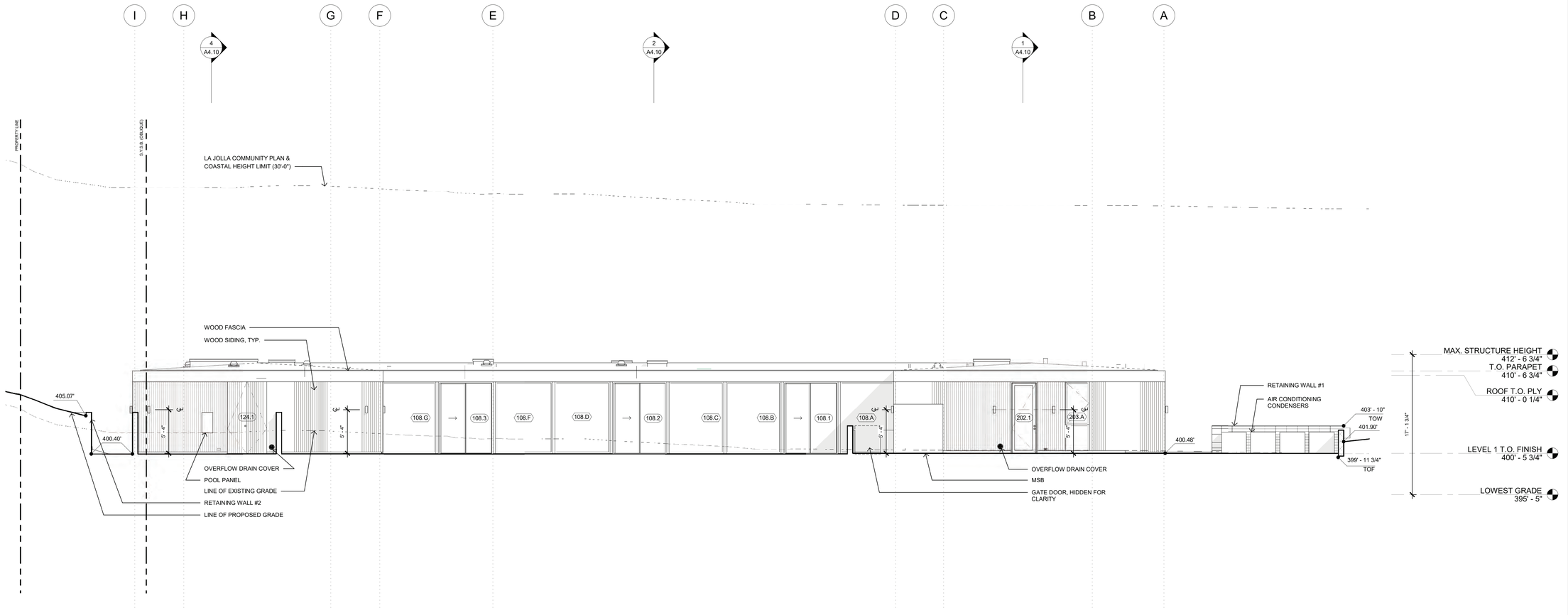
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DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

EXTERIOR ELEVATION - EAST - EXISTING
3/16" = 1'-0" | 2



EXTERIOR ELEVATION - EAST - PROPOSED
3/16" = 1'-0" | 4

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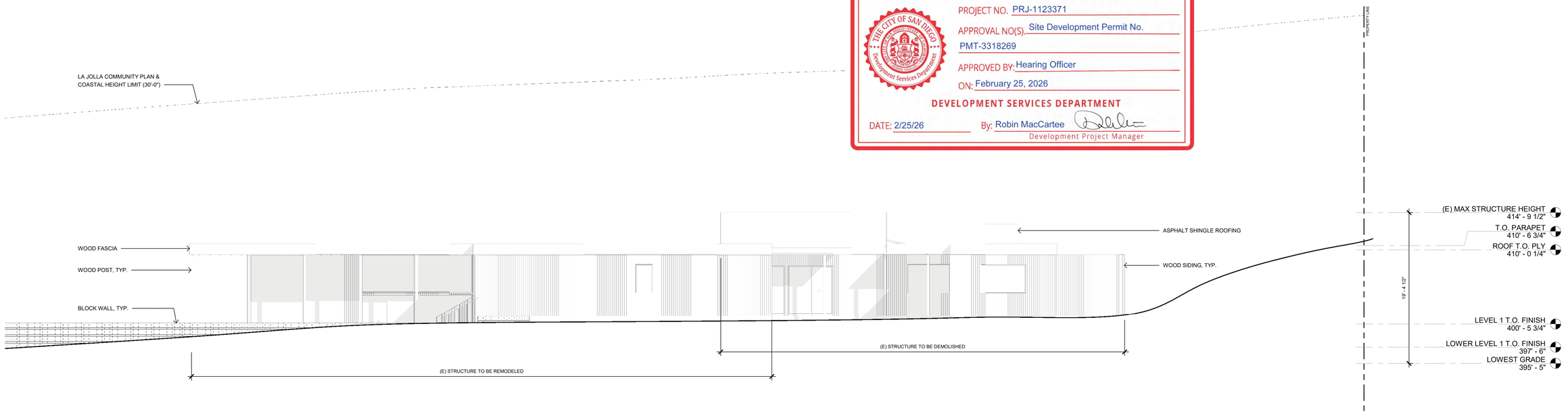
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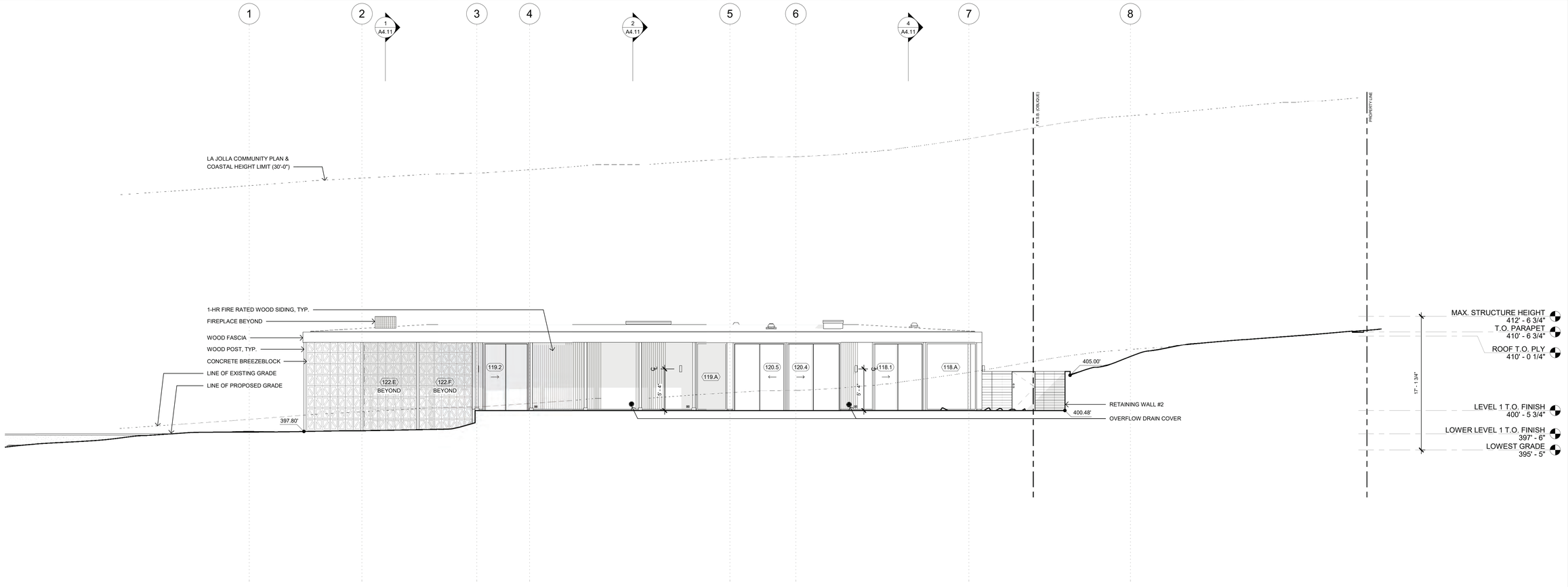
EXTERIOR ELEVATIONS - EXISTING & PROPOSED

A3.01

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EXTERIOR ELEVATION - SOUTH - EXISTING
3/16" = 1'-0" | 2



EXTERIOR ELEVATION - SOUTH - PROPOSED
3/16" = 1'-0" | 4

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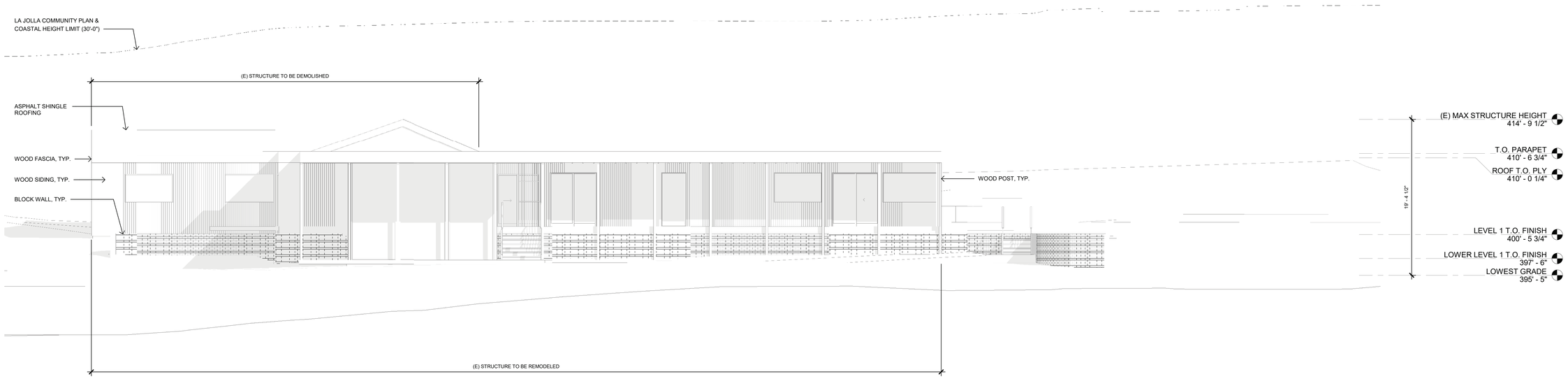
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LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

EXTERIOR ELEVATIONS - EXISTING & PROPOSED

A3.02



EXTERIOR ELEVATION - WEST - EXISTING
3/16" = 1'-0" | 2



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EXTERIOR ELEVATION - WEST - PROPOSED
3/16" = 1'-0" | 4

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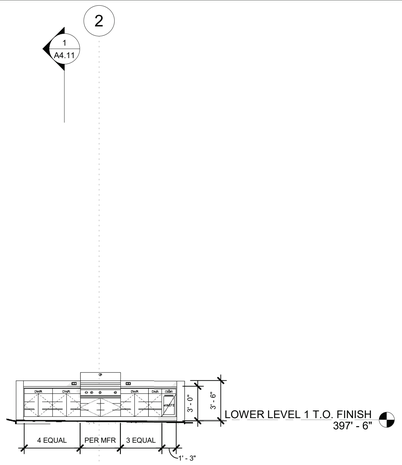
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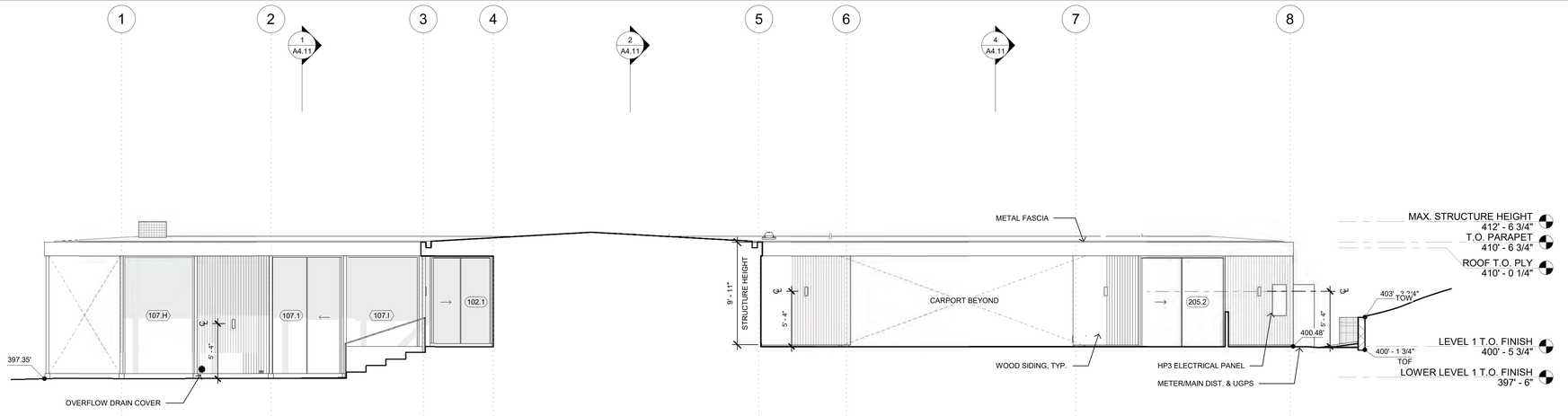
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EXTERIOR ELEVATIONS - EXISTING & PROPOSED

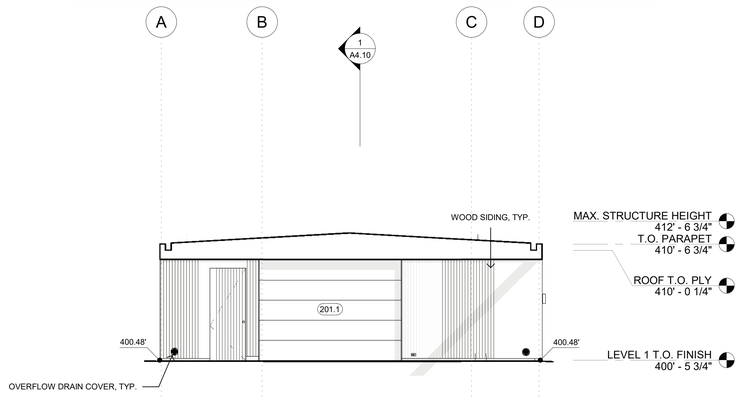
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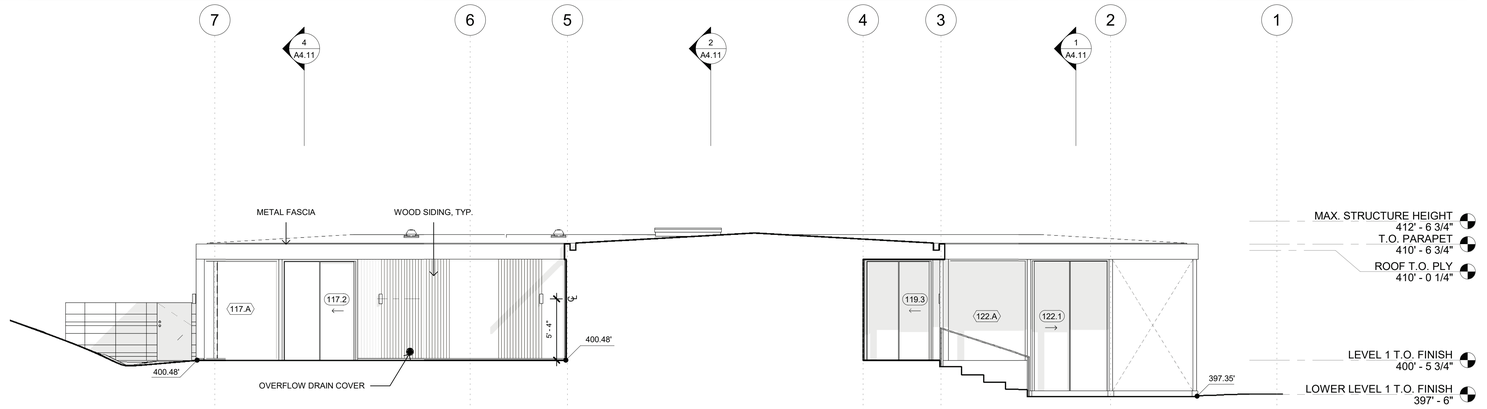
EXTERIOR ELEVATION - BBQ - NORTH - PROPOSED
3/16" = 1'-0" | 13



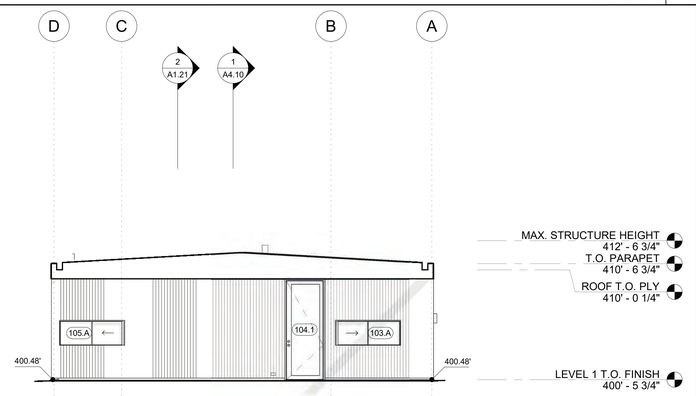
EXTERIOR ELEVATION - CARPORT - SOUTH - PROPOSED
3/16" = 1'-0" | 1



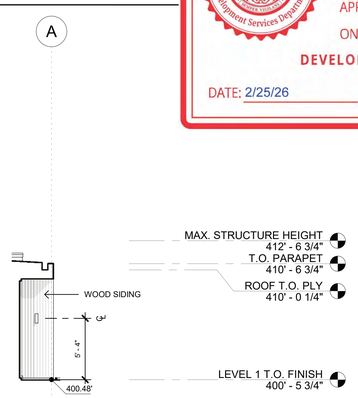
EXTERIOR ELEVATION - ADU - WEST - PROPOSED
3/16" = 1'-0" | 15



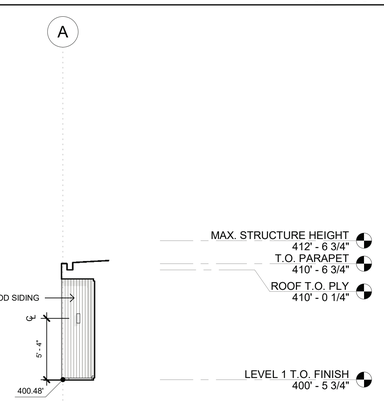
EXTERIOR ELEVATION - PRIMARY LOUNGE - NORTH - PROPOSED
3/16" = 1'-0" | 3



EXTERIOR ELEVATION - CARPORT - EAST - PROPOSED
3/16" = 1'-0" | 16



EXTERIOR ELEVATION - ENTRY - WEST - PROPOSED
3/16" = 1'-0" | 8



EXTERIOR ELEVATION - ENTRY - EAST - PROPOSED
3/16" = 1'-0" | 4

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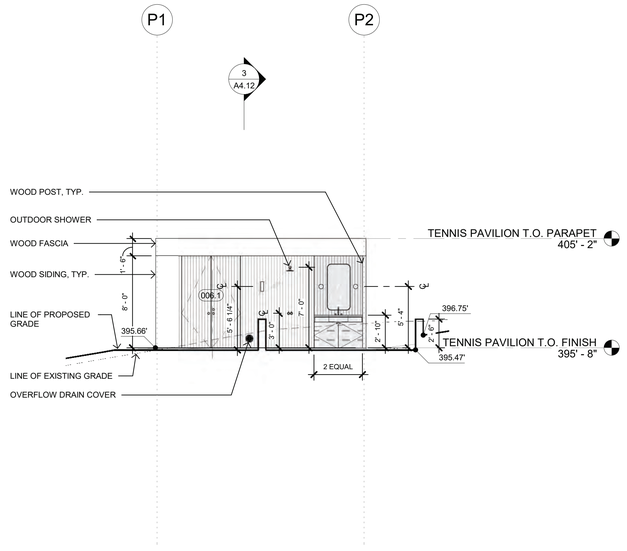
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7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

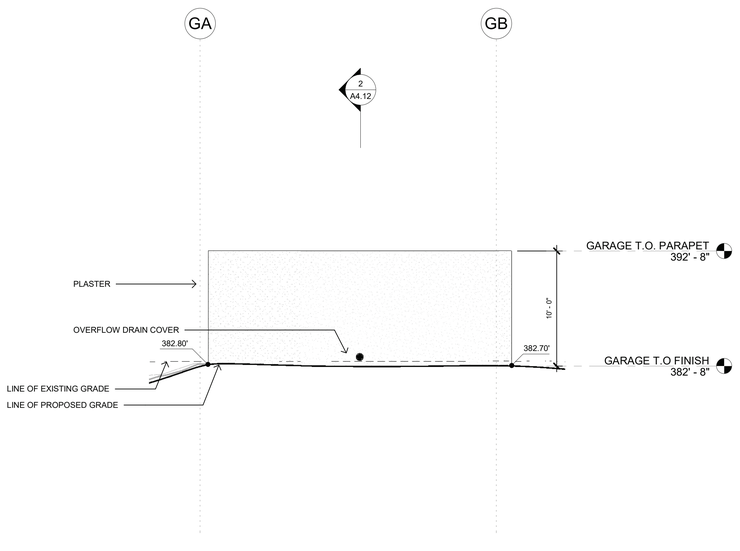
05 / 09/ 2025

EXTERIOR ELEVATIONS - PROPOSED

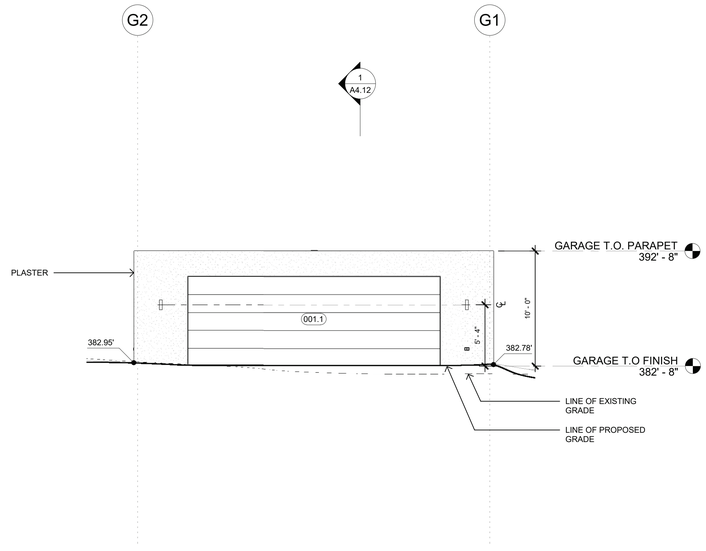
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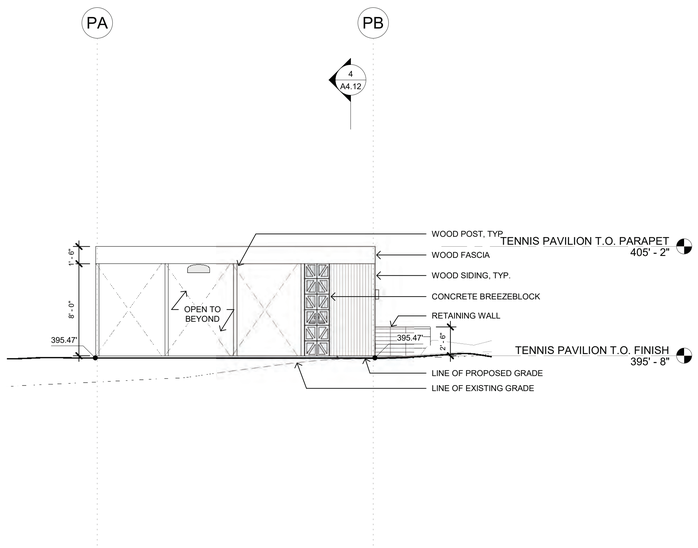
EXTERIOR ELEVATION - SOUTH - TENNIS PAVILION
3/16" = 1'-0" | 13



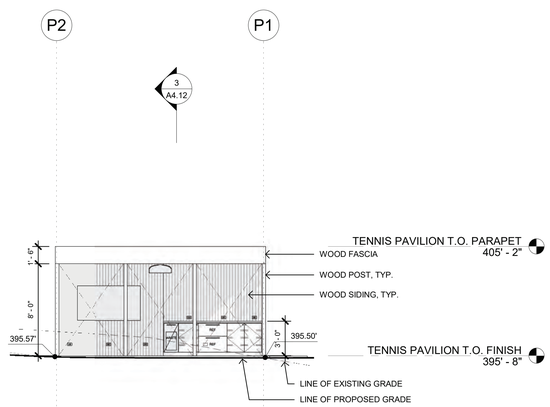
EXTERIOR ELEVATION - WEST - GARAGE
3/16" = 1'-0" | 9



EXTERIOR ELEVATION - NORTH - GARAGE
3/16" = 1'-0" | 1



EXTERIOR ELEVATION - WEST - TENNIS PAVILION
3/16" = 1'-0" | 15



EXTERIOR ELEVATION - NORTH - TENNIS PAVILION
3/16" = 1'-0" | 11

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO
Development Services Department

PROJECT NO. PRJ-1123371

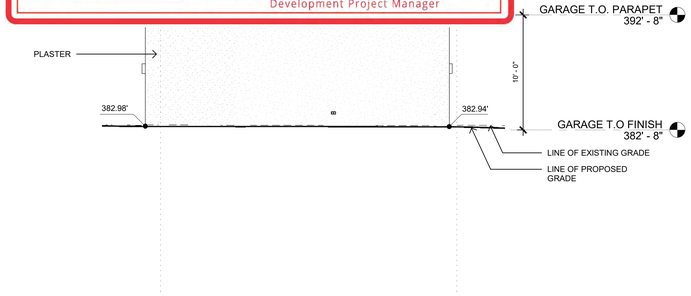
APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

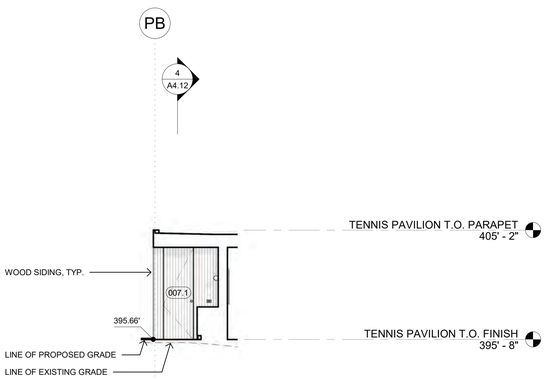
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

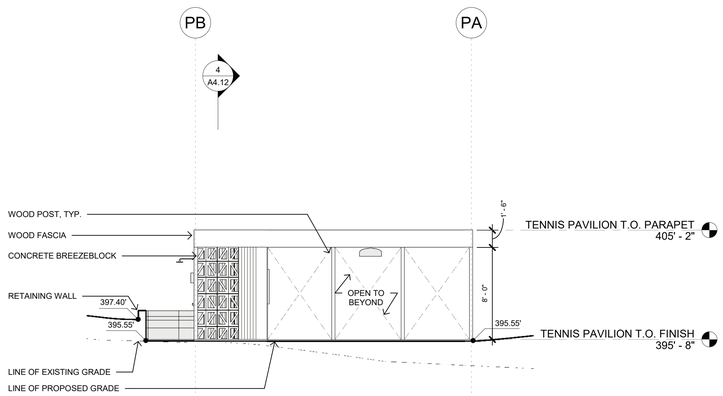
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager



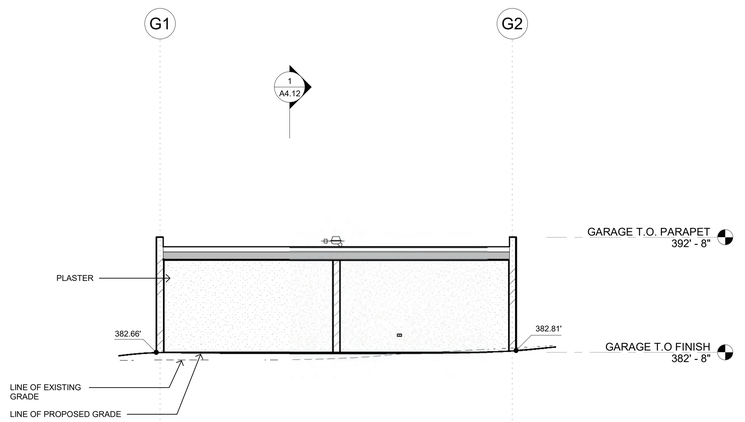
EXTERIOR ELEVATION - EAST - GARAGE
3/16" = 1'-0" | 3



EXTERIOR ELEVATION - EAST 2 - TENNIS PAVILION
3/16" = 1'-0" | 16



EXTERIOR ELEVATION - EAST - TENNIS PAVILION
3/16" = 1'-0" | 12



EXTERIOR ELEVATION - SOUTH - GARAGE
3/16" = 1'-0" | 4

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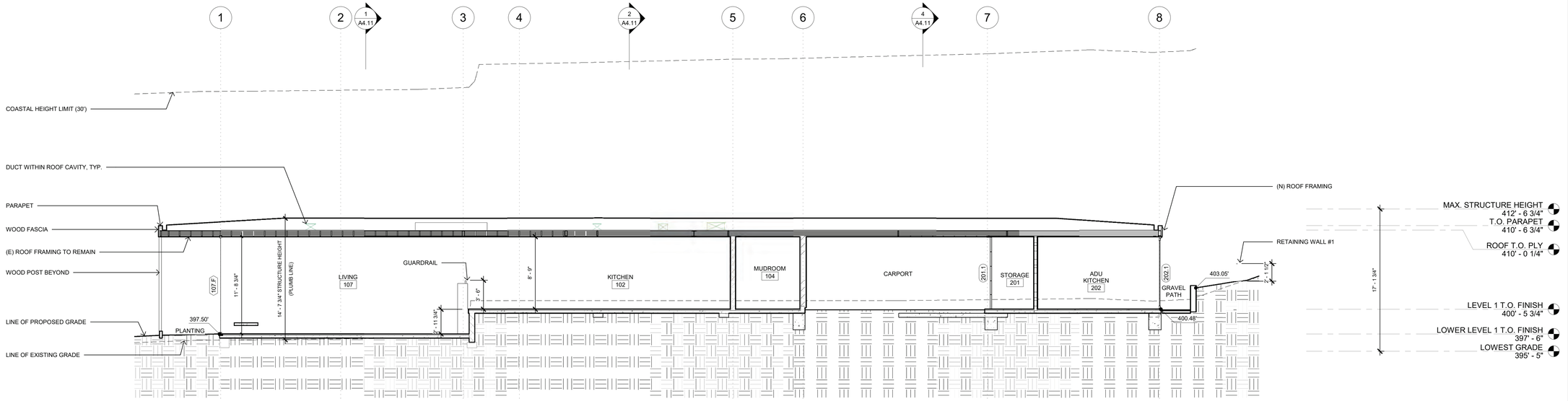
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LA JOLLA RESIDENCE
7654 & 7658 LA JOLLA VISTA DRIVE LA JOLLA CA 92037

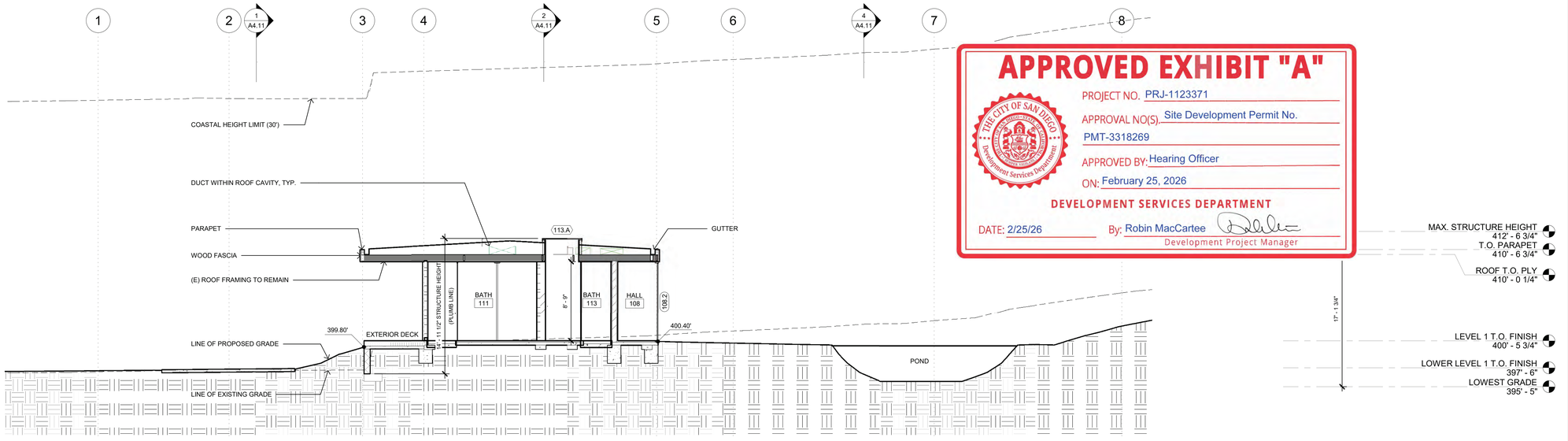
05 / 09/ 2025

EXTERIOR ELEVATIONS - GARAGE & TENNIS PAVILION

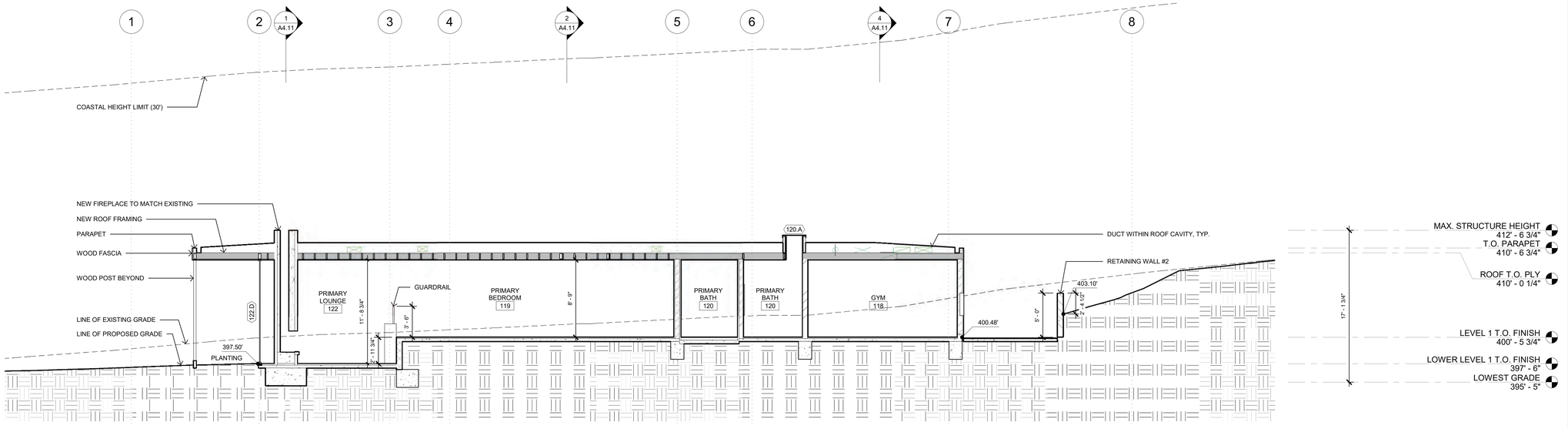
A3.13



BUILDING SECTION - LONGITUDINAL - 1
3/16" = 1'-0" | 1



BUILDING SECTION - LONGITUDINAL - 2
3/16" = 1'-0" | 2



BUILDING SECTION - LONGITUDINAL - 3
3/16" = 1'-0" | 4

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

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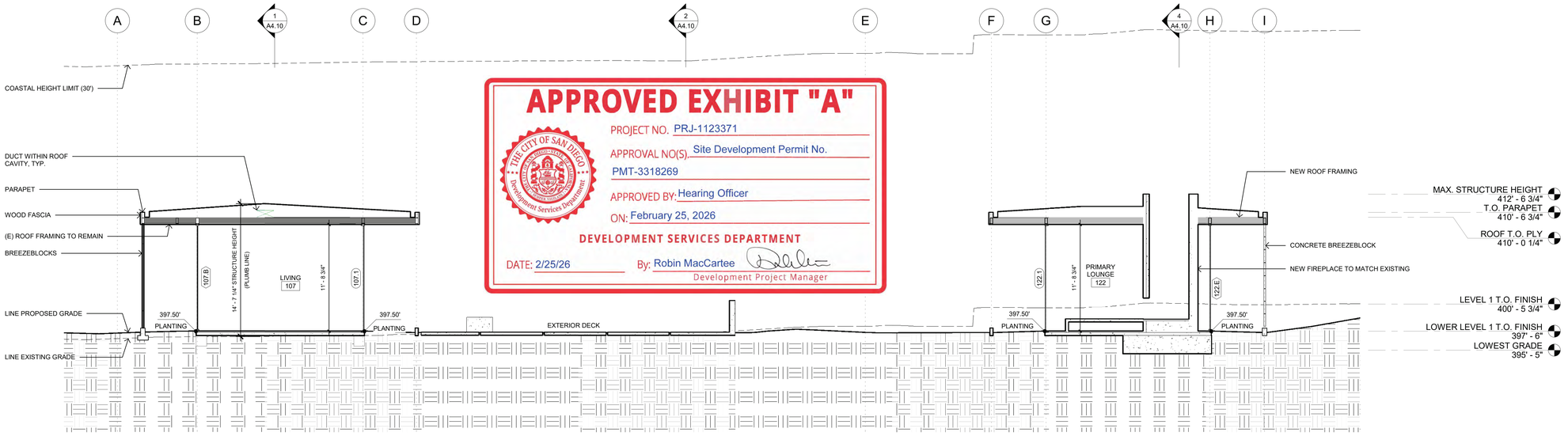
143.23

LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

BUILDING SECTIONS - LONGITUDINAL

A4.10



APPROVED EXHIBIT "A"

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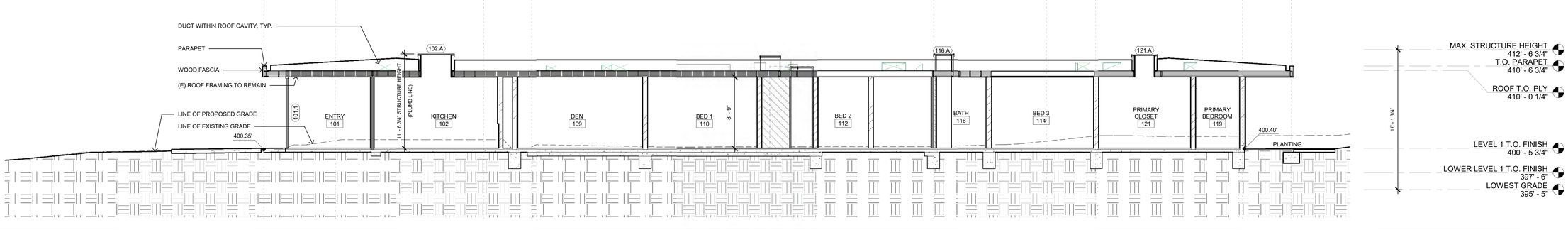
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

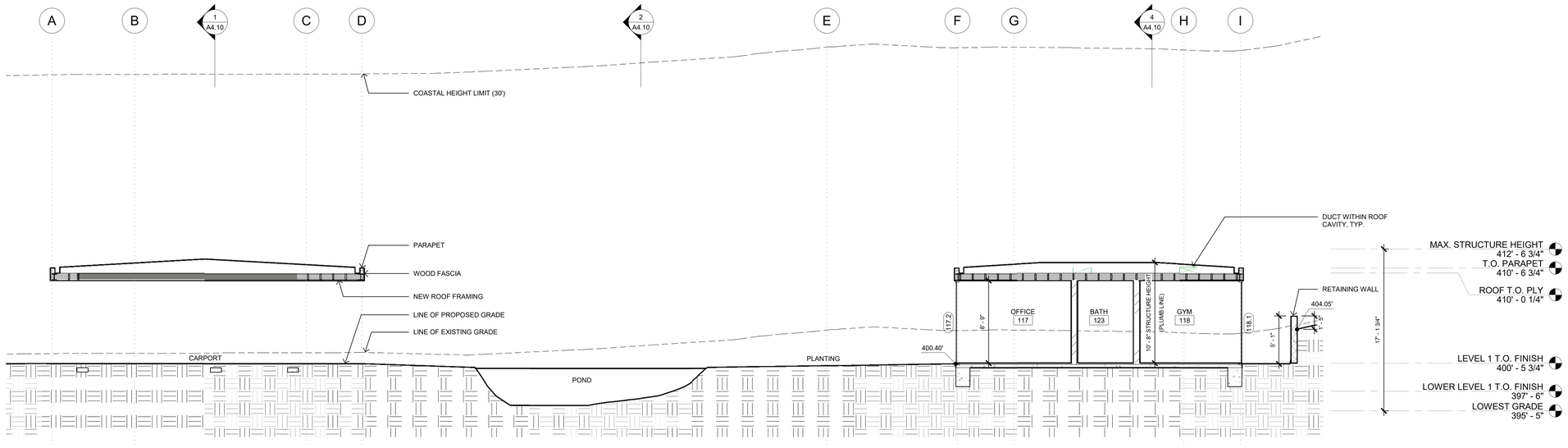
DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

BUILDING SECTION - CROSS - 1
3/16" = 1'-0" | 1



BUILDING SECTION - CROSS - 2
3/16" = 1'-0" | 2



BUILDING SECTION - CROSS - 3
3/16" = 1'-0" | 4

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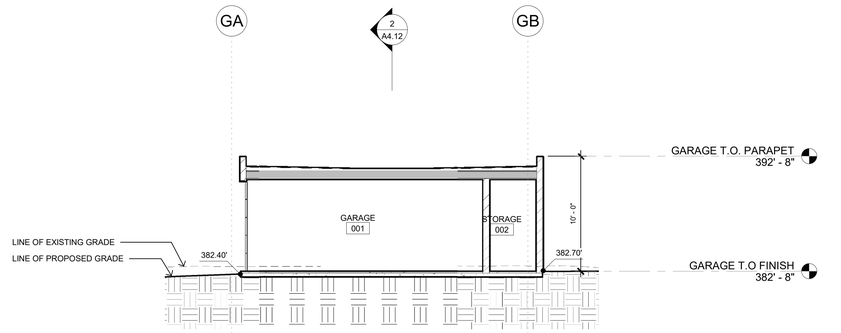
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7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

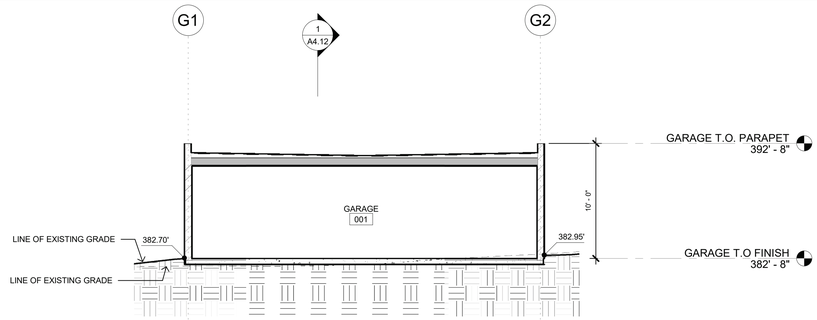
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BUILDING SECTIONS - CROSS

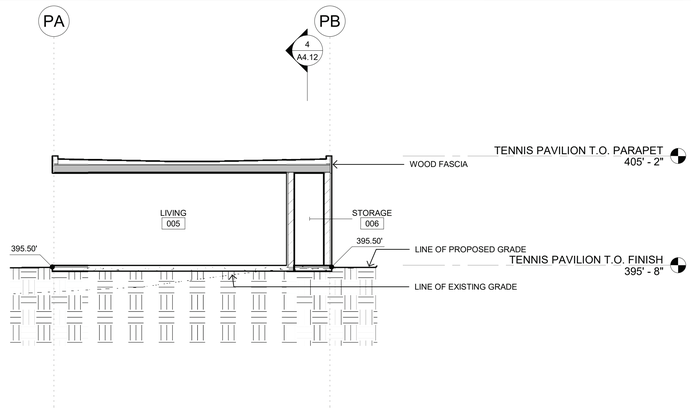
A4.11



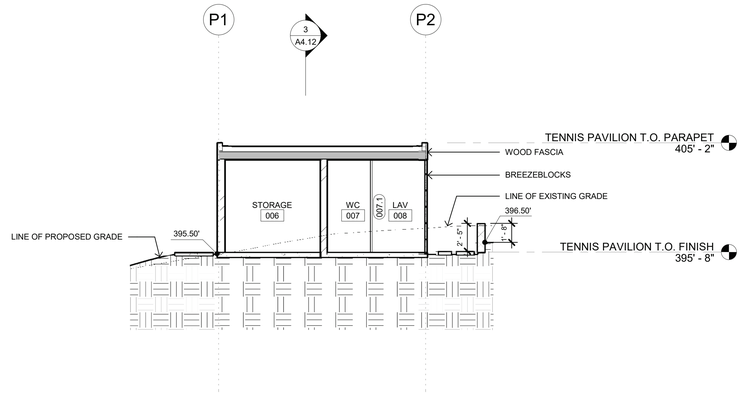
BUILDING SECTION - GARAGE 1
3/16" = 1'-0" | 1



BUILDING SECTION - GARAGE 2
3/16" = 1'-0" | 2



BUILDING SECTION - TENNIS PAVILION 1
3/16" = 1'-0" | 3



BUILDING SECTION - TENNIS PAVILION 2
3/16" = 1'-0" | 4

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Development Project Manager

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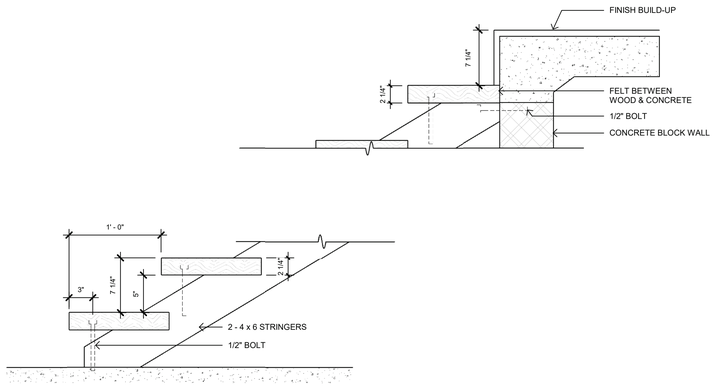
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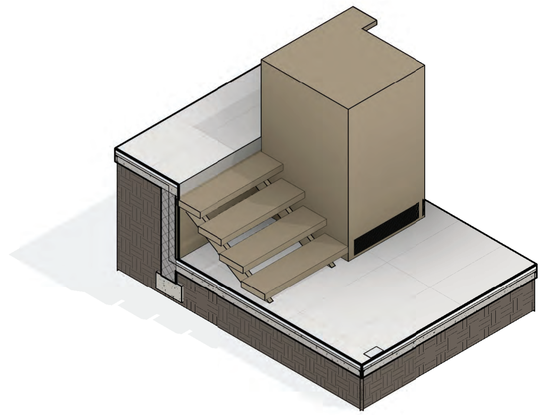
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BUILDING SECTIONS - TENNIS PAVILION & GARAGE

