



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 29, 2022 REPORT NO. HO-22-011

HEARING DATE: July 6, 2022

SUBJECT: BARTH ADDITION SITE DEVELOPMENT PERMIT, PROCESS THREE DECISION

PROJECT NUMBER: [676214](#)

OWNER/APPLICANT: Barth Children's Trust / Masterworks Construction Co.

SUMMARY

Issue: Should the Hearing Officer approve the construction of a new 933 square-foot second story addition and 150 square-foot deck at an existing 1,703 square-foot single-family residence located at 8341 El Paseo Grande in the La Jolla Community Plan area?

Staff Recommendations:

1. APPROVE Site Development Permit (SDP) No. 2600508.

Community Planning Group Recommendation: On May 19, 2021, the La Jolla Shores Planned District Advisory Board voted 4-0-0 to recommend approval of the proposed project without conditions (Attachment 1).

Environmental Review: The project was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15301 (Existing Facilities). The environmental exemption determination for this project was made on February 11, 2022, and the opportunity to appeal the determination ended on February 28, 2022 (Attachment 2). There were no appeals of the environmental determination.

BACKGROUND

The 0.12-acre site is located at 8341 El Paseo Grande in the La Jolla Shores Planned District-Single Family Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Zone 2), Parking Beach Impact Overlay Zone, and Residential Tandem Parking Overlay Zone of the La Jolla Community Plan area (Attachments 3-5).

Pursuant to San Diego Municipal Code (SDMC) Sections 1510.0201(d) and 126.0502, a Site Development Permit is required for the 2nd floor addition to an existing single dwelling unit within

the La Jolla Shores Planned District. The decision to approve, conditionally approve, or deny the project will be made by the Hearing Officer and is appealable to the Planning Commission.

DISCUSSION

The project site is developed with a 1,702 square-foot, single story, single-family residence at 8341 El Paseo Grande within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The 0.12-acre site is designated in the Community Plan for Low Density Residential uses (5 to 9 dwelling units per acre), and the project is consistent with the prescribed density (Attachments 3-5). The project consists of the construction of a new 933 square-foot second story addition and 150 square-foot deck at an existing 1,703 square-foot single-family residence with associated improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits ([Exhibit "A"] Attachment 6).

The 0.12-acre site is designated in the Community Plan for Low Density Residential uses (5 to 9 dwelling units per acre), and the project is consistent with the prescribed density. The project was designed to comply with all of the design and development standards required by the underlying La Jolla Shores Planned District-SF zone. This includes a maximum height of 30' where 30' is allowed, and side, front, and rear yard setbacks that are in general conformity with residences in the surrounding vicinity (Exhibit "A"; Sheet A-0.2). A primary goal in the Community Plan is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The project is consistent with this goal through the design and character consistent with residences in the surrounding vicinity.

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration (Attachments 7-8).

ALTERNATIVES

1. Approve Site Development Permit No. 2600508, with modifications.
2. Deny Site Development Permit No. 2600508, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Oscar Galvez III

Oscar Galvez III
Development Project Manager

Attachments:

1. Community Planning Group Recommendation
2. Notice of Right to Appeal (NORA) Environmental Determination
3. Project Location Map
4. Community Plan Land Use Map
5. Aerial Photograph
6. Draft Exhibit "A"
7. Draft Permit with Conditions
8. Draft Resolution with Findings
9. Ownership Disclosure Statement



THE CITY OF SAN DIEGO

La Jolla Shores Planned District Advisory Board

APPROVED Meeting Minutes for May 19, 2021

Online Virtual Meeting

Trustee	Attendance	Trustee	Attendance
Jane Potter	Present	Herbert Lazerow	Present
Andrea Moser	Present	Suzanne Weissman	Present

1. Call to Order: 10:00 a.m.

Potter called the meeting to order at 10:00 a.m.

2. Approval of the Agenda:

Lazerow moved to approve, Weissman seconded. Motion passed 4-0-0.

3. Approval of the minutes for February 17, March 17, 2021

Potter said Item 3 and 4 should be reversed on both February and March minutes.

Motion: Lazerow moved to approve February 17 minutes, Moser seconded. Minutes approved 4-0-0.

Lazerow said substitute 'approval of minutes' for 'item' in last line of page 1 of March 17 minutes and to spell out right-of-way instead of abbreviating. Weissman said names may be misspelled for 'Kuttrell'. On page 5 of March 17 minutes Susan McKean is misspelled.

Motion:

Weissman moved to approve March 17 minutes, Lazerow seconded. Minutes approved 4-0-0.

4. Non-agenda public comment:

Phil Merten urged the Advisory Board to reconsider their vote on Barba/Lowther residence because the information presented was inaccurate and does not comply with the La Jolla Shores PDO.

5. Project Review:

ACTION ITEM A – PTS 589178 – Lookout Lot 2-Lot 2 SDP/CDP

Location: 7729 Lookout Drive

APN: 352-012-1700

Description: Proposal for a new 3,849 sf single family dwelling, 507 sf garage, and 1,011 sf full basement on a 0.12-acre lot. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Presentation:

No project presentation was given by the Applicant. It was noted that Nick Wilson a member of the Applicant team from Island Architects, was present at the meeting as an observer. At a previous meeting, the Applicant team stated that they would not be returning to any subsequent Advisory Board meetings. Staff shared project details that were initially provided by the Applicant in Attachment 1.

Board Clarification Comments

- Clarification was requested by Board Member Lazerow on what specifically, project or plans, the Advisory Board would approving and that he could not make a decision without seeing the exterior plans and their relation to the property line, as no plans were provided to the board. Weissman said the project has changed substantially from 2018 and therefore it would be unreasonable for the board to make a recommendation on the project.
- Staff clarified that the role of La Jolla Shores Advisory Board is to review projects referred to them by the City and indicated that the Advisory Board would be providing a recommendation on the project as provided in the project description. Staff indicated emails and the agenda have been provided to the Applicant team, but that the applicant can choose to attend that meeting or not.
- It was mentioned by the Advisory Board that both projects were presented to the Advisory Board in 2018 and have returned as a different project and that the projects should have returned to the Advisory Board as a substantial conformance review with submitted plans
- Staff said the board could either: 1) not forward a recommendation based on information provided, 2) request information sufficient to make a recommendation

Public Comment:

- A letter was forwarded to the Advisory Board on behalf of the La Jolla Hills Committee (LJHC) stating that the developer has not participated or provided

information requested by the board - reflecting the developer's lack of concern for neighborhood. Public comment indicated changes to the project since 2018 included limiting the development to two lots and delay of development of lot 4, but not designating it for open space, as requested by the LJHC. Additionally, it was mentioned that the proposal would represent a permanent change to the neighborhood and without more detailed plans to review, would make it difficult to determine the extent of that change.

- It was expressed that density is the number of units relative to lot size and that the PDO requires that development may not exceed the average density within 300 feet of the subject parcel and that the average density within 300 feet would be 1 du per lot. When lot size is halved, through the proposed lot line adjustments, the density is doubled conflicting with the PDO.

Comments and discussion from the Advisory Board included:

- Concerns were expressed over the difference between the previous proposal and what is different in the proposed project (e.g. including a new basement) without any detailed plans to review. It was questioned as to why there was not a new Project Tracking System number provided for the proposed project.
- Plans relative to property line were requested and the previous plans were thought irrelevant.
- It was said that the proposed density would be greater than the average density per acre within 300 feet of the subject site and cannot be approved.
- A denial was suggested as the proposal violates section 1510.0304 related to Single-Family Zone – Development Regulations of the Municipal Code/PDO by exceeding average density per acre within 300 feet.

Motion:

Moser moved to recommend project not be approved due to it violating section 1015.0304 of the Municipal Code/. Potter seconded. Motion passed 4-0-0.

6. ACTION ITEM B – PTS 482904 – Lookout Lot 5- SDP/CDP

Location: 7813 Lookout Drive

APN: 352-012-2000

Description: Proposal for a new 4,900 sf single family dwelling which includes partial basement on a 0.12-acre site. The Applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit from the Advisory Board.

Presentation:

No project presentation was given by the Applicant. It was noted that Nick Wilson a member of the Applicant team from Island Architects was present at the meeting as an observer. At a previous meeting, the Applicant team stated that they would not be

returning to any subsequent Advisory Board meetings. Staff shared project details that were initially provided by the Applicant in Attachment 2.

Public Comment:

- Objections to the project similar to Phil Merten's were provided also indicating that the proposal violated section 1510.0304 of the Municipal Code/PDO (exceeding average unit density per acre within 300 feet of the subject site), and bulk and scale requirements in the La Jolla Community Plan
- It was mentioned that the project FAR is 95% higher than the average within 300 feet.
- It was expressed that Lot 5 was originally a remnant from an illegal lot line adjustment, does not meet frontage requirements, and would exceed average density per section 1015.0304 related to Single-Family Zone – Development Regulations of the Municipal Code/PDO.

Comments and discussion from the Advisory Board included:

- Issues for this project are similar to the previous project (Lot 2) on Lookout Drive
- Setback impinges on master bedroom of neighbor's home.
- Average sideyard set back within 300 feet is 41% greater than what applicant is proposing

Motion:

Lazerow moved to recommend project not be approved due to it violating section 1510.0304 related to Single-Family Zone – Development Regulations of the Municipal Code related to average density within 300 feet of the subject site. Moser seconded. Motion passed 4-0-0.

7. ACTION ITEM C – PTS 676214 – Barth Addition CDP

Location: 8341 Paseo Grande

APN: 346-171-0600

Description: Proposal for a 933.2 sf second story addition and a 150.3 sf deck to an existing 1,702.9 sf dwelling on a 0.12-acre site. Application also includes vacation of a PUD easement dedicated per map 2417 circa 1929. The applicant is seeking a recommendation for approval of a Site Development Permit and Coastal Development Permit (TBD) from the Advisory Board.

Presented by: Justin Salbato, jsalbato@masterworksgcc.com ((858) 405-2305

Presentation:

- The proposed project is returning to the Advisory Board after several months
- Presenter said they reached out to residents to the south of the proposal and have received their support

- An upstairs suite has been added, preserving a view corridor on the north side of the building
- Some minor changes include a topological survey, setting back the deck more than previous to be consistent with property to the south
- Proposal added 933 sf for the upstairs suite

Public Comment:

- It was mentioned the project should comply with parking regulations for La Jolla Shores. A 20-foot long driveway to curb should also be provided, but if impossible then two parking spaces should be provided. As designed the project does not comply with Parking Impact Overlay Zone. Salbato replied that the City review did not cite a parking deficiency. He said parking was an existing condition not requiring new spaces.
- A question was raised as to how many neighbors within 300 feet have seen the plans. Salbato said they complied with noticing requirements and heard no comments back. The did contact immediate neighbors. The owner said neighbors were aware of the project and that he talked with immediate neighbors
- A question was posed whether project should have a Site Development Permit, requiring a notice for those within 300 feet. Staff said noticing was provided.

Board Comment:

- Members complimented plan as presented
- Clarification requested for front yard setback
- Question posed as to why south elevation second story had not been stepped back. Presenter replied the design was cleaner that way, but that a horizontal band was provided for architectural relief.
- It was mentioned that several houses in neighborhood have straight up and down sides on the second story and that the project is compatible with the neighborhood

Motion: Moser moved to approve. Lazerow seconded. Motion passed 4-0-0.

Next meeting date: June 16, 2021.

Adjournment: 11:37 a.m.

Minutes taken by Tony Kempton, Associate Planner, Planning Department



THE CITY OF SAN DIEGO

Date of Notice: February 11, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008754

PROJECT NAME / NUMBER: Barth Addition CDP / 676214

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 8341 El Paseo Grande La Jolla, CA 92037

PROJECT DESCRIPTION: A Coastal Development Permit and Site Development Permit for new 943-square-foot second story addition to an existing 1,456-square-foot one-story single-family home, located at 8341 El Paseo Grande. The project also includes vacation of a PUD easement dedicated per map 2417 circa 1929. The 0.12-acre site is in the La Jolla Shores Planned District-SF zone, Coastal Non-Appealable overlay zone within the La Jolla Community Plan area, Council District 1.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines Sections 15301 (Existing Facilities).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 Existing Facilities - additions to existing structures where the addition will not increase more than 2,500 square feet of the structure before the addition. Since the proposed project is an addition to an existing home and will not increase the structure more than 2,500 square feet, the exemption is appropriate. Furthermore, the exceptions listed in Section 15300.2 do not apply.

DEVELOPMENT PROJECT MANAGER:

Oscar Galvez, III

MAILING ADDRESS:

1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL:

(619) 533-3683 / GalvezO@sandiego.gov

On February 11, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City

Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (February 28, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

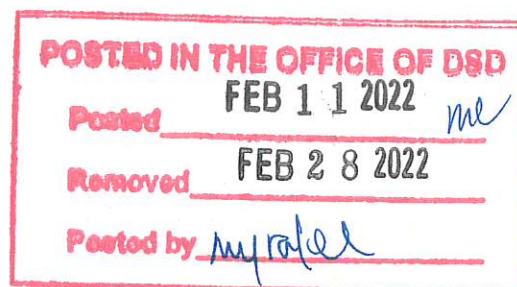
- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

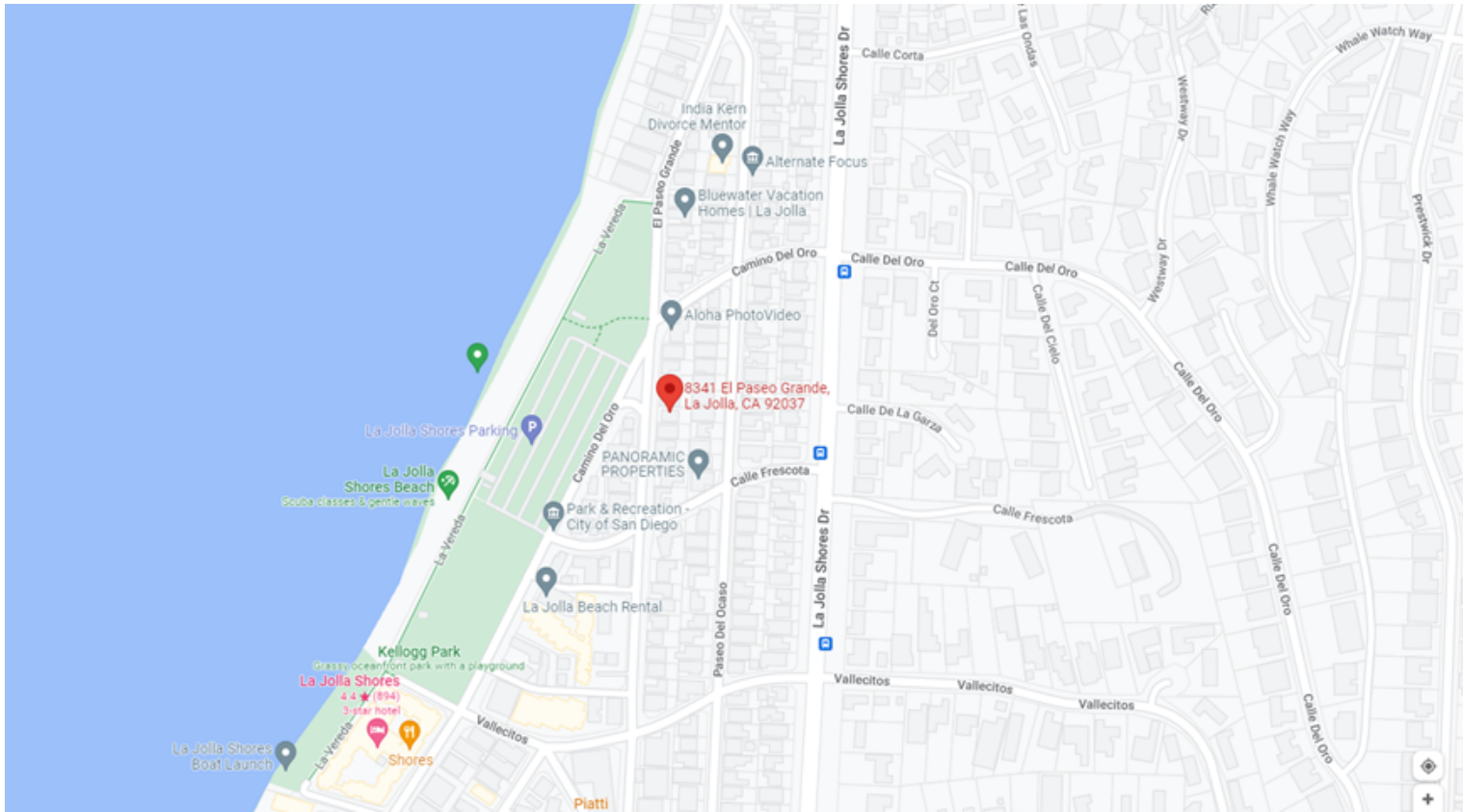
Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

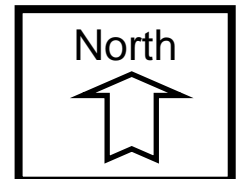
This information will be made available in alternative formats upon request.

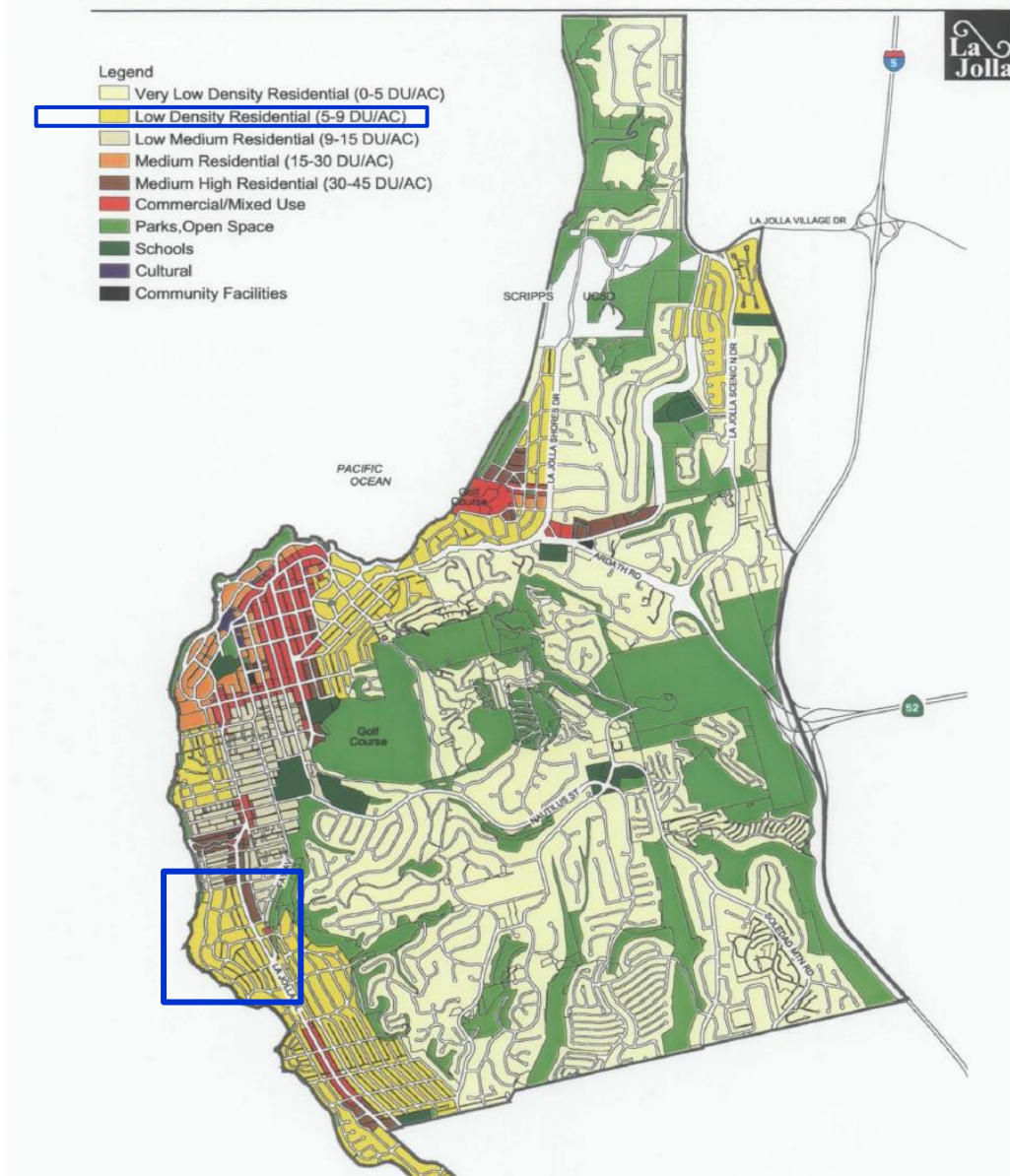




Project Location Map

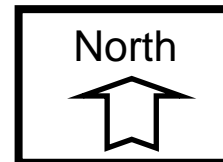
Barth Addition SDP
Project No. 676214 – 8341 El Paseo Grande

