

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:	March 23, 2017	REPORT NO. PC-17-030
HEARING DATE:	March 30, 2017	
SUBJECT:	SU CASA. Process Five Decision	
PROJECT NUMBER:	<u>420956</u> .	
OWNER/APPLICANT:	Su Casa Properties/Marengo Morton Archited	ts
SUMMARY:		

<u>Issue</u>: Should the Planning Commission recommend that the City Council approve a Public Right-of Way (ROW) Vacation, the demolition of a single-story commercial unit and a twostory residential unit, and the construction of 16 residential units within three buildings and 3,000 square feet of retail space within the La Jolla Community Plan area?

Staff Recommendations:

- 1. Recommend that the City Council ADOPT Mitigated Negative Declaration (MND) No. 420956, and ADOPT Mitigation, Monitoring, and Reporting Program (MMRP); and
- 2. Recommend that the City Council APPROVE Public ROW Vacation No. 1492639 and Coastal Development Permit No. 1480999.

<u>Community Planning Group Recommendation</u>: On January 7, 2016, the La Jolla Community Planning Association voted 7-4-2 to recommend approval of the project (Attachment 11).

<u>Environmental Review</u>: Mitigated Negative Declaration No. 420956 has been prepared for the project in accordance with the State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce all potential significant impacts related to paleontological resources to below a level of significance.

<u>Fiscal Impact Statement</u>: None. All costs associated with processing this application are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: None.

<u>Housing Impact Statement</u>: The La Jolla Community Plan designates this site for Medium-High Residential (30-45 dwelling units per acre (DU/AC)) and as Commercial/Mixed Use. The project is consistent with these designations as it proposes 16 units on a 0.51-acre site resulting in a density of 31.4 DUs/AC, and the project proposes a retail unit satisfying the mixed-use commercial component.

The San Diego Housing Commission has performed an income survey at the eight-unit apartment building and determined that there are four studio units occupied by low-income persons. As such, the applicant must either provide four replacement units with rent affordable to low-income households for a period of five years or pay an in-lieu fee. The applicant has agreed to pay an in-lieu fee of \$124,400 based on an in-lieu fee rate of \$31,100 per unit.

BACKGROUND

The 0.51-acre site is located in the La Jolla Community Plan Area and is currently developed with a single-story commercial building (Su Casa Restaurant) and a two-story, eight-unit residential building (see Attachments 2 and 3). The site is located within the La Jolla Planned District Zone 4 (LJPD-4), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (non-appealable area 2), within the Parking Impact Overlay Zone (Coastal and Beach Impact Areas) and within the RM-3-7 Zone. The community plan designates the site for Multi-Family Residential and Commercial development. The surrounding area is developed with similar, multi-family and mixed use commercial uses. The area is served by existing public services and utilities.

The site consists of one parcel of land, located at 6738 La Jolla Boulevard and 350 Playa Del Sur. To the west, adjacent parcels are developed with residential uses, north, south, and east of the site is a mix of commercial and residential development.

DISCUSSION

Project Description

The project would demolish the commercial building (restaurant) and the two-story residential building, and construct three buildings totaling 28,884 square feet including one, three-story building with six (6), two-bedroom units; one, two-story building with six (6), two-bedroom units; a two-story mixed use building with four (4), one-bedroom units and 3,000 square feet of retail space, and a 18,639 square-foot basement garage with 37 underground parking spaces. The project would also vacate portions of the La Jolla Boulevard and Playa Del Sur public rights-of-way to allow for provision of a City Standard 10-foot curb-to-property-line around the project site perimeter.

The project requires a Coastal Development Permit due to its location in the Coastal Overlay Zone. Therefore, the project must not impact Coastal access and public views, or Environmentally Sensitive Lands (ESL), must be consistent with the Local Coastal Program (LCP), and not adversely affect the applicable land use plan.

Physical and Visual Access – There are no physical access points to the Pacific Ocean on or adjacent to the project site. The project site is adjacent to Playa Del Norte on the north and Playa Del Sur on the south. The western ends of these serpentine streets provide public views to the ocean approximately 500 feet west of the project site. These public view areas are not visible from the project site and, therefore, the project would not impact these views. As the project would be

located on private property and observe all required setbacks, the project would not impact any physical access to the Pacific Ocean 500 feet to the west.

ESL - The project site is a developed site within an urbanized residential area. The project site is relatively flat and has no ESL or sensitive environmental resources on or adjacent to the project site. Therefore, the proposed project will not adversely affect ESL.

Community Plan/LCP - The La Jolla Community Plan designates the project site for residential and commercial development. As the project proposes residential and retail development, the project would be consistent with this recommendation. The project is consistent with access and site designations of the La Jolla Community Plan, is in conformity with the certified Local Coastal Program land use plan, and complies with all regulations of the certified Implementation Program.

Public Health and Safety - The project would provide required setbacks, access through the development, and safe ingress and egress for the development. The project would take access from La Jolla Boulevard, but will locate the proposed loading area off of Playa del Sur, limiting trucks backing out onto La Jolla Boulevard. This project feature would provide a greater factor of public safety. Therefore, the proposed development will not be detrimental to the public health, safety and welfare.

LDC Consistency - The project would meet all building height, setback, drainage, parking and landscaping requirements and is not requesting any deviations to the San Diego Municipal Code. The project would comply with all requirements of the RM-3-7 Zone and the La Jolla Planned District Zone 4 (LJPD-4). The RM-3-7 Zone is a Multi-Family zone and the project is proposing multi-family development. The LJPD-4 requires at least 50 percent of the gross ground floor be occupied by retail uses and that at least 50 percent of the structure's street frontage length on the ground floor will contain retail uses. The project would comply with both of these requirements. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Street Vacations/Dedications – The project proposes two right-of-way or street vacations for portions of La Jolla Boulevard and Playa Del Sur totaling 2,060 square feet. This will allow for provision of a 10-foot curb-to-property-line around the project site perimeter. Perimeter dedications totaling 2,028 square feet are also provided by the applicant allowing for this provision of a City Standard 10-foot curb-to-property line.

Climate Action Plan (CAP) Consistency- A CAP Consistency Checklist was prepared by the applicant and the project was determined to be in conformance with the CAP. CAP Implementation Strategies include a combination of roofing materials with solar reflection and thermal emittance and "green" building techniques, including areas of vegetated (green) roofs. The project has been designed to have an energy budget that shows a 15-percent energy improvement to the Title 24, Part 6 Energy Budget. This energy demand reduction will be provided through a· combination of on-site renewable energy generation (photovoltaic) and energy performance design elements. The project conserves water by using use low-flow fixtures/appliances and also accommodates for future installation of electric vehicle supply equipment in the parking garages to provide an electric vehicle charging station.

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Required Approvals

The Project requires the approval of a Public Right-of-Way Vacation and a Coastal Development Permit. The Public Right-of-Way Vacation would vacate a small frontage portion of La Jolla Boulevard and a small portion of Playa Del Sur to allow for continuous pedestrian sidewalk enhancement around the project perimeter. A corresponding street dedication is also provided by the project as a condition of the permit (Condition 25) to enhance the sidewalk and curb-to-property-line distance adjacent to the project site on both Playa Del Sur and Playa Del Norte. These actions will result in a City Standard 10-foot curb-to-property distance. The project requires a Coastal Development Permit due to its location within the Coastal Overlay Zone. The project requires adoption of a Mitigated Negative Declaration (MND) for Paleontological Resources. The MND was circulated and no comments were received.

No Deviations

The Project complies with the development regulations of the RM-3-7 Zone and the La Jolla Planned District Zone 4 (LJPD-4). No deviations are requested.

Community Plan Analysis:

The La Jolla Community Plan designates the proposed 0.51-acre site as Medium High Residential 30-45 dwelling units per acre (0.15 acres) and Commercial/Mixed-use (0.36 acres). Although, the community plan does not recommend a density range for the Commercial/Mixed-use designation, it relegates the density of residential development to the La Jolla Shores Planned District Ordinance (PDO). The PDO allows a density of 29 dwelling units per acre for the portion of the project designated Commercial/Mixed-use in the community plan. Based on the plan land use designation and the underlying zoning, 5 to 17 dwelling units would be allowed on site. As proposed, the project containing 16 units would implement the community plan and conform to the density allowed by the underlying zone. The proposed project would demolish eight apartment units, four of which are studio units occupied by low-income persons. The applicant will pay an in-lieu fee of \$124,400 based on an in-lieu fee rate of \$31,100 per unit.

Conclusion:

The proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the SDMC and the adopted La Jolla Community Plan and the General Plan.

ALTERNATIVES

- 1. Recommend that the City Council APPROVE Public ROW Vacation No. 1492639, Coastal Development Permit No. 1480999, with modifications.
- 2. Do not recommend that the City Council APPROVE Public ROW Vacation No. 1492639, Coastal Development Permit No. 1480999, if the findings required to approve the project cannot be affirmed.

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Respectfully submitted,

Elyse W. Love Deputy Director Development Services Department

Morris E Dye

Development Project Manager Development Services Department

Attachments:

- 1. Aerial Photograph
- 2. Community Plan Land Use Map
- 3. Project Location Map
- 4. Project Data Sheet
- 5. Draft Permit Resolution with Findings
- 6. Draft Permit with Conditions
- 7. Mitigated Negative Declaration Resolution with MMRP
- 8. Draft Public ROW Vacation Resolution and Findings
- 9. Vacation Exhibit
- 10. Project Plans
- 11. Community Planning Group Recommendation
- 12. Ownership Disclosure Statement





Aerial Photo Su Casa / 6738 La Jolla Boulevard/350 Playa Del Sur

PROJECT NO. 420956

North

ATTACHMENT 1





Land Use Map

<u>Su Casa/ 6738 La Jolla Boulevard/350 Playa Del Sur</u> PROJECT NO. 420956







Project Location Map

<u>Su Casa / 6738 La Jolla Boulevard/350 Playa Del Sur</u> PROJECT NO. 420956



ATTACHMENT 3

	PROJECT DATA S	SHEET	
PROJECT NAME:	Su Casa		
PROJECT DESCRIPTION:	Demolition of existing restaurant and two-story residential building; construction of three buildings totaling 28,884 square feet, including 16 residential units, 3,000 retail square feet, plus a 18,369-square-foot basement garage with 37 parking spaces.		
COMMUNITY PLAN AREA:	La Jolla Community Plan		
DISCRETIONARY ACTIONS:	Public Right of Way Vacation, Coastal Development Permit		
COMMUNITY PLAN LAND USE DESIGNATION:	Medium-High Residential (30-45 dwelling units per acre) and Commercial/Mixed Use		
	ZONING INFORMATI	ON:	
HEIGHT LIMIT:	proposed. 16 Feet Required/16 Provided NA NA NA		
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE	
NORTH:	Open Space; IL-2-1	Commercial Office; Office Building	
SOUTH:	Commercial/Mixed-Use; LJPD-4	Commercial Retail; Auto Service	
EAST:	Medium High Residential; RM- 5-2	Commercial	
WEST: Medium High Residential; RM- 3-7		Residential	
DEVIATION REQUESTED:	Deviation or None		
COMMUNITY PLANNING GROUP RECOMMENDATION:	On January 7, 2016, the La Jolla Community Planning Association voted 7- 4-2 to recommend approval of the project without conditions.		

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

COASTAL DEVELOPMENT PERMIT

WHEREAS, Su Casa Properties Owner/Permittee filed an application with the City of San Diego to demolish an existing single-story commercial unit and a two-story residential unit, and to construct a three-story residential building, a two-story residential building, each with six, twobedroom units, and one, two-story mixed-use building containing four residential units, 3,000 square feet of retail space and a 18,639 square-foot basement parking garage containing 37 parking spaces. The project site is located 6738 La Jolla Boulevard and 350 Playa Del Sur Street. The 0.51acre site is legally described as: Parcels A and B according to the Map thereof No. 1127 of Parcel Maps filed in the Office of the County Recorder of San Diego County, November 28, 1972. The project site is within the La Jolla Community Plan area and Local Coastal Program area, and within the La Jolla Planned District and the RM-3-7 zones; and

WHEREAS, On March 30, 2017, the Planning Commission of the City of San Diego considered Coastal Development Permit No. 1480999, and pursuant to Resolution No. _____-PC voted to recommend approval of the Permit; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

ATTACHMENT 5

WHEREAS, the matter was set for public hearing on _____, testimony having

been heard, evidence having been submitted, and the City Council having fully considered the

matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that it adopts the following findings with respect to Su Casa Coastal Development Permit No. 1480999:

Findings for all Coastal Development Permits:

(1) The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;

The project site is located between Playa Del Norte Street on the north and Playa Del Sur Street on the south, and La Jolla Boulevard to the east. The project site is located approximately 500 feet to the east of the Pacific Ocean and the project would be constructed entirely on private property. No aspect of the project would encroach upon, or hinder, any coastal access to the Pacific Ocean on, near or adjacent to the project site.

No public views to the ocean are available through Playa Del Norte or Playa Del Sur adjacent to the project site. Views of the ocean are only available from the western ends of Playa Del Sur and Playa Del Norte. These view locations are approximately 500 feet to the west of the project site. Playa Del Sur and Playa Del Norte are serpentine in configuration, and, therefore, no views of the ocean are available from the project site. The building envelope and setbacks comply with the San Diego Municipal Code and the La Jolla Planned District Ordinance. Both the proposed setbacks and sidewalk clearances maintain all view and physical access. Therefore, the proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

(2) The proposed coastal development will not adversely affect environmentally sensitive lands;

The project site is a developed site within an urbanized residential area. The project site is relatively flat and has no Environmentally Sensitive Lands or sensitive environmental resources on or adjacent to the project site. The project will implement required Best Management Practices and control drainage to assure off-site resources are not impacted. Therefore, the proposed project will not adversely affect environmentally sensitive lands.

(3) The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The La Jolla Community Plan/Local Coastal Program recommends that public views be protected and enhanced. The proposed project would not encroach upon physical or visual access to the Pacific Ocean. The La Jolla Community Plan designates the project site for residential and commercial development. As the project proposes residential and retail development, the project would be consistent with this designation. As the project is consistent with access and site designations of the La Jolla Community Plan and Local Coastal Program, the proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

(4) For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The project site is not located between the nearest public roadway (Neptune Place) and the sea or shoreline. Therefore, the finding is not applicable.

BE IT FURTHER RESOLVED, that Coastal Development Permit No. 1480999 is hereby granted to Su Casa Properties, under the terms and conditions set forth in the attached permit which is made a part of this resolution.

APPROVED: Mara W. Elliott, City Attorney

By

[Attorney] Deputy City Attorney

[Initials]:[Initials] [Month]/[Day]/[Year] Or.Dept:[Dept] JO: [INSERT JO Number] Drawing No.: [INSERT Drawing Number] RECORDING REQUESTED BY CITY OF SAN DIEGO DEVELOPMENT SERVICES PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER 24005811

COASTAL DEVELOPMENT PERMIT NO.1480999 SU CASA PROJECT NO. 420956 MMRP CITY COUNCIL

This Coastal Development Permit No. 1480999 is granted by the City Council of the City of San Diego to Su Casa Properties, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0707(a) and 126.0502. The 0.51-acre site is located at 6738 La Jolla Boulevard and 350 Playa Del Sur Street in the La Jolla Planned District and the RM-3-7 zones of the La Jolla Community Plan. The project site is legally described as: Parcels A and B according to the Map thereof No. 1127 of Parcel Maps filed in the Office of the County Recorder of San Diego County, November 28,1972.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner Su Casa Properties, Owner/Permittee, to demolish an existing single-story commercial unit and a two-story residential unit, and construct one, three-story residential building; one, two-story residential building each with six bedrooms; and construct one, two-story mixed-use building containing four residential units; 3,000 square feet of retail space and a 18,639 square-foot basement parking garage containing 37 parking spaces described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 30, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolish an existing single-story commercial unit and a two-story residential unit;
- b. Construct one, three-story residential building; one, two-story residential building each with six bedrooms; and construct one, two-story mixed-use building containing four residential units totaling 28,884 square feet; 3,000 square feet of retail space and a 18,639 square-foot basement parking garage containing 37 parking spaces;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; (37 parking spaces in garage);
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by _____.

2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

- a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
- b. The Permit is recorded in the Office of the San Diego County Recorder.

3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

11. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

12. The mitigation measures specified in the MMRP and outlined in **Mitigated Negative Declaration** NO. 420956, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

13. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration NO. 420956, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered

to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Paleontological Resources.

CLIMATE ACTION PLAN REQUIREMENTS:

14. The Owner/Permittee shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three sheets of the construction plans under the heading "Climate Action Plan Requirements."

15. Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

AFFORDABLE HOUSING REQUIREMENTS:

16. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.). The applicant must either provide four replacement units with rent affordable to low-income households for a period of five years or pay an in-lieu fee.

ENGINEERING REQUIREMENTS:

17. The project proposes to export 5,300 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

18. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall remove the existing private encroachments including brick pavers, concrete planters, brick pillars, wood rail fence, wood and glass fencing, in the La Jolla Boulevard, Playa Del Norte, and Playa Del Sur Right-of-Way, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the curb outlet in the Playa Del Norte Right-of-Way.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to close the non-utilized driveways with current City Standards curb, gutter and sidewalk, adjacent to the site on La Jolla Boulevard, Playa Del Norte, and Playa Del Sur, satisfactory to the City Engineer.

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standards concrete driveway, adjacent to the site on La Jolla Boulevard, satisfactory to the City Engineer.

23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to construct current City Standard concrete sidewalks, adjacent to the site on La Jolla Boulevard, Playa Del Norte, and Playa Del Sur, satisfactory to the City Engineer.

24. Prior to the issuance of any building permits, the Owner/Permittee shall vacate Right-of-Way on Playa Del Norte and Playa Del Sur, per approved Exhibit 'A', satisfactory to the City Engineer.

25. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate additional Right-of-Way on Playa Del Norte and Playa Del Sur, per approved Exhibit 'A', satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

26. Prior to building permit issuance, landscape and irrigation plans substantially conforming to Exhibit "A," (Landscape Development Plan) shall be submitted to the Development Services Department for approval.

27. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees. In the event that the Landscape Plan and the Public Improvement Plan conflict, the Public Improvement Plan shall be revised to be consistent with the Landscape Plan such that landscape areas are consistent with the Exhibit "A" Landscape Development Plan.

28. Any existing landscape to remain, as indicated on the approved plans, that is damaged during construction shall be replaced in kind to the satisfaction of the Development Services Department within 30 days of damage or final inspection.

PLANNING/DESIGN REQUIREMENTS:

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

30. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

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

TRANSPORTATION REQUIREMENTS:

32. No fewer than 37 parking spaces (35 parking spaces and 2 accessible spaces are proposed) shall be maintained on the property at all times in the approximate locations shown on Exhibit "A." All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Department.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

33. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the rightof-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director, the City Engineer.

34. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

35. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

36. Prior to Final Inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.

37. The Owner/Permittee shall design and construct all proposed public water and sewer facilities in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the City Council of the City of San Diego on ______ and Approved Resolution No.

Coastal Development Permit No. 1480999 Date of Approval: XX

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Morris E. Dye **Development Project Manager**

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

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

> **Su Casa Properties Owner/Permittee**

> > By ___ NAME TITLE

[NAME OF COMPANY] Owner/Permittee

By_

NAME TITLE

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

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on May 29, 2015, Su Casa Properties submitted an application to Development Services Department for a Coastal Development Permit for the Su Casa Project; and

WHEREAS, the matter was set for a public hearing to be conducted by the City Council of the City of San Diego; and

WHEREAS, the issue was heard by the City Council of the City of San Diego on _____; and WHEREAS, under Charter section 280(a)(2) this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing is required by law implicating due process rights of individuals affected by the decision, and the Council is required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the City Council of the City of San Diego considered the issues discussed in Mitigated Negative Declaration No. 420956 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the City Council of the City of San Diego in connection with the approval of the Project.

ATTACHMENT 7

BE IT FURTHER RESOLVED, that the City Council of the City of San Diego finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City Council of the City of San Diego hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this City Council of the City of San Diego in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the office of the City Clerk.

APPROVED: Mara W. Elliott, City Attorney

By: _____ Deputy City Attorney

ATTACHMENT(S):

Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Coastal Development Permit No. 1480999

PROJECT NO. 420956

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.420956 shall be made conditions of Coastal Development Permit No. 1480999 as may be further described below.

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 <u>the MMRP Conditions/Notes that apply ONLY to the</u> <u>construction phases of this project are included VERBATIM</u>, 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 Paleontological Monitor

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) #<u>420956</u> and /or Environmental Document # <u>420956</u>, 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.

Not Applicable

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:

	Docoment Bobinnae/Insi Echon Checkeish				
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes			
General	Consultant Qualification Letters	Prior to Preconstruction Meeting			
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting			
Paleontology	Paleontology Reports	Paleontology Site Observation			
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter			

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES

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.

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 inhouse, 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
 - 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 to the 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
 - 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 Bl, 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
 - 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 is 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 collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE ______

A RESOLUTION VACATING PORTIONS OF LA JOLLA BOULEVARD AND PLAYA DEL SUR, VACATION NO. 1492639, PROJECT NO. 420956

WHEREAS, California Streets and Highways Code section 8320 *et seq.* and San Diego Municipal Code section 125.0901 *et seq.* provide a procedure for the vacation of public rights-of-way by City Council resolution; and

WHEREAS, Su Casa Properties, filed an application to vacate portions of La Jolla Boulevard and Playa del Sur, being described as Right-of-Way Vacation No. 1492639; and

WHEREAS, Right of Way Vacation No. 1492639 is located on property owned by Su Casa Properties; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, the matter was set for public hearing on ______, testimony having been heard, evidence having been submitted, and the City Council having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego that with respect to Public Right-of-Way Vacation No. 1492639 the Council finds that:

(a) There is no present or prospective use for the public right-of-way, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated.

The portions of La Jolla Boulevard and Playa Del Sur proposed to be vacated would not affect the function of either street for their intended purposes and would provide for a continuous City Standard 10-foot curb-to-property-line distance around the project's perimeter. These portions to be vacated are currently in excess of the width required for each roadway by the City of San Diego Street Design Manual. Sufficient width of La Jolla Boulevard and Playa Del Sur would remain to provide for each roadway's proper function. In addition, the vacation of portions of these streets would provide for sidewalks around the project site that meet current City of San Diego Street Design Manual. Therefore, there is no present or prospective use for the public right-of-way, either for the facility for which originally acquired, or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved use of the land made available by the vacation.

As the result of the proposed street vacations the project would provide for a continuous 10foot curb-to-property-line distance around the project's public perimeter and adequate public sidewalks will be provided along Playa Del Sur and Playa Del Norte. The resulting public right-of-way and sidewalks would enhance public access from La Jolla Boulevard to the Pacific Ocean to the west. As public safety would be enhanced by approval of the proposed street vacations, the public would benefit from the action through improved use of the land made available by the vacation.

(c) The vacation does not adversely affect any applicable land use plan.

While La Jolla Boulevard and Playa Del Sur are part of the La Jolla Community Plan Circulation Element, the proposed vacations would not affect the function of either street for their intended purposes. The La Jolla Community Plan recommends enhancement of public access to the ocean. The proposed vacations would result in improved public sidewalks from La Jolla Boulevard to the Pacific Ocean to the west. The proposed vacations do not adversely affect any applicable land use plan.

(d) The public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

The public facilities for which the rights-of-way were originally acquired would remain functional as public streets and, therefore, not be detrimentally affected by the vacations. The portions of La Jolla Boulevard and Playa Del Sur to be vacated would not prevent either street from functioning properly. Only portions of the rights-of-way adjacent to the project site would be vacated, not the entire right-of-way of each street. These portions to be vacated are currently in excess of the width required for each roadway by the City of San Diego Street Design Manual. Sufficient width of La Jolla Boulevard and Playa Del Sur would remain to provide for each roadway's proper function. In addition, the proposed vacations would allow for a continuous City Standard 10foot curb-to-property-line distance around the project's public perimeter. Therefore, the public facility for which the right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that, the Public Right-of-Way Vacation No. as more particularly

described in the legal description marked as Exhibit "A," and shown on Drawing No. 38824 -B,

Marked as Exhibit "B," which said drawing is attached hereto and made a part hereof, is ordered

vacated.

BE IT FURTHER RESOLVED, that, the Development Services Department shall provide a certified copy of this resolution with attached exhibits, to the City Clerk for recordation in the office of the County Recorder.

APPROVED: Mara W. Elliott, City Attorney

Ву

Shannon Thomas Deputy City Attorney

[Initials]:[Initials] [Month]/[Day]/[Year] Or.Dept:[Dept] JO: [INSERT JO Number] Drawing No.: [INSERT Drawing Number] R-R-[Reso Code]

EXHIBIT "A"

PLAYA DEL NORTE AVENUE, LA JOLLA BOULEVARD AND PLAYA DEL SUR VACATION

LEGAL DESCRIPTION

ALL THAT PORTION OF PLAYA DEL NORTE AVENUE, LA JOLLA BOULEVARD AND PLAYA DEL SUR AVENUE, DEDICATED FOR THE PURPOSE OF A RIGHT-OF-WAY FOR PUBLIC STREETS PER MAP NO. 1216, LA JOLLA STRAND, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 18, 1909, ADJOINING PARCELS A & B OF PARCEL MAP NO. 1127, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 28, 1972, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A, SAID CORNER BEING THE EASTERLY TERMINUS OF A CURVE CONCAVE SOUTHERLY HAVE A RADIUS OF 43.74 FEET TO WHICH A RADIAL LINE BEARS NORTH 24°15'12" EAST; THENCE LEAVING SAID CURVE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL A SOUTH 24°15'12" WEST 95.04 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 64.65 FEET: THENCE SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°42'40" A DISTANCE OF 60.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 07°51'27" WEST: THENCE EASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°36'15" A DISTANCE OF 64.23 FEET; THENCE NORTH 24°15'12" EAST 101.90 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 8.00 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°47'19" A DISTANCE OF 12.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 32.00 FEET: THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°50'41" A DISTANCE OF 37.89 FEET: THENCE SOUTH 46°37'12" WEST 1.98 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID PARCEL A, SAID POINT BEING A NON-TANGENT POINT ON THE HEREINABOVE DESCRIBED 43.74-FOOT RADIUS CURVE A RADIAL LINE TO WHICH BEARS NORTH 17°09'43" WEST; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°24'55" A DISTANCE OF 31.62 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL B OF SAID PARCEL MAP NO. 1127, SAID CORNER BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 217.60 FEET TO WHICH A RADIAL LINE BEARS NORTH 16°49'40 WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°27'19" A DISTANCE OF 77.69 FEET; THENCE LEAVING SAID CURVE ON A NON-TANGENT BEARING SOUTH 80°08'29" WEST 50.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 211.60 FEET, SAID CURVE BEING CONCENTRIC WITH THE HEREINABOVE DESCRIBED 217.60-FOOT RADIUS CURVE; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°15'59" A DISTANCE OF 26.84 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL B; THENCE ALONG SAID SOUTHERLY PROLONGATION NORTH 06°27'51" WEST 6.10 FEET TO THE POINT OF BEGINNING.