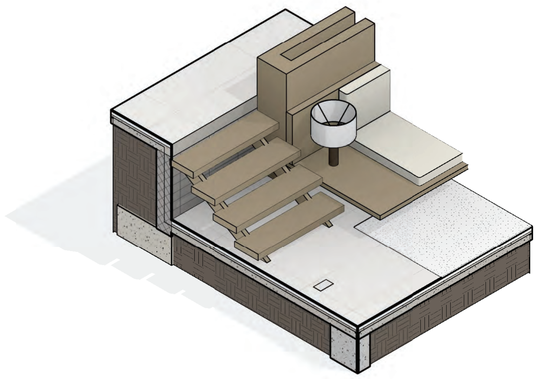
A4.12



STAIR TREAD
1 1/2" = 1'-0" | 13

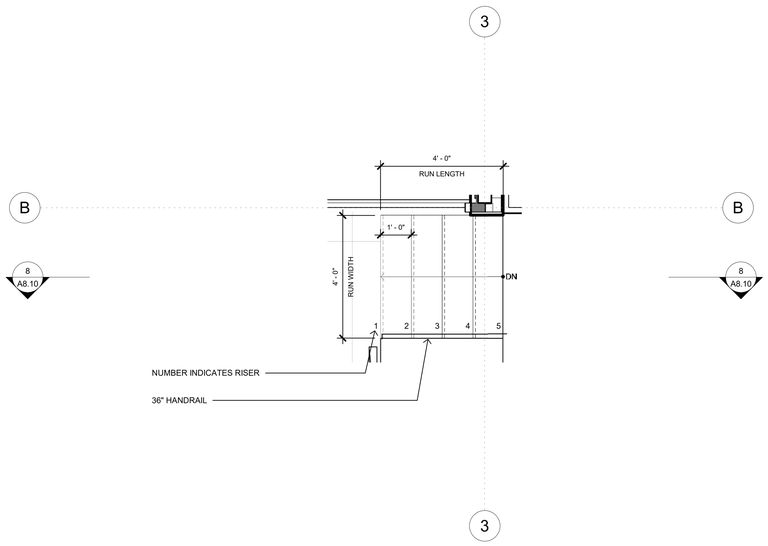


AXONOMETRIC - STAIR - 007 | 5

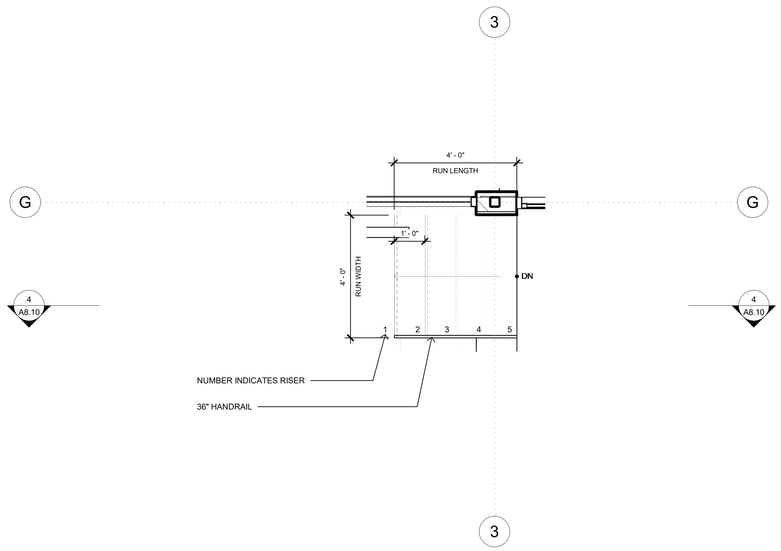


AXONOMETRIC - STAIR - 119 | 1

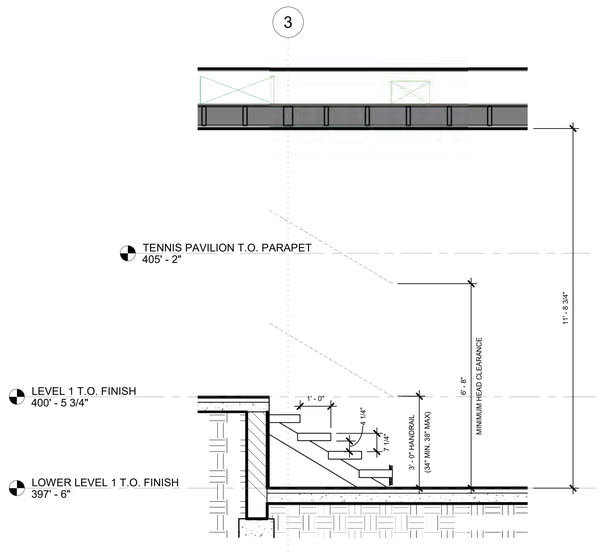
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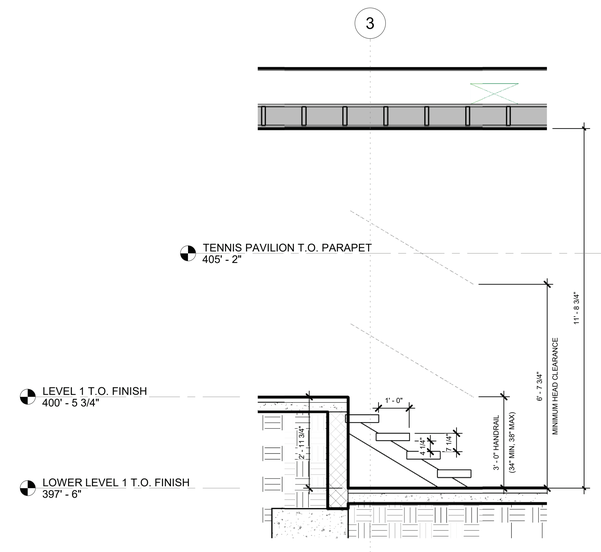
ENLARGED PLAN - STAIR - 107
1/2" = 1'-0" | 7



ENLARGED PLAN - STAIR - 119
1/2" = 1'-0" | 3



ENLARGED SECTION - STAIR - 007
1/2" = 1'-0" | 8



ENLARGED SECTION - STAIR - 119
1/2" = 1'-0" | 4

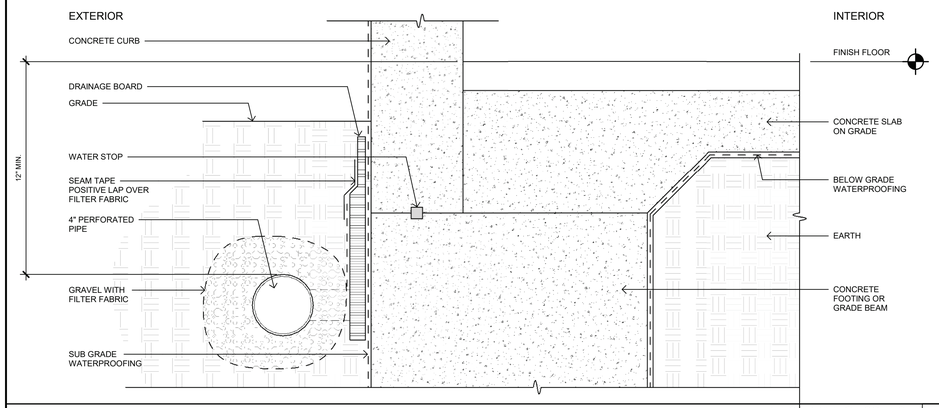
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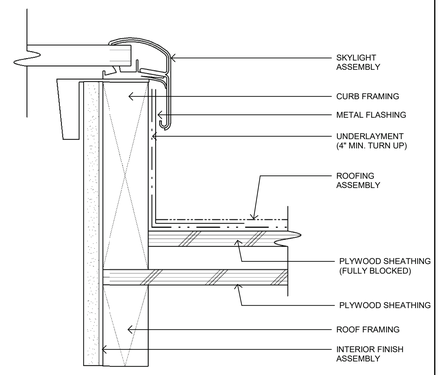
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VERTICAL CIRCULATION

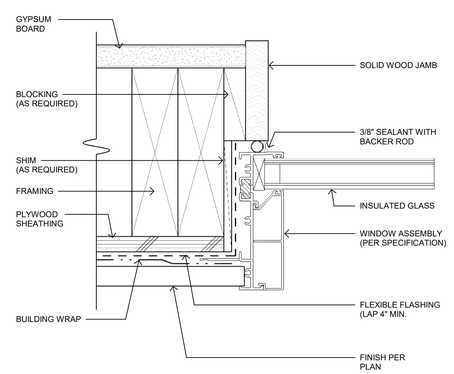
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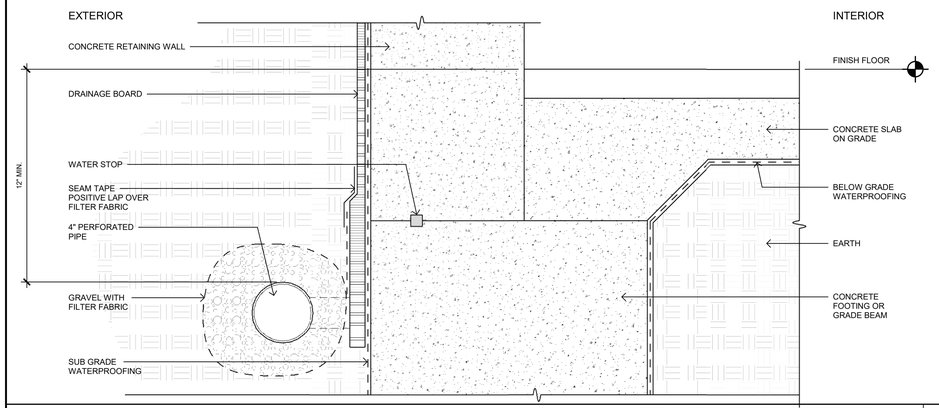
.FRENCH DRAIN @ FOOTING
3" = 1'-0" 13



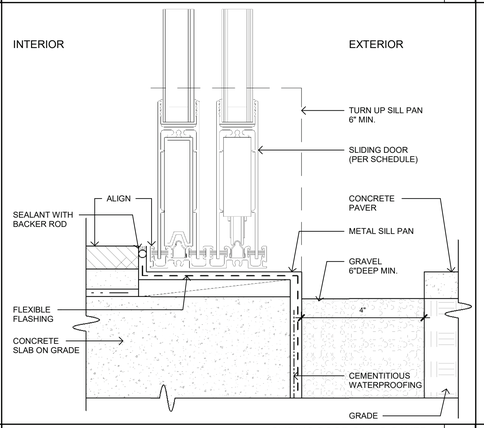
.SKYLIGHT DETAIL
6" = 1'-0" 9



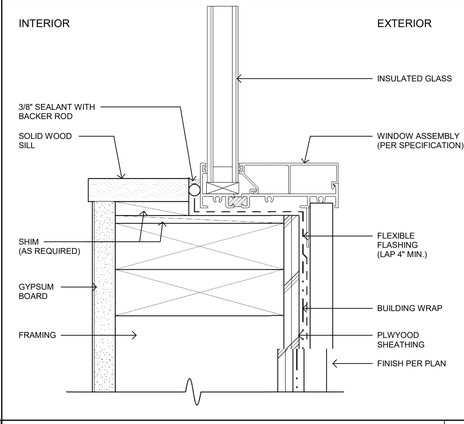
.NAIL-ON WINDOW JAMB @ PLASTER WALL
6" = 1'-0" 5



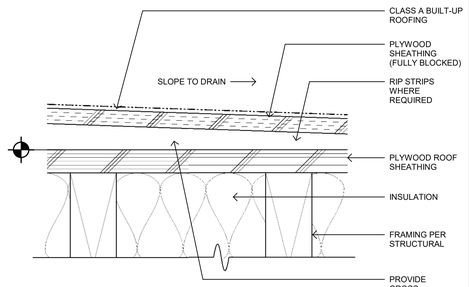
.FRENCH DRAIN @ FOOTING AND RETAINING WALL
3" = 1'-0" 14



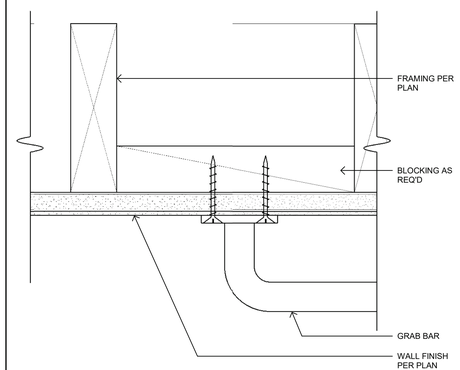
.SLIDING DOOR SILL @ PAVER
6" = 1'-0" 10



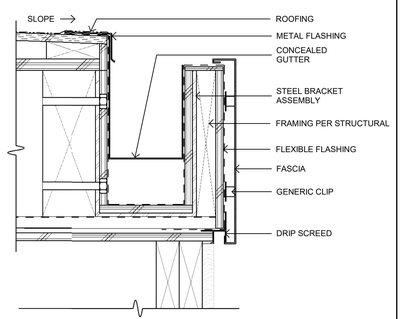
.NAIL-ON WINDOW SILL
6" = 1'-0" 6



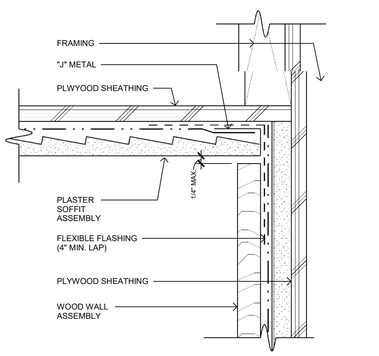
.CLASS A ROOFING
6" = 1'-0" 2



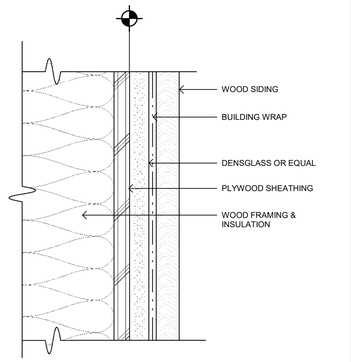
GRAB BAR DETAIL
6" = 1'-0" 15



.ROOF - GUTTER
3" = 1'-0" 11

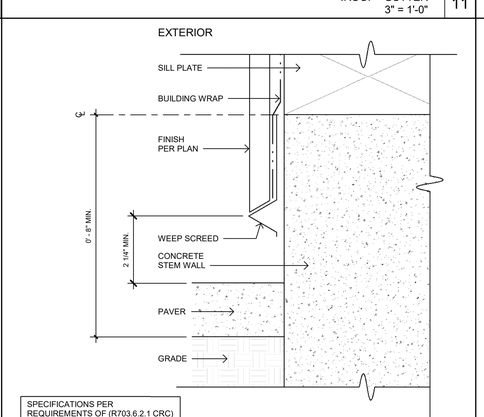


.PLASTER SOFFIT @ WOOD WALL
6" = 1'-0" 7

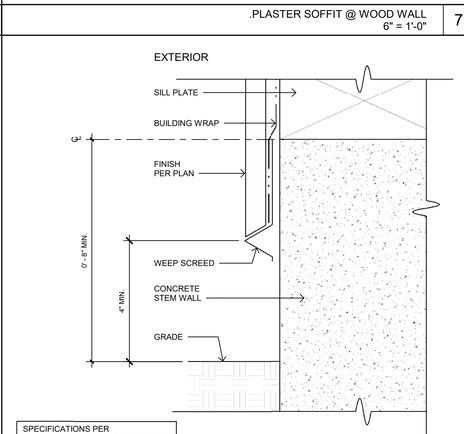


.EXTERIOR WOOD SIDING OVER FIRE RATED ASSEMBLY
6" = 1'-0" 3

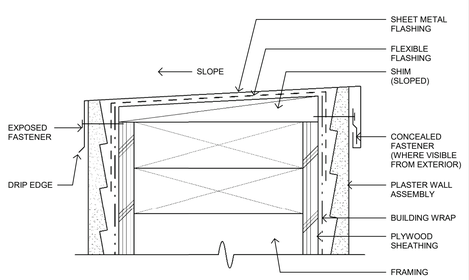
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THE CITY OF SAN DIEGO
Development Services Department
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APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager



.WEEP SCREED @ HARDSCAPE
6" = 1'-0" 12



.WEEP SCREED @ GRADE
6" = 1'-0" 8



.ROOF PARAPET
6" = 1'-0" 4

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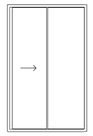
TYPICAL DETAILS - AGENCY

A9.00



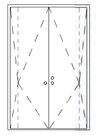
A-1

GARAGE - SOLID - SECTIONAL



B-1

MULTISLIDE - 2 PANEL (XO) - METAL



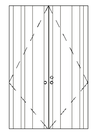
F-2

PIVOT - DOUBLE - METAL



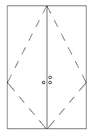
G-1

SWING - SINGLE - WOOD



G-3

SWING - DOUBLE - WOOD



G-4

SWING - DOUBLE - WOOD

NOTE: ALL GLAZING TO BE TEMPERED

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO · Development Services Department

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APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

EXTERIOR DOOR TYPES 1

08 - DOOR SPECIFICATIONS - EXTERIOR

TYPE	DESCRIPTION	MANUFACTURER	MODEL	DOOR SLAB	FRAME MATERIAL	FINISH	GLAZING	SHGC	U VALUE	SCREENS	COMMENTS
A-1	GARAGE - SOLID - SECTIONAL	TBD	TBD	WOOD - SOLID CORE	WOOD	STAIN GRADE	N/A	0	0	N/A	
B-1	MULTISLIDE - 2 PANEL - XO	TBD	TBD	GLASS	ALUMINUM	TBD	1" IGU WITH LOW E COATING	0.28	0.3	NO	
F-2	PIVOT DOUBLE - SOLID - METAL	CUSTOM	N/A	METAL - INSULATED CORE	METAL	PRIMED FOR PAINT	N/A	0	0	N/A	
G-1	SWING - SOLID - WOOD	CUSTOM	N/A	WOOD - SOLID CORE	WOOD	WOOD SIDING	N/A	0	0	N/A	<varies>
G-3	SWING DOUBLE - SOLID - WOOD	CUSTOM	N/A	WOOD - SOLID CORE	WOOD	WOOD SIDING	N/A	0	0	N/A	
G-4	SWING DOUBLE - SOLID - WOOD	CUSTOM	N/A	WOOD - SOLID CORE	WOOD	PRIMED FOR PAINT	N/A	0	0	N/A	

EXTERIOR DOOR SPECIFICATIONS 2

08 - DOOR SCHEDULE - EXTERIOR

NUMBER	TYPE	HARDWARE TYPE	WIDTH	HEIGHT	COMMENTS	DOOR DETAIL REFERENCE: DOOR HEAD	DOOR JAMB	DOOR JAMB STRIKE	DOOR SILL
GARAGE T.O FINISH									
001.1	A-1	8	22' - 2 1/2"	7' - 11 1/4"					
002.1	G-4	2	6' - 3"	8' - 1 1/2"					
003.1	G-4	2	6' - 3"	8' - 1 1/2"					
TENNIS PAVILION T.O. FINISH									
006.1	G-3	7	5' - 4 1/2"	8' - 1 1/2"					
007.1	G-1	7	2' - 11"	8' - 1 1/2"					
LOWER LEVEL 1 T.O. FINISH									
107.1	B-1	2	7' - 0"	11' - 11"					
122.1	B-1	2	6' - 10"	11' - 11"					
LEVEL 1 T.O. FINISH									
101.1	F-2	1	6' - 4"	8' - 9 1/2"					
102.1	B-1	2	6' - 0 1/4"	8' - 10 3/4"					
103.A	B-1		5' - 10 1/4"	2' - 5"	SELF-CLOSING AND SELF-LATCHING				
104.1	G-1	2	3' - 6"	8' - 9 1/2"	SELF-CLOSING AND SELF-LATCHING				
105.A	B-1		5' - 10 1/4"	2' - 5"					
108.1	B-1	2	6' - 8 1/2"	8' - 10 3/4"					
108.2	B-1	2	6' - 8 1/2"	8' - 10 3/4"					
108.3	B-1	2	6' - 8 1/2"	8' - 10 3/4"					
109.2	B-1	2	6' - 5"	8' - 10 3/4"					
110.2	B-1	2	13' - 5 1/2"	8' - 10 3/4"					
112.2	B-1	2	13' - 10"	8' - 10 3/4"					
114.2	B-1	2	12' - 6"	8' - 10 3/4"					
117.2	B-1	2	6' - 6 1/2"	8' - 10 3/4"					
118.1	B-1	2	6' - 6 1/2"	8' - 10 3/4"					
119.2	B-1	2	5' - 10 3/4"	8' - 10 3/4"					
119.3	B-1	2	5' - 10 3/4"	8' - 10 3/4"					
120.4	B-1	2	6' - 11 1/4"	8' - 10 3/4"					
120.5	B-1	2	6' - 9 1/2"	8' - 10 3/4"					
124.1	G-3	10	5' - 1"	8' - 10 1/2"					
200.1	G-1	10	3' - 4 1/2"	8' - 1 1/2"					
201.1	A-1	8	12' - 8 1/2"	8' - 10 1/4"					
202.1	G-1	2	3' - 3"	8' - 9 1/2"					
205.2	B-1	2	8' - 4 1/2"	8' - 10 3/4"					
207.1	G-3	10	5' - 5"	8' - 10 1/2"					
207.2	G-3	10	5' - 5"	8' - 10 1/2"					

*NOTE: WIDTH AND HEIGHT APPLY TO DOOR PANEL ONLY FOR DOOR TYPES F-2, G-1, AND G-3

EXTERIOR DOOR SCHEDULE 12

TYPE	DESCRIPTION	SPECIFICATION:	
1	MAIN ENTRY - PIVOT	MFR:	TBD
		PULL:	TBD
		THUMBTURN:	TBD
		MORTISE CYLINDER	TBD
		FINISH:	TBD
2	EXTERIOR - SLIDING & SWING DOOR	INCLUDED PER MFR	
3	PRIVACY SET - SWING	MFR:	TBD
		LOCKSET:	TBD
		LEVER:	TBD
		THUMBTURN:	TBD
		DOOR STOP:	TBD
		FINISH:	TBD
		HINGES:	TBD
4	PASSAGE SET - SWING	MFR:	TBD
		LOCKSET:	TBD
		LEVER:	TBD
		DOOR STOP:	TBD
		FINISH:	TBD
		HINGES:	TBD
5	PRIVACY SET - POCKET	MFR:	TBD
		FLUSH PULL:	TBD
		EDGE PULL:	TBD
		FINISH:	TBD
		TRACK:	HAFELE TRACK PER GC
6	PASSAGE SET - POCKET	MFR:	TBD
		FLUSH PULL:	TBD
		EDGE PULL:	TBD
		FINISH:	TBD
		TRACK:	HAFELE TRACK PER GC
7	PRIVACY SET - EXTERIOR SWING	MFR:	TBD
		LOCKSET:	TBD
		LEVER:	TBD
		THUMBTURN:	TBD
		DOOR STOP:	TBD
		FINISH:	TBD
		HINGES:	TBD
		ELECTRIC LOCK:	TBD
8	GARAGE DOOR SET	STANDARD RESIDENTIAL GRADE PER GC	
9	INTERIOR - FRAMED GLASS	PIVOT:	TBD
		PIVOT FINISH:	TBD
		HANDLE:	TBD
		HANDLE FINISH:	TBD
10	EXTERIOR - MECHANICAL DOOR	FLUSH BOLT:	DELTANA 12EFB15, SATIN NICKEL (DOUBLE DOORS ONLY)
		DEADLOCK:	ACCURATE CB9503, U15 FINISH
		HINGES:	TBD
		MORTISE CYLINDER:	CLASSIC BRASS 9412, SATIN NICKEL (NO LOGO)
		CYLINDER COLLAR:	CLASSIC BRASS 14976, SATIN NICKEL
		THUMBTURN:	CLASSIC BRASS 14920, SATIN NICKEL

DOOR HARDWARE SCHEDULE 8

1. EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLASS LITES IN DOORS AND SIDE LITES TO BE TEMPERED.
3. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. 91.6706
4. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91. 6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. 91.6709.1, 91.6709.4
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 91.67.09.5, 91.6709.7
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT. 91.6709.2
7. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6709.2
8. THE USE OF A LOCKING SYSTEM WHICH CONSIST OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEAD BOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEAD BOLT SHALL NOT BE SEPARATED BY MORE THAN 8"
9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQUARE INCHES IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. 91.6709.1 ITEM 2
10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 91.6710
11. VERIFY DOOR FRAME AND SASH DIMENSIONS WITH WOOD SIDING LAYOUT AND WINDOW DETAILS. SEE EXTERIOR ELEVATIONS.
12. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY CJ GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

    A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

    B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

    C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

    1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
    2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
    3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
    4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

    D. GLAZING IN RAILINGS.

    E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

    F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.

    G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

    H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
13. NON-COMBUSTIBLE EXTERIOR DOORS OR SOLID WOOD TO BE AT LEAST 1-3/8" THICK.

NOTES - DOOR SCHEDULE 4

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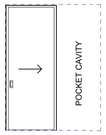
DOOR SCHEDULE - EXTERIOR

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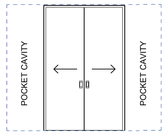
S-1

SWING - SINGLE - WOOD



T-1

POCKET - SINGLE - WOOD



T-2

POCKET - DOUBLE - WOOD



W-1

PIVOT - SINGLE - SHOWER

NOTE: ALL GLAZING TO BE TESTED

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee Development Project Manager

INTERIOR DOOR TYPES 1

08 - DOOR SPECIFICATIONS - INTERIOR

TYPE	DESCRIPTION	MANUFACTURER	MODEL	DOOR SLAB	THICKNESS	FRAME MATERIAL	FINISH	COMMENTS
S-1	SWING - SINGLE - WOOD	TBD	N/A	WOOD - SOLID CORE	0' - 1 3/4"	WOOD	STAIN GRADE	
T-1	POCKET - SINGLE - WOOD	TBD	N/A	WOOD - SOLID CORE	0' - 1 3/4"	<varies>	<varies>	
T-2	POCKET - BIPARTING - WOOD	TBD	N/A	WOOD - SOLID CORE	0' - 1 3/4"	WOOD	STAIN GRADE	
W-1	FRAMELESS GLASS - SHOWER - PIVOT HINGED	TBD	N/A	CLEAR TEMPERED GLASS	0' - 0 1/2"	N/A	N/A	

INTERIOR DOOR SPECIFICATIONS 2

08 - DOOR SCHEDULE - INTERIOR

NUMBER	TYPE	HARDWARE TYPE	WIDTH	HEIGHT	COMMENTS	OVERALL JAMB DEPTH	DOOR DETAIL REFERENCE			
							DOOR HEAD	DOOR JAMB	DOOR JAMB STRIKE	DOOR SILL
LEVEL 1 T.O. FINISH										
103.1	T-1	6	3' - 10"	8' - 7 1/4"		0' - 8 1/2"				
105.1	T-1	6	3' - 10"	8' - 7 1/4"		0' - 7 1/2"				
105.2	S-1	4	3' - 0"	8' - 7 1/4"		0' - 7 1/2"				
106.1	S-1	3	2' - 10 3/4"	8' - 7 1/4"		0' - 9 1/4"				
109.1	T-2	5	6' - 1 1/2"	8' - 7 1/4"		0' - 8 1/4"				
110.1	S-1	3	3' - 0"	8' - 7 1/4"		0' - 8 1/4"				
111.1	T-1	5	3' - 0"	8' - 7 1/4"		0' - 7 3/4"				
111.2	W-1	9	3' - 0"	8' - 7 1/4"						
112.1	S-1	3	3' - 0"	8' - 7 1/4"		0' - 8 1/4"				
113.1	T-1	5	3' - 0"	8' - 7 1/4"		0' - 8 1/4"				
114.1	S-1	3	3' - 0"	8' - 7 1/4"		0' - 8 1/4"				
115.A	T-1	4	3' - 0"	8' - 7 1/4"		0' - 7 1/2"				
116.1	T-1	3	3' - 0"	8' - 7 1/4"		0' - 7 1/2"				
117.1	S-1	3	3' - 0"	8' - 7 1/4"		0' - 7 1/2"				
117.3	T-1	6	3' - 2 1/2"	8' - 7 1/4"		0' - 7 1/2"				
119.1	S-1	3	3' - 0"	8' - 7 1/4"		0' - 7 1/2"				
120.1	T-1	5	3' - 8 1/2"	8' - 7 1/4"		0' - 8 1/2"				
120.2	S-1	3	3' - 0"	8' - 7 1/4"		0' - 7 1/2"				
120.3	S-1	3	3' - 0"	8' - 7 1/4"		0' - 7 1/2"				
120.6	W-1	9	3' - 0"	8' - 9"						
121.1	T-1	6	3' - 8 1/2"	8' - 7 1/4"		0' - 7 1/2"				
123.1	S-1	3	3' - 0"	8' - 7 1/4"		0' - 7 1/2"				
123.2	W-1	9	3' - 0"	8' - 9"						
200.4	T-1		2' - 6 3/4"	8' - 7 1/4"		0' - 7 1/2"				
200.5	T-1		2' - 6 3/4"	9' - 10 1/4"		0' - 7 1/2"				
200.8	W-1	9	3' - 0"	8' - 7 1/4"						
200.9	T-1		3' - 0 1/4"	8' - 7 1/4"		0' - 7 1/4"				
200.10	W-1	9	3' - 0"	8' - 7 1/4"						
203.1	S-1	3	2' - 10"	8' - 7 1/4"		0' - 7 1/2"				
204.1	S-1	3	2' - 10"	8' - 7 1/4"		0' - 6 1/4"				
204.2	W-1	9	2' - 6"	8' - 7 1/4"						
205.1	S-1	3	2' - 10"	8' - 7 1/4"		0' - 7 1/2"				
206.1	S-1	3	2' - 10"	8' - 7 1/4"		0' - 6 1/4"				
206.2	W-1	9	2' - 6"	8' - 7 1/4"						

INTERIOR DOOR SCHEDULE 12

TYPE	DESCRIPTION	SPECIFICATION:	
1	MAIN ENTRY - PIVOT	MFR: PULL: THUMBTURN: MORTISE CYLINDER FINISH:	TBD TBD TBD TBD TBD
2	EXTERIOR - SLIDING & SWING DOOR	INCLUDED PER MFR	
3	PRIVACY SET - SWING	MFR: LOCKSET: LEVER: THUMBTURN: DOOR STOP: FINISH: HINGES:	TBD TBD TBD TBD TBD TBD TBD
4	PASSAGE SET - SWING	MFR: LOCKSET: LEVER: DOOR STOP: FINISH: HINGES:	TBD TBD TBD TBD TBD TBD
5	PRIVACY SET - POCKET	MFR: FLUSH PULL: EDGE PULL: FINISH: TRACK:	TBD TBD TBD TBD HAFELE TRACK PER GC
6	PASSAGE SET - POCKET	MFR: FLUSH PULL: EDGE PULL: FINISH: TRACK:	TBD TBD TBD TBD HAFELE TRACK PER GC
7	PRIVACY SET - EXTERIOR SWING	MFR: LOCKSET: LEVER: THUMBTURN: DOOR STOP: FINISH: HINGES: ELECTRIC LOCK:	TBD TBD TBD TBD TBD TBD TBD TBD
8	GARAGE DOOR SET	STANDARD RESIDENTIAL GRADE PER GC	
9	INTERIOR - FRAMED GLASS	PIVOT: PIVOT FINISH: HANDLE: HANDLE FINISH:	TBD TBD TBD TBD
10	EXTERIOR - MECHANICAL DOOR	FLUSH BOLT: DEADLOCK: HINGES: MORTISE CYLINDER: CYLINDER COLLAR: THUMBTURN:	DELTANA 12EFB15, SATIN NICKEL (DOUBLE DOORS ONLY) ACCURATE CB9503, U15 FINISH TBD CLASSIC BRASS 9412, SATIN NICKEL (NO LOGO) CLASSIC BRASS 14976, SATIN NICKEL CLASSIC BRASS 14920, SATIN NICKEL

DOOR HARDWARE SCHEDULE 4

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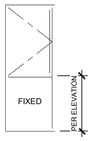
DOOR SCHEDULE - INTERIOR

A9.06



A-1

FIXED - 1 PANEL



B-1

CASEMENT OVER FIXED
C/X



C-1

SKYLIGHT - CURB MOUNT - FIXED



C-2

SKYLIGHT - CURB MOUNT - OPERABLE



D-1

SLIDING WINDOW - 2 PANEL - XO

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO
Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

NOTE: ALL GLAZING TO BE TEMPERED

WINDOW TYPES 1

08 - WINDOW SPECIFICATIONS										
TYPE	DESCRIPTION	MANUFACTURER	SERIES	FRAME MATERIAL	FINISH	GLAZING	SHGC	U-VALUE	SCREENS	COMMENTS
A-1	FIXED - 1 PANEL	TBD	TBD	ALUMINUM	TBD	1" IGU WITH LOW E COATING	0.28	0.3	N/A	
B-6	CASEMENT OVER FIXED - C OVER O	TBD	TBD	ALUMINUM		1" IGU WITH LOW E COATING	0.28	0.3	NO	
C-1	SKYLIGHT - CURB MOUNTED - FIXED	TBD	TBD	ALUMINUM	TBD	1" IGU WITH LOW E COATING	0.41	0.3	N/A	
C-2	SKYLIGHT - CURB MOUNTED - OPERABLE	TBD	TBD	ALUMINUM	TBD	1" IGU WITH LOW E COATING	0.41	0.3	NO	

WINDOW SPECIFICATIONS 2

08 - WINDOW SCHEDULE									
NUMBER	TYPE	WIDTH	HEIGHT	SILL HEIGHT (FINISH)	COMMENTS	WINDOW DETAIL REFERENCE			
						WINDOW HEAD	WINDOW JAMB STRIKE	WINDOW JAMB	WINDOW SILL
LOWER LEVEL 1 T.O. FINISH									
107.A	A-1	7' - 0"	11' - 9 1/4"	0' - 0"					
107.B	A-1	6' - 10"	11' - 9 1/4"	0' - 0"					
107.C	A-1	7' - 0"	11' - 9 1/4"	0' - 0"					
107.D	A-1	6' - 10 1/2"	11' - 9 1/4"	0' - 0"					
107.E	A-1	5' - 9"	11' - 9 1/4"	0' - 0"					
107.F	A-1	5' - 10"	11' - 9 1/4"	0' - 0"					
107.G	A-1	5' - 9"	11' - 9 1/4"	0' - 0"					
107.H	A-1	6' - 10 1/2"	11' - 9 1/4"	0' - 0"					
107.I	A-1	7' - 0"	11' - 9 1/4"	0' - 0"					
122.A	A-1	6' - 10 1/2"	11' - 9 1/4"	0' - 0"					
122.B	A-1	5' - 8 1/2"	11' - 9 1/4"	0' - 0"					
122.C	A-1	5' - 8 1/2"	11' - 9 1/4"	0' - 0"					
122.D	A-1	5' - 8 1/2"	11' - 9 1/4"	0' - 0"					
122.E	A-1	6' - 10"	11' - 9 1/4"	0' - 0"					
122.F	A-1	6' - 10 1/2"	11' - 9 1/4"	0' - 0"					
LEVEL 1 T.O. FINISH									
101.A	A-1	3' - 10 1/4"	8' - 9"	0' - 0"					
101.B	A-1	3' - 10 1/4"	8' - 9"	0' - 0"					
108.A	A-1	6' - 6 1/4"	8' - 9"	0' - 0"					
108.B	A-1	6' - 8 1/2"	8' - 9"	0' - 0"					
108.C	A-1	6' - 8"	8' - 9"	0' - 0"					
108.D	A-1	6' - 8 1/2"	8' - 9"	0' - 0"					
108.F	A-1	7' - 0"	8' - 9"	0' - 0"					
108.G	A-1	6' - 6 1/4"	8' - 9"	0' - 0"					
117.A	A-1	6' - 6 1/2"	8' - 9"	0' - 0"					
118.A	A-1	6' - 6 1/2"	8' - 9"	0' - 0"					
119.A	A-1	3' - 11 3/4"	8' - 9"	0' - 0"					
203.A	B-6	3' - 2 1/2"	8' - 11 1/2"	0' - 0"					
LEVEL 1 B.O OF CEILING									
102.A	C-1	12' - 1 1/2"	3' - 9 1/2"						
106.A	C-1	3' - 5 1/4"	8' - 4"						
111.A	C-2	3' - 9"	1' - 10"						
113.A	C-2	3' - 9"	1' - 10"						
116.A	C-2	9' - 0"	1' - 10"						
120.A	C-1	7' - 8 1/4"	1' - 11 1/2"						
121.A	C-1	2' - 6"	5' - 1"						

WINDOW SCHEDULE 12

1. ALL DIMENSIONS ARE NET FRAME SIZE.

2. DIRECTION OF OPERATION SHOWN FROM THE EXTERIOR.

3. EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

4. ALL GLASS LITES IN SIDE LITES TO BE TEMPERED.

5. ALL WINDOWS TO BE PROVIDED WITH NEW SCREENS UNLESS NOTED OTHERWISE.

7. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY CJ GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

D. GLAZING IN RAILINGS.

E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.

G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

7. SKYLIGHT SIZES INDICATE DIMENSION OF INTERIOR FRAMED OPENING.

8. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. WINDOWS REQUIRED FOR EGRESS SHALL HAVE A MINIMUM 24" CLEAR HEIGHT, MINIMUM 20" CLEAR WIDTH, 5.7 SQUARE FEET MINIMUM AREA AND 44" MAXIMUM TO SILL. 91.310.4

9. GLASS SKYLIGHT SHALL COMPLY WITH 91.2409. PLASTIC SKYLIGHT SHALL COMPLY WITH 91.2603.7.1.

10. PROVIDE NATURAL VENTILATION IN BATHROOMS BY MEANS OF OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 5% OF FLOOR AREA WITH A MINIMUM OF 5 SQ FT. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED. 1203.3

11. ALL GLAZING TO BE DOUBLE GLAZED TO MATCH THE CALCULATIONS.

12. ALL GLAZING AREAS SHALL HAVE A U-FACTOR OF 0.3 AND SHGC OF 0.28 TO MATCH THE VALUES USED IN THE CALCULATIONS (NFRC CERTIFIED)

WINDOW NOTES
NO SCALE 4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

5059 PICO BLVD
LOS ANGELES
CALIFORNIA
90019

143.23

LA JOLLA RESIDENCE
7854 & 7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

05 / 09/ 2025

WINDOW SCHEDULE

A9.07

ABBREVIATIONS

ACRONYMS OF ABBREVIATION MAY INTERCHANGEABLY USED WITH OR WITHOUT SEPARATION DOTS
(E.G. BOTH AB OR A.B. MEAN "ANCHOR BOLTS")

AB	ANCHOR BOLTS
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
APE	ADJOINING PANEL EDGES
AR	ANCHOR REINFORCEMENT
ARCH	ARCHITECT OR ARCHITECTURAL
ATR	ALL THREADED ROD
AXO	AXONOMETRIC VIEW
BB	BASE BUILDING
BN	BOUNDARY NAILING
BLLN	BALLOON
BLKG	BLOCKING
BM	BEAM
BS	BOUNDARY SCREWS
CA	COLUMN ABOVE
CIP	CAST IN PLACE
C&C	COMPONENT AND CLADDING
CF	COLD FORMED
CFS	COLD FORMED STEEL
CJ	CEILING JOIST
CLN	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CPE	CONTINUOUS PANEL EDGES
Da	ANCHOR DIAMETER
Dagg	NOMINAL MAX SIZE OF COURSE AGGREGATE
Db OR db	REBAR DIAMETER
DFL	DOUGLAS FIR-LARCH
DJ	DECK JOISTS
DO	DO OVER
DWG'S	DRAWINGS
E	EXISTING
(E)	EXISTING
EN	EDGE NAILING
EA	EACH
EOR	ENGINEER OF RECORD
ES	EDGE SCREWS
FF&E	FURNITURE FIXTURE AND EQUIPMENT
FJ	FLOOR JOISTS
FN	FIELD NAILING
FRMG	FRAMING
FTG	FOOTING
FR	FLEXURAL REINFORCEMENT
FRT	FIRE RETARDANT TREATED
FS	FIELD SCREWS
GC	GENERAL CONTRACTOR
GL	GRID LINE
GLB	GLULAM BEAM
Ld	TENSION DEVELOPMENT LENGTH
Ldc	COMPRESSION DEVELOPMENT LENGTH
Ldh	DEVELOPMENT LENGTH OF STD HOOK
Ldt	DEVELOPMENT LENGTH OF HEADED BARS
Lsc	COMPRESSION LAP SPLICE
Lst	TENSION LAP SPLICE
LB	LOAD BEARING
LG	LIGHT GAUGE
LS	LAP SPLICE
LVL	LAMINATED VENEER LUMBER
LW	LIGHT WEIGHT
MAX	MAXIMUM
MB	MACHINE BOLTS
MD	METAL DECK
MDC	METAL DECK AND CONCRETE
M&M	MEANS AND METHODS
MIN	MINIMUM
N	NEW
(N)	NEW
NLB	NON LOAD BEARING
NSI	NON STRUCTURAL INFRASTRUCTURE
OC	ON CENTER
OFB	OUTRIGGER FULCRUM BEAM
OBZ	ORDINARY BOUNDARY ZONE
PA	POST ABOVE
PB	POST BELOW
PT	PRESERVATIVE TREATED
P.L	PLATE/PROPERTY LINE
PLYWD	PLYWOOD
PSL	PARALLAM
RBS	REDUCED BEAM SECTION
REINF	REINFORCEMENT
REQ'D	REQUIRED
RJ	ROOF JOISTS
RR	ROOF RAFTERS
SAD	SEE ARCHITECTURAL DRAWINGS
SBZ	SPECIAL BOUNDARY ZONE
SCL	STRUCTURAL COMPOSITE LUMBER (SAME AS ENGINEERED LUMBER)
SEOR	STRUCTURAL ENGINEER OF RECORD (SAME AS E.O.R.)
SH	STANDARD HOOK
SOG	SLAB ON GRADE
SCHED	SCHEDULE
SHTG	SHEATHING
SIM	SIMILAR
SMD	STEEL METAL DECK
SMS	SHEET METAL SCREWS
SN	SIDE NAILER
SS	SELECT STRUCTURAL
STD	STANDARD
STG	STAGGERED
TB	TOP AND BOTTOM
TBB	TIE BACK BEAM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TN	TOP NAILER
T&SR	TEMPERATURE & SHRINKAGE REINFORCEMENT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
USP	UNDER SEPARATE PERMIT
VIF	VERIFY IN FIELD
WD	WOOD
WNS	WELDED NELSON STUDS
WTS	WELDED THREADED STUDS
WSP	WOOD STRUCTURAL PANEL
@	FOLLOWED BY NUMBER IS THE SPACING ON CENTER IF NO OTHER UNITS ARE SPECIFIED INCHES ARE IMPLIED

STRUCTURAL OBSERVATION

1. PERIODIC STRUCTURAL OBSERVATION SHALL BE PROVIDED BY SEOR PER THE STRUCTURAL OBSERVATION FORM BELOW.
2. DEPUTY INSPECTOR MUST PERFORM INSPECTION BEFORE STRUCTURAL ENGINEER PERFORMS OBSERVATION. DEPUTY INSPECTOR'S REPORT MUST BE AVAILABLE AT THE TIME OF OBSERVATION. IF DEPUTY INSPECTION IS NOT COMPLETED, STRUCTURAL OBSERVATION REPORT WILL LIST MISSING INSPECTION AS DEFICIENCY.
3. CONTRACTOR SHALL KEEP LATEST ISSUED DRAWINGS, RFI'S RESPONSES, AND SKETCHES ON SITE, AND SHALL MAKE SUCH DOCUMENTS AVAILABLE TO THE STRUCTURAL OBSERVER AND DEPUTY INSPECTOR.
4. CONTRACTOR SHALL NOTIFY ENGINEER 3 BUSINESS DAYS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.
6. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.
7. STRUCTURAL OBSERVATIONS PERFORMED BY STRUCTURAL OBSERVER DURING CONSTRUCTION ARE NOT THE CONTINUOUS OR PERIODIC SPECIAL INSPECTION SERVICES PERFORMED BY A LICENSED DEPUTY INSPECTOR, NOR THE INSPECTION BY THE CITY INSPECTOR, AND DO NOT WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS OR CITY INSPECTIONS.
8. STRUCTURAL OBSERVATIONS DO NOT CONSTITUTE QUALITY CONTROL. DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE, AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.
9. THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT - THE STRUCTURAL OBSERVER - TO PERFORM THE STRUCTURAL OBSERVATIONS. THE DEPARTMENT OF BUILDING AND SAFETY OF AUTHORITY OF JURISDICTION REQUIRES THE USE OF THE ENGINEER OR HIS/HER DESIGNEE RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR
10. THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.
11. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON THE FOLLOWING STRUCTURAL OBSERVATION/SIGNIFICANT CONSTRUCTION STAGES TABLE REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.
12. A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

STRUCTURAL OBSERVATION TABLE

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: _____ PERMIT APPL. NO.: _____

Description of Work: _____

Owner: _____ Architect: _____ Engineer: _____

STRUCTURAL OBSERVATION
(Only checked items are required)

Firm or Individual to be responsible for the Structural Observation:
Name: Labib Funk & Associates. Phone: (213) 239.9700 Calif. Registration: S4549

FOUNDATION		WALL		FRAME		DIAPHRAGM / SLAB / S.O.G.	
Footings, Stem Walls, Piers	☒	Concrete	☒	Steel Moment Frame	☐	Concrete	☒
Mat Foundation	☐	Masonry	☒	Steel Braced Frame	☐	Steel Deck	☐
Caissons, Piles, Grade Beams	☐	Wood	☒	Concrete Moment Frame	☐	Wood	☒
Step'g / Retain'g Found. - Hillside Special Anchors	☐	Hardy Frames Strong Walls	☐	Masonry Frame	☐		☐
Others	☐	Others	☐	Others	☐	Others	☐

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer

_____
Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (REQUIRED IF THE STRUCTURAL OBSERVER IS DIFFERENT FROM THE ARCHITECT OR ENGINEER OF RECORD)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation

_____
Signature License No. Date

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

STATEMENT OF SPECIAL INSPECTION

1. CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN CBC 2022 CHAPTER 17. SEE INSPECTION SCHEDULE BELOW. ONLY CHECKED ITEMS ARE REQUIRED.
2. APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
3. FOR VERIFICATION AND INSPECTION OF SOILS SEE SOILS REPORT.
4. CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE. WELDING INSPECTORS SHALL BE REGISTERED AND/OR CERTIFIED BY THE JURISDICTION HAVING AUTHORITY AND SHALL AT A MINIMUM BE AWS Q.C.-1 CERTIFIED. IN ADDITION, WELDING INSPECTORS SHALL BE A CITY OF SAN DIEGO REGISTERED DEPUTY STRUCTURAL STEEL INSPECTOR FOR WORK PERFORMED WITHIN THE CITY OF SAN DIEGO.
5. STRUCTURAL WOOD. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS. EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER (O.C.). INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.
6. CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.
7. WHERE FABRICATION OF MEMBERS AND ASSEMBLIES IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.