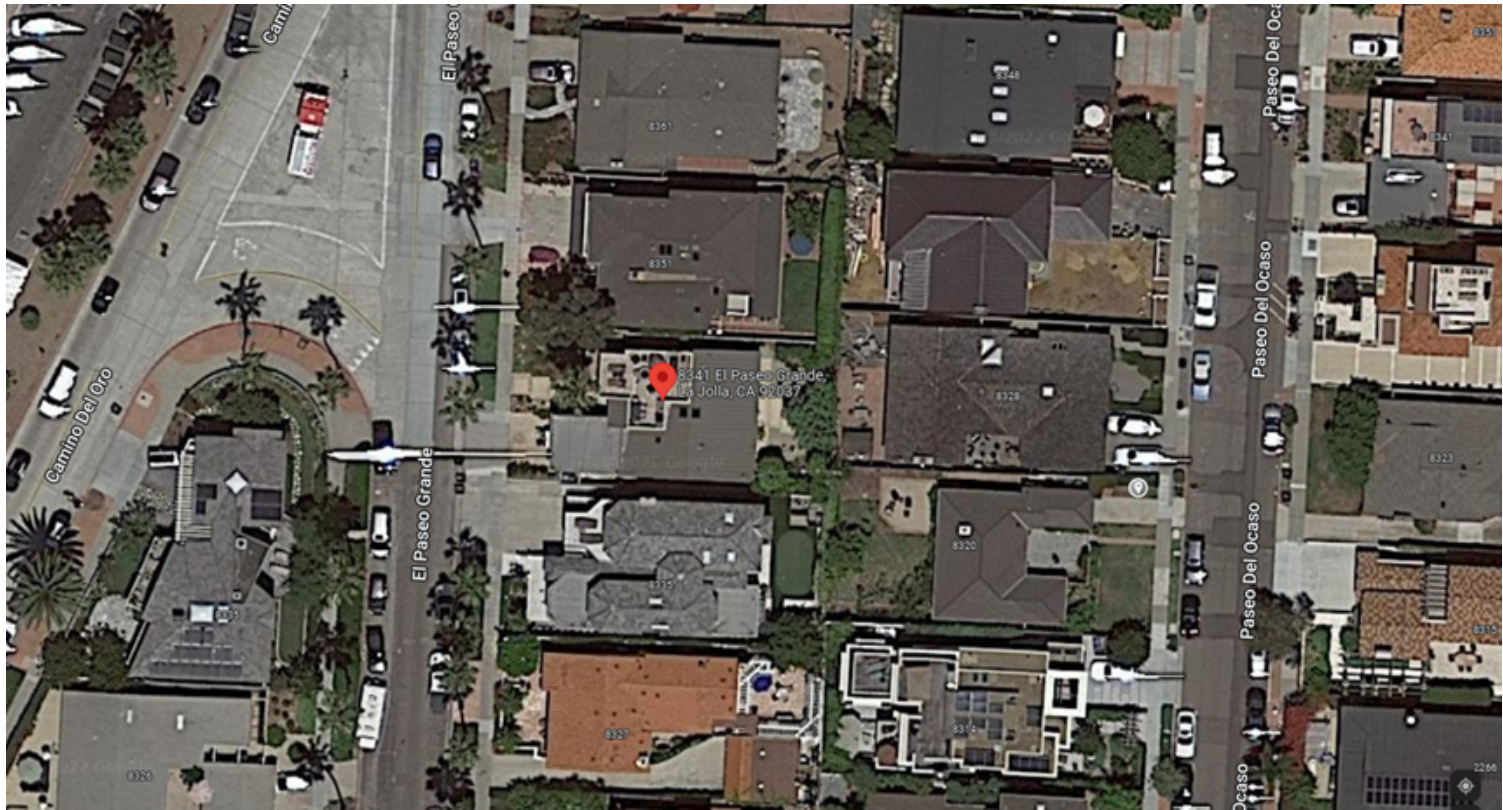




Land Use Map

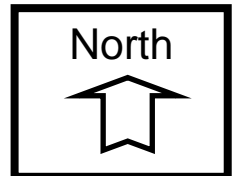
Barth Addition SDP
Project No. 6767214 - 8341 El Paseo Grande





Aerial Photograph

Barth Addition SDP
Project No. 676214 – 8341 El Paseo Grande

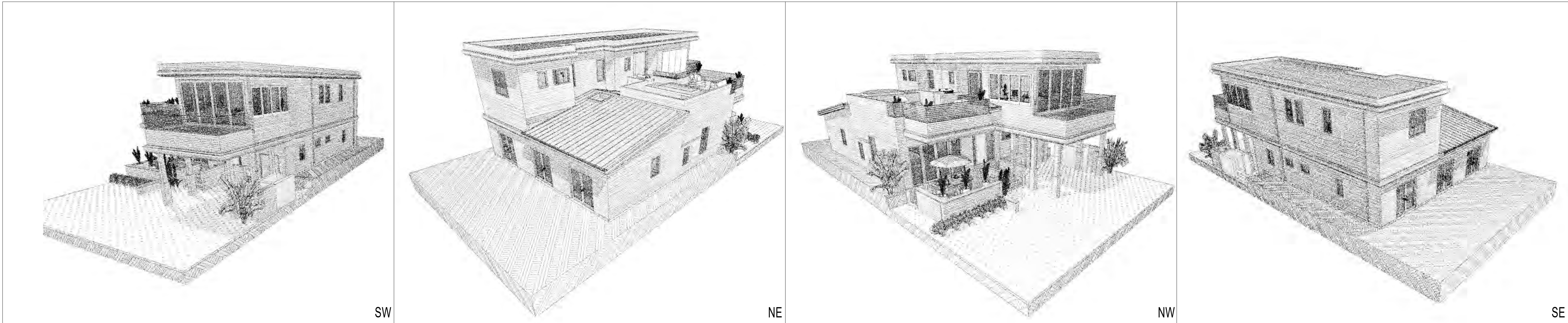


BIMcloud Basic for Archicad 25/2020/8341 El Paseo Grande

BARTH ADDITION

8341 El Paseo Grande, La Jolla, CA 92037

Attachment 6



Project Overview

Scope of Work:	933.2 sq ft second story addition and 150.3 sq ft deck.
Existing and Proposed Uses:	Single Family Home
Project Owner:	Barth Children's Trust Phone: 214-232-1847 10456 Countess Dr. Dallas,TX 75229-5909
Project Address:	8341 El Paseo Grande La Jolla, CA 92037
Year Built:	2000
Geological Hazard Category:	52
Assessor's Parcel:	346-171-06-00
Legal Description:	TR 2147 BLK 39 LOT 6
Governing Codes:	2019 California Residential Code Adopts 2018 IRC, Adopts 2018 UMC Adopts 2018 UPC, Adopts 2018 NEC
Zoning:	LJSPD-SF
Occupancy:	R3/U
Construction Type:	Type VB, Non-rated
Deferred Submittals:	Fire Sprinklers - NFPA Type 13D
Coastal Height Limitation Overlay Zone:	CHLOZ
Coastal Overlay Zone:	N-APP-2

Project Directory

Designer:	Masterworks Construction Company 7730 Herschel Ave, Suite H La Jolla, California, 92037 858.456.8000 Office
Structural Engineer:	Brian H. Qualls Qualls Engineering 4403 Manchester Ave. Suite 203 Encinitas, CA 92024 760.652.9257
Energy Calculations:	Brian Hansen Technical Energy 4336 Goldfinch Street San Diego, California 92103 858.472.2680 Office
Land Survey:	Robert Bateman San Diego Land Surveying & Engineering, Inc. 9665 Chesapeake Dr # 445, San Diego, California 92123 858.565.8362 Office

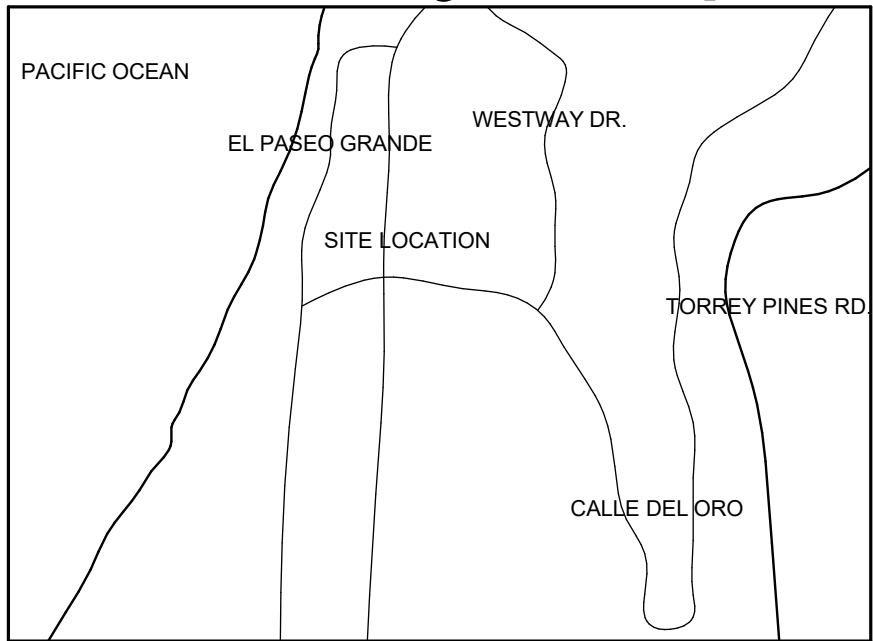
Project Data

Lot Area:	5,250 sf
Lot Coverage:	36.9%
Building Area:	
First Floor:	1,702.9 sf
Second Floor:	933.2 sf
Garage:	0 sf
Proposed Habital Area:	2,636.1 sf
Existing Habital Area:	1,702.9 sf
Added Habital Area:	933.2 sf
Building Area Percent Increase:	55%
Landscape Area:	
Existing Landscape Area:	1,779.7 sf
Added Landscape Area:	0 sf
Removed Landscape area:	0 sf
FAR Area:	2,856.9 sf
First Floor:	1,702.9 sf
+ Phantom:	220.8 sf
- Exempt:	0 sf
Second Floor:	933.2 sf
+ Phantom:	0 sf
- Exempt:	723.8 sf
Garage:	0 sf
+ Phantom:	0 sf
- Exempt:	0 sf
Total FAR Area:	2,856.9 sf
Actual FAR:	0.54

Sheet Index

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A-0.2	SITE PLAN
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A-0.7	GENERAL NOTES 2
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A-0.9	GENERAL NOTES 4
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A-0.11	FAR COMPLIANCE
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A-2.1	2ND FLOOR - NOTED/DIMENSIONED
A-3.1	ROOF PLAN
A-4.1	EXTERIOR ELEVATIONS
A-4.2	EXTERIOR ELEVATIONS
A-5.1	SECTIONS
A-5.2	SECTIONS
S1.0	STRUCTURAL NOTES
S1.1	STRUCTURAL NOTES
S1.2	TYPICAL DETAILS
S1.3	TYPICAL DETAILS
S2.0	FOUNDATION PLAN
S3.0	SECOND FLOOR FRAMING PLAN
S4.0	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
C1	SURVEY

Vicinity Map



HERS Verification

- Verify kitchen range hood (100 CFM CFM min & vent to exterior) at 1st flr
- Verify Airflow in habitable rooms (SC3.1.4.1.7) at 2nd flr
- Verify heat pump rated heating capacity (7,500 BTU at 1.7 degree) at 2nd flr
- Wall mounted thermostats in zones greater than 150 sf (SC3.4.5) at 2nd flr
- Ductless indoor units located entirely within conditioned space (SC3.1.4.1.8) at 2nd flr
- Verify refrigerant charge at 2nd flr

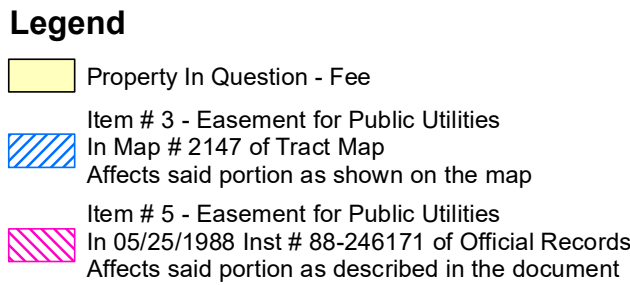
Process III Type Site Development Permit

After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinkler system which produce a higher GPM and a larger meter size requirement:

Owner Signature: _____

Contractor shall comply with all OSHA requirements.

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
	08/23/2021	3rd Submittal - Discretionary
	02/23/2022	1st Ministerial Submittal
Plan File Number: PTS- 0666339		
Approval Number: -		
MW Project Number: 202007		
Date Revised: 02/23/2022		



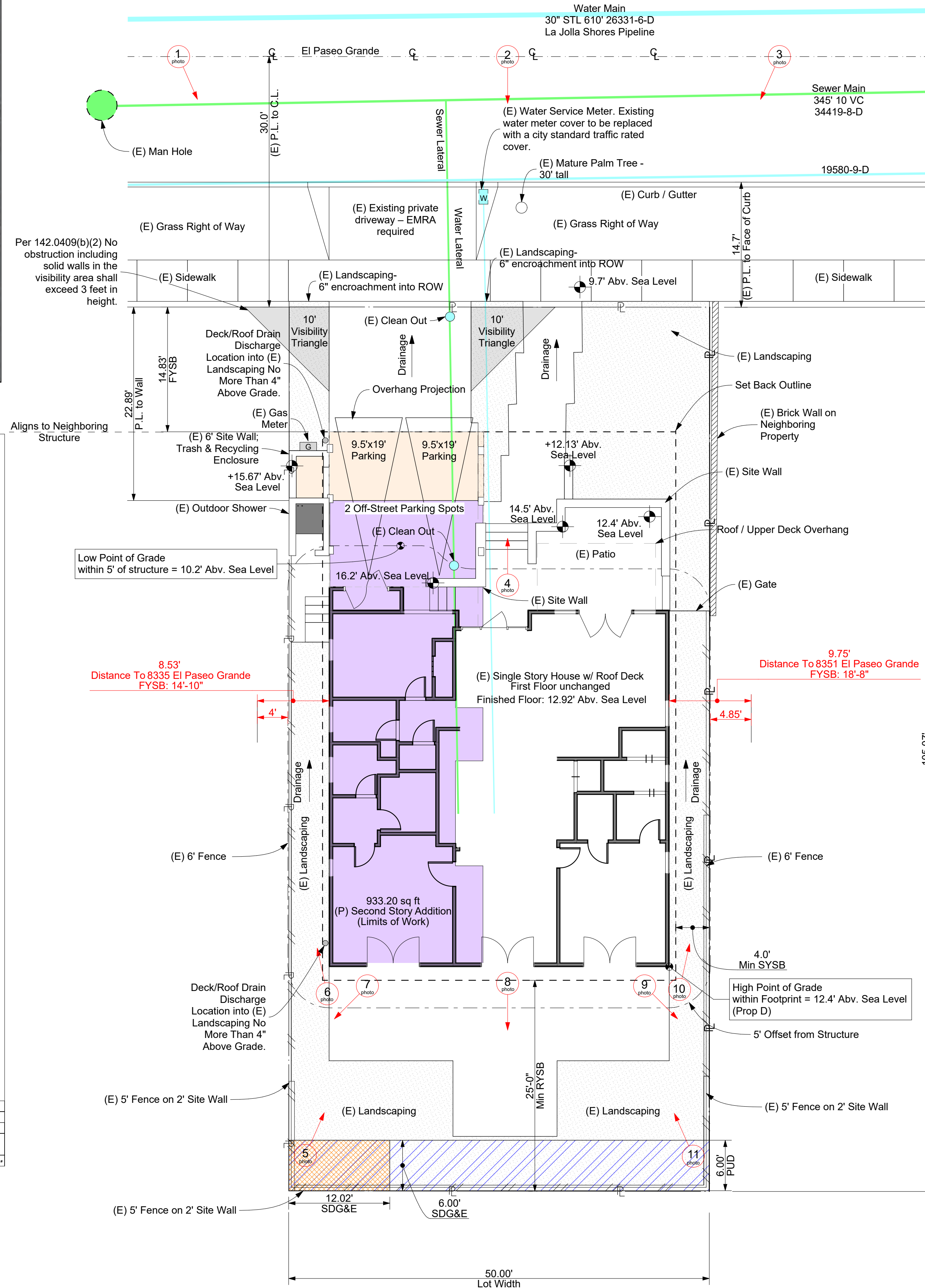
Public Utility Easements



Total Disturbance Area: 0 sq ft
 Existing Impervious Area: 3,502.35 sq ft
 Proposed Impervious Area: 3,502.35 sq ft
 Impervious area increase: 0%
 Cut Quantities: 0 cyd
 Fill Quantities: 0 cyd
 Import/Export: 0 cyd
 Max cut depth under the building footprint: 0 ft
 Max cut depth outside the building footprint: 0 ft
 Max fill depth under the building footprint: 0 ft
 Max fill depth outside the building footprint: 0 ft

NOTE: No grading is proposed per the scope of work, and existing grade is not modified.

Nearby Fire Hydrant Located
 100' West of Property Line on
 the Corner of Cam Del Oro and




Project Data

Lot Area:	5,250 sf
Building Area:	sf
First Floor:	(E) 1,702.9 sf
Second Floor:	(P) 933.2 sf
Garage:	0 sf

Proposed Habital Area:	2,636.1 sf
Existing Habital Area:	1,702.9 sf
Added Habital Area:	933.2 sf

Building Area Percent Increase: 55%

Easement For Puiblic Utilities

 SDG&E granted 1988

 PUD 1929

Site Plan Notes

1. There will be no changes made to the site or the first floor of the existing structure. All grades remain unchanged. No earthwork performed
2. There are no transit stops adjacent to this property.
3. Street address is visible and legible from the street fronting the property. See photo 1, 2 or 3.
4. No work will be performed in the Right of Way
5. There are four fire hydrants within 600' of this address. One is located approximately 300' North East of the property on the corner of Camino Del Oro and Paseo Del Ocaso. Another is located approximately 250' South East of the property on the corner of Calle Frescota and Paseo Del Ocaso. Another is located approximately 100' West of the property on the corner of El Paseo Grande and Camino Delo Oro. Another is located approximately 300' from the property on the corner of Calle Frescota and Camino Del Oro
6. All spot elevations are based off of the survey provided on sheet C1.
7. There are two public utility easements on this property. One fromSDG&E. The other a Public Utility Easement. There are no private easements on this property.
8. All public domestic water service line diameters are provided for clarity of intent only. Actual service line diameters will be based upon the project's approved water meter data card.
9. There will be no groundbreaking on site. No grading is proposed per the scope of work, and existing grade is not modified
10. This project must comply with the San Diego Municipal Code Requirements for maximum height of the structure not to exceed 30 feet (SDMC, Sections 131.0444 and 132.0505). Highest point of the roof equipment, pipe, vent, antenna or other projection shall not exceed 30 feet above grade.
11. This project is located within the ASBS watershed. The applicant/permittee will be required to comply with all ASBS watershed requirements accordingly.
12. No hardscape walls or landscape rock encroach into the public right of way.
13. All water and sewer laterals and services are to remain. Construction reference drawings #'s 19580-9-D, 26331-5 & 6-D and 1382-D
14. Existing water service main and sewer lateral to be retained.
15. No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2), Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material.
16. Damaged/cracked private driveway shall be repaired to the satisfaction of the city engineer, adjacent to the site on El Paseo Grande

Symbol Legend

(E) Interior Wall

(E) Exterior Wall

(P) Second Story
Addition/Limits of work

(E) Landscaping

(E) Site Wall

(E) Fence

(E) Water Meter

(E) Gas Meter

(E) Cleanout

(E) Man-hole

(E) Fire Hydrants

Site Plan

MASTERWORKS
construction co.