VACATED.

ATTACHED HERETO IS A DRAWING NO. 38824-B LABELLED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

RAMON J. SPEAR, L.S. 6404



I.O. NO. 24005811 P.T.S. NO. 420956 DWG. NO. 38824-B



Su Casa 6738 LA JOLLA BLVD., LA JOLLA, CA 92037



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STRUCTURAL OBSERVATION	ender and the second se	CONTINUOUS 10'-0" CURB TO PROPERTY LINE THROUGHOUT THE SITE. WE ARE REQUESTING A COASTAL DEVELOPMENT	A-1.0 PROPOSED SITE DEMO PLAN A-1.1 PROPOSED SITE PLAN A-1.2 PROPOSED PARKING A-1.6 PROPOSED GROUND FLOOR AREA PLAN A-2.1 PROPOSED BASEMENTPARKING LEVEL PLAN	OVERLAVZONES: NUMBER OF DWELL NUMBER OF STORII NUMBER OF STORII SETBACKS 22
STRUCTURAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS: 1. REFER TO SHEET SI FOR "STRUCTURAL OBSERVATION PROGRAM".	6738 LA JOLLA BLVD. LA JOLLA, CA 92037	PERMIT. PROJECT TEAM	A-22 PROPOSED GROUND LEVEL PLAN A-23 PROPOSED SECOND LEVEL PLAN A-24 PROPOSED THIRD LEVEL PLAN A-24 PROPOSED THIRD LEVEL PLAN A-26 PROPOSED BASEMENTPARKING LEVEL ACCESSIBILITY PLAN A-26 PROPOSED GROUND LEVEL ACCESSIBILITY PLAN A-27	SETEACKS: Z
STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER INGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, AS OUTLINED IN THE STRUCTURAL OBSERVATION PROGRAM. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTEY FING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN THE RESOLVED.	• FIRE HYDRANTS WITHIN 600' RADIUS DEFERRED SUBMITTALS		A-2.8 PROPOSED THIRD LEVEL ACCESSIBILTY PLAN A-4.1 PROPOSED ROOF PLAN A-5.1 PROPOSED ELEVATIONS A-5.2 PROPOSED ELEVATIONS A-5.3 PROPOSED ELEVATIONS A-5.4 PROPOSED ELEVATIONS	S R LOT AREA: PAI-1-7 DENSITY (1 DU7)000 LOT AREA: LJPD3- DENSITY (29 DUAC
	Note: Plans for the deferred submittal shall be submitted in a timely manner that allows a minimum of 30 working days for initial plan review. All comments related to the deferred submittal must be addressed to the satisfaction of the Plan Check Devision prior to approval of the submittal items. <i>LDM Vol. 1, Ch. 1, Sec. 2.</i>	ARCHITECT Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo emarengo@sam.rn.com	A-5.5 PROPOSED ELEVATIONS - FENESTRATION DIAGRAM A-6.1 PROPOSED SECTIONS A-6.2 PROPOSED SECTIONS A-6.3 PROPOSED SECTIONS A-6.4 PROPOSED SECTIONS A-6.5 PROPOSED SECTIONS	ALLOWABLE COVE ACTI-AL COVERAG ALLOWABLE COVE ACTI-AL COVERAG PXISTING FAR: RM EXISTING FAR: LIP ALLOWABLE FAR: J ACTI-M, FAR: PAI-3-
	 NFPA 13D Automatic Sprinkler System The submittal of residential fire sprinkler plans required by California Residential Code Section R313 has been deferred. 	Cell: (619) 417-1111 TOPOCRAPHY SURVEY San Diego Land & Surveying & Engineering, Inc. 9665 Chesapeake Drive, Suite 445, San Diego, California 92123	L-1.1 PROPOSED LANDSCAPE PLAN L-1.2 PROPOSED IRRIGATION DETAILS	ALLOWABLE FAR: ACTUAL FAR: LIPIX REQUIRED LANDSO ACTUAL LANDSCAL BUILDING AREAS
	3. 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.	Telephone: (858) 565-8362 Fax: (858) 565-4354 <u>CIVIL ENGINEERING</u> Spear & Associates, Inc. 475 Production St. San Marcoo, CA 92078 Telephone: (760) 736-2040		ROSIDENTAL AR
	4. Complete plans and specifications for all fire extinguishing systems, including automatic sprinkler and standpipe systems and other special fire extinguishing systems and related appurtenances shall be submitted to the City of San Diego for review and approval prior to installation.	Fax: (760) 736-4866 Contact: Ray Spear		NON-RESIDENTIA PROJECT TOTAL PARKING:

A ZONE: LJPDO- 4

TOTAL LOT AREA = 15,45 TOTAL EASEMENT AREA UNIT CALCULATION (29 (15,459.24-986.46) = 14,472.78 / 1502 = 9.6

ZONE: RM-3-7 TOTAL LOT AREA = 6,58 UNIT CALCULATION: 6,5

TOTAL NUMBER OF UNI

AREA DEDICATED NORTH 1,328 S SOUTH 700 S TOTAL 2,028 S TOTAL NET CHANGE +

ZONE: LJPDO-4

TOTAL LOT AREA ALLOWABLE FAR ALLOWABLE BUILDIN PROPOSED BUILDING UNDERGROUND PARK ACTUAL FAR

ZONE: RM-3-7

TOTAL LOT AREA ALLOWABLE FAR TOTAL BUILDING AREA REQUIRED PARKING AI ALLOWABLE BUILDING UNDERGROUND PARKI PROPOSED BUILDING A ACTUAL FAR

RESIDENTIAL: 2.0 SPACES / (1) 2 BEDRO (12) 2 BEDROOM UNITS 1.5 SPACES / (1) 1 BEDRO (4) 1 BEDROOM UNITS x

RETAIL: 1.7 SPACES / 1,000 S.F. 3,000 SF RETAIL x 1.7 SP/

TOTAL PARKING REQU TOTAL PARKING PROV C

STREET TREES REQUIRI

EXISTING TREES: 31 TREES TO BE REMOVED TREES TO BE ADDED: 27

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Retail Commer

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				ATT	ACHMENT 10
REA D	ENSITY CA	ALCU	LATION		[abo
459.24 SF (.355 . EA = 986.46 SF 29 DU/ACRE = = 14,472.78 (.332 9.63 UNITS	AC) 1 DU/1502 SF):				M
581.72 SF 581.72 / 1,000 =					JE Z
	ATION: 16 (16.22)				Marengo
LOT A	REA CALC	ULA'	ΓΙΟΝ		-
SF		1,619 SF			Morton
SF SF	WEST TOTAL	441 SF 2,060 SF			Architects
32 SQFT					7724 Girard Ave.
FA	R CALCUL	ATIO	N		Second Floor
IG AREA AREA LING AREA	15,459.24, SI 1.00 15,459.24 SI 15,459.00 SI 9,413.50 SI 1.00) 7 7			La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3769 Michael Morton AIA Claude Anthony Marengo
	6,581.72 SF 1.80				SED ARCHINA
A REA IG AREA	11,847.10 SF 3,949.03 SF 7,898.07 SF 5,898.50 SF				* C-19371
ING AREA AREA	9,600.00 SF 1.45	CLU	TION		REN. 04/30/2015
	KING CAL	CULA	ATION	!	PAR OF CALIFOR
ROOM UNIT 5 x 2.0 SPACES	= 24 SPACES				All design, ideas and arrangements as it on these drawings are the legal prope
XOOM UNIT x 1.5 SPACES =	6 SPACES				Marengo Morton Architects, Incorpora the specific project for which they
					prepared as indicated on the project titl Reproduction, publication or re-use b method, in whole or part, without the
PACES = 5.1 SP	ACES				written consent of Marengo Morton Ar Incorporated is prohibited. There shall
JIRED = 35 SPA	CES				changes, substitutions, modification deviations from these drawings of accompanying specifications without
VIDED = 37 SPA		CIII	ATION	_	consent of Marengo Morton Archit Incorporated. Visual, physical, or ele
	TTREE CA	LCUL	ATION		contact or use of these drawings and a specifications shall constitute the accep all these restrictions.
RED: 26					
D: 22					
27					
	PROJECT D	ATA			G S
TION	6738 LA JOLLA BLVD	359 PLAYA DI			CASA JOLLA BLVT
	LA JOLLA, CA 92037 351-382-16-00	LAJOLLA, C. 351-382-11-00	92037		S' A
	City/Muni/Twp: SAN DIEC	30; MapRel P	ur: CITY:SAN DIEGO PM01127 PAR A M01127 Abbreviated Description: CITY:S	AN DIEGO	CA
	PM01127 PAR B City/Mut 1969, 1953	ni/Twp: SAN DI	055		
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	CALIFORNIA MECHAN CALIFORNIA PLUMBIN	CALCODE (C	AC), 2013 EDITION		738
	CITY OF SAN DIEGO MI R-2, M, 1	NICIPAL COE	E (SDMC)		
	V B, S 2 22,041.0 S.F.				
ercial use shall compy	0.51 ACRES with the permitted uses of Append		Ha Planned District.		
LIPDO-4 A			terreterreterreterreter		REVISIONS 2015 04 22 Completeness Submit
CUASTAL ALLOWER					2015-04-22 Completeness Submit 2015-05-14 Full City Submittal 2015-08-27 Full City Resubmittal 2015-11-10 Full City Resubmittal
16 3	16	6 (EM-3-7) - 1	0 (LIPEO-4) = 16 TOTAL, see A-1.1 for ca	ks.	2015-11-10 Full City Resubmittal 2016-03-08 Full City Resubmittal
4 2 1-4	2				2016-08-22 Full City Resubmittal
ADE 16'-0" carb i : N A DE N A	in bldg 16'-0' curb to bldg N A N A				
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10"-0"	20°-0" 10°-0", STD 20°-0" 10°-0"				PHASE
5 -0" 5 -0"	5'-0'' 5'-0'' 6.581.72 S.F.				DESIGN
	6.581.12 S.F. 6.58 UNITS 15.459.24 S.F.				PROJECT NO. 2014-26
502 SU: 3-7	9.64 UNITS 3,949.0	60.55 [34]	onics count as well as record floor overhangs		
Кз=4	3,408.5 S.F. 15,459.7 10,547.0 S.F.	52 % 100% 68 %	-3.398.9 -6.597.9		REVIEWED BY CAM
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RAGE: GE:	2,318.9 4,594.96 S.F.	1576 3076	-2.276 /		Marengo Morton Architecta, Inc. is providing, by with certain parties, materials stored electronically.
- THREE STORY RESE	Existing 9.57242	Addition	New Total Area		Marrage Morton Architecta, Inc. is providing, by with certain parties, materials dored destancially obtain allocations and the second second second second between allocations records on or treasmittade as dee (including but not necessarily limited to "CAD des- satisfactional, as in a second second second second second second second second second second second second second second second second second second instruction. Accordingly, all such decondents and product nor as a record decontent. Any reliance demond to be unreasmable and superstance of the statistical and complex second se
- DREE STORY RESIL CAREA OUR AREA R AREA	0051	3,408.5 3,408.5 3,438.4	3,408,5 (S.) 3,408,5 (S.) 3,408,5 (S.)		unistentional, due to, attoentos, conset Wetth conversion, media degradation, software error, o alteration. Accordingly, all such documents are pro-
THIS STURE RESIDE	NTLU.	4,591.4	4,591.4 S.F		percess or an ormational purposes only and not product nor as a record document. Any reliance deemed to be unreasonable and unenforceable. The stamped hard copies with the wet signature of the
OR AREA TWO STORY MINED & AREA OR AREA	0.0 S.F. 0.0 S.F.	4,591,4	4.591.4 S.F. 3.794.1 S.F.		Record are the Architect's Instruments of Service only true contract documents of record. SHEET TITLE
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k Area	0.6 S.F 0.0 S.F	28,864.3 757.73	46.555.8 S.E. 757.7 S.F.		T-1.1
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oul Distarbance	36 (see A-1.1) + All Par 37 (see A-2.1) Play1 G	king Spaces are 9 uest Operational 5	17.509.2 S.J. -0" Wide and 18 -0" Long pace on the Drowway#		SHEET OF
	er owner and the failed		trace of the second		

Marengo Morton Architects 7724 Girard Ave. Second Floor La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Marengo Desa SHASED AN RENE * 🖞 C-19371 🕺 * REN. 04/30/2015 FCAT Il design, ideas and arrangements as indi on these drawings are the legal property Marengo Morton Architects, Incorpo the specific project for which they repared as indicated on the project ti consent of Marengo Morton Archi corporated. Visual, physical, or el ntact or use of these drawings and tions shall cons all these re 6738 LA JOLLA BLVD LA JOLLA, CA, 92037 SU CASA 2015-04-22 Completeness Submi 2015-05-14 Full City Submittal 2015-08-27 Full City Resubmitta 2015-08-27 Full City Resubmitta 2015-11-10 Full City Resubmitta 2016-03-08 Full City Resubmitta 2016-08-22 Full City Resubmitta \triangle PHASE DESIGN PROJECT NO. 2014-26 REVIEWED BY CAM DRAWN BY GR DATE 08-22-2016 SHEET TITLE TITLE SHEET T-1.1
STORM WATER QUALITY NOTES CONSTRUCTION	BMPs GENERAL PROJECT NOTES	
This project shall comply with all requirements of the state permit; California Regional Water Quality Control Board, San Diego Region, order NO. 2001 (http://www.wrch.ca.gov/rwqcb9/trogram/sd_stormwater.html)		ENERAL PR
Notes 1-6 below represent key minimum requirements for construction BMPs	Incorporated, is granted prior to use, except for the temporary use to construct the said work described in the project title block. No rights, ownership privileges or reuse of information contained herein is conveyed, allowed or $\overline{\Lambda}$ TI	The followin 1. Codes and
1. Sufficient BMPs must be installed to prevent silt, mud or other construction debris from being tracked into the adjacent street(s) or storm water convey	systems due to b system	 California California
construction vehicles or any other construction activity. The contractor shall be responsible for cleaning any such debris that may be in the street at the e storm event that causes a breech in the installed construction BMPs. 2. All stock piles of uncompacted soil and or building materials that are intended to be left unprotected for a period greater than seven calendar days are	An wax way or area a lines, easements (if any), underground utilities or any other items as needed. 3. All conditions on these plans shall be verified in the field by the General Contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site.	 California California
 All stock piles of uncompared soil and or building materials that are intended to be left unprotected for a period greater than seven catendar days are sediment controls. Such soil must be protected each day when the probability of rain is 40% or greater. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements that are to be poured in place on the probability of rain is 40% or greater. 	4. These drawings have been prequest from the latest information available on existing conditions. Similar source and contraction and source and contractions and source and contractions.	 California California American
 A concrete wishout start be provided on all projects which projects uncertainty concrete any concrete any other and are to be pouled in place on a All erosion sediment control devices shall be maintained in working order at all times. All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times. 	5. In case of conflict within the drawings the order of precedent shall be: 1) specific details, 2) drawing notes, 3) specifications and (4) general notes.	318-88)."
 The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment. 		 Western V AWPA Pr
	Project General Notes 8. The provisions of the 2013 California residential code shall apply to the construction alteration, movement, enlargement, replacement, replacement, use and occupancy, location, maintenance, removal, and demolition of detached one and	Rating. Existing Cor
SMOKE DETECTOR AND CO2 NOTES	Or Co-hamity usering, torvintoises more inter than the sources above grade plane integrit with a segment inclusion species and structures accessing incretors Or Co-hOSHA requirement: A Construction activity permit is required for: Construction of the relation switch area in the fee feet of deepert and into which a person is required to descend. Construction of the second of the relation sources and the relation of the	Report all di
 Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all 310,9.1.2. Unit shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310,9.1.3. 		Foundations
2. All smoke alarns shall be listed in accordance with UL 217 andiisstalled in accordance with the provisions of the governing CRC and the household fire we 72. Systems and components shall be California State Fire Marshal listed and approved in accordance with CCR, Title 19. Division 1 for the purpose for with CCR.	zquipment provisions of NFPA 12. Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds, 2.	2. Base footi 3. All footin
3. Smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a sign	a battery back-up. Simole In the Building Inspector. In the Airtier Star Bio Writing I 1, Firth percent on 10 foor area receiving resilient floor floor receiving resilient floor Covering	unless not
shall be permanent and without a disconnecting switch other than as required for overcurrent protection. [Sec. 814.4] 4. Where more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors c		Concrete Re
activate an or the atrants in the more dual and. The atrain shall be clearly address in an oeucomic over our ground noise revers with all intervening doors c 5. For new construction, an approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units which fuel-burning appliances are insta- attached uarages. [See, R515.1].	d in dwelling units that have be allowed to dry prior to enclosure.	2. Slab-on-g 3. Concrete
6. Single- and multiple-station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon monoxide detectors shall be listed as complying with the requirements of UL 2075. Carbon Monoxide alarms and carbon monoxide detectors shall be installed in accordance with thi code, the current edition of NF	complying with the Site Preparation 4. 4. Site Site Site Site Site Site Site Site	4. Footings 5. Formed st
of Carbon Monoxide (CO) Detection and Warning Equipment* and the manufacturer's installation instructions. Other carbon monoxide alrams and detect are also acceptable. [Sec. 420.4.3].	tees as recognized in NPPA 18. In the event that utilities or concealed structures are discovered during construction at exposed to unexposed locations, the General Contractor shall stop work immediately in that area and question or notify the Architect and/or utility company 6, immediately	6. Slabs-on-
 For new construction, required carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a con with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for 420.4.1.1. 	arrent protection. [Sec. 2] The General Contractor shall protect the adjacent properties, including, but not limited to dask, trash, or damages due to denotify on existing constrainting on the site.	Concrete: 1. Minimum
8. Interconnection: Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-2, interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in al	ke alarms shall be writing.	otherwise 2. An appro-
levels with all intervening doors closed [Sec. 907.2.11.3]. 9. In buildings meeting the definition of "COVERED MULTIFAMILY DWELLINGS" in accordance with Chapter 11A and with fuel-burning appliances and	and garages as described in 13.3. A soil compaction report shall be provided to the building inspector at the job site proor to placement of concrete for the new Youndation if requested by the city. 3.4 because the second the building inspector at the job site proor to placement of concrete for the new Youndation if requested by the city. 3.4 bits the Greener concerdence of the state proor to placement of concrete for the building inspector at the job site proor to placement of concrete for the new Youndation if requested by the city. 3.5 bits of the second device of the building inspector at the job site proof to placement of concrete for the building inspector at the job site proof to placement of concrete for the building and to area storm drains.	 Use an ap where exp
Section 420.4.1, all required carbon monoxide alarms shall be provided with the capability to support visible alarm notification appliances in accordance w 420.4.4)	A 720 and Chapter TIB. (CBC	Structural S
CAL GREEN NOTES	25. All excavation and grading shall comply with OSHA and other governing regulations. 26. Demolition shall conform to extent shown on the Demolition Plan. No structures are to be removed or modified with notification to the Architect and confirmation that they are in conformance with the approved permit plans.	 Material - Fabrication
	27. Shoring shall be provided where demolition of support structures occur. 28. Prior to the start of any demolition or construction, the General Constraints shall inspect and prepare an inventory of all items noted to be relocated or salvaged and verify that these items are in good working condition and able to be relocated. The GC	buildings, 3. All welding
 After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinkler sy: and a larger meter size requirement: 	multiplicate a light of all an present and the relative to met approval. The Oc main of their responsible on replacing any re-to-anote their managed onling the demonstration process, but aged them sum of the other substance on th	provision 4. After fabr
OWNER SIGNATURE: 2. Provide a fire sprinkler head in all applicable clothes closets, linen closets, & pantries on this home.	Floor Plan 29. Interior finishes must conform to the requirements of Chapter 12, 2013 CBC. All decorative materials are required to be maintained in a flame-retardant condition.	permanen
 Per Sec 4.406.1, Joints & openings, annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected a closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. 	he passage of rodents by 30. Different floor finishes shall meet under the door, unless otherwise noted. G R 31. Smoke detectors shall be provided in all skeping rooms, in adjacent inaliways, and in areas that conform to Section 907.2.11.2, 2013 CBC.	Rough Carr
4. A minimum of 50% of the construction waste generated at the site is diverted to recycle or salvage per CGBSC section 4.408.1 and city ordinance. 5. Per Sec 4.410.1. Before final inspection, a complete operation & maintenance manual shall be provided to the building occupant or owner. Contractor or confirms the delivery of the maintenance manual.	shall submit an affid with the factor state of Chapter 24, Section 2406, 2013 CBC, Chapter 24, Section	Lumber g a) -Gradi
 Per Sec 4.504.1, Duct openings and other related air distribution component openings shall be covered during construction. Per Sec 4.504.2.1, Adhesives, sealants and cauks shall be compliant with VOC and other toxic compound limits. 	34, Provide R-13 insulation in all exterior walls and bathroom walls. Provide R-19 insulation between floors and R-30 in attic space. Refer to Section 719, 2013 CBC. 35. Provide emergency exit doors or windows from sleeping rooms. Net clear opening area shall be not less than 5.7 sq. ft., (821 sq. in.) Minimum opening height shall be 24°, Minimum opening width shall be 20°, Maximum finished sill height shall be 44° above floor.	b) -Gradec) -Moist
 Per Sec 4.504.2.2, Paints, stains and other coatings shall be compliant with VOC limits. Per Sec 4.504.2.3, Aerosol paints & coatings shall be compliant with product weighted MIR limits for VOC & other toxic compounds. 	36. Provide under-floor crawl space ventilation in foundation walls of not less than 1/15 of a rea: ventilated. Provide corrosion resistant metal mesh screen frame at each opening. 37. At transition to exterior balconies and decks shall provide a minimum step down to finish surface of 1 in (HUNO.). Rough framing surface shall have a minimum. Z-inch step down. (U.N.O.) 2	d) -Preser2. Plywood
 Per Sec 4 504.2.2. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. A letter from the contractor and o material has been used and its compliance with the code must be submitted to the building inspector. Per Sec 4 504.3. Carpet and carpet systems shall be compliant with vec limits. A letter from the contractor and or the building owner certifying what material has been used. 	Framing	 Lumber g a) -Wall s
 Per Sec 4.304.4, 50° of the floor are receiving resilient flooring shall comply with the VOC-emmission limits defined in the CHPS LOE-emitting material 	30 Contractor della configura e una configura contectory, since significante e una configurationa e una nel configurational e una co	b) -Singuc) -Multi
RCFI floor score program. 13. Per Sec 4.504.5, Particle board, MDF, & hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards, a let	11 Under Sloar Clearance (mixed wood floars); wood inject or bottom of wood structure shall be no clear than 18 inches and wood sinders shall be no clear than 12 inches. Under floor areas shall be provide with a minimum 18 inch by 24 inch clear	d) -Stair s e) -Beam
building owner certifying what material has been used and documenting its compliance with the code must be submitted to the building inspector. 14. Building materials with visible signs of water damage shall not be installed walls and floor framing shall not be enclosed when framing members exceed 15. Per Sec 4.505.3. The moisture content of building materials used in wall and floor framing is checked before enclosure. Moisture content shall be verified	43. Startways and randings shall be constructed as required by Section 1009.5, 2015 CBC.	 f) -Glu-la g) -Posts
moisture meter. A certificate of compliance indicating date of test, location & results issued by the framer, subcontractor or general contractor must be su 16. The moisture content of building materials used in wall and floor framing is checked before enclosure. Moisture content shall be verified by either a prob	to the building inspector.	 Fabrication Timber of
meter. A Certificate of Compliance indicating date of test, location and result issued by the framer subcontractor or general contractor must be submitted 17. Exhaust fans which terminate outside the building are provided in every bathroom that contains a shower or tub. Unless functioning as a component of a	building inspector.	Location manufact
must be controlled by a humidistar which can adjust between 50 to 30 percent. 18. Automatic irrigation systems controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the followi 1) Controller shall be weather or soil monsture-based controllers that automatically adjust irrigation in response to changes in plants needs as weather cont	47. Install Durce Tile Backer Board by United States Gypsum or equal on all interior walls, countertops and ceilings to receive tile. Install Durce according to the manufacturer's recommended specifications.	a) All flo b) Nails
2) Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireles communicates with the controller's). Soil moisture-based controllers are not required to have rain sensor input.	ensor which connects or Exterior	 c) Minim structu d) Wall s
 Per Sec 4.503.1. Any installed gas fireplace shall be a direct-vent scaled-combustion type. Any installed woodstove or pellet stove shall comply with U.S applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. 	50. A weep screed or weep holes shall be provided at or below the foundation plate line for all exterior stud wall finish on the exterior stucco. Weeps shall be placed a minimum of 4" above grade.	e) Struct 2308.
20. Per Sec. 4.5061, Mechanical exhaust fans which vent directly from bathrooms 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 humidistat which shall be readily accessible. Hu	51. No vent pipe or any projection shall project above 30°-0" (from finish grade, new or pre-existing 5°-0" from building face. The highest point of the roof shall not exceed 30°-0" (U.N.O.). 52. Wood siding: clearance between wood siding and earth on the exterior of a building shall not be less than 6 inches (6") or less that 2 inches to concrete steps, patio slabs porch slabs or similar horizontal surfaces except were side, sheathing and wall t controls shall be capable of	f) Glu-la (comp
adjustment between a relative humidity range of 50 to 80 percent. 21. Per Sec 4.507.2, The Heating and Air Conditioning equipment was sized, designed and selecting using Energy Pro 5.6.1. Reference T24 calculations on	-2 for more info. Roofing	g) All w C.B.C
 A signed affidavit from installer stating method used for the selection of heating and Air Conditioning equipment and that such equipment was installe required, this affidavit shall be presented to the Building Inspector BEFORE Final Inspection. 	cordance to that method is 53. Roofing shall be installed in accordance with manufacturer's specific installation instructions. All newly constructed roofs shall be covered with materials identified as Class "A" roof assembly. Class A roof assemblies and roof covering shall be listed and identifies as Class A by an approved testing agency.	h) Suppo block
22. Per Sec 4.303.1 Please demonstrate a 20% reduction of Indoor water use, it can be demonstrated by one of the following methods: 1) Each plumbing fixture and fitting shall meet reduced flow rates specified in Table 4.303.2 (below) 2) A calculation demonstrating a 20% reduction in the building water use baseline as established in Table 4.303.1 shall be provided. For low-rise residen	54. Provide all required sheet metal flashing and caulking. Contractor shall provide 40-year mininum warranty. 55. Provide all required sheet metal flashing and caulking. Contractor shall provide 40-year mininum warranty. 55. Provide attice ventilation in roof caves or in top of wall under gable roof ends of not less than 1/150 of area ventilated. Provide corrosion resistant metal mesh screen in wood or metal frame at each opening. The size of mesh opening shall be 1/2 inch maximum.	i) Stagge j) Doubl
21 A calculation demonstrating a 20% reduction in the outlong water use baseline as estatistics in 1 and 4,505 it statistics provides. Conference on the statistic baseline and fitting types: water closets, urinals, lavatory faucets and showerheads. See Work Sheet (WS-01) from C 23, 4,303. Plumbing fixtures and fittings (humbing fixtures (vater closets, and urinals) and fittings (faucets and showerheads) shall meet the standards reference of the s	8 of the GreenCode.	H Submitt
24, 4,304.1 Irrigation controllers. Automatic irrigation systems controllers installed at the time of final inspection shall be weather-based: a. Controllers shall be weather-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change	56. Maximum flow rate for showerheads shall be 2.5 gallons per minute (2.5 GPM) 57. All new toilers shall be ultra low, flush type maximum 1.6 gallons ner flush. (1.6 GPM)	1. All subr Architec
a. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wirele communicates with the controller(s).Soil moisture-based controllers are not required to have rain sensor input.	sensor which connects or 58. No C.P.V C, piping to be installed for potable water supply. All water supply lines shall be copper. 29. Sensor values of the included with all new hose bibbs.	 Submitta a) -Conc
TABLE 4.303.2 FIXTURE FLOW RATES	60. All water closets or bidet shall have a minimum clearance of 18" (15" is code minimum) from the centerline of the fixture to any sidewall or obstruction, nor closer than thirty (30") inches center to center to any similar fixture. The clear space in front of any water closet or bidet shall not be less than twenty-four (24") inches from the front of the fixture.	 b) -Man c) -Fabr
FIXTURE TYPE MAXIMUM FLOW RATE $\geq 20\%$ REDUCTION	61. Ltl ABS and PVC piping and fittings shall be enclosed within walls and lonors overed with "type X gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required. 62. State Health and Safety Code Sec 17921.9 hans the use of chlorinated polyvinyl chloride (CPVC) and cross-linked polyethylene (PEX) for interior water supply piping. 63. Building drain and vent piping materials shall comply with Section 701.0and 902.0 of the California Plumbung Code. (CPC)	d) -Cabi e) -Spec
Showerheads 2 gpm @ 80 psi Lavatory Faucets 1.5 gpm @ 60 psi	64. All sanitary system materials shall be listed by an approved listing agency. 65. Potable water pring material shall comply with Section 404.0 or CPC. 1	Constructi
Kitchen faueets 1.8 gpm (26 op si Water Closets 1.28 gallons / flush	66. Lavatory Faucets in restrooms shall be the self-closing type. (Commercial requirement) 67. Each faucet shall not exceed a water flow of 2.2 gallons per minute (2.2, GPM).	 All cons All finis
Urinal 0.5 gallons / flush 1. Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.	Mechanical	 All subc condition
 Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gp Where complying faucets are unavailable, aerators rated at .35 gpm or or other means may be used to achieve reduction. 	 (pp.). inspective before the issuance of the certificate of occupancy. (9) All thermostasi shall be of the automatic changeouer type to sequence heating or cooling. Set point range shall be up to 10 degrees Fahrenheit between full heating and cooling. Adjustable temperature differential shall be one and one-half degrees 	 Prior wo attention
4. Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. Single Flush Toilets - The effective flush volume shall not exceed effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2. Dual Flush Toilets - The effective flush volume shall	allons (4.3 liters). The Fahrenheit. You for the capacity of terminating all cooling at a temperature of not more than 78 degrees Fahrenheit.	 The con approve
liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in and ASME A11	Innce with ASME A112.192 71.A1 least one automatic space temperature control device shall be provided for each zone. To advance with the most restrictive of local regulation procedures. Refer to the standards adopted by the Sheet Metal and Air Conditioning Contractors National Association as detailed in the most restrictive of local regulation procedures. Refer to the standards adopted by the Sheet Metal and Air Conditioning Contractors National Association as detailed in the most restrictive of local regulation procedures. Refer to the standards adopted by the Sheet Metal and Air Conditioning Contractors National Association as detailed in the most restrictive of local regulation procedures.	J Substitutio
TABLE 4.303.3 STANDARDS FOR PLUMBING FIXTURES AND	ASHRAE handbook of fundamentals. 73. Provide bathroom ventilation of not less than five (5) air changes per hour. 74. Antic and/or under-loor installation of HVAC units must comply with Sections 303, 304, 305, 308, 2013 C.M.C.	 No subs Archited
FIXTURE FITTINGS	75. Duct opening and other related air distribution component openings shall be covered during construction. K G	K Clean Up:
REQUIRED STANDARDS	Decenteral 76. All circuit breaker switched 120V AC light circuits or convenience outlets, must use only type GFCI or AFCI circuit breakers.	1. The Con rubbish
Water closets (toilets)-flushometer valve-type single flush, max. flush volume ASME A 112.19.2/CSA B45.1 - 1.28 gal (4.8 L)	77. Electrical outlets located in wet areas, bathrooms and laundry rooms, at the exterior or within 6-0" of the kitchen sink, shall be provided with ground fault interrupter switch (GFCI) 78. Wiring the plenums shall be in conduit or conform to Articles 300-21, NEC.	from an flagged.
Water closets (toilets)-flushometer valve-type dual flush, max, flush volume ASME A 112.19.14and U.S.EPA WaterSense Tank-Type H Water closets (toilets)-flushometer valve-type dual flush, max, flush volume ASME A 112.19.14and U.S.EPA WaterSense Tank-Type High-lifticioney Toilet S	as required for new dwellings.	
Water closets (toilets)-tank type U.S. EPA WaterSense Tank-Type High-Efficiency Toilet S	 So. Cattoon Monoside Atarms: Locations: Proved smoke alarms in the tolowing contactions; I points or deviling unit scepping area in the immediate vicinity of the boardooms(s) (2) on every (ver) of a dwening unit necuolarg basements. Single and multiple-station carbon monoxide alarms shall be listed as complying with the requirements of UL 2304. Carbon Monoxide detectors shall be listed as complying with the requirements of UL 2304. Carbon Monoxide detectors shall be listed as complying with the requirements of UL 2005. S2. Carbon Monoxide Alarms: In existing dwelling units, where a permit is required for alterations, repairs or additions exceeding \$1,000 dollars, existing dwelling or sleeping units that have attached garages or fuel-burning appliances shall be provided 	
Urinals, maximum flush volume ASME A 112.19.2/CSA B45.1 - 0.5 gal (1.9 L)	with carbon monoxide laters in the specific diveling units or beging units or begins	
Urinals, maximum flush volume ASME A 112.19.2/CSA B45.1 - 0.5 gal (1.9 L) Urinals, nonwater urinals ASME A 112.19.19 (vitreous china) ANSI Z124.9-2004 or	40 Z124.9 (plastic) 83. Battery operated carbon monoxide alarms: In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated where repairs or alterations do not result in the removal of a wall and ceiling finishes or three is no access by	
	40 Z124.9 (plastic) 83. Battery operated carbon monoxide alarms: In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated where repairs or alterations do not result in the removal of a wall and ceiling finishes or there is no access by means of attic, basement or crawl space.	

