THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: June 3, 2021

TO: Hearing Officer

FROM: Benjamin Hafertepe, Development Project Manager, Project Submittal and Management Division

SUBJECT: LEIDY RESIDENCE CDP – PROJECT NO. 639782

The subject project's Exhibit "A" has been updated to include the following:

- Renamed the Guest Quarters to an Accessory Dwelling Unit (ADU).
- Revised the Gross Floor Area (GFA) calculation to include the Basement Level ADU and removed the area which was once crawlspace to slab on ground.
    - Updated Sheet A1.0e to show area not exempt from GFA.
- Reduced height for the retaining wall and added retaining wall labels.

Should you have any questions, please contact me at (619)446-5086 or email BHafertepe@sandiego.gov.

Thank you,

Attachments:

Exhibit A

CC:

File
Hearing Officer Legislative Recorder
Office of the City Attorney

CONTENTS

PROJECT DATA

OWNER: David and Pam Leidy
6216 Avenida Cresta
La Jolla, CA 92037

PROJECT ADDRESS: 6216 Avenida Cresta
La Jolla, CA 92037

APN: 357 012 13 00

LEGAL: LOT 14, BLK 3 MAP 1810, LA JOLLA HERMOSA

YEAR BUILT: 1980 (ADDITION IN 2000)

ZONE: RS-1-5

DENSITY: 8,000.00 SQ. FT. / DU.

MAX. FAR: 0.54 (54%)
10,544.00 * 0.54 = 5,699.16 SQ. FT.

CURB TO PROPERTY LINE: 13 FT.

SETBACKS: (PER SDMC TABLE 131-04D)
FRONT YARD: 20 FT.
SIDE YARD: LOT WIDTH x 0.08
(PER SDMC 113.0243(c)(l)
AVERAGE WIDTH OF FIRST 50'-0")
82.64 = 70.97 = 153.61'
153.61 1/2' = 76.8 (AVG. WIDTH)
76.8' FT. 0.008 = 6.14 FT.
REAR YARD: 20 FT.

MAX. HEIGHT: 24'-0' / 30'-0'
SITE SUBJECT TO 30' ANGLED TO BUILDING ENVELOPE PLAN
(LOT WIDTH = 75 FT. - 150 FT. PER SDMC TABLE 131-04H)

HEIGHT EXCEPTION: 30' FRONT YARD ENCROACHMENT PLANE NOT REQUIRED AS STRUCTURE DOES NOT EXCEED OVERALL STRUCTURE HEIGHT OF 27' + GRADE DIFFERENTIAL AS PER 113-02LL
➤ SEE A3.7

NR. OF STORIES: THIRD STORY ALLOWED
STORY MAX. WIDTH = 70% OF LOT
STORY MAX. DEPTH = 50% OF LOT

LOT SIZE: 10,554.00 SQ. FT.

EXISTING BUILDING: 1,876.00 SQ. FT. (17.7% FAR)

MAX. LOT PAVING: 60% FRONT YARD

GEOLOGIC HAZARD CAT.: 53

TYPE OF CONSTRUCTION: TYPE V NON RATED

OCCUPANCY CLASS.: RESIDENTIAL GROUP R-3 / U

EXISTING USE: SFR (SINGLE FAMILY RESIDENCE)
PROPOSED USE: SFR (SINGLE FAMILY RESIDENCE)

OVERLAYS: COASTAL HEIGHT LIMIT OVERLAY ZONE (NON-APPEALABLE), COASTAL CITY OVERLAY ZONES (NON APPEALABLE), PARKING IMPACT ZONE, RESIDENTIAL TANDEM PARKING ZONE, TRANSIT AREA ZONE

SCOPE OF WORK: A NEW 6,582.00 SQ. FT. SINGLE FAMILY RESIDENCE,
+ 405.00 SQ. FT. GARAGE, + 661.00 COMPANION UNIT
TOTAL: 7,648.00 SQ. FT.

PROPOSED STORIES: (2) STORY + BASEMENT

PROPOSED BUILD. HGT.: 33'-2" (LOWEST ADJACENT GRADE TO HIGHEST POINT OF BUILDING)
➤ SEE A3.7 AND A1.0

PARKING: (2) CAR ENCLOSED GARAGE STANDARD SPACES

SPRINKLERED: BUILDING TO BE FULLY SPRINKLERED

LOT COVERAGE: 3,144.00 SQ. FT.
3,144.00 SQ. FT. / 10,544.00 SQ. FT. = 0.2979 (29.79 %)

LOT AREA FRONT YARD: 1,369.00 SQ. FT.

HARD SCAPE FRONT YARD: 371.00 SQ. FT.
371.00 SQ. FT. / 1,369.00 SQ. FT. = 0.2710 (27.10 %)

BASEMENT QUALIFICATION: VERTICAL DISTANCE BETWEEN NATURAL GRADE OR FINISHED GRADE AND FINISHED FLOOR ABOVE AT NO POINT GREATER THAN 5'
➤ SEE A1.0 AND A2.0

GROSS FLOOR AREA BREAKDOWN:

ITEM:	EXISTING:	PROPOSED:	CREDIT:	TOTAL:
BASEMENT:	0.00	2,762.00	2,460.00	302.00
FIRST FLOOR:	0.00	2,809.00	0.00	2,809.00
SECOND FLOOR:	0.00	2,077.00	0.00	2,077.00
AT GRADE:	0.00	335.00	0.00	335.00
TOTAL:	0.00	7,983.00	2,460.00	5,523.00

➤ SEE A1.0b FOR FLOOR AREA CALCULATION
➤ SEE A1.0e FOR CREDITED AREA

GROSS FLOOR AREA CALCULATIONS:

BASEMENT FLOOR AREA: 2,762.00 SQ. FT.
(2,460.00 SQ. FT. EXEMPT)
FIRST FLOOR AREA: 2,809.00 SQ. FT.
SECOND FLOOR AREA: 2,077.00 SQ. FT.
AT GRADE AREA: 335.00 SQ. FT.

TOTAL GROSS FLOOR AREA = PROPOSED FAR: 5,502.00 SQ. FT.

LANSCAPE AREA:

LOT SIZE:	10,544.00 SQ. FT.	(100.00 %)
POOL AREA:	860.00 SQ. FT.	(8.15 %)
ROOF AREA:	3,652.00 SQ. FT.	(34.60 %)
PERMIABLE AREA:	3,022.00 SQ. FT.	(28.63 %)
IMPERMIABLE AREA:	3,020.00 SQ. FT.	(28.61 %)

PROJECT TEAM

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GENERAL NOTES

1. DURING CONSTRUCTION, AT LEAST ONE FIRE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1
2. BUILDINGS UNDERGOING CONSTRUCTION, ALTERNATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS EMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MIN. 4 IN. HIGH WITH A MIN. STROKE WIDTH OF 0.5 IN. FOR RESIDENTIAL BUILDINGS COMPLYING WITH CRC. ALL OTHER BUILDINGS, NUMBERS SHALL BE MIN. OF 6 IN. HIGH WITH A MIN. STROKE WIDTH OF 0.5 IN. (CFC, SEC. 505.1 AND SDMC SEC. 55.0505)
4. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSCORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC R307.2

EVC GENERAL NOTES

5. A LISTED RACEWAY SHALL BE PROVIDED TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER IN NEW ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES
6. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1-IN INSIDE DIAMETER) TO ACCOMODATE A DEDICATED 208/240V BRANCH CIRCUIT
7. THE EVCS RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LO ATION OF THE EV SPACE
8. THE EVCS RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCSSIBLE OR CONCEALED AREA AND SPACES
9. THE EVCS SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDIVATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE
10. THE EVCS SERVICE PANEL PR SUBPANEL CIRCUIT DIRECTLY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES FOR FUTURE EV CHARGING PUROSES AS EV CAPABLE AND THE RACEWAY TERMINATION LOCATION AS EV CAPABLE

CALGREEN GENERAL NOTES

11. THE CALIFORNIA GREEN BUILDING CODE (CALGREEN) APPLIES TP A;; RESIDENTIAL BUILDINGS WHICH ARE UNDER THE JURISDICTION OF HCD.
12. CALGREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE
13. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUBCON TRACTOR OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT
14. NEW RESIDENTIAL DEVELOPMENTS WITH A LANDSCAPE AREA OVER 500 SF SHALL COMPLY WITH ONE OF THE FOLLOWING (CALGREEN 4.304.4): 1.) LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFICIENT LANDSCAPE ORDINANCE (MWELO). 2.) LANDSCAPE AREA LESS THAN 2500 SF MAY COMPLY WITH MWELO'S APPENDIX 0 PRESCRIPTIVE COMPLIANCE OPTION
15. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (CALGREEN 4.406.1)
16. BEFORE FINAL INSPECTION,, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING. A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEBSITE. THE MANUAL SHOULD INCLUDE THE ITEMS LISTED IN 2016 CALGREEN 4.410.1
17. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION WITH TAPE, PLASTIC OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIP (CALGREEN 4.504.1
18. PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2016 CALGREEN SECTION 4.504.2.1
19. THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST
20. ALL NEW CARPET AND CARPET CUSHIONS INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: 1.) CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM, 2.) CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350, 3.) NSF/ANSI 40 AT THE GOLD LEVEL, 4.) SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE TM GOLD 21. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING (CALGREEN 4.504.4): 1.) VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMACE PRODUCTS DATABASE, 2.) CERTIFIED UNDER UL GREENGUARD GOLD, 3.) CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM, 4.) MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350
22. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BLDG. SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2016 CALGREEN TABLE 4.504.5
23. THE FORMALDEHYDE EMISSIONS VERIFICATION SHALL BE MADE AVAILABLE TO CITY STAFF UPON REQUEST
24. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SAHLL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT (CALGREEN 4.505.3)
25. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANCE AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50 TO 80% (2016 CALGREEN 4.506.1

VHFSZ GENERAL NOTES

26. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PRECENT THE ACCUMULATION OF LEACES AND DEBRIS IN GUTTERS. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS PER CRC R337.5.4; SDMC 149.0327(e)(1a)
27. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE PER SDMC 149.0327(e) (2-)
28. VALLEY FLASHING SHALL BE NOT LESS THAN 0.019 IN (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36 IN WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3
29. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR PER SDMC 149.0327(hv)
30. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW ONE-WAY DIRECTION ROTATION ONLY AND SHALL NOT FREE SPIN IN BOTH DIRECTIONS PER SDMC 149.0327(f) (3a).
31. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS PER SDMC 149.0327(g)

ADDITIONAL GENERAL NOTES

ENVIRONMENTAL/MITIGATION REQUIREMENTS: PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. THE PERMIT HOLDER/OWNER IS RESPONSIBLE TO ARRANGE AND PERFORM THIS MEETING BY CONTACTING THE CITY RESIDENT ENGINEER (RE) OF THE FIELD ENGINEERING DIVISION AND CITY STAFF FROM MITIGATION MONITORING COORDINATION(MMC). ATTENDEES MUST ALSO INCLUDE THE PERMIT HOLDER'S REPRESENTATIVE(S), JOBSITE SUPERINTENDENT AND THE FOLLOWING CONSULTANTS: QUALIFIED PALEONTOLOGIST. CONTACT INFORMATION: a) THE PRIMARY POINT OF CONTACT IS THE RE AT THE FIELD ENGINEERING DIVISION 858-627-3200, b) FOR CLARIFICATION OF ENVIRONMENTAL REQUIREMENTS, IT IS ALSO REQUIRED TO CALL RE AND MMC Afat 858-627-3360. MMRP COMPLIANCE: THIS PROJECT, PROJECT TRACKING SYSTEM (PTS) NO.437916 AND/OR ENVIRONMENETAL DOCUMENT NO. 437916 EHALL CONFORM TO THE MITIGATION REQUIREMENTS CONTAINED IN THE ASSOCIATED ENVIRONMENTAL DOCUMENT 437916 AND IMPLEMENTED TO THE SATISFACTION OF THE DSD'S ENVIRONMENTAL DESIGNEE (MMC) AND THE CITY ENGINEER (RE). THE REQUIREMENTS MAY NOT BE REDUCED OR CHANGED BUT MAY BE ANNOTED (i.e. TO EXPLAIN WHEN AND HOW COMPLIANCE IS BEING MET AND LOCATION OF VERIFYING PROOF, ETC.) ADDITIONAL CLARIFYING INFORMATION MAY ALSO BE ADDED TO OTHER RELEVANT PLAN SHEETS AND/OR SPECIFICATIOBS AS APPROPRIATE (i.e. SPECIFIC LOCATIONS, TIMES OF MONITORING, METHODOLOGY, ETC.)

UNDER SEPARATE PERMIT

1. THE POOL AND SPA SHOWN ON THE FOLLOWING DRAWINGS ARE SHOWN FOR COORDINATION WITH THE STRUCTURE OF THE HOME ONLY AND SHALL BE UNDER A SEPARATE PERMIT 2.SOLARPVPANELSANDSYSTEM: SHALLBEUNDERASEPARATEPERMIT
3. DEMOLITION OF EXISTING STRUCTURES ON SHEET A0.01 IS FOR REFERENCE ONLY. ALL DEMOLITION SHALL BE UNDER A SEPARATE PERMIT
4. ALL CONCRETE AND/OR CMU SITE WALLS SHOWN AS PART OF THIS DRAWINGS SET SHALL BE FOR COORDINATION AND INFORMATION ONLY IN ORDER TO CONVEY DESIGN INTENT AND SHALL BE UNDER A SEPARATE PERMIT AS INDICATED THROUGHOUT THE DRAWING SET U.N.O.

DEFERRED SUBMITTALS

PLANS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30BUSINESSDAYSPRIORTOINSTALLATIONFORCITYREVIEWANDAPPROVAL. THEDEFERREDSUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL (SDMC 129.0205). THE REGISTERED AND RESPONSIBLE PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING (SDMC 129.0205). DEFERRED SUBMITTAL SHALL BE AS FOLLOWS:

1. FIRE SPRINKLERS: THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 (NFPA 13D) HAS BEEN DEFERRED. IN ORDER TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION WHEN THE SUBMITTAL OF FIRE SPRINKLER PLANS IS DEFERRED. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS
2. CUSTOM SKYLIGHT ABOVE KITCHEN AREA SHALL BE DEFERRED
3. TRUSS DRAWINGS AND CALCULATIONS
4. INTERIOR STAIR GLASS RAIL SYSTEM. DETAILS AND STRUCTURAL CALCULATIONS FOR THE INTERIOR GLASS RAIL SYSTEM TO BE PROVIDED BY A CALIFORNIA LICENSED STRUCTURAL ENGINEER

AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS)

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

SITE WALL NOTES

SEE ➤ A1.0 FOR SITE PLAN

NOTE: ALL SITE WALLS SHALL BE UNDER A SEPARATE PERMIT

NORTH - PROPERTY LINE WALLS:

1. RETAINING WALL #1:

STUCCOED CMU, MAX. 6'-0" HIGH ABOVE FINISH GRADE AND 115'-0" LONG.
SEE F1.4c ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND THICKNESS. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

EAST - FRONT YARD WALLS:

1. SCREEN WALL #1:

STUCCOED 8" CMU SCREEN WALL, MAX. 3'-0" ABOVE FINISH GRADE AND 5'-10" LONG.
SEE F2.1b ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN.

2. SCREEN WALL #2:

STUCCOED 8" CMU SCREEN WALL, MAX. 3'-0" ABOVE FINISH GRADE AND 28'-6" LONG.
SEE F2.1b ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN.

3. RETAINING WALL #2:

12" THICK BOARD FORM CONCRETE WALL, MAX. 4-0' HIGH ABOVE FINISH GRADE AND 17'-4" LONG
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

SOUTH - FRONT YARD WALLS:

1. RETAINING WALL #3:

12" THICK BOARD FORM CONCRETE WALL, MAX. 6-0' HIGH ABOVE FINISH GRADE AND 11'-5" LONG.
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

2. RETAINING WALL #4:

12" THICK BOARD FORM CONCRETE WALL, MAX. 6-0' HIGH ABOVE FINISH GRADE AND 8'-4" LONG.
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

SOUTH - PROPERTY LINE WALLS:

1. RETAINING WALL #5:

STUCCOED CONCRETE WALL, MAX. 6-0' HIGH ABOVE FINISH GRADE AND 69'-0' LONG.
SEE F1.4c ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND THICKNESS. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

2. RETAINING WALL #6:

STUCCOED CMU, MAX. 4'-3" HIGH ABOVE FINISH GRADE AND 43'-0' LONG.
SEE F1.4c ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND THICKNESS. REFER TO CIVIL FOR EXTENT OF RETAINING WALL

SOUTH - YARD WALLS:

1. SCREEN WALL #3:

12" THICK BOARD FORM CONCRETE WALL, MAX. 6-0' HIGH ABOVE FINISH GRADE AND 14'-6" LONG.
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

EAST - PROPERTY LINE WALLS:

1. RETAINING WALL #7

STUCCOED CMU, MAX. 4'-3" HIGH ABOVE FINISH GRADE AND 15'-9" LONG.
SEE F2.1a ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND THICKNESS. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

1. RETAINING WALL #8

STUCCOED CMU, MAX. 6'-0" HIGH ABOVE FINISH GRADE AND 35'-5" LONG.
SEE F1.4c ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND THICKNESS. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

2. RETAINING WALL #9

STUCCOED CMU, MAX. 6'-0" HIGH ABOVE FINISH GRADE AND 15'-9" LONG.
SEE F1.4c ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND THICKNESS. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

3. RETAINING WALL #10

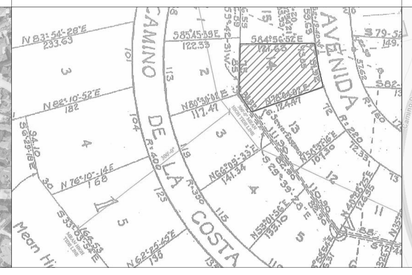
STUCCOED CMU, MAX. 6'-0" HIGH ABOVE FINISH GRADE AND 24'-0' LONG.
SEE F1.4c ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND THICKNESS. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

4. RETAINING WALL #11

STUCCOED CMU, MAX. 5'-0' HIGH ABOVE FINISH GRADE AND 13'-4" LONG.
SEE F1.4c ON A1.0a FOR DETAIL
REFER TO STRUCTURAL DRAWINGS FOR WALL DESIGN AND THICKNESS. REFER TO CIVIL FOR EXTENT OF RETAINING WALL.

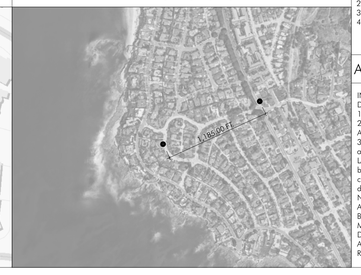
VICINITY MAP

MEAN HIGH TIDE MAP



HYDRANT LOCATION MAP

TRANSIT STOPS



LA JOLLA RESIDENCE # 1806

O+ L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

PROJECT LOG:

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

Leidy Residence

6216 Avenida Cresta, La Jolla, CA 92037

TITLE SHEET

NO SCALE

T1.0

Sheet No. 1a / 62

/Users/tkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021

EXHIBIT "A"

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT NO. 2309399
EASEMENT VACATION NO. 2535513
LEIDY RESIDENCE CDP PROJECT NO. 0639782.

THIS MITIGATION MONITORING AND REPORTING PROGRAM IS DESIGNED TO ENSURE COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21081.6 DURING IMPLEMENTATION OF MITIGATION MEASURES. THIS PROGRAM IDENTIFIES AT A MINIMUM: THE DEPARTMENT RESPONSIBLE FOR THE MONITORING, WHAT IS TO BE MONITORED, HOW THE MONITORING SHALL BE ACCOMPLISHED, THE MONITORING AND REPORTING SCHEDULE, AND COMPLETION REQUIREMENTS. A RECORD OF THE MITIGATION MONITORING AND REPORTING PROGRAM WILL BE MAINTAINED AT THE OFFICES OF THE ENTITLEMENTS DIVISION, 1222 FIRST AVENUE, FIFTH FLOOR, SAN DIEGO, CA, 92101. ALL MITIGATION MEASURES CONTAINED IN THE MITIGATED NEGATIVE DECLARATION NO. 603740 SHALL BE MADE CONDITIONS OF THE COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT AS MAY BE FURTHER DESCRIBED BELOW.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

A. GENERAL REQUIREMENTS – PART I

PLAN CHECK PHASE (PRIOR TO PERMIT ISSUANCE)
1. PRIOR TO THE ISSUANCE OF A NOTICE TO PROCEED (NTP) FOR A SUBDIVISION, OR ANY CONSTRUCTION PERMITS, SUCH AS DEMOLITION, GRADING OR BUILDING, OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITY ON-SITE, THE DEVELOPMENT SERVICES DEPARTMENT (DSD) DIRECTOR'S ENVIRONMENTAL DESIGNEE (ED) SHALL REVIEW AND APPROVE ALL CONSTRUCTION DOCUMENTS (CD), (PLANS, SPECIFICATION, DETAILS, ETC.) TO ENSURE THE MMRP REQUIREMENTS ARE INCORPORATED INTO THE DESIGN.

2. IN ADDITION, THE ED SHALL VERIFY THAT THE MMRP CONDITIONS/NOTES THAT APPLY ONLY TO THE CONSTRUCTION PHASES OF THIS PROJECT ARE INCLUDED VERBATIM, UNDER THE HEADING, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."

3. THESE NOTES MUST BE SHOWN WITHIN THE FIRST THREE (3) SHEETS OF THE CONSTRUCTION DOCUMENTS IN THE FORMAT SPECIFIED FOR ENGINEERING CONSTRUCTION DOCUMENT TEMPLATES AS SHOWN ON THE CITY WEBSITE:

HTTP://WWW.SANDIEGO.GOV/DEVELOPMENT-SERVICES/INDUSTRY/STANDTEMP.SHTML

4. THE TITLE INDEX SHEET MUST ALSO SHOW ON WHICH PAGES THE "ENVIRONMENTAL/MITIGATION REQUIREMENTS" NOTES ARE PROVIDED.

5. SURETY AND COST RECOVERY – THE DEVELOPMENT SERVICES DIRECTOR OR CITY MANAGER MAY REQUIRE APPROPRIATE SURETY INSTRUMENTS OR BONDS FROM PRIVATE PERMIT HOLDERS TO ENSURE THE LONG-TERM PERFORMANCE OR IMPLEMENTATION OF REQUIRED MITIGATION MEASURES OR PROGRAMS. THE CITY IS AUTHORIZED TO RECOVER ITS COST TO OFFSET THE SALARY, OVERHEAD, AND EXPENSES FOR CITY PERSONNEL AND PROGRAMS TO MONITOR QUALIFYING PROJECTS.

B. GENERAL REQUIREMENTS – PART II
POST PLAN CHECK (AFTER PERMIT ISSUANCE/PRIOR TO START OF CONSTRUCTION)

1. PRE-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. THE PERMIT HOLDER/OWNER IS RESPONSIBLE TO ARRANGE AND PERFORM THIS MEETING BY CONTACTING THE CITY RESIDENT ENGINEER (RE) OF THE FIELD ENGINEERING DIVISION AND CITY STAFF FROM MITIGATION MONITORING COORDINATION (MMC). ATTENDEES MUST ALSO INCLUDE THE PERMIT HOLDER'S REPRESENTATIVE(S), JOB SITE SUPERINTENDENT AND THE FOLLOWING CONSULTANTS:

QUALIFIED PALEONTOLOGIST

NOTE: FAILURE OF ALL RESPONSIBLE PERMIT HOLDER'S REPRESENTATIVES AND CONSULTANTS TO ATTEND SHALL REQUIRE AN ADDITIONAL MEETING WITH ALL PARTIES PRESENT.

CONTACT INFORMATION:
A) THE PRIMARY POINT OF CONTACT IS THE RE AT THE FIELD ENGINEERING DIVISION – 858-627-3200

B) FOR CLARIFICATION OF ENVIRONMENTAL REQUIREMENTS, IT IS ALSO REQUIRED TO CALL RE AND MMC AT 858-627-3360

2. MMRP COMPLIANCE: THIS PROJECT, PROJECT TRACKING SYSTEM (PTS) #603740 AND /OR ENVIRONMENTAL DOCUMENT # 603740, SHALL CONFORM TO THE MITIGATION REQUIREMENTS CONTAINED IN THE ASSOCIATED ENVIRONMENTAL DOCUMENT AND IMPLEMENTED TO THE SATISFACTION OF THE DSD'S ENVIRONMENTAL DESIGNEE (MMC) AND THE CITY ENGINEER (RE). THE REQUIREMENTS MAY NOT BE REDUCED OR CHANGED BUT MAY BE ANNOTATED (I.E. TO EXPLAIN WHEN AND HOW COMPLIANCE IS BEING MET AND LOCATION OF VERIFYING PROOF, ETC.). ADDITIONAL CLARIFYING INFORMATION MAY ALSO BE ADDED TO OTHER RELEVANT PLAN SHEETS AND/OR SPECIFICATIONS AS APPROPRIATE (I.E., SPECIFIC LOCATIONS, TIMES OF MONITORING, METHODOLOGY, ETC.

NOTE: PERMIT HOLDER'S REPRESENTATIVES MUST ALERT RE AND MMC IF THERE ARE ANY DISCREPANCIES IN THE PLANS OR NOTES, OR ANY CHANGES DUE TO FIELD CONDITIONS. ALL CONFLICTS MUST BE APPROVED BY RE AND MMC BEFORE THE WORK IS PERFORMED.

3. OTHER AGENCY REQUIREMENTS: EVIDENCE OF COMPLIANCE WITH ALL OTHER AGENCY REQUIREMENTS OR PERMITS SHALL BE SUBMITTED TO THE RE AND MMC FOR REVIEW AND ACCEPTANCE PRIOR TO THE BEGINNING OF WORK OR WITHIN ONE WEEK OF THE PERMIT HOLDER OBTAINING DOCUMENTATION OF THOSE PERMITS OR REQUIREMENTS. EVIDENCE SHALL INCLUDE COPIES OF PERMITS, LETTERS OF RESOLUTION OR OTHER DOCUMENTATION ISSUED BY THE RESPONSIBLE AGENCY.

NONE REQUIRED

4. MONITORING EXHIBITS
ALL CONSULTANTS ARE REQUIRED TO SUBMIT, TO RE AND MMC, A MONITORING EXHIBIT ON A 11X17 REDUCTION OF THE APPROPRIATE CONSTRUCTION PLAN, SUCH AS SITE PLAN, GRADING, LANDSCAPE, ETC., MARKED TO CLEARLY SHOW THE SPECIFIC AREAS INCLUDING THE LIMIT OF WORK, SCOPE OF THAT DISCIPLINE'S WORK, AND NOTES INDICATING WHEN IN THE CONSTRUCTION SCHEDULE THAT WORK WILL BE PERFORMED. WHEN NECESSARY FOR CLARIFICATION, A DETAILED METHODOLOGY OF HOW THE WORK WILL BE PERFORMED SHALL BE INCLUDED.

NOTE: SURETY AND COST RECOVERY – WHEN DEEMED NECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR OR CITY MANAGER, ADDITIONAL SURETY INSTRUMENTS OR BONDS FROM THE PRIVATE PERMIT HOLDER MAY BE REQUIRED TO ENSURE THE LONG-TERM PERFORMANCE OR IMPLEMENTATION OF REQUIRED MITIGATION MEASURES OR PROGRAMS. THE CITY IS AUTHORIZED TO RECOVER ITS COST TO OFFSET THE SALARY, OVERHEAD, AND EXPENSES FOR CITY PERSONNEL AND PROGRAMS TO MONITOR QUALIFYING PROJECTS.

5. OTHER SUBMITTALS AND INSPECTIONS:
THE PERMIT HOLDER/OWNER'S REPRESENTATIVE SHALL SUBMIT ALL REQUIRED DOCUMENTATION, VERIFICATION LETTERS, AND REQUESTS FOR ALL ASSOCIATED INSPECTIONS TO THE RE AND MMC FOR APPROVAL PER THE FOLLOWING SCHEDULE:

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL MONITORING PROGRAM

I. PRIOR TO PERMIT ISSUANCE
A. ENTITLEMENTS PLAN CHECK
1. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, INCLUDING BUT NOT LIMITED TO, THE FIRST GRADING PERMIT, DEMOLITION PLANS/PERMITS AND BUILDING PLANS/PERMITS OR A NOTICE TO PROCEED FOR SUBDIVISIONS, BUT PRIOR TO THE FIRST PRECONSTRUCTION MEETING, WHICHEVER IS APPLICABLE, THE ASSISTANT DEPUTY DIRECTOR (ADD) ENVIRONMENTAL DESIGNEE SHALL VERIFY THAT THE REQUIREMENTS FOR PALEONTOLOGICAL MONITORING HAVE BEEN NOTED ON THE APPROPRIATE CONSTRUCTION DOCUMENTS.

B. LETTERS OF QUALIFICATION HAVE BEEN SUBMITTED TO ADD
1. THE APPLICANT SHALL SUBMIT A LETTER OF VERIFICATION TO MITIGATION MONITORING COORDINATION (MMC) IDENTIFYING THE PRINCIPAL INVESTIGATOR (PI) FOR THE PROJECT AND THE NAMES OF ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING PROGRAM, AS DEFINED IN THE CITY OF SAN DIEGO PALEONTOLOGY GUIDELINES.
2. MMC WILL PROVIDE A LETTER TO THE APPLICANT CONFIRMING THE QUALIFICATIONS OF THE PI AND ALL PERSONS INVOLVED IN THE PALEONTOLOGICAL MONITORING OF THE PROJECT.
3. PRIOR TO THE START OF WORK, THE APPLICANT SHALL OBTAIN APPROVAL FROM MMC FOR ANY PERSONNEL CHANGES ASSOCIATED WITH THE MONITORING PROGRAM.
OF OCCUPANCY AND/OR FINAL MAPS TO ENSURE THE SUCCESSFUL COMPLETION OF THE MONITORING PROGRAM.

II. PRIOR TO START OF CONSTRUCTION
A. VERIFICATION OF RECORDS SEARCH
1. THE PI SHALL PROVIDE VERIFICATION TO MMC THAT A SITE-SPECIFIC RECORDS SEARCH HAS BEEN COMPLETED. VERIFICATION INCLUDES BUT IS NOT LIMITED TO A COPY OF A CONFIRMATION LETTER FROM SAN DIEGO NATURAL HISTORY MUSEUM, OTHER INSTITUTION OR, IF THE SEARCH WAS IN-HOUSE, A LETTER OF VERIFICATION FROM THE PI STATING THAT THE SEARCH WAS COMPLETED.
2. THE LETTER SHALL INTRODUCE ANY PERTINENT INFORMATION CONCERNING EXPECTATIONS AND PROBABILITIES OF DISCOVERY DURING TRENCHING AND/OR GRADING ACTIVITIES.

B. PI SHALL ATTEND PRECON MEETINGS
1. PRIOR TO BEGINNING ANY WORK THAT REQUIRES MONITORING; THE APPLICANT SHALL ARRANGE A PRECON MEETING THAT SHALL INCLUDE THE PI, CONSTRUCTION MANAGER (CM) AND/OR GRADING CONTRACTOR, RESIDENT ENGINEER (RE), BUILDING INSPECTOR (BI), IF APPROPRIATE, AND MMC. THE QUALIFIED PALEONTOLOGIST SHALL ATTEND ANY GRADING/EXCAVATION RELATED PRECON MEETINGS TO MAKE COMMENTS AND/OR SUGGESTIONS CONCERNING THE PALEONTOLOGICAL MONITORING PROGRAM WITH THE CONSTRUCTION MANAGER AND/OR GRADING CONTRACTOR.
   A. IF THE PI IS UNABLE TO ATTEND THE PRECON MEETING, THE APPLICANT SHALL SCHEDULE A FOCUSED PRECON MEETING WITH MMC, THE PI, RE, CM OR BI, IF APPROPRIATE, PRIOR TOTHE START OF ANY WORK THAT REQUIRES MONITORING.
2. IDENTIFY AREAS TO BE MONITORED
PRIOR TO THE START OF ANY WORK THAT REQUIRES MONITORING, THE PI SHALL SUBMIT A PALEONTOLOGICAL MONITORING EXHIBIT (PME) BASED ON THE APPROPRIATE CONSTRUCTION DOCUMENTS (REDUCED TO 11X17) TO MMC IDENTIFYING THE AREAS TO BE MONITORED INCLUDING THE DELINEATION OF GRADING/EXCAVATION LIMITS. THE PME SHALL BE BASED ON THE RESULTS OF A SITE-SPECIFIC RECORDS SEARCH AS WELL AS INFORMATION REGARDING EXISTING KNOWN SOIL CONDITIONS (NATIVE OR FORMATION).
3. WHEN MONITORING WILL OCCUR
A. PRIOR TO THE START OF ANY WORK, THE PI SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE TO MMC THROUGH THE RE INDICATING WHEN AND WHERE MONITORING WILL OCCUR.
B. THE PI MAY SUBMIT A DETAILED LETTER TO MMC PRIOR TO THE START OF WORK OR DURING CONSTRUCTION REQUESTING A MODIFICATION TO THE MONITORING PROGRAM. THIS REQUEST SHALL BE BASED ON RELEVANT INFORMATION SUCH AS REVIEW OF FINAL CONSTRUCTION DOCUMENTS WHICH INDICATE CONDITIONS SUCH AS DEPTH OF EXCAVATION AND/OR SITE GRADED TO BEDROCK, PRESENCE OR ABSENCE OF FOSSIL RESOURCES, ETC., WHICH MAY REDUCE OR INCREASE THE POTENTIAL FOR RESOURCES TO BE PRESENT.

III. DURING CONSTRUCTION
A. MONITOR SHALL BE PRESENT DURING GRADING/EXCAVATION/TRENCHING
1. THE MONITOR SHALL BE PRESENT FULL-TIME DURING GRADING/EXCAVATION/TRENCHING ACTIVITIES AS IDENTIFIED ON THE PME THAT COULD RESULT IN IMPACTS TO FORMATIONS WITH HIGH AND MODERATE RESOURCE SENSITIVITY. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR NOTIFYING THE RE, PI, AND MMC OF CHANGES TO ANY CONSTRUCTION ACTIVITIES SUCH AS IN THE CASE OF A POTENTIAL SAFETY CONCERN WITHIN THE AREA BEING MONITORED. IN CERTAIN CIRCUMSTANCES OSHA SAFETY REQUIREMENTS MAY NECESSITATE MODIFICATION OF THE PME.
2. THE PI MAY SUBMIT A DETAILED LETTER TO MMC DURING CONSTRUCTION REQUESTING A MODIFICATION TO THE MONITORING PROGRAM WHEN A FIELD CONDITION SUCH AS TRENCHING ACTIVITIES THAT DO NOT ENCOUNTER FORMATIONAL SOILS AS PREVIOUSLY ASSUMED, AND/OR WHEN UNIQUE/UNUSUAL FOSSILS ARE ENCOUNTERED, WHICH MAY REDUCE OR INCREASE THE POTENTIAL FOR RESOURCES TO BE PRESENT.
3. THE MONITOR SHALL DOCUMENT FIELD ACTIVITY VIA THE CONSULTANT SITE VISIT RECORD (CSVR). THE CSVR'S SHALL BE FAXED BY THE CM TO THE RE THE FIRST DAY OF MONITORING, THE LAST DAY OF MONITORING, MONTHLY (NOTIFICATION OF MONITORING COMPLETION), AND IN THE CASE OF ANY DISCOVERIES. THE RE SHALL FORWARD COPIES TO MMC.
B. DISCOVERY NOTIFICATION PROCESS
1. IN THE EVENT OF A DISCOVERY, THE PALEONTOLOGICAL MONITOR SHALL DIRECT THE CONTRACTOR TO TEMPORARILY DIVERT TRENCHING ACTIVITIES IN THE AREA OF DISCOVERY AND IMMEDIATELY NOTIFY THE RE OR BI, AS APPROPRIATE.
2. THE MONITOR SHALL IMMEDIATELY NOTIFY THE PI (UNLESS MONITOR IS THE PI) OF THE DISCOVERY.
3. THE PI SHALL IMMEDIATELY NOTIFY MMC BY PHONE OF THE DISCOVERY AND SHALL ALSO SUBMIT WRITTEN DOCUMENTATION TO MMC WITHIN 24 HOURS BY FAX OR EMAIL WITH PHOTOS OF THE RESOURCE IN CONTEXT, IF POSSIBLE.
C. DETERMINATION OF SIGNIFICANCE
1. THE PI SHALL EVALUATE THE SIGNIFICANCE OF THE RESOURCE.
   A. THE PI SHALL IMMEDIATELY NOTIFY MMC BY PHONE TO DISCUSS SIGNIFICANCE DETERMINATION AND SHALL ALSO SUBMIT A LETTER TO MMC INDICATING WHETHER ADDITIONAL MITIGATION IS REQUIRED. THE DETERMINATION OF SIGNIFICANCE FOR FOSSIL DISCOVERIES SHALL BE AT THE DISCRETION OF THE PI.
   B. IF THE RESOURCE IS SIGNIFICANT, THE PI SHALL SUBMIT A PALEONTOLOGICAL RECOVERY PROGRAM (PRP) AND OBTAIN WRITTEN APPROVAL FROM MMC. IMPACTS TO SIGNIFICANT RESOURCES MUST BE MITIGATED BEFORE GROUND DISTURBING ACTIVITIES IN THE AREA OF DISCOVERY WILL BE ALLOWED TO RESUME.
   C. IF RESOURCE IS NOT SIGNIFICANT (E.G., SMALL PIECES OF BROKEN COMMON SHELL FRAGMENTS OR OTHER SCATTERED COMMON FOSSILS) THE PI SHALL NOTIFY THE RE, OR BI AS APPROPRIATE, THAT A NON-SIGNIFICANT DISCOVERY HAS BEEN MADE. THE PALEONTOLOGIST SHALL CONTINUE TO MONITOR THE AREA WITHOUT NOTIFICATION TO MMC UNLESS A SIGNIFICANT RESOURCE IS ENCOUNTERED.
   D. THE PI SHALL SUBMIT A LETTER TO MMC INDICATING THAT FOSSIL RESOURCES WILL BE COLLECTED, CURATED, AND DOCUMENTED IN THE FINAL MONITORING REPORT. THE LETTER SHALL ALSO INDICATE THAT NO FURTHER WORK IS REQUIRED.

IV. NIGHT AND/OR WEEKEND WORK
A. IF NIGHT AND/OR WEEKEND WORK IS INCLUDED IN THE CONTRACT
1. WHEN NIGHT AND/OR WEEKEND WORK IS INCLUDED IN THE CONTRACT PACKAGE, THE EXTENT AND TIMING SHALL BE PRESENTED AND DISCUSSED AT THE PRECON MEETING.
2. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED.
   A. NO DISCOVERIES
   IN THE EVENT THAT NO DISCOVERIES WERE ENCOUNTERED DURING NIGHT AND/OR WEEKEND WORK, THE PI SHALL RECORD THE INFORMATION ON THE CSVR AND SUBMIT TO MMC VIA FAX BY 8AM ON THE NEXT BUSINESS DAY.
   B. DISCOVERIES
   ALL DISCOVERIES SHALL BE PROCESSED AND DOCUMENTED USING THE EXISTING PROCEDURES DETAILED IN SECTIONS III - DURING CONSTRUCTION.
   C. POTENTIALLY SIGNIFICANT DISCOVERIES
   IF THE PI DETERMINES THAT A POTENTIALLY SIGNIFICANT DISCOVERY HAS BEEN MADE, THE PROCEDURES DETAILED UNDER SECTION III - DURING CONSTRUCTION SHALL BE FOLLOWED.
   D. THE PI SHALL IMMEDIATELY CONTACT MMC, OR BY 8AM ON THE NEXT BUSINESS DAY TO REPORT AND DISCUSS THE FINDINGS AS INDICATED IN SECTION III-B, UNLESS OTHER SPECIFIC ARRANGEMENTS HAVE BEEN MADE.
B. IF NIGHT WORK BECOMES NECESSARY DURING THE COURSE OF CONSTRUCTION
1. THE CONSTRUCTION MANAGER SHALL NOTIFY THE RE, OR BI, AS APPROPRIATE, A MINIMUM OF 24 HOURS BEFORE THE WORK IS TO BEGIN.
2. THE RE, OR BI, AS APPROPRIATE, SHALL NOTIFY MMC IMMEDIATELY.
C. ALL OTHER PROCEDURES DESCRIBED ABOVE SHALL APPLY, AS APPROPRIATE.

V. POST CONSTRUCTION
A. PREPARATION AND SUBMITTAL OF DRAFT MONITORING REPORT
1. THE PI SHALL SUBMIT TWO COPIES OF THE DRAFT MONITORING REPORT (EVEN IF NEGATIVE), PREPARED IN ACCORDANCE WITH THE PALEONTOLOGICAL GUIDELINES WHICH DESCRIBES THE RESULTS, ANALYSIS, AND CONCLUSIONS OF ALL PHASES OF THE PALEONTOLOGICAL MONITORING PROGRAM (WITH APPROPRIATE GRAPHICS) TO MMC FOR REVIEW AND APPROVAL WITHIN 90 DAYS FOLLOWING THE COMPLETION OF MONITORING,
   A. FOR SIGNIFICANT PALEONTOLOGICAL RESOURCES ENCOUNTERED DURING MONITORING, THE PALEONTOLOGICAL RECOVERY PROGRAM SHALL BE INCLUDED IN THE DRAFT MONITORING REPORT.
   B. RECORDING SITES WITH THE SAN DIEGO NATURAL HISTORY MUSEUM THE PI SHALL BE RESPONSIBLE FOR RECORDING (ON THE APPROPRIATE FORMS) ANY SIGNIFICANT OR POTENTIALLY SIGNIFICANT FOSSIL RESOURCES ENCOUNTERED DURING THE PALEONTOLOGICAL MONITORING PROGRAM IN ACCORDANCE WITH THE CITY'S PALEONTOLOGICAL GUIDELINES, AND SUBMITTAL OF SUCH FORMS TO THE SAN DIEGO NATURAL HISTORY MUSEUM WITH THE FINAL MONITORING REPORT.
2. MMC SHALL RETURN THE DRAFT MONITORING REPORT TO THE PI FOR REVISION OR, FOR PREPARATION OF THE FINAL REPORT.
3. THE PI SHALL SUBMIT REVISED DRAFT MONITORING REPORT TO MMC FOR APPROVAL.
4. MMC SHALL PROVIDE WRITTEN VERIFICATION TO THE PI OF THE APPROVED REPORT.
5. MMC SHALL NOTIFY THE RE OR BI, AS APPROPRIATE, OF RECEIPT OF ALL DRAFT MONITORING REPORT SUBMITTALS AND APPROVALS.
B. HANDLING OF FOSSIL REMAINS

1. THE PI SHALL BE RESPONSIBLE FOR ENSURING THAT ALL FOSSIL REMAINS COLLECTED ARE CLEANED AND CATALOGUED.
2. THE PI SHALL BE RESPONSIBLE FOR ENSURING THAT ALL FOSSIL REMAINS ARE ANALYZED TO IDENTIFY FUNCTION AND CHRONOLOGY AS THEY RELATE TO THE GEOLOGIC HISTORY OF THE AREA; THAT FAUNAL MATERIAL IDENTIFIED AS TO SPECIES; AND THAT SPECIALTY STUDIES ARE COMPLETED, AS APPROPRIATE
C. CURATION OF FOSSIL REMAINS: DEED OF GIFT AND ACCEPTANCE VERIFICATION
1. THE PI SHALL BE RESPONSIBLE FOR ENSURING THAT ALL FOSSIL REMAINS ASSOCIATED WITH THE MONITORING FOR THIS PROJECT ARE PERMANENTLY CURATED WITH AN APPROPRIATE INSTITUTION.
2. THE PI SHALL INCLUDE THE ACCEPTANCE VERIFICATION FROM THE CURATION INSTITUTION IN THE FINAL MONITORING REPORT SUBMITTED TO THE RE OR BI AND MMC.
D. FINAL MONITORING REPORT(S)
1. THE PI SHALL SUBMIT TWO COPIES OF THE FINAL MONITORING REPORT TO MMC (EVEN IF NEGATIVE), WITHIN 90 DAYS AFTER NOTIFICATION FROM MMC THAT THE DRAFT REPORT HAS BEEN APPROVED.
2.THE RE SHALL, IN NO CASE, ISSUE THE NOTICE OF COMPLETION UNTIL RECEIVING A COPY OF THE APPROVED FINAL MONITORING REPORT FROM MMC WHICH INCLUDES THE ACCEPTANCE VERIFICATION FROM THE CURATION INSTITUTION.

THE ABOVE MITIGATION MONITORING AND REPORTING PROGRAM WILL REQUIRE ADDITIONAL FEES AND/OR DEPOSITS TO BE COLLECTEDD PRIOR TO THE ISSUANCE OF BUILDING PERMITS, CERTIFICATES OF OCCUPANCY AND/OR FINAL MAPS TO ENSURE THE SUCCESSFUL COMPLETION OF THE MONITORING PROGRAM.

PLAN CHECK CORRECTION NOTES

LA JOLLA RESIDENCE # 1806

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EXHIBIT A

NO SCALE

T1.0a

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THESE NOTES AND NOTES WITHIN THE PROJECT MANUAL, THE NOTES WITHIN THE PROJECT MANUAL SUPERCEDE DRAWINGS NOTES.

1. The word 'Contractor' means the General Contractor, and where applicable by trade, Subcontractors.

2. Contractor shall be responsible for reviewing all notes prior to finalizing construction contract.

3. The specifications, general conditions and all issued addenda and change orders are part of the design drawings.

4. All construction and details shall be completed in full compliance with the California uniform building code and all other applicable codes and requirements.

5. The General Contractor shall maintain a full set of drawings and specifications and all required permits on the job site at all times. They shall be made available to the Designer and Owner at request.

6. Prior to finalizing contract prices, Contractor shall be responsible for reviewing and coordinating all notes and drawings to include any subcontract requirements or information which may not be indicated on subcontractor's sheets or notes, but which are indicated elsewhere in the construction documents.

7. The contractor (and his sub-contractors) shall study and compare the contract documents and shall at once report to the architect in writing all errors, inconsistencies or omissions discovered and verify all dimensions on site prior to commencing the work. If the contractor proceeds with any of the work so affected without written instructions of the Designer, the contractor shall make good at his own cost any resulting error, damage, defects, or time delays so caused. The contractor shall perform no portion of the work without contract documents or, where required, approved shop drawings, product data or samples for such portion of the work.

8. Contractor shall provide a blanket one-year guarantee for the total job with the separate guarantee for specific trades/equipment items, with the names of local representatives to be contracted for service. Provide operating and maintenance brochures as required.

9. Contractor shall provide one marked up print drawing indicating all differences, changes, ect., actual locations of concealed work, before final inspection.

10. Where specified items are mentioned, the contractor may submit alternate materials for approval by the architect. Package to contain brochure, cut sheets, specifications, costs, availability, references, ect... contractor to reimburse Designer for time spent evaluating alternatives or substitutions.

11. Written dimensions on drawings shall take precedence over dimensions scaled from drawings.

12. The Designer will submit contract documents for 'plan check' and make any necessary corrections. The owner will pay charges, fees and assessments levied by public authorities for connection to the public sewer.

13. Contractor shall consult with representatives of applicable utilities, including gas, water, power, sewer, telephone, and cable television and determine exact locations and availability of utilities and determine the condition of existing service prior to commencing work or connecting utilities.

14. Contractor shall provide all walls, terraces, walks, and drives as shown on plans and also provide any expansion joints, curbs, etc. that may be required for durable construction to be approved by the Design Professional.

15. Contractor to stake out all works as shown on plans, confirm existing conditions and property line locations, and verify compliance with setbacks and clearances required by code.

16. Improvements on the site, work in progress, stored materials, and public and private improvements on property adjacent to the site, shall be protected by the contractor from damage arising from the work. All damage so occurring shall be repaired or replaced by the contractor at no cost to the owner.

17. Submittal documents for deferred submittal items shall be submitted to the Design Professional or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

18. Structural observation by the engineer shall be preformed. A statement in writing shall be given to the building official, stating that site visits have been made and whether or not any observed deficiencies have been corrected to conform to the approved plans and specifications.

19. Contractor shall correlate work between design drawings and specifications and consultant drawings and specifications.

20. Contractor shall confirm any discrepancies between drawings or specs and job site conditions with Design Professional prior to starting portions of the work affected.

21. Written dimensions shall prevail over scaled dimensions on drawings. In no event is dimension to be scaled off the drawings without prior approval from the Design Professional.

22. Dimensions marked "clear" are not adjustable without the authorization of the architect.

23. Details are intended to show final affect of parts of construction. Minor modifications may be required to suit particular job site dimensions or conditions and shall be included within the scope of the work and Construction Contract. Any modifications required in details are to be first reviewed and confirmed with the Design Professional prior to construction.

24. Contractor shall review all items noted 'verify or confirm with owner or Designer' which might affect costs prior to finalizing construction contract and subcontractors, and shall confirm final decisions regarding selection, materials, color, finish or other specifications not yet decided regarding these items. Contractor shall include the cost of these items within the original contract price.

25. Unless items are specifically itemized as not included in contract (NIC), they will be assumed to be included in the estimate or contract price.

26. The Design Professional, prior to the commencement of the work must approve all change orders in writing. Otherwise the contractor will take full responsibility for all the costs. Contractor shall immediately notify the Owner of any extra costs arising from the execution of his contract or subcontracts and shall receive Owner's written approval of it prior to doing the work.

27. Design work is the responsibility of the architect and any design changes made by the contractor shall be the full responsibility and liability of the contractor.

28. Contractor shall be responsible for supervising that all general and subcontract work is being accomplished according to the most current construction documents, including revisions. The contractor shall also be responsible for the coordination of work of subcontractors under separate contract with the owner.

29. Four sets of shop drawings shall be submitted to the Design Professional for approval. All shop drawings will require at least 10 working days for design review.

30. Contractor shall provide proper ventilation, clearances, and fire protection for all new fireplaces, ovens, hot water heaters, furnaces, vents and flues as required by the drawings, specifications and code.

31. Details marked '(typical)' shall apply in all cases, unless specifically noted otherwise. Where no detail is shown, construction shall be as shown for other similar work.

32. All unspecified materials shall be new first line products of a recognized manufacturer. No substitutions from specifications shall be used unless approved by the architect. If available, manufacturers guarantee shall be provided in writing.

33. A separate permit shall be secured for all electrical, plumbing and heating-ventilating work.

34. Licenses and permits necessary to the performance completion and approval of the work, and all inspection and other applicable fees (excluding building permit fees) shall be secured and paid for by the contractor.

35. Contractor shall have evidence of current workmen's compensation insurance coverage on file with the Department of Building and Safety in compliance with Section 3800 of the California Labor Code.

36. Contractor shall submit Haul Route Memo to Department of Building and Safety for approval.37. The Contractor shall submit structural calculations, signed by a State Licensed Engineer, for skylight, and store front assemblies for review and approval.

38. Dimensions are to face of plywood, face of masonry, face of concrete, and to grid lines unless otherwise noted.

39. All insulation materials shall be certified by the manufacturer as complying with the California Quality Standards of Insulating Material.

40. No door except bathroom doors in the path of travel of a means of escape shall be less than 32 inches (71.12 cm) wide.

41. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in an emergency.

42. Interior wall finishes shall have a minimum flame spread classification of III (T-42-b).

43. Overflow drains shall be connected to drain lines independent from the roof drains.

44. Mechanical ventilation system in lieu of operable windows in bathroom/toilet room/ laundry to furnish five air changes per hour direct to the outside is required. (1205-a)

45. Glazing and insulation shall conform to the State Energy Insulation Standards.

46. Provide a 1-hour fire resistive occupancy separation per Building Code Table 5B or Title 24, Table 5B.

47. Fire resistive assemblies for protection of openings to comply with Building Code #4306 or Title 24, #4306.

48. Exit doors shall be operable from the inside without use of a key or any special knowledge or effort. Building Code #3304(c), Fire Code #12.104, or Title 24, #2-3303 (c).

49. Width and height of required exit doorways to comply with Building Code #3304(e) or Title 24, #2-3303(e).

50. Comply with Building Code #1210(a) regarding fire warning system smoke detectors. Hard wired.

51. Comply with Building Code #1204 regarding access.

52. Clearance of brush and vegetative growth will be maintained per Fire Code #11.502 and #11.503.

53. A permit from the Dept. of Public Works is required for a protection fence or canopy on or over any street or public space (91.4407).

54. No trenches or excavations 5 feet or more in depth into which a person is required to descend.

55. Contractor shall erect and maintain temporary barricades as needed for protection against accident, and shall continuously maintain adequate protection of his work and the owner's property from damage or loss arising in connection with construction.

56. G.C. shall clean glass, remove stains, spots, marks and dirt from all work, clean all hardware, remove paint spots from all surfaces, clean all fixtures and floors.

57. Temporary electric power and sanitary facilities are to be provided and paid for by the contractor.

58. No part of the structure shall be overloaded beyond its safe carrying capacity by the placing of materials, equipment, tools, machinery or any other item.

59. Contractor shall protect all floor surfaces from damage and equip mobile equipment with pneumatic tires.

60. All metal flashing, gutter, and downspout joints shall be lapped, joined, and sealed so that they are water tight and provide for positive water flow.

61. Contractor shall arrange with the necessary utility companies to connect utilities underground.

62. When demolition is required on site all debris must be removed from the site at the expense of the contractor and a demolition permit must be obtained by a licensed wrecking contractor (class c-21), or by a licensed general contractor (class b-1) who is also the contractor for a new building to be erected on the same site. Contractor's license shall be verified prior to issuance of permit.

FRAMING

63. In addition to any structural grade requirements, all exposed wood beams and posts shall be selected for best appearance grade, with a minimum of knots, cracks and checks.

64. Contractor shall provide access to all attic areas and plumbing as required by code and shall confirm access locations with Design Professional prior to framing.

65. Contractor shall coordinate framing with proposed locations of electrical, mechanical and plumbing work so as to avoid changes in framing which might conflict with proposed equipment, fixture of diffuser locations.

66. Provide framed openings for medicine cabinets during rough framing, confirming size, location and heights of openings with Design Professional prior to construction.

67. Provide blocking as required for cabinets, toilet paper holders, towel bars and other specialty items.

68. All exposed wood beams, decking or other members installed prior to enclosing the building envelope and completing roof membrane shall be protected during construction against moisture, staining and other damage by protecting with weatherproof plastic wrappers and additional protective measures as may be required.

STRUCTURAL

69. All welding to be done by welders certified by the appropriate city building department.

70. Glued-laminated lumber shall be fabricated in accordance with uniform building code standard no. 25-10. Exposed structural glued-laminated lumber shall be moisture-resistant treated wood or wood of natural resistance to decay.

71. All posts, plates, sleepers, etc. bearing on or embedded in concrete or masonry shall be pressure treated lumber.

ROOF, ROOF FLASHING AND DRAINAGE

72. Contractor and Roofing Contractor shall furnish an unconditional written guarantee to Owner covering all materials and installation of new roofing, flashings and membranes for a period of 10 years following final completion of construction.

73. Contractor shall employ a qualified independent inspection service for inspection of the roof installation, including any insulation and flashings, and shall confirm arrangements with Owner, Design Professional, manufacturer's representative and roofing contractor prior to construction.
74. All built up or single-ply membrane roof areas shall have minimum 1/4" per foot pitch to drains for spans up to 20'-0", 1/2" per foot for spans over 20'-0". Emergency overflow scuppers or drains shall be installed with outlets 2" above principal roof drains, and shall be independent of principal roof drains or gutters.

75. All roofs, parapets, chimney and other flashings shall be installed so that they are watertight. Notify Design Professional of any points where water or moisture may penetrate for additional water protective measures.

76. All scuppers, gutters, downspouts, leader boxes or other sheet metal work shall be properly flashed and shall have welded or sealed waterproof joints. All bends, seams, splices, or other connections shall be straight, smooth and continuous without dimples or dents. Unless specified, sheet metal gauge shall be sufficient to withstand denting or bending.

77. Provide galvanic or bituminous insulation as approved by Design Professional between dissimilar metals.

78. Unless otherwise noted, all concealed interior roof drain downspouts shall be PVC schedule 40, min. 4" diameter or larger as specified sufficient to handle roof areas. All connections shall be watertight..

DOORS, WINDOWS

79. Exit doors must open over a landing not more than 1/2" below the threshold.

80. Glazed openings within 40"of a door lock shall be tempered glass.

81. All glazing in shower areas shall be of approved shatter resistant material.

82. Shower areas shall be finished with a hard non-absorptive surface to a height of 70" above drain inlet.

83. See ENERGY section for additional information regarding weather-stripping, etc.

84. Glass doors, adjacent panels, and all glazed openings within 18" of the adjacent floor shall be of glass approved for impact hazard 91.1711(d) (hsc 25997 eff. 3/4/72). All glazing to be fully tempered glass with no bugs or tong marks and should be accompanied by written certificates indicating tempering.

85. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 -Door stops of in-swinging doors shall be one-piece construction with the jamb or joined by rabbet at the jamb. 91.6709.4

86. All pin-type door hinges accessible from the outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for the latches and the holding devise for the projecting dead bolts in wood construction wall shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. 91.6709.5, 91.6709.7

87. Provide dead bolts with hardened inserts: deadlocking latch with key-operated locks on exterior. Locks must be openable from inside without key, special knowledge or special effort (latch not required in B, F, and S occupancies. 91.6709.2

88. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug dead bolt shall have a minimum throw of 3/4". 91.6709.2

89. The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a non -removable thumb turn which is independant of the deadlocking latch and which must be seperatly operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates the deadbolt shall not be seperated by more than 8 inches.

90. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less than 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered part of adjacent panels except mullions not over 18 in. long may have an overall width not less than 3 inches in width.

91. Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 91.6710

92. Sliding glass doors shall be equipped with locking devises and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in 91.6717.1

93. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. 91.6711

94. Provide metal guides at top and bottom of metal accordian grate or grill-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. 91.6712

95. Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 91.6715.1

96. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in 91.6717.2

MISCELLANEOUS

97. Contractor shall provide temporary toilet facilities at the job as necessary and required by code.

98. All grading shall be accomplished in accordance with the uniform building code. All excess excavated material resulting from grading shall be removed from the site by the contractor.

99. All glass doors and windows shall be certified and labeled to show compliance with air infiltration standards of 1972 ansi a134.1, a134.2, a134.3, and a134.4.

SECURITY NOTES
All openings marked by the symbol * on the door/window schedule are security openings and the following requirments shall apply:

100. Sliding doors and windows shall be provided with a device in the upper channel or the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position.

101. Swinging doors.

102. Doorstops of in-swinging doors shall be of one-piece construction with the jamb or be provided with some device to prevent the door from being opened should the stop be removed.

103. Stops on out-swinging doors to be one-piece construction or fastened with 3/4" screws 6" o.c.

104. All pin-type hinges that are accessible from outside the secured area when the door is closed shall have non-removable hinge pins. In addition, they shall have a minimum 1/4" diameter steel jamb stud with 1/4" minimum protection.

105. The strike plate (min. 16 us gauge, stud, bronze or brass) for latches and the holding device for projecting deadbolts shall be secured to the jamb and wall framing with 2" long screws.

106. All exterior doors shall be flush-type wood doors 1-3/4" thick with solid core construction, or fully tempered glass if glass, and shall be installed with dead locking latches. Deadbolts shall have a minimum 1" throw and a minimum 5/8" embedment (straight type) and shall contain hardened inserts. Locks shall be flush, key-operated cylinders on the exterior and shall be openable without key , special knowledge, or special effort on the interior.

107. Jambs shall be installed with solid backing for a 6' vertical distance on each side of the lock strike area.

108. Trimmers shall be full door length with solid backing against sole and header plates.

109. Horizontal blocking shall be placed between studs at lock strike height for 3 stud spaces.

110. All security doors shall be equipped with locks that incorporate the following features: deadbolt with minimum 1" projection and minimum 5/8" embedment in strike plate, cylinder guard and minimum 5 pin tumbler locks, and minimum 1/4" diameter connecting screws.

111. Double doors (inactive leafs) shall be secured with both head and base flush bolts with a minimum 5/8" embedment.

112. Window provisions

113. Sliding glass windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the test specified in 91.5731 and 91.6732, LA city building code.

114. Windows and openings within 12 feet of ground level with over a 96 sq.in. area are deemed "accessible."

115. Glazing and glazed assemblies for "accessible" openings shall be certified as meeting test provisions of ubc 41-2

116. Glazing in exterior doors or within 40" of any locking mechanism shall be tempered or burglary resistant.

ENERGY NOTES

117. The requirements of title 24, part 2. chapter 2-53 have been reviewed and the design submitted conforms with these regulations signed by the Design Professional.

118. The contractor shall provide the original occupant a list of heating, cooling, water heating, lighting, and conservation of solar devises installed in the building and instructions on how to use them efficiently.

119. A maintenance label shall be affixed to all equipment requiring preventative maintenance, and a copy of the maintenance instructions shall be provided for the owners use.

120. Insulation shall be certified by the manufacturer to comply with the California quality standards for insulating material.121. After installing insulation, the installer shall post in a conspicuous location a
certificate signed by the installer stating that the installation is consistent with the plans and specifications for which the building permit was issued, and conforms with the requirements of chapter 2-53. The certificate shall also state the manufacturer's name and material identification, the installed 'r value,' and, if loose-fill insulation, the minimum installed weight per sq.ft. consistent with the manufacturer's labeled installed design density for the desired 'r value."

122. Ceiling/.roof shall be insulated (as per 2-5352 (a)) between framing members with insulation having an installed thermal resistance of r-19 or greater.

123. Wood-framed walls shall be insulated between framing members with insulation having an installed thermal resistance r-11 or greater. Framed foundation walls of heated basements or heated crawl spaces shall be insulated above the adjacent outside ground line with insulation having an installed thermal resistance of r-7.

124. All doors and windows between conditioned and unconditioned space shall be fully weather-stripped.

125. All openings in the building envelope such as frame, framing and panel joints, electrical and plumbing line openings, and masonry/wood framing joints shall be caulked or otherwise sealed to limit infiltration.

126. Manufactured doors and windows shall be certified and labeled indicating that they meet the infiltrations standards listed in table 2-53v, t-24, section2.

127. Fan or other exhaust systems exhausting air from conditioned space to the outside shall be provided with backdraft dampers to prevent air leakage.

