

**La Jolla Shores Planned District Advisory Board (LJSPDAB)  
Online Virtual Meeting**

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 and Project Name (only submitted projects can be heard as action items): PRJ-1074473 PRESTWICK DR
- Address and APN(s): 8559 PRESTWICK DR, LA JOLLA CA 92037  
APN-346-670-08-00
- Project contact name, phone, e-mail: Lyla Spohn, 619-946-7555,  
[lyla@mosarchstudio.com](mailto:lyla@mosarchstudio.com)
- Project description: Existing one-story single-family dwelling to be completely remodeled to receive a new addition
- 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: 12,162 s.f.
  - existing structure square footage and FAR (if applicable): Existing structure: 2,567 s.f., existing garage: 398 s.f. NO FAR
  - proposed square footage and FAR: proposed addition: 2,456 s.f. TOTAL LIVING AREA: 5,023
  - existing and proposed setbacks on all sides:   
    1. Existing front setback 24'-11' proposed: 18'-6"
    2. Existing left side setback: 16'-11", proposed: 4'-0"
    3. Existing right side setback: 13'-5", proposed: 12'-0"
    4. Existing rear setback: 20'-0", proposed: 20'-0"
  - height if greater than 1-story (above ground):    1-story dwelling

**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 Trustees 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;
  - 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

**Meeting Presentation – updated 8/31/20**

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter, so that they may share their screen and run their presentation.

**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

## ATTACHMENT 1: Prestwick Drive

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:

Marlon I. Pangilinan, Senior Planner  
[mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)  
Planning Department  
9485 Aero Drive MS 413  
San Diego CA 92123  
619-235-5293