ROVISIONS

ing notes apply, unless indicated otherwise. I Standards

- Id Standards nia Building Code, 2013 Edition (C.B.C.) nia Mechanical Code, 2013 Edition (C.M.C.) nia Plumbing Code, 2013 Edition (C.P.C.) nia Electrical Code, 2013 Edition (C.E.C.)
- ia Fire Code, 2013 Edition (C.F.C.)

a Concrete Institute "Building Code Requirements for Reinforced Concrete (ACI

Wood Products Association Lumber Grading Standards. Pressure Preservative Treatment Standard for Full Penetration Ground Contact

onditions: Verify all existing conditions and dimensions before starting work. discrepancies involving existing conditions to the architect, prior to construction

ooting design: toning uses in the second seco

einforcement:

d bars #2 min - #6. ASTM A615 Grade 60, fy = 40 KSI, lap 40 bar diameters. grade & other miscellaneou cover over reinforcement: crete see drawings for reinforcer

surfaces exposed to weather or ground 2

-grade, top and bottom minimum 1-1/2"

m ultimate 28-day compressive strength (F'c) shall be 2,500 PSI, unless noted

e. oved water-reducing admixture shall be used in all concrete except footings. proved air-entraining admixture in all concrete (structural and non-structural) sposed to weather.

- Bolts, ASTM A325, minimum 1/2" diameter, unless noted otherwise.
- 1- Botts, ASTM ASS, Minimum 1/2 "unander, unless noted otherwise. tion, AISC specifications for the design, fabrication and arceition of structural steel for gs, Manual Of Steel Construction, Fourteenth Edition ding by W.A.B.O. certified welders. Welding shall be in accordance with the ons of the Structural Welding Code AWS D1-1 and AWS D1-4, ibrication, all items shall be fully coated with two applications steel primer. Items ently exposed to weather shall be fully primed and coated per specifications.

rpentry: Materials: -All lumber shall be graded per Western Wood Products Association grading Standards. Lumber shall bear identification stamps indicating: ding Association mill number de and species sture content servative treatment

- I sheathing grade, exposure, span rating and thickness, per plans.
- of sheathing grade, exposure, span rating and tinckness, per pi grading: unless noted otherwise, the following shall apply: Il stud framing Douglas-Fir Larch #2 & better, gular joists, rafters Douglas-Fir Larch #2 & better, tiple joists, rafters Douglas-Fir Larch #2 & better, ir stringers Douglas-Fir Larch #2 & better,

- ir stringers Douglas-Fir Larch #2 & better. Ham sand headers Douglas-Fir Larch #1 & better. Ham beams 24F-V4, industrial grade or as specified on structural calculations. Ist Douglas-Fir Larch #1. tion: Conventional Light Framing unless noted otherwise, the following shall apply: r connectors specified are by <u>Simpson Strong-Tie Co. Inc.</u> or approved equal. on and size of fasteners for structural anchorage or attachments shall be as specified by
- cturer. loor joists to be solid blocked @ bearing lines, longest un-blocked span = 8° 0°. to be Common nails per C.B.C. table 2304.9.1. galvanized based on exposure. mum nailing to conform to C.B.C. table 2304.9.1. (See plans, specifications &
- tural details for size and type) stude utting, notching or boring of member per C.B.C. section 2308.9.10 & 11 tural ceiling joist and rafter cutting, notching or boring of member per C.B.C. section 3.10.4.2
- aminated timbers and pressure preservative treated lumber shall be re-sealed
- naminate united and pressure preservative instantial united name in the reserved particle treatment following all shop or field cuts), wood in contact with concrete, masonry, soil or exposed to the exterior (as defined by C. 2304.11.4) shall be pressure preservative treated lumber, nort all concentrated loads bearing on stud or joist cavities with solid bearing or
- ing. er all sheathing panel seams a minimum of two stud/joist cavities.
- ble floor framing joists below interior walls, bathtubs and heavy appliances.

- nittals, shop drawings, product samples, etc. shall be reviewed and accepted by the ect prior to final submittal to fabricator or suppliers. tals shall include, but not limited to the following:
- crete mixture, additives and reinforc nufacturer engineered trusses.
- ricated steel. inetry and other built-in items.
- cial windows.

- ction Quality: nstruction shall be of the highest standards for materials and methods of installation. ish materials not selected shall be reviewed and accepted by the Architect and Owner. this materials not selected shall be reviewed and accepted by the Architect and Owner, beotratectors are responsible for inspecting, correcting, and approving all conjunctive owners and materials not acceptable to subcontractors shall be brought to the on of the General Contractor prior to commencing construction, antractor is responsible for maintaining a neat & tidy job site; only staging areas wed by the owner will be used.

source solutions of specified materials shall be made without written notification to the eet and Owner and their written acceptance of the substitution.

- outractor shall keep the premises free from accumulation of waste material and or h caused by their work. At the completion of each day's work, remove all rubbish nd about the building. All tools, scaffolding and surplus materials shall be stored, d, or removed, leaving the job site broom clean.
- Marengo Morton Architects 7724 Girard Ave. Second Floor La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Marengo Des ASED AR RENE C-19371 REN. 04/30/2015 All design, ideas and arrangements as indicated All design, ideas and arrangements as uncases on these drawings are the legal property of Marengo Morton Architects. Incorporated and the specific project for which they were prepared as indicated on the project title bloc. Reproduction, publication or re-sues by any method, in whole or part, without the express written consent of Marengo Morton Architect Incorporated is prohibited. There shall be n changes, substitutions, modifications or deviations from these drawings or accompanying specifications without the accompanying specifications without the consent of Marengo Morton Architects, Incorporated, Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance o all these restrictions. 6738 LA JOLLA BLVD LA JOLLA, CA, 92037 CASA SU 15-04-22 (015-05-14 Full City Submittal 015-08-27 Full City Resubmitt 015-11-10 Full City Resubmittal 016-03-08 Full City Resubmittal 016-08-22 Full City Resubmittal \triangle \triangle DESIGN ROJECT NO. 2014-26 REVIEWED BY CAM DRAWN BY GR DATE 08-22-2016 Wremen Morton Architects, Inc. is providing, h with certain parties, materials aboved electronically recognize that data, plans, specifications, reports, other information recented in or these research reports, devia insolve the second second second second second second insolve to and second second second second second context on a second second second second second second context of the second product sec is a record second SHEET TITLE BMP NOTES CAL GREEN NOTES GENERAL NOTES T-1.2

FIRE DEPARTMENT NOTES

GENERAL ACCESSIBILITY NOTES

- GENERAL PLAN PROVISIONS
- ergoing construction, alteration, or demolition shall conform to CFC Chapter 14. Welding, cutting, and other hot workshall be in conform with CFC Chapter 26.
- Provide fire protection for the building during construction in accordance with California Tile 19 and CFC, chapter 9
- Building shall comply with the 1998 CFC Article 81 for high pile combustible stock. Storage, dispensing or use of any flammable or combustible liquids, flammable gases, and hazardous chemical shall comply with the California Fire Code

BUILDING INTERIOR FIRE PROTECTION PROVISIONS

- um of one 2A 10BC classification fire extinguisher within 75' travel distance for each 3,000 sq. ft. or portion thereof on each floor. (U.F.C. ARTICLE 10, DIVISION III, U.F.C. STANDARDS 10-1 AND C.A.C. T-19 & 3.29). Mount handle a maximum of 40 (A.F.F). Doors in the means of caress system to be openable from the inside without the use of a key or any special knowledge or effort (CBC 1008.1.9). No dead
- bolts, surface holts, sliding holts, or other locking devices are permitted values windowing special kiloking go (2003), At main entry does provide a readily visible, durable sign on r adjacent to the door, stating, "This door must remain unlocked during business hours". Letters to be 1" high or a contrasting background and any locking device shall be readily distinguishable as locked.
- Contractor to secure all permits required by the fire department from the fire prevention bureau prior to occupying this building. Wall, floor and celling finishes and materials shall not exceed the interior finish classifications in CBC Table 803.3 and shall meet the flame propagation performance enterina of the California Code of Regulations. Title 19, Division 1. Decorative material shall be properly treated by the product or process approved by the State Fire Marshal with appropriate documentation provided to the City of San Diego.
- All penetrations of fire resistive wall assemblies must be protected per (CBC Section 712).
- Duct penetrations of fire rated floors, corridors, walls and ceilings shall use fire dampers per (CBC Section 909.10.4). Maintain one hour fire resistive wall construction at built-in fixtures such as Fire Extinguisher cabinets, and electrical panels exceeding 16 sq. in. In area.

BUILDING EMERGENCY SIGNAGE PROVISIONS

- 2. Exit signs and illumination (egress identification) shall be provided per (CBC Section 1011). Exit signs must be internally illuminated. The word "Exit" shall be in high contrast with their background as noted in this section. Provide two separate power sources for exit signs conforming to (U.F.C. SECTION 1211 and 1212; CBC Section 1011.5.3). Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed. by curtains, mirrors, or other decorative material.
- 3. Address identification shall be provided for all new and existing building in a location that is plainly visible and legible from the street or road fronting the
- Protects identification start of provider for an new and existing obtaining in a rocation that is planny visible and regime from the subject of rotal froming the property, where access is by way of a private rota and the building address cannot be viewed from the publicway, an approved sign shall be used to identify the structure. Premises identification shall conform to Section 96.0209 of the San Diego Municipal Code and CBC 501.2. 14. Key boxes shall be provided for all (high-rise buildings, pool enclosures, gates in the path of firefighter travel to structures, secured parking levels, doors
- giving access to alarm panels and/or annuclators, and any other) structures or areas where access to a area is restricted. BUILDING FIRE SUPPRESSION SYSTEM PROVISIONS
- 15. This building (is / is not) equipped with an approved automatic sprinkler system. Submit design -building plans for modification and upgrades approval with no additional charge to the Owner. Fire sprinkler heads shall be centered in celling tiles and softis. Locate in center of softit for all conditions noted otherwise. Align with centerline
- of window mullion or center head between mullions only. Center heads between light fixture and adjacent wall. Random or asymmetrical placement of sprinkler heads is not acceptable. Heads shall be recessed at soffit and areas were finished gypsum ceiling occur. Plans for all fixed fire protection equipment such as standpipes, sprinkler systems, site utilities (detector check. Fire Dept, Connection, etc.), and fire alarm systems must be submitted by the installing contractor to, and approved by, the Fire Prevention Bureau, owner's insurance organization, and architect before this equipment is installed.
- 3. The installation of automatic sprinkler systems shall comply with the (CBC Section 901.2), for combined systems. Automatic fire sprinkler system shall be design-build.
- When serving more than 100 sprinklers, automatic sprinkler systems shall be supervised by an approved central, proprietary or remote station service for a local alarm, which will give an audible signal at a constantly attended location. (Approved by the Fire Department, U.F.C. SECTION 1003.3)
- It shall be fire sprinkler in automoting and a consumity include relation (Approved by the University of the State St
- a) In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling level,
- b) In concerded spaces of the wall be and partitions, including furted spaces, at 0 foot intervals along the length of the wall
 c) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceiling and covered ceilings
- d) In concealed spaces between stair stringers at the soffits, drop ceiling and covered ceilings and in line with the run of stairs if unfinished
- e) In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels with non mbustible materials 21. A fire sprinkler system, if required (as noted on SHEET #CS1), will be supplied and installed at contractor's sole cost and expense. System shall be instal
- in compliance with all codes, including local. Supply lines, valves, and pop-up heads, without drops, and any necessary temporary threaded galvanized In companies of the constant of the second s
- L Life safety systems (i.e. smoke alarms and fire detection systems) are the responsibility of the landlord. Landlord is responsible for any monthly m and associated fees.
- Emergency fire devices: where required by the Fire Department, (contractor to verify prior to bid) contractor shall provide design-build (including all city & fire dept. Approvals) visual emergency warning systems where audible emergency warning systems are required. This system shall be designed and installed in accordance with the (NFPA 72 AND 72G AS AMENDED IN CHAPTER 60, 6003 AND 6004).
- A Accessibility requirements for emergency Fire Devices:
 a) Install fire alarm pull devices and equipment @48" A.F.F. to center line or highest operable part.
 b) If emergency warning systems are required, they shall include visual warning devices that are designed and installed per (NFPA 72 AND 72G AS) AMENDED IN CHAPTER 35/60).
- AMENDED is CHAPTER 55/00.
 Place visual alarms at 80" A.F.F. to 6" below ceiling line (whichever is higher) in common use areas including lobbies, restrooms and hallways.
 Visual alarms flash < 60 times per minute shall comply with state fire marshal standards when audible emergency warning systems are supplied.
 Install visual alarms < 50"-0" apart in common use areas or max. 100"-0" apart when partitions/ obstacles are < 72" A.F.F., in lieu of hanging them from the ceiling. (NFPA 72G)
- f) Locate visual notification devices in common use areas i.e.: restrooms, music rooms, corridors, gymnasiums, rooms with excessive noise, multiple purpose rooms, occupational shops, lobbies, meeting rooms. (CBC Section 907.9.1.1 FIRE DEPARTMENT REQUIREMENTS

- IRE DEPART MENT REQUIREMENTS S. Fire access roadway signs/red curbs shall be installed per FOPS policy (A-00-1, FIRE ACCESS ROADWAYS [U.F.C. 901.4.2]) 6. Fire hydrant shall comply with (FOPS F-00-1) for on-site fire hydrants. 7. Fire hydrant locations shall be identified by the installation of reflective markers. [CFC 901.4.3]

- 28. An approved access walkway leading from fire apparatus access roads to exterior openings required by fire or the building code shall be provided. Show walkway on the plans. [CFC 901.4.3]
- Proceeding on the product LFC 901-0-31 29. Fire apparatus access roads and water supplies for fire protection, shall be installed and made serviceable prior to and during time of construction. [CFC 4408,1410,1412,1413]
- in buildings four or more stories in height, standpipes shall be provided during construction when the height reaches 40 feet above the lowest level of fire department access. A fire department connection shall be no more than 100 feet from the available fire department vehicle access roadways, [CF -1410,14131
- Emergency plans shall be submitted to fire and life safety services, 1010 second Ave., Ste. 300, for review and approval to occupancy. See (FOPS E00-2 [CFC 1303.4.2, T., 19, SECT, 3.09]) 2. Decorative materials shall be maintained in a flame-retardant condition. [TITLE 19, SECT, 3.08, 3.2]: CFC 804]

- REQUIREMENTS FOR PORTABLE FIRE EXTINGUISHERS: a) At least one 2-A-10-BC fire extinguisher shall be provided so that the travel distance from anywhere in the buolding does not exceed 75 feet to an extinguisher. Extinguishers shall be located along the normal path of travel and in a readily visible and accessible location, with the bottom of the extinguisher at least 4 inches above the floor
- one fire extinguisher with a minimum rating of 4A20BC shall be provided outside of each mechanical, electrical or boiler room. [CFC 1002, U.F.C. STANDARD 10-1, ITTLE 19, SEC. 3.29] A sodium bicarbonate or potassium bicarbonate dry-chemical type portable fire extinguisher having a minimum rating of 10b shall be installed within 30

- feet of commercial food heat-processing equipment. [CFC 1006.2.7]
 During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable and combustible liquids are stored or used, and where other special hazards are present per CFC 1415.1
 FIRE EXTINGUISHING SYSTEMS:
- a) Complete plans and specifications for fire-extinguishing systems, including automatic sprinklers and standpipe systems and other fire extin systems and related appurenances shall be submitted to the City of San Diego for review and approval prior to installation. [CFC 901.2] Locations and classifications of extinguishers shall be in accordance with CFC 906 and California Code of Regulations (CCR), Title 19
- c) All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electronically monitored \$\vec{s}\$ where the number of sprinklers is 20 or more [CBC 903.4]. Automatic fire sprinkler system(s) and all control valve, with the exception of those listed in
- CBC 903.4 shall be monitored by a UL listed central alarm station. Approved automatic fire extinguishing systems shall be provided for the protection of commercial-type cooking equipment. Separate complete plans for
- these systems shall be submitted to fire and life safety for review and approval to installation. [CFC 1006.2.1] 35. FIRE ALARM SYSTEMS a) Complete plans and specifications for fire alarm systems shall be submitted to the City of San Diego Development Services for review and approval pr to installation. [CFC 907.1.1]
- b) Fire alarm systems shall be installed in accordance with CBC 907.6
- 2) One approved audible device must be connected to every automatic sprinkler system in an approved location on the exterior of the structure CBC 903.4 Complete plans and specification for the operation of elevators shall be submitted to fire and life safety for review and approval prior to installation. [Cl
- 7. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308
- By the trained of the second se Containers larger than 1 cubic vard shall be of non- or limited-combustible materials or similarly protected or separated [CFC 304.3]

