



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: December 11, 2019 REPORT NO. HO-19-115

HEARING DATE: December 18, 2019

SUBJECT: CRISAFULLI SDP, Process Three Decision

PROJECT NUMBER: [648660](#)

OWNER/APPLICANT: The John and Jennifer Crisafulli Revocable Trust dated July 13, 2006, Owner / Aaron Borja, Architects Local, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Site Development Permit for a third-floor addition/remodel to an existing single-family dwelling unit located at 2695 Hidden Valley Road in the La Jolla Community Plan area?

Staff Recommendation: APPROVE Site Development Permit No. 2347527.

Community Planning Group Recommendation: On December 5, 2019, the La Jolla Community Planning Association (LJCPA) voted 13-0-1 to recommend approval of the proposed project without conditions/recommendations under their consent agenda, meeting minutes were not available at the time of the drafting of this report, and therefore, the meeting minutes will be provided upon receipt and provided to the Hearing Officer under separate cover prior to the hearing.

La Jolla Shores Planned District Advisory Board Recommendation: On June 24, 2019, the La Jolla Shores Advisory Board voted 4-0-0 to recommend approval of the proposed project without conditions/recommendations (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 20, 2019, and the opportunity to appeal that determination ends on December 5, 2019 (Attachment 6).

## BACKGROUND

The existing single-family dwelling was built in 1981, and is located at 2695 Hidden Valley Road, on the west side of Hidden Valley Road, north of Via Capri, south of La Jolla Parkway, under 1 mile east of the Pacific Ocean (Attachment 1). The surrounding properties are fully developed and form a well-established low density residential neighborhood (Attachment 3).

The 0.97-acre site is located in the Single-Family (SF) Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Coastal Impact) Overlay Zone, and Transit Priority Area within the La Jolla Community Plan Area. Pursuant to San Diego Municipal Code (SDMC) [Section 126.0704\(a\)](#), the proposed development is exempt from the requirement of a Coastal Development Permit since more than fifty percent of the existing exterior walls will be maintained. A Site Development Permit is required pursuant to SDMC [Section 1510.0201\(d\)](#) for major development within the La Jolla Shores Planned District.

## DISCUSSION

The project proposes a 1,921-square-foot third floor addition, a 42-square-foot ground level addition, and a 374-square-foot remodel to an existing two-story 4,315-square foot single-family dwelling unit, resulting in a total Gross Floor Area of 6,745 square feet. The La Jolla Community Plan designates the site as Very Low Density Residential [0-5 dwelling units (DU) / acre] (Attachment 2). The proposed residential density for the project site is 1.03 DU/acre which is consistent with the La Jolla Community Plan land use designation. The proposed addition will be within the previously developed portion of the property. The required off-street parking is provided in an existing attached three-car garage. The project conforms to the 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone and the underlying zone with a maximum structure height of 29 feet, 6 inches. The project site is located adjacent to the public right-of-way for Hidden Valley Road which is a designated public vantage point identified as a "scenic overlook" and defined as "a view over private property from a public right-of-way" in the La Jolla Community Plan (Attachment 9). The proposed improvements are within the existing footprint of the residence and based on where the structure is situated staff has determined that the project will not obstruct public views to La Jolla's community landmarks and scenic vistas to the ocean, beach and bluff areas or hillsides and canyons.

The existing site is currently developed with all public utilities in place to serve the residence. Existing site drainage shall be maintained in conformance to applicable storm water management regulations and construction Best Management Practices (BMP). The submitted Geotechnical Investigation Report and addendums were reviewed by staff to analyze potential geologic hazards. According to the reports prepared by the project's geotechnical consultant, the gross slope stability for the project site was found to be suitable for the proposed development. The project has been conditioned to require a geotechnical investigation report or update letter that further addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology section of the Development Services Department prior to issuance of any construction permits.

The La Jolla Shores Planned District contains General Design Regulations, San Diego Municipal Code

[Section 1510.0301\(b\)](#), which state that, "No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, 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." Surrounding properties include split level, one- and two-story estate homes on larger properties with a variety of architectural styles, which include Mediterranean-, Postmodern-, Beach Cottage-, and Contemporary-styles. The proposed addition/remodel is designed to include façade treatments that match the existing Coastal Cottage style architecture with roofline variations to accommodate the third-story addition. The proposed building setbacks, bulk and scale will not be disruptive to adjacent homes in the immediate vicinity, and in conformance with the La Jolla Shores General Design Regulations.

#### CONCLUSION:

City Staff has reviewed the project and has determined the project complies with all applicable development regulations, including the La Jolla Shores Planned District Ordinance, and the La Jolla Community Plan, Staff has provided draft findings and conditions of approval and recommends that the Hearing Officer approve Site Development Permit No. 2347527 as proposed.

#### ALTERNATIVES

1. Approve Site Development Permit No. 2347527, with modifications.
2. Deny Site Development Permit No. 2347527, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

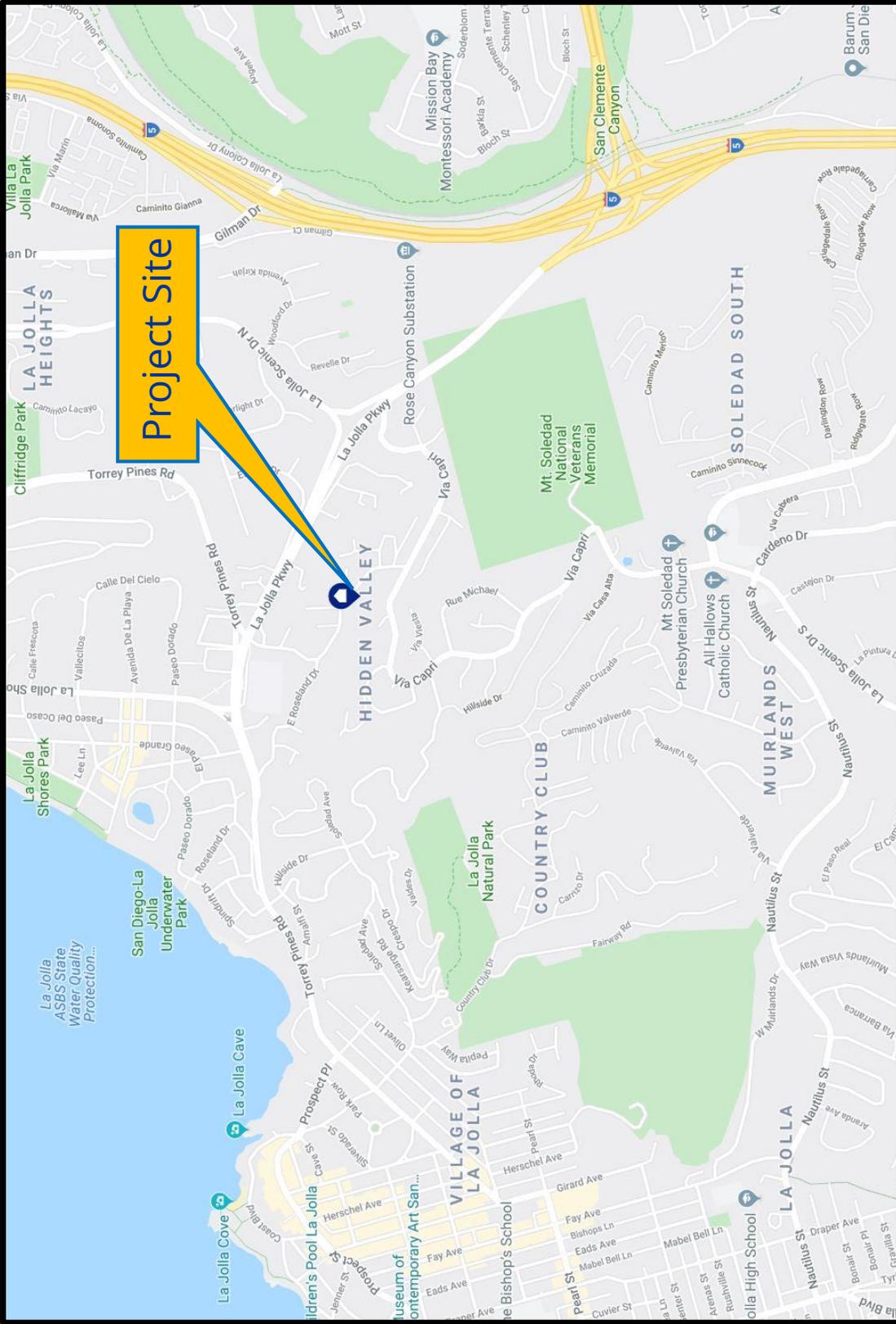
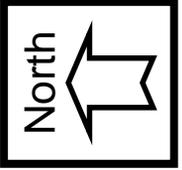


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Martin R. Mendez  
Development Project Manager

#### Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Notice of Right to Appeal Environmental Determination
7. Community Planning Group Recommendation(s)
8. Ownership Disclosure Statement
9. Identified Public Vantage Points
10. Project Plans



# Project Location Map

Crisafulli SDP / 2695 Hidden Valley Road  
PROJECT NO. 648660





Legend

- Very Low Density Residential (0-5 DU/AC)
  - Low Density Residential (5-9 DU/AC)
  - Low Medium Residential (9-15 DU/AC)
  - Medium Residential (15-30 DU/AC)
  - Medium High Residential (30-45 DU/AC)
  - Commercial/Mixed Use
  - Parks, Open Space
  - Schools
  - Cultural
  - Community Facilities
- E** Elementary School
  - J** Junior High School
  - H** High School
  - S** School
  - L** Library
  - F** Fire Station
  - PO** Post Office