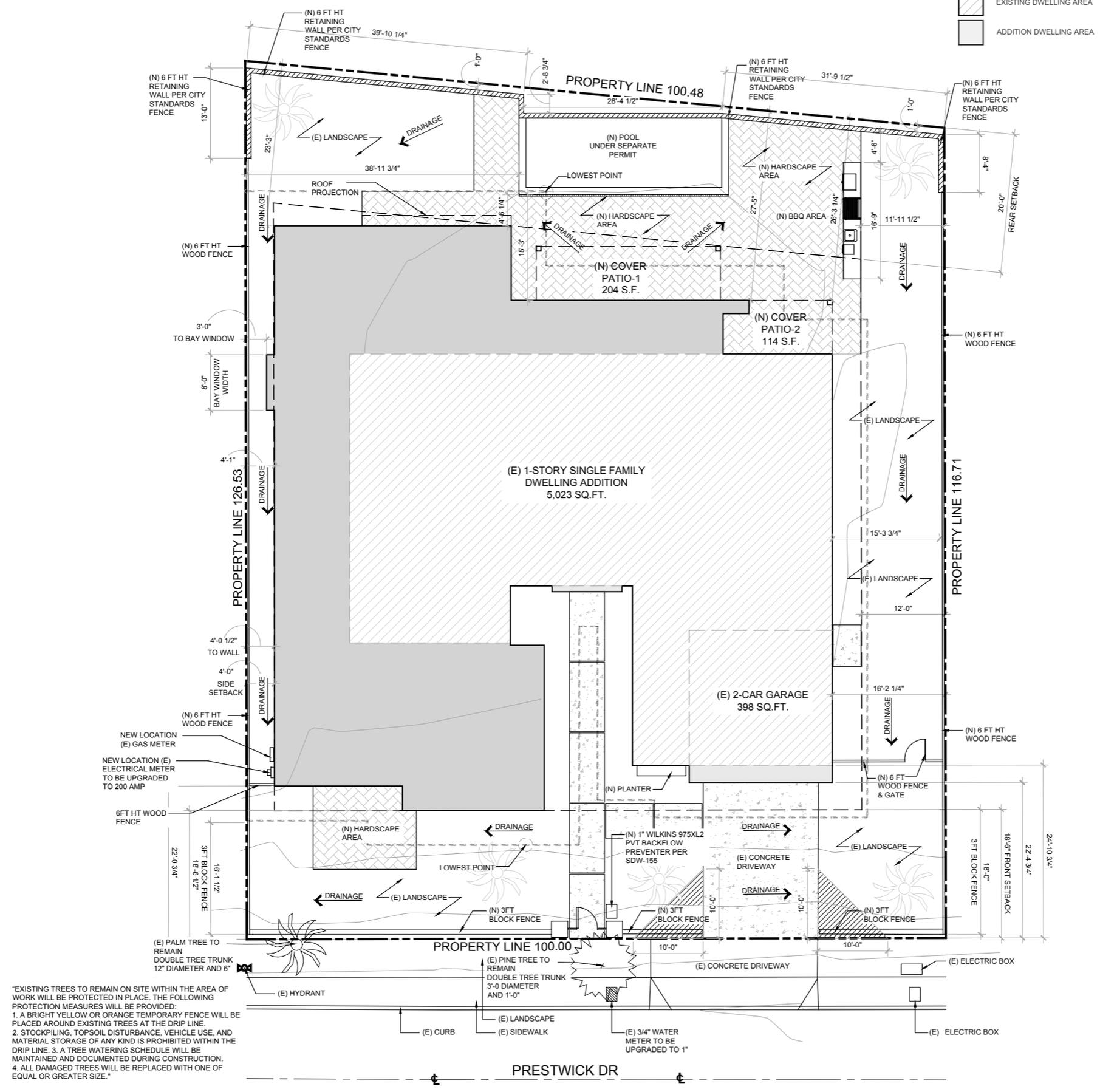
# PRESTWICK DR

8559 PRESTWICK DR  
LA JOLLA, CA 92037

# ATTACHMENT 1 Prestwick Drive

-  CONCRETE AREAS
-  EXISTING DWELLING AREA
-  ADDITION DWELLING AREA

1. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START
2. WHERE A FIXTURE IS LOCATED AT AN ELEVATION THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER, SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
3. STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING SUSPECTS FLL, EXPANSE 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 THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
4. ALL PROPERTY LINES ( REAL AND ASSUMED), EASEMENTS AND BUILDINGS (BOTH EXISTING AND PROPOSED), ARE SHOWN ON THIS SITE PLAN.
5. WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER, SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
6. CPC 708.0 GRADE OF HORIZONTAL DRAINAGE (SEWER) PIPING (SLOPE). HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND UNIFORM SLOPE OF NOT LESS THAN ONE FOURTH (1/4) INCH PER FOOT (20.9 MMM) OR TWO (2) PERCENT TOWARD THE POINT OF DISPOSAL.
7. WHERE LOCAL STATIC WATER PRESSURE IS IN EXCESS OF (80) POUND PER SQUARE INCH, AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED AND THE STATIC PRESSURE REDUCED TO (80) POUNDS PER SQUARE INCH OR LESS. PLEASE PROVIDE PRESSURE REGULATOR OR PROVIDE LETTER FROM THE WATER DISTRIC INDICATING THAT THE LOCAL STATIC WATER PRESSURED IS LESS THAN 80 POUNDS PER SQUARE INCH.
8. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE AT THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM 12 INCHES PLUS 2%, PROVIDE ELEVATIONS ON THE SITE PLAN TO SHOW COMPLIANCE.
9. DRAINAGE, SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 NCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 mm). SECTION R401.3
10. NO WORK WILL BE PERFORMED IN THE RIGHT OF WAY.
11. STORM WATER RUNOFF FROM PROPOSED IMPERVIOUS AREAS WILL BE ROUTED TO LANDSCAPE AREAS OR PLANTER BOXES, PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
12. EXCESS CUT MATERIAL SHALL BE USED ONSITE.



## LOT IN VERY HIGH FIRE HAZARD SEVERITY ZONE:

THE LOT WHERE THIS PROJECT IS PROPOSED IS LOCATED PARTIALLY WITHIN THE VERY HIGH FIRE HAZARD SEVERITY ZONE DESIGNED ON THE VERY FIR HAZARD SEVERITY ZONE MAP ADOPTED PURSUANT TO ORDINANCE 0-19884 N.S. AND EFFECTIVE ON AUGUST 27, 2009. (SDMCE SEC. 55.5001)

## FIRE NOTES:

1. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TILE 19
2. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHERS SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USE, ND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 33151.1
3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33, WELDING, CUTTING, AND OTHER HOT WORK SHALL BE CONFORMANCE WITH CFC CHAPTER 35.
4. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, WHERE ACCESS IS BY WAY OF PRIVATE ROAD ND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MANS SHALL BE USED TO IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.1
5. WALL FLOOR AND CEILING FINISHES AND MATERIALS HALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATION IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.
6. DUMPSTER AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLERS SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON-OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
7. OPEN FLAMES, FIRE AND BURNINGS ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.