- SITE ACCESS NOTES Accessible Route of Travel shall be provided to all portions of the building to accessible building entrances, and between the building and the public way. At least on Accessible route of travel statu or provided to all portions of the building to accessible building entrances, and netween the building and the public way. At least on accessible route within the boundary of the site shall be provided form the public transportation stops, accessible parking and accessible building entrances and exterior ground level exists shall be accessible to the disabled per applicable ADA requirements. (CBC Section 1114A 1-4) Walks and sidewalks that have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding Vs^c, and shall be arking spaces of at least 60 inches by 60 inches shall be located at reasonable intervals not to exceed 200 for a transportation stops.
- feet. A T-intersection is an acceptable passing space. CBC Section 1133B.7.1. Walks and sidewalks shall have a slip resistant surface. Surfaces with a slope of less than 6 percent gradient shall be at least as slip resistant as that described as a medium
- salted finish. CBC Section 1133B 7.11
- same man. CDC section 11:350-71.3 When the slope in the direction of travel of any walk exceeds one vertical unit to 20 units horizontal (5%) it shall comply with the provision for pedestrian ramps (see ramp
- when the stope in the direction of travel of any walk exceeds one vertical unit to 20 units horizontal (5%) if shall comply with the provision for pedestrian ramps (see ramp notes). CBC Section 1138B.7.4 Changes in Level; Changes in level up to V^{**} may be vertical and without sdge treatment. Changes in level between [4^{*} and [4^{*}] shall be beveled with a slope no greater than 0.0. Changes in the VI of the VI of V 1:2. Changes in level greater than ½⁴ shall be accomplished by means of a curb ramp, ramp, elevator or platform lift. CBC Section 1124B.2 Walks, sidewalks and pedestrian ways shall be free of gratings whenever possible. Gratings located in walking surfaces or accessible routes and spaces shall have spaces (openings) no greater than ½⁴ in one direction. If grading has clogated openings, then they shall be placed so that the long dimension is perpendicular to the dominant
- direction of travel. CBC Section 1133B.7.2 All walks with continuous gradients shall have level areas at least 5 ft. in length at intervals of at least 400 ft. CBC Section [133B.7.5]
- All walks with continuous gradients shall have level areas at least > 1t, in length at intervals of at least 490 it. CBC Section 11.55B.7.5
 During periods of partial or restricted use of the building or facility, the entrance used for primary access shall be accessible to and usable by the physically disable.
 I. Any obstruction above 27" and below 80° that overhangs a peckestrian way shall protude from the wall no more than 4" max. Objects below 27" shall not be limited.
 Walks shall be provided with a level area not less than 60" x 60" at a door or gate that swings to ward the walk. and not less than 48" wide by 44" deep at a door or gate swings away from the walk. Walks shall extend a minimum of 24" to the side of the strike edge of a door or gate that swings
 toward the walk. CBC 11256A.3.2.1
 30° headroom shall be provided from all walkway surfaces to obstructions. CBC Section 1133B8.2
 A. Provide a 16° wide continuous detectable warming at boundaries between walkways and vehicular ways, complying with CBC Section 1121B.3.1, Item 8(a).
 4. Provide a level floor or landing on each side of all doors. The floor or landing shall not be more than ½" lower than the threshold of the doorway. (CBC Section 1133B8.2
- STAIRWAYS
- is shall have handrails on each side and at every stairway required to be more than 88 inches in width and shall be provided with not less than one Startways shart have hand and so it stude and at very startway required to be more than so increms in which and shart be provided with the tess than or intermediate healf for each 88 inches of required width. Intermediate handrails shall be spaced approximately equally across the entire width of the stair Handrails shall be continuous along both sides of a stairway. CBC Section 1133B.4.1.1 Top of handrail gripping surface shall be mounted between 34 to 38 inches above the nosing of the tread. CBC Section 1133B.4.2.1
- Handrails shall extend a minimum of 12 inches beyond the top nosing and 12 inches, plus the tread width, beyond the bottom nosing. At the top, the
 extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from
 the bottom riser; the remainder of the extension shall be horizontal. CBC Section 1133B4.2.2
 Ends shall be returned smoothly to floor, wall or post. CBC Section 1133B4.2.2
- 9. The orientation of at least one handrail shall be in the direction of the run of the stair perpendicular to the direction of the stair nosing, and shall not reduce The origination of the task of the number of the uncertain of the task of the start perpendicular to the direction of the start. CCR Section 1138.4.2.4 Handrails projecting from a wall shall have a space of 1 ½ inches between the wall and the handrail. Handrails may be located in a recess if the recess is a
- maximum of 3 inches deep and extends at least 18 inches above the top of the rail. Handrails shall not rotate in their fittings. CBC Section 1133B.4.2.5 Infandarios of antroaction and and the infandation of the antroaction of the information of antroaction infandation of the state of the infandarios. The handgrip portion of handrait shall be not less than 1 ½ inches or more than 1 ½ inches in cross-sectional normal dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall be not of the state of the state
- elements. Edges shall have a minimum radius of 1/8 inch. CBC Section 1133B.4.2.6 elements. Edges shall have a minimum radius of 1/8 mch. CBC Section 1133B-42.6 <u>Stripping for visually impaired</u>. The upper approach and the lower tread of each stair shall be marked by a strip of clearly contrasting color at least 2 inches wide placed parallel to and not more than 1 inch from the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. All exterior stairs shall have the upper approach and all reads marked by a strip of clearly contrasting color at least
- 2" wide and a maximum of 4 inches, placed parallel to, and mo more than 1 inch from the nose of the tread or landing to alert the visually impaired. The strip shall be of a erial that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable, CBC Section 1133B.4.4.
- 1. Treads, All tread surfaces shall be slip resistant. Weather exposed stars and their approaches shall be designed so that water will not accumulate on the walking surfaces. Treads shall be slip resistant. Weather exposed stars and their approaches shall be designed so that water will not accumulate on the walking surfaces. Treads shall have smooth, rounded or chamfered exposed edges and not abrupt edges at the nosing. CBC Section 1133B.4.5.1
 2. Nosing, Nosing shall not project more than 1 ½ inches past the face of the riser below. CBC Section 1133B.4.5.2
- sers are not permitted on any given flight of stairs. All steps shall have uniform riser height and uniform tread widths consistent with CBC section 5 Onen 3. Spentices are been used on any green ingoing statis. An step stati nace uniform rise regime and uniform read whulls consistent with CBS section 1133B.4.5.2. Stati reads shall be notes than 11 inches deep, measured from riser to riser. Risers shall be vertical or sloped or the underside of the nosing shall have an angle not less than 30 degrees from the horizontal. CBC Section 1133B.4.5.2.
 (6. Any accessible route of travel shall be considered a ramp if its slope is greater than lunit rise in 20 units of horizontal run. CBC Section 1133B.5.1.
- 27. Width. Pedestrian ramps shall have a minimum clear width of 48 inches, unless required to be wider by some other provisions of this code. Pedestrian ramp entrances to buildings where the ramp is the only exit discharge path and serves an occupant load of 300 or more shall have minimum clear width of 60 inches. CBC Section 1133B.5.2
- 28. Slope. The least possible slope shall be used for any ramp. The max slope of a ramp that serves any exit way, provides access for persons with physical ities or is in the accessible route of travel shall be 1-foot rise in 12 feet of horizontal run. The maximum rise for nay run shall be 30 inches CBC Section 1133B 5.3
- 9. The cross slope of ramp surfaces shall be no greater than 1/4 inch per foot (2.083 percent slope) CBC Section 1114A2.1
- 0. Location of landings. Level ramp landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches of vertical rise and at each change of direction. Landings are not considered in determining the maximum horizontal distance of each ramp. CBC Section 1133B.5.4.1 Top landings shall be not less than 60 inches wide and shall have a length of not less than 60 inches in the direction of ramp run. Landings at the bottom of
- ramps shall have a dimension in the directions or ramp run of not less than 72 inches. CBC Section 1133B.5.4.2 32. Doors in any positions shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3
- inches when fully open. CBC Section 1133B.5.4.4 e landing shall extend 24 inches past the strike edge of any door or gate for exterior ramps and 18 inches past the strike edge of interior door. CBC Section 11126A.3.2
- 34. At bottom and intermediate landings, the width shall be at least the same as required for ramps, CBC Section 1133B 5.4.5
- Sintermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of the ramp run of not less than 72 inches. CBC Section 1133B.5.4.6 6. Other intermediate landings shall have a dimension in the direction of the ramp run of not less than 60 inches. CBC Section 1114A.4.2
- 57. For existing ramps or ramps not covered by CBC section 113B.5.4.1 Iandings shall be provided as set forth in CBC section 113B.5.4.1 38. <u>Stairway floor number signs</u>. A sign shall be provided at each floor landing in interior exit enclosures connecting more than three stories designating t floor level, the terminus of the top and bottom of the stair enclosure and the identification of the stair. The signage shall also state the story of, and the directions to the exit discharge and the availability of roof access from the stairway for the fire department. The sign shall be located 5 feet above the floor landing in a position that is readily visible when the doors are in the open and closed positions. Signs at stairs shall be a minimum of 18 inches by 12 inches. The lettering denoting the stairway location, such as STAIR NO. 1 or WEST STAIR, shall be
- placed at the top of the sign in 1 + inch-highblock lettering with 1/4-inch strokes. The floor level number shall be placed in the center of the sign in proceed in the op of the age in 1 proceeding block creating with 19-mich strucks. The from recenting that the proceed in the control of the sign in 1 5-mich-high lettering with 19-mich strucks. The mezzanite levels shall have the letter "M" preceding the floor level. Basement levels shall have the letter "B" preceding the floor number (Sec. 10228.1) See also detail 8 on sheet A-10.1.2. The stairway's upper terminus, such as ROOF ACCESS or NO ROOF ACCESS, shall be placed under the stairway identification in 1-inch-high (25 mm)
- lettering with 1/4-inch (6.4 mm) strokes. The lower and upper terminus of the stairway shall be placed at the bottom of the sign in 1-inch-high block lettering with 1/4-inch strokes [Sec. 10228.1]

SITE ACCESSIBLE PARKING NOTES

- In EACCESSIBLE FARMANCE AND ISSUES (1) In the second state of the sisting of the
- centered on the wall at the interior end of the parking space. 43. Spaces complying with CBC Section 1129B.3, Item 2, Shall have an additional sign stating "Van-accessible", mounted below the symbol of accessibility. CBC Section 1129B.4
- 44. The surface of each accessible parking space or stall shall have a surface identification depicting the International Symbol of Accessibility. CBC Section 1129B.4 The similar of data accession parking space of stars star have a surface international depring the mentational symbol of Accession(1). EDG section (1256), An additional sign shall also be posted in a conspicuous place are each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall be not less than 17° x 22° in size with lettering not less than 1° in height, which clearly and conspicuously states the following: "Linuthorized vehicles parked in designated accessible spaces not displaying placards or license plates issued for persons with disabilities may be towed away at owner's memory. Through ubicles must be readinged or.
- ." CBC Section 1109A.8.8 , or by telephoning

ACCESSIBLE ENTRANCE / DOOR NOTES

the push side of the door CBC Section 1133B 2.6

angle to the plane of the door in its closed position. (CBC Sec. 1133B.2.4.2)

1133B 2.5.2

1126A.4

Section 1133B.8.6.1

- CLESSIGLE EVICATE: DOWN NOTES All hand-activated door opening hardware shall meet the following requirements: a) Shall have a shape that is easy to grasp with one hard and does not require tight grasping, tight pinching or twisting of the wrist to operate. b) Shall be entered between 30° and 44° above the floor. (CLE Section 1138.25.2.2) (i) Justice and locking doors hand-activated in a path of travel shall be operable with a single effort by: Lever Type Hardware. Panie Bars. Push-Pull Activating Bars. or Latching doors hand-activated in a path of travel shall be operable with a single effort by: Lever Type Hardware. Panie Bars. Push-Pull Activating Bars. or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Lock exit doors shall operate as above in egress direct

the push side of the door. CBC Section 11358.2.6. The maximum effort to operate doors shall not exceed 8.5 lbs. (22.2 N) for exterior and 5 lbs for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding of olding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. CBC Section 1126A.4

Objects projecting from walls with their leading edge between 27" and 80" above the finished floor, shall protrude no more than 4" into walks, halls, corridors, passageways or aisles. Objects mounted with their leading edges at or below 27" may protrude any amount. Freestanding objects mounted on posts or pylons may overhang 12" maximum from 27" to 80" above the ground of finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space. CBC

When an automatic door operator is utilized to operate a pair of doors, at least one the doors shall provide a clear, unobstructed opening width of 32 inches with the leaf • When an automate door operator is unitzed to operate a pair of doors, at text one the doors snap provide a clear, unorstructed operating within 0.52 menes with the real positioned at an angle of 90 degrees from its closed position. (CBC sec. 1138, 2.3.2)
2. Provide a floor or landing at the same elevation on each side of the door. Landings shall be level. Exterior landing are permitted a ¼ inch per foot cross slope (2.083 percent slope) (CBC Sec. 1138, 2.3.2)
3. The level area shall have a length in the direction of door swing of at least 60 inches and the length opposite of the direction of door swing of at least 60 inches.

n 10" of all doors, except automatic and sliding, shall have a smooth and uninterrupted surface. Narrow frame doors may use a 10" high smooth panel installed on

immun effort to operate fire doors shall be increased to the minimum allowable by the appropriate enforcement agency, not to exceed 15 lbs (66.72 N). CBC Section

ATTACHMENT 10

SITE ACCESS NOTES FOR PUBLIC PHONES AND DRINKING FOUNTAINS public telephones are provided they shall be made accessible by complying to the A clear floor or ground space of at least 30" x 4" shall be provided. The highest operable part shall be 54" for side reach and 48" for forward reach. The cord from the telephone to the handset shall be at least 29" long.

d) Telephones shall have push-button controls where service for such equipment is available

and 8" in depth, CBC Section 1139A.3 (1.1A - 1.4.A)

obstructed while closing. CBC Section 1116B.1.4

d) Urinals shall be mounted no closer than 16 inches to toilet partiti

ADA INTERIOR NOTES

EMERGENCY EGRESS

d) Carpet trim shall comply with the requirer. ADA EMERGENCY WARNING SYSTEMS

Accessible showers shall meet the requirements in CBC Section 1115B.4.4

on area shall conform to CBC section 1124B 3 as follows:

ACCESSIBLE ELEVATOR NOTES

If telephone books are provided, they shall be located in a position that complies with the reach ranges specified above.

55. Drinking fountains shall be located completely in alcoves 18" minimum in depth and 30" minimum in width. A clear knee space under the fountain shall be 27" in height rifice shall be located within 6 inches of the front edge of the drinking fountain and within 36 inches of the floor. CBC Section 1139A.3 (2.7.2.5) The bubble shall be activated by a manually operated system that is front or side mounted and located within 6 inches of the fourthele device. CBC Section 1139A (2.3,2,5)

An occurrent small be automatic and provided with a self-leveling feature to automatically bring the car to the floor landing with a tolerance of – ½" under normal loading and unloading conditions. The clearance between the car platform sill and the edge of the hoist way landing is to be no greater than 1½", CBC Section 1116B.1.2 Minimum clear dow with for elevators shall be 56 inches. CEC Section 1116B.1.4 Automatic doors shall be provided with a door-reonening device the way for the section of the section 1116B.1.4 60. Automatic doors shall be provided with a door-reopening device that will function to stop and reopen a car door and adjacent hoistway door in case the car door is

obstructed while closing. CBC Section 1116B.1.4
61. The car inside shall allow for the turning of a wheelchair. CBC Section 1116B.1.8
62. A handrai shall be provided on one wall of the car, prefrably the rear. The rails shall be smooth, and the inside surface at least 1½^{er} clear of the walls at a nominal height of 32 inches from the floor. Nominal equals 1/- 1 inch. CBC Section 3003.4.12
63. Call operation buttors shall be centered 42 inches (1067 mm) off the floor. Buttons shall be a minimum of 3/4-inch in size and shall be raised 1/8-inch plus or minus 1/32-inch, above the surrounding surface. Visual indication shall be provided to show each call registered and extinguished when answered. Objects adjacent to, and below, half call huttons shall not project more than 4 inches (101, 6 mm) form the wall. (Sec 1124A.4).
64. Elevator floor buttons shall be no higher than 54 inches (1372 mm) above the finished floor for side approach and 48 inches (1219 mm) for front approach. Except for photoelectric tube bypass switches, emergency controls, including the emergency stop and alarm, shall be grouped in or adjacent to the bottom of the paneland shall be positioned no higher than 48 inches (1219 mm) with those height requirements. (Sec: 1124A.3).
65. The clevator emergency telephone handset shall be positioned no higher than 48 inches (1219 mm) when the lever type controls in up or visions of (737 mm) in length. If the elevator telephone system is located in a closed compartment, the compartment door handware shall be lever type controls in up or visions of the paneland shall be positioned no higher than 48 inches (1219 mm) and the handset cord shall be a minimum of 29 inches (737 mm) in length. If the elevator telephone system is located in a closed compartment, the compartment door handware shall be lever type controls in the provisions of the system is located in a closed compartment. The compartment door handware shall be lever type controls in the provisions

6. The creation encoded encoded and the positioned in a close of an encoded the compartment door hardware shall be lever type conforming to the positioned in a close compartment, the compartment door hardware shall be lever type conforming to the positioned of Section 1003.3.1.8. Emergency intercommunication shall not require voice compartment, the compartment door hardware shall be lever type conforming to the provisions of Section 1003.3.1.8. Emergency intercommunication shall not require voice compartment, the compartment door hardware shall be lever type conforming to the positioned of Section 1003.3.1.8. Emergency intercommunication shall not require voice communication (Sec. 1124A.3.4)
60. On the grade level, a raised haracters. See figure 11A-7C (Sec 1124A.8)
CCRSENT & UBECTROPARTMENT

below the corresponding raised characters. See ingure 114-06-1560 (142-06-07) ACCESSIBLE RESTROOM NOTES 67. Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle, ½ inch thick with edges 12 inches long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle, ½ inches thick and 12 inches in diameter. Unisex sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle, ½ inches thick and 12 inches in diameter. Unisex sanitary facilities shall be identified by a circle of contra-tion and the sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a circle with a ½-inch thick sanitary facilities shall be identified by a ci triangle superimposed on the circle and within the 12-inch diameter. These geometric symbols shall be centered on the door at a height of 60 inches and their color contra shall be distinctly different from the color contrast of the door. CBC Section 1115B.6

. Permanent signage shall be installed on the wall adjacent to the latch side of the door. Where these is no wall space no the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right. CBC Section 1117B.5.7 Accessible toilets shall meet the requirements in CBC Section 1115B.4.1 - 7

Accessible toilets shall meet the requirements in CBC Section 1115B.4.1 - 7 a) The centerline of the water closef fixture shall be 18 inches from the sidewall or partition. On the other side of the water closet provide a minimum of 28 inch wide clear floor space in the water closet is adjacent to a fixture or a minimum of 32 inches wide clear space if vater closet is adjacent to a wall or partition b) A minimum of 60 inch wide clear Alor space shall be provided in from of the water closet. c) Accessible water controls shall be ogerable with one hand. Controls shall be mounted on the wide side of the toilet area, no more than 44 inches above the floor: Activation shall be no greater than 5 pound-force, d) Grab Bars. The side grab her shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall with the forout and econtrols 45 inches minimum from the rear vall.

the front-end positions 25 inches minimum in front of the water closet. The side grab bar shall be securely attached and centered 33 inches above and parallel to the floor. e) Grab Bars: The rear grab shall be 36 inches long and minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches num on the other side. The rear barb har shall be securely attached and centered 33 inches above and parallel to the floor. Except that were a tank-type toilet is used minimum on the other side. The rear barb har shall be securely attached and centered 33 inches above and parallel to the floor. Except that were a tank-type toilet is used which obstruct placement at 33 inches, the grab bar may be a tigh as 36 inches, and the space between the grab bar and the top of the tank shall be 1 ½ inches minimum.
 0. Accessible urinals shall meet the requirements in CBC Section 1115B.4.2.
 a) Mounting height to receptacles area shall be 24 inches above finish floor.
 b) Controls shall be located between 36 inches and 44 inches adove finish floor.
 c) Where urinals are provided, at least one shall have a clear floor space 30 inches by 48 inches in front of the urinal to allow forward approach. CBC Section 1115B.4.2.

b) Controls and the mounter in object many to incluse to once particular. 1. Accessible lavatries shall meet the requirements in CBC Section 1115B.4.3 a) Controls for the water closet flush valve shall be mounted on the wide side of toilet areas, no more than 44 incluse above the floor. The force required to activate controls shall be no greater than 5 pounds-force (lb-f). CBC Section 1115B.4.1, Item 5

72. Accessible showers shall meet the requirements in CBC Section 1115B.4.4
a) Thresholds in roll-in type showers shall be ¹/₂-inch high maximum. CBC Section 1115B.4.4.3
73. Grab bars shall comply with CBC Section 1115B.7.1 as follows:
a) The diameter or width of the gripping surfaces of a grab bar shall be 1¹/₂ inches or the shape shall provide an equivalent gripping surface. CBC 1115B.7.1
b) If the bars area mounted adjacent to a wall, the space between the wall and the grab bars shall be 1¹/₂ inches.
c) Grab bars shall not rotate within their fittings.
d) The grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.
a) The drab bar and any wall or other surface adjacent to a waith or 270 blt.

c) The grab bar and fasteners shall be designed to support a weight of 250 lbs. Foilet tissue dispensers shall be located on the wall within 12 inches of the front edge of the toilet seat, mounted below the grab bar, at a minimum height of 19 inches, and 36 inches maximum to the far edge from the rear wall. Dispensers that do not permit continuous paper flow shall not be used. CBC Section 1115B.8.4

impet used in a common area shall conform to CBC section 11.246.5 as routows: Have firm cushion, pad or backing or no cushion or pad (backing). Have a level loop, textured loop, level-cut pile or level-cu/uncut pile texture. The maximum pile height shall be 1/2" inch. The exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet trim shall comply with the requirements for changes in level.

A ENERGENCE WARKING STATESTS If emergency warning systems are required, they shall activate a means of warning the hearing impaired. Emergency warning systems as part of a fire-alarm system shall be designed and installed in accordance with NFPA 72 as amended in Chapter 35. CBC Section 1111B.4.5

The mergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. (Sec. 1029.2)
 The minimum net clear opening height dimension shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The net clear opening dimensions shall be the result of normal operation of the opening (Section 1029.2.1)

79. The emergency escape and rescue opening shall have the bottom of the clear opening not greater than 44 inches measured from the floor (Section 1029.3)



SHEET OF



PARCEL "A" AND PARCEL "B" IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1127 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 28, 1972.

NOTES REGARDING PRELIMINARY REPORT:

THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY IS BASED ON INFORMATION FURNISHED IN CHICAGO TITLE COMPANY, PRELIMINARY REPORT, ORDER NO. 00025982-004-RM1, DATED AUGUST 8, 2014.

3. AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR WATER PIPE LINES RECORDED DECEMBER 13, 1910 N BOOK 496, PAGE 157 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAND EASEWENT IS NOT DISCLOSED OF RECORD AND THEREFOR COULD NOT BE POITED. A PORTION OF SAND EASEWENT WAS VACATED BY RESOLUTION NO. 195186, RECORDED NOVEMBER 4, 1968 AS INSTRUMENT NO. 193283 OF OFFICIAL RECORDS.

(4) AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR A PRIVATE SEWER LATERAL RECORDED DECEMBER 11, 1950 IN BOOK 3893, PAGE 430 OF OFFICIAL RECORDS.

(5) AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES INGRESS AND EGRESS RECORDED MARCH 14, 1969 AS INSTRUMENT NO. 45470 OF OFFICIAL RECORDS.

C. AN EASTMENT ORANIED TO AMERICAN TELEVISION AND COMMUNICATIONS CORPORATION DBA SOUTHWESTERN CABLE TY FOR CONSTRUCTION, INSTALLATION, USE, MANITEMANCE, ALTERATION, ADDITION, REPAR, REPLACEMENT, REMOVAL, SERVICE, AND OTHER OFERATIONS WITH RESPECT TO COMMUNITY ANTENNA TELEVISION SYSTEMS, RECORDED FEBRUARY 12, 1987 AS INSTRUMENT NO. 87-80147 OF OFFICIAL RECORDS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THREFOR COULD NOT BE PLOTTED.

(a) THE PROPERTY IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT", RECORDED OCTOBER 24, 2002 AS INSTRUMENT NO. 2002-03934705 OF OFTICIAL RECORDS, SHOWN HEREON.

THE NORTHERLY RIGHT OF WAY LINE OF PLAYA DEL SUR STREET, PER PARCEL MAP NO. 1127. I.E. N 74°12'08" WEST

CITY OF SAN DIEGO BENCH MARK: SOUTHWEST BRASS PLUG AT THE INTERSECTION OF LA JOLLA BOULEVARD AND BONAIR STREET. ELEVATION = 78.238 M.S.L.

1. THERE ARE 32 STRIPED PARKING SPACES WITHIN THE BOUNDARY OF THE PROPERTY INCLUDING 1 HANDICAPPED SPACE.

2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' (NON-SPECIAL FLOOD HAZARD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 06073051846, WITH A DATE OF IDENTRICATION OF MAY 16, 2012, FOR COMMUNITY NO. 060235, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS STUATED.

3. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 22,048 SQUARE FEET / 0.506 ACRE.

4. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

5. THERE WAS NO OBSERVABLE EVIDENCE ON THE SITE OF ANY SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL.

SURVEYOR'S CERTIFICATE:

TO MB ACQUISITIONS AND CHICAGO TITLE COMPANY:

THE ISTO CERTER THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE SUIT MUNIMUM STRADARD DETAIL REDUREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2011, AND INCLUDES TABLE A ITEMS 2, 3, 4, 5, 8(b), 7(d), 7(b)(1), 7(c), 8, 9, 11(d), 13, 16, 17 AND 18. THE FELD WORK WAS COMPLETED ON AUGUST 6, 2014.

ROBERT J. BATEMAN PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 7046 EMAIL: rbateman@sdlse.com



	A.L.T.A./A.C.S.M. LAND TITLE SURVEY			
	Fo	or the exclusive use		
ZONING DATA	110 PACIFIC AVENUE, SUITE 350 SAN FRANCISCO, CALIFORNIA 94111			
TIAL MULTIPLE UNIT-3-7	San Diego Land Surveying &			
A FRONT: 10' RD FRONT: 20' A SIDE: 5'	Engineering, Inc. 9665 Chesapeake Drive, Suite 445, San Diego, California 92123-138 Phone: (658) 565-6382 Fax: (658) 565-4354			
A STREET SIDE: 10'	Date: 08-22-2014			
15' TRUCTURE HEIGHT: 40' ZONING HEIGHT	Scale: 1'=30'	Drawn by: G.H.G.	Sheet 1 of 2 Sheets	
30' COASTAL HEIGHT	Drawing: LaJolla 67.	38 ALTA2	351-382-11&16	





SPEAR & ASSOCIATES, INC., 475 PRODUCTION STREET, SAN MARCOS, CA 92078, (760) 736-2040, JOB NO. 15-193P.DWG





---- PROPERTY LINE ----- STREET CENTERLINE EXISTING CONTOURS SAWCUT LINE

EXISTING SPOT ELEVATIONS

EXISTING AC PAVEMENT, HARDSCAPE BUILDING TO BE REMOVED, (DEMOLITION AREA)

DEMOLITION NOTES

- 1 DEMOLISH EXISTING BUILDING.
- 2 REMOVE EXISTING A.C. PAVEMENT.
- 3 REMOVE EXISTING WALL. (4) REMOVE EXISTING WOOD FENCE AND PILLAR.
- 5 REMOVE EXISTING P.C.C. PAVEMENT.
- 6 REMOVE EXISTING TREE.
- 7 REMOVE BRICK PAVEMENT.