7730 Herschel Ave. suite H
La Jolla, California 92037
Phone 858 (456) 8000
Fax 858 (456) 8001

Barth
Addition/Remodel
8341 El Paseo Grande
La Jolla, CA 92037

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
	08/23/2021	3rd Submittal - Discretionary
	02/23/2022	1st Ministerial Submittal

Plan File Number:	PTS- 0666339
Approval Number:	-
MW Project Number:	202007
Date Revised:	02/23/2022

Sheet 2 of 31

A-0.2

Section 2.1- Photographic Survey



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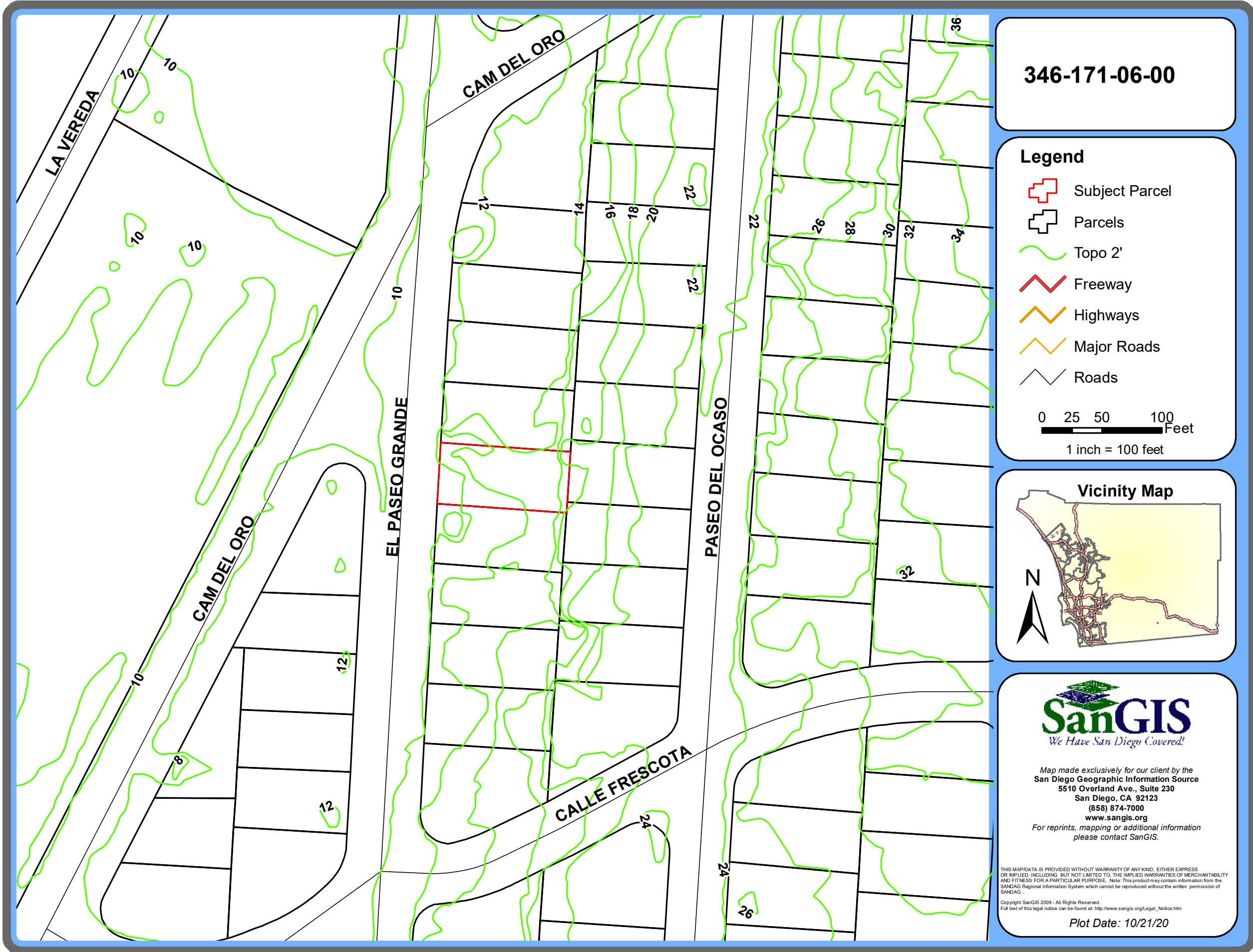
9



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NOTE: See Sheet A-0.2 (Site Plan) For Location and Direction of Photographic Survey



Adjacent Properties

8351 El Paseo Grande

8335 El Paseo Grande

MASTERWORKS construction co.
7730 Herschel Ave. suite H
La Jolla, California 92037
Phone 858 (456) 8000
Fax 858 (456) 8001

Topographic Map & Photo Survey

Barth
Addition/Remodel
8341 El Paseo Grande
La Jolla, CA 92037

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
	08/23/2021	3rd Submittal - Discretionary
	02/23/2022	1st Ministerial Submittal

Plan File Number: PTS- 0666339
Approval Number: -
MW Project Number: 202007
Date Revised: 02/23/2022

Section 4.2 - Owner / Occupant Information

#	PARCEL NUMBER	OWNER NAME	SITE ADDRESS	CITY	STATE	ZIP	MAILING ADDRESS	CITY	STATE	ZIP	USE DESCRIPTION
1	346-071-03-00	CITY OF SAN DIEGO	LA VEREDA	LA JOLLA	CA	92037	NO VALUE	LA JOLLA	CA	92037	NO VALUE
2	346-161-03-00	CITY OF SAN DIEGO	CAMINO DEL ORO	LA JOLLA	CA	92037	2101 E MARSHALL AVE	PHOENIX	AZ	85016	RESID. SINGLE FAMILY
3	346-162-01-00	PELFAM INVESTMENTS L L C	8335 CAMINO DEL ORO	LA JOLLA	CA	92037	1201 DEL RESTO DR	BEVERLY HILLS	CA	90210	RESID. SINGLE FAMILY
4	346-162-03-00	SAKHON CAROL TRUST 03-18-93	8326 EL PASEO GRANDE	LA JOLLA	CA	92037	8322 EL PASEO GRANDE	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
5	346-162-03-00	SNODGRASS JOHN P & LEE V REVOCABLE TRUST 10-09-89	8322 EL PASEO GRANDE	LA JOLLA	CA	92037	8322 EL PASEO GRANDE	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
6	346-162-04-00	CASTER BRIAN & DENISE FAMILY TRUST 12-11-87	8316 EL PASEO GRANDE	LA JOLLA	CA	92037	647 CREST DR	EL CAJON	CA	92019	RESID. SINGLE FAMILY
7	346-162-05-00	WILLS CHRISTOPHER J R FAMILY TRUST 03-14-75	8310 EL PASEO GRANDE	LA JOLLA	CA	92037	8310 EL PASEO GRANDE	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
8	346-162-06-00	KRONENFELD MARK & SHERRY	2180 CALLE FRESCOTA	LA JOLLA	CA	92037	400 CHAMBERS ST #14K	NEW YORK	NY	10282	RESID. SINGLE FAMILY
9	346-162-11-00	N I L L C	8315 CAMINO DEL ORO	LA JOLLA	CA	92037	3735 DIXON PL	SAN DIEGO	CA	92101	RESID. SINGLE FAMILY
10	346-162-12-00	MENICKE PAULA TRUST 02-24-04	8319 CAMINO DEL ORO	LA JOLLA	CA	92037	8319 CAMINO DEL ORO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
11	346-171-01-00	SINGER-STEWART FAMILY REVOCABLE TRUST 06-01-04	8389 EL PASEO GRANDE	LA JOLLA	CA	92037	645 FRONT ST #2004	SAN DIEGO	CA	92101	RESID. SINGLE FAMILY
12	346-171-02-00	SINGER-STEWART FAMILY REVOCABLE TRUST 06-01-04	8381 EL PASEO GRANDE	LA JOLLA	CA	92037	645 FRONT ST #2004	SAN DIEGO	CA	92101	RESID. SINGLE FAMILY
13	346-171-03-00	BASCOM ANITRA FAMILY TRUST 12-21-16	8373 EL PASEO GRANDE	LA JOLLA	CA	92037	1012 BROADMOOR DR	EL PASO	TX	79912	RESID. SINGLE FAMILY
14	346-171-04-00	NEUMAN GREGORY C TRUST 01-20-95	8361 EL PASEO GRANDE	LA JOLLA	CA	92037	P O BOX 3	DEL MAR	CA	92014	RESID. SINGLE FAMILY
15	346-171-05-00	SCHUSTER LEO R JR REVOCABLE TRUST 05-14-86	8351 EL PASEO GRANDE	LA JOLLA	CA	92037	1012 BROADMOOR DR	EL PASO	TX	79912	RESID. SINGLE FAMILY
16	346-171-06-00	BARTH CHILDRENS TRUST	8341 EL PASEO GRANDE	LA JOLLA	CA	92037	10456 COUNTESS DR	DALLAS	TX	75229	RESID. SINGLE FAMILY
17	346-171-07-00	BEN FATTO LIMITED PARTNERSHIP	8335 EL PASEO GRANDE	LA JOLLA	CA	92037	1223 S CLEARVIEW AVE #103	MESA	AZ	85209	RESID. SINGLE FAMILY
18	346-171-08-00	PATRIDGE LIVING TRUST OF 2001	8327 EL PASEO GRANDE	LA JOLLA	CA	92037	8327 EL PASEO GRANDE	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
19	346-171-09-00	VACCARO ALEXANDER R III CALIFORNIA IRREVOCABLE TRUST	8314 EL PASEO GRANDE	LA JOLLA	CA	92037	1840 ALDHA LN	GLADWYNNE	PA	19035	RESID. SINGLE FAMILY
20	346-171-10-00	GIBBY DARIN & ROBIN	8311 EL PASEO GRANDE	LA JOLLA	CA	92037	9435 WINDING HILL WAY	LONE TREE	CO	80124	RESID. SINGLE FAMILY
21	346-171-11-00	8305 EL PASEO GRANDE L L C	8305 EL PASEO GRANDE	LA JOLLA	CA	92037	5446 N MESA ST #E2	EL PASO	TX	79912	RESID. SINGLE FAMILY
22	346-171-13-00	SAHBA BRUCE & FATEMEH	8368 PASEO DEL OCASO	LA JOLLA	CA	92037	8368 RUTTE MONTE CARLO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
23	346-171-14-00	GATTO JOE & CRISTINE	8368 PASEO DEL OCASO	LA JOLLA	CA	92037	8368 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
24	346-171-16-00	BEAUDETTE ROBERT A TR (DCSD)	8348 PASEO DEL OCASO	LA JOLLA	CA	92037	8348 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
25	346-171-17-00	FROEB HERMAN F & HELEN L REVOCABLE TRUST 05-03-90	8336 PASEO DEL OCASO	LA JOLLA	CA	92037	211 ROUND HILL RD	TIBURON	CA	94920	RESID. SINGLE FAMILY
26	346-171-18-00	JACKSON SURVIVORS TRUST 10-09-90	8328 PASEO DEL OCASO	LA JOLLA	CA	92037	8328 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
27	346-171-19-00	VOLKER JOHN B & CAMERON N REVOCABLE INTER VIVOS	8320 PASEO DEL OCASO	LA JOLLA	CA	92037	2466 VALLECITOS CT	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
28	346-171-20-00	WALKUSH FAMILY TRUST 06-12-02	8314 PASEO DEL OCASO	LA JOLLA	CA	92037	8314 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
29	346-171-21-00	GANTZEL PETER TR	8308 PASEO DEL OCASO	LA JOLLA	CA	92037	8308 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
30	346-171-22-00	MERTZ RICHARD L & MING YANG	8302 PASEO DEL OCASO	LA JOLLA	CA	92037	8302 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
31	346-171-23-00	OCASO LLC	525 ST #2200	SAN DIEGO	CA	92101	525 ST #2200	SAN DIEGO	CA	92101	RESID. SINGLE FAMILY
32	346-171-24-00	CARDON HIATT INVESTMENTS L L C	8352 PASEO DEL OCASO	LA JOLLA	CA	92037	1223 S CLEARVIEW AVE #105	MESA	AZ	85209	RESID. SINGLE FAMILY
33	346-172-04-00	EDWARDS FAMILY TRUST 10-07-03	8371 PASEO DEL OCASO	LA JOLLA	CA	92037	8371 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
34	346-172-05-00	DENNY WILLIAM F TR	8361 PASEO DEL OCASO	LA JOLLA	CA	92037	8361 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
35	346-172-06-00	DEABES TRUST 02-12-20	8351 PASEO DEL OCASO	LA JOLLA	CA	92037	8355 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
36	346-172-07-00	SANCTUARY REVOCABLE LIVING TRUST 11-03-93	8351 PASEO DEL OCASO	LA JOLLA	CA	92037	P O BOX 1360	SILVER CITY	NM	88062	RESID. SINGLE FAMILY
37	346-172-08-00	ALLAN H KEYS	8341 PASEO DEL OCASO	LA JOLLA	CA	92037	8341 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
38	346-172-09-00	PETERSON DONNA L SEPARATE PROPERTY TRUST 12-18-13	8333 PASEO DEL OCASO	LA JOLLA	CA	92037	8333 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
39	346-172-10-00	LISKE MICHELLE A	8323 PASEO DEL OCASO	LA JOLLA	CA	92037	8323 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
40	346-172-11-00	8315 PASEO DEL OCASO L L C	8315 PASEO DEL OCASO	LA JOLLA	CA	92037	P O BOX 1313	CALEDON	CA	92332	RESID. SINGLE FAMILY
41	346-172-12-00	MCCOLL FAMILY TRUST 09-22-95	2260 CALLE FRESCOTA	LA JOLLA	CA	92037	2260 CALLE FRESCOTA	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
42	346-172-13-00	SANDPATCH L L C	2220 CALLE FRESCOTA	LA JOLLA	CA	92037	2336 CAMINO DEL COLLADO	LA JOLLA	CA	92037	RESID. MULTIPLE FAMILY
43	346-172-14-00	CARY JO E SEPARATE PROPERTY TRUST 02-22-07	823 COFAIR CT	SOLANA BEACH	CA	92075	823 COFAIR CT	SOLANA BEACH	CA	92075	RESID. SINGLE FAMILY
44	346-172-15-00	DALICO INVESTMENT GROUP LLC	40935 AVENIDA ARCADE	PALM DESERT	CA	92260	40935 AVENIDA ARCADE	PALM DESERT	CA	92260	RESID. SINGLE FAMILY
45	346-172-16-00	SOLOMONO GINA L LIVING TRUST 11-06-18	8338 LA JOLLA SHORES DR	LA JOLLA	CA	92037	8338 LA JOLLA SHORES DR	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
46	346-172-17-00	VACQUER MIHKO W TR	8338 LA JOLLA SHORES DR	LA JOLLA	CA	92037	8338 LA JOLLA SHORES DR	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
47	346-172-18-00	J V K HOLDINGS L L C	2851 W KATHLEEN RD	PHOENIX	AZ	85053	2851 W KATHLEEN RD	PHOENIX	AZ	85053	RESID. SINGLE FAMILY
48	346-231-20-00	WINNER KARIN E TRUST 09-28-04	8284 PASEO DEL OCASO	LA JOLLA	CA	92037	8284 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
49	346-231-21-00	LITTLE MARY M TR	8285 EL PASEO GRANDE	LA JOLLA	CA	92037	2842 TORREY PINES RD	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
50	346-232-01-00	CHEN SHU & KUANG-CHUNG TRS	2261 CALLE FRESCOTA	LA JOLLA	CA	92037	9445 LA JOLLA FARMS RD	LA JOLLA	CA	92037	RESID. SINGLE FAMILY
51	346-232-02-00	FLYNN ROBERT P & KAREN I TRUST 01-07-08	8281 PASEO DEL OCASO	LA JOLLA	CA	92037	8281 PASEO DEL OCASO	LA JOLLA	CA	92037	RESID. SINGLE FAMILY

PARCEL NUMBER	OWNER NAME	SITE ADDRESS	CITY	STATE	ZIP
346-071-03-00	CITY OF SAN DIEGO	1200 3RD AVE 1700	SAN DIEGO	CA	92101
346-161-03-00	CITY OF SAN DIEGO	1200 3RD AVE 1700	SAN DIEGO	CA	92101
346-162-01-00	PELFAM INVESTMENTS L L C	2101 E MARSHALL AVE	PHOENIX	AZ	85016
346-162-03-00	SAKHON CAROL TRUST 03-18-93	1203 DELRESTO DR	BEVERLY HILLS	CA	90210
346-162-03-00	SNODGRASS JOHN P & LEE V REVOCABLE TRUST 10-09-89	8322 EL PASEO GRANDE	LA JOLLA	CA	92037
346-162-04-00	CASTER BRIAN & DENISE FAMILY TRUST 12-11-87	647 CREST DR	EL CAJON	CA	92019
346-162-05-00	WILLS CHRISTOPHER J R FAMILY TRUST 03-14-75	8310 EL PASEO GRANDE	LA JOLLA	CA	92037
346-162-06-00	KRONENFELD MARK & SHERRY	400 CHAMBERS ST #14K	NEW YORK	NY	10282
346-162-11-00	N I L L C	3735 DIXON PL	SAN DIEGO	CA	92101
346-162-12-00	MENICKE PAULA TRUST 02-24-04	8319 CAMINO DEL ORO	LA JOLLA	CA	92037
346-171-01-00	SINGER-STEWART FAMILY REVOCABLE TRUST 06-01-04	645 FRONT ST #2004	SAN DIEGO	CA	92101
346-171-02-00	SINGER-STEWART FAMILY REVOCABLE TRUST 06-01-04	645 FRONT ST #2004	SAN DIEGO	CA	92101
346-171-03-00	BASCOM ANITRA FAMILY TRUST 12-21-16	8373 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-04-00	NEUMAN GREGORY C TRUST 01-20-95	P O BOX 3	DEL MAR	CA	92014
346-171-05-00	SCHUSTER LEO R JR REVOCABLE TRUST 05-14-86	1012 BROADMOOR DR	EL PASO	TX	79912
346-171-06-00	BARTH CHILDRENS TRUST	10456 COUNTESS DR	DALLAS	TX	75229
346-171-07-00	BEN FATTO LIMITED PARTNERSHIP	1223 S CLEARVIEW AVE #103	MESA	AZ	85209
346-171-08-00	PATRIDGE LIVING TRUST OF 2001	8327 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-09-00	VACCARO ALEXANDER R III CALIFORNIA IRREVOCABLE TRUST	1840 ALDHA LN	GLADWYNNE	PA	19035
346-171-10-00	GIBBY DARIN & ROBIN	9435 WINDING HILL WAY	LONE TREE	CO	80124
346-171-11-00	8305 EL PASEO GRANDE L L C	5446 N MESA ST #E2	EL PASO	TX	79912
346-171-13-00	SAHBA BRUCE & FATEMEH	8368 PASEO DEL OCASO	LA JOLLA	CA	92037
346-171-14-00	GATTO JOE & CRISTINE	8368 PASEO DEL OCASO	LA JOLLA	CA	92037
346-171-16-00	BEAUDETTE ROBERT A TR (DCSD)	8348 PASEO DEL OCASO	LA JOLLA	CA	92037
346-171-17-00	FROEB HERMAN F & HELEN L REVOCABLE TRUST 05-03-90	211 ROUND HILL RD	TIBURON	CA	94920
346-171-18-00	JACKSON SURVIVORS TRUST 10-09-90	8328 PASEO DEL OCASO	LA JOLLA	CA	92037
346-171-19-00	VOLKER JOHN B & CAMERON N REVOCABLE INTER VIVOS	2466 VALLECITOS CT	LA JOLLA	CA	92037
346-171-20-00	WALKUSH FAMILY TRUST 06-12-02	8314 PASEO DEL OCASO	LA JOLLA	CA	92037
346-171-21-00	GANTZEL PETER TR	8308 PASEO DEL OCASO	LA JOLLA	CA	92037
346-171-22-00	MERTZ RICHARD L & MING YANG	8302 PASEO DEL OCASO	LA JOLLA	CA	92037
346-171-23-00	OCASO LLC	525 ST #2200	SAN DIEGO	CA	92101
346-172-04-00	CARDON HIATT INVESTMENTS L L C	1223 S CLEARVIEW AVE #105	MESA	AZ	85209
346-172-04-00	EDWARDS FAMILY TRUST 10-07-03	8371 PASEO DEL OCASO	LA JOLLA	CA	92037
346-172-05-00	DENNY WILLIAM F TR	8361 PASEO DEL OCASO	LA JOLLA	CA	92037
346-172-06-00	DEABES TRUST 02-12-20	8351 PASEO DEL OCASO	LA JOLLA	CA	92037
346-172-07-00	SANCTUARY REVOCABLE LIVING TRUST 11-03-93	P O BOX 1360	SILVER CITY	NM	88062
346-172-08-00	ALLAN H KEYS	8341 PASEO DEL OCASO	LA JOLLA	CA	92037
346-172-09-00	PETERSON DONNA L SEPARATE PROPERTY TRUST 12-18-13	8333 PASEO DEL OCASO	LA JOLLA	CA	92037
346-172-10-00	LISKE MICHELLE A	8323 PASEO DEL OCASO	LA JOLLA	CA	92037
346-172-11-00	8315 PASEO DEL OCASO L L C	P O BOX 1313	CALEDON	CA	92332
346-172-12-00	MCCOLL FAMILY TRUST 09-22-95	2260 CALLE FRESCOTA	LA JOLLA	CA	92037
346-172-13-00	SANDPATCH L L C	2336 CAMINO DEL COLLADO	LA JOLLA	CA	92037
346-172-14-00	CARY JO E SEPARATE PROPERTY TRUST 02-22-07	823 COFAIR CT	SOLANA BEACH	CA	92075
346-172-15-00	DALICO INVESTMENT GROUP LLC	40935 AVENIDA ARCADE	PALM DESERT	CA	92260
346-172-16-00	SOLOMONO GINA L LIVING TRUST 11-06-18	8338 LA JOLLA SHORES DR	LA JOLLA	CA	92037
346-172-17-00	VACQUER MIHKO W TR	8338 LA JOLLA SHORES DR	LA JOLLA	CA	92037
346-172-18-00	J V K HOLDINGS L L C	2851 W KATHLEEN RD	PHOENIX	AZ	85053
346-231-20-00	WINNER KARIN E TRUST 09-28-04	8284 PASEO DEL OCASO	LA JOLLA	CA	92037
346-231-21-00	LITTLE MARY M TR	2842 TORREY PINES RD	LA JOLLA	CA	92037
346-232-01-00	CHEN SHU & KUANG-CHUNG TRS	9445 LA JOLLA FARMS RD	LA JOLLA	CA	92037
346-232-02-00	FLYNN ROBERT P & KAREN I TRUST 01-07-08	8281 PASEO DEL OCASO	LA JOLLA	CA	92037

