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-1166741**
- Address and APN(s): **2321 Vallecitos / APN 346-330-02-00**
- Project contact name, phone, e-mail: **Tony Sanshey, Island Architects / 858-869-2831 / tsanshey@islandarch.com**
- Project description: **744 sq.ft. addition to existing 3,284 sq.ft. single story single family residence with 136 sq.ft. addition to existing 466 sq. ft. garage, new attached covered terrace, new driveway and related site work.**
- 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: **21,622 sq. ft.**
  - existing structure square footage and FAR (if applicable): **3,750 sq. ft. / 0.17**
  - proposed square footage and FAR: **4,630 sq. ft. / 0.21**
  - existing and proposed setbacks on all sides:

Side Yard:	**Existing: 4'-3" and 5'-0"**	**Proposed SY: 4'-0" and 5'-0"**
Front Yard:	**Existing: 24'-5"**	**Proposed FY: 20'-0"**
Rear Yard:	**Existing:130'-6"**	**Proposed RY: 130'-6"**

  - height if greater than 1-story (above ground): **Existing single story height to remain , 17' - 9 3/4"**

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): _____

Form Updated: 05/05/2023

- 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;
  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.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- 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



AERIAL PLAN
NTS

ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037

Date: 11/18/2026

ISLAND ARCHITECTS
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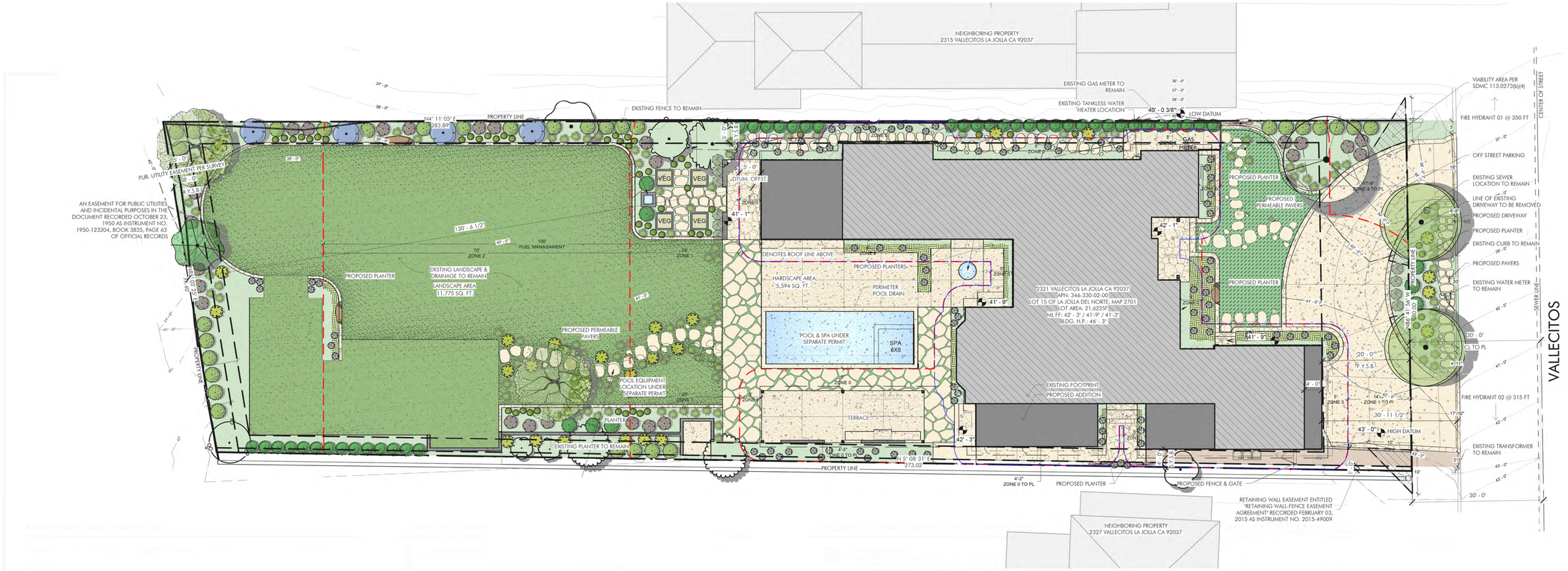
PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION	ALLOWED	PROPOSED	STATUS
HEIGHT			
HIGHEST PARAPET	30'-0"	15' - 9 3/4"	COMPLIES
HIGHEST POINT (CHIMNEY)	30'-0"	17 - 9 3/4"	COMPLIES

SETBACKS				
	ALLOWED	EXISTING BUILDING	PROPOSED	COMPLIES
FRONT YARD	N/A	24' - 5"	20' - 0"	COMPLIES
INTERIOR SIDE YARD	N/A	4' - 3" and 5' - 0"	4' - 0" and 5' - 0"	COMPLIES
REAR YARD	N/A	130' - 6"	130' - 6"	COMPLIES

LOT AREA			
BUILDING FOOTPRINT	60% MAX	4,630 SF	COMPLIES
LANDSCAPE COVERAGE	30% MIN	11,404 SF	COMPLIES
HARDSCAPE COVERAGE	N/A	5,588 SF	COMPLIES

SQUARE FOOTAGE			
LOT AREA	N/A	21,622 SF	
TOTAL GROSS FLOOR AREA	9,730 SF / 0.45 FAR	4,630 SF / 0.21 FAR	COMPLIES



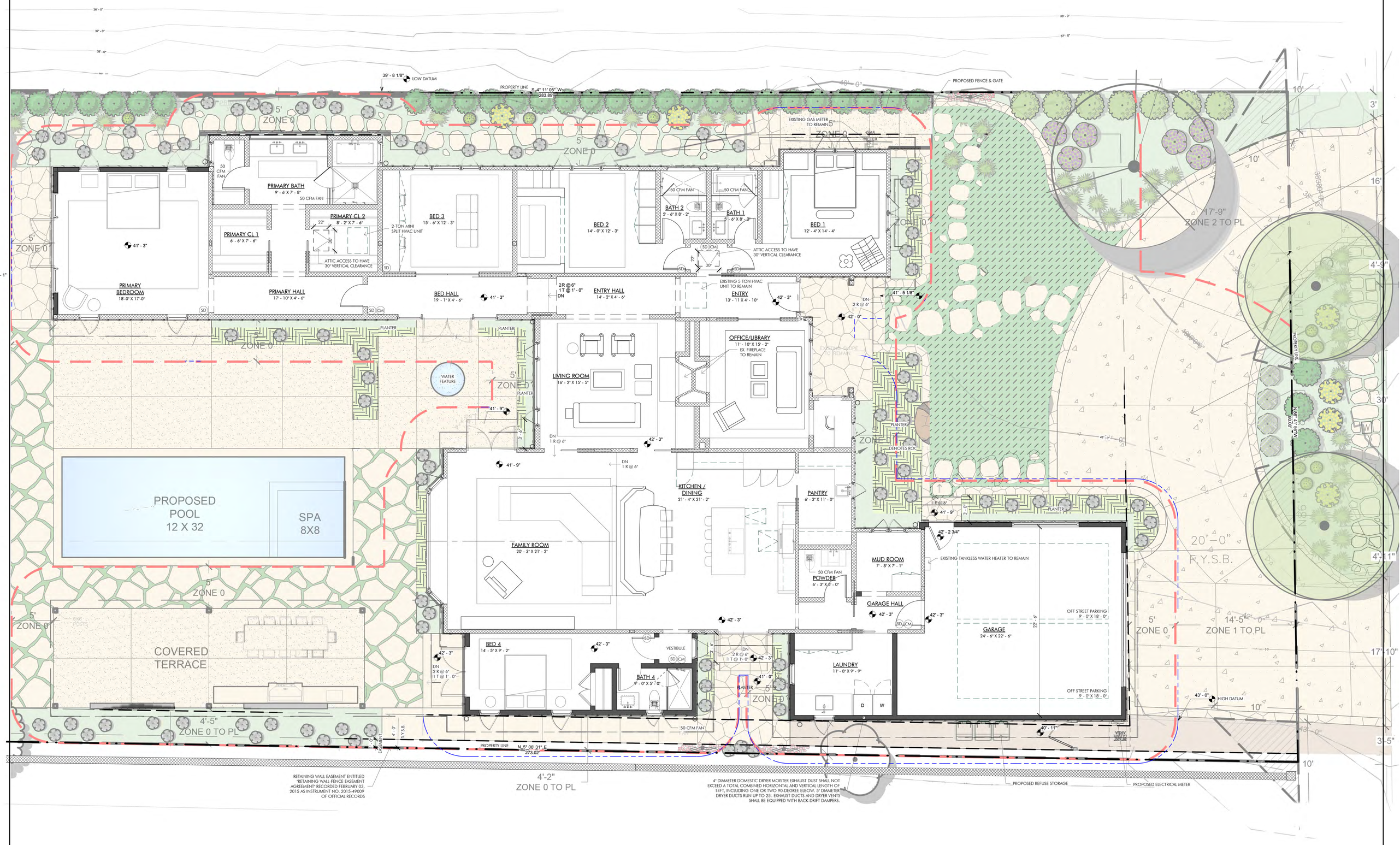
SITE PLAN
SCALE:1"=20'-0"

ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037

Date: 11/18/2026

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MAIN LEVEL PLAN
SCALE: 3/16"=1'-0"

ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037
Date: 11/18/2026

ISLAND ARCHITECTS
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PROPOSED POOL 12 X 32

SPA 8X8

PROPOSED SKYLIGHT VELUX IAPMO-ES ER 0199 OR EQUIVALENT

EXISTING CLASS A CEDUR ROOF SHINGLES - IFC APPROVAL ESR #3838 TO REMAIN

EXISTING SKYLIGHT TO REMAIN

EXISTING CHIMNEY TO REMAIN

PROPOSED SOLAR LOCATION

EXISTING SKYLIGHT TO REMAIN

EXISTING CLASS A CEDUR ROOF SHINGLES - IFC APPROVAL ESR #3838 TO REMAIN

EXISTING SKYLIGHT TO REMAIN

EXISTING CLASS A CEDUR ROOF SHINGLES - IFC APPROVAL ESR #3838 TO REMAIN

METER

OVERALL PROP D HEIGHT LIMIT

SKYLIGHT VELUX IAPMO-ES ER 0199 OR EQUIVALENT

NEW CLASS A CEDUR ROOF SHINGLES - IFC APPROVAL ESR #3838

NEW CLASS A CEDUR ROOF SHINGLES - IFC APPROVAL ESR #3838

DENOTES MAIN LEVEL FOOTPRINT

DENOTES AREA OF PROPOSED ROOF

PROPOSED DOWNSPOUT LOCATIONS

PROPOSED GUTTER LOCATIONS

4" DIAMETER DOMESTIC DRYER MOISTER EXHAUST DUST SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14FT, INCLUDING ONE OR TWO 90-DEGREE ELBOW. 5" DIAMETER DRYER DUCTS RUN UP TO 25'. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRIFT DAMPERS.