128. Thermostatically controlled heating or cooling systems shall have an automatic thermostat with a clock mechanism which the building occupant can manually program to automatically set back the thermostat points for at least two periods within 24 hours.

129. Specify water heater size, fuel type, and that it is state listed.

130. Storage type water heaters shall be externally wrapped with insulation having an installed thermal resistance of r-12 or greater.

131. All showerheads, lavatory faucets and sink faucets shall be certified by the manufacturer as complying with the applicable California appliance efficiency standards.

132. Lamps used in luminaries for general lighting in kitchens and bathrooms shall have an efficiency of not less than 25 lumens per watt (i.e. fluorescent). Luminaries which are the only lighting in a kitchen or bathroom will be considered general lighting. Lighting to be used only for specific visual tasks or decorative effect are exempt from this requirement. Such exempt lighting includes luminaries that are meant to light only a specific task area such as a kitchen counter or sink, a dinning table, or a bathroom mirror.

FINISHES, CABINETRY, RAILINGS, ETC.

133. Contractor shall submit actual material samples for Design Professional's review of all finish materials, paint and stains prior to ordering materials.

134. All window door and other opening corners shall be reinforced with expanded metal lath nailed diagonally across corner.

135. Stucco surfaces shall be straight and plumb with no wobble, wave or irregularities over the course of the wall plane.

136. Confirm stucco finish and color with Design Professional prior to finalizing estimate.

137. Unless noted otherwise, all plaster and drywall materials and installation shall be according to current U.S. Gypsum Handbook specifications and applicable code requirements. Use waterproof drywall in all bathrooms, kitchens, janitor's closets, and wet areas.

138. Interior gypsum board shall be 5/8" thickness in all areas taped and finished smooth for wall paint. All gypsum board shall be installed using flathead drywall screws only. Countersink all screw heads.

139. The use of gypsum board for tiled walls or ceilings in showers and other wet areas is prohibited.

140. The use of Wonder Board or Durock will be acceptable for backing only with Architect's written approval, and only if a waterproof membrane is installed behind board over studs. Use full sheets wherever possible to eliminate joints. Where joints are unavoidable, hold boards apart 1/8" and use 2" fiberglass tape to reinforce joints. Apply min. 1/2" thick mortar bed plus 1/8" bonding over backing surfaces.

141. Contractor shall be responsible for ordering all ceramic tile and other finish materials with enough lead time so that ordered material can be confirmed as acceptable, and any unacceptable material replaced, without delaying construction.

142. Contractor shall include in construction contract installation of all finish hardware, including but not limited to cabinet pulls, knobs, door stops, towel bars, toilet paper holders and other miscellaneous items, regardless of whether those items are supplied by Owner or an allowance.

See PAINTING section for painting notes.

PAINTING

143. Contractor shall include within the scope of his work preparation, priming, and finish painting of exterior walls affected by additions and remodeling and interior walls and ceilings, including doors, sash and trim work. Confirm any exposed beams, decking, cabinets or wood to be stained and/or clear sealed prior to ordering. Confirm paint, stain and finish selections and specifications with Architect, submit color samples and apply sample colors on actual surfaces to be painted for Design Professional's review prior to ordering material.

144. Before beginning, inspect all work to be painted and report to Design professional any conditions which will prevent a quality finish from being accomplished. Commencing of work by the Contractor indicates his acceptance of the surfaces.

UTILITIES, PLUMBING, DRAINAGE, ETC.

145. Contractor shall consult representatives of local utilities, including gas, water, power, sewer, telephone and TV where applicable, concerning locations and availability of utilities prior to commencing work or connecting utilities, and shall be responsible for any damage to existing utility lines. Locations and elevations of all exiting and new mains and meters shall be confirmed on the record drawings.

146. Plastic drain, waste or vent pipe, where permitted, shall be A.B.S. as approved per ASTM Standard D2261-73. Waste lines inside the structure shall be fully wrapped with insulation to reduce sound through walls and ceilings.

147. Flush out new and old water supply lines prior to connecting fixtures.

148. Contractor shall maintain adequate and constant water supply to all existing plumbing fixtures, hose bibs and sprinkler systems desired by Owner during construction.

149. General Contractor shall confirm arrangements for any temporary power and telephone service with Owner prior to finalizing contract. See Electrical Plans for electrical work.

150. All plumbing lines in ceiling & walls to be cast iron.

151. Showers are to be provided with pressure balancing valves.

152. Contractor shall verify that copper water supply lines are sized to provide acceptable pressure and volume. Contractor shall connect waste lines to sewer and provide clean-outs and ventilation as required by the uniform plumbing code. All copper used shall be type k.

153. Access panel (12"x12") or utility space to be provided for all plumbing fixtures having slip joint connections.

154. Seismic gas shut off valve to be installed on each fuel gas line for new buildings. For permit information contact the plumbing division at (213) 485-2311.

155. Gas piping shall not be installed in or on the ground under any building or structure.

156. Low consumption water closets shall be installed.

157. Contractor shall provide low flush toilets (1.6 gallons/flush) and low flow showerheads.

158. Water heater must be strapped to wall, with approved strapping per UPC 510.5, strap shall be ICBO approved.

MECHANICAL, SHEET METAL NOTES

159. All sheet metal work shall be in accordance with SMANA Manual standards and applicable codes. 160. The Contractor shall provide the Owner a list of the heating, cooling, ventilating, water heater and lighting systems and conservation or solar devices installed in the building and instruction on how to use them efficiently.

161. Furnish complete maintenance information. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. Label shall be affixed to all equipment requiring preventive maintenance, and a copy of the maintenance instruction shall be provided for the Owner's use. Contractor to provide Owner complete maintenance instructions, i.e., belt replacement, oil and lubricating along with installer's name, address and telephone number.

162. Provide submittal shop drawings and manufacturer's specifications for Design Professional's review, if equipment deviates from that specified.

163. Contractors to thoroughly clean all portions of their work, remove all debris and leave installation in perfect condition, ready for use.

164. EER rating and heating combustion efficiency rating of each HVAC unit shall comply with state requirements.

165. All furnaces, condensers, fans or other noise-producing equipment to be installed inside or on the building structure shall be mounted and insulated so as to minimize sound transmission to usable areas. Use ribbed neoprene pads, sound isolators, spring hangers and/or equivalent vibration reducing devices to isolate equipment from structure.

166. Condenser refrigerant piping in the structure shall be installed so as not to touch structure, framing or wall surfaces. Install foam rubber cushions at penetrations to separate piping from structure.

167. Insulation lining must be approved by the building department and shall meet or exceed NFPA standards.

168. Controls shall be adjustable to provide a temperature range of up to 10 degrees between full heating and cooling.

169. All bathroom and exhaust fans, range vents and built-in ovens shall be vented to the outside. Confirm all vent locations with Design Professional prior to ducting.

See ENERGY Section for additional information regarding thermostats, insulation, etc.

ELECTRICAL NOTES

170. Unless noted otherwise, all conduits shall be concealed in structure, attic spaces or underground. Any exceptions are to be reviewed and confirmed in writing to the Design Professional.

171. Contractor shall confirm all electrical loads and requirements for existing and new appliances, heating and air conditioning systems and other electrical equipment and fixtures prior to finalizing contract.

172. Contractor to verify that any existing service, meter, main, panel, conduits and wiring to remain are adequate. Advise Owner prior to finalizing contract of any changes required.

173. Contractor to verify clearances for all recessed fixtures and advise Design Professional of any conflicts prior to ordering.

174. Confirm fixture trim selection, diffuser and finish options with Design Professional prior to ordering.

175. All recessed fixture trims shall be gasketed and tight fitting to prevent light leaks.

176. All wiring shall be copper, in flexible or rigid conduit as specified by code. No "Romex" or other non-conduited wiring permitted when permitted by code.
177. Confirm material and color of all switches, outlets and cover plates with Design Professional prior to ordering.

178. Contractor shall provide Title 24, Form 5, if required.

179. Light controls shall be 3'-10" to center above finished floor, unless noted otherwise.

180. All wall duplex receptacles, telephone, TV, and other outlets shall be mounted 15" to top of box above finished floor, except at counters and where otherwise noted.

181. Ground fault interrupter required for all exterior outlets, bathrooms, temporary panels and other wet areas required by code.

182. Every dwelling unit shall be provided with smoke detectors conforming to U.B.C. standard 43-6. Smoke detectors shall be located in every room used for sleeping purposed and in corridors or areas giving access to such rooms. Detectors shall be mounted on the ceiling or on a wall within twelve (12) inches of the ceiling when located in a room and in the ceiling or wall at a point centrally located in the corridor or area giving access to such rooms. In an efficiency dwelling unit, the detector shall be located on the ceiling of the main room. Where sleeping rooms are on upper level, a detector shall be placed at the center of the ceiling directly above the stairway. All detectors shall be located in accordance with approved manufacturer's instructions. When actuated, the detector shall provide an alarm in the dwelling unit. Confirm type and locations of all devices with Owner prior to ordering and wiring.

183. Contractor to verify fire alarm system, computer system, security system, lighting control system, stereo wiring, intercom system, low voltage landscape lighting, and other special systems or electrical requirements with Design Professional and Owner prior to finalizing contract.

184. The indoor storage of combustible materials shall be regulated in relation to arrangement, location, size of areas, height, separations and housekeeping.

185. Provide a portable fire extinguisher with a rating of not less than 2-a or 2-b 10bc within 75 feet of travel distance to all portions of the building.

186. Location of fire extinguisher to be as required fire/building inspector.

187. In each dwelling unit & guest room provide a smoke detector mounted on the ceiling or wall of each sleeping room at a point centrally located on the wall or ceiling of the hallway or room giving access to the sleeping room at the top of the stairway with sleeping rooms at the upper level.

188. Smoke detectors hardwired & interconnected per UBC.

189. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of hook-up. The construction shall be not within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

EXITING

190. Exit door shall be openable from the inside without use of a key, special knowledge, or effort. Flush or surface bolts are prohibited.

191. Exit doorways shall not be less than 36" in width nor less than 6'-8" in height. Projections including panic hardware if required shall not reduce the opening width to less than 32" clear.

STORM WATER - BEST MANAGEMENT PRACTICES

This project shall implement the Best Management Practices identified on attachment 'A' entitled 'Minimum Requirements for Construction Projects/Certification Statement'.

Note: A Wet Weather Erosion Control Plan utilizing sediment and erosion control BMPs, for projects that leave disturbed soil during the rainy season (October 1 to April 15) is required. The WWECP must be prepared, for projects that have already broken ground, not less than 30 days prior to the beginning of each rainy season during which soil will be disturbed, and implemented throughout the entire rainy season. A copy of the WWECP sall be kept on the project site at all times beginning 30 days prior to the start of the rainy season through the end of the rainy season. For projects that will begin construction during the rainy season, the WWECP must be available 30 days before construction commences. The WWECP must be submitted to the Bureau of Engineering, Public Works for review and approval.

/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

PROJECT LOG:

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

GENERAL NOTES
NO SCALE

T1.1a

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The purpose of the Climate Action Plan Consistency Checklist (Checklist) is to, in conjunction with the CAP, provide a streamlined review process for proposed new development projects that are subject to discretionary review and trigger environmental review pursuant to the California Environmental Quality Act (CEQA).[1]

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved. Implementation of these measures would ensure that new development is consistent with the CAP's assumptions for relevant CAP strategies toward achieving the identified GHG reduction targets. Projects that are consistent with the CAP as determined through the use of this Checklist may rely on the CAP for the cumulative impacts analysis of GHG emissions. Projects that are not consistent with the CAP must prepare a comprehensive project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions and incorporation of the measures in this Checklist to the extent feasible. Cumulative GHG impacts would be significant for any project that is not consistent with the CAP.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

[1] Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- The Checklist is required only for projects subject to CEQA review.[2]
- If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in Chapter 11: Land Development Procedures of the City's Municipal Code.
- The requirements in the Checklist will be included in the project's conditions of approval.
- The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information	
Contact Information	
Project No./Name:	Leidy Residence
Property Address:	6216 Avenida Cresta, La Jolla CA 92037
Applicant Name/Co.:	Daryl Olesinski / O+ L building proejcts LLC
Contact Phone:	310 390 1650
Contact Email:	daryl@OplusL.com
Was a consultant retained to complete this checklist?	☐ Yes ■ No — If Yes, complete the following
Consultant Name:	
Contact Phone:	
Company Name:	
Contact Email:	
Project Information	
1. What is the size of the project (acres)?	10, 554 sq. ft. (.24 acre)
2. Identify all applicable proposed land uses:	
■ Residential (indicate # of single-family units):	(1) SFR w/ (1) Companion Unit
☐ Residential (indicate # of multi-family units):	
☐ Commercial (total square footage):	
☐ Industrial (total square footage):	
☐ Other (describe):	
3. Is the project or a portion of the project located in a Transit Priority Area?	☐ Yes ■ No
4. Provide a brief description of the project proposed:	A new 7,172 sq. ft. two story over basement single family dwelling with an attached 788 sq. ft. garage located in the basement, 629 sq. ft. Guest Quarters located in the basement and a 423 sq. ft. Companion Unit, as per the documents submitted.

[2] Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability.

CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?[3] OR	☑	☐
B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA)[4] and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? OR		
C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?		

If "**Yes**," proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designation(s) for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If "**No**," in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

The existing 1,876 sq. ft. Single Family Residence is to be demolished and replaced with a new 7,172 sq. ft. two story over basement single family dwelling with an attached 788 sq. ft. garage located in the basement, 629 sq. ft. Guest Quarters located in the basement and a 423 sq. ft. Companion Unit. As per the documents submitted, the proposed development is consistent with the standards set forth in the General Plan, Community Plan and all Land Use and Zoning Designations.
The project proposed will require a Certificate of Occupancy from the Building Official and therefore is subject to Step 2 of this check list. The project agrees to implement best management practices (BMP's) for construction activities as set forth in the Greenbook.

[3] This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

[4] This category applies to all projects that answered in the affirmative to question 3 on the previous page: Is the project or a portion of the project located in a transit priority area.

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.[5] All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the Greenbook (for public projects).

Step 2: CAP Strategies Consistency			
Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
1. *Cool/Green Roofs.* • Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)? OR • Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code? OR • Would the project include a combination of the above two options? Check "N/A" only if the project does not include a roof component.	☑	☐	☐
The building utilizes both a "Green Roof" for the Companion Unit roof as well as a Roofing Membrane on the main dwelling that meets or exceeds the 3 year solar reflection. As per A1.4 (Roof Plan), the roofing specification calls out for a Class A Topcoat Membrane Roofing, REF. 0.85 / Emissivity 0.90 / SRI-89.			

[5] Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

2. *Plumbing fixtures and fittings* With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following: Residential buildings: • Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; • Standard dishwashers: 4.25 gallons per cycle; • Compact dishwashers: 3.5 gallons per cycle; and • Clothes washers: water factor of 6 gallons per cubic feet of drum capacity? Nonresidential buildings: • Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table AS.303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and • Appliances and fixtures for commercial applications that meet the provisions of Section AS.303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A)? Check "N/A" only if the project does not include any plumbing fixtures or fittings. As per Note #10 (A1.1 - A1.3), all plumbing fixtures will not exceed the max. flow rates. As per Note #11 (A1.1 - A1.3) all appliances with meet of exceed the energy compliance set in the CAL-GREEN code.	☑	☐	☐

Strategy 2: Bicycling, Walking, Transit & Land Use			
3. *Electric Vehicle Charging* • Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents? • Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents? • Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use? Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking spaces. As per A1.1, an EV Charging is to be provided in the garage parking area within a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations.	☑	☐	☐
Strategy 3: Bicycling, Walking, Transit & Land Use (Complete this section if project includes non-residential or mixed uses)			
4. *Bicycle Parking Spaces* Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?[6] Check "N/A" only if the project is a residential project. As per the A1.0 and A1.1, the required bicycle parking is provided within the project document submittal.	☑	☐	☐

[6] Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

5. *Shower facilities* If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below? **Number of Tenant Occupants (Employees) / Shower/Changing Facilities Required / Two-Tier (12" X 15" X 72") Personal Effects Lockers Required** 0-10 / 0 / 0 11-50 / 1 shower stall / 2 51-100 / 1 shower stall / 3 101-200 / 1 shower stall / 4 Over 200 / 1 shower stall plus 1 additional shower stall for each 200 additional tenant-occupants / 1 two-tier locker plus 1 two-tier locker for each 50 additional tenant-occupants Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees). Not required for Residential Use	☐	☐	☐
6. *Designated Parking Spaces* If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table? **Number of Required Parking Spaces / Number of Designated Parking Spaces** 0-9 / 0 10-25 / 2 26-50 / 4 51-75 / 6 76-100 / 9 101-150 / 11 151-200 / 18 201 and over / At least 10% of total This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements. Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it. Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA. Not required for Residential Use	☐	☐	☐
7. *Transportation Demand Management Program* If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes: At least one of the following components: • Parking cash out program • Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools • Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development And at least three of the following components: • Commitment to maintaining an employer network in the SANDAG iCommute program and promoting its RideMatcher service to tenants/employees • On-site carsharing vehicle(s) or bikesharing • Flexible or alternative work hours • Telework program • Transit, carpool, and vanpool subsidies • Pre-tax deduction for transit or vanpool fares and bicycle commute costs • Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use? Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees). Not required for Residential Use	☐	☐	☐

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3.The following questions must each be answered in the affirmative and fully explained.

1. **Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?**
   Considerations for this question:
   - Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
   - Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
   - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?
2. **Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?**
   Considerations for this question:
   - Does the proposed project support/incorporate identified transit routes and stops/stations?
   - Does the project include transit priority measures?
3. **Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?**
   Considerations for this question:
   - Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
   - Does the proposed project urban design include features for walkability to promote a transit supportive environment?
4. **Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?**
   Considerations for this question:
   - Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
   - Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?
5. **Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?**
   Considerations for this question:
   - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
   - Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
   - Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?
6. **Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?**
   Considerations for this question:
   - Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
   - Does the proposed project include policies or strategies for preserving existing trees?
   - Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Pan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool/ Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables A4.106.5.1 and A5.106.11.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code.

CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

Table 2 Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 [rim space(in.)/ 20 gpm @ 60 psi]
Metering Faucets	0.18 [rim space(in.)/ 20 gpm @ 60 psi]
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Tables AS.303.2.3.1 and AS.106.11.2.2, respectively. See the California Plumbing Code for definitions of each fixture type.

Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:
gpm = gallons per minute
psi = pounds per square inch (unit of pressure)
in. = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard	
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the California Code of Regulations.	
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.	
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kPa) and • Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. • Be equipped with an integral automatic shutoff. • Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less.	

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Section AS.303.3. See the California Plumbing Code for definitions of each appliance/ fixture type.

Acronyms:
L = liter
L/h = liters per hour
L/s = liters per second
psi = pounds per square inch (unit of pressure)
kPa = kilopascal (unit of pressure)

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

PROJECT LOG:

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

CAP
NO SCALE
T1.1b
Sheet No. 2b / 62

05/28/2021

/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln

FRAMELESS GLASS RAIL APPROVAL LETTER

ICC EVALUATION SERVICE — Most Widely Accepted and Trusted

ICC-ES Evaluation Report ESR-3269

Reissued November 2018

This report is subject to renewal November 2019.

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DIVISION: 05 00 00—METALS
Section: 05 52 00—Metal Railings
Section: 05 73 13—Glazed Decorative Metal Railings

DIVISION: 08 00 00—OPENINGS
Section: 08 81 00—Glass Glazing
Section: 08 88 00—Special Function Glazing

DIVISION: 32 00 00—EXTERIOR IMPROVEMENTS
Section: 32 35 00—Screening Devices

REPORT HOLDER:

C.R. LAURENCE COMPANY, INC.

EVALUATION SUBJECT:

GRS™ GLASS BALUSTRADE GUARD SYSTEM FOR MONOLITHIC TEMPERED GLASS APPLICATIONS

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Structural
- Durability

2.0 USES

The GRS Glass Rail System structural glass balustrades described in this report are intended for interior and exterior weather-exposed applications, and are suitable for use in most natural environments. The GRS system may be used for residential, commercial and industrial applications for guards along balconies, porches, mezzanines, stairs and similar locations except where vehicle impact resistance is required. The system is compatible with all construction types.

3.0 DESCRIPTION

3.1 General:

The GRS Glass Rail System utilizes an extruded aluminum base shoe, complying with 6063-T52, to anchor and support single fully tempered structural glass balustrades ($^1/_2$-inch [12.7 mm], $^5/_8$-inch [15.9 mm], or $^3/_4$-inch [19.1 mm], depending on use) which support the selected top rail and/or handrail [various profiles are made of stainless steel complying with 304 or 316 (in some cases, the top rails are required to have higher yield strengths than specified in 304 or 316 which are verified through mill certifications for the installation steel sheets), brass complying with C26000, or aluminum complying with 6063-T6] to construct building guards. A complete GRS specification requires identification of the top rail (cap rail) profile and material; glass thickness with the maximum and minimum light widths; glazing system (either wet or a specific dry glazing method); base shoe; and anchorage to the supporting structure. When a handrail is used, the handrail profile, mounting bracket, and mounting bracket spacing must be specified. A complete installation requires either a top rail or a handrail. The base shoe may be installed with non-structural cladding of any compatible material bonded to it with adhesive. Figure 1 shows the typical guard elevation with the components. The complete GRS specifications must be noted on plans submitted to the building official for approval.

The profiles, section properties and strengths of the various base shoes are detailed in Section 4.2.3 of this report.

The profiles, section properties and strengths of the various top rails are detailed in Section 4.2.4.

The profiles, section properties and strengths of the various handrails are detailed in Section 4.2.7.

The glass must be Kind FT fully tempered glass conforming to the requirements of ANSI Z97.1-14, ASTM C1048 and CPSC 16 CFR 1201. The fully tempered glass must have an average Modulus of Rupture F_r ≥ 24,000 psi. Glass type, condition, class, form, quality and finish as defined in ASTM C1036 must meet these standards and the modulus of rupture.

3.2 Durability:

The materials incorporated in the system described in this report are inherently corrosion-resistant. The material type specified must be appropriate for the environment of the installation. Information verifying the durability must be submitted to the building official, when requested.

4.0 DESIGN AND INSTALLATION

4.1 General:

Installation of the GRS glass balustrade guards must comply with the manufacturer's published instructions, this report and 2015 IBC Sections 1015 and 1607.8.1, 2012 IBC Sections 1013 and 1607.8.1, 2009 or 2006 IBC Sections 1013 and 1607.7.1, IBC Section 2407, or IRC

Section R312, whichever is applicable. Handrails/grab rails must comply with 2015 IBC Sections 1011.11 and 1014, 2012 IBC Sections 1012 and 1009.15, 2009 IBC Sections 1012 and 1009.12, 2006 IBC Sections 1012 and 1009.10 or 2015 or 2012 IRC Section R311.7.8 and R311.8.3, 2009 IRC Section R311.7.7 and R311.8.3, or 2006 IRC Section R3115.6 and R311.6.3, whichever is applicable. The manufacturer's published installation instructions, called "GRS Glass Railing Dry Glaze Taper-Loc System for Tempered Glass Applications (AVD3919-2/11)," must be available at the jobsite at all times during installation. In the event of a conflict between this report and the manufacturer's instructions, this report governs.

4.2 Design:

4.2.1 Loading: The applicable project-specific loads must be identified. Minimum required loads are one of the following:

- 50 plf (0.73 kN/m) on the top rail in any direction
- 200 lbs (0.89 kN) on the top rail in any direction, and 50 lbs (0.22 kN) on one square foot at any location perpendicular to the glass balustrade
- The wind load on the full area of glass, in psf

Wind load must be determined by a qualified individual based on the project-specific conditions, taking into account the balustrade location on the structure. For installations in compliance with the IRC Section R312, the 50 plf (0.73 kN/m) top rail load is not applicable.

4.2.2 Glass:

4.2.2.1 General: Sandblasted glass must have a $^3/_4$-inch nominal thickness, with the allowable loads based on a $^1/_2$-inch (12.7 mm) thickness, as noted in the tables of this report.

Minimum spacing between glass panels is $^1/_4$ inch (6.4 mm) for $^1/_2$-inch- and $^5/_8$-inch-thick (12.7 and 15.9 mm) glass panels, and $^1/_2$ inch (12.7 mm) for $^3/_4$-inch-thick (19.1 mm) glass panels.

Holes and notches must not be located within the first third of the balustrade height from the base shoe. Holes and notches must conform to ASTM C1048.

4.2.2.2 Live Loads: The allowable live load glass panel stress is equal to the modulus of rupture divided by a safety factor of 4 [24,000/4 = 6,000 psi (41.3 MPa)].

4.2.2.3 Wind Loads: Table 1 provides the allowable wind loads. This is based on an allowable wind load stress of 9600 psi.

4.2.3 Base Shoes:

The appropriate base shoe must be selected based on glass thickness, installation method and loading. Figure 2 shows the base shoe options. Tables 2a through 2g provide the allowable wind loads for the base shoes, glass thickness and anchorages. The base shoe must be installed in accordance with the manufacturer's published installation instructions and this report. The end anchor must be installed no less than $1^1/_2$ inches nor more than 12 inches from the end of the base shoes to the centerline of the anchor. A minimum of two anchors are required for any base shoe section.

4.2.3.1 Steel Substrate: The base shoe is attached to a structural steel member with a minimum thickness of $^1/_4$ inch (6.4 mm) using $^1/_2$-13 by $^3/_4$-inch long, ASTM F-837 Alloy Group 1 (condition AF with a minimum tensile strength of 67.5 ksi), stainless steel, socket head cap screws installed into tapped holes. When installation is in a through-bolt condition, the cap screw length must be increased to a length sufficient to permit proper installation with full engagement of the nut. When installation is to weld blocks, drainage blocks or solid shims more than 2 inches (51 mm) long by the full base shoe width at each anchor, no reduction in allowable wind loads is required.

4.2.3.1.1 Surface-mounted to Steel: The allowable wind loads must be as shown in Table 2a. Guard height (Hg) is from bottom of base shoe to top of guard. An appropriate top rail or grab rail must be used.

4.2.3.1.2 Fascia-mounted to Steel: The allowable wind loads must be as shown in Table 2b (heights from top of base shoe to top of guard).

4.2.3.2 Concrete Substrate: The base shoe is attached to a concrete member with a minimum thickness of 5 inches and minimum compression strength of 3,000 psi (20.6 MPa), and in an uncracked condition. The attachment is made using either a $^3/_8$-inch-diameter-by-4-inch screw-in Hilti HUS-EZ (KH-EZ) anchor in accordance with ESR-3027, or a Hilti HSL-3 M8 x $3^3/_4$-inch (95 mm) anchor in accordance with ESR-1545. Minimum spacing between anchors is 6 inches (152 mm). For 12-inch-on-center (305 mm) anchor spacing, anchor locations may be moved to avoid reinforcement, provided the same number of anchors is provided and no two anchors are closer than 6 inches (152 mm) center-to-center.

4.2.3.2.1 Concrete Strength: The allowable wind load (W[1]) for concrete strengths between 3000 psi (20.6 MPa) and 5,000 psi (34.4 MPa) may be adjusted by applying the adjustment factor in the following equation:

$c_w = \sqrt{(f'_c/3000)}$

$W' = c_w{*}W$

where W is allowable wind load from the tables

f'_c = specified concrete compressive strength, in psi

4.2.3.2.2 Sand-lightweight Concrete: When installation is into sand-lightweight concrete, the allowable wind loads from the tables in this report must be reduced by a factor of 0.6.

4.2.3.2.3 Adjusted Wind Load: For a 42-inch (1067 mm) guard height, the allowable wind load from the tables in this report must be greater than 26 psf (1.25 kN/m²) in order for the guard anchorage to be able to support the 50 plf (0.73 kN/m) live load. When typical anchor spacing is 12 inches (305 mm) on center, additional anchors may be added to the base shoe (for 10-foot (304 mm) base shoes or shorter lengths) as follows to provide a 26 psf (1.25 kN/m²) allowable wind load and a 50 plf (0.73 kN/m) top rail live load:

- 26.0 psf ≥ W' > 23.6 psf, add one anchor
- 23.6 psf ≥ W'> 21.7 psf, add two anchors
- psf ≥ W' > 20.0 psf, add three anchors

For **SI:** 1 psf = 0.0479 kN/m²

Added anchors must be distributed to divide the base shoe into approximately equal segments.

4.2.3.2.4 Surface-mounted: When edge distance is equal to or greater than 3.75 inches (95 mm) (concrete edge parallel to the anchor and to the centerline of the anchor), the allowable wind loads must be as provided in Table 2c for the guard height (Hg) from bottom of the base shoe. For edge distances less than 3.75 inches (95 mm), required for the full anchor strength, the allowable wind load must be as provided in Table 2d. Linear interpolation

between Tables 2c and 2d is permitted for edge distances from 1.75 inches to 3.75 inches.

4.2.3.2.4.1 When installation is to drainage blocks or solid shims, 2 inches long by the full base shoe width at each anchor, the allowable wind loads must be as provided in Table 2e.

4.2.3.2.5 Fascia-mounted: When fascia-mounted to a slab edge, beam, wall or similar item, the minimum concrete thickness must be 6 inches (152 mm). The top and bottom of the base shoe must not extend past the concrete edge. The allowable wind load must be as determined using Table 2f, where guard height is total height above the top of the base shoe. Applicable adjustment factors from Sections 4.2.3.2.1 and 4.2.3.2.2 must be applied. Minimum wind loads must be verified in accordance with Section 4.2.3.2.3

4.2.3.2.5.1 Fascia-mounted over Drainage Blocks: When installation is with aluminum drainage blocks 2 inches (51 mm) wide by 4 inches (102 mm) deep at each anchor, the allowable wind load must be reduced by multiplying by 0.95 as shown in the following equation:

W' = 0.95W

4.2.3.3 Wood Substrate: Wood must have a moisture content under 19 percent at the time of fabrication and be a species and grade with specific gravity G ≥ 0.49. For exterior locations all base shoes, fasteners must be stainless steel (304 or 316). Fasteners must be tightened so that the base shoe is in tight contact with the supporting wood.

4.2.3.3.1 Surface-mounted: All base shoes are similar and interchangeable.

4.2.3.3.1.1 Wet service (Moisture content of wood may exceed 19% at any extended period of time):

Direct surface mounting of the base shoes to wood in wet service locations is prohibited. The base shoe must be attached to steel or aluminum brackets or continuous angles which are directly attached to the wood structure.

Refer to Figure 3 for the aluminum bracket. Refer to Figure 4 for the steel bracket. The allowable wind loads using the steel or aluminum brackets are:

36-inch guard height, W = 46.7 psf (2.24 kN/m²)

42-inch guard height, W = 34.3 psf (1.64 kN/m²)

The continuous angles must be L5x5x$^5/_{16}$ inch and comply with ASTM A36 with a G90 galvanization or 6063 T5 aluminum.

The base shoe must be connected to the steel angle with $^1/_2$ inch (12.7 mm) diameter by $^3/_4$ inch (19.1 mm) long ASTM F837 Alloy Group 1 (condition AF with a minimum tensile strength of 67.5 ksi) stainless steel socket head cap screws into tapped holes spaced 12 inches o.c. (305 mm).

The attachment of the continuous angle to the wood substrate must be with minimum No. 14x3-inch (76 mm) stainless steel wood screws spaced 3 inches on center along each leg.

Allowable wind load using the continuous angles is:

42-inch guard height, W = 68.8 psf (3.289 kN/m²)

4.2.3.3.1.2 Dry service (Moisture content of wood ≤ 19% at all times):

Dry service conditions include interior and exterior locations where the wood is adequately protected so that the moisture content remains at or below 19% at all times.

Base shoes are surface mounted directly to wood with a specific gravity G ≥ 0.49 and a compressive strength perpendicular to the grain ≥ 625 psi (4.1 MPa).

The base shoe must be anchored with $^3/_8$-inch (9.5 mm) diameter by 5-inch (127 mm) long lag screws.

The B5L base shoe must not be used for surface mounting to wood when guard height exceeds 24 inches (610 mm).

Lag screw length must be increased as needed to obtain a minimum of $3^1/_2$" embedment into the solid wood when subfloor thickness exceeds $^3/_4$ inch.

4.2.3.3.1.2.1 One- and Two-family Dwellings and IRC Applications [(200 pounds (0.89 kN) Top Rail Live Load Only)]: When installed in private residences, the anchors must be installed at 12 inches (305 mm) on center or less. For a 36-inch (914 mm) guard height, the minimum number of anchors is four; and for a 42-inch (1067 mm) guard height, the minimum number of anchors is five.

4.2.3.3.1.2.2 Other Locations [(50 plf (0.73 kN/m) Top Rail Live Load)]: When installed in applications where the 50 plf (0.73 kN/m) live load is applicable in accordance with 2015 and 2012 IBC Section 1607.8.1 or 2009 and 2006 IBC Section 1607.7.1, the anchors must be installed at 6 inches (152 mm) on center or less. The minimum number of anchors in any guard segment is five.

4.2.3.3.2 Fascia-mounted: The base shoes must be attached with $^1/_2$-inch-by-4-inch (12.7 mm by 102 mm) lag screws installed directly to the structural wood member. The top of the base shoe must be flush with or below the top of the beam corner radius and the beam must extend below the bottom of the base shoe. The allowable wind load must be as determined in accordance with Table 2G. Linear interpolation for other heights or anchor spacing is allowable.

4.2.4 Top Rails: A top rail is required for a code-compliant guard installation, except as noted in Figure 1. The term "cap rail" denotes the same thing as "top rail" and the two may be used interchangeably. The top rail is installed in accordance with the details provided in the manufacturer's installation details referenced in Section 4.1 of this report.

4.2.4.1 Support: The top rail must be installed so as to remain in place in the event of the failure of any one glass light. This requires the use of a minimum of three glass lights or a combination of other top rail supports and glass lights totaling three, minimum. Figure 5 illustrates the top rail support conditions. The top rail end condition (Figure 6) must be checked to verify that the rail will remain in place in the event of failure of the end glass light. End support must be designed when required for a code-compliant installation. The stabilizing end cap shown in Figure 14 is an acceptable method of end support.

4.2.4.2 Top Rail Profiles: The top rail profiles are shown in Figure 7. The maximum middle and end spans of the top rail profiles supported by glass only are given in Table 3.

4.2.4.3 Stainless Steel End Post: Where the end glass panel width exceeds the maximum end top rail span in Table 3, the top rail must be supported at the end by a post or the wall. A stainless steel post inserted in the base shoe and top rail may be used, as shown in Figure 6. The post minimum width for a maximum glass height of 42 inches (1067 mm) must be as shown in Table 4. Posts may either match glass thickness or fit tightly into the base shoe.

4.2.5 Taper-Loc® X Dry Glazed System:

4.2.5.1 Description: This is a dry glazing system where the glass is clamped inside the base shoe by the Taper-Loc® Shoe Setting Plate (an L-shaped piece on the back side) and the Taper-Loc® Shim Plates (front side), as illustrated in Figure 8. The glass is locked in place by the compressive forces created by the Taper-Loc® shim plates being compressed together by the installation tool. Use of the calibrated installation tool assures that the proper compressive forces are developed. The Taper-Loc® system is compatible with all base shoes except for the B5L, which is too shallow for the tapers.

4.2.5.2 Use: The appropriate Taper-Loc® set must be used for the specified base shoe and glass thickness, and installed in accordance to the manufacturer's printed instructions using the calibrated installation tool. Figure 8 shows the applicable dimensions. The spacing of the Taper-Loc® sets must be as noted in Figure 8.

4.2.6 Wet Glazing: Glass may be wet glazed into any of the base shoes using a pourable grout that is compatible with aluminum and glass (see Figure 9).

4.2.6.1 Installation: Minimum grout compressive strength must exceed 1,500 psi (10.3 Mpa) at 24 hours, and 4,000 psi (27.6 MPa) at 28 days. The grout must be mixed, placed and cured in accordance with the grout manufacturer's instructions. Wet glazing grout must be continuous in the base shoe, filling all voids, and extend to the roll-in rubber glazing channel in the base shoe.

4.2.7 Handrails:

4.2.7.1 Use: Handrails are required along ramps and stairs in accordance with 2015 IBC Sections 1011.11 and 1012.8, 2012 IBC Sections 1009.15 and 1010.9, 2009 IBC Sections 1009.12 and 1010.8, 2006 IBC Sections 1009.10 and 1010.8, 2015 and 2012 IRC Sections R311.7.8 and R311.8.3, 2009 IRC Sections R311.7.7 and R311.8.3 or 2006 IRC Sections R311.5.6 and R311.6.3, as applicable. Also, the handrail must comply with the applicable code sections noted in Section 4.1 of this report.

4.2.7.2 Brackets: The handrails may use any of the brackets or combination of brackets shown in this report. C.R. Laurence brackets covered by this report are HR2S, HR2D, HR3E, HR2F, HR15G, and HR2J (see Figure 11).

4.2.7.3 Handrail: The handrails may use any of the rails noted below:

- $1^1/_4$-inch Schedule 40 pipe - steel, stainless steel or aluminum
- $1^1/_2$-inch Schedule 40 pipe - steel, stainless steel or aluminum
- $1^1/_2$-inch OD by $^1/_8$-inch tube - stainless steel or aluminum
- $1^1/_2$-inch OD by 0.05-inch tube - stainless steel
- 2-inch OD by 0.05-inch tube - stainless steel

4.2.7.4 Installation: Handrails may be installed to glass balustrade guards using the through-glass mounting brackets shown in this report (see Figure 11). The brackets must be installed in accordance with the manufacturer's instructions. The glass holes must comply with Section 4.2.2.2 of this report.

4.2.7.5 Support: The handrail must be installed so as to remain in place in the event of the failure of any one glass light. This requires the use of a minimum of three glass lights or a combination of other handrail supports and glass lights totaling three, minimum, similar to the toprail support illustrated in Figure 5. The handrail end condition must be checked to verify that the rail will remain in place in the event of failure of the end glass light. End support must be designed when required for a code-compliant installation.

4.2.7.6 Spacing: The bracket spacing must be within the limits shown in Table 5, with dimensions as defined in Figure 10.

4.2.7.7 Attachment: The handrail, when supported by the glass balustrade, must be attached to one of the brackets noted in this report, in accordance with the detail shown in Figure 12, and to the glass as shown in Figure 13. Alternative attachment must be designed to safely support the loads as given in 2015 or 2012 IBC Section 1607.8.1 or 2009 and 2006 IBC Section 1607.7.1, whichever is applicable. The stabilizing end cap shown in Figure 14 may be used to attach the handrail or top rail to a wall or perpendicular post face.

5.0 CONDITIONS OF USE

The C.R. Laurence Glass Rail System described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The product is limited to installation where it is not subject to vehicle impacts.

5.2 Installation must comply with this report, the manufacturer's published installation instructions, and Sections of the IBC or Sections of the IRC, identified in Section 4.1 of this report, whichever is applicable. When the manufacturer's instructions conflict with this report, this report governs.

5.3 Under the 2015 IBC the single fully tempered glass is limited to uses in handrails and guardrails where there is no walking surface beneath them or the walking surface is permanently protected from the risk of falling glass, as noted in the exception in Section 2407.1 of the 2015 IBC.

5.4 The supporting structure must be designed and constructed to support the loads imposed by the GRS guards in accordance with the applicable code. The anchorage to the frame must be as specified in this report or designed to provide the required strength for the specified balustrade height and imposed loads. Drawings and design details for the GRS system, using the information noted in this report, must be included on construction plans submitted to the building official for approval. The drawings and details must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5.5 When use is in exterior locations, the wind loads on the GRS guards must not exceed the values noted in this report. For glass heights other than those noted in this report, the allowable wind loads must not exceed the value calculated by the following equation:

$$W = \frac{(M_{gmax}/2.5)}{(0.55{*}H^2)}$$

where:

H = glass height above supports, in feet

$M_{gmax}/2.5$ = 352 ft-lb for $^1/_2$-inch fully tempered glass

566.4 ft-lb for $^5/_8$-inch fully tempered glass

827.2 ft-lb for $^3/_4$-inch fully tempered glass

For **SI:** 1 ft – 1 lbf = 1.356 N-m

5.6 When installed where exposed to moisture, the base shoe anchors must be of a material intended for the use and identified by the manufacturer as acceptable for exterior applications. When installed in a corrosive environment, such as one where there is exposure to salt water or pool water, the anchors must be 316 stainless steel.

5.7 All metals in contact with aluminum must be either an alloy approved for direct aluminum contact, or isolated from the aluminum by an approved coating.

5.8 The GRS systems described in this report must not be used in Wind-Borne Debris Regions.

5.9 A proper top rail or handrail must be installed in accordance with the manufacturer's instructions and this report when guards are required by 2015 IBC Section 1015; 2012, 2009 and 2006 IBC Section 1013, or Section 312 of the IRC, as applicable.

5.10 All glass must be fully tempered, fabricated, and inspected in accordance with ASTM C1048, and the glass fabricator must provide certification of compliance with ASTM C1058 for fully tempered glass. Glass must be procured directly from a qualified glass fabricator and is not produced or supplied by C.R. Laurence Co., Inc.

5.11 The CRL GRS™ and Taper-Loc® components, except for the glass, are supplied by C.R. Laurence Co., Inc., of Los Angeles, California.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Glass Railing and Balustrade Systems (AC439) dated February 2014 (editorially revised July 2015).

6.2 Manufacturer's published installation instructions.

7.0 IDENTIFICATION

7.1 The CRL GRS™ and Taper-Loc® guard system components described in this report are identified by a stamp on the packaging bearing the manufacturer's name (C.R. Laurence Co., Inc., sometimes abbreviated as CRL); product description and/or part number; and the ICC-ES evaluation report number (ESR-3269).

7.2 The report holder's contact information is the following:

C.R. LAURENCE COMPANY, INC.
ARCHITECTURAL RAILING DIVISION
2503 EAST VERNON AVENUE
LOS ANGELES, CALIFORNIA 90058
(800) 421-6144
www.crlaurence.com
www.crl-arch.com

TABLE 1—GLASS PANELS STRENGTH

GLASS PANEL THICKNESS (in.)	MINIMUM GLASS PANEL THICKNESS (in.)	MINIMUM GLASS PANEL WIDTH[2] (in,)	GUARD HEIGHT (Hg)[1], (in.)	GLASS HEIGHT ABOVE TOP OF BASE SHOE (in.)	ALLOWABLE WIND PRESSURE (psf)	LIVE LOAD[3] 50 PLF MAXIMUM HEIGHT ABOVE TOP OF BASE SHOE (in.) BASED ON: STRESS	1" DEFLECTION
$^1/_2$	0.469	2'-6"	36	32	71.1	52.75	40.08
		2'-10.5"	42	38	52.2		
$^5/_8$	0.595	1'-7"	36	32	114.4	84.0	50.84
		1'-10"	42	38	84.1		
$^3/_4$	0.719	1'-0"	36	32	167.1	124	64.44
		1'-3"	42	38	122.8		

For **SI:** 1 inch = 25.4 mm; 1 foot = 305 mm; 1 psf = 0.0479 kN/m².

[1]The allowable wind loads may be adjusted for other panel heights by:

$$W' = \frac{W_{42}{*}42^2}{H_g^2}$$

where H_g = total guard height measured from bottom of base shoe to top of top rail in inches. W_{42} = Allowable load at 42-inch guard height.

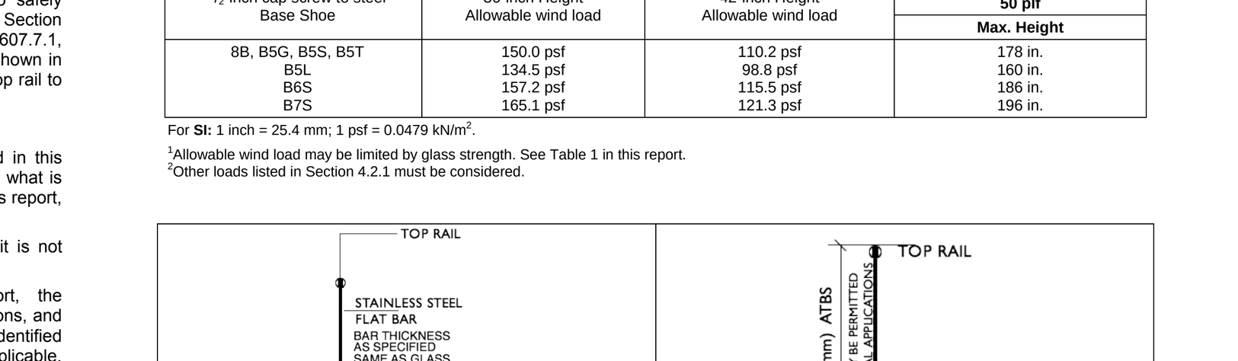
[2]Minimum glass panel width is defined as the minimum width of glass required to support the 200 pound concentrated live load acting horizontally. The minimum glass light width is 6 inches when top rail is continuous across a total glass width of 1.5 times the minimum width or attached to additional supports at rail ends. Where the top rail is continuous, multiple adjacent glass lights may be added together to provide the total length. [3]Other loads listed in Section 4.2.1 must be considered.

TABLE 2A—SURFACE-MOUNTED SHOE

Surface mounted to steel with $^1/_2$-inch cap screws @ 12 inches on center[1]: Total guard height (Hg) from bottom of base shoe			
$^1/_2$-inch cap screw to steel Base Shoe	36-inch Height Allowable wind load	42-inch Height Allowable wind load	Live Load[2] 50 plf Max. Height
8B, B5G, B5S, B5T	75.3 psf	55.3 psf	89 in.
B5L	67.7 psf	49.8 psf	80 in.
B6S	78.9 psf	58.0 psf	93 in.
B7S	82.8 psf	60.9 psf	98 in.
Surface mounted to steel with $^1/_2$-inch cap screws @ 6 inches on center:			
$^1/_2$-inch cap screw to steel Base Shoe	36-inch Height Allowable wind load	42-inch Height Allowable wind load	Live Load[2] 50 plf Max. Height
8B, B5G, B5S, B5T	150.0 psf	110.2 psf	178 in.
B5L	134.5 psf	98.8 psf	160 in.
B6S	157.2 psf	115.5 psf	186 in.
B7S	165.1 psf	121.3 psf	196 in.

For **SI:** 1 inch = 25.4 mm; 1 psf = 0.0479 kN/m².

[1]Allowable wind load may be limited by glass strength. See Table 1 in this report.
[2]Other loads listed in Section 4.2.1 must be considered.



SURFACE MOUNTED BASE SHOE | FASCIA MOUNTED BASE SHOE

TABLE 2B—FASCIA-MOUNTED SHOE

Fascia mounted to steel with $^1/_2$-inch cap screws @ 12 inches on center[1]: Total Guard Height above top of base shoe			
$^1/_2$-inch cap screw to steel Base Shoe	36-inch Height Allowable wind load	42-inch Height Allowable wind load	Live Load[2] 50 plf Max. Height
8B, B5G, B5S	68.7 psf	51.2 psf	87 in.
B5L	47.5 psf	35.3 psf	58 in.
B6S	68.7 psf	51.2 psf	87 in.
B7S	68.7 psf	51.2 psf	87 in.
Fascia mounted to steel with $^1/_2$-inch cap screws @ 6 inches on center:			
$^1/_2$-inch cap screw to steel Base Shoe	36-inch Height Allowable wind load	42-inch Height Allowable wind load	Live Load[2] 50 plf Max. Height
8B, B5G, B5S	138.2 psf	103.0 psf	178 in.
B5L	95.6 psf	71.2 psf	121 in.
B6S	138.2 psf	103.0 psf	178 in.
B7S	138.2 psf	103.0 psf	178 in.

For **SI:** 1 inch = 25.4 mm; 1 psf = 0.0479 kN/m².

[1]Allowable wind load may be limited by glass strength. See Table 1 in this report.
[2]Other loads listed in Section 4.2.1 must be considered.

TABLE 2C—ANCHORAGE TO CONCRETE

For anchorage to concrete Surface Mounted: $^3/_8$-inch diameter x 4-inch Hilti HUS-EZ (KH-EZ) in accordance with ESR-3027 or Hilti HSL-3 M8 x $3^3/_4$-inch anchor in accordance with ESR-1545. f'c = 3,000 psi[6] (20.6 MPa)[2] embed depth = 2.5-inches (63.7 mm) effective depth

Concrete anchors ≥ 3.75 inches edge distance[1,2,3,4] Anchor spacing to concrete 12-inches O.C.			
Total Guard Height (Hg) Base Shoe	36-inches Allowable wind load	42-inches Allowable wind load	Live Load[5] 50 plf Max. Height
B5G, B5S, B5T, 8B	42.7 psf	31.4 psf	61 in.
B5L	39.0 psf	28.6 psf	51 in.
B6S	45.6 psf	33.5 psf	61 in.
B7S	47.9 psf	35.2 psf	61 in
Anchor spacing to concrete 6-inches O.C.			
Total Guard Height (Hg) **Base Shoe**	36-inches **Allowable wind load**	42-inches **Allowable wind load**	Live Load[5] 50 plf Max. Height
B5G, B5S, B5T, 8B	68.6 psf	50.4 psf	97 in.
B5L	61.5 psf	45.2 psf	63 in.
B6S	73.2 psf	53.8 psf	97 in.
B7S	75.7 psf	55.6 psf	97 in.

For **SI:** 1 inch = 25.4 mm; 1 psf = 0.0479 kN/m². See footnotes at the end of Table 2d.

TABLE 2D—ANCHORAGE TO CONCRETE

Surface Mounted Base Shoes: Concrete anchors 2.35-inches edge distance[1,2,3,4]

Anchor spacing to concrete 12-inches on-center			
Total Guard Height (Hg) Base Shoe	36-inches Allowable wind load	42-inches Allowable wind load	Live Load[5] 50 plf Max. Height
B5G, B5S, B5T, 8B	35.5 psf	26.1 psf	42 in.
B5L (3.047-inches min edge dist)	35.4 psf	26.0 psf[6]	42 in.
B6S	37.2 psf	27.3 psf	44 in.
B7S	39.1 psf	28.7 psf	46 in.
[6]Does not meet 50 plf live load on top rail required by Section 1607.8.1 of the IBC. See Section 4.2.1 of this report.			
Concrete anchors 1.75-inches edge distance Anchor spacing to concrete 6-inches on-center			
Total Guard Height (Hg) **Base Shoe**	36-inches **Allowable wind load**	42-inches **Allowable wind load**	Live Load[5] 50 plf Max. Height
B5G, B5S, B5T, 8B	50.8 psf	37.3 psf	60 in.
B5L	45.6 psf	33.5 psf	54 in.
B6S	53.3 psf	39.2 psf	63 in.
B7S	56.0 psf	41.1 psf	66 in.
B7S 2.35-inches edge distance	61.9 psf	45.5 psf	73 in.

For **SI:** 1 inch = 25.4 mm; 1 psf = 0.0479 kN/m².

[1]Linear interpolation between guard heights, anchor spacing and edge distances is permitted.
[2]Adjustment for concrete strength other than f'c = 3,000 psi, see section 4.2.3.2.1 of this report.
[3]Adjustment for sand light-weight concrete: W' = 0.6*W
[4]Allowable wind load maybe limited by glass strength. See Table 1 in this report.
[5]Other loads listed in Section 4.2.1 must be considered.

TABLE 2E—SURFACE MOUNTED WITH DRAIN BLOCKS ON CONCRETE[1,2,3,4]

Concrete anchors ≥ 3.75-inches edge distance Anchor spacing to concrete 12-inches on-center			
Total Guard Height (Hg) Base Shoe	**36-inches Allowable wind load**	**42-inches Allowable wind load**	**Live Load 50plf Max. Height**
B5G, B5S, B5T, 8B	41.2 psf	30.2 psf	48 in.
B5L	37.0 psf	27.2 psf	44 in.
B6S	44.0 psf	32.3 psf	52 in.
B7S	50.5 psf	37.1 psf	54 in.
Concrete anchors ≥ 3.75-inches edge distance Anchor spacing to concrete 6-inches on-center			
Total Guard Height (Hg) Base Shoe	**36-inches Allowable wind load**	**42-inches Allowable wind load**	**Live Load[5] 50 plf Max. Height**
B5G, B5S, B5T, 8B	66.9 psf	49.2 psf	79 in.
B5L	60.2 psf	44.2 psf	71 in.
B6S	71.2 psf	52.3 psf	84 in.
B7S	74.6 psf	54.8 psf	88 in.
Concrete anchors ≥ 2.35-inches edge distance Anchor spacing to concrete 12-inches on-center			
Total Guard Height (Hg) Base Shoe	**36-inches Allowable wind load**	**42-inches Allowable wind load**	**Live Load[5] 50 plf Max. Height**
B5G, B5S, B5T, 8B	34.0 psf	25.0 psf	40 in.
B5L (3.047-inches min edge dist)	30.6 psf	26.9 psf	36 in.
B6S	36.2 psf	26.6 psf	42 in.
B7S	41.6 psf	30.5 psf	44 in.
Concrete anchors ≥ 2.35-inches edge distance Anchor spacing to concrete 6-inches on-center			
Total Guard Height (Hg) Base Shoe	**36-inches Allowable wind load**	**42-inches Allowable wind load**	**Live Load[5] 50 plf Max. Height**
B5G, B5S, B5T, 8B	55.0 psf	40.4 psf	65 in.
B5L	49.5 psf	36.4 psf	58 in.
B6S	58.4 psf	42.9 psf	69 in.
B7S	61.2 psf	45.0 psf	72 in.

For **SI:** 1 inch = 25.4 mm; 1 psf = 0.0479 kN/m².

[1]Linear interpolation between guard heights, anchor spacing and edge distances is permitted.
[2]Adjustment for concrete strength other than f'c = 3,000 psi. See Section 4.2.3.2.1
[3]Adjustment for sand light-weight concrete: W' = 0.6*W
[4]Allowable wind load may be limited by glass strength. See Table 1 in this report.

TABLE 2F—FASCIA MOUNTED WITH DRAIN BLOCKS (CONCRETE SUBSTRATE)

Concrete anchors ≥ 3.75-inches edge distance Anchor spacing to concrete 12-inches on-center			
Total Guard Height (Hg) Base Shoe	36-inches Allowable wind load	42-inches Allowable wind load	Live Load 50plf Max. Height
B5G, B5S, B5T, 8B	49.7 psf	37.0 psf	65 in.
B5L	42.0 psf	31.2 psf	54 in.
B6S	49.7 psf	37.0 psf	65 in.
B7S	49.7 psf	37.0 psf	65 in.
Concrete anchors ≥ 3.75-inches edge distance Anchor spacing to concrete 6-inches on-center			
Total Guard Height (Hg) Base Shoe	36-inches Allowable wind load	42-inches Allowable wind load	Live Load[5] 50 plf Max. Height
B5G, B5S, B5T, 8B	77.1 psf	57.5 psf	101 in.
B5L	51.0 psf	37.9 psf	66 in.
B6S	77.1 psf	57.5 psf	101 in.
B7S	77.1 psf	57.5 psf	101 in.

For **SI:** 1 inch = 25.4 mm; 1 psf = 0.0479 kN/m².

TABLE 2G—FASCIA MOUNTED OVER DRAIN BLOCKS (WOOD SUBSTRATE)

To Wood With ½-inch Lag Screws With 2.37-inch Minimum Embedment to Wood G > 0.49 Anchor spacing to concrete 12-inches on-center for dry Locations M_c < 19%			
Total Guard Height (Hg) Base Shoe	**36-inches Allowable wind load**	**42-inches Allowable wind load**	**Live Load 50plf Max. Height**
B5G, B5S, B5T, 8B	48.7 psf	36.3 psf	60 in.
B5L	41.4 psf	30.8 psf	50 in.
B6S	48.7 psf	36.3 psf	60 in.
B7S	48.7 psf	36.3 psf	60 in.
Anchor spacing 6-inches on-center			
Total Guard Height (Hg) Base Shoe	**36-inches Allowable wind load**	**42-inches Allowable wind load**	**Live Load[5] 50 plf Max. Height**
B5G, B5S, B5T, 8B	92.6 psf	69.0 psf	118 in.
B5L	77.8 psf	57.9 psf	97 in.
B6S	92.6 psf	69.0 psf	118 in.
B7S	92.6 psf	69.0 psf	118 in.
Anchor spacing 12-inches on-center for wet locations M_c>19%			
Total Guard Height (Hg) Base Shoe	**36-inches Allowable wind load**	**42-inches Allowable wind load**	**Live Load[5] 50 plf Max. Height**
B5G, B5S, B5T, 8B	34.5 psf	25.7 psf	41 in.
B5L (3.047-inches min edge dist)	29.4 psf	21.9 psf	34 in.
B6S	34.5 psf	25.7 psf	41 in.
B7S	34.5 psf	25.7 psf	41 in.
Anchor spacing 6-inches on-center			
Total Guard Height (Hg) Base Shoe	**36-inches Allowable wind load**	**42-inches Allowable wind load**	**Live Load[5] 50 plf Max. Height**
B5G, B5S, B5T, 8B	66.9 psf	49.9 psf	84 in.
B5L	56.8 psf	42.2 psf	70 in.
B6S	66.9 psf	49.9 psf	84 in.
B7S	66.9 psf	49.9 psf	84 in.

For **SI:** 1 inch = 25.4 mm; 1 psf = 0.0479 kN/m².

The allowable wind loads may be adjusted for other light heights by equation 3:

$$W' = \frac{W_{42}{*}42^2}{H_G^2} \quad \text{Eq. 3}$$

Where H_G = glass height measured from top of base shoe to top of top rail in inches.

TABLE 3—MAXIMUM TOP RAIL SPAN LENGTHS[1, 4, 5]
(Based on the top rail spanning over a minimum of three glass panels)

Top Rail Profile	Material	Maximum Middle Span[2,3] (inches)	Maximum End Span[3] (inches)
GR15	Stainless	55	17
GR15	Brass	43	9
GRS/GRSC15	Stainless	73	15
GR16	Stainless	72	21
GR19	Aluminum	84	21
GR20	Stainless	96	33
GR20	Brass	96	20
GRS/GRSC20	Stainless	96	30
GR25	Stainless	96	58
GR25	Brass	96	32
GR25	Aluminum	96	40
GRS25	Stainless	96	30
GR30	Stainless	96	72
GR30	Brass	96	50
GR30	Aluminum	96	63
GR35	Stainless	96	72
GR35	Brass	96	56
GR35	Aluminum	96	85
GR40	Stainless	96	72
GR40	Brass	96	42
GR207	Stainless	96	34
GR257	Stainless	96	56
GR257	Brass	96	29
GR307	Stainless	98	69
GR307	Brass	96	37
GR307M	Aluminum	96	64
GROV4	Aluminum	96	60
WCR20	Wood	40	11
WCR25	Wood	83	21
WCR30	Wood	96	36
GRLC10	Stainless	83	24
GRL10	Stainless	81	24

For **SI:** 1 inch = 25.4 mm.

1. Based on the capacity of the top rail considering the worst case between a 50 plf uniform load and a 200 lb. concentrated load.
2. The maximum middle glass panel widths must not be greater than the maximum middle top rail span.
3. The maximum end glass panel must not be greater than the maximum end top rail span.
4. The glass panel widths must not be less than the minimum glass panel width noted in Table 1.
5. When the top rail is attached to a wall or post, the maximum top rail end span may be increased to the same for the maximum middle span tabulated.

TABLE 4—PLATE POST SIZES

Plate Thickness (inches)	Minimum Width (inches)	Base shoes
$^1/_2$	9	B5 series
$^5/_8$	5.75	B6 series
$^3/_4$	4	B7 series
1	2.25	B5 series
1.125	1.81	B6 series
1.25	1.437	B7 series

For **SI:** 1 inch = 25.4 mm.

1. The plate post must be manufactured from stainless steel complying with 304 or 316 stainless steel with a minimum yield strength (Fy) of 30 ksi and a minimum tensile strength (Fu) of 70 ksi.
2. The maximum end span of the top rail next to the post must not be greater than that in Table 3.
3. Based on the capacity of the plate post considering the worst case between a 50 plf uniform load and a 200 lb. concentrated load.

TABLE 5—BRACKET SPACING[1]

Handrail	Material[2]	L2 in	Le in
$1^1/_4$-inch Sched 40	St or SS	96	24
$1^1/_4$-inch Sched 40	6063-T6 Al	84	21
$1^1/_2$-inch Sched 40	St or SS	115	34
$1^1/_2$-inch Sched 40	6063-T6 Al	96	29
$1^1/_2$-inch x $^1/_8$-inch Tube	SS	102	27
$1^1/_2$-inch x $^1/_8$-inch Tube	6063-T6 Al	62	15
$1^1/_2$-inch x 0.05-inch Tube	SS	50	12
2-inch x 0.05-inch Tube	SS	92	22

For **SI:** 1 inch = 25.4 mm.