PARCEL NUMBER	OCCUPANT	SITE ADDRESS	CITY	STATE	ZIP
346-071-03-00	OCCUPANT	1200 3RD AVE 1700	SAN DIEGO	CA	92101
346-161-03-00	OCCUPANT	1200 3RD AVE 1700	SAN DIEGO	CA	92101
346-162-01-00	OCCUPANT	8335 CAMINO DEL ORO	LA JOLLA	CA	92037
346-162-03-00	OCCUPANT	8326 EL PASEO GRANDE	LA JOLLA	CA	92037
346-162-03-00	OCCUPANT	8322 EL PASEO GRANDE	LA JOLLA	CA	92037
346-162-04-00	OCCUPANT	8316 EL PASEO GRANDE	LA JOLLA	CA	92037
346-162-05-00	OCCUPANT	8310 EL PASEO GRANDE	LA JOLLA	CA	92037
346-162-06-00	OCCUPANT	2180 CALLE FRESCOTA	LA JOLLA	CA	92037
346-162-11-00	OCCUPANT	8315 CAMINO DEL ORO	LA JOLLA	CA	92037
346-162-12-00	OCCUPANT	8319 CAMINO DEL ORO	LA JOLLA	CA	92037
346-171-01-00	OCCUPANT	8389 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-02-00	OCCUPANT	8381 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-03-00	OCCUPANT	8373 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-04-00	OCCUPANT	8361 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-05-00	OCCUPANT	8311 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-06-00	OCCUPANT	8341 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-07-00	OCCUPANT	8335 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-08-00	OCCUPANT	8371 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-09-00	OCCUPANT	8311 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-10-00	OCCUPANT	8311 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-11-00	OCCUPANT	8305 EL PASEO GRANDE	LA JOLLA	CA	92037
346-171-13-00	OCCUPANT	8374 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-14-00	OCCUPANT	8368 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-16-00	OCCUPANT	8348 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-17-00	OCCUPANT	8336 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-18-00	OCCUPANT	8328 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-19-00	OCCUPANT	8320 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-20-00	OCCUPANT	8314 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-21-00	OCCUPANT	8308 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-22-00	OCCUPANT	8302 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-23-00	OCCUPANT	8364 PASO DEL OCAO	LA JOLLA	CA	92037
346-171-24-00	OCCUPANT	8352 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-04-00	OCCUPANT	8371 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-05-00	OCCUPANT	8361 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-06-00	OCCUPANT	8351 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-07-00	OCCUPANT	8351 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-08-00	OCCUPANT	8341 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-09-00	OCCUPANT	8331 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-10-00	OCCUPANT	8323 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-11-00	OCCUPANT	8315 PASO DEL OCAO	LA JOLLA	CA	92037
346-172-12-00	OCCUPANT	2260 CALLE FRESCOTA	LA JOLLA	CA	92037
346-172-13-00	OCCUPANT	2220 CALLE FRESCOTA	LA JOLLA	CA	92037
346-172-13-00	OCCUPANT	2222 CALLE FRESCOTA	LA JOLLA	CA	92037
346-172-14-00	OCCUPANT	8310 LA JOLLA SHORES DR	LA JOLLA	CA	92037
346-172-15-00	OCCUPANT	8310 LA JOLLA SHORES DR	LA JOLLA	CA	92037
346-172-16-00	OCCUPANT	8308 LA JOLLA SHORES DR	LA JOLLA	CA	92037
346-172-17-00	OCCUPANT	8318 LA JOLLA SHORES DR	LA JOLLA	CA	92037
346-172-18-00	OCCUPANT	8344 LA JOLLA SHORES DR	LA JOLLA	CA	92037
346-231-20-00	OCCUPANT	8284 PASO DEL OCAO	LA JOLLA	CA	92037
346-231-21-00	OCCUPANT	8285 EL PASEO GRANDE	LA JOLLA	CA	92037
346-232-01-00	OCCUPANT	2262 CALLE FRESCOTA	LA JOLLA	CA	92037
346-232-02-00	OCCUPANT	8281 PASO DEL OCAO	LA JOLLA	CA	92037

Landscape Plan Notes:

1. There will be no changes made to the existing landscape.
2. No trees, shrubs or ground cover will be installed or removed.
3. There will be no grading performed on site. All grades to remain unchanged.
4. No hardscape walls or landscape rock encroach into the public right of way.

Landscape Plan Legend

- ↓

Tall Grass
- ⊙

Flowering Bush
- △

Small Rock
- Mature Palm
- Mature Tree
- Large Bush



Landscape Plan
SCALE: 1/8" = 1'-0"

Lot Size: 5,250.0 sf

Total Landscape Area:
(includes planting areas,
landscaped areas and all
pervious areas) 1,779.7 sf

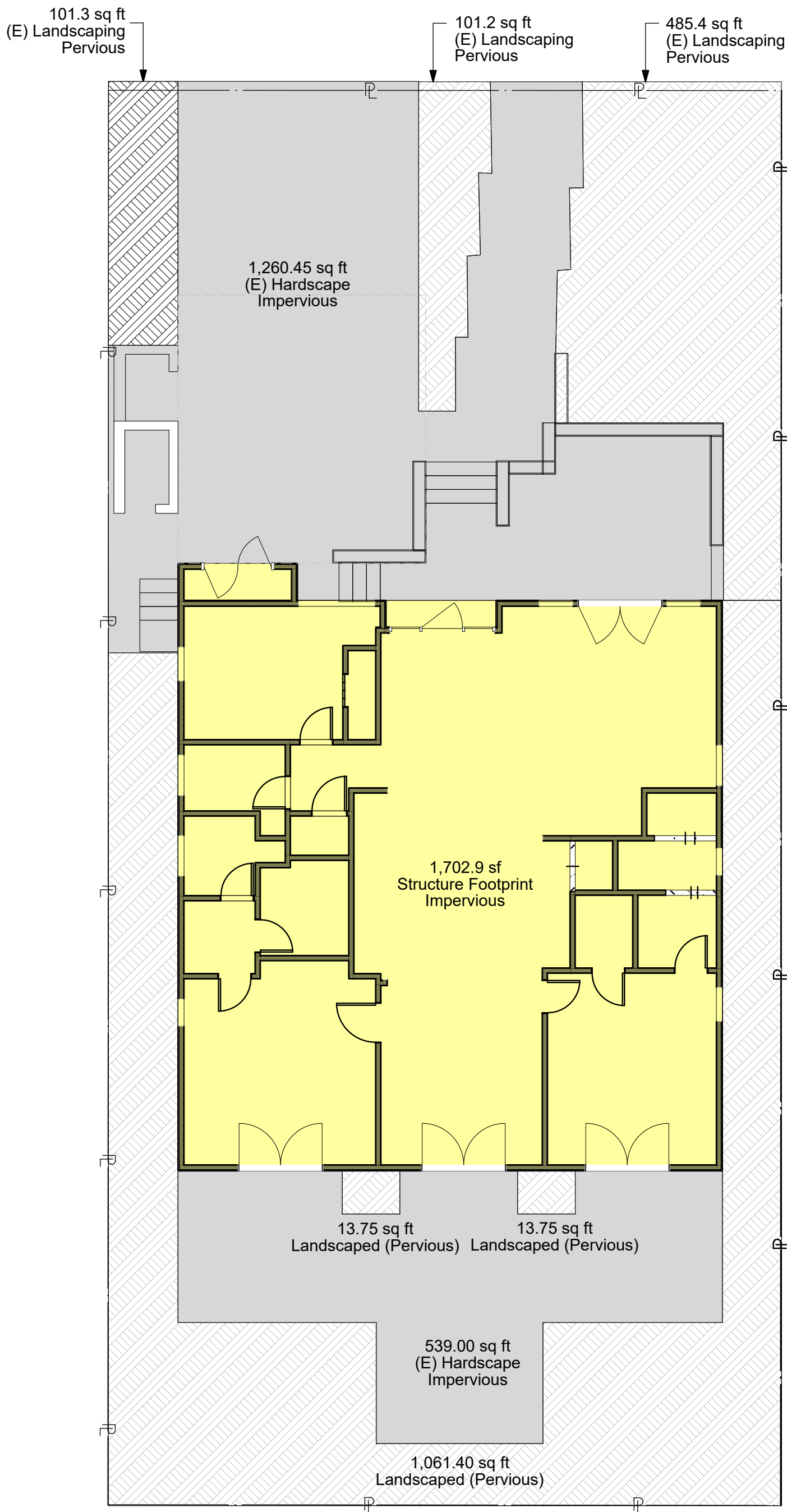
Total Impervious Area:
(includes all hardscape,
stairs, walkways and
existing and proposed
structure) 3,502.4 sf

Calculations:

30% of total parcel = 0.3 x 5,250.0 = 1,575.0

Conclusion:

1,779.7 sf is greater than 30% of the total parcel
and meets the minimum requirements per section
1510.0304(h)



Landscape Area Diagram
SCALE: 1/8" = 1'-0"

MASTERWORKS
construction co.

7730 Herschel Ave. suite H
La Jolla, California 92037
Phone 858 (456) 8000
Fax 858 (456) 8001

Landscape Plan & Area Diagram

Barth

Addition/Remodel

8341 El Paseo Grande
La Jolla, CA 92037

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
	08/23/2021	3rd Submittal - Discretionary
	02/23/2022	1st Ministerial Submittal

Plan File Number: PTS- 0666339

Approval Number: -

MW Project Number: 202007

Date Revised: 02/23/2022

A-0.5

BIMcloud Basic for Archicad 25/2020/8341 El Paseo Grande

 BIMcloud: MWServer1 - BIMcloud Basic for Archicad 25/2020/8341 El Paseo Grande

Smoke and Carbon Monoxide Alarms:

- All smoke alarms shall be listed with UL 217 and installed in accordance with the provisions of the governing CRC and the household fire warning equipment provisions of NFPA 72. Systems and components shall be California State Fire Marshall listed and approved in accordance with CCR, Title 19, Division 1 for the purpose for which they are installed. (R314.1).
- Where more than one smoke alarm is required to be installed, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual dwelling unit. (R314.4).
- Smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection. (R314.6).
- Carbon monoxide alarms shall receive their primary power from the building wiring and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection. (R315.6)
- Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or sleeping unit the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit. (R315.5)
- Single- and multiple-station carbon monoxide alarms shall be listed as complying with the requirements of NFPA 720 and UL 2034
- In dwelling units within which fuel-burning appliances are installed (and in dwelling units having attached garages), show the locations of permanently wired carbon monoxide alarms with battery backup, per Section R315.
- Such smoke alarm locations shall comply with the following:
 - They shall be not less than 3' from the door opening of a bathroom.
 - They shall be at least 20' from a cooking appliance.
 - They shall be at least 3' from supply registers of heating/cooling systems.
 - They shall be at least 3' from the tip of the blade of a ceiling-mounted fan.

Roofing Notes:

- Roofs shall comply with the requirements of sections R905. Roofs shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.
- The entire roof shall be a Class "A" roofing assembly.
- Where the roof profile allows a space between the roof covering and roof decking, the spaces shall be constructed to prevent the intrusion of flames and embers, be fire stopped with approved materials or have one layer of No. 72 ASTM cap sheet installed over the combustible decking.
- Exterior building wall covering of building wall to which the deck is attached and within 10 feet of the deck shall not be required to comply with subsection 2 (b) if the decking surface material conforms to ASTM E-84 Class B flame spread.
- All replacements, alterations, or repairs to a roof shall be a Class "A" roof assembly.
- All newly constructed roofs and roof be class "A" roof assemblies and are approved by an approved testing agency.
- Valley Flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley
- Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.
- When provided, valley flashings shall not be less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
- Drip edge flashing used at the free edges of roofing materials shall be non-combustible
- Chimneys, flues or stovepipes attached to any fireplace, stove, barbeque, or other solid or liquid fuel burning equipment or device shall be equipped with an approved spark arrester

San Diego Municipal Code:

- This project must comply with the Municipal Code Requirements for maximum height of the structure not to exceed 30 feet, (SDMC, Sections 131.0444 and 132.0505). Highest point on roof equipment, pipe, vent, antenna or other projection shall not exceed 30 feet above grade.

Electical and Lighting:

- Lighting in bathrooms shall have all high efficacy luminaire and at least one luminaire must be controlled by a vacancy sensor
- Ground-fault circuit-interrupters (GFCI) shall be used for all recepticles in garages, kitchens, bathrooms, laundry and utility rooms, wet bars, and outdoors.
- Arc-fault circuit-interrupters (AFCI) are required for all 15 and 20 amp circuits that serve outlets and devices in all areas of new construction or areas where devices are replaced except bathrooms, garages, and outdoors.
- All receptacles shall be tamper resistant.
- Weather resistant type for receptacles shall be installed in damp or wet locations.
- Receptacles shall be included in hallways 10' or more in length.
- A permanent electrical receptacle outlet and lighting fixture controlled by a switch shall be located at the entrance for furnaces in the attic.
- Provide a light switch at all exterior doors to control the outdoor lighting.

Fire Resistant Construction (R302)

- Protect the opening between the garage and residence with self-closing and self-latching solid wood doors of not less than 1 3/8 inces in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. (R302.5.1)
- The garage shall be separate from the residence and its attic area by 5/8" Type X gypsum board applied to the garage side (at walls). Garages beneath habitable rooms shall be separated by not less than 5/8" Type X gypsum board. (R302.6)
- The walls and soffits of the closet space under stairs shall be protected on the enclosed side with 5/8" Type X gypsum board. (R302.7)
- Garage floor surfaces shall be approved noncombustible material. The area of the floor used for parking of automobiles or other vehicles shall be sloped to fascillitate the movement of liquids to a drain or toward the main vehicle entry doorway. (R309.1)

Means of Egress: (R311)

- Open risers are only permitted if the opening between treads does not permit the passage of a 4" diameter sphere. (R311.7.5.1)
- Handrails Shall be provided on at least one side of each stairway with four or more risers.
- Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
- The handgrip portion of all handrails shall be not less than 1-1/4" or more than 2" in cross-sectional dimension.
- Handrails projecting from walls shall have at least 1-1/2" gap between the wall and the handrail.

Sleeping rooms shall have a window or exterior door for emergency escape. Section R310.

All rooms have a window or an exterior door.

- Windows must have an openable area of at least 5.7 square feet, with the minimum openable width 20" and the minimum openable height 24".
- The bottom of the clear opening shall not exceed 44" above the floor. Do not measure to the window sill. This generally applies to windows that have a height of 3' or less.
- Such openings shall open directly into a public way or a court that opens to a public way (4-sided courts are prohibited).
- If such openings occur at a patio, the patio may not be enclosed. Appendix H, Section AH103.2.
- The emergency door or window shall be openable from the inside to provide a full, clear opening without the use of any keys or tools.
- For egress openings at window wells or area wells, refer to Section R310.2 or R310.3 for requirements.

Guards and Window Fall Protection: (R312)

- Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard. (R312.1.1)
- Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches (1067mm) high measured vertically above the adjacent walking surface, adjacent fixed seating or the line connecting the leading edges of the treads. (R312.1.2)
- Opening limitations. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter. (R312.1.3)

ADDITIONAL GAURD NOTES

- Shall be provided for those portions of open-sided walking surfaces that are located more than 30" above the floor or grade below.
- Shall have a height of 42" (may be 34" along the sides of stairs).
- Openings between railings shall be less than 4". The triangular openings formed by the riser, tread and bottom element of a guardrail at a stair shall be less than 6".
- Shall be detailed to show capability to resist a concentrated load of 200 pounds in any direction along the top rail and 50 psf for infill components. Calculations may be required. Table R301.5.

Stairway and Landing

- Maximum rise is 7-3/4" and minimum run is 10", measured from the nosing projection. Where there is no nosing, the minimum run is 11".
- Minimum headroom is 6'-8".
- Minimum width is 36".
- The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch.
 - Open risers are only permitted if the opening between treads does not permit the passage of a 4" diameter sphere. Section R311.7.5.1.
 - required if the tread depth is at least 11 inches. Section R311.7.5.3.

Handrails (Section R311.7.8):

- Shall be provided on at least one side of each stairway with four or more risers.
- Handrails and extensions shall be 34" to 38" above nosing of treads and be continuous.
- The handgrip portion of all handrails shall be not less than 1-¼ inches nor more than 2 inches in cross-sectional dimension. See Section R311.7.8.3 for alternatives.
- Handrails adjacent to walls shall have at least 1-½ inches between the wall and the handrail.
- Ends of handrails shall be returned or shall have rounded terminations or bends.

Openings/Ventilation:

- Environmental air ducts and exhaust terminations shall terminate not less than 3' feet from a property line and not less than 3' feet from openings into the building
- For all outswing doors, the step shall be less than one-inch measured from finish floor of the house to finish floor of the landing or deck.
- All ventilation openings shall be covered with non-combustible corrosion-resistant mesh. Mesh openings shall be 1/8 inch.
 - Kitchens require exhaust fans with a minimum 100 cfm ducted to the exterior. Detail compliance by including a complying exhaust fan or a ducted range hood to the exterior
 - Bathroom exaust fans shall be NuTone QTXEN fans with 80 CFM and 0.3 Sones.
 - Bathrooms require exhaust fans (minimum 50 cfm) to be ducted to the exterior. A bathroom is defined as "a a room with a bathtub, shower, or spa or some similar source of moisture"
 - Residential bathroom exhaust fans shall be energy star rated and shall be control by a humidistat capable of an adjustment between 50 and 80% humidity.
 - 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 if applicable.
 - Exhaust ducts and dryer vents shall be equipped with back-draft dampers
 - Dryer to vent through roof with a minimum opening of 100 square inches.
 - Provide 5 air changes per hour for bathroom and laundry room ventilation
 - Provide mechanical ventilation for the following rooms: Bathroom and Laundry
 - The attic ventilation openings shall not be located in soffits, eave overhangs, between rafters at eaves, or in other overhang areas.
 - Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions if used.

Plumbing Fixtures:

- Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. (R307.2)
- All ABS and PVC and fittings shall be enclosed within walls and floors covered with "type x gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required."
- Permanent vaccum breakers shall be included with all new hose bibbs for local rainfall shall have a separate wired or wireless rain sensor.
- Provide 30" clear width (15" sides) and 24" clearance in front of water closets.
- For both new dwellings and additions the Energy Standards (150.0(n)) requires a gas input rating of 200,000 Btu for both tank and instantaneous gas water heaters.
- The control valves in showers, tub/showers, bathtubs, and bidets must be pressure balanced or thermostatic mixing valves. CPC Sections 408, 409, 410.
- Water conserving fixtures: New water closets shall use no more than 1.28 gallons of water per flush, kitchen faucets may not exceed 1.8 GPM, lavatories are limited to 1.2 GPM, and showerheads may not exceed 1.8 GPM of flow. CPC Sections 407, 408, 411, 412.
- Existing house was built before 1994. Existing "noncompliant" fixtures (toilets that use more than 1.6 gallons of water per flush, urinals that use more than one gallon of water per flush, showerheads that have a flow capacity of more than 2.5 gallons of water per minute, and interior faucets that emit more than 2.2 gallons of water per minute) shall be replaced.Certification of compliance shall be given to the building inspector prior to final permit approval. California SB407.