ZONE 0

ZONE 0 TO PL

ZONE 1 TO PL

ZONE 2 TO PL

R.Y.S.B.

ROOF PLAN

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

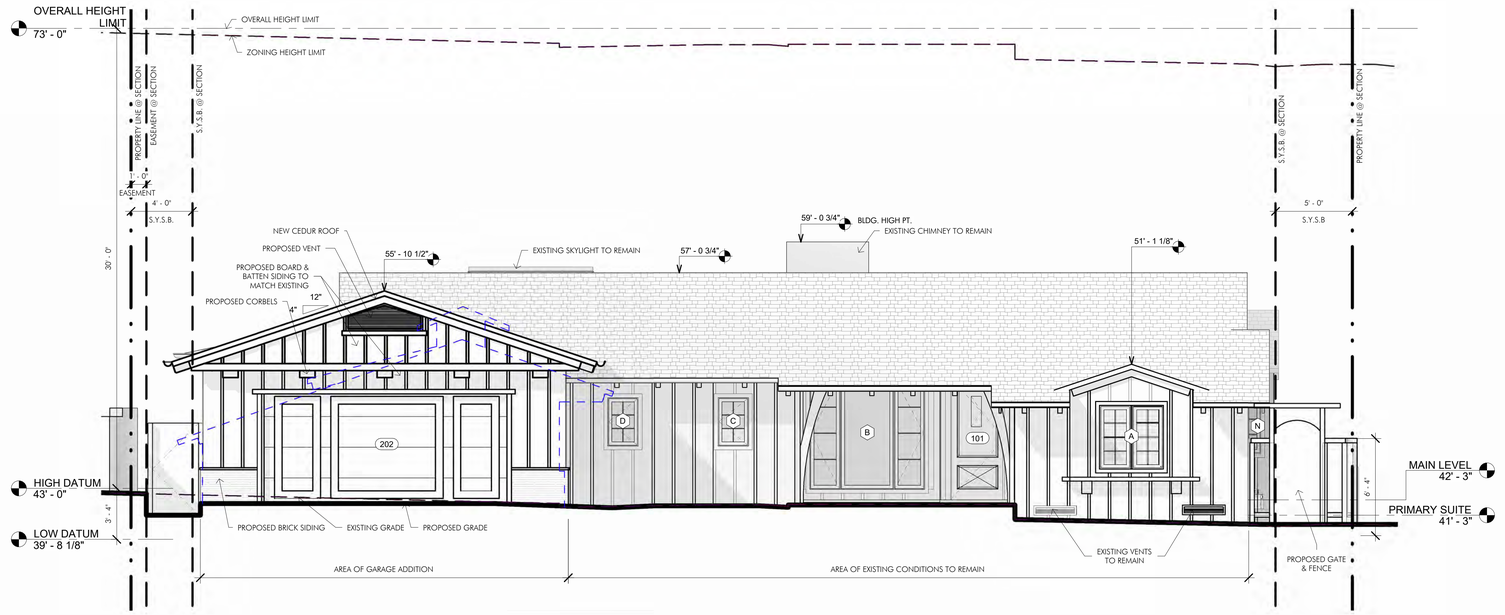
ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037

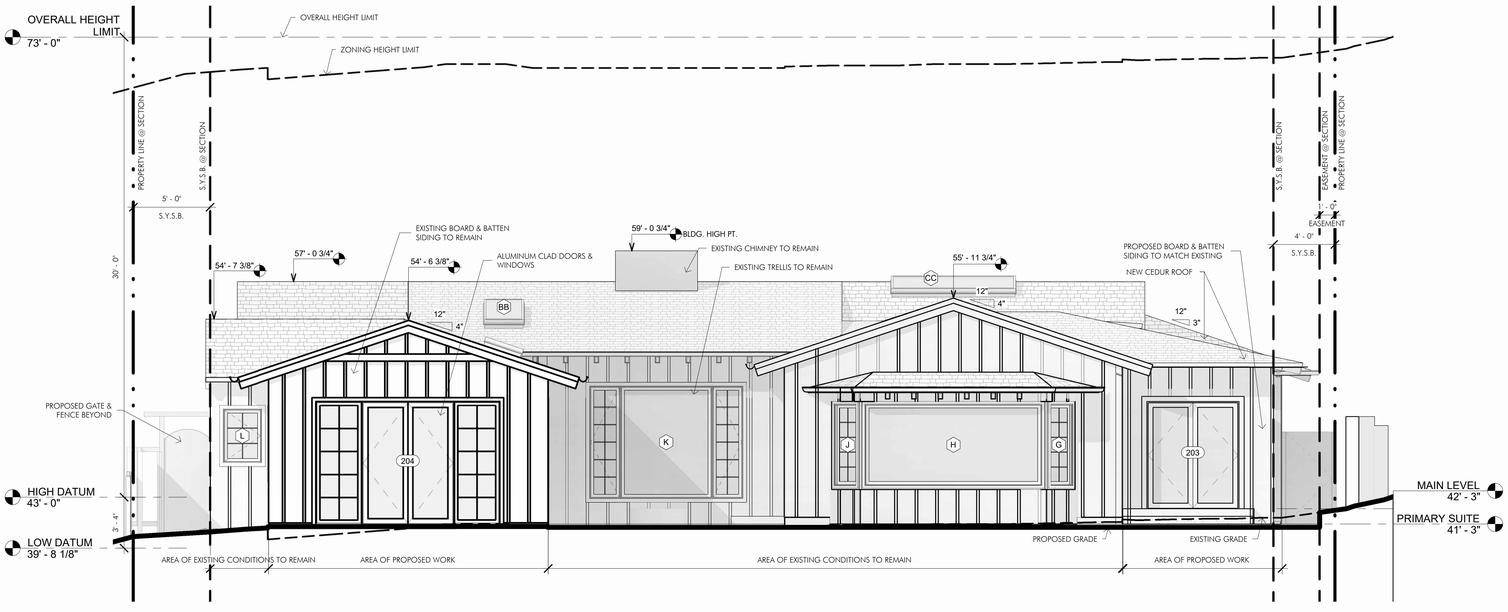
Date: 11/18/2026

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

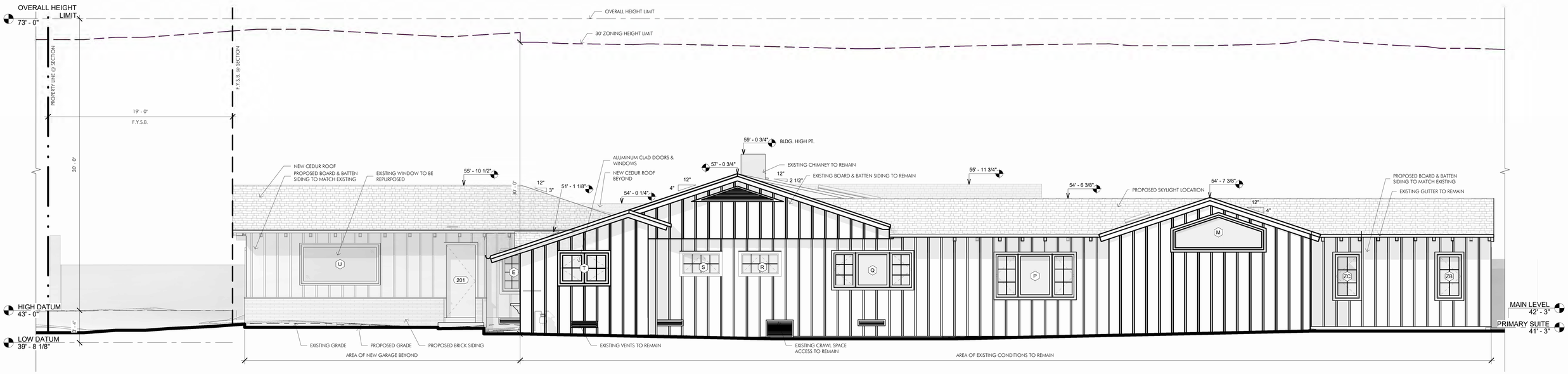


SOUTH ELEVATION
SCALE: 1/4"=1'-0"

