

La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM

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

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):
PRJ 1132068
- Address and APN(s):
8588 PRESTWICK DR SD CA 92037 / 346-670-25-00
- Project contact name, phone, e-mail:
GINA FLORENTINO 619 884-8785 FLORENTINO.GINA@GMAIL.COM
- Project description:
ADD DECK AND JUCCUZZI SPA
- Please indicate the action you are seeking from the Advisory Board:
 - ☒ Recommendation that the Project is minor in scope (Process 1)
 - ☐ Recommendation of approval of a Site Development Permit (SDP)
 - ☐ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - ☐ Other: _____
- In addition, provide the following:
 - lot size: 12,347
 - existing structure square footage and FAR (if applicable): 39%
 - proposed square footage and FAR: 2024
 - existing and proposed setbacks on all sides: 18"
 - height if greater than 1-story (above ground): 22" TALL

For Information Items (For projects seeking input and direction. No action at this time)

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

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

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
 - ✓ A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - ✓ B. Elevations for all sides;
 - NO C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - ✓ D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure's height.
- NO • Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- NO • Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association
- The most recent Project Issues Report for the project from the Development Services Department
- ✓ • Neighborhood Survey Tabulation of Front, side, and rear setbacks.

PLEASE DO NOT PROVIDE THE FOLLOWING:

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

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
City Planning Department
619-236-6173

8588 PRESTWICK DR, SAN DIEGO CA 92037

LA JOLLA SHORES NEIGHBORHOOD SETBACK SURVEY FOR 8588 PRESTWICK DR 01-15-2026

LOT NUMBER	FRONT SETBACK (FT)	RT SIDE SETBACK (FT)	FT SIDE SETBACK (FT)	REAR SETBACK (FT)	SIDE CORNER LOT	BACKYARD STRUCTURE	TYPE OF STRUCTURE
1 - 8549 PRESTWICK DR	13.5 FT	8.3	8.3	20.4			
2 - 8559 PRESTWICK DR	24.9	16.2	14.9	19.6			
3 - 8569 PRESTWICK DR	25	11.5	11.6	46.1			
4 - 8579 PRESTWICK DR	23.7	3.7	11.8	42.3		2.3 FROM SIDE	10' HIGH PATIO
5 - 8589 PRESTWICK DR	22.5	5.2	6.1	51.7		2 FROM REAR	RAISED DECK
6 - 8599 PRESTWICK DR	22.2	5.8	8	41.7	9.9	2 FROM REAR	RAISED DECK
7 - 8548 PRESTWICK DR	15.8	3.8	5.8				
8 - 8558 PRESTWICK DR	17.4	4.2	17.4				
9 - 8568 PRESTWICK DR	21.9	12.7	4.8			6.6 FROM SIDE	RAISED DECK
10 - 8578 PRESTWICK DR	16.9	2.3	10.3				
11 - 8588 PRESTWICK DR	20	5.3	8.6			1.5 FROM SIDE	RAISED DECK
12 - 2770 INVERNESS DR	20.3	8.4	9.8	2.75			
13 - 2780 INVERNESS DR	19.9	17.2	22.3	34.2			
14 - 2792 INVERNESS DR	25.5	15.7	12	34.4			
15 - 2810 INVERNESS DR	22.9	9.5	24	10			
16 - 2838 INVERNESS DR	20	12.5		15.5			
17 - 2883 INVERNESS DR	19.1	7.6			19.5		
18 - 2871 INVERNESS DR	20	3	5		27.6		
19 - 2765 INVERNESS CT	16.7	7.5		6		2 FROM SIDE	COVERED PATIO
20 - 2744 INVERNESS CT	19						
21 - 2725 INVERNESS CT	16.2						
22 - 2745 INVERNESS CT	28.2						
23 - 2768 INVERNESS CT	18.3						

Neighbors sharing
property line

Across the
street

Used to
establish our
side setbacks

Notes: Setbacks are for the main house on each lot. Some lots have backyard structures closer to the property line. The side setbacks are highly variable because of the odd lot shapes in this neighborhood. Rear setbacks are omitted on many lots where the rear boundary is down a steep canyon.





Photo Key Map



1. North side elevation taken from the front of house.



2. North side elevation taken from back side of house.



3. South side elevation taken from the front of the house.



4. South side elevation taken from back side of house



5. West elevation taken from across the street.



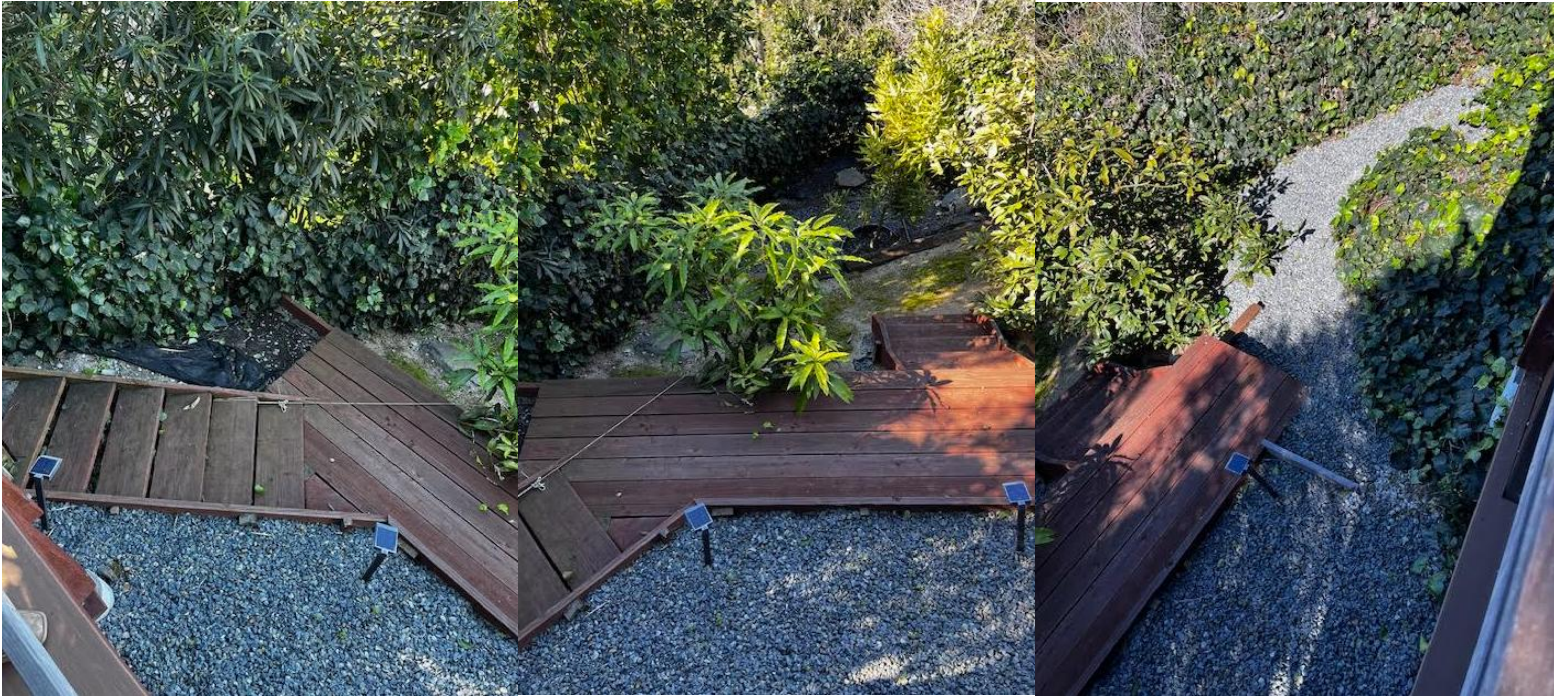
6. South elevation taken from backyard deck.



7. Southwest and Northwest view of deck in backyard



8. Panoramic view of underside of backyard deck



9. Panoramic view of canyon

YE, FLORA
8588 PRESTWICK DR
SAN DIEGO CA 92037

NOTICE OF VIOLATION CASE NUMBER CE-0527695 BUILD A DECK PLATFORM 10" HIGH OVER EXISTING DIRT AREA, PLATFORM DECK WILL BE EXTENDED OVER EXISTING RETAINING WALL TO CREATE ONE LARGE 2024 SQ FT DECK. JACUZZI SWIM SPA WAS ADDED, A PLATFORM AROUND SPA WAS BUILT, STAIRCASE WAS BUILT OFF OF THE BACK OF THE DECK TO LOWER PART OF BACKYARD.

PROJECT DATA:

PROJECT CONTACTS <u>OWNER (FINANCIALLY RESPONSIBLE PARTY) & SITE ADDRESS:</u> TAO YE & MEE HING KOVAC 6888 PRESTWICK DRIVE SAN DIEGO, CA 92037 1-602-481-0797 <u>DESIGNER</u> COOPER CUSTOM BUILD - GINA FLORENTINO PO BOX 1172 POWAY, CA 92074 619-864-9785	UNCHANGED. ALL USAGE, CONSTRUCTION TYPE AND OCCUPANCY SHALL REMAIN NOTE: THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES: 2022 California Residential Code (CRC) and/or 2022 California Building Code (CBC) as applicable, 2022 California Green Building Standards Code (CalGreen), 2022 California Electrical Code (CEC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Fire Code (CFC), 2022 California Building Energy Efficiency Standards (CBEES) <u>NOTICE TO CONTRACTOR:</u> BY SUBMISSION OF A PROPOSAL TO PERFORM WORK ON THIS PROJECT, YOU CERTIFY THAT YOU HAVE THOROUGHLY REVIEWED THESE PLANS, SPECIFICATIONS, AND THE EXIST. SITE CONDITIONS, AND YOU ARE SATISFIED WITH THE SAME. YOU ALSO CERTIFY THAT YOU CAN COMPLETE THE WORK INDICATED IN YOUR PROPOSAL, TO AT LEAST INDUSTRY STANDARDS WITHOUT ADDITIONAL DETAILING FROM THE DESIGNER OR ENGINEER. CLARIFICATIONS AND/OR INCONSISTENCIES WITHIN THE DRAWINGS OR SPECIFICATIONS MUST BE ADDRESSED PRIOR TO SUBMITTING YOUR PROPOSAL. TO DO WORK ON THIS PROJECT, EXTRA CHARGES WILL NOT BE GRANTED ON CLAIMS OF INCOMPLETE, INACCURATE, OR INCONSISTENT DRAWINGS OR SPECIFICATIONS.
<u>SHEET INDEX</u> A0.0 TITLE SHEET A1.0 SITE PLAN A1.1 STORMWATER REQUIREMENTS APPLICABILITY A2.0 DECK PLAN A3.0 DECK ELEVATIONS S0.1 STRUCTURAL NOTES S0.2 STRUCTURAL DETAILS S1.0 STRUCTURAL DRAWINGS S10.0 STRUCTURAL PLANS L-1 LANDSCAPE PLAN	
<u>LEGAL DESCRIPTION OF PROPERTY:</u> APN/Parcel ID(s): 348-670-25-00 LOT 11 OF LA JOLLA SHORES HEIGHTS UNIT NO.1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5893 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY FEBRUARY 3, 1967. EXCEPTING THAT PORTION OF SAID LOT 11, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, THENCE SOUTH 32° 21' 47" EAST ALONG THE SOUTHWESTERLY LINE THEREOF, 13.96 FEET, THENCE NORTH 67° 48' 12" EAST 55.10 FEET, THENCE NORTH 84° 58' 40" EAST 20.00 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 11, THENCE ALONG SAID NORTHERLY LINE SOUTH 11° 07' 48" WEST 80.81 FEET TO THE POINT OF BEGINNING.	

YYE, FLORA - NEW DECK

**COOPER CUSTOM BUILD
GINA FLORENTINO
619-884-8785**

YE, FLORA
8588 PRESTWICK DR
SAN DIEGO CA 92037

NO.	REVISION	DATE:
1	Plan Check Corrections	03-05-2026
2		
3		
4		
5		

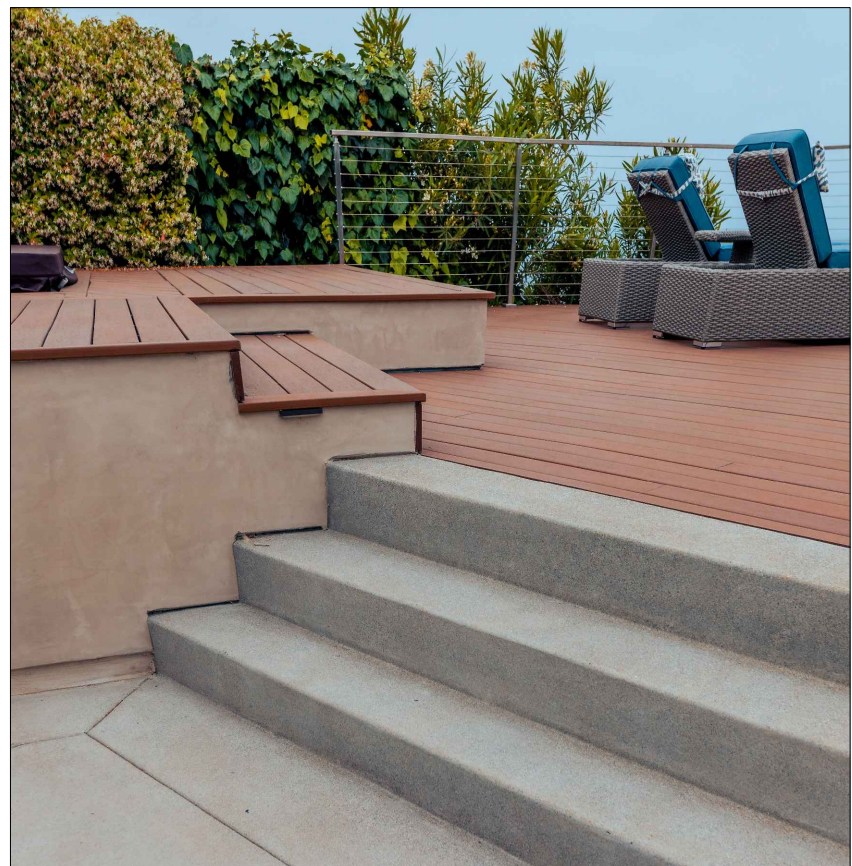
DATE:10/17/2025
JOB #:NEW DECK /
SWIM JACUZZI

TITLE SHEET

SHEET NUMBER

A-0.0

MAILED MAR 05 2024 BUILDING AND LAND USE ENFORCEMENT DIVISION March 5, 2024 CIVIL PENALTY NOTICE AND ORDER Location: 8588 Prestwick Drive San Diego, CA 92037 APN No.: 346-670-2500 Property Owner/ Responsible Person: Address: Tao Ye & Mee Hing Kowik 8588 Prestwick Drive San Diego, CA 92037 Zoning Designation: LJSPD-SF You are hereby notified that the property identified above is in violation of the San Diego Municipal Code (SDMC). On February 13, 2024, the following violations were observed at the property and must be corrected: The unpermitted construction of a wood deck exceeding 200 square feet and 30" above grade, and an exterior wood stairway. The exterior wood stairway lacked a conforming guardrail. The unpermitted installation of a swim spa with electrical for the pump motor. The swim spa has been built into the wood deck. Lack of two safety barrier measures for the swim spa. This is a violation of the following code section(s): <table><thead><tr><th>Code Section</th><th>Violation Description</th></tr></thead><tbody><tr><td>SDMC §129.0202 -</td><td>When a Building Permit Is Required</td></tr><tr><td>SDMC §129.0302 -</td><td>When an Electrical Permit is Required (Unpermitted)</td></tr><tr><td>CRC §R312.1.1-</td><td>Open-side guards</td></tr><tr><td>CRC §AV100.1-AV100.9-</td><td>Swimming pool/spa safety act</td></tr><tr><td>SDMC §§121.0202-121.0303</td><td>provides the authority regarding enforcement of the Land Development Code.</td></tr></tbody></table> <td> Page 2 Civil Penalty Notice and Order 8588 Prestwick Drive San Diego, CA 92037 APN: 346-670-2500 • SDMC §121.0302 requires compliance with the Land Development Code, specifies these violations are not permitted, and provides authority for the abatement of public nuisances. If you correct the above violations as identified below, you will not be subject to any administrative civil penalties. In order to avoid administrative civil penalties, you must correct the violations by: Immediately: You shall: • Ensure that two approved safety barrier measures are provided in accordance with the California Residential Code Appendix AV100.1-AV100.9. • Perform the modifications required to ensure that a conforming open-side guard is provided for the exterior stairway where required. October 28, 2024: You shall: • Submit a digital application and plans to obtain the required approvals and permit for the scope of the unpermitted wood deck, stairway, and swim spa referenced in this Notice and Order, or for the scope of work to remove and restore the property back to its last permitted configuration, and successfully obtain the required building permits. The digital application and plans submitted shall reference this Notice of Violation case number CE-0527695 on the application and within the "scope of work" of the digital plans. Upon submittal of building plans, permit issuance, and the successful completion of the field inspections, you shall notify BLUE (Building Land Use Enforcement) Division • Successfully complete all the required permit field inspections and the final BLUE (Building Land Use Enforcement) Division Compliance Inspection. All applications for permits must be submitted online. Please go to https://www.sandiego.gov/development-services and click on apply for a permit online. Be advised that Building and Land Use Enforcement Division will be reviewing the submitted plans for enforcement compliance. </td><td> Page 3 Civil Penalty Notice and Order 8588 Prestwick Drive San Diego, CA 92037 APN: 346-670-2500 Reinspection fees are assessed for each inspection after the issuance of a violation notice in accordance with the SDMC §13.0103. An invoice will be sent following each inspection until compliance is achieved. Current reinspection fees range between \$264 and \$295. Please refer to the San Diego Municipal Code sections cited for additional information via https://www.sandiego.gov/city-clerk/. Additional forms and documents to assist in your compliance efforts are available at: https://www.sandiego.gov/ced/forms. Failure to Comply with Notice and Order If you fail to comply with this Notice and Order in the time and manner set forth above, you are subject to civil administrative penalties pursuant to SDMC §§12.0801-12.0810. The penalty rate for the above listed violation(s) has been established in accordance with SDMC §§12.0801-12.0810 at \$300.00 per violation per day and shall be an ongoing assessment of penalties at the daily rate until the violations are corrected. Administrative civil penalty amounts are established by the Development Services Director. The following factors were used in determining the amount: • the nature and seriousness of the violation Pursuant to SDMC §13.0805(a), in determining the date on which civil penalties shall begin to accrue, the Development Services Director considers the date when the Building Land Use Enforcement Division first discovered the violations as evidenced by the issuance of a Notice of Violation or any other written correspondence. The date on which the civil penalties began to accrue is February 13, 2023, and shall end on the date that the violation(s) has been corrected to the satisfaction of the Development Services Director or the Enforcement Hearing Officer. Civil Penalties Hearing If you fail to comply with the Notice and Order, written notice of the time and place of an administrative enforcement hearing will be served on you at least 10 calendar days prior to the date of the hearing in accordance with SDMC §12.0609. At the hearing, you may present evidence concerning the existence of the violation(s) and whether the amount of administrative civil penalties assessed was reasonable in accordance with SDMC §12.0808. Failure to attend an administrative enforcement hearing will constitute a waiver of your right to an administrative hearing and administrative adjudication of the violation(s) set forth above. Administrative Costs The Development Services Director or Enforcement Hearing Officer is authorized to assess </td>	Code Section	Violation Description	SDMC §129.0202 -	When a Building Permit Is Required	SDMC §129.0302 -	When an Electrical Permit is Required (Unpermitted)	CRC §R312.1.1-	Open-side guards	CRC §AV100.1-AV100.9-	Swimming pool/spa safety act	SDMC §§121.0202-121.0303	provides the authority regarding enforcement of the Land Development Code.	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Administrative Costs The Development Services Director or Enforcement Hearing Officer is authorized to assess
Code Section	Violation Description													
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SDMC §§121.0202-121.0303	provides the authority regarding enforcement of the Land Development Code.													
Page 4 Civil Penalty Notice and Order 8588 Prestwick Drive San Diego, CA 92037 APN: 346-670-2500 administrative costs. Administrative costs may include but are not limited to: staff time to investigate and document violations; laboratory, photographic, and other expenses incurred to document or establish the existence of a violation; and scheduling and processing of the administrative hearing and all actions. Failure to Comply with Administrative Enforcement Order If you fail, neglect, or refuse to obey an order to correct the violations, administrative civil penalties will continue to accrue on a daily basis until the violation is corrected. The unpaid amount of administrative civil penalties will be referred to the City Treasurer for collection, recorded as a code enforcement lien against the property in accordance with SDMC §§13.0201-13.0204, and may be referred to the City Attorney to file a court action to recover the unpaid amount. Failure to correct the violations may also result in referral to the City Attorney for further enforcement action. If you have any questions concerning this Notice and Order, or to schedule a compliance inspection, please contact Val Sanchez, Combination Inspector II, at (619) 533-3433. ValS@sanidiego.gov BGM/VSI/jef cc: File CE# 0527695 This information will be made available in alternative formats upon request. CE-0527695_8588 Prestwick Drive_Mor05_V.Sanchez														