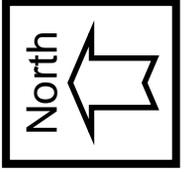
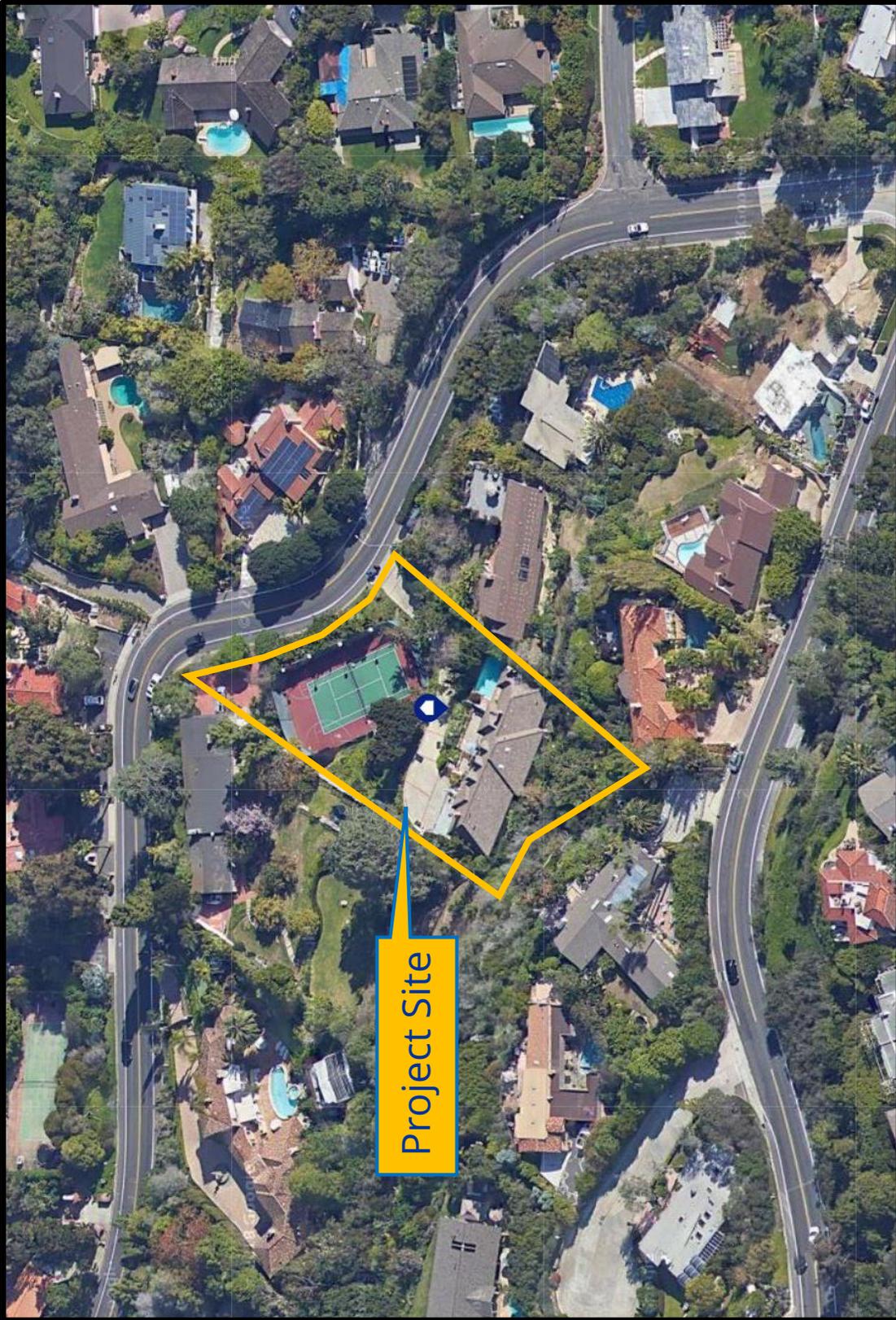
Project Site



# Land Use Map

Crisafulli SDP / 2695 Hidden Valley Road  
PROJECT NO. 648660





## Aerial Photograph

Crisafulli SDP / 2695 Hidden Valley Road  
PROJECT NO. 648660



HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2347527  
**CRISAFULLI SDP - PROJECT NO. 648660**

WHEREAS, THE JOHN AND JENNIFER CRISAFULLI REVOCABLE TRUST DATED JULY 13, 2006, Owner/Permittee, filed an application with the City of San Diego for a permit for an addition/remodel to an existing single-family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2347527, on portions of a 0.97-acre site;

WHEREAS, the project site is located at 2695 Hidden Valley Road in the Single Family (SF) Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Coastal Impact) Overlay Zone, and Transit Priority Area within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as a Portion of Lot 1288 and 1289 of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to the Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the office of the County Recorder of said San Diego County, November 14, 1921 and is known as miscellaneous Map No. 36;

WHEREAS, on November 20, 2019, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 18, 2019, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2347527 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. 2347527:

**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 proposes a 1,921-square-foot third floor addition, a 42-square-foot, ground level addition, and a 374-square-foot remodel to an existing 4,315-square foot single-family dwelling unit resulting in a total Gross Floor Area of approximately 6,745 square feet. The 0.97-acre project site is located at 2695 Hidden Valley Road within the Single-Family (SF) Zone of the La Jolla Shores Planned District. The project site is also located within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Coastal Impact) Overlay Zone, and Transit Priority Area within the La Jolla Community Plan Area. The La Jolla Community Plan designates the site for Very Low Density Residential [0-5 dwelling units (DU) / acre]. The proposed residential density for the project site is 1.03 DU/acre which is consistent with the La Jolla Community Plan land use designation.

The proposed addition will be within the previously developed portion of the property. The required off-street parking is provided in an existing attached two-car garage. The project conforms to the 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone and the underlying zone with a maximum structure height of 29 feet, 6 inches. The project site is located adjacent to the public right-of-way for Hidden Valley Road which is a designated public vantage point identified as a "scenic overlook" and defined as "a view over private property from a public right-of-way" in the La Jolla Community Plan (Attachment 9). The proposed improvements are within the existing footprint of the residence and based on where the structure is situated staff has determined that the project will not obstruct public views to La Jolla's community landmarks and scenic vistas to the ocean, beach and bluff areas or hillsides and canyons.

The existing site is currently developed with all public utilities in place to serve the residence. Existing site drainage shall be maintained in conformance to applicable storm water management regulations and construction Best Management Practices (BMP). The project site does not contain nor is adjacent to any public access or any

public views as identified by the La Jolla Community Plan and Local Coastal Land Use Plan.

Based on the submitted project documentation the proposed addition/remodel to the existing residence is found to be in general conformity with the existing development pattern, setbacks, and bulk and scale comparisons as encouraged by the SF Zone of the La Jolla Shores Planned District Ordinance. The project conforms with the La Jolla Shores Design Manual guidelines; with proposed architecture for the addition/remodel that is consistent with the Coastal Cottage architecture of the existing home. Therefore, this single-family residential dwelling unit addition/remodel will not adversely affect on the La Jolla Community Plan.

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

The project proposes a 1,921-square-foot third floor addition, a 42-square-foot, ground level addition, and a 374-square-foot remodel to an existing 4,315-square foot single-family dwelling unit resulting in a total Gross Floor Area of approximately 6,745 square feet. The 0.97-acre project site is located at 2695 Hidden Valley Road within the Single-Family (SF) Zone of the La Jolla Shores Planned District. The project site is also located within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Coastal Impact) Overlay Zone, and Transit Priority Area within the La Jolla Community Plan Area. The environmental review determined that the project would not have a significant environmental effect and found it categorically exempt under the California Environmental Quality Act (CEQA). The environmental analysis did not identify any significant impacts to public health, safety and general welfare. The permit controlling the development and continued use of the site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval for the proposed development will require the review and approval of all construction plans by staff prior to issuance of any building permit to determine compliance with all building, electrical, mechanical, fire, plumbing codes and the regulations of the Land Development Code. Compliance with these regulations during and after construction will be enforced through building and engineering inspections regulated by Inspection Services of the City of San Diego Development Services Department. In addition, the project site does not contain any sensitive biological resources and is not located within a coastal bluff, beach, or special flood area. Therefore, the project will not be detrimental to the public health, safety, and welfare.

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

The project proposes a 1,921-square-foot third floor addition, a 42-square-foot, ground level addition, and a 374-square-foot remodel to an existing 4,315-square

foot single-family dwelling unit resulting in a total Gross Floor Area of approximately 6,745 square feet. The 0.97-acre project site is located at 2695 Hidden Valley Road within the Single-Family (SF) Zone of the La Jolla Shores Planned District. The project site is also located within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Coastal Impact) Overlay Zone, and Transit Priority Area within the La Jolla Community Plan Area. The La Jolla Community Plan designates the site for Very Low Density Residential [0-5 dwelling units (DU) / acre]. The project conforms with the La Jolla Shores Design Manual guidelines; with proposed architecture for the addition/remodel that is consistent with the Coastal Cottage architecture of the existing home. In addition, at 29 feet 6 inches in height, the project complies with the 30-foot height limit allowed by the Coastal Height Limitation Overlay Zone and the underlying zone.

Based on the submitted project documentation the proposed addition/remodel to the existing residence is found to be in general conformity with the existing development pattern, setbacks, and bulk and scale comparisons as encouraged by the SF Zone of the La Jolla Shores Planned District Ordinance. There are no proposed variances or deviations to the land development regulations La Jolla Shores Planned District Ordinance and the Land Development Code. 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 the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 2347527 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. 2347527, a copy of which is attached hereto and made a part hereof.

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Martin Mendez  
Development Project Manager  
Development Services

Adopted on: December 18, 2019

IO#: 24008411

**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: 24008411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 2347527  
**CRISAFULLI SDP - PROJECT NO. 648660**  
HEARING OFFICER

This Site Development Permit No. 2347527 is granted by the Hearing Officer of the City of San Diego to The John and Jennifer Crisafulli Revocable Trust dated July 13, 2006, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 1510.0201(d). The 0.97-acre site is located at 2695 Hidden Valley Road in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Coastal Impact) Overlay Zone, and Transit Priority Area within the La Jolla Community Plan Area. The project site is legally described as a Portion of Lot 1288 and 1289 of Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to the Map thereof made by James Pascoe in 1870, a copy of which said map was filed in the office of the County Recorder of said San Diego County, November 14, 1921 and is known as miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition/remodel to an existing single-family residence described and identified by size, dimension, quantity, type and location on the approved exhibits [Exhibit "A"] dated December 18, 2019, on file in the Development Services Department.

The project shall include:

- a. Construction of a 1,921-square-foot, third floor addition; a 42-square-foot, ground level addition; and a 374-square-foot remodel to an existing 4,315-square foot single-family dwelling unit on a 0.97-acre site;
- b. Off-street parking; and
- c. 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 January 6, 2023.
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." 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.