## EARTHWORK QUANTITIES

CUT QUANTITIES	2 CYD
FILL QUANTITIES	5 CYD
IMPORT/EXPORT	0 CYD
MAX CUT DEPTH	1 Ft
MAX FILL DEPTH	2 IN

TOTAL DISTURBANCE AREA	3,691 SQ. FT.
EXISTING AMOUNT OF IMPERVIOUS AREA	4,378 SQ. FT.
PROPOSED AMOUNT OF IMPERVIOUS AREA	3,925 SQ. FT.
TOTAL IMPERVIOUS AREA	8,303 SQ. FT.
IMPERVIOUS % INCREASE	89.00%

\*EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:  
 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.  
 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.  
 3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.  
 4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.\*

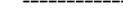
## PLOT PLAN



SCALE 1/8" = 1'-0"



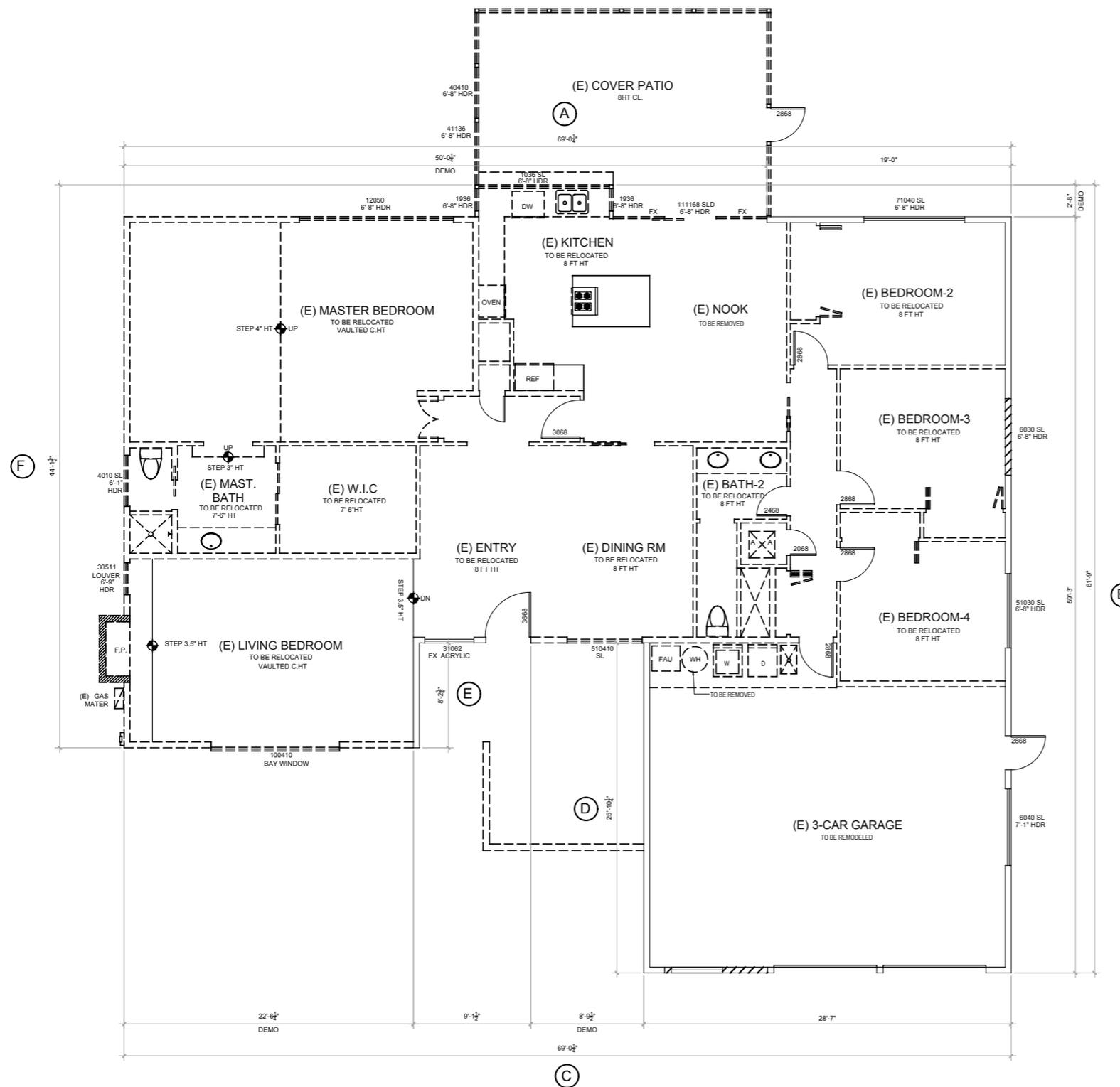
# ATTACHMENT D - Prestwick Drive

-  (E) WALL TO REMAIN
-  WALL TO BE REMOVED
-  WALL COUNTS AS DEMO/ WALL TO REMAIN
-  DOOR OR WINDOW TO BE REMOVED
-  DOOR OR WINDOW TO BE FRAMED IN.

## DEMOLITION KEY NOTES

- 1 CONTRACTOR TO VERIFY DIMENSIONS ON FIELD AND CHECK IF RELOCATION IS NECESSARY PER PROPOSED FLOOR PLAN

DEMOLITION CALCULATIONS			
WALL ORIENTATION	(E) WALL TOTAL LINEAR FEET	(E) WALL TO REMAIN	(E) WALL TO BE DEMO
(A)	69'-0 1/4"	19'-0"	50'-0 1/4"
(B)	61'-9"	59'-3"	2'-6"
(C)	69'-0 1/4"	37'-8 1/2"	31'-3 3/4"
(D)	25'-10 1/4"	25'-10 1/4"	0'-0"
(E)	8'-2 3/4"	8'-2 3/4"	0'-0"
(F)	44'-1 1/2"	0'-0"	44'-1 1/2"
<b>TOTAL</b>	<b>278'-0"</b>	<b>150'-0 1/2"</b>	<b>127'-11 1/2"</b>