YE, FLORA - NEW DECK

YE, FLORA
8588 PRESTWICK DR
SAN DIEGO CA 92037

COOPER CUSTOM BUILD
GINA FLORENTINO
619-884-8785

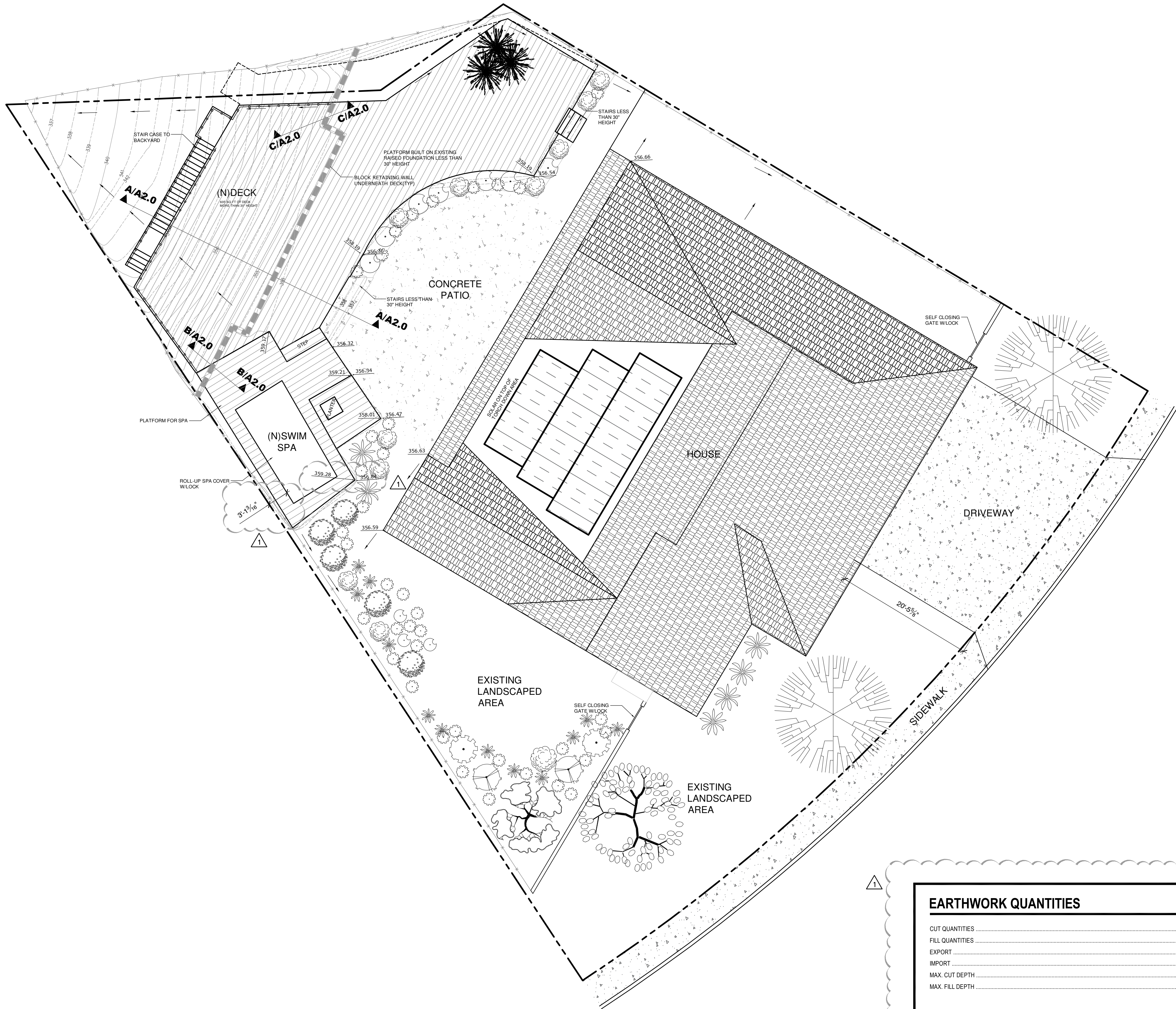
NO.	REVISION	DATE:
1		
2		
3		
4		
5		

DATE: 10/17/2025
JOB # NEW DECK /
SWIM JACUZZI

DECK PHOTOS

SHEET NUMBER

A-0.1



A 8588 PRESTWICK STREET SITE PLAN
Scale: 1/8" = 1'-0"
NORTH

PROJECT DATA:

PROJECT#:	PRJ-1132068
BUILDING DEPARTMENT:	CITY OF SAN DIEGO
ADDRESS:	8588 PRESTWICK DRIVE LA JOLLA, CA 92037
A.P.N.	346-670-25-00
LEGAL DESCRIPTION:	TRACT NO 5831 LOT 11
YEAR BUILT:	1971
LOT SIZE:	12,347 SF OR .28 ACRE(LOT) = 39%
LOT COVERAGE:	2843 SF HOUSE - 2024 SF NEW DECK = 4867 TOTAL / 12,347 SF OR .28 ACRE(LOT) = 39%
ZONE:	SFR R-1
LAND USE:	RESIDENTIAL
CONSTRUCTION TYPE:	VB
STORIES:	1
OCCUPANCY:	R-3
PARKING:	DRIVEWAY
SEWER:	YES
FIRE SPRINKLERS:	NO
BUILDING AREA:	
NEW DECK :	2024sf

ENGINEERING NOTES:

- PER CITY OF SAN DIEGO MUNICIPAL CODE SECTIONS 12.01103, 43.0310, 129.0104(a)(4), AND 142.0220, PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO, STORM WATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT.
- SITE PLAN ACCURATELY DISPLAYS ALL POTENTIAL EASEMENT AND PUBLICROW ENCROACHMENTS RELATED TO THIS PROJECT.
- ALL STORM WATER RUN OFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

ASBS NOTES:

- THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE(ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD(RWQCB).
- IN ACCORDANCE WITH RWQCB RESOLUTION NO. 2012-0031, EXISTING STORM WATER DISCHARGES INTO AN ASBS ARE ALLOWED ONLY UNDER THE FOLLOWING CONDITIONS:
- THE DISCHARGES ARE AUTHORIZED BY AN NPDES PERMIT ISSUED BY THE RWQCB.
 - THE DISCHARGES COMPLY WITH ALL OF THE APPLICABLE TERMS, PROHIBITIONS, AND SPECIAL CONDITIONS CONTAINED IN THESE SPECIAL PROTECTIONS; AND
 - THE DISCHARGES:
 - ARE ESSENTIAL FOR FLOOD CONTROL OR SLOPE STABILITY, INCLUDING ROOF, LANDSCAPE, ROAD, AND PARKING LOT DRAINAGE;
 - ARE DESIGNED TO PREVENT SOIL EROSION;
 - OCCUR ONLY DURING WET WEATHER; AND
 - ARE COMPOSED OF ONLY STORM WATER RUNOFF.
- NON-STORM WATER DISCHARGES (I.E. HYDROSTATIC TESTING, POTABLE WATER, ETC.) TO ASBS AREAS IS PROHIBITED AS DEFINED IN ORDER NO. R9-2010-0003. DISCHARGES SHALL BE LOCATED A SUFFICIENT DISTANCE FROM SUCH DESIGNATED AREAS TO ASSURE MAINTENANCE OF NATURAL WATER QUALITY CONDITIONS IN THESE AREAS. IF DISCHARGING TO THE SANITARY SEWER WITHIN THE ASBS, A REQUEST FOR AUTHORIZATION MUST BE SUBMITTED TO THE CITY PUBLIC UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL.

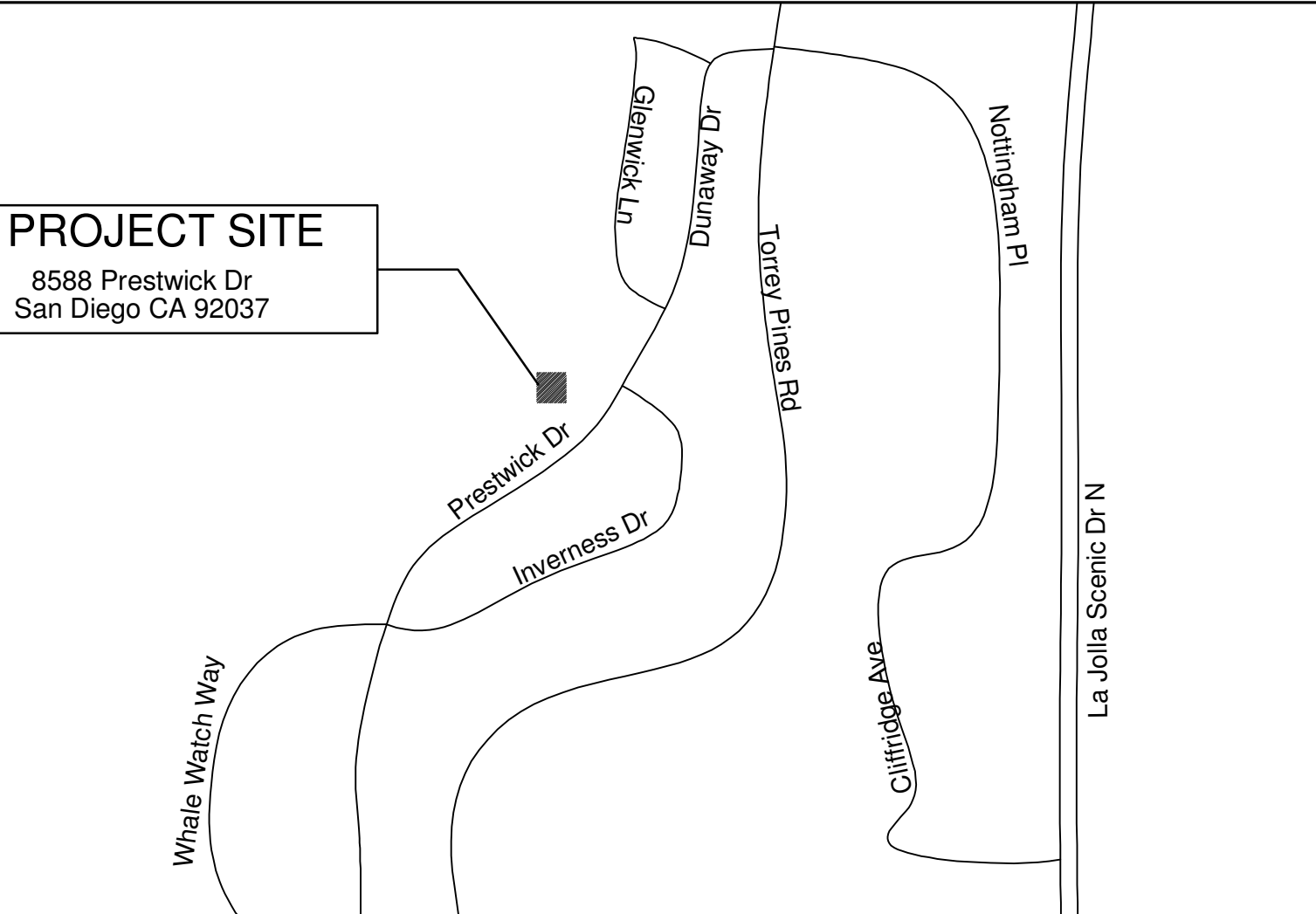
EARTHWORK QUANTITIES

CUT QUANTITIES.....	3.84 [CYD]
FILL QUANTITIES.....	0 [CYD]
EXPORT.....	3.84 [CYD]
IMPORT.....	0 [CYD]
MAX. CUT DEPTH.....	3 [FT]
MAX. FILL DEPTH.....	0 [FT]

NEW/REPLACED IMPERVIOUS AREAS

TOTAL DISTURBANCE AREA.....	2,128sf
EXISTING AMOUNT OF IMPERVIOUS AREA.....	4,647sf
PROPOSED AMOUNT OF IMPERVIOUS AREA.....	127sf
PROPOSED AMOUNT OF IMPERVIOUS AREA (REPLACED).....	0sf
TOTAL IMPERVIOUS AREA.....	4,774sf

VICINITY MAP



COOPER CUSTOM BUILD
GINA FLORENTINO
619-884-8785

YE, FLORA - NEW DECK
YE, FLORA
8588 PRESTWICK DR
SAN DIEGO CA 92037

NO.	REVISION	DATE:
1	Rev Check Corrections	09-05-2025
2		
3		
4		
5		

DATE:10/17/2025
JOB #NEW DECK /
SWIM JACUZZI

SITE PLAN

SHEET NUMBER
A-1.0

Stormwater Requirements
Applicability Checklist

Project Address: 8588 PRESTWICK DR, SAN DIEGO CA 92037 Project Number: PRJ-1131068

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the [Stormwater Standards Manual](#). Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the [California State Water Resources Control Board](#).

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
☐ Yes, SWPPP is required; skip questions 2-4. ☒ No; proceed to the next question.
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
☒ Yes, WPCP is required; skip questions 3-4. ☐ No; proceed to the next question.
- Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
☐ Yes, WPCP is required; skip question 4. ☒ No; proceed to the next question.
- Does the project only include the following Permit types listed below?
 - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit,
 - Individual Right-of-Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service,
 - Right-of-Way Permits with a project footprint of less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

- ☐ If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B
- ☒ If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B
- ☐ If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

¹ More information on the City's construction BMP requirements as well as CGP requirements can be found at www.sandiego.gov/stormwaterregulations/index.shtml

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DS-560 (10-24)

PART B - Determine Construction Site Priority

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State CGP. The CGP determines risk level based on project-specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete Part B and continue to Section 2

- ☒ 1. **ASBS**
- A. Projects located in the ASBS watershed.
- ☐ 2. **High Priority**
- A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the ASBS watershed.
- B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed.
- ☐ 3. **Medium Priority**
- A. Projects that are not located in an ASBS watershed or designated as a High-priority site.
- B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed.
- C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management area.
- ☐ 4. **Low Priority**
- A. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the [Stormwater Standards Manual](#).

PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the [Stormwater Standards Manual](#) are not subject to Permanent Stormwater BMPs.

- If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP Requirements."
 - If "no" is checked for all the numbers in Part C: Continue to Part D.
- Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?
☐ Yes ☒ No
 - Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?
☐ Yes ☒ No
 - Does the project fall under routine maintenance? Examples include but are not limited to roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay and pothole repair).
☐ Yes ☒ No

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PART D - PDP Exempt Requirements

PDP Exempt projects are required to implement site design and source control BMPs.

- If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
- If "no" is checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
 - Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
 - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
 - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Stormwater Standards manual?☐ Yes, PDP exempt requirements apply ☒ No, proceed to the next question
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the [City's Stormwater Standards Manual](#)?
☐ Yes, PDP exempt requirements apply ☒ No, proceed to the next question

PART E - Determine if the Project is a Priority Development Project (PDP)

Projects that match one of the definitions below are subject to additional requirements, including the preparation of a Stormwater Quality Management Plan (SWQMP).

- If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project."
- If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project."

- New development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☒ No
- New development or redevelopment of a restaurant. Facilities that sell prepared foods and beverages for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5813), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. ☐ Yes ☒ No
- New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is 25% or greater. ☐ Yes ☒ No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No
- New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☒ No

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- New development or redevelopment discharging directly to an environmentally sensitive area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands). ☐ Yes ☒ No
- New development or redevelopment projects of retail gasoline outlets (RGO) that create and/or replace 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. ☐ Yes ☒ No
- New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 8013, 8014, 8541, 7532-7534 or 7536-7539. ☐ Yes ☒ No
- Other Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas. ☐ Yes ☒ No

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- The project is **NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS** ☐ Yes ☒ No
- The project is a **STANDARD DEVELOPMENT PROJECT**. Site design and source control BMP requirements apply. See the [Stormwater Standards Manual](#) for guidance. ☒ Yes ☐ No
- The Project is **PDP EXEMPT**. Site design and source control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance. ☐ Yes ☒ No
- The project is a **PRIORITY DEVELOPMENT PROJECT**. Site design, source control and structural pollutant control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance on determining if the project requires hydromodification plan management. If yes to this question, submit a [Form DS-564 "Stormwater Quality Management Plan Submittal Checklist"](#) with your SWQMP. ☐ Yes ☒ No

Name of Owner or Agent

GINA FLORENTINO

Signature

Title

DESIGNER

Date

January 22, 2026

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DS-560 (10-24)

CLEAR FORM

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

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

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

ALL CONSTRUCTION BMP'S SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.

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

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

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

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

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

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

- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIAL SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORSEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADIN DISCHARGES
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMP'S DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS.

CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CAL TRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL."

COOPER CUSTOM BUILD
GINA FLORENTINO
619-884-8785

YE, FLORA - NEW DECK

YE, FLORA
8588 PRESTWICK DR
SAN DIEGO CA 92037

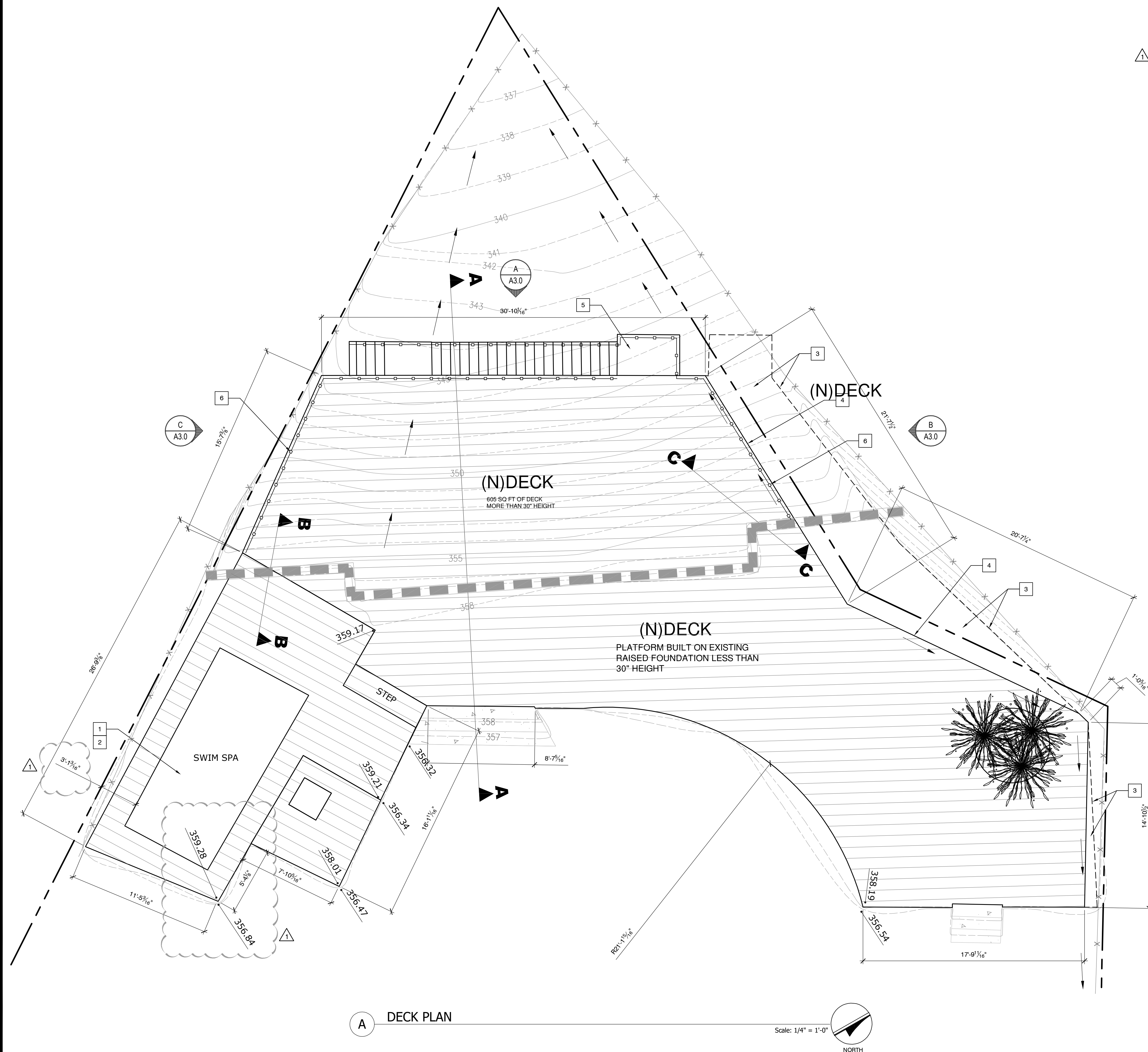
NO.	REVISION	DATE:
1	Rev Check Corrections	09-05-2025
2		
3		
4		
5		