**PLANNING/DESIGN REQUIREMENTS:**

12. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

14. 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.

**GEOLOGY REQUIREMENTS:**

15. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

**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 Hearing Officer of the City of San Diego on December 18, 2019, by Resolution No.

\_\_\_\_\_.

Permit Type/PTS Approval No.: SDP No. 2347527  
Date of Approval: December 18, 2019

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Martin R. Mendez  
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.

JOHN AND JENNIFER CRISAFULLI REVOCABLE  
TRUST DATED July 13, 2006  
Owner/Permittee

By \_\_\_\_\_  
John Crisafulli  
Trustee of The John and Jennifer Crisafulli  
Revocable Trust dated July 13, 2006

By \_\_\_\_\_  
Jennifer Crisafulli  
Trustee of The John and Jennifer Crisafulli  
Revocable Trust dated July 13, 2006

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



THE CITY OF SAN DIEGO

**Date of Notice:** November 20, 2019

# **NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION**

**DEVELOPMENT SERVICES DEPARTMENT**

SAP No. 24008411

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**PROJECT NAME/NUMBER:** Crisifulli SDP/ 648660

**COMMUNITY PLAN AREA:** La Jolla

**COUNCIL DISTRICTS:** 1

**LOCATION:** 2695 Hidden Valley Road, San Diego, CA 92037

**PROJECT DESCRIPTION** A Site Development Permit (SDP) for the construction of a 1,921-square-foot, third floor addition; a 42-square-foot, ground level addition; and a 374-square-foot remodel to an existing 4,315-square foot single-family dwelling unit on a 0.97-acre site. The proposed project complies with all height and bulk regulations and is located on a site that is currently developed with existing public utilities in place to serve the residence. The 0.97-acre site is located at 2695 Hidden Valley Road in the Single Family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit Overlay Zone, Parking Impact (Coastal Impact) Overlay Zone, and Transit Priority Area within the La Jolla Community Plan Area.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego, Hearing Officer

**ENVIRONMENTAL DETERMINATION:** Categorical Exemption Section 15301 (Existing Facilities)

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego, Development Services Department

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities). The exemption allows for the addition to structures of up to 50 percent of the floor of the structures before the addition or 25 square feet, whichever is less; or 10,000 square-feet in areas where all public services and facilities are available and where the project would not be located on a site containing sensitive resources. Since the site is located in an area where public services exist, is devoid of sensitive resources, and would only add approximately 1,864 square feet to the existing structure the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

**DEVELOPMENT PROJECT MANAGER:** Martin Mendez  
**MAILING ADDRESS:** 1222 First Avenue, MS 501, San Diego, CA 92101-4153  
**PHONE NUMBER/EMAIL:** (619) 446-5309/ MRMENDEZ@sandiego.gov

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On November 20, 2019 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 determination made by staff (including the City Manager) 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 and therefore the appeal would end on December 5, 2019. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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



THE CITY OF SAN DIEGO

**La Jolla Shores Planned District Advisory Board**  
**DRAFT Meeting Minutes for June 24<sup>th</sup>, 2019**  
615 Prospect Street  
La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Resigned	Herbert Lazerow	Present
Dan Goese, Chair	Resigned	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Present

- 1. Call to Order:** 11:00 a.m.  
Potter called the meeting to order at 11:00 a.m.
- 2. Approval of the Agenda**  
Lazerow moved to approve the agenda with a change to add election of a chair. Moser seconded. Motion approved 4-0-0. Lazerow nominated Jane Potter as chair. Moser seconded. Approved 4-0-0.
- 3. Approval of the Minutes**  
Lazerow cited page 2 of April minutes where bulletin is misspelled and the g on the end should be deleted. Motion by Lazerow to approve, second by Moser, passed 4-0-0.
- 4. Public Comment:**  
None.
- 5. Project Review**

**ACTION ITEM A**

**Project: 633498 – Crisafulli Addition/Remodel**

**Location:** 2695 Hidden Valley Road

APN: 346-580-0600

**Presented by:** Aaron Borja, [aaronb@architectslocal.com](mailto:aaronb@architectslocal.com) (619) 535-1200

**Description:** Interior remodel and addition to an existing 4 bedroom, 4 bathroom single family house with an attached 3-car garage. Third level to be added over existing footprint. Second story master bed and bath. *See ATTACHMENT 1 for additional details.*

**Presentation**

- Presenter said the existing lot is 41,587 sf, lot coverage is to remain at 11% and the project proposes increasing the building footprint by 42 sf. A new level is proposed on top of the entry level,
- Presenter said total gross floor area to be added is 2,043 and the addition will not increase the building footprint, except for the 42 sf at ground level. This would represent more than a 50% increase in sf.
- Height will increase by 8' 4 ¾", below the maximum 30-foot height limit.
- Main concerns were potential view blockage. Site sections verify that some adjacent residences behind the subject property would have views impacted while others would not.
- Applicant showed a 3-D representation of the house and explained that second story dormer windows would be removed to accommodate the proposed addition.
- Applicant presented assessor information he said demonstrated that their residence would be compatible in terms of size and scale with neighboring properties, though it would be the second largest within 300 feet.
- Presenter described very small changes in building profile.
- Lazerow asked if the building upper story would be stepped back on all sides. The presenter replied that it would be stepped back on the front and sides but cantilevered on the rear with approximately 100 feet distance between the rear façade and the neighboring property.

**Board Comment**

- Moser asked if anyone from the neighborhood was present. The presenter said the neighbor to the rear gave the applicant a letter of support. The owner said she spoke to all the neighbors who were generally in support but did not write letters, except for the neighbor to the rear.
- Weissman said the house was hardly visible from the street and didn't see any problem with the proposal. Weissman asked if the project required a coastal development permit. Presenter said that they were anticipating a ministerial permit without a Site Development Permit.
- Lazerow asked if the presenter thought the project was minor. Presenter replied affirmatively. Lazerow said the increased FAR was greater than 10% and that height was being increased and questioned whether the project qualified as minor under Bulleting 621 guidelines.
- Moser said that the proposed increases in sf and height constitutes a major project. Owner responded that any slight increase could then be construed as a major project. Weissman said that projects are considered on a case-by-case basis, as, for example, if a project increase in sf is 12% but is not visible, that would be taken into consideration.

**Motion:** Lazerow moved to approve proposal, as presented, as a major, Process 3. Potter seconded. Motion passed 4-0-0.

**ACTION ITEM B**

**Project:** N/A – Price Remodel

**Location:** 8144 Paseo Del Ocaso

APN: 346-282-1200

**Presented by:** David Hall, [david@jacksondesignandremodeling.com](mailto:david@jacksondesignandremodeling.com) (619) 442-6125 ext. 339

**Description:**

Whole home remodel and second level addition. Proposed demolishing and reconstruction of an existing 2,119sf residence plus construction of a second level totaling 3,528sf. Existing FAR 0.40. proposed FAR 0.67. *See ATTACHMENT 2 for additional details.*

**Presentation**

- Presenter mentioned previous meeting where he was requested to step back on all sides of the proposed residence. He offered a re-cap of the project, describing it as a whole house remodel with a second floor addition. There would be a small addition between the main house and an existing accessory dwelling unit on the lot.
- Moser asked how the project changed since the last presentation. The presenter said that they considered the suggestions for pulling the walls back but had significant challenges with that, locating stair in an unfavorable location. Since the house is small there were limitations to where the stairs could be located. Pulling in the left side would make the master suite considerably smaller. Moser again asked if there were changes to which the presenter replied in the negative but said there were other residences in the neighborhood that had second stories at 4' off the property line. Plus there are other multi-family, three-story residences nearby.
- The owner said he received positive feedback from neighbors, including a number of letters.

**Board Comment**

- Weissman said the project looked compatible with the neighborhood.
- Lazerow commented that an immediate neighbor did not write a letter.

**Motion:** Moser moved to approve as presented as a Process 3 (major project). Weissman seconded. Motion fails 3-1-0. Lazerow reconsidered without another motion and changed his vote to aye. Motion passed 4-0-0.

**ACTION ITEM C**

**Project:**634819 – Kuntal Addition

**Location:** 7710 Via Capri

APN: 363-150-0100

**Presented by:** Daniel Hruby, [DHruby@VisualizeItBuilt.com](mailto:DHruby@VisualizeItBuilt.com) (510) 205-7876

**Description:** Complete interior/exterior remodel and addition to 3,222 sf SFR (Circa 1972) including: 280 sf 2 story lateral addition; 813 sf second floor addition over existing garage; 916 sf new roof deck; 1136 sf penthouse with 12 sf elevator and stairs for roof deck access; 450 sf pedestrian bridge and security gate to Via Capri.

**Presentation**

- Presenter displayed the elevation from Via Capri. Owner provided some personal background. Owner said the proposal would keep the existing footprint except for a 3-foot lateral increase and an increase on top of the existing structure. A pedestrian bridge to the second level was proposed. Presenter said that vegetation along the street would act as a screen for the proposed additional square feet, which includes a roof deck.
- An elevator through all three stories was proposed and the master suite-over the existing garage.
- The owner said he had letters of support from neighbors and the FAR would increase from .15 to .23.

**Board Comment**

- Lazerow questioned if the letters of support were from immediate neighbors. The owner said his wife had a verbal OK from an immediate neighbor.

**Motion:** Lazerow moved to approve as presented as a Major (Process 3) project only because he is less concerned about stepping back upper stories due to the distance between houses in this area. Weissman opined that it is a toss-up as to whether the proposal is Major or Minor. Lazerow said the project, at a 40% increase in sf, would have to be considered a Major. No second. Weissman then moved to approve as presented as a Minor (Process 1) project. Moser seconded. Motion failed. Potter announced the board has no recommendation and deferred to the City. Weissman then moved that the project design conforms to the PDO but the board cannot conclude whether the proposal is Minor or Major. Lazerow seconded. Motion passed 4-0-0.

**ACTION ITEM D**

**Project: 634880 – Bush Residence**

**Location:** 7914 St. Louis Terrace

APN: 346-454-0600

**Presented by:** Mark D. Lyon, [info@mdla.net](mailto:info@mdla.net) (858) 459-1171

**Description:** Proposed 499 sf to 2nd floor. Proposed 342 sf 3rd floor roof deck. Proposed 1st floor interior remodel of 1,247 sf. is 2,673 sf.