TOTAL LINEAR FEET OF EXISTING WALLS = 278'-0" (100%) TOTAL LINEAR FEET OF EXISTING WALLS TO REMAIN = 150'-0 1/2" (53.97%) TOTAL LINEAR FEET OF EXISTING WALLS TO BE REMOVED = 127'-11 1/2" (46.03%) 50% OF TOTAL LINEAR WALL = 139'-0" 139'-0" > 127'-11 1/2"			



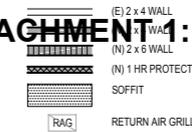
EXISTING/DEMO FLOOR PLAN



NORTH

# FLOOR PLAN LEGEND:

## ATTACHMENT 1: Prestwick Drive



### FLOOR PLAN KEYNOTES:

- 1 TEMPERED GLASS ENCLOSURE AND FLUSH FLOOR
- 2 NEW CONCRETE AREA TO SLOPE AT A MIN OF 2% AWAY FROM BUILDING, MIN 36" DEPTH, THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND NOT MORE THAN 7 3/4" BELOW THE THRESHOLD.
- 3 ATTIC ACCESS, 24" X 30"
- 4 (N) SKYLIGHT
- 5 NEW LOCATION OF EXISTING GAS METER
- 6 NEW LOCATION OF EXISTING ELECTRICAL METER TO BE UPGRADED TO 200 AMP
- 7 (N) TWO RINNAI TANKLESS WATER HEATER R50LSI 5 GALLON/MINUTE, 200,000 BTU'S PER TITLE 24

NOTE: SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALLEY, YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 SQ. FT. OF OPERABLE AREA 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH.

WHEN THERE IS USABLE SPACE ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR-CEILING ASSEMBLY IN A SINGLE-FAMILY DWELLING, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET. SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. DRAFTSTOPPING MATERIALS SHALL BE NOT DRAFT STOPPING PANEL 3/8 INCH TYPE 2-M PARTICLE BOARD, OR OTHER LESS THAN 1/2 INCH GYPSUM BOARD, 3/8 INCH WOOD STRUCTURAL APPROVED MATERIALS ADEQUATELY SUPPORTED.