[1]See Figure 10 for additional details.
[2]St = A53 Steel, SS = 304 or 316 Stainless Steel

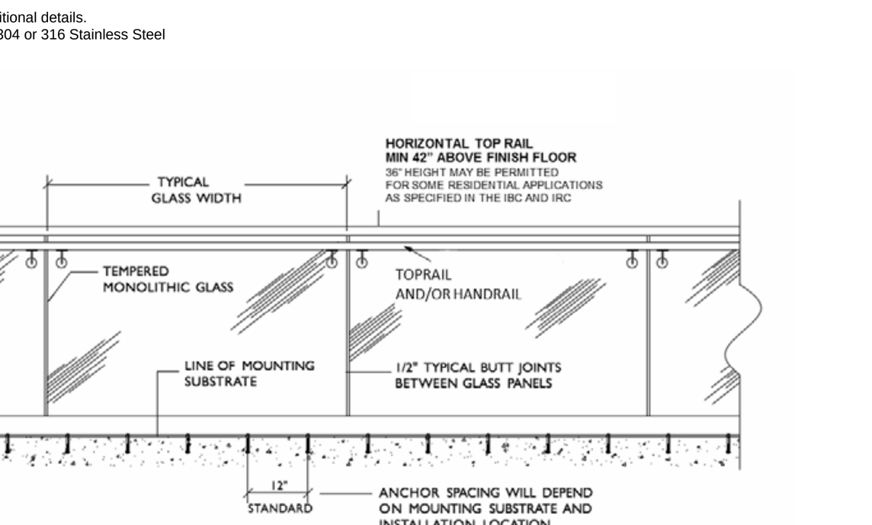
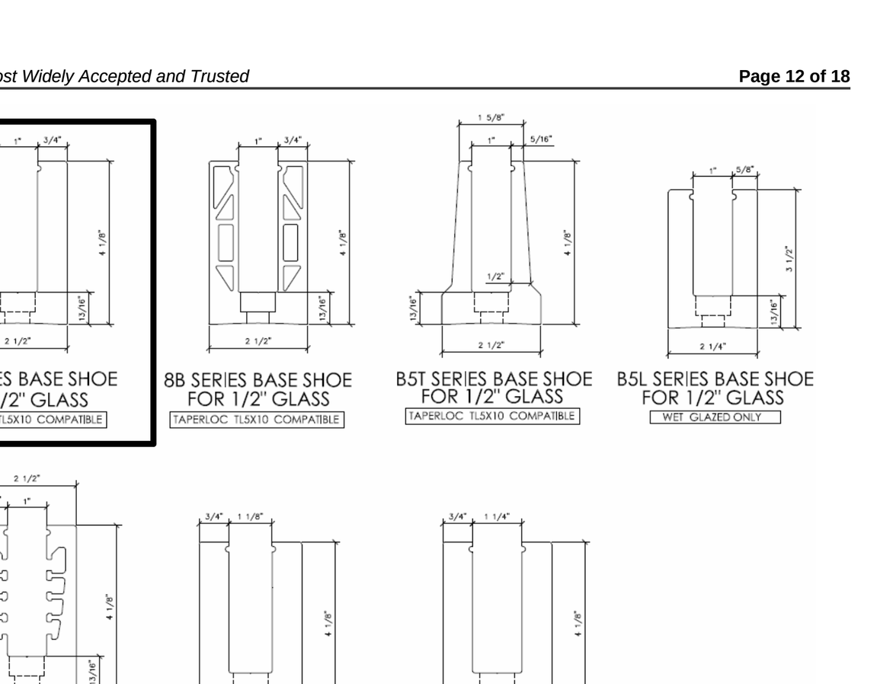


FIGURE 1—TYPICAL GLASS RAILING ELEVATION
Note: A top rail or handrail must be installed.
When a handrail is required to be installed per the applicable code, then the top rail is optional.



For **SI:** 1 inch = 25.4 mm.

FIGURE 2—BASE SHOES

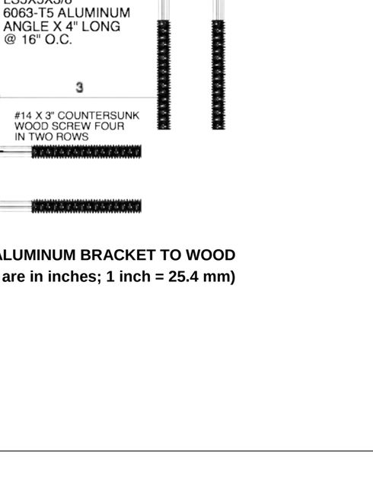


FIGURE 3—ALUMINUM BRACKET TO WOOD
(Dimensions are in inches; 1 inch = 25.4 mm)

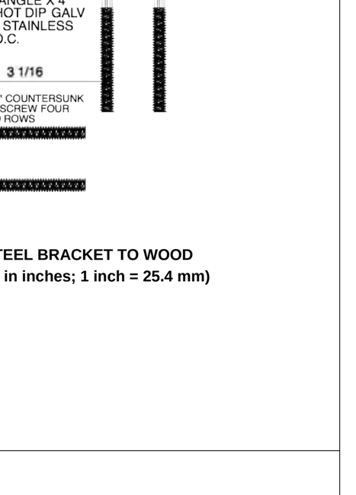


FIGURE 4—STEEL BRACKET TO WOOD
(Dimensions are in inches; 1 inch = 25.4 mm)

PRODUCT DATA: ROOFING MEMBRANE

UltraWhite™

APP & SBS Capsheets

One of many cool roofing solutions from Firestone Building Products

Firestone GREEN — ONE TEAM, ONE PLANET

Now there's a one-step way to get the advantages of reflective cool roofing in a modified bitumen system—without the need for liquid coatings after the roof has been installed. Firestone UltraWhite™ granules, applied to either APP or SBS capsheets when manufactured, provide a highly reflective surface for enhanced energy efficiency.

Firestone UltraWhite nominal reflectivity rating is 0.73, when tested in accordance with the Cool Roof Rating Council (CRRC) program. That means it meets all requirements for compliance with California's Title 24 regulations. Plus, UltraWhite granules can help achieve points in the U.S. Green Building Council's LEED® rating system.

Features:

- Outstanding reflectivity
- Delays heat gain during peak hours, when energy costs are highest
- Permanent, Factory-applied UltraWhite granule surface
- Available in SBS and APP Cap Sheets
- Formula allows application in cold weather
- Excellent durability
- Ideal for both new and reroof applications
- Abrasion and puncture resistant to withstand foot traffic and hail

Benefits:

- Helps reduce heat-island effects
- Title 24 Cool Roof option*
- Reflectivity consistent with the Cool Roof Rating Council (CRRC) programs
- 20-year Red Shield™ and 30-year Red Shield™ Platinum Warranty available
- Saves labor costs over field-applied systems
- Cleaner application without the use of coatings
- Exceeds ASTM standards for granule loss
- Can be applied with hot asphalt, heat welding or cold adhesive

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™

*For details, refer to California Title 24 requirements

Firestone Quality

At Firestone Building Products, we're committed to brighter ideas for a greener planet. From UltraWhite™ roofing that helps keep buildings cooler, to SunWave™ Daylighting System and the Firestone SkyScape™ Roof System that take sustainability to new heights, Firestone is making sure we put our environmental responsibility into action.

Firestone UltraWhite Modified Bitumen Product Options

Styrene Butadiene Styrene (SBS)			Atactic Polypropylene (APP)
• SBS Cap*	• SBS Glass	• SBS Premium*	• APP 180
• SBS FR Cap*	• SBS Glass FR	• SBS Premium FR*	• APP 180 FR
• SBS Torch	• SBS Glass FR Torch	• SBS Premium Torch	• APP Premium FR
• SBS FR Torch		• SBS Premium FR Torch	• APP 180 FR COOL

*CCMC 13263-L

Why cool roofs matter.

Firestone Building Products modified bitumen membranes with UltraWhite granules provide excellent light reflectivity and heat emissivity, which means the roof stays cooler, with lower building energy consumption and reduced demand for electricity during peak periods. Reflective roofs using Firestone UltraWhite granules can also reduce the "heat island effect" that occurs when developed urban areas have significantly higher average temperatures than the rural areas surrounding them.

	Reflectivity	Emissivity	SRI (Initial)
SBS Products	0.73	0.84	89
SBS FR Products	0.73	0.92	89
APP Products	0.73	0.84	89

CRRC product ID number: 0608-0024

SRI (Solar Reflectivity Index) is calculated using the ORNL (DOE) calculator, ASTM E 1980-01

The competition is no competition.

When compared to other manufacturers' roofing systems, Firestone UltraWhite APP and SBS products are clearly superior. They go on easily and smoothly, and are guaranteed not to wrinkle since no metal or plastic film is added to the surface. Additional benefits include:

- No coatings to crack or peel
- Good granule retention
- Excellent hail resistance
- Good resistance to foot traffic

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.™

Firestone Building Products
250 West 96th St., Indianapolis, IN 46260
Corporate Office: 1-800-428-4442 • 317-575-7000
www.firestonebpco.com

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Firestone Building Products Europe
Ikaroslaan 75 - 1930 Zaventem, Brussels, Belgium
+32 2 7114450 • Fax: +32 2 7212718

Firestone Building Products Canada
2835 Argentia Rd., Unit #2
Mississauga, ON L5N 8G6
1-888-292-6265 • Fax: 877-666-3022

Firestone Building Products Latin America
500 E. Broward Blvd, Suite 1500
Fort Lauderdale, FL 33394
954-768-1140 • Fax: 954-768-1141

Firestone Modified Bitumen Capsheets with UltraWhite Granules

WARRANTY

20-year Red Shield™ or 30-Year Red Shield Platinum™ Warranty available

APPLICATION METHOD

- Conventional hot asphalt
- Heat Welding
- Firestone Multi-Purpose MB Cold Adhesive

COMPATIBLE DECKS

- Steel
- Structural Concrete
- Plywood
- Structural wood

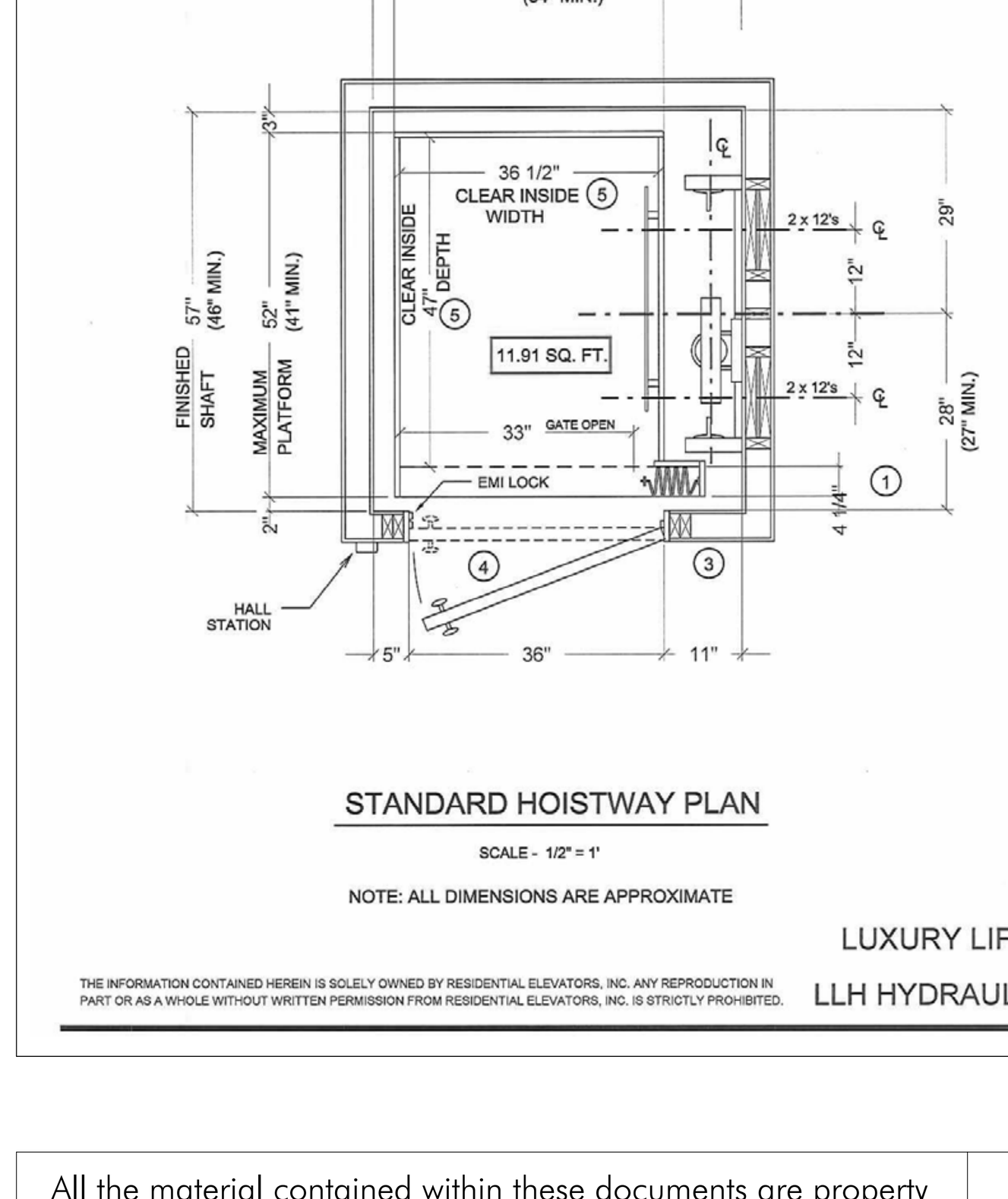
CODE APPROVALS

- UL
- FM
- California Title 24*
- Miami-Dade County

*For details, refer to California Title 24 requirements.

Patent Pending

PRODUCT DATA: ELEVATOR



STANDARD HOISTWAY PLAN

SCALE - 1/2" = 1'

NOTE: ALL DIMENSIONS ARE APPROXIMATE

DRAWN:	CHECKED:	DATE:	REVISION
G.P.	F.P.	10/25/16	CHANGE PLATFORM WIDTH
G.P.		10/09/09	INCREASE WIDTH 1/2"
G.P.		5/25/10	CHANGE CLEARANCES
G.P.		6/02/10	ADD LLH DESIGNATION

NOTES:

1. IF PLATFORM SIZE IS REDUCED, THEN THE BLOCKING IS TO BE POSITIONED SUCH THAT IT IS CENTERED ON THE PLATFORM. (PLATFORM DEPTH / 2) + 2" = CENTERLINE OF RAIL BLOCKING OFF OF INSIDE FRONT WALL. (MIN. 27" DIMENSION)
2. CAR TO WALL (CTW) DIMENSION IS 3-1/2" MIN.
3. HOISTWAY DOORS AND FRAMES TO BE INSTALLED IN A 2" x 4" WALL CONSTRUCTION OR RECESSED INTO A DEEPER WALL CONSTRUCTION TO EQUATE TO A 2" x 4" WALL. THIS IS REQUIRED TO COMPLY WITH 3" x 5" RULE.
4. HOISTWAY DOORS TO BE SOLID CORE (BY OTHERS.)
5. CLEAR CAB DIMENSIONS BASED ON A 3/4" FLAT WALL CAB DESIGN. PICTURE FRAME AND FRAME / PANEL CABS - REDUCE CLEAR INSIDE WIDTH BY 1-1/2" AND CLEAR INSIDE DEPTH BY 3/4".

RESIDENTIAL ELEVATORS — *Elevating your standard of living*

20 RESIDENTIAL DRIVE
CRAWFORDVILLE, FL
32327
ResidentialElevators.com
1-800-832-2004

LUXURY LIFT
LLH HYDRAULIC

JOB NAME: 950#, RH RAIL, IN-LINE OPENING, ACCORDION GATE, 12 SQ. FT.

DRAWING NUMBER: HYD HP1 A 12

PRODUCT DATA: DIRECT VENT FIREPLACE

Duplicate S/N 538

Listed/Nom: VENTED GAS FIREPLACE HEATER / FOYER AU GAZ À ÉVACUATION **DO NOT REMOVE THIS LABEL / NE PAS ENLEVER CETTE ÉTIQUETTE**
Certified to / Certifié : ANSI Z21.88-2017 • CSA-2.33-2017
CSA 2.17-2017

Serial No./ No de série 538

Intertek C # 4001172

MAY BE INSTALLED IN MANUFACTURED (MOBILE) HOMES AFTER FIRST SALE.
Refer to Intertek's Directory of Building Products for detailed information.
Pour plus de détails , se reporter au Répertoire des produits de construction de Intertek.

REGENCY® FIREPLACE PRODUCTS

☒ **NATURAL GAS: Model: CV60E-NG**			**GAZ NATUREL : Modèle CV60E-NG**
Minimum supply pressure	5.0"	WC/C.E. (1.25kPa)	Pression d'alimentation minimale
Manifold pressure - High	3.8"	WC/C.E. (0.94kPa)	Pression de sortie (manifold) - Haute
Manifold pressure - Low	1.1"	WC/C.E. (0.27 kPa)	Pression de sortie (manifold) - Basse
Orifice size	#32	DMS	Taille de l'orifice
Maximum input	39,000	Btu/h (11.42 kW)	Débit calorifique maximal
Minimum input	21,000	Btu/h (6.15 kW)	Débit calorifique minimal
Altitude	0-4500	ft/pi (0-1372 m)	Altitude

○ **PROPANE GAS: Model: CV60E-LP**			**GAZ PROPANE : Modèle CV60E-LP**
Minimum supply pressure	11"	WC/C.E. (2.73 kpa)	Pression d'alimentation minimale
Manifold pressure - High	10.5"	WC/C.E. (2.62 kPa)	Pression de sortie (manifold) - Haute
Manifold pressure - Low	2.9"	WC/C.E. (0.72 kPa)	Pression de sortie (manifold) - Basse
Orifice size	#50	DMS	Taille de l'orifice
Maximum input	36,000	Btu/h (10.54 kW)	Débit calorifique maximal
Minimum input	19,500	Btu/h (5.71 kW)	Débit calorifique minimal
Altitude	0-4500	ft/pi (0-1372 m)	Altitude

Minimum Clearances to Combustibles / Dégagement minimaux par rapport aux matériaux combustibles

DOOR SEAL: Please check that the door is properly sealed

Side Walls / Murs latéraux
A 8" (203 mm)
Ceiling / Plafond
B 52" (1321 mm)
Min. Mantel Height /Hteur Min Manteau
C 9" (229 mm) with 12" mantel
Max. Mantel Depth/Profondeur Max Manteau
D 12" (305 mm)
Alcove Width/Largeur Alcôve
E 109.5" (2781 mm)
Alcove Depth/Profondeur Alcôve
F 35" (889 mm)
(See instruction manual for detailed instructions) (Voir manuel pour plus de détails)

This appliance must be installed in accordance with local codes, if any; if none, follow the National Fuel Gas Code, ANSI Z223.1, or Natural Gas and Propane Installation Code, CSA B149.1.
This appliance must be installed in accordance with the Standard CAN/CSA Z240 MH, Mobile Housing, in Canada, or with the Manufactured Home Construction and Safety Standard, Title 24 CFR, Part 3280, in the United States, or when such a standard is not applicable, ANSI/NCSBCS A225.1/NFPA 501A, Manufactured Home Installations Standard.
This appliance is only for use with the type(s) of gas indicated on the rating plate and may be installed in an aftermarket, permanently located, manufactured home (USA only) or mobile home, where not prohibited by local codes. See owner's manual for details. This appliance is supplied with a conversion kit.
L'appareil doit être installé conformément aux codes et règlements locaux, ou, en l'absence de tels règlements, selon les codes d'installation National Fuel Gas Code ANSI Z223.1, ou CSA-B149.1 Natural Gas and Propane Installation Code en vigueur.
L'appareil doit être installé conformément à la norme CAN/CSA-Z240, Série MM, Maisons mobiles, ou la norme 24 CFR Part 3280, Manufactured Home Construction and Safety Standard. Si ces normes ne sont pas applicables, veuillez vous référer à la norme ANSI/NCSBCS A225.1/NFPA 501A.
Cet appareil doit être utilisé uniquement avec les types de gaz indiqués sur la plaque signalétique et peut être installé dans une maison préfabriquée (É.-U. seulement) ou mobile installée à demeure si les règlements locaux le permettent. Voir la notice de l'utilisateur pour plus de renseignements. Une trousse de conversion est fournie avec cet appareil.

For Use Only with Barriers CV60E (Part #940-519/P) Follow installation instructions.
Utiliser uniquement avec l'écrans CV60E (n° 940-519/P) Suivre les instructions d'installation.
This vented gas fireplace heater is not for use with air filters.
Ne pas utiliser de filtre à air avec ce foyer au gaz à évacuation.
FOR USE WITH GLASS DOORS CERTIFIED WITH THE APPLIANCE ONLY DOIT ÊTRE UTILISÉ UNIQUEMENT AVEC LES PORTES VITRÉES CERTIFIÉES
Electrical supply / Alimentation électrique 115VAC, 2.5A, 60Hz.
Part No. 946-556 HeatWave Kit may be used. Le système HeatWave (pièce n° 946-556) peut être utilisé.
VENTED GAS FIREPLACE HEATER - NOT FOR USE WITH SOLID FUELS.
FOYER AU GAZ À ÉVACUATION - NE PAS UTILISER AVEC UN COMBUSTIBLE SOLIDE.

FPI Fireplace Products International Ltd. Delta, BC, Canada
Made in Canada/ Fabriqué au Canada

Model/Modèle : ☒ CV60E-NG ○ CV60E-LP

CANADIAN ENERGY PERFORMANCE VERIFIED — RENDEMENT ÉNERGÉTIQUE VÉRIFIÉ — Intertek EP5011169

CSA P.4.1 Fireplace Efficiency (FE) /Efficacité énergétique des foyers (EEF) CSA P.4.1
Natural Gas / Gaz naturel 51.22%
Propane Gas / Gaz propane 51.96%

920-219

PRODUCT TESTING REPORTS: IPE DECKING

QAI LABORATORIES — CERTIFICATION TESTING INSPECTION

8385 White Oak Avenue
Rancho Cucamonga, CA 91730
909.483.0250 ph. | 909.483.0336 fx.

CLIENT: MATAVERDE HARDWOOD DECKING & SIDING
531 Broad Street
New London, CT 06320
Perry Alibrio

Test Report No: RJ2432-3	Date: April 18, 2013

SAMPLE ID: Test samples were identified as Ipe.

SAMPLING DETAIL: Test samples were submitted to the laboratory directly by the client. No special sampling conditions or sample preparation were observed by QAI.

DATE OF RECEIPT: Samples were received at QAI on March 28, 2013.

TESTING PERIOD: April 17, 2013.

AUTHORIZATION: Testing authorized by Perry Alibrio.

TEST REQUESTED: Perform standard flame spread and smoke density developed classification tests on the sample supplied by the Client in accordance with ASTM Designation E84-10, "Standard Method of Test for Surface Burning Characteristics of Building Materials". The foregoing test procedure is comparable to UL 723, ANSI/NFPA No. 255, and UBC No. 8-1.

TEST RESULTS:

Flame Spread	Smoke Developed
25	400

Detailed test results are presented in the subsequent pages of this report

CONCLUSION: The submitted material meets the requirements for a "Class A" Flame Spread. See classification requirements on page 2.

Signed for and on behalf of QAI Laboratories, Inc.

Greg Banasky
Senior Technician

QAI

CLIENT: MATAVERDE HARDWOOD DECKING & SIDING
Report No.: RJ2432-3
April 18, 2013
Page 2 of 3

PREPARATION AND CONDITIONING: The sample material was submitted in pieces, 5 1/2" wide by 96" long. Four of the pieces were placed side by side and battened together to form specimens, 22" by 96" long, conforming to test chamber dimensions. Three of these pieces were used for the test. The sample was supported during testing with 1/4" round metal rods placed at two foot intervals across the width of the test chamber

E 84 TEST DATA SHEET:

CLIENT: MATAVERDE HARDWOOD DECKING & SIDING **DATE:** 04/17/13

SAMPLE: Ipe

FLAME SPREAD:

IGNITION: 1 minute, 7 seconds

FLAME FRONT: 10 feet maximum

TIME TO MAXIMUM SPREAD: 9 minutes, 22 seconds

TEST DURATION: 10 minutes

CALCULATION: 51.03 x 0.515 = 26.28

SUMMARY: FLAME SPREAD: 25 **SMOKE DEVELOPED**: 400

In order to obtain the Flame Spread Classification, the above results should be compared to the following table:

NFPA CLASS	IBC CLASS	FLAME SPREAD	SMOKE DEVELOPED
A	A	0 through 25	Less than or equal to 450
B	B	26 through 75	Less than or equal to 450
C	C	76 through 200	Less than or equal to 450

BUILDING CODES CITED:
1. National Fire Protection Association, ANSI/NFPA No. 101, "Life Safety Code", 2006 Edition.

2. International Building Code, 2006 Edition, Chapter 8, Interior Finishes, Section 803.

WWW.QAI.ORG
info@qai.org

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC

4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

PROJECT LOG:

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

PROJECT FORMS AND APPROVALS

NO SCALE

T1.1c

Sheet No. 3 / 62

Edward C. Robison, P.E.

27 March 2013

C.R. Laurence Co., Inc.
ATTN: Chris Hanstad
2503 East Vernon
Los Angeles, CA 90058

SUBJ: CRL SRS STANDOFF RAILING SYSTEM
GLASS BALUSTRADE GUARDS

The SRS Standoff Railing System is an engineered guardrail system that utilizes point supported glass balustrades. When constructed in accordance with the attached details and installation guidelines the guardrail will safely support the following loading conditions:

- 200 pound point load on top rail, vertical or horizontal
- 50 plf load on top rail, vertical or horizontal or
- 25 psf uniform load on glass panel horizontal or
- 50 lb conc load on 1 sf
- Wind load 25 psf or higher loads in accordance with the wind load tables herein.

For single family residential construction only the 200# concentrated top rail load, 50# concentrated load and wind load are applicable.

The SRS is to be used with tempered glass only, laminated or monolithic. Laminated glass shall be made with DuPont SentryGlas+ interlayer.

Glass light stresses may be evaluated using either the simplified methods shown herein or by finite element analysis models for the specific proposed installation.

For these conditions the railing meets applicable requirements of the 2006, 2009 and 2012 International Building Code and state codes adopted from the IBC codes, SEI/ASCE 8-02 and all requirements of ASTM E 2358-04.

Edward Robison, P.E.

Table of Contents

Typical Installation:
For **single family residential**:
1/2" tempered glass
2 pairs of standoffs:
Interior installation, 5' maximum width and 44" maximum height above standoffs.
Exterior installation 4' maximum width and 44" maximum height above standoffs, 15.3 psf.

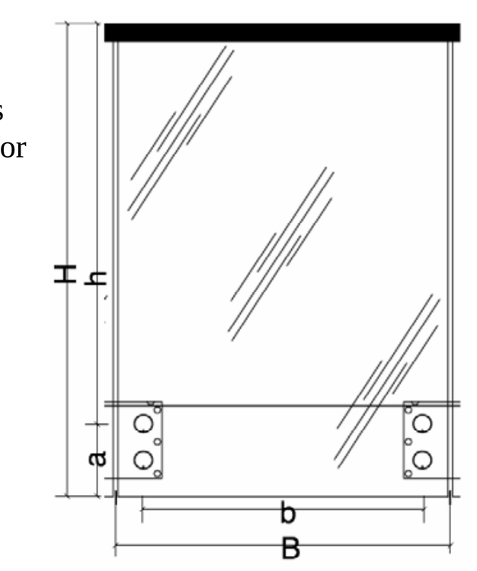
3 pairs of standoffs:
Interior installation, 7' maximum width and 44" maximum height above standoffs.
Exterior installation 5' maximum width and 44" maximum height above standoffs, 15.9 psf.

For commercial and other applications:
3/4" tempered glass
2 pairs of standoffs:
5'-6" maximum width and 44" maximum height above standoffs, 30.8 psf.

3 pairs of standoffs:
7' maximum width and 44" maximum height above standoffs, 28 psf.
For other light sizes and wind loads refer to the equations and figures herein.

Signature Page   Signed 03/28/2013

GLASS BALUSTRADE GUARD RAIL
GLASS STRENGTH
All glass is fully tempered glass conforming to the specifications of ANSI Z97.1, ASTM C 1048-97b and CPSC 16 CFR 1201. For the 1/2" glass the typical Modulus of Rupture, F_r is 24,000 psi. The applicable safety factor against glass rupture is 4.0 in accordance with IBC 2407.1.1
Allowable glass bending stress: 24,000/4 = 6,000 psi. – Tension stress calculated.



Bending strength of glass for the given thickness:

$$S = \frac{12"*(t)^2}{6} = 2*(t)^2\ in^3/ft$$

Use the minimum glass thickness for stress calculations:
Figure 1
For 1/2" glass, t_{min} = 0.469" ; Weight = 6.5 psf
$S = 2*(0.469)^2 = 0.44\ in^3/ft$
M_{alive} = 6,000psi*0.44 in^3/ft = 2,640"#/ft = 220'#

For 5/8" glass, t_{min} = 0.595" ; Weight = 9.8 psf
$S = 2*(0.595)^2 = 0.708\ in^3/ft$
M_{alive} = 6,000psi*0.708 in^3/ft = 4,248"#/ft = 354'#

For 3/4" glass, t_{min} = 0.719" ; Weight = 9.8 psf
$S = 2*(0.719)^2 = 1.034\ in^3/ft$
M_{alive} = 6,000psi*1.034 in^3/ft = 6,204"#/ft = 517'#

The allowable moments are based on the minimum glass thickness allowed for the nominal thickness. The section properties and allowable moments may be calculated based on the actual glass thickness supplied.

Laminated glass shall be evaluated based on the effective thickness determined in accordance with ASTM E1300 or the DuPont online laminated glass calculator.

For wind loading the allowable glass stress may be increased in accordance with ASTM E1300. It is recommended that a maximum allowable stress of 9,600 psi be used for wind loads. For wind loads the allowable moment may be taken as:

$M_{awind} = M_{alive}*9,600/6000 = 1.6\ M_{alive}$

For cantilevered elements basic beam theory for cantilevered beams is used.

$M_u = \chi W*h^2/2$ for uniform load u or
$M_p = \chi P*h/B$ for concentrated load P or
$M_U = \chi U*h$ for uniform top rail load U or
$M_w = \chi W*h^2*0.55$ for uniform wind load W

Where χ is the moment amplification factor accounting for the increased maximum moment caused by the point supports. Where:
x = f(α) where the function is derived from FEA models and
α = B/h

MOMENT AMPLIFICATION FACTORS:
The moment amplification factors were derived from a series of FEA models. The equations are applicable for the geometric configurations shown. In lieu of using the amplification factors shown herein the glass light stresses may be evaluated using either the simplified methods shown herein or by finite element analysis models for the specific proposed installation.

GLASS PANELS LOADS:
From IBC 1607.7
On hand rail or top of glass – 200lb concentrated or 50 plf
Any direction
Or On panel – 25 psf horizontal load
Or Wind load horizontal to glass either direction.

For vertical glass dead loads will not cause glass bending stress and glass bearing stresses are small and may be ignored.

ALLOWABLE WIND LOAD
Allowable wind load pressure may be calculated from:

$W = 1.6*M_{alive}/(\chi 0.55*h^2) = 2.9*M_{alive}/(\chi*h^2)$

WIND LOADING
For wind load surface area is full area of guard:
Calculated in accordance with SEI/ASCE 7 Section 6.5.13 Design Wind Loads on Open Buildings and Other Structures. This section is applicable for free standing building guardrails, wind walls and balcony railings that return to building walls. Section 6.5.12.4.4 Parapets may be applicable when the rail is along a roof perimeter. **Actual wind loads must be determined by a qualified individual for a specific installation.**
$p = q_p(GC_p) = q_zGC_f$ (SEI/ASCE 7-05 eq. 6-26)
For guardrails the coefficients have the following values:
G = 0.925 from section 6.5.8.2 for a very flexible structure.
C_f = 2.5*0.8*0.6 = 1.2 Figure 6-20 with reduction for solid and end returns, will vary.
$Q_z = K_zK_{zt}K_dV^2I$ Where:
I = 1.0
K_z from Table 6-3 at the height z of the railing centroid and exposure.
K_d = 0.85 from Table 6-4.
K_{zt} From Figure 6-4 for the site topography, typically 1.0.
V = Wind speed (mph) 3 second gust, Figure 6-1 or per local authority.

Exp B				Exp C				Exp D			
Wind Sp	Kzt	Kd	GCp	Wind Sp	Kzt	Kd	GCp	Wind Sp	Kzt	Kd	GCp
120	1	0.85	1.11	120	1	0.85	1.11	120	1	0.85	1.11
Height	Kz	qz	p (psf)	Height	Kz	qz	p (psf)	Height	Kz	qz	p (psf)
30	0.7	21.9	24.3	15	0.85	26.6	29.6	15	1.03	32.3	35.8
40	0.76	23.8	26.4	20	0.9	28.2	31.3	20	1.08	33.8	37.6
Wind Sp	Kzt	Kd	GCp	Wind Sp	Kzt	Kd	GCp	Wind Sp	Kzt	Kd	GCp
130	1	0.85	1.11	130	1	0.85	1.11	130	1	0.85	1.11
Height	Kz	qz	p (psf)	Height	Kz	qz	p (psf)	Height	Kz	qz	p (psf)
30	0.7	25.7	28.6	15	0.85	31.3	34.7	15	1.03	37.9	42.0
40	0.76	27.9	31.0	20	0.9	33.1	36.7	20	1.08	39.7	44.1
Wind Sp	Kzt	Kd	GCp	Wind Sp	Kzt	Kd	GCp	Wind Sp	Kzt	Kd	GCp
140	1	0.85	1.11	140	1	0.85	1.11	140	1	0.85	1.11
Height	Kz	qz	p (psf)	Height	Kz	qz	p (psf)	Height	Kz	qz	p (psf)
30	0.7	29.9	33.1	15	0.85	36.3	40.2	15	1.03	43.9	48.8
40	0.76	32.4	36.0	20	0.9	38.4	42.6	20	1.08	46.1	51.1
Wind Sp	Kzt	Kd	GCp	Wind Sp	Kzt	Kd	GCp	Wind Sp	Kzt	Kd	GCp
150	1	0.85	1.11	150	1	0.85	1.11	150	1	0.85	1.11
Height	Kz	qz	p (psf)	Height	Kz	qz	p (psf)	Height	Kz	qz	p (psf)
30	0.7	34.3	38.0	15	0.85	41.6	46.2	15	1.03	50.4	56.0
40	0.76	37.2	41.3	20	0.9	44.1	48.9	20	1.08	52.9	58.7

For free standing guards and wind walls that do not return to a building wind loads shall be determined in accordance with SEI/ASCE 7-05 section 6.15.14 and figure 6-20.

CALCULATE PEAK GLASS MOMENT
DETERMINATION OF χ
For two pairs of standoffs:
Applicability – Light Geometry
Standoffs in pairs are located 4" apart.
a: 6" ≤ a ≤ 2h
b: 12" ≤ b ≤ 60"
c: 3" ≤ c ≤ h
d: 2" ≤ d ≤ 10"
h: limited by glass stress
B: b+2d
α = B/h: 0.1< α ≤ 2.0
Example:

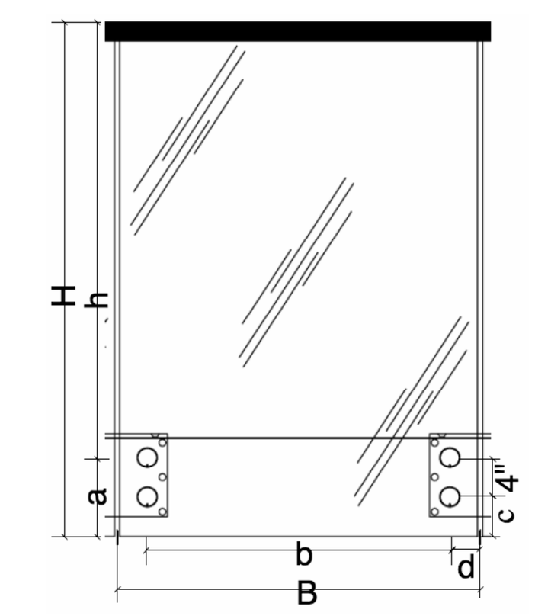


Figure 1

Glass light width B = 48" and h = 48"
α = B/h = 48/48 = 1.0
χ = 1.85 Determine value of χ from graph, figure 2
Load = 50 plf or 200# or 25 psf:
$M_u = \chi u*h^2/2$ = 1.90*25psf*4'²/2 = 380'#/ft
$M_p = \chi P*h/B$ = 1.90*200#*4'/4' = 380'#/ft
$M_U = \chi U*h$ = 1.90*50plf*4' = 380'#/ft

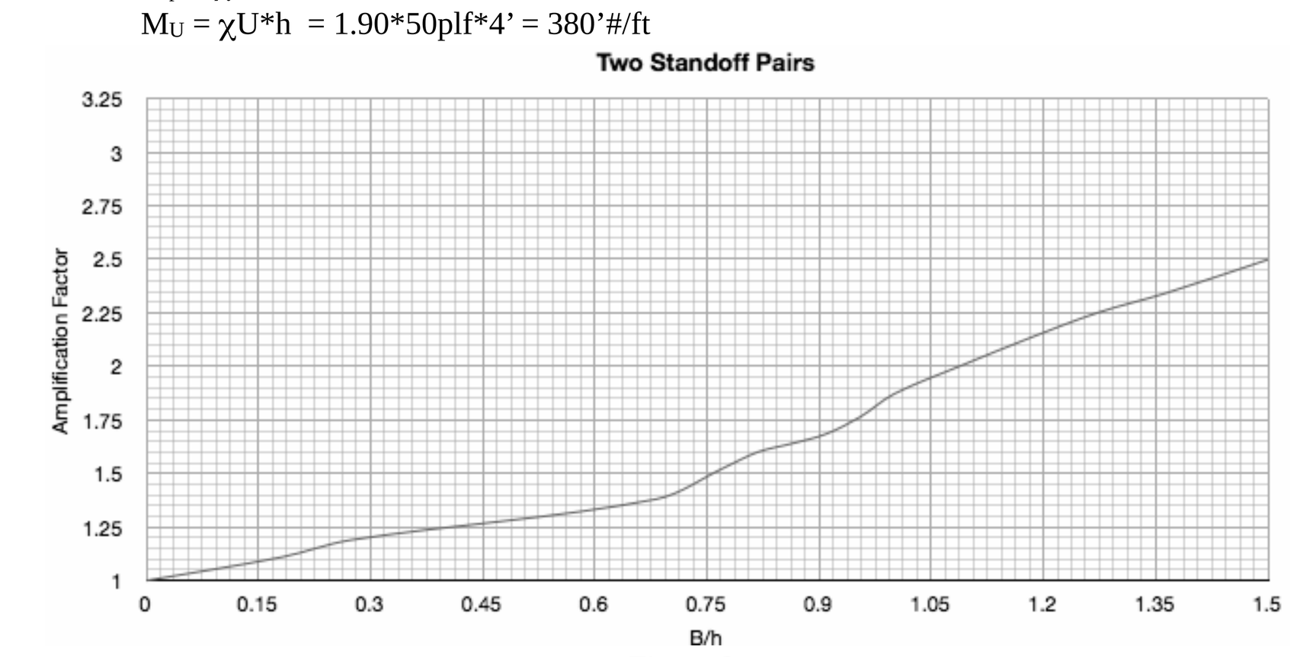
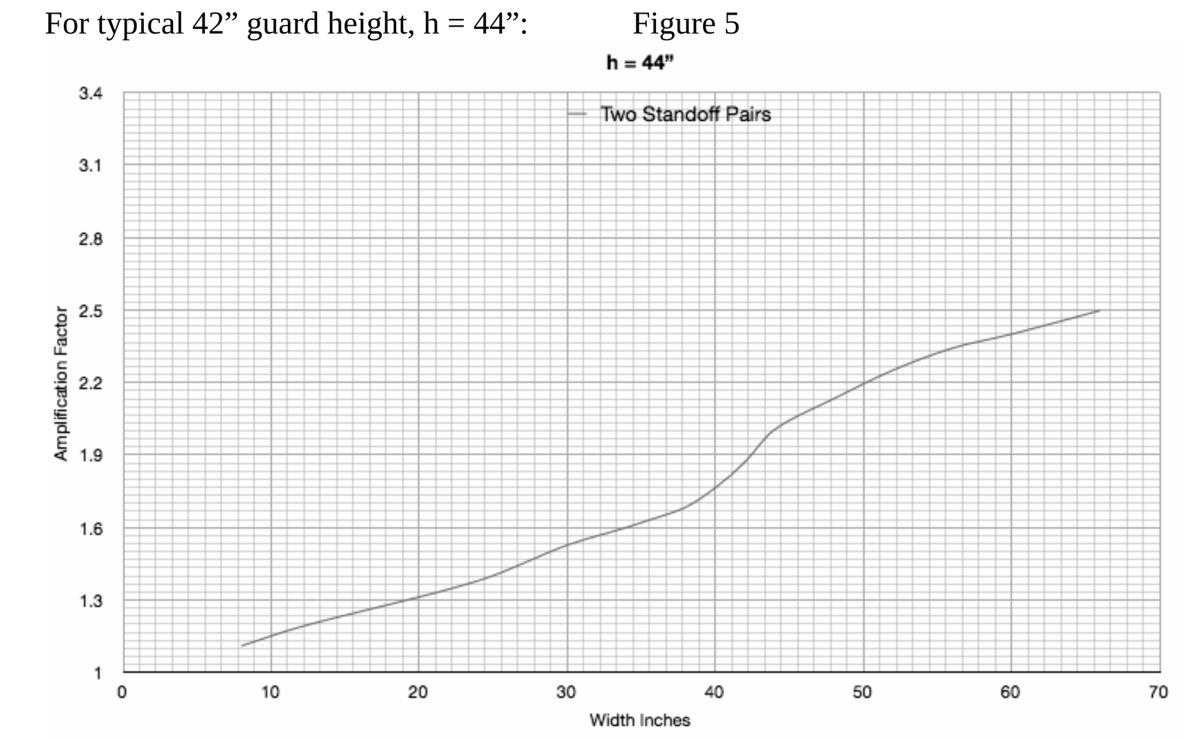


Figure 2

For 200# concentrated load on 1 sf of glass (at top corner for worst case) the moment is distributed across the panel width at the standoffs so that moment is essentially the same as for a top rail applied load. C = lesser of B or h
$M_p = \chi P*(h-6")/C$ = 1.90*200#*(4'-0.5')/4' = 332.5'#/ft

For typical 42" guard height, h = 44":   Figure 5



1/2" Glass Applications
Acceptable light sizes for 1/2" glass:
For 1/2" glass, t_{min} = 0.469"
$S = 2*(0.469)^2 = 0.44\ in^3/ft$
M_{alive} = 6,000psi*0.44 in^3/ft = 2,640"#/ft = 220'#
For single family residential applications apply 200# concentrated top rail load – 50 plf load is not applicable.
With top rail distributing concentrated load to two lights minimum – 100# each light

For Two Support Pairs:
Try minimum light size of 32", height 44"; α = 32/44 = 0.727
χ_2 = 1.57 for 2 pairs
M = 1.57*100#*44" = 6,908"# ≤ 2.667'*2,640"#/ft = 7,041"#

For interior residential applications infill load = 5 psf for differential pressure:
M = 1.57*5psf*3.667²/2 = 52.78'#/ft for 32" light width
Maximum uniform load = 220/52.78*5 = 20.8 psf

Check maximum light width of 66" x 44" high
χ_2 = 2.5 for 2 pairs
M = 2.5*5psf*3.667²/2 = 84.04'#/ft for 32" light width
Maximum wind load = W = 2.9*M_{alive}/(χ*h²) =2.9*220/(2.5*3.667²) = 19 psf
okay for 85 mph 3 sec gust exposure B below 30'

Check wind load for a standard light width, B = 48" and h = 44"
α = 48/44 = 1.091
χ_2 = 2.133 for 2 pairs
M = 2.133*Wpsf*3.667²*0.55 ≤ 1.6*220'# solving for W
W = 220'#*1.6/(2.133*0.55*3.667²) = 22.3 psf

General Equation for 1/2" glass and 2 support pairs:
Allowable wind load = 640'#/(χ_2*h²)

For Non-single family residential applications guard must be designed for 50 plf top rail load:
For χ_2 = 2.4, a = 1.364 determine the maximum height:
h = 220/(2.4*50) = 1.833' (1'-10")
B = 1.833'*1.364 = 2.5' (30")

Typically 1/2" Glass is not to be used in Non-single family residential applications.

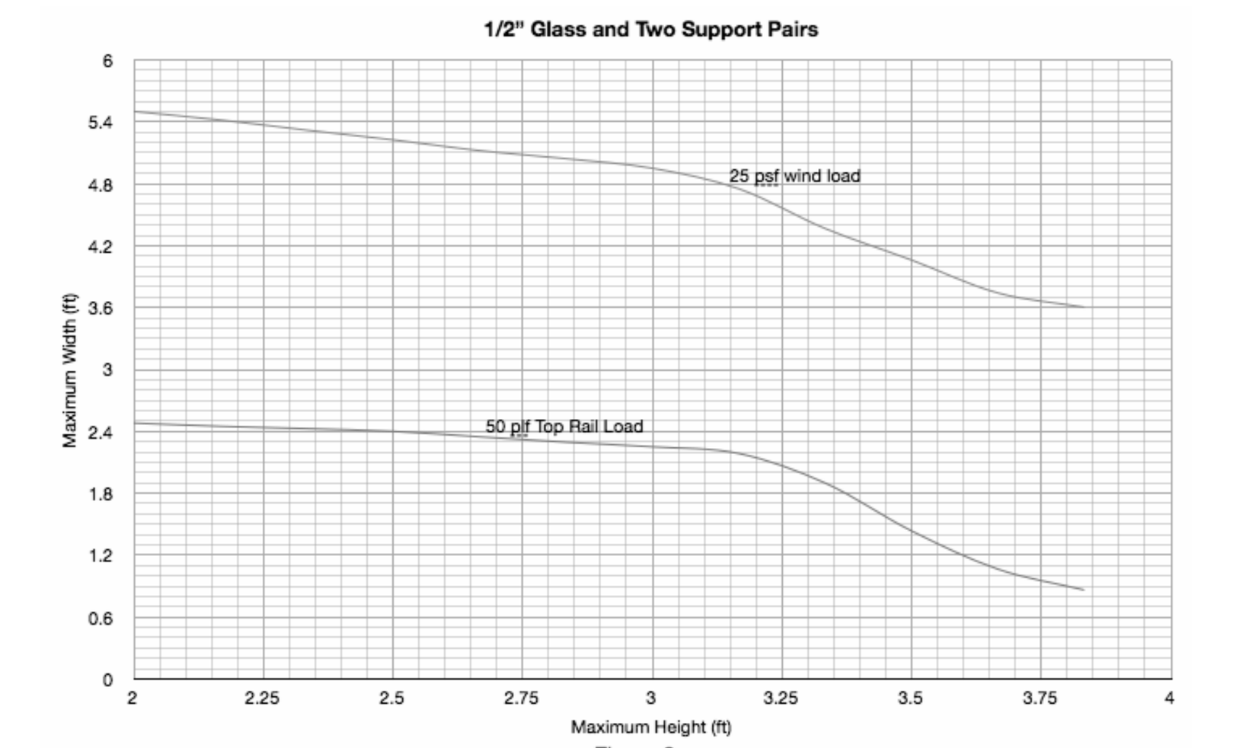
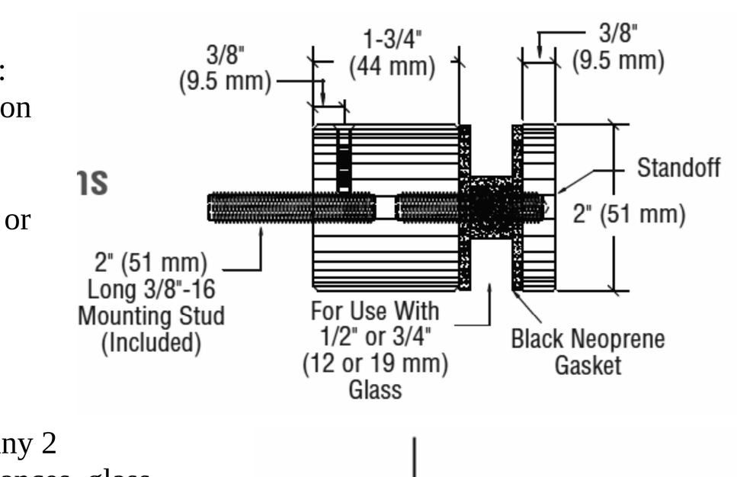
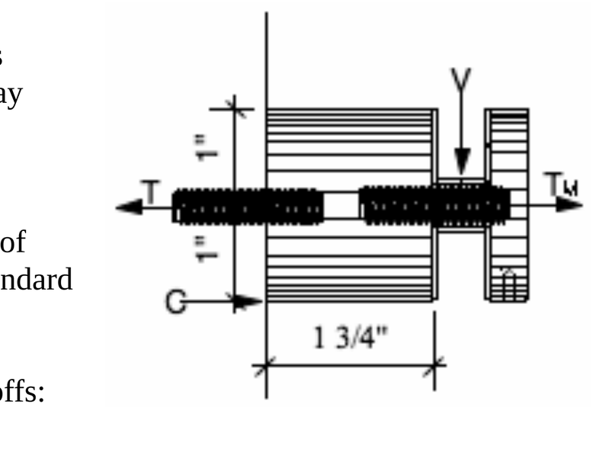


Figure 9

GLASS STANDOFFS
To determine reactions on the standoffs:
Reactions are calculated using summation of forces and summation of moments:
V = D+L
where D = glass dead load plus cap rail or other attachments to the glass.
L = greater of 200# or 50plf* B



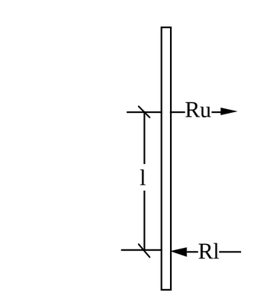
Vertical load share per standoff:
V_s = D/2 standoffs
Assumes vertical load is supported on any 2 standoffs to allow for construction tolerances, glass expansion and contraction and other factors that may cause uneven vertical loading on the standoffs
Moment on standoffs from vertical force:
$M_v = V_s*k$
where k = distance from centerline of glass to face of support attachment, typically 2" for RSOB2134 standard fitting.



For horizontal loading, moment about upper standoffs:
M_L = 50plf*B*h or 200#*h
$M_w = w*B*h^2*0.55$
W = w*B*h

M_T = greater of (M_L or M_w) +M_v

Glass standoffs resist loading by forming a couple (tension and compression reactions)
Two pairs of standoffs per panel
Calculate R_l by ∑M about R_u
∑M = M_T+(a-c)* R_l = 0
$R_l = M_T/(a-c)$
Typically a-c = 4"
Load share to individual standoff:
$R_{sl} = R_l/n$ where n = number of standoff pairs, 2 or 3.



$R_u = R_l+F$ where F = either wind force or live load depending on which produced the greatest moment.
$R_{su} = R_u/n$

Standoff anchors – 3/8" stainless steel threaded rod to standoff and 3/8" rod to steel support.

Tensile area of 3/8" threaded rod (UNC) = 0.0775 in²
Rod strength = (0.6*75ksi) * 0.0775 in² = 3,487#
Check thread strength into standoff – minimum thread embed = 3/8"
Internal thread stripping area = 0.828 in² for 3/8 – 16 threads
Allowable load on threads = $0.58*A_{sn}*t*F_{tu}/3$ = 0.58*0.828*(3/8)*45ksi/3 = 2,700#
Allowable shear strength = 0.3*75 ksi*0.0775 in² = 1,744#

Standoff welded to plate – 1/8" fillet weld: (welded option)
T_a = 0.9*1/8"*π*2"*40 ksi/1.6 = 17.7 k
V_a = 0.3*17.7 k = 5.3 k
For welded standoff case the button attachment strength limits the loading.

Determine tension and shear on mounting stud:
From ∑ forces:
Vertical loads will increase tension force in mounting stud:
$T = T_M+V*2"/1"$

Check Interaction of shear and tension.
Check combined tension and shear on anchors:

$$\frac{H\#}{2,700\#} + \frac{V\#}{1,744} = 0.44 < 1.2\ \text{Ok}$$

Example for a glass light, 3/4" x 52" tall x 84" long with 25 psf wind loading:
D = 9.8*(7'*4.333')/2 = 149# < 1,744#
Tension component of reaction
W = 25psf*3.667'*7'/2 = 321# to standoff
M = (25psf*3.667'²*7'/2)*0.55 = 647.1'#
R_l = (647.1*12)/(4") = 1,941#
R_u = 1,941+321 = 2,262#
T = 2,262+149*2"/1" = 2,560< 2,700
Combined tension and shear:

$$\frac{2,560\#}{2,700\#} + \frac{149\#}{1,744} = 1.03 < 1.2\ \text{Ok}$$

STANDOFF STRENGTH IS ADEQUATE FOR ALL ACCEPTABLE LIGHT SIZES.

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Construction

Product Data Sheet
Edition 11.2013/v1

Sustainability Certified NSF
Platinum Certified NSF/ANSI 347 Sustainable Single Ply Roofing

Sarnafil® G410 EnergySmart Roof Membrane

▲ 1.2 mm (48 mil) ▲ 1.5 mm (60 mil) ▲1.8 mm (72 mil) ▲ 2.0 mm (80 mil) ▲ Feltback

Description The Sarnafil® G410 EnergySmart Roof membrane is a heat-weldable membrane produced with an integral fibreglass mat reinforcement for excellent dimensional stability, for use in a Sika® Sarnafil® Adhered System.

Composition The G410 EnergySmart Roof membrane is a high-quality, thermoplastic PVC membrane with a fibreglass reinforcement. The Sarnafil® G410 roof membrane has a unique lacquer coating applied to the top of the membrane to reduce dirt pick up.

Sika® Canada's EnergySmart Roof colour family consists of White, Tan, Light Grey, and Patina Green.

Features
- Excellent dimensional stability.
- Meets LEED/Green Globe Requirements for Cool Roofing (see chart).
- Awarded Platinum Certification under NSF/ANSI 347 Sustainable Single Ply Roofing.
- Recycled content (see chart).
- Lacquer coated to reduce dirt pick up.
- Hot-air welded seams for long-term performance.
- Proven membrane performance.

Codes and Approvals: Sika® Canada's Adhered Systems using G410 PVC membranes are classified by Underwriters Laboratories, Inc., Underwriters Laboratories of Canada, FM Global, Miami-Dade and Florida Building Code. Sarnafil® membranes also meet the material requirements of the International Building Code. For more information, please visit the "technical downloads" section of our website.

Packaging/Storage Membrane rolls are wrapped in a protective film and strapped to a wood pallet.
- Dimensions:
  EnergySmart White, Tan and Light Grey are available as 3 m (10 ft) wide.
  EnergySmart Patina Green is available as 2 m (6.5 ft) wide.
- Thickness:
  1.2 mm (48 mils) / 1.5 mm (60 mils) /1.8 mm (72 mils) / 2.0 mm (80 mils)
- Weight (depending on thickness of membrane and feltbacking)
  2 m (6.5 ft) rolls weigh between 73 - 88 kg (161 - 195 lb)
  3 m (10 ft) rolls weigh between 120 - 170 kg (265 - 375 lb)

Installation G410 is installed by a Sika® Canada Authorized Applicator. After proper preparation of the substrate, G410 is unrolled into Sarnacol adhesive in accordance with Sika Canada's Technical requirements and then pressed into place with a minimum 100 lb linoleum roller. The G410 is then heat-welded together by trained operators using Sika® Sarnafil®'s hot-air welding equipment. Different Sarnacol adhesives require different application methods. Please consult Sika Canada's Applicator Handbook for detailed installation procedures.

Availability The G410 roof membrane is available directly from Sika Canada Authorized Applicators when used within a Sarnafil® Roofing or Waterproofing System. Contact Sika Canada or visit www.sika.ca for further information.

Warranty Upon successful completion of the installed roof by the Sika Canada Authorized Applicator, Sika Canada can provide a Warranty to the Building Owner via the Authorized Applicator.

Construction

Maintenance The G410 roof membrane requires no maintenance. As a prudent preventative measure, Sika Canada recommends that the Owner or that the Owner's designated representative inspect the installed roof system for damage, plugged drains, weathered sealants, etc. at least twice a year and after each storm.

Technical Support Sika Canada provides technical support. Technical staff is available to advise applicators as to the proper installation method.

Technical Data *(as manufactured):*

Parameters	ASTM Test Method	ASTM D4434 Type II Requirement	Typical Physical Properties			
mm (mil)			**1.2 (48)**	**1.5 (60)**	**1.8 (72)**	**2.0 (80)**
Reinforcing Material	-	-	Fibreglass	Fibreglass	Fibreglass	Fibreglass
Overall Thickness, mm (mils)	D638	1.14 (45)	1.2 (48)	1.5 (60)	1.8 (72)	2.0 (80)
Thickness Above Scrim,, mm (mils)	--	0.41 (16)	0.61 (24)	0.76 (30)	0.91 (36)	1.02 (40)
Felt Weight, g/m² (oz/vg²) *feltback membrane only*		305 (9)	305 (9)	305 (9)	305 (9)	305 (9)
Tensile Strength, min. MPa (psi) -Machine Direction -Cross Direction	D638	10.4 (1500) 10.4 (1500)	10.4 (1500) 10.4 (1500)	10.9 (1575) 10.7 (1550)	11.2 (1625) 10.9 (1575)	11.5 (1675) 11.2 (1625)
Elongation at Break, (%) -Machine Direction -Cross Direction	D638	250 220	250 220	250 220	250 220	250 220
Seam Strength, min. (% of original)*	D638	75	Pass	Pass	Pass	Pass
Retention of Properties After Heat Aging	D3045					
-Tensile Strength, min. (% of original)	D638	90	Pass	Pass	Pass	Pass
-Elongation, min. (% of original)	D638	90	Pass	Pass	Pass	Pass
Tearing Resistance (M.D.), min. N (lbf)	D1004	45 (10)	67 (15)	78 (17.5)	91 (20.5)	98 (22)
Low Temperature Bend -40°C (-40°F)	D2136	Pass	Pass	Pass	Pass	Pass
Accelerated Weathering Test (Florescent Light, UV exposure)	G154	5000 h	10 000 h	10 000 h	10 000 h	10 000 h
-Cracking (7x magnification)	-	None	None	None	None	None
-Discoloration (by observation)	-	Negligible	Negligible	Negligible	Negligible	Negligible
-Crazing (7x magnification)	-	None	None	None	None	None
Linear Dimensional Change (%)	D1204	0.10 max.	-0.02	-0.02	-0.01	-0.01
Weight Change After Immersion in Water (%)	D570	± 3.0 max.	2.4	1.9	1.8	1.7
Static Puncture Resistance 15 kg (33 lbf)	D5602	Pass	Pass	Pass	Pass	Pass
Dynamic Puncture Resistance 20 J (14,7 lbf/ft)	D5635	Pass	Pass	Pass	Pass	Pass
Recycled Content (3 m only)	9 % Pre-Consumer ; 1 % Post-Consumer					

** Failure occurs through membrane rupture not seam failure.*

	EnergySmart Colours		White*1	Tan*1	Light Grey*2	Patina Green*2
Initial Solar Reflectance			0.83	0.73	0.50	0.55
3 year Reflectance			0.70	0.65	0.44	0.46
Initial Thermal Emittance			0.90	0.85	0.84	0.86
3 year Thermal Emittance			0.86	0.86	0.85	0.85
Initial Solar Reflectance Index			104	89	56	64
3 year Solar Reflectance Index			85	78	49	51

**1 : Sika Sarnafil EnergySmart White and Tan membranes meet ENERGY STAR®, LEED, Green Globes and California's Title 24 criteria for Low and Steep Slope applications..*
**2 : Sarnafil EnergySmart Light Grey and Patina Green membranes meet ENERGY STAR®, LEED and Green Globes criteria for Steep Slope applications. EnergySmart Light Grey meets California's Title 24 criteria for Steep Slope applications. EnergySmart Patina Green meets Title 24 criteria for steep slope applications with a 3 year calculated value of 0.445 when using Title 24's aged reflectance equation.*

ENERGY STAR is only valid in the United States.

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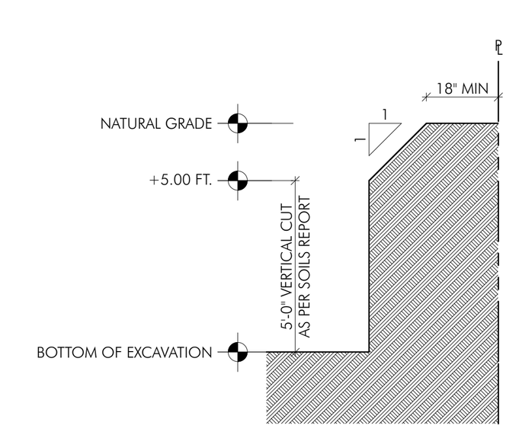
An ISO 9001 certified company
Pointe-Claire: ISO 14001 certified EMS

TEMPORARY EXCAVATION



O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

PROJECT LOG:

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

PROJECT FORMS AND APPROVALS
NO SCALE
T1.1d

ENERGY COMPLIANCE FORMS

GENERAL INFORMATION

01	Project Name	Leidy Residence			
02	Run Title	Title 24 Analysis			
03	Project Location	6216 Avenida Cresta			
04	City	La Jolla	05	Standards Version	2019
06	Zip code	92037	07	Software Version	EnergyPro 8.1
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	NewConstruction	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft^2)	n/a	17	Fenestration Average U-factor	0.41
18	Total Cond. Floor Area (ft^2)	8123	19	Glazing Percentage (%)	38.78%
20	ADU Bedroom Count	0	21	ADU Conditioned Floor Area	0
22	Is Natural Gas Available?	Yes			

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 DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	38.9	19.9		
Proposed Design	36.1	12	2.8	7.9

RESULT: 3: COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 4.30 kWdc
- Proposed PV kWh output exceeds proposed electricity use by 6.8% which may violate NEM rules. Contact local utility.