**Presentation**

- Presenter gave some background on this proposed summer home. The main focus is the new master bedroom suite at the rear of the property.
- Existing house has historical designation.

- Setbacks to remain with the chimney high point at 29 feet and the roof is currently at 27 feet where 28 feet is proposed.
- Presenter said the addition is not visible from the street.
- Increase in additional sf is 18.5%.
- All neighbors directly adjacent to property were notified. Neighbor to the south has a view over the subject site but signed a letter of endorsement.

**Motion:** Weissman moved to approve project as presented conforms to PDO as a Minor (Process 1) project. Lazerow Seconded. Motion passed 4-0-0.

**ACTION ITEM E**

**Project: 825569 – Schragger residence**

**Location:** 8356 Sugarman Drive

APN: 376-791-1000

**Presented by:** Claude Anthony Marengo,  
[camarengo@marengomortonarchitects.com](mailto:camarengo@marengomortonarchitects.com) (858) 459-3769

**Description:** Proposed 4,565 sf two-story single-family residence with a 3,355 sf basement and garage below grade on a newly established vacant lot from a lot line adjustment to create two 11,833 sf lots.

**Presentation**

- Presenter explained a lot line adjustment to create two lots.
- Project will feature a motor court allowing vehicles to turn around and exit head first instead of backing out.
- Setbacks are consistent with neighborhood averages.
- Project would be set back into the hill at rear of property and 80% of it would not be visible from the street.
- Project went to project review at the La Jolla Community Planning Association (LJCPA) and 5 neighbors were present and said the project would be the largest on the street. Presenter response was that all the new homes are going up two stories. The project review committee denied the project. Applicant then deleted most of the second story and went directly to the LJCPA, which approved the project.
- Presenter said project is the same height and bulk and scale as neighboring structures and affords similar views.
- Project proposes a swale to collect water on the steeply sloped lot and put it in a bio-retention basin in the basement to prevent neighbors from being impacted.

**Motion:** Lazerow moved to approve as presented as a Major (Process 3) project. Moser seconded. Motion passed 4-0-0.

6. **Next meeting date:** Inquiry of availability for next meeting resulted in a tentative date of August 26, 2019.
7. **Adjournment:** 12:52 p.m.

Minutes taken by Tony Kempton, Associate Planner, City of San Diego

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	<b>FORM</b>
			<b>DS-318</b>
			October 2017

**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 \_\_\_\_\_

**Project Title:** CRISAFULLI ADDITION/REMODEL **Project No. For City Use Only:** COA 86660  
**Project Address:** 2695 HIDDEN VALLEY RD, LA JOLLA, CA 92037

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

Corporation  Limited Liability -or-  General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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: JOHN CRISAFULLI  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 2695 HIDDEN VALLEY RD  
 City: LA JOLLA State: CA Zip: 92037  
 Phone No.: 858.638.1400 Fax No.: \_\_\_\_\_ Email: JCRISAFULLI@BTSCENES.COM  
 Signature: [Signature] Date: 8/13/2019  
 Additional pages Attached:  Yes  No

**Applicant**

Name of Individual: AARON BORJA  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 710 13TH ST, SUITE 307  
 City: SAN DIEGO State: CA Zip: 92101  
 Phone No.: 619.535.0537 Fax No.: \_\_\_\_\_ Email: AARONB@ARCHITECTSLOCAL.COM  
 Signature: [Signature] Date: 9/25/19  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

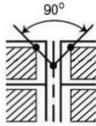
Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No



**Legend**

**View Cone**

Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners of the buildable envelope as defined by the setbacks of each corner property closest to the ocean or shoreline.



note: All views are to a coastal body of water

**View Corridor**

Unobstructed framed view down a public right-of-way

**Viewshed**

Usually from high elevations looking down over large areas

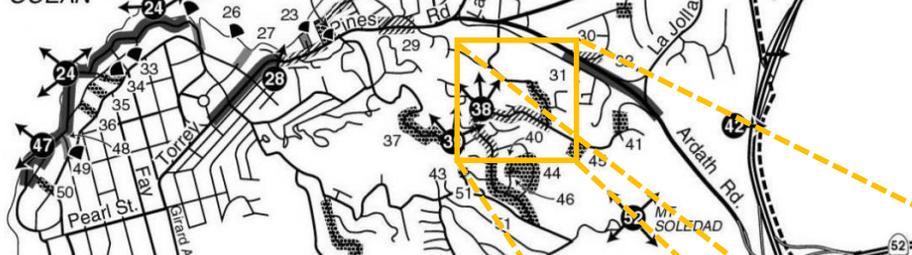
**Intermittent or Partial Vista**

**Roads from which coastal body of water can be seen**

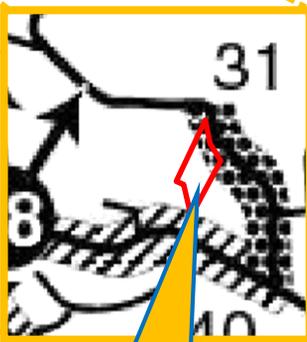
**Scenic Overlook**

Defined as a view over private property from a public right-of-way.

PACIFIC OCEAN



- 1. Torrey Pines City Park
- 2. La Jolla Farms Road
- 3. Scripps Natural Reserve
- 4. Bluff - top easement at La Jolla Shores Lane
- 5. Ellentown Road
- 6. La Jolla Shores Drive from Torrey Pines Rd.
- 7. La Jolla Shores Dr. (looking south from the vicinity of Scripps Institution of Oceanography)
- 8. Allen Field
- 9. Bordeaux Ave., western half
- 10. El Paseo Grande after it turns east
- 11. Camino del Oro after it turns east
- 12. Whale Watch Way
- 13. Cliffridge Park
- 14. Kellogg Park
- 15. Calle Frescota
- 16. Prestwick Drive
- 17. Vallecitos
- 18. Avenida de la Playa
- 19. Calle del Cielo
- 20. Pottery Canyon Park
- 21. Costabelle Drive
- 22. Spindrift Drive, South of the Marine Room Restaurant
- 23. Charlotte Park at the foot of Charlotte Street
- 24. Coast Blvd., Children's Pool, Shell Beach, Ellen B. Scripps Park & La Jolla Cove
- 25. Prospect St. and Cave Street
- 26. Coast Walk
- 27. North end of Park Row
- 28. View of La Jolla Shores from Torrey Pines Road
- 29. Public open space on Torrey Pines Road between St. Louis Terrace and Calle de la Plata
- 30. Azure Coast Drive
- 31. Hidden Valley Road
- 32. Aradath Road
- 33. Girard Avenue
- 34. Jenner Street
- 35. View corridor easement through 7963 Prospect Place to ocean
- 36. Easement across from John Coal Book Store from Prospect Street and Recreation Center
- 37. Hillside Drive (portions)
- 38. Caminito Avola/Via Avola
- 39. Via Siena at Hillside Drive
- 40. Rue Denise
- 41. Portions of La Jolla Scenic Drive South
- 42. Mt. Soledad, north of Aradath Road
- 43. Rue Adriane
- 44. Rue Michael
- 45. Senn Way
- 46. Rue de Roark
- 47. Coast Blvd. Park and South Coast Blvd.
- 48. View corridor at southwest side of Scripps Hotel site, from Prospect Street
- 49. La Jolla Community Center Park, Cuvier Street
- 50. From top of Cuvier Street at Prospect
- 51. Via Capri (portions)



**Project Site**



**Identified Public Vantage Points**

Crisafulli SDP / 2695 Hidden Valley Road  
PROJECT NO. 648660







ARCHITECTS LOCAL.COM  
710 13TH ST., SUITE 307  
SAN DIEGO, CALIFORNIA 92101  
619.535.0537 x 104

2695 HIDDEN VALLEY RD  
REMODEL AND ADDITION

2695 HIDDEN VALLEY RD  
LA JOLLA, CA 92037  
APN: 346-580-0600

OWNER:  
JOHN & JENNY CRISAFULLI

2695 HIDDEN VALLEY RD.  
SAN DIEGO, CA 92037

858.638.1400

NO. DESCRIPTION DATE

PROJECT: 180431

CITY PROJECT: 633498

DATE: 11/8/19

DRAWN BY: PMU

SCALE: 1" = 1'-0"

SHEET: 2 OF 49

GENERAL NOTES

- 1. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
2. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIAL SERVICES NECESSARY FOR THE NECESSARY COMPLETION OF ALL WORK SHOW, DESCRIBED OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS
3. THE DESIGNER APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, CALLED THE DESIGNERS ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
4. ALL WORK SHALL CONFORM TO THE 2016 EDITION OF ALL THE CALIFORNIA BUILDING CODES ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO. HANDICAP REQUIREMENTS, AND ANY OTHER CODE AND ORDINANCES ENFORCED BY THE CITY AND COUNTY OF SAN DIEGO GOVERNING AGENCIES.
5. UNLESS OTHERWISE SHOWN OR NOTED, TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE.
6. DIMENSIONS SHOWN IN FIGURES TAKES PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
7. UNLESS OTHER WISE NOTES OR INDICATED ALL DIMENSIONS THE PLANS SHALL BE FROM CENTERLINE OF THE COLUMN OR STUD, OR FACE OF FINISH WALL.
8. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
9. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE CITY ENGINEER OF THE LOCATION OF DISPOSAL SITES TO BE USED. THE SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES.
10. THE CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOORS, ETC.
11. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS. PLUMBING, ELECTRICAL WORK, ACCESS PANELS TO BE APPROVED BY THE DESIGNER.
12. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN ACCORDANCE WITH CHAPTER 3306. CBC
13. IF TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH ARE REQUIRED OBTAIN NECESSARY ISSUANCE OF A BUILDING OR GRADING PERMIT
14. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE O THE FILE WITH THE DEPARTMENT IN COMPLIANCE WITH THE CITY LABOR CODE.
15. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT AND DISCREPANCIES TO THE DESIGNER.
16. ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE NON-COMBUSTIBLE.
17. HAZARDOUS MATERIALS STORED AND/OR USED IN BUILDING SHALL COMPLY WITH CBC 2015
18. UNLESS NOTED OTHERWISE, ALL NON CONCRETE SURFACES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE COATS OR TWO COATS ON PRIMER CONCRETE TO BE ON COAT OVER PRIMER.
19. THE CENTER RECEPTACLE OUTLETS SHALL NOT BE LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING AREA. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATION EQUIPMENT, SHALL NOT BE LESS THAN 3-FEET NOR MORE THAN 4-FEET ABOVE THE FLOOR OR WORKING PLATFORM.
20. THE CENTER OF THE FIRE ALARM INITIATION DEVICES (BOXES) (IF PROVIDED) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL FOR THE FLOOR WORKING PLATFORM, GROUND SURFACE OR SIDEWALK
21. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE IF A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
22. CITY APPROVED CONDITIONS OF APPROVAL FOR THIS PROJECT AND RECORDED BY THE CITY ARE TO BE CONSIDERED A PART OF THESE PLANS AND SHALL BE APPLIED.
23. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR ALL MEANS, METHODS & PROCEDURES FOR THE COMPLETE CONSTRUCTION.
24. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE JOB SITE PER CURRENT OSHA REQUIREMENTS
25. ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. CBC 1708
26. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).
27. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D).