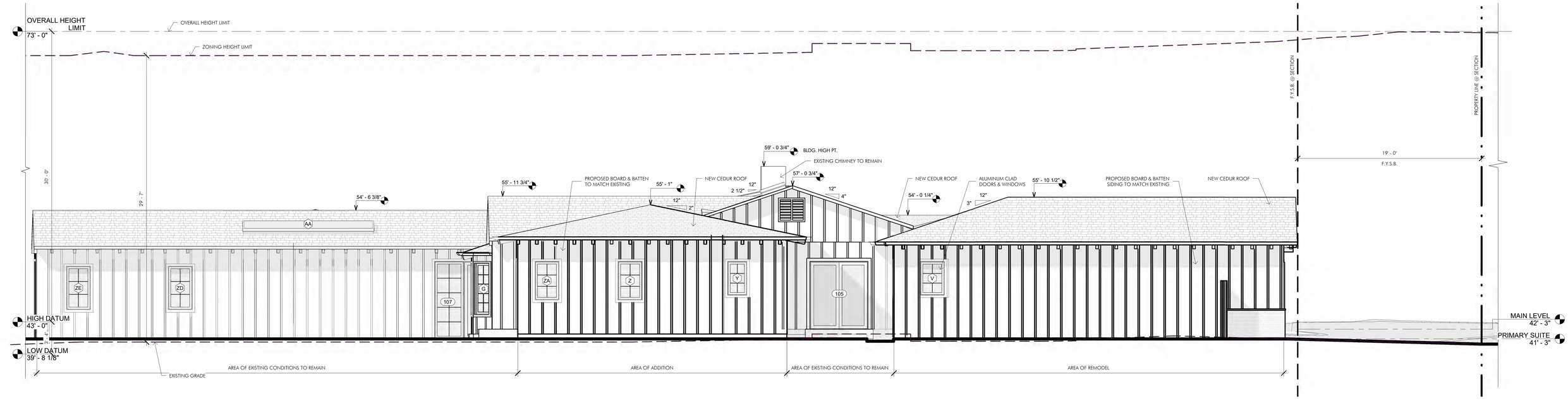
ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037
Date: 11/18/2026

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



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

ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037

Date: 11/18/2026

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EXISTING STREET PERSPECTIVE
NTS



PROPOSED STREET PERSPECTIVE
NTS

ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037
Date: 11/18/2026

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ESQUENAZI RESIDENCE
300FT NEIGHBORHOOD SURVEY

NEIGHBORHOOD SURVEY

ESQUENAZI RESIDENCE
2321 VALLECITOS, LA JOLLA, CA 92037
Date: 10/21/2026

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KEYMAP WITH 300’ RADIUS OF PROPERTY

SCALE: 1” = 75’ - 0”

ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037

Date: 10/21/2026

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ESQUENAZI 300FT SURVEY										
#	Parcel Number	Site Address	*Lot Size (SF)	*GFA	***Estimated Garage SF	FAR	**Front Yard Setback	** Rear Yard Setback	** Street and/or Side Yard Setbacks	
1	346-240-13-00	8229 La Jolla Shores Dr, La Jolla, CA 92037	13,504	3,106	500	0.27	86' - 0"	16' - 0"	6' - 0"	6' - 0"
2	346-240-12-00	8217 La Jolla Shores Dr, La Jolla, CA 92037	13,340	2,394	500	0.21	70' - 0"	75' - 0"	6' - 0"	6' - 0"
3	346-300-19-00	2306 Vallecitos, La Jolla, CA 92037	15,246	4,750	500	0.34	71' - 0"	4' - 0"	5' - 0"	24' - 0
4	346-240-11-00	2312 Vallecitos, La Jolla, CA 92037	23,523	3,809	500	0.18	29' - 0"	159' - 0"	6' - 0"	4' - 0"
5	346-240-10-00	2318 Vallecitos, La Jolla, CA 92037	23,086	5,042	500	0.24	76' - 0"	53' - 0"	4' - 0"	6' - 0"
6	346-240-09-00	2324 Vallecitos, La Jolla, CA 92037	23,086	3,329	500	0.17	31' - 0"	153' - 0"	6' - 0"	5' - 0"
7	346-240-08-00	Vallecitos, La Jolla, CA 92037	22,651	N/A	0	0	N/A	N/A	N/A	N/A
8	346-240-07-00	2336 Vallecitos, La Jolla, CA 92037	22,651	2,640	750	0.15	136' - 0"	59' - 0"	5' - 0"	6' - 0"
9	346-240-15-00	2342 Vallecitos, La Jolla, CA 92037	19,602	4,297	500	0.24	14' - 0"	104' - 0"	6' - 0"	7' - 0"
10	346-300-06-00	2345 Vallecitos, La Jolla, CA 92037	19,166	2,400	500	0.15	19' - 0"	69' - 0"	10' - 0"	5' - 0"
11	346-300-05-00	2339 Vallecitos, La Jolla, CA 92037	19,602	3,625	750	0.22	38' - 0"	6' - 0"	7' - 0"	10' - 0"
12 & 13	346-300-04-00 & 346 300-03-00	2333 Vallecitos, La Jolla, CA 92037	42,288	8,835	500	0.21	19' - 0"	11' - 0"	4' - 0"	5' - 0"
14	346-300-02-00	2321 Vallecitos, La Jolla, CA 92037	SEE PROPERTY INFORMATION BELOW							
15	346-300-01-00	2315 Vallecitos, La Jolla, CA 92037	22,651	4,274	500	0.21	41' - 0"	112' - 0"	4' - 0"	7' - 0"
16	346-300-21-00	2305 Vallecitos, La Jolla, CA 92037	9,817	740	0	0.08	28' - 0"	42' - 0"	10' - 0"	6' - 0"
17	346-300-20-00	2301 Vallecitos, La Jolla, CA 92037	10,000	1,753	500	0.23	21' - 0"	30' - 0"	10' - 0"	75' - 0"
18	346-300-17-00	8167 La Jolla Shores Dr, La Jolla, CA 92037	20,038	1,545	500	0.1	107' - 0"	112' - 0"	6' - 0"	10' - 0"
19	346-300-16-00	8153 La Jolla Shores Dr, La Jolla, CA 92037	20,038	2,492	500	0.15	146' - 0"	20' - 0"	6' - 0"	10' - 0"
20	346-300-15-00	8145 La Jolla Shores Dr, La Jolla, CA 92037	19,166	1,780	500	0.12	149' - 0"	22' - 0"	9' - 0"	31' - 0"
21	346-300-11-00	8135 La Jolla Shores Dr, La Jolla, CA 92037	12,197	3,015	500	0.29	80' - 0"	47' - 0"	5' - 0	8' - 0"
22	346-300-13-00	2302 Avenida De La Playa, La Jolla, CA 92037	12,197	2,621	500	0.26	21' - 0"	4' - 0"	78' - 0"	12' - 0"
23	346-300-14-00	2320 Avenida De La Playa, La Jolla, CA 92037	20,473	3,448	500	0.14	31' - 0"	26' - 0"	12' - 0"	25' - 0"
24	346-300-08-00	2330 Avenida De La Playa, La Jolla, CA 92037	23,958	3,800	500	0.18	33' - 0"	105' - 0"	7' - 0"	11' - 0"
25	346-310-01-00	2362 Avenida De La Playa, La Jolla, CA 92037	22,651	2,954	500	0.15	35' - 0"	103' - 0"	4' - 0"	8' - 0"
26	346-310-08-00	2370 Avenida De La Playa, La Jolla, CA 92037	21,780	3,432	500	0.18	68' - 0"	7' - 0"	14' - 0"	9' - 0"
27	346-310-07-00	2378 Avenida De La Playa, La Jolla, CA 92037	22,651	3,626	500	0.18	38' - 0"	81' - 0"	6' - 0"	5' - 0"
28	346-310-06-00	2386 Avenida De La Playa, La Jolla, CA 92037	22,216	2,002	500	0.11	54' - 0"	130' - 0"	9' - 0"	6' - 0"
29	346-310-09-00	2416 Avenida De La Playa, La Jolla, CA 92037	21,780	4,690	750	0.25	95' - 0"	13' - 0"	12' - 0"	22' - 0"

#	Parcel Number	Site Address	Lot Size (SF)	GFA	Garage SF	FAR	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	
									East	West
Exisiting	**346-300-02-00**	**2321 Vallecitos, La Jolla, CA 92037**	**21,622**	**3,284**	**466**	**0.17**	**24' - 5"**	**130' - 6"**	**4'- 3"**	**5' - 0"**
Proposed	**346-300-02-00**	**2321 Vallecitos, La Jolla, CA 92037**	**21,622**	**4,028**	**602**	**0.21**	**20' - 0"**	**130' - 6"**	**4' - 0"**	**5' - 0"**

* Calculated per Zillow & Redfin

** Setbacks measured per Arial Survey / Estimated from County Parcel Map & Visual Surveys

***250 Sqft Added per Garage Parking Space

PROPERTIES WITHIN A 300' RADIUS

ESQUENAZI RESIDENCE

2321 VALLECITOS, LA JOLLA, CA 92037

Date: 10/21/2026

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1. 8229 LA JOLLA SHORES DRIVE