ENERGY USE SUMMARY

Energy Use (kTDV/ft^2-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	9.97	8.08	1.89	19
Space Cooling	2.36	0.59	1.77	75
IAQ Ventilation	7.79	9.44	-1.65	-21.2
Water Heating	3.27	3.86	-0.59	-18
Self Utilization Credit	n/a	-1.4	1.4	n/a
Compliance Energy Total	**23.39**	**20.57**	**2.82**	**12.1**

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
5	NA	Standard	Fixed (roof mount)	none	false	180	Degrees	22	4.85	96	100

ENERGY DESIGN RATING BATTERY INPUTS

01	02	03	04	05	06
Control	Capacity (kWh)	Charging Efficiency	Rate (kW)Rate (kW)	Discharging Efficiency	Rate (kW)Rate (kW)
Basic	5	0.95	n/a	0.95	n/a

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Battery System: 5 kWh (Self Utilization Credit taken)
- Indoor air quality, balanced fan
- Cool roof
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)

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 buildng tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Leidy Residence	8123	1	4	8	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Basement Floor Zone - Uni	Conditioned	HVAC - Unit 11	629	9	DHW Sys 1	N/A
Ground Floor Zone - Unit	Conditioned	HVAC - Unit 11	423	8.5	DHW Sys 1	N/A
Basement Floor Zone - Un	Conditioned	HVAC - Unit 22	818	9	DHW Sys 1	N/A
Ground Floor Zone - Uni	Conditioned	HVAC - Unit 22	948	10	DHW Sys 1	N/A
2nd Floor Zone - Unit 2	Conditioned	HVAC - Unit 22	1108	9	DHW Sys 1	N/A
Basement Floor Zone - U	Conditioned	HVAC - Unit 33	1383	10	DHW Sys 1	N/A
Ground Floor Zone - Un	Conditioned	HVAC - Unit 33	1845	9	DHW Sys 1	N/A
2nd Floor Zone - Unit 3	Conditioned	HVAC - Unit 33	969	10	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
North 12 Concrete Wall	Basement Floor Zone - Uni	12 Concrete Wall w/ R-15	0	Front	126	27	90
East 12 Concrete Wall	Basement Floor Zone - Uni	12 Concrete Wall w/ R-15	90	Left	234	226.391	90

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
South 12 Concrete Wall	Basement Floor Zone - Uni	12 Concrete Wall w/ R-15	180	Back	41	37.5	90
West 12 Concrete Wall	Basement Floor Zone - Uni	12 Concrete Wall w/ R-15	270	Right	272	0	90
North Wall	Ground Floor Zone - Unit	R-21 Wall	0	Front	216	123.25	90
East Wall	Ground Floor Zone - Unit	R-21 Wall	90	Left	118	0	90
South Wall	Ground Floor Zone - Unit	R-21 Wall	180	Back	216	123.15	90
West Wall	Ground Floor Zone - Unit	R-21 Wall	270	Right	118	0	90
South 12 Concrete Wall 2	Basement Floor Zone - Un	12 Concrete Wall w/ R-15	180	Back	287	29.5	90
West Wall 2	Basement Floor Zone - Un	R-21 Wall	270	Right	249	0	90
North Wall 2	Ground Floor Zone - Uni	R-21 Wall	0	Front	394	104.86	90
East Wall 2	Ground Floor Zone - Uni	R-21 Wall	90	Left	50	0	90
South Wall 2	Ground Floor Zone - Uni	R-21 Wall	180	Back	394	264.36	90
West Wall 3	Ground Floor Zone - Uni	R-21 Wall	270	Right	279	213.526	90
North Wall 3	2nd Floor Zone - Unit 2	R-21 Wall	0	Front	352	58.47	90
East Wall 3	2nd Floor Zone - Unit 2	R-21 Wall	90	Left	38	0	90
South Wall 3	2nd Floor Zone - Unit 2	R-21 Wall	180	Back	430	212.196	90
West Wall 4	2nd Floor Zone - Unit 2	R-21 Wall	270	Right	285	179	90
North Wall 4	Basement Floor Zone - U	R-21 Wall	0	Front	144	56.3	90

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
East Wall 4	Basement Floor Zone - U	R-21 Wall	90	Left	212	0	90
South 12 Concrete Wall 3	Basement Floor Zone - U	12 Concrete Wall w/ R-15	180	Back	452	27.25	90
West Wall 5	Basement Floor Zone - U	R-21 Wall	270	Right	49	0	90
North Wall 5	Ground Floor Zone - Un	R-21 Wall	0	Front	445	190.2	90
East Wall 5	Ground Floor Zone - Un	R-21 Wall	90	Left	519	302.336	90
South Wall 4	Ground Floor Zone - Un	R-21 Wall	180	Back	445	126.083	90
West Wall 6	Ground Floor Zone - Un	R-21 Wall	270	Right	334	236.705	90
North Wall 6	2nd Floor Zone - Unit 3	R-21 Wall	0	Front	428	269.18	90
East Wall 6	2nd Floor Zone - Unit 3	R-21 Wall	90	Left	326	172.493	90
South Wall 5	2nd Floor Zone - Unit 3	R-21 Wall	180	Back	340	216.26	90
West Wall 7	2nd Floor Zone - Unit 3	R-21 Wall	270	Right	50	8	90
Raised Floor	Ground Floor Zone - Unit	R-19 Floor No Crawlspace	n/a	n/a	121	n/a	n/a
Raised Floor 2	2nd Floor Zone - Unit 2	R-19 Floor No Crawlspace	n/a	n/a	387	n/a	n/a
Raised Floor 3	Ground Floor Zone - Un	R-19 Floor No Crawlspace	n/a	n/a	462	n/a	n/a
Underground 12 Concrete	Basement Floor Zone - Uni	12 Concrete Wall w/ R-151	n/a	n/a	427	n/a	n/a
Underground 12 Concrete 2	Basement Floor Zone - Un	12 Concrete Wall w/ R-151	n/a	n/a	606	n/a	n/a
Underground 12 Concrete 3	Basement Floor Zone - U	12 Concrete Wall w/ R-151	n/a	n/a	373	n/a	n/a
Interior Surface 3	Basement Floor Zone - Uni	R-19 Roof No Attic	n/a	n/a	100	n/a	n/a
Interior Surface 4	Basement Floor Zone - Un	R-19 Roof No Attic	n/a	n/a	818	n/a	n/a

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Interior Surface 5	Basement Floor Zone - U	R-19 Roof No Attic	n/a	n/a	1383	n/a	n/a
Interior Surface 6	Ground Floor Zone - Un	R-0 Roof No Attic	n/a	n/a	969	n/a	n/a
Interior Surface 7	Ground Floor Zone - Unit	R-19 Floor No Crawlspace1	n/a	n/a	100	n/a	n/a
Interior Surface 8	Ground Floor Zone - Uni	R-0 Floor No Crawlspace	n/a	n/a	818	n/a	n/a
Interior Surface 9	2nd Floor Zone - Unit 2	R-19 Floor No Crawlspace1	n/a	n/a	721	n/a	n/a

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Flat Roof	Basement Floor Zone - Uni	R-38 Flat Roof	0	Front	529	0	0	0.1	0.85	No
Flat Roof 2	Ground Floor Zone - Unit	R-38 Flat Roof w/ Cool Ro	0	Front	423	0	0	0.7	0.8	Yes
Flat Roof 3	Ground Floor Zone - Uni	R-38 Flat Roof	0	Front	227	0	0	0.1	0.85	No
Flat Roof 4	2nd Floor Zone - Unit 2	R-38 Flat Roof w/ Cool Ro	0	Front	1108	0	0	0.7	0.8	Yes
Flat Roof 5	Ground Floor Zone - Un	R-38 Flat Roof	0	Front	876	0	0	0.1	0.85	No
Flat Roof 6	2nd Floor Zone - Unit 3	R-38 Flat Roof w/ Cool Ro	0	Front	969	0	0	0.7	0.8	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
East Window	Window	East 12 Concrete Wall	Left	90			1	184.8	0.41	NFRC	0.24	NFRC	Bug Screen
East Window 2	Window	East 12 Concrete Wall	Left	90	4.58	9.09	0	41.59	0.41	NFRC	0.24	NFRC	Bug Screen
South Window	Window	South 12 Concrete Wall	Back	180			1	37.5	0.41	NFRC	0.24	NFRC	Bug Screen
North Window	Window	North Wall	Front	0			1	123.25	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 2	Window	South Wall	Back	180			1	123.15	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 3	Window	South 12 Concrete Wall 2	Back	180			1	29.5	0.41	NFRC	0.24	NFRC	Bug Screen
North Window 2	Window	North Wall 2	Front	0			1	104.86	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 4	Window	South Wall 2	Back	180			1	264.36	0.41	NFRC	0.24	NFRC	Bug Screen
West Window	Window	West Wall 3	Right	270	20.08	10.33	1	207.43	0.41	NFRC	0.24	NFRC	Bug Screen
West Window 2	Window	West Wall 3	Right	270	3.66	1.66	1	6.1	0.41	NFRC	0.24	NFRC	Bug Screen
North Window 3	Window	North Wall 3	Front	0			1	58.47	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 5	Window	South Wall 3	Back	180	5	7	1	35	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 6	Window	South Wall 3	Back	180	3.16	7	1	22.16	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 7	Window	South Wall 3	Back	180	6.5	2	1	13	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 8	Window	South Wall 3	Back	180	11.91	7	1	83.37	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 9	Window	South Wall 3	Back	180	3	7	1	21	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 10	Window	South Wall 3	Back	180	3.41	7	1	23.92	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 11	Window	South Wall 3	Back	180	1.75	1.66	1	2.91	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 12	Window	South Wall 3	Back	180	6.5	1.66	1	10.83	0.41	NFRC	0.24	NFRC	Bug Screen
West Window 3	Window	West Wall 4	Right	270			1	62	0.41	NFRC	0.24	NFRC	Bug Screen
West Window 4	Window	West Wall 4	Right	270	13	9	1	117	0.41	NFRC	0.24	NFRC	Bug Screen

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
North Window 4	Window	North Wall 4	Front	0			1	56.3	0.41	NFRC	0.24	NFRC	Bug Screen
North Window 5	Window	North Wall 5	Front	0			1	190.2	0.41	NFRC	0.24	NFRC	Bug Screen
East Window 3	Window	East Wall 5	Left	90			1	65.01	0.41	NFRC	0.24	NFRC	Bug Screen
East Window 4	Window	East Wall 5	Left	90	9.08	4.66	1	42.4	0.41	NFRC	0.24	NFRC	Bug Screen
East Window 5	Window	East Wall 5	Left	90	19.83	9.83	1	194.93	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 13	Window	South Wall 4	Back	180	9	9.75	1	87.75	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 14	Window	South Wall 4	Back	180	23	1.66	1	38.33	0.41	NFRC	0.24	NFRC	Bug Screen
West Window 5	Window	West Wall 6	Right	270	5.33	7.83	1	41.78	0.41	NFRC	0.24	NFRC	Bug Screen
West Window 6	Window	West Wall 6	Right	270	19.83	9.83	1	194.93	0.41	NFRC	0.24	NFRC	Bug Screen
North Window 6	Window	North Wall 6	Front	0			1	269.18	0.41	NFRC	0.24	NFRC	Bug Screen
East Window 6	Window	East Wall 6	Left	90			1	140.83	0.41	NFRC	0.24	NFRC	Bug Screen
East Window 7	Window	East Wall 6	Left	90	3.16	10	1	31.66	0.41	NFRC	0.24	NFRC	Bug Screen
South Window 15	Window	South Wall 5	Back	180	22	9.83	1	216.26	0.41	NFRC	0.24	NFRC	Bug Screen
West Window 7	Window	West Wall 7	Right	270			1	8	0.41	NFRC	0.24	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Solid Core Door	North 12 Concrete Wall	27	0.2
Solid Core Door 2	South 12 Concrete Wall 3	27.25	0.2

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
East Window 2	5	1	5	5	0	0	0	0	0	0	0	0	0
West Window	3	1	3	3	0	0	0	0	0	0	0	0	0
West Window 2	3	1	3	3	0	0	0	0	0	0	0	0	0
South Window 5	2	1	2	2	0	0	0	0	0	0	0	0	0
South Window 6	2	1	2	2	0	0	0	0	0	0	0	0	0
South Window 7	20	1	2	2	0	0	0	0	0	0	0	0	0
South Window 8	3	1	3	3	0	0	0	0	0	0	0	0	0
South Window 9	3	1	3	3	0	0	0	0	0	0	0	0	0
South Window 10	2	1	2	2	0	0	0	0	0	0	0	0	0
South Window 11	2	1	2	2	0	0	0	0	0	0	0	0	0
South Window 12	2	1	2	2	0	0	0	0	0	0	0	0	0
West Window 4	5	1	5	5	0	0	0	0	0	0	0	0	0
East Window 4	2	1	2	2	0	0	0	0	0	0	0	0	0
East Window 5	2	1	2	2	0	0	0	0	0	0	0	0	0
South Window 13	8	1	8	8	0	0	0	0	0	0	0	0	0
South Window 14	6	1	6	6	0	0	0	0	0	0	0	0	0
West Window 5	2	1	2	2	0	0	0	0	0	0	0	0	0

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
West Window 6	2	1	2	2	0	0	0	0	0	0	0	0	0
East Window 7	1	1	1	1	0	0	0	0	0	0	0	0	0
South Window 15	1	1	1	1	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft2)	Perimeter (ft)	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	Basement Floor Zone - Uni	629	74.77	None	80%	No
Slab-on-Grade 2	Ground Floor Zone - Unit	202	47.1	None	80%	No
Slab-on-Grade 3	Basement Floor Zone - Un	818	30.2	None	80%	No
Slab-on-Grade 4	Ground Floor Zone - Uni	130	106.3	None	80%	No
Slab-on-Grade 5	Basement Floor Zone - U	1383	81.6	None	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
12 Concrete Wall w/ R-15	Exterior Walls	Concrete / ICF / Brick	None	n/a	R-15 / None	0.057	Inside Finish: Gypsum Board Insulation/Furring: R-15 / no furring Mass Layer: 12 in. Concrete Exterior Finish: 3 Coat Stucco
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Flat Roof	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-38 Flat Roof w/ Cool Ro	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board
R-0 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Other Side Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10
R-19 Floor No Crawlspace1	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

PROJECT LOG:

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

TITLE 24
NO SCALE
T1.2a

ENERGY COMPLIANCE FORMS (CONTINUED)

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Leidy Residence **Calculation Date/Time:** 2020-05-19T14:44:15-07:00 **(Page 13 of 19)**

Calculation Description: Title 24 Analysis **Input File Name:** 200661_BL low glazing values.ribd19x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-0	None / None	0.196	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x12 Ceiling Below Finish: Gypsum Board
12 Concrete Wall w/ R-151	Underground Walls	Concrete / ICF / Brick	None	n/a	R-15 / None	0.061	Inside Finish: Gypsum Board Insulation/Furring: R-15 / no furring Mass Layer: 12 in. Concrete
R-19 Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x8 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x8 Ceiling Below Finish: Gypsum Board
R-0 Roof No Attic	Interior Ceiling	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.202	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Leidy Residence **Calculation Date/Time:** 2020-05-19T14:44:15-07:00 **(Page 14 of 19)**

Calculation Description: Title 24 Analysis **Input File Name:** 200661_BL low glazing values.ribd19x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (3)	n/a	None	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff.	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	3	0	0.97-UEF	200000-Btu/Hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/3	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC - Unit 11	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Leidy Residence **Calculation Date/Time:** 2020-05-19T14:44:15-07:00 **(Page 15 of 19)**

Calculation Description: Title 24 Analysis **Input File Name:** 200661_BL low glazing values.ribd19x

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC - Unit 22	Heating and cooling system other	Heating Component 2	Cooling Component 2	HVAC Fan 2	Air Distribution System 2	Setback	New	NA	1	1
HVAC - Unit 33	Heating and cooling system other	Heating Component 3	Cooling Component 3	HVAC Fan 3	Air Distribution System 3	Setback	New	NA	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-98
Heating Component 2	Central gas furnace	1	AFUE-98
Heating Component 3	Central gas furnace	1	AFUE-98

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	13	20.5	Not Zonal	Single Speed	Cooling Component 1-hers-cool
Cooling Component 2	Central split AC	1	13	20.5	Not Zonal	Single Speed	Cooling Component 2-hers-cool
Cooling Component 3	Central split AC	1	13	20.5	Not Zonal	Single Speed	Cooling Component 3-hers-cool

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Leidy Residence **Calculation Date/Time:** 2020-05-19T14:44:15-07:00 **(Page 16 of 19)**

Calculation Description: Title 24 Analysis **Input File Name:** 200661_BL low glazing values.ribd19x

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Required	Required	Required
Cooling Component 2-hers-cool	Required	350	Required	Required	Required
Cooling Component 3-hers-cool	Required	350	Required	Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist
Air Distribution System 2	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist
Air Distribution System 3	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 3-hers-dist

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Leidy Residence **Calculation Date/Time:** 2020-05-19T14:44:15-07:00 **(Page 17 of 19)**

Calculation Description: Title 24 Analysis **Input File Name:** 200661_BL low glazing values.ribd19x

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 2-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No
Air Distribution System 3-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan
HVAC Fan 2	HVAC Fan	0.45	HVAC Fan 2-hers-fan
HVAC Fan 3	HVAC Fan	0.45	HVAC Fan 3-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45
HVAC Fan 2-hers-fan	Required	0.45
HVAC Fan 3-hers-fan	Required	0.45

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Leidy Residence **Calculation Date/Time:** 2020-05-19T14:44:15-07:00 **(Page 18 of 19)**

Calculation Description: Title 24 Analysis **Input File Name:** 200661_BL low glazing values.ribd19x

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	IAQ Recovery Effectiveness - SRE|IAQ Recovery Effectiveness - SRE
SFam IAQVentRpt 1-1	118	0.898305	Balanced HRV	61	n/a
SFam IAQVentRpt 2-1	118	0.898305	Balanced HRV	61	n/a
SFam IAQVentRpt 3-1	118	0.898305	Balanced HRV	61	n/a

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Leidy Residence **Calculation Date/Time:** 2020-05-19T14:44:15-07:00 **(Page 19 of 19)**

Calculation Description: Title 24 Analysis **Input File Name:** 200661_BL low glazing values.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Brandon Lindquist	Documentation Author Signature: Brandon Lindquist
Company: Alternative Energy Systems	Signature Date: 05/20/2020
Address: 3235 N. Verdugo Rd.	CEA/ HERS Certification Identification (If applicable): RCN13458
City/State/Zip: Glendale, CA 91208	Phone: 818-957-7733

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Daryl Olesinski	Responsible Designer Signature: Daryl Olesinski
Company: O + L Building Projects LLC	Date Signed: 05/20/2020
Address: 4509 Grand View Blvd.	License:
City/State/Zip: Los Angeles, CA 90066	Phone: (310) 390-1650

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

PROJECT LOG:
06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

TITLE 24
NO SCALE
T1.2b
Sheet No. 6 / 62

/Users/tkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021

/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln   05/28/2021

BUILDING ENERGY ANALYSIS REPORT

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Leidy Residence	☒ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	5/20/2020

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
6216 Avenida Cresta La Jolla	CA Climate Zone 07	8,123	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Wall	Solid Unit Masonry	- no insulation	2,470	Add=R-15.0	New
Door	Opaque Door	R-5	54		New
Slab	Unheated Slab-on-Grade	- no insulation	3,162	Perim = 340'	New
Roof	Wood Framed Rafter	R 38	1,632		New
Demising	Wood Framed Rafter	R 19	2,301		New
Wall	Wood Framed	R 21	3,574		New
Floor	Wood Framed w/o Crawl Space	R 19	1,791		New
Roof	Wood Framed Rafter	R 38	2,500	Cool Roof	New

FENESTRATION — Total Area: 3,150 — Glazing Percentage: 38.8% — New/Altered Average U-Factor: 0.41

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Left (E)	390.6	0.410	0.24	none	none	N/A	New
Left (E)	41.6	0.410	0.24	5.0	none	N/A	New
Rear (S)	454.5	0.410	0.24	none	none	N/A	New
Front (N)	802.3	0.410	0.24	none	none	N/A	New
Right (W)	213.6	0.410	0.24	3.0	none	N/A	New
Rear (S)	94.8	0.410	0.24	2.0	none	N/A	New
Rear (S)	13.0	0.410	0.24	20.0	none	N/A	New
Rear (S)	104.4	0.410	0.24	3.0	none	N/A	New
Right (W)	70.0	0.410	0.24	none	none	N/A	New
Right (W)	117.0	0.410	0.24	5.0	none	N/A	New
Left (E)	237.4	0.410	0.24	2.0	none	N/A	New
Rear (S)	87.8	0.410	0.24	8.0	none	N/A	New
Rear (S)	38.3	0.410	0.24	6.0	none	N/A	New
Right (W)	236.8	0.410	0.24	2.0	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	98% AFUE	Split Air Conditioner	20.5 SEER	Setback	New
1	Central Furnace	98% AFUE	Split Air Conditioner	20.5 SEER	Setback	New
1	Central Furnace	98% AFUE	Split Air Conditioner	20.5 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC - Unit 1	Ducted	Ducted	Conditioned	6.0	New
HVAC - Unit 2	Ducted	Ducted	Conditioned	6.0	New
HVAC - Unit 3	Ducted	Ducted	Conditioned	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
3	Small Instantaneous Gas	0	0.97	Standard	New

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Leidy Residence	☒ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	5/20/2020

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
6216 Avenida Cresta La Jolla	CA Climate Zone 07	8,123	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft²)	Special Features	Status
Demising	Wood Framed	- no insulation	1,159		New
Demising	Wood Framed w/o Crawl Space	- no insulation	818		New
Demising	Wood Framed Rafter	- no insulation	969		New

FENESTRATION — Total Area: 3,150 — Glazing Percentage: 38.8% — New/Altered Average U-Factor: 0.41

Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Left (E)	31.7	0.410	0.24	1.0	none	N/A	New
Rear (S)	216.3	0.410	0.24	1.0	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.*
(01/2020)

Section	Requirement
Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

Section	Requirement
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

2019 Low-Rise Residential Mandatory Measures Summary

Section	Requirement
Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

Section	Requirement
§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Leidy Residence — Date: 5/20/2020
System Name: HVAC - Unit 1 — Floor Area: 1,052

ENGINEERING CHECKS

Item	Value
Number of Systems	1
Heating System	
Output per System	116,000
Total Output (Btuh)	116,000
Output (Btuh/sqft)	110.3
Cooling System	
Output per System	52,500
Total Output (Btuh)	52,500
Total Output (Tons)	4.4
Total Output (Btuh/sqft)	49.9
Total Output (sqft/Ton)	240.5
Air System	
CFM per System	1,200
Airflow (cfm)	1,200
Airflow (cfm/sqft)	1.14
Airflow (cfm/Ton)	274.3
Outside Air (%)	2.0%
Outside Air (cfm/sqft)	0.02

Note: values above given at ARI conditions

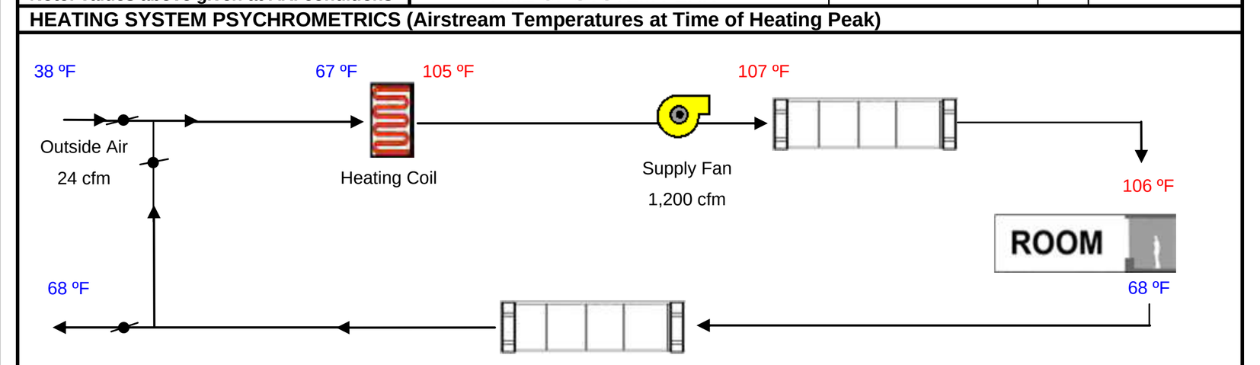
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	749	14,815	1,216	536	22,209
Return Vented Lighting		0			
Return Air Ducts		148			263
Return Fan		0			0
Ventilation	24	202	368	24	762
Supply Fan		2,026			-2,026
Supply Air Ducts		148			263
TOTAL SYSTEM LOAD		17,340	1,584		21,471

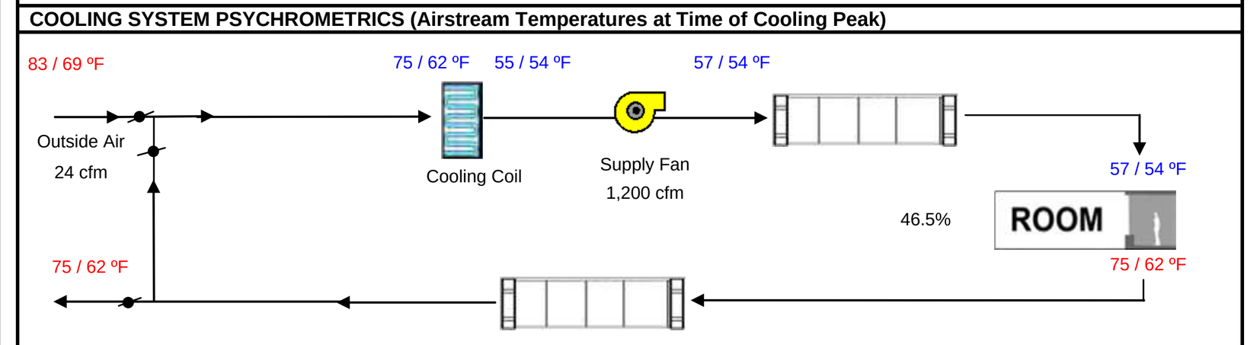
HVAC EQUIPMENT SELECTION

	Sensible	Latent	Heating
York YXV Gas/Electric Split HVAC	41,737	9,397	116,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	41,737	9,397	116,000
TIME OF SYSTEM PEAK	Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Leidy Residence — Date: 5/20/2020
System Name: HVAC - Unit 2 — Floor Area: 2,874

ENGINEERING CHECKS

Item	Value
Number of Systems	1
Heating System	
Output per System	116,000
Total Output (Btuh)	116,000
Output (Btuh/sqft)	40.4
Cooling System	
Output per System	52,500
Total Output (Btuh)	52,500
Total Output (Tons)	4.4
Total Output (Btuh/sqft)	18.3
Total Output (sqft/Ton)	656.9
Air System	
CFM per System	1,200
Airflow (cfm)	1,200
Airflow (cfm/sqft)	0.42
Airflow (cfm/Ton)	274.3
Outside Air (%)	5.4%
Outside Air (cfm/sqft)	0.02

Note: values above given at ARI conditions

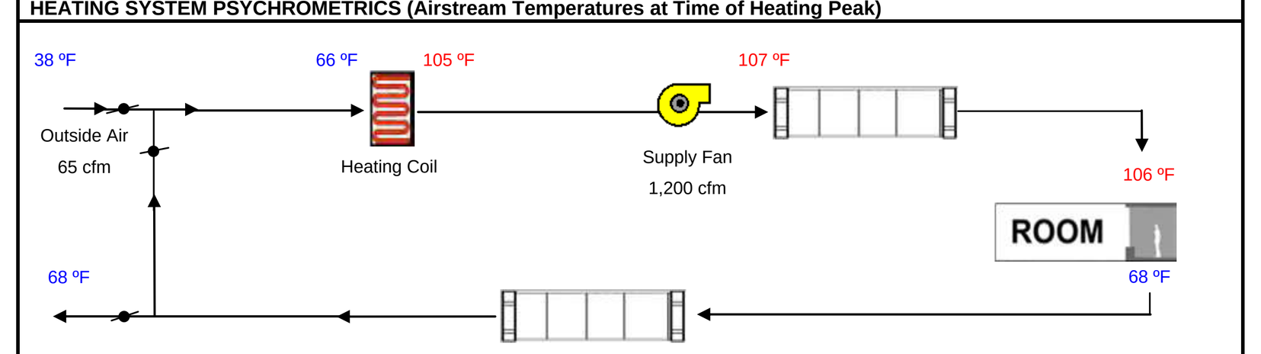
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	1,187	23,389	3,323	820	33,863
Return Vented Lighting		0			
Return Air Ducts		234			401
Return Fan		0			0
Ventilation	65	546	880	65	2,075
Supply Fan		2,026			-2,026
Supply Air Ducts		234			401
TOTAL SYSTEM LOAD		26,430	4,202		34,713

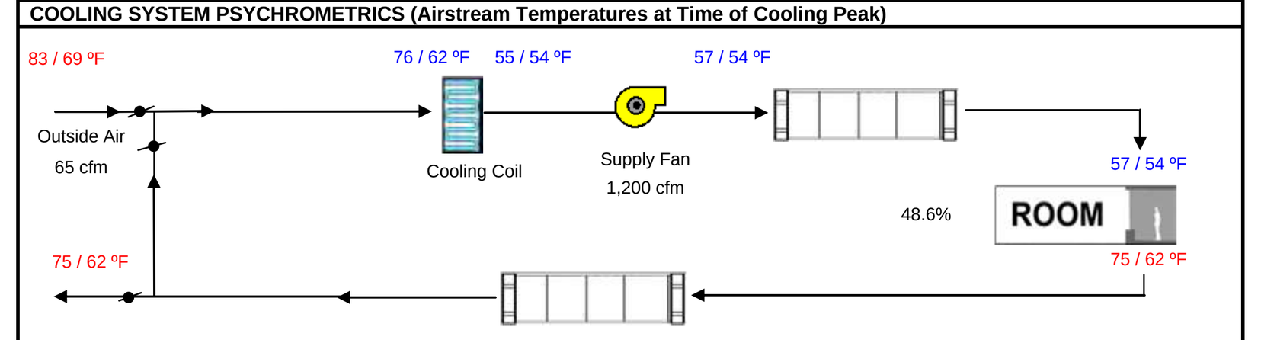
HVAC EQUIPMENT SELECTION

	Sensible	Latent	Heating
York YXV Gas/Electric Split HVAC	40,653	11,155	116,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	40,653	11,155	116,000
TIME OF SYSTEM PEAK	Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Leidy Residence — Date: 5/20/2020
System Name: HVAC - Unit 3 — Floor Area: 4,197

ENGINEERING CHECKS

Item	Value
Number of Systems	1
Heating System	
Output per System	116,000
Total Output (Btuh)	116,000
Output (Btuh/sqft)	27.6
Cooling System	
Output per System	52,500
Total Output (Btuh)	52,500
Total Output (Tons)	4.4
Total Output (Btuh/sqft)	12.5
Total Output (sqft/Ton)	959.3
Air System	
CFM per System	1,200
Airflow (cfm)	1,200
Airflow (cfm/sqft)	0.29
Airflow (cfm/Ton)	274.3
Outside Air (%)	7.9%
Outside Air (cfm/sqft)	0.02

Note: values above given at ARI conditions

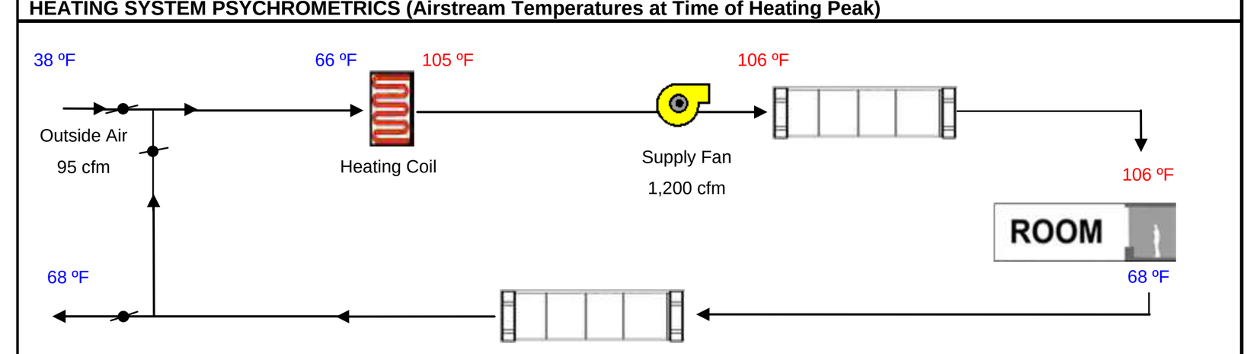
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	1,830	37,409	4,852	1,101	44,748
Return Vented Lighting		0			
Return Air Ducts		374			530
Return Fan		0			0
Ventilation	95	799	1,332	95	3,037
Supply Fan		2,026			-2,026
Supply Air Ducts		374			530
TOTAL SYSTEM LOAD		40,983	6,184		46,819

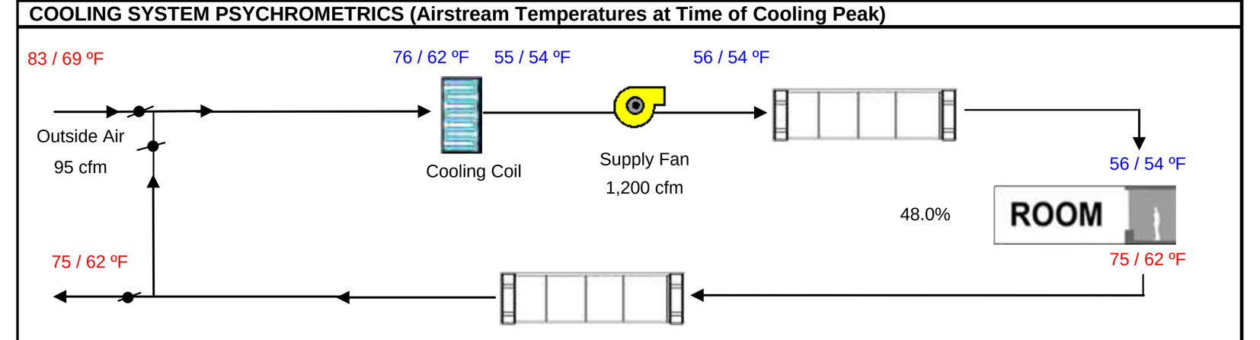
HVAC EQUIPMENT SELECTION

	Sensible	Latent	Heating
York YXV Gas/Electric Split HVAC	40,926	10,711	116,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	40,926	10,711	116,000
TIME OF SYSTEM PEAK	Aug 3 PM		Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



ZONE LOAD SUMMARY

Project Name: Leidy Residence — Date: 5/20/2020
System Name: HVAC - Unit 1 — Floor Area: 1,052

ZONE LOAD SUMMARY

		ZONAL SYSTEM						COOLING PEAK				HEATING PEAK	
ZONE NAME	SYSTEM NAME	Mult.	CFM	Sensible	Latent	Heating	OA CFM	Peak Hr	CFM	Sensible	Latent	CFM	Sensible
Basement Floor Zone - Unit 1		1.0					14	Aug 3 PM	547	10,950	902	385	16,408
Ground Floor Zone - Unit 1		1.0					10	Aug 3 PM	202	4,070	606	151	6,568
		TOTALS		0	0	0	24	Aug 3 PM		15,020	1,508		22,976
										(BLOCK LOAD)			

ZONE LOAD SUMMARY

Project Name: Leidy Residence — Date: 5/20/2020
System Name: HVAC - Unit 2 — Floor Area: 2,874

ZONE LOAD SUMMARY

		ZONAL SYSTEM						COOLING PEAK				HEATING PEAK	
ZONE NAME	SYSTEM NAME	Mult.	CFM	Sensible	Latent	Heating	OA CFM	Peak Hr	CFM	Sensible	Latent	CFM	Sensible
Basement Floor Zone - Unit 2		1.0					18	Aug 3 PM	167	3,452	1,172	263	11,454
Ground Floor Zone - Unit 2		1.0					21	Aug 3 PM	526	10,549	1,359	304	13,237
2nd Floor Zone - Unit 2		1.0					25	Aug 3 PM	494	9,948	1,588	253	11,268
		TOTALS		0	0	0	65	Aug 3 PM		23,948	4,119		35,959
										(BLOCK LOAD)			

ZONE LOAD SUMMARY

Project Name: Leidy Residence — Date: 5/20/2020
System Name: HVAC - Unit 3 — Floor Area: 4,197

ZONE LOAD SUMMARY

		ZONAL SYSTEM						COOLING PEAK				HEATING PEAK	
ZONE NAME	SYSTEM NAME	Mult.	CFM	Sensible	Latent	Heating	OA CFM	Peak Hr	CFM	Sensible	Latent	CFM	Sensible
Basement Floor Zone - Unit 3		1.0					31	Aug 3 PM	265	5,692	1,982	387	16,753
Ground Floor Zone - Unit 3		1.0					42	Aug 3 PM	977	20,326	2,644	423	18,547
2nd Floor Zone - Unit 3		1.0					22	Aug 3 PM	588	12,208	1,389	290	12,510
		TOTALS		0	0	0	95	Aug 3 PM		38,226	6,015		47,809
										(BLOCK LOAD)			

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

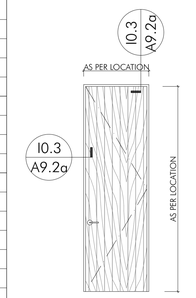
PROJECT LOG:

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

TITLE 24
NO SCALE
T1.2c

DOOR SCHEDULE

MARKER	ROOM NAME	TYP #	SIZE			TYPE		TYPE		FINISH		HARDWARE: HINGE	HARDWARE: HANDLE / PULL	GLAZING	DETAILS			REMARKS
			W	H	T	MANUF.	DESCRIPTION	DOOR	FRAME	DOOR	FRAME	MANUF / #	MANUF / #		HEAD	JAMB	SILL	
1/001	HALL	#4	35"	97"	4"	FLEETWOOD	SINGLE LIGHT FRENCH 3200-T	PAINT	PAINT	PAINT	PAINT	AS PER MANUF.	SEE REMARKS	DUAL / TEMP.				FSB NML-B-1076-RA-5-6204-200-NI
2/001	HALL	#1	36"	105"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					20 MINUTE RATED DOOR ASSEMBLY W/ SELF CLOSING HINGES AND Q-LON GASKET
1/002	WORKSHOP	#1	32"	99"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/003	GARAGE		214"	95"														
1/004	ELEVATOR EQUIPMENT	#1	32"	105"	1 3/4"	CUSTOM		STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/005	UTILITY	#1	36"	105"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/006	MECHANICAL	#1	36"	105"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/007	W. Q. LIVING/ BEDROOM	#1	36"	98"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					20 MINUTE RATED DOOR ASSEMBLY W/ SELF CLOSING HINGES AND Q-LON GASKET
2/007	W. Q. LIVING/ BEDROOM	#4	50"	94"	4"	FLEETWOOD	SINGLE LIGHT FRENCH 3200-T	PAINT	PAINT	PAINT	PAINT	AS PER MANUF.	SEE REMARKS	DUAL / TEMP.				FSB NML-B-1076-RA-5-6204-200-NI
1/008	BATH	#2	32"	95"	1 3/4"	CUSTOM	S.C. SLAB POCKET	STAIN GRADE	STAIN GRADE	STAIN	STAIN	TEKTRIM	FSB 42 4255					
2/008	BATH	#1	32"	94"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/007	W. Q. LIVING/ BEDROOM	#1	36"	98"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/101	FAMILY ROOM	#4	36"	106"	4"	FLEETWOOD	SINGLE LIGHT FRENCH 3200-T	PAINT	PAINT	PAINT	PAINT	AS PER MANUF.	SEE REMARKS	DUAL / TEMP.				FSB NML-B-1076-RA-5-6204-200-NI
2/101	FAMILY ROOM	#6	241 1/2"	120"	4"	FLEETWOOD	POCKET SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
3/101	FAMILY ROOM	#6	332"	120"	4"	FLEETWOOD	POCKET SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
1/102	KITCHEN	#4	36"	106"	4"	FLEETWOOD	SINGLE LIGHT FRENCH 3200-T	PAINT	PAINT	PAINT	PAINT	AS PER MANUF.	SEE REMARKS	DUAL / TEMP.				FSB NML-B-1076-RA-5-6204-200-NI
1/103	DINING	#6	106"	114"	4"	FLEETWOOD	POCKET SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
1/104	ENTRY	#9	109"	116 1/2"	4"	FLEETWOOD	OFFSET PIVOT	PAINT	PAINT	PAINT	PAINT	RIXSON	CUSTOM	DUAL / TEMP.				
2/104	ENTRY	#1	36"	117 1/2"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					20 MINUTE RATED DOOR ASSEMBLY W/ SELF CLOSING HINGES AND Q-LON GASKET
1/105	BATH	#1	36"	117 1/2"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/106	CLOSET	#1	32"	117 1/2"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/107	BEDROOM	#1c	36"	117 1/2"	1 3/4"	CUSTOM	DUTCH DOOR	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/108	POWDER	#1	32"	117 1/2"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/109	LIVING	#7	238"	118 1/2"	4"	FLEETWOOD	SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
2/109	LIVING	#7	238"	118 1/2"	4"	FLEETWOOD	SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
1/110	GARDEN EQUIPMENT	#7	95 1/2"	102"	4"	FLEETWOOD	SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
2/110	GARDEN EQUIPMENT	#7	95 1/2"	102"	4"	FLEETWOOD	SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
1/111	BATH	#1	32"	101"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/112	COMPANION UNIT	#7	143"	102"	4"	FLEETWOOD	SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
2/112	COMPANION UNIT	#7	143"	102"	4"	FLEETWOOD	SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
1/202	MASTER BEDROOM	#6	156"	108"	4"	FLEETWOOD	POCKET SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
2/202	MASTER BEDROOM	#6	180"	108"	4"	FLEETWOOD	POCKET SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
3/202	MASTER BEDROOM	#1b	52"	107"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/204	TOILET	#1	32"	107"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/207	BATH	#1	32"	107"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/208	TOILET	#2	32"	108"	1 3/4"	CUSTOM	S.C. SLAB POCKET	STAIN GRADE	STAIN GRADE	STAIN	STAIN	TEKTRIM	FSB 42 4255					
1/209	BEDROOM	#1	36"	107"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/210	STUDY	#2	40"	108"	1 3/4"	CUSTOM	S.C. SLAB POCKET	STAIN GRADE	STAIN GRADE	STAIN	STAIN	TEKTRIM	FSB 42 4255					
1/211	PLAY ROOM	#7	264"	120"	4"	FLEETWOOD	SLIDER 4070-T	PAINT	PAINT	PAINT	PAINT			DUAL / TEMP.				
2/211	PLAY ROOM	#1	36"	119"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					20 MINUTE RATED DOOR ASSEMBLY W/ SELF CLOSING HINGES AND Q-LON GASKET
1/212	BATH	#1	32"	101"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/213	CLOSET	#1	32"	101"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/214	BEDROOM	#1	36"	119"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					
1/215	POWDER	#1	32"	119"	1 3/4"	CUSTOM	S.C. SLAB	STAIN GRADE	STAIN GRADE	STAIN	STAIN	SOSS 418SS	FSB 10 1108 09					



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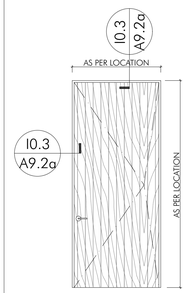

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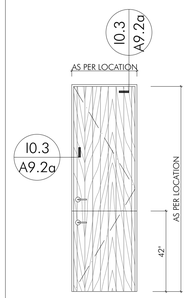

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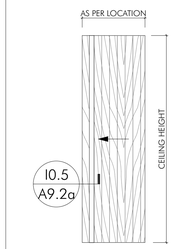

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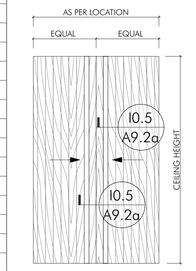
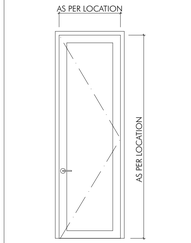
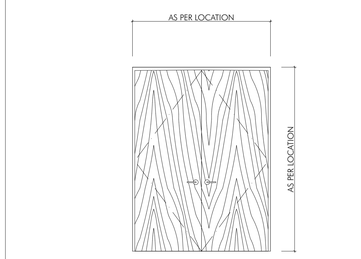


TYPE #3



TYPE #4



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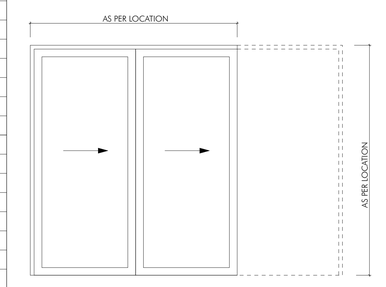

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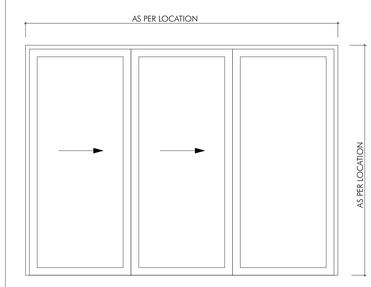

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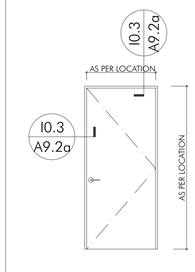

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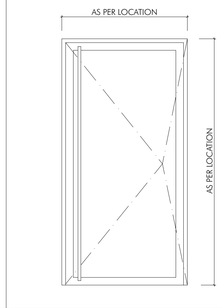

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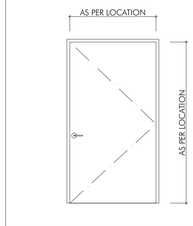

TYPE #10

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC

4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

PROJECT LOG:

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

DOOR SCHEDULE

NO SCALE

T1.3a

05/28/2021

/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln

WINDOW SCHEDULE

MARKER	ROOM NAME	TYP #	SIZE			TYPE		MATERIAL	FINISH		HARDWARE		GLAZING	DETAILS			REMARKS
			W	H	T	MANUF.	DESCRIPTION		INT.	EXT.	MANUF.	TYPE		HEAD	JAMB	SILL	
A/001	HALL		58"	108"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/001	HALL		58"	130"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/001	HALL		47 3/4"	96"	4"		FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
D/001	HALL		47 3/4"	96"	4"		FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
E/001	HALL		47 3/4"	96"	4"		FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
F/001	HALL		47 3/4"	96"	4"		FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
G/001	HALL		49"	96"	4"		FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
H/001	HALL		49"	96"	4"		FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
I/001	HALL		49"	96"	4"		FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
~~J/001~~	~~HALL~~		~~49"~~	~~96"~~	~~4"~~		~~FIXED~~	~~ALUMINUM~~	~~PAINTED~~	~~PAINTED~~	~~AS PER MANUF.~~	~~AS PER MANUF.~~	~~DUAL / TEMP.~~				
A/007	W. Q. LIVING/ BEDROOM		55 1/2"	96"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/007	W. Q. LIVING/ BEDROOM		57"	96"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/007	W. Q. LIVING/ BEDROOM		57"	96"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
D/007	W. Q. LIVING/ BEDROOM		57"	96"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
E/007	W. Q. LIVING/ BEDROOM		57"	96"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/101	FAMILY ROOM		15"	108"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/101	FAMILY ROOM		44"	22"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/101	FAMILY ROOM		85"	22"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
D/101	FAMILY ROOM		85"	22"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/102	KITCHEN		85"	22"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/102	KITCHEN		85"	22"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/103	DINING		18"	114"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/104	ENRTY		38"	118 1/2"	4"	ARCADIA / FLEETWOOD	FIXED / CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/104	ENRTY		58"	140"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/104	ENRTY		58"	118"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
D/104	ENRTY		64"	94 1/2"	4"	ARCADIA / FLEETWOOD	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/105	BATH		36"	118 1/2"	4"	ARCADIA / FLEETWOOD	FIXED / CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/107	BEDROOM		115"	24"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/107	BEDROOM		35 1/2"	24"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/107	BEDROOM		36"	118 1/2"	4"	ARCADIA / FLEETWOOD	FIXED / CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/108	POWDER		18"	118 1/2"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/109	LIVING		70 3/4"	20"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/109	LIVING		70 3/4"	20"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/109	LIVING		70 3/4"	20"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
D/109	LIVING		70 3/4"	20"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/202	MASTER BEDROOM		139"	84"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/202	MASTER BEDROOM		36"	84"	4"	ARCADIA / FLEETWOOD	FIXED / CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/203	MASTER BATH		24"	78"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/203	MASTER BATH		53"	78"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/203	MASTER BATH		24"	20"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
D/203	MASTER BATH		111"	20"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
E/203	MASTER BATH		55"	20"	4"	FLEETWOOD	CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
F/203	MASTER BATH		55"	20"	4"	FLEETWOOD	CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/204	TOILET		36"	20"	4"	FLEETWOOD	CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/205	CLOSET		82 1/2"	20"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/205	CLOSET		82 1/2"	20"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/207	BATH		41"	84"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/207	BATH		21"	20"	4"	FLEETWOOD	CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/208	TOILET		78"	20"	4"	FLEETWOOD	CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/209	BEDROOM		60"	84"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/209	BEDROOM		38"	84"	4"	ARCADIA / FLEETWOOD	FIXED / CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/210	STUDY		38"	78"	4"	FLEETWOOD	CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/210	STUDY		57 1/2"	78"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/211	PLAY ROOM		38"	120"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/211	PLAY ROOM		38"	120"	4"	ARCADIA / FLEETWOOD	FIXED / CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/211	PLAY ROOM		36"	124"	4"	ARCADIA / FLEETWOOD	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
D/211	PLAY ROOM		84"	124"	4"	ARCADIA / FLEETWOOD	FIXED / CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
E/211	PLAY ROOM		76"	42"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
F/211	PLAY ROOM		44"	42"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
G/211	PLAY ROOM		60"	16"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
H/211	PLAY ROOM		60"	16"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
I/211	PLAY ROOM		60"	16"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
J/211	PLAY ROOM		60"	16"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
K/211	PLAY ROOM		60"	16"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/212	BATH		36"	71 1/2"	4"	FLEETWOOD	CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/212	BATH		48"	24"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/214	BEDROOM		36"	120"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
B/214	BEDROOM		81"	120"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
C/214	BEDROOM		34"	120"	4"	ARCADIA / FLEETWOOD	FIXED / CASEMENT 450-T	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				
A/215	POWDER		18"	120"	4"	ARCADIA	FIXED	ALUMINUM	PAINTED	PAINTED	AS PER MANUF.	AS PER MANUF.	DUAL / TEMP.				

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC

4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

PROJECT LOG:

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
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05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

WINDOW SCHEDULE

NO SCALE

T1.3b

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

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

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

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

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 PLANNING AND DESIGN
SECTION 4.102 DEFINITIONS

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

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

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

4.106 SITE DEVELOPMENT

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

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

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

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

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

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

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

Exception: Additions and alterations not altering the drainage path.

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

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:
1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY
4.201 GENERAL

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

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
4.303 INDOOR WATER USE

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

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

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

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

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

4.303.1.3 Showerheads.

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

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

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

4.303.1.4 Faucets.

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

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

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

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

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

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

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

TABLE - MAXIMUM FIXTURE WATER USE

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

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

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

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

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

Exceptions:

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

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

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

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

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

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

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

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

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

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY
SECTION 4.501 GENERAL

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

SECTION 4.502 DEFINITIONS

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

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

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

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

PROJECT LOG:

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

GREEN SHEET
NO SCALE
T1.4a
Sheet No. 10 / 62

/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

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

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

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

4.503 FIREPLACES

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

4.504 POLLUTANT CONTROL

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

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

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

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

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

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

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

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

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

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

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

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

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

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

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

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

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

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

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

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

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

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

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

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

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

4.505 INTERIOR MOISTURE CONTROL

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

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

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

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

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

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

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

4.506 INDOOR AIR QUALITY AND EXHAUST

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

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

Notes:

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

4.507 ENVIRONMENTAL COMFORT

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

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

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

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

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

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

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

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

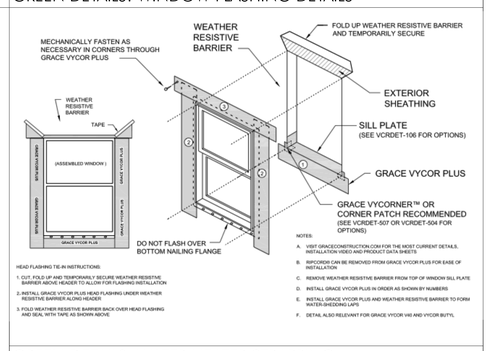
[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction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

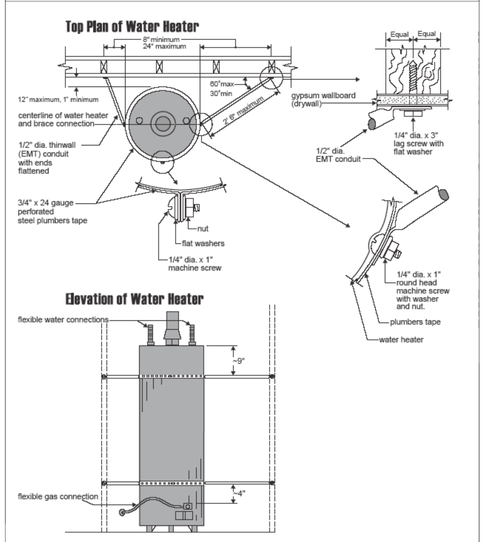
Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

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

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*





WATER HEATER STRAPPING

1. The panel or sub-panel shall provide capacity to install a 40 ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch over-current protective device.
2. The service panel or sub-panel circuit directory shall identify the over-current protective devise space(s) reserved for future EV charging as EV CAPABLE. The raceway termination location shall be permanent and visibly marked EV CAPABLE.
3. For projects that include landscape work, the Landscape Certification, From GRN 12, shall be completed prior to final inspection approval.
4. All exposed concrete flat work shown shall be uncolored smooth cement finish to achieve a SRI of .3 min.
5. Buildings on a site with 500 sq. ft. or more of cumulative landscape area shall have separate meters or sub-meters for outdoor water use.

LA JOLLA RESIDENCE # 1806

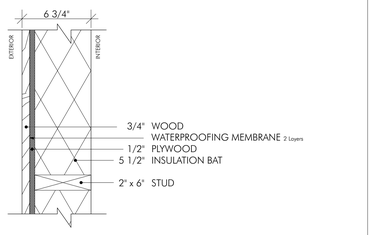
O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

PROJECT LOG:
06.09.2021: CDP Hearing
05.12.2021: CDP Hearing
11.19.2020: Bid Documents
12.10.2019: La Jolla Permit Review Committee Meeting
05.20.2019: Issue to Consultants
05.10.2019: Design Development 1
02.11.2019: Preliminary Design Presentation
02.11.2019: Original Drawing Preparation Date

Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

GREEN SHEET
NO SCALE
T1.4b
Sheet No. 11 / 62

/Users/tkhakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021



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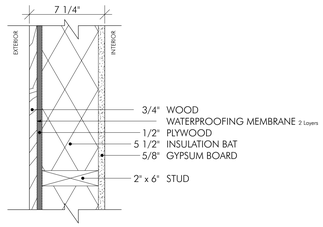

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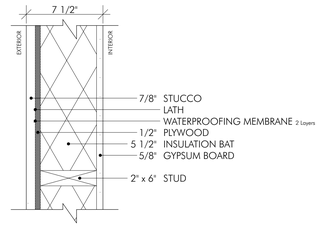

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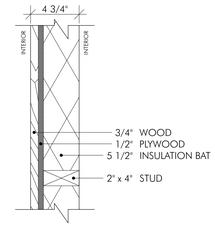

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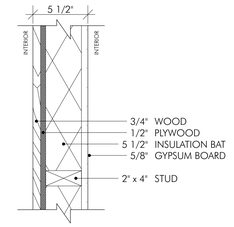

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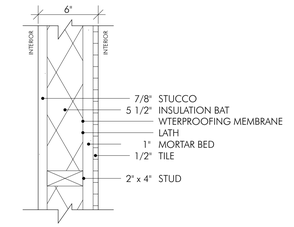

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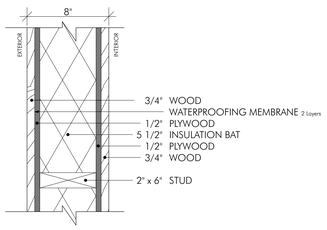

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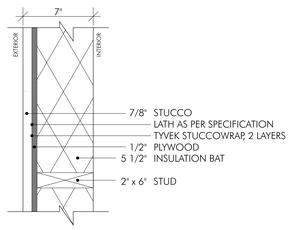

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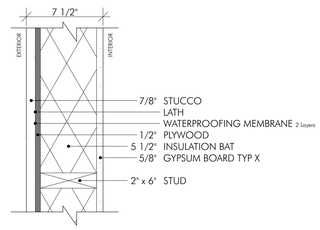

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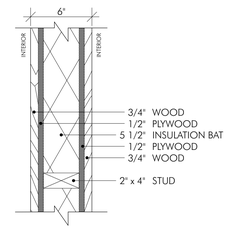

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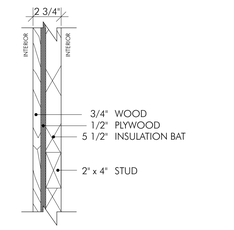

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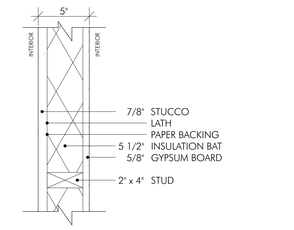

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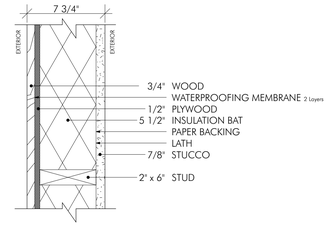

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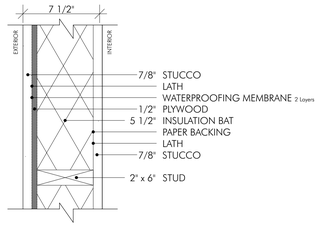

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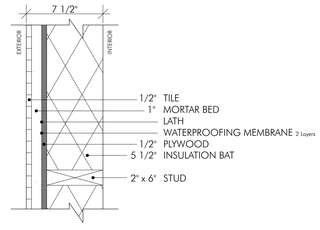

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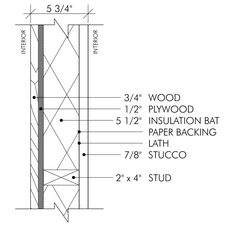

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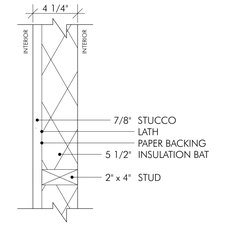

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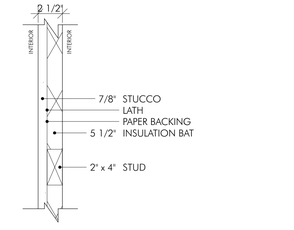

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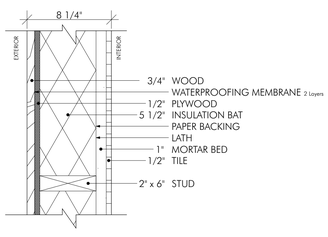

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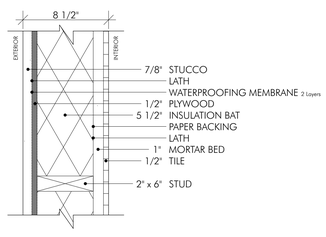

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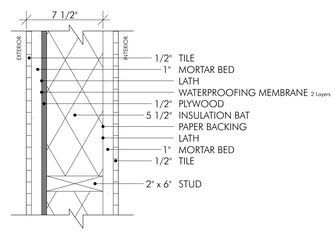

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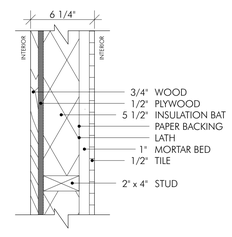

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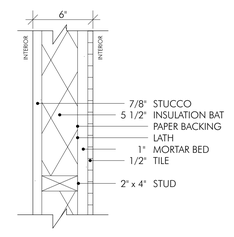

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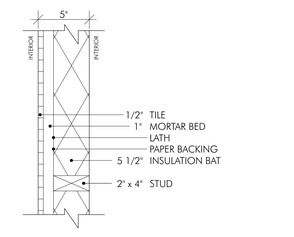

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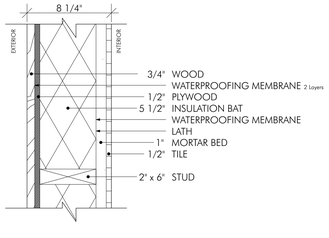

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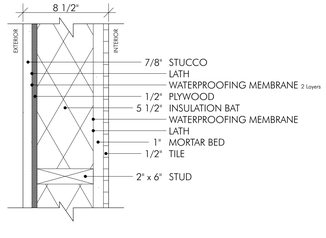
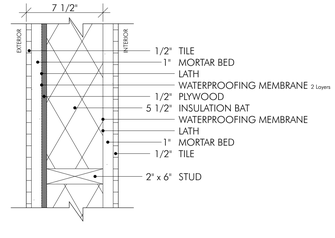
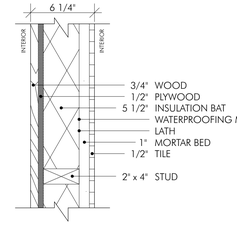


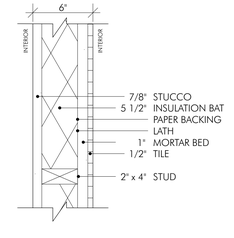
2E EXTERIOR WALL 2" x 6", STUCCO / TILE WET CONDITION N.T.S.



3F EXTERIOR WALL 2" x 6", TILE / GWB N.T.S.



4E INTERIOR WALL 2" x 4", WOOD / TILE WET CONDITION N.T.S.



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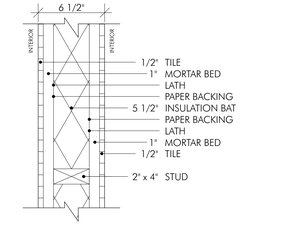

6D INTERIOR WALL 2" x 4", TILE DRY CONDITION BOTH SIDES N.T.S.

/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC

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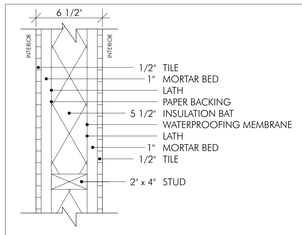
Leidy Residence

6216 Avenida Cresta, La Jolla, CA 92037

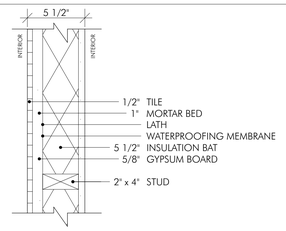
WALL SCHEDULE

varies

T1.5a



6E INTERIOR WALL 2" x 4", TILE DRY / TILE WET CONDITION N.T.S.



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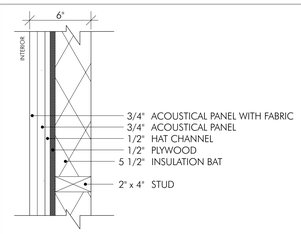
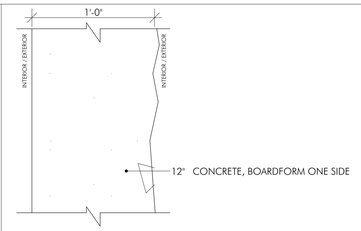
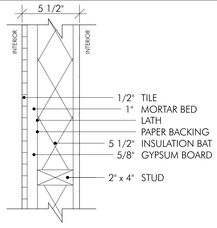


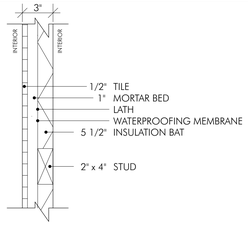
9A INTERIOR WALL 2" x 4", ACOUSTIC ONE SIDE N.T.S.