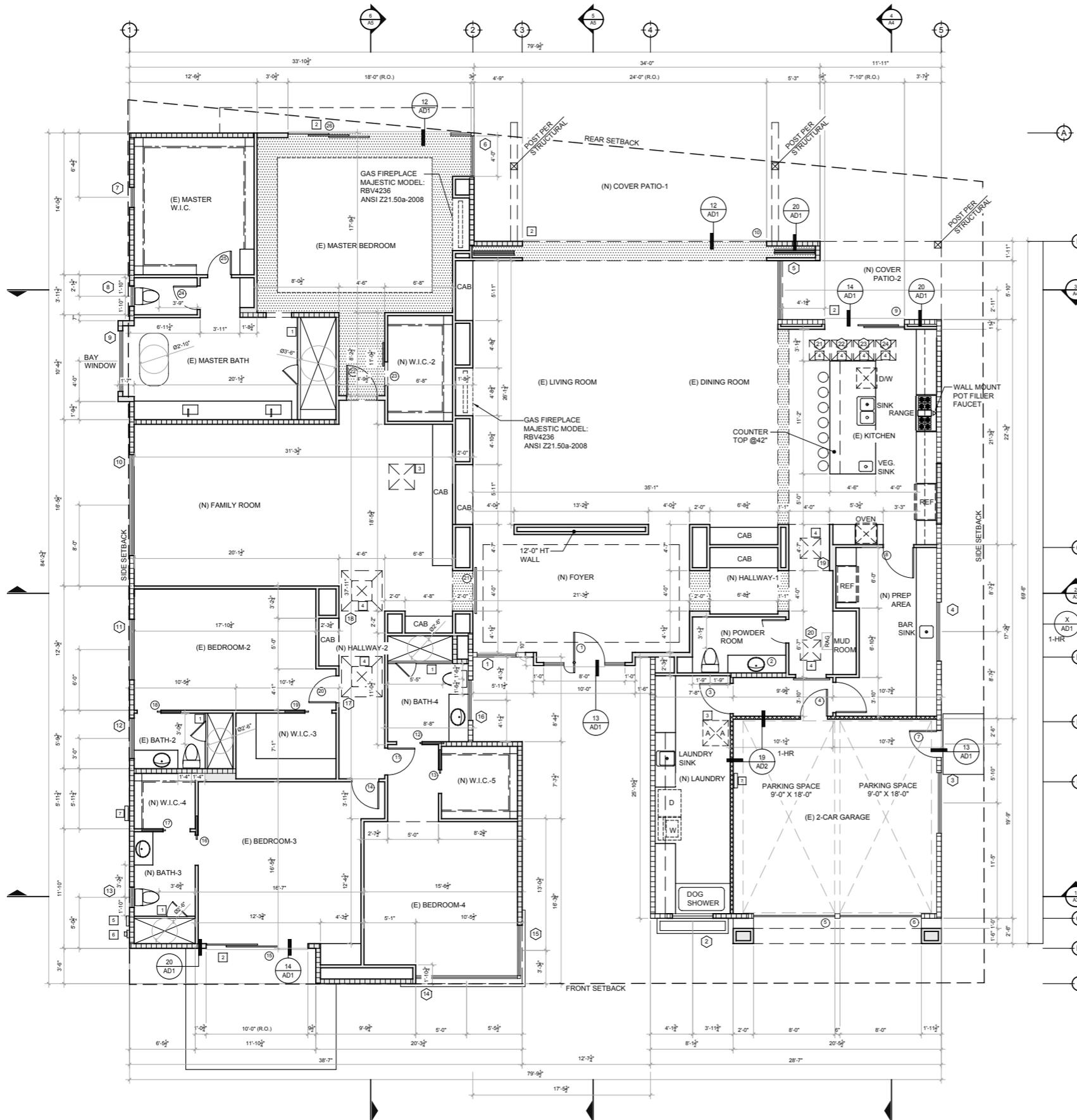
WINDOW OPENING CONTROL DEVICES SERVING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH ASTM F2090

THIS PLAN DOES NOT PROVIDE COMPLETE FLASHING AND WATERPROOFING DETAILS. THE ARCHITECT AND ENGINEER DO NOT REPRESENT THEMSELVES TO BE EXPERTS IN THE FIELD OF WATERPROOFING. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR THE ROOFING CONTRACTOR TO PROVIDE THE NECESSARY STANDARD OF CARE, WORKMANSHIP, AND MATERIALS TO COMPLETE THE ROOF AND DECKS IN A WATERTIGHT CONDITION. ROOF AND/OR DECK DAMAGES SHALL NOT BE ALLOWED TO RUN BEHIND ANY FASCIA BOARDS OR ONTO THE EXTERIOR FINISH OF THE STRUCTURE.