300FT Photo Survey
Date: 10/21/2026

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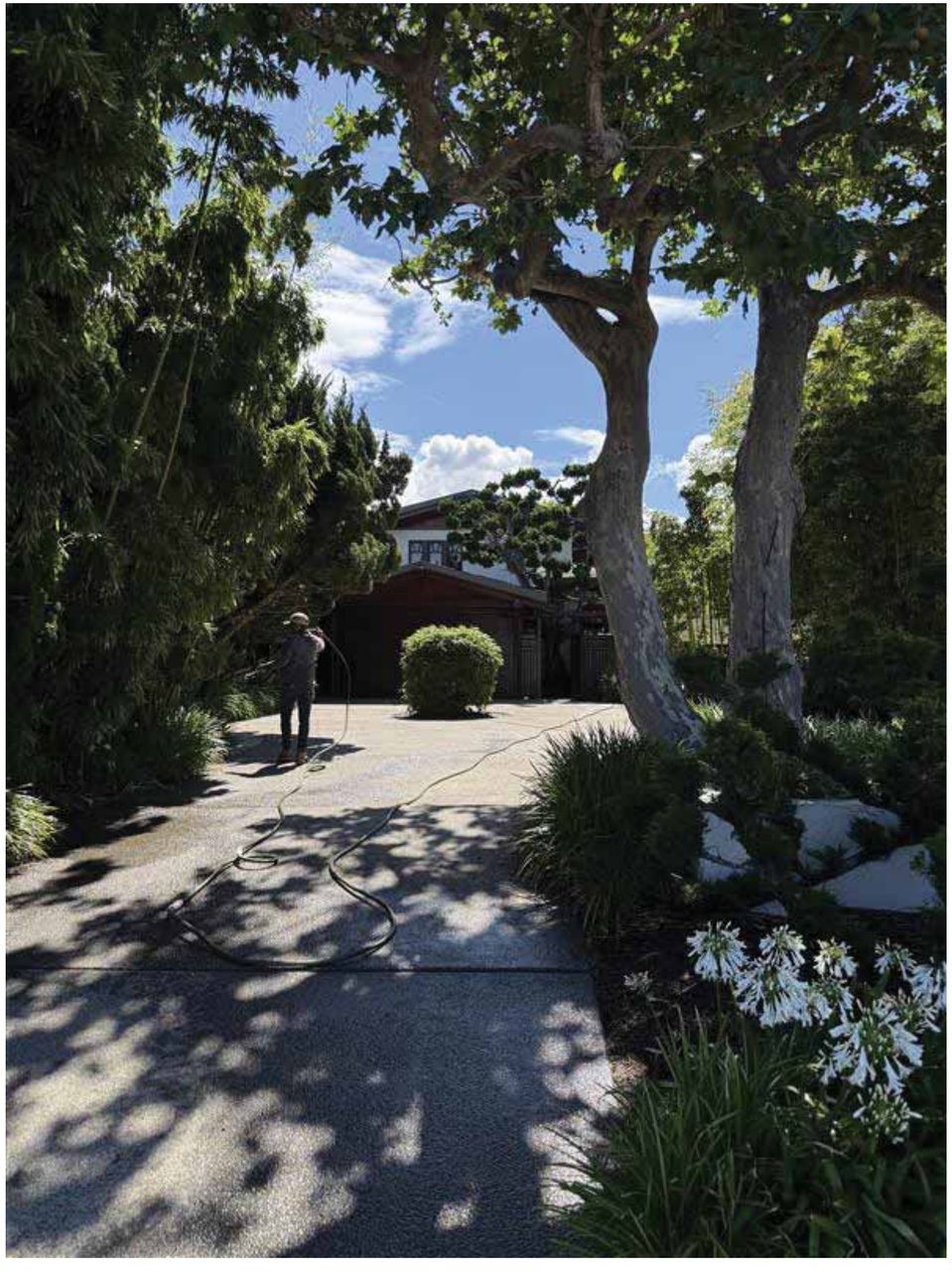


2. 8217 LA JOLLA SHORES DRIVE

300FT Photo Survey

Date: 10/21/2026

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3. 2306 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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4. 2312 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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5. 2318 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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6. 2324 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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7. VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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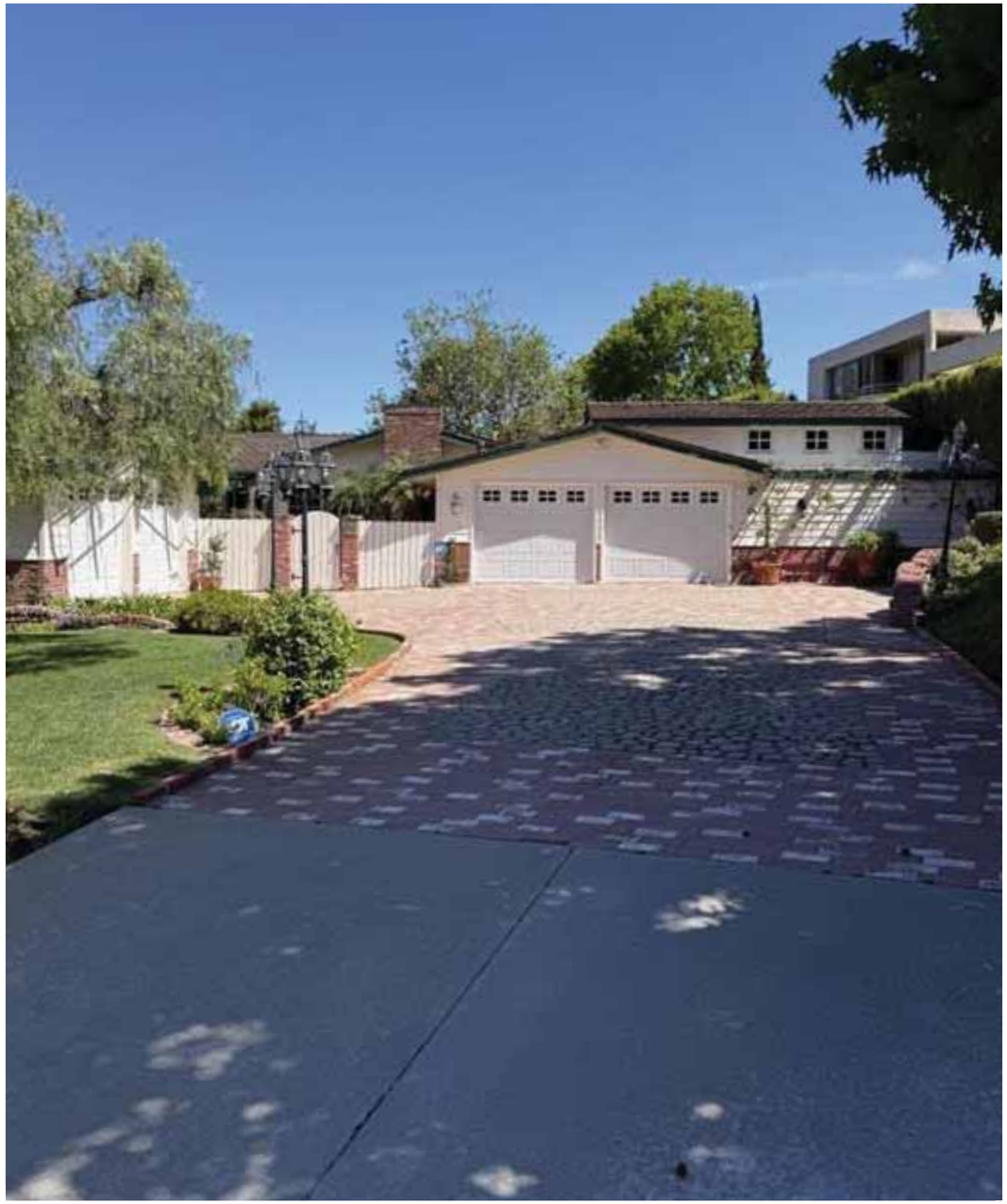


8. 2336 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
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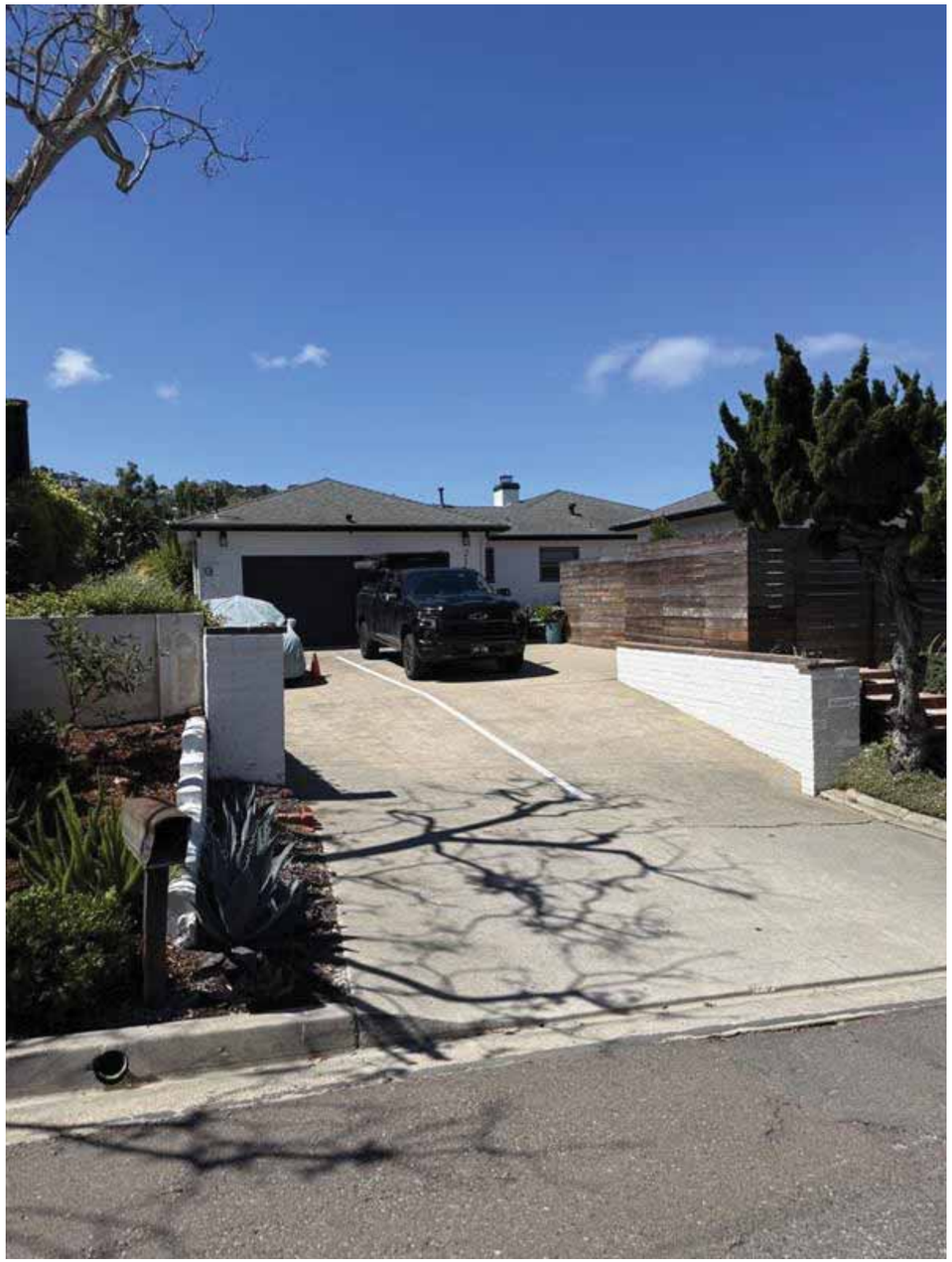