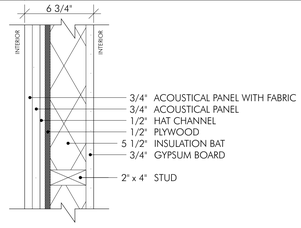
11C CONCRETE WALL 12" CONCRETE / BOARDFORM N.T.S.



6F INTERIOR WALL 2" x 4", TILE DRY CONDITION / GWB N.T.S.



7G FLAT STUD WALL 2" x 4", TILE WET CONDITION N.T.S.



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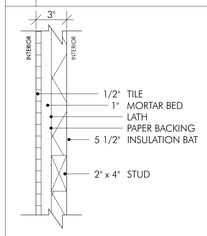
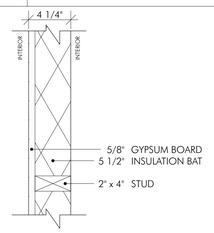
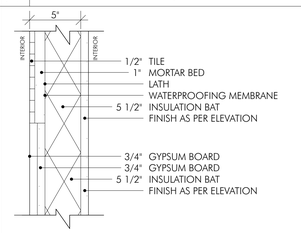


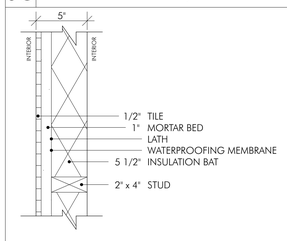
6G FLAT STUD WALL 2" x 4", TILE DRY CONDITION N.T.S.



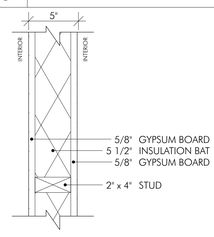
8A INTERIOR WALL 2" x 4", GWB ONE SIDE N.T.S.



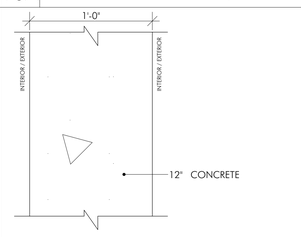
10A INTERIOR WALL 2" x 4" GWB / TILE WET CONDITION N.T.S.



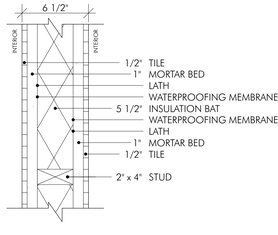
7A INTERIOR WALL 2" x 4", TILE WET CONDITION ONE SIDE N.T.S.



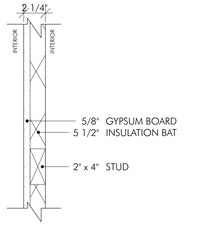
8F INTERIOR WALL 2" x 4", GWB / GWB N.T.S.



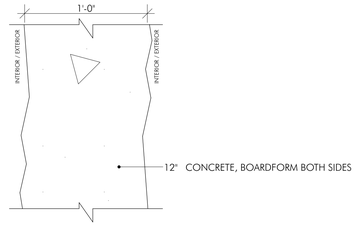
11A CONCRETE WALL 12" CONCRETE / CONCRETE N.T.S.



7E INTERIOR WALL 2" x 4", TILE WET CONDITION BOTH SIDES N.T.S.



8G FLAT STUD WALL 2" x 4", GWB N.T.S.



11B CONCRETE WALL 12" BOARDFORM BOTH SIDES N.T.S.

LA JOLLA RESIDENCE # 1806

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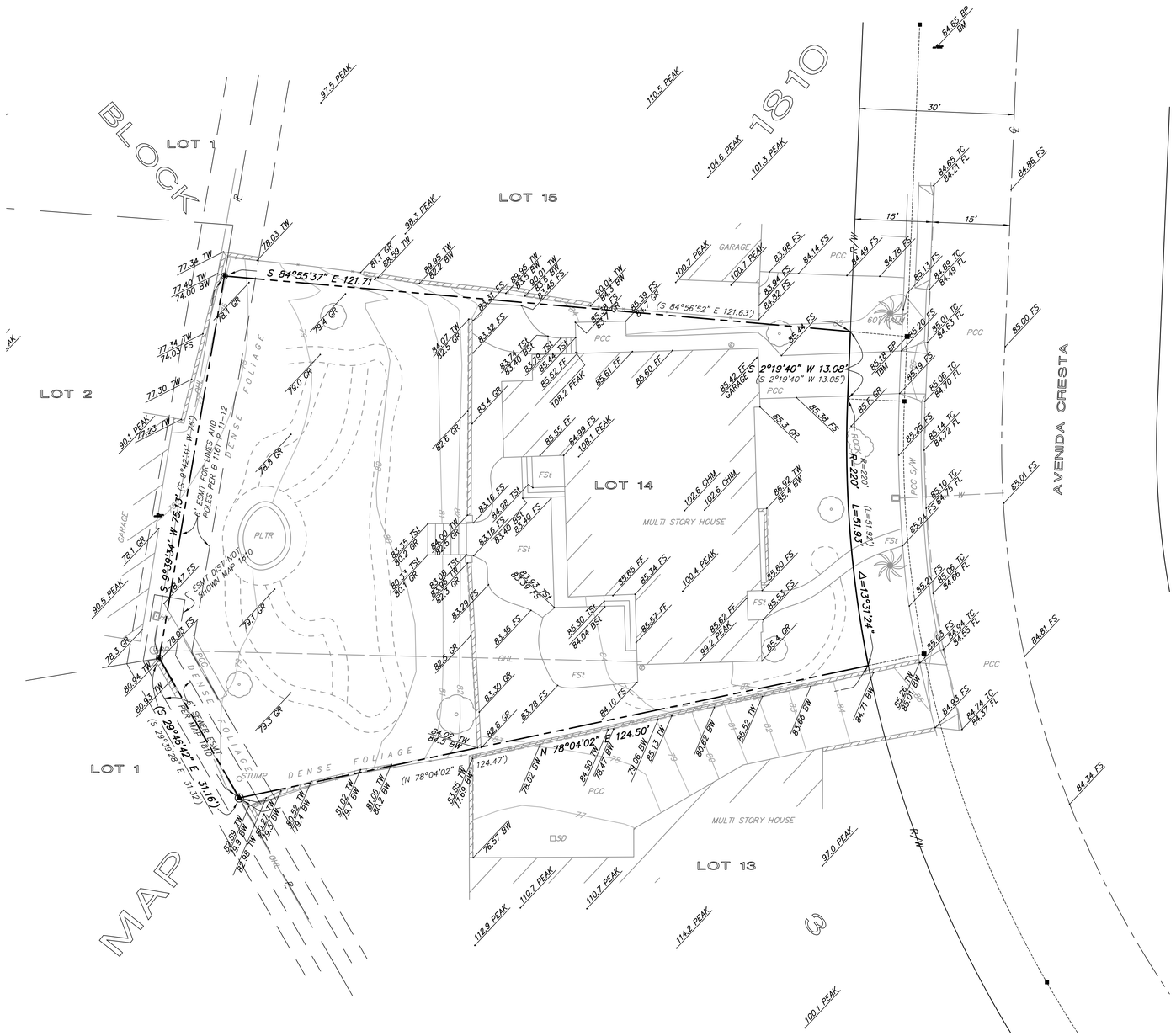
WALL SCHEDULE

varies

T1.5b

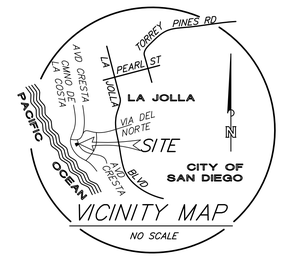


LEGEND

PARCEL BRG AND DIST	N 78°48'15" E 48.25'
RECORD DESCRIPTION	(N 78°48'15" E 48.25')
PROPERTY BOUNDARY	
RIGHT OF WAY	R/W
EASEMENT	
CENTER LINE STREET	℄
CABLE TV	CTV
TELEPHONE CABLE	OHL
ELECTRICAL CABLE	OHL
GAS MAIN	G
WATER MAIN (SIZE AS SHOWN)	W
SEWER (SIZE AS SHOWN)	S
RETAINING WALL / WALL	
EXISTING CONTOUR	(50)

LEGAL

LOT 14, BLOCK 3 OF MAP 1810



NOTE

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGN OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OR EXTENSION OF THE TOPOGRAPHY.

THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY AND REPRESENTS ONLY AVAILABLE INFORMATION RELATING TO THE BOUNDARY OF THE PARCEL AND/OR EASEMENTS LINES WHICH ARE INCLUDED TO SHOW THE APPROXIMATE RELATIVE LOCATION OF THESE LINES TO THE TOPOGRAPHIC FEATURES. THE LOCATION OF THE PARCEL AND THE BEARING AND DISTANCES SHOWN ARE BASED ON FOUND MONUMENTS, CR 11791 & MAP 1810 AND MAY VARY FROM THE DEED OR MAP DESCRIPTION. NO MONUMENTS WERE FOUND EXCEPT AS SHOWN AND NO MONUMENTS WERE SET.

EASEMENT INFORMATION PER CALIFORNIA TITLE COMPANY: TITLE REPORT No. 400-1936886-34 DATED 9-11-2018 AND MAP 1810

LOCATION OF UTILITIES SHOWN ON THIS PLAN IS FROM RECORDS PROVIDED BY THE UTILITY COMPANIES AND/OR FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE EXACT LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION. PLEASE CONTACT THESE COMPANIES DIRECTLY FOR MARK-OUT AND LOCATIONS PRIOR TO EXCAVATION.

SCALE 1" = 10'

0' 5' 10'

BENCH MARK

DESCRIPTION: BRASS PLUG TOP OF CURB

LOCATION: SW'LY CORNER OF AVENIDA CRESTA AND VIA DEL NORTE

RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL

ELEVATION: 84.258 DATUM: SAN DIEGO MEAN SEA LEVEL

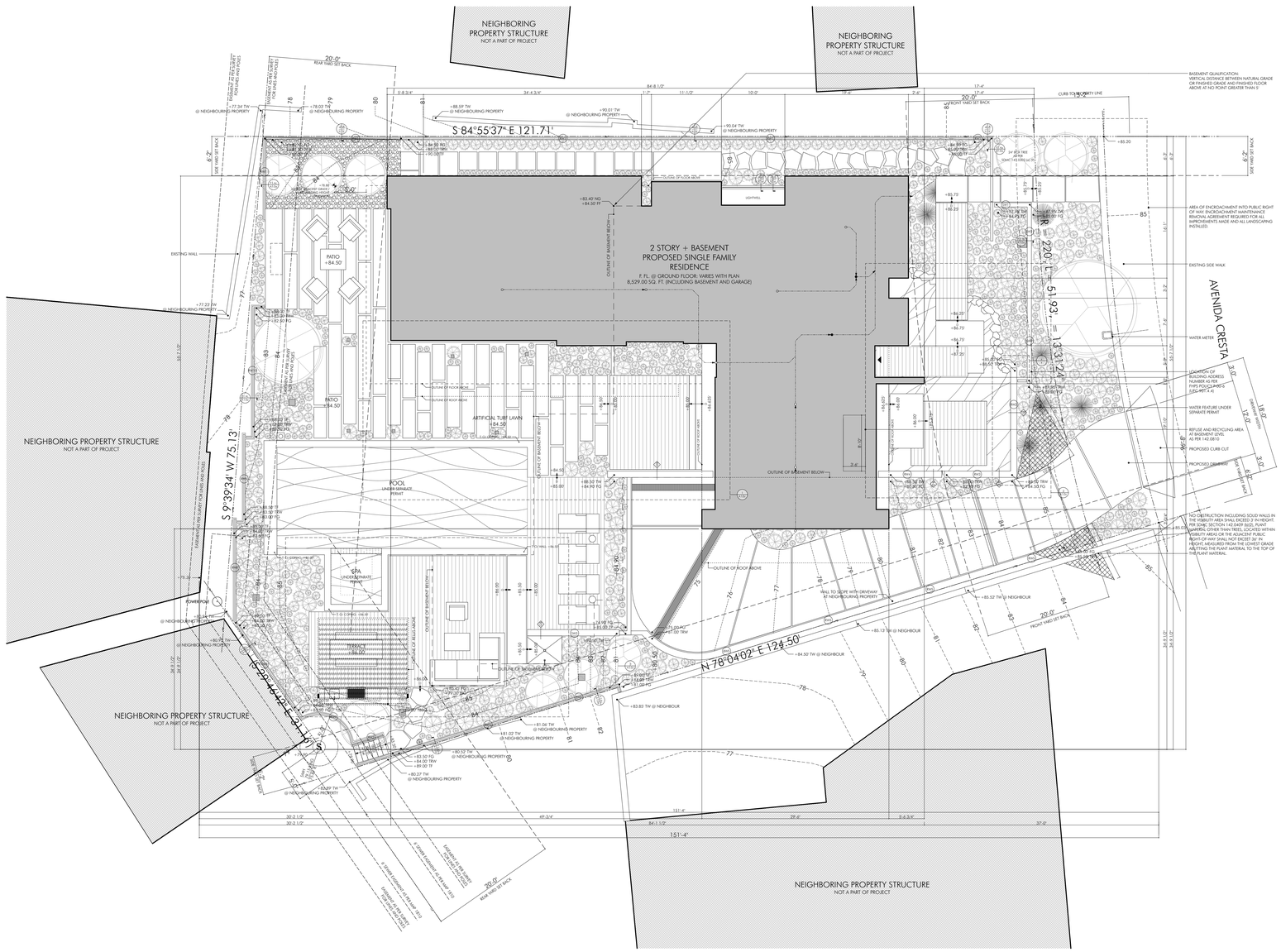
RINEHART ENGINEERING
6431 CLEEVE WAY SAN DIEGO, CA 92117
FDR@RINEHART-ENGINEERING.COM
(858) 288-8401

TOPOGRAPHIC MAP OF LOT 14, BLOCK 3 OF MAP 1810

6216 AVENIDA CRESTA APN: 357-012-13

REGISTERED PROFESSIONAL ENGINEER F. DAN RINEHART No. 28204 Exp. 3/31/2020 CIVIL STATE OF CALIFORNIA

DATE OF SURVEY: NOV 12, 2018
SURVEYOR: F. DAN RINEHART
DRAWN BY: FDR
SCALE: 1"=10'
JOB NUMBER: 18220T01.DWG
SHEET 1 OF 1



SITE PLAN LEGEND

- PROPERTY LINE
- SET BACK LINE
- LINE OF EASEMENT
- LINE OF NATURAL GRADE
- LINE OF FINISHED GRADE
- OUTLINE OF FLOOR ABOVE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF EXISTING DRIVEWAY TO BE REMOVED
- ELEVATION MARKER

FG	FINISHED GROUND
NG	NATURAL GROUND
TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
TF	TOP OF FENCE
TP	TOP OF PARAPET
RW	RETAINING WALL
SW	SCREEN WALL

➤ SEE TITLE SHEET T1.0 FOR SITE WALL NOTES

SITE PLAN NOTES

1. RECONSTRUCT THE DAMAGED EXISTING SIDEWALK AND CURB WITH CURRENT CITY STANDARD SIDEWALK, CURB AND GUTTER, ADJACENT TO SITE.
2. CLOSURE OF ALL NON-UTILIZED DRIVEWAYS WITH CURRENT CITY STANDARD CURB, GUTTER AND SIDEWALK.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
5. EXISTING WATER METER AND SEWER LATERAL SERVICES ARE TO REMAIN

SITE PLAN DATA:

LOT SIZE:	10,554.00 SQ. FT.
LOT COVERAGE:	3,123.00 SQ. FT. 3,123.00 SQ. FT. / 10,544.00 SQ. FT = 0.2968 (29.68 %)
LOT AREA FRONT YARD:	1,369.00 SQ. FT.
HARD SCAPE FRONT YARD:	371.00 SQ. FT. 371.00 SQ. FT. / 1,369.00 SQ. FT. = 0.2710 (27.10 %)
LANSCAPE AREA: LOT SIZE:	10,554.00 SQ. FT. (100.00 %)
POOL AREA:	860.00 SQ. FT. (8.15 %)
ROOF AREA:	3,652.00 SQ. FT. (34.60 %)
PERMIABLE AREA:	3,020.00 SQ. FT. (28.61 %)
IMPERMIABLE AREA:	3,022.00 SQ. FT. (28.63 %)

CONTRACTOR TO CROSS REFERENCE DETAIL CALL OUTS OF FLOOR PLANS, ELEVATIONS AND SECTIONS AND NOTIFY DESIGN PROFESSIONAL IF ANY DISCREPANCIES OCCUR.

N

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SITE PLAN

1/8" = 1' - 0"

A1.0

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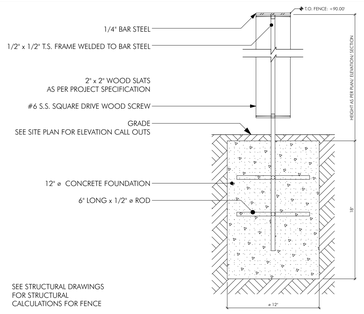
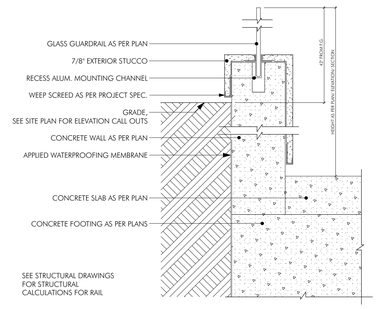
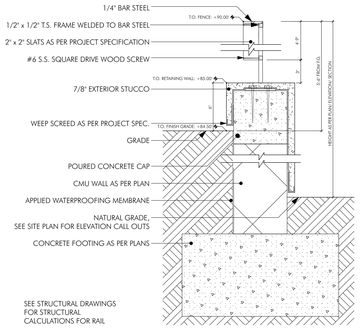


F1.4a TYP. FENCE SLATS - WOOD N.T.S.



F2.3a TYP. GLASS RAIL STUCCO N.T.S.



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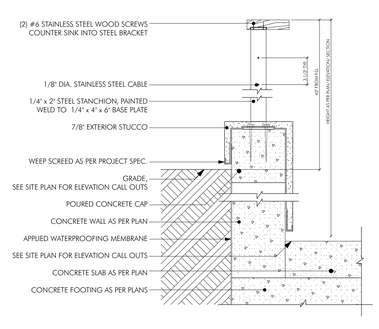
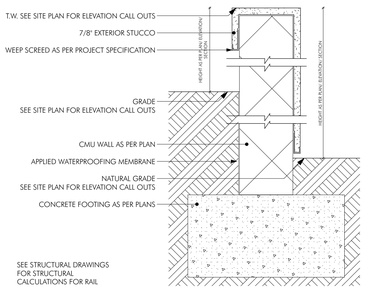
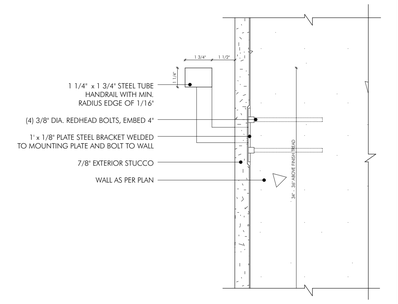


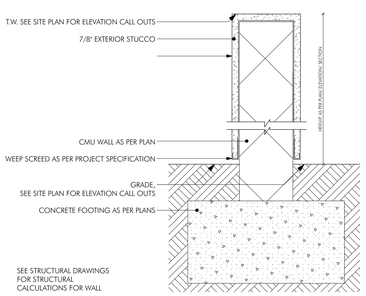
F2.3c TYP. GLASS RAIL STUCCO N.T.S.



F2.1a TYP. SOLID WALL STUCCO N.T.S.



R2.9 TYP. HAND RAIL AT WALL - STUCCO N.T.S.



F2.1b TYP. SOLID WALL STUCCO N.T.S.

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Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

PLAN CHECK DETAILS
GUARD RAILS

N.T.S.

A1.0a

Sheet No. 15 / 62

/Users/tkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021

CONTENTS

PROJECT TEAM

DESIGN:

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Los Angeles, CA. 90066

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e. daryl@OplusL.com

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Hermosa Beach, CA 90254

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e. mccullumengineering.com

CIVIL ENGINEER (SURVEY)

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6431 Cleeve Way
San Diego, California 92117

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La Mesa, CA 91942

p. (619) 465 8948

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TerraPacific Consultants Inc.
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LANDSCAPE ARCHITECT:

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Tim Seaman
Champion Permits
P.O. Box 5955
Chula Vista, CA 91912

p. 619-993-8846
e. tim@championpermits.com

PROJECT DATA

OWNER:	David and Pam Leidy 6216 Avenida Cresta La Jolla, CA 92037
PROJECT ADDRESS:	6216 Avenida Cresta La Jolla, CA 92037
APN:	357 012 13 00
LEGAL:	LOT 14, BLK 3 MAP 1810, LA JOLLA HERMOSA
YEAR BUILT:	1980 (ADDITION IN 2000)
ZONE:	RS-1-5
DENSITY:	8,000.00 SQ. FT. / DU.
MAX. FAR:	0.54 (54%) 10,544.00 * 0.54 = 5,699.16 SQ. FT.
CURB TO PROPERTY LINE:	13 FT.
SETBACKS:	(PER SDMC TABLE 131-04D) FRONT YARD: 20 FT. SIDE YARD: LOT WIDTH x 0.08 (PER SDMC 113.0243(c)(l) AVERAGE WIDTH OF FIRST 50'-0") 82.64' + 70.97' = 153.61' 153.61 1/2' = 76.8' (AVG. WIDTH) 76.8' FT. 0.008 = 6.14 FT. REAR YARD: 20 FT.
MAX. HEIGHT:	24'-0" / 30'-0" SITE SUBJECT TO 30° ANGLED TO BUILDING ENVELOPE PLAN (LOT WIDTH = 75 FT. - 150 FT. PER SDMC TABLE 131-04H)
HEIGHT EXCEPTION:	30° FRONT YARD ENCROACHMENT PLANE NOT REQUIRED AS STRUCTURE DOES NOT EXCEED OVERALL STRUCTURE HEIGHT OF 27' + GRADE DIFFERENTIAL AS PER 113-02LL ➤ SEE A3.7
NR. OF STORIES:	THIRD STORY ALLOWED STORY MAX. WIDTH = 70% OF LOT STORY MAX. DEPTH = 50% OF LOT
LOT SIZE:	10,554.00 SQ. FT.
EXISTING BUILDING:	1,876.00 SQ. FT. (17.7% FAR)
MAX. LOT PAVING:	60% FRONT YARD
GEOLOGIC HAZARD CAT.:	53
TYPE OF CONSTRUCTION:	TYPE V NON RATED
OCCUPANCY CLASS.:	RESIDENTIAL GROUP R-3 / U
EXISTING USE: PROPOSED USE:	SFR (SINGLE FAMILY RESIDENCE) SFR (SINGLE FAMILY RESIDENCE)
OVERLAYS:	COASTAL HEIGHT LIMIT OVERLAY ZONE (NON-APPEALABLE), COASTAL CITY OVERLAY ZONES (NON APPEALABLE), PARKING IMPACT ZONE, RESIDENTIAL TANDEM PARKING ZONE, TRANSIT AREA ZONE
SCOPE OF WORK:	A NEW 6,582.00 SQ. FT. SINGLE FAMILY RESIDENCE, + 405.00 SQ. FT. GARAGE, + 661.00 COMPANION UNIT TOTAL: 7,648.00 SQ. FT.
PROPOSED STORIES:	(2) STORY + BASEMENT
PROPOSED BUILD. HGT.:	33'-2" (LOWEST ADJACENT GRADE TO HIGHEST POINT OF BUILDING) ➤ SEE A3.7 AND A1.0
PARKING:	(2) CAR ENCLOSED GARAGE STANDARD SPACES
SPRINKLERED:	BUILDING TO BE FULLY SPRINKLERED
LOT COVERAGE:	3,144.00 SQ. FT. 3,144.00 SQ. FT. / 10,544.00 SQ. FT = 0.2979 (29.79 %)
LOT AREA FRONT YARD:	1,369.00 SQ. FT.
HARD SCAPE FRONT YARD:	371.00 SQ. FT. 371.00 SQ. FT. / 1,369.00 SQ. FT. = 0.2710 (27.10 %)
BASEMENT QUALIFICATION:	VERTICAL DISTANCE BETWEEN NATURAL GRADE OR FINISHED GRADE AND FINISHED FLOOR ABOVE AT NO POINT GREATER THAN 5' ➤ SEE A1.0 AND A2.0

GROSS FLOOR AREA BREAKDOWN:

ITEM:	EXISTING:	PROPOSED:	CREDIT:	TOTAL:
BASEMENT:	0.00	2,762.00	2,460.00	302.00
FIRST FLOOR:	0.00	2,809.00	0.00	2,809.00
SECOND FLOOR:	0.00	2,077.00	0.00	2,077.00
AT GRADE:	0.00	335.00	0.00	335.00
TOTAL:	0.00	7,983.00	2,460.00	5,523.00

➤ SEE A1.0b FOR FLOOR AREA CALCULATION
➤ SEE A1.0e FOR CREDITED AREA

GROSS FLOOR AREA CALCULATIONS:

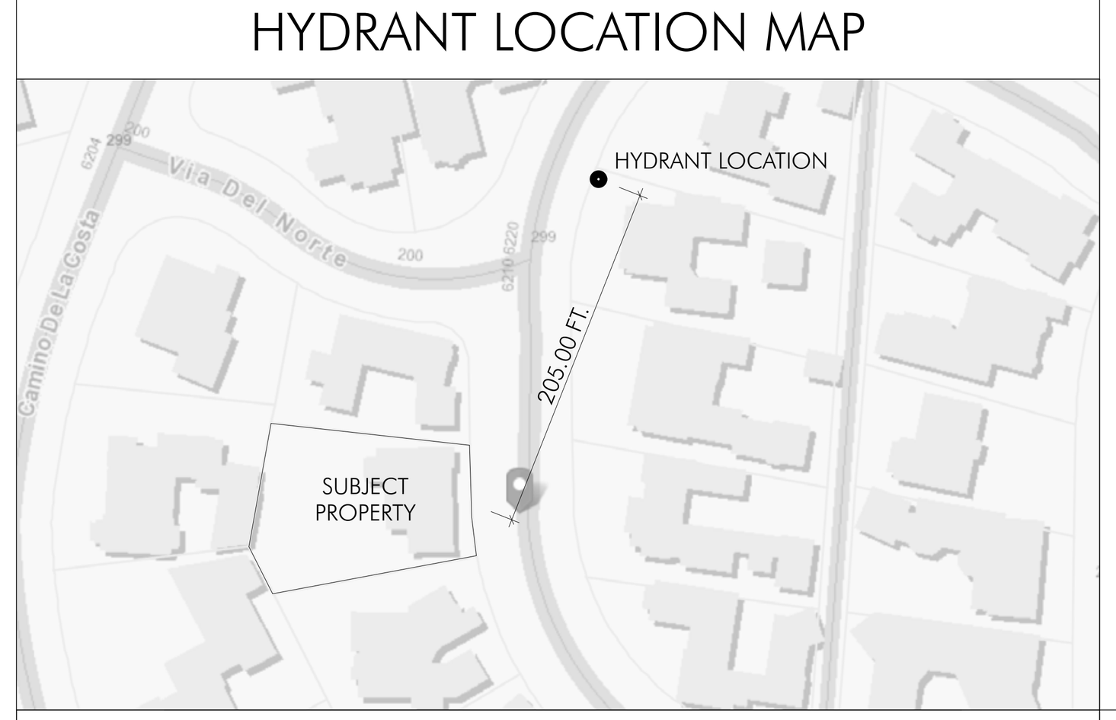
BASEMENT FLOOR AREA: 2,762.00 SQ. FT. (2,460.00 SQ. FT. EXEMPT)
FIRST FLOOR AREA: 2,809.00 SQ. FT.
SECOND FLOOR AREA: 2,077.00 SQ. FT.
AT GRADE AREA: 335.00 SQ. FT.

TOTAL GROSS FLOOR AREA = PROPOSED FAR: 5,523.00 SQ. FT.

LANSCAPE AREA:		
	LOT SIZE:	10,544.00 SQ. FT. (100.00 %)
	POOL AREA:	860.00 SQ. FT. (8.15 %)
	ROOF AREA:	3,652.00 SQ. FT. (34.60 %)
	PERMIABLE AREA:	3,022.00 SQ. FT. (28.63 %)
	IMPERMIABLE AREA:	3,020.00 SQ. FT. (28.61 %)

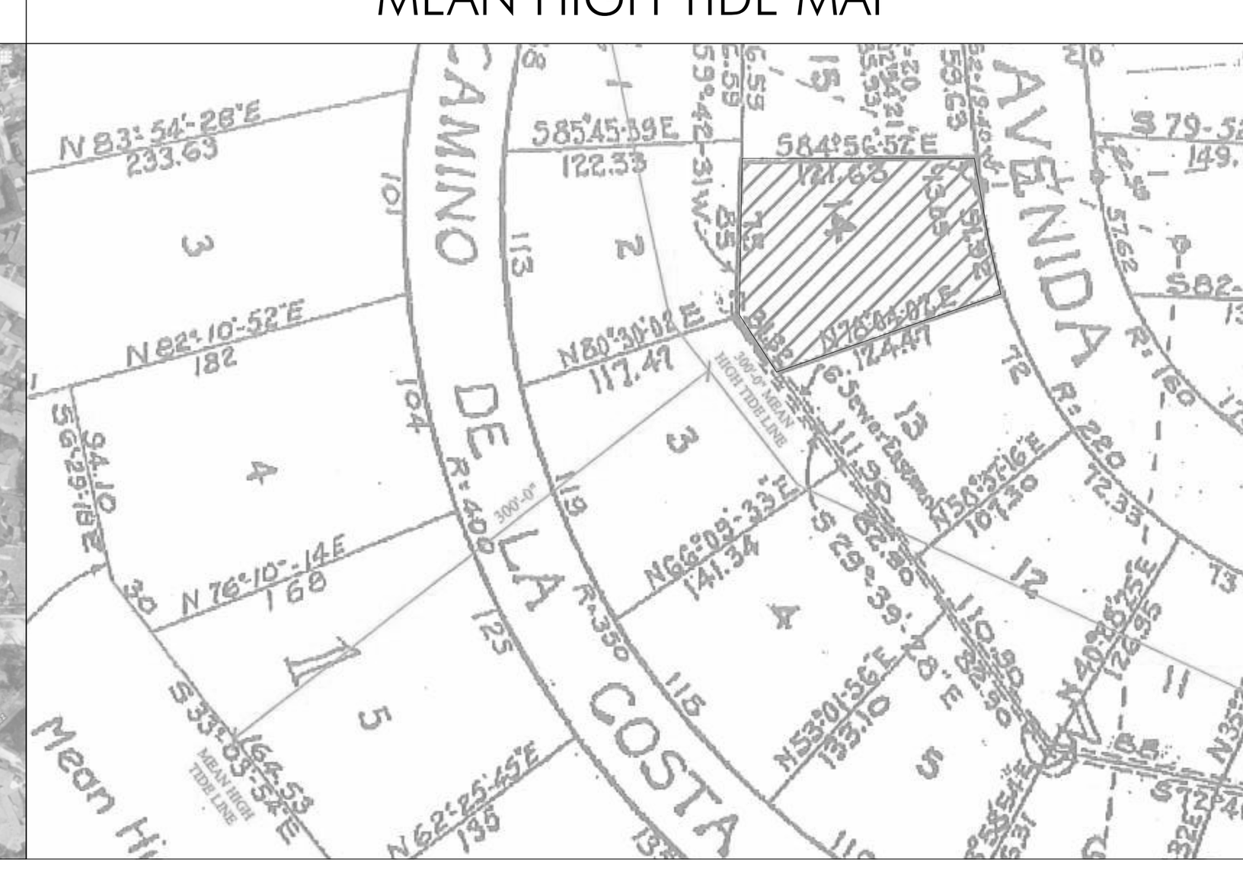
TRANSIT STOPS

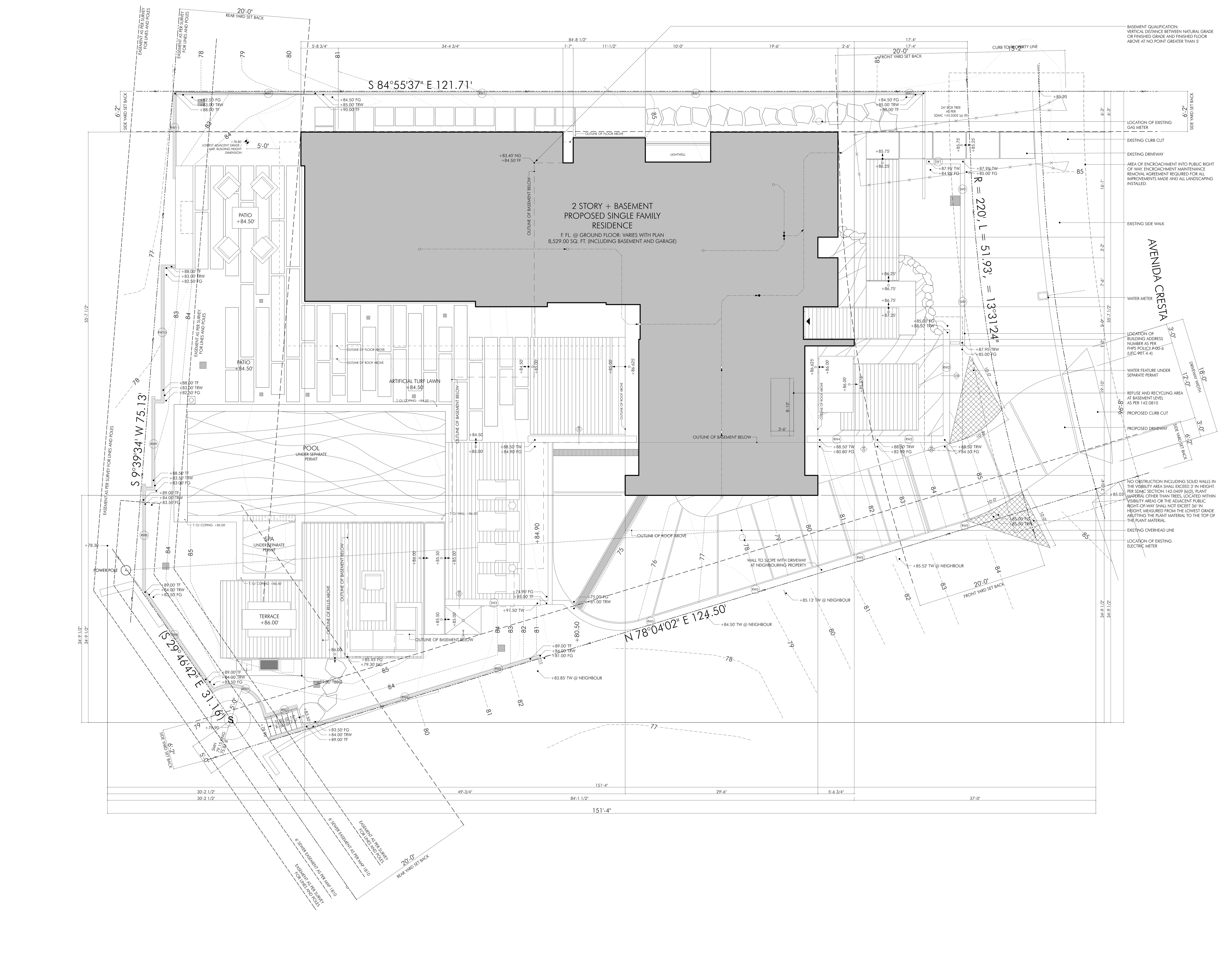
HYDRANT LOCATION MAP



VICINITY MAP

MEAN HIGH TIDE MAP





SITE PLAN LEGEND

- PROPERTY LINE
- SET BACK LINE
- LINE OF EASEMENT
- LINE OF NATURAL GRADE
- LINE OF FINISHED GRADE
- OUTLINE OF FLOOR ABOVE
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BASEMENT BELOW
- OUTLINE OF EXISTING DRIVEWAY TO BE REMOVED
- ELEVATION MARKER

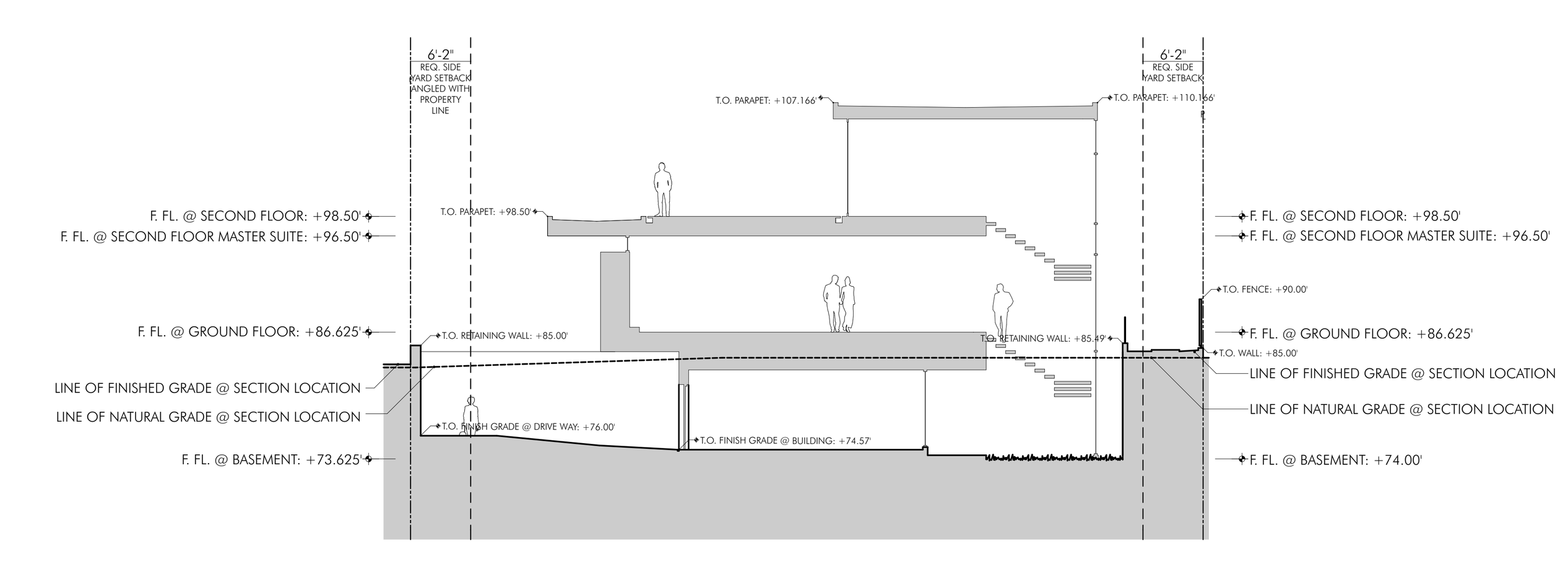
FG	FINISHED GROUND
NG	NATURAL GROUND
TW	TOP OF WALL
TRW	TOP OF RETAINING WALL
TF	TOP OF FENCE
TP	TOP OF PARAPET
RW	RETAINING WALL
SW	SCREEN WALL

➤ SEE TITLE SHEET T1.0 FOR SITE WALL NOTES

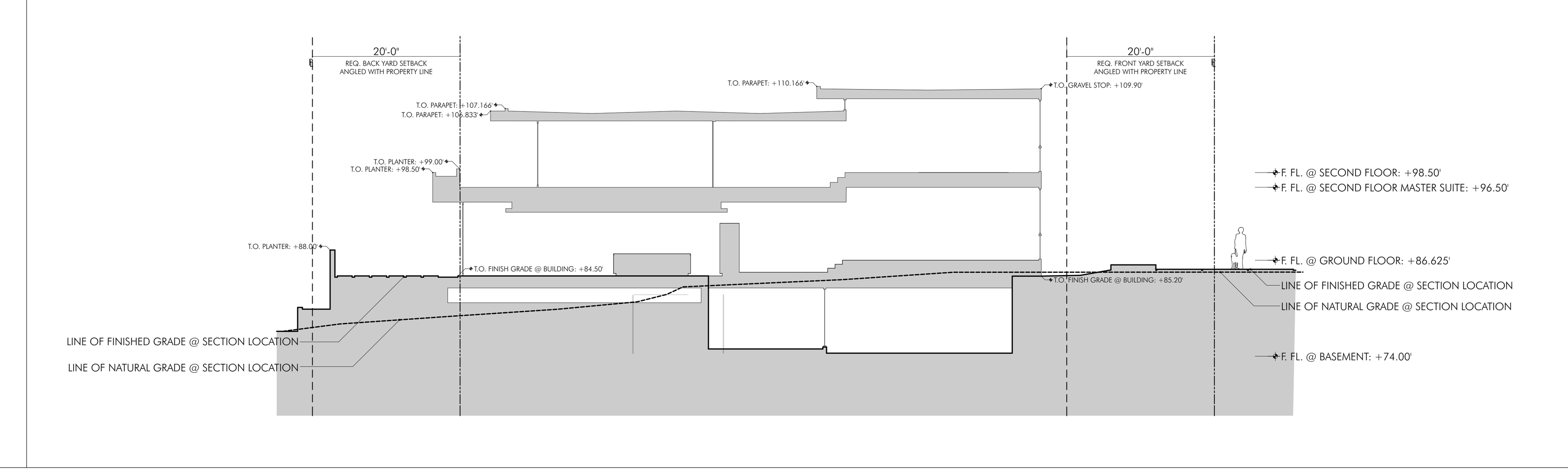
SITE PLAN NOTES

1. RECONSTRUCT THE DAMAGED EXISTING SIDEWALK AND CURB WITH CURRENT CITY STANDARD SIDEWALK, CURB AND GUTTER, ADJACENT TO SITE.
2. CLOSURE OF ALL NON-UTILIZED DRIVEWAYS WITH CURRENT CITY STANDARD CURB, GUTTER AND SIDEWALK.
3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

1 CROSS SITE SECTION SEE A3.5 FOR DETAILED SECTION



2 LONGITUDINAL SITE SECTION SEE A3.8 FOR DETAILED SECTION



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LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC

4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

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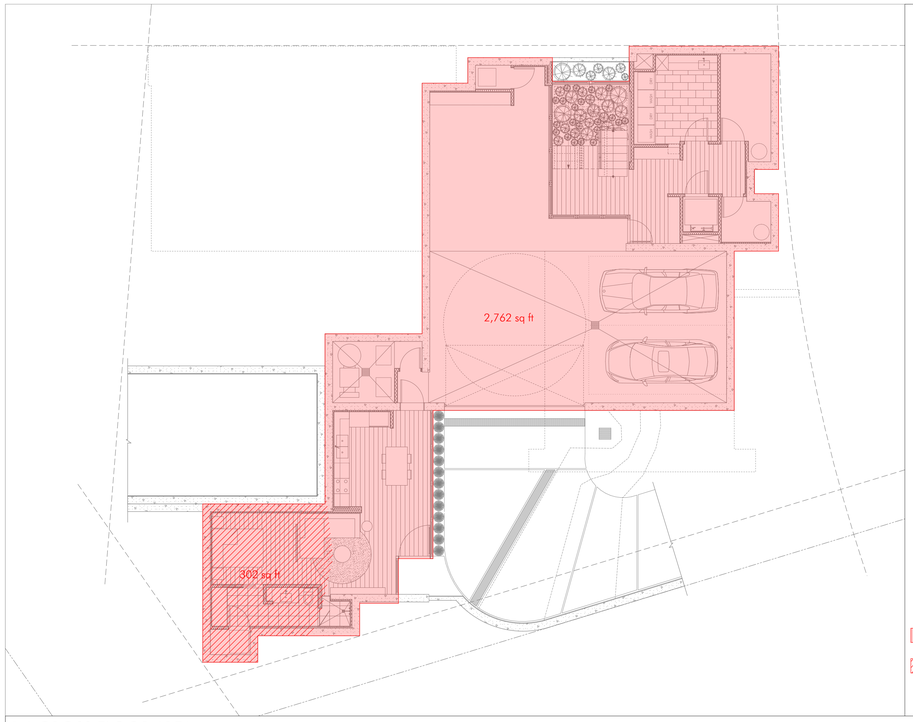
6216 Avenida Cresta, La Jolla, CA 92037

COASTAL SUBMITTAL SITE PLAN

1/8" = 1' - 0"

A1.0b

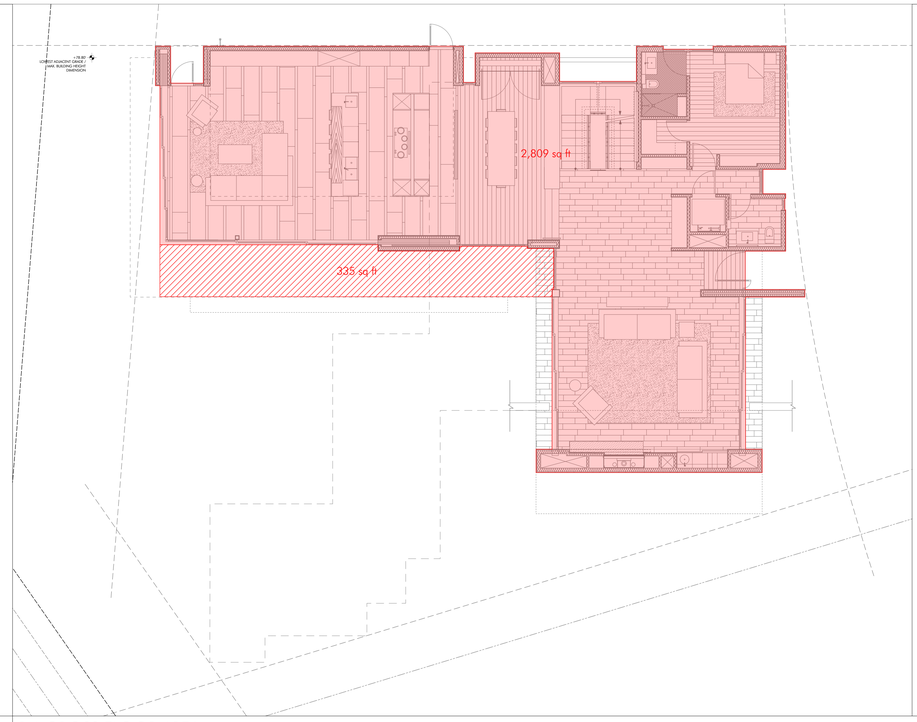


FLOOR AREA: 2,762.00 SQ. FT.

FLOOR AREA, NOT GFA EXEMPT: 302.00 SQ. FT.

➤ SEE A1.0e FOR CREDITED AREA

1 | GROSS FLOOR AREA BASEMENT



GFA:

FLOOR AREA: 2,809.00 SQ. FT. (MAIN HOUSE)

AT GRADE AREA: 335.00 SQ. FT.

2 | GROSS FLOOR AREA GROUND FLOOR

GROSS FLOOR AREA CALCULATION

ITEM:	PROPOSED:	CREDIT:	TOTAL:
BASEMENT:	2,762.00	2,460.00	302.00
FIRST FLOOR:	2,809.00	0.00	2,809.00
SECOND FLOOR:	2,077.00	0.00	2,077.00
AT GRADE:	335.00	0.00	335.00
TOTAL:	7,983.00	2,460.00	5,523.00

GROSS FLOOR AREA CALCULATIONS:

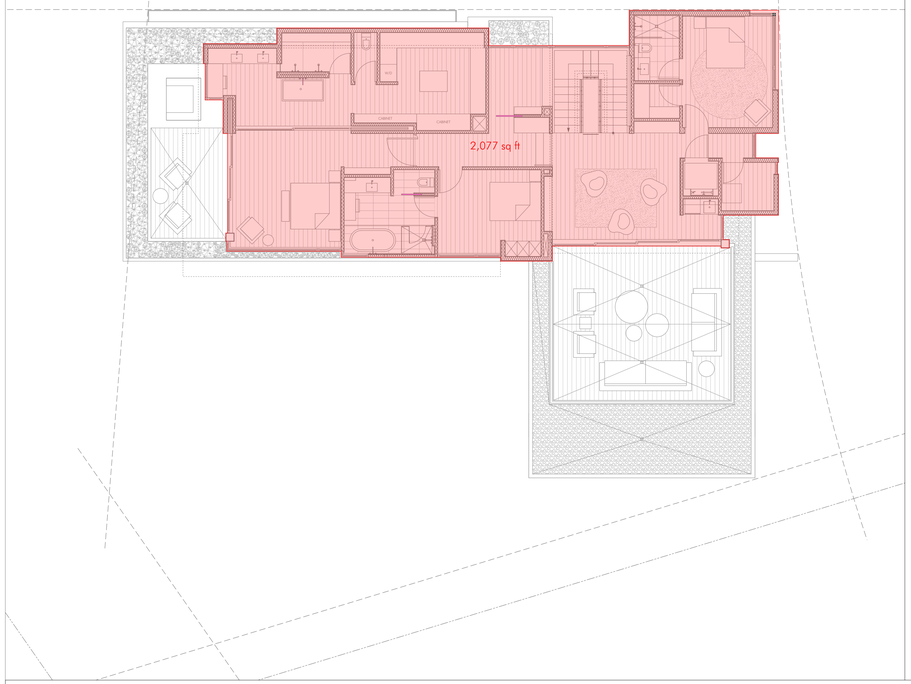
BASEMENT FLOOR AREA: 2,762.00 SQ. FT.
(2,460.00 SQ. FT. EXEMPT)
FIRST FLOOR AREA: 2,809.00 SQ. FT.
SECOND FLOOR AREA: 2,077.00 SQ. FT.
AT GRADE AREA: 335.00 SQ. FT.

TOTAL GROSS FLOOR AREA
= PROPOSED FAR: 5,523.00 SQ. FT.

TOTAL LOT AREA: 10,544.00 SQ. FT.
MAX. FAR: 0.54 (54%)

10,544.00 * 0.54 = 5,699.16 SQ. FT.

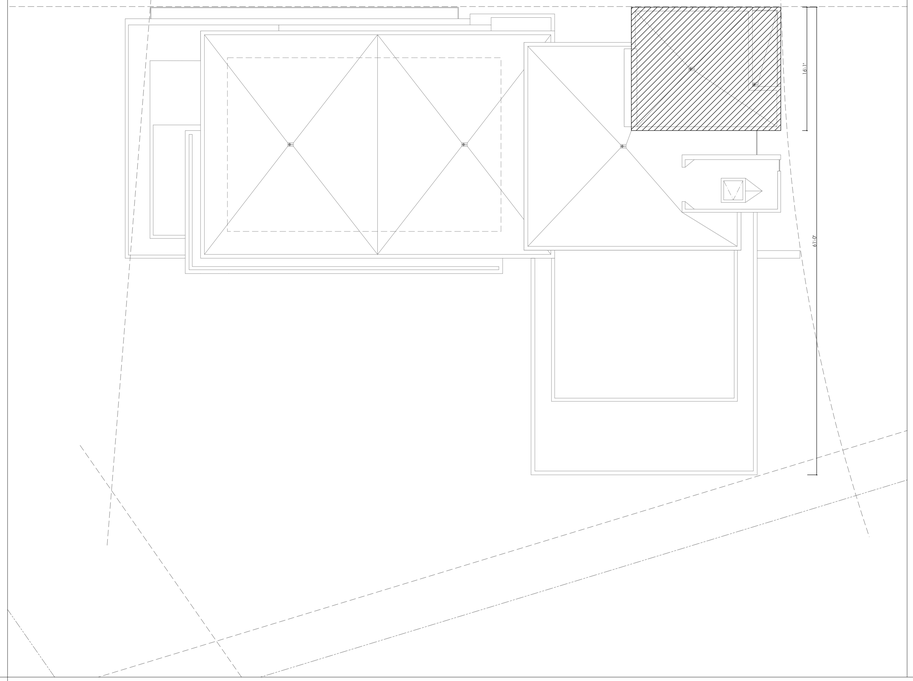
5,523.00 SQ. FT. < 5,699.16 SQ. FT.



GFA:

FLOOR AREA: 2,077.00 SQ. FT.

3 | GROSS FLOOR AREA SECOND FLOOR



OVERALL LENGTH
OF BUILDING: 61'-0" (100.00%)
PENETRATING PART
OF BUILDING: 16'-1" (26.35%)

PENETRATION ALLOWED IF < 33%

26.35 % < 33.00%

4 | HEIGHT LIMIT EXCEPTION AS PER 131.0461 (a) (1) (D)

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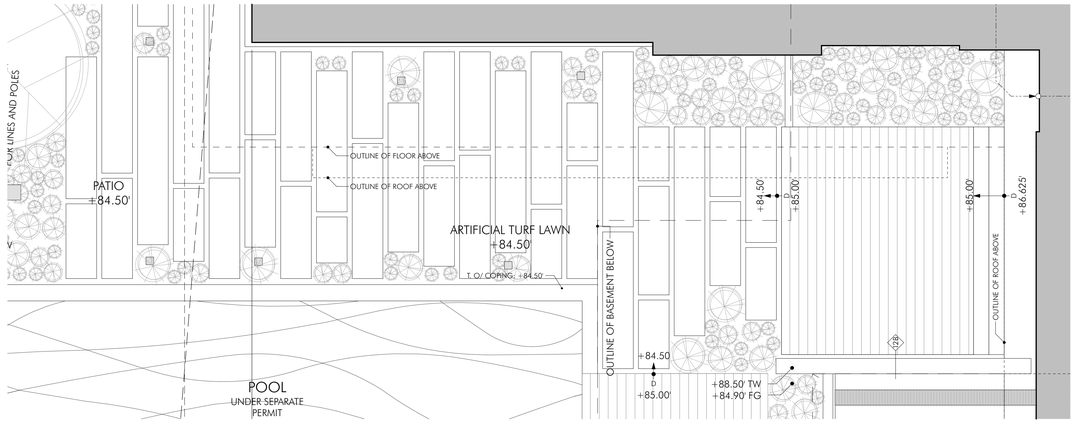
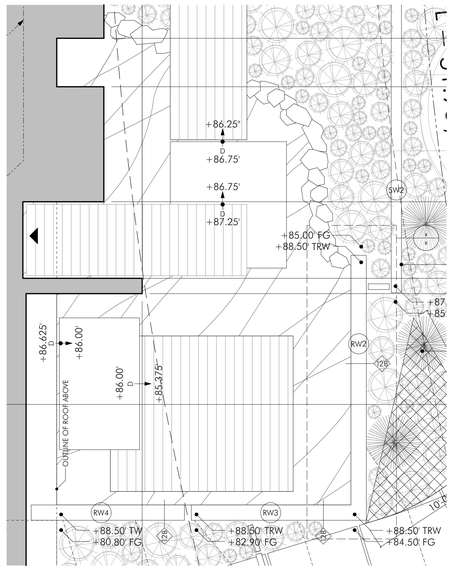
DIAGRAMS

1/8" = 1' - 0"

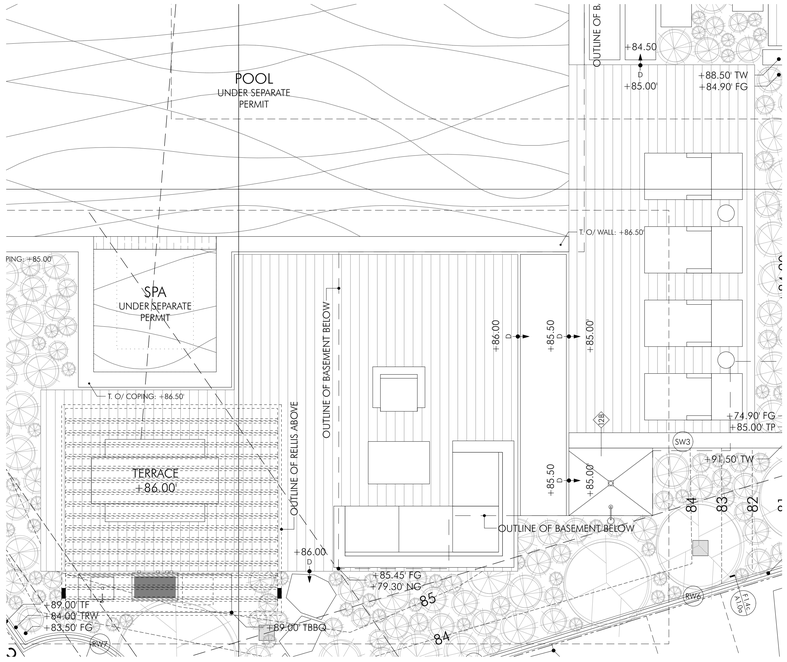
A1.0c



1 |



2 |



3 |

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SITE PLAN EXCERPTS

1/8" = 1' - 0"

A1.0d

Sheet No. 18a/ 62

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Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

GFA EXEMPTION DIAGRAM

N.T.S.

A1.0e

Sheet No. 18b/ 62

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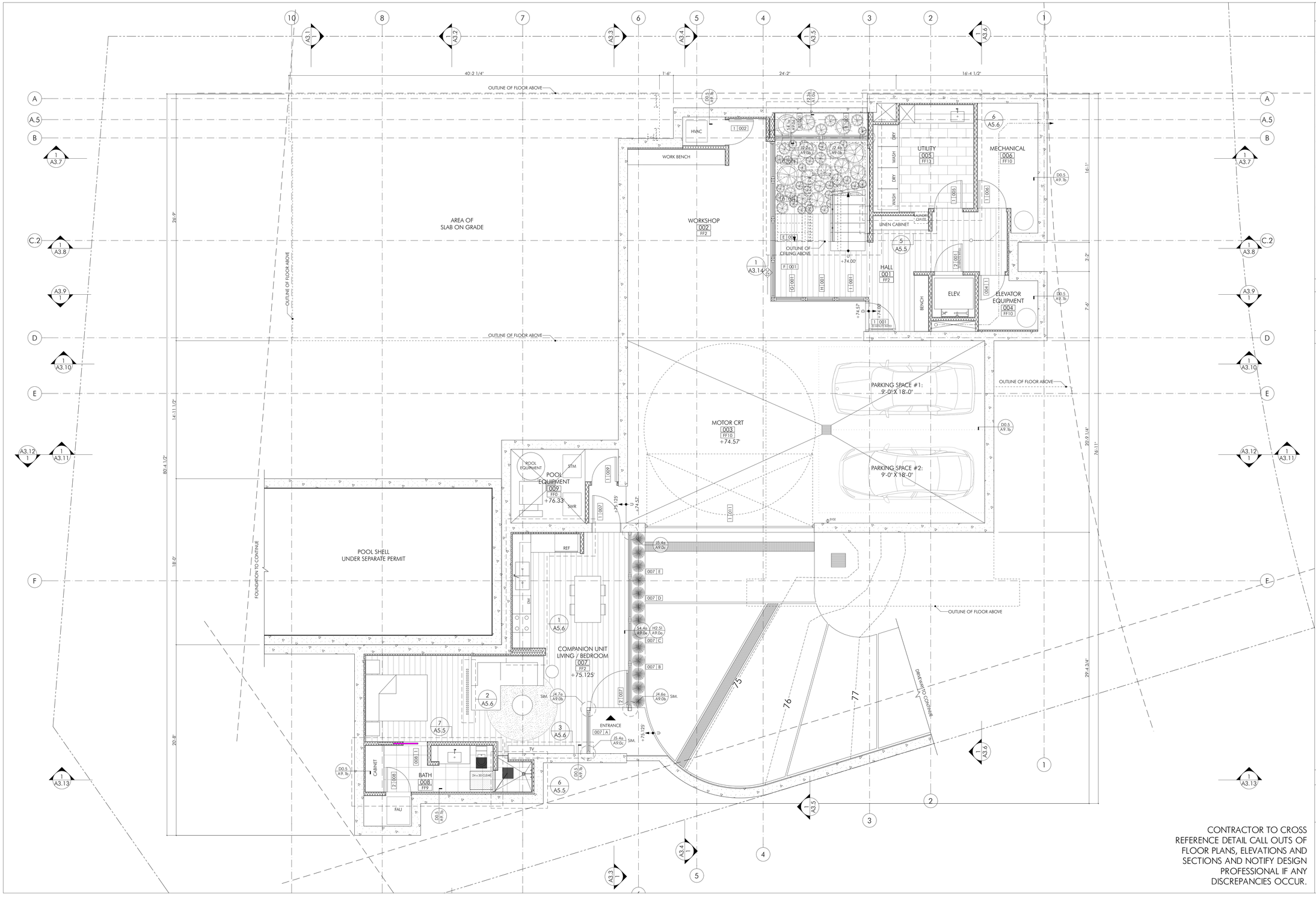

FLOOR PLAN NOTES

1. THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH OVER-CURRENT PROTECTIVE DEVICE.
2. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVISE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
3. WHERE SYMBOL IS PROVIDED IN THE PLAN, THE EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BULDING.
4. FANS NOT FUNCTIONIN AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
5. ALL EXPOSED CONCRETE FLAT WORK SHOWN SHALL BE UNCOLORED SMOOTH CEMENT FINISH TO ACHIEVE A SRI OF 0.3 MIN.
6. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R609.4.
7. THE MAIN SERVICE PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRICAL INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED FOR AS "FOR FUTURE SOLAR ELECTRIC".
9. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7 & R303.8)
10. ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF TABLE A5.303.2.3.1 (VOLUNTARY MEASURES OF THE CALIFORNIA GREEN STANDARDS CODE)
11. ALL APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTION A5.303.3 (VOLUNTARY MEASURES OF THE CALIFORNIA GREEN STANDARDS CODE)
10. ALL APPLIANCES PROVIDED ARE TO BE ENERGY STAR COMPLIANT. ALL LIGHT FIXTURES ARE TO BE HIGH EFFICIENCY FIXTURES.

ELECTRICAL SYMBOLS

- (SC) COMBO SMOKE / CO DETECTOR: HARD WIRE AND BATTERY BACK UP - WITH LOW BATTERY SIGNAL

FLOOR PLAN LEGEND

- Exhaust Fan
- 1A — Wall Tags, see T1.5a and T1.5b for Wall Schedule
- H1.1a / A9.0a — For Details see A9.0 and A9.1
  - H Window Heads
  - J Window Jambs
  - S Window Sills
  - P Parapets
  - R Guard Rails
  - F Site Walls and Fences
  - K Skylights
- SIM. Similar
- T.P. Top of Parapet
- T.S. Top of Slope
- U Step(s) Up
- D Step(s) Down
- Drain
- Entry
- (SC) Combo Smoke / CO Detector
- KITCHEN 000 FF1 — Room Label with Room Number, Finish Floor Material
- 1 | 000 Door Label
- A | 000 Window Label
- 1" Roof Drain from Floor above
- Roof Drain
- 2 / A5.0 Interior Elevation Tag, see A5.0 to A5.5

CONTRACTOR TO CROSS REFERENCE DETAIL CALL OUTS OF FLOOR PLANS, ELEVATIONS AND SECTIONS AND NOTIFY DESIGN PROFESSIONAL IF ANY DISCREPANCIES OCCUR.