DATE:10/17/2025
JOB #NEW DECK /
SWIM JACUZZI

STORMWATER
REQUIREMENTS
APPLICABILITY

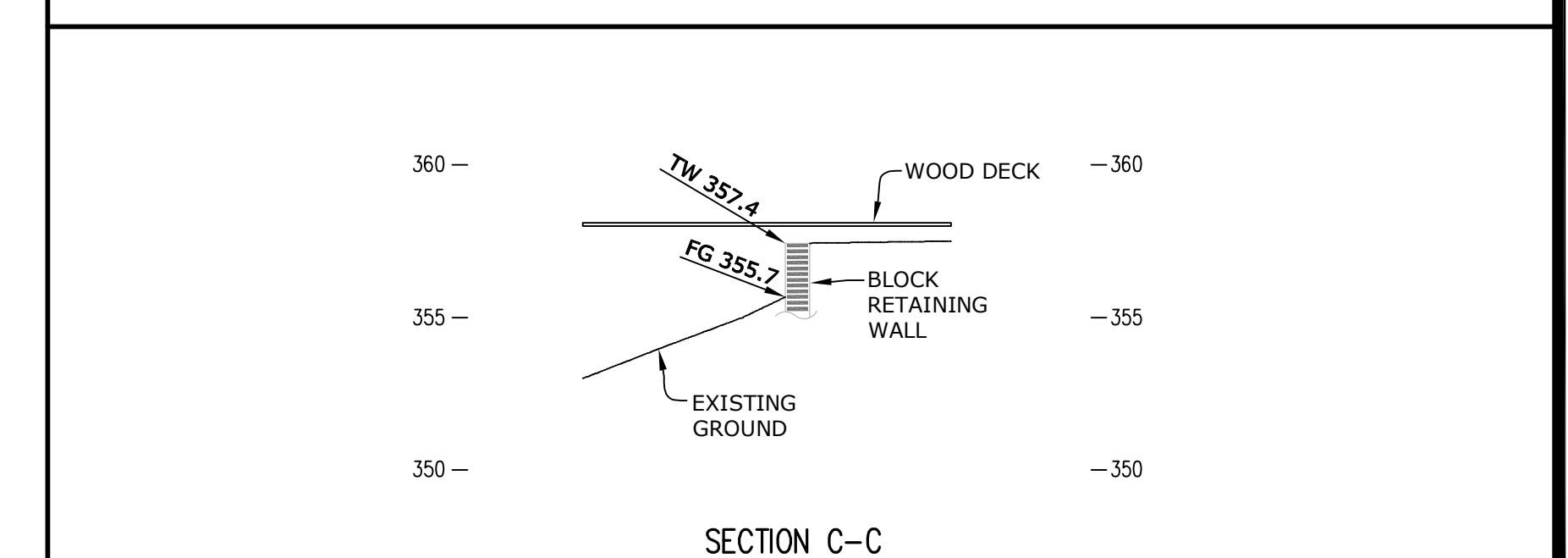
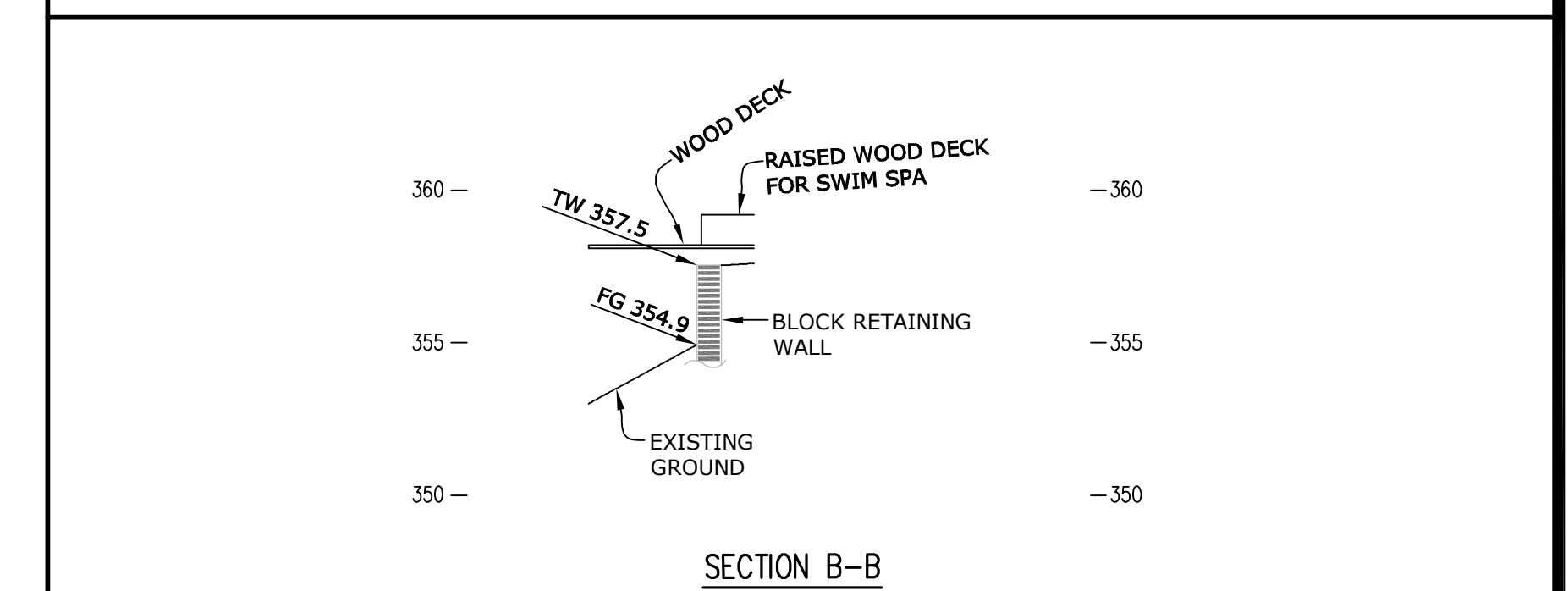
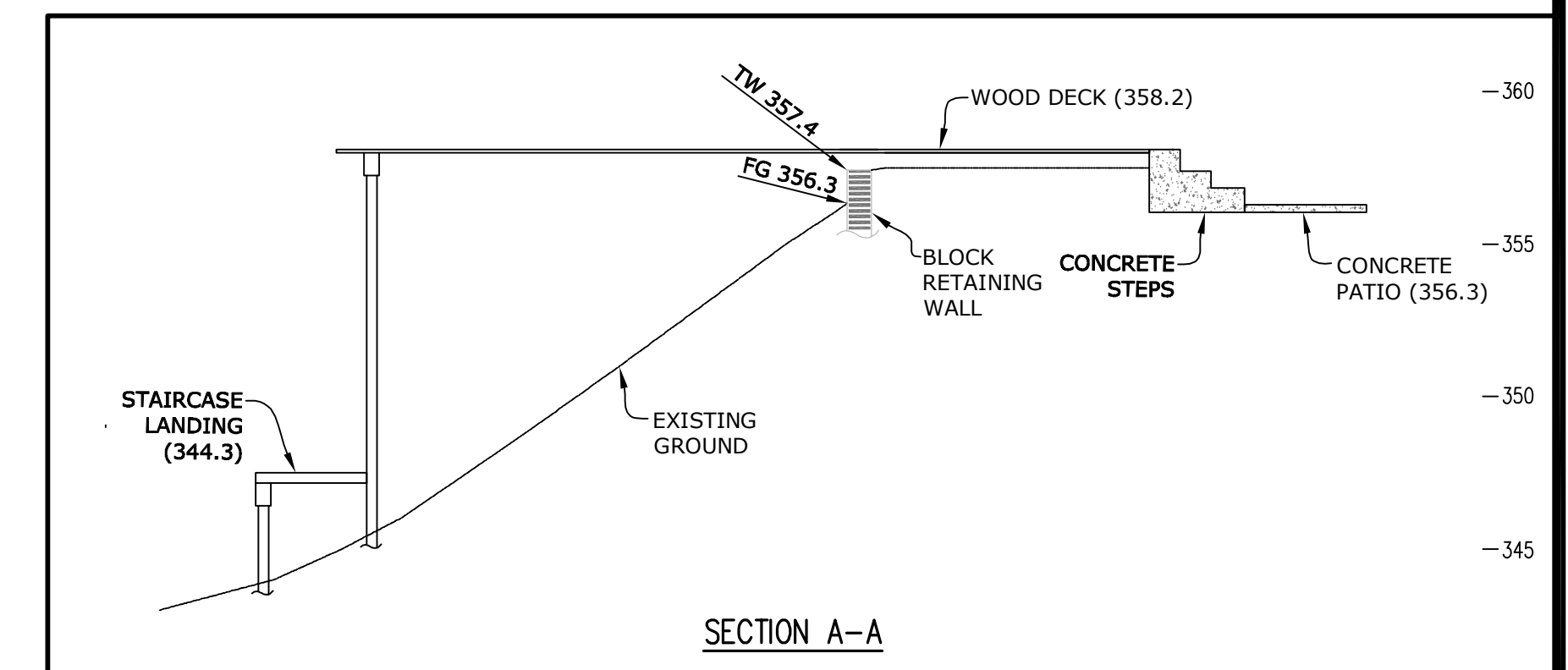
SHEET NUMBER

A-1.1



KEY NOTES

- | | |
|---|--|
| 1 | PREMANUFACTURED SWIM SPA; JACUZZI POWER PRO J116 |
| 2 | ROLL-UP COVER SHALL MEET ALL OF THE PERFORMANCE STANDARDS OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), IN COMPLIANCE WITH STANDARD F1346-91 |
| 3 | LINE/AREA OF DECK TO BE DEMOLISHED |
| 4 | NEW LINE OF DECK CONSTRUCTION EDGE |
| 5 | STAIRWAY TO BE SHIFTED FOR NEW DECK CONFIGURATION |
| 6 | 42" HIGH CABLE GUARD RAIL |



GINA FLORENTINO
619-884-8785

YE, FLORA - NEW DECK

YE, FLORA
8588 PRESTWICK DR
SAN DIEGO CA 92037

NO.	REVISION	DATE:
1	Plan Check Corrections	03-06-2026
2		
3		
4		
5		

DATE:10/17/2025
JOB #:NEW DECK /
SWIM JACUZZI

WORK PLAN

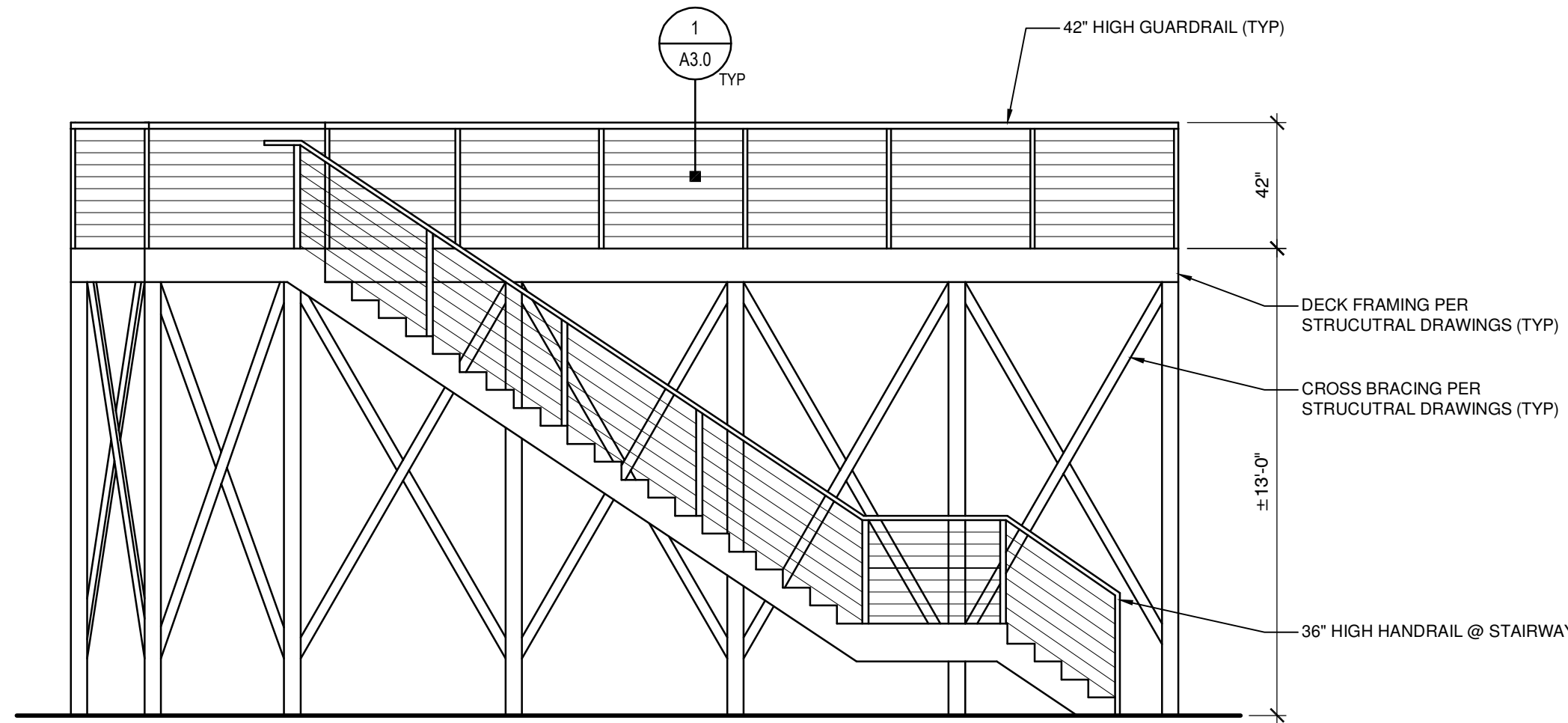
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A-2.0

DATE:

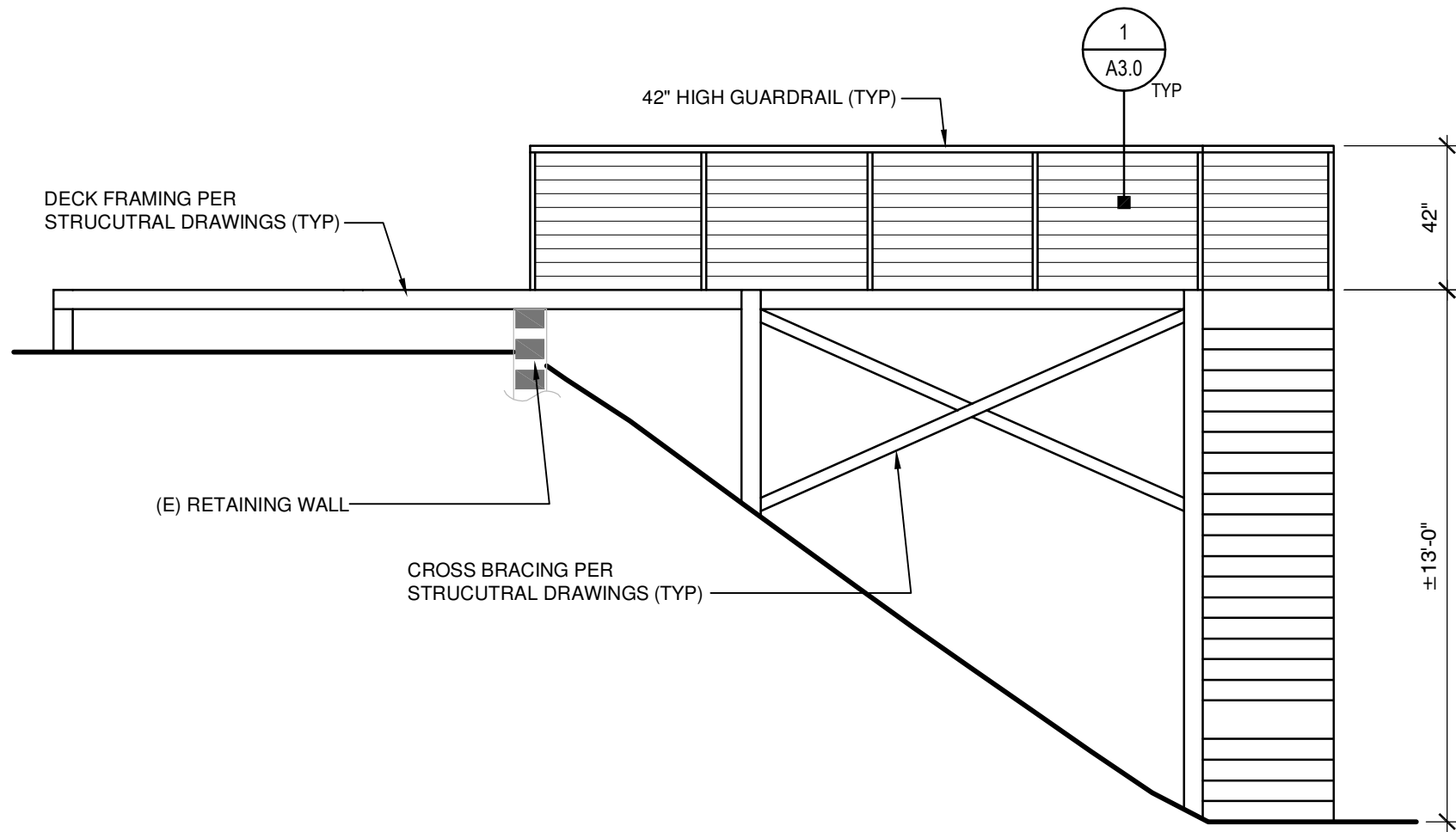
FILE -

PROJ# -



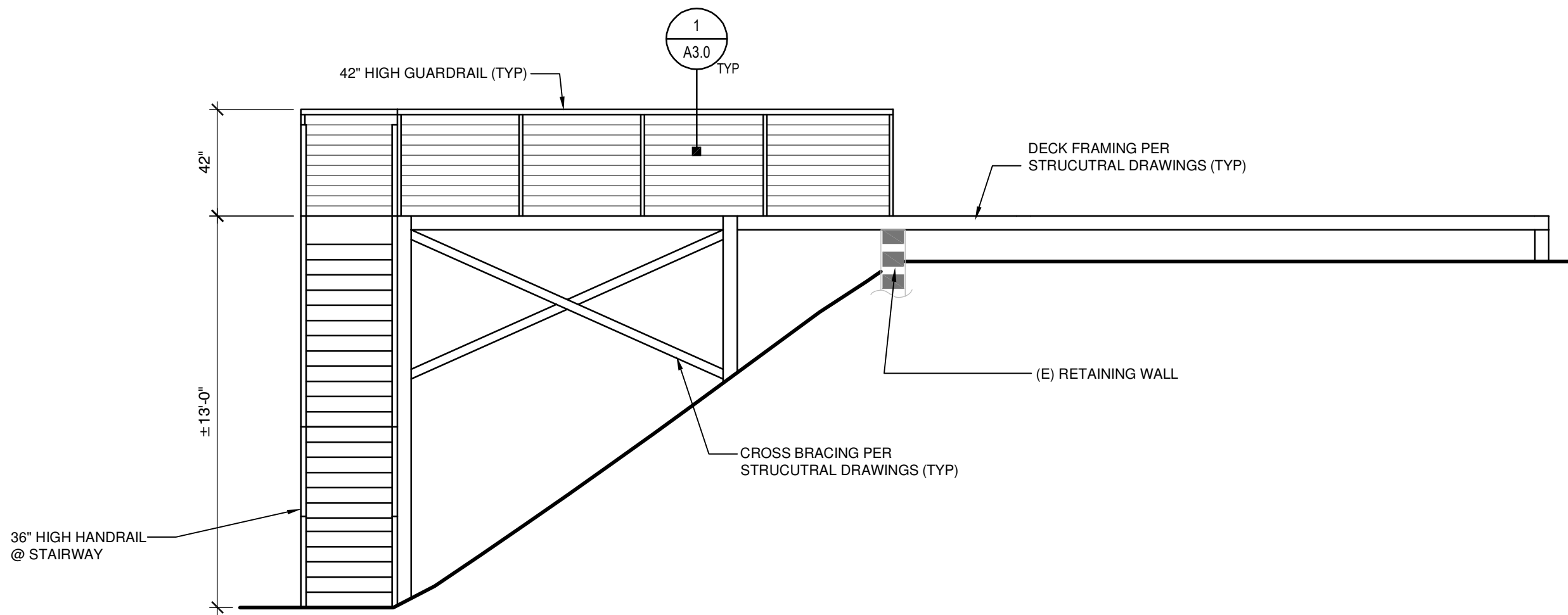
A DECK ELEVATION

Scale: 1/4" = 1'-0"