9. 2342 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM



10. 2345 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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11. 2339 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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12. 2333 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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13. 2327 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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14. 2321 VALLECITOS *PROJECT SITE*

300FT Photo Survey

Date: 10/21/2026

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15. 2315 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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16. 2305 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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17. 2301 VALLECITOS

300FT Photo Survey

Date: 10/21/2026

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18. 8167 LA JOLLA SHORES DRIVE

300FT Photo Survey
Date: 10/21/2026

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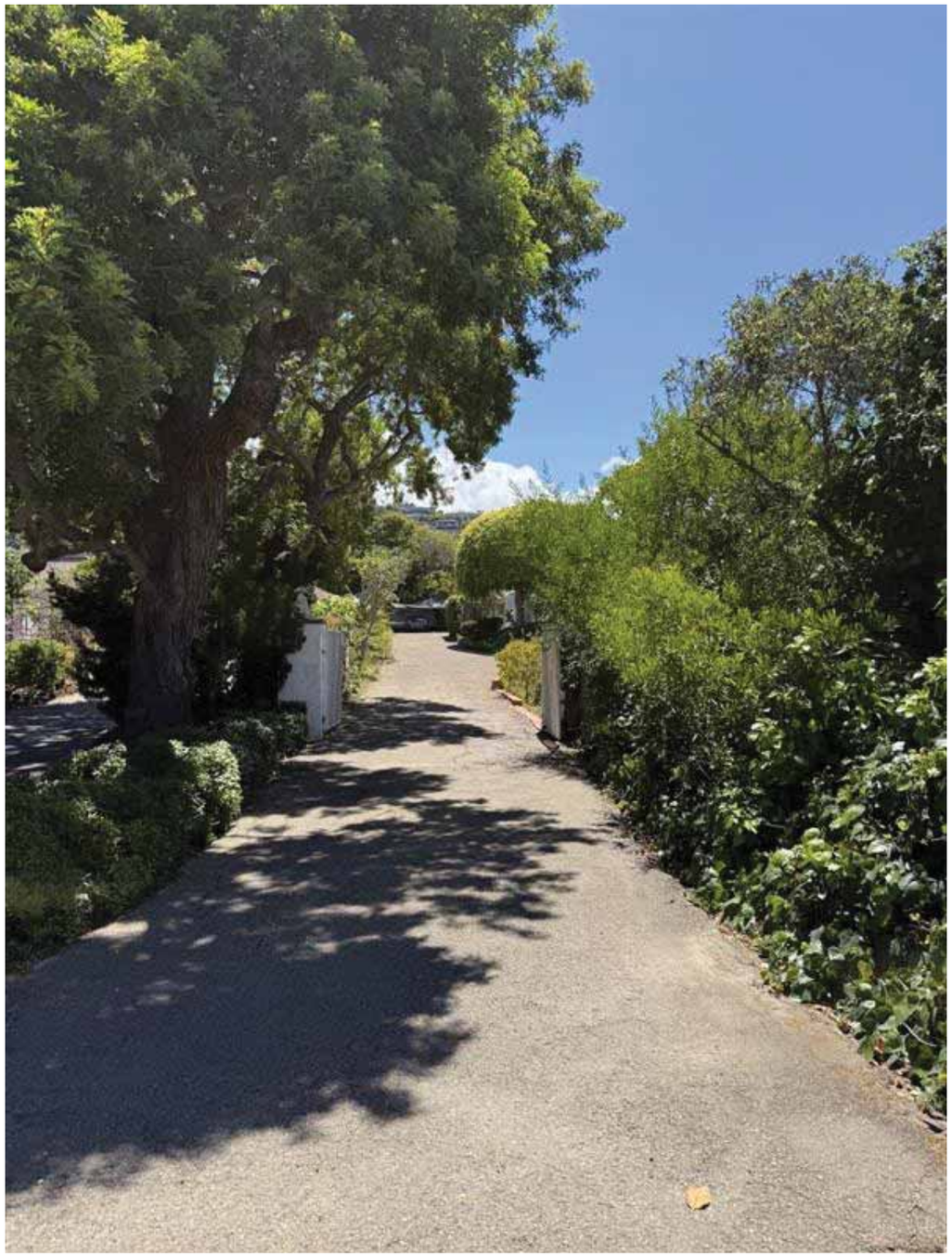


19. 8153 LA JOLLA SHORES DRIVE

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM



20. 8145 LA JOLLA SHORES DRIVE

300FT Photo Survey
Date: 10/21/2026

ISLAND ARCHITECTS
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21. 8135 LA JOLLA SHORES DRIVE

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
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22. 2302 AVENIDA DE LA PLAYA

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM



23. 2320 AVENIDA DE LA PLAYA

300FT Photo Survey
Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM



24. 2330 AVENIDA DE LA PLAYA

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM



25. 2362 AVENIDA DE LA PLAYA

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM



26. 2370 AVENIDA DE LA PLAYA

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM



27. 2378 AVENIDA DE LA PLAYA

300FT Photo Survey

Date: 10/21/2026

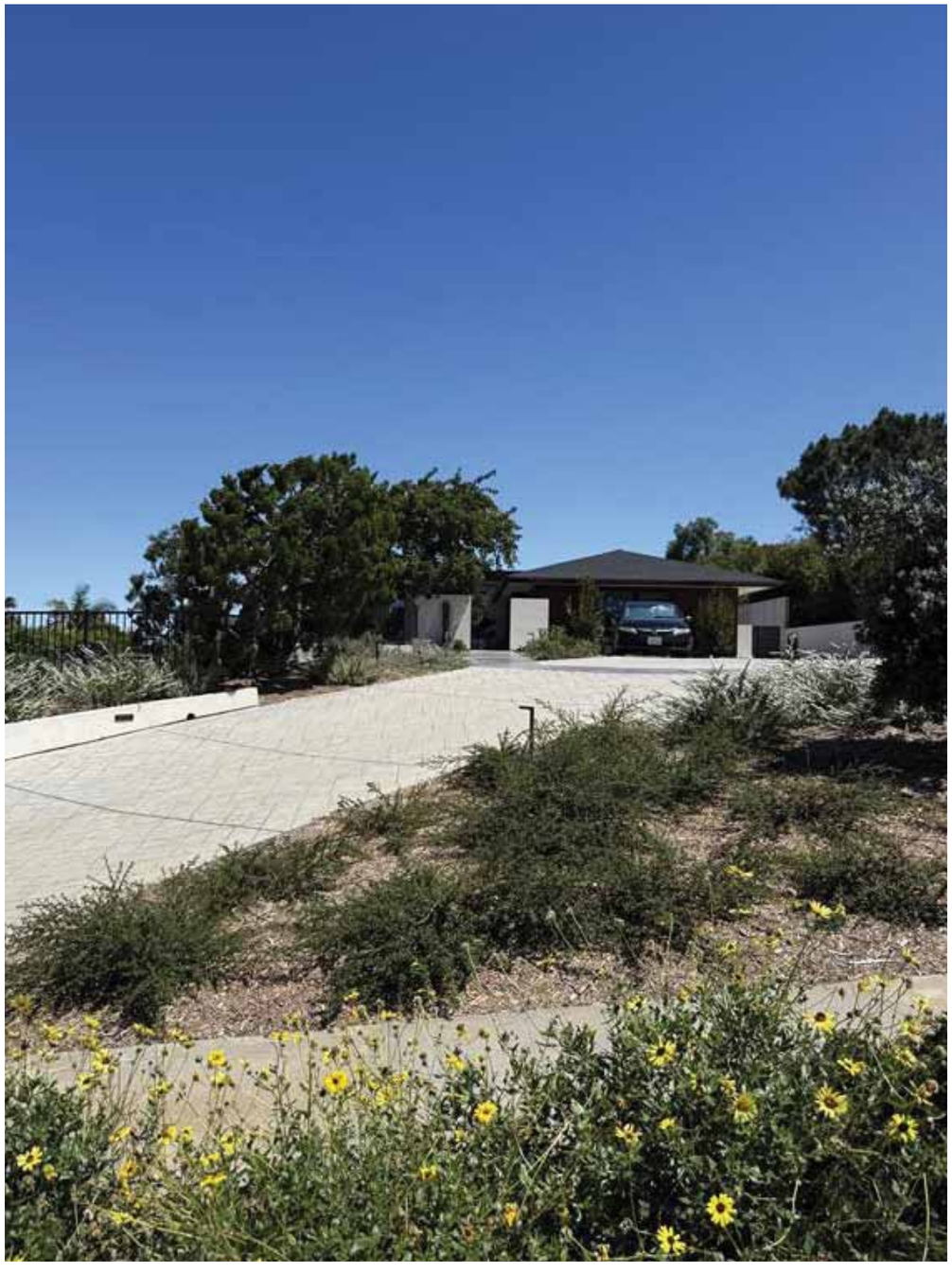
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858.459.9291 ISLANDARCH.COM



28. 2386 AVENIDA DE LA PLAYA

300FT Photo Survey
Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM



29. 2416 AVENIDA DE LA PLAYA

300FT Photo Survey

Date: 10/21/2026

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 2321 Vallecitos Ct
San Diego, CA 92037

Project Type Building Construction

Primary Contact Brecken Story
bstory@islandarch.com

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1166741.pdf

DSD-Combined

Alicia Maldonado
AXMaldonado@sandiego.gov
619-446-5341

[Comment 00042 | Sheet T1 | Open]

A 3/4" water meter can serve up to 42 fixture units. When the demand is beyond that number, an upgrade to 1" is always required.