INSPECTION SCHEDULE

TYPE OF WORK	CODE REFERENCE	REMARKS	
CONCRETE WORK	CBC TABLE 1705.3		☒
SHOTCRETE WORK	CBC TABLE 1705.3		☐
REINFORCING STEEL	CBC TABLE 1705.3		☒
POST INSTALLED ANCHORS	CBC TABLE 1705.3	SEE ALSO ICC APPROVAL	☒
EXTERNALLY BONDED FRP	ACI 440.2R §7.1		☐
STRUCTURAL STEEL	CBC 1705.2 & 1705.13.1		☒
STRUCTURAL STEEL WELDING	CBC 1705.2		☒
HIGH STRENGTH BOLTING	CBC 1705.2		☒
MASONRY WORK	CBC 1705.4		☒
HIGH LOAD DIAPHRAGMS	CBC 1705.5.1		☐
STRUCTURAL WOOD	CBC 1705.12.1 & 1705.13.2	SEE NOTE ABOVE	☒
COLD FORMED STEEL	CBC 1705.12.2 & 1705.13.3		☐
DRIVEN DEEP FOUND. ELEMENT	CBC TABLE 1705.7		☐
CAST IN PLACE DEEP FOUND.	CBC TABLE 1705.8		☐
SOIL CONDITION	CBC TABLE 1705.6	SEE SOILS REPORT FOR COMPLIANCE	☒

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S0.13	TYPICAL DETAILS CONCRETE
S0.14	TYPICAL DETAILS CONCRETE
S0.15	TYPICAL DETAILS CONCRETE
S0.21	TYPICAL DETAILS MASONRY
S0.22	TYPICAL DETAILS MASONRY
S0.31	TYPICAL DETAILS STEEL
S0.32	TYPICAL DETAILS STEEL
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S2.00	FOUNDATION PLAN
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S4.02	SECTIONS & DETAILS WOOD

CODE

1. BUILDING SHALL COMPLY WITH THE BUILDING CODE. SYMBOLS AND DEFINITIONS ARE PER LATEST EDITION OF ASCE7
2. RISK CATEGORY: II
3. VERTICAL LIVE LOADS FOR EACH USE (ASCE 7):
   A. ROOF Lr = 20 PSF (REDUCIBLE)
   B. EGRESS L = 100 PSF (NON REDUCIBLE)
4. WIND:
   BASIC WIND SPEED, V: 90 MPH
   EXPOSURE TYPE: B

   COMPONENT AND CLADDING

   C&C WALL DESIGN WIND PRESSURE: p = 12 x (GCp + 0.18) (PSF) (POSITIVE)
   p = 12 x (GCp - 0.18) (PSF) (NEGATIVE/SUCTION)
   WHERE GCp IS TO BE DETERMINED BASED ON FIG. OF ASCE 7 AND EFFECTIVE WIND LOAD OF MEMBER BEING DESIGNED
   THE DESIGN WIND PRESSURE "p" ABOVE IS AT STRENGTH LEVEL PER ASCE 7
   MIN MAGNITUDE OF "p" SHALL BE 16 PSF (POSITIVE OR NEGATIVE)
5. SEISMIC:

   SITE CLASS: D
   SEISMIC DESIGN CATEGORY: D
   SEISMIC IMPORTANCE FACTOR, Ie: 1.0
   SS = 1.396
   S1 = 0.488
   FA = 1.0
   FV = N/A
   SDS = 0.931
   SD1 = N/A
   R = 6.5
   CS = 0.213
   ANALYTICAL PROCEDURE USED:
   V = CS x W

   INTERSTORY DRIFT: EXPECTED INTERSTORY DRIFT FOR EACH STORY IS AS OUTLINED BELOW. ALL NON-STRUCTURAL ELEMENTS OF THE BUILDING INCLUDING BUT NOT LIMITED TO FINISHES, GLAZING, MEP, ETC. SHALL TAKE INTO ACCOUNT THIS PARAMETER.
   - INELASTIC INTERSTORY DRIFT RATIO =
   - ELASTIC INTERSTORY DRIFT RATIO = CONTACT SEOR

FOUNDATIONS

1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON THE CRITERIA AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT TITLED GEOTECHNICAL INVESTIGATION, BY TERRA PAIFIC CONSULTANTS, INC. DATED JUNE 27, 2023, PROJECT 23-080.
2. THE GEOTECHNICAL INVESTIGATION REPORT IS PART OF THE CONSTRUCTION SET, AND ITS RECOMMENDATIONS SHALL BE FOLLOWED AND SHALL BE CONSIDERED MINIMUM REQUIREMENTS UNLESS MORE STRINGENT REQUIREMENTS ARE PRESENTED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
3. PER GEOTECHNICAL INVESTIGATION REPORT, THE ALLOWABLE SOIL BEARING PRESSURES ARE AS FOLLOWS:
   A. CONTINUOUS FOOTING: 2,000 PSF
   B. ISOLATED SPREAD FOUNDATIONS: 2,000 PSF
4. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE ALL EXCAVATIONS, SOIL COMPACTION WORK PRIOR TO PLACEMENT OF ANY REBAR OR CONCRETE, SHORING INSTALLATIONS, BACKFILL MATERIALS AND BACK FILLING PROCEDURES.
5. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.
6. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.
7. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, CASING, UNDERPINNING, AND PROTECTION OF EXISTING CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE OF DEWATERING WHEN SO REQUIRED PER SOILS REPORT OR AS WARRANTED BY FIELD CONDITIONS.
10. PLACE BACKFILL BEHIND RETAINING WALLS AFTER CONCRETE OR MASONRY HAS ATTAINED FULL DESIGN STRENGTH. BRACE BUILDING AND PIT WALLS BELOW GRADE FROM LATERAL LOADS UNTIL ATTACHED FLOORS AND SLABS ON GRADE ARE COMPLETE AND HAVE ATTAINED FULL DESIGN STRENGTH.

GENERAL

1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE 2022 CALIFORNIA BUILDING CODE.
2. REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.
3. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)
4. THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.
5. REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.
6. DRAWING DIMENSIONS ARE TO FACE OF STRUCTURE, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.
7. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK, FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWING SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.
8. CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.
9. EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.
11. ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE WORK.
12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
13. THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY SEOR DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.
15. A COPY OF ANY REQUIRED LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
16. ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS. ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC.; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.
17. SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER PROOFING CONSULTANT, AND ARE EXCLUDED FROM SEOR SCOPE.
18. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR
19. ALLOW 10 BUSINESS DAYS FOR PROCESSING SHOP DRAWINGS AND SUBMITTALS AFTER RECEIPT. ALLOW 5 BUSINESS DAYS FOR RESPONDING TO REQUESTS FOR INFORMATION (RFI'S). PROVIDE 3 BUSINESS DAYS NOTICE FOR STRUCTURAL OBSERVATIONS.

STRUCTURAL SCOPE - BID

1. THE FRAMING AND OTHER STRUCTURAL ELEMENTS SPECIFIED IN THESE PLANS REPRESENT STRUCTURAL FRAMING OF THE MAIN STRUCTURE.
2. AN APPROPRIATE ALLOWANCE SHALL BE PLANNED FOR AND PROVIDED TO ALLOW FOR ADDITIONAL MISCELLANEOUS FRAMING/BLOCKING, NOT PART OF THE MAIN STRUCTURE, AS REQUIRED FOR SUPPORT OF NON STRUCTURAL ELEMENTS SUCH AS, BUT NOT LIMITED TO, SUSPENDED CEILINGS, SOFFITS, COVES, ARCHITECTURAL FURRING AND BLOCKING, MECHANICAL DUCT WORK AND EQUIPMENT, ELECTRICAL FIXTURES & ROUTING, PLUMBING CHASES, SPRINKLERS, AND OTHER RELATED NONSTRUCTURAL ELEMENTS. CONSULT AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS (OR MEP DESIGN-BUILD CONTRACTOR OR SUBCONTRACTORS) FOR SPECIFIC GUIDANCE IN THIS REGARD.
3. FRAMING LAYOUT AND OTHER STRUCTURAL ELEMENTS TO BE COORDINATED WITH AND ALIGNED TO / PROVIDE FOR APPROPRIATE ALIGNMENT WITH NON STRUCTURAL ELEMENTS PER PREVIOUS PARAGRAPH. CONSULT AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS (OR MEP DESIGN-BUILD CONTRACTOR OR SUBCONTRACTORS) FOR SPECIFIC GUIDANCE IN THIS REGARD.
4. THESE DRAWINGS ARE NOT MEANT AS A BID SET UNLESS SPECIFICALLY INDICATED IN THE SUBMITTAL ISSUANCE NAME AS "BID SET". PLEASE CONFIRM WITH SEOR PRIOR TO USING THESE DRAWINGS AS A BID SET.
5. STRUCTURAL ITEMS THAT ARE TO BE CONTRACTOR DESIGNED AND BUILT ARE PER THE DEFERRED SUBMITTAL LIST ON STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS.
6. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
7. THE DEFFERED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
8. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL WITH AN ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
9. THE FOLLOWING ITEMS ARE EXAMPLES OF ITEMS THAT ARE NOT INCLUDED IN THE DRAWINGS AND SHALL BE ESTIMATED AND PROVIDED BY THE CONTRACTOR BASED ON OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS:

   A. MEP ANCHORAGE
   B. FIRE SPRINKLERS
   C. FACADE ATTACHMENT
   D. LANDSCAPE ELEMENTS
   E. MONUMENTS AND ARTWORK
   F. MISC. METAL SHOWN IN CONSULTANTS' DRAWINGS OR REQUIRED FOR ATTACHMENTS OF THEIR COMPONENTS.
   G. GUARD RAIL INFILLS
   H. GLAZING AND ATTACHMENT
   I. INTERIOR AND DECORATIVE ELEMENT ATTACHMENTS
   J. AWNINGS

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODS

STRUCTURAL STEEL WELDING

1. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE 2019 CALIFORNIA BUILDING CODE.

2. ALL WELDS WITHIN MEMBERS DESIGNATED AS PART OF THE LATERAL FORCE RESISTING SYSTEM SHALL CONFORM TO THE DETAILING, MATERIALS, WORKMANSHIP, TESTING AND INSPECTION REQUIREMENTS PER AWS D1.8.

3. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI), U.N.O., AND SHALL BE LOW HYDROGEN TYPES. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES

4. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. PROVIDE MANUFACTURER'S CERTIFICATION.

5. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

6. SHOP AND FIELD WELDS
GC SHALL DETERMINE WHETHER WELDS ARE PERFORMED IN THE SHOP OR IN THE FIELD BASED ON SELECTED CONSTRUCTION SEQUENCE AND M&M. WHERE FIELD WELDING IS NOTED ON THESE DRAWINGS, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY AND TO HELP CLARIFY SCOPE. AT GC DISCRETION, AND NO ADD COST TO THE CLIENT, ANY WELD INDICATED AS A FIELD WELD MAY BE SHOP WELDED AND ANY WELD INDICATED AS A SHOP WELD MAY BE FIELD WELDED. GC SHALL ALSO ENSURE THAT THE SELECTED WELDING SEQUENCE DOES NOT IMPAIR COATING OF AESS WHEN SPECIFIED ON ARCHITECTURAL DRAWINGS OR SPECIFICATIONS AND SHALL LIAISE WITH PROJECT ARCHITECT AS NEEDED.

7. ALL SHOP WELDS SHALL BE PERFORMED BY A LOS ANGELES CITY LICENSED FABRICATOR.

8. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS & THE CITY OF SAN DIEGO.

9. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED, EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.

10. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.

11. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.

12. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.

13. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE-QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.

14. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE LATEST EDITION OF AWS D1.1. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS, LIMITATIONS OF USE, RECOMMENDED WELDING PARAMETERS, AND STORAGE AND EXPOSURE REQUIREMENTS.

15. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 500 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED WITHIN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED.

16. ALL BOTTOM FLANGE BACKING BARS SHALL BE REMOVED. FOLLOWING REMOVAL OF BACKING, THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT. THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.

17. PROVIDE ADEQUATE REPAIRS THAT MAY OCCUR TO STEEL COATING AS RESULT OF WELDING PROCESSES. REPAIR HOT DIP GALVANIZING PER ASTM780. FOR AESS, OBTAIN APPROVAL FROM PROJECT ARCHITECT ABOUT LOCATION OF WELDS AND PROPOSED REPAIRS THAT WOULD DAMAGE COATING.

ADDITIONAL STRUCTURAL STEEL WELDING NOTES AT MOMENT FRAME CONNECTIONS

1. THE FOLLOWING PROVISIONS APPLY TO ALL WELDING AT BEAM-COLUMN MOMENT FRAME CONNECTIONS:

   A. MINIMUM INITIAL PREHEAT TO BE 226 DEGREES F MEASURED +- 3 INCHES FROM THE WELD JOINT. FOR JUMBO SECTIONS, MINIMUM PREHEAT TO BE 350 DEGREES F. MAXIMUM INTERPASS TEMPERATURE 600 DEGREES F SHALL BE MONITORED ON COLUMN FLANGE. MAINTAIN PREHEAT TEMPERATURE WHEN WELDING IS INTERRUPTED.

   B. EACH FLANGE OF A MOMENT FRAME BEAM TO COLUMN CONNECTION SHALL BE WELDED IN ONE CONTINUOUS PROCESS WITHOUT COOLING BELOW THE PRE-HEAT TEMPERATURE.

   C. USE STRINGER PASSES ONLY, NO WEAVING. LAY PASSES IN HORIZONTAL LAYERS. EACH PASS SHALL BE THOROUGHLY DESLAGGED AND CLEANED BY WIRE BRUSHING.

   D. PEEN EACH PASS, EXCEPT FIRST AND LAST, IMMEDIATELY AFTER DESLAGGING AND CLEAN USING A POWER SLAGGING GUN WITH A BLUNT TOOL. KEEP GUN AT RIGHT ANGLES TO WELD AND MAKE 4-5 PASSES THE LENGTH OF THE WELD WITH NO NICKS, CUTS OR DEEP INDENTATIONS BEING EVIDENT.

   E. BOTH BEAM FLANGES SHOULD BE WELDED PRIOR TO ANY SUPPLEMENTAL WELDING TO THE SHEAR TAB. WELD RUN OFF TABS SHALL BE REMOVED AND GROUND FLUSH TO THE BEAM FLANGE WITH MINIMAL DISTURBANCE.

   F. RUN OFF TABS USED AT BEAM FLANGE CONNECTION SHALL BE REMOVED AND THE ENDS OF THE WELDS SHALL BE MADE SMOOTH & FLUSH WITH THE EDGE OF ABUTTING PARTS PER 3.12.3 OF AWS D1.1-96. NO WELD DAMS ARE ALLOWED.

   G. AFTER FULL PENETRATION WELDING, THE BOTTOM BACKING BAR IS TO BE REMOVED, THE WELD ROOT T&B SHALL BE INSPECTED AND TESTED FOR IMPERFECTIONS, WHICH IF FOUND, ARE TO BE REMOVED BY BACKGOUGING TO SOUND MATERIAL & CLEANED BY GRINDING IF BACKGOUGED BY AIR ARC. THE BACKGOUGED AREA IS TO BE WELDED. A FILLET WELD SHALL BE APPLIED TO REINFORCE THE JOINT. THE SIZE OF THE REINFORCING FILLET WELD SHALL BE EQUAL TO 1/4 THE PLATE THICKNESS, BUT NOT LESS THAN 5/16", NOR MORE THAN 3/8" PER NOTE J OF FIGURE 2.4 OF AWS D1.1-96.

2. THE FOLLOWING PROVISIONS APPLY TO WELDING BEAM-COLUMN MOMENT FRAME BOTTOM FLANGE CONNECTIONS:

   A. THE ROOT PASS SHALL BEGIN IN THE CENTER OF THE JOINT. IN THE ARE
   ACCESS HOLE, REACHING PAST THE BEAM WEB THROUGH THE COPE HOLE
   OF WELDING. AFTER THE ARC IS INITIATED, TRAVEL SHALL PROGRESS TOWA
   BEAM BOTH FLANGES, AND THE WELD SHALL BE TERMINATED ON THE WELD R

   B. THE HALF LENGTH ROOT PASS SHALL BE THOROUGHLY CLEANED.

   C. THE START OF THE WELD IN THE WELD ACCESS HOLE AREA SHALL BE VISUA
   TO ENSURE FUSION, SOUNDNESS, FREE FROM SLAG INCLUSIONS AND EXCES
   THE RESULTING BEAD PROFILE SHALL BE SUITABLE FOR OBTAINING GOOD
   SUBSEQUENT PASS TO BE INITIATED ON THE OPPOSITE SIDE OF THE BE
   PROFILE IS NOT CONDUCIVE TO GOOD FUSION, THE START OF THE FIRST RO
   BE GROUND, GOUGED, CHIPPED, OR OTHERWISE PREPARED TO ENSURE ADE

   D. THE SECOND HALF OF THE WELD JOINT SHALL HAVE THE ROOT PASS APPLI
   OTHER WELD PASSES ARE PERFORMED. THE ARC SHALL BE INITIATED IN TH
   START OF THE FIRST ROOT PASS, AND TRAVEL SHALL PROGRESS TO THE EN
   TERMINATING ON THE WELD TAB.

   E. EACH WELD LAYER SHALL BE COMPLETED ON BOTH SIDES OF THE JOINT
   LAYER IS DEPOSITED.

MECHANICAL AND ADHESIVE ANCHORS CONTINUED

15. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY. TEST 20% OF ALL ANCHORS.

16. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.

17. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING-LOADING DEVICES, ETC.

18. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE OR GROUT HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION.

19. ALLOW FOR CURING TIME PER MANUFACTURER RECOMMENDATIONS PRIOR TO POURING FRESH CONCRETE AGAINST DRILL AND EPOXY ELEMENTS.

20. FOR EXTERIOR AND FOR EXPOSED APPLICATIONS PROVIDE HOT DIP GALVANIZED OR STAINLESS STEEL ANCHORS.

STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS. WHERE THE STRUCTURAL STEEL IS EXPOSED, FABRICATION AND ERECTION SHALL ALSO BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL.

2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:

a. ALL WIDE FLANGE SHAPES	A992, GRADE 50
b. STEEL ANGLES	A36
c. ALL PLATES WHERE GRADE 50 IS SPECIFIED PROVIDE	A36 A572
d. HSS (RECTANGULAR AND SQUARE)	A500, GRADE C
e. HSS (ROUND)	A500, GRADE B
f. PIPE	A53, GRADE B
g. CHANNELS (C AND MC SECTIONS)	A36
h. ALL OTHER STRUCTURAL SECTIONS	A572, GRADE 50

3. ALL STEEL SHALL BE PROVIDED BY A CITY OF SAN DIEGO LICENSED FABRICATOR.

4. WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP.

5. ALL FLANGE STIFFENER PLATES SHALL BE ORIENTED SO THAT ROLLING DIRECTION OF PLATE IS PARALLEL WITH DIRECTION OF PRINCIPAL STRESS.

6. SPLICE MEMBERS ONLY WHERE INDICATED.

7. MECHANICAL FASTENING AND THREADED PARTS

   A. BOLTS AND THREADED PARTS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:

a. HIGH STRENGTH BOLTS	F3125, GR A325X
b. HEADED AND HOOKED ANCHOR RODS U.N.O.	F1554, GR36
c. ALL THREADED RODS U.N.O.	F1554, GR36
d. TIE RODS	F1554, GR36
e. ANCHORS AT NON-MOMENT FRAME COLUMN BASE P.L.	F1554, GR36
f. ANCHORS AT MOMENT FRAME COLUMN BASE P.L.	F1554, GR105
g. NUTS FOR BOLTS AND MACHINE BOLTS	A563
h. HARDENED WASHERS	F436
i. UNHARDENED WASHERS	F844
j. PLAIN WASHERS	ANSI B18.22.1
k. BEVELED WASHERS	ANSI B18.23.1

   B. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF "AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" BY RCSC. HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS EXCLUDED FROM THE FROM THE SHEAR PLANES (I.E. A325-X).

   C. ALL JOINTS U.NO. SHALL BE BE SNUG-TIGHTENED JOINTS.
   JOINTS AT ALL LFRS ELEMENTS SHALL BE PRE-TENSIONED W/ CLASS A FAYING SURFACE.

   D. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO 3/4"Ø BOLTS.

   E. ALL HOLES SHALL BE STANDARD DIAMETER.

   F. PROVIDE BEVELED WASHERS ON ALL CONNECTIONS WHERE SLOPE SURFACE EXCEEDS 1:20.

   G. WELDING OF FASTENERS OR THREADED PARTS SHALL BE ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. IN SUCH INSTANCES, WELDABLE FASTENERS OR THREADED PARTS SHALL BE PROVIDED, AND SHALL CONFORM TO SUPPLEMENTARY REQUIREMENT S1 WHENEVER SUCH REQUIREMENT IS AVAILABLE FOR A GIVEN ASTM FASTENER SPECIFICATION. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION

8. WELDED STUDS:
   STUDS SHALL BE WELDED TO BASE METAL IN A MANNER THAT ALLOWS FOR FULL PENETRATION OF THE WELD ACROSS THE STUD SECTION, AND FOR DEVELOPMENT OF THE STUD STRENGTH, SUCH AS AUTOMATICALLY TIMED MECHANIZED WELDING. STUD WELDING, INSPECTION, AND TESTING, SHALL CONFORM TO AWS D1.1.

   A. WELDED STUD ANCHORS MADE FROM COLD FINISHED LOW CARBON STEEL, CONFORMING TO A-108, GRADES 1015 THRU 1020, WITH A MINIMUM TENSILE STRENGTH AS FOLLOWS:
      - HEADED STUD ANCHORS (TYPE "B" PER AWS D1.1): 65,000 PSI
      - THREADED STUDS (TYPE "A" PER AWS D1.1): 60,000 PSI
      NELSON SHEAR CONNECTORS STUD PER ESR-2856 OR APPROVED EQUIVALENT MAY BE USED.

   B. DEFORMED BAR ANCHOR STUDS MADE OF LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 80,000 PSI. NELSON D2L GRANULAR FLUX-FILLED REBAR STUDS OR APPROVED EQUAL MAY BE USED.

9. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL.

10. PROVIDE FILLS AT SPLICES OF PARTS HAVING MORE THAN 1/8" DIFFERENCE IN THICKNESS.

11. CORROSION PROTECTION, FINISH, AND COATING
    FOR CORROSION PROTECTION, COATING, AND FINISHING, SEE ARCHITECTURAL DRAWINGS AND ARCHITECTURAL SPECIFICATIONS. IF NOT PRESENT ON ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, PROVIDE:
    A. HOT DIP GALVANIZING FOR STEEL AND FASTENERS PERMANENTLY EXPOSED TO WEATHER, IN ACCORDANCE WITH ASTM A123 AND ASTM A153 RESPECTIVELY.
    B. HOT DIP GALVANIZING PER PREVIOUS PARAGRAPH OR CONCRETE ENCASING STEEL AND FASTENERS PERMANENTLY EXPOSED TO SOIL OR WATER. CONCRETE SHALL BE AT LEAST 3" THICK AROUND STEEL ELEMENTS AND REINFORCED WITH A 4x4 - W1.4xW1.4 WIRE MESH.

12. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEELWORK SHALL NOT BE IMPAIRED DUE TO FABRICATION, SHIPMENT, OR ERECTION PROCEDURES, THROUGHOUT THE COMPLETE PROCESS. THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.

14. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE OWNER'S

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

MASONRY

1. COMPRESSIVE STRENGTH f'm:
   MIN SPECIFIED MASONRY COMPRESSIVE STRENGTH SHALL BE f'm = 1,900 PSI, UNLESS OTHERWISE SPECIFIED ON THE PLANS.

2. BLOCKS:
   BLOCKS SHALL BE CONCRETE MASONRY MEDIUM WEIGHT UNITS CONFORMING TO ASTM C-90 GRADE N-1. USE UNITS OPEN ONE END, AND BOND BEAM UNITS AT HORIZONTAL REINFORCING. WHEN BLOCKS ARE EXPOSED OBTAIN APPROVAL OF SUBMITTAL FROM ARCHITECT. UNITS SHALL ATTAIN A MINIMUM NET AREA COMPRESSIVE STRENGTH AS REQUIRED TO MEET THE SPECIFIED MASONRY COMPRESSIVE STRENGTH AS FOLLOWS:

   A. 1,900 PSI FOR SPECIFIED f'm UP TO 1,900 PSI
   B. 2,000 PSI FOR SPECIFIED f'm UP TO 2,000 PSI
   C. 2,600 PSI FOR SPECIFIED f'm UP TO 2,250 PSI
   D. 3,250 PSI FOR SPECIFIED f'm UP TO 2,500 PSI
   E. 3,900 PSI FOR SPECIFIED f'M UP TO 2,750 PSI
   F. 4,500 PSI FOR SPECIFIED f'M UP TO 3,000 PSI

3. MORTAR:
   A. CONFORMING TO ASTM C-270, TYPE [S].
   B. MIX PROPORTIONS SHALL CONFORM TO ASTM C-270.
   C. AGGREGATES SHALL CONFORM TO ASTM C-144.

4. GROUT:
   A. CONFORMING TO ASTM C-476.
   B. ATTAINS THE MASONRY COMPRESSIVE STRENGTH f'm OR 2,000 PSI AT 28 DAYS, WHICHEVER IS GREATER.
   C. MIX PROPORTIONS SHALL CONFORM TO ASTM C-476
   D. AGGREGATES SHALL CONFORM TO ASTM C-404.
   E. USE COARSE GROUT IN GROUT SPACES 2 INCHES OR MORE IN WIDTH AND IN CELLS TO BE GROUTED SOLID.

5. CEMENT: ASTM C-150, LOW ALKALI, TYPE I OR II PORTLAND CEMENT. (MASONRY CEMENT AND PLASTIC CEMENT SHALL NOT BE USED.)

6. ADMIXTURES: DO NOT USE ANY ADMIXTURES IN MORTAR OR GROUT WITHOUT APPROVAL BY THE ARCHITECT.

7. MEASURE MATERIALS FOR MORTAR AND GROUT IN CALIBRATED DEVICES. SHOVEL MEASUREMENTS ARE NOT ACCEPTABLE.

8. REINFORCING STEEL:
   A. REBAR: ASTM A-615, GRADE 60 (FY=60KSI).
   B. JOINT REINFORCEMENT: ASTM A-951

10. LAP REINFORCING STEEL AT SPLICES WITH A MINIMUM 48 BAR DIAMETERS, UNLESS NOTED OTHERWISE. WHERE CLEAR DISTANCE BETWEEN BARS AT ADJACENT SPLICES IS 3 INCHES OR LESS, INCREASE LAP LENGTH 30% UNLESS SPLICES ARE STAGGERED AT LEAST 24 BAR DIAMETERS.

11. DOWELS FOR WALLS AND COLUMNS SHALL MATCH SIZE AND SPACING OF WALL AND COLUMN REINFORCING STEEL.

12. MASONRY WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE LABC. AND SPECIFICATIONS OF THE LATEST EDITION THE MSJC.

13. CONCRETE BLOCK UNITS ARE TO BE STAGGERED & TO HAVE VERTICAL CONTINUITY OF CELLS UNOBSTRUCTED.

14. IF WORK IS STOPPED AN HOUR OR LONGER, PROVIDE HORIZONTAL CONSTRUCTION JOINT BY STOPPING GROUT 1 1/2" BELOW TOP OF MASONRY UNIT

15. SPECIAL INSPECTION IS REQUIRED FOR ALL MASONRY WORK.

16. GROUT ALL MASONRY WALLS SOLID.

17. GROUTING LIFTS SHALL NOT EXCEED 5'-0" IN HEIGHT IN ACCORDANCE WITH MSJC SPECIFICATIONS, EXCEPT AS NOTED BELOW.

18. GROUTING LIFTS GREATER THAN 5'-0" AND NOT MORE THAN 12'-8" (HIGH LIFT GROUT) CAN BE PLACED PROVIDED THAT:
    A. THE MASONRY HAS CURED FOR AT LEAST 4 HOURS
    B. THE GROUT SLUMP IS MAINTAINED BETWEEN 10 AND 11 IN
    C. NO INTERMEDIATE REINFORCED BOND BEAMS ARE PLACED BETWEEN THE TOP AND BOTTOM OF THE POUR HEIGHT
    D. CLEANOUTS ARE PROVIDED AT THE BOTTOM COURSE OF MASONRY.

19. THE CLEAR DISTANCE BETWEEN THE SURFACE OF A BAR AND ANY SURFACE OF A MASONRY UNIT SHALL BE NOT LESS THAN 1/4" FOR FINE COARSE GROUT AND NOT LESS THAN 1/2" FOR COURSE GROUT.

20. SECURE REBAR AGAINST DISPLACEMENT PRIOR TO GROUTING AT INTERVALS NOT GREATER THAN 200 BAR DIAMETERS.

21. TERMINATE HORIZONTAL BARS WITH A STANDARD HOOK AT THE JAMBS OF WALL OPENINGS.

22. CORING AND DRILLING THRU, AND SAW CUTTING OF, CMU ELEMENTS SHALL NOT BE PERMITTED WITHOUT SEOR APPROVAL. PROVIDE REBAR SCANNING FOR SEOR REVIEW.

MECHANICAL AND ADHESIVE ANCHORS

1. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE:
   A. "SET-3G" BY SIMPSON STRONG TIE (ESR#4057)
   B. "HIT-HY 200 V3" BY HILTI, INC. (ESR#4868)
   C. "HIT-RE 500 V3" BY HILTI, INC. (ESR#3814)
   D. "PURE110+" BY DEWALT (ESR#3298)

2. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
   A. "SET-3G" BY SIMPSON STRONG TIE (ESR#4844)
   B. "HIT-HY 200 V3" BY HILTI, INC. (ESR#4876)
   C. "AC100+GOLD" BY DEWALT (ESR#3200)

3. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO UNREINFORCED BRICK MASONRY (URM):
   A. "EPOXY-TIE ET-HP" BY SIMPSON STRONG TIE (ESR#3638)
   B. "AC100+GOLD" BY DEWALT (ESR#4105)

4. EXPANSION ANCHORS INSTALLED INTO CONCRETE:
   A. "STRONG BOLT 2" BY SIMPSON STRONG-TIE (ESR#3037)
   B. "KWIK BOLT 3" BY HILTI, INC. (ESR#2302)
   C. "KWIK BOLT TZ" BY HILTI, INC. (ESR#4266)
   D. "POWER-STUD+ SD2" BY DEWALT (ESR#2502)

5. MECHANICAL ANCHORS INSTALLED INTO CONCRETE:
   A. "ITITEN HD" BY SIMPSON STRONG-TIE (ESR#2713)
   B. "KWIK HUS-EZ" BY HILTI, INC. (ESR#3027)

6. EXPANSION ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
   A. "STRONG BOLT 2" BY SIMPSON STRONG-TIE (IAPMO ER#240)
   C. "KWIK BOLT TZ" BY HILTI, INC. (ESR#4561)
   D. "POWER-STUD+ SD1" BY DEWALT (ESR#2966)

7. MECHANICAL ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
   A. "ITITEN HD" BY SIMPSON STRONG-TIE (ESR#1056)
   B. "KWIK HUS-EZ" BY HILTI, INC. (ESR#3056)

8. ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.

9. ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.

10. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC-ES REPORT OR IAPMO-ES REPORT, AND MANUFACTURERS RECOMMENDATIONS.

11. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC-ES REPORT OR IAPMO-ES REPORT, AND MANUFACTURERS RECOMMENDATIONS.

12. CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL OR ADHESIVE ANCHORS. AT CONTRACTOR OPTION, OVERSIZED HOLES AND WELDED PLATE WASHERS CAN BE USED IN LIEU OF STANDARD DIAMETER HOLES. SIZE & WELD

13. PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND (2) IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHOMETER, PROBING, CHIPPING, ETC. TO AVOID DAMAGE EXISTING REINFORCING.

14. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.

CONCRETE

1. CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

2. ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", AND THE LATEST EDITION OF ACI 117 "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"

3. CONCRETE MIXES SHALL MEET FOLLOWING SPECIFICATIONS:

CONCRETE MIX SPECIFICATIONS (†)							
LOCATION	WEIGHT	f'c @ 28 DAYS (PSI)	W/C	SLUMP (†) (IN)	LARGEST Dagg (IN)	ALLOWABLE FLYASH	MAX SHRNK @ 28 DAYS
ALL LOCATIONS UNO	NORMAL	4,000	0.50	4	1	15%	0.045%
SLAB ON GRADE	NORMAL	4,500	0.45	4	1	15%	0.045%

   (*) ELEVATED SLAB SHALL ALSO DEVELOP 5,500 PSI AT 60 DAYS
   (†) IF CONCRETE IS SHOT SEE "SHOTCRETE" NOTES FOR ADDITIONAL REQUIREMENTS

4. NO MORE THAN ONE GRADE OF CONCRETE SHALL BE ON THE JOB SITE AT ANY ONE TIME.

5. ALL STRUCTURAL CONCRETE MIXES SHALL BE DESIGNED BY AN APPROVED LABORATORY AND SHALL BE STAMPED AND SIGNED BY A CIVIL ENGINEER LICENSED IN CALIFORNIA.

6. CONCRETE MIX PROPORTIONING SHALL MEET STATISTICAL STRENGTH REQUIREMENTS OF ACI 301 AND ACI 214R. MIX DESIGNS SHOWING COMPLIANCE WITH STRENGTH REQUIREMENTS TO BE SUBMITTED TO SEOR FOR REVIEW.

7. CONCRETE STRENGTH TEST REPORTS SHALL BE IN COMPLIANCE WITH ACI 318 AND SHALL BE SUBMITTED TO SEOR

8. CONCRETE MATERIALS AND MIXTURES

   A. MIXES SHALL BE PREPARED WITH TYPE II/V PORTLAND CEMENT CONFORMING TO ASTM C150.

   B. FLY ASH CONFORMING WITH ASTM C618 MAY REPLACE PORTLAND CEMENT CONTENT BY WEIGHT. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, REPLACEMENT MAY BE UP TO 15% FOR ELEVATED SLAB OR 25% FOR OTHER CASES. WHERE CONCRETE IS VISUALLY EXPOSED VERIFY WITH THE PROJECT ARCHITECT THE USE OF FLY ASH.

   C. NORMAL WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C33. LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C330. UNLESS OTHERWISE NOTED ON THE CONCRETE MIX SPECIFICATIONS, COARSE AGGREGATE GRADATION SHALL INCLUDE LARGEST AGGREGATE OF 1", EXCEPT THAT A LARGEST SIZE OF 3/8" IS ALLOWED FOR FOUNDATION, COLUMNS, AND WALLS.

   D. WATER USED IN MIXING CONCRETE SHALL CONFORM WITH ASTM C1602.

   E. ADMIXTURES, IF USED, SHALL COMPLY WITH ASTM STANDARDS NOTED ON LATEST EDITION OF ACI 318.

   F. ADDITIVES SPECIFIED BY OTHER CONSULTANT, SUCH AS, BUT NOT LIMITED TO, WATER PROOFING ADDITIVES, PIGMENTS, ETC, SHALL NOT IMPAIR THE EXPECTED STRUCTURAL PERFORMANCE OF THE CONCRETE. SPECIFICATIONS SHALL BE SUBMITTED TO SEOR FOR REVIEW AND APPROVAL

9. THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE AND MASONRY SURFACES TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4" WITH EXPOSED AGGREGATE UNLESS NOTED OTHERWISE.

10. DEFECTIVE CONCRETE (VOIDS, ROCK POCKETS, HONEYCOMBS, CRACKING, ETC.) SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

11. KEY AND DOWEL POUR JOINTS AS SHOWN ON THE PLANS. ANY DEVIATION FROM POUR JOINTS SHOWN ON THE PLANS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.

12. WHERE ELEMENTS SUCH AS, BUT NOT LIMITED TO, CONDUITS, PIPES, AND DUCTWORK, ARE TO BE PLACED WITHIN OR THRU CONCRETE MEMBERS, DIRECT CONTACT OF SUCH MEMBERS WITH CONCRETE SHALL BE PREVENTED AS REQUIRED BY DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELEMENTS, AND AS NEEDED TO COMPLY WITH PLUMBING CODE AND/OR TO AVOID DAMAGE OF SUCH ELEMENTS. TYPICAL MEANS TO AVOID DIRECT CONTACT WITH CONCRETE SUCH AS SLEEVES, LAYERS OF COMPRESSIBLE MATERIALS, AIR GAPS, ETC. SHALL BE SPECIFIED BY, OR OBTAINED BY GC FROM, DESIGNER/SPECIFIER/SUPPLIER/INSTALLER OF SUCH ELE

TIMBER GENERAL

1. IDENTIFICATION.
   ALL TIMBER ON SITE SHALL BE IDENTIFIED BY THE GRADE MARK OF A GRADING OR INSPECTION BUREAU OR AGENCY RECOGNIZED AS COMPETENT, TO ALLOW FOR VERIFICATION OF COMPLIANCE WITH SPECIFICATIONS AND DRAWINGS BY STRUCTURAL OBSERVERS AND INSPECTORS. INSTALLATION SHALL NOT NOT CONCEAL STAMPS AT TIME OF OBSERVATION/INSPECTION. STRUCTURAL LUMBER GRADE STAMP SHALL COMPLY WITH WITH "STANDARD GRADING RULE NUMBER 17" OF THE WEST COAST LUMBER INSPECTION BUREAU. WOOD STRUCTURAL PANELS SHALL BEAR APA STAMP. STRUCTURAL COMPOSITE LUMBER SHALL BEAR IDENTIFICATION PER MANUFACTURER.

2. MOISTURE CONTENT.
   ALL STRUCTURAL MEMBERS SHALL NOT EXCEED THE MAXIMUM MOISTURE CONTENT (MMC) REQUIREMENTS AS LISTED BELOW PRIOR TO INSTALLATION OF NON-STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO WEATHER BARRIER, DRYWALL AND FACADE.

   A. 16% FOR SAWN LUMBER JOISTS AND PLATES.
   B. 19% FOR ALL OTHER SAWN LUMBER FRAMING MEMBERS

   CONTRACTOR TO CONDUCT MOISTURE TESTING, IN THE PRESENCE OF A DEPUTY INSPECTOR, USING MOISTURE METER HAVING A ONE INCH NEEDLE INTO LUMBER AT NINE LOCATIONS (THREE JOISTS, THREE TOP PLATES & THREE SILL PLATES) AT EACH FLOOR. LOCATIONS TO BE REVIEWED AND APPROVED BY S.E.O.R. MOISTURE TO BE MEASURED WITHIN SEVEN DAYS PRIOR TO INSTALLATION OF DRY WALL OR DENS BOARD TO DEMONSTRATE MOISTURE CONTENT IS AT OR BELOW REQUIRED PERCENTAGE.

   ANY LUMBER, IF BROUGHT TO THE SITE WITH MOISTURE CONTENT GREATER THE FINAL REQUIRED MMC, IS REQUIRED TO BE DRIED ON SITE BEFORE OR DURING FRAMING AND REMAIN DRY, AND IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE THE REQUIRED FINAL MMC. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STRUCTURAL AND NON-STRUCTURAL DAMAGE FROM SHRINKAGE FROM LUMBER RECEIVING FINISHES WITHOUT PASSING THE SPECIFIED MOISTURE TEST. IT IS CONTRACTOR'S RESPONSIBILITY TO INCLUDE THIS MOISTURE TESTING AS PART OF THE CONSTRUCTION SCHEDULE TO ALLOW VARIOUS WEATHER CONDITIONS.

3. INTEGRITY.
   DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.

4. ALL STRUCTURAL SAWN LUMBER, UNLESS NOTED BELOW OR ON THE PLANS, SHALL BE VISUALLY GRADED DOUGLAS FIR LARCH NO. 1.
   A. ALL 2x "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO. 2
   B. ALL 4x "DIMENSION LUMBER" UP TO 4x8 SHALL BE DFL NO. 2
   C. ALL 4x10 OR DEEPER "DIMENSION LUMBER" MEMBERS SHALL BE DFL NO.1
   D. ALL 6x6 "POST AND TIMBER" MEMBERS SHALL BE DFL NO. 1
   E. ALL 6x8 "POST AND TIMBERS" MEMBERS SHALL BE DFL NO. 1
   F. ALL 6x10 OR DEEPER "BEAM AND STRINGERS" SHALL BE DFL NO. 1

5. WOOD STRUCTURAL PANELS SHALL COMPLY WITH U.S. PRODUCT STANDARDS FOR ITS TYPE IN PS 1-09 OR PS 2-10 AND BE CLASSIFIED AS EXPOSURE 1. AS A MINIMUM ALL WOOD STRUCTURAL PANELS SHALL BE APA RATED SHEATHING UNLESS NOTED OTHERWISE ON PLANS AND DETAILS. PANEL CONSTRUCTION FOR ALL WOOD STRUCTURAL PANELS SHALL BE 4 PLY PLYWOOD, EXCEPT THAT OSB IS PERMITTED FOR WALL SHEATHING AT NON FIRE TREATED PANELS. MINIMUM GRADE VENEER FOR PLYWOOD SHALL BE "CD". ALL WOOD STRUCTURAL PANELS SHALL BE BLOCKED AT UNSUPPORTED EDGES. WALL PANELS SHALL BE 15/32 INCH, SPAN RATING 32/16 U.N.O.

6. ALL LUMBER IN DIRECT CONTACT WITH CONCRETE OR MASONRY, INCLUDING BUT NOT LIMITED TO FOUNDATION SILLS, SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED DOUGLAS FIR, EXCEPT THAT MEMBERS THAT ARE PART OF FIRE TREATED ASSEMBLIES SHALL BE FIRE TREATED.

7. CONNECTION TO STEEL ELEMENTS - NAILERS.
   U.N.O. ON PLANS AND DETAILS, WHERE WOOD MEMBERS ARE TO BE CONNECTED TO STEEL ELEMENTS, OR WHERE WOOD NAILERS CONNECTED TO STEEL MEMBERS ARE NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS, AS A MINIMUM PROVIDE WOOD NAILERS AS SPECIFIED BELOW WITH 5/8"Ø WELDED THREADED STUDS @ 24" O.C (ASTM A108):
   A. WOOD NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL: 2X WOOD NAILERS. COUNTERSINKING OF THREADED STUDS BOLT IS ACCEPTABLE IF NEEDED FOR FLUSH INSTALLATION OF FINISH MATERIAL.
   B. WOOD NAILERS NEEDED TO SUPPORT OTHER WOOD ELEMENTS: 2X WOOD NAILERS OR 3X WOOD NAILERS WITH OR WITHOUT COUNTERSINKING OF THREADED STUDS BOLT RESPECTIVELY.

8. FASTENERS.
   FASTENERS INCLUDE BUT ARE NOT LIMITED TO NAILS, WOOD SCREWS, LAG SCREWS, BOLTS, WELDED THREADED STUDS, THREADED RODS, ANCHOR BOLTS, ANCHOR RODS, NUTS, AND WASHERS.

9. NAILS:
   A. ALL NAILS SHALL BE COMMON WIRE NAILS IN ACCORDANCE WITH THE LATEST EDITION OF THE "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)
   B. NAILING TO BE IN ACCORDANCE WITH CBC 2019 NAILING SCHEDULE UNLESS NOTED OTHERWISE.
   C. THE MINIMUM PENETRATION OF NAILS SHALL BE 10 TIMES THE NAIL SHANK DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
   D. BORED HOLES SHALL BE PERMITTED FOR ALL NAILS TO HELP PREVENT WOOD FROM SPLITTING. BORE HOLES SHALL BE MANDATORY FOR 20d NAILS OR LARGER. WHEN UTILIZED, BORED HOLES SHALL HAVE DIAMETER NOT EXCEEDING 75% OF NAIL DIAMETER.
   E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD. BORED HOLES MAY BE UTILIZED TO HELP PREVENT WOOD FROM SPLITTING.

10. WOOD SCREWS:
    A. WOOD SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS).
    B. THE MINIMUM PENETRATION OF WOOD SCREWS SHALL BE 10 TIMES THE SCREW DIAMETER OR 1 1/2", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT.
    C. LEAD HOLES SHALL BE ABOUT 7/8 THE DIAMETER OF THE SCREW.
    D. WOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.
    E. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF THE WOOD.

11. LAG SCREWS
    A. LAG SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATION DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS).
    B. PROVIDE LEAD HOLE 40% TO 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
    C. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE DRILLED LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.

12. ALL BOLTS AND ANCHOR BOLTS IN WOOD SHALL BE A-307 STANDARD BOLTS. HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN THE BOLT DIAMETER. A STANDARD CUT WASHER (NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION - APPENDIX L), OR METAL PLATE OR METAL STRAP OF EQUAL OR GREATER DIMENSIONS AND THICKNESS SHALL BE PROVIDED BETWEEN THE WOOD AND THE NUT.

13. PRE MANUFACTURED CONNECTORS:
    A. ALL PRE MANUFACTURED FRAMING HARDWARE AND CONNECTORS SHALL BE PER SIMPSON STRONG-TIE UNLESS NOTED OTHERWISE.
    B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND ICC REQUIREMENTS, INCLUDING ALL FASTENERS REQUIRED BY MANUFACTURER.
    C. FRAMING CLIPS TO COMPLY WITH (IAPMO ER 0112 2606, L.A. RR 25814). STRAPS TO COMPLY WITH (ICC-ESR 2105, L.A. RR 25713).
    D. CORROSION PROTECTION COATING SHALL BE:
       - G90 FOR INTERIOR AND DRY APPLICATIONS
       - Z-MAX OR HOT DIP GALVANIZED, AS AVAILABLE FOR A GIVEN PIECE OF HARDWARE, FOR EXTERIOR APPLICATIONS.