NOTE: THE RESCUE OPENING AND EMERGENCY ESCAPE SHALL BE MAINTAINED AND FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE LISTED IN SECTION CRC R310.1. THE RELEASE MECHANISM SHALL BE MAINTAINED AND OPERABLE AT ALL TIME. SUCH BARS, GRILLS, AND GRATES OR ANY SIMILAR DEVICES SHALL BE EQUIPPED WITH AN APPROVED EXTERIOR RELEASE DEVICE FOR USE BY THE FIRE DEPARTMENT JURISDICTION ONLY REQUIRED WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION. WINDOW OPENING CONTROL DEVICES SERVING EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY WITH ASTM F2090

### FLOOR PLAN GENERAL NOTES

1. ALL NEW GLAZING (FENESTRATIONS) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
2. MANUFACTURE WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH ENERGY CALCULATIONS.
3. SHOWERS IN ALL OCCUPANCIES, OTHER THAN DWELLING UNITS SERVED BY INDIVIDUAL WATER HEATERS, SHALL BE PROVIDED WITH INDIVIDUAL SHOWER CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE.
4. THE TEMPERATURE LIMIT SHALL BE ADJUSTED TO 120 DEGREES F.
5. BATHROOM MECHANICAL EXHAUST FANS, WHICH EXHAUST DIRECTLY FROM BATHROOMS, SHALL COMPLY WITH THE FOLLOWING (CGC 4.506.1)
  - a. FANS SHALL HAVE "ENERGY STAR" COMPLIANT AND TBE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
  - b. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND HAVE CONTROLS CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 AND 80 PERCENT.
6. WHOLE HOUSE FANS SHALL HAVE INSULATED LOUVERS OR COVERS, WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION OF R-4.2.
7. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20 PERCENT REDUCTION COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWERHEAD TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. SEE TABLE IN SHEET GN 3 FOR MORE INFORMATION. (CGC 4.303.2)
8. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN TABLE (CGC 4.303.3).
9. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 S.F. THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE GRADE FLOOR OPENINGS SHALL BE 5 S.F. (R310.1.1)
10. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE FOLLOWING DIMENSIONS: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (SEC R310.1.2). THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
11. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A STILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (SEC R310.1)
12. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL HOSE BIBBS.
13. PROVIDE ULTRA LOW FLUSH TOILETS.
14. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALL AND FLOORS COVERED WITH TYPE X GYPSUM BOARD" OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION.
15. STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYLL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
16. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
17. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO.26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
18. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSIA/AIAA/WWDA, 1011.5.2.
19. ATTIC/ UNDER FLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908, 909 OF THE CALIFORNIA MECHANICAL CODE.
20. PER 2019 GREEN CODE SEC 4.303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
21. ENCLOSED FRAMING IN WOOD EXTERIOR BALCONIES AND DECKS SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. CBC SECTION 2304.12.2.6, AS AMENDED BY EMERGENCY BUILDING STANDARDS.
22. WOOD BALCONIES AND DECKS THAT SUPPORT MOISTURE-PERMEABLE FLOORS SHALL BE PROVIDED WITH AN IMPERVIOUS MOISTURE BARRIER SYSTEM UNDER THE MOISTURE-PERMEABLE FLOOR, WITH POSITIVE DRAINAGE. CBC SECTION 2304.12.2.5, AS AMENDED BY EMERGENCY BUILDING STANDARDS.