FLOOR PLAN DATA:

BASEMENT FLOOR AREA: 2,762.00 SQ. FT.

N

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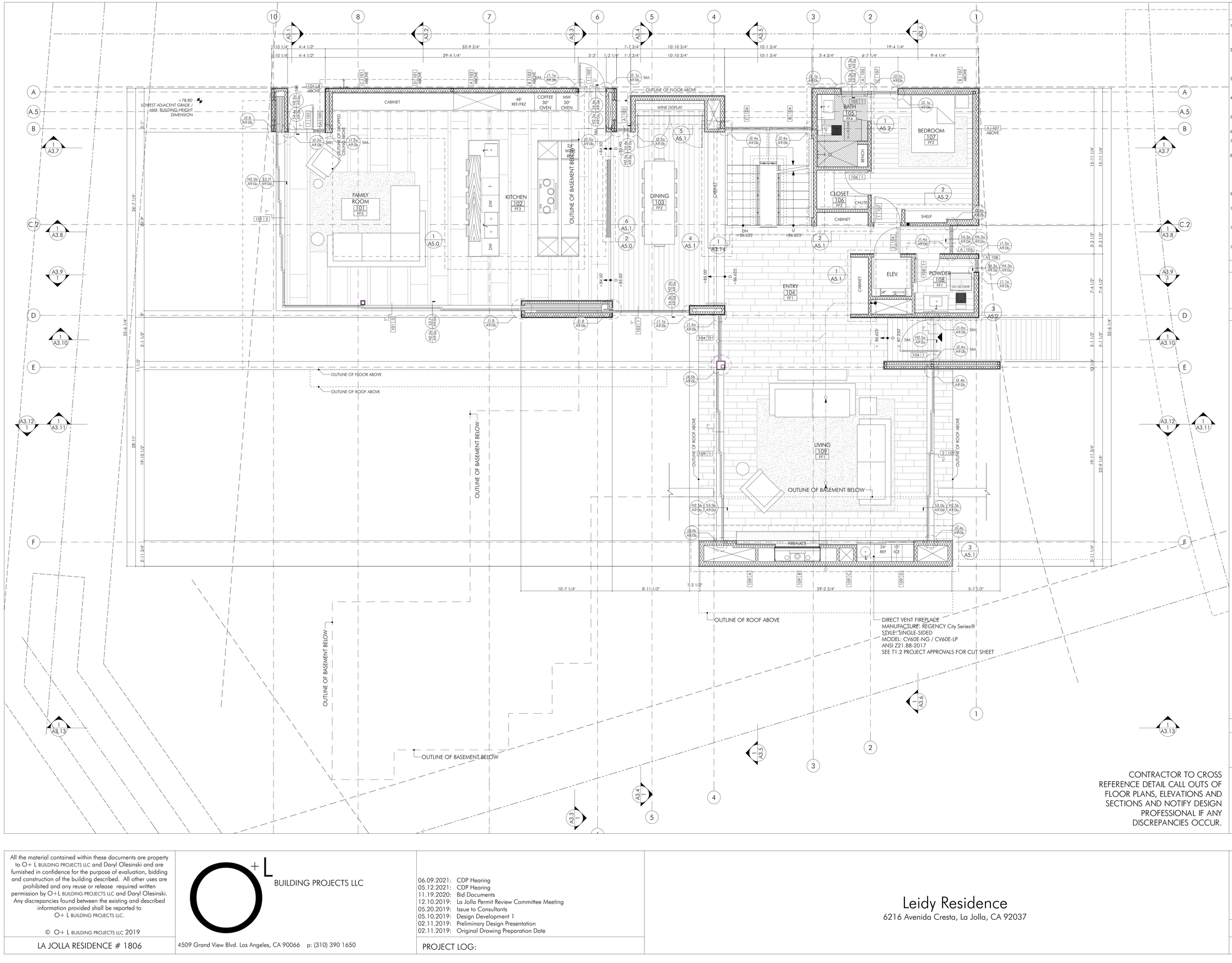
BASEMENT FLOOR PLAN

1/4" = 1' - 0"

A1.1



CONTRACTOR TO CROSS REFERENCE DETAIL CALL OUTS OF FLOOR PLANS, ELEVATIONS AND SECTIONS AND NOTIFY DESIGN PROFESSIONAL IF ANY DISCREPANCIES OCCUR.

FLOOR PLAN NOTES

1. THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH OVER-CURRENT PROTECTIVE DEVICE.
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3. WHERE SYMBOL IS PROVIDED IN THE PLAN, THE EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
4. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
5. ALL EXPOSED CONCRETE FLAT WORK SHOWN SHALL BE UNCOLORED SMOOTH CEMENT FINISH TO ACHIEVE A SRI OF 0.3 MIN.
6. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R609.4.
7. THE MAIN SERVICE PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS.
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ELECTRICAL SYMBOLS

SC COMBO SMOKE / CO DETECTOR: HARD WIRE AND BATTERY BACK UP - WITH LOW BATTERY SIGNAL

FLOOR PLAN LEGEND

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  - J Window Jambs
  - S Window Sills
  - P Parapets
  - R Guard Rails
  - F Site Walls and Fences
  - K Skylights
- SIM. Similar
- T.P. Top of Parapet
- T.S. Top of Slope
- U Step(s) Up
- D Step(s) Down
- Drain
- Entry
- SC Combo Smoke / CO Detector
- KITCHEN 000 FF1 — Room Label with Room Number, Finish Floor Material
- 1 | 000 — Door Label
- A | 000 — Window Label
- 1" — 1"
- Roof Drain from Floor above
- Roof Drain
- 2 / A5.0 — Interior Elevation Tag, see A5.0 to A5.5

FLOOR PLAN DATA:

GROUND FLOOR AREA:	2,809.00 SQ. FT.
AT GRADE AREA:	335.00 SQ.FT

N

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GROUND FLOOR PLAN

1/4" = 1' - 0"

A1.2

Sheet No. 20 / 62

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7. THE MAIN SERVICE PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRICAL INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED FOR AS "FOR FUTURE SOLAR ELECTRIC".
9. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7 & R303.8)
10. ALL PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF TABLE A5.303.2.3.1 (VOLUNTARY MEASURES OF THE CALIFORNIA GREEN STANDARDS CODE)
11. ALL APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTION A5.303.3 (VOLUNTARY MEASURES OF THE CALIFORNIA GREEN STANDARDS CODE)
10. ALL APPLIANCES PROVIDED ARE TO BE ENERGY STAR COMPLIANT. ALL LIGHT FIXTURES ARE TO BE HIGH EFFICIENCY FIXTURES.

ELECTRICAL SYMBOLS

- SMOKE / CO DETECTOR: HARD WIRE AND BATTERY BACK UP - WITH LOW BATTERY SIGNAL

FLOOR PLAN LEGEND

- Exhaust Fan
- 1A — Wall Tags, see T1.5a and T1.5b for Wall Schedule
- H1.1a / A9.0a — For Details see A9.0 and A9.1
  - H Window Heads
  - J Window Jambs
  - S Window Sills
  - P Parapets
  - R Guard Rails
  - F Site Walls and Fences
  - K Skylights
- SIM. Similar
- T.P. Top of Parapet
- T.S. Top of Slope
- U Step(s) Up
- D Step(s) Down
- Drain
- Entry
- Combo Smoke / CO Detector
- KITCHEN / 000 / FF1 — Room Label with Room Number, Finish Floor Material
- 1 | 000 — Door Label
- A | 000 — Window Label
- 1" — 1"
- Roof Drain from Floor above
- Roof Drain
- 2 / A5.0 — Interior Elevation Tag, see A5.0 to A5.5

FLOOR PLAN DATA:

GROUND FLOOR AREA: 2,077.00 SQ. FT.

CONTRACTOR TO CROSS REFERENCE DETAIL CALL OUTS OF FLOOR PLANS, ELEVATIONS AND SECTIONS AND NOTIFY DESIGN PROFESSIONAL IF ANY DISCREPANCIES OCCUR.

N

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SECOND FLOOR PLAN

1/4" = 1' - 0"

A1.3

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FLOOR PLAN NOTES

1. THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH OVER-CURRENT PROTECTIVE DEVICE.
2. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVER-CURRENT PROTECTIVE DEVISE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
3. WHERE SYMBOL IS PROVIDED IN THE PLAN, THE EXHAUST FAN SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BULDING.
4. FANS NOT FUNCTIONIN AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.
5. ALL EXPOSED CONCRETE FLAT WORK SHOWN SHALL BE UNCOLORED SMOOTH CEMENT FINISH TO ACHIEVE A SRI OF 0.3 MIN.
6. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R609.4.
7. THE MAIN SERVICE PANEL SHALL HAVE A MIN. BUSBAR RATING OF 200 AMPS.
8. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRICAL INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED FOR AS "FOR FUTURE SOLAR ELECTRIC".
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11. ALL APPLIANCES SHALL MEET THE REQUIREMENTS OF SECTION A5.303.3 (VOLUNTARY MEASURES OF THE CALIFORNIA GREEN STANDARDS CODE)
10. ALL APPLIANCES PROVIDED ARE TO BE ENERGY STAR COMPLIANT. ALL LIGHT FIXTURES ARE TO BE HIGH EFFICIENCY FIXTURES.

ELECTRICAL SYMBOLS

- (SC) COMBO SMOKE / CO DETECTOR; HARD WIRE AND BATTERY BACK UP - WITH LOW BATTERY SIGNAL

FLOOR PLAN LEGEND

- Exhaust Fan
- (1A) Wall Tags, see T1.5a and T1.5b for Wall Schedule
- (H1.1a / A9.0a) For Details see A9.0 and A9.1
  - H Window Heads
  - J Window Jambs
  - S Window Sills
  - P Parapets
  - R Guard Rails
  - F Site Walls and Fences
  - K Skylights
- SIM. Similar
- T.P Top of Parapet
- T.S. Top of Slope
- U Step(s) Up
- D Step(s) Down
- Drain
- Entry
- (SC) Combo Smoke / CO Detector
- KITCHEN / 000 / FF1 Room Label with Room Number Finish Floor Material
- 1 | 000 Door Label
- A | 000 Window Label
- 1" / 1" Roof Drain from Floor above
- Roof Drain
- 2 / A5.0 Interior Elevation Tag, see A5.0 to A5.5

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ROOF TOP PLAN

1/4" = 1' - 0"

A1.4

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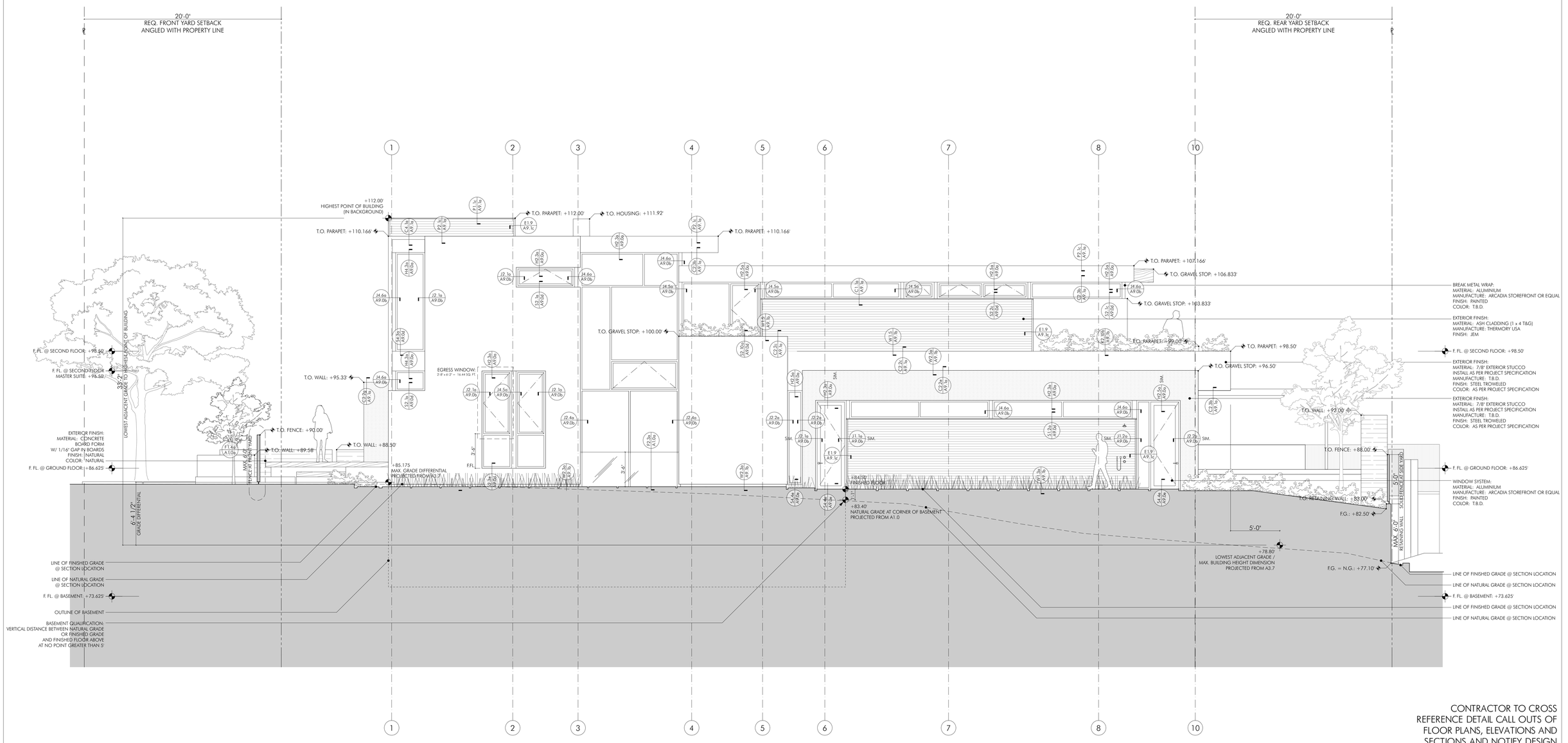

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ELEVATION DATA:

BASEMENT QUALIFICATION: 5'-11" / 83'-1" = 0.0712 (71.21 %)
71.21 % > 50 %

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NORTH ELEVATION

1/4" = 1' - 0"

A2.0

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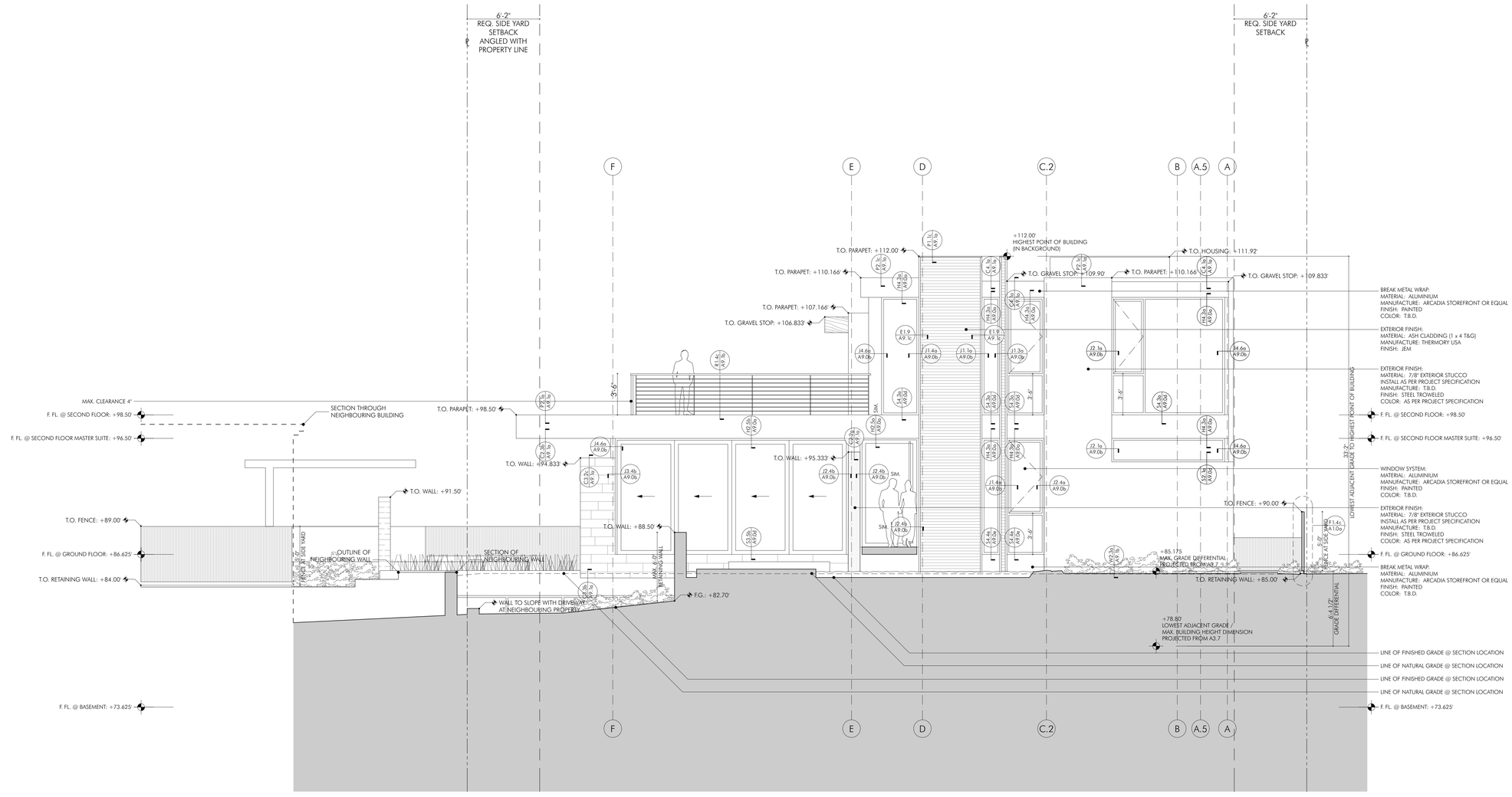

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EAST ELEVATION

1/4" = 1' - 0"

A2.1

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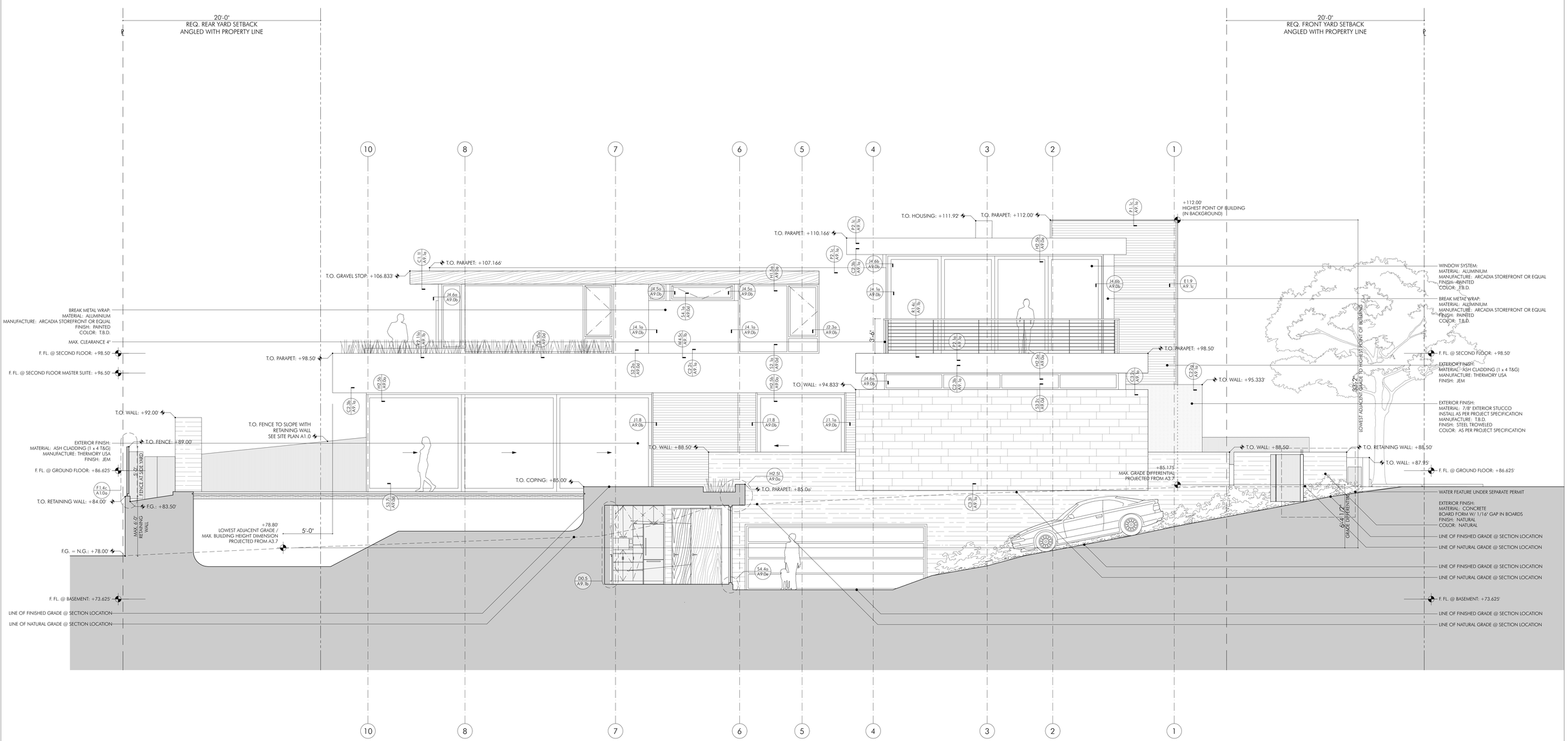

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SOUTH ELEVATION

1/4" = 1' - 0"

A2.2

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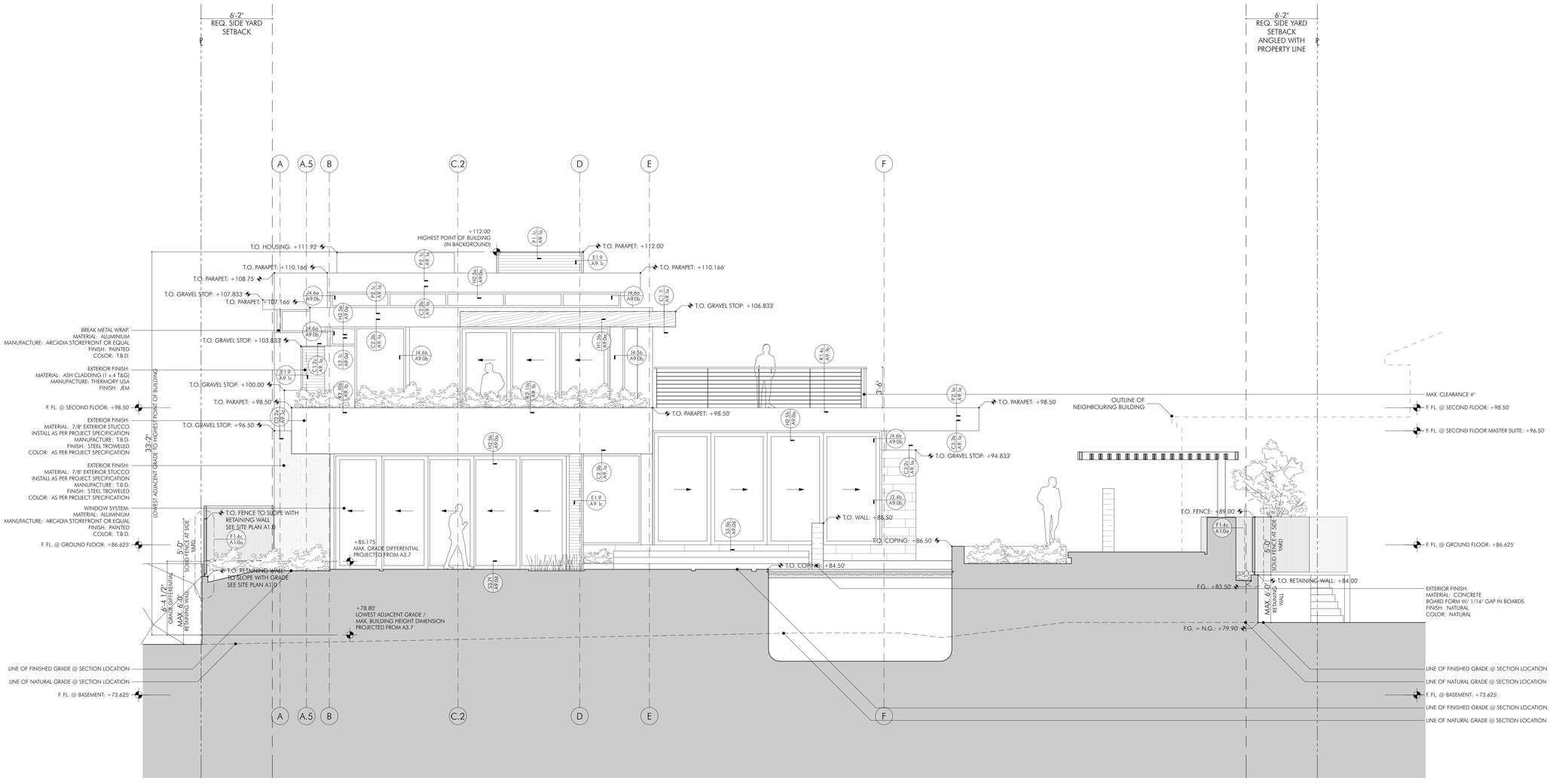

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WEST ELEVATION

1/4" = 1' - 0"

A2.3

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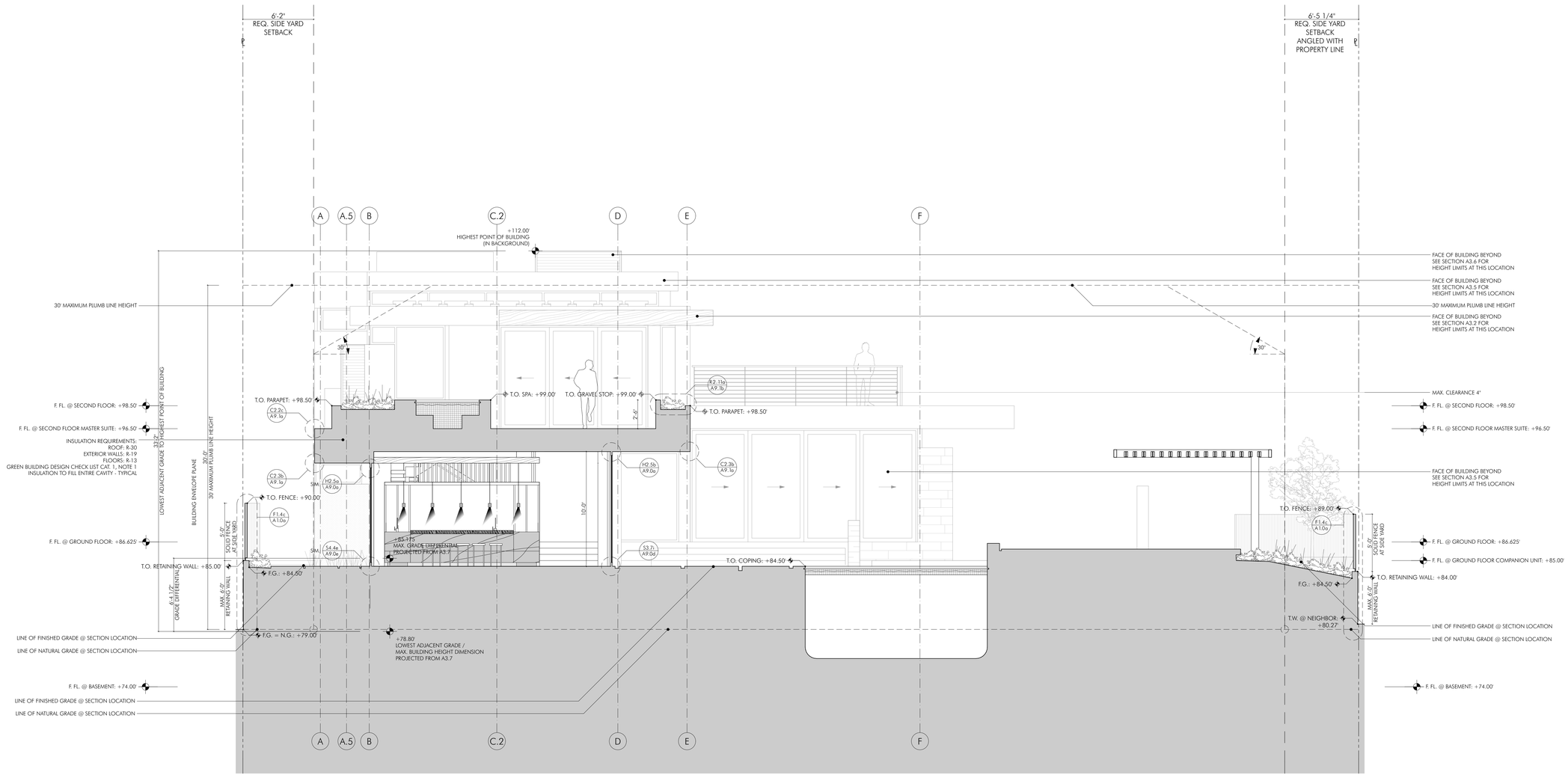

CONTRACTOR TO CROSS
REFERENCE DETAIL CALL OUTS OF
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PROFESSIONAL IF ANY
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BUILDING SECTION

1/4" = 1' - 0"

A3.1

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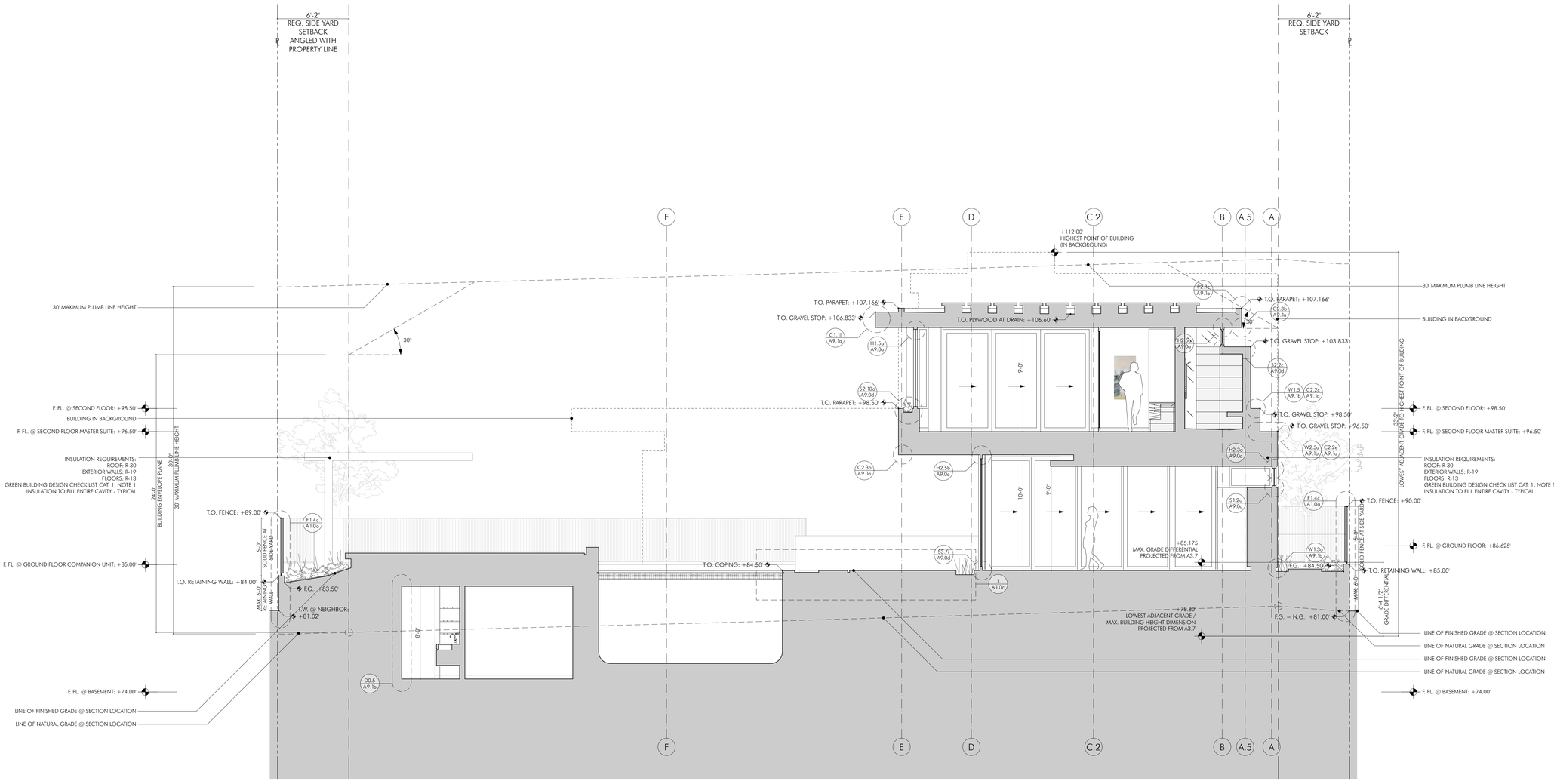

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BUILDING SECTION

1/4" = 1' - 0"

A3.2

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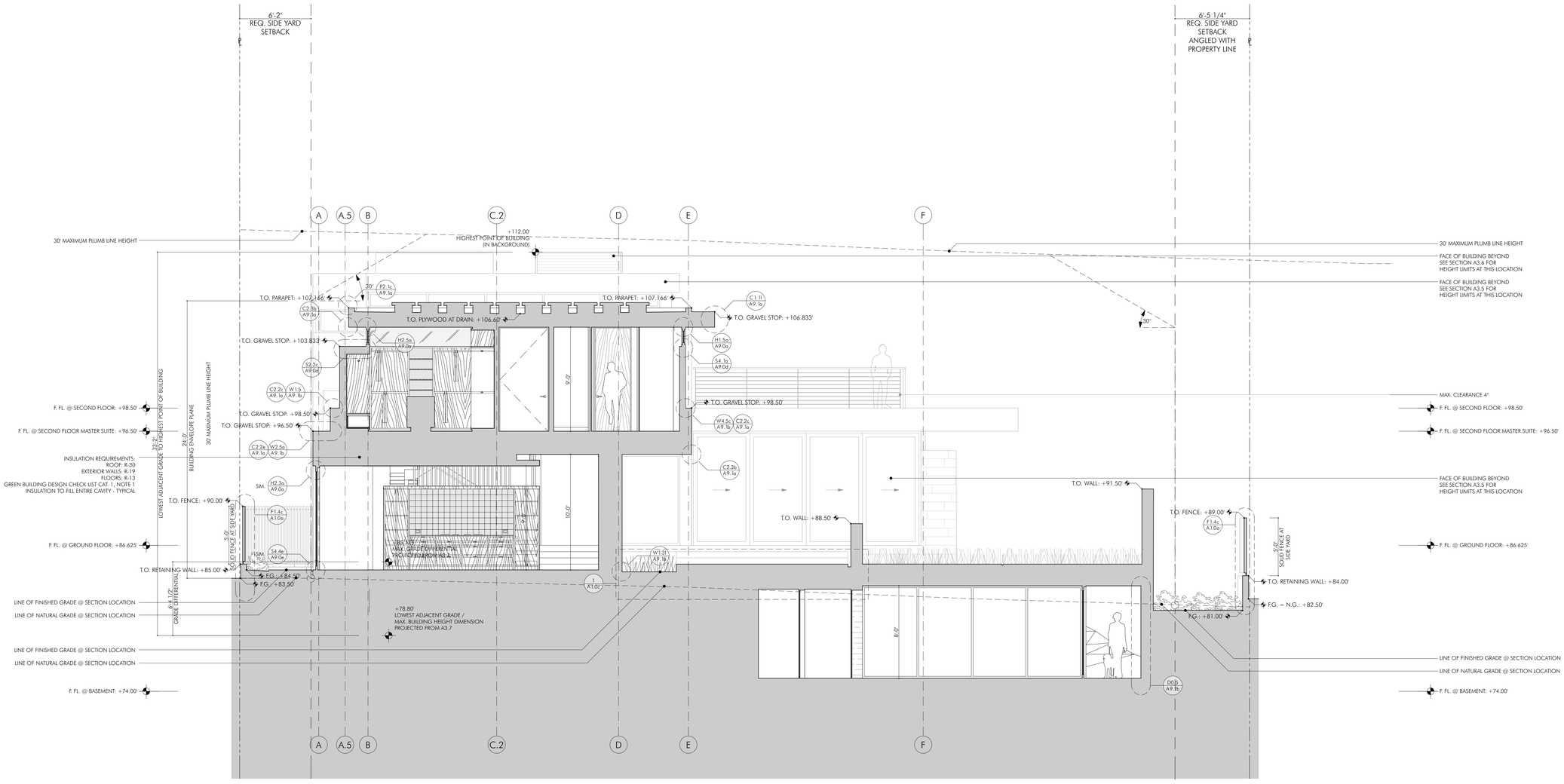

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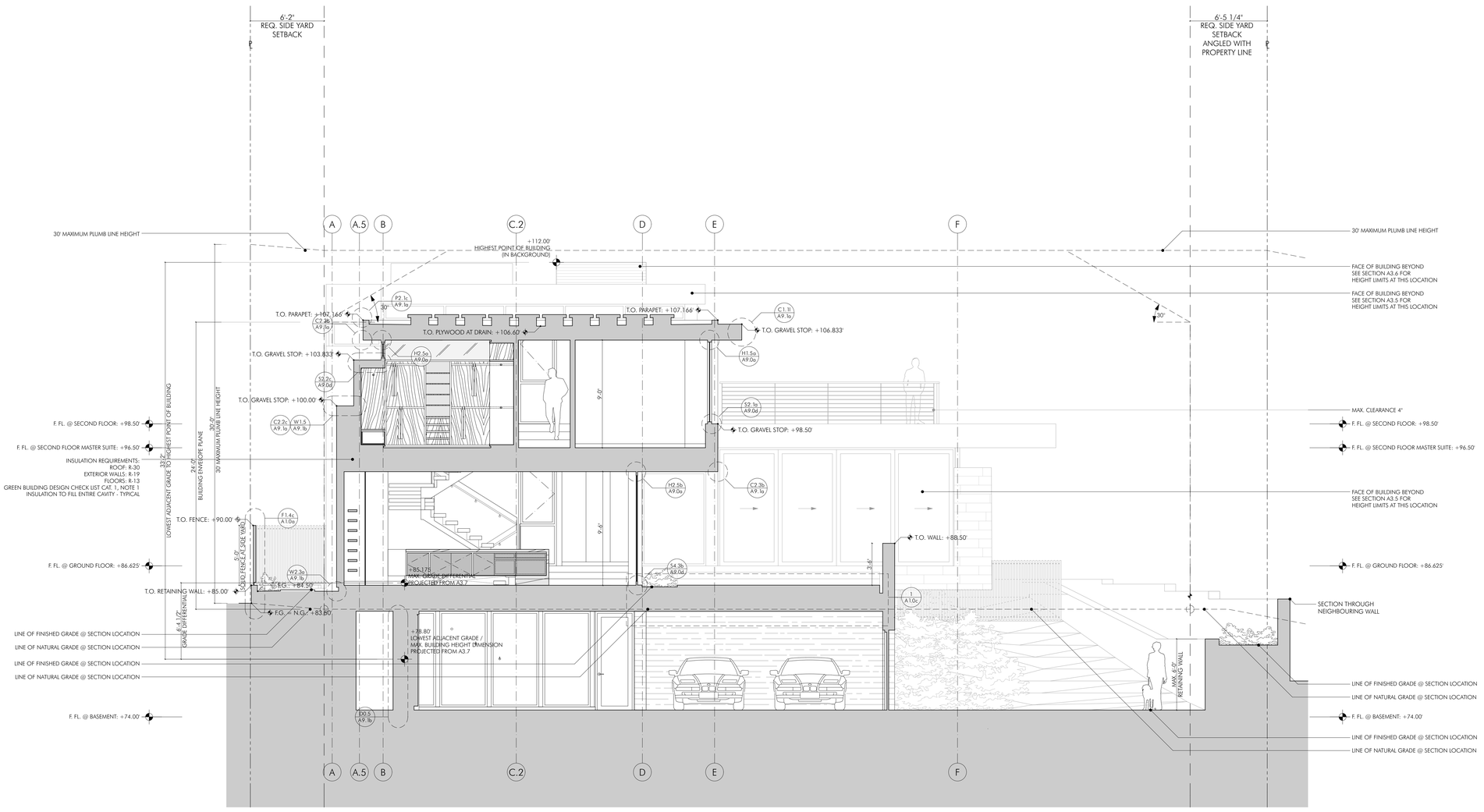
BUILDING SECTION

1/4" = 1' - 0"

A3.3



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BUILDING SECTION

1/4" = 1' - 0"

A3.4

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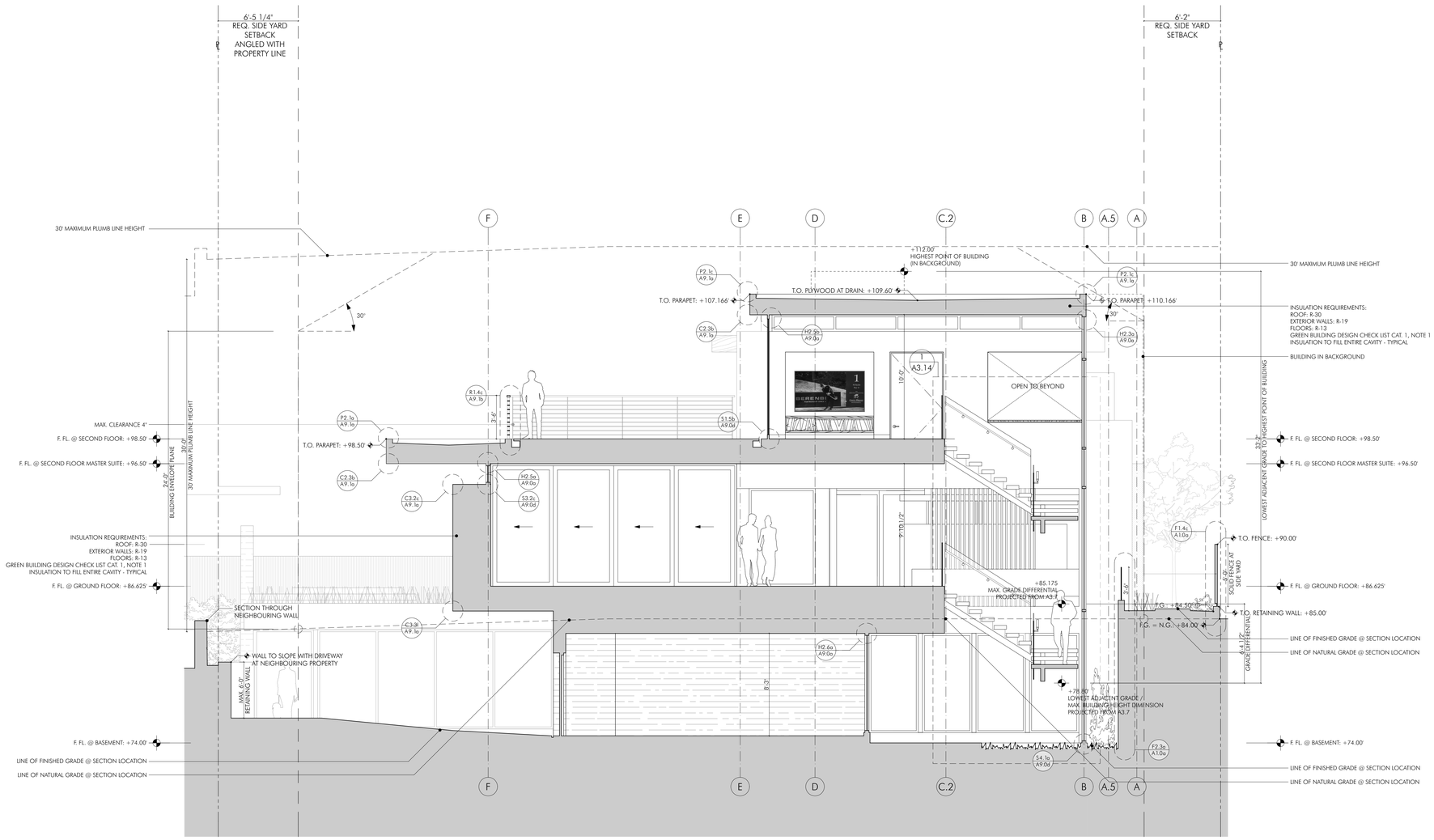

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BUILDING SECTION

1/4" = 1' - 0"

A3.5

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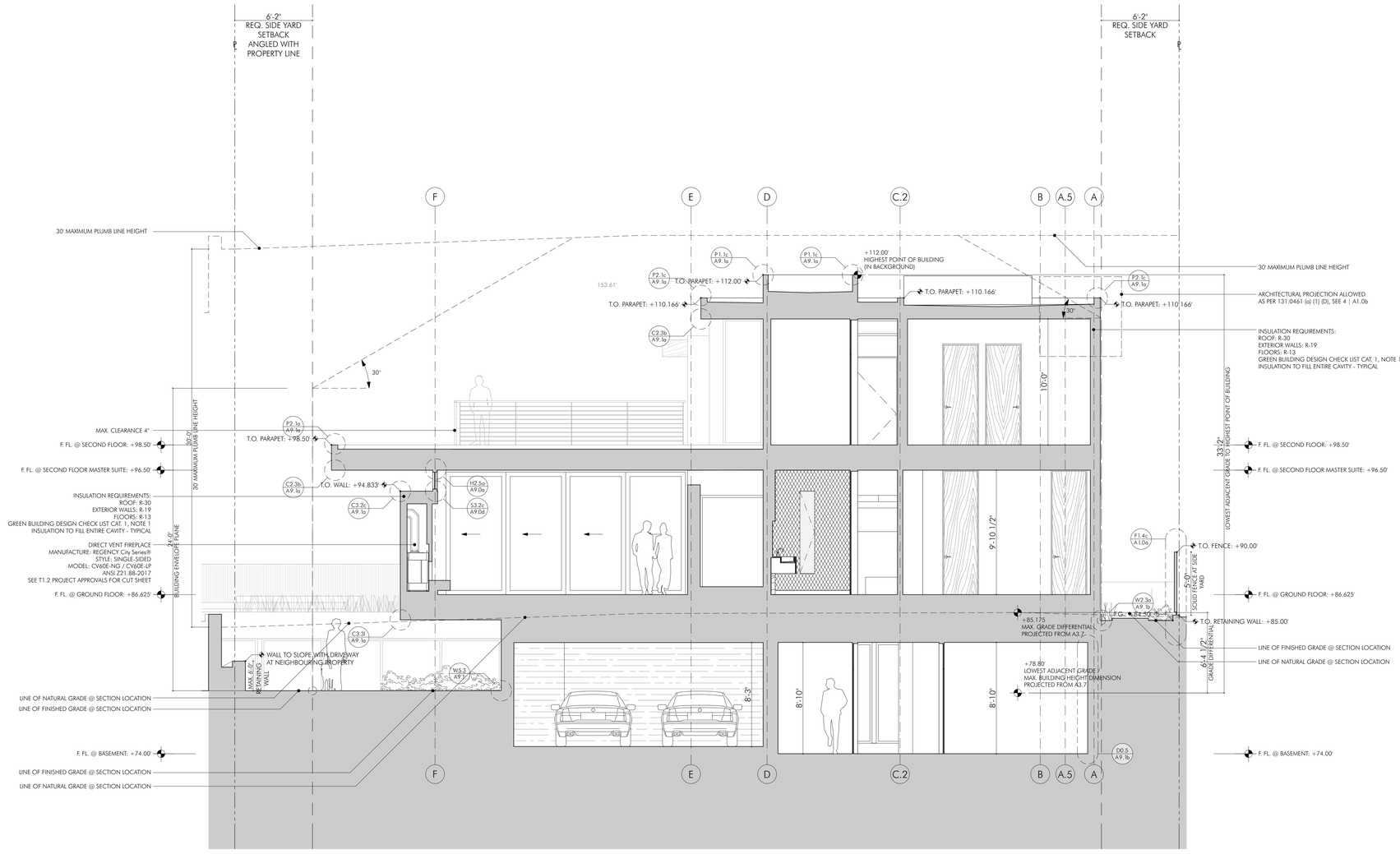

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BUILDING SECTION

1/4" = 1' - 0"

A3.6

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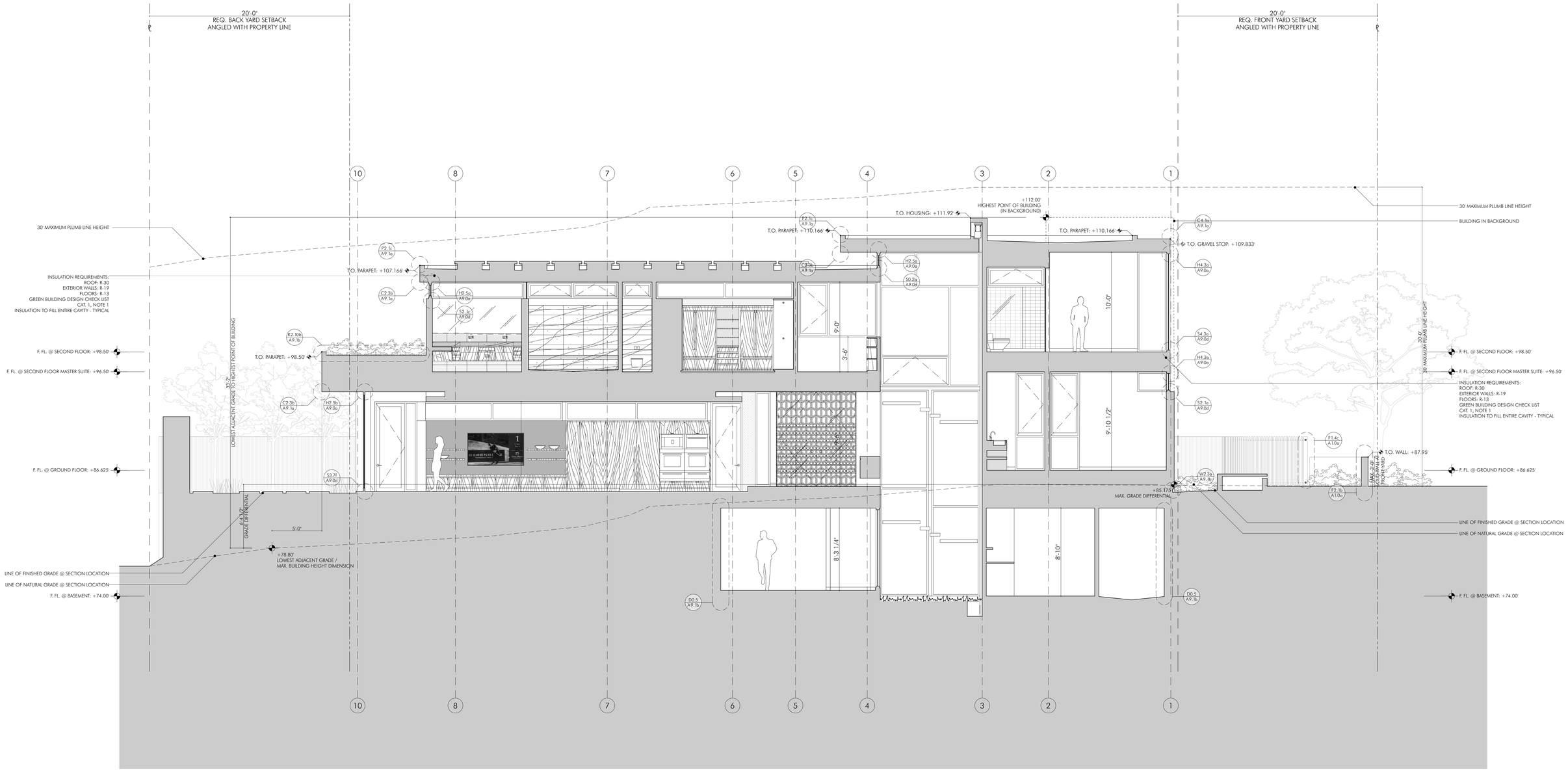

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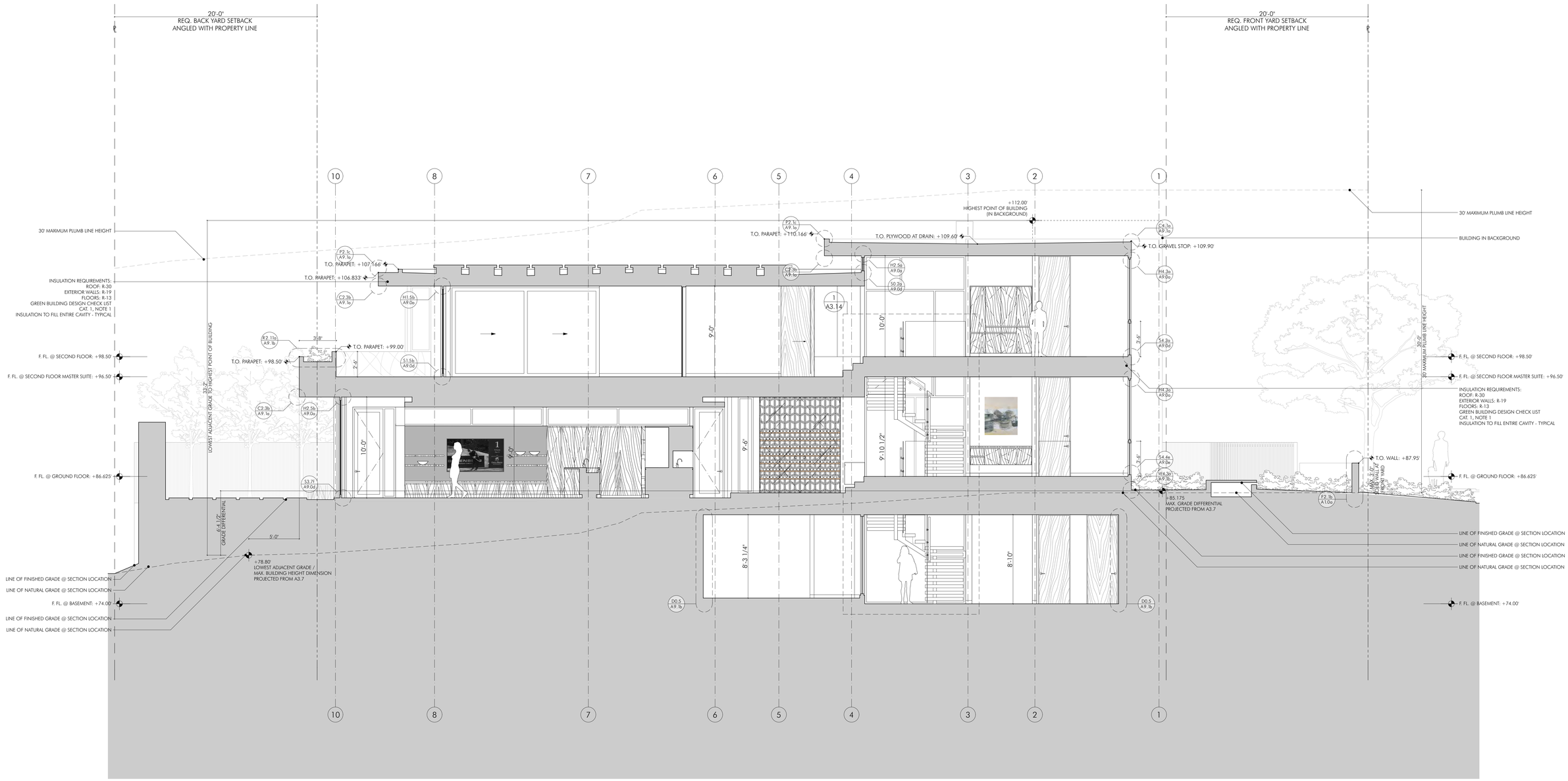
BUILDING SECTION

1/4" = 1' - 0"

A3.7



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BUILDING SECTION

1/4" = 1' - 0"

A3.8

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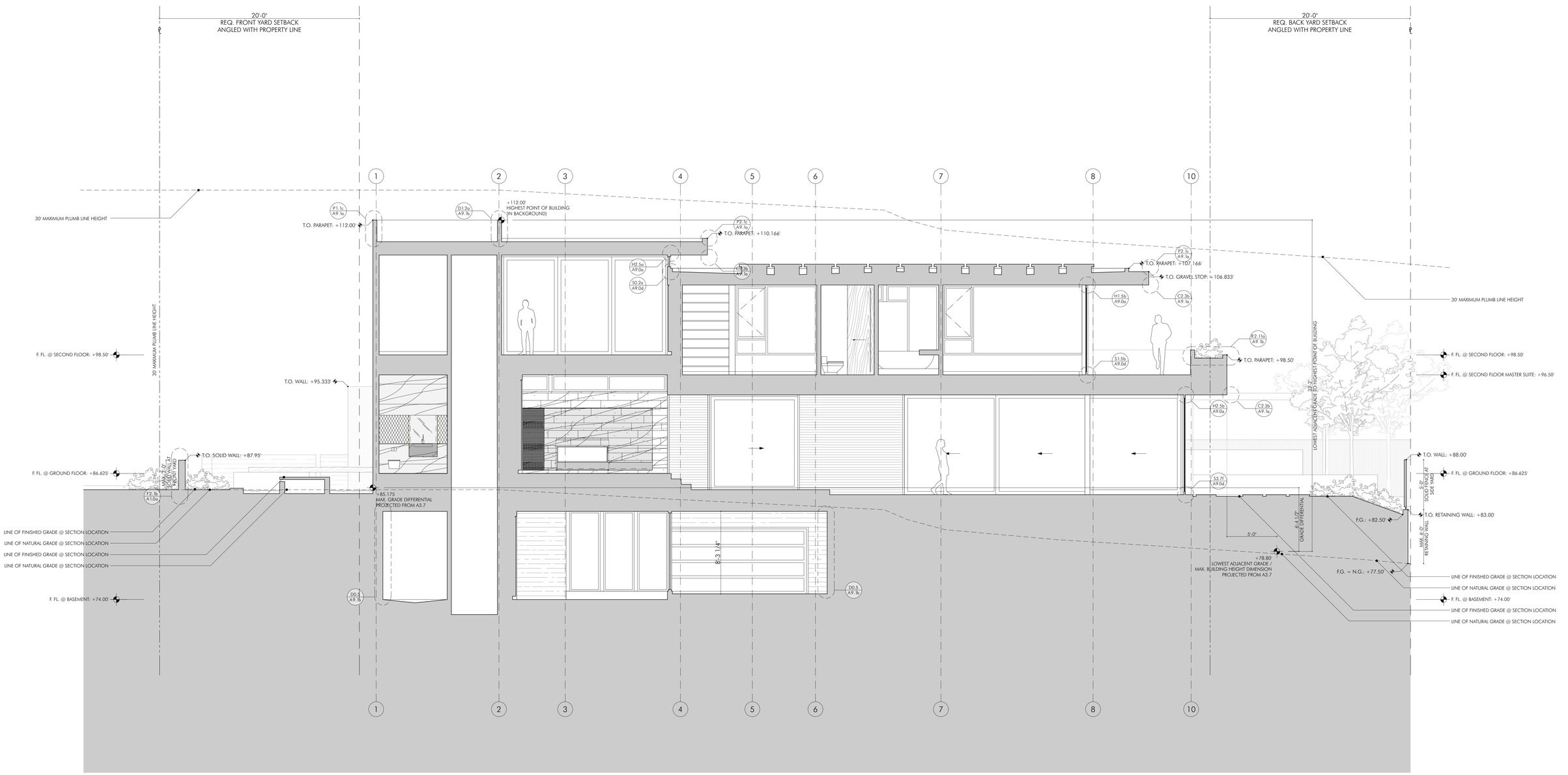

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BUILDING SECTION

1/4" = 1' - 0"

A3.9

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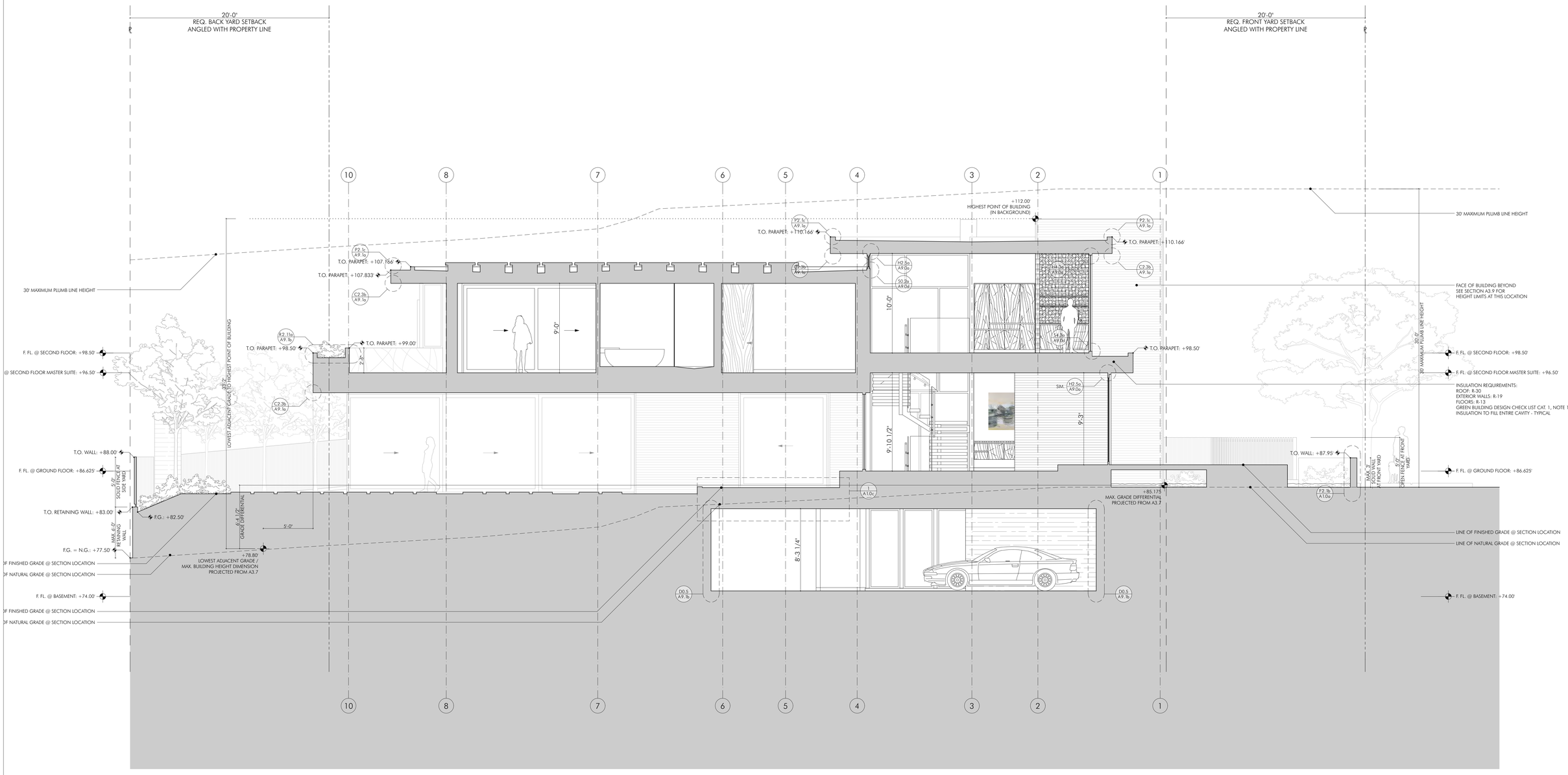

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BUILDING SECTION

1/4" = 1' - 0"

A3.10

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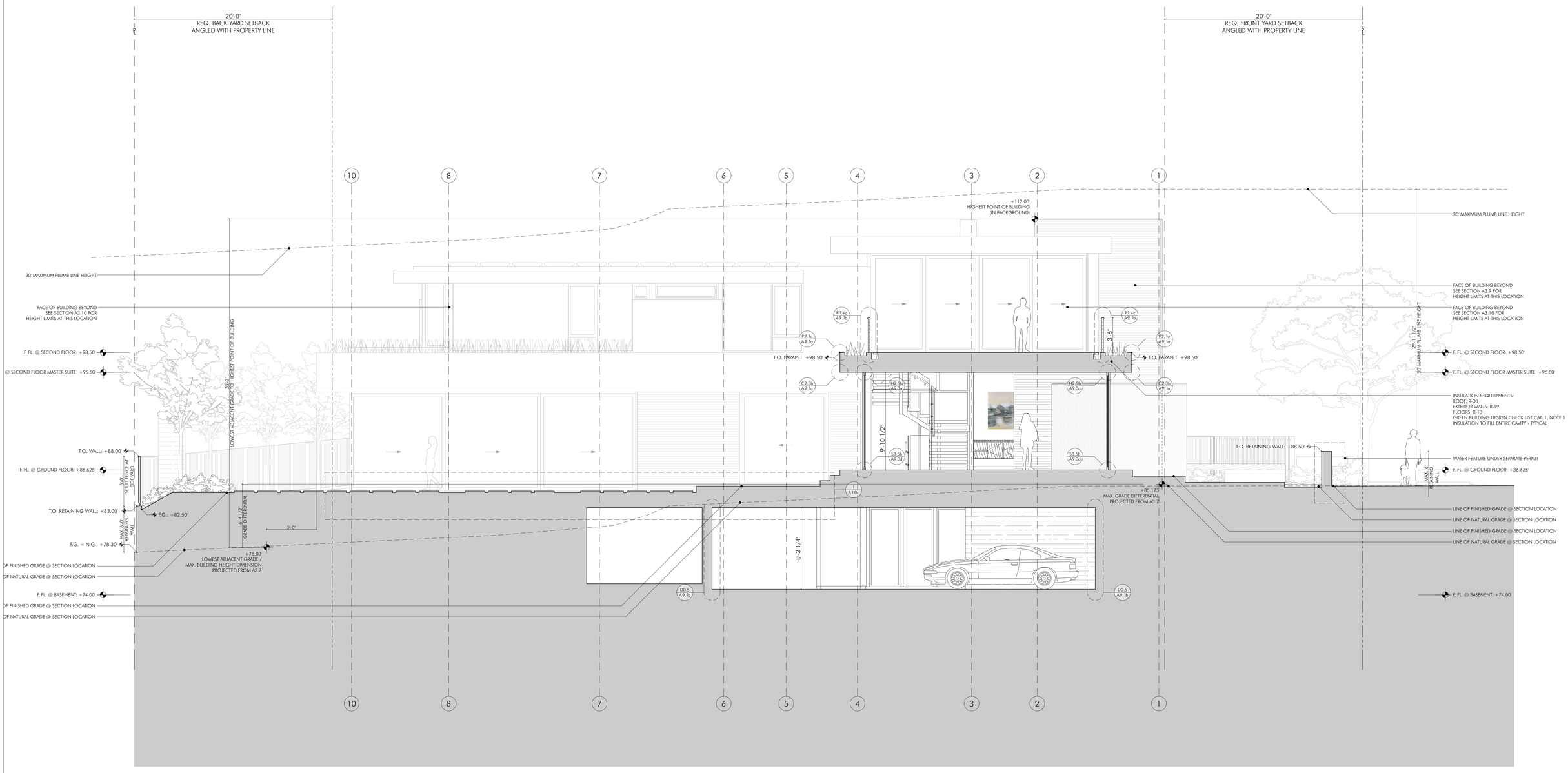
/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021



CONTRACTOR TO CROSS REFERENCE DETAIL CALL OUTS OF FLOOR PLANS, ELEVATIONS AND SECTIONS AND NOTIFY DESIGN PROFESSIONAL IF ANY DISCREPANCIES OCCUR.