14. CORROSION PROTECTION OF FASTENERS AND CONNECTORS
    A. FASTENERS AND CONNECTORS EXPOSED TO EXTERIOR ENVIRONMENT SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL.
    B. FASTENERS IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED LUMBER SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL, EXCEPT THAT PLAIN UNCOATED CARBON STEEL FASTENERS SHALL BE PERMITTED IN AN INTERIOR, DRY ENVIRONMENT AS FOLLOWS:
       - IN SBX/DOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD
       - IN WOOD FIRE TREATED WITH PYROGUARD

15. NARROW STEEL SHEAR PANELS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE FOLLOWING: HARDY FRAMES (HFX): LARR#25759 SIMPSON STRONG WALLS (SSW): LARR#25825

16. GLUE BETWEEN WOOD STRUCTURAL PANELS AND WOOD FRAMING MEMBERS SHALL BE APPLIED TO REDUCE SQUEAKINESS OF FLOOR IN OCCUPIED SPACES. GLUE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01 OR ASTM D3498. INSTALL AS DIRECTED PER APA FORM NO. Q300P.

17. FIRE RATED ASSEMBLIES.
    WOOD AND COMPONENTS IN EXTERIOR WALLS LABELED AS FIRE RATED BY THE ARCHITECT SHALL BEAR A FIRE-RETARDANT-TREATED STAMP INDICATION BY MEANS SATISFACTORY TO LOCAL AUTHORITIES. THE FOLLOWING FIRE RETARDANTS SHALL BE USED:

    A. FOR PLYWOOD & LUMBER: PYRO-GUARD FIRE RETARDANT (ICC ESR-1791, UL ER7002-01, LARR 25150). EQUIVALENT SUBSTITUTE MAY BE USED ONLY IF PRODUCT IS APPROVED BY THE S.E.O.R.

APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO
Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER
STEPHANIE LEA WOODS
No. 45
STRUCTURAL
STATE OF CALIFORNIA

Date Signed
05/03/2024

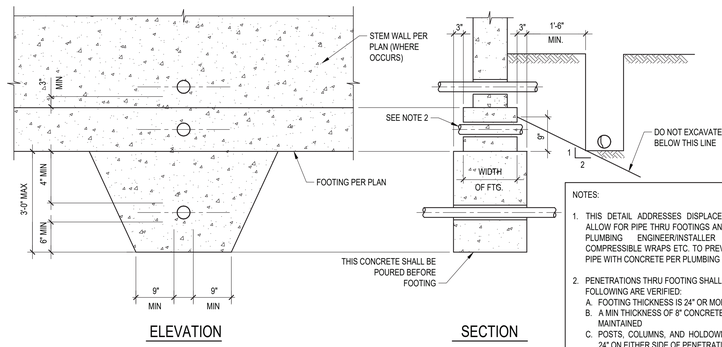
7856 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

GENERAL NOTES

S0.03



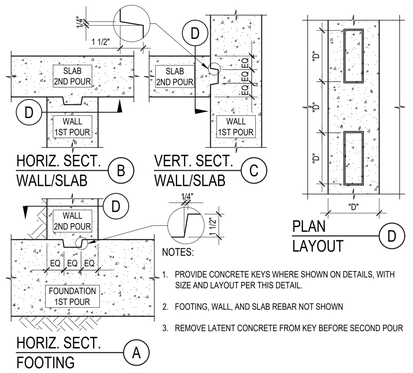
NOTES:

1. THIS DETAIL ADDRESSES DISPLACEMENT OF CONCRETE TO ALLOW FOR PIPE THRU FOOTINGS AND STEM WALLS. REFER TO PLUMBING ENGINEER/INSTALLER FOR SLEEVES OR COMPRESSIBLE WRAPS ETC. TO PREVENT DIRECT CONTACT OF PIPE WITH CONCRETE PER PLUMBING CODE.
2. PENETRATIONS THRU FOOTING SHALL BE ALLOWED ONLY IF ALL FOLLOWING ARE VERIFIED:
   A. FOOTING THICKNESS IS 24" OR MORE
   B. A MIN THICKNESS OF 8" CONCRETE ABOVE OR BELOW PIPE IS MAINTAINED
   C. POSTS, COLUMNS, AND HOLDOWNS, DO NOT LAND WITHIN 24" OF EITHER SIDE OF PENETRATION
   D. REBAR ARE NOT DISPLACED

TYP. PIPE THRU FOUNDATION DETAIL

SCALE: N.T.S.

13



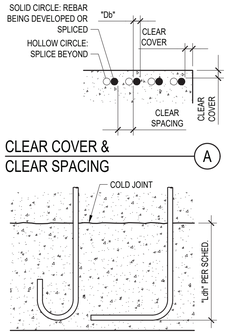
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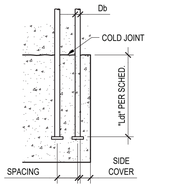
1. PROVIDE CONCRETE KEYS WHERE SHOWN ON DETAILS, WITH SIZE AND LAYOUT PER THIS DETAIL.
2. FOOTING, WALL, AND SLAB REBAR NOT SHOWN
3. REMOVE LATENT CONCRETE FROM KEY BEFORE SECOND POUR

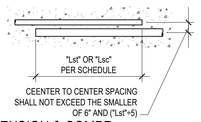
KEY IN CONCRETE

SCALE: N.T.S.

9







DEVELOPMENT OF LONGITUDINAL GR60 REBAR (IN)
SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2

LAP SPLICE OF LONGITUDINAL GR60 REBAR (IN)
SEE MODIFICATION FACTORS AND DIFFERENT GRADES PER NOTE 2

		TENSION DEVEL LENGTH "Ld"						DEVEL. LENGTH "Ldh" STD HOOK						DEVEL. LENGTH "Ldt" HEADED BARS						COMPRESSION DEVEL. LENGTH "Ldc"						TENSION LAP SPLICE "Lst"												COMPRESSION LAP SPLICE "Lsc"					
																								CLASS A				CLASS B [2]				REDUCED CLASS B [2]				REBAR SIZES NO.					
"Db" (IN)	f'c NORMAL WEIGHT (PSI)	2,500	3,000	4,000	5,000	6,000	LESS THAN 3,000 AND HIGHER	2,500	3,000	4,000	5,000	6,000	LESS THAN 3,000 AND HIGHER	2,500	3,000	4,000	5,000	6,000	LESS THAN 3,000 AND HIGHER	2,500	3,000	4,000	5,000	6,000	LESS THAN 3,000 AND HIGHER	2,500	3,000	4,000	5,000	6,000	LESS THAN 3,000 AND HIGHER	2,500	3,000	4,000	5,000	6,000	LESS THAN 3,000 AND HIGHER	#3	#4	#5	#6	#7	#8	#9	#10	#11	#14	#18
0.375	#3	17	16	15	14	13	13	12	6	6	6	6	6	6	6	7	7	6	6	6	6	6	6	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
0.500	#4	22	21	19	18	17	17	16	8	8	8	7	7	6	6	6	9	9	8	8	7	7	7	9	9	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
0.625	#5	28	26	24	23	22	21	20	10	9	9	8	8	8	8	8	11	11	10	9	9	9	8	11	10	9	9	9	8	8	11	10	9	9	9	8	8	11	10	9	9
0.750	#6	33	31	29	27	26	25	24	12	11	10	10	9	9	9	14	13	12	11	11	10	10	10	13	12	11	11	10	10	10	13	12	11	11	10	10	10	13	12	11	11
0.875	#7	48	45	42	40	38	36	34	14	13	12	11	11	10	10	16	15	14	13	12	12	11	11	15	14	13	12	12	12	12	15	14	13	12	12	12	11	15	14	13	12
1.000	#8	55	51	48	45	43	41	39	16	15	14	13	12	12	11	18	17	16	15	14	13	13	13	17	16	15	14	14	13	13	17	16	15	14	14	14	14	17	16	15	14
1.128	#9	62	58	54	51	48	46	44	18	17	16	15	14	13	13	20	19	18	17	16	15	14	14	19	18	17	16	15	15	15	19	18	17	16	15	15	15	19	18	17	16
1.270	#10	70	65	61	57	54	52	50	20	19	17	16	16	15	14	23	21	20	19	18	17	16	16	21	20	19	18	17	17	16	21	20	19	18	17	17	17	21	20	19	18
1.410	#11	78	72	67	64	60	58	55	22	21	19	18	17	16	16	25	23	22	21	20	19	18	18	24	22	21	19	19	19	19	101	93	87	82	78	75	71	84	76	71	67
1.693	#14	93	86	81	76	72	69	66	26	25	23	22	21	20	19	NOT ALLOWED								28	26	25	23	23	23	23	LAP SPLICE NOT ALLOWED SEE NOTES												
2.257	#18	124	115	108	101	96	92	88	35	33	30	29	27	26	25									38	35	33	31	30	30	30													

CLASS "A" LAP SPLICES SHALL BE USED WHERE ALL BARS ARE LAPPED AT A SECTION AND ONE-HALF OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPLICE LENGTH. CLASS "B" LAP SPLICES SHALL BE USED FOR ALL OTHER LAP SPLICES. REDUCED CLASS "B" LAP SPLICES SHALL BE SAME AS "LP" EXCEPT AS NOTED.

NOTES:

1. REBAR SH… NOTED ELSEWHER…
   A. MIN DEV…
   B. MIN DEV…
   C. LAP SPL…
2. ALL THE DE… HALL BE
   A. CASTIN… HALL BE MULTIP…
   B. LIGHT V… FIED OR MULTIP… ILE. FOR
   C. GRADE … UNLESS APPROV… ALUED GRADE … OTHERW…
   D. EPOXY … "CLEAR SHALL …
   E. CONFIN…
   - MEN… SPA…
   - MEN… SCHEDU…
3. HEADED DE…
   - PRO…
   - SID…
   - REBAR SPACING IS AT LEAST 4xDb
4. WHERE REBAR OF DIFFERENT SIZE ARE LAP SPLICED, FOLLOWING SHALL APPLY:
   A. LAP SPLICE SHALL BE THE GREATER OF Lst OF LARGER BAR AND Lst OF SMALLER BAR (TENSION)
   B. LAP SPLICE SHALL BE THE GREATER OF Ldc OF LARGER BAR AND Lsc OF SMALLER BAR (COMPRESSION).
   C. TENSION SHALL BE ASSUMED UNLESS NOTED OTHERWISE ELSEWHERE IN THIS SET.
5. FOR LAP OF BUNDLED REBAR CONTACT E.O.R.
6. LAP SPLICE FOR #14 AND #18 ARE NOT ALLOWED. PROVIDE MECHANICAL OR WELDED SPLICES DEVELOPING 1.25Fy FOR THESE SPLICES. SUBMIT SELECTED SPLICE SYSTEM TO E.O.R. FOR APPROVAL.
7. REDUCED CLASS B LAP SPLICE SHALL APPLY AT COLUMNS AND SHEAR WALL BOUNDARY MEMBERS WHERE SPECIFICALLY IDENTIFIED ON DRAWINGS

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

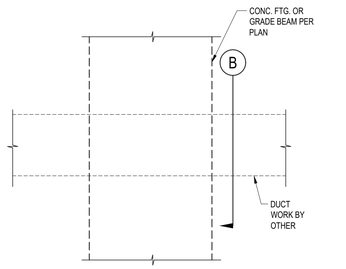
APPROVED BY: Hearing Officer

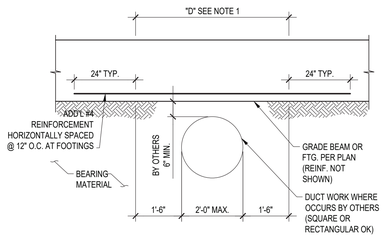
ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager





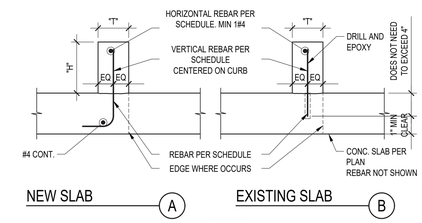
NOTES:

1. NO POSTS OR CONCENTRATE LOADS WITHIN "D" AS NOTED ABOVE.
2. CONTRACTOR TO PROTECT DUCTWORK FROM FOOTING SETTLEMENT.

TYP. DUCT BELOW FOOTING OR GRADE BEAM

SCALE: N.T.S.

14



CURB SIZE AND REINF. SCHEDULE			
"H"	"T"	VERT.	HOR.
Hs6"	4"sT≤8"	#3 @ 18" O.C.	NA
6"<Hs8"	6"sT≤8"	#3 @ 18" O.C.	NA
8"<Hs16"	6"sT≤8"	#4 @ 18" O.C.	#4 @ 12" O.C.

NOTES:

1. FOR CURB LOCATION, "T" AND "H" DIMENSIONS S.A.D. FOR SIZE LIMITATION AND REINFORCEMENT SEE SCHEDULE.
2. AT CONTRACTOR DISCRETION, CURB MAY BE POURED MONOLITHICALLY WITH SLAB. WHEN POURED SUBSEQUENTLY, OR AT (E) SLAB, ROUGHEN SLAB SURFACE PRIOR TO POUR CURB.
3. EXPANSIVE OR HYDROPHILIC WATERSTOPS AT CURBS ARE NOT ALLOWED

CONCRETE CURB DETAIL

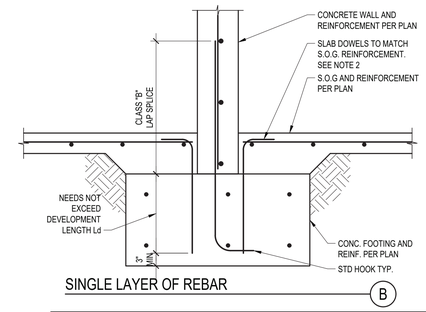
SCALE: N.T.S.

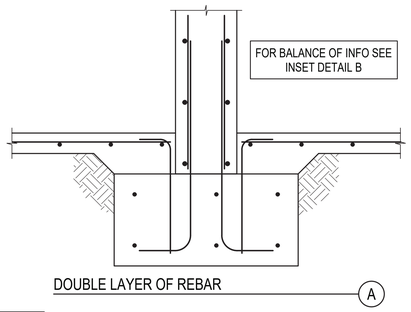
10

DEVELOPMENT AND SPLICE OF REBAR IN CONCRETE

SCALE: N.T.S.

2





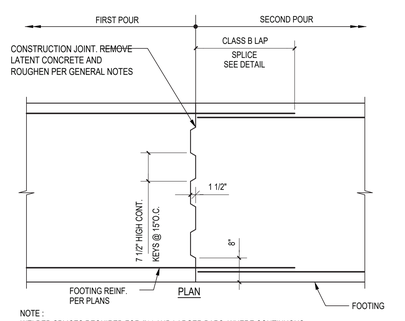
NOTES:

1. THIS DETAIL ADDRESSES CONCRETE FOOTING AT CONCRETE OR CMU WALL
2. SLAB DOWELS MAY BE OMITTED AT S.O.G IN BASEMENT ENTIRELY BELOW GRADE ALL AROUND BASEMENT PERIMETER

CONCRETE FOOTING AT WALL

SCALE: N.T.S.

15

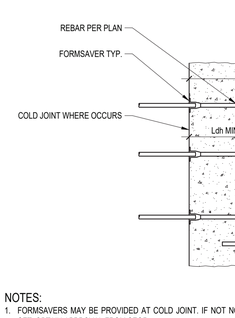


NOTE :
WELDED SPLICES REQUIRED FOR #14 AND LARGER BARS. WHERE CONTINUOUS FOOTING IS UNDER A WALL, LOCATE CONSTRUCTION JOINT AT 1/4 OF THE CLEAR OPENING WIDTH ABOVE FROM FACE OF OPENING, OR IN MIDDLE 1/3 OF THE DISTANCE BETWEEN COLUMNS.

CONT. FTG. CONSTRUCTION JOINT

SCALE: N.T.S.

11



NOTES:

1. FORMSAVERS MAY BE PROVIDED AT COLD JOINT. IF NOT NOTED ON PLAN OR ELSEWHERE IN THE DRAWING SET, OBTAIN APPROVAL FROM SEOR.
2. SELECT FORMSAVERS THAT CAN DEVELOP REBAR STRENGTH.

FORMSAVER

SCALE: N.T.S.

7

STANDARD HOOK GEOMETRY FOR LONGITUDINAL REBAR

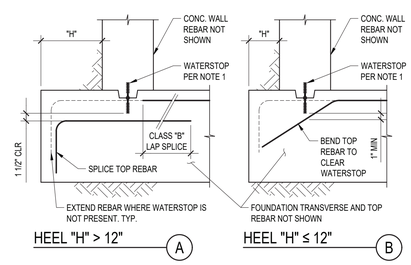
STANDARD HOOK GEOMETRY FOR STIRRUPS, TIES, AND HOOKS

TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BEND DIAMETER	STRAIGHT EXTENSION (ext)	TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BEND DIAMETER	STRAIGHT EXTENSION (ext)	TYPE OF STANDARD HOOK
90° HOOK	#3 THRU #8	6ds	12ds	90°, DIA, ext, dh	#3 THRU #5	4ds	GREATER OF 6ds AND 3"	90°, DIA, ext
	#9 THRU #11	8ds			#6 THRU #8	6ds		
	#14 AND #18	10ds						
135° HOOK	NA				#3 THRU #5	4ds	GREATER OF 6ds AND 3"	135°, DIA, ext
					#6 THRU #8	6ds		
180° HOOK	#3 THRU #8	6ds	GREATER OF 4ds AND 2 1/2"	180°, DIA, ext, dh	#3 THRU #5	4ds	GREATER OF 4ds AND 2 1/2"	180°, DIA, ext
	#9 THRU #11	8ds			#6 THRU #8	6ds		
	#14 AND #18	10ds						

STANDARD HOOKS

SCALE: N.T.S.

3



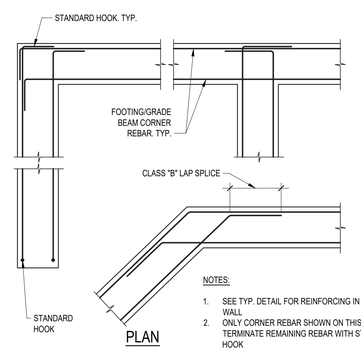
NOTES:

1. WATERSTOPS ARE SPECIFIED BY ARCHITECT, WATERPROOFING CONSULTANT, CONTRACTOR, ECT. WATERSTOPS DO NOT FALL WITHIN LFA SCOPE.
2. WHERE WATERSTOPS ARE SPECIFIED, G.C. SHALL COORDINATE REBAR CONFIGURATION WITH WATERSTOPS AS SHOWN ON THIS DETAIL.
3. OBTAIN APPROVAL OF E.O.R. FOR OTHER REBAR/WATERSTOPS CONFIGURATIONS

REBAR DETAIL AT WATERSTOP

SCALE: N.T.S.

20



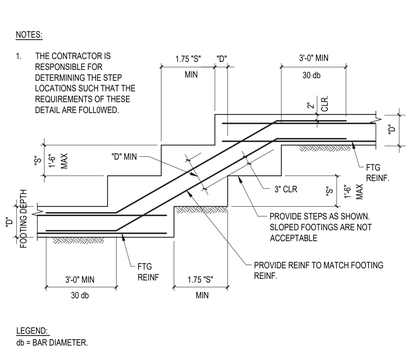
NOTES:

1. SEE TYP. DETAIL FOR REINFORCING IN STEM WALL
2. ONLY CORNER REBAR SHOWN ON THIS DETAIL. TERMINATE REMAINING REBAR WITH STANDARD HOOK

FOOTING AND GRADE BEAM REINFORCEMENT @ CORNERS

SCALE: N.T.S.

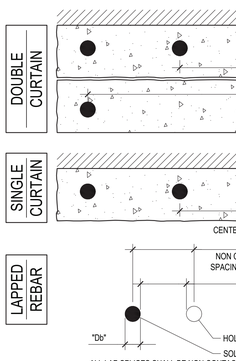
16



TYP. STEPPED FOOTING DETAIL

SCALE: N.T.S.

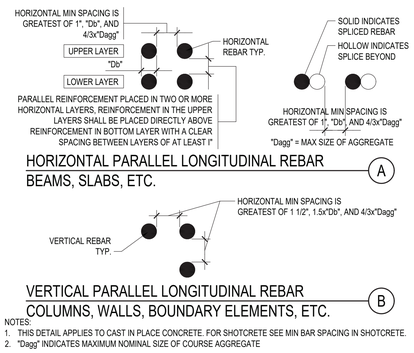
12



MIN BAR SPACING IN SHOTCRETE

SCALE: N.T.S.

8



NOTES:
1. THIS DETAIL APPLIES TO CAST IN PLACE CONCRETE. FOR SHOTCRETE SEE MIN BAR SPACING IN SHOTCRETE.
2. "Dagg" INDICATES MAXIMUM NOMINAL SIZE OF COURSE AGGREGATE

MIN BAR SPACING IN CIP CONC.

SCALE: N.T.S.

4

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER — STEPHANIA ANN — No. 45... — STRUCTURAL — STATE OF CALIFORNIA

Date Signed
05/03/2024

7898 LA JOLLA VISTA DRIVE
LA JOLLA CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS CONCRETE

S0.11

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

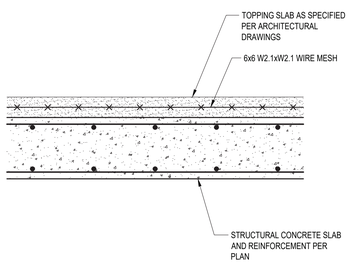
APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

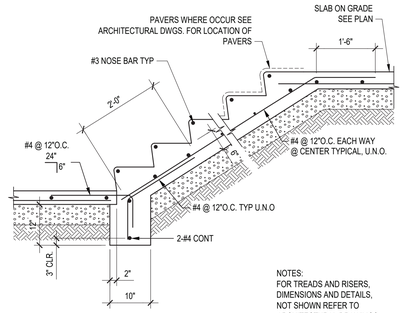
Development Project Manager



TOPPING SLAB WIRE MESH SPECS

SCALE: N.T.S.

13

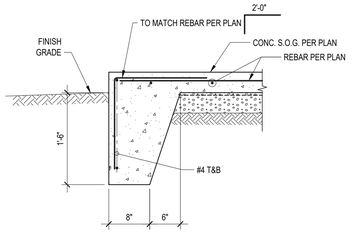


NOTES:
FOR TREADS AND RISERS, DIMENSIONS AND DETAILS, NOT SHOWN REFER TO ARCHITECTURAL DRAWINGS.

STAIR ON GRADE DETAIL

SCALE: N.T.S.

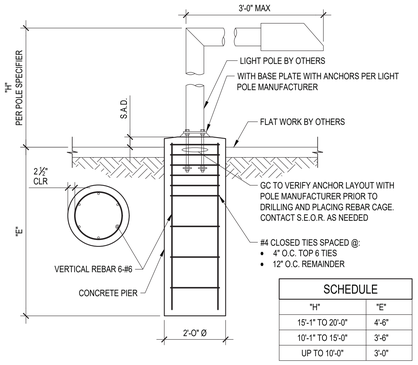
9



SLAB ON GRADE EDGE DETAIL

SCALE: N.T.S.

5

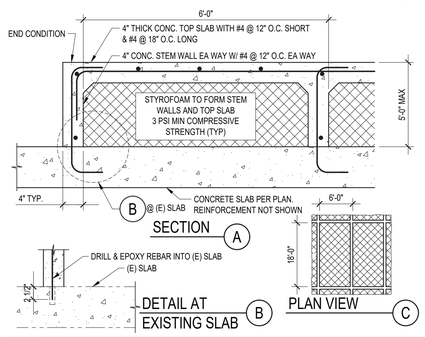


SCHEDULE	
"H"	"E"
15'-1" TO 20'-0"	4'-6"
10'-1" TO 15'-0"	3'-6"
UP TO 10'-0"	3'-0"

LIGHT POLE FOOTING

SCALE: N.T.S.

1

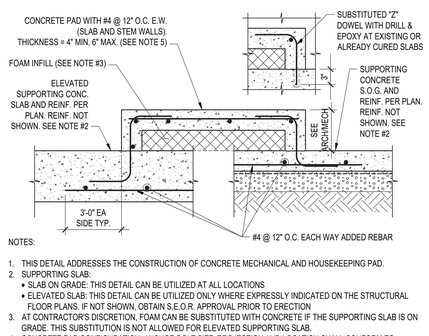


NOTES:
1. PROVIDE BUILD UP SLAB WHERE SPECIFIED ON PLANS
2. MAX. LL = 100 PSF. DO NOT USE AT FIRE TRUCK LANES OR ANY AREA SUBJECT TO TRUCK LOADING. CONTACT S.E.O.R.

TYP. BUILT UP SLAB

SCALE: N.T.S.

14

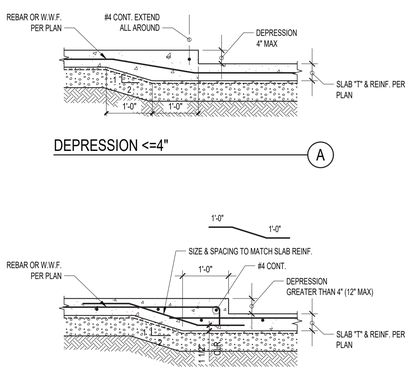


NOTES:
1. THIS DETAIL ADDRESSES THE CONSTRUCTION OF CONCRETE MECHANICAL AND HOUSEKEEPING PAD.
2. SUPPORTING SLAB:
   • SLAB ON GRADE: THIS DETAIL CAN BE UTILIZED AT ALL LOCATIONS
   • ELEVATED SLAB: THIS DETAIL CAN BE UTILIZED ONLY WHERE EXPRESSLY INDICATED ON THE STRUCTURAL FLOOR PLANS. IF NOT SHOWN, OBTAIN S.E.O.R. APPROVAL PRIOR TO ERECTION
3. AT CONTRACTOR'S DISCRETION, FOAM CAN BE SUBSTITUTED WITH CONCRETE IF THE SUPPORTING SLAB IS ON GRADE. THIS SUBSTITUTION IS NOT ALLOWED FOR ELEVATED SUPPORTING SLAB.
4. CONCRETE PAD CONFIGURATION, ANCHOR BOLT SIZE, PROJECTION AND LOCATION SHALL CONFORM TO EQUIPMENT MANUFACTURER'S REQUIREMENTS.
5. THICKEN PAD AS REQUIRED FOR HOLD-DOWN ANCHOR EMBEDMENT.

MECH. PAD FOR LIGHT EQUIPMENT

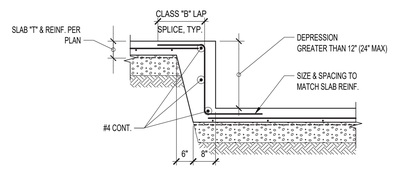
SCALE: N.T.S.

10



DEPRESSION <=4" A

DEPRESSION >4" & <=12" B

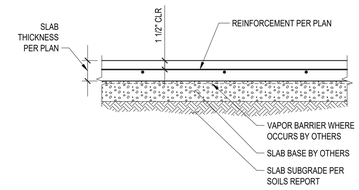


DEPRESSION >12" & <=24" C

TYPICAL SLAB ON GRADE

SCALE: N.T.S.

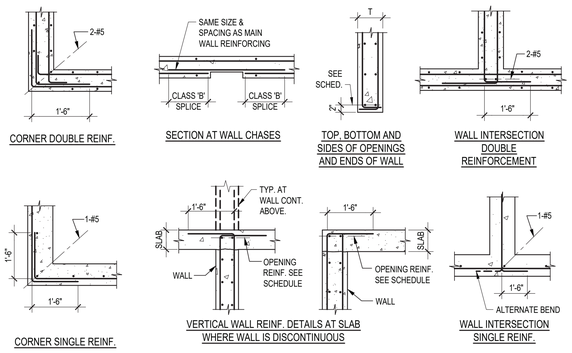
2



NOTES:
1. IF SLAB ON GRADE BASE IS NOT SPECIFIED ON CONSTRUCTION DOCUMENTS, GC SHALL PROVIDE ADEQUATE BASE AS NEEDED FOR SLAB CURING

NOTES:		
WHERE REINFORCING IS NOT SHOWN OTHERWISE ON SECTIONS, DETAILS OR WALL ELEVATIONS.		
MINIMUM REINFORCEMENT IN CONCRETE WALLS		
WALL THICKNESS "T"	REINFORCING EACH WAY	OPENING REINF.
6"	#4 @ 12" @ C.L.	1-#5
8"	#4 @ 10" @ C.L.	2-#5
10"	#4 @ 16" E.F.	2-#5
12"	#4 @ 12" E.F.	2-#5
14"	#4 @ 12" E.F.	2-#7
16"	#5 @ 15" E.F.	2-#7
18"	#5 @ 14" E.F.	2-#8
20"	#5 @ 12" E.F.	2-#8

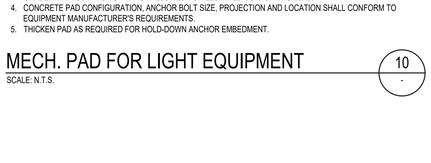
NOTES:
1. FOR PLACEMENT OF VERTICAL BARS RELATIVE TO HORIZONTAL BARS, SEE REINFORCING NOTES IN GENERAL NOTES.
2. MAXIMUM OPENING 8'-0".



TYPICAL CONCRETE WALL DETAILS

SCALE: N.T.S.

15



TRENCH DRAIN DETAIL

SCALE: N.T.S.

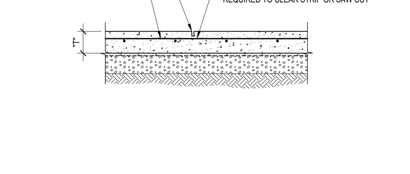
11

DEPRESSION >12" & <=24" C

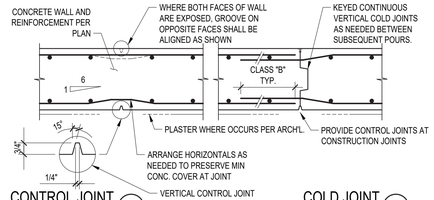
SLAB ON GRADE DEPRESSION

SCALE: N.T.S.

7



CONTROL JOINT (WHERE CONTINOUS POUR IS USED) A

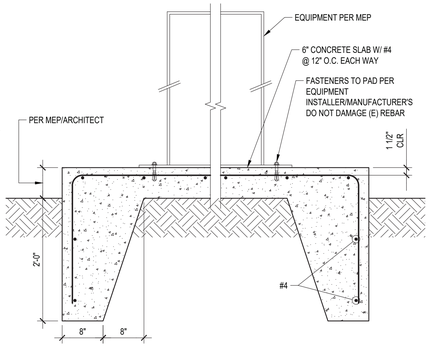


NOTES:
1. CONTROL JOINTS SHALL BE PLACED TO HELP REDUCE RANDOM SHRINKAGE CRACKING ON THE EXPOSED FACE OF CONCRETE WALLS, WITH OR WITHOUT PLASTER. PLASTERED WALL SHOULD HAVE REVEALS IN CORRESPONDENCE TO THE CONTROL JOINTS. OBTAIN REVEAL IN PLASTER DETAIL FROM PROJECT ARCHITECT
2. VERIFY LAYOUT WITH AND OBTAIN APPROVAL FROM PROJECT ARCHITECT PRIOR TO PLACING RUSTICATION STRIPS IN THE FORMORK
3. OBTAIN APPROVAL FROM BOTH ARCHITECT AND ENGINEER OF RECORD WHEN THE WALL IS A SHEAR WALL

VERTICAL JOINTS ON CONC. WALL

SCALE: N.T.S.

16



EQUIPMENT CONC. PAD ON GRADE

SCALE: N.T.S.

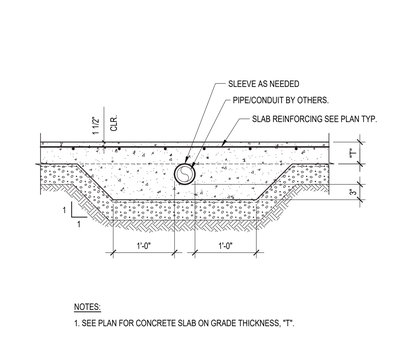
12

DEPRESSION >12" & <=24" C

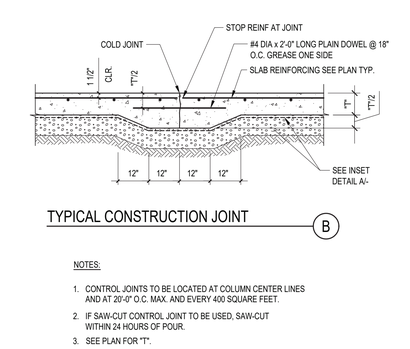
TYP. PIPE THRU SLAB ON GRADE

SCALE: N.T.S.

8



NOTES:
1. SEE PLAN FOR CONCRETE SLAB ON GRADE THICKNESS, "T".



TYPICAL CONSTRUCTION JOINT B

NOTES:
1. CONTROL JOINTS TO BE LOCATED AT COLUMN CENTER LINES AND AT 20'-0" O.C. MAX. AND EVERY 400 SQUARE FEET.
2. IF SAW-CUT CONTROL JOINT TO BE USED, SAW-CUT WITHIN 24 HOURS OF POUR.
3. SEE PLAN FOR "T".

JOINTS AT SLAB ON GRADE

SCALE: N.T.S.

4

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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER
SUSANNA KARR
No. 45
STRUCTURAL
STATE OF CALIFORNIA

Date Signed
05/03/2024

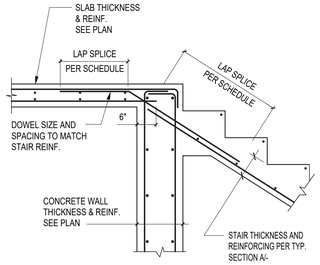
7686 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

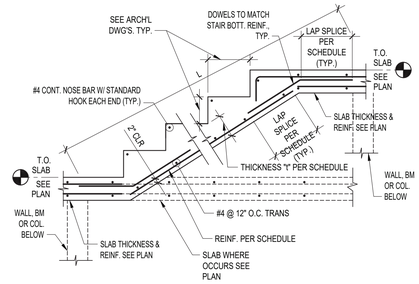
PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS CONCRETE

S0.12

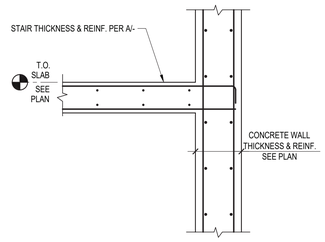


TYP. TOP OF STAIR TO WALL SECTION — C

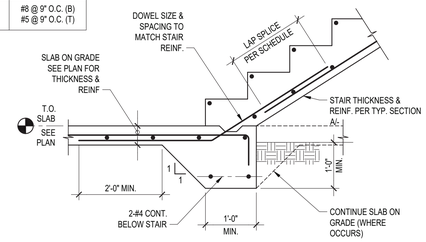


TYP. STAIR/LANDING SECTION — A

CONC STAIR SCHEDULE		
L (FT)	t (IN)	REINF.
10'-0" MAX.	5"	#5 @ 10" O.C.
16'-0" MAX.	8"	#7 @ 9" O.C. (B) #5 @ 12" O.C. (T)
23'-3" MAX.	12"	#6 @ 9" O.C. (B) #5 @ 9" O.C. (T)



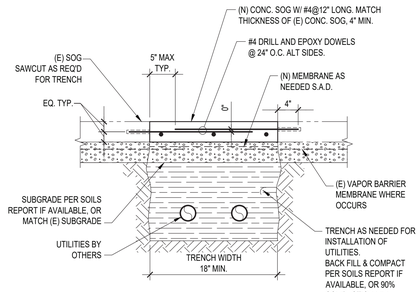
TYP. STAIR/LANDING TO WALL SECTION — D



TYP. STAIR TO SLAB ON-GRADE SECTION — B

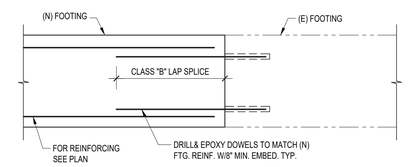
TYP. CONCRETE STAIR DETAILS

SCALE: N.T.S. — 2



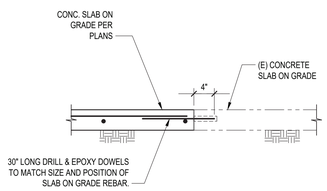
TRENCH CUT IN (E) CONC. SLAB ON GRADE — 7

SCALE: N.T.S.



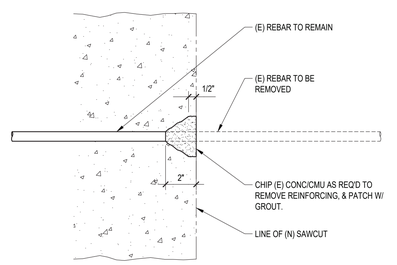
TYP. (N) FTG TO (E) FTG — 3

SCALE: N.T.S.



TYP. (N) S.O.G. TO (E) S.O.G. — 8

SCALE: N.T.S.



TYP. BAR TERMINATION — 4

SCALE: N.T.S.

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

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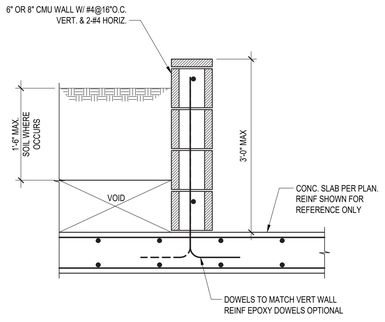
7856 LA JOLLA VISTA DRIVE
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PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS CONCRETE

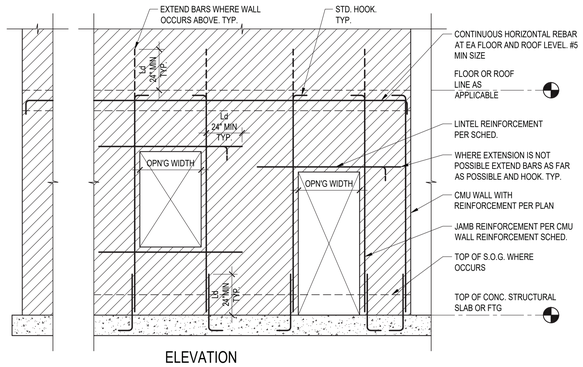
S0.13



TYP. PLANTER-STEM WALL DETAIL

17

SCALE: N.T.S.

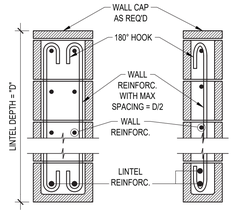


ELEVATION

TYP. MINIMUM REINFORCING AT CMU WALL OPENINGS & LINTEL DETAIL

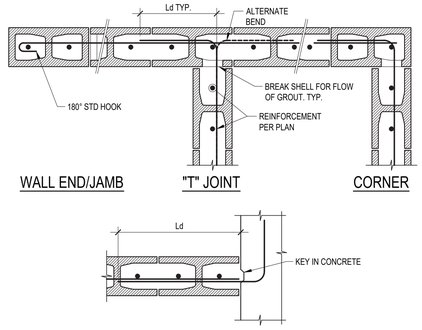
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SCALE: N.T.S.



LINTEL REINFORCEMENT SCHEDULE

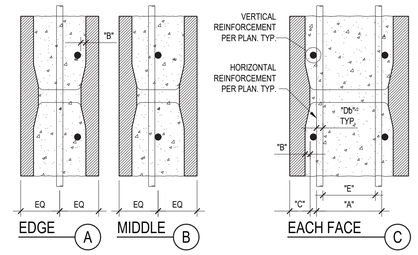
OPN'G WIDTH	MIN. DEPTH "D"	REINFORCEMENT
UP TO 5'-0"	12"	2-#4
5'-1" TO 7'-0"	18"	2-#5
7'-1" TO 10'-0"	24"	2-#6



"T" JOINT @ CONC. WALL

ONE LAYER OF REBAR

B



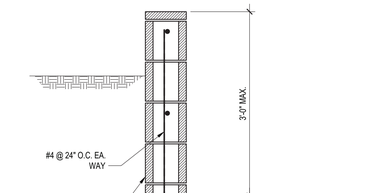
A = MIN. CLEAR SPACING AT VERT. REINF. = 1 1/2" OR 1 1/2 x "Db" WHICHEVER IS LARGER
B = 1/2" MIN.
C = MIN. CLEAR COVER:
- EXPOSED TO EARTH/WEATHER: 1 1/2" FOR #5 OR SMALLER, 2" FOR #6 OR LARGER
- NOT EXPOSED TO EARTH/WEATHER: 1 1/2"

"Db" = DIAMETER OF LARGER BAR
E = MIN. CLEAR SPACING AT HORIZ. REINF. = 1" OR "Db" WHEREVER IS LARGER

TYP. REINF. PLACEMENT IN CMU

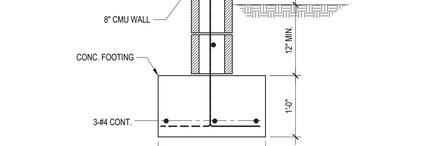
1

SCALE: N.T.S.



PLAN

C



ELEVATION - BOTTOM A ELEVATION - TOP B

CMU PILASTER

18

SCALE: N.T.S.

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

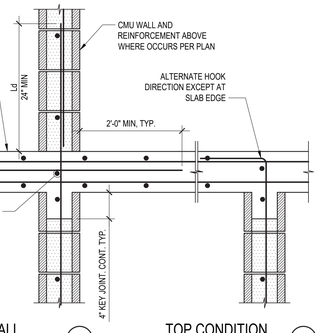
APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager



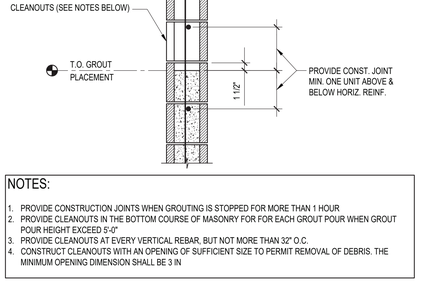
PLAN

SECTION A

EMBEDDED BOLTS

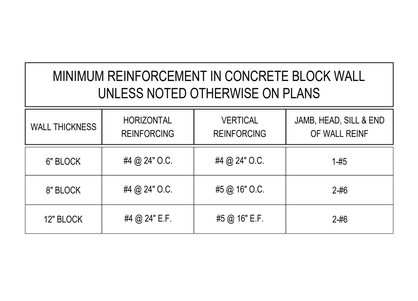
10

SCALE: N.T.S.



TWO LAYERS OF REBAR

A



CMU END AND INTERSECTION DET.

6

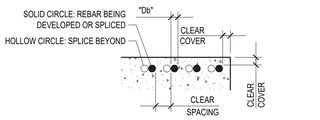
SCALE: N.T.S.

HOOK ARRANGEMENT AT WALL END

2

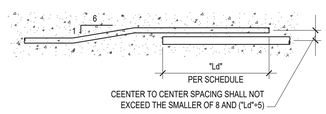
SCALE: N.T.S.

BAR GRADE 60	STANDARD HOOK GEOMETRY FOR LONGITUDINAL REBAR				STANDARD HOOK GEOMETRY FOR STIRRUPS, TIES, AND HOOKS			
TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BENDING DIAMETER	STRAIGHT EXTENSION ℓ_{ext}	TYPE OF STANDARD HOOK	BAR SIZE	MIN. INSIDE BENDING DIAMETER	STRAIGHT EXTENSION ℓ_{ext}	TYPE OF STANDARD HOOK
90° HOOK	#3 THRU #8	$6d_b$	$12d_b$	90°, DIA, ℓ_{ext}, ℓ_{dh}	#3 THRU #5	$4d_b$	GREATER OF 6d= AND 2½"	90°, DIA, ℓ_{ext}
	#9 THRU #11	$8d_b$			#6 THRU #8	$6d_b$		
135° HOOK	NA				#3 THRU #5	$4d_b$	$6d_b$	135°, DIA, ℓ_{ext}
					#6 THRU #8	$6d_b$		
180° HOOK	#3 THRU #8	$6d_b$	GREATER OF 4d= AND 2½"	180°, DIA, ℓ_{ext}, ℓ_{dh}	#3 THRU #5	$6d_b$	GREATER OF 4d= AND 2½"	180°, DIA, ℓ_{ext}
	#9 THRU #11	$8d_b$	$4d_b$		#6 THRU #8	$6d_b$		



CLEAR COVER & CLEAR SPACING

A



CEENTER TO CENTER SPACING SHALL NOT EXCEED THE SMALLER OF 8 AND ("Ld"+5)

OFFSET, DEVEL./TENSION LAP SPLICE "Ld"

B

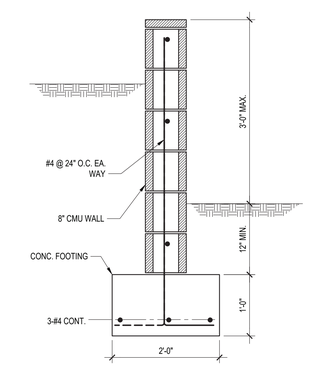
CMU BLOCK SIZE		DEVELOPMENT LENGTH / LAP SPLICE "Ld" OF LONGITUDINAL REBAR (IN)											
		6" BLOCK						8" BLOCK					12" BLOCK
BAR PLACEMENT		EDGE/ONE SIDE			MIDDLE			EDGE/ONE SIDE			MIDDLE		EACH FACE
"Db" (IN)	f'm CMU (PSI)	1,900	2,500	3,000	1,900	2,500	3,000	1,900	2,500	3,000	1,900	2,500	3,000	1,900	2,500	3,000	1,900	2,500	3,000
0.375	REBAR #3	17	15	14	12	12	12	15	13	12	12	12	12	15	13	12	15	13	12
0.500	REBAR #4	30	26	24	20	17	16	26	23	21	14	12	12	26	23	21	26	23	21
0.625	REBAR #5	47	41	28	32	28	26	40	35	32	22	20	18	40	35	32	40	35	32
0.750	REBAR #6	88	77	70	64	56	51	75	66	60	43	38	34	75	66	60	75	66	60
0.875	REBAR #7	119	104	95	92	81	74	102	89	81	61	53	49	102	89	81	102	89	81
1.000	REBAR #8	179	156	143	149	130	118	154	134	123	96	84	76	154	134	123	154	134	123
1.128	REBAR #9	228	199	182	203	177	162	196	171	156	128	111	102	196	171	156	196	171	156

NOTES:
1. LENGTHS SHOWN ARE FOR GRADE 60 UNCOATED BARS.
   A. GRADE OF STEEL: WHERE REBAR WITH HIGHER STRENGTH IS SPECIFIED OR APPROVED AS A SUBSTITUTION, THE SPLICES PER TABLE ABOVE SHALL BE INCREASED PROPORTIONALLY TO THE HIGHER STRENGTH. FOR EXAMPLE, FOR GRADE 80, THE LENGTHS SHALL BE MULTIPLIED BY 80/60 = 1.33.
   B. EPOXY COATING: SCHEDULED LENGTHS APPLY TO UNCOATED OR ZINC COATED (GALVANIZED) REBAR. IF EPOXY COATING IS SPECIFIED, SCHEDULED VALUED SHALL BE MULTIPLIED BY 1.5.
2. WHERE REBAR OF DIFFERENT SIZE ARE DEVELOPED OR LAP SPLICED, DEVELOPMENT LENGTH OR LAP SPLICE SHALL BE THE "Ld" OF LARGER BAR.
3. BAR BUNDLES ARE NOT ALLOWED.
4. HOOKED BARS: DEVELOPMENT LENGTH "Ldh" SHALL BE EQUAL TO 13 x "Db".
5. FOR INTERMEDIATE f'm VALUES, USE "Ld" FOR THE LOWER f'm.