PROPOSED FLOOR PLAN

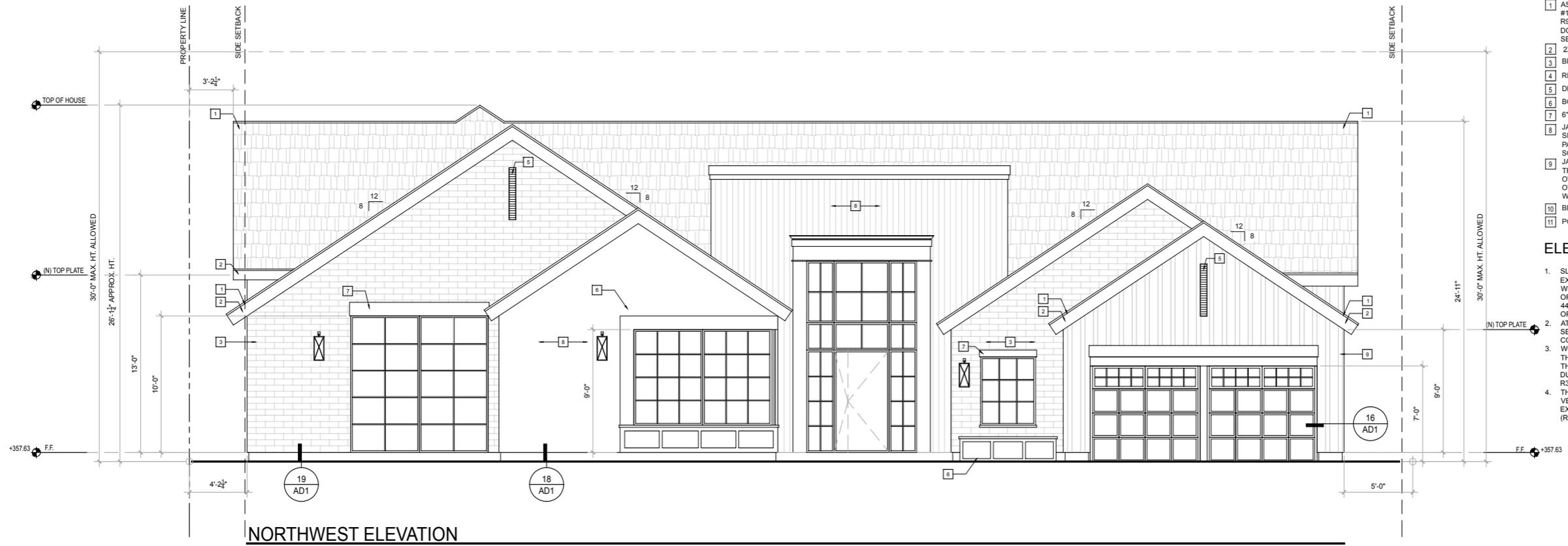
# ATTACHMENT 1: Prestwick Drive

## ELEVATION KEYNOTES:

- 1 ASPHALT SHINGLES (MINIMUM CLASS 'A' ROOF ASSEMBLY), ESR #1372, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2 AND THE MANUFACTURES INSTRUCTIONS. PROVIDE DOUBLE UNDERLAYMENT FOR LOW SLOPES ROOFS PER CRC SECTION R905.2.7
- 2 2X FASCIA
- 3 BRICK VENEER
- 4 RESERVED
- 5 DECORATIVE VENT
- 6 BORAL BOARD FINISH; PAINT TO MATCH DOOR FRAME
- 7 6" DECORATIVE WOOD WINDOW/DOOR HEAD TRIM
- 8 JAMES HARDIE - HARDIE PANEL VERTICAL SIDING PAINTED OR SIMILAR OVER METAL LATH AND (2) LAYERS OF 60 MIN. GRADE 'D' PAPER OVER STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE
- 9 JAMES HARDIE - HARDIE PANEL VERTICAL SIDING AND HARDIE TRIM FOR BOARD AND BATTEN FINISH PAINTED OR SIMILAR OVER METAL LATH AND (2) LAYERS OF 60 MIN. GRADE 'D' PAPER OVER STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE WITH
- 10 BEAM PER STRUCTURAL
- 11 POST PER STRUCTURAL

## ELEVATION GENERAL NOTES:

1. SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALLY YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 S.F. OPERABLE 24" NET CLEAR OPENING HEIGHT, 20" NET.
2. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC)
3. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER CRC SEC R317.1 OR CBC 2304.11.2.2
4. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)