Marengo Morton Architects 7724 Girard Ave. Second Floor La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Marengo Des Il design, ideas and arrangements as indin these drawings are the legal stitute the accepta 6738 LA JOLLA BLVD LA JOLLA, CA, 92037 SU CASA 2015-04-22 Completeness Submittal 2015-05-14 Full City Submittal \triangle \wedge PHASE DESIGN PROJECT NO. 2014-26 REVIEWED BY JRZ DRAWN BY NJD DATE 10-08-2015 arengo Morton Architects, Inc. is providing, by agreem n certain parties, materials stored electronically. The pa DEMOLITION PLAN C-1 SHEET 1 OF 3











DIVISION 1- GENERAL REQUIREMENTS AND CONDITIONS

- JF WORK -Scope section shall cover the general condition, special conditions, alternates, submittals, and substitution ning the work by the General Contractor. Sub contractor and related trades on this project.
- General Conditions The Project Specifications, Construction Drawings, Bid Package, Structural Calculations, Title 24 Report and Geotechnical
- The Project Spectriciations, Construction Drawings, Bid Prackage, structural accutations. File 24 Report and Genericanceal Soils Report (If prepared) are part of this Construction Document Parkage. These drawings have been prepared from the latest information available on existing conditions. Minor variations may occur in the actual construction. The Contractor and systematicator shall very first all existing conditions and dimensions on the drawings.
- the actual constration: The Contractor and sub-contractor start verify an existing conductors and americanos on the arayings. Norify the Architect of any discrepancies prior to starting or ordering materials. The scope of work for this project is as shown on the "Project Scope" as also for works on a "T-el" The Greetenheurican Report II itseed in the project Decervy shall be aprior to these documents and all ecommendations included in full. Design bearing values shall be as indicated on the dravings. The Structural Calculations if itseed in the project Directory shall be part of these documents with all recommendations

- The Structural Calculations it insee in use project structure, and the project structural calculation of the Construction Documents. The Energy Calculations if listed in the project Directory shall be part of these documents and all recommendations and mandatory compliance requirements included as such. These contract documents do not contemplate bandling of treatment of asbestos and or any hazardous waste materials. Should any hazardous materials be discovered, the Contractor shall notify the Owner at once by telephone and in writing.
- any mazinuon materials be associated in a semiconal material and a semiconal material and a semiconal material and a semiconal material and a semiconal semi agency standards. All construction s
- andards. ruction shall conform to the Latest Adopted Editions of the California Building Code (CBC). California Plumbing Code (CPC), California Mechanical Code (CMC), California Electric Code (CEC), California Energy Code (CEC) and all
- Using (CPG), California Meenanical Code (CMC), California Electric Code (CEA), California Energy Code (CEC) and all applicable local, take, and national codes, ordinances and laws. The Architect shall not be held responsible for any means, methods and techniques of construction work, safety in, on *c* about the project site, or the Contractors allure to confirm to the Construction Documents, codes, regulations, and laws, for the
- performance of the Contractor in a timely satisfactory manner. All work shall conform to the latest California State Energy Conservation Regulations (Title 24), Product manufacturer's written recommendations, Havaniys and spectifications are to be followed under all conditions. Any conflict with drawings and specifications and above shall be determined by the Architect with no change in contract price. All construction materials shall be new.

II construction materials shall be new. <u>SPECIAL PRODECT GENERAL REQUIREMENTS</u> here drawings and specifications imply a COMPLETE building ready and capable of being occupied and used in a normal here drawings and specifications imply a COMPLETE building ready and capable of being occupied and used in a normal specification of the specifica ese drawings and specifications imply a COMPLETE building ready and capable of being occupied and used in a i nmer. All light fixtures shall have bulbs. All exterior doors shall have locks. Street numbers and a malibox shall be lequipment shall function properly. All surfaces shall be finished. All debris shall be removed. All materials and e ill equipment shar uncoun property. All suffaces sum or infisite, An ucuts sum or inforved, All indextrata une equipment stalled shall be new. All work shall be performed at the highest standards of quality and erafismanship. I case of any difference between drawings and/or specifications, discrepancy shall be called to the attention of the Architect

- nd the Architect shall choose which governs
- Written dimensions on drawings shall take precedence over lengths measurements by scale

- 9. Writes dimensions on drawings shall take precedence over lengths measurements by scale.
 10. All requirements, standards, grades, species and strengths of meaterials and finishes listed in these specifications are minimums.
 Should drawings or reports conflict with specifications, the most resistive and superior quality shall apply.
 11. The contractor shall be responsible for the accurate placement of the building on the site. Any existing structures, which are not located as shown on the plans, shall be brought to the Architect's attention immediately.
 22. This structure is designed as a stable unit after all components are in place. The contractor shall be responsible to provide lengths and and the stability of the entire structure or a portion thereof during contracting.
- construction. Provide under floor ventilation 12" x 18" space in each new foundation wall for each 100 square feet of underfloor space.

- Provide under Hoor ventilation 12" x 18" space in each new foundation wall for each 100 square feet of underfloor space. Provide opper mesh screen irman et acch opening.
 Provide artic ventilation at eave line or in top of vall for gable roof ends to equal not less than 1.150 of area ventilated. Provide metal mesh screen in wood or metal frame at each opening with a maximum³-in-ch mesh covering.
 No vent pipe or any projection shall project above 30-24" from finish grade, new or pre-existing 5-0° from building face. The highest point of the roof shall not exceed 30-40" above adjacent grade.
 Al outward swinging doors shall have an exterior landing within 1st of the top of the door threshold. Caulk and waterproof under the threshold. Special anding away from the structure 4% per foot.
 Soil compacting report shall be provided to the building inspector at the job site prior to placement of concrete for the new foundation if remested by the City.
- undation if requested by the City. foundation if requested by the City. 18. Prior to the start of any demoiltion or construction, the contractor shall inspect and prepare an inventory of all items noted to be relocated or salvaged and verify that these items are in good working condition and able to be relocated. The contractor shall present this inventory to the owner and the architect for their approval. The contractor shall be held responsible for replacing any re-locatable item damaged during the demolition process. Salvaged items shall be the owner's choosing and shall be the
- ter's property, voltante all demoliton work with architectural, structural, electrical, mechanical, plumbing and landscaping dra ordinate inspection and testing with Soils, Structural, Mechanical, and Electrical Engineers and with their report
- 21. Refer to structural, mechanical, plumbing and electrical drawings for other general notes and requirements and coordinate with ctural dra
- Provide draft stop on the attic space. Attic space shall not exceed 3,000 sq. ft.

- Wood France Construction: Imminume, unless note dottervise).
 Wood France Construction: Imminume, unless noted othervise).
 Bottom plates shall be pressure treated. All bottom plates shall be anchored to the foundation with 5/8" diameter anchor boits having "" minimum embedment for other approved anchors) at a minimum or 12" from plate ends. (U.N.O.)
 See framing specifications or detail sheets for the following information: Nailing Schedule , Ripper Attachment (where
- applicable) and Ceiling & Floor joist schedule. 26. Fire Blocking Notes: At concealed spaces of stud walls, and partitions, including furred spaces at the ceiling and floor levels, and at MAX, 10 ft, intervals both vertical and horizontal. At the connections between encoded vertical and horizontal spaces such as soffits, dropped ceilings, and cove ceilings and tops of framed columns. In concealed spaces hetween start stringers, at the top and bottom of the run and between studies along and in line with the run of starts, if the walls under the starts are
- unfinished.
 17. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings, which afford a passage for fire at ceiling and at ceiling and floor levels, use non-combustible materials.
 18. At openings between attic spaces and chimney chases for factory-built chimney. Walls having parallel or staggered studs for sound control shall have into blocks or minara lifter or glass. Biber or other material.
 19. The integrity of all fire blocks or minara lifter or glass. Biber or other material.
 10. Maintain 1-brit free sistive wall and ceiling construction between the garage and residence for occupancy separation. Refer to CBC Table 805.3.3.

- e Architectural Drawings for Energy Requirements 31.

- See Architectural Drawings for Energy Requirements. <u>THE CONTRACTOR SHALL</u>: The Contractor shall guarantee all work performed by him directly for the period of one year. Work shall include all materials, fixtures, equipment and labor. Stuck purarutes shall begin on date of filing of Notice of Final Completion. Notify the Architect about any condition requiring a modification or change, before proceeding with the work in guarsities. The contractor shall investigate, verify and be responsible for all conditions and dimensions of the project and shall notify the Architect of any discrepancies and inconsistencies between drawings, specifications and existing conditions prot to submitting evaluations.
- 4. criti all dimensions, levels and site conditions prior to the start of construction and report any discrepancies immediately to Architect. Only noted dimensions are to be used for construction purposes. Do not scale drawings? Obtain clarification of maximum site architect when execusary. Errors caused by scaled dimensions shall be corrected by the contractor at the scale of the scale of
- contractor's expense. Notify the Architect promptly, should any questions arise pertaining to the construction documents, or if conditions are found 5. event the proper cavation of any nortion of the work. The contractor shall correct all
- that may prevent the proper exeavation of any portion of the work. The contractor shall correct all errors, discrepancies, or omissions which result from his/ber failure to notify the Architeche before starting dibrication or installation of any item of work. Protect the adjacent properties, including, but not limited to pollution, trash, or damages due to demolition, excavation, construction and/or thooding originating on site.
- equipment as to weights and exact locations with structural supports. In the event that the purchased equipment deviates in weight and location from those indicated on the plans, the Structural Engineer must be notified, and approval prior to Grade the site and to slope all grading and concrete work to provide positive drainage away from the building and to area storm

- drains. Shall be reponsible for the appropriate "book-up" to all utilities required to support the work. Flash and caulk as necessary to achieve a waterproof, waterigh building. The Contractor shall coordinate work with all trades and utilities. Shoring shall be provided where demolition of support structures as occurs. Provide and pay for labor, materials and equipment, tools construction equipment and machinery, electrical power, water, heat, telephones and other utilities required for construction, and other facilities and services necessary for proper execution and pletion of the work.
- 14. Pay all legally required sales, consumer and use taxes.
- 14 Fay an regary requires susk consumer and use taxies.
 15 Secure and pay for itcreases and inspection, as necessary for proper execution and completion of work, which are customarily secured after start of construction and which are applicable at time contract is awarded.
 16. The owner shall pay for all permits and fees required for construction and all tests and inspection as required by drawings and ecifications.
- Give notices required by Governmental authorities and by the owner or his/her representative.
- Give notices required by Governmental authorities and by the owner or his/her representative.
 Give notices required by Governmental authorities and by the owner or his/her representative.
 Maintain on the job site, in good order, one copy of all construction documents and modifications thereto, field test records and inspection reports, correspondence pertaining to the work on site permits and permit sets of plan for the use of building
- Autorect of as required by the Owner.
 DIVISION JACONCRETE
 DIADO CASE IN-PLACE CONCRETE
 DIADO CASE IN-PLACE CONCRETE
 The Structural Specifications will supercede this specification section if the structural specification sheets are included
 in the project documents for this project.
 A. Scope: The scope of this section includes all labor; material and equipment necessary to complete all work specified herein and
 as indicated on the plans. This section includes, but is not limited to:
 Excavation of all footings and foundations.
 Finish grading under concrete slabs and and or grave fills under slabs.
 Construction of all footings of all reinforcing steel, mesh, metal inserts, vapor harrier, dowels, bolts clamps, ties, etc.
 Furnishing of all concrete, interior and exterior of the huiding including; slabs on grade, footings, grade beams not
 exceeding 3 foet in height and exterior hardscape thatwork.
 Removal of forms and cleaning of materials.
 Special Inspection Testing is required. officials. Maintain a separate set of drawings on the site to be marked up by the contractor with "as-built" information for project records. Deliver to the owner, upon project close-out, the permit and record (as-built) sets of construction documents together with operation and maintenance data, warranties, certificates of compliance required by regulatory authorities, binds and such other project records as may be requested by the owner. Contractor shall be responsible for complete cleanup including removal of stains, putty marks, paint marks, and complete scrub, was and polishing of surfaces to the satisfaction of the owner and Architect. Special Requirements All materials and installation thereof shall conform to current standards of A.C.1. All work performed under this section shall be performed by a State of California licensed contractor.
- 01030 ALTERNATIVES Alternatives to an item specified herein, must be approved in writing by the Architect or Owner prior to insti Atternatives to an item specified, h
- Auction/vession and/or splectrice network, must be approved in writing by use Architect of Orkiner prior to instantiation. The Contractor and/or Sub-Contractors with to substitute materials or products other than those specified, he shall obtain the Architect's written approval no later than five (5) sorking days prior to the bid opening date. The decision of the Architect as to the equality and utility of substitutes ordered shall be final.

- The decision of the Architect as to us sequence and the architect arc

- 01350 SUBSTITUTIONS 1. The General Contractor shall inform the Architect in writing of any chauges or substitutions to the specified material of this project. Any substitutions or deviation from these specifications must be submitted in writing as a proposed alternate and include all

Ready Mix Concrete Mix and deliver in accordance with ASTM C-94.

Placing of Concrete Hold down anchors to be tied in place prior to calling for foundation in Thoroughly compact concrete by pudding with suitable tools and or vi Minimum concrete cover sver select reinforcement as follows: - Footing placed against earth - 3*

Concrete Finish Finish slabs level or to slopes as shown on drawings. Tolerance 1.8 inch in 10 feet.

the Structural Engineer. Slab control joints shall be constructed with a key, to allow movement of slab.

surfaces exposed to weather or ground

Slabs-on-grade, top and bottom minimum 1-1/2

Coverage to be equal to one bar diameter minimum

and replace it with new concrete at his own expense.

Exterior wall above grade 1-1/2" nterior wall above grade 3/4"

Tied columns (main steel)

aight runs

03510 Gypsum Concrete

DIVISION 5-METALS 05100 STRUCTURAL STEEL 1. GENERAL REQUIREMENTS

<u>PERCOMPARATION FOR TWOM</u> <u>Formwork</u>: The contractor is responsible for formwork design and construction. Construct forms firmly, of sound aumoer anu-plyword, to lines and levels indicated. Brace and fasten to withstand superimposed loads. Remove all form boards as soon as concrete has adjured sufficient strength but not later than completion of framing. <u>Reinforcement</u>: Provide all reinforcement as required or indicated by the Architectural drawings. Structural drawings or soils report. Footings, slads, grade beams, stem walls and other reinforced concrete shall have minimum depth, width, anchors and reinforcement as required and as indicated on the drawings.

pipes or ducts shall be paced in concrete columns, walls, or suspended slabs unless specifically detailed

Finish slabs level or to slopes as shown on unawage, some set. Provide 3.4 unch chamfer on all exposed poured concrete corners. Slabs to receive this traight edge and hand float to a true and uniform surface. Trowel finish slabs, steps, etc.

Construction Joints Construction joints, wherever possible, shall be placed under non-bearing interior partitions at interior floor slabs unless

ounerwise shown. Construction joints shall not exceed a spacing of 30 feet on center each way, unless noted otherwise on plans or as indicated by

Walkways, drive any occupation of the set of a drive interesting of sub-Walkways, drive any, and particle is also shall be provided with construction joints at approximately 10-foot intervals. Provide expansion joints at street sidewalks, intersecting drives, and change in drive width and at approximately 40 foot intervals on

Curring Shall be as required to maintain moisture content of slabs on grade. Immediately following the finishing operation, keep Shall be as required to maintain moisture content of slabs on grade.

Shall be as required to maintain moisture content of slabs on grade. Immediately following the finishing operation, keep concrete noist for at least seven days. Concrete slabs and paving shall be protected against damage and or defacement during construction operations. Areas shall be fog syrayed immediately after finishing operation for a period of 2 hours. During periods of low humidity, wind, or temperatures in excess of 70 degrees, the fog spray shall be applied for a period of 4 hours. Fog spray prior to and during curing and finishing operations if required to keep the concrete most. Inert curing compounds may be used as permitted by prior submittal and approval by the Architect or Structural Engineer, provided that the compound used is compatible with the floor finishes to be installed over the slab.

Defective Concrete If any concrete work is not formed as indicated, unless under the direction of the owner or their representative; is not true to

Supply and install Gypsum concrete floor underlayment shown on the drawings. Installation shall be by a factory-approved applicator in accordance with the manufacturer's written instructions and requirements of the referenced evaluation.

cope structural Steel specified by the Structural Engineer shall supercede these specifications if part of this construction

Structural steet specified by the Structural Engineer shall supercede these specifications in part of this construction document package. They will be shown on the drawing perpared by the Structural Engineer. The scope of this section includes stall labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This section includes performing all operations necessary to complete all metal fabrication work including but not limited to railings, posts, angles, clips, ties, straps, tubes, bolts, anchors, welding, grinding, and shop priming.

Special Requirements All work performed under this section shall be performed by a State of California licensed contractor. Supply and install structural steel as specified in drawings, Conform to additional requirements of the structural drawin applicable positions of American Institute of Steel Construction (AISC). Chicago IL, codes and manuals of American Society (AWS).

Welding All shop welding shall comply with specifications of the "American Welding Society".

plans or specs, refer to the structural plans or specs and bring to the Architect's attention.

A-325, field inspection require for installation. Aluminum: ASTM B209, B221, AND B429, Alloy 6063-T5.

See drawings for other material that would fall under this section.

olation gaskets, as applicable for each con

Verify with architect or owner finish on metal fabrications

DIVISION 6 - WOOD AND PLASTIC 06100: DIVISION 6 - SECTION 1 - ROUGH CARPENTRY 1. GENERAL REQUIREMENTS

and coated per specifications

05500 METAL FABRICATIONS 1. Supply and install miscellaneous

SPECIAL REQUIREMENTS

MITACES. MATTERIALS Structural Metal Parts and Members shall conform to the following: Structural steel rolled shapes, plates and bars shall be ASTM A-36 unless otherwise noted. Steel pipe used for structural purposes shall be ASTM A-36. Sparse & rectanguar structural sel tubing (TS) shall be ASTM A36. ASTM A-500 grade B, or A501. Machine bolts and anchor bolts shall conform to ASTM A-307, grade A. High strength (HS) bolts shall MARCES and the structural purpose.

Stainless Steel: ASTM A176, Type 303,304 or 306, with No. 4 satin finish unless otherwise shown

ociety (AWS). abmit shop drawings fully detailing work of this section, including accessories, welding, connections, including minor somecions not shown but necessary for complete installation. If conflict occurs between these specifications and the sti lans or specs, refer to the structural plans or specs and bring to the Architect's attention.

Ornamental railing, etc. shall have all welds ground smooth. Submit shop drawings fully detailing work of this section, including accessories, welding, connections, including minor

plans or spees, refer to line structural plans or spees and bring to the Architect's attention. All work shall be done by AWS, certificial lensed welders approved by the local building department. Welding shall be in accordance with the provisions of the Structural Welding Code AWS D1-1 and AWS D1-4 as modified by referenced AJSC Standards, and as indicated or noted on Drawings. Special impection required for all structural field welding, by a certified special inspection service. Grind exposed welds subject to contract with smooth surfaces, free of holes, slag, or other defects, flush with adjoining

Miscellaneous Items: Fabricate items not specifically mentioned according to the drawings, approved shop drawings and as required to complete the entire work. Galvanize exterior items and shop prime interior items unless otherwise shown or

See drawings for other material that would fall under this section. <u>PERFORMANCE FOF WORKE FOF WORKE</u> Fabrication, materials, and workmanship shall conform to AJSC Specifications for the Design, Fabrication and Ercetion of Structural Steel for Buldings, Manual O Tsee Construction, Latest Edition. Miscellaneous steel parts are to be accurately fabricated as shown on plans. Cut, drill and tap to receive hardware as require Fasteriars. Provide fasteners and connectors of approved types as required for the installation, whether or not information to gala naized fasteners for galavanced items and for exterior use. Installation shall conform to drawings, approved submittals and requirements herein. Obtain meessary templates and information to provide all holes and drilling indicated or requiref for fasteners. Protect aluminum from contact with disain metabs or with concrete or cement plaster by painting the contact surfaces of each with two heavy coats of bituminous suital isolation set, ets. as anolicited for each condition.

somation gaskes, as application to clear to committai. Frouting: Provide non-shrink grouting for Work of this section as shown and required. Conform to manufacturer's directions. Painting & Priming - Alter fabrication all items shall be fully coated with two coats of a steel shop primer paint of the fully friend colors. Lead-free red metal primer, and choice an alky of type. Items permanently coposed to weather shall be fully friend

Shop priming: Clean surfaces according to AISC Specifications. Apply shop coat of metal primer to minimum 1.0 mil dry film ness. Work primer into joints. Do not prime galvanized items or hears imbedded in correcter or massing a Shao prime al us items not to be galvanized unless otherwise indicated or specified. Prime Coat Repair: Clean field welds, field bolts, and all damaged shop primer and apply a shop coat of the same primer

Provide the necessary anchorage devices and fasteners for securing miscellaneous metal items to in-place construction. Havanzing Repair: Wire brush welds and damaged coating to clean bright metal. Apply one coat of galvanizing repair paint where surfaces are concealed or are to be finish painted. Use the specified hot-applied galvanizing repair compound where surfaces remain exposed and uppainted.

metal fabrications as shown and detailed on the drawings.

ope Structural Carpentry specified by the Structural Engineer shall supercede these specifications if part of this

arring and backing required for all trades and checking of layout and dimensions for all trades

wood items in this section include manufactured metal connectors for wood framing.

The scope of this section includes all labor, material and equipment necessary to complete all work specified herein an indicated on the plans. This section includes, but is not limited to, all wood framing, wood forms for concrete, all woo

SPECIAL REQUIREMENTS All work performed under this section shall be performed by a State of California licensed contractor. Contractor of this section shall be responsible for the location and elevation of all parts of the construction shown on plans or notes. Front to commencing work, the Contractor shall carefully compare architectural and structural drawings that affect the location and/or adjustment. Supply and install rough framing as shown on the structural drawings.

t package. They will be shown on the drawings prepared by the Structural Engineer. n includes all labor, material and equipment necessary to complete all work specified herein and as

ections not shown but necessary for complete installation. If conflict occurs between these specifications and the structural

olts shall conform to ASTM

exact any concrete works is no number as nucleade, anness mittender, in concrete nucleader on the other representance exists and even share exists of a concrete works is no number as nuclead mittender and interest in the nucleader and levels may exist exacting, and other share exists of the concrete works is not fully configurable to the provisions of the contract works and levels and levels may exist works and the share exists of the contract works and the share exists of the contract works and the share exists and of fully configurable to the provisions of the contract works and exists.

onsible for formwork design and construction. Construct forms firmly, of sound lumber and

PERFORMANCE OF WORK

- information necessary for evaluation, together with reason or justification for substitution. All substitution shall be forward to the Architect and Owner for approval before the final countract for construction is signed. The written decision accepting or dowing the proposed alternate by the Architect or Owner shall govern. 0 ABREVIATIONS AND SYMBOLS Any abbreviation or symbol used in the Construction Documents and not defined as stated above shall be verified with the
- 01500 TEMPORARY FACILITIES
- 2 ary facilities for the project for the duration of the Contract including, but not limited to the following: (Unless otherwise agreed to by the owner Work site temporary toilet facilities.
- All temporary fences, barricades and protective devices necessary for the safety of workmen, conforming to all governing laws
- emporary trash bin or dumps
- DIVISION 2 SITE WORK 02050 SITE PREPARATION
- Scope The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This work shall include but not limited to any site work shown on the Construction Document.
- Special Requirements All work performed under this sections shall be performed by a State of California licensed contractor.
- In over performed unknown utilises of stature performed systems or canorina recessed encased encased locations, the contractor that even that an advantage of the system of the system
- 02300 EARTHWORK I. GENERAL REQUIREMENTS
- Scope The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This work shall include site earthwork but is not limited to all grading, filling, compaction and acktilling
- Special Requirements All work performed under this section shall be performed by a State of California licensed grading or general contractor.
- An work performed under this section shall be performed by a state of Cantornia thereage grading or general contractor. All excavation and grading shall comply with OSHA and other governing regulations. Obtain evvil engeneering drawings (if part of the project scope) and coordinate work herein with site work performed by all trades to insure the orderly progress of the total work. Obtain the location and depth of utility lines, all underground work shown in the Construction Documents or indicated after contacting Dig Alert, all facilities in the vicinity of the Project and any other existing work not specifically indicated, and
- protect such utility lines, facilities and work from damage. Contact Dig Alert (1-800-227-2600) to verify the location of any and all existing utilities located on the project site or vicinity affected by the project activities.
- Iob Conditions Perform all work in accordance with accepted safety standards. All excavation work left exposed during non-working hours shall be sufficiently barricaded to prevent pedestrian or vehicular hazards.
- <u>References</u> All work in this section must conform to applicable codes and regulations.
- 2. MATERIALS A. Materials to be placed as till soils shall be approved by the Geotechnical Engineer. Certified Testing laboratory or industry approved material and shall be as specified in the grading specification section of the soils repor PERFORMANCE OF WORK
- **General** Notes
- Contractor to provide all labor, materials and equipment to excavate, backfill, compact, and grade as required for a complete minked on provide an above maximum mic compliant to exact face, one call are confident and grade are equipted in sheed job. If existing elevations, dimensions addo site conditions are different form those indicated on the plans, report iscrepancy and obtain instructions from Architect before starting work. The contractor shall be responsible for the accuracy of II work. Preparation for Grading
- ons and site conditions before commencing work. In addition, verify disposition of all site vegetation

COMPLETION OF WORK

02630 STORM DRAINAGE SYSTEM

pecial Inspection Testing as required.

MATERIALS

e an approved air-entra inforcing Steel

All #5 bars and larger to be ASTM A-615, Grade 60. Lap 30 inches.

be 8 inches minimum.
 D. Portland Cement: ASTM C-150, Aggregates ASTM C-33.

otherwise shown

- Excavation Excavate foundations to size and depth shown. Footings shall be entirely into solid undisturbed soil or entirely into fill and/or as directed by the soils report / engineer (of part of project team). No un-compacted fill Bottoms of all footing excavations shall be level. Excavations are to be kept free of standing water
- sackfilling, Fill and Compaction All structural fill underlying building areas shall be compacted to at least 90 percent of its maximum dry density. Fill material under new driveways and parking areas shall have upper six inches of compacted to 95 percent of dry density. (For additional ation refer to soils report) out
- renching Cut trenches for piping and conduits to minimum sufficient widths and depths as shown on site utility drawings by others as
- required. All trenching for underground piping, electrical conduits, etc. shall be done in a manner to prevent settlement. Backfilling of trenches shall be compacted to at least 90 percent of its maximum dry density or shall conform to the soils report nd/or to utility company requirements Observation Of Grading Should any loss fill expansive soil, ground water or other adverse conditions be encountered during excavation, the Owner and Architect shall be notified of the work in question.

Finish Grading The contractor shall be responsible for drainage away from all buildings and away from the site both during construction and

upon completion. Slope finish grades a minimum of ¹, inch per föot (2%) away itom buildings, any portion of the foundation for a distance of four feet, and the edge of slope. Site shall drain so that water will not stand against buildings or flow over the edge of any

finish grades shall be held 2 inches below level of sidewalks and a minimum of 6 inches below the finish floor line unles

02500 PIPED UTILITIES Piped utilities shall be as shown and specified in the documents prepared by the Civil Engineer or Architects or as required by

<u>12620</u> SUB-DRAINAGE SYSTEM Sub-drainage system shall be as shown and specified in the construction documents prepared by the Civil Engineer, Architeet and or Landscape Architect or as required by the Owner.

Storm drainage system shall be as shown and specified in the documents prepared by the Civil Engineer. Architect and/or Landscape Architect or as required by the Owner.