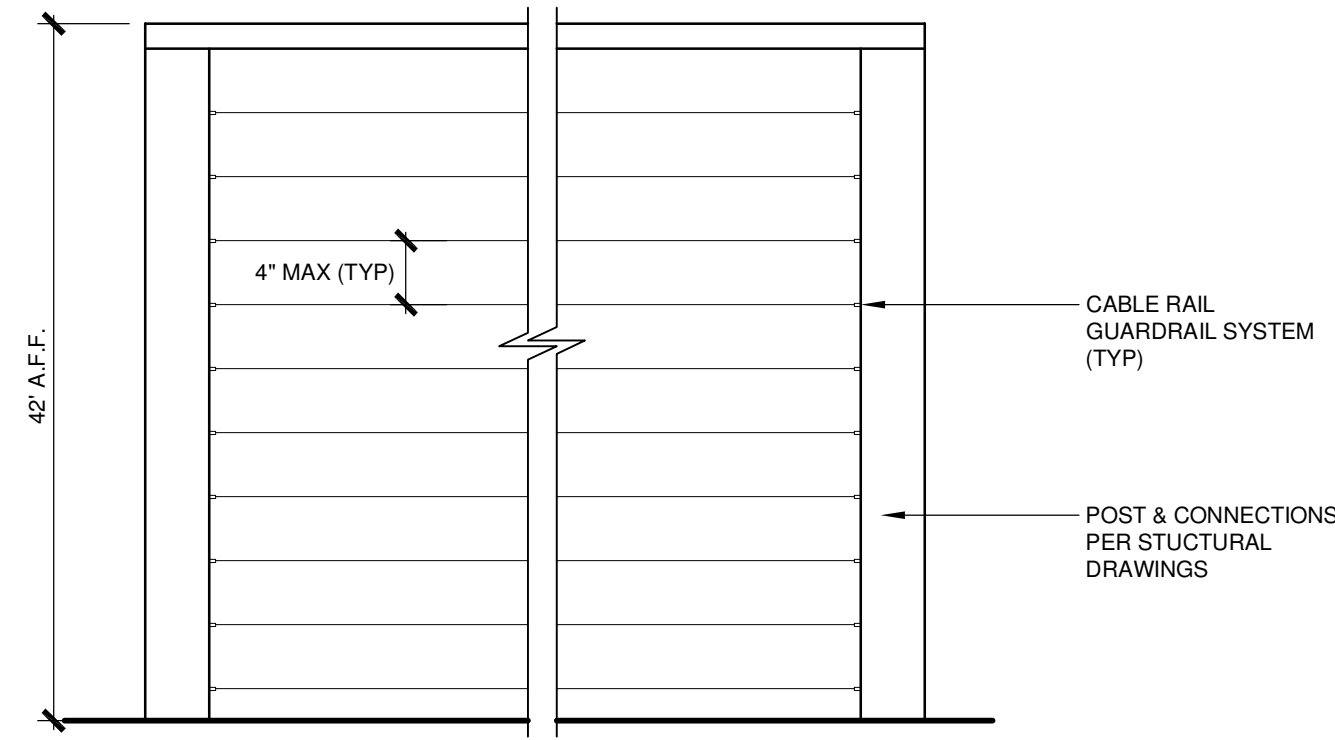
B DECK ELEVATION

Scale: 1/4" = 1'-0"



C DECK ELEVATION

Scale: 1/4" = 1'-0"



1 GUARDRAIL DETAIL

YE, FLORA - NEW DECK

YE, FLORA
8588 PRESTWICK DR
SAN DIEGO CA 92037

COOPER CUSTOM BUILD
GINA FLORENTINO
619-884-8785

NO.	REVISION	DATE:
1	Per Client Comments	03-08-2025
2		
3		
4		
5		

DATE:10/17/2025
JOB #NEW DECK /
SWIM JACUZZI

DECK ELEVATIONS

SHEET NUMBER

A-3.0

ABBREVIATIONS

AB	ANCHOR BOLT
ABV	ABOVE
ADJ	ADJACENT
ALT	ALTERNATE
ARCH'L	ARCHITECTURAL
BLD'G	BUILDING
BLK	BLOCK
BLK'G	BLOCKING
BLN	BELOW
BM	BEAM
BN	BOUNDARY NAIL
BOTT	BOTTOM
BRG	BEARING
BTWN	BETWEEN
B3	BOTH SIDES
CAN'B	CANTILEVER
C.I.P	CAST IN PLACE
C.J.	CEILING JOIST
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY
COL	COLUMN
CONN	CONNECTION
CONT	CONTINUOUS
CTR	CENTERED)
d	PENNY WEIGHT
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIAPHR	DIAPHRAGM
DIM	DIMENSION
do	DITTO
DP	DEEP
EA	EACH
EN	EDGE NAIL
EQ	EQUAL
E.S.	EACH SIDE
(E)	EXISTING
FDN	FOUNDATION
F.J.	FLOOR JOIST
FN	FIELD NAIL
FT (')	FOOT (FEET)
FG	GAUGE
GA	GABLE END
GB	GRADE BEAM
GLB	GLU-LAMINATED BEAM
G.T.	GIRDER TRUSS
HD	HOLD-DOWN
HDR	HEADER
HGR	HANGER
(H)	HORIZONTAL
HT	HEIGHT
N (')	INCH(ES)
K	KIPS
K8	KING STUD
LB (')	POUNDS
LONG	LONGITUDINAL
L&L	TIMBERSTRAND BEAM
LVL	MICROLAM
MAX	MAXIMUM
MB	MACHINE BOLT
MANUF.	MANUFACTURER
MISC	MISCELLANEOUS
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
O.C.	ON CENTER
PCF	POUNDS PER CUBIC FT
PERP	PERPENDICULAR
PLY	PLATE
PLY	PLYWOOD
PARALLAM BEAM	
P.T.	PRESSURE TREATED
REF	REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
R.J.	ROOF JOIST
R.R.	ROOF RAFTER
SCHED	SCHEDULE
SIM	SIMILAR
SPL	SPLICE
SP. INSP.	SPECIAL INSPECTION
STRUC	STRUCTURAL
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T. PL	TOP PLATE
TR	TRUSS
TYP	TYPICAL
UN	UNLESS OTHERWISE NOTED
(V)	VERTICAL
V.I.F	VERIFY IN FIELD
W/	WITH
WT	WEIGHT

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK AND SHALL CONTACT THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.
2. USE PROVIDED DIMENSIONS FOR CONSTRUCTION. DIMENSIONS SHALL NOT BE SCALED FROM STRUCTURAL PLANS OR DETAILS. CONTACT ENGINEER OF RECORD OR ARCHITECT FOR ANY MISSING DIMENSIONS.
3. ALL OMISSIONS AND CONFLICTS BETWEEN THE WORKING DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH ANY AFFECTED WORK.
4. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING EXCAVATIONS.
5. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODE LISTED IN THE DESIGN NOTES.
6. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION.
7. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS OR METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.

FOUNDATION NOTES

1. SOILS REPORT BY: CBC MINIMUM
2. SOILS REPORT NUMBER: N/A
3. DATE OF REPORT: N/A
4. DESIGN SOIL PRESSURE: 2022 F&E
5. FOOTING DEPTH
6. BELOW BUILDING PAD: 18"
7. BELOW EXTERIOR GRADE: 18"
8. SUBGRADE PREPARATION AND COMPACTION SHALL BE IN ACCORDANCE WITH THE SOILS REPORT UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER.
9. FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER. EXCAVATIONS SHALL BE CHECKED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE TO ASSURE COMPLIANCE WITH THE SOILS REPORT.
10. FOUNDATIONS MAY BE POURED AGAINST STABLE SOIL.
11. METHOD OF SUPPORTING REINFORCING PIPE SLEEVES MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
12. CONTRACTOR SHALL PROTECT ALL UTILITIES ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
13. CONTRACTOR SHALL BRACE OR PROTECT FROM LATERAL LOADS ALL RETAINING WALLS UNTIL RESTRAINING FLOORS OR SLABS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.
14. ALL HOLD-DOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
15. ANCHOR BOLTS SHALL BE 3/4" x W/ 1" MINIMUM EMBEDMENT INTO CONCRETE W/ 1/4"x3"x3" PLATE WASHERS.
16. MINIMUM ATTACHMENT FOR EXTERIOR WALLS SHALL BE 3/4" x ANCHOR BOLTS @ 60" O.C. UN ON PLANS. MINIMUM ATTACHMENT FOR INTERIOR WALLS SHALL BE 3/4" x 11H RANSET/RED-HEAD SHOTPIN (ICC-ESR 2630) @ 32" O.C. OR .151" PDFA SIMPSON SHOT PINS (ICC-ESR 2158) UN ON PLANS.

CONCRETE NOTES (CBC CHAPTER 19)

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301, EXCEPT AS MODIFIED BY THESE NOTES.
2. CONCRETE SHALL BE STANDARD WEIGHT CONCRETE (145 PCF) AND HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS:
 - A. FOOTINGS: 2500 PSI
 - B. SLAB ON GRADE: 2500 PSI
 - C. GRADE BEAMS: 2500 PSI
 - D. WALLS: 2500 PSI
 - E. COLUMNS: 2500 PSI
 - F. C/P BEAMS/SLAB: 2500 PSI
 - G. POST TENSION SLAB: 4000 PSI
3. CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II.
4. AGGREGATES SHALL CONFORM TO ASTM C-33 FOR NORMAL WEIGHT CONCRETE AND ASTM C-330 FOR LIGHTWEIGHT CONCRETE.
5. READY MIX CONCRETE SHALL CONFORM TO ASTM C34.
6. ADMIXTURES SHALL COMPLY WITH ASTM A434 AND SHALL NOT BE CONSIDERED TO REDUCE THE CEMENT CONTENT. (CALCIUM CHLORIDE SHALL NOT BE USED)
7. STRUCTURAL LIGHTWEIGHT CONCRETE SHALL BE SAND LIGHTWEIGHT AND HAVE A DRY DENSITY RANGE OF 110 PCF TO 115 PCF.
8. WATER SHALL BE CLEAN AND FREE OF ACID, ALKALIS AND ORGANIC MATERIALS.
9. CONCRETE SLUMPS SHALL CONFORM TO ASTM C-143 AND SHALL NOT EXCEED THE FOLLOWING:
 - A. FOOTINGS: 4"
 - B. SLAB ON GRADE: 4"
 - C. IF TEMP IS ABOVE 80°, 6" (PROVIDE REVISED MIX DESIGN)
10. CONCRETE SHALL BE PROPORTIONED SUCH THAT THE 1 DAY STRENGTHS ARE A MINIMUM OF SEVENTY PERCENT OF THE SPECIFIED 28 DAY STRENGTH FOR ANY CONCRETE CONSTRUCTION REQUIRING SHORING, BRACING OR TO RECEIVE CONSTRUCTION LOADS.
11. REFER TO ARCHITECTURAL DRAWINGS FOR CURES, DEPRESSIONS, SLOPES, GROOVES AND GROUNDS REQUIRED TO BE CAST INTO CONCRETE.
12. SLEEVE PLUMBING OPENINGS IN CONCRETE SLABS BEFORE PLACING CONCRETE.
13. NO SLEEVES OR CHASES SHALL BE PLACED IN FOOTINGS UNLESS SPECIFICALLY NOTED BY THE STRUCTURAL PLANS.
14. PROJECTION CORNERS OF SLABS, WALLS, COLUMNS, ETC SHALL BE FORMED WITH A 3/4" CHAMFER.
15. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO POURING CONCRETE
16. COMPRESSIVE STRENGTH TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD WHEN CONCRETE REQUIRES SPECIAL INSPECTION.
17. REFER TO SECTION 1.1 OF ACI 318 FOR CONCRETE COVER NOT NOTED IN THE PLANS OR DETAILS.
18. DO NOT DISPLACE REBAR FROM THEIR INTENDED POSITIONS DURING PLACEMENT OF CONCRETE.
19. CLEAN AND ROUGHEN THE SURFACES OF ANY COLD JOINTS. USE A BONDING AGENT THAT EXCEEDS THE COMPRESSIVE STRENGTH OF THE CONCRETE BY 25%.

REINFORCING STEEL

1. REBAR GRADES SHALL BE: ASTM A615
 - A. #5 AND SMALLER: GRADE 40
 - B. #4 AND LARGER: GRADE 60
2. CONCRETE COVER FOR REBAR SHALL BE:
 - A. CONCRETE POURED AGAINST EARTH: 3"
 - B. CONCRETE EXPOSED TO WEATHER:
 1. #5 AND SMALLER: 1 1/2"
 2. #4 AND LARGER: 2"
 - C. CONCRETE NOT EXPOSED TO WEATHER:
 1. #5 AND SMALLER: 3/4"
 2. #4 AND LARGER: 1 1/2"
3. REBAR DETAILING AND PLACEMENT SHALL BE IN ACCORDANCE WITH THE "MANUAL OF STANDARD PRACTICE" BY THE REINFORCING STEEL INSTITUTE.
4. VERTICAL BARS SHALL BE TIED IN PLACE AT THE TOP, BOTTOM AND INTERMEDIATE POINTS PER CBC CHAPTERS 19 AND 21.
5. ALL REBAR ANCHOR BOLTS, DONELS AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
6. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR REVIEW BEFORE FABRICATION AND INSTALLATION.
7. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4-05. E60XX ELECTRODES SHALL BE USED FOR BAR TO BAR & E70XX ELECTRODES SHALL BE USED FOR REINFORCING TO STRUCTURAL STEEL.

WOOD NOTES (CBC CHAPTER 23)

1. ALL WOOD MEMBERS SHALL BE DOUGLAS FIR OR LARCH GRADED BY W.C.L.A. OR W.M.P.A.
2. ALL FRAMING MEMBERS EXCEPT THOSE LISTED BELOW SHALL BE NUMBER 2 OR BETTER:
 - A. 6x HEADERS AND POSTS: #1
3. STUDS: STUD GRADE
4. THE MOISTURE CONTENT OF THE WOOD SHALL NOT EXCEED 19% AT TIME OF PLACEMENT.
5. PLYWOOD AND OSB SHALL BE CERTIFIED AS CONFORMING TO U.S. PRODUCTS STANDARD PS-2-92.
6. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. OVERDRILL ALL BOLT HOLES BY 1/8". BOLT HOLES SHALL BE NO LESS THAN 1" FROM THE END OF THE MEMBER AND NO LESS THAN 4" FROM THE EDGE OF THE MEMBER.
7. ALL NAILS SHALL BE COMMON NAILS (UN)
8. ALL HARDWARE SPECIFIED ON PLANS SHALL BE MANUFACTURED BY SIMPSON. ALTERNATE MANUFACTURERS MAY BE USED PROVIDED THE HARDWARE HAS EQUIVALENT CAPACITY AND CURRENT ICC APPROVALS.
9. CUTTING, NOTCHING OR DRILLING OF BEAMS AND JOISTS SHALL IS NOT ALLOWED EXCEPT WHERE SPECIFIED BY ENGINEER OF RECORD OR PER CBC SECTION 2308.
10. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY WITHIN 48" OF SOIL SHALL BE PRESSURE TREATED. USE APPROVED CORROSION RESISTANT FASTENERS AND CONNECTORS WHEN USING PRESSURE TREATED WOOD. CONTRACTOR SHALL COORDINATE WITH THE PRESSURE TREATED LUMBER SUPPLIER AND HARDWARE MANUFACTURER.
11. PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO FLOOR JOISTS WITH ONE CONTINUOUS BEAD OF AN ADHESIVE COMPOUND CONFORMING TO ASTM D 3024.
12. PROVIDE JOISTS UNDER ALL PARALLEL, NON-BEARING PARTITIONS PER DETAIL 11/60.2 AND SOLID BLOCKING UNDER ALL PERPENDICULAR NON-BEARING PARTITIONS.

MANUFACTURED LUMBER AND TRUSS NOTES

1. "I" JOISTS SHALL BE SELECTED FROM THE APPROVED MANUFACTURER AS SHOWN IN THE JOIST LEGEND ON THE PLANS.
2. JOISTS AND/OR TRUSSES HAVE BEEN DESIGNED AND DETAILED WITH THE MANUFACTURER'S SPECIFICATIONS. ANY CONTRACTOR ALTERNATES MUST BE SUBMITTED TO THE ENGINEER WITH DESIGN PROPERTIES AND SPECIFICATIONS. ANY ALTERNATE DESIGN MUST BE RE-SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL SUBMIT BRACING LAYOUT AND DETAILS TO THE ENGINEER OF RECORD AND BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FABRICATION.
4. ALL TRUSSES AND JOISTS SUPPORTING MECHANICAL EQUIPMENT SHALL BE DESIGNED BY THE MANUFACTURER AND SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL.
5. WOOD TRUSSES AND/OR JOISTS SHALL BE DESIGNED FOR THE LOADS SPECIFIED IN THE DESIGN NOTES.
6. SHOP DRAWINGS FOR ALL OPEN WEB TRUSSES SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO CONSTRUCTION. ALL TRUSS LAYOUTS SHALL BE REVIEWED AND PROFESSIONALLY SEALED BY THE MANUFACTURER'S ENGINEER OF RECORD PRIOR TO SUBMITTAL.
7. PREFABRICATED WOOD BEAMS SHALL BE PARALLEL STRAND (PSL, LSL) OR LAMINATED VENEER (LVL) WITH THE FOLLOWING MINIMUM DESIGN VALUES (UN):
 - A) PSL: Fd = 2500 PSI
Fv = 230 PSI
E = 2.0x10^6 PSI
 - B) LSL: Fd = 235 PSI
Fv = 310 PSI
E = 1.8x10^6 PSI
 - A) LVL: Fd = 2600 PSI
Fv = 285 PSI
E = 1.8x10^6 PSI

SHOP DRAWING SUBMITTAL NOTES

1. THIS LIST APPLIES ONLY TO THE STRUCTURAL DRAWINGS. THE FOLLOWING SHOP DRAWINGS SHALL BE SUBMITTED BY THE CONTRACTOR TO THE STRUCTURAL ENGINEER FOR REVIEW. SHOP DRAWINGS WILL BE ACCEPTED FOR REVIEW ONLY AFTER THEY HAVE BEEN CHECKED BY THE CONTRACTOR FOR CONFORMANCE WITH THE PLANS & SPECIFICATIONS. THOSE SHOP DRAWINGS NOTED AS DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL SO THAT HE MAY APPROVE THEM AND MAKE THEM A PART OF HIS OFFICIAL RECORD.
2. STAMPS OR MARKS PLACED UPON THE SHOP DRAWINGS BY THE ENGINEER OF RECORD DOES NOT CONSTITUTE APPROVAL OF THE WORK SHOWN BUT ONLY INDICATES INFORMATION NECESSARY TO ACHIEVE GENERAL CONFORMANCE WITH STRUCTURAL DESIGN INTENT OF THE BUILDING.
3. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

SHOP DRAWING	ENGINEER OF RECORD REVIEW REQUIRED	BUILDING OFFICIAL DEFERRED SUBMITTAL REQUIRED
a. ROOF TRUSSES	GENERAL REVIEW	APPROVAL IS REQUIRED

STATEMENT OF SPECIAL INSPECTIONS

MATERIAL, SYSTEM, COMPONENT AND WORK REQUIRED TO HAVE SPEC. INSP.	TYPE OF SPEC. INSP.	INSPECTION NOTES
	CONTINUOUS PERIODIC	
CONCRETE:		
FOUNDATIONS WITH Fc ≤ 2500 PSI	NOT REQUIRED	
STRUCTURAL WOOD:		
NAILING, BOLTING, ANCHORING AND OTHER FASTENINGS OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM.	X	INCLUDING SHEARWALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLD-DOWNS.
SHEARWALLS, DIAPHRAGMS WITH FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES	NOT REQUIRED	

SPECIAL INSPECTION NOTES (CBC CHAPTER 17)

1. THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION DURING CONSTRUCTION ON THE WORK LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR THE INSPECTION OF THE WORK REQUIRING SPECIAL INSPECTION.
2. THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE INSPECTIONS REQUIRED BY CBC CHAPTER 17. SPECIAL INSPECTION IS IN ADDITION TO, NOT A SUBSTITUTE FOR THE INSPECTION REQUIRED BY THE BUILDING DEPARTMENT.
3. IT SHALL BE THE AGENCY'S RESPONSIBILITY TO PROVIDE A SUFFICIENT NUMBER OF INSPECTORS FOR MULTIPLE TYPES OF WORK THAT OCCUR SIMULTANEOUSLY.
4. THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE LOCAL JURISDICTION IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION EXCEPT:
 - A. SOILS INSPECTION SHALL BE PROVIDED BY THE GEOTECHNICAL ENGINEER OF RECORD.
 - B. SMOKE CONTROL SYSTEM INSPECTIONS SHALL BE PERFORMED BY THE MECHANICAL ENGINEER OF RECORD.
 - C. WHEN THIS REQUIREMENT IS WAIVED BY THE BUILDING OFFICIAL.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SPECIAL INSPECTOR AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
6. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION MUST BE COMPLETED BY THE OWNER, THE OWNER'S AGENT, THE ARCHITECT OF RECORD OR THE ENGINEER OF RECORD AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
7. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE LOCAL JURISDICTION FOR TESTING MATERIALS, SYSTEMS, COMPONENTS AND EQUIPMENT.
8. FABRICATION OF MEMBERS AND ASSEMBLIES AT THE SHOP. THE FABRICATOR SHALL SUBMIT AN AFFILIATION TO PERFORM OFF-SITE FABRICATION TO THE INSPECTION SERVICES DIVISION PRIOR TO COMMENCEMENT OF FABRICATION. THE FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE INSPECTION SERVICES DIVISION PRIOR TO THE ERECTION OF FABRICATED ITEMS.
9. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION OF THE APPROVING MUNICIPALITY.