B.M.P NOTES

STORM WATER QUALITY NOTES - CONSTRUCTION BMP'S

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SLIT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCK PILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEED 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECT WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

EGRESS NOTES

- 1. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE GRADE- LEVEL OPENINGS SHALL BE 5 SQUARE FEET.
2. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE FOLLOWING DIMENSIONS: A MINIMUM CLEAR OPENING HEIGHT SHALL BE 24 INCHES. (CRC R310.12) THE MINIMUM CLEAR OPENING WIDTH SHALL BE 20 INCHES. (CRC R311.1.3) THE MAXIMUM SILL HEIGHT IS 44 INCHES.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

GENERAL NOTES

- 28. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
29. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217.
30. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
31. SMOKE ALARM SYSTEM AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
32. BATTERY OPERATED CARBON MONOXIDE ALARMS MAY BE USED IN EXISTING AREAS OF THE BUILDING WHERE THE INSTALLATION OF HARD-WIRED CARBON MONOXIDE ALARMS REQUIRE THE REMOVAL OF INTERIOR FINISHES.
33. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR. CRC R307.2
34. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL, NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT. (REFERENCE DATUM)
35. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN COSTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D)

MECHANICAL NOTES

- 1. IN LIEU OF NATURAL VENTILATION IN BATHROOMS CONTAINING A BATH AND/OR SHOWER AND SIMILAR ROOMS, A MECHANICAL SYSTEM COMPLYING WITH CMC 403.7 TABLE 4-1 AND CBC 1203.4.2.1 AND 1203.1 MAY BE PROVIDED
2. PROVIDED TOILET ROOMS WITH A MECHANICALLY OPERATED EXHAUST SYSTEM TO THE OUTSIDE WHICH PROVIDES A COMPLETE AIR CHANGE EVERY 15 MINUTES. C.B.C. SECTION 1202.2.1.
3. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GUAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHAL HAVE NO OPENINGS INTO THE GARAGE.

DSD NOTES

- 1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.
2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFICATE HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25' DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.
3. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
4. ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
5. LIGHTING IN GARAGE, LAUNDRY ROOMS, AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SWITCH.
6. ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
7. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)
8. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBANT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

GEOLOGY NOTES

- 1. AS A CALIFORNIA LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE DISTURBED NATIVE SOILS TO BE \_\_\_\_\_ AND PER TABLE 1806.2 OF THE 2016 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF \_\_\_\_\_ PSF. FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.

(ARCHITECT/ENGINEER) SIGNATURE  
5-14-2019

- 2. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THET REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MEY BE REQUIRED

DEFERRED SUBMITTALS NOTES

- 1. PLAN FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAY PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
2. THE DEFERRED SUBMITTAL ITEM SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
3. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING

PLUMBING NOTES

- 1. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.





ARCHITECTS.LOCAL.COM  
710 13TH ST., SUITE 307  
SAN DIEGO, CALIFORNIA 92101  
619.535.0537 x 104

2695 HIDDEN VALLEY RD  
REMODEL AND ADDITION

2695 HIDDEN VALLEY RD  
LA JOLLA, CA 92037  
APN: 346-580-0600

OWNER:  
JOHN & JENNY CRISAFULLI

2695 HIDDEN VALLEY RD.  
SAN DIEGO, CA 92037

858.638.1400

NO. DESCRIPTION DATE

PROJECT: 180431

CITY PROJECT: 633498

DATE: 11/8/19

DRAWN BY: PMU

CITY FORMS

G004

SCALE:  
SHEET: 4 OF 49

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000

Storm Water Requirements Applicability Checklist

FORM DS-560 November 2018

Project Address: 2695 HIDDEN VALLEY RD Project Number: 180431

SECTION 1. Construction Storm Water BMP Requirements: All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)?

Yes; SWPPP required, skip questions 2-4 No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?

Yes; WPCP required, skip questions 3-4 No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility (Projects such as pipeline/utility replacement)?

Yes; WPCP required, skip question 4 No; next question

4. Does the project only include the following Permit types listed below?

- Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit. Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service. Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.

Yes; no document required

Check one of the boxes below, and continue to PART B:

If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to SECTION 2.

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

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Clear Page 1

PART B: Determine Construction Site Priority This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction.

Complete PART B and continued to Section 2

1. ASBS a. Projects located in the ASBS watershed.

2. High Priority a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed. b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.

3. Medium Priority a. Projects that are not located in an ASBS watershed or designated as a High priority site. b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed. c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.

4. Low Priority a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

SECTION 2. Permanent Storm Water BMP Requirements.

Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements. Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? Yes No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? Yes No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). Yes No

Clear Page 2

PART D: PDP Exempt Requirements.

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

If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."

If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: a. Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or: b. Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or: c. Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual? Yes; PDP exempt requirements apply No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual? Yes; PDP exempt requirements apply No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).

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

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".

If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No

4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

Clear Page 3

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands). Yes No

8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No

9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. Yes No

10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces of if they sheet flow to surrounding pervious surfaces. Yes No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS. No

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. Yes

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. No

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management No

Aaron Borja Agent

Name of Owner or Agent (Please Print) Title

03/18/2019 Date

Signature

Clear Page 4

Clear Form

City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000

"Minor" Water Pollution Control Plan (MWPCP)

FORM DS-570 August 2018

MWPCP REQUIREMENTS

The City requires a Water Pollution Control Plan (WPCP), a Minor Water Pollution Control Plan (MWPCP) or a Storm Water Pollution Prevention Plan (SWPPP), for all construction projects that have potential for storm water pollution. Some construction project types, such as interior plumbing, electrical and mechanical work, may be considered exempt. The appropriate plan is determined by the following guidelines:

- 1. Any project subject to the Construction General Permit (CGP) (typically projects with 1 acre or more of ground disturbance) requires a SWPPP and may not utilize a WPCP or MWPCP. If coverage under the CGP (Permit which requires a SWPPP) is not required for the project, see below.
2. The following approval types (see Form DS-3032) require a WPCP: Grading, Public Right-of-Way, and Demolition/Removal. Exceptions may be made allowing use of this MWPCP for minor work.
3. The following approval types (see Form DS-3032) require a WPCP whenever a submittal for Drainage and Grades review is required: Exceptions may be made allowing use of this MWPCP for minor work.
4. This MWPCP may be utilized for projects that create less than 5,000sf of ground disturbance and have less than a 5ft elevation differential over the entire project area.

NOTE: It is the responsibility of the project owner to ensure that all construction activities comply with local and state regulations, including San Diego Municipal Code Sect. 43.09. The guidance and template provided here is for the applicants' convenience and do not alleviate responsibility on part of the project owner to determine the appropriate level of BMP planning and implementation to prevent pollutant discharges.

STEP 1. IDENTIFY RELEVANT PROJECT INFORMATION

Applicant Name: Aaron Borja Contact Name: Aaron Borja Project Number: 180431

Contact Information: Mailing Address: 710 13th St, Suite 307 City: San Diego State: CA Zip Code: 92101

Telephone No.: (619) 535-0537 E-mail Address: aaronb@architectslocal.com

Project Information: Address: 2695 Hidden Valley Rd City: San Diego State: CA Zip Code: 92037

APN: Permit Application Number:

Brief Project Description: INTERIOR REMODEL AND ADDITION FROM AN EXISTING 4 BEDROOM 4 BATH HOUSE TO A 6 BEDROOM 6 BATH HOUSE AREA OF REMODEL 374 SF REMOVE 1 BEDROOM AND 1 BATHROOM IN LVL 1 TO ACCOMMODATE WINE CELLAR, BUTLERS PANTRY, AND STAIRCASE

AREA OF ADDITION: 1,884 SF LEVEL: 1 BEDROOM FOOTPRINT 31 SF INCREASE IN AREA ADJACENT TO STAIRCASE NEW 3RD STORY WITH 2 BEDROOMS, 2 BATHROOMS, 1 1/2 BATH, OFFICE, THEATER, AND PATIO

Improvements (overall square footage): Estimate Project Start Date: 1/3/20 Estimate Project Finish Date: 4/30/20

Total Lot Size in sf: 2,114 SF Estimated Amount of Disturbed Differential Area: 0 Estimated Elevation Differential over Project Area: 7

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Clear Page 1

STEP 2: IDENTIFY CONSTRUCTION STORM WATER BMPs

Unprotected construction sites have the potential to discharge sediment and other pollutants into local waterways. All construction projects are required to reduce pollution to the maximum extent practicable by implementing best management practices (BMPs). Part 2 of the Storm Water Standards Manual outlines the requirements for Construction Stormwater BMPs. There are five categories:

- 1. Erosion control practices
2. Velocity reduction
3. Sediment control practices
4. Offsite sediment tracking control
5. General site and materials management

BMPs from each of the five categories must be used together as a system in order to prevent potential discharges.

If you answer "Yes" to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMPs). As noted in the table, please select at least the minimum number of required BMPs, or as many as are feasible for your project. If no BMP is selected, an explanation must be given in the box provided. The following questions are intended to aid in determining construction BMP requirements for your project, please check box either "Yes" or "No".