02700 PAVING AND SURFACING Paving and surfacing shall be as shown and specified in the Construction Documents, by code or as required by the owner.

02900 LANDSCAPING Landscaping shall be as shown and specified for installation at the site in the documents prepared by the Architect, Landscap

All fourness Concrete All footings, slab-on-grade, and miscellaneous concrete shall have a minimum compressive strength of 2500 PSI at 28 days, unless noted otherwise on plans. Concrete shall have a mixture ratio of 1: 2-1 2: 3-1 2 by volume with 7 gallons of water maximum per sack of cement, unless noted otherwise on plans. An approved water-reducing admixture may be used in all concrete except footings.

All #2 through #4 bars to be ASTM A-615, Grade 40. Lap 20 inches. Welded Wire Fabric: Welded wire fabric (WWF) shall be per ASTM A-185 and shall be placed at center of slab. Lap splice to

tural and non-structural) where exposed to weather

ork, all earth areas shall be raked free of debris and left with a uniform finely graded surface. All

4. Coordinate all work with the work of other trades. Provide chases, cuts bracing, and blocking, required by other trades. References All work of this section shall conform to industry standards and all governing codes and regulations, including the rrent adopted edition of the Uniform Building Code.

er Materials: -All lumber shall be graded per Western Wood Products Association Lumber grading Standards. Lumber Lummer maternas: -Ani lumber shall be graded per Western Wood Products Association Lumber grad shall bear identification stamps indicating .sc/srafton fung Association mill number -fraced and species A content-Preservative treatment2. Lumber grading: unless noted otherwise, the following shall apply -Wall stud framme Douglas-Fir Larch = 22. better, -Singular joists, rafters Douglas-Fir Larch = 22. better, -Star stringers Douglas-Fir Larch = 12. better, -Star stringers Douglas-Fir Larch = 12. better, -Beams and headers Douglas-Fir Larch = 14. better,

umber a	rading: unless
rch	#2 & better.
Larch	#2 & better.
Larch	#2 & better.
	#2 & better.
arch	#1 & better.

MATERIALS

-Posts, Douglas-Fir Larch

prior approval of the Architec

PERFORMANCE OF WORK

also be used where appropriate)

maximum gap between sheets

tallation in

Plywood (AITC).

nounted or recessed i

-Blocking, plates, backing and miscellaneous framing #3

cams 24F-V4, grade or as specified on stru tural drawings

All wood in contact with concrete standard or as specified on structural training. All wood in contact with concrete scalar shall be pressure treated. preservative treated lumber. Bottom plates shall be pressure treated. Sawn Lumber: Shall be Douglas in; 548, and shall bear a grade mark. Use grades as specified for stressed applications and

tud" grade for blocking, bridging and other non-stressed condition

The preservative treated lumber in contact with concrete or masonry. Plywood and other type sheathing shall be grade, exposure, span rating and thickness, per plans. Sheathing: shall be plywood or oriented strand board rated by the American Plywood Association (APA), in grades and thickness as indicated on the structural drawings. Plywood shall conform to product standards U.S. PS 1, current edition of Doch of the structural drawings. Floor

and Deck Sheathing must be plywood. Hardboard: Shall be Masonite as manufactured by <u>Masonite Corp.</u> Installation shall conform to the written specifications of the manufacturer and to the recommendations of the American Hardboard Association See plans for additional wood framing grades or specifications.

the provide the specified shall be by <u>Simpson Strong-Tie Co. Inc.</u> unless otherwise specified. Alternates may be used only with e Architect. tors as specified on the structural or architectural plans as required for compete installation.

One: media confectors as spectrees on the structuration a actine statu pairs as required for competentistation. Nails and Other Fasteners: Nails to be Common nails per C. B.C.; table 23-1-Q, galvanized based on exposure. Minimum nailing shall conform to C. B.C.; table 23-1-Q. (See plans, specifications & structural details for size and type) Bolts and Nuts: ASTM A307 galvanized minimum for exterior exposed use. Provide matching washers.

PERFORMANCE OF WORK Framing and Protocation: To be installed level, plumb, true to line and dimension, and in strict compliance with sections, details and notes. Work required, but not shown and/or specified, shall conform to applicable sections of governing codes. All floor joists to be solid blocked at bearing lines, longest unblocked span shall be no larger than 8' - 0', Floor sheathing shall be screwed and glued to loor joists. Existing and new Hoors where applicable. Structural member fastener penetration shall be per C.B.C. section 2311.3.3. Glue-laminated timbers and pressure preservative treated lumber shall be rescaled (compatible treatment) following all shop or field onte

Support all concentrated loads bearing on stud or joist cavities with solid bearing or blocking.6. Double floor framing joists below interior walls, bath tubs and heavy appliances. All wood within 6" of earth or 1" of the concrete shall be redwood or pressure treated.8. Contractor shall install and coordinate

offit framing with the plan to allow adequate space for installation of light fixtures and mechanical equipmen Installation shall be as shown and specified on the structural drawings, complete with connectors, nailing, bracing, temporary

supports, and materials not shown or specified but necessary for a complete job. Contractor shall install and coordinate soffit framing with the plan to allow adequate space for installation of light fixtures and mechanical equipment

Installation shall be as shown and specified on the structural drawings, complete with connectors, nailing ing, temporary supports, and materials not shown or specified but necessary for a complete j

 B. <u>Cutting</u>
 Cutting of beams and joist shall be limited to one-fifth the beam depth from the top and located no further from the beam en than three times the beam depth. Cuts in excess of this, or bored holes with a diameter more than two inches are not permitt three times the beam depth. Cuts in excess of this, or bored ho out special provisions and approved by the Structural Engineer

<u>Furring</u> Provide wood furring where indicated or required to conceal piping, structural metal work, or other unfinished work. Use 2 nich nominal (1-1/2 nich actual) thick material of required width. Finish as shown, noted or detailed. (Metal furring may

Plywood Sheathing Plywood floor and roo' sheathing shall be laid continuous over two or more framing spans. Install with face grain (and long Plywood floor and roo' sheathing shall be laid continuous over two or more framing spans. Install with face grain (and long dimension) of piece at right angles to joist and/or parallel to studs. Arrange so that no piece is less than 16 inch in eithe

dimension. Wall panels shall be not less than 16 inches wide and 4 feet in length. Stagger all sheathing panel seams a minimum of 2 feet minimum or two stud joist cavities Thickness and nailing shall be as shown on plans.

Fire blocking and Draft Stope Fire blocking and Draft Stope Firestopes and draft stopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space, and shall subdivide attic spaces, concealed roof spaces, and floor/ceiling assemblies. The integrity of all fire blocks and draft stops shall be maintained. Required fire blocking locations:

Required fire blocking locations: r concealed spaces of stud walls and partitions, including furred spaces at the ceiling and floor levels, and at 10 foot intervals both vertical and horizontal dimensions.

At all interconnections store wants and partitions, including turing spaces at the certing and floor levels, and at 10 foot intervals in both vertical and horizontal dimensions. At all interconnections between conceled vertical and horizontal spaces such as occur at loors, drop ceilings and coved ceilings. In conceled spaces under stairs within star structural stringer assemblies. In openings around vents, pipes, ducts, chimney, fireplaces and similar openings which would afford a passage of fire at ceiling and floor levels with non-combustible fire stopping material. At openings between attic spaces and chimney chases for factory-built fireplace chimneys. Where word sleepers are laid under wood flooring over concrete floors, the space between the floor slab and underside of wood shall be filled with non-combustible fire stopping were concrete floors, the space between the floor slab and underside of wood shall be no unblocked spaces between adjoining rooms. Fire blocking shall consist of 2 inch nominal lumber or 3/4 inch plywood sheets with joints backed by a 3/4 inch wood panel. Fire blocking shall consist of 2 inch nominal lumber or 3/4 inch plywood sheets with joints backed by a 3/4 inch wood panel. Fire blocking shall consist of 2 inch nominal lumber or 3/4 inch plywood sheets with joints backed by a 3/4 inch wood panel. Fire blocks may also be constructed of gypsun board, mineral fiber, glass fiber, or other approved material, and securely bactered in place.

Fire blocks may also be constructed on as promotion to be constructed on a promotion of a floor /ceiling assembly (i.e. attic, or soffri area) it shall Draft stopping (location and criteria) When there is a usable space above and below the concealed space of a floor /ceiling assembly (i.e. attic, or soffri area) it shall not exceed 1,000 square feet and/or measures more that 60 feet in any direction. Such spaces shall be equally divided by a draft not exceed 1,000 square feet and/or measures more that 60 feet in any direction. Such spaces shall be equally divided by a draft to be above and be above and be above and be above and be above abov

06170: PREFABRICATED STRUCTURAL WOOD

Wood Roof Trusses Supply and install wood roof trusses as shown on the structural drawings. Deliver, store and handle trusses in confo

The manufacture shows now uses as survey on the structural drawings. Deliver, store and handle trusses in conformance with the manufacture's written instructions. Jubmit shop drawings and engineering calculations to the Architect and Structural Engineer for review and approval prior to abrication. The calculations shall be stamped and signed by an engineer registered in the state at which the project is being will. The truss manufacturer shall provide shop travings and calculations, as reviewed and approved by the Structural argineer, to the building Official prior to fabrication on the trusses or, if required by the building official, prior to the issuance if a building permit.

of a building permit. Installation shall be as shown on the truss manufacturer's shop drawings and in conformance with the manufacturers written

Installation instructions. Manufactured (unber Supply and install manufactured by the bear and trademark of, with quality control inspections. No substitution of products shall be manufactured by the bear and trademark of, with quality control inspections. No substitution of products is allowable unless permitted in writing by the Structural Engineer. Installation shall be in accordance with the Products Reference Guide published by Truss Joist MacMillan. Spans are not to exceed Truss Joist recommended spans based on L480 live load fabrication.

96180: STRUCTURAL GLUED-LAMINATED TIMBER 1. Supply and install glued-laminated imber as shown on the structural drawings. Provide a certificate of conformance timber if required by the Budling Official Deliver, store and handle glued-laminated timbers in conformance with

manufacturer's instructions. Installation shall be as shown on the structural drawings. Product shall conform to ANSI Standards: Each timber shall be identified with an inspection mark either from the American Plywood Association - Engineered Wood Systems (APA-EWS), or from the American Institute of Timber Construction

06200 DIVISION 6 - SECTION 2 - FINISHED CARPENTRY 1. GENERAL REQUIREMENTS

The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. The work of this section includes, but is not limited to, the furnishing and installation of all non-structural finished wood members, shaped wood members, wood door and window frames and trim, and other trim or finish items. It further includes the installation of doors, finish iardware and miscellaneous specialties.

Special Requirements All millwork shall conform to the latest edition of the Woodwork Institute of California, (W.I.C.) Manual of Millwork, -

Custom grade. MATERIALS Finished Wood Members: Kiln dried, clear vertical grain Douglas Fir except as noted or shown on plans Nand Imber Sills. Frain and Handrails: Shell be also table data Douglas Fir except as noted or shown other pina. Wood Jambs, Sills, Trim and Handrails: Shall be clear kiln dried Douglas Fir secept as noted or shown othe <u>PERFORMANCE OF WORK</u>

Finish Carpentry Provide solid blocking of all cabinets, countertops, mirrors, shelving, light fixtures, and all miscellaneous wall and ceiling



- Suppry and instant an inferior woon titli, door natice, costings, surveys, pores and plasm, work as snown on the unewnys and a directed by the work. Field measure for fabricated terms prior to fabrication. All interior exposed ceiling joists, beams or trim shall be finish grade. Finish treatment shall be confirmed with the Owner of Architect. Distribuses treatments shall be confirmed with the Architect. Product work species and titles shall be selected by the 3
- Members shall be neatly and accurately scribed in place. All members shall be installed in full lengths. Joints shall be scarfed, ers mitered or coped. All members shall be fastened securely in place accurately and be scribed neatly to walls, ceilings or r surfaces so that open joints do not occur. All joints shall be filled and sanded after installation.
- Ounce surfaces around open powers and Windows Exposed Wood Frames for Doors and Windows Trim shall be called out or detailed on plans. Members shall be butt or miter joined. Cut members for tight fit, install plumb, and level with firm connections to structure.
- Nails and Fasteners Nails and fasteners shall be arranged in a straight line, uniform pattern, evenly spaced. All exposed fasteners shall be set and filled. Hammer marks are not acceptable. Damaged members shall be replaced. Exterior finish wood fasteners shall be ind fasteners shall be arranged in a st Hammer marks are not acceptable, ss steel nails, unless shown otherwise
- D. <u>Closets</u>: 1. Closet banging poles and support fittings shall be chrome finished metal. Hanging poles shall be provided with center supports
- than 4'-0" in length. for spans longer man 4-0 in length. Installation shall be true to line and level, fasten securely and scribed to prior finish work for a tight fit. Provide one shelf 2. (1x12), mounted at six feet six inches above the floor and one rod $(1-1/2^{''})$ diameter), mounted at six feet - six inches above the floor and 12'' from the face of the rear wall at each clothes closet, whether or not such shelving and rod are shown on the
- rawings. Verify the requirement for closet layout with the owner. ontirm with the Architect the Owners desire for pole and shelf, or Owners Consultants closet design (if any)
- Commit with the Architect the Owners userie to Jone and strait, or Owners Consumants cheet design (i) may, Interior Stars and Handrails Supply and install star parts and handrails as shown and detailed on the drawings. Clear Douglas Fir, unless noted otherwise on drawings, seasoned, hand selected for appearance. Miter at corners and other intersections. Finish siding per notes. Fastners shall be Stamless Steel or Hot Dyped Galvanize. Product and finish shall be as selected by the owner. Installation shall be true to line and level, fastened securely and scribed to prior finish work for a tight fit.

- Installation shall be true to line and level. Instenced security and serbed to prior finish work for a tight fit.
 Exterior Wood (Modify per Jobs-See Externor Finish Notes)
 Stidling: Grade: Tight ktront Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance. Miter at corners and other intersections. Finish idding per notes visual be stainless. Steel or Hot Dipped Galvanize.
 Trim: Grade: Tight knot Douglas Fir, Re-Sawn (verify) unless noted otherwise on drawings, seasoned, hand selected for appearance. Miter at corners and other intersections (retirity with existing). Finish siding per notes. Fasteners shall be Stainless
- appearance. Unit of the Dipped (Talamize.) Sied of Hot Dipped (Talamize.) 3. Fascia, Trim & 2 X 'S: Grade: Tight knot Douglas Fir. 54S unless noted otherwise on drawings, seasoned, hand selected for anonarance. Miter at corners and other intersections. Finish siding per notes. Fasteners shall be Stanless Sied or Hot Dipped
- Galvanized.
 Exposed Roof Eaves: 1 x 6 "V" Groove Grade: Tight knot Douglas Fir, Re-Sawn, seasoned, hand selected for appearance. Mitter at corners and other intersections. Finish per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize.
 Roof Brackets: Constructed of 6 x 6 & 6 x 8. Grade: clear Douglas Fir, S4S, hand selected for appearance. Mitter at corners and other intersections. Finish hrackets per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanized.

DIVISION 6 - SECTION 4 - ARCHITECTURAL MILLWORK I. GENERAL REQUIREMENTS

- GENERAL REQUIREMENTS Scope The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. The work of this section includes, but is not limited to, the furnishing and installation of all cabinets, helving, casework and casework finish hardware.
- B. Special Requirements All work shall be in accordance with the latest edition of the Woodwork Institute Of California, (W.I.C.) Manual of Millwork
- All work performed under this section shall be performed by a State of California licensed cabine 2. MATERIALS
- s shall be in accordance with the latest edition of the Woodwork Institute of California. (W.I.C.) Manual of
- Millwork and as listed herein.
 <u>3. PERFORMANCE OF WORK</u>
 <u>4.</u>
 Casework Casework shall be fastened securely in place accurately, tightly and scribe neatly to walls, ceilings or other surface
- Casework Casework shall be fastened securely in place accurately, tightly and scribe neatly to walls, cc so open joints do not occur. Grarage cabines and shelving shall have melamine finished interiors and faces with laminate countertops Cabinetmaker shall adjust hinges and glides as need to allow even seams and smooth operation.
- 10. Carage cabnets and sherving shall have metamine timistic interview and tacks with harmade countertops. 11. Cabnetmeets shall adjust linges and glides as need to allow even scams and amonth operation. <u>4. COMPLETION REQUIREMENTS</u> The Contractor is responsible for the cleaning of all components before final acceptance of the job. All component warranty and maintenance information shall be given to owner at project completion.

- DIVISION 07050- MOISTURE PROTECTION 1. GENERAL REQUIREMENTS
- Scope The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. The work includes but is not limited to: roofing, waterproofing, damp proofing, nonmetallic flashing
- ealants, and waterproof coatings. Fravel stops, flashing, and counter flashing are included under "sheet metal".
- MATERIALS Can Exterior Finish Notes, unless otherwise noted.
- iee Esterno Finish Notes, unress unresses sonse. Edow Gradé Verical Waterproofing: Waterproofing shall be TUFF RUBBER (TR-950)* by <u>Optimum Safeguard Waterproofing</u> Or Architect approved equal.
- Install in accordance with the manufacturer's specifical ied installer. Waterproofing contractor shall guarantee all
- labor and materials of waterproofing system for a period of five years. Drain board and Protection Fabric: Shall be DB-55 drain board and PF-5 protection fabric by <u>Optimum Safeguard</u>
- that rotation is a strain of the share of the original and the procession and the process

- 4° below bottom of slab. Surround pipe with 6° of gravel and filter fabric. Discharge line shall be a non-perforated 4° diameter rigid PVC pipe extending to daylight at slope.
 5. Sheet Waterproofing for Parapet and other Horizontal Surface: Waterproofing: Membrane waterproofing system shall be JIFFY SEAL. 140(60 membrane. by Protecto Wara, Or Bituhene 3000, by <u>W. Grace Company</u>, or equal. Install in accordance with manufacturer's instructions.
 Extend a continuous membrane a final membrane of "below edge of parapet, each side. Provide a minimum end lap of 4° over adjoining membrane shall be. Where membrane encounters vertical surfaces, the membrane shall setted 9° up the surface, and be lapped over by building wrap. No general nating shall be done on SUM MURTHARK for products manufactured by <u>Protecto Warap</u>. Provide adhesive compounds and tapes recommended by waterproofing sheet manufacture.
 Provide adhesive compounds and pase recommended by waterproofing sheet manufacture.
 Throwide adhesive compounds and pase recommended by waterproofing sheet manufacture.
 Institler must examine substrate and nonity contractor of unsatisfactory conditions. Do not proceed until these corrections have been corrected in a manner accombalte to installer.

- been corrected in a manner acceptable to installer.
- been corrected in a manner acceptable to installer. Institute all required procedures for protection of completed membrane during installations of work over membrane. Building Weather Protection Building Wrap: Supply and install weather-resistive barrier to all weather exposed surfaces to fully protect the structure from water intrusion as required by UBC. The weather-resistive barrier to all weather exposed surfaces to fully protect the structure from water intrusion as required by UBC. The weather-resistive barrier to all weather as specified below waterproof membrane as shown on the drawings and details and as specified below Shall comply with CBC section 1402. Building paper. Shall be breather type Grade D sheathing paper meeting or exceeding forderal sectifications
- 3.
- Shall comply will CBC section reac. Journage page, Januar & Oranie (Jpc Group Z Bushning page) needing appendix of the feederal specifications. Building wrap-shall be applied horizontally with the upper layer lapped on the lower layer not less than 2 inches and end laps shall be not less than 5 inches. Building wrap shall be inches and end laps shall be not less than 5 inches. Building wrap shall be applied by the structure of the structure of
- Size JIFT SCAL, 14000 at an corners as noted on plans. Install over two layers of building paper with one layer building paper lapped over "IFFY SEAL" or as noted or shown on details. <u>Alternate Building Wrop Layers Base Layers Tyvek</u> "Home Wrap" house wrap by <u>Dupont</u>. Telephone 1(800) 448-9835. Install ner monitoritationer.
- r manufacturers specifications. on Flashing: Shall be 12" wide heavy-duty reinforced Moistop or equal between building wrap layers conforming to
- ederal specificat Building Wrap: Shall be installed in accordance with manufacturer's installation instructions using primer form same

- manuacture, as required E. Door & Window Flashing: Sheet metal head flashing shall be per plan notes and details. Opening flashing shall be "MOISTOP" by <u>Fortifiber Corp.</u> Flashing including flashing sealants shall be installed per
- nanufacturer's instructions. Windows, Doors and Skylights: Windows, Door and Skylights shall be per plans. Contractor to verify all rough openings with nanufacturer. Provide for unit installations as required, and install per manufactures instructions. See schedules for Windows manufacturer. Provide for unit installations as required, and install per li Door and Skylights sizes Roofing: (See Roof Notes on Roof Sheet for Project Specific Roofing) Roofing Underlayment:

- inforced felt underlayment sheet. Install per manufactures instructions. As manufactured by GS Roofing
- 40° therglass rentforce are unerray name and the second se
- membrane. Roofing System: 40 Year UL 790, Class A Roof (See Roof Notes on Roof Sheet for Project Specific Roofing) Fiberglass Roof Singles shall be: Fiberglass Shingles, "Sable or Charcoal Black" by <u>Elk. Inc</u> Or <u>Owens Corring</u>, IBCO ES ER 5433 (match existing). Install with exposure pattern to match existing over underlayment Roofing system shall have a minimum 10-year labor and material warranty. Tiet Roofing shall be: US Tile Roofing or equal. Install over underlayment for equal.

- Install per manufactures specific Lace all tile in valleys. Mortar set all ridge & hip tiles. Use copper flashing throughout. Use #40 tile under underlayment
- Use torch down rooting at all horizontal surfaces
- Cricket all flat roof to vertical wall joints with copper flashing over solid wood cart.
- Roofing shall be installed in accordance with manufacturer's specific installation procedures.
- Provide all required sheet metal flashing and caulking.
- Roofing system shall be installed by a licensed roofing contractor per manufacture's specifications. Roofing system shall have a minimum 10-year labor and material warranty against leaks.

- 2. Supply and install all interior wood trunt, door frames, castings, shelves, poles and plastic work as shown on the drawings and a directed by the owner, Field measure for fabrication to review drawings, and and configurationation in the original direct and the ori
 - beck and Balcony Waterproofing: <u>Surface Preparation</u>: Wood surfaces shall be clean, dry, and free of sharp protrusions, dust and voids. Repair all area as needed
 - ane. All exposed metal surfaces that will be in contact will waterproof membrane are to clean and free of all paints, oils, rust and any other contaminants. Counter-slopes: Area of crickets and counter sloped to allow drainage to deck drains and scuppers shall be sloped 1/8" per 12"

 - Counter-slopes: Area of crickets and counter sloped to allow drainage to deck drains and scuppers shall be sloped 1/8" per 12" (imnimum) with G-26 (lates -coment) flooring underlayment by <u>Crossfield Products Corp.4079</u> <u>Deck Railing System</u>: Per drawings and details. To be approved by owner, <u>Metal Flashing and Counter Flashing</u>: All exterior flashing to be 16 oz. copper unless otherwise noted. All exposed copper shall have a mil finish. Hern all exposed edges. <u>Deck Drain and Counter Flashing</u>: All exterior flashing to be 16 oz. copper unless otherwise noted. All exposed copper shall have a mil finish. Hern all exposed edges. <u>Deck Drain and Counter Flashing</u>: All exterior is a statistical to be sloped and the statistical statistical to a statistical to be sloped and the statistical statistical statistical to a sloped by the sloped of the statistical stati
 - Water Test: After membrane is installed plug all scuppers and drains and flood test deck with a min. of 1" of water for 24 hours
 - Protection Board: By W.R. Meadow, Inc., telephone (706) 383-4500: PC-2 or approved equal, (1/8") protection board. Install Mortar Bed: 3.5# self furred expanded metal lath reinforced mortar bed, 3/4" minimum 1-1.2" maximum thickness. Mortar

 - bed is dependent on stone thickness. <u>Stone Tile Flooring</u>: Provide a \$7 /square foot allowance for material only. Flooring material as selected by owner, verify floor tile pattern. Provide 4 sample slate pieces for owner review and approval.
 - 1000 time periodi o selected by owner. <u>Penetrating Sealer</u>: For stone and grout. "Enviroseal Double 7" by <u>HYDROZO INC</u> telephone 1-(300) 422-1902. Penet non-staining, non-coloring, or de hardening, water repellent sealer to be applied on all stone and grout surfaces. Prior to application a sample application to a 2" x 2" stone and grout a sample shall be done for approval. Apply per manufacturer' specifications. Sealer shall be re-applied every 2 years maximum. <u>Cauking and Sealant</u>: Manufactured by <u>Dov Corning Corporation</u>, telephone (510) 490-0650. <u>One-part, silicone glazing and waterproofing sealant</u>: Dow Corning 4795 medium modulus, Silicone Building Sealant.

 - All materials shall be installed per manufacturer's recommendations, unless noted otherwise on plans. Installer must examine substrate and notify contractor of unsatisfactory conditions. Do not proceed until these corrections have
 - been corrected in a manner acceptable to installer. All materials and installations shall be warranted by the installer and manufacture for a period of not less than ten years for date
 - of project completion.

DIVISION 07200 - THERMAL PROTECTION - INSULATION I. GENERAL REQUIREMENTS

Score The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. The work shall include but is not limited to; all wall, perimeter foundation, raised floors, ceiling and other insulation locations specified on the drawings.

- the instances meeting environments in the section shall be performed by a State of California licensed contractor rk performed under this section shall be performed by a State of California licensed contractor.
- 2. MATERIALS Batt Insulation: Foil faced glass fiber thermal insulation by Owens/ Corning or approved equal. Foil faced side of insulation Batt Insulation: Foil faced glass fiber thermal insulation by Owens/ Corning or approved equal. Foil faced side of insulation shall be placed toward interior (heated) side of exterior walls, roots, and raised theors.laymen Rigid Insulation: AMOFOAM-CM by <u>TENENCO</u>, Telephone 1(800) 241-4402. Attach to substrate with a polystyrene
- ompatible adhesive. Do not leave exposed above the grade line. rotection Board: AMOCOR-PB4 (1/4") protection board by <u>TENNECO</u>. Telephone 1(800) 241-4402. Do not leave exposed

New 2x4 walls: R-13 - Batt New 2x6 and 2x8 walls: R-19 - Batt

DIVISION 07600 - SHEET METAL

New 2x0 and 2x8 watts: he19 - bast New 2x10 or deeper walls: R-13 - Batt Existing Zx4walls: R-13 - Batt or Blown Wool New & Existing Raised floors: R-19 - Batt Insulation between floor levels: R-19 - Batt (minimum) Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt Attic space (as listed on plan): R-19 - Batt A

MATERIALS San avterior finish notes for materials, unless noted otherwise.