DEVELOPMENT AND SPLICE OF REBAR IN MASONRY

3

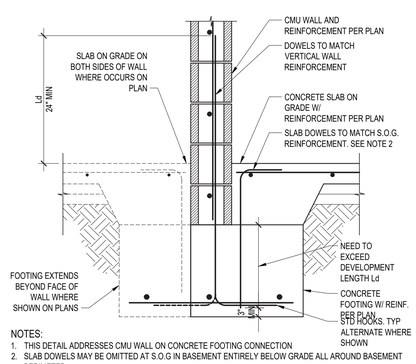
SCALE: N.T.S.



TYP. SITE PLANTER DETAIL

20

SCALE: N.T.S.



NOTES:
1. THIS DETAIL ADDRESSES CMU WALL ON CONCRETE FOOTING CONNECTION
2. SLAB DOWELS MAY BE OMITTED AT S.O.G IN BASEMENT ENTIRELY BELOW GRADE ALL AROUND BASEMENT PERIMETER

BEARING CMU - FOUNDATION

16

SCALE: N.T.S.

CONT. WALL A TOP CONDITION B

BEARING CMU - SECTION AT SLAB

12

SCALE: N.T.S.

NOTES:
1. PROVIDE CONSTRUCTION JOINTS WHEN GROUTING IS STOPPED FOR MORE THAN 1 HOUR
2. PROVIDE CLEANOUTS IN THE BOTTOM COURSE OF MASONRY FOR FOR EACH GROUT POUR WHEN GROUT POUR HEIGHT EXCEED 5'-0"
3. PROVIDE CLEANOUTS AT EVERY VERTICAL REBAR, BUT NOT MORE THAN 32" O.C.
4. CONSTRUCT CLEANOUTS WITH AN OPENING OF SUFFICIENT SIZE TO PERMIT REMOVAL OF DEBRIS. THE MINIMUM OPENING DIMENSION SHALL BE 3 IN

HORIZONTAL CONSTRUCTION JOINT AND CLEANOUTS

8

SCALE: N.T.S.

MINIMUM REINFORCEMENT IN CONCRETE BLOCK WALL UNLESS NOTED OTHERWISE ON PLANS

WALL THICKNESS	HORIZONTAL REINFORCING	VERTICAL REINFORCING	JAMB, HEAD, SILL & END OF WALL REINF
6" BLOCK	#4 @ 24" O.C.	#4 @ 24" O.C.	1-#5
8" BLOCK	#4 @ 24" O.C.	#5 @ 16" O.C.	2-#6
12" BLOCK	#4 @ 24" E.F.	#5 @ 16" E.F.	2-#6

BLOCK WALL REINF. SCHEDULE

4

SCALE: N.T.S.

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f: 213/ 239 9699
LFA Job no. 23078

No. 4540 — REGISTERED PROFESSIONAL ENGINEER — SUSANNA KANG — STRUCTURAL — STATE OF CALIFORNIA

Date Signed
05/03/2024

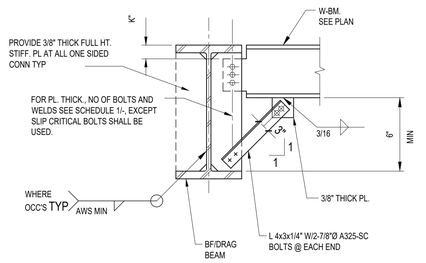
7898 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS
MASONRY

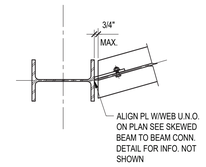
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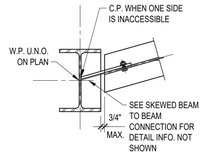
BEAM TO BRACED BEAM CONN.

SCALE: N.T.S.

17



PLAN A



PLAN B

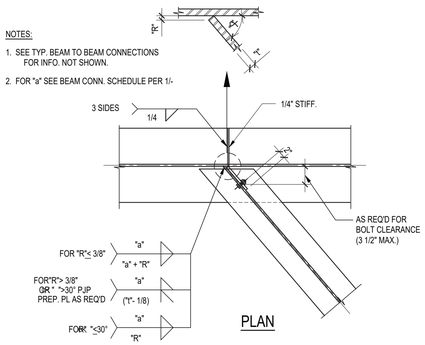
NOTES:
1. SIMILAR CONDITIONS APPLY FOR BEAMS ON BOTH SIDE OF COL.

SKEWED BEAM TO COLUMN CONN.

SCALE: N.T.S.

13

NOTES:
1. SEE TYP. BEAM TO BEAM CONNECTIONS FOR INFO. NOT SHOWN.
2. FOR "a" SEE BEAM CONN. SCHEDULE PER 1/-

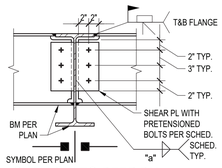


PLAN

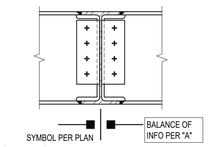
SKEWED BEAM TO BEAM CONN.

SCALE: N.T.S.

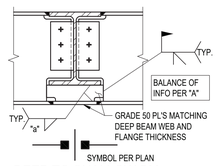
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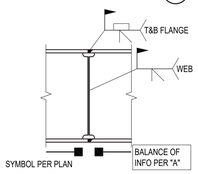
SHALLOW TO DEEP BM A



SAME SIZE BM B

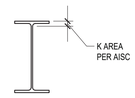


DEEP TO SHALLOW BM C



BM SPLICE D

NOTES:
1. BEAM PREP AND WELDED JOINT TO COMPLY WITH PRE-QUALIFIED AWS AND AISC DETAILING REQUIREMENTS
2. FIELD WELD CONNECTION PLATES WHERE (N) MEMBERS CONNECT TO (E) MEMBERS.
3. AT W6 BEAMS PROVIDE 1 7/8" SPACING BETWEEN BOLTS
4. ALL HOLES SHALL BE STANDARD HOLES
5. OBTAIN APPROVAL FROM PROJECT ARCHITECT FOR ADDED ERECTION PLATES AND BOLTS AT ARCHITECTURALLY EXPOSED STRUCTURAL STEEL

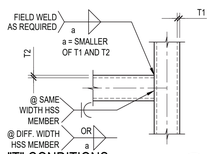


BEAM CONNECTION SCHEDULE				
BEAM/ GIRDER	CONNECTION BOLT - A325X			
	NO. OF BOLTS	SIZE OF BOLTS	PLATE THICK. "t"	WELD SIZE "a", "b"
W6	2 (3)	5/8"Ø	3/8"	5/16"
W8, W10	2	7/8"Ø	3/8"	5/16"
W12, W14	3	7/8"Ø	3/8"	3/8"
W16, W18	4	7/8"Ø	1/2"	3/8"
W21	5	7/8"Ø	1/2"	3/8"
W24	6	7/8"Ø	1/2"	3/8"
W27	7	7/8"Ø	1/2"	3/8"
W30	8	7/8"Ø	5/8"	3/8"
W33	9	7/8"Ø	5/8"	3/8"
W36	10	7/8"Ø	5/8"	3/8"

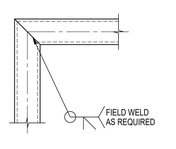
BEAM CONNECTION SCHEDULE

SCALE: N.T.S.

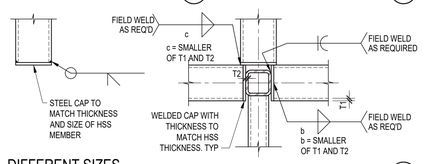
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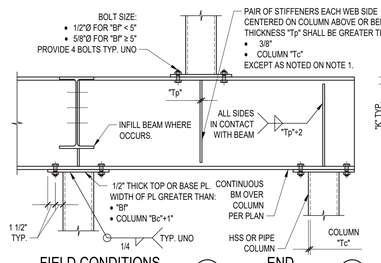
"T" CONDITIONS A



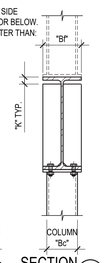
CORNER CONDITIONS C



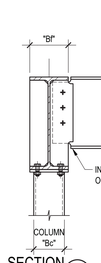
DIFFERENT SIZES B



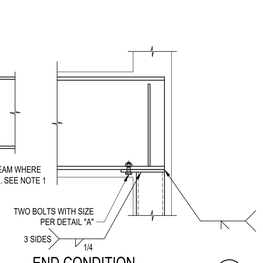
FIELD CONDITIONS A



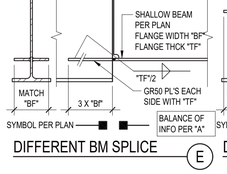
SECTION C



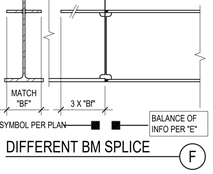
SECTION D



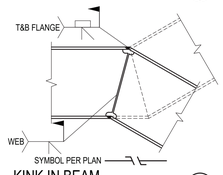
END CONDITION REDUCED PL (2) E



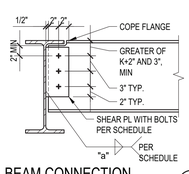
DIFFERENT BM SPLICE E



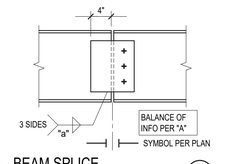
DIFFERENT BM SPLICE F



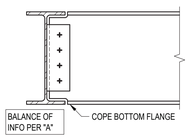
KINK IN BEAM G



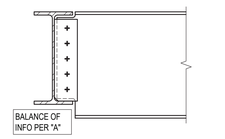
BEAM CONNECTION A



BEAM SPLICE B



BM TO SAME SIZE BM C

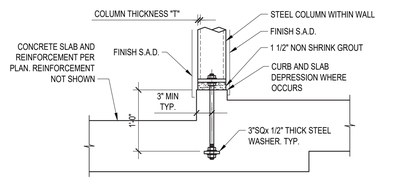


DEEP TO SHALLOW BM D

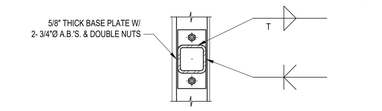
HSS MEMBERS CONNECTION

SCALE: N.T.S.

18



SECTION B



PLAN VIEW A

B. PL ON PODIUM SLAB CURB

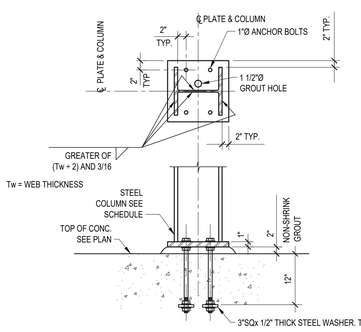
SCALE: N.T.S.

19

HSS AND PIPE COLUMN TO WF BEAM CONNECTIONS

SCALE: N.T.S.

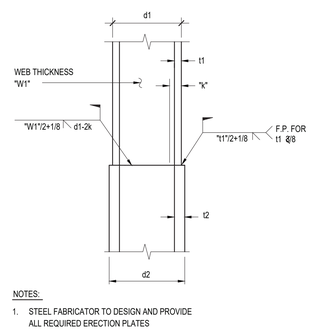
10



TYP. Wx BASE PLATE DETAIL

SCALE: N.T.S.

15

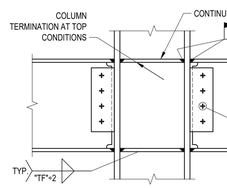


NOTES:
1. STEEL FABRICATOR TO DESIGN AND PROVIDE ALL REQUIRED ERECTION PLATES
2. FOR FINISH SURFACES AT COLUMN ENDS- SEE AISC 'CODE OF STANDARD PRACTICE'

TYP. COL. SPLICE

SCALE: N.T.S.

11



SAME SIZE BM A

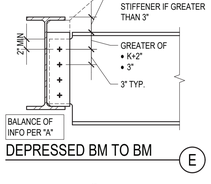
BALANCE OF INFO PER "A"

DIFFERENT SIZE BM B

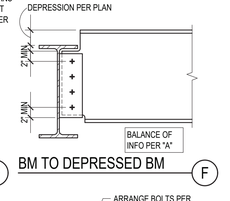
BM TO CLN FLANGE RIGID CONN.

SCALE: N.T.S.

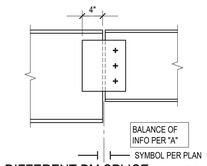
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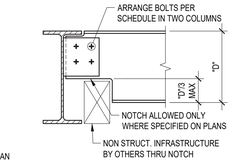
DEPRESSED BM TO BM E



BM TO DEPRESSED BM F



DIFFERENT BM SPLICE G

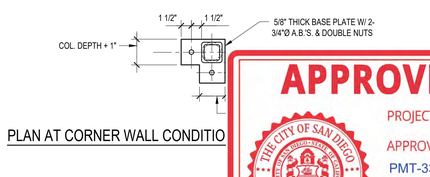


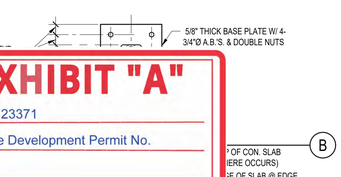
NOTCH AT BM H

TYP. BEAM TO BEAM CONNECTION

SCALE: N.T.S.

3



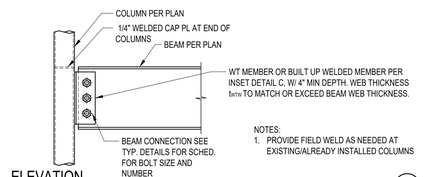


NOTES:
1. AT EDGE CONDITIONS, A MIN 4" CONCRETE COVER ALL AROUND THE BASE PLATE SHALL BE PROVIDED

ISOLATED HSS-PIPE COL. BASE PL

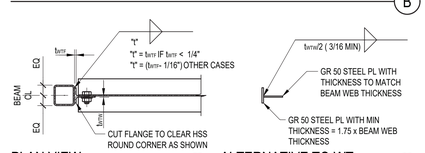
SCALE: N.T.S.

16



ELEVATION B

NOTES:
1. PROVIDE FIELD WELD AS NEEDED AT EXISTING/INSTALLED COLUMNS



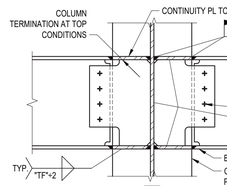
PLAN VIEW A

ALTERNATIVE TO WT C

TYP. BEAM TO HSS-TS COLUMN

SCALE: N.T.S.

12



BM TO COLUMN WEB A

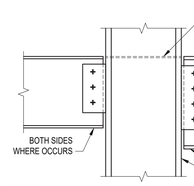
BALANCE OF INFO PER "A"

BM TO COLUMN WEB B

BM TO CLN WEB RIGID CONN.

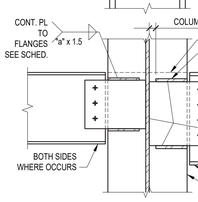
SCALE: N.T.S.

8



PLATE, BOLTS, AND WELD TO COLUMN FLANGE, SAME AS "TYP. BEAM TO BEAM CONNECTION - BM CONNECTION"

BM TO COLUMN FLANGE A



PLATE, BOLTS, AND WELD TO COLUMN FLANGE, SAME AS "TYP. BEAM TO BEAM CONNECTION - BM CONNECTION"

BM TO COLUMN WEB B

TYP. BEAM TO WF COLUMN

SCALE: N.T.S.

4

APPROVED EXHIBIT "A"
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER
STEPHANIA KAM
No. 45
STRUCTURAL
STATE OF CALIFORNIA

Date Signed
05/03/2024

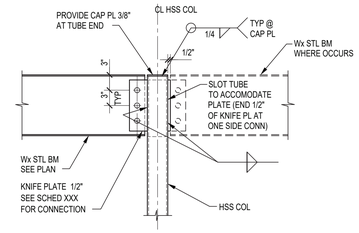
7656 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS STEEL

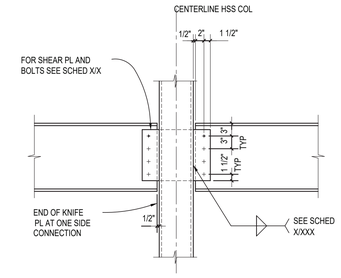
S0.31



Wx BM TO HSS COLUMN CONNECTION DETAIL AT ROOF

SCALE: NTS

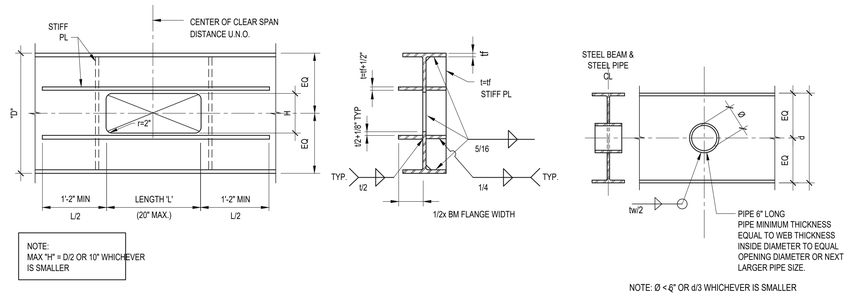
1 -



Wx BEAM TO HSS COL. CONN. DETAIL

SCALE: NTS

2 -



RECTANGULAR OPENING — A

CIRCULAR OPENING — B

OPENING IN STEEL BEAM

SCALE: N.T.S.

3 -

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

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LFA Job no. 23078

SOPHANNA LAM No. 45[illegible] REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA

Date Signed
05/03/2024

7856 LA JOLLA VISTA DRIVE LA JOLLA CA 92037

PC RESUBMITTAL 08/30/2024

PC RESUBMITTAL 02/07/2025

TYPICAL DETAILS STEEL

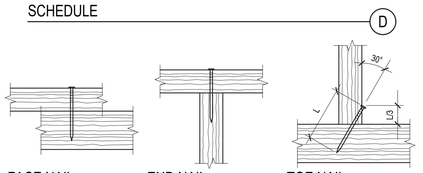
S0.32

NAILING SCHEDULE	
CONNECTION	NAILING
POST TO PIER PAD	3-16d TOE NAIL or 4-8d TOE NAIL
GIRDER TO POST	3-16d TOE NAIL or 4-8d TOE NAIL
JOIST TO SILL OR GIRDER	3-8d TOE NAIL
BRIDGING TO JOIST	2-8d TOE NAIL EACH END
JOIST TO BLOCKING	16d END NAIL T&B OF EACH JOIST
RIM JOIST TO JOISTS	16d END NAIL T&B OF EACH JOIST
RIM JOIST TO SILL	16d TOE NAIL @ 16
FLOOR JOIST LAP @ BEARING	2-16d FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d FACE NAIL @ 16
TOP PLATE TO STUD	2-16d END NAIL
STUD TO SOLE PLATE	2-16d END NAIL, OR 4-8d TOE NAIL
DOUBLED STUDS	16d FACE NAIL @ 12
DOUBLE TOP PLATES, LAP SPLICE	24-10d
TOP PLATES, LAPS AND INTERSECTIONS	2-10d FACE NAIL
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d TOENAIL
RIM JOIST TO TOP PLATE	8d TOENAIL @ 16
CONTINUOUS HEADER, TWO PIECES	16d @ 16 ALONG EACH EDGE
CEILING JOIST TO PLATE	3-8d TOE NAIL
CONTINUOUS HEADER TO STUD	4-8d TOE NAIL
CEILING JOISTS, LAP OVER PARTITIONS	3-16d FACE NAIL
CEILING JOIST TO PARALLEL RAFTER	3-16d FACE NAIL
RAFTER TO RIDGE	3-8d
RAFTER TIES, 2" LUMBER	3-16d FACE NAIL
RAFTER TIES, 1" LUMBER	5-8d FACE NAIL
RAFTER TO PLATE	3-8d TOE NAIL
1"X4" MIN. BRACE TO EACH STUD AND PLATE	2-8d FACE NAIL
BUILT-UP CORNER STUDS	16d @ 12

NOTES:

1. PROVIDE NAILING PER THIS SCHEDULE U.N.O. ON PLANS OR DETAILS
2. ALTERNATIVELY TO THIS SCHEDULE, NAILING PER "FASTENING SCHEDULE" PER LATEST EDITION OF CALIFORNIA BUILDING CODE CAN ALSO BE USED

SCHEDULE (D)



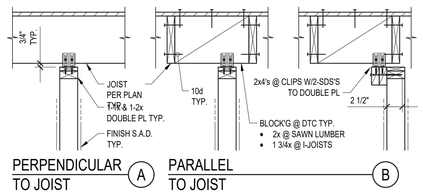
FACE NAIL (A) END NAIL (B) TOE NAIL (C)

NAILING SCHEDULE — 18

SCALE: N.T.S.

INDICATES SIMPSON DTC CLIP (IAPMO ER 124, COLA RR25489) WITH SPACING PER SCHEDULE
CONNECT WITH 4-#8 WOOD SCREWS AT THE BASE AND 2-#8 WOOD SCREWS AT THE SLOTS. INSTALL PER MANUFACTURER'S SPECS

DTC CLIP MAX SPACING		
MAX WALL HEIGHT	SINGLE LAYER OF GYPBOARD EA FACE	MAX DOUBLE LAYER OF GYPBOARD EA FACE OR SINGLE LAYER EA FACE AND TILES
UP TO 12'-0"	DTC @ 48" O.C.	DTC @ 32" O.C.
UP TO 16'-0"	DTC @ 32" O.C.	DTC @ 24" O.C.

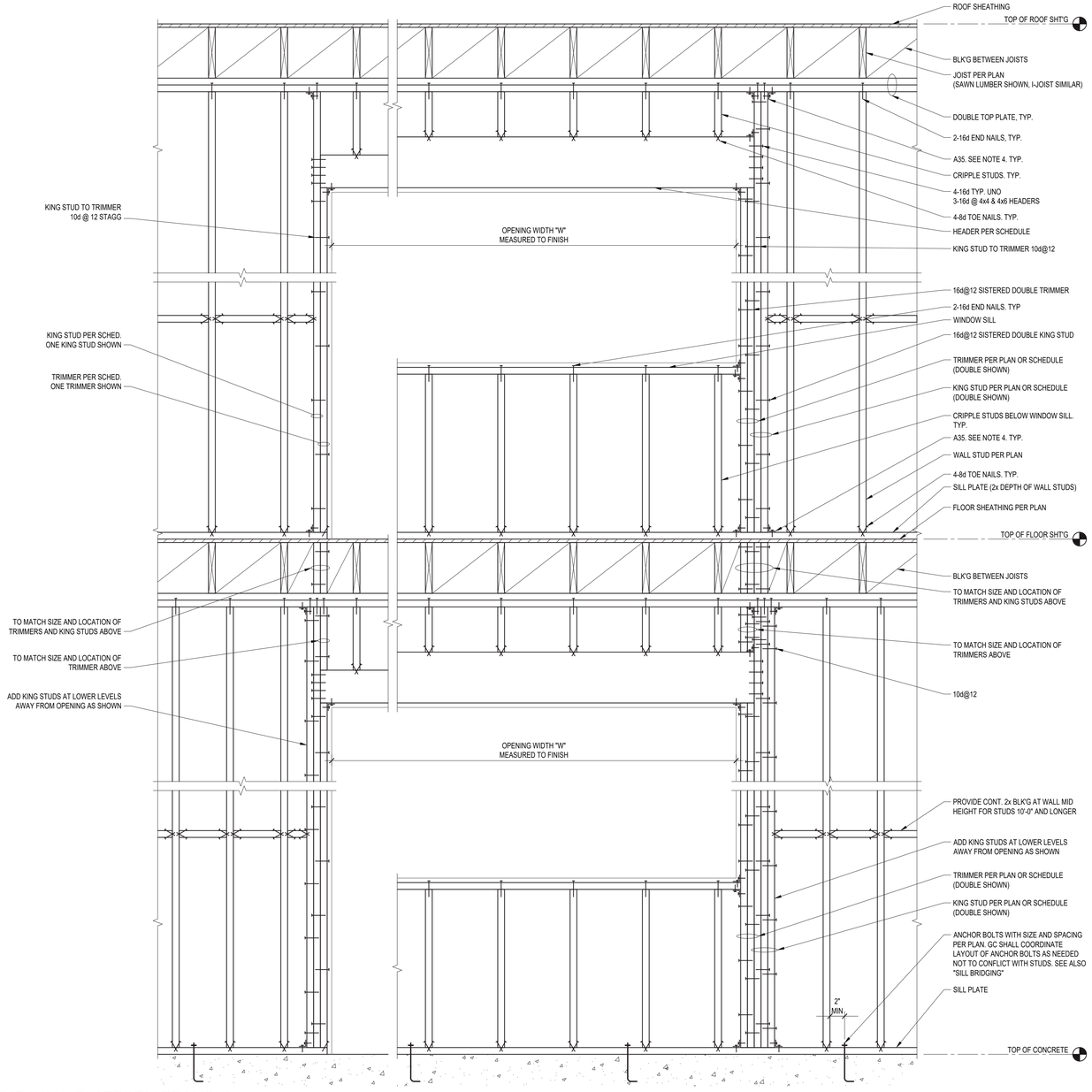


PERPENDICULAR TO JOIST (A) PARALLEL TO JOIST (B)

NOTES:
1. DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN LUMBER. SAWN LUMBER SHOWN.
2. FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM CLIP SPACING.

TOP CONN. NON BEARING WALL — 19 / -

SCALE: N.T.S.



STUD WALL PLATFORM FRAMING — 3 / -

SCALE: N.T.S.

TYP. MIN HEADER SIZE SCHEDULE UNO (7) (10)												
	NON BEARING			BEARING								
				EXT			INT x4			INT x6		
MAX OPN'G "W"	EXT	INT x4	INT x6	ROOF	FLOOR	P.A.	ROOF	FLOOR	P.A.	ROOF	FLOOR	P.A.
4'-0"	6x6	4x4	6x6	6x6	6x6	6x8	4x6	4x8	4x10	6x6	6x8	6x10
6'-0"	6x6	4x4	6x6	6x6	6x8	6x10	4x8	4x10	4x12	6x8	6x10	6x12
8'-0"	6x6	4x6	6x6	6x8	6x10	6x12	4x10	4x12	S412 (11)	6x10	6x12	S612 (11)

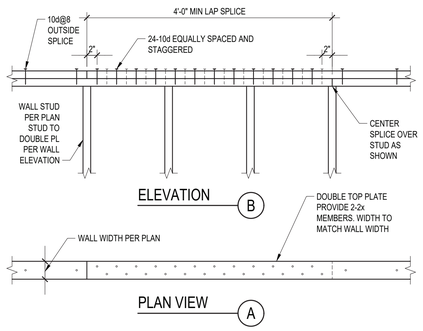
TYP. MIN NUMBER OF TRIMMERS AND KING STUDS SCHEDULE UNO (9)										
	BEARING								NON BEARING	
	SUPPORT RF & MAX 2 FLR'S				SUPPORT RF & 3 OR MORE FLR'S				ALL HEIGHTS	
	INT		EXT		INT		EXT		INT & EXT	
MAX OPN'G W"	TRMR	KS	TRMR	KS	TRMR	KS	TRMR	KS	TRMR	KS
6'-0"	1	1	1	1	1	2	1	1	1	1
8'-0"	SP	1	2	2	SP	2	2	3	1	1

PA = PUBLIC AREA RF = ROOF SP = SEE PLAN FLR = FLOOR INT = INTERIOR EXT = EXTERIOR TRMR = TRIMMER KS = KING STUD

NOTES:

1. THIS DETAIL ILLUSTRATES TYPICAL WALL FRAMING AND THEIR CONNECTIONS TO DOUBLE PLATE AND SILL, AS WELL AS FRAMING OF WINDOWS AND DOORS WITHIN WALLS. THE SCHEDULES ARE APPLICABLE FOR SINGLE STORY CONDITIONS OR MULTISTORY CONDITIONS WHERE WINDOWS AND DOORS ARE STACKED ACROSS BUILDING HEIGHT. WALL STUD SIZE AND SPACING, DOUBLE PLATE CONSTRUCTION, CONNECTIONS TO FLOOR, CONNECTIONS TO ROOF, AND CONNECTIONS TO CONCRETE, ARE SPECIFIED ELSEWHERE IN THE DRAWING SET.
2. THIS DETAIL IS APPLICABLE FOR BOTH FIRE TREATED OR NON FIRE TREATED CONSTRUCTION.
3. WALLS ARE BEARING WHEN ROOF OR FLOOR FRAMING LAND ON THEM. THE ROOF OR FLOOR JOISTS CAN BE PERPENDICULAR TO OR AT AN ANGLE OF BEARING WALLS. THE TYPICAL WALL FRAMING ELEVATION PER THIS DETAIL SHOWS A BEARING CONDITION.
4. SEE SHEAR WALL ELEVATION FOR ADDITIONAL REQUIREMENTS
5. AT INTERIOR WALLS ONLY A35 CLIPS CAN BE OMITTED AND SUBSTITUTED WITH 2-16d TOE NAILS
6. SEE PLANS FOR SPECIAL FRAMING REQUIREMENTS. PLATFORM FRAMING SHALL BE PROVIDED UNLESS BALLOON FRAMING IS CALLED OUT ON THE PLANS
7. HEADER SIZES SHOWN IN SCHEDULES ABOVE ARE MINIMUM HEADER SIZES APPLICABLE TO OPENINGS (WINDOWS AND/OR DOORS) STACKING ACROSS BUILDING HEIGHT. LARGER HEADED SIZE MAY BE SPECIFIED ON PLANS.
8. STUD HEIGHT LIMITATIONS:
   2x4 AT 16" O.C. NOT TO EXCEED 9 FEET.
   3x4 AT 16" O.C. NOT TO EXCEED 10 1/2 FEET.
   IF CALLED OUT STUD SIZES AT ANY GIVEN FLOOR LEVEL EXCEED THESE LIMITATIONS, CONTACT STRUCTURAL ENGINEER FOR CLARIFICATION.
9. UNO MORE STRINGENT SIZES ARE CALLED OUT ON PLANS, TRIMMERS AND KING STUDS SHALL BE SAME SIZE AS STUDS AT GIVEN FLOOR LEVEL.
10. FOLLOWING SUBSTITUTIONS FOR HEADERS ARE PERMITTED:
    2-2x4 FOR 4x4
    2-2x6 FOR 4x6
    2-2x8 FOR 4x8
11. S412 = 3.5x11.25 LVL, S612 = 5.25x11.25 LVL

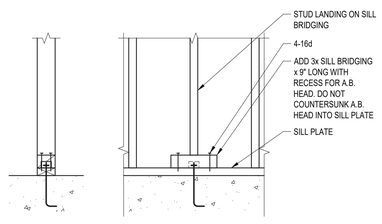
APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager



ELEVATION (B) PLAN VIEW (A)

TOP PLATE CONSTRUCTION AND SPLICE — 16 / -

SCALE: N.T.S.

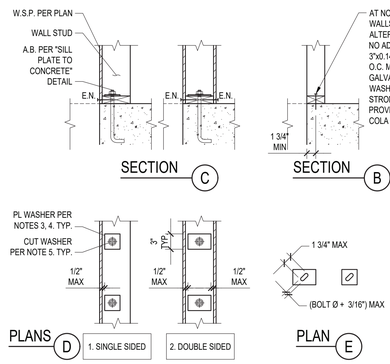


NOTES:

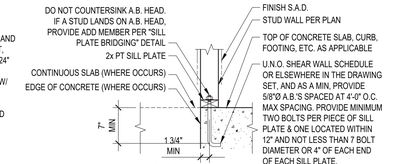
1. GENERAL CONTRACTOR SHALL COORDINATE ANCHOR BOLT PLACEMENT WITH STUD PLACEMENT AS NEEDED TO AVOID CONFLICTS BETWEEN STUDS AND ANCHOR BOLTS.
2. IN CASE CONFLICT AT FEW SPECIFIC LOCATIONS ARE UNAVOIDABLE, OR AS A FIX FOR A MISPLACED A.B. SILL BRIDGING PER THIS DETAIL MAY BE PROVIDED AT NO ADD COST TO CLIENT.

SILL PLATE BRIDGING — 12 / -

SCALE: N.T.S.



SECTION (C) SECTION (B) PLANS (D) 1. SINGLE SIDED 2. DOUBLE SIDED PLAN (E)



SECTION (A)

NOTES:

1. ALL SILL PLATES IN CONTACT WITH CONCRETE SHALL BE CONNECTED TO CONCRETE AS SHOWN.
2. IF THE WALL IS PART OF A SHEAR WALL, ADDITIONAL REQUIREMENTS APPLY. SEE "SHEAR WALL ELEVATION SCHEDULE AND DETAILS"
3. IF THE WALL IS SHEATHED WITH WOOD STRUCTURAL PANELS, PROVIDE ADDITIONAL PLATE WASHERS AS SHOWN
4. PLATE WASHER SHALL BE MIN 0.229" THICK, AND SHALL HAVE SIZE THAT MEETS DIMENSION REQUIREMENTS PER INSET DETAILS "D".
5. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
6. SIMPSON BPS BEARING PLATES MAY BE UTILIZED AS FOLLOWS:
   • 3x3 FOR SINGLE SIDED AND x4 DOUBLE SIDED WALLS
   • 3x4 1/2 FOR DOUBLE SIDED WALLS ON x6 SILL

WALL SILL PLATE TO CONCRETE CONNECTION — 4 / -

N.T.S.

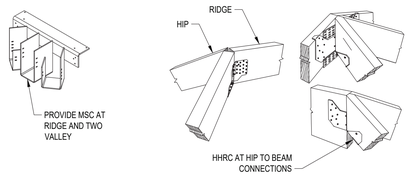
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LFA Job no. 23078
REGISTERED PROFESSIONAL ENGINEER SUSANNA LAM No. 45 STRUCTURAL ENGINEER STATE OF CALIFORNIA
Date Signed 05/03/2024
7866 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL 08/30/2024

PC RESUBMITTAL 02/07/2025

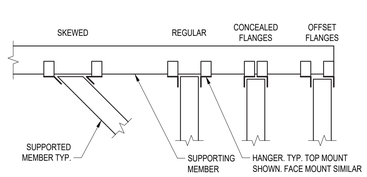
TYPICAL DETAILS STEEL

S0.41

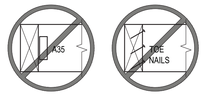


MULTI SEAT G

HIP-RIDGE F



CONFIGURATIONS - PLAN VIEW H



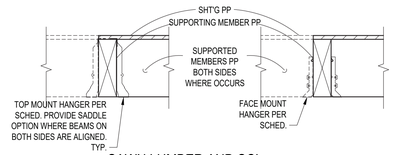
SEE NOTE 3

NOTES:

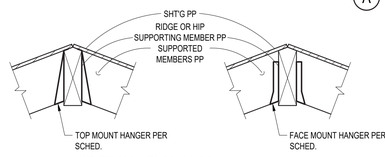
1. ALL HANGERS SHALL BE PER SIMPSON STRONGTIE
2. SUPPORTING MEMBERS AND SUPPORTED MEMBERS SHALL INCLUDE JOISTS, RAFTERS, PURLINS, AND BEAMS.
3. HANGERS SHALL BE ALWAYS USED TO CONNECT SUPPORTED MEMBERS TO SUPPORTING MEMBERS. A35'S, ANGLES, OR TOE NAILS, SHALL NOT BE ALLOWED UNLESS OTHERWISE NOTED ON PLAN OR ELSEWHERE IN THE SET.
4. TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION BASED ON AVAILABILITY FOR A GIVEN CONFIGURATION AND/OR THE MOST ECONOMICAL CHOICE.
5. FACE MOUNT HANGER WITH HIGHEST CAPACITY SHALL BE SELECTED FOR A GIVEN MEMBER SIZE. E.G. FOR A 2x10 USE LUS210, AND NOT LUS28, ETC.
6. HANGERS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS, SUCH AS BUT NOT LIMITED TO MIN THICKNESS FOR FASTENER EMBEDMENT, MIN EDGE DISTANCE, MIN SIZE OF HEADERS, ETC.
7. PROVIDE HANGERS WITH SKEWED, SLOPED, CONCEALED FLANGE, OFFSET FLANGE, CONFIGURATIONS AS REQ'D

HANGER SCHEDULE - MANUFACTURER: SIMPSON STRONGTIE					
TOP MOUNT HANGER			FACE MOUNT HANGER		
SUPPORTED MEMBER	HANGER TYPE		SUPPORTED MEMBER	HANGER TYPE	
ALL SAWN 2x AND 4x U.N.O.	HUTF	ESR-2523	ALL SAWN 2x AND 4x U.N.O.	HU	ESR-2549
2x6 THRU 2x16	LB		2x6 THRU 2x10	LUS	ESR-2549
2-2x6 THRU 2-2x14	HUSTF	ESR-2523	2-2x6 THRU 2-2x10	LUS	ESR-2549
SLOPED AND/OR SKEWED 2-2x6 - 2-2x14	WP	ESR-####	4x6 THRU 4x12	HUS	ESR-2552
4x14 - 4x16	HB	ESR-####			
SAWN 6x6, 6x8	HUTF	ESR-####	SAWN 6x6, 6x8	HUTF	ESR-####
SAWN 6x10, 6x12	HB	ESR-####	SAWN 6x10, 6x12	HUCQ-SDS	ESR-####
SAWN 6x10, 6x12	HB	ESR-####	SAWN 6x14, 6x16	USE TOP MOUNT	-
SAWN 6x14, 6x16	HGLT	ESR-####			
ALL I-JOIST U.N.O.	BA	ESR-2615	ALL I-JOIST U.N.O.	MIU	ESR-2552
SINGLE I-JOIST 16 MAX DEEP	ITS	ESR-2615	SINGLE I-JOIST 16 MAX DEEP	IUS	ESR-2552
ALL SCL MEMBERS U.N.O.	HGLTV	ESR-2615	ALL SCL MEMBERS U.N.O.	HGU	ESR-2552
			3 1/2" & 5 1/4" SCL 11 7/8" MAX	MGU	ESR-2552
ALL GLULAM BEAMS U.N.O.	EG	ESR-2615	ALL GLULAM BEAMS U.N.O.	HHGU	ESR-2552

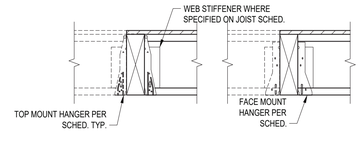
HANGER SCHEDULE AND NOTES A



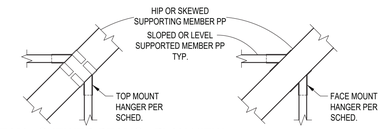
SAWN LUMBER AND SCL D



HIP BEAM - PLAN VIEW B



I-JOIST CONSTRUCTION E



HIP BEAM - SKEWED BEAMS - PLAN VIEW C

JOISTS, RAFTERS, PURLINS, AND BEAMS, HANGER SCHEDULE 2

N.T.S.

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee Development Project Manager

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LFA Job no. 23078

Date Signed
05/03/2024

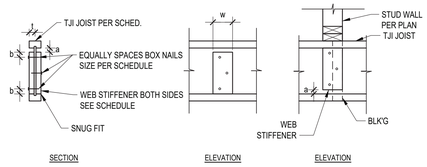
7856 LA JOLLA VISTA DRIVE LA JOLLA CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS
STEEL

S0.42

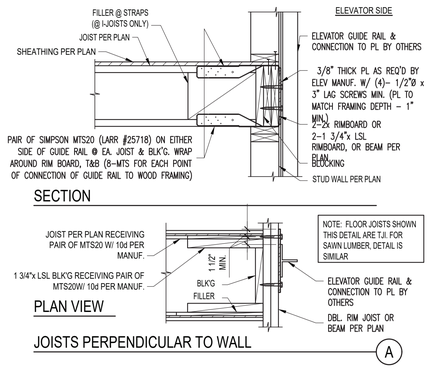


TJI JOIST SERIES	STIFFENER	"a"	"b"	NAILS	w	t
TJI 110	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	5/8" MIN
TJI 210	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	23/32" MIN
TJI 230/TJI 360	PS1 OR PS2 SHEATHING, FACE GRAIN VERTICAL	1/8" MIN 2 3/4" MAX	1" MAX	3-8d	2 5/16" MIN	7/8" MIN
TJI 560	2x4 CONSTRUCTION GRADE OR BETTER	1/8" MIN 2 3/4" MAX	1 1/2" MAX	3-16d	3 1/2" MIN	1 1/2" MIN

ESR#1153

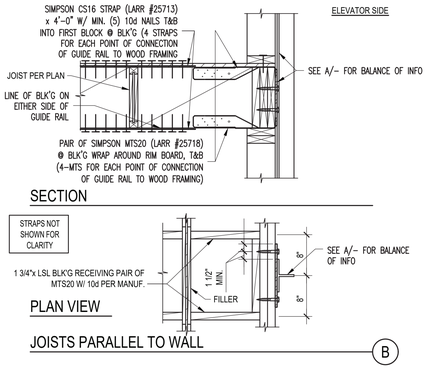
I-JOIST STIFFENER

SCALE: N.T.S. — 17



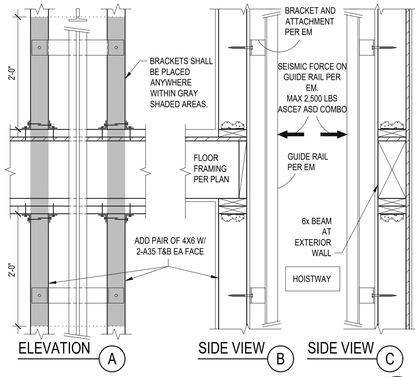
STRAP INSTALLATION

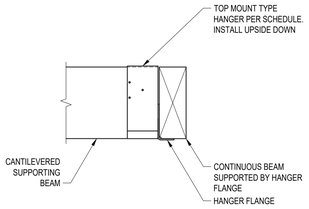
SCALE: N.T.S. — 13



INVERTED HANGER

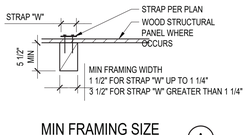
SCALE: N.T.S. — 9



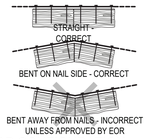


NOTES:

1. PROVIDE INVERTED HANGER WHERE INDICATED ON FRAMING PLANS
2. INSTALL HANGER UPSIDE DOWN. ALL OTHER REQUIREMENTS PER MANUFACTURER'S SPECIFICATIONS SHALL BE MET



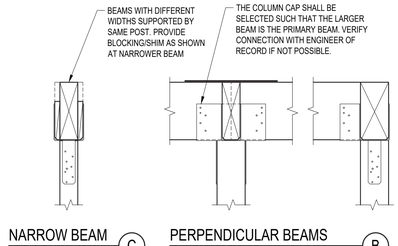
MIN FRAMING SIZE — A

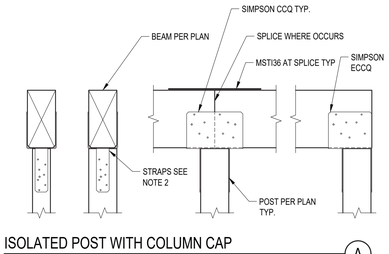


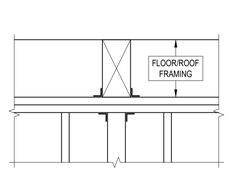
STRAP CONFIGURATION — B

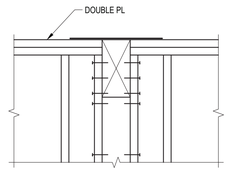
NOTES:

1. THIS DETAIL ADDRESSES INSTALLATION OF STRAPS AND APPLIES TO BOTH SAWN AND STRUCTURAL COMPOSITE LUMBER
2. STRAPS SIZE AND LENGTH ARE AS SPECIFIED ON FLOOR PLANS OR ELSEWHERE IN THIS DRAWING SET.
3. STRAPS ARE PER SIMPSON STRONGTIE (MANUFACTURER). ESR2105, COLARR#25713, COLARR#25910
4. STRAPS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL ALL FASTENERS SPECIFIED BY MANUFACTURER. WHEN MULTIPLE OPTIONAL FASTENERS ARE SPECIFIED BY MANUFACTURER, PROVIDE LARGEST FASTENER, OR PROVIDE "END LENGTH" CONSISTENT WITH FASTENER UTILIZED
5. COILED STRAPS SHALL DEVELOP AS A MINIMUM "END LENGTH" AS SPECIFIED BY MANUFACTURER. LONGER STRAPS SHALL BE SPECIFIED WHEN SPECIFIED ON FLOOR PLANS OR ELSEWHERE IN THIS DRAWING SET.
6. FASTENERS SHALL ALWAYS BE DRIVEN INTO SOLID LUMBER WITH MIN SIZES PER INSET DETAIL "A". PROVIDE ADDITIONAL FRAMING OR BLOCKING AS NEEDED IF NOT SPECIFIED ON PLANS. FASTENERS THRU WOOD STRUCTURAL PANELS ONLY SHALL NOT BE PERMITTED.



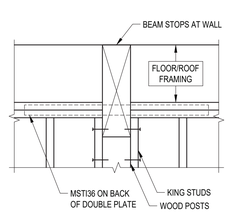


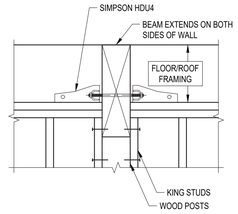




NOTES:

1. FASTENERS AT CONNECTORS NOT SHOWN. PROVIDE FASTENERS AT CONNECTORS PER MANUFACTURER'S SPECIFICATIONS.
2. PROVIDE CAPS WITH STANDARD STRAPS OR ROTATED STRAPS AS NEEDED TO FALL WITHIN FINISH MATERIALS
3. ALTERNATIVE STRAPS TO MST136 MAY BE PROVIDED WITH APPROXIMATE SIMILAR CAPACITY
4. DETAIL "F" MAY BE USED IN LIEU OF DETAIL "G" IF PREFERRED BY GC AT NO ADD COST TO CLIENT
5. IF BEAM TO POST CONNECTION ARE VISUALLY EXPOSED OBTAIN APPROVAL OF CONNECTORS FROM PROJECT ARCHITECT.