1. Will there be soil disturbing activities that will result in exposed soil areas? (This includes minor grading and trenching.) Reference Table Items A Yes No

2. Will there be asphalt paving, including patching? Reference Table 1 Items C and E Yes No

3. Will there be shurries from mortar mixing, coring, or concrete saw cutting? Reference Table 1 Items C and E Yes No

4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work? Reference Table 1 Items C and E Yes No

5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours? Reference Table 1 Items C and E Yes No

6. Will there be dewatering operations? Reference Table 1 Items B and C Yes No

7. Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and plated metal fencing materials? Reference Table 1 Items D and E Yes No

8. Will trash or solid waste product be generated from this project? Reference Table 1 Item E Yes No

9. Will construction equipment be stored on site (e.g.: fuels, oils, trucks, etc.)? Reference Table 1 Item E Yes No

10. Will Portable Sanitary Services ("Porta-potty") be used on the site? Reference Table 1 Item E Yes No

Clear Page 2

TABLE 1 MINIMUM REQUIRED STANDARD CONSTRUCTION STORMWATER BMPs

(Source: CALTRANS Storm Water Quality Handbook)

Table with 4 columns: Minimum Required Best Management Practices, CALTRANS Stormwater Handbook Detail, Check at least one BMP from each section below, and If your project requires no BMP from any of the sections below, please explain within space provided. Rows include A. Select Erosion Control Method, B. If Runoff or Dewatering Operation is concentrated, velocity must be controlled using an energy dissipater, C. Select Sediment Control method for all disturbed areas, D. Select method for preventing offsite tracking of sediment, and E. Select the General Site Management BMPs for each waste that will be on site.

The applicant must print and sign the following certification before a permit will be issued. I have read and understand that the City of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from construction and land development activities. I certify that the BMPs selected on this form will be implemented to minimize the potentially negative impacts of this project's construction and land development activities on water quality. I further agree to install, monitor, maintain, or revise the selected BMPs to ensure their effectiveness. I also understand that non-compliance with the City's Storm Water Standards may result in enforcement by the City, including fines, cease and desist orders, or other action.

Signature: Aaron Borja Date: 03/18/19

Clear Page 3

City of San Diego Development Services 1222 First Ave., MS-301 San Diego, CA 92101 (619) 446-5000

Curb to Property

FORM DS-689 August 2015

This form is required to request a Curb to Property analysis. Once completed, email request to DS.Durbtoproperty@sandiego.gov.

Applicant Name: Aaron Borja Email Address: aaronb@architectslocal.com Date: 03/18/19

Property Address: 2695 Hidden Valley Rd Telephone: (619) 535-0537

NOTE: ONLY ONE PROPERTY ADDRESS PER REQUEST WILL BE PROCESSED

List Below the Frontage Street(s) Adjoining the Parcel Requested for Curb to PL Distance:

Frontage Street: Hidden Valley Rd

Frontage Street:

Frontage Street:

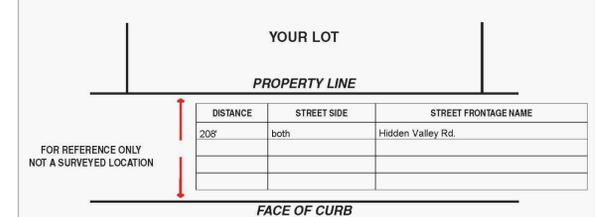
Frontage Street:

Purpose of the Request:

Permit No./PTS No. (if applicable):

Staff Name Requiring the Curb to PL:

FOR DEPARTMENT USE ONLY



Property Address: 2695 Hidden Valley Rd Reference Drawing No(s):

Reviewed by: Date:

Remarks:

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Submit by Email Clear Form







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619.535.0537 x 104

2695 HIDDEN VALLEY RD  
REMODEL AND ADDITION

2695 HIDDEN VALLEY RD  
LA JOLLA, CA 92037  
APN: 346-580-0600

OWNER:  
JOHN & JENNY CRISAFULLI

2695 HIDDEN VALLEY RD.  
SAN DIEGO, CA 92037

858.638.1400

NO. DESCRIPTION DATE

PROJECT: 180431

CITY PROJECT: 633498

DATE: 11/8/19

DRAWN BY: Author

TITLE 24

G006

SCALE:  
SHEET: 7 OF 49

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Hidden Valley Calculation Date/Time: 21:54, Thu, Jun 20, 2019  
Calculation Description: (E) 2-Story Single Family House W/ (N) 3rd Story Addition Input File Name: Hidden Valley - R3.rbd16

CF1R-PRF-01  
Page 1 of 8

GENERAL INFORMATION			
01	Project Name	Hidden Valley	
02	Calculation Description	Addition/Alteration	
03	Project Location	2695 Hidden Valley Road	
04	City	San Diego, CA	05 Standards Version
06	Zip Code	92037	07 Compliance Manager Version
08	Climate Zone	CZ7	09 Software Version
10	Building Type	Single Family	11 Front Orientation (deg/Cardinal)
12	Project Scope	Addition and/or Alteration	13 Number of Dwelling Units
14	Total Cond. Floor Area (ft <sup>2</sup> )	6195	15 Number of Zones
16	Slab Area (ft <sup>2</sup> )	3776	17 Number of Stories
18	Addition Cond. Floor Area (ft <sup>2</sup> )	1963	19 Natural Gas Available
20	Addition Slab Area (ft <sup>2</sup> )	42	21 Glazing Percentage (%)

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

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/ft <sup>2</sup> -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	11.16	9.97	1.19	10.7%
Space Cooling	0.53	0.08	0.45	84.9%
IAQ Ventilation	0.83	0.83	0.00	0.0%
Water Heating	3.52	3.52	0.00	0.0%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	16.04	14.40	1.64	10.2%

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
<ul style="list-style-type: none"> <li>Cool roof</li> <li>Insulation below roof deck</li> </ul>	

Registration Number: 219-P010060909E-000-000-000000-0000 Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CaCERTS Inc. Report Generated at: 2019-06-20 21:55:15

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Hidden Valley Calculation Date/Time: 21:54, Thu, Jun 20, 2019  
Calculation Description: (E) 2-Story Single Family House W/ (N) 3rd Story Addition Input File Name: Hidden Valley - R3.rbd16

CF1R-PRF-01  
Page 3 of 8

OPAQUE SURFACES										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft <sup>2</sup> )	Window & Door Area (ft <sup>2</sup> )	Tilt (deg)	Wall Exception	Status	Verified Existing Condition
Front - North	Conditioned	T24-2012 ExtWall Wd2x6 Cons	0	Front	2384	932.424	90	n/a	Existing	No
Left - West	Conditioned	T24-2012 ExtWall Wd2x6 Cons	90	Left	1261	151.702	90	n/a	Existing	No
Right - East	Conditioned	T24-2012 ExtWall Wd2x6 Cons	270	Right	963	6	90	n/a	Existing	No
Back - South	Conditioned	T24-2012 ExtWall Wd2x6 Cons	180	Back	1778	269.747	90	n/a	Existing	No
Ceiling (below attic) 1	Conditioned	R0 CigBwAttic Cons 1			1921			n/a	Existing	No
Back - South-2	Zone 2	T24-2012 ExtWall Wd2x6 Cons	180	Back	1778	0	90	n/a	New	n/a
Right - East-2	Zone 2	T24-2012 ExtWall Wd2x6 Cons	270	Right	963	0	90	n/a	New	n/a
Left - West-2	Zone 2	T24-2012 ExtWall Wd2x6 Cons	90	Left	1261	0	90	n/a	New	n/a
Front - North-2	Zone 2	T24-2012 ExtWall Wd2x6 Cons	0	Front	2384	0	90	n/a	New	n/a
Ceiling (below attic) 2	Zone 2	R0 CigBwAttic Cons 1			1921			n/a	New	n/a

ATTIC									
01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic	Asphalt High Performance	Ventilated	4	0.2	0.85	No	Yes	New	No

Registration Number: 219-P010060909E-000-000-000000-0000 Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CaCERTS Inc. Report Generated at: 2019-06-20 21:55:15

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Project Name: Hidden Valley Calculation Date/Time: 21:54, Thu, Jun 20, 2019  
Calculation Description: (E) 2-Story Single Family House W/ (N) 3rd Story Addition Input File Name: Hidden Valley - R3.rbd16

CF1R-PRF-01  
Page 2 of 8

HERS FEATURE SUMMARY						
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.						
<b>Building-level Verifications:</b> • IAQ mechanical ventilation • Cooling System Verifications: • -- None -- • HVAC Distribution System Verifications: • -- None -- • Domestic Hot Water System Verifications: • -- None --						

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Hidden Valley	6195	1	5	2	0	2

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Conditioned	(E) & (N) HVAC System	(E) & (N) HVAC System	4232	9	(E) & (N) DHW System	n/a
Zone 2	Conditioned	(E) & (N) HVAC System	1963	9	(E) & (N) DHW System	n/a

Registration Number: 219-P010060909E-000-000-000000-0000 Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CaCERTS Inc. Report Generated at: 2019-06-20 21:55:15

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Hidden Valley Calculation Date/Time: 21:54, Thu, Jun 20, 2019  
Calculation Description: (E) 2-Story Single Family House W/ (N) 3rd Story Addition Input File Name: Hidden Valley - R3.rbd16