DIVISION 07700 - PREFABRICATED ROOFING SPECIALTIES

tes for materials, unless noted otherwise

MATERIALS See Roofing not

DIVISION 07900- JOINT SEALERS 1. GENERAL REQUIREMENTS

will be required for proper installation

MATERIALS

- above the grade line. See plans for Insulation values and State of California. Title 24 Energy Calculations and notes. PERFORMANCE OF WORK. Supply and install thermal or acoustical building insulation in the framed portions of all rootficeling assemblies, framed wallss and all floors that separate conditioned and unconditioned spaces. Insulation shall also be installed in the walls, ceiling, and floors of new and existing portions of all bedrooms, bathrooms, and laundry or utility rooms. Batt type insulation shall comply with the California Quality Standards for Insulating Materials. The installer shall post a signed certificate indicating compliance with the Energy Efficiency adopted by the California Energy Commission. Installation of thermal or acoustical insulation shall be in accordance with the mandacturer's written installation instructions. Contractor shall provide and install thermal or acoustical insulation minimum values as follows: (or as noted on the plans) New "5d wall". *PL* 13. Fam.

Scope This section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. The work of this section includes, but is not limited to sheet metal work shown, noted or specified.

Supply and install copper flashing, gutters, downpouts, scuppers as indicated on the drawings or a directed by the Architect or Owner, including miscellaneous items required for a completely water tight job. Contractor shall avoid installing cooper flashing in contact with metal or aluminum. Where contact is anticipated, the Contractor shall notify the Architect.

Copper Sheet Metal Items include but are not limited to; flashing, counter flashing, gutters, roof penetrations and miscellaneous exterior metal. Use

Architectural Sheet Metal Manual, latest edition. All exposed interior sheet metal shall be primed and painted to match color of adjoining materials, unless noted otherwise. Concealed Duets for Exhaust Fars and Blowers: Same cross sectional areas as fan discharge opening, fabricated with smooth locked seam joints. Transitions: as short and direct as the matcrial will allow. Also, refer to mechanical specifications.

Scope This section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. The work of this section includes, but is not limited to prelabricated roof specialties and work shown, noted or specified.

See Noving noises (of materians, amess noise once oncervise. PERFORMANCE OF WORK Stopply and install root vents as indicated on the drawings. Product shall be half round dormer root vents, or as shown on drawings. Vents as manufactured by Harlen Metal Products, Inc. or approved equal. Roof vents of alternate manufacturers must provide a minimum of 73° square inches of fice vent area each, nucles additional vents are installed to provide equivalent total vent

Installation shall conform to the written instructions of the manufacturer and shall be coordinated with the work of the roofing

Scope This section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. The work of this section includes, but is not limited to sealant application or work shown, noted or specified.

Supply and install all sealants and sealant accessories as indicated on the drawings or as directed by the Architect or Owne

Sealants for project shall be verified by contractor for specific application, substrate preparation and installation. A Dow Corning representative or other sealant manufacturers rep, shall be consulted to verify sealant application and if surface primers

aulking and Sealant: Caulking and sealant shall be manufactured by **Dow Corning Corporation**, telephone (510) 490-0650.

Special Requirements All work performed under this section shall be performed by a State of California licensed Roofing contractor.

installands taution of the intervention of the interv

Special Requirements All work performed under this section shall be performed by a State of California licensed contracted by

eous items required for a completely water tight job.

or architect approved equivalent product 1. One-part, mildew resistant silicone sealant: Dow Corning #786 -Mildew Resistant Silicone Sealant

20 oz. copper unless noted obrevise. Fastenes shall be copper. All exposed edges to be hemmed back 1.4° unless detailed obrevise. Submit shop drawings of all custom fabricated items for Architect's review. PERFORMANCE OF WORK.

Workmanship All work shall conform to the Sheet Metal and Air Conditioning Contractors National Association (S.M.A.C.N.A.)

Special Requirements All work performed under this section shall be performed by a State of California licensed sheet metal contracto

See exercise must be a strength of the strengt Galvanized sheet metal shall be zinc coated steel, ASTM A562, with 0.20% coopper, G90 hot dipped galvanized, mill phosphatized where indicated for ganing. Sheet metal shall be 2e-gauge minimum, unless otherwise noted. All cut meta edges shall be sealed with <u>Cold Galv</u>, All exposed edges to be hemmed back 1/4° unless detailed otherwise. Submit shop drawings of all custom fabricated terms for Architect's review.

ATTACHMENT 10



DIVISION 08800 - GLAZING 1. GENERAL REQUIREMENTS

imited to the following locations:

Scope

MATERIALS

applying finish coat.

Color to match finish coat

One-part, ultra-low modulus (+100% -50% movement), electrometric sealant: Dow Corning # 790 -Silicone Building Sealant,

)ne-part, medium modulus (±50% movement), weatherproofing sealant: Dow Corning # 791 - Silicone Perimeter Sealant)ne-part, medium modulus (±50% movement), silicone glazing and waterproofing sealant: Dow Corning #795 - Silicone

Building Sealant. One-part, high modulus (#25% movement), structural glass sealant: Dow Corning # 799 - Silicone Structural Adhesive

One-part, tight modulus (= 2.5% movement), atteatura glass Asandi, torio estimologi = "sourceitation activation and the sourceitation and the sourceitatio

<u>PERFURSIONLE UP WURN</u> Scalant shall be non-drying gu applied to make a watertight seal at all joints, sills, windows, door, trim elements, etc. Backer rods or bond breaker agents shall be used depending on the specific application. Scalant for each particular application shall be reviewed by the contractor for compatibility with surrounding materials prior to application. Color of exposed scalant shall match surrounding materials. Surfaces to be scaled shall be properly cleaned prior inventients:

application, alant installation shall be in accordance with the manufacturer's written installation instructions. Mask surfaces not to be scalarit instatation stata tee in accordance with the finalitationer's written instatation instructions, which such according to a scalarit, https://scalarit.manufacturer's recommended primer. Supply and install scalarits with backer rods, to provide a watertight installation. Conform to the recommendations of the manufacturer. Choirs shall match diagenet surfaces unless otherwise directed by the Architect

Maximum 3/8" sealant depth unless otherwise shown. Minimum joint width is 1.8" for metal-to-metal joints and '2" maximum

vidth elsewhere. Apply sealant under sufficient pressure to fill voids. Finish exposed joints smooth and flush with adjoining

cleaning is not acceptable to the Owner, remove the affected work and provide new finish materials as directed and approved, at

Warranty: Sealants shall have a 20-year warranty. VISION 08969 – DOORS AND WNDOWS <u>GENERAL REQUIREMENTS</u> <u>Scope:</u> The scope of this section includes all labor; material and equipment necessary to complete all work specified herein and as indicated on the plans. This section includes furnishing and installing doors, glass, windows and mirrors.

All work performed under this section shall be performed by a State of California licensed contractor, All installed glazing shall receive a protective coasting or covering to protect finish after installation. Where windows and or doors are to be replaced or relocated, the Contractor shall coordinate with the Owner for removal and storage. The existing openings shall be field verified and modified as needed to accommodate the new door or window. If the walls or header must be enlarged, the Architect shall be notified prior to work starting. <u>MATERIALS</u> <u>Doors</u>

All interview boots All interview doors shall be by <u>T.M. COBB</u> unless noted on plans. Door style and finish shall be selected by architect and approved by owner. All exterior doors shall be shall be 1-3/4 inch thick solid core, fabricated with Type I adhesives. All doors no bedrooms, hathrooms and haudry room shall be 1-3/4" solid core. All others shall be 1-3/8 inch hollow core. fabricated with type II adhesives at interva doors. All door frame shall be 1-14 inch thick paint grade Douglas Fir, width shall match wall thickness.

All doors from interior of house to garage shall have a fire rating of 20 Minutes door and frame, equipped with a self closure are Door and Window Notes and Title 24 Energy Notes for additional requirements.

 Shall be 1/4 (net crysus, some pro-Operable Windows)
 See Unit of the second seco

As noted on plans. 08360 Sectional Overhead Doors-(See Door Schedule). Supply and install sectional overhead doors and operating hardware as shown on the drawings. Supply and install garage door

speners as directed by Owner. Product shall be four section wood or other specified material door and door manufacturer's operating hardware. Submit

Shop Drawings (if requested) Shop drawings of all exterior door and window installations to be submitted to the Architect for review prior to fabrication.

Installation All doors, gluzing and windows shall be installed per manufactures specifications. Glass shall be cut smooth with straight edges, accurately sized as required with proper clearance for expansion.

Breakage and damage or any same stem sectors and a stem of the sector a

 DIVISION 08200 - WOOD DOORS AND WINDOWS

 I. GENERAL REQUIREMENTS

 A. Scope: Supply and install wood exterior and interior doors as shown on the drawings. Doors shall conform to the applicable Industry Standard of the National Wood Window and Door Association (NWWDA). Store and handle doors in accordance

2 under this section shall be performed by a State of California licensed contracto

All work performer under uns section anni or performer of performer of

Extensor UAZed Doors: $|-y|^{-4}$ thick solid wood rait and site door with individual paties of gass as shown on the extensor elevations. Glass shall be tempered to ANSI Standards. Interior Doors: Flush $|-3|^{8}$ or $|-3|^{4}$ thick solid core, sized per the drawings. If other than flush door (raised panel, etc.) is indicated, door begins shall be selected by the Owner from the Contractors supplier's submittal.

Comply with NWWDA Standards 1.5.2 and 1.5.4 with a Quality Certification Label on each unit. Install to the specifications

<u>DIVISION 08700 - FINISH HARDWARE</u>
 <u>I GENERAL REOLIREMENTS</u>
 A. Scoge: The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This section of work includes but is not limited to, the furnishing of all finish hardware included door handles, door stops, door hings, exhance tdoor pulse, and missellaneous hardware necessary for a finished project.
 A. Marcaia selected or specified for project.
 A. Marcaia selected or specified for project.

Door Hardware All locksets and dead bolts shall be operable by one key. All keys shall be tested in locks, properly tagged for location and

Lontracter shall supply and install all hardware except Owner supplied hardware. Submit a hardware schedule to howner, specifying the manufacturer's catalog numbers, location and finishes. Provide templates to trade doing work and furnish all hardware complete with fasteners. Secure faitsh hardware with sutable fasteners of the same material and finish as the item being attached. After fitting hardware to doors, remove all linish hardware except lings, carefully. Door lings and door strips shall be selected by Architeet and Owner with finish submittals approved by Owner. Contractor shall prepare & wrifty number, type & location for all door & miss: hardware. Replace in properly marked boxes, and place in storage. After painting and finishing is completed, permanently install finish hardware.

and on the stainless steel unless furnished with the door unit. Exterior door threshold shall be brush finished stainless steel

Ine jations. COMPLETION REQUIREMENTS The Contractor shall be responsible for verifying the correct installation and smooth operation of all finish hardware before

All component warranty and maintenance information shall be given to owner at project completion

movable nins for out swing door

is and have plastic flashing specified also

and recommendations of NWWDA and the manufacturer. Products shall be as selected by the Owner and shall be shop glazed. Installation shall be in accordance with the recommendations of NWWDA and the manufac

All hardware not specified shall be selected and/or approved by the owner prior to installation.

delivered to owner. Provide four (4) complete key sets to owner. Door lardware shall match Latch. Provide keyed deadbeats at all exterior doors to Interior doors to bedrooms and balts shall have privacy latch. Hinges shall be: Oil Rubbed Bronze or Brushed Stainless Steel (verify). Provide each door with thre (3) hinges. At exterior doors provide non-removabil Lockset / latch Schedule: Front door: Manufacture and Style to be selected by owner. Other actorior doors: <u>Schlage</u>, style to be selected by owner. Interior swinging doors: <u>Schlage</u>, style to be selected by owner. Provide cost allowance for hardware to be selected by owner. INSTALLATION

NSTALLATION Contractor shall supply and install all hardware except Owner supplied hardware.

Coat metal thresholds with asphaltic paint on the bottom, set in ma-

inal acceptance of the job.

not extra cost to the Owner. Seal penetrations through fire-rated assemblies using 3-M Fire-Barrier manufactures by 3-M Company Inc., installed to the

surface unless recessed joints are shown. Remove temporary masking as soon as joint is completed. Clean material from surfaces not to receive sealant and restore the finish as required. If surfaces adjoining joints are s

Special Requirements All work performed under this section shall be performed by a State of California licensed contractor.

Mirrors Shall be 1/4 inch crystal, clear polished edges, no exposed frames or clips, with fully sealed back.

manufacturer's catalog cuts to Owner for selection of design and finish. Installation shall be in accordance with the manufacturer's written installation instructions.

Breakage and Damage Breakage and damage of any kind shall be repaired or replaced by the Contractor.

with the recommendations of NWWDA and the manufacture

Material as selected or specified for project. See Door and Window Notes and Cabinet Schedule and Notes.

Building Sealant

PERFORMANCE OF WORK

Miscellaneous Fixed Glass

PERFORMANCE OF WORK

The Contractor is responsible fo All component warranty and ma

Special Requirements

Wood windows shall be

cted by Owner

COLUMENTAL RECOMMENDATION
 Scope
 The scope of this section includes all labor, material and equipment.
 Glass allue manufactured by LOF Glass, Inc., PPG Industries, Inc., Ford Glass Division, except where specific types or
 colors of different manufacturers are indicated or specified.
 Find Glass: Type I, (transported glass that, Class I (clear) Quality 43, (glazing select), double strength unless otherwise
 specified or required by glass area or hazardous location. Tinted float glass shall be Type I. Class 2 (tinted heat absorbing
 inter-strength unslift u3.

specified of required by gates area on nearborns ownion. Times from gates sum to rype L cases a times rise anomaly and light reducing yealing 43. The second secon

Swinging, sliding, and fixed panels of doors, except wardrobe.

es for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in walls enclosing thes compartments where the bottom edge of glazing is less than sixty (60

compartments where the hottom edge of glazing is less than sixty (60) inches above the standing surface and drain infle. Glazing adjacent to bathubs and within 3 feet from tub floor. Glazing adjacent to a door within a twenty-four 24) inch are of either vertical edge of the door in a closed position and where the bottom edge of glazing is less than sixty (60) inches above the walking surface. Glazing in individual, lixed, or operable panel, other than those locations indicated above, where the individual pane is greater than rine (19) surger feet, the bottom edge is less than eighteen (118) inches above the floor, and one or more walking surfaces is within thirty six (36) inches horizontally of the plane of glazing. Glazing in ratlings. Manufacturer of the glass used in the assembly shall manufacture insulated glass. PERFENDANCE OF WORK

Manual source of work and a second in the second se

edge lap (bite) shall be per Code and manufacturer's printed instructions. Wash and polish glass both sides and leave free of soiling without the use of any harsh cleaning agents, caustics, abrasives, or acids for cleaning. DIVISION 09-200 - LATH AND EXTERIOR PLASTER

Scope The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This section of work includes, but is not limited to, building wrap, lath and lath attachments, corner remiforcement, expansion screeds, extruded foram scentions and exterior Portland cement plaster (sluces). All lath and plaster shall be prepared and installed per Chapter 25 of the 2001 C.B.C. and per the California Lathing and Plastering Contractors Association Stundards unless otherwise noted.

tering Contractors association standards unless office was noted. ication: Conform to CBC and ICBO reports, printed instructions of inanufacturer and the Plaster/Metal Framing im/Lath Manual published by the California Lathing and Plastering Contractors Association, Inc.

Special Requirements All work performed under this section shall be performed by a State of California licensed plastering contractor.

All work performance that section is section to perform the performance of a motion receive parameter powers and a section of the section of

<u>MATERIALS</u> <u>Lathing</u> <u>Vertical Exterior</u>: lathing for exterior Portland cement plaster (stucco) shall be of woven steel wire fabric (stucco netting) galvanized, with 1-1/2 inch origings of #17 gauge, with a backing of (wo layers water resistant paper, over 18 gauge wire stretched taut horizontally to vertical surfaces and spaced at not more than six inch (6⁺) intervals. Woven steel wire shall be attached to framing with 1-12/2 inch, 12 gauge, 3% inch head firming units at a maximum intervals. Woven steel wire shall be attached to framing with 1-12/2 inch, 12 gauge, 3% inch head firming units at a maximum intervals. Woven steel wire shall be attached to first from longitudinal edges shall not exceed two inches. <u>Horizontal Exterior</u>: backing for exterior proteing for exterior proteing that head attached with 1-12 nch long -4 db back or common nati, or approved serve fastments, with 5/8 inch minimum supporting frame penetration. Fasteners shall be spaced at 6 inch o.c. maximum, shall and stables that ched exps shall not exceed two inches. <u>Framing</u>: over framing spaced at 16 inches on center or at framing at 24 inches on surfaces or as indicted on drawings. <u>Easteners</u>: Nuisia and Staples: Comply with CEC and drawings for type, size, gauge, and spacing. <u>Accessories</u>: Unless noted otherwise on plans, use the following. <u>Accessories</u>: Unless noted otherwise on plans, use the following. <u>MiteCO</u> or equal. Telephone (300) 859-5303. Install per manufacturer's specifications. <u>Stueon Expansion Streed</u>: Weyes systems and spaceting and winyl, 316 inch reveal. 7/8 inch ground, exterior grade vinyl, by <u>MItCO</u> or equal. Telephone (300) 859-5303. Install per manufacturer's specifications. <u>MitecO</u> and entry the system starter or grade vinyl, 7.8 inch ground, exterior grade vinyl, by <u>MItCO</u> or equal. Telephone (300) 859-5303. Install per manufacturer's specifications. <u>MitecO</u> and and thermine that the starter or grade vinyl, 7.8 inch ground, exterior grade vinyl, by <u>MItCO</u> or equal. <u>MitecO</u> and externe t

Copper or Galvanized Steel (Galvanized steel shall be minimum 26 gauge)may be used a approval by Architect is issued to Contractor. Plastering Accessories: Amico, PVC by Plastic Components, Inc., Miami, FL, or equal Reglet: by Fry Reglet Co., Alhambra, CA.

reque: oy riy Regies Co. Animinia C.X. Furnish and install all screeds, interior and exterior corner reinforcements, casing beads, fasteners, etc. Install as required or detailed. Secure all to metal lath required and backing. Lap llanges with weather-resistive barriers to shed water. Tape for cracks shall be a coated adhesive hacked onen-waver thergates tape. 3-12 inches wide, designed to reinforce joints.

Plastering - Machine or Hand Applied Portland cement plaster shall conform to "Standard Specification for Portland Cement" ASTM Designation: C 150, Type I or

Type II. Current plastes man contonin of samanta spectration on orthomate Central Action Designation. Cover, Type Cor Type II. Current plastes man contonin of samanta spectration on orthomate Central Action Designation. Cover, Type Cor Ensempt Success Conforming to the general requiring many Begicifications and Standards for Manufactured Stucco Finishes" samed by Stucco Manufacturers Association. Sherman Oaks, CA. Manufactured by Expo Stucco, La Habra or Highlind Stucco, delivered in manufacturer's scaled containers, requiring only addition of water for use. Furnish integrally-colored stucco in color and texture selected by Architect. Sand shall be clean and well graded from course to fine. The approved application shall be composed of 3 coast stolling not less than 7.8° fluckness. *ULTERNITE ADMIATCHE:* Stucco shall tootian a micro-fiber reinforcement: H1-TECH FIBERS or approved equal. Manufactured by Hiesch fibers. Telephone 1(800) 344-1572. Mix fibers with stucco per manufacturer's instructions. <u>PERFORMANCE OF WORK</u> <u>Subsurface Proparation</u> Install stucco true to lines and level. Stucco shall be installed to provide uniform surface flatness with a maximum surface variation of 178 line hi 10 feet in any direction.

Install stuce or true to lines and level. Stucco shall be installed to provide unitorm surface thatness with a maximum surface variation of 1/8 tick in 10 foet in any direction. Extreme care shall be taken to fully mask all exposed aluminum, glass, wood, and other exposed surfaces prior to plastering. Surfaces shall be protected until all plastered surfaces are hardened and fully cured. Unless noted otherwise, all stucco walls shall have a stucco screed located not less than 4 inch above finish grade, or 2 linch above concrete or deck surface. Install only over two layer of grade 0⁻¹⁰ W eather-Resistive Barrier Cover all surfaces with a wather-resistive barrier conforming to UBC Standard 14-1 for Waterproof Building Paper or CBC Standard. Over solid sheating apply two layers of Grade D of-min, paper. Over horizontal or sloping areas apply one layer 40 mil. Waterproof membrane, "jiffy seal" or Bithuthane 3000 or equal. Trim Installon.

Over nortzoma or supprigraves approver severe the state of the state o

Busicer Installation Plaster Installation Apply scratch (first) coat evenly with sufficient material and pressure to form full keys on metal and wire lath, then score

horizontally. Scratch coat shall be cured for a minimum period of 48 hours. Brown (second) coat: After scratch coat is initially set and hardened, apply brown coat. Apply brown coat to thoroughly lampened scratch coat. Bring brown coat out to grounds, straighten to a true and uniform surface, float and compact and leave ufficiently rough to assure adequate bond for finish coat. Keep moist for 72 hours, and allow to air cure for 21 days before

amplying finish coal. Prior to finish prior to fin

Plaster Installation at Existing Plaster All joints between existing and new stucco shall be feathered together over 12 inches.

All joins between existing and new stucco shall be feashered together over 12 inches. The projects with new and existing stucco finish hall match existing in texture and color unless otherwise indicated. Where the existing stucco color is integral in the existing finish, provide a new color coat over all existing structors. Where the existing stucco area been painted the Contractor shall provide a new color coat over all existing structors are shall sand blast stucco to remove paint and then provide a new color ceat. <u>Application over Masonyr and Concreter</u>. Apply bonding coat in accordance with manufacturer's recommendations. Apply prown coat and allow to cure for 14 days. Apply finish coat within screeds with no dry laps, tool marks, enzying, ehecking an other surface incremendation.

other surface irregularities. Stuce Over Decorative Foam or Wood Trim: Install foam shapes with adhesive, wood shape with nails. Apply boding coat over foam or wood, embed in fiberglass fabric in bonding coat and allow to set. Apply color coat and finish coat as specified elsewhere. Protest shapes from damage. Replace damaged material at no cost to the Owner. Seal-Coat: Apply to all exterior stuces surfaces after finish coat has set and drived thoroughly. Seal-coat applied to stuces shall be "Enviroseal Double" "by <u>UPROZO INC. Telephone 14(300 M22-1902</u>. Panetrating, non-staining, water repellent sealer to here piplied on all stuces surfaces. Apply per manufacturer's specifications. COMP ETIONE FEOTIBENETS.

COMPLETION REQUIREMENTS On completion of the work, remove scatfolding, equipment, and rubbish from the site. Stucco and other surfaces shall be left in a clean and uniform appearance. B. All over-spray shall be thoroughly removed and all affected surfaces cleaned and left in an unmarked conditio



SHEET

DIVISION 09-250 - GYPSUM WALLBOARD AND ACCESSORIES 1. GENERAL REQUIREMENTS

- The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This section of work includes all gypsam wall board materials and installation as shown on the plans. All gypsam wall board shall be installed per Chapter 25 of the CB.C. and per the manufacturely instructions for usuallation.
- B. <u>Special Requirements</u> All work performed under this section shall be performed by a State of California licensed drywall contri-drywall contributions.

- All work performed under this section statu to provide the section status performance of the System Asso AWTERLAN A Wallboard Gypsum Wallboard shall Conform to CBC, and the recommendations of the Gypsum Asso Gypsum Wallboard shall have to the section of the System wallboard s Oppaint wanooaro anat content to CBC, and the recommendations of the oppoint Associated or beveled 5.8 inch thick, fire rated core, type "X" gypsum wallboard. Gypsum wallboard shall have tapered or beveled 5.8 inch thick, fire rated core, type "X", water resistant gypsum wallboard. Gypsum wallboard shall have tap
- 5.8 inch thick "blue board" designed for use with plaster veneer systems, fire rated core, type "X", gypsum wallboard. Gypsum wallboard shall have tapered or beveled edges. 5.8 inch thick "Dens-Shield" backer board by <u>Georgia Pacific</u>, type "X", wallboard. Gypsum wallboard shall have tapered or
- eveled edges. ocation and type of wallboard used shall be noted on Interior Finish Schedule.
- pe for seams, a coated adhesive backed open-weave liberglass tape, 2-1 2 inches wide, designed to reinforce joints.
- EASTENERS Single Lover Applications Nail size shall be def-10 Ga. 1-7 s" long: <u>Screws</u> Screws Shall be self-tapping, Ital head, spral thread, Type S for steel framing, for wood framing shall be 1-1/4" long minimum, type W diywall screws. (Preferred Fasteners) Cellings shall be fastened with diywall screws only. Size and spacing shall be not less than required by the CBC, and as modified by fire resistive construction requirements.
- Joint Reinforcing Tape Joint tape of same manufacturer as wallhoard or fiberglass reinforced tape. Tape for "Durs-Shield" seams shall be a coated adhesive backed open-weave fiberglass tape, 2-1/2 inches wide.
- Fape on Data stands and stands a contra innear context integer or states of part-text integer more than a state of the states of
- ave appropriate casing or terminations. If indicated on drawings all corners shall be ¼ inch radius "bull nose" corners
- PERFORMANCE OF WORK
- Application Install standard grade (White)wallhoard unless otherwise indicated on the drawings, in these specifications or required by code. Install type Water Resistant (Purple) board in all damp areas such as laundry rooms, basements, mech, kitchens, etc. Install water and mildew resistant (Yellow or Blue faces gypsum wall board) at exteriors or wet areas such as bahrooms, shower or the area.