Your project is at 50.5 fixture units; you may choose to redesign the number of plumbing fixture units to avoid the upgrade.

Note that the Tub in the primary bath is counted as a Bathtub with a ¾" Fill Valve, which consumes 10 Fixture units.

[Comment 00043 | Sheet T1 | Open]

If Water Meter will be upgraded, call out on the Site Plan: "the water meter will be upgraded from 3/4" to 1".

[Comment 00044 | Sheet T1 | Open]

For the meter upgrade, a right-of-way permit may also be required to upgrade the water service line.

Call out the water service size on the Site Plan.

*** Verify the size. If it is 3/4", it needs to be upgraded to 1".

*** The water service line is the pipe coming in from the street into the water meter.

[Comment 00045 | Sheet T1 | Open]

Add the following note and signature to the plans:

"After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the water service size which is required due to the water meter upgrade:

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Owner Signature: _____"

[Comment 00046 | Sheet T1 | Open]

On the Title Sheet, provide the name, address, and phone number of the Financially Responsible Party for the Water and sewer fees associated with this project.

[Comment 00047 | Sheet T1 | Open]

Include the Required Special Features and ECC Feature Summary on the title sheet of the plans.

[Comment 00048 | Sheet T1 | Open]

Window W is not present in the plans; please remove it from T-24.

[Comment 00049 | Sheet T1 | Open]

Do not mix page sheet sizes. Plan Set pages must all be the same size. Plans must be at minimum 11- by 17-inches and a maximum of 36- by 48-inches. Please resubmit Construction Set with consistent page size to avoid delays at issuance. For requirements on digital Plans & Documents please refer to the following link:

https://www.sandiego.gov/sites/default/files/dsd-document-requirements.pdf

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 2321 Vallecitos Ct
San Diego, CA 92037

Project Type Building Construction

Primary Contact Brecken Story
bstory@islandarch.com

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1166741.pdf

DSD-Engineering Building Review

Victoria Powell
VGPowell@sandiego.gov

[Comment 00002 | Sheet C1 | Open]

For sheet C1, have the surveyor sign, date and stamp the survey provided.

- Only Civil engineers licensed prior to January 1, 1982, (with a license number before 33966) are authorized to practice all land surveying and engineering surveying.

[Comment 00003 | Sheet G001 | Open]

Add an Earthwork Quantities Table with the following information with the appropriate units:

a. Total Disturbance Area (SQFT): ___

b. Existing amount of impervious area (SQFT): ____

c. Proposed amount of impervious area (SQFT): ____

d. Proposed amount of impervious area (replaced SQFT): ____

e. Total Impervious Area (Existing + New & Replaced) (SQFT): _____

f. Amount of Cut and Fill, Export and Import in volume (CYD): ___

g. Max cut and fill depth (FT) (as separate values): ____

NOTE: Impervious area may include: rooftop, concrete pavement, deck, brick, solar panels, etc.

If a value is non-existence to the project, place a '0'.

[Comment 00004 | Sheet G001 | Open]

THE CITY OF SAN DIEGO
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7650 Mission Valley Road, San Diego, CA 92108

Note, If the total amount of disturbance reaches:

a. 0 - 999 sqft, the project is subject to incorporate the Storm Water Quality Construction BMP Notes.

b. 1,000 - 4,999 sqft, the project is subject to incorporate a DS-570, 'Minor' into plan set.

c. 5,000+ sqft, the project is subject to submit a WPCP with a Erosion Control Plan.

Note: Elevation changes of 5ft+ over project work area will also be subject to a WPCP.

Note: A separate grading permit is required for more than 5 ft. of fill measured vertically. (Per SDMC 129.0602)

[Comment 00005 | Sheet A1.1 | Open]

On the site plan, use different hatching to differentiate between existing and proposed surfaces.

[Comment 00006 | Sheet A1.1 | Open]

For the impervious areas proposed and replaced, tabulate the values in SQFT.

[Comment 00007 | Sheet A1.1 | Open]

Include a cross section of the proposed driveway. Please call out (E) and (P) grades, and cut and fill values as well as their dimensions. Show the driveway does not exceed driveway gradient requirement, per SDMC 142.0560(9).

[Comment 00008 | Sheet A1.1 | Open]

Per SDMC §142.0521 (f), the minimum distance between an off-street parking space and a sidewalk or curb opening shall comply with Diagram 142-05A.

[Comment 00009 | Sheet A1.1 | Open]

Per SDMC 142.0521(d), driveway width (exclusive of driveway apron) shall comply with section 142.0560. The driveway curb cut shall be located a minimum of 3 feet from the side property line to accommodate a standard driveway apron.

[Comment 00010 | Sheet A1.1 | Open]

Per SDMC 142.0560(8)(A), for properties with no access to an alley, there should be at least one driveway opening permitted per lot. An additional driveway opening may be permitted subject to approval of the city engineer for a lot with at least 100ft of total street frontage. For corner lots, the length of the street frontage may be combined for the purpose of this calculation.

[Comment 00011 | Sheet A1.1 | Open]

Show the sight visibility triangles per Municipal Code 113.0273.

No improvements over 3 feet in height may be located within these areas.

[Comment 00012 | Sheet A1.1 | Open]

Clearly dimension the easements on the site plan. Dimension all proposed work adjacent to the easement.

Show there is no work proposed within the easements.

[Comment 00013 | Sheet A1.1 | Open]

Relocate the proposed planter and any additional items within the easement, outside of the easement.

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[Comment 00014 | Sheet A1.1 | Open]

Identify all (E) or (P) site walls/fencing/retaining walls on the site plan.

[Comment 00015 | Sheet A1.1 | Open]

Include the roofing overhang for addition on site plan. Show no portion of the strucutre will encroach into the easement.

[Comment 00016 | Sheet A1.1 | Open]

Per the Geometric Design of Highways and Streets, please callout the path of front overhang, path of left front wheel, path of right rear wheel overhang, and the dimensions of the vehicle.

Including a parked vehicle at both sides of the curb.

[Comment 00017 | Sheet A1.1 | Open]

Provide a cross-section at the max cut/fill location of the proposed structure with existing grades, proposed grades, and top/bottom cut/fill elevations. Include the property line and easement (show no work will encroach past the PL or into the easement).

[Comment 00018 | Sheet A1.1 | Open]

For any proposed site walls, provide a cross-section and profile view at the max cut/fill location of the proposed work with existing grades, proposed grades, and top/bottom wall elevations and footings.

Include the property line and easement (show no work will encroach past the PL or into the easement).

[Comment 00019 | Sheet A1.1 | Open]

Show proposed areas in a darker line weight.

[Comment 00020 | Sheet A1.1 | Open]

Verify proposed items under this permit, such as the pool.

If the pool is not proposed on this permit, remove the pool from the proposed plans or include the PRJ # for the work associated with it.

Note: Revise the site plan so only existing and proposed items related to this permit are specifically called out. Items to be proposed on other permits should be removed or referenced under a separate PRJ #.

[Comment 00021 | Sheet A1.1 | Open]

Remove note there is no work in the right of way/easements. Site plan shows work in the right of way and easements.

[Comment 00022 | Sheet A1.1 | Open]

Clarify if private drainage will be connected to the public right of way.

[Comment 00023 | Sheet A1.1 | Open]

There is work being proposed in the public right of way, which will require a separate ROW permit.

- Apply for a Right-of-Way (ROW) Permit by using the following link: https://www.sandiego.gov/development-services/permits

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

[Comment 00024 | Sheet A1.1 | Open]

An Encroachment Maintenance and Removal Agreement (EMRA, DS-3237) will be required for any nonstandard existing/proposed improvements in the public right of way and or a public easement, per SDMC §129.0715.

Site plan denotes (E) and proposed encroachments in easement and public right of way.

[Comment 00025 | Sheet A1.1 | Open]

Add the ROW PRJ # and the EMRA AGR # to the site plan.

[Comment 00026 | Sheet A1.1 | Open]

Per SDMC 142.0610, all ROW permits must be issued prior to the approval of any building permits. Please resubmit when ROW permit is issued and ensure the ROW permit plans match the building permit plans. Engineering building will coordinate with the ROW review team to help move forward with the building permit.

[Comment 00027 | Sheet G003 | Open]

Add the following note to the Site Plan: "All storm water runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system."

- Note: Site plan will need to show this.

[Comment 00028 | Sheet G003 | Open]

Add Note: "Per City of San Diego Municipal Code Sections 12.0104, 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."

[Comment 00029 | Sheet G003 | Open]

Verify if permit triggers a PDP, per Part E, question 4 of the DS-560.

Note: This site is on a steep slope with a natural grade of 25% or more.

[Comment 00030 | Sheet G003 | Open]

Additional comments/requirements may follow once requested information is provided.

To facilitate rechecking, provide an itemized written response to the issues. The written responses shall clearly, concisely, and comprehensively address these issues. This will need to include the sheet/page number and location. Please include these responses when resubmitting the revised plans and other documents.

Note: After 3 reviews projects will be charged hourly.

Storm Water Req. Applicability Checklist (DS-560) PRJ-1166741.pdf

DSD-Engineering Building Review

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Victoria Powell
VGPowell@sandiego.gov

[Comment 00001 | Sheet P1 | Open]

On the DS-560:

Add the PRJ #.