ELEVATOR GUIDE RAIL SUPPORT DETAIL

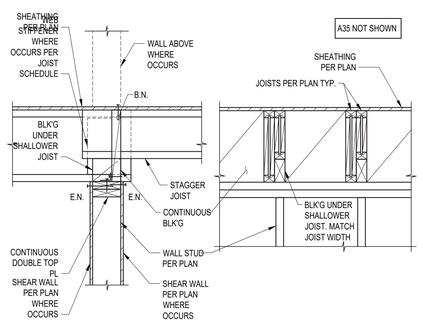
SCALE: N.T.S. — 14

ELEVATOR VERTICAL SUPPORT

SCALE: N.T.S. — 10

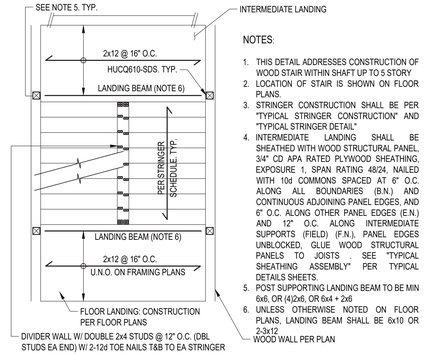
TYP. WOOD BEAM TO WOOD POST CONNECTION

SCALE: N.T.S. — 2



JOIST WITH DIFFERENT DEPTH

SCALE: N.T.S. — 19

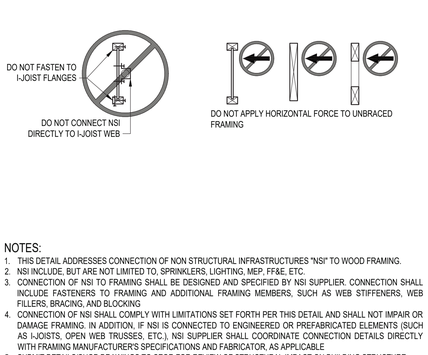


NOTES:

1. THIS DETAIL ADDRESSES CONSTRUCTION OF WOOD STAIR WITHIN SHAFT UP TO 5 STORY
2. LOCATION OF STAIR IS SHOWN ON FLOOR PLANS
3. STRINGER CONSTRUCTION SHALL BE PER "TYPICAL STRINGER CONSTRUCTION" AND "TYPICAL STRINGER DETAIL"
4. INTERMEDIATE LANDING SHALL BE SHEATHED WITH WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24, NAILED WITH 10d COMMONS SPACED AT 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND CONTINUOUS ADJOINING PANEL EDGES, AND 6" O.C. ALONG OTHER PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.). PANEL EDGES UNBLOCKED. GLUE WOOD STRUCTURAL PANELS TO JOISTS . SEE "TYPICAL SHEATHING ASSEMBLY" PER TYPICAL DETAILS SHEETS.
5. POST SUPPORTING LANDING BEAM TO BE MIN 6x6, OR (4)2x6, OR 6x4 + 2x6
6. UNLESS OTHERWISE NOTED ON FLOOR PLANS, LANDING BEAM SHALL BE 6x10 OR 2-3x12

TWO FLIGHT WOOD STAIR

SCALE: N.T.S. — 15

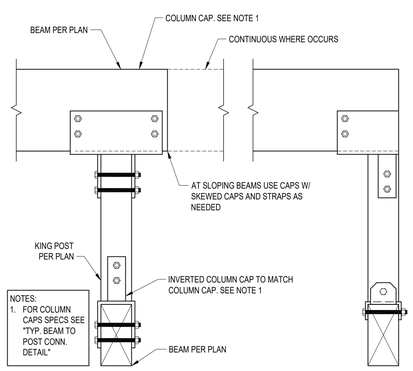


NOTES:

1. THIS DETAIL ADDRESSES CONNECTION OF NON STRUCTURAL INFRASTRUCTURES "NSI" TO WOOD FRAMING.
2. NSI INCLUDE, BUT ARE NOT LIMITED TO, SPRINKLERS, LIGHTING, MEP, FF&E, ETC.
3. CONNECTION OF NSI TO FRAMING SHALL BE DESIGNED AND SPECIFIED BY NSI SUPPLIER. CONNECTION SHALL INCLUDE FASTENERS TO FRAMING AND ADDITIONAL FRAMING MEMBERS, SUCH AS WEB STIFFENERS, WEB FILLERS, BRACING, AND BLOCKING
4. CONNECTION OF NSI SHALL COMPLY WITH LIMITATIONS SET FORTH PER THIS DETAIL AND SHALL NOT IMPAIR OR DAMAGE FRAMING. IN ADDITION, IF NSI IS CONNECTED TO ENGINEERED OR PREFABRICATED ELEMENTS (SUCH AS I-JOISTS, OPEN WEB TRUSSES, ETC.), NSI SUPPLIER SHALL COORDINATE CONNECTION DETAILS DIRECTLY WITH FRAMING MANUFACTURER'S SPECIFICATIONS AND FABRICATOR, AS APPLICABLE
5. SUBMIT DETAILS/SHOP DRAWINGS TO SEOR FOR REVIEW OF STRUCTURAL IMPACT ON BUILDING STRUCTURE

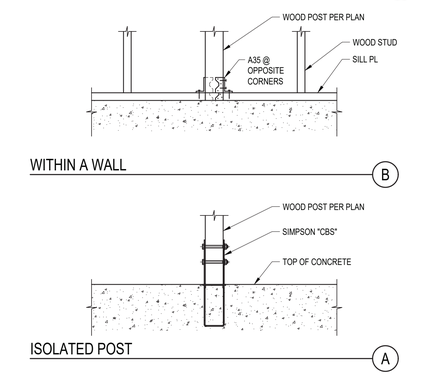
NON-STRUCT. ELEMENTS TO FRM'G

SCALE: N.T.S. — 11



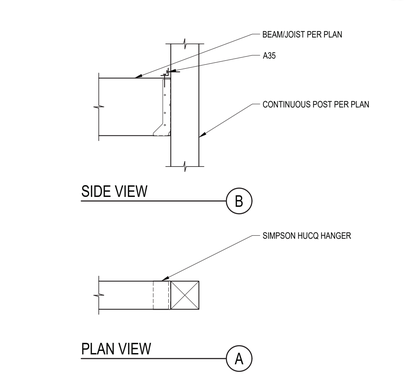
TYP. KING POST DETAIL

SCALE: N.T.S. — 20



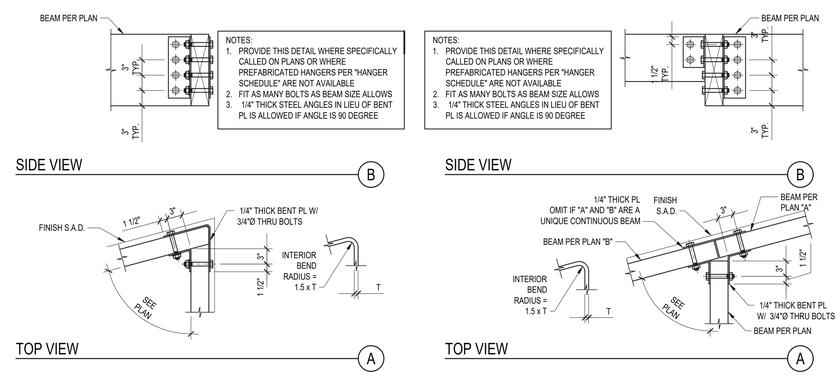
TYP. POST BASE

SCALE: N.T.S. — 16



BM TO POST FACE MOUNT CONN.

SCALE: N.T.S. — 12



CUSTOM WD BEAM "L" CONNECTION

SCALE: N.T.S. — 8

CUSTOM WD BEAM "T" CONNECTION

SCALE: N.T.S. — 4

APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
WWW.WOODSDANGARAN.COM

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CALIFORNIA
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El Segundo, California 90245
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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER — GIOVANNA LARA — No. 45... — STRUCTURAL — STATE OF CALIFORNIA

Date Signed 05/03/2024

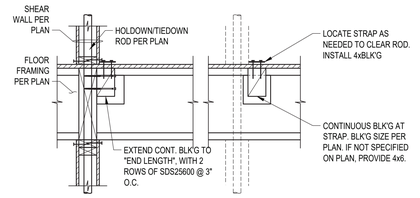
7856 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

PC RESUBMITTAL 08/30/2024

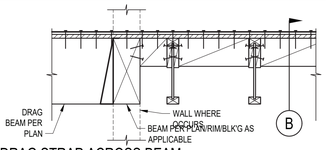
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TYPICAL DETAILS STEEL

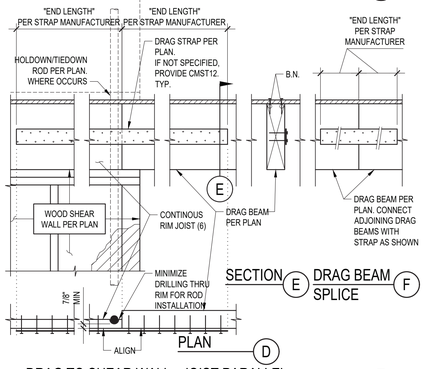
S0.43



DRAG STRAP AND TENSION RODS (H)

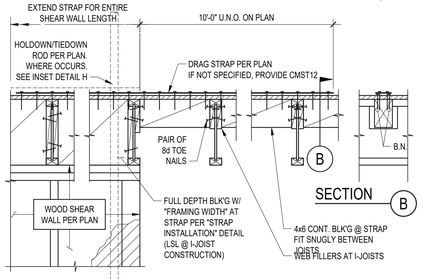


DRAG STRAP ACROSS BEAM (G)



DRAG BEAM SPLICE (F)

DRAG TO SHEAR WALL - JOIST PARALLEL (C)



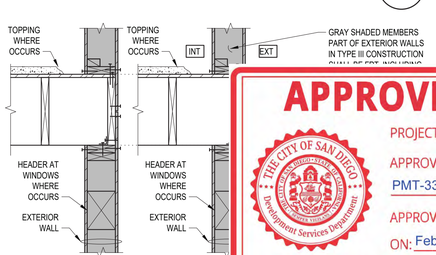
DRAG TO SHEAR WALL - JOIST PERPENDICULAR (A)

NOTES:

1. THIS DETAIL ADDRESSES CONSTRUCTION OF "DRAG" LINES AND THEIR CONNECTION TO THE SHEAR WALLS. DRAG BEAMS AND STRAPS ARE IDENTIFIED ON PLANS WITH THE WORD "DRAG".
2. FOR ADDITIONAL REQUIREMENTS OF STRAPS SEE "STRAP INSTALLATION" TYPICAL DETAIL.
3. PROVIDE CMST12 STRAPS, UNLESS OTHER SIZES ARE SPECIFIED ON PLANS
4. DETAILS APPLIES TO BOTH I-JOIST AND SAWN LUMBER CONSTRUCTION.
5. CUTTING, NOTCHING, OR DRILLING HOLE IN STRAPS FOR ROD INSTALLATION SHALL NOT BE PERMITTED. INSTEAD, PROVIDE ADDITIONAL BLK'G TO RELOCATE STRAP AND ALLOW FOR PROPER INSTALLATION. SEE INSET DETAIL "G".
6. RIM JOIST ABOVE SHEAR WALL RECEIVING STRAP SHALL NOT BE SPLICED WITHIN SHEAR WALL LENGTH.
7. WHEN NAILING CMST12 INTO NARROW FACE OF LVL BEAM, PROVIDE (104) 8d NAILS (0.131 x 2 1/2").

DRAGS & CONN. TO SHEAR WALLS

19 | SCALE: N.T.S.

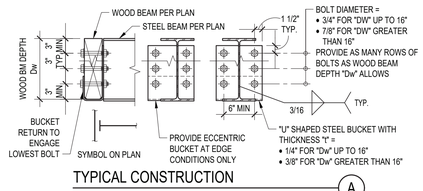


NOTES:

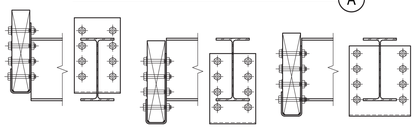
1. THIS DETAIL SPECIFIES WOOD MEMBERS TO BE FIRE TRE TYPE III CONSTRUCTION.
2. TYPE III CONSTRUCTION SHALL BE AS SPECIFIED PER ARCHITECTURAL DRAWINGS
3. SIZE AND SPACING OF FRAMING MEMBERS ARE SPECIFIED ELSEWHERE IN THIS DRAWING SET

FIRE TREATED EXTERIOR WALLS

20 | SCALE: N.T.S.

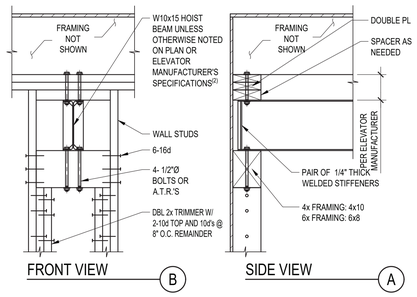


TYPICAL CONSTRUCTION (A)



CONTINUOUS WD BM TO STEEL BM

13 | SCALE: N.T.S.

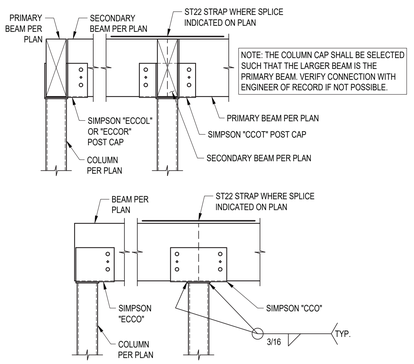


NOTES:

1. THIS DETAIL ADDRESSES THE CONNECTION OF THE HOIST BEAM TO A WOOD SHAFT WALL. IF A STEEL POST IS PROVIDED CENTERED ON THE HOIST BEAM THE HOIST BEAM CAN BE CONNECTED TO SUCH A POST ALTERNATIVELY TO THIS DETAIL.
2. HOIST BEAM DESIGN BASED ON 7500 LBS LOAD AND 10'-0" SPAN.

HOIST BEAM TO WOOD WALL (1)

14 | SCALE: N.T.S.



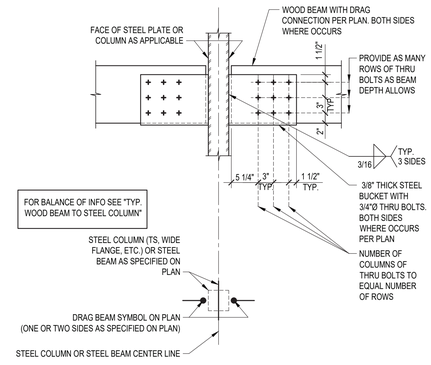
CONNECTION TO TUBE STEEL COLUMN (D)



CONNECTION TO TUBE STEEL (C)

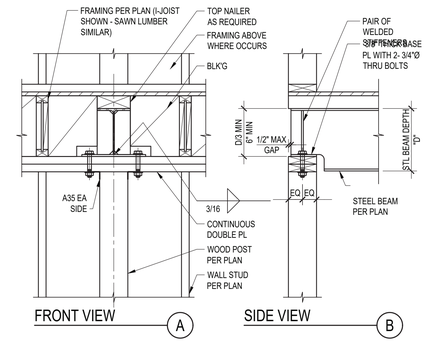
TYP. WOOD BEAM TO STEEL COLUMN

12 | SCALE: N.T.S.



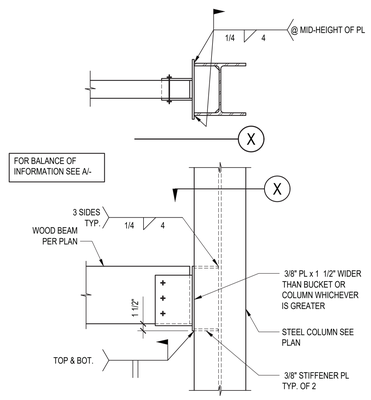
WOOD DRAG BM TO STL MEMBERS

9 | SCALE: N.T.S.

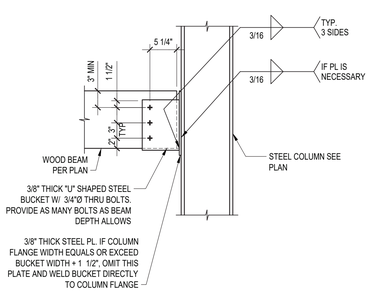


STL BEAM TO WOOD POST WITHIN WALL CONNECTION

10 | SCALE: N.T.S.



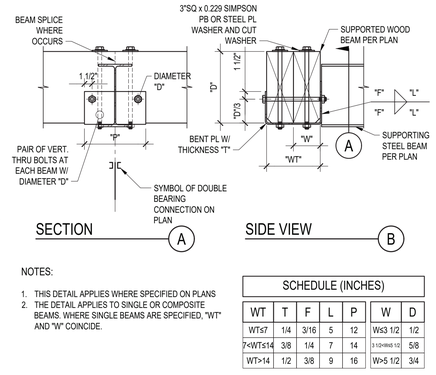
CONNECTION TO WIDE FLANGE COLUMN (B)



CONNECTION TO WIDE FLANGE COLUMN (A)

STL BEAM TO WOOD POST WITHIN WALL CONNECTION

10 | SCALE: N.T.S.



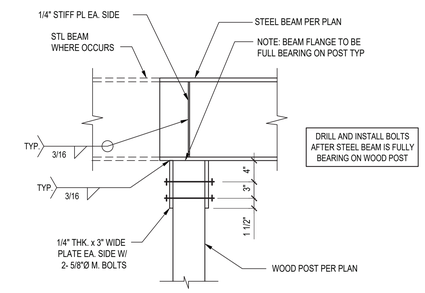
NOTES:

1. THIS DETAIL APPLIES WHERE SPECIFIED ON PLANS
2. THE DETAIL APPLIES TO SINGLE OR COMPOSITE BEAMS. WHERE SINGLE BEAMS ARE SPECIFIED, "WT" AND "W" COINCIDE.

SCHEDULE (INCHES)						
WT	T	F	L	P	W	D
WT≤7	1/4	3/16	5	12	W≤3 1/2	1/2
7<WT≤14	3/8	1/4	7	14	3 1/2<W≤5 1/2	5/8
WT>14	1/2	3/8	9	16	W>5 1/2	3/4

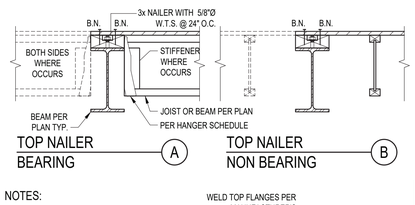
DOUBLE BEARING CONNECTION

5 | SCALE: N.T.S.



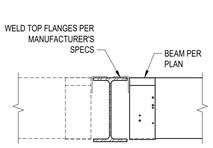
STL BEAM TO ISOLATED WOOD POST CONNECTION

6 | SCALE: N.T.S.



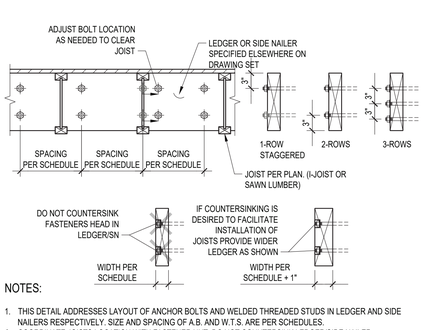
NOTES:

1. DETAILS APPLIES TO BOTH I-JOIST AND SAWN LUMBER. I-JOIST SHOWN.
2. PROVIDE TOP OR SIDE NAILER AS SPECIFIED ON THE PLANS OR CUSTOM DETAILS. IF NOT SPECIFIED, PROVIDE SIDE NAILER.
3. BLK'G, UNBLK'D, HI LOAD DIAPHRAGM ARE SPECIFIED ON PLANS
4. SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT



STEEL BEAM IN WOOD FRAMING

3 | SCALE: N.T.S.

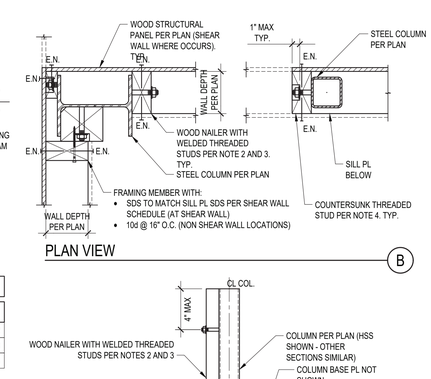


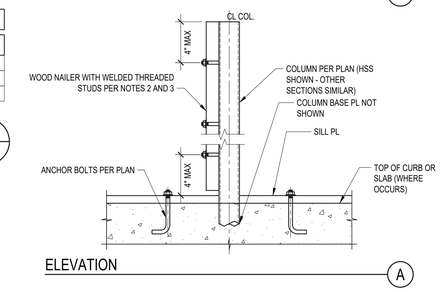
NOTES:

1. THIS DETAIL ADDRESSES LAYOUT OF ANCHOR BOLTS AND WELDED THREADED STUDS IN LEDGER AND SIDE NAILERS RESPECTIVELY. SIZE AND SPACING OF A.B. AND W.T.S. ARE PER SCHEDULES.
2. COORDINATE JOISTS LOCATION WITH FASTENER NUT. DO NOT COUNTERSINK LEDGER/SIDE NAILER. ALTERNATIVELY, PROVIDE 1" WIDER LEDGER/SIDE NAILER THAT WHAT SPECIFIED ON SCHEDULE AND PROVIDE COUNTERSUNK HOLES.
3. LEDGER DEPTH SHALL BE GREATER THAN JOIST DEPTH AND DEPTH NEEDED TO INSTALL FASTENERS.
4. DO NOT HANG BEAMS FROM LEDGERS. ONLY JOISTS

LEDGER/NAILER ANCHOR LAYOUT

8 | SCALE: N.T.S.



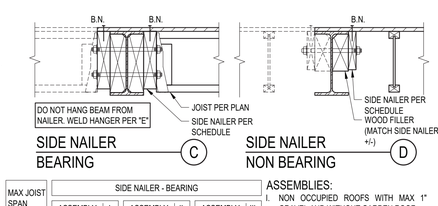


NOTES:

1. STEEL COLUMN SECTIONS: WIDE FLANGE AND HSS COLUMN SECTIONS ARE SHOWN. SIMILAR REQUIREMENTS FOR WOOD NAILERS SHALL APPLY FOR OTHER TYPES OF STEEL SECTIONS.
2. LOCATION OF WOOD NAILERS: PROVIDE WOOD NAILERS AT ALL LOCATIONS WHERE STEEL COLUMN OCCURS WITHIN SHEAR WALLS. FOR LOCATIONS OTHER THAN SHEAR WALLS PROVIDE WOOD NAILERS AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIALS.
3. WOOD NAILERS SIZE AND CONNECTION: WOOD NAILERS SHALL BE CONNECTED WITH 5/8"Ø WELDED THREADED ANCHORS (ASTM A108) TO THE STEEL SECTIONS. SPACING AND NOMINAL THICKNESS OF WOOD NAILERS SHALL BE:
   A. PER SHEAR WALL SCHEDULE WHERE WOOD NAILERS ARE CONNECTED TO A SHEAR WALL STRUCTURAL PANEL
   B. 2x MIN WOOD NAILER WITH THREADED ANCHORS @ 24" O.C. WHERE WOOD NAILERS DO NOT OCCUR WITHIN A SHEAR WALL
4. COUNTERSINKING OF WELDED THREADED STUD NUT IN WOOD NAILERS SHALL BE PERMITTED AS FOLLOWS:
   A. AT NAILERS CONNECTED TO SHEAR WALL STRUCTURAL PANELS COUNTERSINK ONLY IF NAILER IS 3x OR LARGER
   B. AT NAILERS NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL COUNTERSINKING SHALL BE ALLOWED AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIAL

STEEL COLUMN IN STUD WALL

2 | SCALE: N.T.S.



MAX JOIST SPAN	SIDE NAILER - BEARING								
	ASSEMBLY I.			ASSEMBLY II.			ASSEMBLY III.		
12'-0"	3x	1	5/8	24	3x	1	3/4	12	3x	2	3/4	16
18'-0"	3x	1	5/8	16	3x	2	3/4	16	3x	3	3/4	16
24'-0"	3x	1	5/8	12	3x	2	3/4	12	3x	2	3/4	8
30'-0"	3x	2	5/8	16	3x	3	3/4	16	3x	3	3/4	8
36'-0"	3x	2	5/8	16	3x	2	3/4	8	3x	3	3/4	8

SIDE NAILER - NOT BEARING					
DIAPHRAGM TYPE	SIDE NAILER				
BLK'D/UNBLK'D[1]	2x	1	5/8	24	DEPTH TO MATCH STEEL BEAM DEPTH, BUT NEEDS NOT EXCEED 8" NOMINAL
HIGH LOAD[2]	3x	1	3/4	12	

ASSEMBLIES:

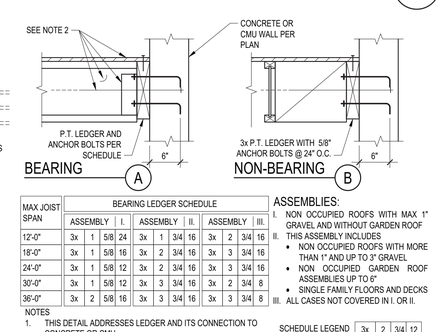
I. NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
II. THIS ASSEMBLY INCLUDES
- NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
- NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
- SINGLE FAMILY FLOORS AND DECKS

III. ALL CASES NOT COVERED IN I. OR II.

SCHEDULE LEGEND: 3x | 2 | 3/4 | 12
SIDE NAILER
ROWS OF FASTENERS
FASTENER DIAMETER
FASTENER SPACING

STEEL BEAM IN WOOD FRAMING

3 | SCALE: N.T.S.



MAX JOIST SPAN	BEARING LEDGER SCHEDULE											
	ASSEMBLY I.				ASSEMBLY II.				ASSEMBLY III.			
12'-0"	3x	1	5/8	24	3x	1	3/4	16	3x	2	3/4	16
18'-0"	3x	1	5/8	16	3x	2	3/4	16	3x	3	3/4	16
24'-0"	3x	1	5/8	12	3x	2	3/4	16	3x	3	3/4	16
30'-0"	3x	1	5/8	12	3x	3	3/4	16	3x	2	3/4	8
36'-0"	3x	2	5/8	16	3x	3	3/4	16	3x	3	3/4	8

ASSEMBLIES:

I. NON OCCUPIED ROOFS WITH MAX 1" GRAVEL AND WITHOUT GARDEN ROOF
II. THIS ASSEMBLY INCLUDES
- NON OCCUPIED ROOFS WITH MORE THAN 1" AND UP TO 3" GRAVEL
- NON OCCUPIED GARDEN ROOF ASSEMBLIES UP TO 6"
- SINGLE FAMILY FLOORS AND DECKS

III. ALL CASES NOT COVERED IN I. OR II.

NOTES

1. THIS DETAIL ADDRESSES LEDGER AND ITS CONNECTION TO CONCRETE OR CMU.
2. FRAMING AND OUT OF PLANE ANCHORAGE ARE REFERENCED ELSEWHERE IN THE SET
3. SEE "LEDGER/NAILER ANCHOR LAYOUT" FOR ANCHOR LAYOUT
4. DO NOT HANG BEAMS FROM LEDGERS. JOISTS ONLY.

SCHEDULE LEGEND: 3x | 2 | 3/4 | 12
LEDGER
FASTENER DIAMETER
FASTENER SPACING

LEDGER TO CONCRETE/CMU MEMBERS

4 | SCALE: N.T.S.

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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER
No. 46
STRUCTURAL ENGINEER OF CALIFORNIA
Date Signed
05/03/2004

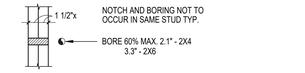
LA JOLLA, CA 92037
7856 LA JOLLA VISTA DRIVE

PC RESUBMITTAL
08/30/2024

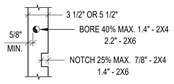
PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS
STEEL

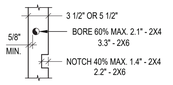
S0.44



DOUBLE STUDS-BEARING OR NOT



BEARING STUDS



NON-BEARING STUDS

TYP. STUD NOTCHING

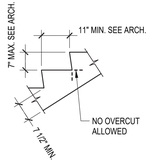
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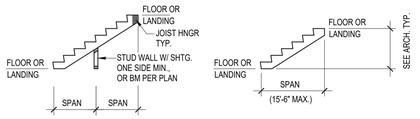
13

STAIR STRINGER SCHEDULE		
SPAN	MIN STRINGER [1]	SPACING
0 TO 7'-9"	2x14	16"
7'-9" TO 9'-0"	2x14	12"
9'-0" TO 11'-0"	2-2x14	16"
11'-0" TO 13'-0"	2-2x14	12"
13'-0" TO 15'-6"	2-2x14	8"

NOTES:

1. FOR STAIR STRINGER SPAN SEE ARCH. DWG'S.
2. SEE ARCH. DWG. FOR TREAD CONSTRUCTION
3. NAIL DOUBLE 2x14 W/ 16d NAILS AT 9" O.C. STAGG.
4. INCREASE STRINGER SIZE AS NEEDED TO MEET THE MIN 7 1/2" DIMENSION.

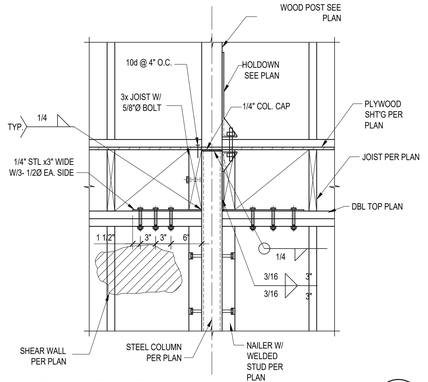




TYP. STRINGER CONSTRUCTION

SCALE: N.T.S.

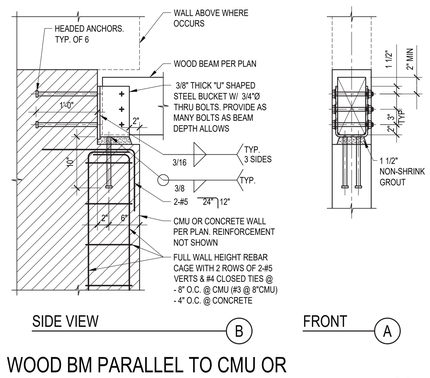
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HOLDOWN TO STL COLUMN CONN.

SCALE: N.T.S.

5

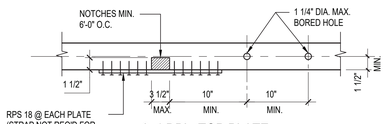


SIDE VIEW B FRONT A

WOOD BM PARALLEL TO CMU OR CONC. WALL CONNECTION

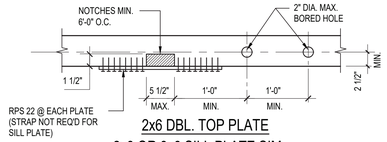
SCALE: N.T.S.

1



2x4 DBL. TOP PLATE

2x4 OR 3x4 SILL PLATE SIM



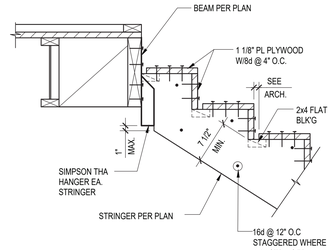
2x6 DBL. TOP PLATE

2x6 OR 3x6 SILL PLATE SIM

PLATE NOTCHING & BORING

SCALE: N.T.S.

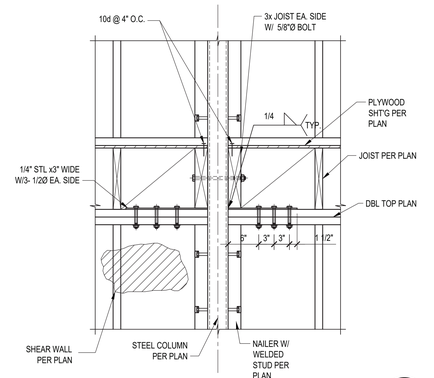
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TYP. STAIR STRINGER DETAIL

SCALE: N.T.S.

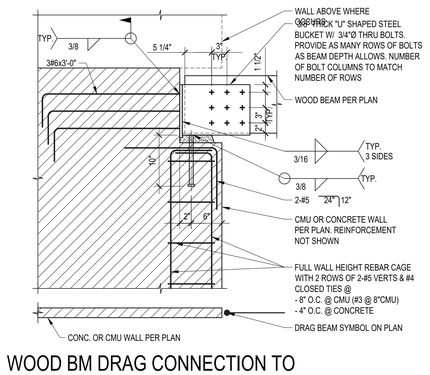
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TYP. CONT. COLUMN WITHIN WALL

SCALE: N.T.S.

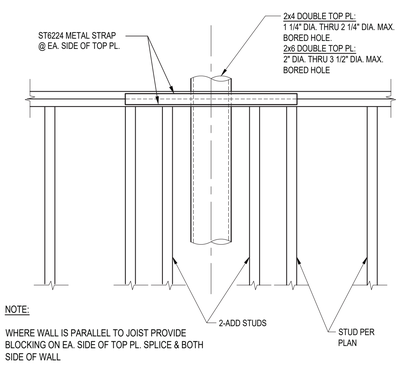
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WOOD BM DRAG CONNECTION TO CMU OR CONCRETE WALL

SCALE: N.T.S.

2



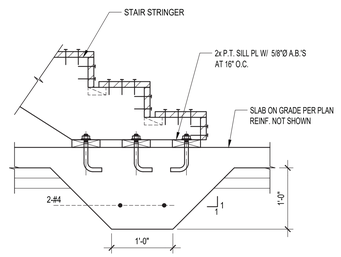
NOTE:

WHERE WALL IS PARALLEL TO JOIST PROVIDE BLOCKING ON EA. SIDE OF TOP PL. SPLICE & BOTH SIDE OF WALL

SHEAR WALL WITH PIPE DETAIL

SCALE: N.T.S.

15

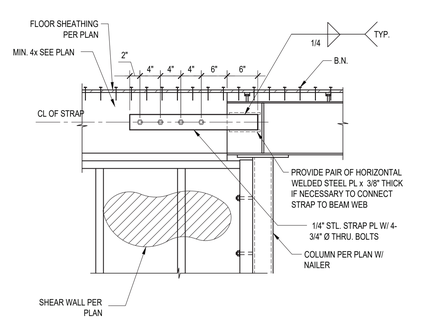


NOTES:
1. FOR SLAB REINFORCING SEE FOUNDATION PLAN
2. EXTEND FOOTING 12" BEYOND EACH SIDE OF STAIR

TYP. STAIR STRINGER FTG.

SCALE: N.T.S.

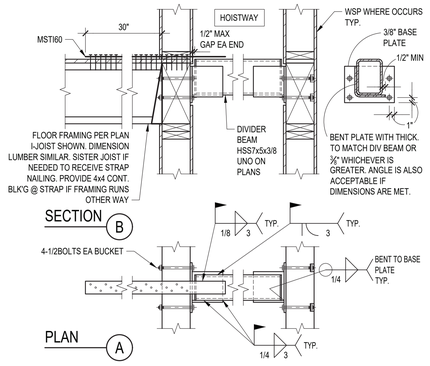
11



STL BM AT END OF SHEAR WALL

SCALE: N.T.S.

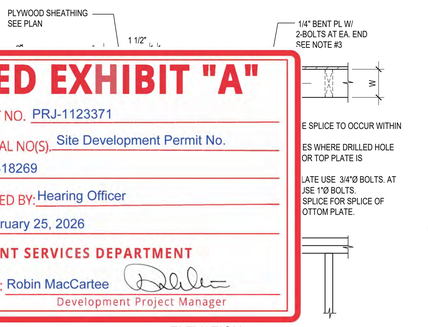
7



DIVIDER BEAM TO FRAMING CONNECTION

SCALE: N.T.S.

3

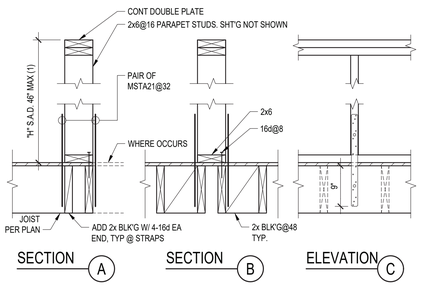


ELEVATION

TYP. INTERRUPTED TOP/BOTT. PLATE SPLICE

SCALE: N.T.S.

16



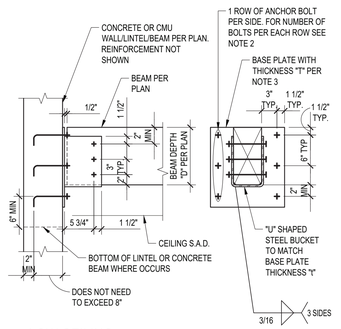
NOTES:

1. PROVIDE PAIRS OF STRAPS AT ALL LOCATIONS WHERE PARAPET WALLS LAND ON FRAMING. STRAPS ARE NOT REQUIRED IF PARAPET ARE BALLOON FRAMED AND FOR ALL CONDITIONS IF "H" IS 18" OR LESS.
2. STRAPS SHALL BE NAILED TO FRAMING PER MANUFACTURER'S RECOMMENDATION. PROVIDE ADDITIONAL BLOCKING AS NEEDED TO RECEIVE FASTENERS FROM STRAPS.

PARAPET ON FRAMING

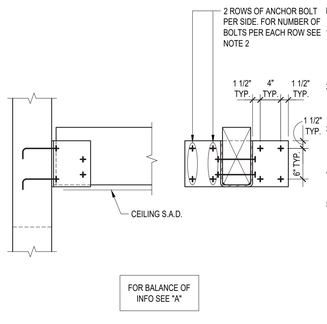
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12



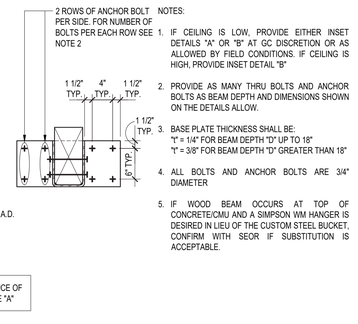
LOW CEILING

A



HI CEILING

B



NOTES:

1. IF CEILING IS LOW, PROVIDE EITHER INSET DETAILS "A" OR "B" AT GC DISCRETION OR AS ALLOWED BY FIELD CONDITIONS. IF CEILING IS HIGH, PROVIDE INSET DETAIL "B"
2. PROVIDE AS MANY THRU BOLTS AND ANCHOR BOLTS AS BEAM DEPTH AND DIMENSIONS SHOWN ON THE DETAILS ALLOW.
3. BASE PLATE THICKNESS SHALL BE:
   "t" = 1/4" FOR BEAM DEPTH "D" UP TO 18"
   "t" = 3/8" FOR BEAM DEPTH "D" GREATER THAN 18"
4. ALL BOLTS AND ANCHOR BOLTS ARE 3/4" DIAMETER
5. IF WOOD BEAM OCCURS AT TOP OF CONCRETE/CMU AND A SIMPSON WM HANGER IS DESIRED IN LIEU OF THE CUSTOM STEEL BUCKET, CONFIRM WITH SEOR IF SUBSTITUTION IS ACCEPTABLE.

WOOD BM TO CONC OR CMU MEMBER

SCALE: N.T.S.

4

APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

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LFA Job no. 23078



Date Signed
05/03/2024

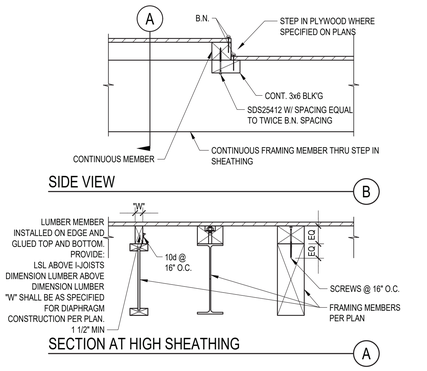
7656 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS STEEL

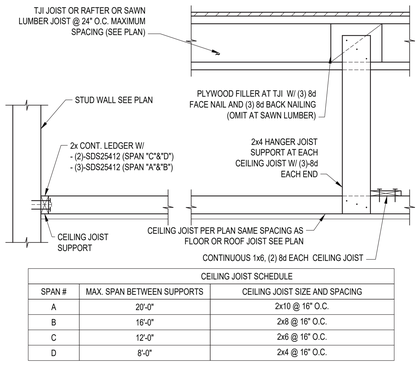
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CONT. FRAMING THRU SHT'G STEP

17

SCALE: N.T.S.

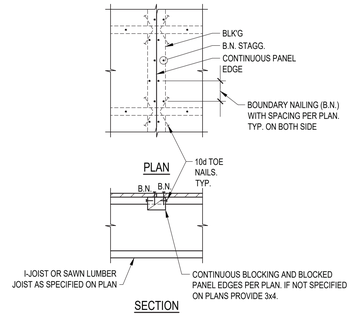


CEILING JOIST SCHEDULE		
SPAN #	MAX. SPAN BETWEEN SUPPORTS	CEILING JOIST SIZE AND SPACING
A	20'-0"	2x10 @ 16" O.C.
B	16'-0"	2x8 @ 16" O.C.
C	12'-0"	2x6 @ 16" O.C.
D	8'-0"	2x4 @ 16" O.C.

TYP. CEILING JOIST DETAIL

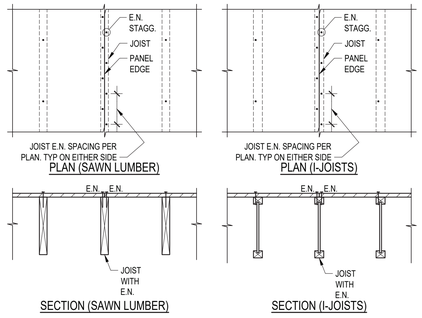
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SCALE: N.T.S.



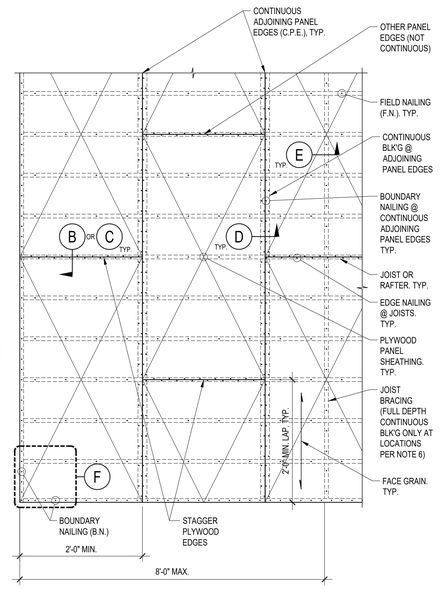
ADJOINING PANEL EDGES - NAILING TO CONT. BLK'G SAWN LUMBER AND I-JOISTS

D



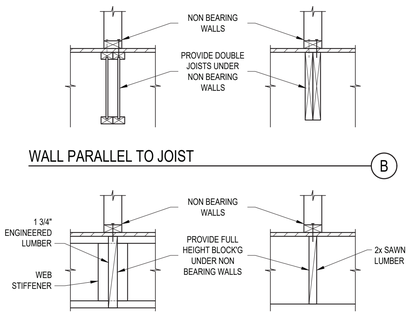
ADJOINING PANEL EDGES - NAILING TO JOISTS NAIL SPACING GREATER THAN 3"

B



NOTES:

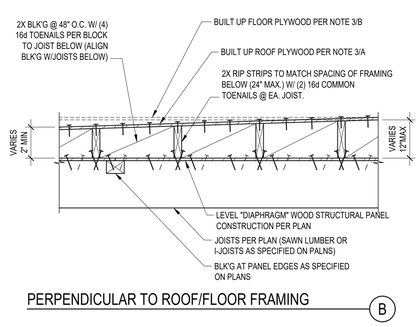
1. FOR SHEATHING THICKNESS AND GRADE SEE PLANS
2. FOR NAIL SIZE AND SPACING OF BOUNDARY NAILING (B.N.), EDGE NAILING (E.N.) AT JOISTS, EDGE NAILING AT BLOCK'G, SEE PLANS. FIELD NAILING (F.N.) SHALL ALWAYS BE @ 12" O.C.
3. PROVIDE MIN. 3/8" NAIL EDGE DISTANCE FROM PLYWOOD AND FRAMING MEMBERS. SEE INSET DETAIL "G"
4. FOR JOIST OR RAFTER SIZE AND SPACING SEE PLANS. PROVIDE SAWN LUMBER OR I-JOISTS MEMBERS AS SPECIFIED ON PLANS
5. BLOCK ALL PANEL EDGES AS SHOWN UNLESS UNBLOCKED PANEL EDGES ARE SPECIFIED ON THE PLANS. TONGUE AND GROOVE CANNOT BE USED AS SUBSTITUTION OF PANEL EDGES BLOCKING. WHERE PANEL EDGES ARE UNBLOCKED TONGUE AND GROOVE MUST BE PROVIDED. WHERE BLOCKED PANEL EDGES ARE PROVIDED, TONGUE AND GROOVE IN SHEATHING MAY BE OMITTED.
6. FULL DEPTH CONTINUOUS JOIST BRACING: AT SAWN LUMBER JOISTS WITH NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDING 6:1 PROVIDE FULL DEPTH CONTINUOUS JOIST BRACING MEMBERS @ 8'-0" MAX SPACING AS INDICATED ON THE PLAN ABOVE. AT ENGINEERED LUMBER JOISTS PROVIDE CONTINUOUS BRACING MEMBERS ONLY IF SPECIFIED PER MANUFACTURER'S RECOMMENDATIONS
7. (SAWN LUMBER ONLY) JOIST BRACING MEMBERS SHALL CONSISTS OF FULL DEPTH BLOCKING AS SHOWN PER INSET DETAIL "E", AS A MINIMUM PROVIDE 2x MEMBERS. IT SHALL BE PERMITTED TO USE JOIST BRACING BLOCKING AS PANEL EDGE BLOCKING PER INSET DETAIL "E2", PROVIDED THAT THE NAILED FACE OF FULL DEPTH BLOCKING MEETS THE LIMITATIONS SET FORTH ON NOTE 8.
8. THE MIN WIDTH OF NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS FOLLOWS (FOR MULTIPLE LINE OF FASTENERS MORE STRINGENT REQUIREMENTS SHALL APPLY - SEE NOTE 15):
   - 1 1/2" ACTUAL (2x NOMINAL) IF E.N. OR B.N. SPACING IS GREATER THAN 3". SEE INSET DETAILS "B", "D", AND "E2".
   - 2 1/2" ACTUAL (3x NOMINAL) IF E.N. OR B.N. SPACING IS 3" OR LESS. SEE INSET DETAILS "C", "D", AND "E2".
9. ALL PLYWOOD END JOINTS SHALL BE STAGGERED 2'-0" MIN AS INDICATED
10. LONG DIMENSION OF PLYWOOD SHEATHING SHALL BE LAID PERPENDICULAR TO JOIST AS INDICATED
11. AT UNBLOCKED DIAPHRAGMS, C.P.E. & E.N. NEED ONLY OCCUR AT SUPPORTED PANEL EDGES
12. DIAPHRAGM NAILING TO BE OBSERVED BY STRUCTURAL ENGINEER BEFORE COVERING
13. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(1) OF THE CBC.
14. NOT USED.
15. FOR DIAPHRAGM CONSTRUCTION WITH MULTIPLE LINES OF FASTENERS SEE ADDITIONAL REQUIREMENTS PER "MULTIPLE ROWS OF FASTENERS (HIGH LOAD DIAPHRAGM) DETAIL" UNDER TYPICAL DETAILS

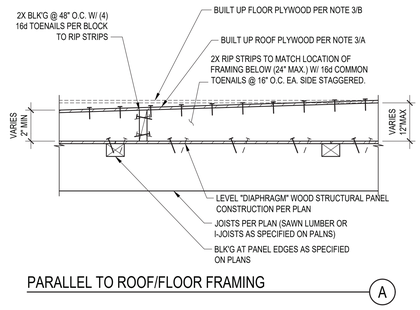


FRAMING AT NON BEARING WALLS

18

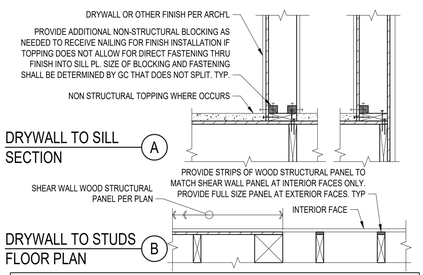
SCALE: N.T.S.