DESIGN NOTES:

DESIGN CODE: 2022 CBC	
WIND	SEISMIC
ULTIMATE DESIGN WIND SPEED: 96 MPH	RISK CATEGORY: II
NOMINAL DESIGN WIND SPEED: 85 MPH	SEISMIC IMPORTANCE FACTOR: 1.0
RISK CATEGORY: II	Ss : 1.421 Sds: 1.137
INTERNAL PRESSURE COEFFICIENT: ±0.18	S1 : 0.497 S11: --
WIND EXPOSURE: B	Cs : 0.758
COMPONENTS AND CLADDING PRESSURE: 15.14 PSF	DESIGN BASE SHEAR: 0.104 Wb
DESIGN LOADS	SITECLASS: D
DECK:	SEISMIC DESIGN CATEGORY: D
D.L. = 12 PSF	BASIC FORCE RESISTING SYSTEM:
+L.L. = 60 PSF	WOOD FRAME (R-15)
* LIVE LOADS ARE REDUCIBLE PER CBC SECTION 1607 AND TABLE 1607.1. ADDITIONAL LOADS DUE TO MECHANICAL UNITS, PARTITIONS, ETC SHALL BE CONSIDERED.	☐ SIMPLIFIED ANALYSIS PROCEDURE (ASCE 7-16 12.14)
	☒ EQUIVALENT LATERAL FORCE PROC. (ASCE 7-16 12.8)

REVISIONS

PRESTWICK DECK
8588 PRESTWICK
LA JOLLA, CA

LATEST DESIGN DATE
01/10/25

LATEST BACKGROUND DATE
00/00/00

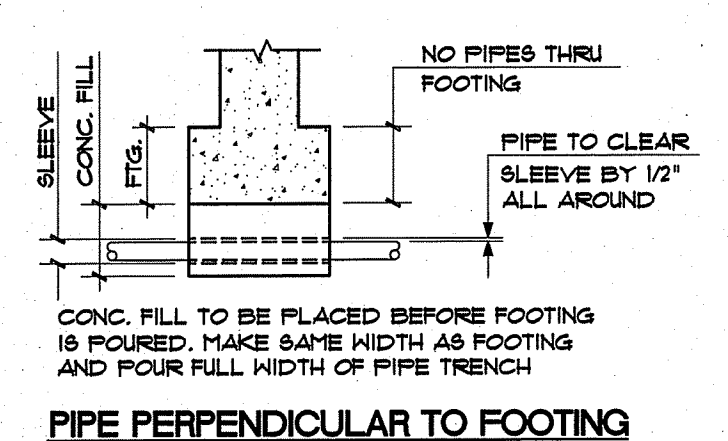
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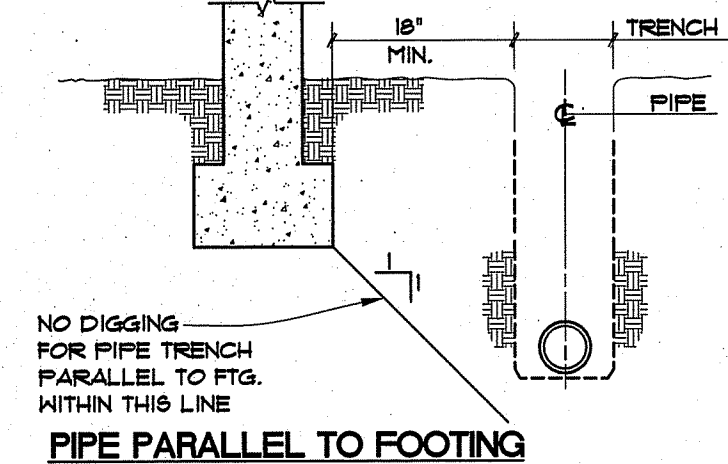
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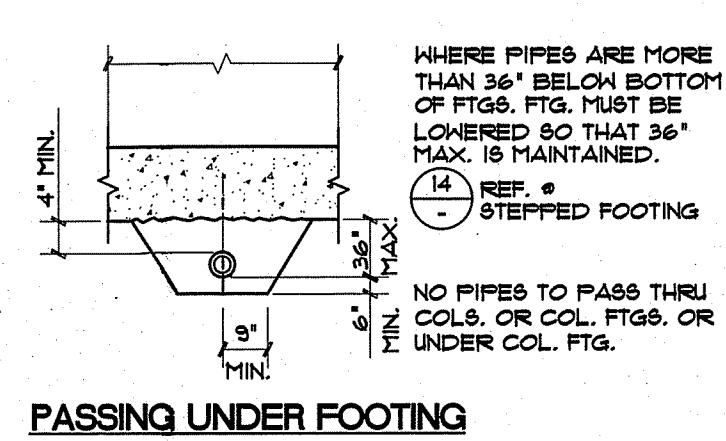
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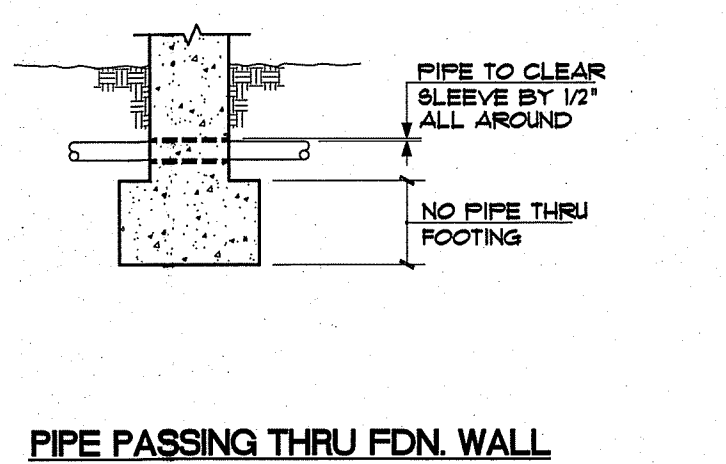
PIPE PERPENDICULAR TO FOOTING