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

Project Address 2321 Vallecitos Ct
San Diego, CA 92037

Project Type Building Construction

Primary Contact Brecken Story
bstory@islandarch.com

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1166741.pdf

DSD-Landscape Review

Miguel Vargas Penaloza
MVargasPenal@sandiego.gov
(619) 446-5110

[Comment 00031 | Sheet L1 | Open]

Project Scope + Code Applicability: Combination Building Permit for an addition to an existing 2-story SFD. Work includes a proposed new primary bedroom, a bedroom No. 4 with a bathroom, a laundry room, and replacement of the existing garage with a new 2-car garage. Project site is within the La Jolla Community Plan Area and a citywide LJSPD-SF Base Zone.
• Project site is subject to the landscape regulations of Sections 512.0603, 412.0412, 412.0413 and 1510.0304(h) - Wildland Urban Interface Code, Brush Management, Water Conservation, and the La Jolla Shores Planned District: General and Supplemental Regulations
[Information Only]

[Comment 00032 | Sheet L1 | Open]

Landscape Requirements - La Jolla Shores Planned District [§ 1510.0304(h)]: Within the La Jolla Shores PDO (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% of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the Land Development Manual. Refer to §1510.0304(h) for more information. [No Action Required - Information Only]

[Comment 00033 | Sheet L1 | Open]

Irrigation Plans: All proposed plant material shall be irrigated with a permanent, below-grade irrigation system designed in accordance with Section 142.0403(c) and the Land Development Manual: Landscape Standards. Provide an irrigation plan and legend that graphically define the size and type of various irrigation products and materials such as: dedicated irrigation meter or sub-meter, back flow preventer, controller, rain shut off switch, valves, pipe and irrigation heads. On the legend provide irrigation materials by size, product names, manufacturer, gallons per minute, spray pattern, radius, arc and the precipitation rate.

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[Comment 00034 | Sheet L1 | Open]

Point of connection (POC): Provide the point of connection (POC) and the Static pressure in the street, including working pressure and the feet per second of the system design.

[Comment 00035 | Sheet L1 | Open]

Irrigation Details: Provide irrigation details and number them consistent with the legend. Provide details such as; backflow, controller, rain shut off switch, valves, wire caps, trenching depths, irrigation heads by type and use. Provide a reference to the specification section that applies.

[Comment 00036 | Sheet L1 | Open]

Water Budget Calculations – §142.0413: Development with a landscape area of 500 square feet or greater and rehabilitated landscape projects, as defined in California Code of Regulations section 491, with a landscape area of 2,500 square feet or greater shall be subject to §142.0413.

Please include Water Budget Calculations (MAWA & ETWU) and a Hydrozone Diagram on plans. Refer to 142.0413 of the municipal code & Appendix E in the City Landscape Standards for more information.

[Comment 00037 | Sheet L1 | Open]

Irrigation Audit: An applicant subject to the MWELO pursuant to Section 142.0413(d) shall conduct and submit to the City an irrigation audit consistent with Section 2.7 of the Landscape Standards of the Land Development Manual.

The irrigation audit shall certify that all plant material, irrigation systems, and landscape features have been installed and operate as reviewed by the City to be consistent with any applicable design guidelines; and shall be submitted to the City at the final inspection. [Information Only]

[Comment 00038 | Sheet L1 | Open]

Brush Management Plan [Table 142-04A]: All new plantings of vegetation in Wildland-Urban Interface Areas within the City of San Diego shall comply with sections 603.3 through 603.5 (Chapter 5 Article 12 Division 6) and the Landscape Regulations set forth in Chapter 14, Article 2, Division 4 of the San Diego Municipal Code.
• Zone 0 is ember-resistant and typically consists of hardscape & non-combustible items.
• Zone 1 typically consists of pavement and permanently irrigated ornamental planting.
• Zone 2 consists of thinned, native or naturalized non-irrigated vegetation.

Please graphically demonstrate brush management zones from all structures with labels and dimensions in accordance with this Division.

Refer to Chapter 5, Article 12, Division 6 for more information:
https://docs.sandiego.gov/municode/MuniCodeChapter05/Ch05Art12Division06.pdf
[Action Required]

[Comment 00039 | Sheet L1 | Open]

Brush Management Zones Establishment: Typical Brush Management Zones consist of a 5-ft Zone 0, a 25-ft Zone 1, and a 70-ft Zone 2; however, nonstandard zones apply to the site, as follows:
• Zone Zero: The required Zone Zero shall extend from the area immediately adjacent to the exterior wall surfaces of structures, extending out 5 feet on a horizontal plane, or to the property line, whichever comes first.
• Zone One: The required Zone One shall extend from the edge of the Zone Zero boundary to the nearest adjacent property line.
• Zone Two: No Zone Two occurs on-site or off-site.

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[Action Required]

[Comment 00040 | Sheet L1 | Open]

Brush Management - Irrigation: Permanent irrigation is required for all planting areas within Zone Zero and Zone One. Graphically identify and label the extents of the irrigation system within the Brush Management Plan. If an existing and functional system is to remain, note on the plan and show the location of the controller and valves.

[Comment 00041 | Sheet L1 | Open]

Required Brush Management Notes

Brush Management Program Notes: Provide excerpts from the City's updated Brush Management Program notes of the Municipal Code and Landscape Standards directly within the plan set. These excerpts describe the procedures for creating and maintaining the brush management zones.

Link to Brush Management Program Notes: https://www.sandiego.gov/sites/default/files/brushmgmtnotes-l_sheet.pdf

Provide the following note on the Brush Management Plan: "The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program."

Provide the following note on the Brush Management Plan: "Brush management activities are prohibited within coastal sage scrub, maritime succulent shrub, and chaparral habitats during the breeding season of federally protected species, from March 1 to August 15, except where documented to the satisfaction of the City of San Diego that the thinning would be consistent with the conditions of species coverage described in the City of San Diego's MSCP Subarea Plan."

Provide the following note on the Brush Management Plan: All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of _____ [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

THE CITY OF SAN DIEGO
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7650 Mission Valley Road, San Diego, CA 92108

Project Address 2321 Vallecitos Ct
San Diego, CA 92037

Project Type Building Construction

Primary Contact Brecken Story
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Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1166741.pdf

DSD-Planning Review

Adan Pacheco Palma
APachecoPalm@sandiego.gov

[Comment 00072 | Sheet T1 | Closed]

1. The subject property is located at 2321 Vallecitos, La Jolla, CA 92037 (APN 346-300-0200) in the La Jolla Shores Planned Development – Single Family (LJSPD-SF) zone.

2. The subject property is located within the following overlay zones:
• Coastal Height Limit Overlay Zone (CHLOZ)
• Coastal Overlay Zone: Non-Appealable Zone 2 (N-APP-2)
• Cultural Sensitivity Area: Moderate
• Paleontological Sensitivity Area: High
• Transit Priority Area (TPA)
• Very High Fire Hazard Severity Zone (VHFSZ)
[Informational Only]

[Comment 00073 | Sheet T1 | Open]

3. The proposed addition requires review by the La Jolla Shores Advisory Board to assess consistency with the planned district requirements and to determine whether the Board considers the addition minor in scope per section 1510.0201(d) of the San Diego Municipal Code (SDMC). Please contact Melissa Garcia to schedule this project for an upcoming Advisory Board Agenda.

Melissa Garcia magarcia@sandiego.gov
Senior Planner
City Planning Department
[Comment to be Addressed]

[Comment 00074 | Sheet T1 | Open]

THE CITY OF SAN DIEGO
Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

4. A Site Development Permit (Process Three) is generally required for additions within the La Jolla Shores Planned District. Minor additions may be processed ministerially through a Process One building permit if they meet the applicable criteria in Information Bulletin 621. The proposed addition exceeds the 10 percent floor area increase threshold and does not satisfy Criteria A. Therefore, Planning staff will consider the La Jolla Shores Advisory Board's recommendation in determining whether the proposed addition qualifies as minor in scope and may proceed without a Site Development Permit. [Comment to be addressed]

[Comment 00075 | Sheet T1 | Open]

5. Additionally, the submittal does not address the remaining applicable criteria (Criteria B through G). Please demonstrate how the proposed development complies with the visibility of the proposed addition from adjacent public rights-of-way, changes in structure height, setback compliance, lot coverage, impacts to public views, and consistency with the policies and recommendations of the La Jolla Community Plan. Refer to Information Bulletin 621 for more detailed information on the review criteria. [Comment to be addressed]

[Comment 00076 | Sheet T1 | Open]

6. Include the following note on the demolition plan: “Any demolition resulting in the removal of over 50% of the existing walls, a Coastal Development Permit (CDP) will be required in accordance with section 126.0704 of the SDMC. [Comment to be addressed]

[Comment 00077 | Sheet T1 | Open]

7. All walls identified as "to remain" on the Demolition Sheet shall be secured and held in place and shall not be shifted in any direction. Any walls that are shifted or moved from their original position, even temporarily, will be excluded from the calculation of “walls to remain”. [Comment to be addressed]

[Comment 00078 | Sheet T1 | Open]

8. The project site is located within La Jolla Shores Planned Development. Upon resubmittal, include a 300-foot-radius map showing that the setbacks are in general conformity with those in the vicinity per section 1510.0304(b)(4) of the SDMC. Please ensure the front, side, and rear yard setbacks are labeled for all required yards. [Comment to be addressed]

[Comment 00079 | Sheet T1 | Open]

9. Include this comment on the cover sheet. “The project site is in the high-risk Paleontological Sensitivity Area. Therefore, section 142.0151 of the SDMC, shall apply if paleontological resources are discovered. Paleontological resources, as defined in the General Grading Guidelines for Paleontological Resources, if discovered during grading, notwithstanding Section 142.0151(a), all grading in the area of discovery shall cease until a qualified paleontological monitor has observed the discovery and the discovery has been recovered in accordance with the General Grading Guidelines for Paleontological Resources.” [Comment to be addressed]

[Comment 00080 | Sheet T1 | Open]

10. Open fencing shall be at least 75% open within the coastal overlay zone per section 142.0310(2)(C) of the SDMC. Include a note that all proposed fences meet this percentage. [Comment to be addressed]

[Comment 00081 | Sheet T1 | Open]

11. Revise the proposed front yard setback to comply with the established 20-foot front yard setback identified on Subdivision Map No. 02701. [Comment to be addressed]

[Comment 00082 | Sheet T1 | Open]

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Development Services Department
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12. Revise the proposed garage addition to not encroach into the 20-foot established front yard setback. [Comment to be addressed]

[Comment 00083 | Sheet T1 | Open]

13. Show, label, and dimension the existing and proposed driveway width per Table 142-05M and demonstrate it meets the minimum distance between the off-street parking to the sidewalk or curb per Diagram 142-05A of the SDMC. [Comment to be addressed]

[Comment 00084 | Sheet T1 | Closed]

14. Additional comments may be forthcoming upon receipt of new information and/or revised plans. [Comment to be addressed]

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Project Type Building Construction

Primary Contact Brecken Story
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Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1166741.pdf

DSD-Structural

Kathryn Samuels
Ksamuels@sandiego.gov

[Comment 00050 | Sheet T1 | Open]

Recheck – Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed.