NOTES:

1. THIS DETAIL ADDRESSES THE CONSTRUCTION OF "SLOPED" SHEATHING OVER RIP STRIPS OVER LEVEL SHEATHING. THE DETAIL APPLIES TO ROOF OR FLOOR AS APPLICABLE.
2. FOR SLOPE TO DRAIN S.A.D.
3. UNLESS OTHERWISE SPECIFIED ON PLANS, BUILT UP SHEATHING SHALL BE AS FOLLOWS:
   A. ROOF: WOOD STRUCTURAL PANEL, 5/8" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED @ 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND PANEL EDGES (E.N.), 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)
   B. FLOOR/OCCUPIED DECK: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24, NAILED WITH 8d COMMONS SPACED @ 6" O.C. ALONG ALL BOUNDARIES (B.N.) AND PANEL EDGES (E.N.), 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)



NOTES:

1. THIS DETAIL ILLUSTRATES NON STRUCTURAL FRAMING MEMBERS, SHIM, ETC., IDENTIFIED WITH GRAY SHADED SYMBOLISM, THAT ARE NEEDED FOR PROPER FINISH INSTALLATION. AT GC'S OPTIONS THESE MAY REMOVED WITH OWNER'S APPROVAL. VERIFY FACE OF FINISH WITH ARCHITECT PRIOR TO PROCEEDING WITH INSTALLATION.
2. STRUCTURAL FRAMING MEMBERS ARE SPECIFIED ELSEWHERE IN THE DRAWING SET.

NON STR FRM'G @ FINISH INSTALL.

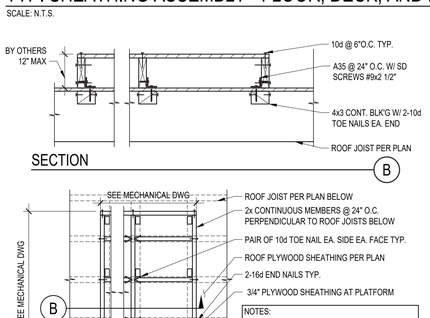
19

SCALE: N.T.S.

TYPICAL BUILT UP FLOOR/ROOF

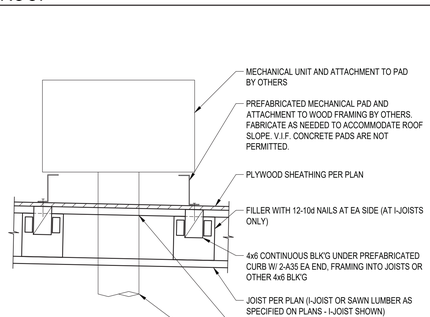
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SCALE: N.T.S.

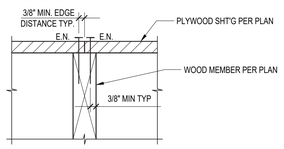


JOIST BRACING - FULL DEPTH BLK'G SAWN LUMBER ONLY

E



NOTE:
DETAILS C1 AND C2 CAN BE INTERCHANGEABLY USED AT I-JOISTS ASSEMBLY. DETAILS C3 AND C4 CAN INTERCHANGEABLY BE USED AT SAWN LUMBER ASSEMBLIES



ADJOINING PANEL EDGES - NAILING TO JOISTS NAIL SPACING = 3" OR LESS

C

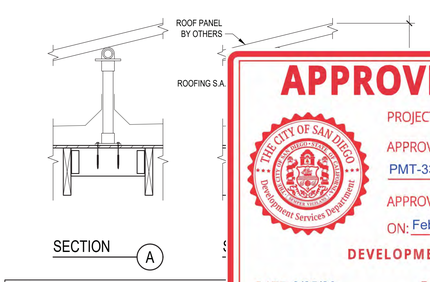
TYP. LAYOUT AND NOTES

A

NON BEARING WALLS @ FINISH INSTALL.

20

SCALE: N.T.S.



SUPPORT FOR ROOF MOUNT PANELS

SCALE: N.T.S.



TYP. FLOOR AND ROOF OPENING

16

SCALE: N.T.S.

PLATFORM FOR MECH. UNIT

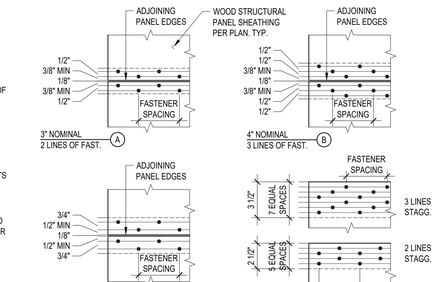
12

SCALE: N.T.S.

BLK'G @ PREFAB. MECH PAD.

8

SCALE: N.T.S.



NOTES:
1. SEE ALSO "TYP. SHEATHING ASSEMBLY - FLOOR, DECK, AND ROOF "

MULTIPLE ROWS OF FASTENERS (HIGH LOAD DIAPHRAGMS)

4

SCALE: N.T.S.

APPROVED EXHIBIT "A"
THE CITY OF SAN DIEGO
Development Services Department
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26
By: Robin MacCartee
Development Project Manager

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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER
ROXANNA LEE
No. 45
STRUCTURAL
STATE OF CALIFORNIA

Date Signed
05/03/2024

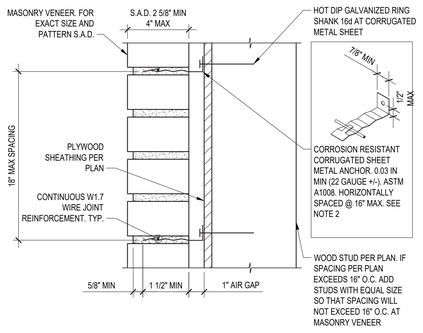
7856 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

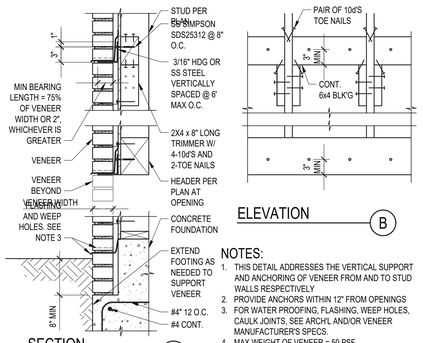
PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS
STEEL

S0.46



VENEER ANCHORS SIDE VIEW — C



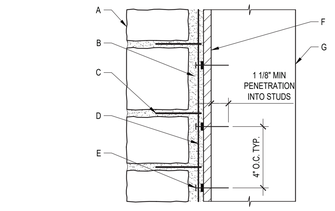
SECTION — A

ELEVATION — B

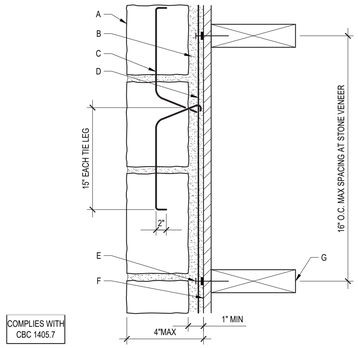
NOTES:
1. THIS DETAIL ADDRESSES THE VERTICAL SUPPORT AND ANCHORING OF VENEER FROM AND TO STUD WALLS RESPECTIVELY
2. PROVIDE ANCHORS WITHIN 12" FROM OPENINGS
3. FOR WATER PROOFING, FLASHING, WEEP HOLES, CAULK JOINTS, SEE ARCH'L AND/OR VENEER MANUFACTURER'S SPECS.
4. MAX WEIGHT OF VENEER = 50 PSF.
5. MIN ANGLE Fy = 30 KSI

VENEER CONN. TO STUD WALL

SCALE: N.T.S. — 18 -



VERTICAL SECTION — B

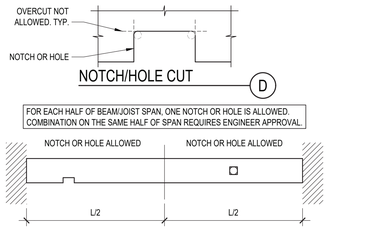


HORIZONTAL SECTION — A

LEGEND:
A. STONE WITH TYPE AND THICKNESS PER ARCHITECTURAL DRAWINGS
B. CEMENT MORTAR
C. VENEER TIE. 0.1055 (APPROXIMATELY 12 GAUGE) IN CORROSION RESISTANT WIRE, OR APPROVED EQUAL, LOOPED THRU THE MESH FOR EVERY 2 SQUARE FEET OF STONE VENEER. THIS TIE SHALL BE A LOOP HAVING LEGS NOT LESS THAN 15 INCHES IN LENGTH, SO BENT THAT IT WILL LIE IN THE STONE VENEER MORTAR JOINT. THE LAST 2 INCHES OF EACH WIRE LEG SHALL HAVE A RIGHT-ANGLE BENT
D. WIRE MESH. 2 IN BY 2 IN 0.625 INCHES (APPROXIMATELY 16 GAUGE) CORROSION RESISTANT WIRE MESH
E. FURRING NAILS. MIN 2 INCHES LONG CORROSION RESISTANT STEEL WIRE FURRING NAILS. PROVIDE 8d COMMON NAILS @ 8" O.C. INTO TOP AND BOTTOM PLATES.
F. PLYWOOD SHEATHING PER PLAN. FOR WATERPROOFING AND WATER RESISTIVE BARRIER SPECIFICATION SEE ARCH'L
G. WOOD STUD PER PLAN. IF SPACING PER PLAN EXCEEDS 16" O.C. ADD STUDS WITH EQUAL SIZE SO THAT SPACING WILL NOT EXCEED 16" O.C. AT STONE VENEER

STONE VENEER ATTACH. TO WOOD

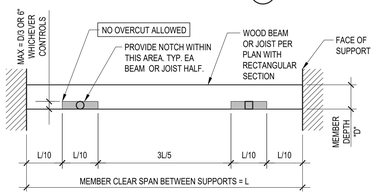
SCALE: N.T.S. — 14 -



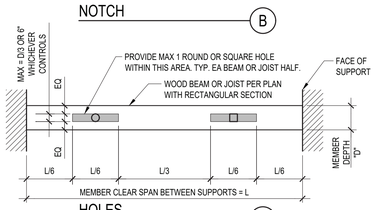
NOTCH/HOLE CUT — D

FOR EACH HALF OF BEAM/JOIST SPAN, ONE NOTCH OR HOLE IS ALLOWED. COMBINATION ON THE SAME HALF OF SPAN REQUIRES ENGINEER APPROVAL.

NOTCH/HOLE COMB. — C



NOTCH — B

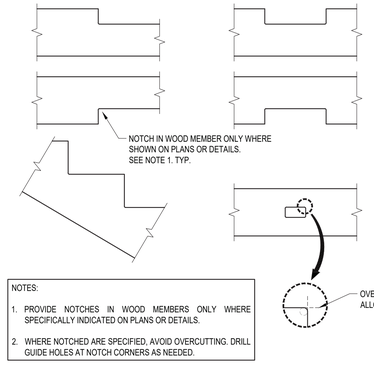


HOLES — A

NOTES:
1. THIS DETAIL APPLIES TO RECTANGULAR SECTION SAWN LUMBER MEMBERS, BOTH JOIST AND BEAMS. FOR I-JOIST, GLULAM, AND ENGINEERED LUMBER CONSTRUCTION, REFER TO MANUFACTURER'S SPECIFICATION.
2. HOLES AND NOTCHES SHOWN ON THIS SKETCH ARE PERMITTED ONLY FOR SIMPLY SUPPORTED SAWN LUMBER JOIST AND BEAMS WITH UNIFORM DISTRIBUTED LOAD.
3. OBTAIN ENGINEER'S APPROVAL IF CONCENTRATED LOADS ARE APPLIED TO THE SAWN LUMBER MEMBER (LIKE PERPENDICULAR WALL ABOVE THE JOIST, COLUMN ABOVE THE BEAM, OR OTHER BEAMS FRAMING INTO THE BEAM TO BE PERFORATED).
4. DO NOT OVERCUT HOLES OR NOTCHES.

HOLE IN WOOD MEMBERS

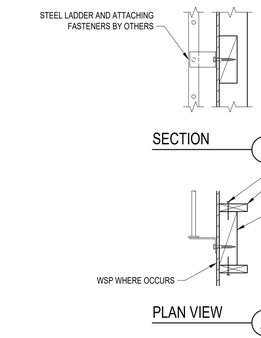
SCALE: N.T.S. — 10 -



NOTES:
1. PROVIDE NOTCHES IN WOOD MEMBERS ONLY WHERE SPECIFICALLY INDICATED ON PLANS OR DETAILS.
2. WHERE NOTCHED ARE SPECIFIED, AVOID OVERCUTTING. DRILL GUIDE HOLES AT NOTCH CORNERS AS NEEDED.

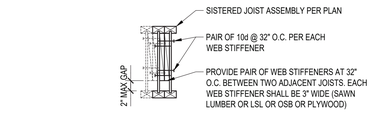
NOTCHING WOOD MEMBERS

SCALE: N.T.S. — 1 -

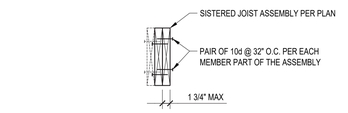


LADDER CONNECTION

SCALE: N.T.S. — 2 -



SISTERED JOISTS (I-JOISTS) — B

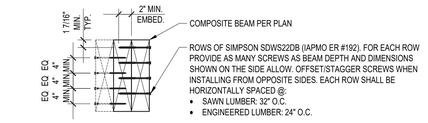


SISTERED JOISTS (SAWN) — A

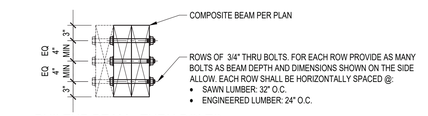
NOTES:
1. THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY. NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN.

SISTERED JOIST

SCALE: N.T.S. — 15 -



BUILTUP BEAM - SCREWS — B



BUILTUP BEAM - THRU BOLTS — A

NOTES:
1. THIS DETAIL ADDRESSES THE CONNECTION OF MEMBERS FORMING A "SISTERED" OR "BUILTUP" ASSEMBLY. NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN.

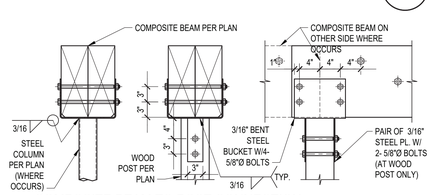
BUILTUP BEAM

SCALE: N.T.S. — 11 -

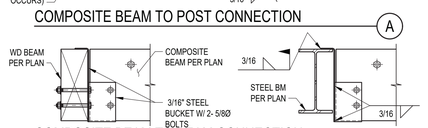


STAGGERED (STG) WALL CONSTRUCTION

SCALE: N.T.S. — 16 -



COMPOSITE BEAM TO POST CONNECTION — A

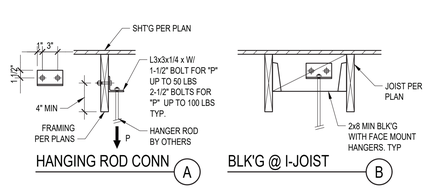


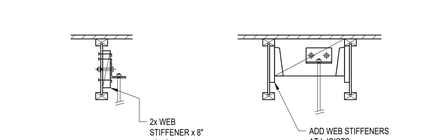
COMPOSITE BEAM TO BEAM CONNECTION — B

NOTES:
1. THIS DETAIL ADDRESSES THE SUPPORTING BUCKETS OF "COMPOSITE" ASSEMBLY (JOISTS OR BEAMS). NUMBER AND SIZE OF SISTERING MEMBERS FORMING THE ASSEMBLY ARE AS SPECIFIED ON PLAN. CONNECTION OF SISTERING MEMBERS IS PER "COMPOSITE BEAM/SISTERED JOIST"
2. CUSTOM MADE BUCKETS PER THIS DETAIL CAN BE SUBSTITUTED BY SIMPSON PRODUCTS IF AVAILABLE

BUCKETS OF BUILTUP BEAMS

SCALE: N.T.S. — 12 -





CONTINUOUS WD BM TO STEEL BM

SCALE: N.T.S. — 4 -

APPROVED EXHIBIT "A"
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

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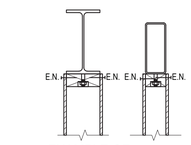
Date Signed
05/03/2024

7856 LA JOLLA VISTA DRIVE
LA JOLLA CA 92037

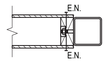
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PC RESUBMITTAL 02/07/2025

TYPICAL DETAILS STEEL

S0.47

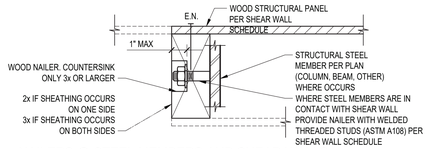


EXAMPLE OF
NAILERS AT BEAMS

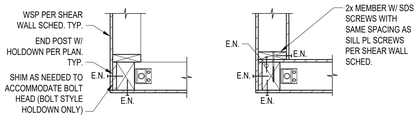


EXAMPLE OF
NAILERS AT COLUMN

NOTES:
1. EXAMPLES ARE SHOWN FOR WIDE FLANGE AND HSS SECTIONS. SIMILAR DETAILS APPLY TO OTHER SECTIONS

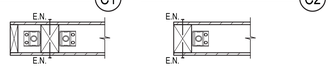


NAILERS @ STEEL MEMBERS AND SHEAR WALLS (H)



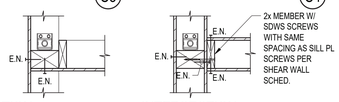
CORNER (C1)

CORNER (C2)



END (C3)

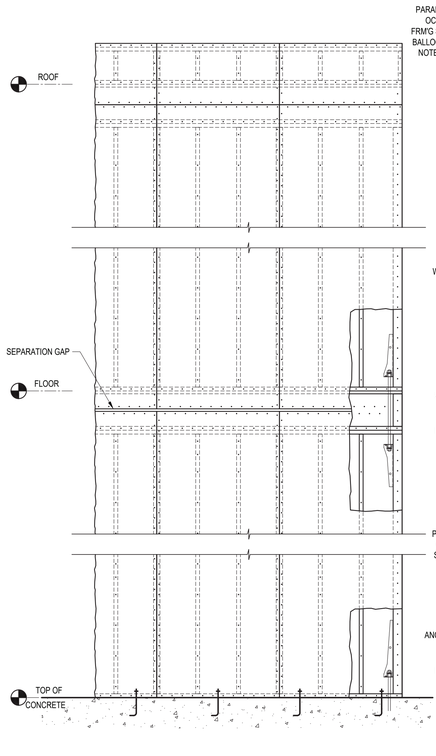
END (C4)



INTERSECTION (C5)

INTERSECTION (C6)

SHEAR WALL END CONDITIONS (C)



ALTERNATIVE WOOD STRUCTURAL PANEL TILING (7) (A3)

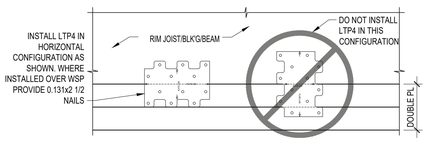
TYPICAL SHEAR WALL ELEVATION (A2)

SHEAR WALL SCHEDULE NOTES:

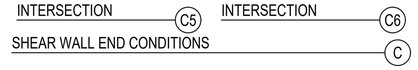
1. PROVIDE PANELS, MIN FRAMING, ANCHORS, FASTENERS, AND CLIPS, PER INSET DETAIL B "SHEAR WALL SCHEDULE".
2. CONNECTION OF SILL PLATE TO CONCRETE
   A. PRE INSTALLED ANCHOR BOLTS PER SCHEDULE CAN BE "J" BOLTS, HEADED ANCHOR BOLTS, OR ALL THREADED RODS WITH BOTTOM NUT AND SIZE AND SPACING MATCHING ANCHOR BOLTS PER SCHEDULE.
   B. POST INSTALLED ANCHOR MAY BE SIMPSON TITEN HD SCREWS PER SCHEDULE (ICC ESR 2713 AND COLA SUPPLEMENT)
   C. FOR ALL WALLS, PROVIDE MINIMUM TWO ANCHOR BOLTS PER PIECE OF SILL PLATE & ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OR 4 3/8" OF EACH END OF EACH SILL PLATE.
3. AT (E) FOUNDATION, SILL ANCHORS MAY BE UFP W/ 2- 1/2"Ø TITEN HD SCREW ANCHORS W/ 5" MIN. EMBED AND W/ 5- 1/4"Ø X 3" LONG SDS SCREWS TO SILL PL. SPACING SHALL BE AS SAME AS ANCHOR BOLT SPACING PER SHEAR WALL SCHED. (LARR #25726, ICC ESR-2616 FOR UFP; LARR #25741, ICC ESR-2713 FOR TITEN HD).
4. FRAMING REQUIREMENTS
   FOR MIN FRAMING REQUIREMENTS SEE SCHEDULE. RIM THICKNESS AT DOUBLE SIDED INTERIOR SHEAR WALLS WITH SAWN LUMBER FRAMING SHALL BE 4x FOR x4 WALLS AND 3x FOR x6 WALLS.
5. SILL PL ATTACHMENT TO WOOD FRAMED FLOORS
   WOOD SCREWS SHALL BE SIMPSON SDWS22600 FOR SILL PL CONNECTED TO WOOD RIM JOIST OR BLOCKING. PROVIDE SDS25412 FOR SILL PLATE CONNECTED TO TOP NAILER AT STEEL BEAMS. ALTERNATIVELY, 16d NAILS CAN BE USED WHERE ALLOWED BY THE SHEAR WALL SCHEDULE PROVIDED THE FLOOR/ROOF SHEATHING THICKNESS IS NOT MORE THAN 3/4".
6. FOR SPECIFICATIONS OF HOLD-DOWNS OR CONTINUOUS STEEL RODS (TIEDOWNS) AT THE END OF THE SHEAR WALL SEE PLANS AND "HOLDOWN TYPICAL DETAILS AND SCHEDULE" OR "TIEDOWN TYPICAL DETAILS" RESPECTFULLY. NOTE THAT ELEVATIONS ON THE SIDE SHOW HOLDOWNS ONLY.
7. WOOD STRUCTURAL PANELS
   A. OSB OR PLYWOOD WOOD STRUCTURAL PANELS MAY BE USED FOR THE SHEAR WALL CONSTRUCTION, EXCEPT THAT OSB SHALL NOT BE PERMITTED IN SHEAR WALL CONSTRUCTION LABELED AS FIRE RETARDANT TREATED BY THE ARCHITECT. FOR FIRE RETARDANT TREATED SHEAR WALLS THE UNIT SHEAR CAPACITY IS REDUCED TO 90% OF THE ALLOWABLE VALUE PER THE CODE REPORTS FOR THE SPECIFIED FIRE TREATMENT PRODUCT. SEE TIMBER GENERAL NOTES FOR ADDITIONAL INFORMATION.
   B. WOOD STRUCTURAL PANELS SIZE AND ARRANGEMENT MAY BE PER EITHER ELEVATION A2 OR ELEVATION A3. CONTRACTOR SHALL SELECT MORE ECONOMICAL CONFIGURATION BASED ON BUILDING TYPE.
   C. WHERE WOOD STRUCTURAL PANELS ARE APPLIED ON BOTH FACES OF WALL STUDS ADJACENT PANEL EDGES SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS PER INSET DETAIL G, AND SILL PLATE SHALL BE A 3x MEMBER PER INSET DETAILS E.
   D. MIN DIMENSION OF WOOD STRUCTURAL PANELS SHALL BE 2'-0"
   E. PROVIDE 1/2" SEPARATION GAP BETWEEN WOOD STRUCTURAL PANELS AT FLOOR LEVELS. SEPARATION GAPS MAY BE OMITTED AND WOOD STRUCTURAL PANELS CAN RUN CONTINUOUSLY ACROSS FLOORS FOR BUILDINGS WITH NO MORE THAN TWO STORIES OF WOOD FRAMING
8. NAILS SHALL BE PLACED NOT LESS THAN 3/8 INCH FROM PANEL EDGES AT 2x MEMBERS (1/2 INCH AT 3x MEMBERS) & 3/8 INCH FROM THE EDGE OF THE CONNECTING MEMBERS. ALL SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

NOTES (A1)

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LTP 4 INSTALL. - ELEVATION VIEW (J)



BALLN FRM'G 2 SIDES (D7)

EXTERIOR 1 SIDE (D6)

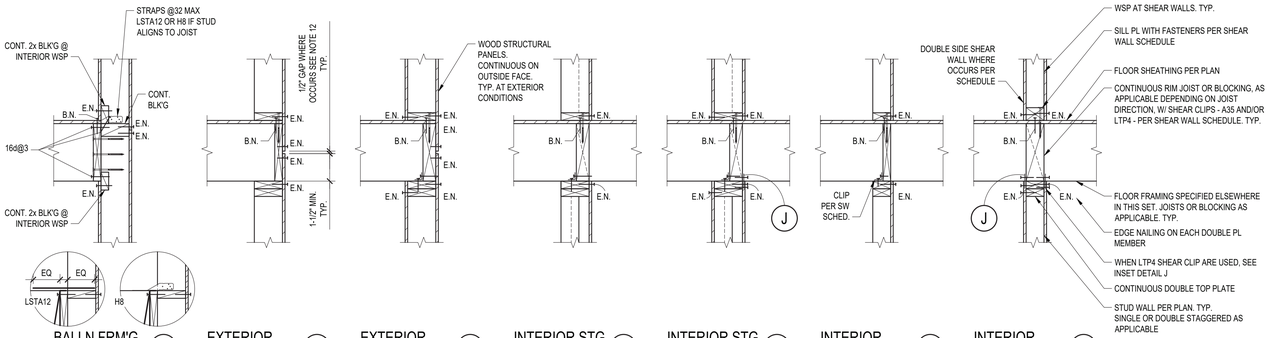
EXTERIOR 2 SIDES (D5)

INTERIOR STG 2 SIDES (D4)

INTERIOR STG 2 SIDES (D3)

INTERIOR 1 SIDE (D2)

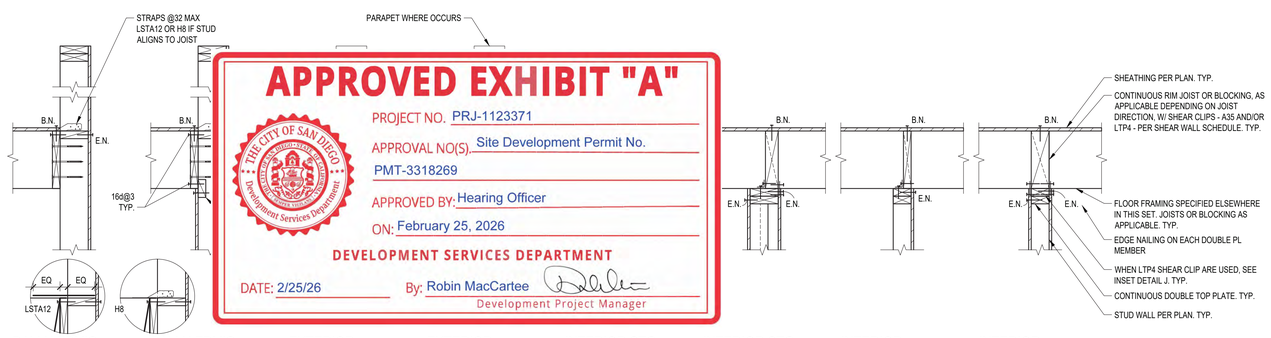
INTERIOR 2 SIDES (D1)



SHEAR WALL END CONDITIONS (C)

SHEAR WALL SCHEDULE (2022 CBC - 2021 AF&PA SDPWS - TABLE 4.3A - SEISMIC)																		
MARK	WOOD STRUCTURAL PANELS (7) (PLYWOOD OR OSB U.N.O. ON THE PLANS)	NO. OF SIDES	NAILING		SHEAR CLIPS		WTS DETAIL "H"	RIM MIN THICK. UNO				SILL PLATE		MIN FRM'G THICK @ APE	SILL PLATE FLOOR ATTACH.			ALLOW. SHEAR (PLF)	ALLOW. SHEAR FIRE TREAT. (PLF)
			EDGE NAILING (E.N.)	FIELD NAILING (F.N.)	TYP. UNO	EXT. DET. D5, D6 K5, K6		FLOOR		ROOF		x4 WALL	x6 WALL		FRAMED FLOOR (5)	CONCRETE (2)			
								SCL	SAWN	SCL	SAWN					ANCHOR BOLTS	TITEN HD		
1	15/32" APA RATED SHT'G SPAN RATING 32/16	1	8d@6	8d@12	1 @24	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	2x4	2x6	2x	SDWS@24 OR 16d@8	5/8@48	5/8@48	260	234
2	15/32" APA RATED SHT'G SPAN RATING 32/16	1	8d@4	8d@12	1 @20	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	2x4	2x6	2x	SDWS@18 OR 16d@6	5/8@48	5/8@48	350	342
3	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	1	10d@4	10d@12	1 @12	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	2x4	2x6	3x	SDWS@12 OR 16d@4	5/8@32	5/8@32	510	459
4	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	1	10d@3	10d@12	1 @10	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	2x4	2x6	3x	SDWS@9 OR 16d@3	5/8@24	5/8@32	665	599
5	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	1	10d@2	10d@12	1 @8	NO CLIPS	5/8@24	1.75"	2x	1.75"	2x	2x4	2x6	3x	SDWS@6 OR 16d@2.5	5/8@20	5/8@24	870	783
6	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	2	10d@3	10d@12	2 @10	1 @10	5/8@16	3.5"	3x/4x (4)	1.75"	2x	3x4	2x6	3x	SDWS@3 -	5/8@16	5/8@20	1,330	1,197
7	15/32" APA STRUCT-I RATED SHT'G SPAN RATING 32/16	2	10d@2	10d@12	2 @8	1 @8	5/8@12	3.5"	3x/4x (4)	1.75"	2x	3x4	2x6	3x	2 ROWS OF SDWS@5	5/8@12	5/8@16	1,740	1,566

TYPICAL SHEAR WALL SCHEDULE (B)



BALLN FRM'G 1 SIDE (K8)

BALLN FRM'G 2 SIDES (K7)

EXTERIOR 1 SIDE (K6)

EXTERIOR 2 SIDES (K5)

INTERIOR STG 1 SIDE (K4)

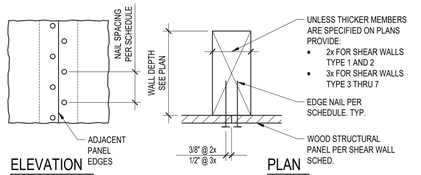
INTERIOR STG 2 SIDES (K3)

INTERIOR 1 SIDE (K2)

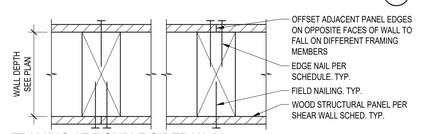
INTERIOR 2 SIDES (K1)

SHEAR WALL ELEVATION SCHEDULE AND DETAILS

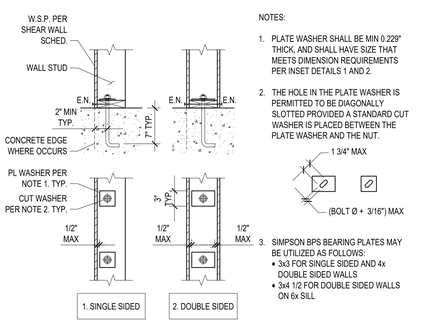
SCALE: N.T.S.



FRAMING AT ADJACENT PANEL EDGES (F)



FRAMING AT DOUBLE SIDED WALL (G)



NOTES:
1. PLATE WASHER SHALL BE MIN 0.229" THICK, AND SHALL HAVE SIZE THAT MEETS DIMENSION REQUIREMENTS PER INSET DETAILS 1 AND 2.
2. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
3. SIMPSON BPS BEARING PLATES MAY BE UTILIZED AS FOLLOWS.
   • 3x3 FOR SINGLE SIDED AND 4x DOUBLE SIDED WALLS
   • 3x4 1/2 FOR DOUBLE SIDED WALLS ON 6x SILL

SILL PLATE CONNECTION TO CONCRETE (E)

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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER
SUSANNA LAM
No. 45
STRUCTURAL
STATE OF CALIFORNIA
Date Signed
05/03/2024

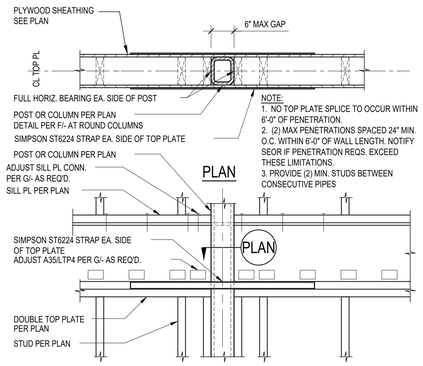
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TYPICAL DETAILS
SHEAR WALLS

S0.51

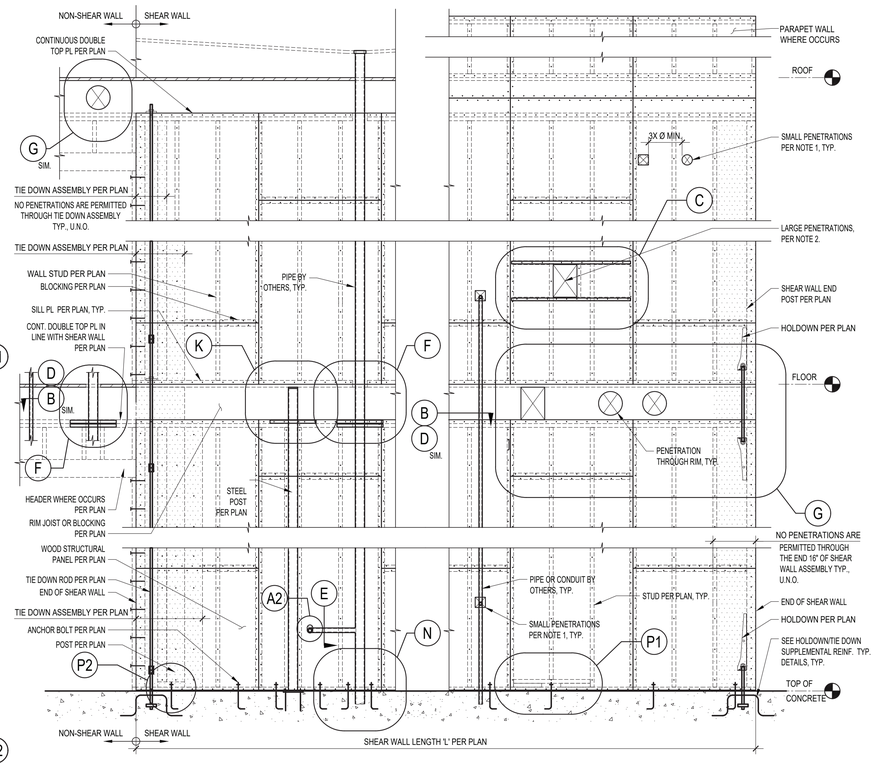


TYP. INTERRUPTED DBL. TOP PL - POST/COLUMN (K)

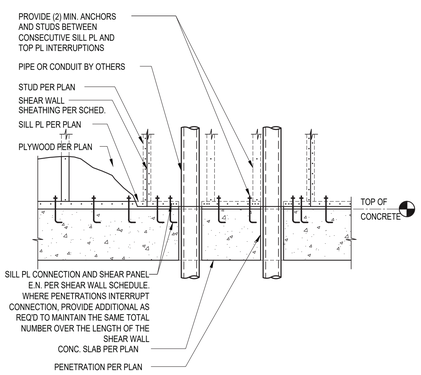
PENETRATIONS THROUGH SHEAR WALL NOTES:

1. 4 1/2" Ø AND 4 1/2" SQ. MAX PENETRATION SIZE THROUGH SHEAR WALL PANELS ARE PERMITTED PROVIDED:
   a. 3X Ø (OR 3X SQ. DIMENSION) MINIMUM CLEAR SPACING BETWEEN PENETRATIONS
   b. NO OPENINGS TO OCCUR WITHIN TIE-DOWN POST AREA AT WALL ENDS UNLESS SPECIFICALLY CALLED OUT ON PLAN OR APPROVED BY THE SEOR
   c. NO OVER CUTS IN WOOD MEMBERS AND SHEATHING ARE PERMITTED
2. FOR PENETRATIONS LARGER THAN THOSE SPECIFIED IN 1) ABOVE:
   a. REROUTE PIPE OR DUCT, ETC. AROUND SHEAR WALLS
   b. SEE PLANS FOR LOCATIONS OF APPROVED PENETRATIONS
   c. OR NOTIFY THE SEOR AND AOR OF SPECIFIC PROPOSED PENETRATIONS FOR REVIEW
3. THE MAX ACCUMULATED LENGTH OF PENETRATIONS AT ANY GIVEN ELEVATION SHALL NOT EXCEED 10% OF THE WALL LENGTH 'L', TYP. U.N.O.
4. THIS DETAIL APPLIES TO ALL SHEARWALLS AND WALLS IN LINE WITH SHEARWALLS, TYP. U.N.O.
5. INSTALL ALL STRAPS AND HARDWARE PER MANUFACTURER SPECIFICATIONS.

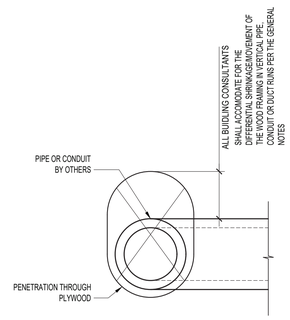
NOTES: PENETRATIONS THROUGH TYP. SHEAR WALLS (A1)



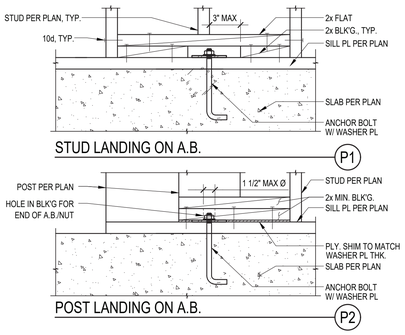
ELEVATION: PENETRATIONS THROUGH A TYPICAL SHEAR WALL (A)



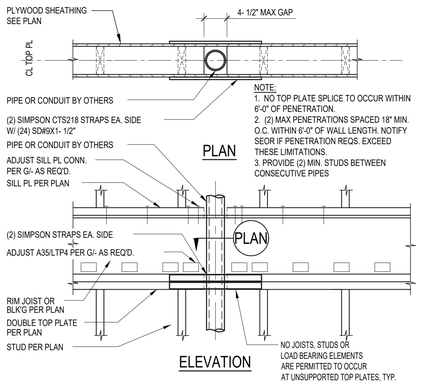
ELEVATION: TYP. INTERRUPTED SILL PL AT CONCRETE (N)



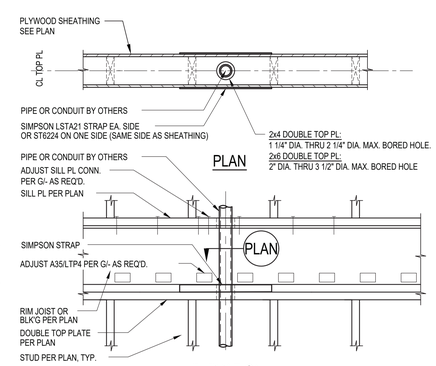
ELEVATION: BUILDING SHRINKAGE/MOVEMENT AT PIPES (A2)



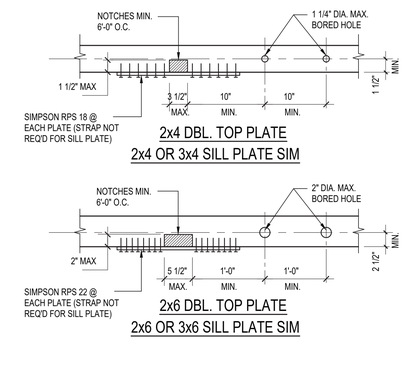
ELEVATION: POST OR STUD LANDING ON A.B. (P)



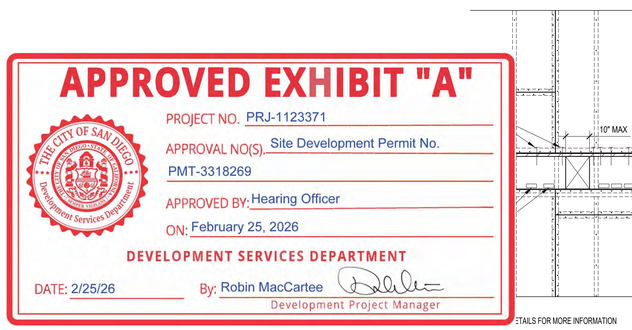
TYP. INTERRUPTED DBL. TOP PL & SILL PL BY PIPE (F)



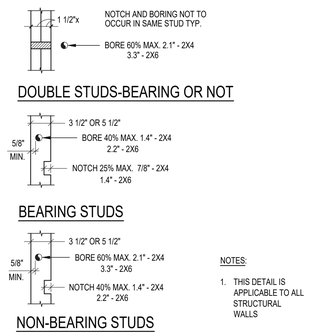
TYP. SMALL PIPE OR CONDUIT THROUGH DBL. TOP PL (D)



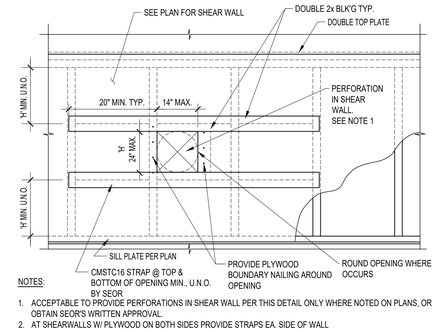
PLAN: TYP. DOUBLE TOP PL NOTCHING & BORING (B)



ELEVATION: TYPICAL PENETRATIONS IN RIM JOIST/BLOCKING (G)



SECTION: TYP. STUD NOTCHING (E)



ELEVATION: LARGE OPENINGS IN SHEAR WALLS (C)

PENETRATIONS AND ASSEMBLY INTERRUPTIONS AT A TYPICAL SHEAR WALL

SCALE: N.T.S.