CF1R-PRF-01  
Page 4 of 8

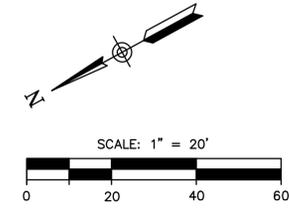
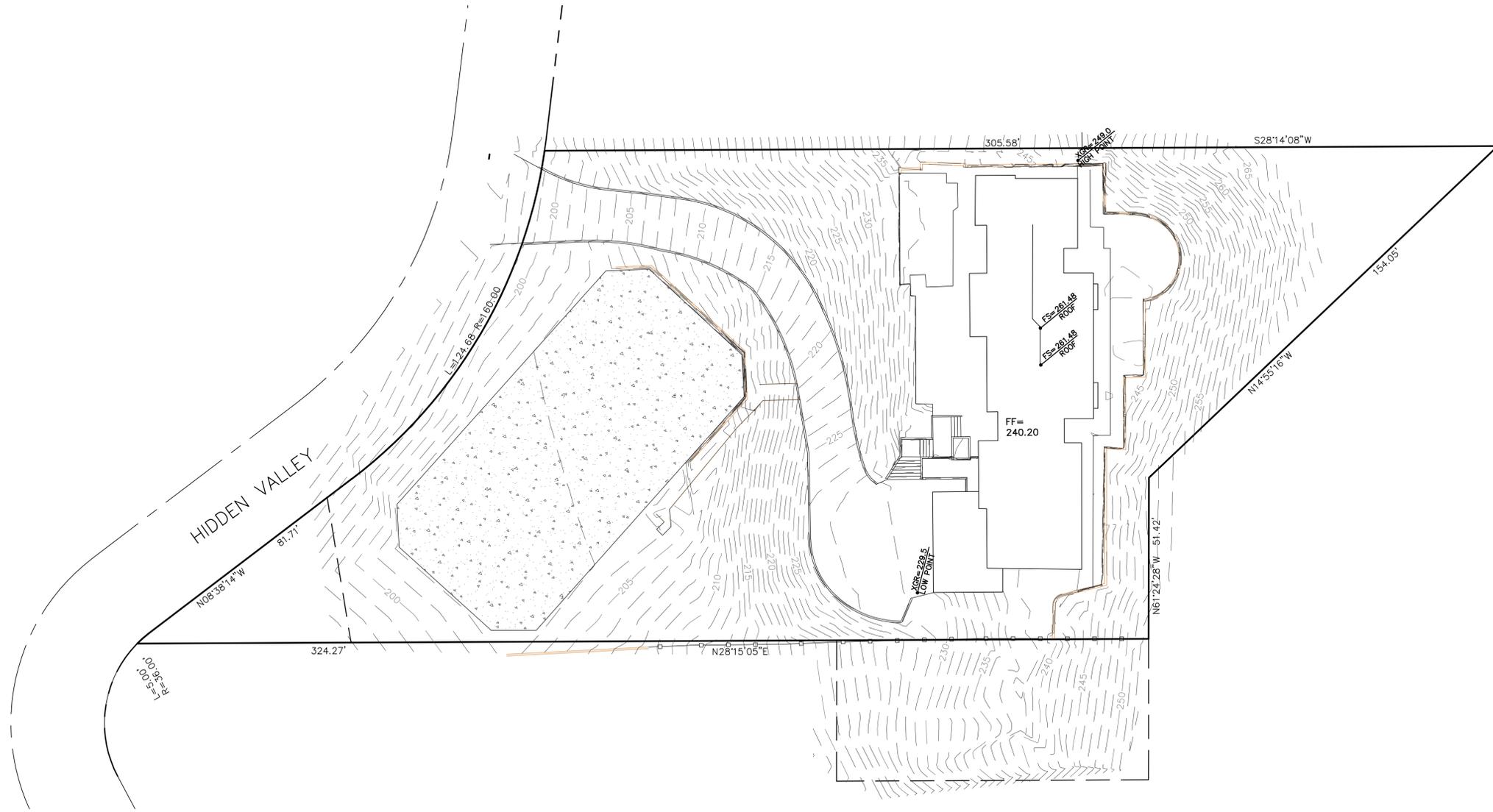
FENESTRATION / GLAZING										
01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft <sup>2</sup> )	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
E001	Front - North (Front-0)	1.7	3.5	1	5.8	0.40	0.30	Insect Screen (default)	Existing	No
E002	Front - North (Front-0)	2.5	3.5	1	8.8	0.40	0.30	Insect Screen (default)	Existing	No
E103-DOOR	Front - North (Front-0)	10.0	7.0	1	70.0	0.40	0.30	Insect Screen (default)	Existing	No
E104-DOOR	Front - North (Front-0)	12.0	7.0	1	84.0	0.40	0.30	Insect Screen (default)	Existing	No
N201-DOOR	Front - North (Front-0)	24.0	9.0	1	216.0	0.40	0.30	Insect Screen (default)	New	n/a
N203-DOOR	Front - North (Front-0)	3.0	9.0	1	27.0	0.40	0.30	Insect Screen (default)	New	n/a
N202	Front - North (Front-0)	5.0	7.7	1	38.3	0.40	0.30	Insect Screen (default)	New	n/a
N112	Front - North (Front-0)	5.0	7.7	1	38.3	0.40	0.30	Insect Screen (default)	New	n/a
E112	Front - North (Front-0)	7.7	6.5	1	49.8	0.40	0.30	Insect Screen (default)	Existing	No
E113-DOOR	Front - North (Front-0)	3.5	6.7	1	23.3	0.40	0.30	Insect Screen (default)	Existing	No
E113	Front - North (Front-0)	3.0	5.0	1	15.0	0.40	0.30	Insect Screen (default)	Existing	No
E114	Front - North (Front-0)	6.0	5.0	1	30.0	0.40	0.30	Insect Screen (default)	Existing	No
E101-DOOR	Front - North (Front-0)	16.0	7.0	1	112.0	0.40	0.30	Insect Screen (default)	Existing	No
E102-DOOR	Front - North (Front-0)	14.0	7.0	1	98.0	0.40	0.30	Insect Screen (default)	Existing	No
N-216-DOOR	Front - North (Front-0)	14.0	7.0	1	98.0	0.40	0.30	Insect Screen (default)	Existing	No
E110	Left - West (Left-90)	2.0	3.5	1	7.0	0.40	0.30	Insect Screen (default)	Existing	No
E111	Left - West (Left-90)	8.0	6.5	1	52.0	0.40	0.30	Insect Screen (default)	Existing	No
N221	Left - West (Left-90)	3.0	4.0	1	12.0	0.40	0.30	Insect Screen (default)	New	n/a
E109	Left - West (Left-90)	8.0	2.0	1	16.0	0.40	0.30	Insect Screen (default)	Existing	No
N201	Left - West (Left-90)	6.0	7.7	1	46.0	0.40	0.30	Insect Screen (default)	New	n/a
E101	Right - East (Right-270)	4.0	1.5	1	6.0	0.40	0.30	Insect Screen (default)	Existing	No
N217	Back - South (Back-180)	8.0	2.3	1	18.7	0.40	0.30	Insect Screen (default)	New	n/a
N219	Back - South (Back-180)	3.0	6.0	1	18.0	0.40	0.30	Insect Screen (default)	New	n/a
N224	Back - South (Back-180)	3.0	4.0	1	12.0	0.40	0.30	Insect Screen (default)	New	n/a
N225	Back - South (Back-180)	8.0	2.3	1	18.7	0.40	0.30	Insect Screen (default)	New	n/a
N213	Back - South (Back-180)	3.0	8.0	1	24.0	0.40	0.30	Insect Screen (default)	New	n/a
N214	Back - South (Back-180)	3.0	4.0	1	12.0	0.40	0.30	Insect Screen (default)	New	n/a
N215	Back - South (Back-180)	3.0	4.0	1	12.0	0.40	0.30	Insect Screen (default)	New	n/a

Registration Number: 219-P010060909E-000-000-000000-0000 Registration Date/Time: CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-06232018-1149 HERS Provider: CaCERTS Inc. Report Generated at: 2019-06-20 21:55:15









**BENCHMARK**  
 CITY OF SAN DIEGO, BENCHMARK  
 BRASS PLUG IN TOP OF CURB  
 NORTHWEST POC OF NORTH CURB  
 RETURN OF HIDDEN VALLEY AND  
 ROSELAND.  
 ELEV = 119.077 FEET

DRAWN FOR		DANIEL TOBAR, P.E., R.L.S.	
BY		DAN TOBAR	
FIELD SURVEY	DRAFTED	CHECKED	
DESIGN/LAYOUT	DLT	DLT	DLT
DRAWING	DLT	DLT	DLT
SCALE(S)	1" = 20'		

**TOBAR ENGINEERING**  
 LAND DEVELOPMENT WATER RESOURCES SURVEY RETAINING WALLS  
 15910 CUMBERLAND DR . POWAY, CALIFORNIA 92064 . (858) 486-7210 tobareng@cox.net