FOR REVIEW AND ISSUANCE – All sheets within a plan set must be submitted at each recheck. **Partial submittals are not accepted**. If a partial submittal is provided, it will cause delays for issuance and will require additional review. To delete a sheet from the revised plan – add a strike and "DELETED SHEET" label. The corresponding sheet number must be visible. **The sheet index must be updated to match the plan set.**

General - Additional information on e-submittals can be found at https://www.sandiego.gov/sites/default/files/dsd-document-requirements.pdf. Not following the PDF requirements will delay project review and approval.

[Comment 00051 | Sheet T1 | Open]

School Fees - The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information.

[Comment 00052 | Sheet T2 | Open]

Architectural - Sheet T2 & T3: Update references to 2025 codes.

[Comment 00053 | Sheet T3 | Open]

Architectural - Sheet T3: Omit notes regarding fire sprinklers.

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Development Services Department
7650 Mission Valley Road, San Diego, CA 92108

[Comment 00054 | Sheet A8.3 | Open]

Architectural - Clarify which doors and windows are existing or new under this permit. If phase 1 is referring to a separate and completed permit, specify the door or window as “existing”. If they are to be replaced, specify “new.”

[Comment 00055 | Sheet A4.4 | Open]

Architectural - Provide ventilation openings through foundation or exterior walls surrounding the under-floor space. The minimum net area of ventilation openings shall be not less than 1 square foot for each 150 square feet of under-floor area. One ventilation opening shall be within 3 feet of each external corner of the under-floor space. [CRC R408.2]

[Comment 00056 | Sheet A4.4 | Open]

Architectural - Show a minimum of 18 inches by 24 inches access to all under-floor spaces. Openings through a perimeter wall shall not be less than 16 inches by 24 inches. [CRC R408.4].

[Comment 00057 | Sheet A1.1 | Open]

Fire Protection - Sheet A1.1: Dimension the fire separation distance for the East and West exterior wall. [CRC R202].

[Comment 00058 | Sheet A2.2 | Open]

Fire Protection - A minimum fire-resistance rating of one-hour is required for the East exterior wall due to a fire separation distance of less than five feet. Provide construction details for the one-hour fire rated wall and cross reference the details on the plans. [CRC Table R302.1(1)].

[Comment 00059 | Sheet A2.2 | Open]

Fire Protection - Provide minimum ½-inch gypsum board applied to the garage side of walls separating the garage from the dwelling and attics. [CRC Table R302.6].

[Comment 00060 | Sheet A2.6 | Open]

Fire Protection - The ICC report for the Cedur roof shingles is not available. Provide an updated ICC, UL or approved report listing for the roofing. Provide a fire-retardant roof covering that is at least Class 'A'. [SDMC 149.0902(a) (1)]

[Comment 00061 | Sheet A2.6 | Open]

Fire Protection - Verify if the existing roof are wood shakes or shingles. No roof covering shall be applied over any existing wood shakes or wood shingles. Provide details that demonstrate all existing wood shakes or wood shingles are being removed prior to the installation of the new roof covering. [SDMC 149.0908(c)(3)].

[Comment 00062 | Sheet T1 | Open]

VHFSZ - The proposed addition and/or remodel is to an existing building located within a Very High Fire Severity Zone. All materials and construction methods used for the addition/remodel shall comply with the requirements of the California Wildland-Urban Interface Code (CWUIC), as adopted and amended by the City of San Diego. [CWUIC 503.1; SDMC §511.4904]

[Comment 00063 | Sheet A4.4 | Open]

VHFSZ - Provide a detail for the exterior wall construction. The exterior wall shall be constructed with one or more of the following methods, unless they are covered with an exterior wall covering complying with CWUIC Sections 504.5.2 and 504.5.2.1 [CWUIC 504.5]:

1. 1-hour fire-resistance-rated construction on the exterior side.

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Development Services Department
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2. Noncombustible materials.
3. Heavy timber. Assembly of sawn lumber or glue-laminated wood with the smallest minimum nominal dimension of 4 inches. Sawn or glue-laminated planks splined, tongue-and-grove or set close together and well spiked.
4. Log wall construction.
5. Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 504.9.3.
6. Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1.
7. Wall assemblies suitable for exterior fire exposure containing one layer of 5/8-inch Type X gypsum sheathing applied behind the exterior wall covering or cladding on the exterior side of the framing.
8. Wall assemblies suitable for exterior fire exposure with a 1-hour fire-resistance rating, rated from the exterior side, as tested in accordance with ASTM E119 or UL 263.
9. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.

Such material shall extend from the top of the foundation to the underside of the roof sheathing.

[Comment 00064 | Sheet A4.4 | Open]

VHFSZ - Provide a detail for the exterior wall construction. Show that the exterior wall coverings comply with one or more of the following requirements [CWUIC 504.5.2]:

1. Noncombustible material.
2. Ignition-resistant building material labeled for exterior use.
3. Fire-retardant-treated wood labeled for exterior use and complying with the requirements of Section 2303.2 of the California Building Code.
4. Fire-retardant-treated wood shingles and shakes which have been qualified in accordance with Section 1505.6 of the California Building Code for use as “Class B” roof covering shall be an acceptable alternative wall covering material where installed over solid sheathing.

[Comment 00065 | Sheet A4.4 | Open]

VHFSZ - Provide a detail to show that the exposed roof on the underside of unenclosed roof eaves consist of one or more of the following [CWUIC 504.3.1]:

1. Noncombustible material.
2. Ignition-resistant building material.
3. Fire-retardant-treated wood labeled for exterior use and complying with Section 2303.2 of the California Building Code.
4. Materials approved for not less than 1-hour fire-resistance-rated construction on the exterior side, as tested in accordance with ASTM E119 or UL 263.
5. One layer of 5/8-inch (16 mm) Type X gypsum sheathing applied behind an exterior covering on the underside of the roof deck.
6. The exterior portion of a 1-hour fire-resistance-rated exterior assembly, as tested in accordance with ASTM E119 or UL 263, applied to the underside of the roof deck designed for exterior fire exposure, including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.

[Comment 00066 | Sheet A8.3 | Open]

VHFSZ - Show that all exterior windows, window walls and glazed doors, windows within exterior doors, and skylights comply with one of the following requirements [CWUIC 504.8]:

1. Multilayered glazed panels with at least one pane of tempered glass complying with Section 2406 of the California Building Code.

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2. Glass block.
3. Glazing with a fire-protection rating of not less than 20 minutes when tested according to NFPA 257 or UL 9, and shall be exempt from the hose stream test.
4. Glazing meeting the performance requirements of SFM Standard 12-7A-2.

[Comment 00067 | Sheet A8.3 | Open]

VHFSZ - Show that all exterior doors are constructed in accordance with any of the following: [CWUIC 504.9]:

1. Noncombustible construction.
2. Solid-core wood not less than 1-3/4 inches thick.
3. The exterior door shall be constructed of solid core wood that complies with the following requirements:
    1. Stiles and rails shall not be less than 1-3/8 inches thick.
    2. Raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that shall be permitted to taper to a tongue not less than 3/8 inch thick.
4. Have a fire protection rating of not less than 20 minutes when tested according to NFPA 252, UL 10B or UL 10C.
5. The exterior surface or cladding meeting the performance requirements of Section 504.9.3 when tested in accordance with ASTM E2707.
6. The exterior surface or cladding shall be tested to meet the performance requirements of SFM Standard 12-7A-1.

[Comment 00068 | Sheet A8.3 | Open]

VHFSZ - Automatic garage door openers for vehicle doors serving a residential building shall be equipped with a battery backup function. [CWUIC 504.9.1, SDMC §145.0406 & §149.0317(b)]

[Comment 00069 | Sheet A8.3 | Open]

VHFSZ - Show that the exterior garage doors resist the intrusion of embers by preventing gaps between doors and door openings, at the bottom, sides and tops of doors, from exceeding 1/8 inch. Additionally, show that the gaps between garage doors and door openings are controlled by one or more of the following methods:

1. Weather-stripping products constructed of materials that which comply with both of the following:
    1. The tensile strength of the material shall be tested in accordance with ASTM D638 before and after exposure to ASTM G155 for a period of 2,000 hours, and the maximum allowable difference in tensile strength values between exposed and nonexposed samples shall not exceed 10 percent.
    2. When tested to UL 94, the materials shall have a flammability rating of V-2 or better.
2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

[CWUIC 504.9.2]

[Comment 00070 | Sheet A4.4 | Open]

VHFSZ - Show that the ventilation openings are fully covered with Wildfire Flame and Ember Resistant vents approved and listed by the California State Fire Marshal, or WUI vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

[CWUIC 504.10.1]

[Comment 00071 | Sheet A2.6 | Open]

Structural - Show the framing around the new skylights.