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC
4509 Grand View Blvd. Los Angeles, CA 90066 p: (310) 390 1650

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Leidy Residence
6216 Avenida Cresta, La Jolla, CA 92037

BUILDING SECTION

1/4" = 1' - 0"

A3.11

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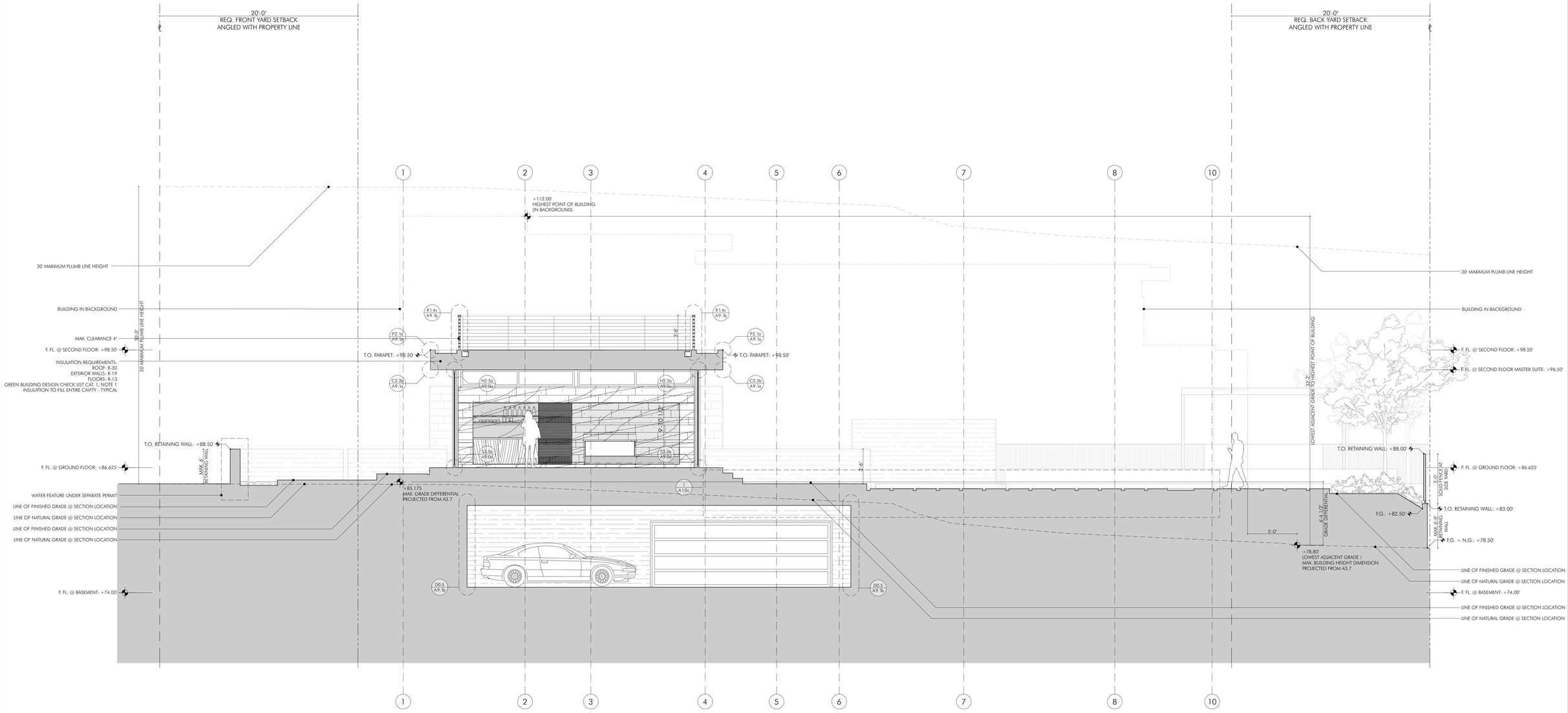
/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021



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Leidy Residence

6216 Avenida Cresta, La Jolla, CA 92037

BUILDING SECTION

1/4" = 1' - 0"

A3.12

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05/28/2021

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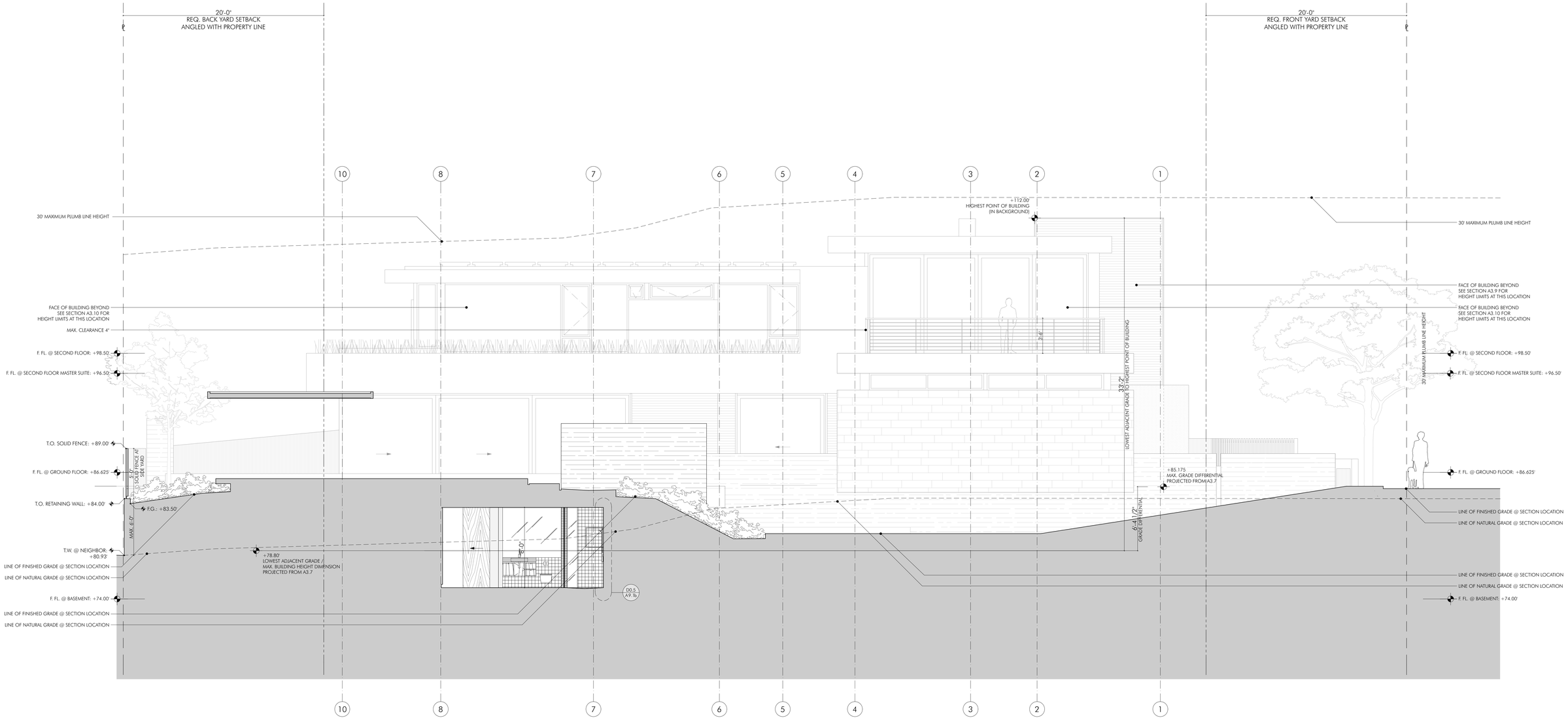

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Leidy Residence
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BUILDING SECTION

1/4" = 1' - 0"

A3.13

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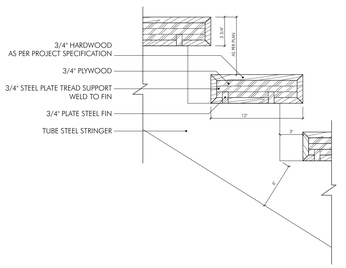
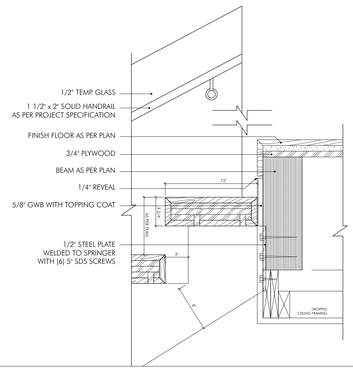
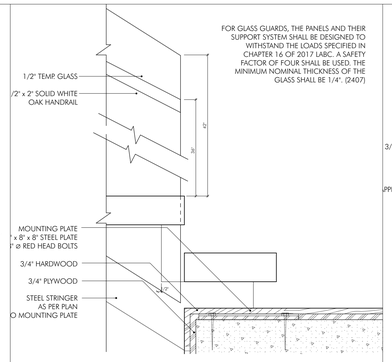
/Users/tkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 La Jolla Residence.pln 05/28/2021



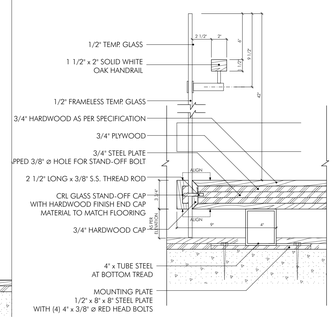
1 TYPICAL STAIR TREAD



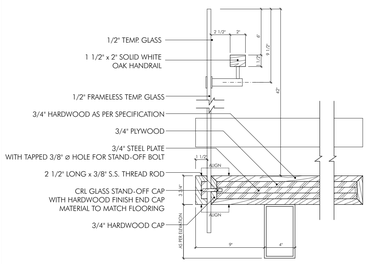
2 STAIR TOP @ FLOOR



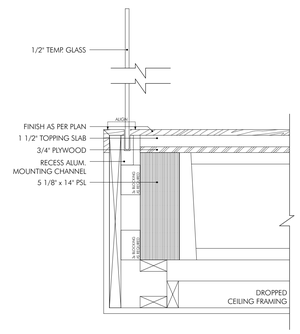
3a STAIR BOTTOM @ FLOOR



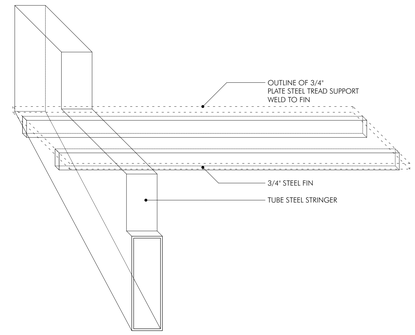
3b STAIR BOTTOM @ FLOOR



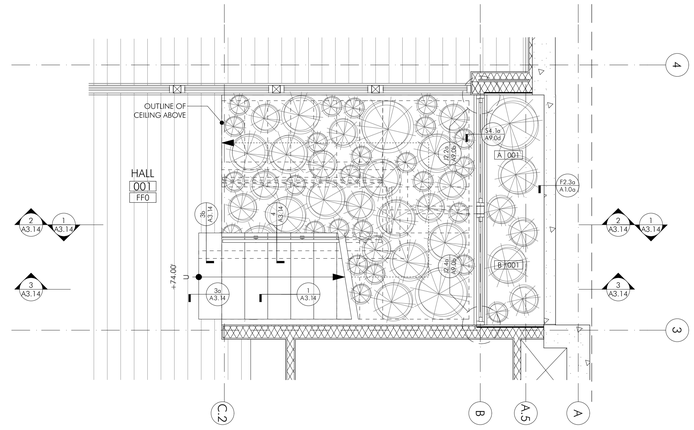
4 TYPICAL STAIR TREAD



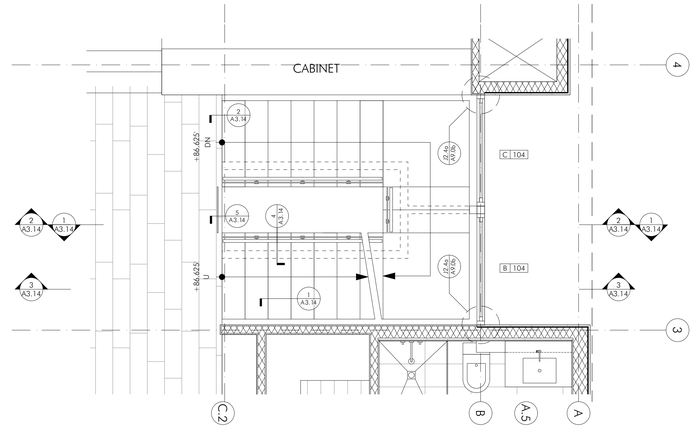
5 GUARDRAIL @ FLOOR SYSTEM



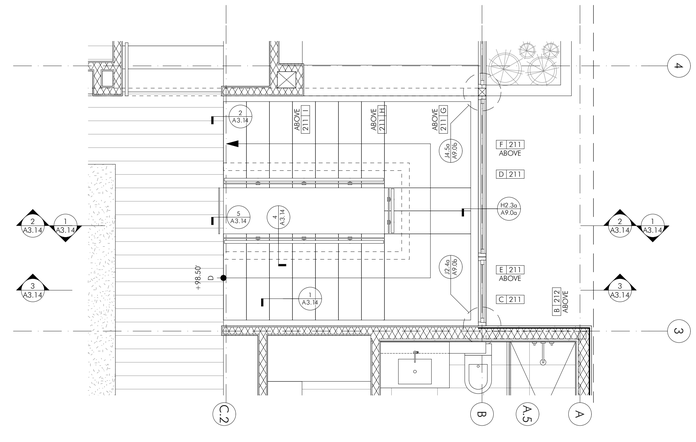
6 STEEL SUPPORT



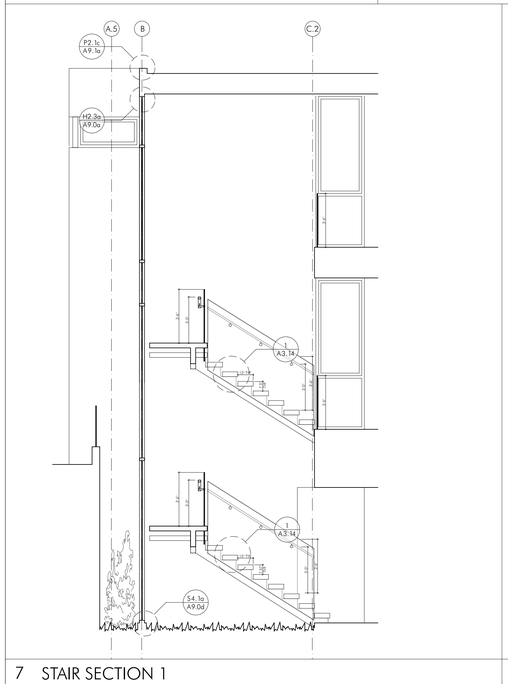
10 FLOOR PLAN BASEMENT



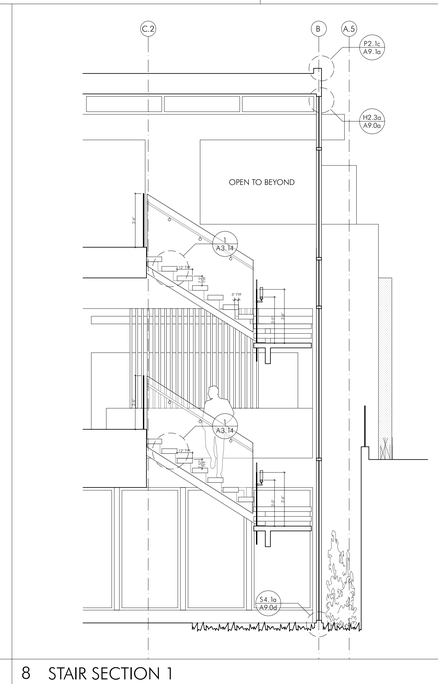
11 FLOOR PLAN GROUND FLOOR



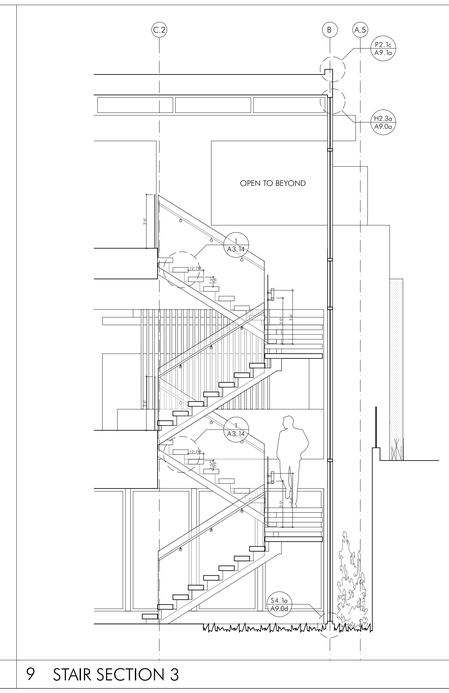
12 FLOOR PLAN SECOND FLOOR



7 STAIR SECTION 1



8 STAIR SECTION 1



9 STAIR SECTION 3

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STAIR SECTION

VARIES

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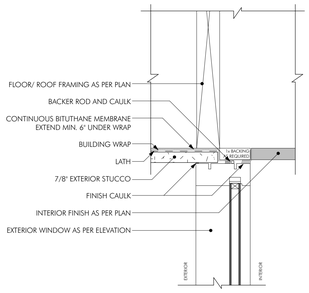
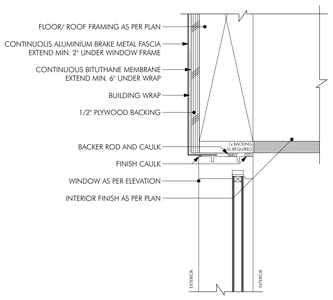
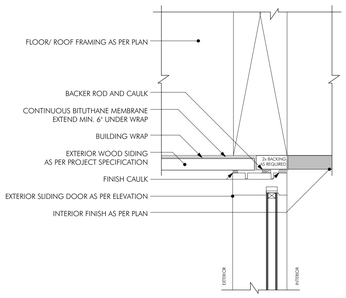
HEADS



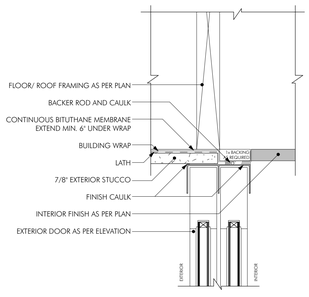
H2.5a TYP. WINDOW HEAD AT SOFFIT (FRAMING) - STUCCO N.T.S.



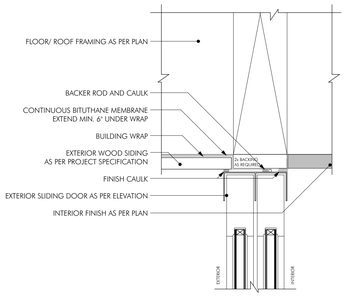
H4.3a TYP. WINDOW HEAD AT CEILING - BRAKE METAL N.T.S.



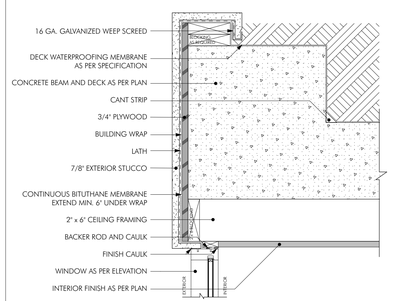
H1.5a TYP. WINDOW HEAD AT SOFFIT - WOOD N.T.S.



H2.5b TYP. SLDIER HEAD AT SOFFIT (FRAMING) - STUCCO N.T.S.



H1.5b TYP. SLIDER HEAD AT SOFFIT - WOOD N.T.S.



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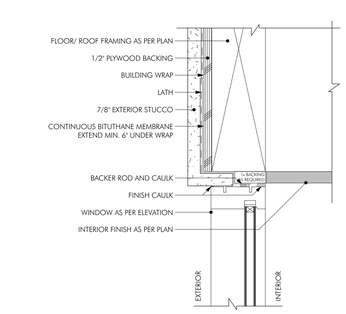

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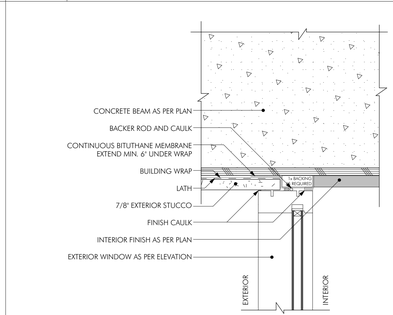

H2.6a TYP. WINDOW HEAD AT SOFFIT (SLAB) - STUCCO N.T.S.

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PLAN CHECK DETAILS
WINDOWS & SLIDERS HEADS
N.T.S.

A9.0a

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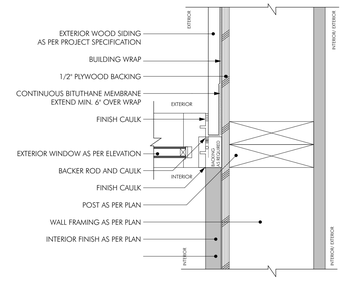
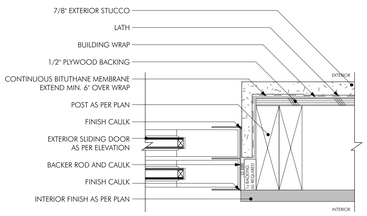
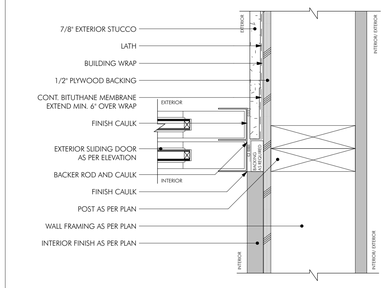
JAMBS



J1.4a TYP. WINDOW JAMB AT WALL - WOOD N.T.S.



J2.1b TYP. SLIDER JAMB AT WALL - STUCCO N.T.S.



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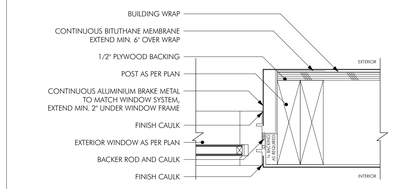
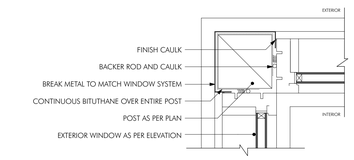
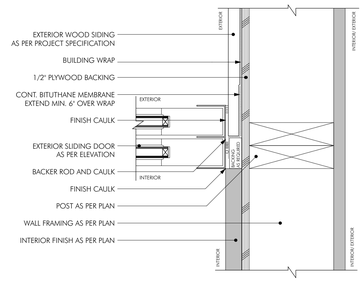


J4.1a TYP. WINDOW JAMB BRAKE METAL N.T.S.

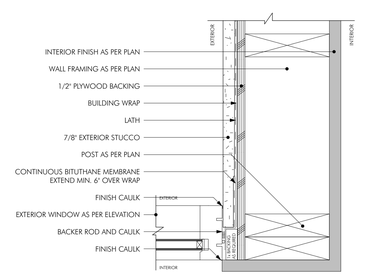


J4.6a TYP. WINDOW JAMB AT EXTERIOR CORNER POST - BRAKE METAL

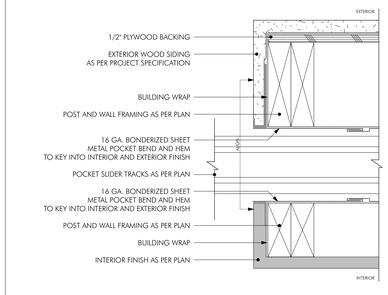
J1.1a TYP. WINDOW JAMB AT WALL - WOOD N.T.S.



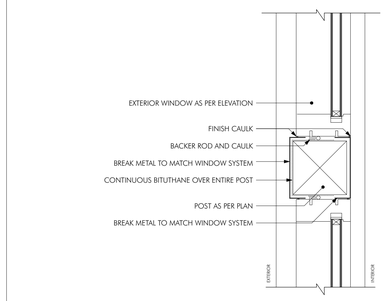
J1.4b TYP. SLIDER JAMB AT WALL - WOOD N.T.S.



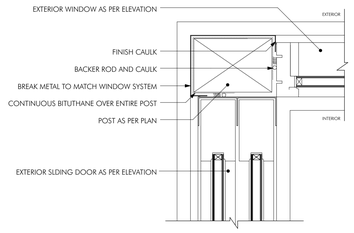
J2.2a TYP. WINDOW JAMB CORNER - STUCCO N.T.S.



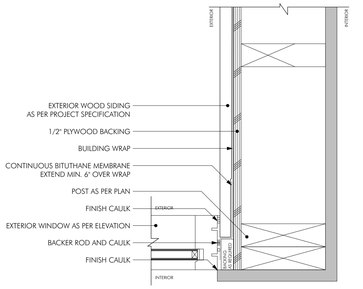
J2.8 TYP. SLIDER Track AT POCKET - STUCCO N.T.S.



J4.5a TYP. WINDOW JAMB AT POST - BRAKE METAL N.T.S.



J4.6b TYP. SLIDER JAMB AT EXTERIOR CORNER POST - BRAKE METAL N.T.S.



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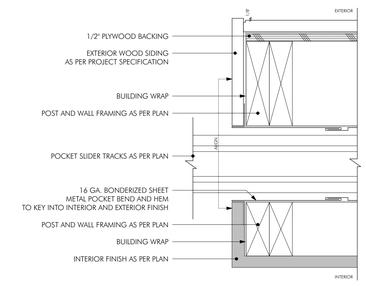
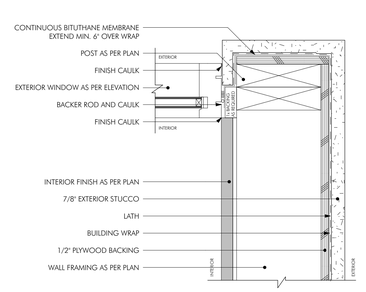


J1.8 TYP. SLIDER Track AT POCKET - WOOD N.T.S.



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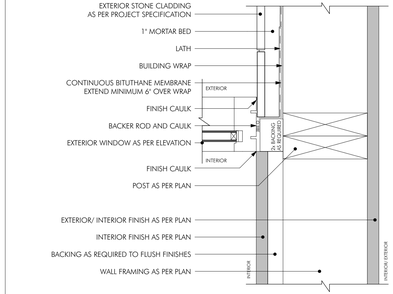
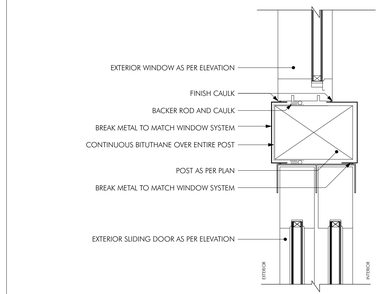
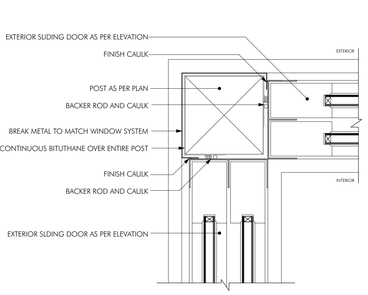


J3.4a TYP. WINDOW JAMB AT WALL - STONE N.T.S.

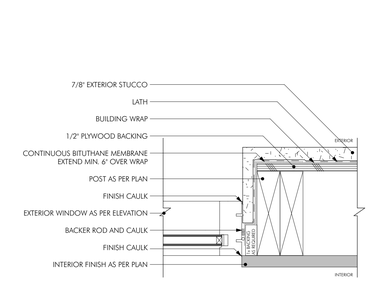


J4.5b TYP. WINDOW/ SLIDER JAMB AT POST - BRAKE METAL N.T.S.

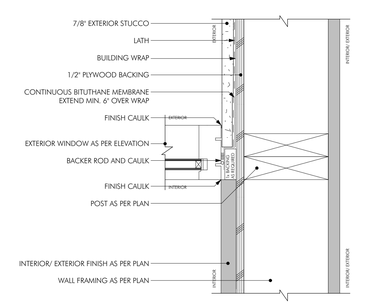


J4.6c TYP. SLIDER JAMB AT EXTERIOR CORNER POST - BRAKE METAL

J1.3a TYP. WINDOW JAMB AT CORNER - WOOD N.T.S.



J2.1a TYP. WINDOW JAMB AT WALL - STUCCO N.T.S.



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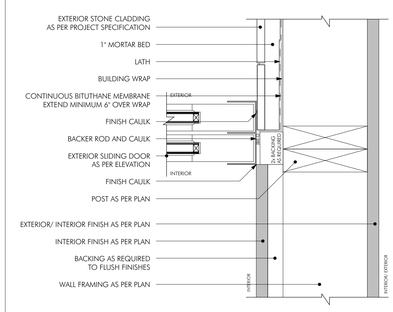
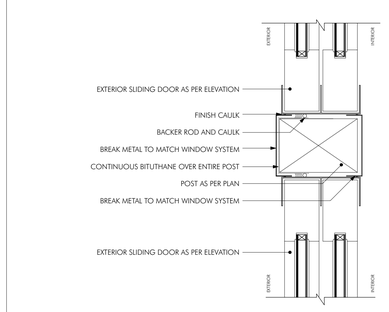
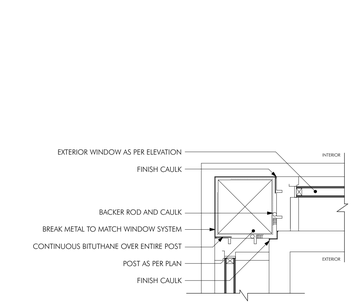


J3.4b TYP. SLIDER JAMB AT WALL - STONE N.T.S.



J4.5c TYP. WINDOW/ SLIDER JAMB AT POST - BRAKE METAL N.T.S.



J4.7a TYP. WINDOW JAMB AT INTERIOR CORNER POST - BRAKE METAL

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PLAN CHECK DETAILS
WINDOWS & SLIDERS JAMBS
N.T.S.

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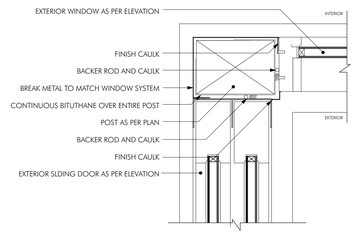

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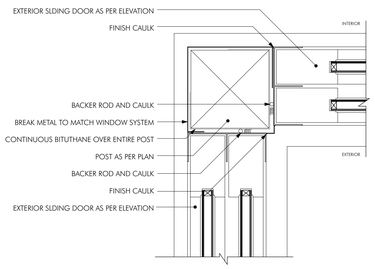

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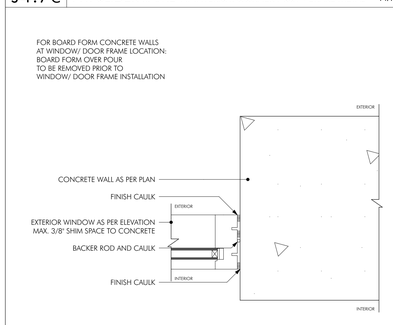
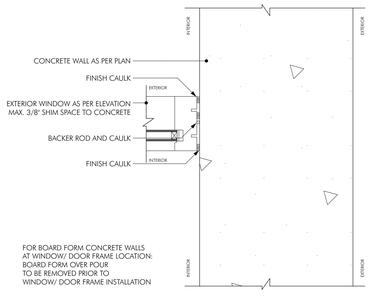


J5.1a TYP. WINDOW JAMB AT WALL - CONCRETE N.T.S.



J5.4a TYP. WINDOW JAMB AT WALL - CONCRETE N.T.S.

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PLAN CHECK DETAILS
WINDOWS & SLIDERS JAMBS
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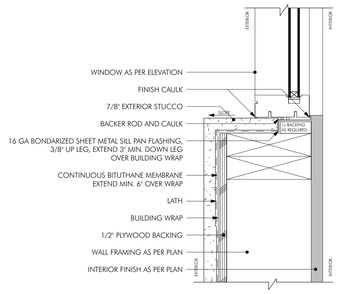
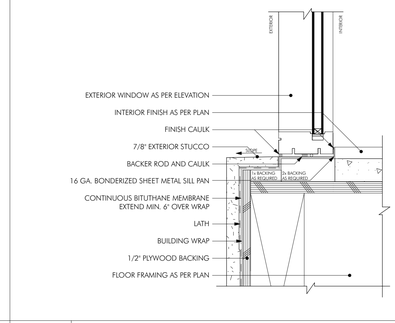
A9.0c

SILLS



S2.1a TYP. WINDOW SILL AT PONY WALL - STUCCO N.T.S.



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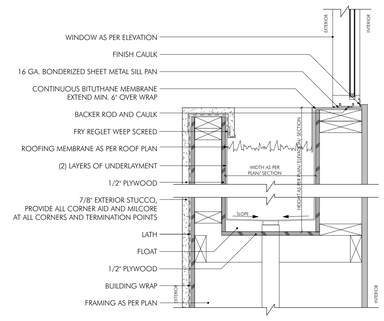

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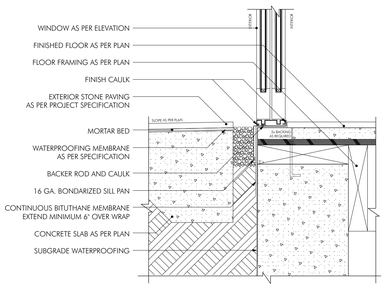
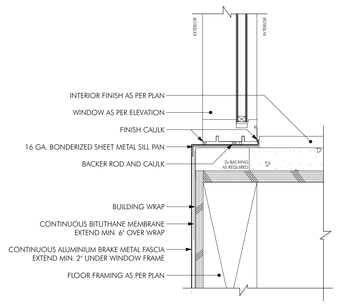
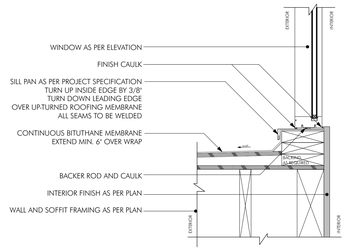


S3.7f TYP. WINDOW SILL AT FLOOR (FRAMING) TO EXTERIOR SLAB N.T.S.



S4.3a TYP. WINDOW SILL AT FLOOR (FRAMING) - METAL UP/ OVER N.T.S.



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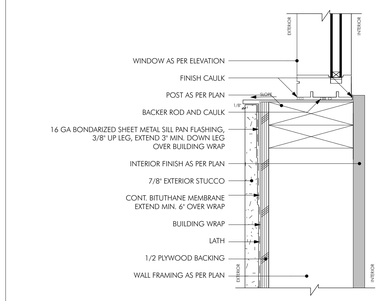

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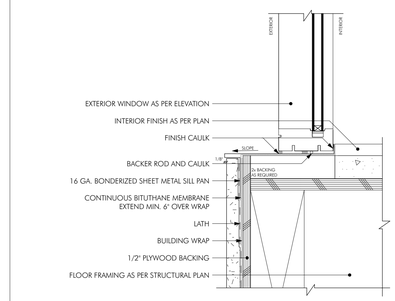
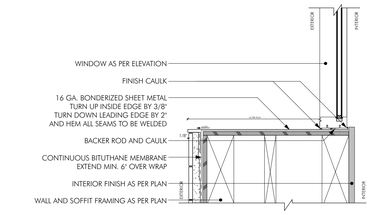


S2.3e TYP. WINDOW SILL AT FLOOR SYSTEM - STUCCO N.T.S.



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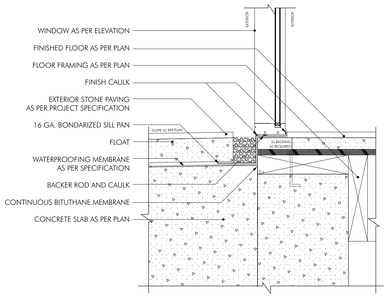
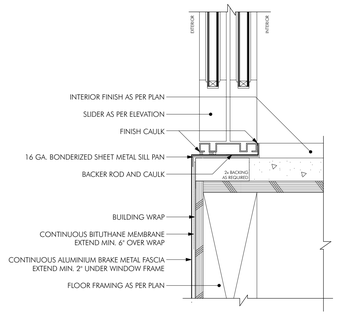
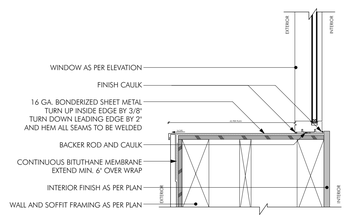


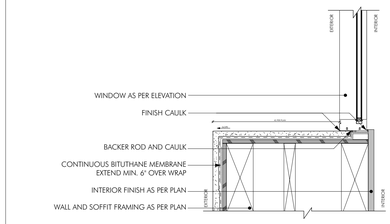
S3.7i TYP. WINDOW SILL AT FLOOR (FRAMING) TO EXTERIOR SLAB N.T.S.



S4.3b TYP. SLIDER SILL AT FLOOR (FRAMING) - METAL UP/ OVER N.T.S.



S1.2a TYP. WINDOW SILL AT SOFFIT - WOOD N.T.S.



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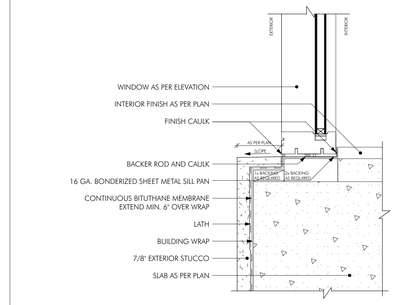

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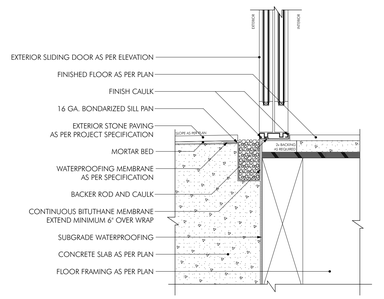

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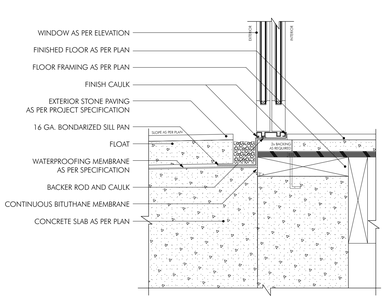

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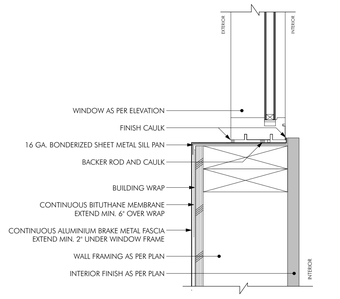
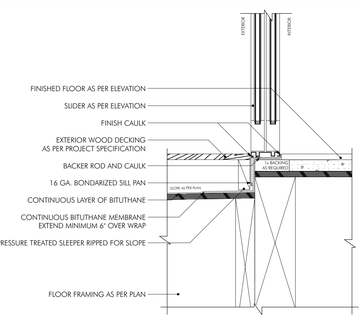


S4.1a TYP. WINDOW SILL AT PONY WALL - BRAKE METAL N.T.S.



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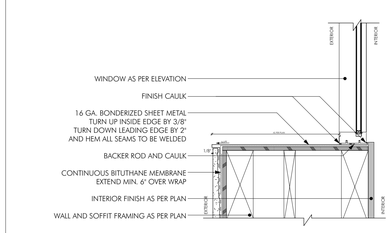

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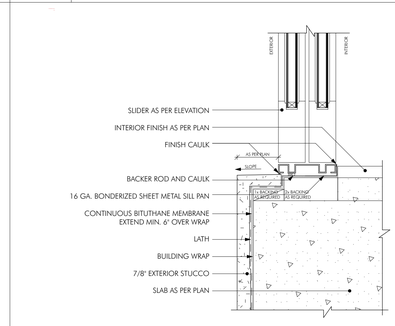

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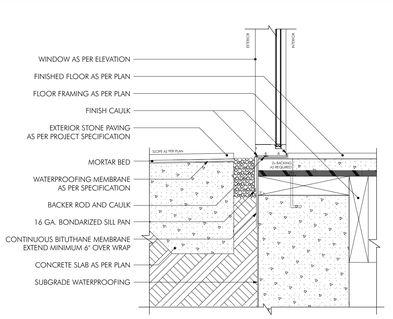

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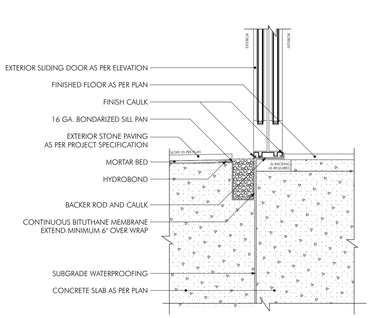

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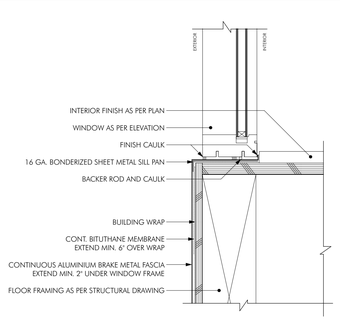

S4.3c TYP. WINDOW SILL AT FLOOR (FRAMING) - METAL UP/ OVER N.T.S.

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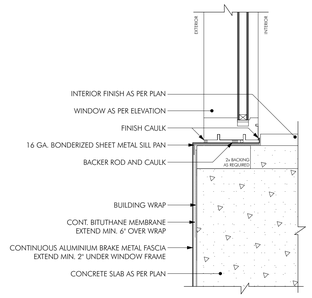
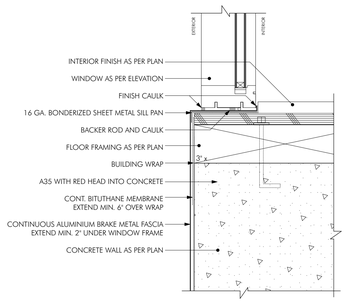


S4.4a TYP. WINDOW SILL AT SLAB - BRAKE METAL N.T.S.



S4.4e TYP. WINDOW SILL AT SLAB - BRAKE METAL N.T.S.

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PLAN CHECK DETAILS
WINDOWS & SLIDERS SILLS
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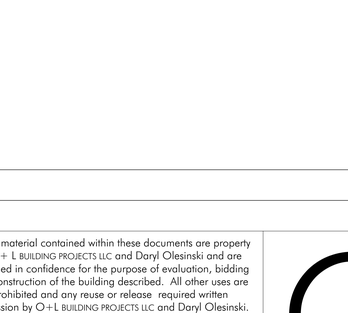
SKYLIGHT FRAMES



K0.2a TYP. SKYLIGHT FRAME AT CURB N.T.S.

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PLAN CHECK DETAILS
WINDOWS & SLIDERS
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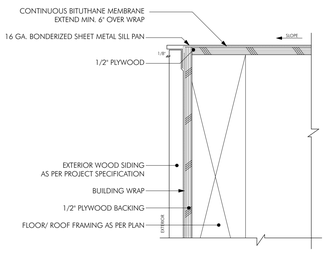
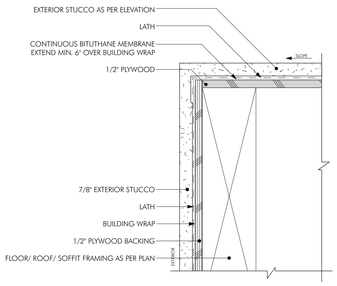
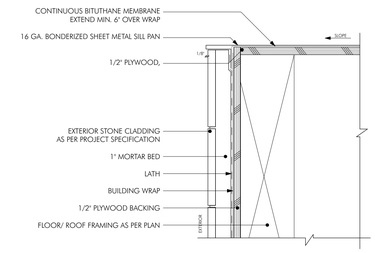
ROOF CORNERS



C1.2c TYP. GRAVEL STOP WOOD

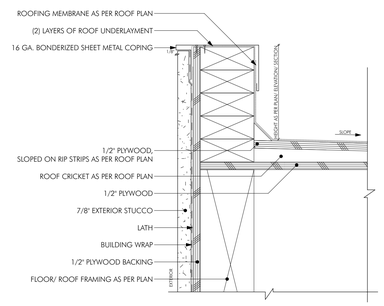


C2.2c TYP. BUILDING CORNER STUCCO N.T.S.



C3.2c TYP. GRAVEL STOP STONE N.T.S.

PARAPETS



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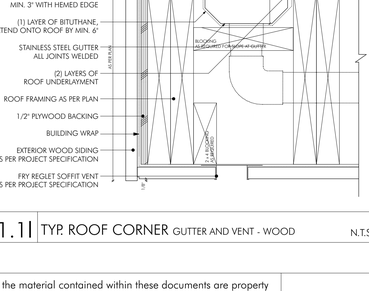

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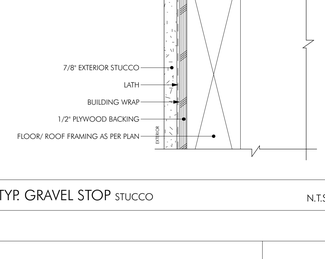

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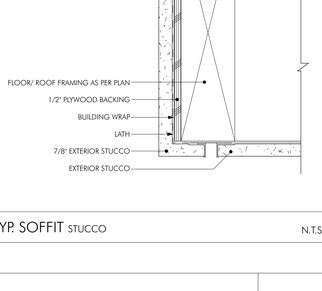
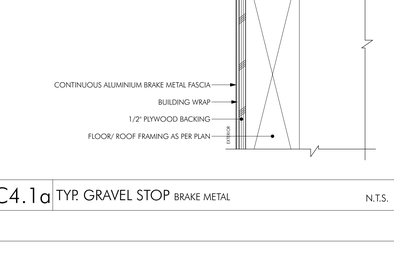
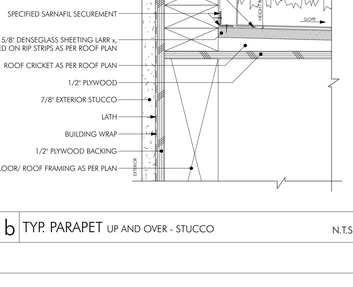


C2.2e TYP. GRAVEL STOP STUCCO N.T.S.



C3.3b TYP. SOFFIT WOOD N.T.S.



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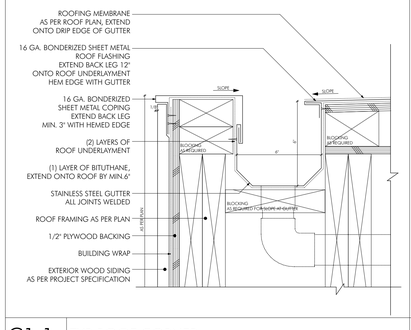

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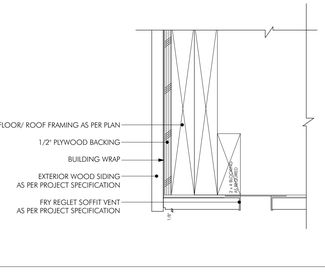
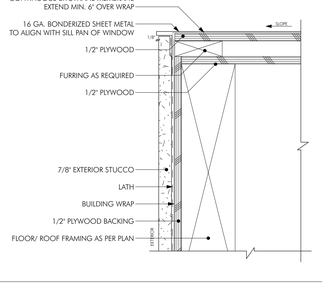
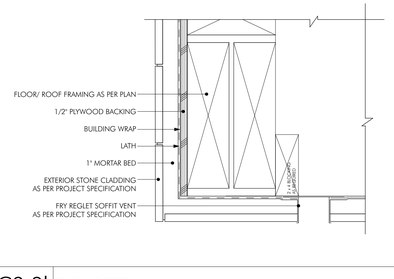


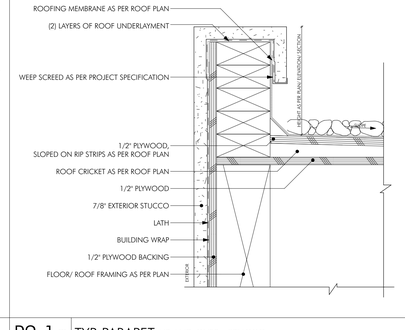
C1.3b TYP. SOFFIT VENT - WOOD N.T.S.



C2.2g TYP. GRAVEL STOP STUCCO N.T.S.



C3.3l TYP. SOFFIT VENT - WOOD N.T.S.



P2.1a TYP. PARAPET UP AND OVER - STUCCO N.T.S.

C1.1l TYP. ROOF CORNER GUTTER AND VENT - WOOD N.T.S.

C2.1a TYP. GRAVEL STOP STUCCO N.T.S.

C2.3b TYP. SOFFIT STUCCO N.T.S.

C4.1a TYP. GRAVEL STOP BRAKE METAL N.T.S.

P2.1b TYP. PARAPET UP AND OVER - STUCCO N.T.S.

LA JOLLA RESIDENCE # 1806

O+L BUILDING PROJECTS LLC

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Leidy Residence

6216 Avenida Cresta, La Jolla, CA 92037

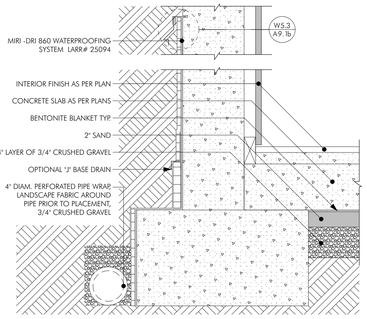
PLAN CHECK DETAILS
EXTERIOR

N.T.S.

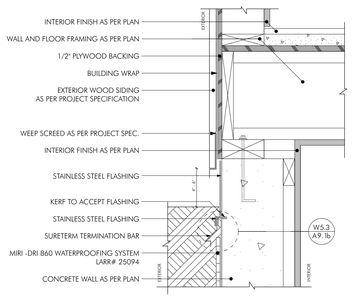
A9.1a

/Users/fkthakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021

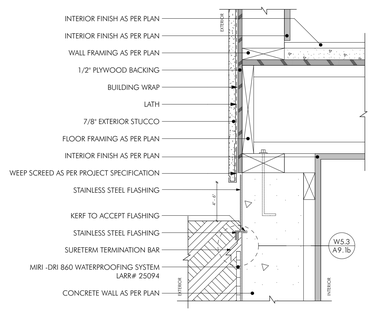
DRAINAGE



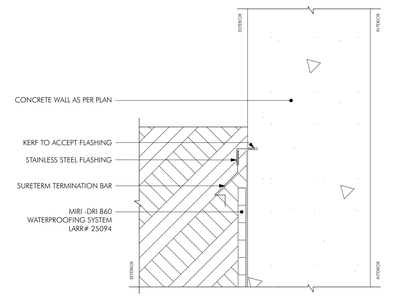
D0.5 TYP. FOUNDATION DRAINAGE N.T.S.



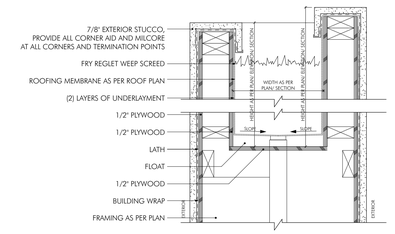
W1.3a TYP. WEEP SCREED AT BASEMENT - WOOD N.T.S.



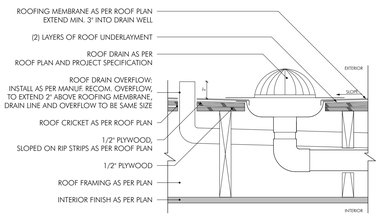
W2.3a TYP. WEEP SCREED AT BASEMENT - STUCCO N.T.S.



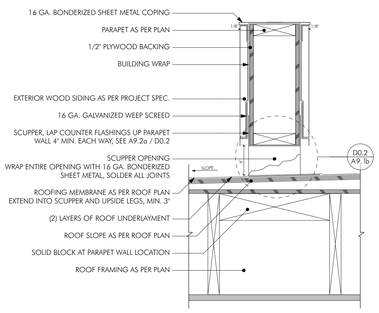
W5.3 TYP. SUBGRADE WATERPROOF FLASHING DETAIL N.T.S.



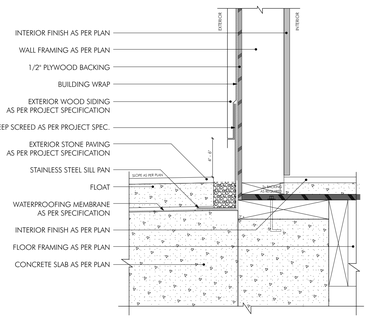
R2.11a TYP. PLANTER RAIL AT GUARD RAUIL - STUCCO N.T.S.



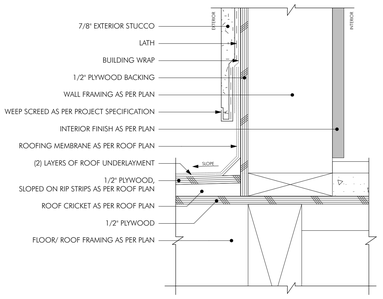
D0.1a TYP. ROOF DRAINAGE N.T.S.



D1.2a TYP. ROOF TO ROOF SCUPPER WOOD N.T.S.

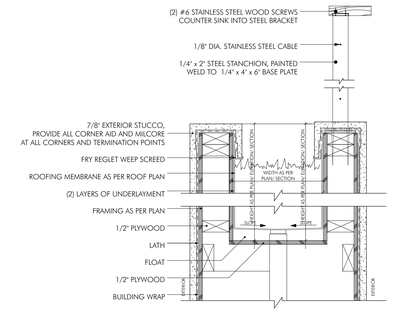


W1.3l TYP. WEEP SCREED AT BASEMENT - WOOD N.T.S.

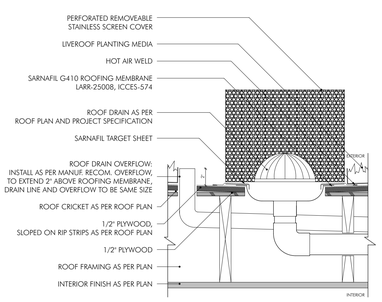


W2.5a TYP. WEEP SCREED AT WALL TO ROOF - STUCCO N.T.S.

BUILDING GUARD RAILS

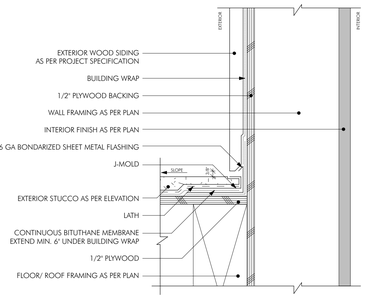


R2.11c TYP. PLANTER RAIL AT GUARD RAUIL - STUCCO N.T.S.

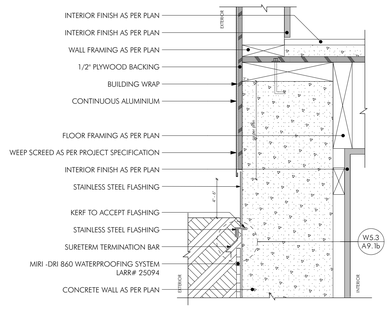


D0.1c TYP. ROOF DRAINAGE GREEN ROOF N.T.S.

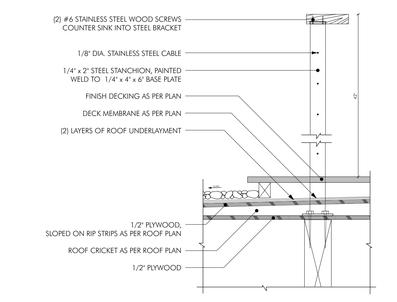
WEEP SCREEDS



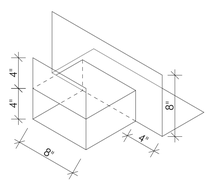
W1.5 SIDING TO SOFFIT WOOD TO STUCCO N.T.S.



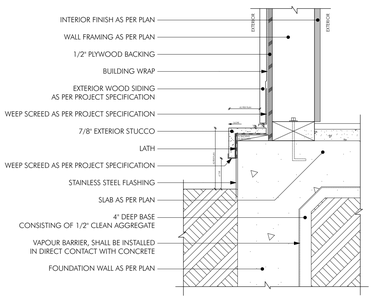
W4.3a TYP. WEEP SCREED AT BASEMENT - BRAKE METAL N.T.S.



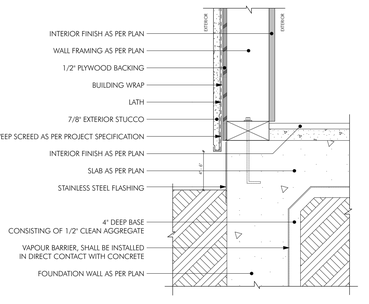
R1.4c TYP. GLASS RAIL AT ROOF/ FLOOR - WOOD N.T.S.