4

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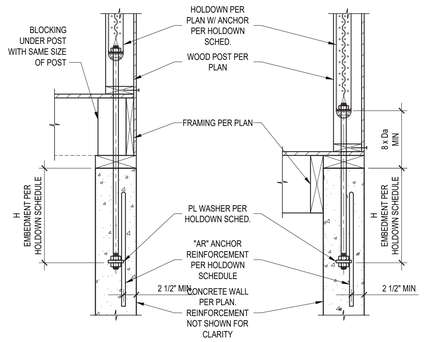
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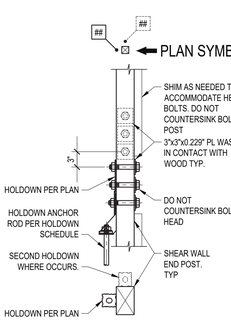
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TYPICAL DETAILS SHEAR WALLS

S0.52



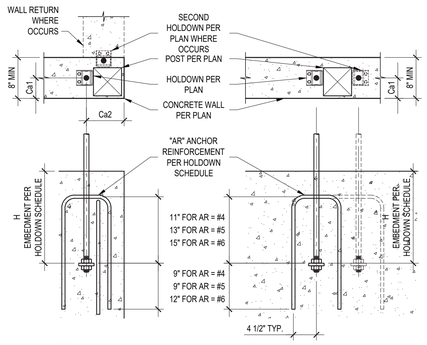
POST SITTING ON FRAMING (E)



CORNER (B) OPPOSITE SIDES (A)

HOLDOWN ANCHOR IN CONCRETE WALL OR STEM WALL

SCALE: N.T.S. — 9



CORNER (C) FIELD/EDGE (B)

MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER T (IN)	PL WASHER SIDE (IN)
2	5/8"	3/8	1 1/2
4	5/8"	3/8	1 1/2
5	5/8"	3/8	1 1/2
8	7/8"	3/8	2
11	1"	3/8	2
14	1"	3/8	2
12	1 1/8"	3/8	2 1/2
19	1 1/4"	3/8	3
14 14	2-1"	3/8	2

HOLDOWN ANCHOR IN CONCRETE WALL OR STEM				
INSTALL	H MIN	Ca1 MIN	Ca2 MIN	ANCHOR REINF. "AR"
EDGE/FIELD	18"	4"	NA	1-#4
CORNER	18"	4"	7"	1-#4
EDGE/FIELD	18"	4"	NA	1-#4
CORNER	18"	4"	7"	1-#4
EDGE/FIELD	18"	4"	NA	1-#4
CORNER	18"	4"	7"	1-#4
EDGE/FIELD	18"	4"	NA	1-#4
CORNER	18"	4"	7"	1-#4
EDGE/FIELD	18"	4"	NA	1-#4
CORNER	18"	4"	7"	1-#4
EDGE/FIELD	18"	4"	NA	1-#4
CORNER	18"	4"	7"	1-#4
EDGE/FIELD	24"	4"	NA	1-#5
CORNER	24"	4"	8"	1-#5
EDGE/FIELD	24"	4"	NA	1-#6
CORNER	24"	4"	8"	1-#6

SCHEDULE
HOLDOWN ANCHOR IN CONC. WALL OR STEM (A)

MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER T (IN)	PL WASHER SIDE (IN)	HOLDOWN (1)	FASTENER	MIN POST SIZE (2)	CAPACITY	CAPACITY WITH 25% REDUCTION PER CITY OF LA	STRAP (8)
2	5/8"	3/8	1 1/2	HDU2	6-SDS25212	4x4	3,075 LBS	2,306 LBS	MSTC52
4	5/8"	3/8	1 1/2	HDU4	10-SDS25212	4x4	4,565 LBS	3,424 LBS	MSTC52
5	5/8"	3/8	1 1/2	HDU5	14-SDS25212	4x6	5,670 LBS	4,253 LBS	MST60
8	7/8"	3/8	2	HDU8	20-SDS25212	4x6 OR 6x6	7,870 LBS	5,903 LBS	CMST12 7'-2" LONG
11	1"	3/8	2	HDU11	30-SDS25212	4x6 OR 6x6	9,535 LBS	7,151 LBS	NA
14	1"	3/8	2	HDU14	36-SDS25212	6x6	14,445 LBS	10,834 LBS	NA
12	1 1/8"	3/8	2 1/2	HD12	4-1"Ø BOLTS	6x6	15,510 LBS	11,633 LBS	NA
19	1 1/4"	3/8	3	HD19	5-1"Ø BOLTS	4x8 OR 6x8	19,360 LBS	14,520 LBS	NA
14 14	2-1"	3/8	2	DOUBLE HDU14	2 x 36-SDS25212	6x6	28,780 LBS	21,585 LBS	NA

HOLDOWN SCHEDULE (A)

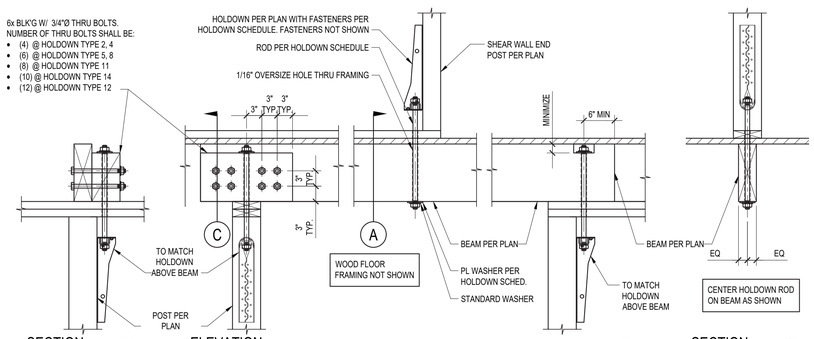
NOTES:

1. HDU SCREW-STYLE HOLDOWNS ARE PER ICC ESR 2330. BOLT-STYLE HOLD DOWNS PER IAPMO ESR 0143
2. POST SIZE SHOWN ON THE SCHEDULE ARE MINIMUM SIZES. IF LARGER SIZES ARE SPECIFIED ON THE PLANS THE SIZES SHOWN ON PLANS SHALL BE USED
3. ROD SHALL BE A36 ALL THREADED RODS
4. UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED IN HOLDOWN DETAILS, INSTALL HOLDOWNS 1/2 INCH MINIMUM ABOVE THE PLATE TO ALLOW FOR TIGHTENING OF ANCHOR BOLT. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD DOWN ANCHORS.
5. NUT AT HOLDOWN THREADED ROD SHOULD BE FINGER-TIGHT PLUS 1/2 TURN WITH A HAND WRENCH. DO NOT OVER-TORQUE THE NUT. DO NOT USE IMPACT WRENCHES.
6. HOLDOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION/OBSERVATION
7. HOLDOWNS MUST BE INSPECTED/OBSERVED BEFORE COVERING WITH SHEATHING.
8. AT GC DISCRETION AND AS MEANS TO SIMPLIFY CONSTRUCTION STRAPS NOTED ON SCHEDULE MAY BE INSTALLED IN LIEU OF HOLDOWNS AT EXTERIOR WALLS FOR BUILDINGS WITH NOT MORE THAN 3 STORIES ABOVE GRADE. SEE "STRAP AT SHEAR WALL END POST" DETAIL.

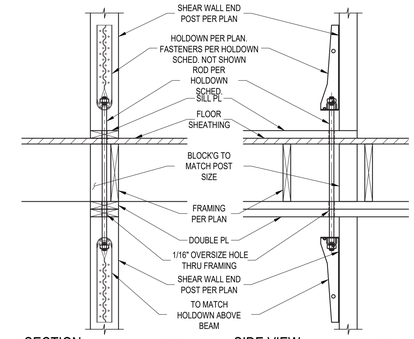
NOTES (B)

HOLDOWN SCHEDULE AND NOTES

SCALE: N.T.S. — 1



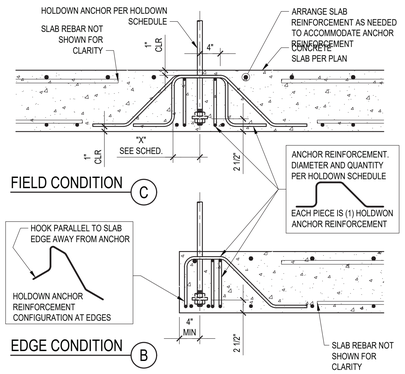
SECTION (C) ELEVATION (B) SECTION (A)



SECTION (B) SIDE VIEW (A)

HOLDOWN WITH BOLTS

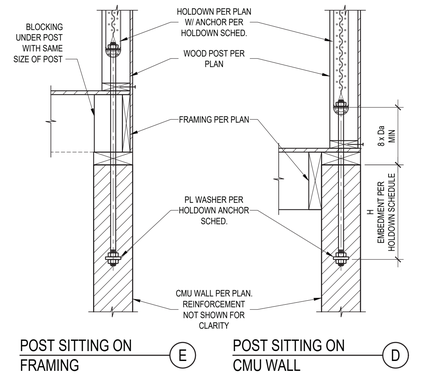
SCALE: N.T.S. — 17



FIELD CONDITION (C) EDGE CONDITION (B)

HOLDOWN ON STEEL BEAM

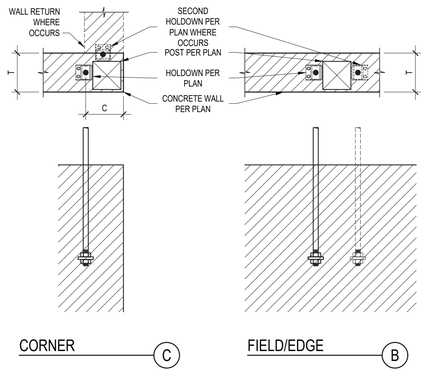
SCALE: N.T.S. — 14



POST SITTING ON FRAMING (E) POST SITTING ON CMU WALL (D)

HOLDOWN LANDING ON WOOD BEAM

SCALE: N.T.S. — 6



CORNER (C) FIELD/EDGE (B)

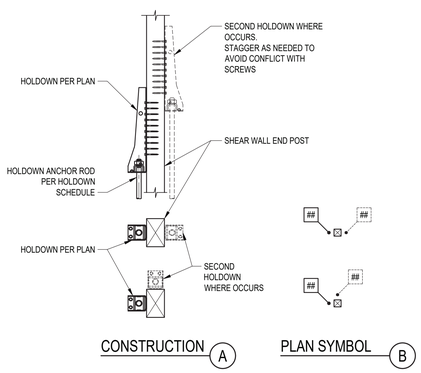
MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER T (IN)	PL WASHER SIDE (IN)
2	5/8"	3/8	1 1/2
4	5/8"	3/8	1 1/2
5	5/8"	3/8	1 1/2
8	7/8"	3/8	2
11	1"	3/8	2
14	1"	3/8	2
12	1 1/8"	3/8	2 1/2
19	1 1/4"	3/8	3
14 14	2-1"	3/8	2

HOLDOWN ANCHOR IN CMU WALL OR STEM				
	8" CMU WALL		12" CMU WALL	
INSTALL	H MIN	C MIN	H MIN	C MIN
EDGE/FIELD	18"	NA	18"	NA
CORNER	18"	7"	18"	7"
EDGE/FIELD	18"	NA	18"	NA
CORNER	18"	7"	18"	7"
EDGE/FIELD	18"	NA	18"	NA
CORNER	18"	7"	18"	7"
EDGE/FIELD	18"	NA	18"	NA
CORNER	18"	7"	18"	7"
EDGE/FIELD	18"	NA	18"	NA
CORNER	21"	7"	18"	7"
EDGE/FIELD	21"	NA	18"	NA
CORNER	33"	7"	21"	7"
EDGE/FIELD	22"	NA	18"	NA
CORNER	36"	7"	21"	7"
EDGE/FIELD	27"	NA	24"	NA
CORNER	48"	7"	30"	7"
EDGE/FIELD	42"	NA	27"	NA
CORNER	69"	12"	42"	12"

SCHEDULE
HOLDOWN ANCHOR IN CMU WALL OR STEM (A)

HOLDOWN AT WOOD FLOOR

SCALE: N.T.S. — 2



CONSTRUCTION (A) PLAN SYMBOL (B)

HOLDOWN ANCHOR IN CMU WALL OR STEM WALL

SCALE: N.T.S. — 7

HOLDOWN WITH SCREWS

SCALE: N.T.S. — 3

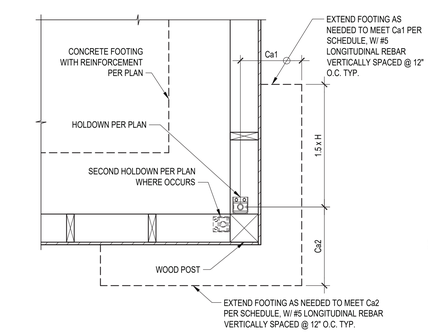
MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER T (IN)	PL WASHER SIDE (IN)
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5	5/8"	3/8	1 1/2
8	7/8"	3/8	2
11	1"	3/8	2
14	1"	3/8	2
12	1 1/8"	3/8	2 1/2
19	1 1/4"	3/8	3
14 14	2-1"	3/8	2

HOLDOWN ANCHOR IN CONCRETE SLAB						
SLAB	10" THICK		12" THICK		14" THICK	
INSTALL	ANCHOR REINF. "AR"	"X"	ANCHOR REINF. "AR"	"X"	ANCHOR REINF. "AR"	"X"
EDGE						
FIELD						
EDGE						
FIELD						
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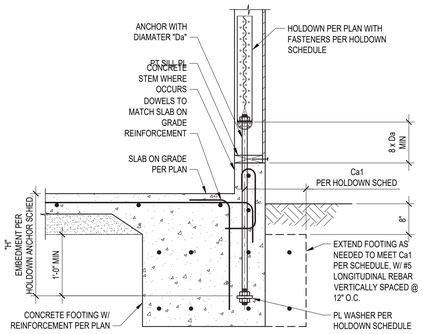
SCHEDULE
HOLDOWN ANCHOR IN CONCRETE SLAB (A)



HOLDOWN ANCHOR AT FTG - EDGE CONDITION (D)



HOLDOWN ANCHOR AT FTG - CORNER CONDITION (C)



TYPICAL SECTION OF FOOTING AT HOLDOWN (B)

MARK (PER PLAN)	GRADE 36 ROD DIAM. "Da"	PL WASHER T (IN)	PL WASHER SIDE (IN)
2	5/8"	3/8	1 1/2
4	5/8"	3/8	1 1/2
5	5/8"	3/8	1 1/2
8	7/8"	3/8	2
11	1"	3/8	2
14	1"	3/8	2
12	1 1/8"	3/8	2 1/2
19	1 1/4"	3/8	3
14 14	2-1"	3/8	2

HOLDOWN ANCHOR IN CONCRETE FOOTING				
INSTALL	H MIN	Ca1 MIN	Ca2 MIN	ANCHOR REINF. "AR"
EDGE/FIELD	12"	4"	NA	NR
CORNER	12"	4"	4"	NR
EDGE/FIELD	12"	4"	NA	NR
CORNER	12"	4"	4"	NR
EDGE/FIELD	12"	4"	NA	NR
CORNER	12"	4"	4"	NR
EDGE/FIELD	16"	4"	NA	NR
CORNER	20"	4"	8"	NR
EDGE/FIELD	18"	4"	NA	NR
CORNER	24"	4"	7"	NR
EDGE/FIELD	18"	4"	NA	NR
CORNER	24"	4"	7"	NR
EDGE/FIELD	20"	4"	NA	NR
CORNER	24"	12"	12"	NR
EDGE/FIELD	24"	4"	NA	NR
CORNER	24"	15"	15"	NR
EDGE/FIELD	24"	12"	NA	NR
CORNER	24"	20"	20"	NR

SCHEDULE
HOLDOWN ANCHOR IN CONCRETE FOOTING (A)

HOLDOWN ANCHOR IN CONC. SLAB

SCALE: N.T.S. — 20

HOLDOWN ANCHOR IN CONCRETE FOOTING

SCALE: N.T.S. — 4

APPROVED EXHIBIT "A"
PROJECT NO. PRJ-1123371
APPROVAL NO(S). Site Development Permit No. PMT-3318269
APPROVED BY: Hearing Officer
ON: February 25, 2026
DEVELOPMENT SERVICES DEPARTMENT
DATE: 2/25/26 By: Robin MacCartee
Development Project Manager

WOODS + DANGARAN
ARCHITECTURE + INTERIORS
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t: 213/ 239 9700
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LFA Job no. 23078

REGISTERED PROFESSIONAL ENGINEER — ROXANNA LEE — No. 45... — STRUCTURAL — STATE OF CALIFORNIA

Date Signed 05/03/2024

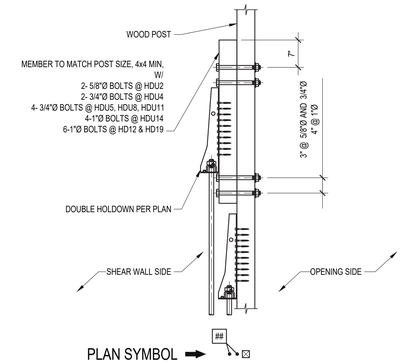
7886 LA JOLLA VISTA DRIVE LA JOLLA, CA 92037

PC RESUBMITTAL 08/30/2024

PC RESUBMITTAL 02/07/2025

TYPICAL DETAILS HOLDOWNS

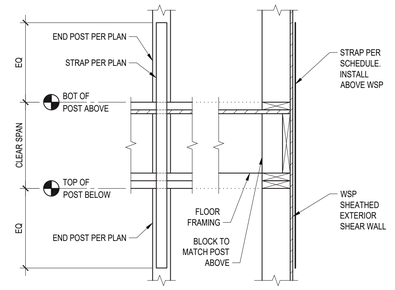
S0.61



DOUBLE HOLDOWN AT WALL END

SCALE: N.T.S.

1



NOTES:

1. STRAPS MAY BE INSTALLED IN LIEU OF HOLDOWNS WHERE NOTED ON "HOLDOWNS SCHEDULE"
2. SEE NOTES FOR STRAP UNDER "HOLDOWN SCHEDULE" NOTES

STRAP AT SHEAR WALL END POST

SCALE: N.T.S.

2

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

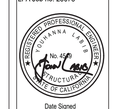
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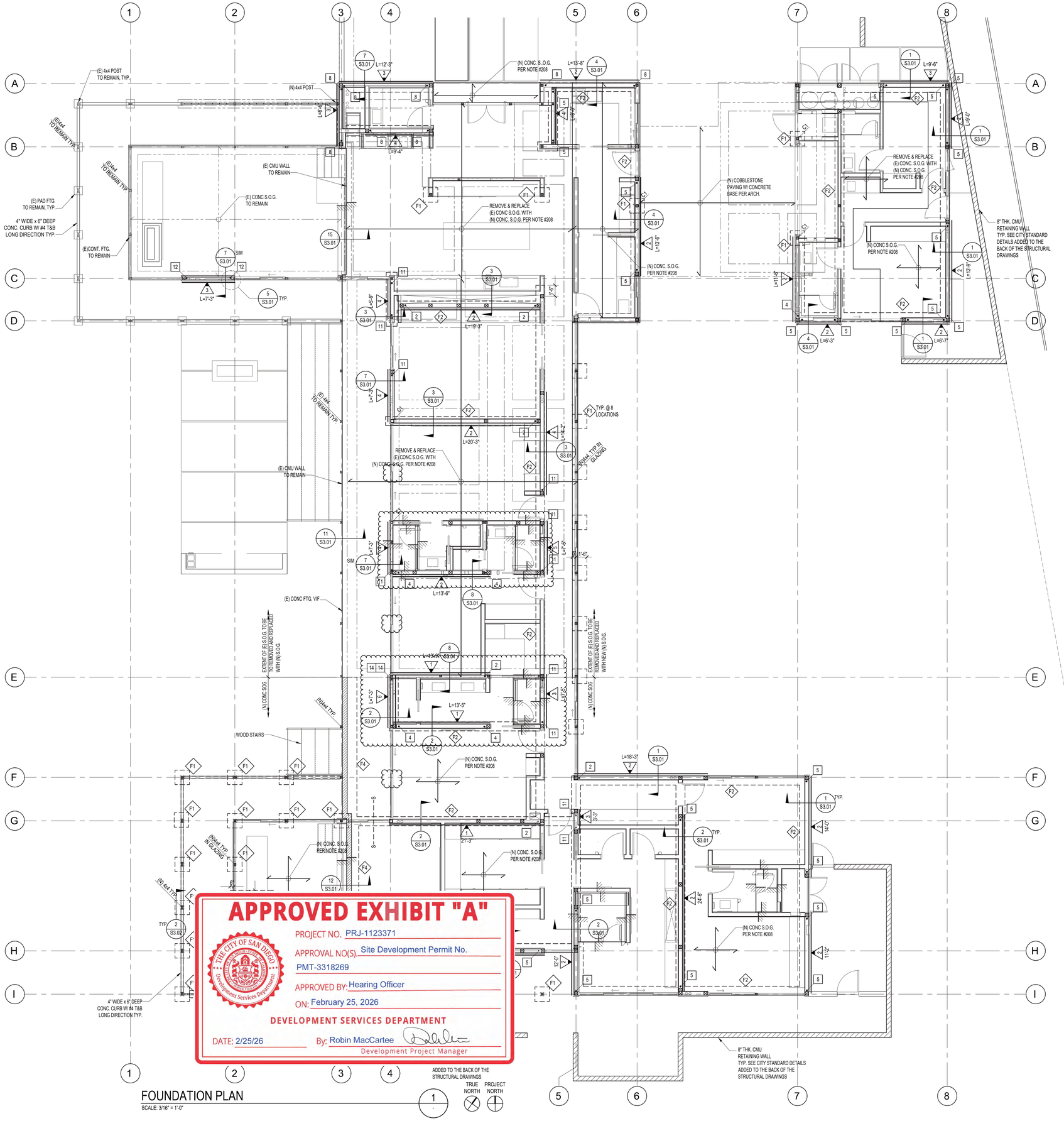
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LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

TYPICAL DETAILS
HOLDOWNS

S0.62



FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

SYMBOLS - FOUNDATION

- INDICATES CHANGE IN FLOOR ELEVATION
- INDICATES CONCRETE WALL
- INDICATES CMU WALL
- INDICATES CONCRETE FOOTING
- S INDICATES STEPPED FOOTING PER TYP. DETAIL
- F## CONCRETE FOOTING PER SCHEDULE THIS SHEET
- # WOOD STRUCTURAL PANEL SHEATHED SHEAR WALL (SW)
  - LETTER: STACKING SW
  - NUMBER: TYPE PER SW SCHED UNDER TYP. DETAILS
  - MINIMUM LENGTH
- ## INDICATES HOLDOWN TYPE PER "HOLDOWN SCHEDULE AND NOTES" DETAIL UNDER TYP. DETAIL SHEET.
- INDICATES HOLDOWN ROD PER "HOLDOWN SCHEDULE AND NOTES" DETAIL UNDER TYP. DETAIL SHEET
- INDICATES WOOD POST
- INDICATES STEEL COLUMN
- T.O.F. -#'-#" ELEVATION OF TOP OF FOOTING MEASURED FROM THE TOP OF THE LOWEST SLAB ABOVE THE FOOTING. FOR TOP OF SLAB ELEVATION S.A.D.

SYMBOLS - EXISTING ELEMENTS

- INDICATES (E) BEAM
- INDICATES (E) JOISTS
- INDICATES (E) CONCRETE FOOTING
- INDICATES (E) WOOD WALLS

NOTE:

THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOIL, OR ANY GEOLOGIC INSTABILITY BASE UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A GEOTECHNICAL/GEOLOGICAL REPORT AND RESUBMITTING THE PLANS MAY BE REQUIRED FOR A PLAN REVIEW TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED.

SIGNATURE OF OWNER / LICENSED PROFESSIONAL ENGINEER / ARCHITECT.

CONCRETE FOOTING SCHEDULE

MARK	SIZE AND REINFORCEMENT
F1	2'-0" SQ x 16" THICK W/ 3 - #5 BOTTOM EA. WAY
F2	1'-3" WIDE x 12" THICK W/ 2 - #5 T&B LONG DIRECTION
F3	16" THICK FTG. W/ #5 @12" O.C. T&B EA. WAY
F4	2'-0" WIDE x 16" THICK FTG. W/ 3 - #5 T&B LONG DIRECTION

PLAN NOTES - SHEETS AND GENERAL:

101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THRU S0.62 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES

102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.

103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.

104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - FOUNDATION:

201. ALL GRADING & FOUNDATION WORK MUST BE OBSERVED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STEEL REINFORCEMENT AND POURING CONCRETE.

202. PER SOILS REPORT RECOMMENDED MATERIAL IS COMPETENT ENGINEERED FILL

203. FOR LIMITS AND EXTENT OF OVER EXCAVATION SEE CIVIL DRAWINGS.

204. U.N.O. TOP OF CONC. FOOTING ELEVATION SHALL BE 12" BELOW THE TOP OF THE LOWEST SLAB DIRECTLY ABOVE THE FOOTING. FOR TOP OF SLAB ELEVATION SEE ARCH'L DRAWINGS.

205. ALL HOLDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.

206. FOR SLAB ON GRADE SUB-GRADE PREPARATION SEE SOILS REPORT.

207. FOR VAPOR BARRIER AT INTERIOR SPACES S.A.D. SPECIFICATIONS/DRAWINGS.

208. CONCRETE SLAB ON GRADE: 4" THICK, REINFORCED WITH #4 BARS AT 16" O.C. EACH WAY.

209. PER SOIL REPORT, RETAINING WALLS MUST BE PROVIDED WITH A SUBDRAIN. SEE SOILS REPORT FOR MORE DETAILS.

206. PER SOILS REPORT, EMBEDMENT MUST BE IN COMPETENT ENGINEERED FILL MATERIAL WITH AN EXPANSION CLASSIFICATION AS "LOW" WITH A MIN EMBEDMENT OF 18", MIN. WIDTH OF 15" FOR CONTINUOUS FOOTINGS AND 2'-0" FOR SQUARE FOOTINGS AND 2,000 PSF BEARING CAPACITY.

PLAN NOTES - EXISTING FIELD CONDITIONS:

701. THE LANGUAGE "EXISTING" (E) OR "BASE BUILDING" (B.B.) SHALL BE USED INTERCHANGEABLY.

702. EXISTING INFORMATION AS SHOWN ON THESE PLANS ARE BASED ON EXISTING STRUCTURAL DRAWINGS AND ARE FOR REFERENCE ONLY. GC SHALL OBTAIN EXISTING DRAWINGS AND REVIEW EXISTING INFORMATION. GC SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BEAM SIZES, BEAM ELEVATIONS, SLAB THICKNESS, DIMENSIONS, CONFLICTS WITH MEP & FINISHES, ETC. PRIOR TO PROCEEDING WITH DETAILING, SHOP DRAWINGS, FABRICATION, AND CONSTRUCTION. GC SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE, PROJECT ARCHITECT AND ENGINEER FOR DIRECTION ON HOW TO PROCEED BEFORE DETAILING OR PERFORMING ANY STRUCTURAL WORK. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

703. GC TO REMOVE AND REPLACE EXISTING FINISHES, MEP SYSTEMS, FIREPROOFING, ETC., IN ORDER TO INSTALL ALL NEW WORK. CONTRACTOR TO PERFORM ALL DEMO AND NEW CONSTRUCTION SUCH THAT THE EXISTING STRUCTURE IS NOT DAMAGED. ANY DAMAGE IS TO BE REPAIRED BY GC AT GC'S COST.

704. SEE ARCH/MEP DRAWINGS FOR SLAB PENETRATIONS, MEP PADS AND CURBS. PRIOR TO PROCEEDING WITH WORK, GC TO CONFIRM WEIGHTS OF EQUIPMENT AND PADS/CURBS AND CONFIRM THEY DO NOT EXCEED WEIGHTS SHOWN ON STRUCTURAL DRAWINGS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO SHOW ANY EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS. SHOP DRAWINGS TO PROVIDE SIZE, LOCATION, AND WEIGHT OF ALL EQUIPMENT IN A SINGLE SUBMITTAL. DESIGN OF CURBS, ANCHORAGE AND BRACING OF EQUIPMENT IS BY THE EQUIPMENT SPECIFIER OR CONTRACTOR. SUBMIT CALCULATIONS AND DRAWINGS FOR REVIEW AND APPROVAL TO THE ARCHITECT AND TO THE BUILDING DEPARTMENT FOR DEFERRED APPROVAL.

705. PRIOR TO CORE DRILLING OR CUTTING OPENINGS, GC TO LOCATE EXISTING REBAR, ELECTRICAL CONDUITS, AND OTHER SYSTEMS EMBEDDED IN SLAB BY NON-DESTRUCTIVE TESTING. LOCATE CORES FOR NEW PENETRATIONS TO AVOID CUTTING REBAR. NEW SLAB OPENINGS TO BE SAW CUT AFTER CORNERS ARE CORE DRILLED. DO NOT OVER CUT OPENING BEYOND DIMENSIONS OF CLEAR OPENING. SUBMIT A SINGLE COORDINATED SET OF PLANS FOR ALL FLOORS TO SHOW ALL NEW PENETRATION AND OPENING SIZES AND LOCATIONS DIMENSIONED FROM EXISTING COLUMN LINES FOR REVIEW AND APPROVAL BY ARCHITECT AND ENGINEER. SUBMITTAL TO INCLUDE METHOD OF CORE DRILLING, SAW CUTTING, AND REMOVING OF CONCRETE SLABS FROM BUILDING SUCH THAT MINIMAL DISRUPTION TO EXISTING BUILDING OCCURS. DO NOT CUT INTO EXISTING STRUCTURE OR MAKE ANY PENETRATION UNTIL APPROVAL IS PROVIDED, GC TO TAKE ALL PRECAUTIONS DURING CORE DRILLING AND SAW CUTTING TO SAFEGUARD WORKERS FROM CUTTING LIVE ELECTRICAL CONDUIT OR OTHER SYSTEMS THAT COULD BE HAZARDOUS TO ANYONE.

706. ALL (N) CONCRETE AND/OR (N) MASONRY SHALL BE CONNECTED TO ADJACENT (E) CONCRETE AND/OR (E) MASONRY WITH DRILL & EPOXY DOWELS TO MATCH THE (N) REINFORCING. ALL SUCH DOWELS SHALL HAVE 8" MIN. EMBED. U.N.O.

APPROVED EXHIBIT "A"

THE CITY OF SAN DIEGO — Development Services Department

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

ADDED TO THE BACK OF THE STRUCTURAL DRAWINGS

TRUE NORTH / PROJECT NORTH

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REGISTERED PROFESSIONAL ENGINEER — ROXANNA ARAM — No. 45[illegible] — STRUCTURAL — STATE OF CALIFORNIA

Date Signed
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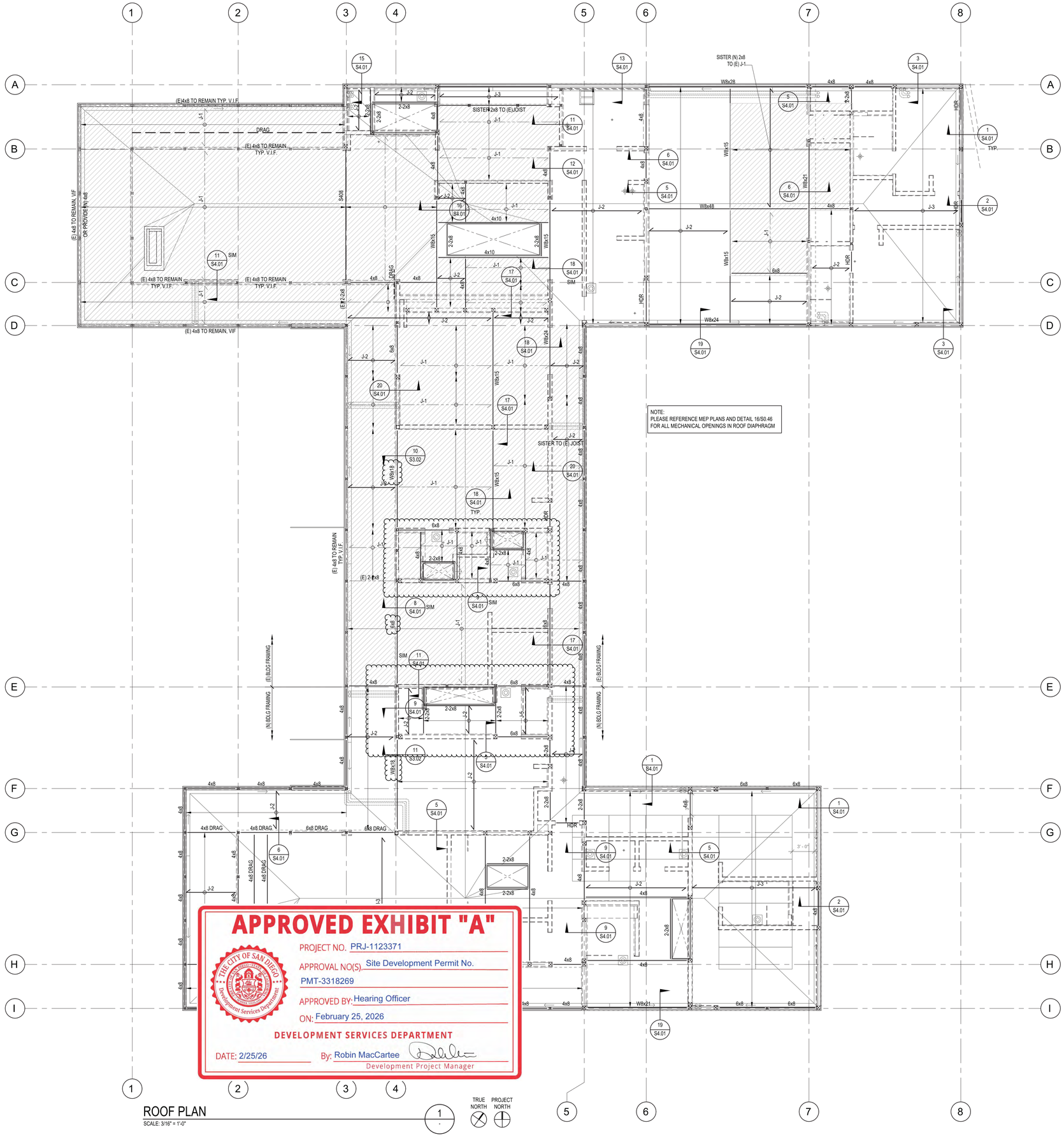
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PC RESUBMITTAL
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PC RESUBMITTAL
02/07/2025

FOUDATION PLAN

S2.00



ROOF PLAN

SCALE: 3/16" = 1'-0"

TRUE NORTH / PROJECT NORTH

PLAN NOTES - EXISTING FIELD CONDITIONS CONT:

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SYMBOLS - FRAMING

INDICATES WOOD WALLS
UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN OR WALL STUD SCHEDULE PROVIDE:
- EXTERIOR WALLS: S.A.D. OR 2x6 @ 16" O.C., WHICHEVER IS GREATER
- INTERIOR WALLS: S.A.D. OR 2x4 @ 16" O.C., WHICHEVER IS GREATER

INDICATES WOOD FRAMED WALL BELOW

INDICATES WOOD POST.
UNLESS OTHERWISE SPECIFIED ON THE FRAMING PLAN THE POST SIZE SHALL BE THE GREATER OF THE FOLLOWING:
- MIN. SIZE PER POST SCHEDULE WHERE PRESENT
- 4x DEPTH OF WALL
- SIZE INDICATED IN "HOLDOWN SCHEDULE" (FOR POSTS AT ENDS OF SHEAR WALLS ONLY)

3X4 PA

POST ABOVE - WHERE OCCURS. POST STARTS AT THIS LEVEL AND IT IS DISCONTINUOUS BELOW

WOOD STRUCTURAL PANEL SHEATHED SHEAR WALL (SW)
- LETTER: STACKING SW
- NUMBER: TYPE PER SW SCHED. UNDER TYP. DETAILS

#'-#" MINIMUM LENGTH

HOLDOWN TYPE PER TYPICAL DETAIL.

HOLDOWN ROD. FOR CONNECTION INTO CONCRETE AND CMU SEE "ANCHOR INTO CONCRETE AND CMU" TYPICAL DETAIL

TIEDOWN ASSEMBLY PER "TIE DOWN CONSTRUCTION AND SCHEDULE" UNDER TYPICAL DETAILS

TIEDOWN ROD. FOR CONNECTION INTO CONCRETE AND CMU SEE "ANCHOR INTO CONCRETE AND CMU" TYPICAL DETAIL

DESIGN BUILD WOOD ASSEMBLY AND ROD PER TIEDOWN MANUFACTURER

INDICATES EXTENT OF WOOD JOIST

INDICATES DIRECTION OF WOOD JOIST

MEMBER PREFIXES: R = ROOF, G = RIDGE, C = CEILING, F = FLOOR, H = HIP, V = VALLEY, D = DECK, S = SCL

2-X#x## WOOD BEAM/HEADER CALLOUT

MEMBER SIZE. PREFIX "S" INDICATES SCL MEMBER

PREFIX INDICATING BEAM/HEADER LOCATION.

NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS

S### STRUCTURAL COMPOSITE LUMBER (SCL) CALLOUT: ENGINEERED LUMBER LVL OR PSL PER GENERAL NOTES

SECOND AND THIRD DIGIT: NOMINAL MEMBER DEPTH

04 = 3 1/2"	06 = 5 1/2"	08 = 7 1/4"	10 = 9 1/2"
12 = 11 7/8"	14 = 14"	16 = 16"	18 = 18"
20 = 20"	22 = 22"	24 = 24"	-

*11 1/4" & 9 1/4" WHEN USED WITH SAWN LUMBER

FIRST DIGIT: NOMINAL MEMBER WIDTH

2 = 1 3/4"	4 = 3 1/2"	6 = 5 1/4"	7 = 7"

PREFIX "S" INDICATES SCL MEMBER

DRAG — DRAG BEAM WITH BOUNDARY NAILING. STRAP & BLOCKING WITH BOUNDARY NAILING. FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" TYPICAL DETAIL

INDICATES OPENING IN DIAPHRAGM/SLAB

INDICATES EXTENT OF EXISTING ROOF FRAMING TO REMAIN

INDICATES CHANGE IN FLOOR ELEVATION

INDICATES POST OR COLUMN BELOW

HDR — HEADER PER "TYP. STUD WALL FRAMING ELEVATION"

SYMBOLS - EXISTING ELEMENTS

INDICATES (E) WOOD WALLS

INDICATES (E) BEAM

INDICATES (E) JOISTS

INDICATES (E) CONCRETE FOOTING

INDICATES (E) WOOD WALLS

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104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - WOOD FRAMING:

301. PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)

302. HOLD DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

303. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON BEARING WALLS" PER TYPICAL DETAILS SHEETS.

PLAN NOTES - WOOD FRAMING:

321. FLOOR AND DECK SHEATHING: WOOD STRUCTURAL PANEL, 1 1/8" CD APA RATED STRUCT I PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48 O.C. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLK'G. NAILING PER NAILING SCHEDULE.

323. ROOF SHEATHING CONSTRUCTION AT SLOPED AND PITCHED ROOFS: WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.

324. ROOF SHEATHING CONSTRUCTION AT FLAT NON OCCUPIED ROOFS:
A. "SLOPED" WOOD STRUCTURAL PANEL, w/ SLOPE TO DRAIN PER ARCHITECTURAL SPECIFICATIONS, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. NAILING PER NAILING SCHEDULE.
B. INSTALLED OVER 2x RIP STRIPS, (SEE "TYPICAL BUILT UP FLOOR/ROOF" DETAIL)
C. INSTALLED OVER LEVEL "DIAPHRAGM" WOOD STRUCTURAL PANEL, 19/32" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 40/20. NAILING PER NAILING SCHEDULE.

PLAN NOTES - EXISTING FIELD CONDITIONS:

701. THE LANGUAGE "EXISTING" (E) OR "BASE BUILDING" (B.B.) SHALL BE USED INTERCHANGEABLY.

702. EXISTING INFORMATION AS SHOWN ON THESE PLANS ARE BASED ON EXISTING STRUCTURAL DRAWINGS AND ARE FOR REFERENCE ONLY. GC SHALL OBTAIN EXISTING DRAWINGS AND REVIEW EXISTING INFORMATION. GC SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BEAM SIZES, BEAM ELEVATIONS, SLAB THICKNESS, DIMENSIONS, CONFLICTS WITH MEP & FINISHES, ETC. PRIOR TO PROCEEDING WITH DETAILING, SHOP DRAWINGS, FABRICATION, AND CONSTRUCTION. GC SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE, PROJECT ARCHITECT AND ENGINEER FOR DIRECTION ON HOW TO PROCEED BEFORE DETAILING OR PERFORMING ANY STRUCTURAL WORK. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

703. GC TO REMOVE AND REPLACE EXISTING FINISHES, MEP SYSTEMS, FIREPROOFING, ETC., IN ORDER TO INSTALL ALL NEW WORK. CONTRACTOR TO PERFORM ALL DEMO AND NEW CONSTRUCTION SUCH THAT THE EXISTING STRUCTURE IS NOT DAMAGED. ANY DAMAGE IS TO BE REPAIRED BY GC AT GC'S COST.

704. SEE ARCH/MEP DRAWINGS FOR SLAB PENETRATIONS, MEP PADS AND CURBS. PRIOR TO PROCEEDING WITH WORK, GC TO CONFIRM WEIGHTS OF EQUIPMENT AND PADS/CURBS AND CONFIRM THEY DO NOT EXCEED WEIGHTS SHOWN ON STRUCTURAL DRAWINGS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO SHOW ANY EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS. SHOP DRAWINGS TO PROVIDE SIZE, LOCATION, AND WEIGHT OF ALL EQUIPMENT IN A SINGLE SUBMITTAL. DESIGN OF CURBS, ANCHORAGE AND BRACING OF EQUIPMENT IS BY THE EQUIPMENT SPECIFIER OR CONTRACTOR. SUBMIT CALCULATIONS AND DRAWINGS FOR REVIEW AND APPROVAL TO THE ARCHITECT AND TO THE BUILDING DEPARTMENT FOR DEFERRED APPROVAL.

COLUMN SCHEDULE

MARK	COLUMN TYPE AND SHAPE	MARK	COLUMN TYPE AND SHAPE
C1	HSS4x4x3/8	C2	HSS3x3x3/8

JOIST SCHEDULE

MARK	JOIST	MARK	JOIST
J-1	(E) 2x8@16" OC TO REMAIN, VIF	J-2	2x8 @16" OC
J-3	2-2x8 @16" OC		

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REGISTERED PROFESSIONAL ENGINEER — SUSANNA LEE — No. 45... — STRUCTURAL — STATE OF CALIFORNIA

Date Signed
05/03/2024

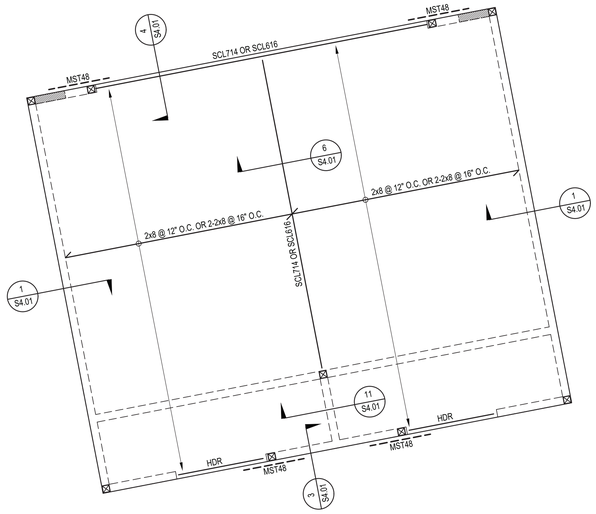
7656 LA JOLLA VISTA DRIVE
LA JOLLA, CA 92037

PC RESUBMITTAL
08/30/2024

PC RESUBMITTAL
02/07/2025

ROOF FRAMING PLAN

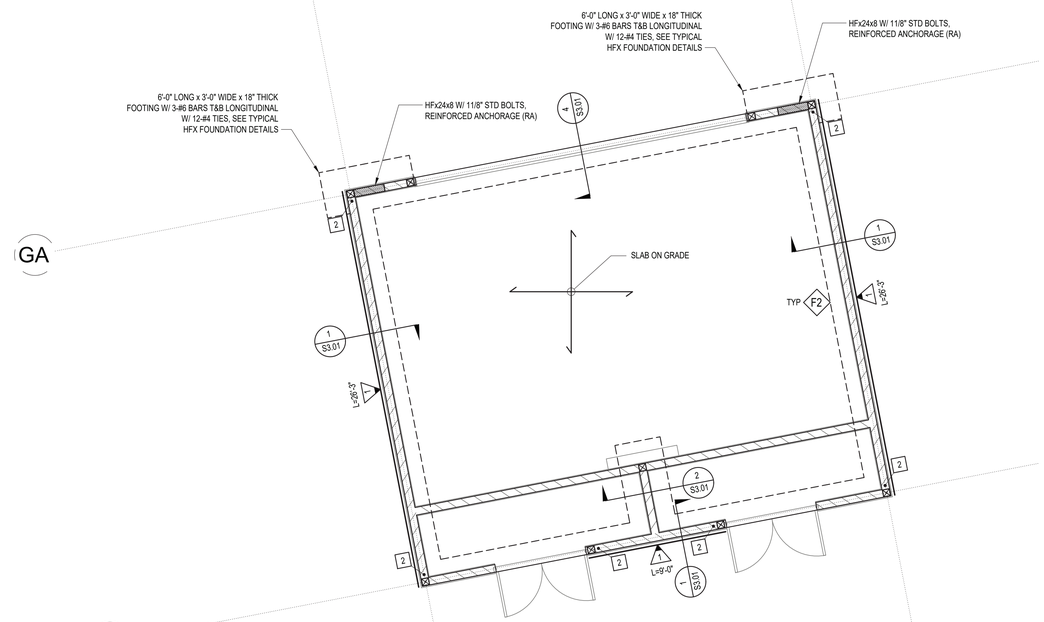
S2.01



ROOF FRAMING PLAN - GARAGE

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

2

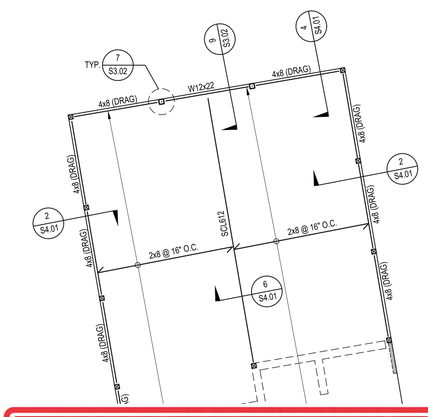


FOUNDATION PLAN - GARAGE

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

G2

1



APPROVED EXHIBIT "A"

PROJECT NO. PRJ-1123371

APPROVAL NO(S). Site Development Permit No. PMT-3318269

APPROVED BY: Hearing Officer

ON: February 25, 2026

DEVELOPMENT SERVICES DEPARTMENT

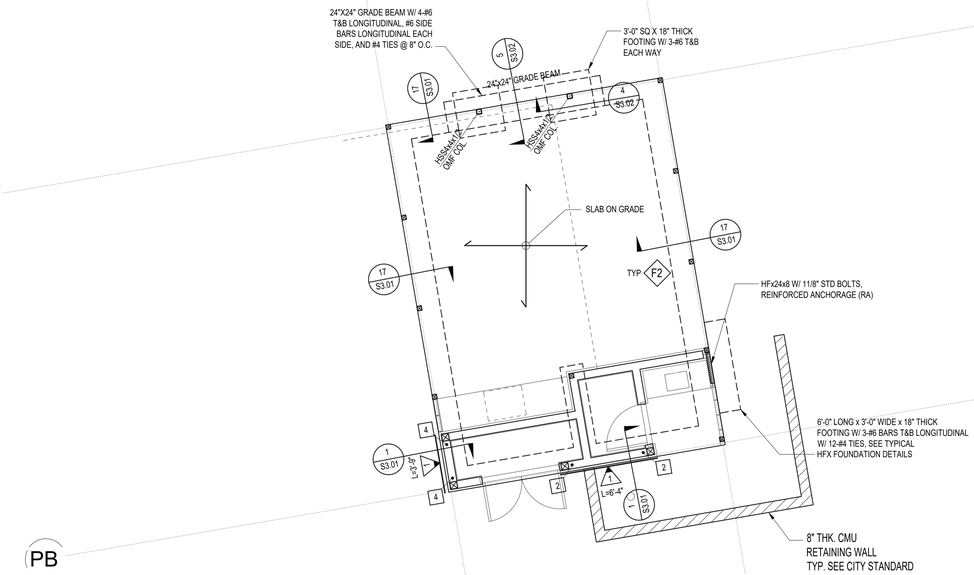
DATE: 2/25/26 By: Robin MacCartee

Development Project Manager

ROOF FRAMING PLAN - TENNIS PAVILION

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

4



FOUNDATION PLAN - TENNIS PAVILION

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

3

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05/03/2024

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FOUNDATION AND FRAMING PLANS

S2.02