PIPE PARALLEL TO FOOTING

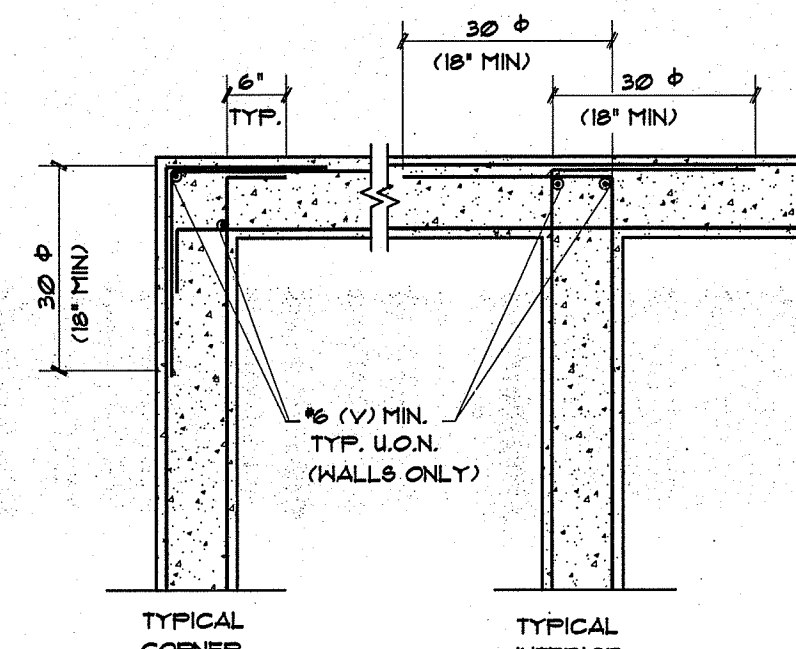


PASSING UNDER FOOTING

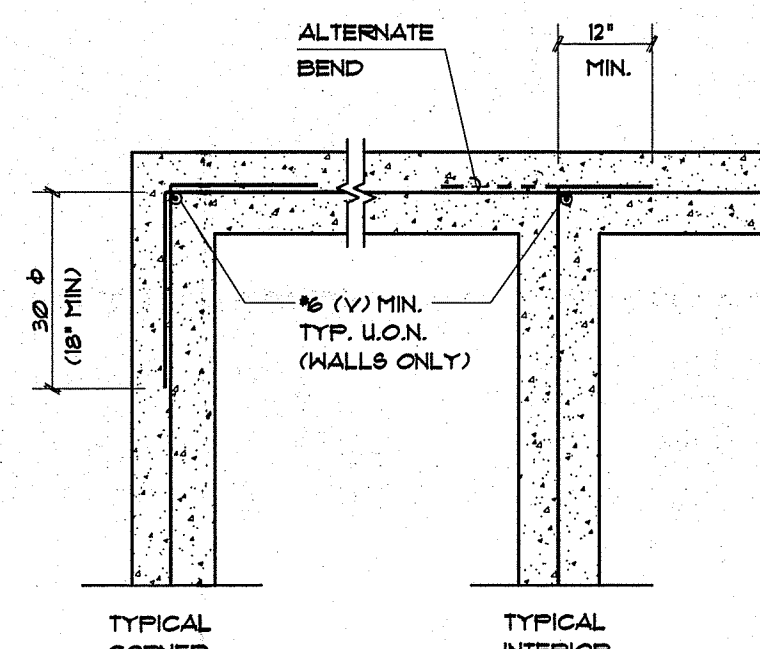


PIPE PASSING THRU FDN. WALL

TYPICAL DETAIL OF PIPING AT FOOTINGS AND FOUNDATION WALLS

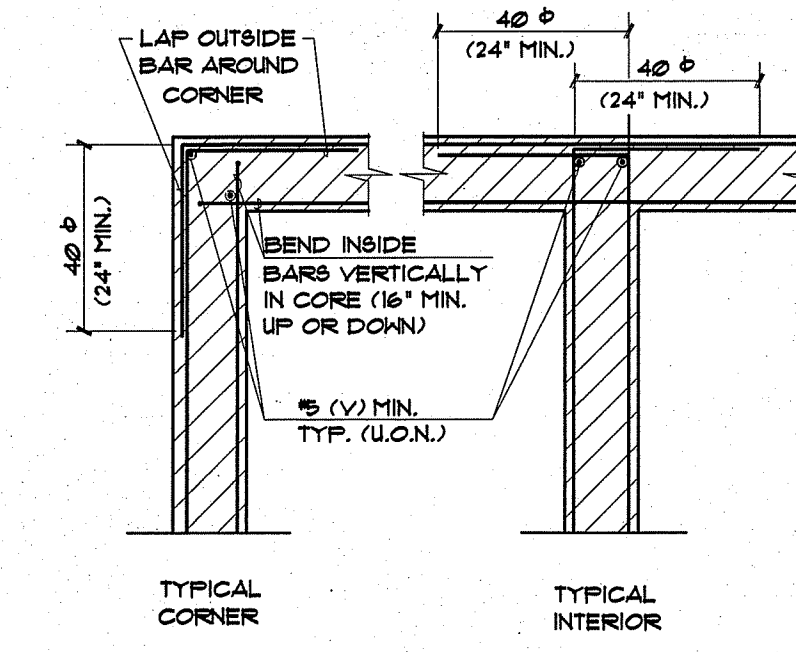


DOUBLE LAYER REINFORCING

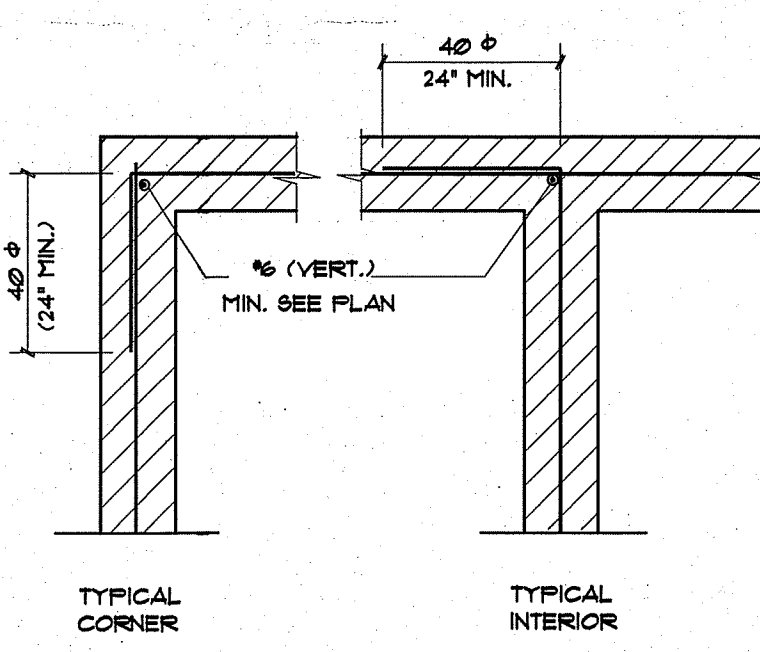


SINGLE LAYER REINFORCING

TYP. REINF. AT INTERSECTION OF CONCRETE BEAMS, WALLS AND FOOTINGS

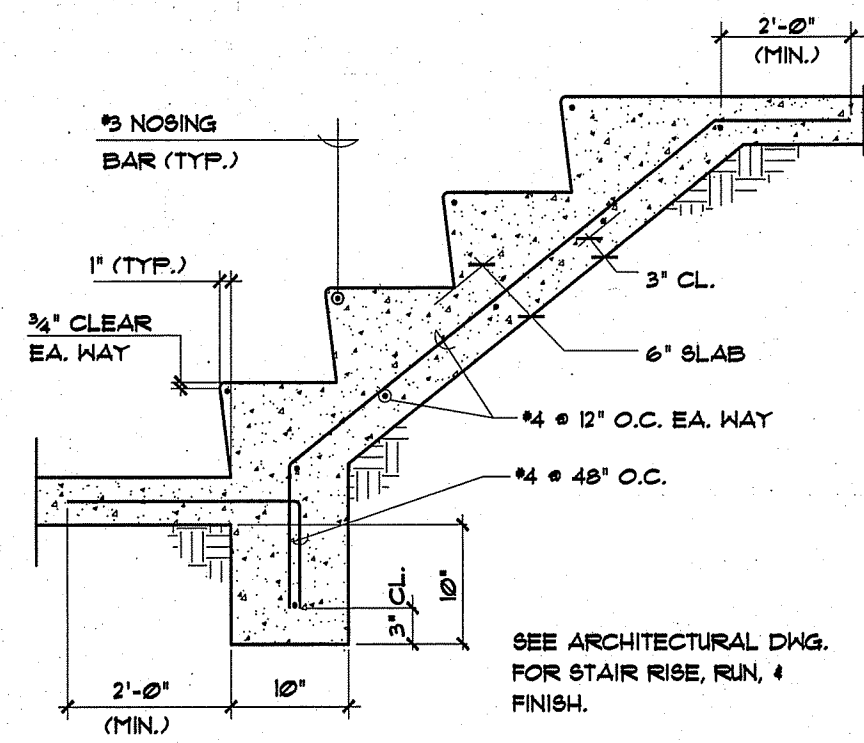


DOUBLE LAYER REINFORCING

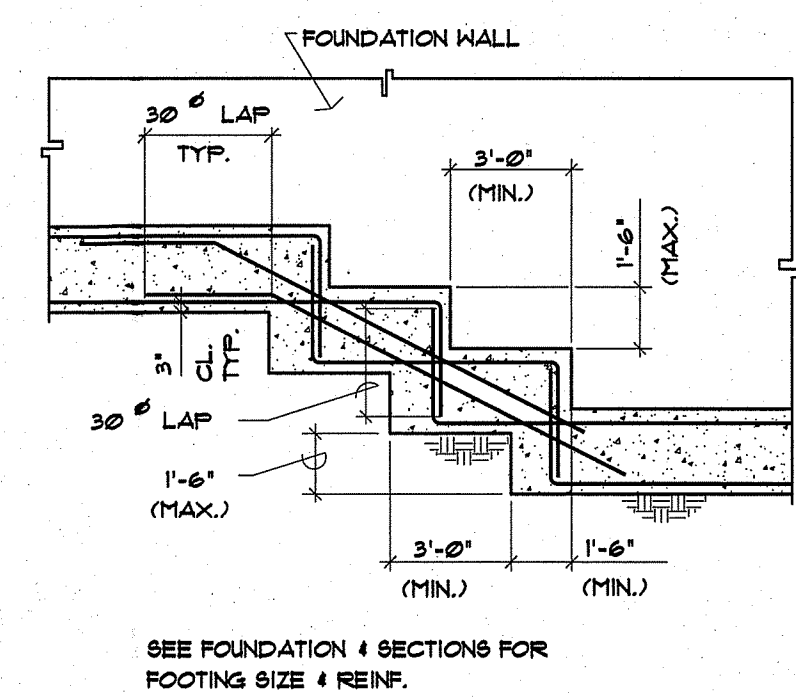


SINGLE LAYER REINFORCING

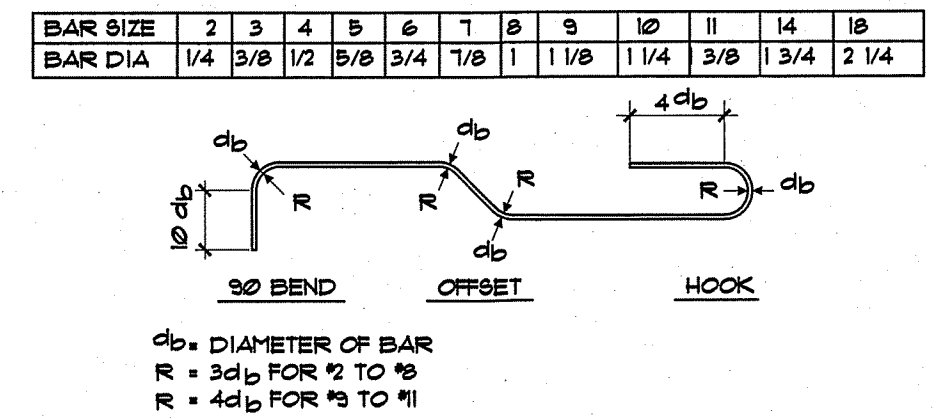
TYPICAL REINFORCING AT INTERSECTION OF MASONRY WALLS



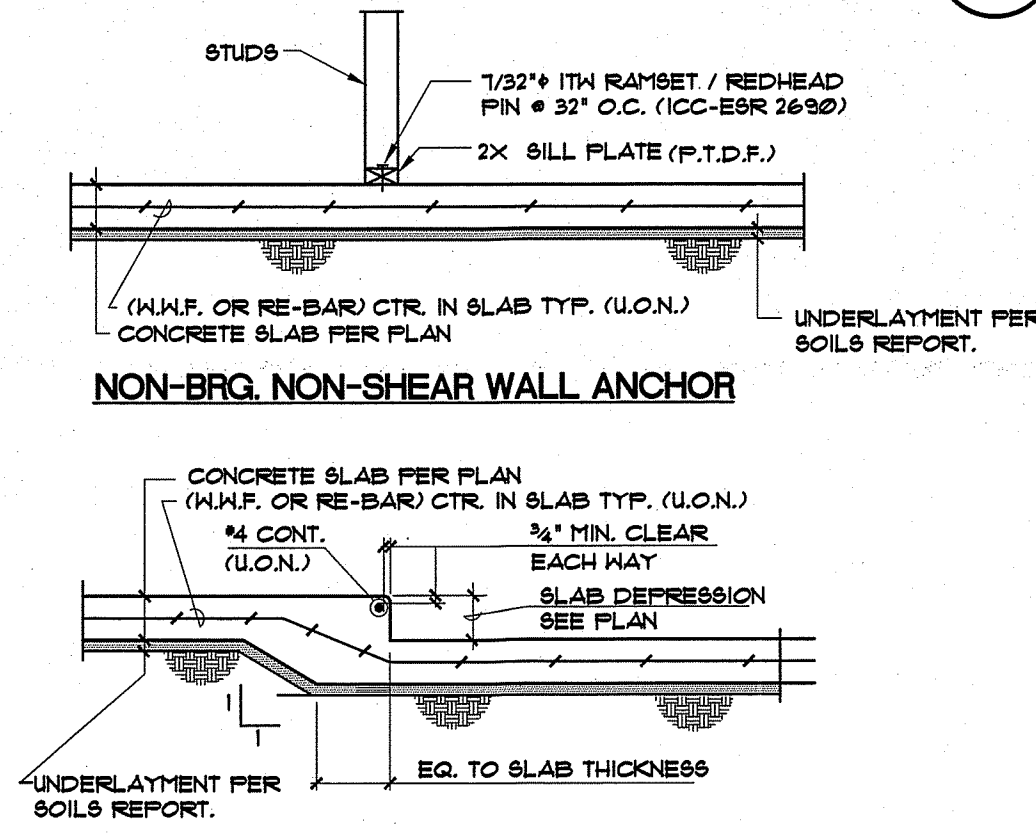
CONC. STAIR ON GRADE



TYP. STEPPED FOOTING

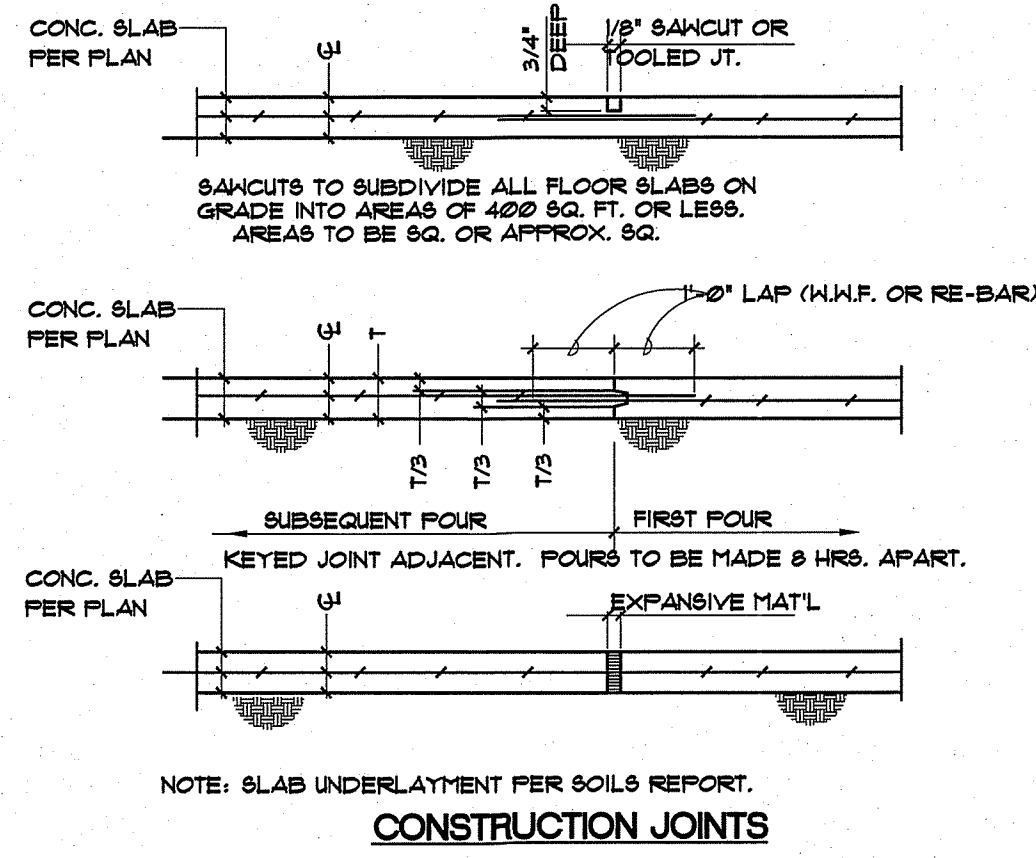


REINF. BAR BEND AND SPLICE DETAIL



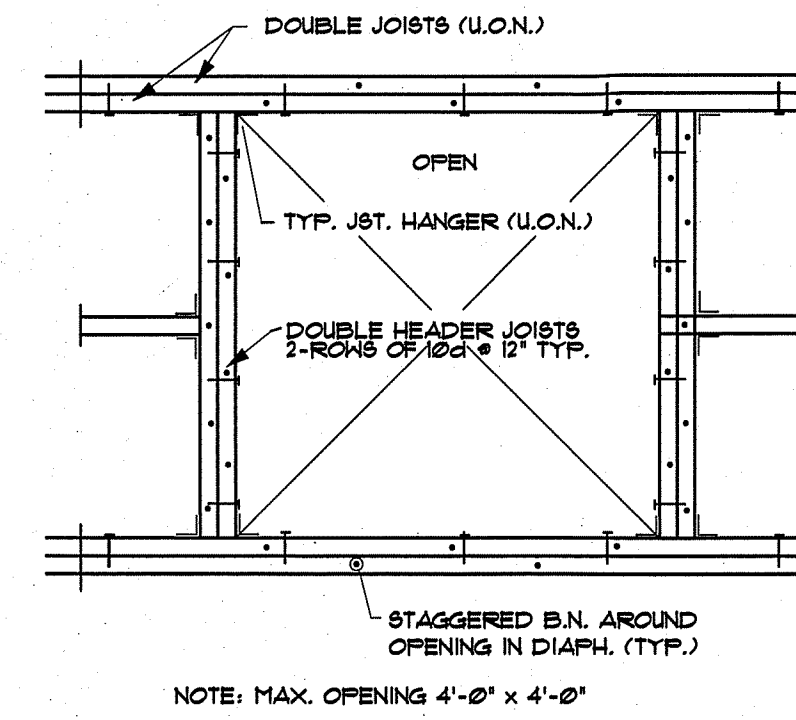
DEPRESSED SLAB DETAIL

SLAB ON GRADE

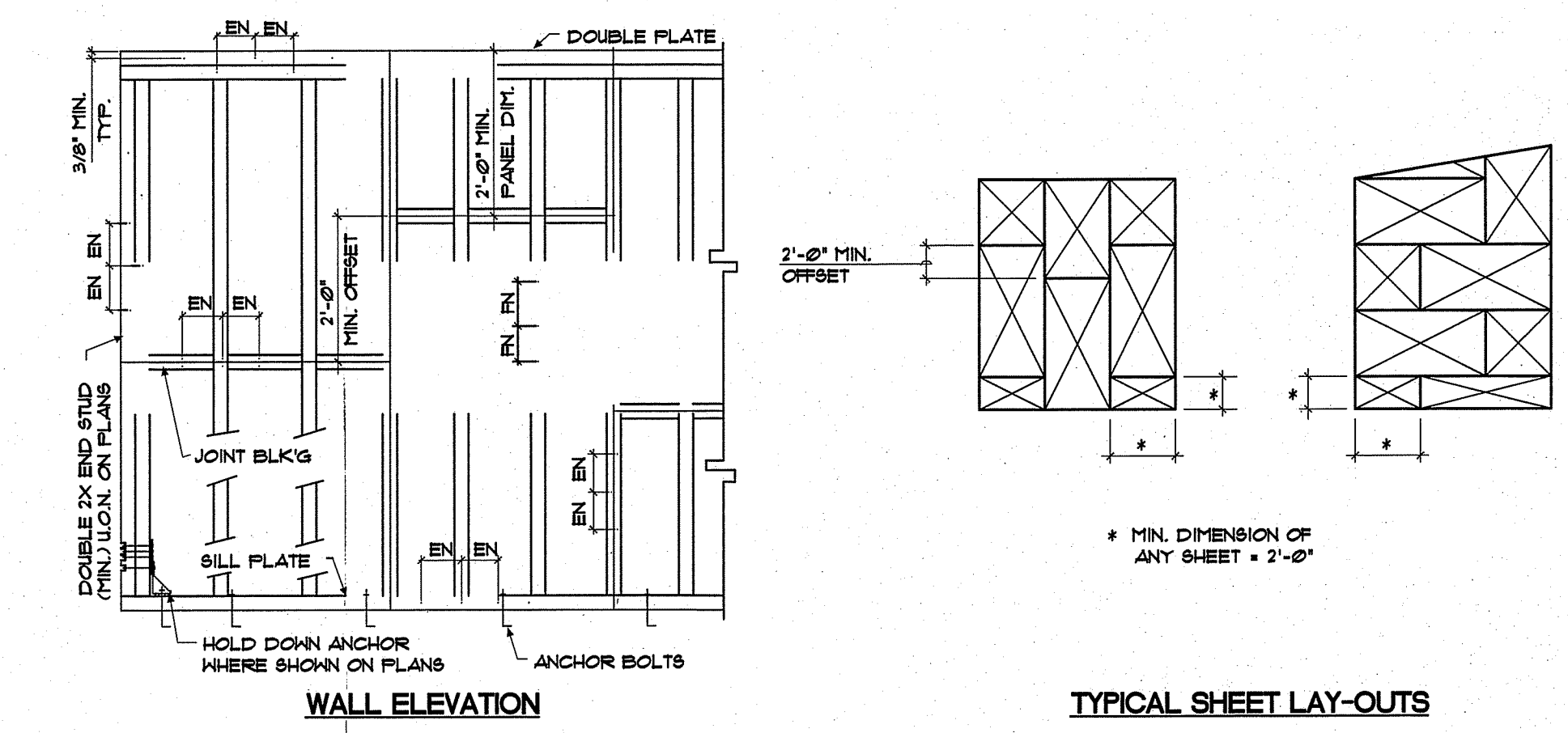


CONSTRUCTION JOINTS

SLAB ON GRADE

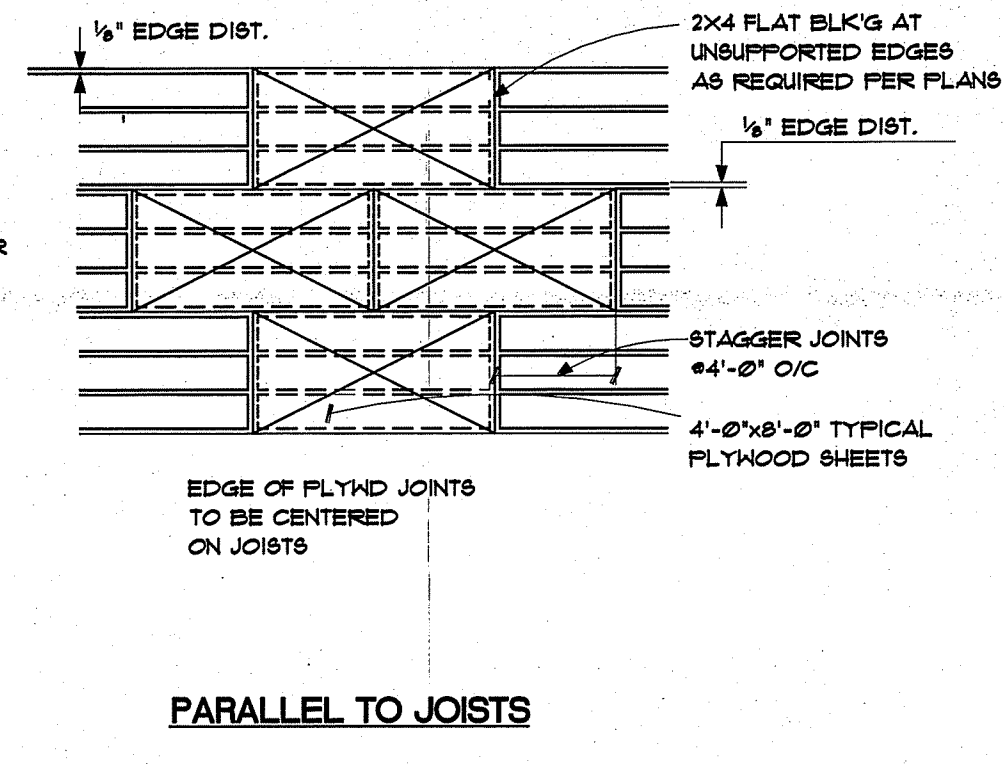


TYPICAL AT OPENING

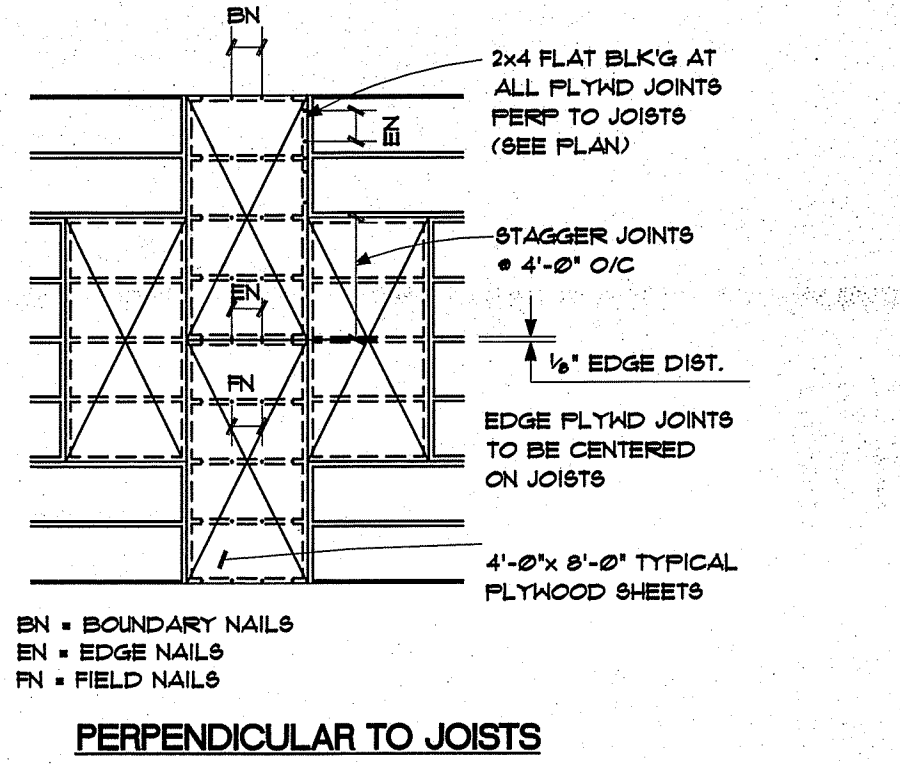


WALL ELEVATION

TYPICAL PLYWOOD WALL SHEATHING LAYOUT (VERTICAL)

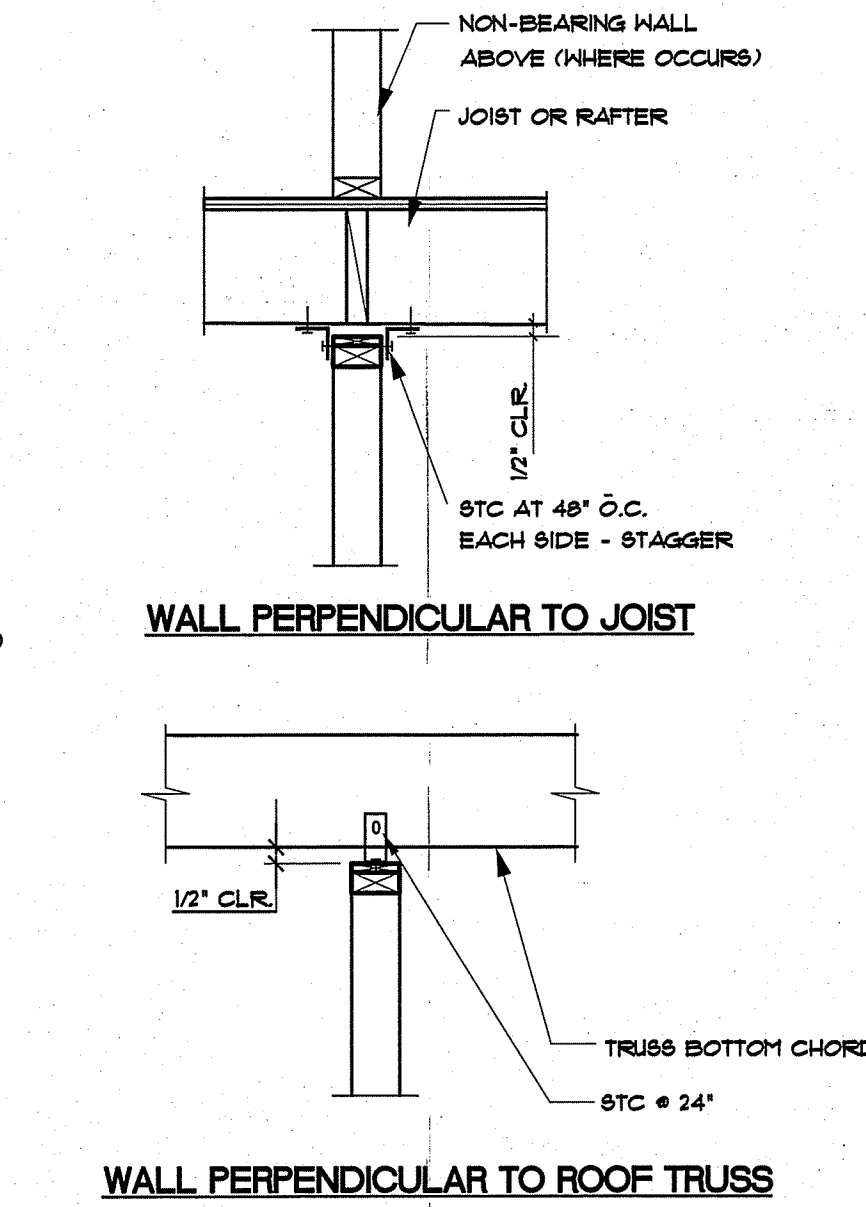


PARALLEL TO JOISTS



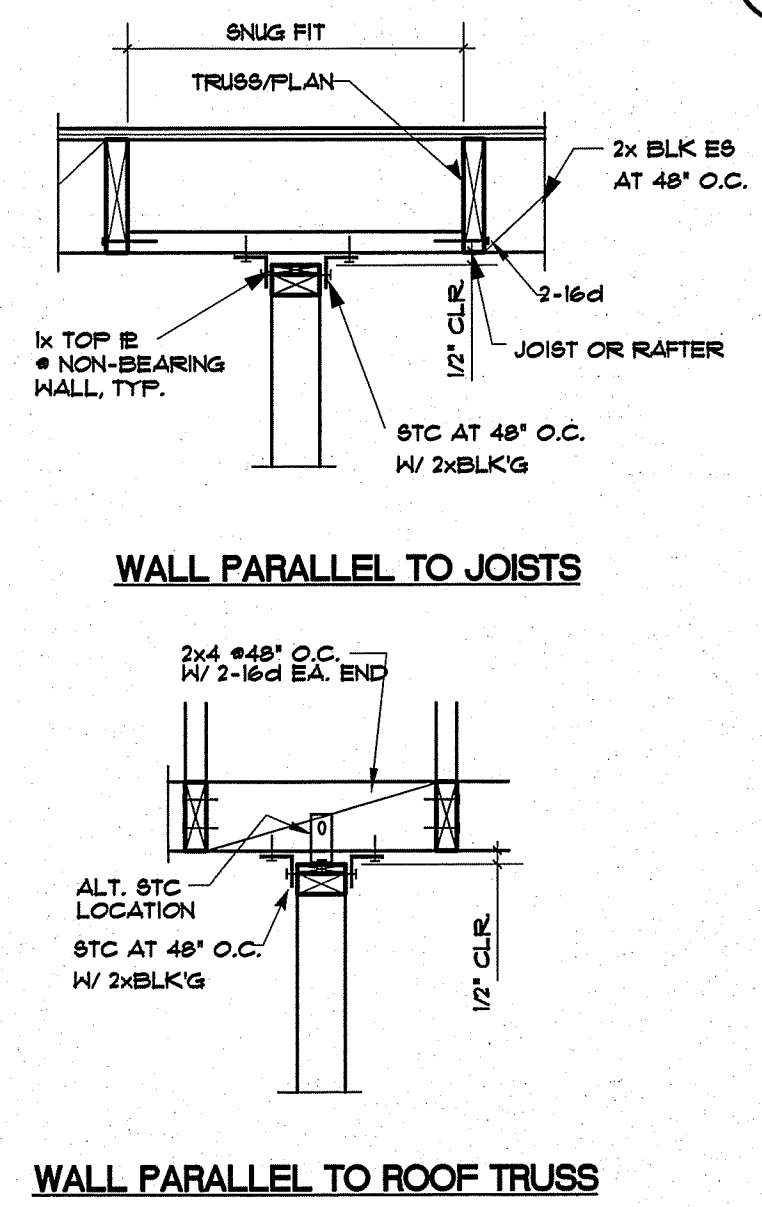
PERPENDICULAR TO JOISTS

TYPICAL PLYWOOD SHEATHING LAYOUT (HORIZONTAL)