Plumbing Insulation:

- All domestic hot water piping to have the following minimum insulation installed: ½" pipe (1/2" insulation); ¾" pipe (1" insulation); 1" to 1-½" pipe (1-½" insulation). CPC 609.11 & ES 150.0(j)
- Additionally, the ½" hot water pipe to the kitchen sink, and the cold water pipe within 5' of the water heater both require 1" minimum insulation. ES150.0(j)

R302.3 Two-Family Dwellings

Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or Section 703.3 of the California Building Code. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13. Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board, an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings and the structural framing supporting the ceiling is protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

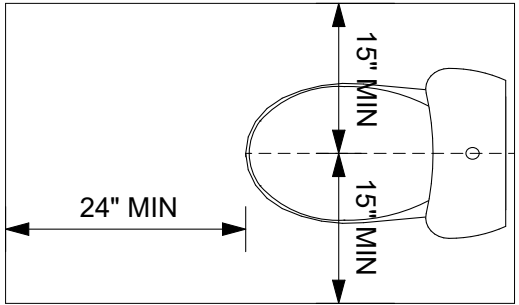
Garage and Carports

- Effective July 1, 2019, new or replacement garages shall have battery back-up installed for any garage door openers. SB969.
- The garage shall be separated from the residence and its attic area by not less than 1/2" gypsum board applied to the garage side (at walls). Garages beneath habitable rooms shall be separated by not less than 5/8" Type X gypsum board. Section R302.6.
- Show a self-closing and self-latching door or an automatic- closing and latching door; either 1-3/8" solid core or a listed 20-minute assembly, for openings between garage and dwelling. Section R302.5.1.

Additional Notes - Section 902.2

Appliances shall not be installed so its combustion, ventilation, and dilution air are obtained from a bedroom or bathroom unless the bedroom or bathroom has the required volume in accordance with **Section 701.4**.

Installation of all fuel burning appliances shall be in accordance with the manufacturer's specifications and all applicable code requirements for combustion, ventilation, and dilution air.



SPECIAL INSPECTOR must be certified by the city of San Diego, Development Services, in the category of work required to have special inspection.

NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD: By using this permitted construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing off site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

NOTICE TO THE CONTRACTOR/BUILDER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. structural observations, construction material testing and off site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.



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 La Jolla, California 92037
 Phone 858 [456] 8000
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General Notes 1

Barth
 Addition/Remodel
 8341 El Paseo Grande
 La Jolla, CA 92037

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
	08/23/2021	3rd Submittal - Discretionary
	02/23/2022	1st Ministerial Submittal

Plan File Number:	PTS- 0666339
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MW Project Number:	202007
Date Revised:	02/23/2022

A-0.6

Sheet 6 of 31

2019 California Green Building Code

CHAPTER 3
GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

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

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

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

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFECIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60psi.

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

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

Additional Water Conservation Notes

- Instantaneous water heaters shall have isolation valves on both the cold and the hot water piping leaving the water heater complete with hose bibs or other fittings on each valve for flushing the water heater when the valves are closed. **ES 110.3**

-All domestic hot water piping to have the following minimum insulation installed: 1/2" pipe (1/2" insulation); 3/4" pipe (1" insulation); 1" to 1-1/2" pipe (1-1/2" insulation). **CPC 609.11 & ES 150.0(j)**

(a) Additionally, the ½" hot water pipe to the kitchen sink, and the cold-water pipe within 5' of the water heater both require 1" minimum insulation. **ES 150.0(j)**

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of **65%** of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

- Exceptions:**
- Excavated soil and land-clearing debris.
 - Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
 - The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

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

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.

DIVISION 4.5 ENVIORNMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

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

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS

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

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

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

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.



General Notes 2

Barth
Addition/Remodel

8341 El Paseo Grande
La Jolla, CA 92037

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
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MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

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

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f) (1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

TABLES IN NEXT COLUMN:
TABLE 4.504.1 - ADHESIVE VOC LIMIT
TABLE 4.504.2 - SEALANT VOC LIMIT
TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTRUAL COATINGS
TABLE 4.504.5 - FORMALDEHYDE LIMITS

TABLE 4.504.1 - ADHESIVE VOC LIMIT ^{1,2}	
(Less Water and Less Exempt Compounds in Grams per Liter)	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.5 - FORMALDEHYDE LIMITS:	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ²	0.13

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{2,3}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

DIVISION 4.5 ENVIORNMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.

2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).

3. NSF/ANSI 140 at the Gold level.

4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.

2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).

3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.

4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.

2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.

3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
	08/23/2021	3rd Submittal - Discretionary
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Plan File Number:	PTS- 0666339
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BIMcloud: MWServe1 - BIMcloud Basic for Archicad 25/2020/8341 El Paseo Grande

4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

3. Bathrooms containing bathtubs or showers and powder rooms must be mechanically ventilated (an openable window won't suffice). Section R303.3.1.

4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems.

Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). [BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

2019 Building Energy Efficiency Standards

150.0 (k) Residential Lighting

1. Luminaire Requirements.

- Luminaire Efficacy. All installed luminaires shall meet the requirements in TABLE 150.0-A.
- Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
- Recessed Downlight Luminaires in Ceilings. In addition to complying with 150.0(k)1A, luminaires recessed into ceilings shall meet all of the following requirements:
 - Be listed, as defined in Section 100.1, for zero clearance insulation contact (IC) by Underwriters Laboratories or other nationally recognized testing/rating laboratory; and
 - Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 Pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be required to becertified airtight; and
 - Be sealed with a gasket or caulk between the luminaire housing and ceiling, and have all air leak paths between conditioned and unconditioned spaces sealed with a gasket or caulk; and
 - For luminaires with hardwired ballasts or drivers, allow ballast or driver maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling; and
 - Shall not contain screw base sockets.
- Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
- Night Lights, Step Lights and Path Lights. Night lights, step lights and path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
- Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans shall meet the applicable requirements of Section 150.0(k).
EXCEPTION to Section 150.0(k)1F: Lighting installed by the manufacturer in kitchen exhaust hoods.
- Screw based luminaires. Screw based luminaires shall contain lamps that comply with Reference Joint Appendix JA8.
EXCEPTION to Section 150.0(k)1G: Luminaires with hard-wired ballasts for high intensity discharge lamps.
- Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.
- Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power and emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

2. Interior Lighting Switching Devices and Controls.

- All forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
- Exhaust fans shall be controlled separately from lighting systems. EXCEPTION to Section 150.0(k)2B: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF in accordance with the applicable provisions in Section 150.0(k) 2 while allowing the fan to continue to operate.
- Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. EXCEPTION to Section 150.0(k)2C: Ceiling fans may provide control of integrated lighting via a remote control.
- Lighting controls and equipment shall be installed in accordance with the manufacturer's instructions.
- No controls shall bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k).
- Lighting controls shall comply with the applicable requirements of Section 110.9.
- An Energy Management Control System (EMCS) may be used to comply with control requirements in Section 150.0(k) if at a minimum it provides the functionality of the specified controls in accordance with Section 110.9, meets the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.0(e), and complies with all other applicable requirements in Section 150.0(k)2.
- A multiscene programmable controller may be used to comply with dimmer requirements in Section 150.0(k) if at a minimum it provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
- In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it shall be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
- Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, shall have dimming controls. EXCEPTION 1 to Section 150.0(k)2J: Luminaires in closets less than 70 square feet. EXCEPTION 2 to Section 150.0(k)2J: Luminaires in hallways.
- Undercabinet lighting shall be controlled separately from ceiling-installed lighting such that one can be turned on without turning on the other.

3. Residential Outdoor Lighting. In addition to meeting the requirements of Section 150.0(k)

1A, luminaires providing residential outdoor lighting shall meet the following requirements, as applicable:

- For single-family residential buildings, outdoor lighting permanently mounted to a residential building or to other buildings on the same lot shall meet the requirement in item i and the requirements in either item ii or item iii:
 - Controlled by a manual ON and OFF switch that permits the automatic actions of items ii or iii below; and
 - Controlled by a photocell and either a motion sensor or an automatic time switch control; or
 - Controlled by an astronomical time clock control. Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control system that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet these requirements.

Additional lighting:

Lighting in bathrooms, garages, utility rooms and luandry rooms shall have all high efficacy luminaire and at least one luminaire must be controlled by a vacany sensor.

Additional Ligthing Notes

- Luminaries must have a label certified for airtight construction.
- Light sources that are not marked “JA8-2019-E” shall not be installed in enclosed luminaires. ES 150.0(k) In bathrooms, garages, laundry rooms, and utility rooms at least one luminaire shall be controlled by a vacancy sensor.
- Dimmers or vacancy sensors shall control all LED style luminaires. Two exceptions: Fixtures installed in hallways or (closets under 70 square feet).
- Recessed can light fixtures shall be IC listed, air-tight labeled, and not be equipped with a standard medium base screw shell lamp holder. ES 150.0(k)
- SFD outdoor lighting fixtures that are attached to a building are required to be high efficacy, be manually on/off switch controlled, and have both motion sensor and photocell control. See ES 150.0(k) 3 for additional control options.

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JA8	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and marked as required by JA8.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.	8. All light sources installed in ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C. 9. Any light source not otherwise listed in this table.
2. Pulse-start metal halide light sources.	
3. High pressure sodium light sources.	
4. Luminaires with hardwired high frequency generator and induction lamp.	
5. LED light sources installed outdoors.	
6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	



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General Notes 4

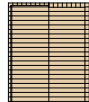

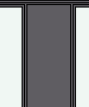
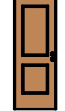


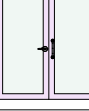

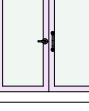

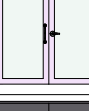
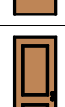

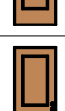

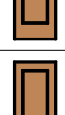


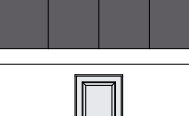


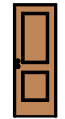

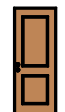

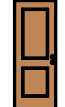

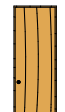

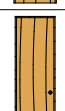

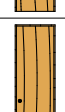














Barth
Addition/Remodel
8341 El Paseo Grande
La Jolla, CA 92037

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
	08/23/2021	3rd Submittal - Discretionary
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Date Revised:	02/23/2022

A-0.9

BIMcloud: MWServer1 - BIMcloud Basic for Archicad 25/2020/8341 El Paseo Grande

WINDOW AND GLASS DOOR SCHEDULE*									INTERIOR DOOR SCHEDULE							
ID	Size		Manufacturer	Operation Type	Glazing*	U-value	SHGC	Exterior Elevation	ID	Manufacturer	Glazing	Operation Type	Leaf Dimensions	Hardware Set	NOTES	Elevation
	W	H														
D101	5'-0"	8'-0"					---		D106				3'-0"x6'-8"			
D102	3'-0"	8'-0"		Standard	Single		---		D107	---	---	---	---	---	---	
D103	6'-2"	8'-0"					---		D107	---	---	---	---	---	---	
D104	6'-2"	6'-8"					---		D108	---	---	---	---	---	---	
D105	6'-2"	6'-8"					---		D109	---	---	---	---	---	---	
D106	6'-2"	6'-8"					---		D110	---	---	---	---	---	---	
D201	16'-4"	9'-0"					---		D111	---	---	---	---	---	---	
D202	12'-1 5/16"	6'-0"					---		D112	---	---	---	---	---	---	
D203	8'-0"	8'-0"					---		D113	---	---	---	---	---	---	
D204	12'-9/16"	6'-0"					---		D114	---	---	---	---	---	---	
D205	2'-8"	6'-8"					---		D115	---	---	---	---	---	---	
W01	5'-8"	3'-2"					---		D116	---	---	---	---	---	---	
W02	2'-6"	8'-0"					---		D206				2'-8"x8'-0"			
W03	2'-6"	8'-0"					---		D207				2'-6"x8'-0"			
W04	3'-0"	6'-0"		Casement	Double		---		D208				2'-6"x8'-0"			
W05	2'-0"	4'-0"		Casement	Double		---		D209				2'-6"x8'-0"			
W06	2'-6"	4'-0"		Casement	Double		---									
W07	2'-0"	4'-0"		Casement	Double		---									
W08	3'-0"	2'-0"		Slider	Double		---									
W09	3'-0"	2'-0"		Slider	Double		---									
W10	2'-6"	4'-0"		Casement	Double		---									
W201	2'-0"	3'-0"					---									
W202	2'-6"	5'-0"					---									
W203	2'-6"	5'-0"					---									
W204	4'-0"	3'-0"					---									
W205	2'-0"	3'-0"					---									
W206	5'-0"	5'-0"					---									
W207	2'-6"	5'-0"					---									
W208	2'-6"	5'-0"					---									
W208	2'-6"	5'-0"					---									

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D/W Schedule and Details

Barth

Addition/Remodel

8341 El Paseo Grande

La Jolla, CA 92037

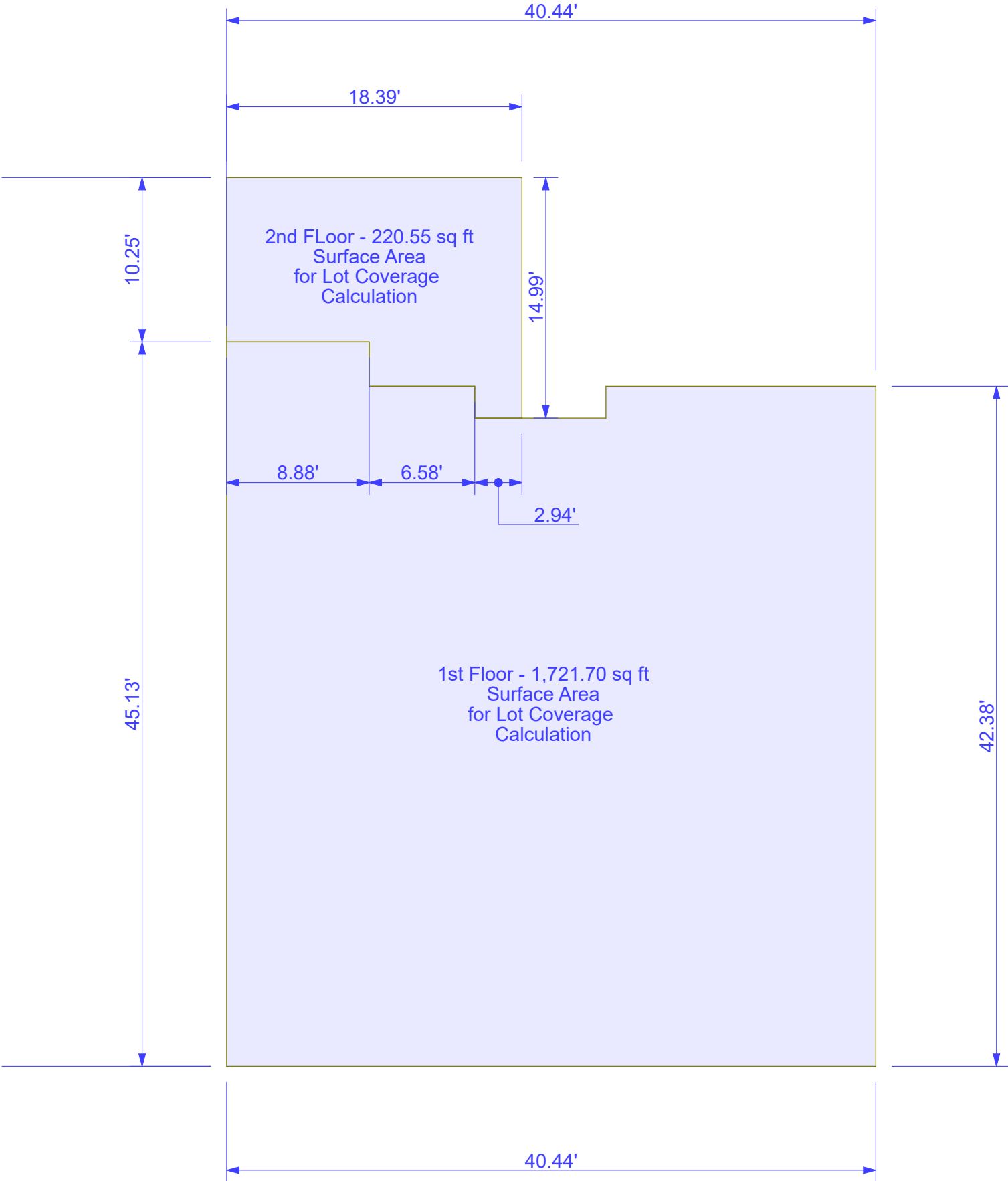
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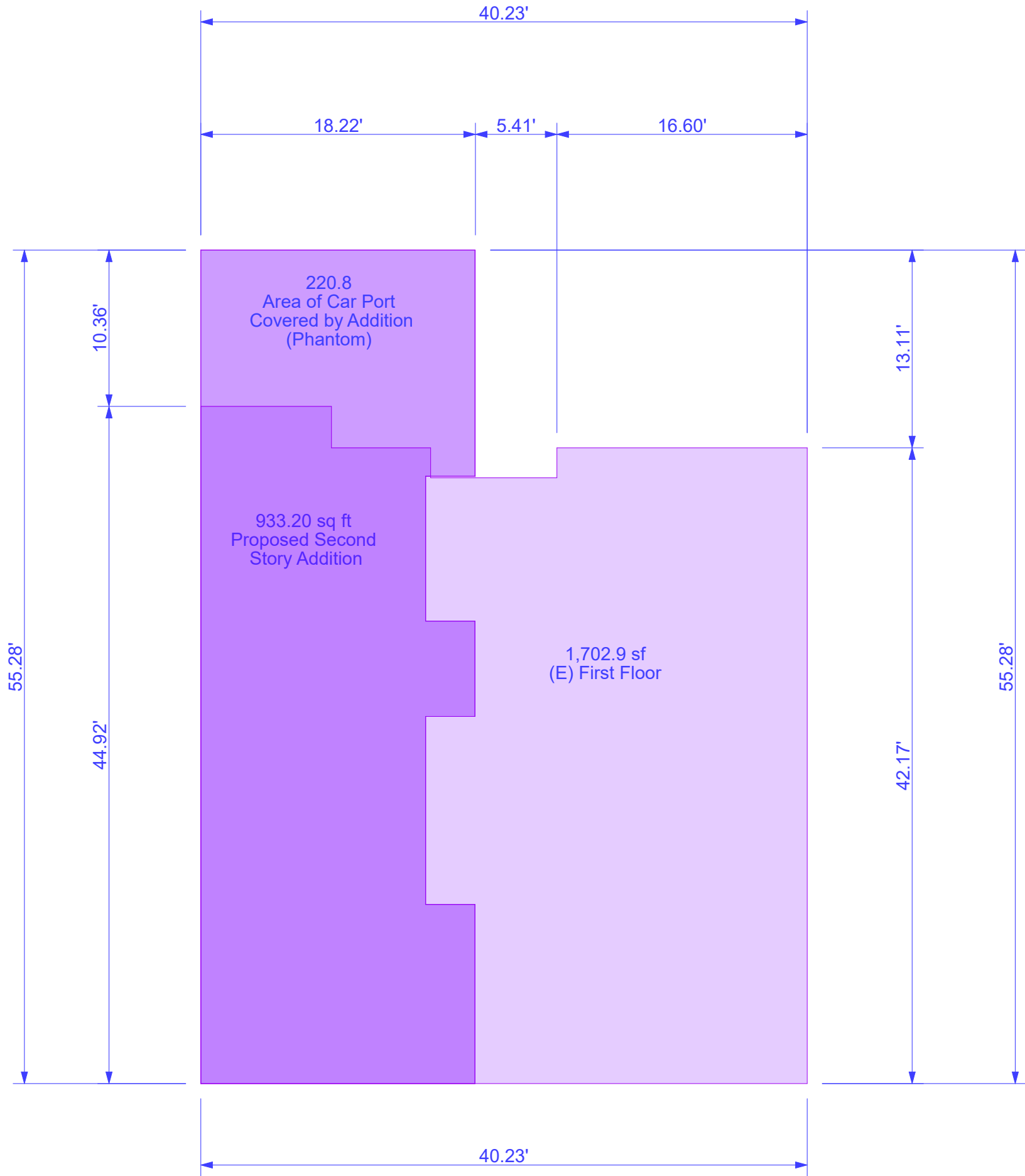
A-0.10

Lot Coverage Calculations:
Lot Area = 5,250 sf
Building Footprint per 113.0204 = 1,942.3sf