**NORTHWEST ELEVATION**



**SOUTHEAST ELEVATION**

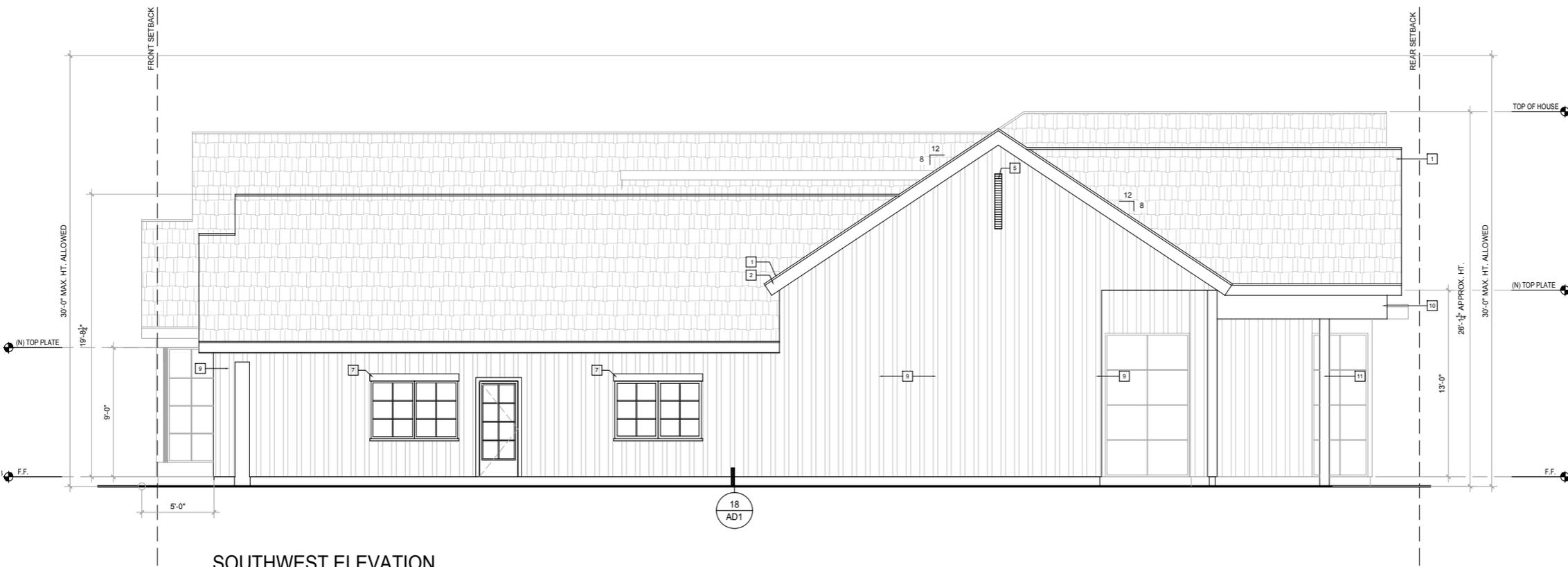
# ATTACHMENT 1: Prestwick Drive

## ELEVATION KEYNOTES:

- 1 ASPHALT SHINGLES (MINIMUM CLASS 'A' ROOF ASSEMBLY). ESR #1372. SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.2 AND THE MANUFACTURER'S INSTRUCTIONS. PROVIDE DOUBLE UNDERLAYMENT FOR LOW SLOPES ROOFS PER CRC SECTION R905.2.7
- 2 2X FASCIA
- 3 BRICK VENEER
- 4 DECORATIVE TRELLIS WITH WOOD KNEE BRACING
- 5 DECORATIVE VENT
- 6 BORAL BOARD FINISH
- 7 6" DECORATIVE WOOD WINDOW/DOOR HEAD TRIM
- 8 JAMES HARDIE - HARDIE PANEL VERTICAL SIDING PAINTED OR SIMILAR OVER METAL LATH AND (2) LAYERS OF 60 MIN GRADE 'D' PAPER OVER STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE
- 9 JAMES HARDIE - HARDIE PANEL VERTICAL SIDING AND HARDIE TRIM FOR BOARD AND BATTEN FINISH PAINTED OR SIMILAR OVER METAL LATH AND (2) LAYERS OF 60 MIN GRADE 'D' PAPER OVER STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE WITH
- 10 BEAM PER STRUCTURAL
- 11 POST PER STRUCTURAL

## ELEVATION GENERAL NOTES:

1. SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR EXTERIOR DOOR FOR EMERGENCY MEANS OF EGRESS WHICH OPENS DIRECTLY ONTO PUBLIC STREET, ALL YARD OR EXTERIOR COURTYARD. PROVIDE SILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 S.F. OPERABLE 24" NET CLEAR OPENING HEIGHT, 20" NET.
2. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTION 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
3. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD PER CRC SEC R317.1 OR CBC 2304.11.2.2
4. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)



**SOUTHWEST ELEVATION**



**NORTHEAST ELEVATION**