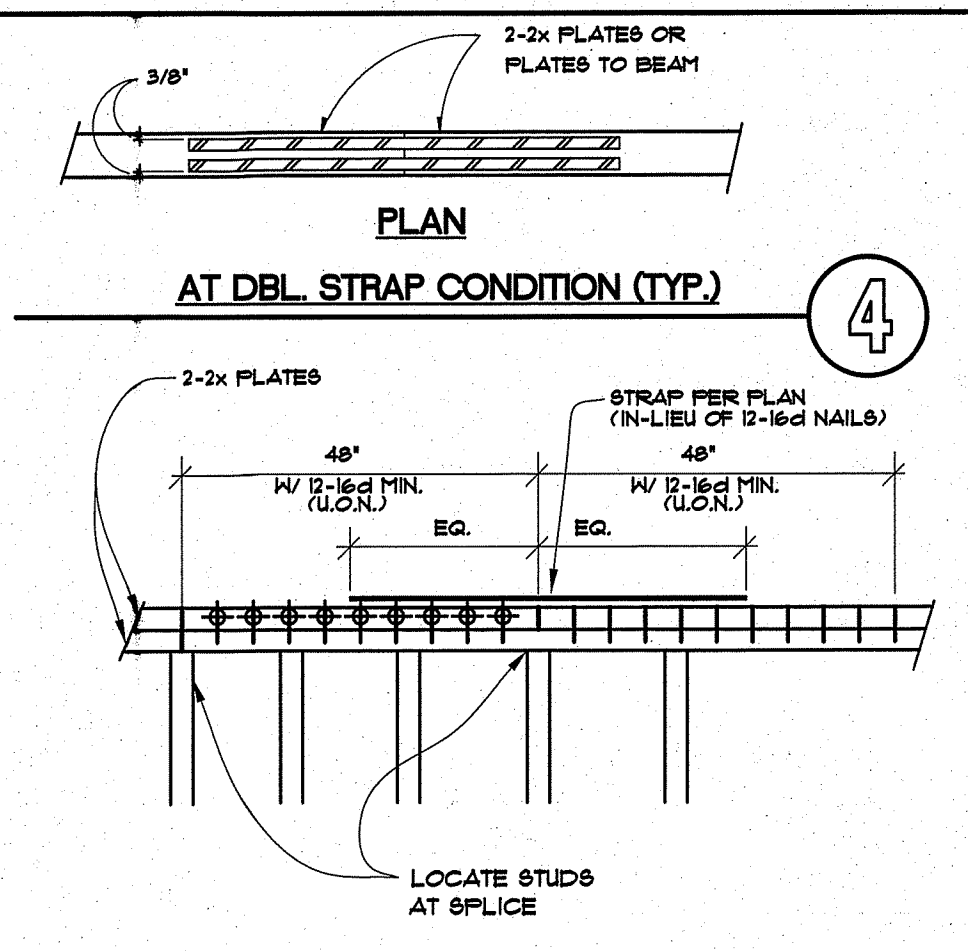
WALL PERPENDICULAR TO JOIST

WALL PERPENDICULAR TO ROOF TRUSS

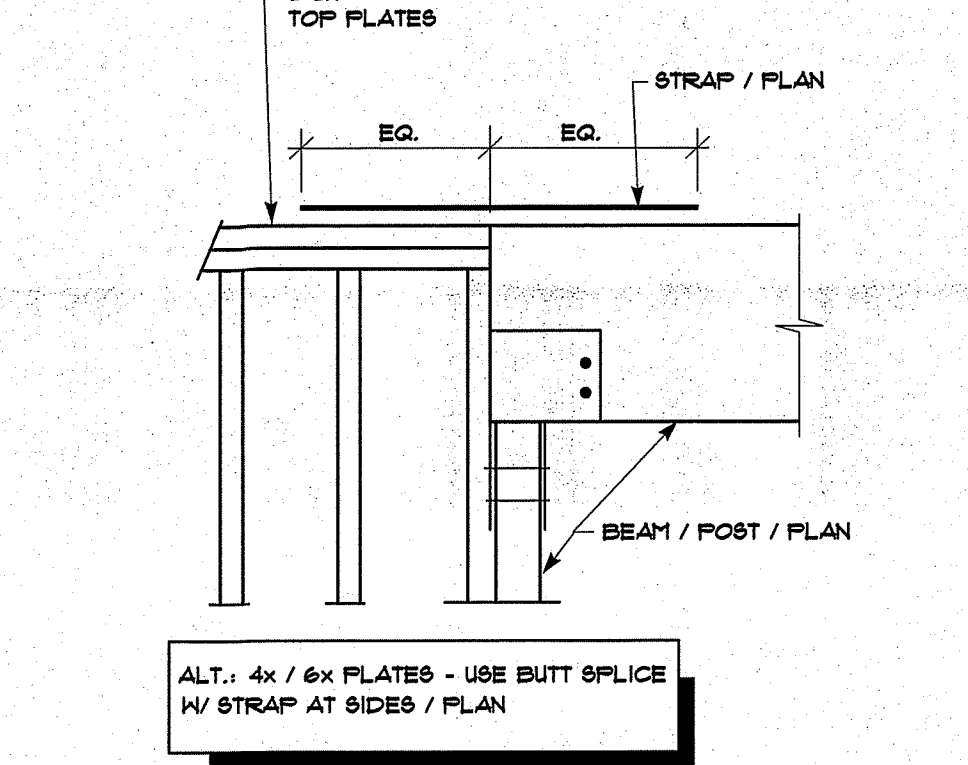


WALL PARALLEL TO JOISTS

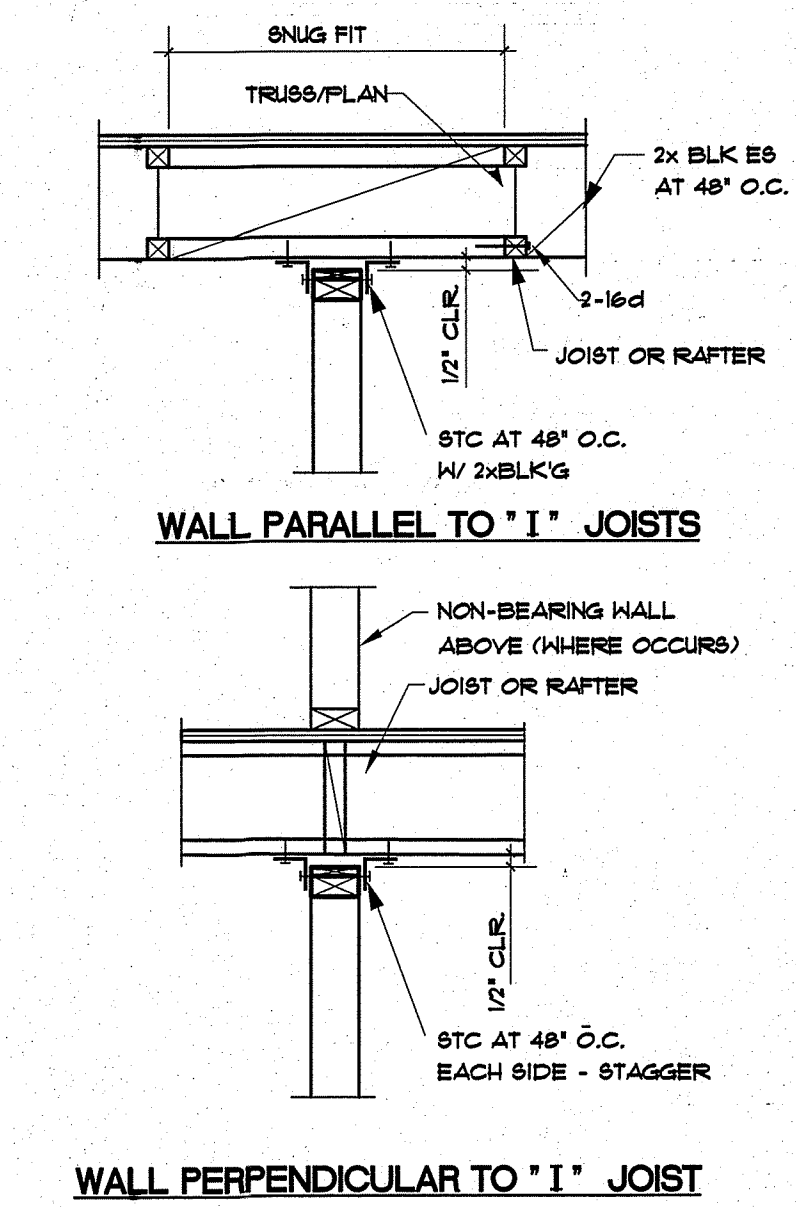
WALL PARALLEL TO ROOF TRUSS



ELEVATION OF TOP PLATE SPLICE (TYP.)

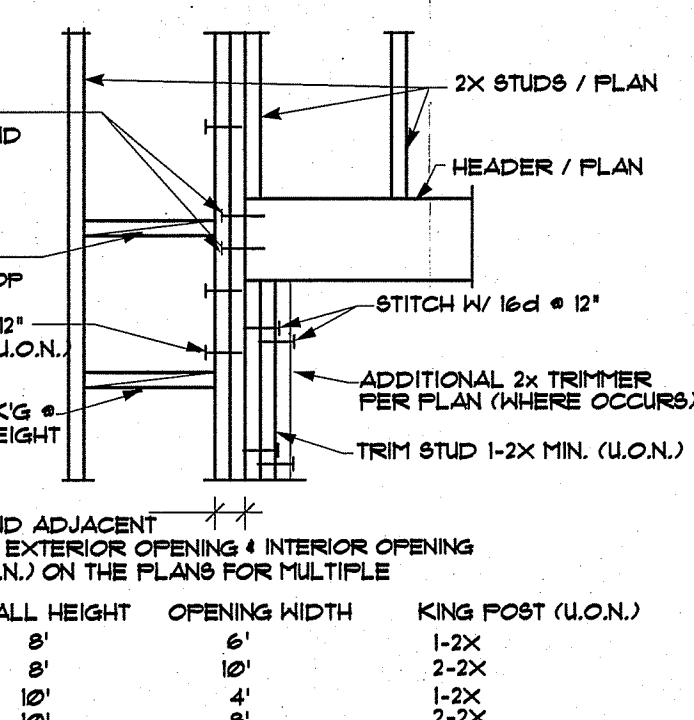


BEAM TO TOP PLATE CONN. (TYP.)

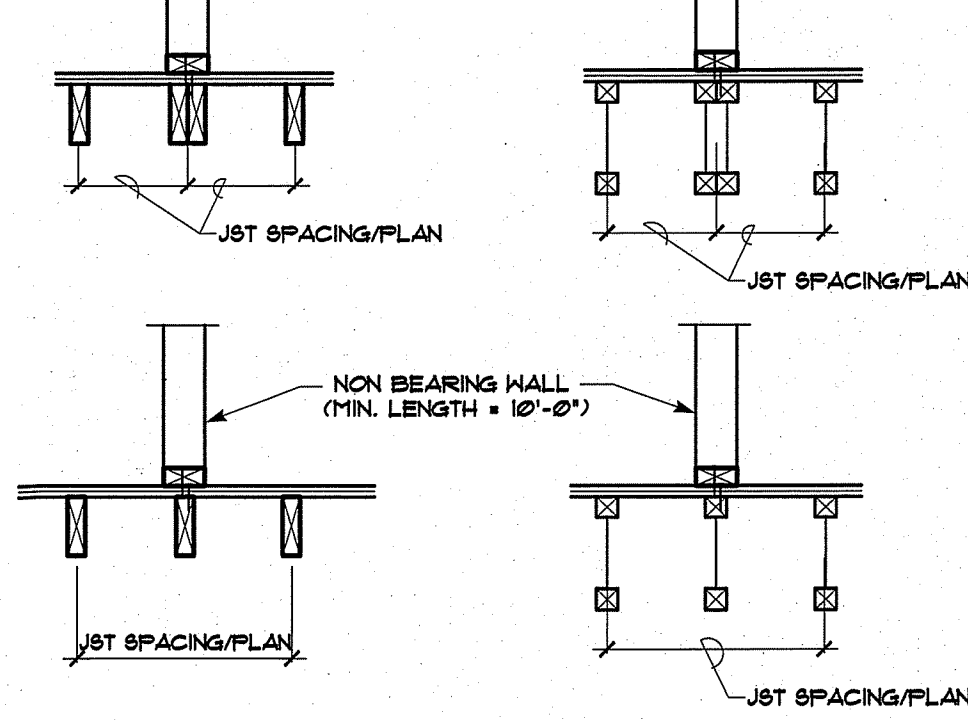


WALL PERPENDICULAR TO 'I' JOIST

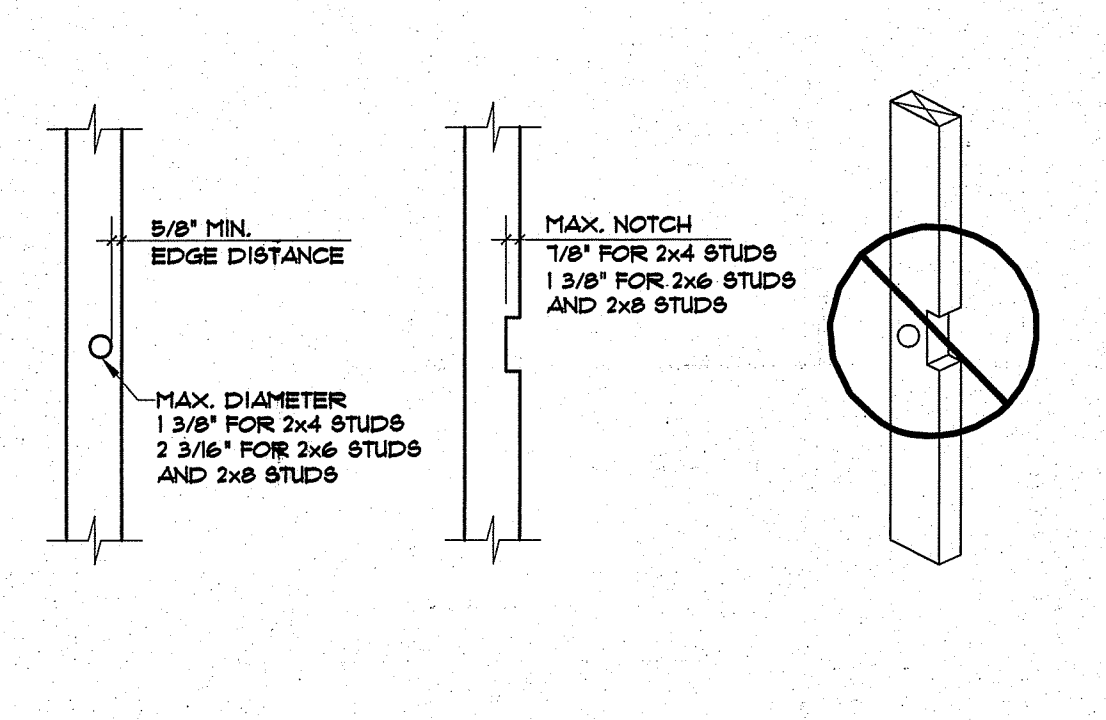
TYPICAL NON-BEARING WALL DETAIL



TYP. HEADER DETAIL (U.O.N.)