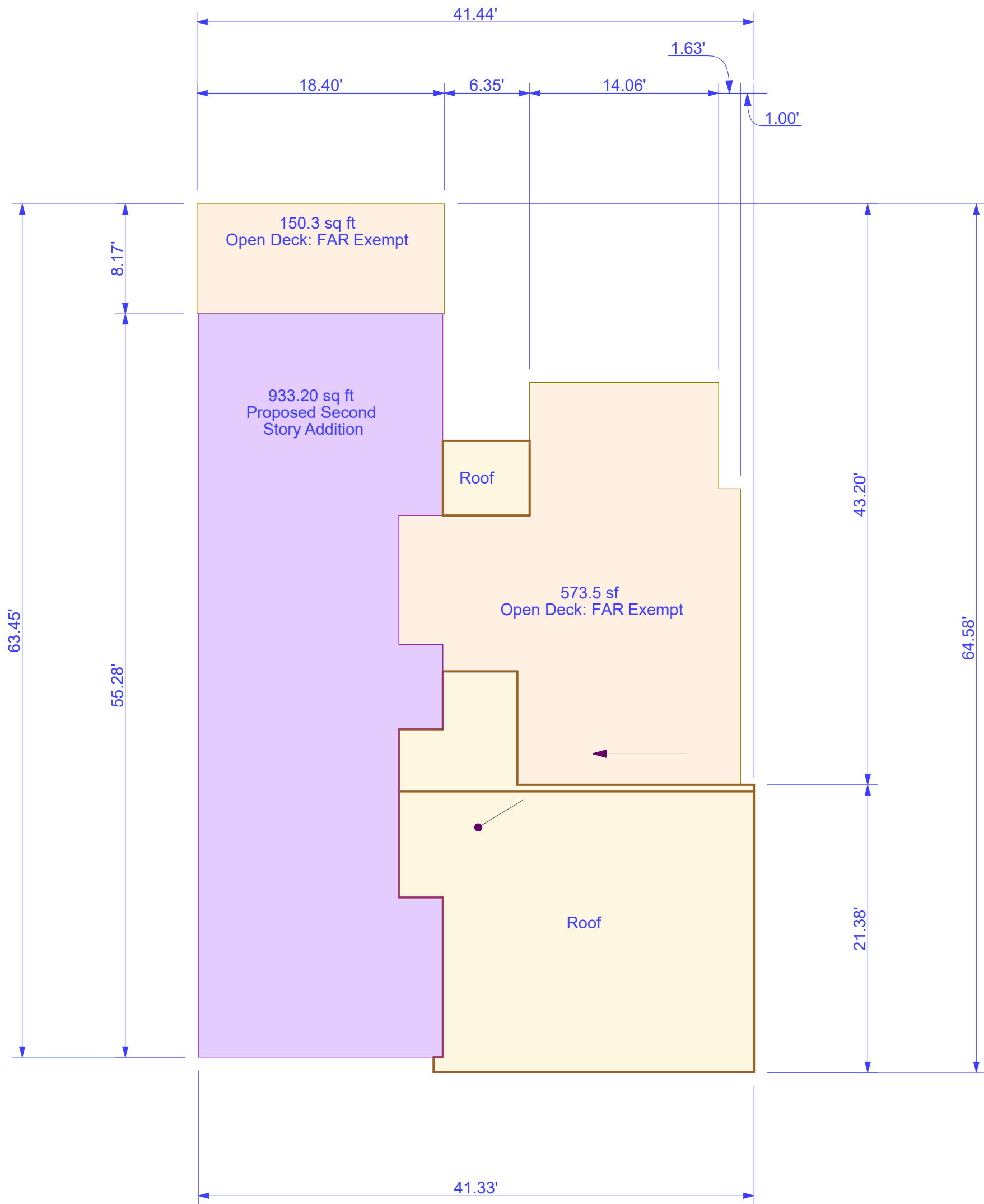
Lot Coverage = 100 x (1,942.3 / 5,250)
= 36.9 %



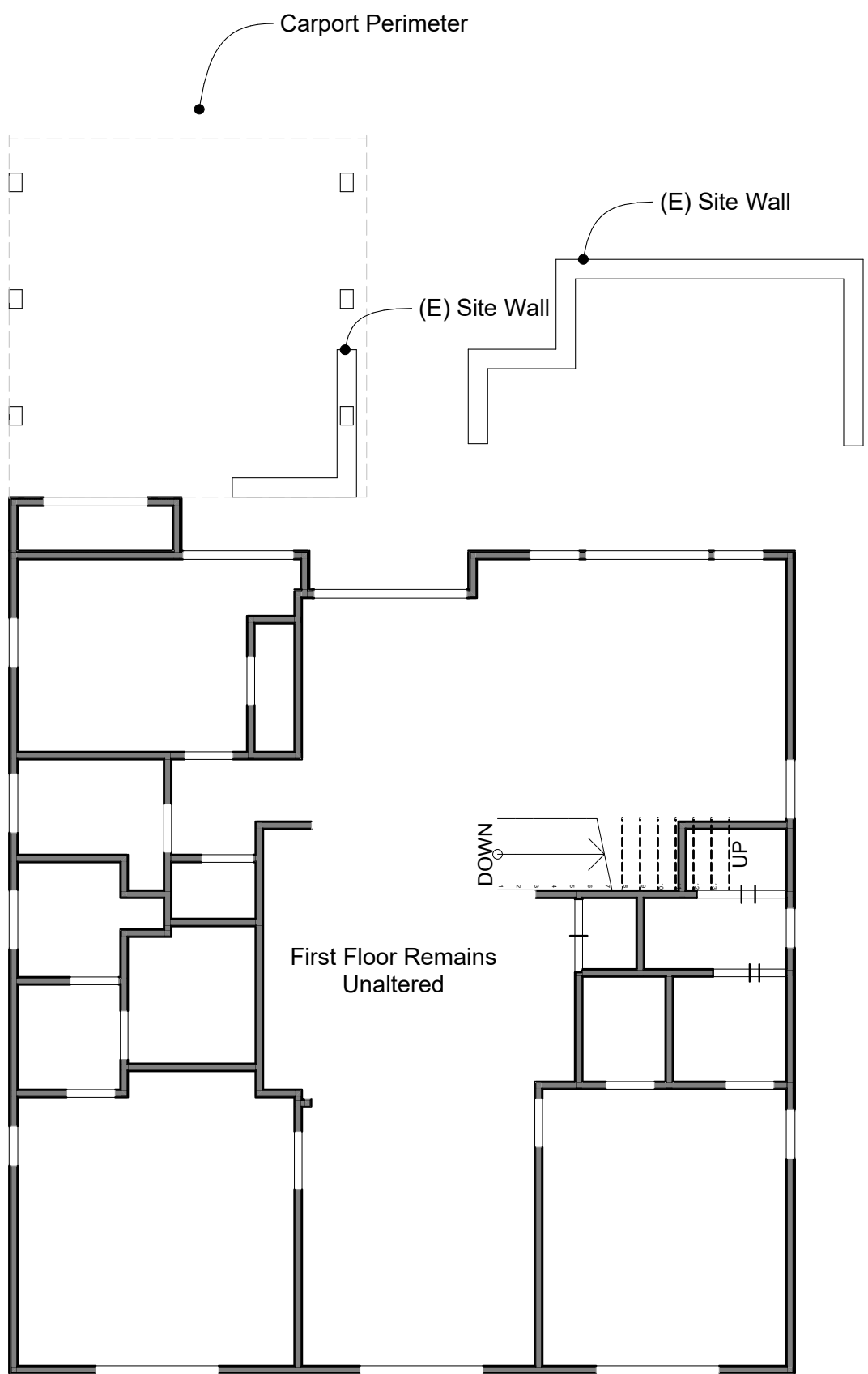
First Floor
SCALE: 1/8" = 1'-0"



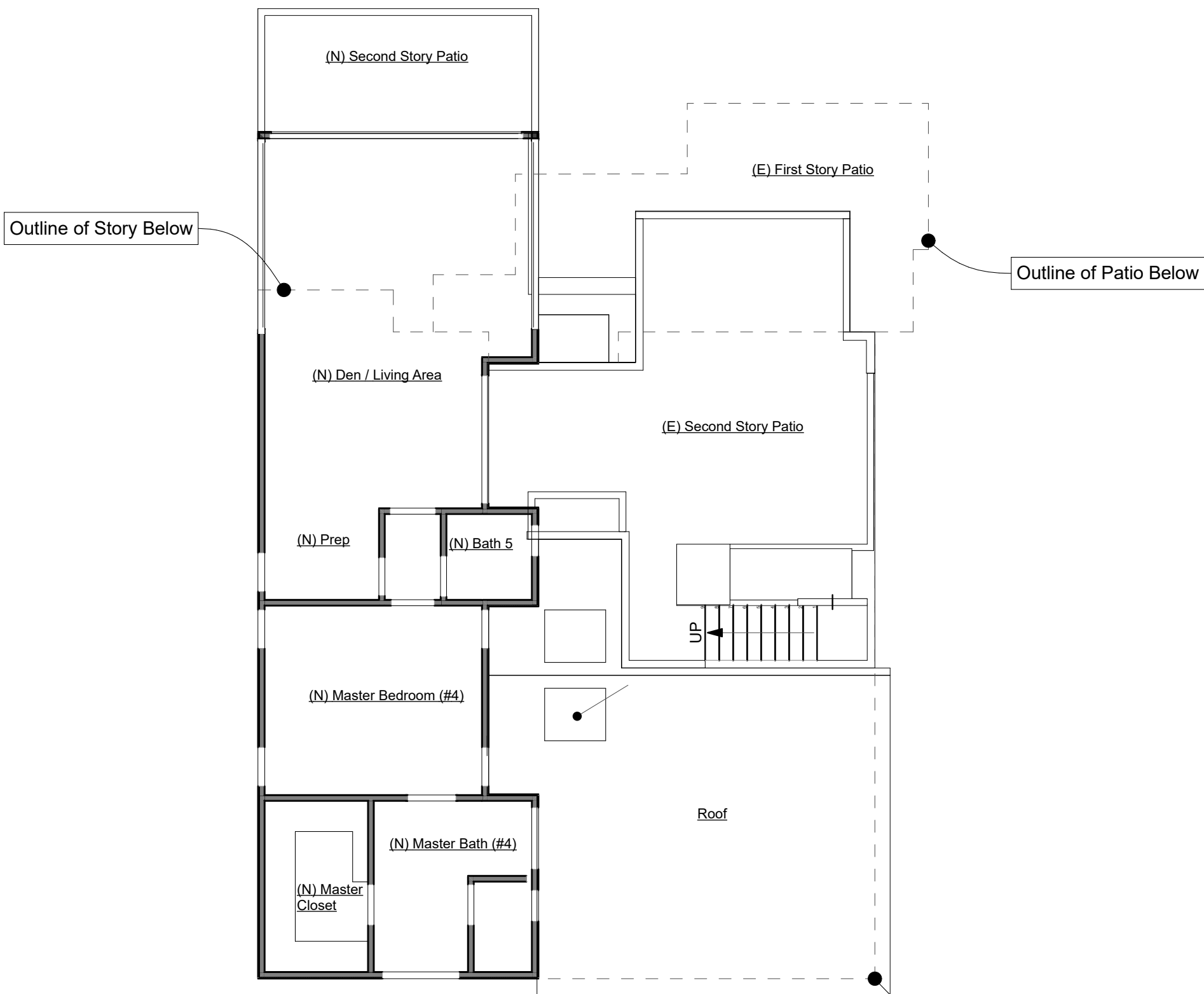
Second Floor
SCALE: 1/8" = 1'-0"



Second Floor
SCALE: 1/8" = 1'-0"



First Floor
SCALE: 1/8" = 1'-0"



Second Floor
SCALE: 1/8" = 1'-0"

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FAR Compliance

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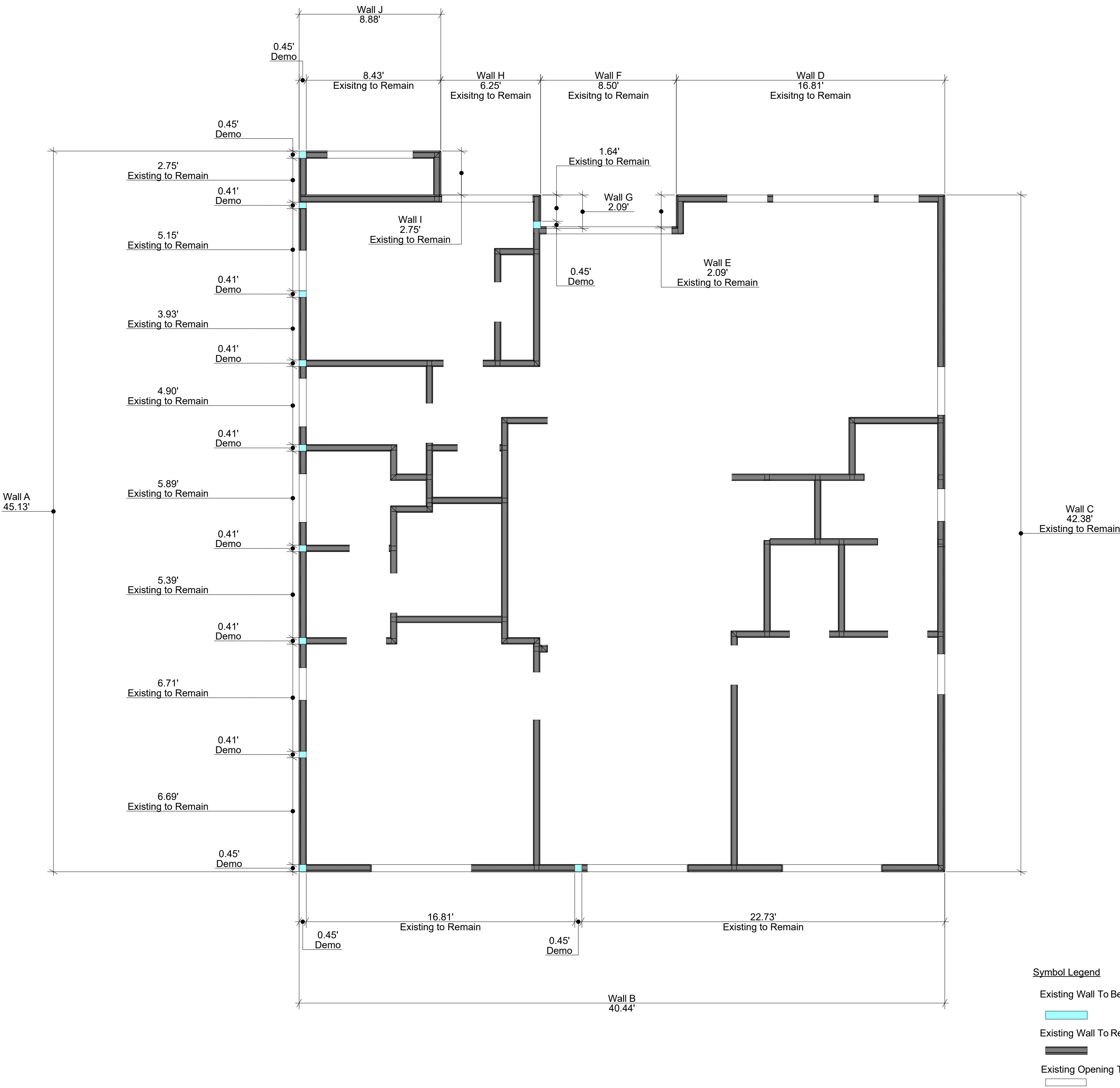
REVISIONS		
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Date Revised: 02/23/2022

A-0.11

First Floor Coastal Demo Matrix - Section 126.0704

Wall	Total Length (ft)	Length to Remain (ft)	Length to be Demolished (ft)
A	45.13	41.36	3.77
B	40.44	39.54	0.9
C	42.38	42.38	0
D	16.81	16.81	0
E	2.09	2.06	0
F	8.5	8.5	0
G	2.09	1.64	0.45
H	6.25	6.25	0
I	2.75	2.75	0
J	8.88	8.43	0.45
Total Existing Exterior Walls			
175.32 ft			
Total Existing Exterior Walls to Remain			
169.72 ft			
Total Existing Exterior Walls to Be Demolished			
5.57 ft			
Percentage of Exterior Walls Being Demolished			
3.18 percent			



Demo Matrix
SCALE: 1/4" = 1'-0"

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Demo Matrix

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A-0.12

BlMcloud: MWServer1 - BlMcloud Basic for Archicad 25/2020/8341 El Paseo Grande

- ⓈD Combination Smoke Detector and Carbon Monoxide Detector. See General Notes for more information.
- ⓈD-K Kiddie P3010K-CO Kitchen Photoelectric Smoke and Carbon Monoxide Alarm with 10 Year Sealed Battery
- Ⓢ Nutone QTEN Exhaust Fan. 80CFM and 0.3 Sones.

Provide integrated backdraft dampers.

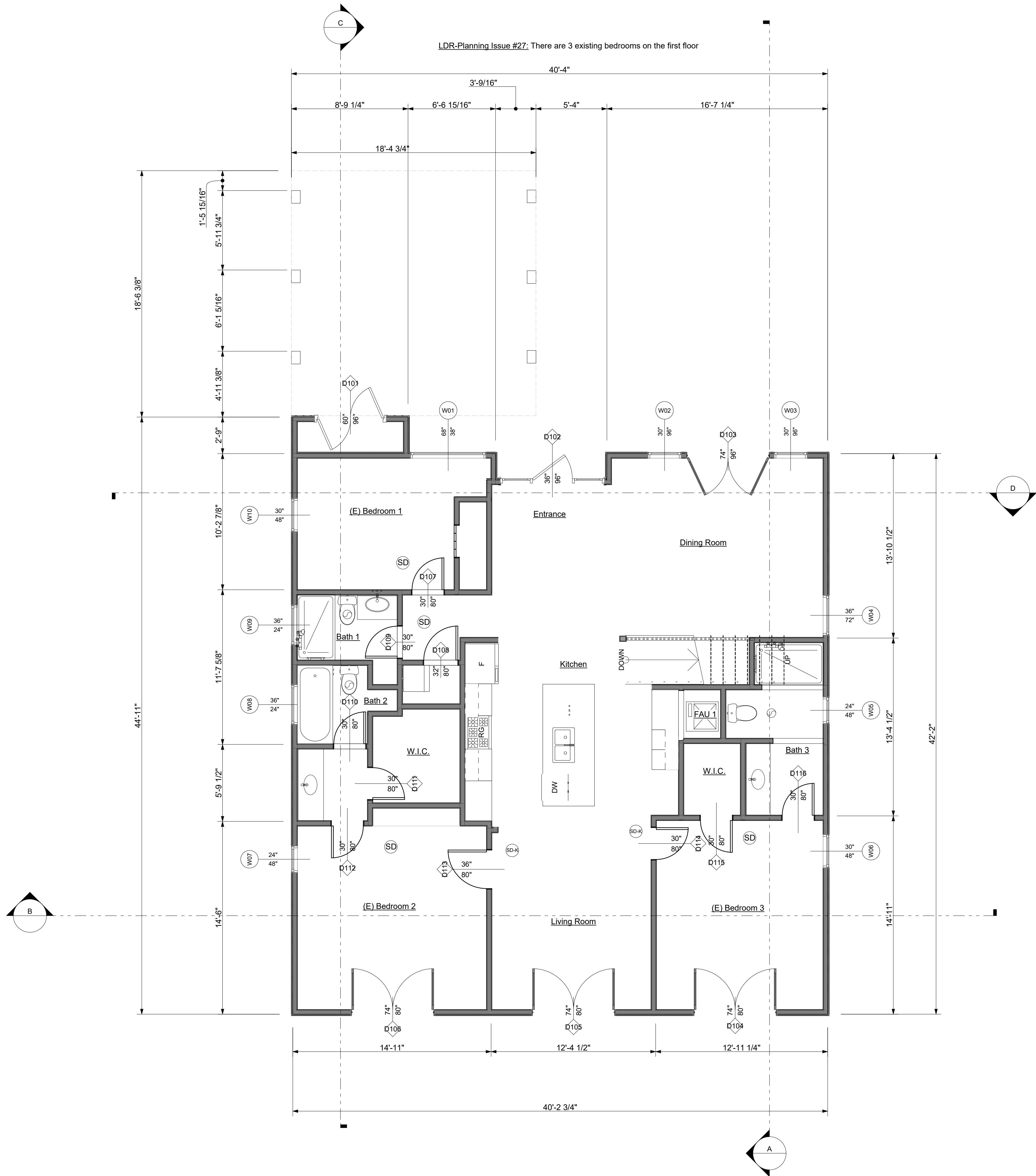
Exhaust vents to terminate not less than 3' from openings.

Provide guardrail where 30" or greater measured vertically to the grade below at any point within 36" horizontally to the edge of the open side. Guardrails have 42" min. height and opening will not allow the passage of a 4" sphere.

Provide min. 1/2" gypsum board applied to the garage side of walls separating the garage from the dwelling and attics. Provide min. 5/8" Type X gypsum board on the garage side of the floor/ceiling/wall assemblies supporting habitable rooms above the garage.

Provide one-hour separation between units.

All plumbing walls shall be framed using 2 x 6 construction.



First Floor - Noted
SCALE: 1/4" = 1'-0"

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- Nutone QTEN Exhaust Fan. 80CFM and 0.3 Sones.

Provide integrated backdraft dampers

Exhaust vents to terminate not less than 3' from openings.