OWNER/DEVELOPER  
 PRODUCT NAME  
**2695 HIDDEN VALLEY**  
 PLAN TYPE  
**TOPO SURVEY / HEIGHT CERTIFICATION**



ORIGINAL PLAN DATE	5/29/19
LATEST REVISION DATE	N/A
SHEET NUMBER	1 of 1
PROJECT NUMBER	17-06























ARCHITECTS.LOCAL.COM  
710 13TH ST., SUITE 307  
SAN DIEGO, CALIFORNIA 92101  
619.535.0537 x 104

2695 HIDDEN VALLEY RD  
REMODEL AND ADDITION

2695 HIDDEN VALLEY RD  
LA JOLLA, CA 92037  
APN: 346-580-0600

OWNER:  
JOHN & JENNY CRISAFULLI

2695 HIDDEN VALLEY RD.  
SAN DIEGO, CA 92037

858.638.1400

NO. DESCRIPTION DATE

PROJECT: 180431

CITY PROJECT: 633498

DATE: 11/8/19

DRAWN BY: Author

SCHEDULES

A601

SCALE: 1/4" = 1'-0"  
SHEET: 33 OF 49

DOOR SCHEDULE

Mark	Type	Width	Height	Heat Transfer Coefficient	Solar Heat Gain Coefficient	Comments
E001	GD	8' - 0"	6' - 8"	0.40	0.3	
E002	GD	16' - 0"	6' - 8"	0.40	0.3	
E003	SF	3' - 0"	6' - 8"	0.40	0.3	
E004	SF	2' - 6"	6' - 8"	0.40	0.3	SOLID WOOD, SELF-CLOSING/LATCHING
E005	SF	2' - 8"	6' - 8"	0.40	0.3	
E006	SF	2' - 6"	6' - 8"	0.40	0.3	
E007	SF	2' - 8"	6' - 8"	0.40	0.3	
E008	SF	2' - 6"	6' - 8"	0.40	0.3	
E009	SF	2' - 6"	6' - 8"	0.40	0.3	
E101	4PF	16' - 0"	7' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
E102	4PF	14' - 0"	7' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
E103	4PF	10' - 0"	7' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
E104	4PF	12' - 0"	7' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED, EGRESS
E105	SF	2' - 6"	6' - 8"	0.40	0.3	
E106	SF	2' - 6"	6' - 8"	0.40	0.3	
E107	SF	2' - 6"	6' - 8"	0.40	0.3	
E108	SF	2' - 6"	6' - 8"	0.40	0.3	
E109	SF	2' - 6"	6' - 8"	0.40	0.3	
E110	SF	2' - 6"	6' - 8"	0.40	0.3	
E111	SF	3' - 0"	6' - 8"	0.40	0.3	
E112	SF	3' - 0"	6' - 8"	0.40	0.3	
E113	GSF	3' - 6"	6' - 8"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED, EGRESS
E114	SF	3' - 0"	6' - 8"	0.40	0.3	
E115	SF	2' - 6"	6' - 8"	0.40	0.3	
E116	SF	2' - 6"	6' - 8"	0.40	0.3	
E117	SF	2' - 6"	6' - 8"	0.40	0.3	
E118	SF	2' - 6"	6' - 8"	0.40	0.3	
E119	SF	2' - 8"	6' - 8"	0.40	0.3	
E120	SF	2' - 8"	6' - 8"	0.40	0.3	
N103	SF	3' - 0"	6' - 8"	0.40	0.3	
N105	DA	3' - 0"	7' - 0"	0.40	0.3	
N201	6PP	20' - 0"	8' - 11 1/4"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
N203	GSF	3' - 0"	9' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
N204	SF	3' - 0"	6' - 8"	0.40	0.3	
N205	SF	3' - 0"	6' - 8"	0.40	0.3	
N206	SF	3' - 0"	6' - 8"	0.40	0.3	
N207	SF	3' - 0"	6' - 8"	0.40	0.3	
N209	SF	3' - 0"	6' - 8"	0.40	0.3	
N213	SF	3' - 0"	6' - 8"	0.40	0.3	
N214	DS	5' - 0"	6' - 8"	0.40	0.3	
N215	DS	5' - 0"	6' - 8"	0.40	0.3	
N216	PVD	5' - 0"	9' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
N217	SF	3' - 0"	6' - 8"	0.40	0.3	
N218	SF	3' - 0"	6' - 8"	0.40	0.3	
N220	3PS	7' - 7"	8' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED

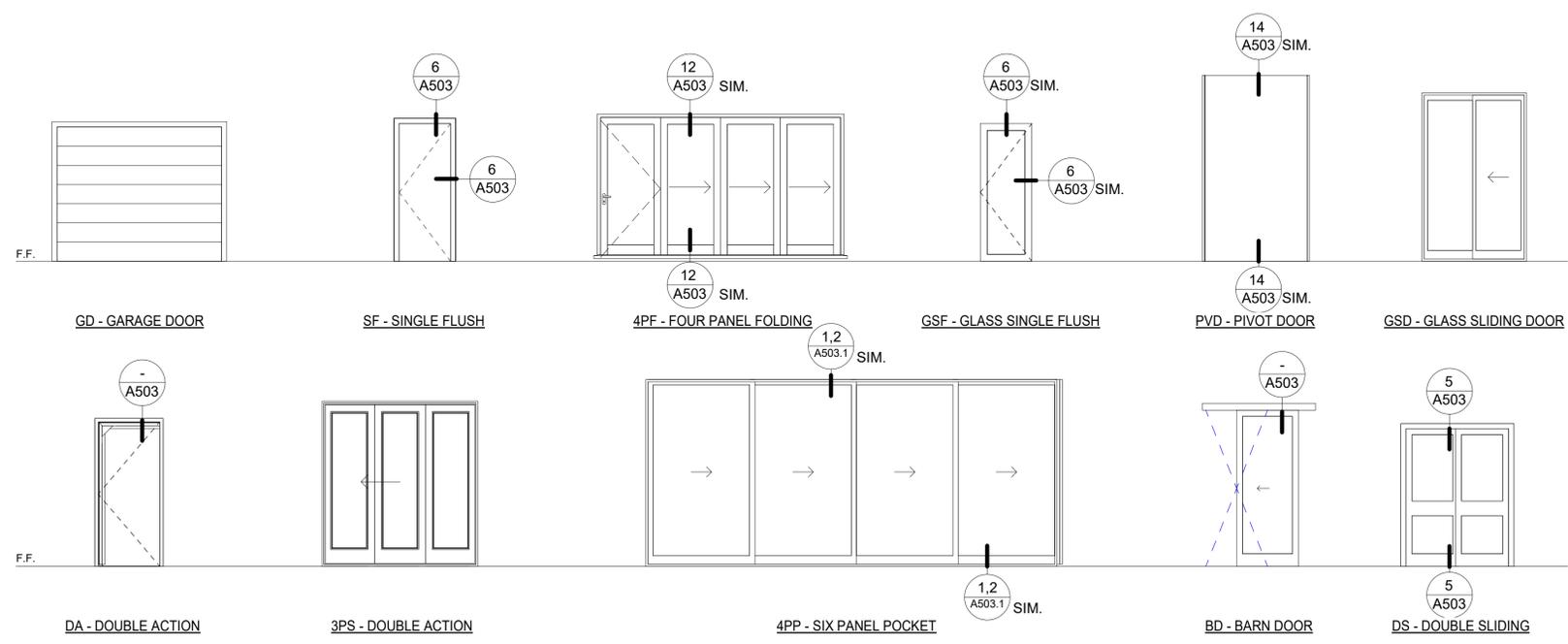
WINDOW SCHEDULE

Mark	Type	Ref. Level	Sill Height	Width	Height	Heat Transfer Coefficient	Solar Heat Gain Coefficient	Comments
E001	SH	GARAGE LEVEL	3' - 2"	1' - 8"	3' - 6"	0.40	0.3	CLEAR, DUAL-GLAZED
E002	SH	GARAGE LEVEL	3' - 2"	2' - 6"	3' - 6"	0.40	0.3	CLEAR, DUAL-GLAZED, EGRESS
E101	SL	ENTRY LEVEL	5' - 2"	4' - 0"	1' - 6"	0.40	0.3	CLEAR, DUAL-GLAZED
E102	SH	ENTRY LEVEL	2' - 2"	2' - 8"	4' - 6"	0.40	0.3	CLEAR, DUAL-GLAZED, EGRESS
E103	SH	ENTRY LEVEL	2' - 2"	2' - 8"	4' - 6"	0.40	0.3	CLEAR, DUAL-GLAZED, EGRESS
E105	SH	ENTRY LEVEL	2' - 8"	4' - 0"	4' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
E106	SH	ENTRY LEVEL	2' - 8"	4' - 0"	4' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
E107	SH	LOWER LEVEL 1	3' - 2"	2' - 0"	3' - 6"	0.40	0.3	CLEAR, DUAL-GLAZED
E108	SL	LOWER LEVEL 1	3' - 8"	6' - 0"	3' - 0"	0.40	0.3	CLEAR, DUAL-GLAZED
E109	SL	LOWER LEVEL 1	4' - 8"	8' - 0"	2' - 0"	0.40	0.3	CLEAR, DUAL-GLAZED
E110	SH	LOWER LEVEL 1	3' - 2"	2' - 0"	3' - 6"	0.40	0.3	CLEAR, DUAL-GLAZED
E111	SH	LOWER LEVEL 1	3' - 8"	2' - 0"	3' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
E112	SL	LOWER LEVEL 1	3' - 7"	7' - 8"	3' - 0"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
E113	FXC1	LOWER LEVEL 1	0' - 0"	8' - 0"	6' - 8"	0.40	0.3	CLEAR, DUAL-GLAZED
E114	SLFX	LOWER LEVEL 1	1' - 7"	3' - 0"	5' - 0"	0.40	0.3	CLEAR, DUAL-GLAZED
N201	CWNW	LEVEL 2	1' - 4"	6' - 0"	7' - 8"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
N202	CWNE	LEVEL 2	1' - 4"	5' - 0"	7' - 8"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
N212	FX	LEVEL 2	1' - 4"	5' - 0"	7' - 8"	0.40	0.3	CLEAR, DUAL-GLAZED
N214	CS	LEVEL 2	3' - 0"	8' - 0"	4' - 0"	0.40	0.3	CLEAR, DUAL-GLAZED, EGRESS
N216	CS	LEVEL 2	3' - 0"	8' - 0"	4' - 0"	0.40	0.3	CLEAR, DUAL-GLAZED, EGRESS
N217	FXC2	LEVEL 2	4' - 7"	8' - 0"	2' - 4"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED
N219	FX	LEVEL 2	1' - 0"	3' - 0"	6' - 0"	0.40	0.3	CLEAR, DUAL-GLAZED
N221	CS	LEVEL 2	4' - 0"	3' - 0"	4' - 0"	0.40	0.3	CLEAR, DUAL-GLAZED
N224	CS	LEVEL 2	4' - 0"	3' - 0"	4' - 0"	0.40	0.3	CLEAR, DUAL-GLAZED
N225	FXC2	LEVEL 2	4' - 7 1/4"	8' - 0"	2' - 4"	0.40	0.3	CLEAR, TEMPERED GLASS, DUAL-GLAZED

DOOR AND WINDOW NOTES

- FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING
- DOOR SWING DIRECTION PER PLAN
- DIMENSIONS DO NOT INCLUDE DOOR FRAME, U.N.O.
- ALL HARDWARE TO MATCH FRAME COLOR, U.N.O.
- PROVIDE SUITABLE ISOLATOR BETWEEN DIS-SIMILAR METALS (I.E. ALUMINUM & STEEL)
- REFER TO SPECIFICATIONS FOR HARDWARE SETS, DOOR AND WINDOW MANUF., AND PRODUCT INFO.
- ALL GLAZING IN DOORS SHALL BE TEMPERED
- ALL WINDOWS (U.N.O.) SHALL BE GLAZED PER TITLE 24 REQUIREMENTS.
- ALL MANUFACTURERED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE TITLE 24 ENERGY CALCULATIONS.
- ALL WINDOWS SHOULD HAVE A MAX U-FACTOR OF .36, A MAXIMUM SHGC OF .25, AND A MINIMUM VT OF .50.
- PROVIDE TEMPERED GLASS ("TEMP") AT WINDOWS WITHIN A 24-INCH ARCH OF A DOOR JAMB, AND AT GLAZING UNITS ABOVE THE SHOWER OR BATH/TUB, IN SAUNAS OR STEAM ROOMS WHERE THE SILL IS WITHIN 60 INCHES MEASURED VERTICALLY FROM THE WET STANDING SURFACE.

DOORS



NOTE: WINDOWS AND DOORS IN HARDIE BOARD SIDING REFER TO DETAILS ON SHEET A501

WINDOWS