NON BEARING WALL



ALLOWABLE HOLES-WALL STUDS

PRESTWICK DECK

8588 PRESTWICK
LA JOLLA, CA

HTK

STRUCTURAL ENGINEERS, LLC

S0.2

SHEET

JOB

24-036

SCALE

NONE

DRAWN

BS

LATEST DESIGN DATE

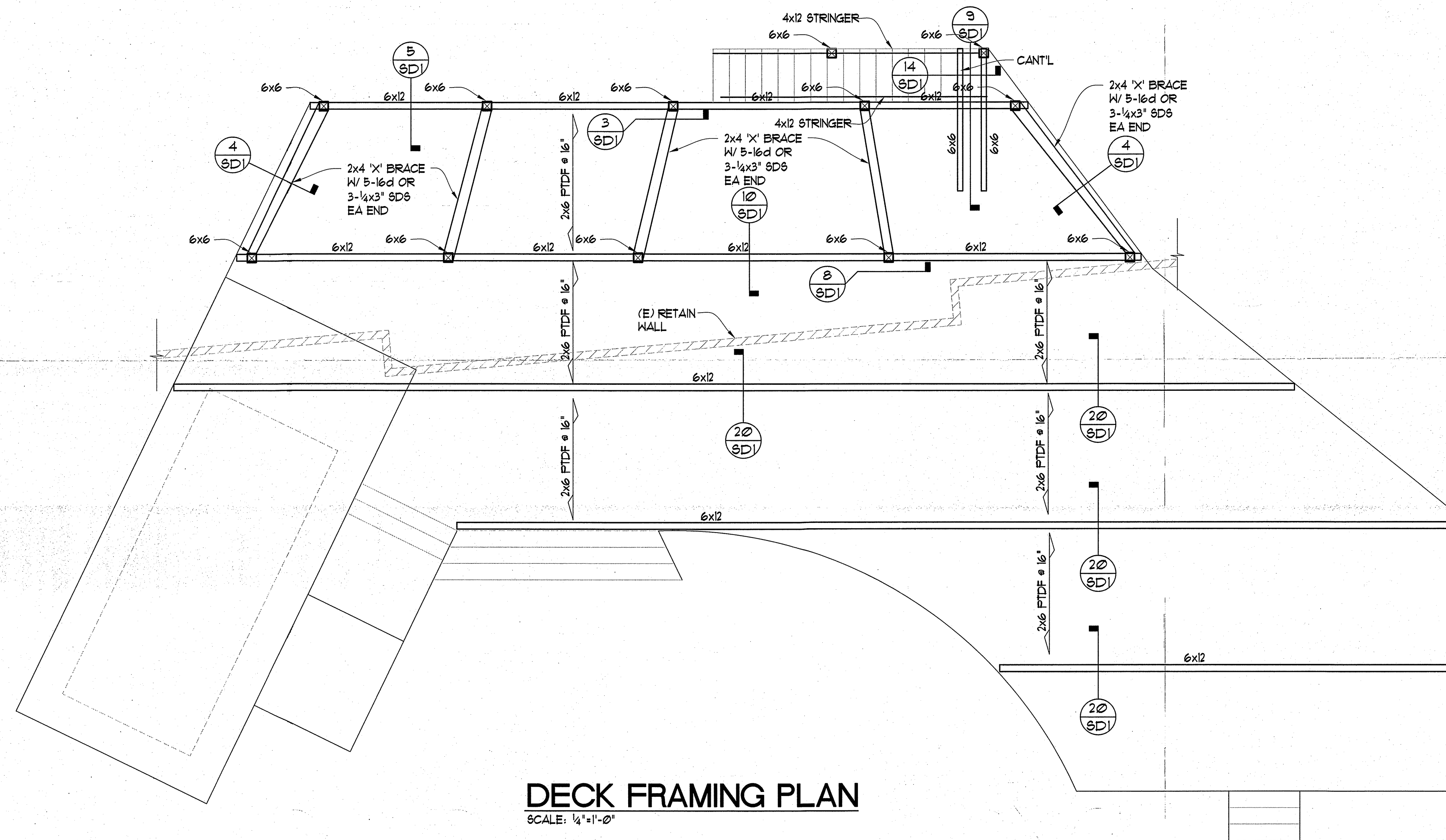
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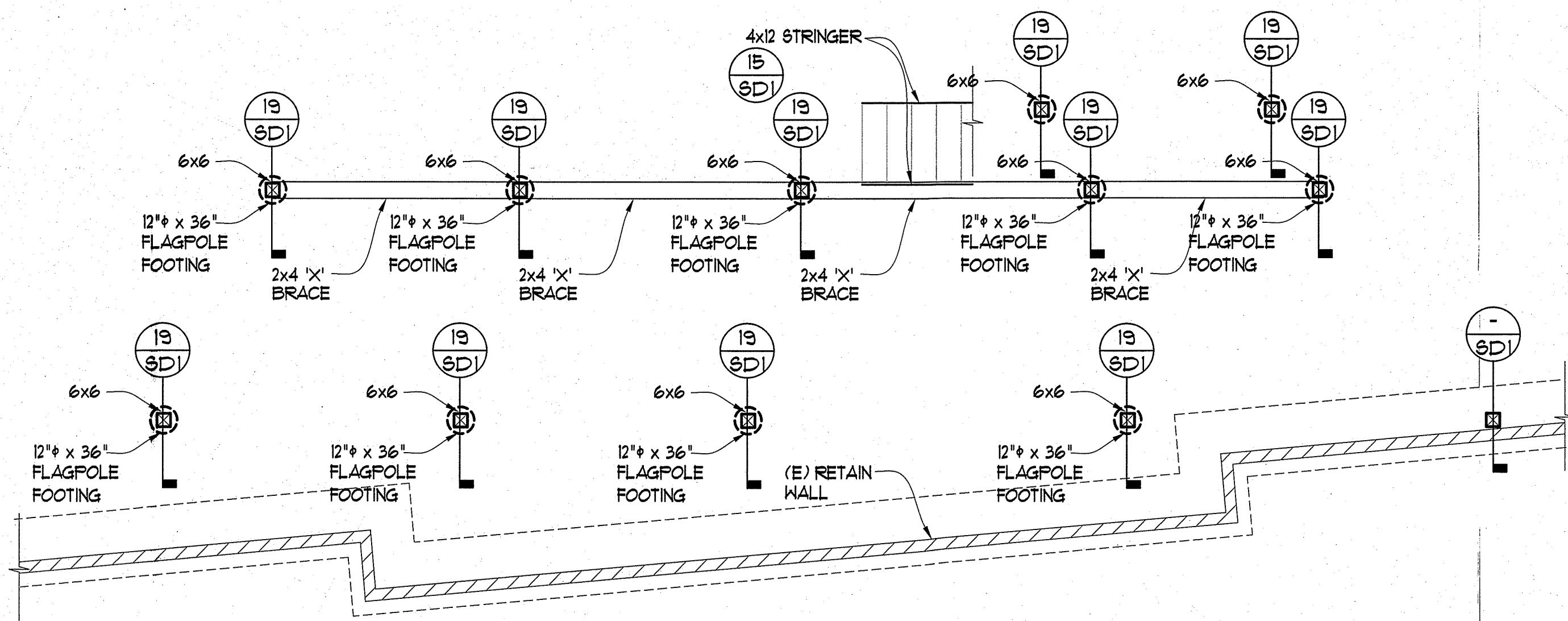
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REVISIONS

1



DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

CONVENTIONAL FOUNDATION DRAWING NOTES:

- 4" MIN. SLAB ON GRADE WITH REINF. PER SOILS REPORT OVER 2" CLEAN SAND OVER MOISTURE BARRIER OVER 2" CLEAN SAND.
- ALL FOOTING WIDTHS PER PLAN.
- A.B. & H.D. BOLTS TO BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- ALL SILL PLATES TO BE P.T.D.F. (SODIUM BORATE TREATED)
- FOR ALL DIMENSIONS, SEE ARCHITECTURAL DRAWINGS.
- S INDICATES STEP FOOTING, SEE DETAIL 14/02.2
- INDICATES LIMITS OF SHEAR WALL. SEE SHEET 02.3 FOR THE SHEAR WALL SCHEDULE.
- FOR ALL SLAB SLOPES & FLOOR DRAINS, SEE ARCH'L DRAWINGS.
- INDICATES SHEAR WALLS & SHEAR TRANSFER FOR WALLS. FOR SHEARWALL SCHEDULE SEE SHEET 02.3
- INDICATES WALL
- INDICATES AREA OF FTG.
- INDICATES TOP OF FTG. AND/OR SLAB STEP VERIFY DIM W/ ARCH'L

NOTE:
THE STRUCTURE WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL.
SIGNED (ENGINEER OF RECORD) 1/10/25 DATE
IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED. OTHERWISE, IF COMPACTED STRUCTURAL FILL WILL BE USED, PROVIDE SOIL REPORT.

ROOF FRAMING DRAWING NOTES:

- 1/2" PLY. (32/16) CDX B.N. 8d @ 6", EN 8d @ 6", FN 8d @ 12" (U.O.N.)
- INDICATES TRUSS DIRECTION & BEARING POINTS @ 24" O.C. FOR ALL NON-BEARING WALLS SEE 12/02.2
- INDICATES SOLID RAFTER DIRECTION & BEARING POINTS PER PLAN FOR ALL NON-BEARING WALLS SEE 12/02.2
- INDICATES SHEARWALLS AND SHEAR TRANSFER FOR WALLS BELOW ROOF FRAMING. FOR SHEARWALL SCHEDULE SEE SHT. 02.3
- INDICATES FLUSH BEAM.
- INDICATES LIMITS OF SHEAR WALL. SEE SHEET 02.3 FOR THE SHEARWALL SCHEDULE.
- INDICATES DOUBLE FRAMED AREAS.
- WALLS SHOWN ARE BELOW ROOF FRAMING & SHALL BE 2x STUDS @ 16" (U.O.N.)
- MINIMUM HEADERS (TYP. U.O.N.) ARE:
4x6 TO 4'-0" SPAN
4x8 TO 6'-0" SPAN
4x10 TO 8'-0" SPAN
6x6 TO 4'-0" SPAN
6x8 TO 6'-0" SPAN
6x10 TO 8'-0" SPAN
- FOR ROOF SLOPES & ROOF OPENINGS, SEE ARCHITECTURAL DWGS.
- 12-16d EACH SIDE OF TOP PLATE SPLICE (TYP. U.O.N.)
- B.N. OVER ALL DRAGS & E.N. ALL VERTICAL POSTS AT SHEARWALLS (TYP.)
- ALL NAILS ARE COMMON (U.O.N.)
- 1-2x MINIMUM UNDER BEAMS & HEADERS TYPICAL (U.O.N.)
- * STRAP NOT REQUIRED IF JOIST, TOP PLATE OR BEAM IS CONTINUOUS.
- MSTC & MST & ST STRAPS (H) SHALL BE LOCATED ON TOP OF DOUBLE TOP PLATES.
- EACH TRUSS SHALL BE LEGIBLY BRANDED MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERE TO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD.
A.) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS. THE SPAN ON THE FACE OF THE BOTTOM CHORD.
B.) THE DESIGN LOAD.
C.) THE SPACING OF THE TRUSS.
- INDICATES WALL BELOW ROOF FRAMING.
- SEE NOTE #2 & #3 FOR ARROWHEADS INDICATING BEARING WALLS. ALL OTHER WALLS ARE NON-BEARING SEE 12/02.2 ALL SHEAR WALLS ARE BEARING.

BLK'D DIAPHRAGM SCHEDULE

1	1/2" PLY W/ 8d @ 4" B.N. 8d @ 6" E.N. 8d @ 12" F.N.
2	3/4" PLY W/ 10d @ 6" B.N. 10d @ 6" E.N. 10d @ 10" F.N.

2x MIN. BLK'G ALL PANEL EDGES
(3x MIN. BLK'G WHERE OCCURS PER PLAN)

REVISIONS

HTK

STRUCTURAL ENGINEERS, LLP

12000 La Jolla Village Drive, Suite 200, La Jolla, CA 92037-8899

(619) 594-1011 • WWW.HTKSTRUCT.COM • C.E. 00000000

PRESTWICK DECK

8588 PRESTWICK

LA JOLLA, CA

LATEST DESIGN DATE

01/10/25

LATEST BACKGROUND DATE

00/00/00

SCALE

1/4" = 1'-0"

DRAWN

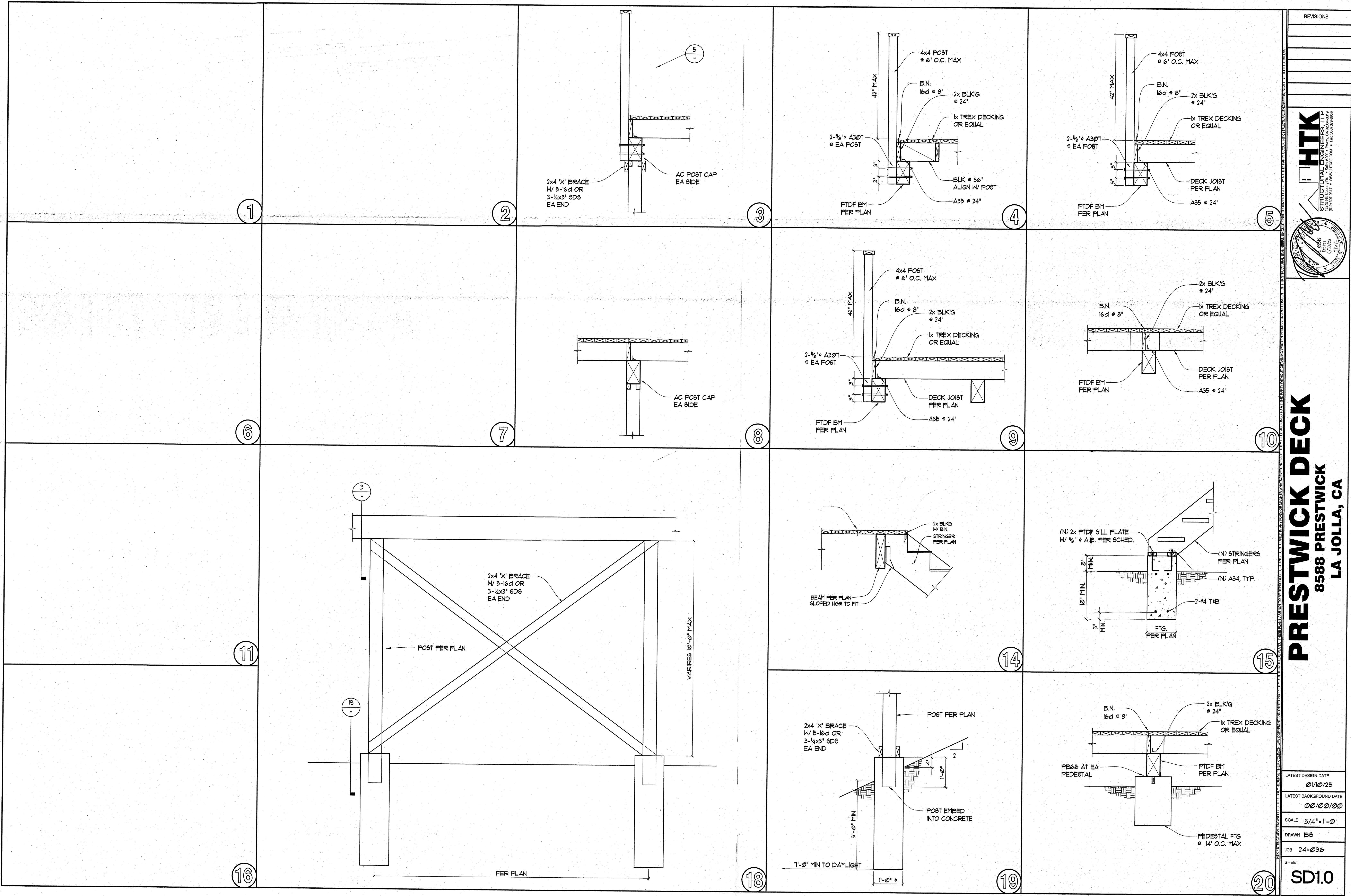
BS

JOB

24-036

SHEET

S1



REVISIONS

HTK

STRUCTURAL ENGINEERS, LLP

8588 PRESTWICK

LA JOLLA, CA

6/10/25

6/10/25

3/4" = 1'-0"

ES

24-036

SD1.0

LATEST DESIGN DATE

01/10/25

LATEST BACKGROUND DATE

00/00/00

SCALE

3/4" = 1'-0"

DRAWN

ES

JOB

24-036

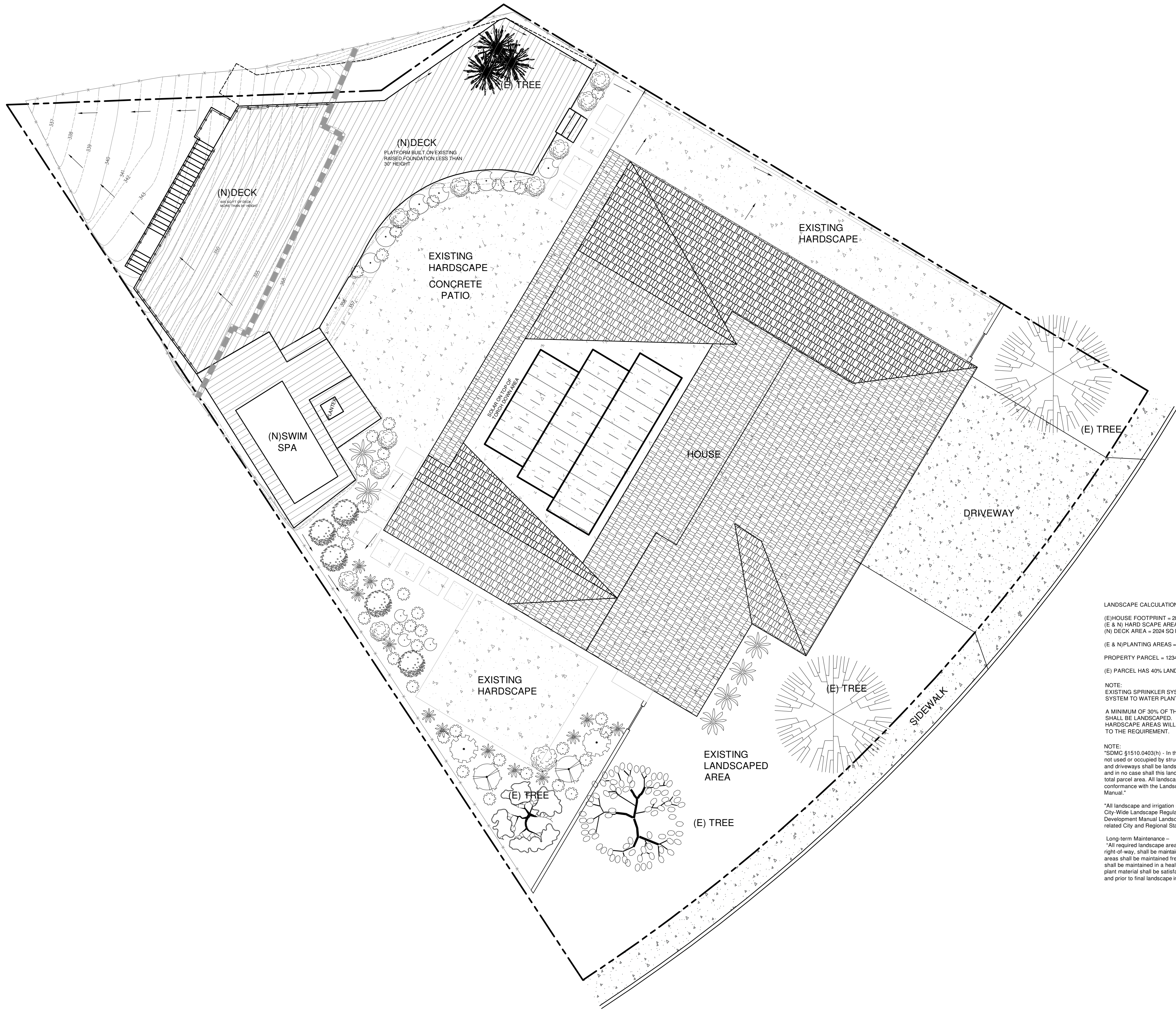
SHEET

SD1.0

PROJ.#

FILE

DATE:



LANDSCAPE CALCULATIONS:
(E)HOUSE FOOTPRINT = 2843 SQ FT
(E & N) HARDSCAPE AREAS = 2330 SQ FT
(N) DECK AREA = 2024 SQ FT
(E & N)PLANTING AREAS = 4950 SQ FT
PROPERTY PARCEL = 12347 SQ FT
(E) PARCEL HAS 40% LANDSCAPING
NOTE:
EXISTING SPRINKLER SYSTEM AND DRIP SYSTEM TO WATER PLANTS
A MINIMUM OF 30% OF THE TOTAL PARCEL SHALL BE LANDSCAPED.
HARDSCAPE AREAS WILL NOT CONTRIBUTE TO THE REQUIREMENT.
NOTE:
*SDMC §1510.0403(h) - In the Single-Family Zone, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual.
*All landscape and irrigation shall conform to the standards of the City-Wide Landscape Regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.
Long-term Maintenance -
*All required landscape areas as shown on these plans, including in the right-of-way, shall be maintained by Owner, FLORA YE. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced within 30 days and prior to final landscape inspection.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	CEDRUS ATLANTICA GLAUCA	BLUE ATLAS CEDAR
	AFROCARPUS GRACILIOR	AFRICAN FERN PINE
	FRAXINUS UDHEI	TROPICAL ASH TREE
	ARBUTUS UNEDO COMPACTO	COMPACT STRAWBERRY TREE
	GREVILLEA LANIGERA	COASTAL GEM
	GARDENIA JASMINOIDES	WHITE GARDENIA
	AFRICAN BUSH DAISY	EURYOPS 'VIRIDIS'
	ROSEMARINUS PROSTRATUS	CREEPING ROSEMARY
	BUXUS MICROPHYLLA	JAPANESE BOXWOOD
	SALVIA SPATHACEA	HUMMINGBIRD SAGE
	CAREX EVERILLO OSHIMENSIS	EVERGREEN SEDGE
	HARDSCAPE	CONCRETE

A 8588 PRESTWICK STREET EXISTING LANDSCAPE PLAN
Scale: 1/8" = 1'-0"
NORTH

YE, FLORA - NEW DECK

YE, FLORA
8588 PRESTWICK DR
SAN DIEGO CA 92037

COOPER CUSTOM BUILD
GINA FLORENTINO
619-884-8785

DATE:10/17/2025
JOB #NEW DECK /
SWIM JACUZZI

EXISTING
LANDSCAPE
PLAN
SHEET NUMBER
L-1