Provide guardrail where 30" or greater measured vertically to the grade below at any point within 36" horizontally to the edge of the open side. Guardrails have 42" min. height and opening will not allow the passage of a 4" sphere.

Provide min. 1/2" gypsum board applied to the garage side of walls separating the garage from the dwelling and attics. Provide min. 5/8" Type X gypsum board on the garage side of the floor/ceiling/wall assemblies supporting habitable rooms above the garage.

Provide one-hour separation between units.

All plumbing walls shall be framed using 2 x 6 construction



Second Floor
SCALE: 1/4" = 1'-0"

Sheet 16 of 31

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2nd Floor - Noted/Dimensioned

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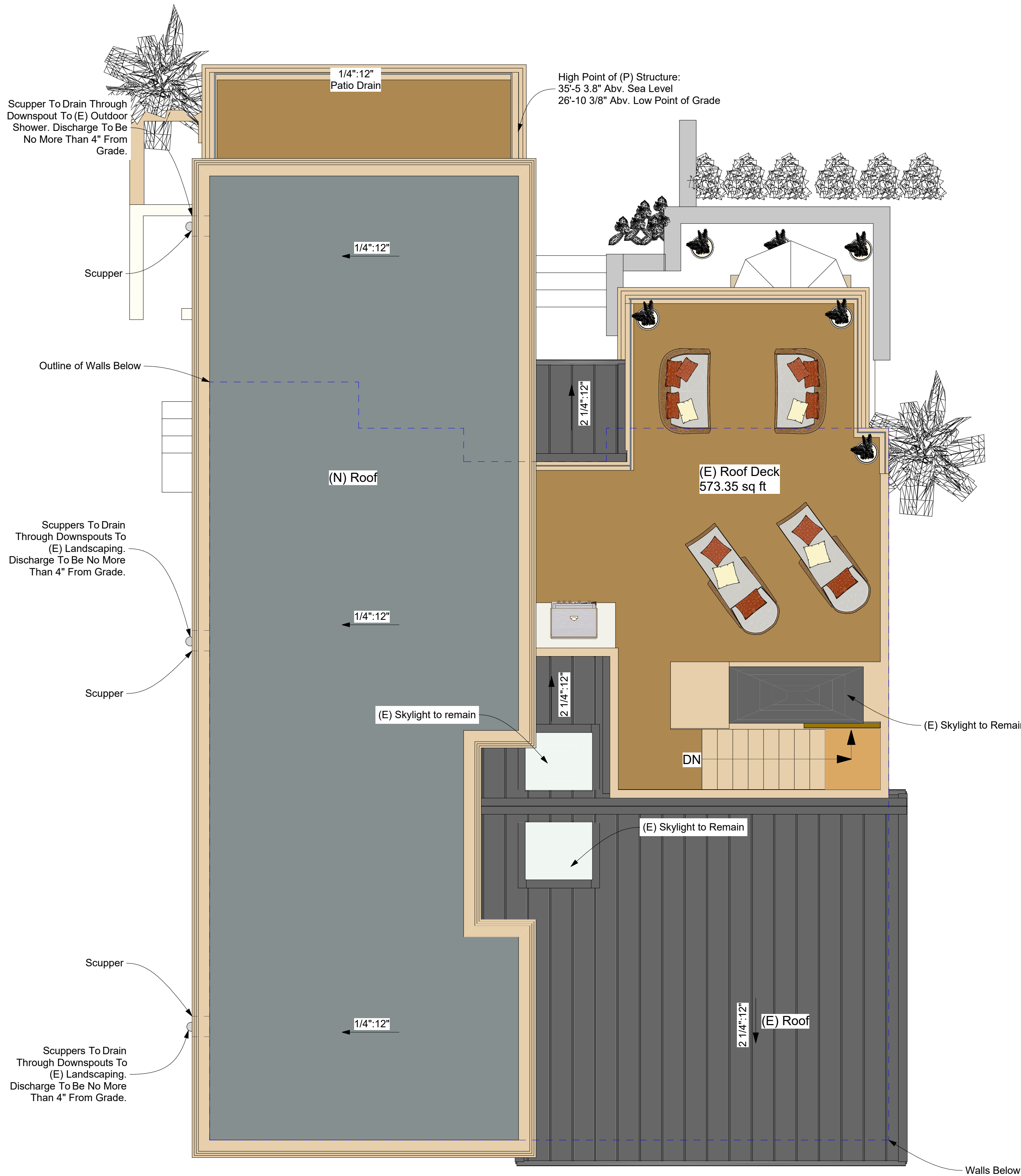
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Approval Number:	
MW Project Number:	20200
Date Revised:	02/23/202

A-2.1

BIMcloud: MWServer1 - BIMcloud Basic for Archicad 25/2020/8341 El Paseo Grande

Roof Plan

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



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Roof Plan

Barth

Addition/Remodel

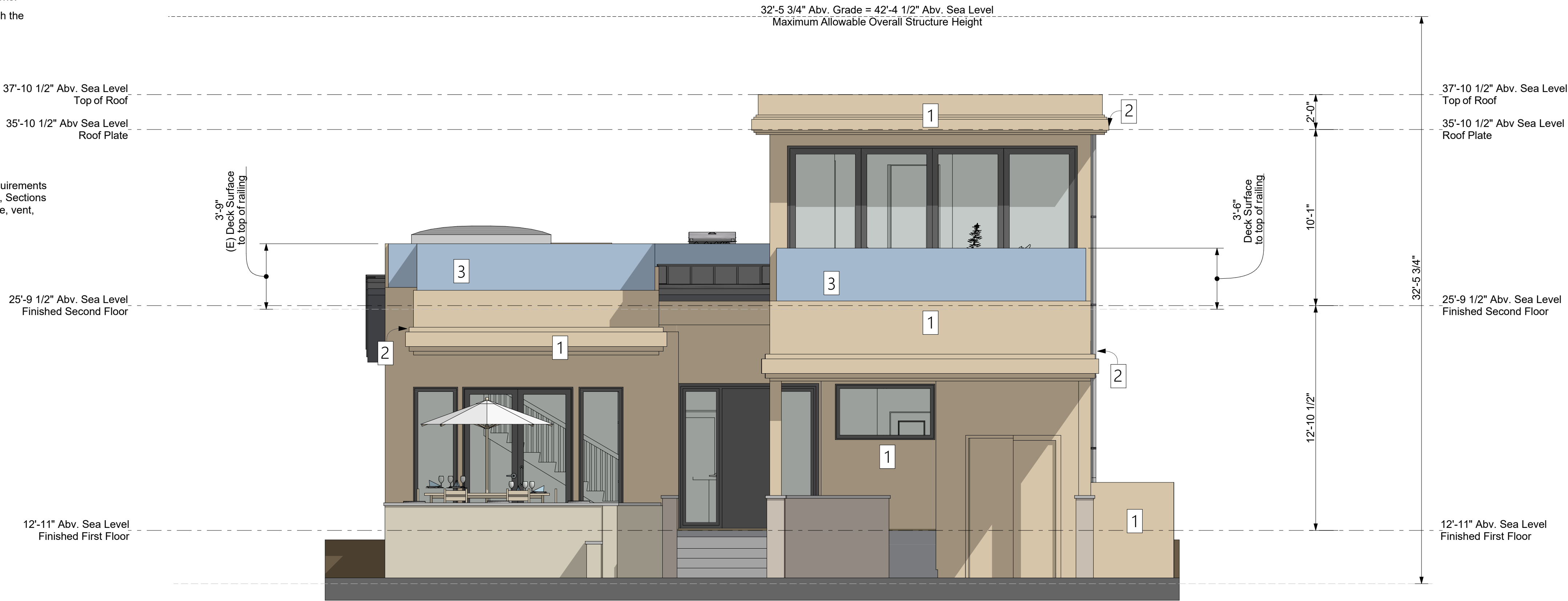
8341 El Paseo Grande
La Jolla, CA 92037

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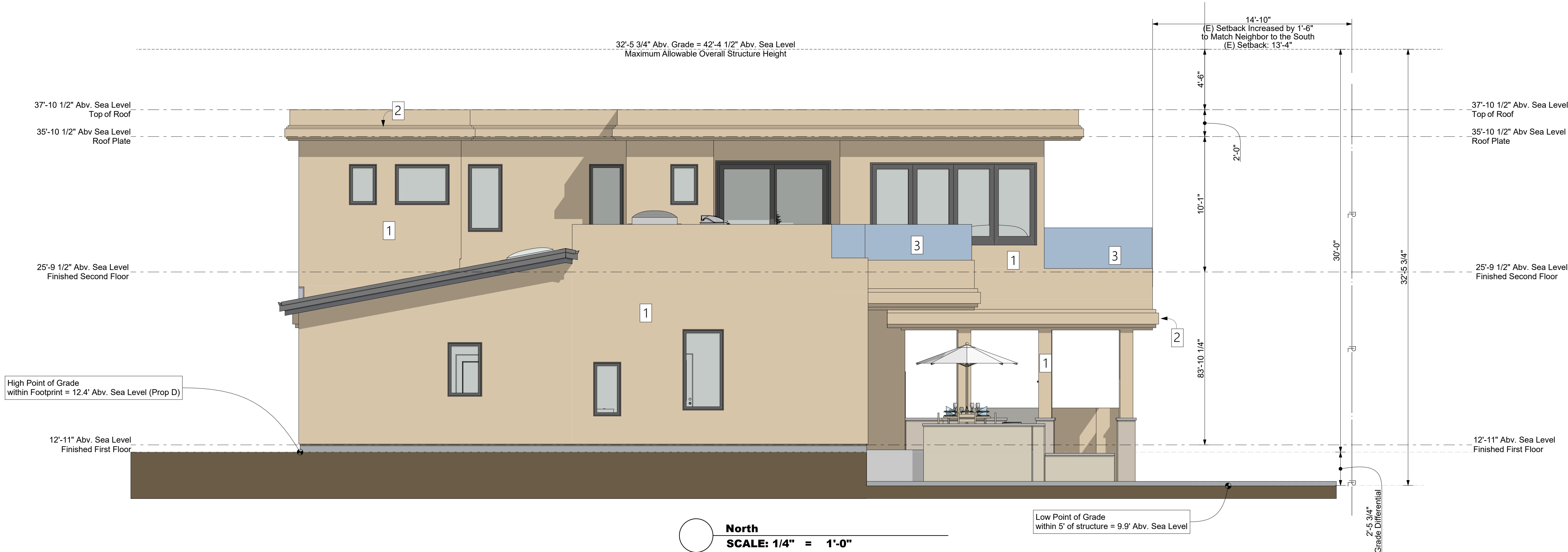
Elevation Notes:

- SDMC 1510.0301(b) states no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area. Provide the color palette and form of materials on plans to show conformity to this design regulation. If the structure is to match the existing, please label this on the elevations.
- In accordance with section 1510.0301(b), the structure is to match the existing structure in color and building material
- Nearest adjacent property, 8335 El Paseo Grande, has a 14'-10" setback. The average setback for the 49 structures within a 300' radius is 17'-0". The existing structure and proposed development preserve the scale and bulk of the neighborhood character.
- The existing car port will be cut back 1'-6". No extension of the existing car port is included in the scope of the proposed development.
- This project must comply with the San Diego Municipal Code Requirements for maximum height of the structure not to exceed 30 feet (SDMC, Sections 131.0444 and 132.0505). Highest point of the roof equipment, pipe, vent, antenna or other projection shall not exceed 30 feet above grade.



West
SCALE: 1/4" = 1'-0"

- Elevation Keynotes:
- 1 Stucco - To match original color and texture
 - 2 Trim - Stucco - To match original color and texture
 - 3 Glass



North
SCALE: 1/4" = 1'-0"

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Exterior Elevations

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Plan File Number: PTS- 0666339
Approval Number: -
MW Project Number: 202007
Date Revised: 02/23/2022

A-4.1

Elevation Notes:

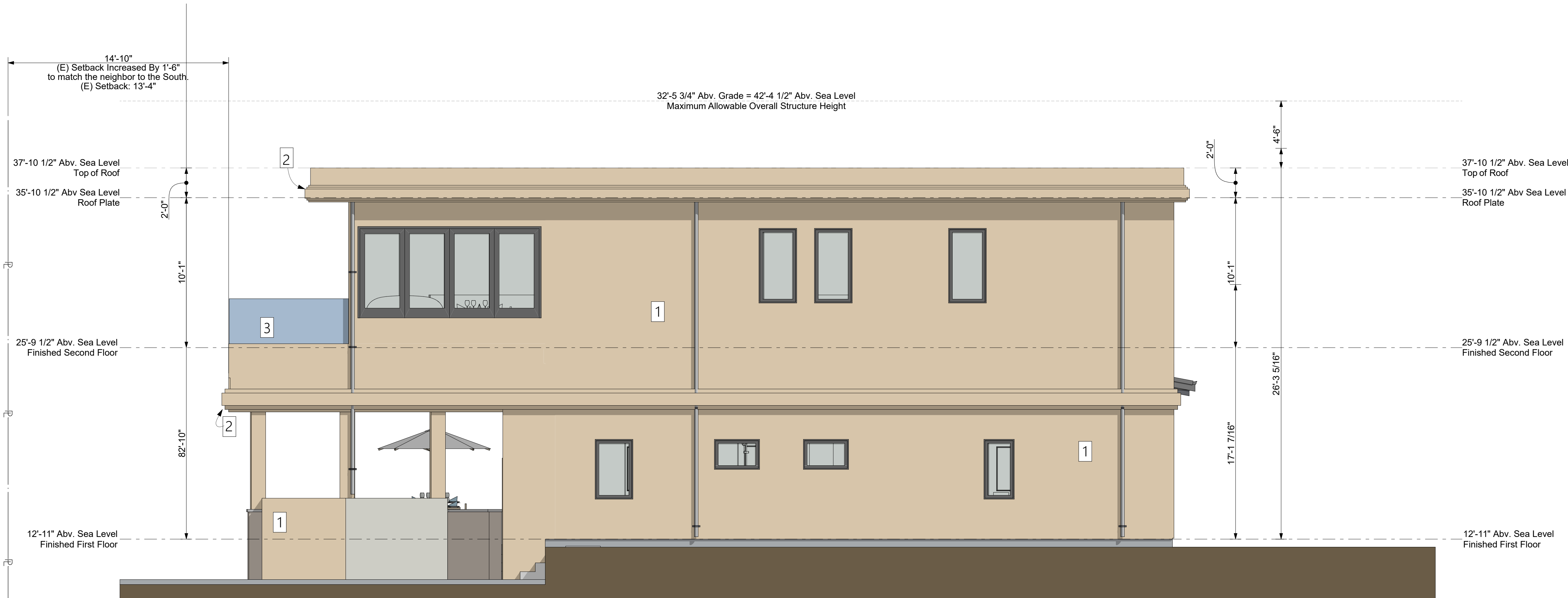
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-
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Elevation Keynotes:

- 1 Stucco - To match original color and texture
- 2 Trim - Stucco - To match original color and texture
- 3 Glass



East
SCALE: 1/4" = 1'-0"



South
SCALE: 1/4" = 1'-0"

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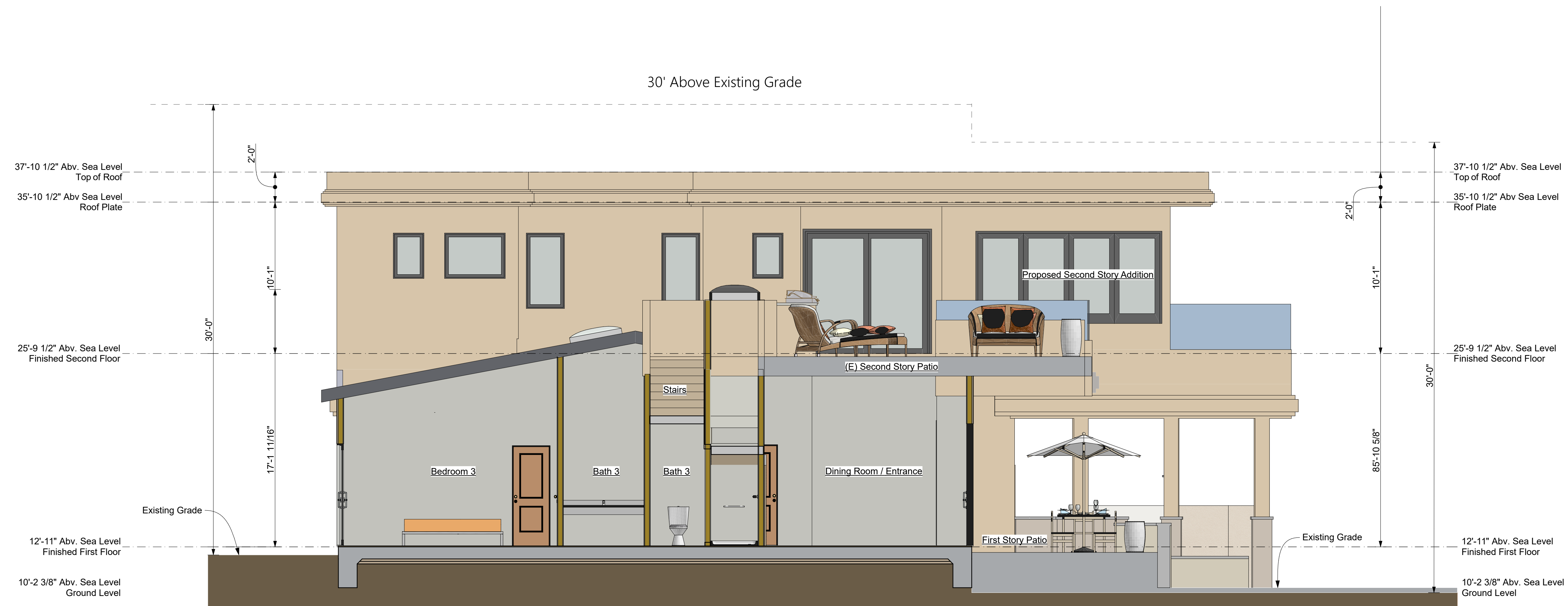
Exterior Elevations

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8341 El Paseo Grande
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Date Revised: 02/23/2022

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Section A
 SCALE: 1/4" = 1'-0"

Insulation
 Roofs R30
 Walls R19
 Understory R19



Section B
 SCALE: 1/4" = 1'-0"

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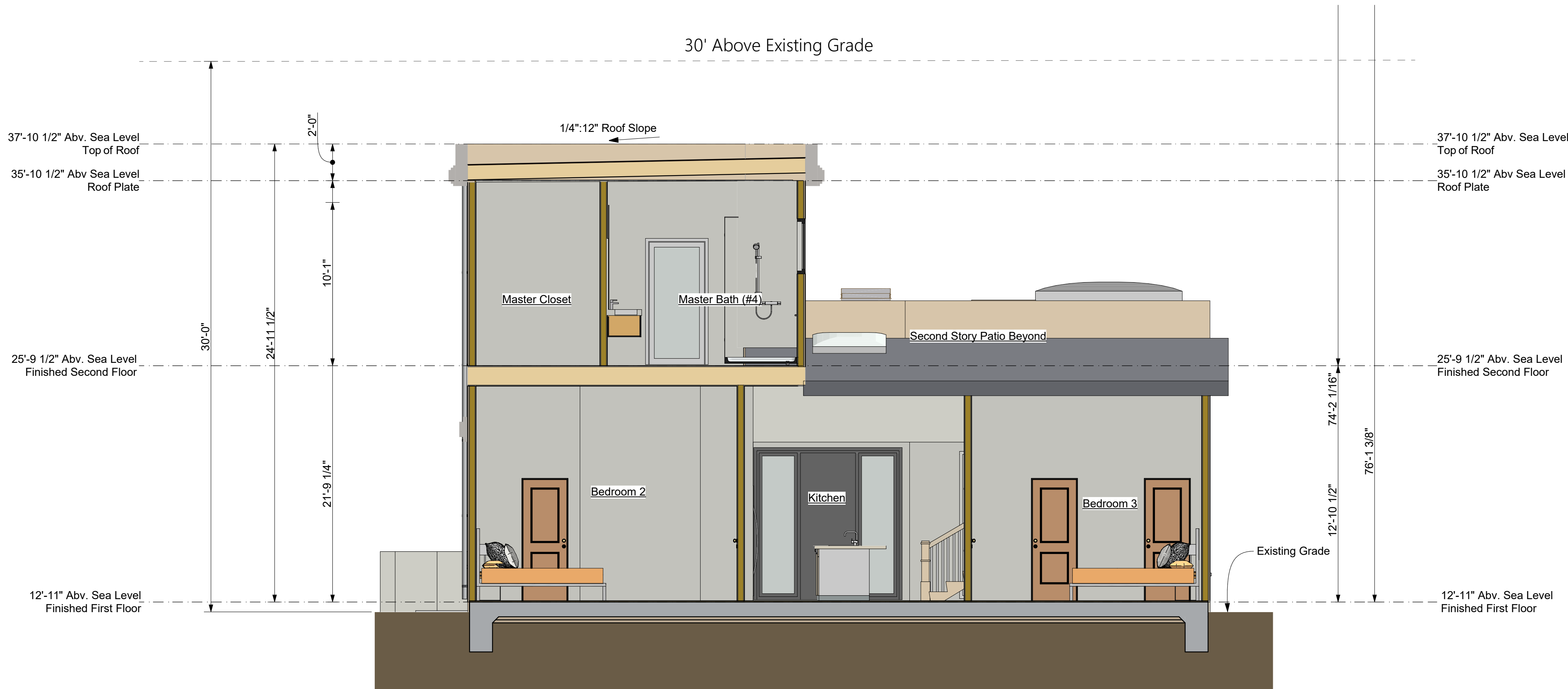
Sections