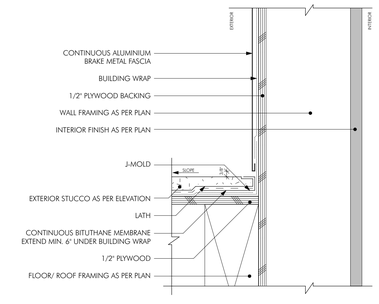
D0.2 TYP. ROOF TO ROOF SCUPPER N.T.S.



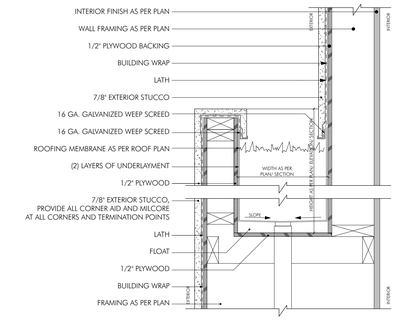
W1.2 TYP. WEEP SCREED AT SLAB - WOOD N.T.S.



W2.1 TYP. WEEP SCREED AT SLAB - STUCCO N.T.S.



W4.5c TYP. WEEP SCREED AT BUILDING TO STUCCO - BRAKE METAL N.T.S.



R2.10b TYP. PLANTER RAIL AT WALL - STUCCO/ STUCCO N.T.S.

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6216 Avenida Cresta, La Jolla, CA 92037

PLAN CHECK DETAILS
EXTERIOR

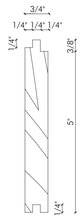
N.T.S.

A9.1b

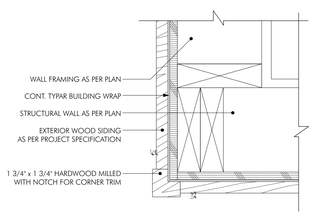
Sheet No. 57 / 62

/Users/tkhakur/Dropbox/2018 Projects/1806 La Jolla Residence/1806 Project Drawing files/1806 Archicad Files/1806 La Jolla Residence.pln 05/28/2021

EXTERIOR DETAILS



E1.0 TYP. SIDING PROFILE N.T.S.



E1.9 TYP. SIDING CORNER WOOD N.T.S.

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PLAN CHECK DETAILS
EXTERIOR
N.T.S.
A9.1c
Sheet No. 58 / 62

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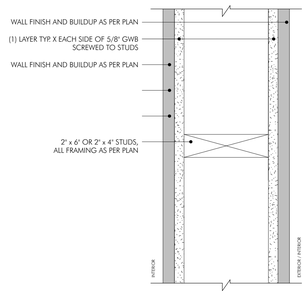
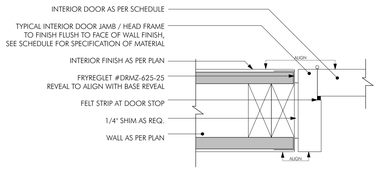
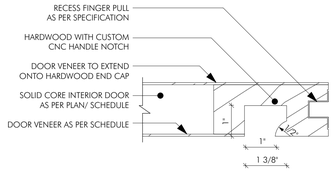


10.1 TYP. 1 HOUR RATED WALL N.T.S.



10.3 TYP. DOOR JAMB/ HEAD N.T.S.

10.4 TYP. BASE N.T.S.



10.5 TYP. POCKET DOOR HANDLE N.T.S.

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PLAN CHECK DETAILS
INTERIOR

N.T.S.

A9.2a

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.

2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.

3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.

4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.

6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.

7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.

8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.

9. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.

10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.

11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.

12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.

13. AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.

14. "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.

15. MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.

16. CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4 OF THE WHITEBOOK, "RED-LINES AND RECORD DOCUMENTS."

17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.

18. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.

20. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.

21. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

MONUMENT PRESERVATION CERTIFICATION

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO DEMOLITION/CONSTRUCTION.

☐ THE TYPE OF CONSTRUCTION WILL NOT AFFECT ANY SURVEY MONUMENTS (THIS LINE IS FOR PROJECTS THAT ARE PROPOSING NO DEMOLITION, TRENCHING, ASSOCIATED WITH A CIP, ETC)

NAME _____ DATE _____

PRIOR TO PERMIT ISSUANCE, THE PERMITTEE SHALL RETAIN THE SERVICE OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WHO WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, IF APPLICABLE. (SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA)

I HAVE INSPECTED THE SITE AND DETERMINED THAT:

☐ NO SURVEY MONUMENTS WERE FOUND WITHIN THE LIMITS OF WORK
☐ SURVEY MONUMENTS EXISTING IN OR NEAR LIMITS OF WORK WILL BE PROTECTED IN PLACE
☐ SURVEY MONUMENTS HAVE BEEN TIED OUT AND A FINAL OR PARCEL MAP WILL BE FILED (NO CORNER RECORD OR RECORD OF SURVEY WILL BE REQUIRED)
☐ OTHER AGENCY SURVEY MONUMENT (CORNER RECORD OR RECORD OF SURVEY MAY NOT BE REQUIRED). AGENCY HAS BEEN NOTIFIED OF POSSIBLE MONUMENT DESTRUCTION AND A LETTER PROVIDED TO CITY
☐ A PRE-CONSTRUCTION CORNER RECORD (OR RECORD OF SURVEY) FOR SURVEY MONUMENTS FOUND WITHIN THE LIMITS OF WORK HAS BEEN FILED.

CORNER RECORD #_____ OR RECORD OF SURVEY #_____

ALLEN R. A. TURNER, III L.S. 7844 EXP. 12-31-20 _____ DATE

POST CONSTRUCTION CORNER RECORD (AS-BUILT ITEM)

☐ POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.

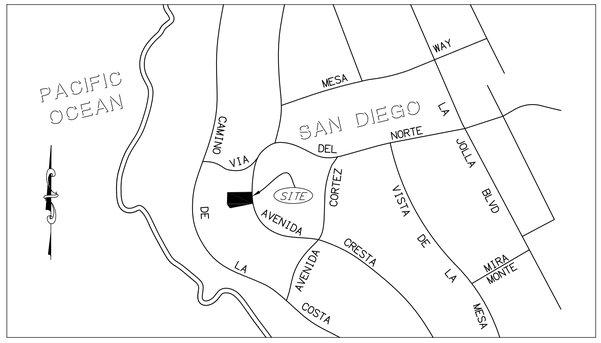
CORNER RECORD #_____ OR RECORD OF SURVEY #_____

ALLEN R. A. TURNER, III L.S. 7844 EXP. 12-31-20 _____ DATE

KAPPA SURVEYING & ENGINEERING, INC.
8707 LA MESA BOULEVARD, LA MESA, CA 91942
(619) 465-8948 FAX: (619) 465-6410

GRADING PLANS FOR:

6216 AVENIDA CRESTA



VICINITY MAP

NO SCALE

GRADING + GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

REPORT TITLE, PROJECT NAME, PROJECT LOCATION, PREPARED BY (COMPANY NAME), DATED (THEIR COMPANY PROJECT NO.)

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.

4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

(SIGNATURE) _____ _____ _____
ENGINEER'S NAME P.E. OR G.E. DATE

(SIGNATURE) _____ _____ _____
GEOLOGIST'S NAME P.G. OR C.E.G. DATE

COMPANY NAME*
ADDRESS
TELEPHONE NUMBER

*IF THE PROFESSIONAL ENGINEER (P.E. OR G.E.) AND PROFESSIONAL GEOLOGIST (P.G. OR C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

WILLIAM R. DICK R.C.E. NO. 34563 EXP. 09-30-2021 _____ DATE

OWNER/APPLICANT

DAVID B. LEIDY AND PAMELA K. LEIDY
6216 AVENIDA CRESTA, LA JOLLA, CA 92037

REFERENCE DRAWINGS

WATER MAIN AND LATERAL CONNECTION 13210-10-D
SEWER MAIN AND LATERAL CONNECTION 25259-10-D
EASEMENT FOR POWER LINES . . . . . B 1161 P11-12
SUBDIVISION MAP . . . . . MAP 1810

SITE ADDRESS

6216 AVENIDA CRESTA, LA JOLLA, CA 92037

TOPOGRAPHY SOURCE

RINEHART ENGINEERING 6431 CLEEVE WAY, SAN DIEGO, CA 92117
DATE: NOVEMBER 12, 2018

BENCHMARK

THIS BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO ENGINEERING DEPARTMENT VERTICAL CONTROL MONUMENT, A BRASS PLUG, LOCATED IN THE TOP OF THE CURB AT THE SOUTHWESTERLY CORNER OF AVENIDA CRESTA AND VIA DEL NORTE.

ELEVATION: 84.258 DATUM: SAN DIEGO MEAN SEA LEVEL

ASSESSORS PARCEL NUMBER

357-012-13-00

EXISTING LEGAL DESCRIPTION

LOT 14, BLOCK 3, LA JOLLA HERMOSA, UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1924.

SHEET INDEX

GRADING QUANTITIES

GRADED AREA _____ 0.25 ACRES	MAX. CUT DEPTH _____ 9.30 FT
CUT QUANTITIES _____ 251 CYD	MAX CUT SLOPE RATIO (2:1MAX) 5:1
FILL QUANTITIES _____ 409 CYD	MAX. FILL DEPTH _____ 6.98 FT
(IMPORT)/EXPORT _____ 158 CYD	MAX FILL SLOPE RATIO (2:1MAX) 2:1

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

CONSTRUCTION STORM WATER PROTECTION NOTES

1. TOTAL SITE DISTURBANCE AREA (ACRES): 0.25
WATERSHED: MISSION BEACH – FRONTAL PACIFIC OCEAN
HYDRAULIC SUB AREA NAME AND NUMBER: UNDEFINED 906.30

2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE
☒ WPCP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS.

☐ SWPPP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ.

TRADITIONAL: RISK LEVEL ☐ 1 ☐ 2 ☐ 3
LUP RISK LEVEL ☐ 1 ☐ 2 ☐ 3
WDID NO: _____

3. CONSTRUCTION SITE PRIORITY
☐ ASBS ☐ HIGH ☐ MEDIUM ☒ LOW

FOR STORMWATER BMP TABLES, SEE SHEET 2

WORK TO BE DONE

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWPI010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PWPI010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PWPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWPI030119-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (REVISION 3), 2014 EDITION
PWPI030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PWPI010119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PWPI030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S CUSTOMARY STANDARD PLANS, 2018 EDITION

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPOSED SPOT ELEVATION		85.35 FS
PROPOSED CONTOURS		80 / 78
MASONRY RETAINING WALL	C-01	
TRENCH DRAIN		
12" X 12" NDS CATCH BASIN		
ROOF DOWNSPOUT		RD
PVC GRAVITY DRAINAGE PIPE		
PVC STORM DRAIN FORCE MAIN		
WATER LATERAL		W
SEWER LATERAL		S
SURFACE FLOW LINE		
DRIVEWAY REPLACEMENT		
SIDEWALK, CURB, AND GUTTER REPLACEMENT	SDG-156	
SUMP PUMP		
BASEMENT WALL BELOW GRADE		

EXISTING IMPROVEMENTS

ITEM	SYMBOL
EXISTING SPOT ELEVATION	85.35 FS
EXISTING CONTOURS	80 / 78
WATER METER	WM
WATER MAIN	W
SEWER MAIN	S
OVERHEAD LINES	OH
CHAINLINK FENCE	X X
MASONRY RETAINING WALL	
POWER POLE	PP
SEWER MANHOLE	MH
ELECTRICAL HANDHOLE	HH

ENGINEERING PERMIT NO: _____
DISCRETIONARY PERMIT NO: _____ RETAINING WALL PROJECT NO: _____
PRIVATE CONTRACT

TITLE SHEET FOR:

6216 AVENIDA CRESTA

LOT 14, BLOCK 3, LA JOLLA HERMOSA, UNIT NO. 1

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 6 SHEETS

PROJECT NO._____

FOR CITY ENGINEER _____ DATE _____

V.T.M._____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

XXXX-XXXX
NAD83 COORDINATES

XXX-XXXX
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

XXXXX-1-D

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.	PROJECT NO.

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

STREET DATA TABLE

STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)

(REV 5/13/2019)

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROLSHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

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

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

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

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

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

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

8. THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE. AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.

15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6"DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.

18. PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:

A. NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP3. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.

B. EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.

C. AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

GRADING NOTES

1. GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.

2. PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

3. GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET ___ FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH) AND REPAIRED AN REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILLED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PERMANENT POST-CONSTRUCTION BMP NOTES ✳

1. OPERATION AND MAINTENANCE SHALL BE SECURED BY AN EXECUTED AND RECORDED STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT (SWMDCMA), OR ANOTHER MECHANISM APPROVED BY THE CITY ENGINEER, THAT ASSURES ALL PERMANENT BMP'S WILL BE MAINTAINED IN PERPETUITY, PER THE LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS.

2. ANY MODIFICATION(S) TO THE PERMANENT POST CONSTRUCTION BMP DEVICES/STRUCTURES SHOWN ON PLAN REQUIRES A CONSTRUCTION CHANGE TO BE PROCESSED AND APPROVED THROUGH DEVELOPMENT SERVICES DEPARTMENT BY THE ENGINEER OF WORK. APPROVAL OF THE CONSTRUCTION CHANGE IS REQUIRED PRIOR TO CONSTRUCTION OF THE PERMANENT BMP.

STORM WATER REQUIREMENTS ✳

1. THIS PROJECT IS SUBJECT TO MUNICIPAL CODE SECTION 4303 AND ORDER NO. R9-2013-0001 AS AMENDED BY R9-2015-0001 AND R9-2015-0100

2. ALL WORK RELATED TO POST-CONSTRUCTION STORMWATER QUALITY SHALL BE IN ACCORDANCE WITH THE STORM WATER QUALITY MANAGEMENT PLAN ENTITLED, ____PROJECT NAME AND NUMBER____, ____PROJECT APPLICANT____, ____PROJECT ADDRESS____, PREPARED BY ____COMPANY NAME____, ____REPORT DATE____,

3. POST-CONSTRUCTION BMPS ARE REQUIRED, SEE SHEET(S)_____.

PRIVATE WATER AND WASTEWATER ✳

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.
APPROVAL NO.:_____

PRIVATE NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFOMRATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

AGREEMENT DATA ✳

APPROVAL TYPE	DESCRIPTION	APPROVAL NO.	DOCUMENT NO.	SEE SHEET NUMBER(S)

TRAFFIC CONTROL NOTE ✳

(DELETE IF GREATER THAN 5000 ADT)

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN (11"X17") FOR APPROVAL PRIOR TO STARTING WORK. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, BUILDING, SAFETY & CONSTRUCTION DIVISION, DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (619-446-5150). CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO STARTING WORK, AND A MINIMUM OF FIVE (5) DAYS IF WORK WILL AFFECT A BUS STOP OR AN EXISTING TRAFFIC SIGNAL, OR IF WORK WILL REQUIRE A ROAD OR ALLEY CLOSURE.

WILLIAM R. DICK R.C.E. NO. 34563 EXP. 09-30-2021 DATE

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS — FORM I-4A

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMPS SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMPS MUST BE SHOWN ON THE CONSTRUCTION PLANS

SOURCE CONTROL REQUIREMENT	APPLIED?		
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	☐ YES	☐ NO	☒ N/A
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	☒ YES	☐ NO	☐ N/A
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☒ YES	☐ NO	☐ N/A
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☒ YES	☐ NO	☐ N/A
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☐ YES	☐ NO	☒ N/A
4.2.6 BMPS BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS			
ON-SITE STORM DRAIN INLETS	☒ YES	☐ NO	☐ N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	☐ YES	☐ NO	☒ N/A
INTERIOR PARKING GARAGES	☐ YES	☐ NO	☒ N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	☐ YES	☐ NO	☒ N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	☒ YES	☐ NO	☐ N/A
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	☒ YES	☐ NO	☐ N/A
FOOD SERVICE	☐ YES	☐ NO	☒ N/A
REFUSE AREAS	☐ YES	☐ NO	☒ N/A
INDUSTRIAL PROCESSES	☐ YES	☐ NO	☒ N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	☒ YES	☐ NO	☐ N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	☐ YES	☐ NO	☒ N/A
FUEL DISPENSING AREA	☐ YES	☐ NO	☒ N/A
LOADING DOCKS	☐ YES	☐ NO	☒ N/A
FIRE SPRINKLER TEST WATER	☐ YES	☐ NO	☒ N/A
MISCELLANEOUS DRAIN OR WASH WATER	☐ YES	☐ NO	☒ N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	☒ YES	☐ NO	☐ N/A
SC-6A: LARGE TRASH GENERATING FACILITIES	☐ YES	☐ NO	☒ N/A
SC-6B: ANIMAL FACILITIES	☐ YES	☐ NO	☒ N/A
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	☐ YES	☐ NO	☒ N/A
SC-6D: AUTOMOTIVE-RELATED USES	☐ YES	☐ NO	☒ N/A

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

4.2.6: NO VEHICLES WILL BE REPAIRED, MAINTAINED, OR REFUELED ON SITE.

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS — FORM I-5A

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMPS SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMPS MUST BE SHOWN ON THE CONSTRUCTION PLANS

SITE DESIGN REQUIREMENT	APPLIED?		
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	☐ YES	☒ NO	☐ N/A
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	☐ YES	☐ NO	☒ N/A
4.3.3 MINIMIZE IMPERVIOUS AREA	☐ YES	☐ NO	☒ N/A
4.3.4 MINIMIZE SOIL COMPACTION	☒ YES	☐ NO	☐ N/A
4.3.5 IMPERVIOUS AREA DISPERSION	☒ YES	☐ NO	☐ N/A
4.3.6 RUNOFF COLLECTION	☐ YES	☐ NO	☒ N/A
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	☒ YES	☐ NO	☐ N/A
4.3.8 HARVESTING AND USING PRECIPITATION	☐ YES	☐ NO	☒ N/A

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

4.3.1: STORM WATER TO BE PUMPED EAST TO AVENIDA CRESTA. NATURAL DRAINAGE IS WEST TOWARD ADJACENT PROPERTY.

SITE DESIGN, SOURCE CONTROL AND POLLUTANT CONTROL BMP OPERATION + MAINTENANCE PROCEDURE

STORM WATER MANAGEMENT AND DISCHARGE CONTROL MAINTENANCE AGREEMENT APPROVAL NO.:

O&M RESPONSIBLE PARTY DESIGNEE: PROPERTY OWNER / HOA / CITY / OTHER:

BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	QUANTITY	INCLUDED IN O&M MANUAL		SHEET NUMBER(S)
SITE DESIGN ELEMENTS					YES	NO	
DESCRIPTION:							
SOURCE CONTROL ELEMENTS					YES	NO	
DESCRIPTION:							
POLLUTANT CONTROL BMP(S)					YES	NO	
DESCRIPTION:							
HMP FACILITY (IF SEPARATE)					YES	NO	
DESCRIPTION:							
HMP EXEMPT							

PRIVATE CONTRACT

NOTES FOR:

6216 AVENIDA CRESTA

LOT 14, BLOCK 3, LA JOLLA HERMOSA, UNIT NO. 1

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 6 SHEETS

PROJECT NO._____

FOR CITY ENGINEER _____ DATE _____

V.T.M._____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

XXXX-XXXX
NAD83 COORDINATES

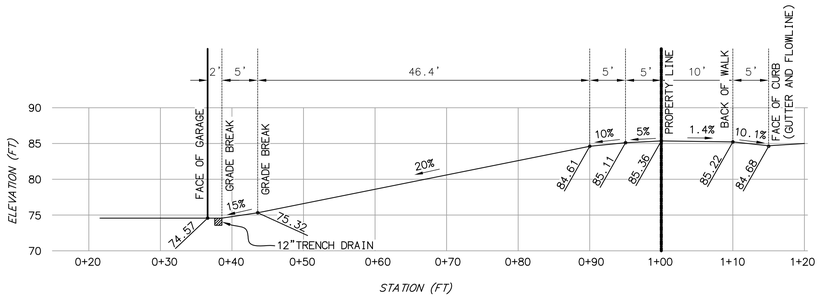
XXX-XXXX
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

XXXXX-2-D

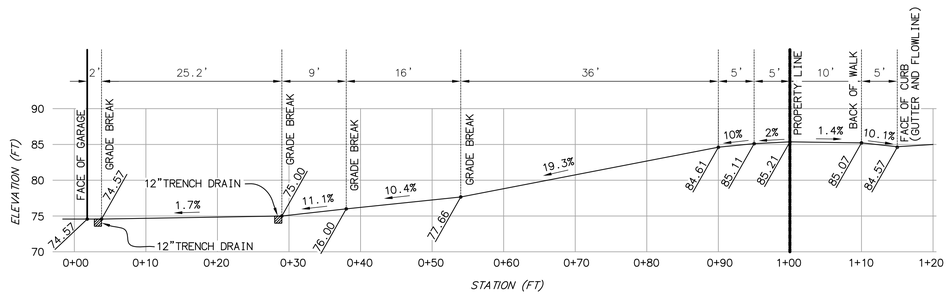
KAPPA SURVEYING & ENGINEERING, INC.
8707 LA MESA BOULEVARD, LA MESA, CA 91942
(619) 465-8948 FAX: (619) 465-6410

(REV. 5/13/2019)



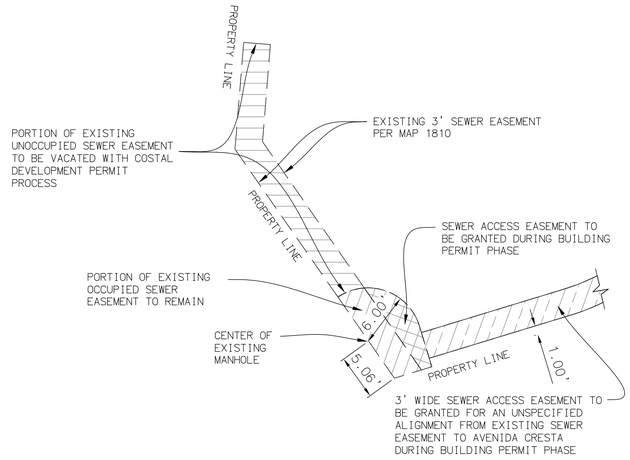
NORTH EDGE DRIVEWAY PROFILE

SCALE: 1"=10'



SOUTH EDGE DRIVEWAY PROFILE

SCALE: 1"=10'



SEWER EASEMENT DETAIL

SCALE: 1"=8'

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PRIVATE CONTRACT

DRIVEWAY SECTIONS AND STANDARD DRAWINGS FOR:

6216 AVENIDA CRESTA

LOT 14, BLOCK 3, LA JOLLA HERMOSA, UNIT NO. 1

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 6 SHEETS

PROJECT NO.

FOR CITY ENGINEER _____ DATE _____

V.T.M.

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

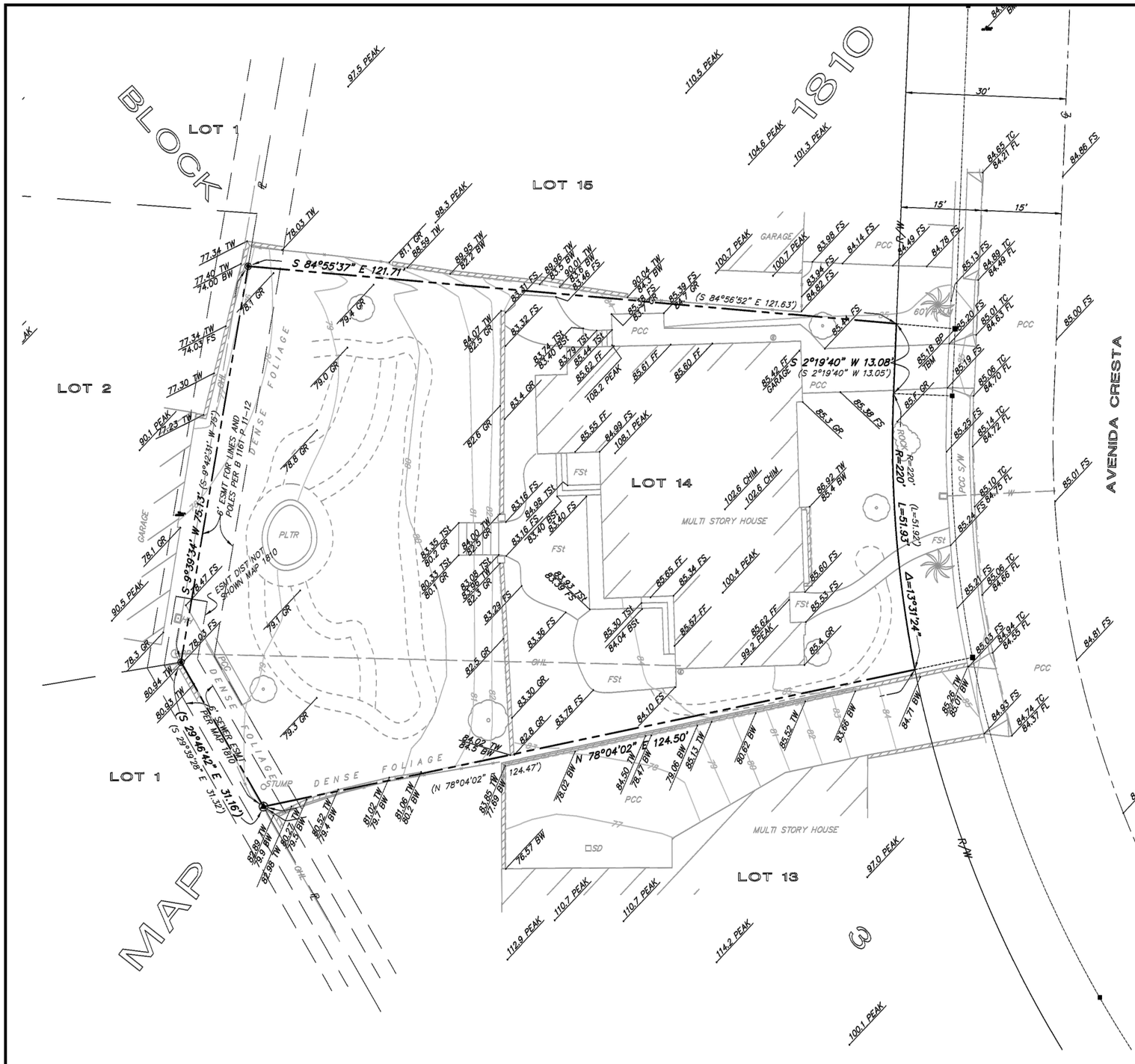
XXXX-XXXX
NAD83 COORDINATES

XXX-XXXX
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

XXXXX-3-D

(REV 5/13/2019)

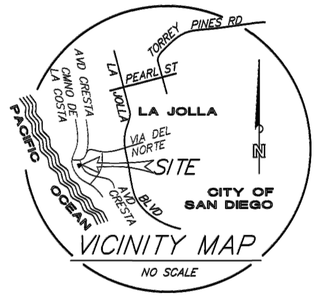


LEGEND

PARCEL BRG AND DIST	N 78°48'15" E 48.25'
RECORD DESCRIPTION	(N 78°48'15" E 48.25')
PROPERTY BOUNDARY	
RIGHT OF WAY	R/W
EASEMENT	
CENTER LINE STREET	℄
CABLE TV	CHL
TELEPHONE CABLE	CHL
ELECTRICAL CABLE	CHL
GAS MAIN	G
WATER MAIN (SIZE AS SHOWN)	W
SEWER (SIZE AS SHOWN)	S
RETAINING WALL / WALL	
EXISTING CONTOUR	(50)

LEGAL

LOT 14, BLOCK 3 OF MAP 1810



VICINITY MAP
NO SCALE

NOTE

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGN OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OR EXTENSION OF THE TOPOGRAPHY.

THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY AND REPRESENTS ONLY AVAILABLE INFORMATION RELATING TO THE BOUNDARY OF THE PARCEL AND/OR EASEMENTS LINES WHICH ARE INCLUDED TO SHOW THE APPROXIMATE RELATIVE LOCATION OF THESE LINES TO THE TOPOGRAPHIC FEATURES. THE LOCATION OF THE PARCEL AND THE BEARING AND DISTANCES SHOWN ARE BASED ON FOUND MONUMENTS, CR 11791 & MAP 1810 AND MAY VARY FROM THE DEED OR MAP DESCRIPTION. NO MONUMENTS WERE FOUND EXCEPT AS SHOWN AND NO MONUMENTS WERE SET.

EASEMENT INFORMATION PER CALIFORNIA TITLE COMPANY: TITLE REPORT No. 400-1936886-34 DATED 9-11-2018 AND MAP 1810

LOCATION OF UTILITIES SHOWN ON THIS PLAN IS FROM RECORDS PROVIDED BY THE UTILITY COMPANIES AND/OR FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE EXACT LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION. PLEASE CONTACT THESE COMPANIES DIRECTLY FOR MARK-OUT AND LOCATIONS PRIOR TO EXCAVATION.

SCALE 1" = 10'

0' 5' 10'

BENCH MARK

DESCRIPTION: BRASS PLUG TOP OF CURB

LOCATION: SW'LY CORNER OF AVENIDA CRESTA AND VIA DEL NORTE

RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL

ELEVATION: 84.258 DATUM: SAN DIEGO MEAN SEA LEVEL

KAPPA SURVEYING & ENGINEERING, INC.
8707 LA MESA BOULEVARD, LA MESA, CA 91942
(619) 465-8948 FAX: (619) 465-6410

RINEHART ENGINEERING
6431 CLEEVE WAY SAN DIEGO, CA 92117
FDR@RINEHART-ENGINEERING.COM
(858) 268-8401

REGISTERED PROFESSIONAL ENGINEER * F. DAN RINEHART * No. 28204 Exp. 3/31/2020 CIVIL * STATE OF CALIFORNIA *

DATE OF SURVEY: NOV 12, 2018
SURVEYOR: F. DAN RINEHART
DRAWN BY: FDR
SCALE: 1"=10'
JOB NUMBER: 18220T01.DWG
SHEET 1 OF 1

TOPOGRAPHIC MAP OF LOT 14, BLOCK 3 OF MAP 1810

6216 AVENIDA CRESTA APN: 357-012-13

PRIVATE CONTRACT

TOPOGRAPHIC MAP FOR:

6216 AVENIDA CRESTA

LOT 14, BLOCK 3, LA JOLLA HERMOSA, UNIT NO. 1

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 4 OF 6 SHEETS

PROJECT NO.

V.T.M.

FOR CITY ENGINEER DATE

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

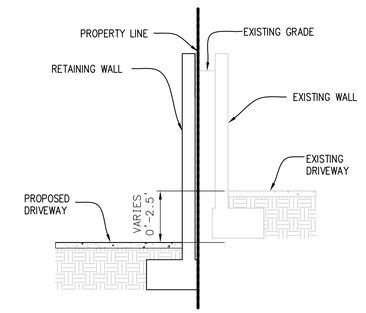
XXXX-XXXX NAD83 COORDINATES

XXX-XXXX LAMBERT COORDINATES

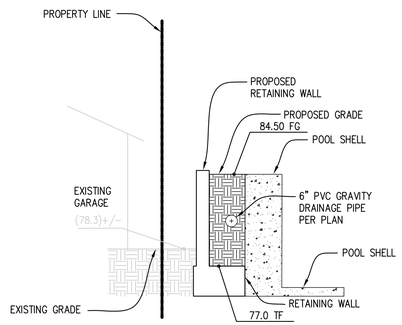
CONTRACTOR DATE STARTED

INSPECTOR DATE COMPLETED

XXXXX-4-D

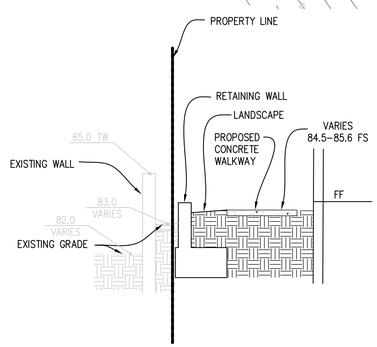


SECTION A–A:
NTS

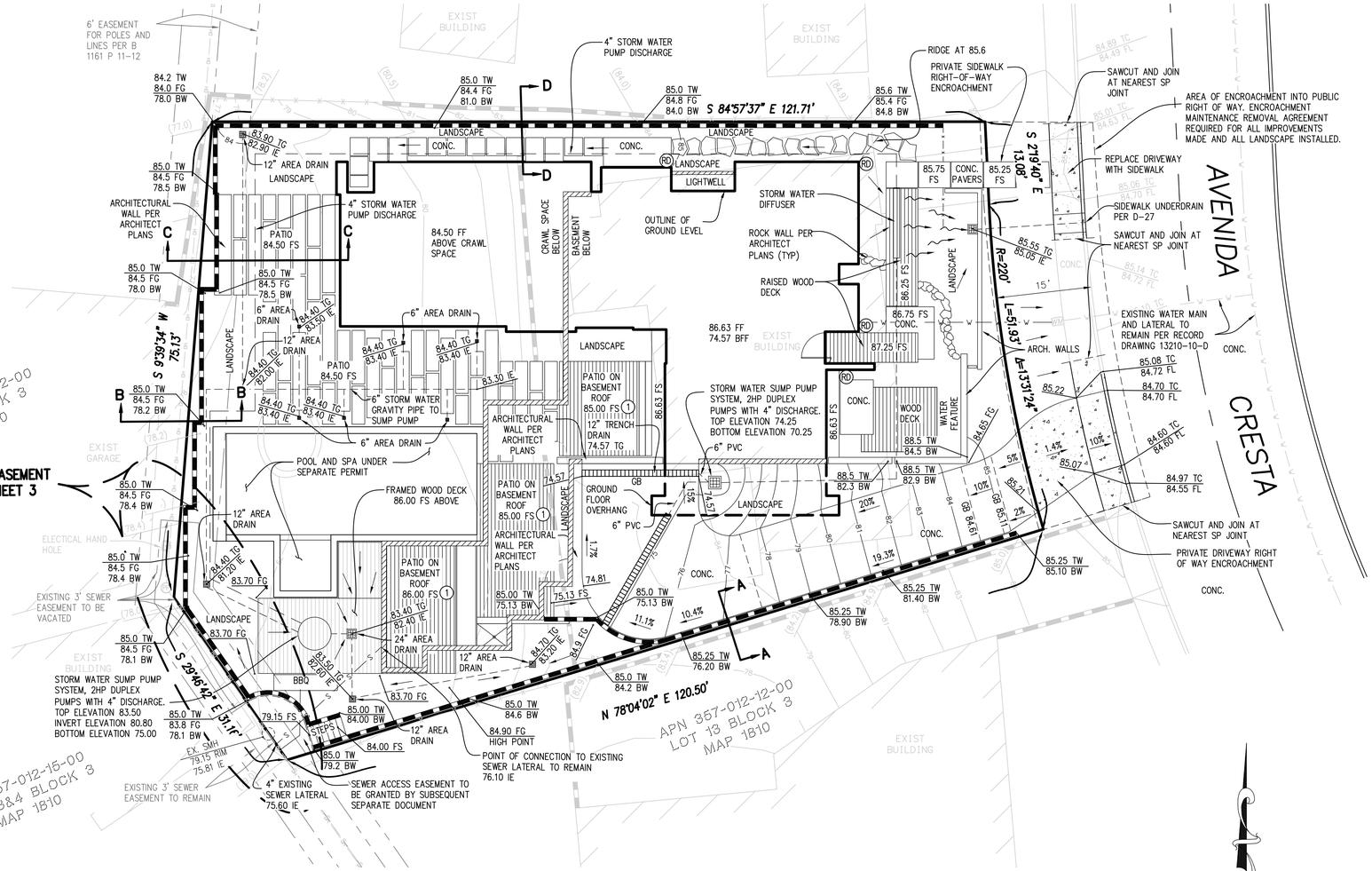


SECTION B–B:
NTS

SECTION C–C:
NTS



SECTION D–D:
NTS



SCALE 1" = 10'

PRIVATE CONTRACT

GRADING PLAN FOR:

6216 AVENIDA CRESTA

LOT 14, BLOCK 3, LA JOLLA HERMOSA, UNIT NO. 1

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 5 OF 6 SHEETS

PROJECT NO.

FOR CITY ENGINEER ____ DATE ____ V.T.M.

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

XXXX-XXXX NADB3 COORDINATES

XXX-XXXX LAMBERT COORDINATES

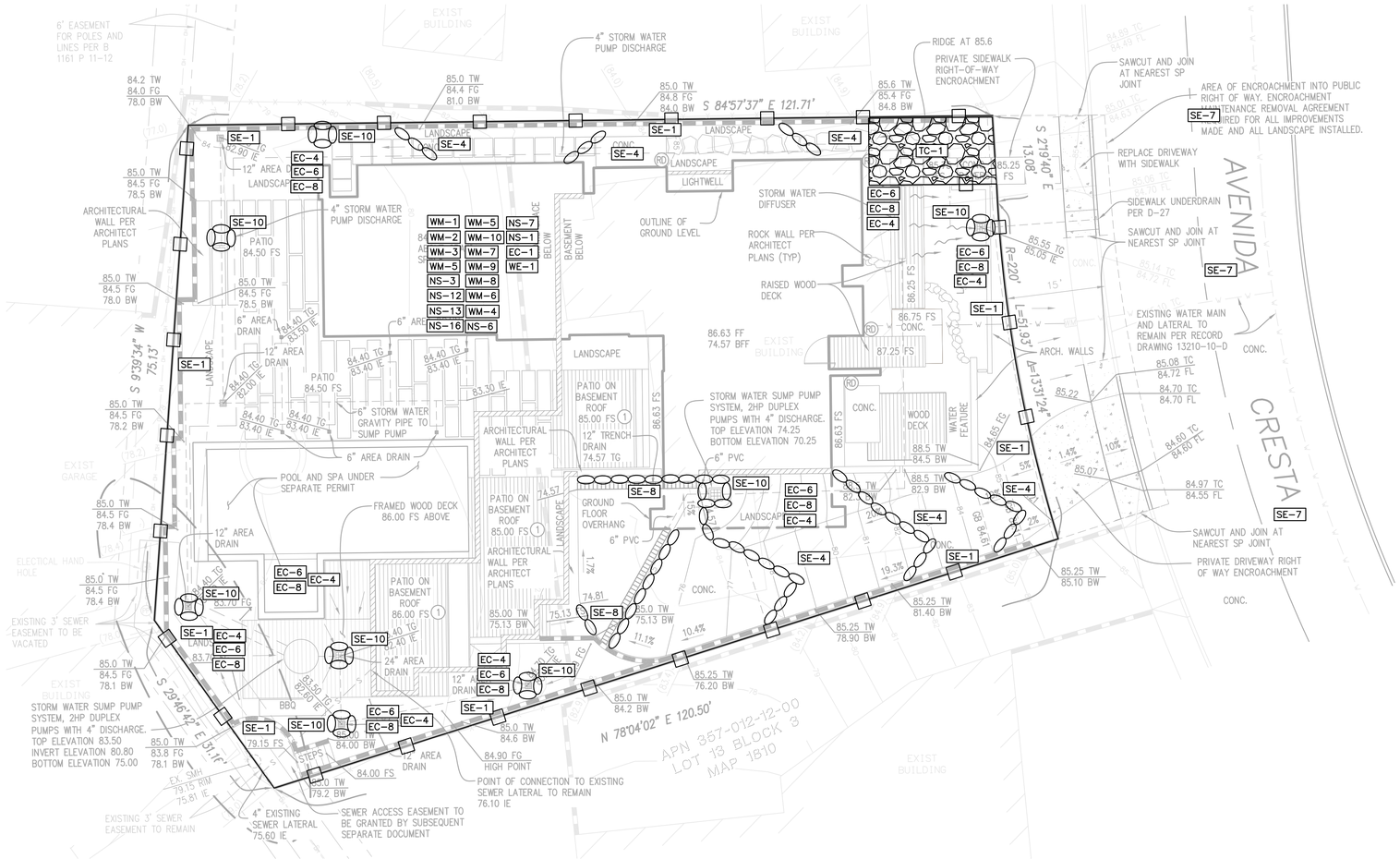
CONTRACTOR ____ DATE STARTED ____

INSPECTOR ____ DATE COMPLETED ____

XXXXX-5-D

WILLIAM R. DICK R.C.E. NO. 34563 EXP. 09-30-2021 DATE

KAPPA SURVEYING & ENGINEERING, INC.
8707 LA MESA BOULEVARD, LA MESA, CA 91942
(619) 465-8948 FAX: (619) 465-6410



EROSION CONTROL LEGEND

THE FOLLOWING EROSION CONTROL BMPs WILL BE USED ON THIS PROJECT, ALONG WITH ALL ELEMENTS OF THE PROJECT'S WATER POLLUTION CONTROL PROGRAM (WPCP) WHICH ARE INCLUDED HEREIN BY REFERENCE.

TEMPORARY BMP NAME	BMP DWG NO	SYMBOL
RESOURCE PROTECTION BMPS		
LINEAR SEDIMENT CONTROLS	SE-1	
MATERIAL STORAGE & HANDLING BMPS		
MATERIAL STORAGE	WM-1	N/A
MATERIAL HANDLING AND USE	WM-2	N/A
LANDSCAPE MATERIAL MANAGEMENT	WM-3 WM-5	N/A
PAVING AND GRADING OPERATIONS	NS-3	N/A
CONCRETE MANAGEMENT	NS-12 NS-13 NS-16	N/A
WASTE MANAGEMENT BMPS		
SOLID WASTE MANAGEMENT	WM-5	N/A
LIQUID WASTE MANAGEMENT	WM-10	N/A
CONTAMINATED SOIL MANAGEMENT	WM-7	N/A
SANITARY/SEPTIC WASTE MANAGEMENT	WM-9	N/A
CONCRETE WASTE MANAGEMENT	WM-8	N/A
HAZARDOUS WASTE MANAGEMENT	WM-6	N/A
STOCKPILED WASTE MANAGEMENT	WM-3	N/A
NON-STORM WATER MANAGEMENT BMPS		
SPILL CONTROL PREVENTION	WM-4	N/A
REPORTING SIGNIFICANT SPILLS	N/A	N/A
NON-STORM WATER MANAGEMENT BMPS		
ILLICIT CONNECTION/DISCHARGE DETECTION & REPORTING	NS-6	N/A
POTABLE WATER/IRRIGATION	NS-7	N/A
WATER CONSERVATION PRACTICES	NS-1	N/A
GENERAL EROSION CONTROL BMPS		
SCHEDULING/PHASING CONSTRUCTION	EC-1	N/A
STOCKPILE MANAGEMENT	WM-3	N/A
NON-VEGETATIVE STABILIZATION BMPS		
STRAW AND WOOD MULCH	EC-6 EC-8	N/A
VEGETATIVE STABILIZATION BMPS		
ESTABLISH INTERIM VEGETATION (HYDROSEEDING)	EC-4	N/A
ESTABLISH PERMANENT LANDSCAPING	N/A	N/A
DUST CONTROL BMPS		
WIND EROSION CONTROL	WE-1	N/A
PERIMETER & LINEAR SEDIMENT CONTROL BMPS		
SILT FENCING	SE-1	
GRAVEL BAG BERM	SE-5	
SAND BAG BARRIER	SE-8	
SEDIMENT CAPTURE BMPS		
STORM DRAIN INLET PROTECTION	SE-10	
OFFSITE SEDIMENT TRACKING BMPS		
STABILIZED CONSTRUCTION ENTRANCE/EXIT	TC-1	
STREET SWEEPING AND VACUUMING	SE-7	N/A
RUN-ON AND RUNOFF CONTROL BMPS		
CHECK DAMS	SE-4	
FINAL STABILIZATION BMPS		
FINAL STABILIZATION	N/A	N/A

10 5 0 10 20

SCALE 1" = 10'

SPECIAL RAINY SEASON PROVISIONS

DURING THE RAINY SEASON, THE CONTRACTOR MUST TAKE SPECIAL CARE TO MAKE SURE THAT ALL PROVISIONS OF THIS PLAN AND THE WATER POLLUTION CONTROL PROGRAM ARE FULLY IMPLEMENTED.

1. *THE RAINY SEASON IS DEFINED AS FROM OCTOBER 1ST TO MAY 1ST.*
2. *ALL EROSION CONTROL FEATURES (BMPs) SHALL BE INSPECTED AT LEAST ONCE EACH WEEK.*
3. *SEE PROVISIONS OF THE WATER POLLUTION CONTROL PROGRAM FOR REQUIRED WORK WHEN A RAIN EVENT IS ANTICIPATED.*

KAPPA SURVEYING & ENGINEERING, INC.
8707 LA MESA BOULEVARD, LA MESA, CA 91942
(619) 465-8948 FAX: (619) 465-6410

PRIVATE CONTRACT

EROSION CONTROL PLAN FOR:

6216 AVENIDA CRESTA

LOT 14, BLOCK 3, LA JOLLA HERMOSA, UNIT NO. 1

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 6 OF 6 SHEETS

PROJECT NO.

FOR CITY ENGINEER _____ DATE _____

V.T.M.

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

XXXX-XXXX NAD83 COORDINATES

XXX-XXXX LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____

INSPECTOR _____ DATE COMPLETED _____

XXXXX-6-D

WATER POLLUTION CONTROL PLAN
6216 AVENIDA CRESTA

GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.

2. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.

3. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.

4. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.

5. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.

6. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.

7. MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.

8. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALLY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.

9. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.

10. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.

11. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

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

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

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

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

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

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

8. THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE. AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

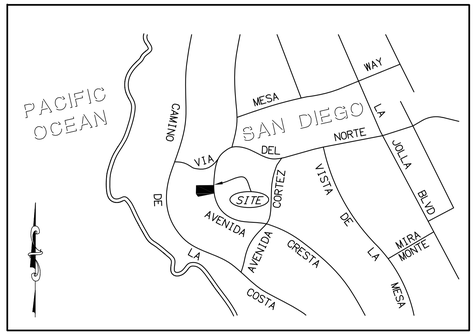
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.



VICINITY MAP

NOT TO SCALE

CONSTRUCTION BMP GENERAL NOTES CONTINUED

15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6" DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.

18. PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:

A. NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP.3. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.

B. EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.

C. AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

NAME R.C.E. NO. 34563 EXP. 09-30-21 DATE

REGISTERED PROFESSIONAL ENGINEER
WILLIAM R. DICK
NO. 34563
Civil
STATE OF CALIFORNIA

KAPPA SURVEYING & ENGINEERING, INC.
8707 LA MESA BOULEVARD, LA MESA, CA 91942 (619) 465-8948 FAX: (619) 465-6410
JOB NO. 355819 - AVENIDA CRESTA

CONSTRUCTION STORM WATER PROTECTION NOTES

1. TOTAL SITE DISTURBANCE AREA (ACRES) 0.25
WATERSHED: MISSION BEACH - FRONTAL PACIFIC OCEAN
HYDRAULIC SUB AREA NAME AND NUMBER: UNDEFINED 906.30

2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE
☒ WPCP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS..

☐ SWPPP
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ

TRADITIONAL: RISK LEVEL ☐1 ☐2 ☐3
LUP RISK LEVEL ☐1 ☐2 ☐3
WDID NO: _____

3. CONSTRUCTION SITE PRIORITY
ASBS ☐ HIGH ☐ MEDIUM ☐ LOW ☒

OWNER/APPLICANT

DAVID B. LEIDY AND PAMELA K. LEIDY
6216 AVENIDA CRESTA
LA JOLLA, CA 92037

ASSESSORS PARCEL NUMBER

357-012-13-00

EXISTING LEGAL DESCRIPTION

LEGAL DESCRIPTION: LOT 14, BLOCK 3, LA JOLLA HERMOSA, UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1924.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN ½ INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

SHEET INDEX

ENGINEERING PERMIT NO:_____
DISCRETIONARY PERMIT NO:_____
PRIVATE CONTRACT

TITLE SHEET FOR:
6216 AVENIDA CRESTA
LOT 14, BLOCK 3 OF LA JOLLA HERMOSA, UNIT NO. 1
ACCORDING TO MAP THEREOF NO. 1810

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 1 OF 3 SHEETS

PROJECT NO._____

FOR CITY ENGINEER _____ DATE

V.T.M._____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

XXXX-XXXX NAD83 COORDINATES

XXX-XXXX LAMBERT COORDINATES

CONTRACTOR_____ DATE STARTED_____
INSPECTOR_____ DATE COMPLETED_____

XXXXX-1-D

CONSTRUCTION CHANGE TABLE

CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.	PROJECT NO.

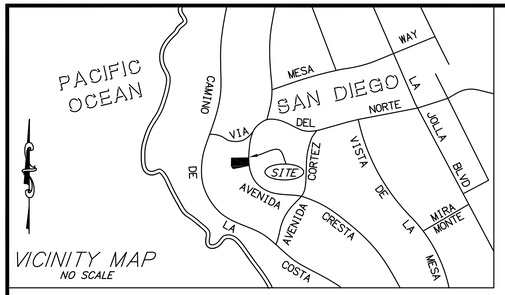
WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

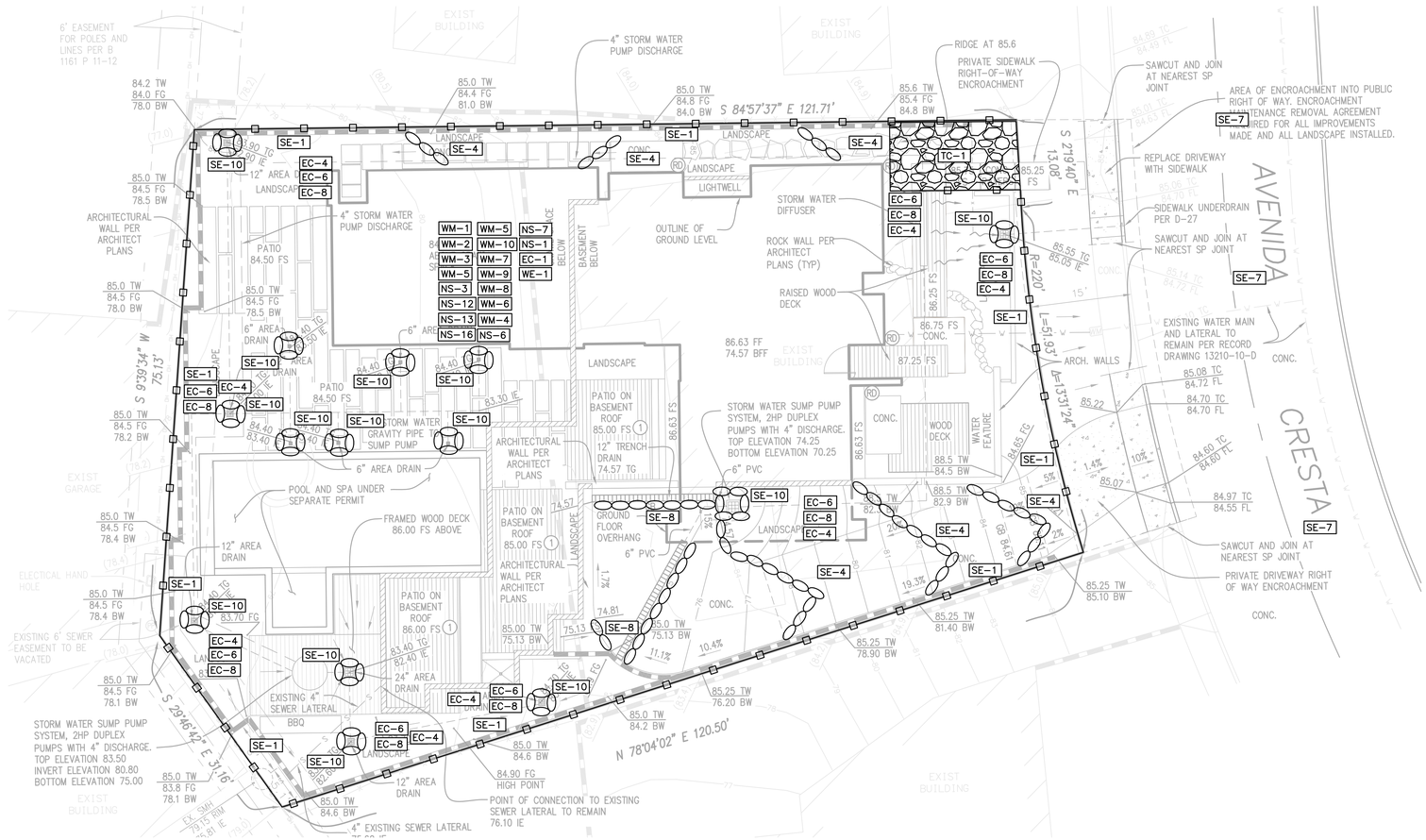
STREET DATA TABLE

STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)

(REV 12/19/2018)



VICINITY MAP
NO SCALE



10 5 0 10 20

SCALE 1" = 10'

SPECIAL RAINY SEASON PROVISIONS

DURING THE RAINY SEASON, THE CONTRACTOR MUST TAKE SPECIAL CARE TO MAKE SURE THAT ALL PROVISIONS OF THIS PLAN AND THE WATER POLLUTION CONTROL PROGRAM ARE FULLY IMPLEMENTED.

1. *THE RAINY SEASON IS DEFINED AS FROM OCTOBER 1ST TO MAY 1ST.*
2. *ALL EROSION CONTROL FEATURES (BMPs) SHALL BE INSPECTED AT LEAST ONCE EACH WEEK.*
3. *SEE PROVISIONS OF THE WATER POLLUTION CONTROL PROGRAM FOR REQUIRED WORK WHEN A RAIN EVENT IS ANTICIPATED.*

EROSION CONTROL LEGEND

THE FOLLOWING EROSION CONTROL BMPs WILL BE USED ON THIS PROJECT, ALONG WITH ALL ELEMENTS OF THE PROJECT'S WATER POLLUTION CONTROL PROGRAM (WPCP) WHICH ARE INCLUDED HEREIN BY REFERENCE.

TEMPORARY BMP NAME	BMP DWG NO	SYMBOL
RESOURCE PROTECTION BMPS		
LINEAR SEDIMENT CONTROLS	SE-1	
MATERIAL STORAGE & HANDLING BMPS		
MATERIAL STORAGE	WM-1	N/A
MATERIAL HANDLING AND USE	WM-2	N/A
LANDSCAPE MATERIAL MANAGEMENT	WM-3 WM-5	N/A
PAVING AND GRADING OPERATIONS	NS-3	N/A
CONCRETE MANAGEMENT	NS-12 NS-13 NS-16	N/A
WASTE MANAGEMENT BMPS		
SOLID WASTE MANAGEMENT	WM-5	N/A
LIQUID WASTE MANAGEMENT	WM-10	N/A
CONTAMINATED SOIL MANAGEMENT	WM-7	N/A
SANITARY/SEPTIC WASTE MANAGEMENT	WM-9	N/A
CONCRETE WASTE MANAGEMENT	WM-8	N/A
HAZARDOUS WASTE MANAGEMENT	WM-6	N/A
STOCKPILED WASTE MANAGEMENT	WM-3	N/A
NON-STORM WATER MANAGEMENT BMPS		
SPILL CONTROL PREVENTION	WM-4	N/A
REPORTING SIGNIFICANT SPILLS	N/A	N/A
NON-STORM WATER MANAGEMENT BMPS		
ILLICIT CONNECTION/DISCHARGE DETECTION & REPORTING	NS-6	N/A
POTABLE WATER/IRRIGATION	NS-7	N/A
WATER CONSERVATION PRACTICES	NS-1	N/A
GENERAL EROSION CONTROL BMPS		
SCHEDULING/PHASING CONSTRUCTION	EC-1	N/A
STOCKPILE MANAGEMENT	WM-3	N/A
NON-VEGETATIVE STABILIZATION BMPS		
STRAW AND WOOD MULCH	EC-6 EC-8	N/A
VEGETATIVE STABILIZATION BMPS		
ESTABLISH INTERIM VEGETATION (HYDROSEEDING)	EC-4	N/A
ESTABLISH PERMANENT LANDSCAPING	N/A	N/A
DUST CONTROL BMPS		
WIND EROSION CONTROL	WE-1	N/A
PERIMETER & LINEAR SEDIMENT CONTROL BMPS		
SILT FENCING	SE-1	
GRAVEL BAG BERM	SE-5	
SAND BAG BARRIER	SE-8	
SEDIMENT CAPTURE BMPS		
STORM DRAIN INLET PROTECTION	SE-10	
OFFSITE SEDIMENT TRACKING BMPS		
STABILIZED CONSTRUCTION ENTRANCE/EXIT	TC-1	
STREET SWEEPING AND VACUUMING	SE-7	N/A
RUN-ON AND RUNOFF CONTROL BMPS		
CHECK DAMS	SE-4	
FINAL STABILIZATION BMPS		
FINAL STABILIZATION	N/A	N/A

ENGINEERING PERMIT NO:_____
DISCRETIONARY PERMIT NO:_____
PRIVATE CONTRACT

WATER POLLUTION CONTROL PLAN:

6216 AVENIDA CRESTA

LOT 14, BLOCK 3 OF LA JOLLA HERMOSA, UNIT NO. 1 ACCORDING TO MAP THEREOF NO. 1810

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 2 OF 3 SHEETS

PROJECT NO. _____

FOR CITY ENGINEER _____ DATE _____

V.T.M. _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

XXXX-XXXX
NAD83 COORDINATES

XXX-XXXX
LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

XXXXX-2-D

JOB NO. 355819 - AVENIDA CRESTA

CELEBRATING 40 YEARS 1979 - 2019

KAPPA SURVEYING & ENGINEERING, INC.
8707 LA MESA BOULEVARD, LA MESA, CA 91942 (619) 465-8948 FAX: (619) 465-6410

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: 6216 Avenida Cresta | Project Number: 639782

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. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP)[1], which is administered by the State Regional Water Quality Control Board.

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)? (Typically projects with land disturbance greater than or equal to 1 acre.)

☐ 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

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

Clear Page 1

DS-560 (11-18)

PART B: Determine Construction Site Priority

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

Complete PART B and 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:**
   - **Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;**
   - **Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;**
   - **Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's 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 replace 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.** ☐
2. The project is a **STANDARD DEVELOPMENT PROJECT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☒
3. The project is **PDP EXEMPT.** Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance. ☐
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 ☐

Dylan Nickerson — Name of Owner or Agent *(Please Print)*
Designer — Title
Signature
12/12/2019 — Date

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS — FORM I-4A

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMPS SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMPS MUST BE SHOWN ON THE CONSTRUCTION PLANS

SOURCE CONTROL REQUIREMENT	APPLIED?		
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	☐ YES	☐ NO	☒ N/A
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	☒ YES	☐ NO	☐ N/A
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☒ YES	☐ NO	☐ N/A
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☒ YES	☐ NO	☐ N/A
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	☐ YES	☐ NO	☒ N/A
4.2.6 BMPS BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS			
ON-SITE STORM DRAIN INLETS	☒ YES	☐ NO	☐ N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	☐ YES	☐ NO	☒ N/A
INTERIOR PARKING GARAGES	☐ YES	☐ NO	☒ N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	☐ YES	☐ NO	☒ N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	☒ YES	☐ NO	☐ N/A
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	☒ YES	☐ NO	☐ N/A
FOOD SERVICE	☐ YES	☐ NO	☒ N/A
REFUSE AREAS	☐ YES	☐ NO	☒ N/A
INDUSTRIAL PROCESSES	☐ YES	☐ NO	☒ N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	☒ YES	☐ NO	☐ N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	☐ YES	☐ NO	☒ N/A
FUEL DISPENSING AREA	☐ YES	☐ NO	☒ N/A
LOADING DOCKS	☐ YES	☐ NO	☒ N/A
FIRE SPRINKLER TEST WATER	☐ YES	☐ NO	☒ N/A
MISCELLANEOUS DRAIN OR WASH WATER	☐ YES	☐ NO	☒ N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	☒ YES	☐ NO	☐ N/A
SC-6A: LARGE TRASH GENERATING FACILITIES	☐ YES	☐ NO	☒ N/A
SC-6B: ANIMAL FACILITIES	☐ YES	☐ NO	☒ N/A
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	☐ YES	☐ NO	☒ N/A
SC-6DAUTOMOTIVE-RELATED USES	☐ YES	☐ NO	☒ N/A

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS — FORM I-5A

ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMPS SHOWN IN THIS CHECKLIST

NOTE: ALL SELECTED BMPS MUST BE SHOWN ON THE CONSTRUCTION PLANS

SITE DESIGN REQUIREMENT	APPLIED?		
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	☐ YES	☒ NO	☐ N/A
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	☐ YES	☐ NO	☒ N/A
4.3.3 MINIMIZE IMPERVIOUS AREA	☐ YES	☐ NO	☒ N/A
4.3.4 MINIMIZE SOIL COMPACTION	☒ YES	☐ NO	☐ N/A
4.3.5 IMPERVIOUS AREA DISPERSION	☒ YES	☐ NO	☐ N/A
4.3.6 RUNOFF COLLECTION	☐ YES	☐ NO	☒ N/A
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	☒ YES	☐ NO	☐ N/A
4.3.8 HARVESTING AND USING PRECIPITATION	☐ YES	☐ NO	☒ N/A

DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:

4.3.1: NATURAL DRAINAGE IS SURFACE FLOW OFF THE PROPERTY TO THE WEST, BUT DUE TO A DISPUTE WITH THE WESTERLY NEIGHBOR OVER CONCENTRATED DISCHARGE ON THEIR DRIVEWAY, STORM WATER WILL BE PUMPED EAST TO AVENIDA CRESTA.

ENGINEERING PERMIT NO:_____
DISCRETIONARY PERMIT NO:_____
PRIVATE CONTRACT

STORM WATER REQUIREMENTS ACCESSIBILITY CHECKLIST (DS-560):

6216 AVENIDA CRESTA

LOT 14, BLOCK 3 OF LA JOLLA HERMOSA, UNIT NO. 1
ACCORDING TO MAP THEREOF NO. 1810

CITY OF SAN DIEGO, CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT
SHEET 3 OF 3 SHEETS

PROJECT NO. _____

FOR CITY ENGINEER _____ DATE _____

V.T.M. _____

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				

XXXX-XXXX NAD83 COORDINATES

XXX-XXXX LAMBERT COORDINATES

CONTRACTOR _____ DATE STARTED _____
INSPECTOR _____ DATE COMPLETED _____

XXXXX-3-D