Barth
 Addition/Remodel
 8341 El Paseo Grande
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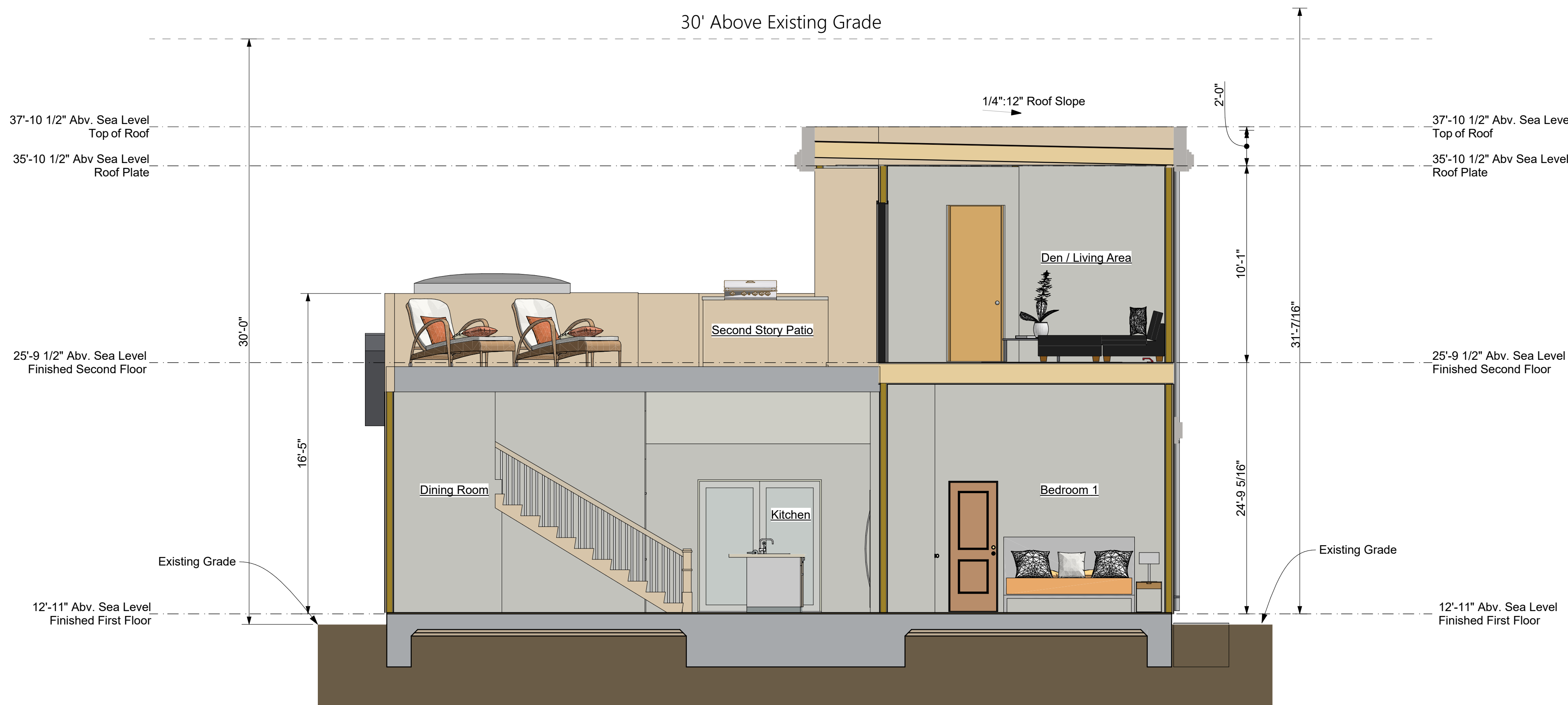
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BIMcloud: MWServer1 - BIMcloud Basic for Archicad 25/2020/8341 El Paseo Grande



Section C
 SCALE: 1/4" = 1'-0"



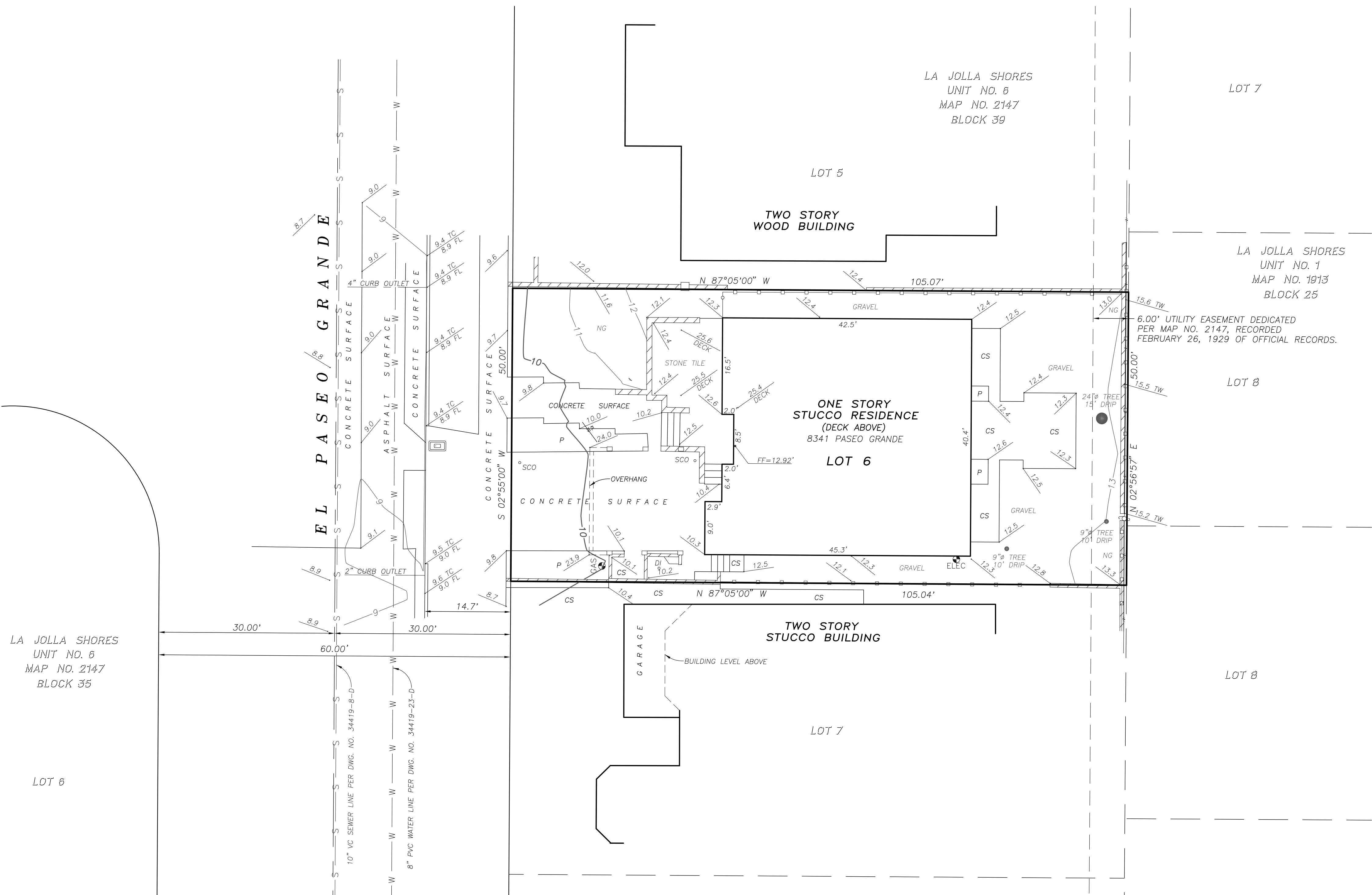
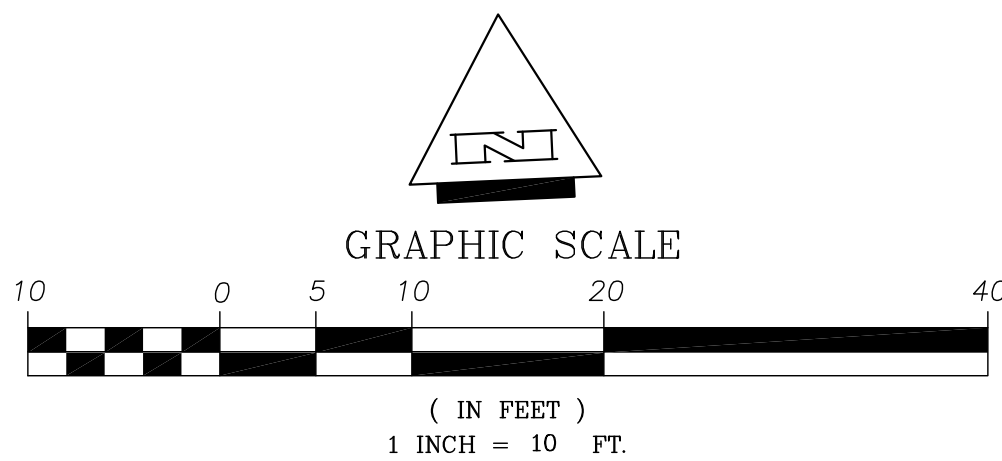
Section D
 SCALE: 1/4" = 1'-0"

Sections

Barth
 Addition/Remodel
 8341 El Paseo Grande
 La Jolla, CA 92037

REVISIONS		
DELTA	DATE	DESCRIPTION
	11/02/2020	Initial Submittal - Discretionary
	04/08/2021	2nd Submittal - Discretionary
	08/23/2021	3rd Submittal - Discretionary
	02/23/2022	1st Ministerial Submittal

Plan File Number:	PTS- 0666339
Approval Number:	-
MW Project Number:	202007
Date Revised:	02/23/2022



LEGEND:

- INDICATES UTILITY POLE
- INDICATES ELECTRIC METER
- INDICATES GAS METER/VALVE
- INDICATES WATER METER
- INDICATES FINISH FLOOR
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES CONCRETE SURFACE
- INDICATES NATURAL GROUND
- INDICATES TOP OF WALL
- INDICATES PLANTER
- INDICATES DRAIN INLET
- INDICATES SEWER CLEANOUT
- INDICATES PROPERTY LINE
- INDICATES FENCE
- INDICATES WROUGHT IRON FENCE
- INDICATES OVERHEAD WIRES
- INDICATES WOOD WALL
- INDICATES WATER LINE
- INDICATES SEWER LINE

LEGAL DESCRIPTION:

LOT 6 IN BLOCK 39 OF LA JOLLA SHORES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2147, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 26, 1929.

BASIS OF ELEVATION:

CITY OF SAN DIEGO BENCHMARK:
NORTHEAST BRASS PLUG
LOCATED AT THE INTERSECTION OF EL PASEO GRANDE AND CALLE FRESCOTA
ELEVATION = 10.555 M.S.L. N.G.V.D. 1929 FEET



Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY		
For the exclusive use of: BARTHS CHILDRENS TRUST 8341 EL PASEO GRANDE LA JOLLA, CALIFORNIA 92037		
San Diego Land Surveying & Engineering, Inc. 7028 Convoy Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 03-03-2021	Revised:	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: El Paseo Grande 8341 Topo		A.P.N. 346-171-06

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008754

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2600508
BARTH ADDITION SDP - PROJECT NO. 676214
HEARING OFFICER

This Site Development Permit No. 2600508 is granted by the Hearing Officer of the City of San Diego to BARTH CHILDREN'S TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502. The 0.12-acre site is located at 8341 El Paseo Grande in the La Jolla Shores Planned District-Single Family Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Zone 2), Parking Beach Impact Overlay Zone, and Residential Tandem Parking Overlay Zone of the La Jolla Community Plan area. The project site is legally described as: Lot 6 in Block 39 of La Jolla Shores Unit 6, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2147, filed in the Office of the County Recorder of San Diego County, February 26, 1929.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new 933 square-foot second story addition and 150 square-foot deck at an existing 1,703 square-foot single-family residence with associated improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 6, 2022, on file in the Development Services Department.

The project shall include:

- a. Construction of a new 933 square-foot second story addition and 150 square-foot deck at an existing 1,703 square-foot single-family residence; and
- b. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 21, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A" on file with the Development Services Department. Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the existing portion of retaining wall, landscape, irrigation, and water meter within the existing driveway in the El Paseo Grande Right of Way, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing water meter cover with a city standard traffic rated cover, adjacent to the site on El Paseo Grande, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the portion of retaining wall, landscape and irrigation in the El Paseo Grande Right of Way, satisfactory to the City Engineer.
15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway per current city standards, adjacent to the site on El Paseo Grande , satisfactory to the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
17. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

18. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete landscape and irrigation construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards and Storm Water Design Manual to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
19. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
20. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.
21. In the event that a foundation-only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

24. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

25. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. Prior to any Building Construction Permit being issued, all domestic, irrigation, and fire water services serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD); or, one of the following two notes must be included on the title sheet of the building construction plans being permitted:

- A.) THIS RESIDENTIAL DEVELOPMENT HAS, OR WILL HAVE AS A CONSEQUENCE OF THIS WORK, A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE UTILIZING A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM INSTALLING A BACKFLOW PREVENTION DEVICE; or,
- B.) THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE INSTALLATION OF A PRIVATE, ABOVE GROUND, BACKFLOW PREVENTION DEVICE TO BE LOCATED IN-LINE WITH THE SERVICE AND JUST INSIDE THE PROPERTY (IMMEDIATELY ADJACENT TO THE PROPERTY LINE).

27. Prior to any Building Construction Permit being issued, If an existing water service to be retained is found to be inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the Public ROW to abandon (kill) that existing water service line at the main, and install a new water service in a location acceptable to the Public Utilities Director.

28. Prior to any Building Construction Permit being issued, the sewer lateral(s) serving this development must pass through a permitted sewer cleanout or the following note must be included on the title sheet of the building construction plans:

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES INSTALLING A PERMITTED SEWER LATERAL CLEANOUT TO SERVE THAT PORTION OF EACH SEWER LATERAL LOCATED WITHIN THE PUBLIC ROW OR PUBLIC SEWER EASEMENT.

29. Prior to any Building Construction Permit being issued, any private improvements associated with the development which lie within a public ROW or public easement which could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. landscaping, enhanced paving, storage, non-irrigation pipelines, or structures of any kind) must be removed unless the Owner/Permittee has a recorded Encroachment and Maintenance Removal Agreement (EMRA) that authorizes the specific private improvement in that specific location.

30. No trees or shrubs exceeding three feet in height at maturity shall be installed or allowed to remain within ten feet of any public sewer facilities or within five feet of any public water facilities.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Development Services Department of the City of San Diego on July 6, 2022 and Resolution Number .

ATTACHMENT 7

Site Development Permit No. 2600508
Date of Approval: July 6, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Oscar Galvez III
Development Project Manager

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

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

Barth Children's Trust
Owner/Permittee

By _____
Ken Barth
Owner

By _____
Carolyn Barth
Owner

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

HEARING OFFICER
RESOLUTION NO. [REDACTED]
SITE DEVELOPMENT PERMIT NO. 2600508
BARTH ADDITION SDP - PROJECT NO. 676214

WHEREAS, BARTH CHILDREN'S TRUST, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a 933 square-foot second story addition and 150 square-foot deck at an existing 1,702 square-foot single-family residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2600508), on portions of a 0.12-acre site;

WHEREAS, the project site is located at 8341 El Paseo Grande in the La Jolla Shores Planned District-Single Family Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable Zone 2), Parking Beach Impact Overlay Zone, and Residential Tandem Parking Overlay Zone of the La Jolla Community Plan;

WHEREAS, the project site is legally described as Lot 6 in Block 39 of La Jolla Shores Unit 6, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2147, filed in the Office of the County Recorder of San Diego County, February 26, 1929;

WHEREAS, on February 11, 2022, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (existing facilities); and no appeal of the Environmental Determination was filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 6, 2022, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2600508 pursuant to the Land Development Code of the City of San Diego;
NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2600508:

A. SITE DEVELOPMENT PERMIT SDMC Section 126.0505

1. Findings for all Site Development Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The project site is developed with a 1,702 square-foot, single story, single-family residence at 8341 El Paseo Grande within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the construction of a new 933 square-foot second story addition and 150 square-foot deck. The project site, which is located approximately 0.13 mile east of the Pacific Ocean, is not located between the shoreline and the First Public Roadway. There is no public view or coastal access from or across the project site, as identified in the Community Plan.

The project complies with the community goals regarding public view preservation and enhancement since the project complies with all of the development standards required by the underlying La Jolla Shores Planned District-SF zone. The project site is located on the east side of the street, with a public sidewalk at the west side of the lot which will not be impacted by the proposal. From that sidewalk, the Pacific Ocean is visible and will continue to be visible to any person along that public sidewalk, though it is not an identified view corridor in the LCP. No deviations or variances are required or requested from the applicable La Jolla Shores Planned District Ordinance (LJSPDO) regulations.

The proposed development is contained within the legal lot area. Therefore, the project will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan, and the proposed project will protect public views by not encroaching into any identified protected views.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The project site is developed with a 1,702 square-foot single-family residence at 8341 El Paseo Grande within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the construction of a new 933-square-foot second story addition and 150 square foot deck. The project site is developed and does not contain any environmentally sensitive lands, Multi-Habitat Planning Area (MHPA) designated lands and is not adjacent to MHPA lands.

The project permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Specifically, the engineering requirements include, but are not limited to the following: (1) Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway per current city standards, adjacent to the site on El Paseo Grande, satisfactory to the City Engineer; (2) Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications; (3) Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

In addition, the planning/design requirements require all private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

Therefore, the project will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project site is developed with a 1,702 square-foot, single story, single-family residence at 8341 El Paseo Grande within the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) areas. The project includes the construction of a new 933 square-foot second story addition and 150 square-foot deck. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

The 0.12-acre site is designated in the Community Plan for Low Density Residential uses (5 to 9 dwelling units per acre), and the project is consistent with the prescribed density. The project was designed to comply with all of the design and development standards required by the underlying La Jolla Shores Planned District-SF zone. This includes a maximum height of 30 feet where 30 feet is allowed, and side, front, and rear yard setbacks that are in general conformity with residences in the surrounding vicinity (Exhibit "A"; Sheet A-0.2). A primary goal in the Community Plan is to maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The project is consistent with this goal through the design and character consistent with residences in the surrounding vicinity. As depicted in

ATTACHMENT 8

Exhibit "A" (Sheet A-0.3), development along the block is comprised mostly of 2-story to 3-story residences with a mixture of architectural styles.

The project does not require or request any deviations. Therefore, the proposed development will comply with the regulations of the Land Development Code.


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

BE IT FURTHER RESOLVED that, based on these findings adopted by the HEARING OFFICER, SITE DEVELOPMENT PERMIT NO. 2600508, is hereby GRANTED by the HEARING OFFICER to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2600508, a copy of which is attached hereto and made a part hereof.

Oscar Galvez III
Development Project Manager
Development Services

Adopted on: July 6, 2022

IO#: 24008754

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM <h2 style="margin: 0;">DS-318</h2> October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit ☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment ☒ Other Coastal Development Permit

Project Title: Birth Addition **Project No. For City Use Only:** _____

Project Address: 8341 El Paseo Grande, La Jolla CA 92037

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

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

☐ Partnership ☒ Individual Trust

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

Property Owner

Name of Individual: Barth Childrens Trust ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 10456 Countess Drive

City: Delles State: TX Zip: 75229

Phone No.: 214 232 1847 Fax No.: _____ Email: dylanjbarth@gmail.com

Signature: _____ Date: 11/02/2020

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Dylan Barth / Trustee ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 10456 Countess Drive

City: Delles State: TX Zip: 75229

Phone No.: 214-232-1847 Fax No.: _____ Email: dylanjbarth@gmail.com

Signature: _____ Date: 11/02/2020

Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

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

Street Address: _____

City: _____ State: _____ Zip: _____

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

Signature: _____ Date: _____

Additional pages Attached: ☐ Yes ☐ No