- shower or tub area. Single Layer Application: Apply wallboard first to ceiling, then to walls with long dimension at right angles to framing members. Maximum spacing of fasteners shall be, nails 7 inches on center, screws 9 inches on center. Gypsum board shal be installed and finished per manufacture's specifications. Multi Layer Application: Apply wallboard first to ceiling, then to walls with long dimension at right angles to framing members. Maximum spacing of fasteners shall be nails 7 inches on center, screws 12 inches on center. Fasteners for secon layer, shall be staggered and sufficient in length to ponertize has layer(s) and 3/4 inch into framing. Gypsum board shall be installed per manufacture's specifications for multi-layer applications.
- Finishing Joints: Finish all exposed joints with reinforcing tape and joint cement in accordance with written instructions of wallboard
- manufacturer per specific finish system coating. Corner Beads and Trim: Install at all exterior and interior corners or angles and where wallboard abuts other materials and no

- Corner Beads and Trim: Install at all exterior and interior corners or angles and where wallboard abuts other instarials and no other trim is shown. Provide standard "L" corner beads, easing beads and other trim for all Modern, Traditional or Craftsman style homes. Provide standard "L" corner beads, casing beads and other trim for all Modern, Traditional or Craftsman style homes. Provide bill nose casing beads for all Mediterranean or Spanish style homes. (unless noted otherwise) Finish and Texture: **Xa noted on Interior Finish Schedule** Light "fog" spray finish texture or as indicated on plan. Provide 3' x 3' finish texture sample for Owner and Architect's approval prior to texture application. Smooth Finish Smooth texture on surfaces to receive wall covering. Plaster Veneer: Two coat "Imperial Finish Plaster" over "Imperial Basecoat Plaster" by <u>United States Gypsum Corp</u>. or approved equal. Total plaster thickness 18' minimum with a smooth "muscum" finish. Install per manufacture's specifications. Provide 3' x 3' finish texture sample for Owner and Architect's approval prior to plaster application. <u>ALTENNATE</u>: Two coat "Essicoat" vener plaster by <u>Exp. Statece Products</u>. Telephone (619) 560-4343 Total plaster thickness 1/8' minimum with a smooth "muscum" finish. Install per manufacture's specifications. Provide 3' x 3' finish texture or baster application.
- thickness 1/8" minimum with a smooth "museum" finish. Install per manufacture's specifications. Provide 3' x 3' finish texture sample for Owner and Architect's approval prior to plaster application.
 f. See Interior Finish Schedule for location of specific finish.
 f. Cauking Compound (Acoustical Seasi): Fermanently non-hardening acoustical sealant. Install at perimeters of all sound-insulated walls, outlets and penetrations.
 d. COMPLETION REQUIREMENTS
 A. On completion of the work, remove scatfolding, equipment, and rubbish from the site. Walls and other surfaces shall be left in a clean and uniform appearance.
 B. All over-spray shall be thoroughly removed and all affected surfaces cleaned and left in an unmarked condition.

- DIVISION 09-300 CERAMIC TILE AND STONE I. GENERAL REQUIREMENTS

Scope

- ope of this section includes all labor, material and equipment necessary to complete all work specified herein and as ndicated on the plans. Work shall include but not limited to the following areas: floors, walls, ceilings, shower walls and loors, countertops, root decks and balconies, patios and walkways, and waterprooting.
- Special Requirements All work performed under this section shall be performed by a State of California licensed contractor.
- C. Quality Assurance Ceramic Tile: All workmanship and material shall be in conformance with applicable portions of ANSI Specifications and Standards and "Handbook for Ceramic Tile Installation" by the Ceramic Tile Institute of America, current edition. Some: All workmaniki and material shall be in conformance with applicable portions of ANSI Specifications and Standards and "Handbook form" (All Workmann, and Marko Institute of America, current edition. Protect Conference on the America Conference and America Content edition. Protect Conference on the America Content of Conference on the America Content edition. Protect Conference on the America Content of Conference on the America Content of Conference on the America Content on the America Conference on the America Content on the America Content of Conference on the America Content on the America Content on the America Content on the America Content of Content on the America Content of Content on the America Content of Content on the America Content on the America

- Tile and Stone: As indicated on plans or provide allowances as indicated on plans.
- Provide all trim shapes as necessary for a complete installation. See Plans, Finish Schedule and Interior Elevations for areas receiving tile or stone.
- See rains, ruisin schedule and interior lievalions for datas receiving life or sould: <u>Membranes</u>; Stiffs sheet, cleavage membrane, waterproof membrane shall he as listed or approved equal. Thin set locations: Nobel Seal TS by <u>The Nubel Company</u>, (800) 878-5788, or approved equal.
- C Mortar Bed Installations:
- C. Mortar Bed Installations; <u>Custom Building Products</u> Custom-Float Bedding Mortar mixed with water and Acrylic Mortar Admix. Mortar bed shall be 34" thick minimum and 1-14" maximum, verify mortar thickness with actual field conditions. Metal lath 25 the s/rat eff furred expanded metal.
 D. <u>Committionus Backer Units</u> 'is inch' Durock Tile Backer Board' or Architect approved equal, at indicated walls, floor counterpos and ceilings to receive tile, as manufactured by United States Groymum, Inc. Install Durock according to the
- E. Tile Adhestves: Custom Building Products Master-Blend mixed with Custom-Flex latex.
 F. <u>Grout</u> Where indicated on the drawings, and elsewhere as required for filling the joints between the drawings. en tiles. All grout colors shall be

- selected by the owner.
 Custom Building Products Polyblend# Sanded Colored Tile Grout for joints 1/8" 1/2".
 Custom Building Products Polyblend# Non-Sanded Colored Tile Grout for joints up to 1/8".
 G. Elastometic Joint Caulk Where indicated on the drawings. And all expansion joints.
 All joints between floors and walls and aj joints between tile or stone and dissimilar materials.
 Custom Building Products Polyblend# Ceranic Tile Caulk. Texture and color shall match adjacent grout.
 Tile-cealer: as recommended by Custom Building Products; and approved by Owner. Apply sealer per manufacturer's
- Stone sealer: as recommended by Custom Building Products and approved by Owner. Apply sealer per manufacturer's
- INSTALLATION
- INSTANATION <u>Pre-installation Conference</u>: Contractor shall conduct a pre-installation meeting at the project site. Contractor shall provide samples of all finish materials to be installed. Mock ups and layout of special patterns shall be presented and reviewed for acceptance by Owner and Architect before
- B. Surfaces to Receive Tile: Examine surfaces which are to receive tile or stone.
 Do not proceed with work until defects or conditions which would adversely affect quality, execution and permanence of
- inished work are corrected Inisited work are corrected Concrete: All concrete substrates shall be at least 28 days old, completely cured and free of hydrostatic conditions, and or

- Plywood, sub-floor shall be firm and dry. Verify that surfaces to receive tile or stone are stable, flat, firm, dry, clean and free of oil, waxes and curing compounds. Protect adjacent surfaces prior to beginning tile or store work. Install slip theet, cleavage membrane, waterproof inembrane on walls and floors where indicated on drawings. Apply with strict accordance to manufacturer's instructions. Water test membranes at slowers and other wat areas before installing motar bed. Expansion joints, control joints, etc., as shown on plans, and elsewhere as required. All joints between floors and walls and joints between the and dissimilar materials. Fill with materials as specified. <u>Morta-Set Installation</u> (Shower Floors, Bathroom floors, Tubs and other areas as indicated) Install over Diayer class A building paper with one layer of waterproof membrane over in wet areas. Install self furred expanded metal lath See Sheet

- stall 1-1/4" mortar bed.
- Thin set tile set on mortar bed a latex modified thin set mortar
- Tile Backer Board Installation: (Shower walls, Tub walls and other areas as indicated) Install over One layer class A building paper with one layer of waterproof membrane over in wet areas.
- Install cementitious tile backer board per manufactures specification
- Thin set ile set on tile backer board per manufactures specification Thin set ile set on tile backer board a latex modified thin set mortar Thin Set Installation: (walls, floors and other areas as indicated) Install over firm and clean substrate

- 5. Thin set tile with a latex modified thin set mortar. istall tile or stone in accordance mai
- Lay tile or stone in grid pattern unless otherwise indicated on plans or directed by Architect
 - erminate tile neatly at obstructions, edges, and corners, without disruption of pattern or joint alignment. Where tile or stone cuts are necessary, cuts shall be neat and scribed. ferent finishes at floor shall meet under the door, unless otherwise noted
- Install grout in accordance with manufacturer's directions CLEANING AND PROTECTION
- <u>CLEANING AND PROTECTION</u> <u>Clean and Seal</u>: tile, stone, and grout in accordance with product manufacturer's recommendations. <u>Protection</u>: Protectinished nataliation from traffic and neidental dirt by covering with Kraft paper during construction period. All component warranty and maintenance information shall be given to owner at project completion. Install exterior tile over concrete in 1-14° minimum mottar bed. Apply mortar bed bond coat to concrete substrate in preparation for mortar bed. Latex Portland Cement Mortar Installation: Installation with dy set or Latex-Portland Cement Mortar. Floors: For installation over plywood substrate apply one layer of glass mesh mortar unit. Set tile in latex <u>Portland</u> mort

4. EPS Foam to Drywall

FINISHING COAT Exterior Paint Finish

ISION 11- EQUIPMENT

PERFORMANCE OF WORK

Minimum reserved <u>CLEAN UP</u> Material left over by subcontractor at the job site shall be removed.

MATERIALS See Plans and / or Appliance Schedule for all items to be specified.

echanical Code and the California Electrical Code, latest adopted editions

Provide allowance for items need but not specified. Appliances and / or equipment as specified or selected by the Owner.

VISION 11-450 - RESIDENTIAL APPLIANCES GENERAL REQUIREMENTS

nstall all owner provided equipment or appliances

stall all owner provide window shades

crete slab patches at all cuts.

No C.P.V.C. niping shall be installed for potable water supply.

min, of 1/8 inch per foot as approved by the local building depar

other waste lines shall be ABS plastic. All vertical sewer lines shall be insulated and shaped to bow.

isulate all hot water piping per Title 24 requirements

All waste lines above

16

Use PL Premium for adhering materials to a smooth and level surface. Apply ¼" continuous zigzag bead of adhesive within 2" of each other. Temporary blocking or fasteners may be needed until adhesive sets. (PL Premium Construction Adhesive is

reamuton's roam woat PC-90 on back of shape detail. Interior Paint Ready Product: It is recommended that all joints be kept tight and coated with foam coat. Drywall compound can be applied on top and lightly sanded smooth. EPS Foam to Wood or Plastic

Clean surface Use PL Premium for applying material to smooth and level surfaces. Apply ½" continuous zigzag bead of adhesive within 2 inches of each other for plastic or wood. Temporary blocking or fasteners may be needed until adhesive sets. (PL Premium Construction Adhesive is available at Pacific Coast Foam or local building supply outlet). EPS Foam

Cutting Wait a minimum of 24 hours before further work on the surface of bonded components in order to avoid any movement, which

Per paint manufacturer's specifications Conventional water-based paint may be applied after 48 hours of curing. Exterior Stucce Fluids After curing for at least 48 hours, stucco finish may be applied directly over the coated EPS shape. Just before applying color coat, add four (4) ounces of bonder to each 50 lb, bag of stucco when mixing or brush bonder directly on foam shape. For other exterior finishes (EES) - to be approved by Pasific Coast Foam Acrylic Finish Per acrylic manufacturer's specification Minimum 48 hours - surface must be completely dry **CLEAN UP**

The subcontractor shall clean adjacent materials and surfaces and the work area of foreign material resulting from the work.

Scope: The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans.

Special Requirements All work performed under this section shall be performed by a State of California licensed contractor. The Contractor shall provide all rough-ins, connections, fittings and incidental materials and all labor for complete installation

All work and materials shall be in accordance with all governing and applicable codes, rules and regulations, the California

Instal an appliances of equipment per manuacure as instructions. COMPLETON REQUIREMENTS All equipment shall be clean, connected and tested for proper operation. Contractor shall be held responsible for the failure of equipment to operate properly, unless such failure was caused by the

DIVISION 22 - MECHANICAL/ PLUMBING 1. GENERAL REQUIREMENTS A. Scope: The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. Furnish and install a complete plumbing system in full compliance with all applicable sections of the latest adopted codes and governing regulations.

ary for the scope of work the Contractor shall saw cut slab(s) as necessary to install new lines. Contractor shall pour

Design and install the plumbing system per the latest approved edition of the CPC, CBC and other applicable ordinances and

regulations. Plumbing drawings and calculations, if required for obtaining permits and for construction, shall be provided by the Owner.

regulations. Copper water piping under concrete slabs shall be type "K" hard or soft drawn copper with no joints, placed in sand bed and protected with a protective wrap when penetrating concrete. Copper piping elsewhere shall be type "L". All above grade waste lines, deck drains and roof drains, within the building shall be cast iron. All others shall be A.B.S. DWV Schedule 40.

No car se paper Fixtures and Appliances, unless otherwise shown, will be furnished and installed by the Contractor per the manufacturer's

Fixtures and Appliances, unless otherwise shown, will be furnished and installed by the Contractor per the manufacturer's recommendations. Provide a case allowance for items not selected. Plumbing fixtures are indicated on the drawings. Fixtures, faucets and trim shall be selected by the Owner. Furnish fixtures listed herein shall be complete with all items necessary.

Insect netron statil be complete with an new necessary. <u>PREPORALACE OF WORK</u> All work and materials shall be installed in accordance with all governing and applicable codes, rules and regulations, including the Califorma Building Code and the California Mechanical Code and the California Electrical Code, latest adopted edition. All work shall conform to the following guidelines unless superseded by local building codes or noted on plans otherwise

All work shall conform to the following guidelines unless superseded by local building comes or normal order to a Rough Planning prior, fixtures and fittings throughout, unless noted otherwise. Existing planning prior, fixtures and fittings to be abandoned and/or removed, unless noted otherwise. Provide new plannbing spiping, risk was a divert and seaver fine(s) as necessary for the work shown, unless noted otherwise. Provide new plannbing spiping, risk was a divert and seaver fine(s) as necessary for the work shown, unless noted otherwise. All new priori shall be pressare tested to the approval of the building inspector and/or the minimum standards as follows: sanitary priori, min. water pressure 5 pis for 15 minutes. equator planning min. water pressure 50 pis for 15 minutes. (gas ping): min, gas pressure 10 pis for 15 minutes. Waste paping shall be sloped a minimum of 1/4 inch per foot, only piping greater than 4 inches in diameter may be sloped a min of 1/8 inch work for star annoved by the local building department.

All water lines shall be copper, soldered with lead-free solder. Where possible water lines shall not be run beneath slabs.

An verteal sever lines shall be insulated and shaped to bow. All equipment spiring off water or condensation shall be required to drain to the exterior or be provided with a drain. Cold and how water piping to fixtures shall be thoroughly flushed and rinsed prior to placing system in service. Connectors between cooper and brass piping with other formous materials shall be made with approxed dietectric couplings. Hot and cold-water piping shall be a minimum of 12 inches apart where piping is parallel. Plumbing contracts shall review all kitchen, hatt and other requipment, and make service connection to each as required. Gas vents, vent stacks and piping in walls, passing through three floors or less shall be effectively draft-stopped at each floo ceiling.

cerling. When feasible, waste, vent and rain water leads shall not run in shear walls. When waste, vent and rain water leads must run in

When testine, waste, vent and fait water (eater shall not run in alread waits, when waster, vent and rain water leaves must run in shear waits, penetrations (fruction) there paries), takes and study shall be held to a nimmum.
 Boring and notching of shear paries, plates and study shall be nearly drilled or cut. Borings or notches shall be of the minimum size to accommodate the particular pipe, Refer to Division 6 Section 1.

nstall a minimum of two (2) wall mounted hose bibs, with backflow prevention devises, per living unit as shown on drawings

E. Meters and Service Connections
 Novide new gas meter and electrical service (gas, water and sewer) for new construction. Verify existing meter and service capacity for renovation of existing buildings at remodel addition projects and upgrade and relocate as required.
 Where local water pressure is in excess of 80 p.s.i., provide an approved pressure regulator as required by CPC Section 1007(b).
 Bunchine University of Entropy and Entropy Section 1007(b).

Where local water pressure is in excess of an part, provide an approved pressure regulation as required by the second pressure regulation and required by the second pressure regulation as required by the se

in naces shall be 2.5 upm (gallons per minute) max. Provide all accessories and connections required for proper operation

Ceramic tile tub and shower units shall be built over a waterproof membrane as specified. Unit showers shall have a fiberglass or pre-cast receptor with a minimum six (6) foot high integral wainscot: with direct connect

is showers and tub-shower combinations, control valves must be pressure balanced or thermostatic mixing valves, per CPC.

Hose Bibbs All hose bibs shall be mounted 18 inches above the finish surface, unless noted otherwise.

or as directed by the Owner. All hose bibs shall be protected by an anti-siphon device. Permanent vacuum breakers shall be included with all new hose bibs.

All faucets shall have a flow rate of 2.2 gallons per minute

of fixtures, appliances and equipment.

o framing as shown on the

rete slab or raised floor on multi-story buildings shall be cast iron within habitable areas. Vents and

MATERIALS Piping: All materials shall be new and shall be in full conformance with all governing and applicable codes, rules and

 <u>DIVISION 12 - FURNISHINGS</u>

 1. GENERAL REQUIREMENTS

 Scope: All furnishings are by the owner and delivery and setup are not part of this contract.

 <u>Other:</u> The Contractor shall move or store all furnishings or other materials from project area if required by Owner.

Special Requirements All work performed under this section shall be performed by a State of California licensed plumbing contractor

Provide backing and power as need for complete installation. Shades as indicated on the Energy Compliance sheet in the drawings, installed in accordance with Own

net operating instructions and component warranty information shall be given to owner at project completion

or larger shapes and details, mechanical fasteners may be needed. Fasteners to be approved by Pacific Coast Foam

or sach onder reinpolst inteknig or insteller may serieseden ann anserte see (e.e. reinmit Construction runderer is available at Paritie Coast foraur or local building supply outlet). Interior Paul Ready Product Use PL Premium to apply to substrate same as above or using a 3/8" notched trowel, spread Hamilton's Four Coat FC-90 on back of shape detail.

Clean surface

- r glass mesh mortar uni 4. 1 n dry areas apply tile over firmly attached, taped and spackled gypsum wall board.

DIVISION 09-900 - PAINTING 1. GENERAL REQUIREMENTS

- Scope: The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. This section includes, but is not limited to painting or statining of all surfaces as shown and/or specified. Refer to Finits Schedule and Notes for location and inlinis of surface to be painted.
- Refer 10 Timbs sciencing and roles for toxino and timor of natives to repaired. Special Requirements All work performed under this section shall be performed by a State of California licensed painting contractor. Furnish paint untervisit from the same manufacturer whenever practicable. All materials shall be compatible with one another and with the surface materials over which they are to be applied. Comply with manufacturer's written recommendations for environmental conditions under which coating as where can be applied. Materials, application and disposal shall conform to all local and state regulations governing the use of paint materials at the built of the state of t
- building site Submit a complete list of paint materials with two (2) color samples (8 x 10) inches on card board of each color and gloss. Submit color samples of stained or clear "natural" finishes on pieces of wood of the species to be finished. Interior finishes must conform to the requirements of Chapter 8, 2001, CBC. All decorative materials are required to be
- tained in a flame-retardant condition. 2. MATERIALS
- als shall be by Frazee, Sherwin Williams, or approved equal. Colors as selected by architect and sample
- approved by owner. Wood stains shall be by <u>Ovmpic</u> or approved equal. Colors as selected by architect and sample approved by owner. Equivalent or comparable products of other reputable manufacturers may be used with the Architect's prior approval. <u>PERFORMANCE OF WORK</u>

iding top and I

DIVISION 09-950- FOAM APPLIED SHAPES 1. GENERAL REQUIREMENTS A. DESCRIPTION & SCOPE

MATERIAL Control Expanded Polystyrene (EPS) Shapes

Shall be produced by Pacific Coast Foam or a m Shall be treaded, open weave or glass fiber type Available in 10 x 10 fine and 6 x 6 regular net Base Coat and/or Adhesive Based on your application, cementitious or gyps <u>PERFORMANCE OF WORK</u> <u>INSPECTION</u> Examination of Subtrate

of Substrate

Coast Foam detail

EPS Foam to EPS

foam shapes shall be produced by Pacific Coast Foam

Shall meet current specifications of molded expanded polystyrene shapes Minimum nominal density shall be available in 1#, 2# and 3# density

The substrate shall be examined for compliance with contrast documents.

INSTALLATION Pacific Coast Foam shapes are pre-coated and/or finished under factory controlled condition

Reinforcing Mesh Netting Shall be produced by Pacific Coast Foam or a manufacturer approved by Pacific Coast Foam

TEL: (858) 455-1274 FAX: (858) 455-4531 Related work specified Finishes, div. 9

MATERIALS GENERAL All components

Lath and Plastering div 9

Preparation and Application sible to the occupants, whether located in conditioned or unconditioned spaces shall receive t, stain or clear finish

/ents, grilles and registers, shall be painted to match adjacent surfaces unless otherwise directed

Contractor shall re-paint or re-stain all existing surfaces to remain in place to match original color and texture unless otherwise

vents, grines and regusters, snane op anneto to match adjacent surfaces unless onerwise artected. Clean surfaces of olas, dirt, zeros, e.u., le acrustation and other foreign matter prior to the application of the primer coat. Repair all voids, nicks, cracks, dents with studied patching material. Finish flush with dapacent surface. Where interior painting is specified for walks of a route name, learning the studies of the primer coat. Repair grills and other miscellaneous items. Handware such as hanges, levers or vor spray or splatter, studies, unless specified. Items that are not to be painted shall be not over spray or splatter.

specience, items that are not to be painted shall be masked to prevent over spray or splatter. Paint shall be applied at the manufacturer's recommended rate of oversage. Each coat shall be even, smooth and uniform; free of laps, skips, runs and color variations. Sand lightly between all coats. Edges of doors and windows scheduled to receive paint shall have complete coverage. Allow each coat to dy thoroughly before applying succeeding coat. <u>Woodwork preg:</u> Sand rough spots; seal knots, pitch pockets and sappy spots; spackle nail holes, cracks and joints after primer coat; caulk baseboard and rim (as occur) to zypaum board. <u>Sheet metal Preg:</u> Wash galvanized metal with neutralizer and allow to dry. <u>Paint Color Schedule</u>: Verify with Architect prior to application. Exterior colors selected by Architect or Owner. Interior colors selected by Owner.

From Door (Stained): One coat sanding sealer, two coats spar varnish. (Verify gloss). Coating shall include all surfaces including too advert Ext. Doors and Windows: One coat wood primer, and two coats acrylic semi-gloss enamel. Coating shall include all surfaces including top and bottom edges.

Exterior Painted Siding: One coat wood primer, and two coats acrylic semi-gloss enamel. Coating shall include all surfaces

incluing top and bottom edges. <u>Ext. Sandblasted Wood</u>: Two coats semi-transparent water reducible stain with mildew inhibitor. <u>Galvanized. Sheet Metti</u>: Metti: Pretreatment for galvanized metal: 7113 Vinyl Wash Primer One coat etching metal primer. two coats acrylie stain ename! (color to match adjacent material). <u>Ext. Ornamental Steel</u>: Sandblast scale and rust, one coat inorganic zine primer, one coat two-part epoxy, one coat two-part

ureiname. Exterior Plaster- Painted: One coat high hide primer, and two coats 100% acrylic stucco paint. <u>Stained Exterior Wood</u>: One coat sanding scaler, two coats semi-transparent or full hody stain. <u>Plaster and Concrete</u>: Ist Coat: Scaler, 2nd Coat: Prime Undercoat, 3rd Coat: Emanel, sheen as selected. <u>Gypsum Board</u>: One coat sealer, One coat Prime Undercoat and Two coats satin acrylic-vinyl, except at kitchens and baths applive two coats semi-gloss acrylic enamel.

Provide all labor, material and equipment necessary to install Pacific Coast Foam coated shapes or Architect approved equal. PACIFIC COAST FOAM

Description of systems Coated Expanded Polystyrene (EPS) Shapes: Base-coated, paint-ready and stone coated shapes consisting of a

<u>URNERAL</u> All components of PACIFIC COAST FOAM shapes shall be obtained from Pacific Coast Foam or its author NO SUBSTITUTIONS OR ADDITIONS of other material shall be permitted without prior written permissio

Coated Expanded Polystyrene (EPS) Shapes: Base-coated, pnint-ready and stone coated shapes consisting of a polymer-modified cementitous coating (recommended with reinforing mesh) over a closed cell, resiltent, lightweight for plastic with a minimum standard density of one pound cubic foot to be produced by Pacific Coast Feam. Reinforcing Mesh: A tibreplase mesh used to strengthen the base coat. To be produced by Pacific Coast Feam. Base Coat and/or Adhexive: To be produced by Pacific Coast Feam. Base Coat and/or Adhexive: To be produced by Pacific Coast Feam. Interior, LykeWood, LykeStone, Concrete or Limestone Finishes: To be produced by Pacific Coast Feam or approved by Pacific Coast Feam or approv

Shall be coated with polymer-modified cementitious, acrylic based primer, or gypsum based coatings depending on your

The substrate surface shall be free of foreign materials such as oils, dust, dirt, form release agents, paint, wax, glaze, moisture

The substrate shall be examined for soundness, such as tightness of connections, crumbling or looseness of surface, voids and projections. It is the General Contractor's responsibility to make sure the substrate is flat, straight and ready to receive Pacific

Pacific Costs Forum super-EPS Forum to Brown Coat Primer should be mixed to a heavy-bodied, paste like consistency. Cover both the surfaces of the shapes and the brown coat completely where the shape will join the brown coat. Press shape into position on the brown coat. Generally, the adhesive to the substrate will be sufficient to hold the shape in place. On larger shapes, use fasteners to prevent the shape from sliding until the adhesive starts to set. Do not penetrate paper. Countersink and till holes with immer adhesive.

Plaster-Ready Product: mix additional primer to more flowable consistency (suitable for brush applications) and apply to shape

Plaster-Ready Product: Primer must be applied to all joints. Mesh tape all joints.
 Exterior Paint-Ready, Lykestone or Limestone Product: Apply to substrate same as above. Joints to be filled with grout or

nded that all joints be coated with Adhesive Primer and 2 inch mesh to prevent cracking

The Architect and General Contractor shall be advised of all discrepancies. Work shall not proceed until unsatisfactor

or gypsum base coat and/or adhesive, or acrylic primer to approved substrate

M. Interior Painted Doors, Windows, Woodwork, and Paint Grade Cabinetry: One coat enamel u

9. Install tempered glass for shower enclosures. Pressed steel or cast iron tub/shower units with baked enamel finish shall have wainscot as shown on the interior elevations o

Water Heater and Fittings ther heater(s) shall be braced to resist seismic forces per UPC section 1310. All water heaters shall be installed, with clearances per CMC. See drawings for location(s) Combustion air shall be provided as required by CPC.

 Site or Deek Drains and Fittings Roof drains shall be bonderized copper combination roof drain overflow with ABS plastic dome grate as manufact <u>Thunderbird Products, Inc.</u>, El Cajon, CA. (619) 448-3567. See plans for size and type. Do not attach drain to Site or Deck Drains and Fittings

Until dram has been properly installed. Deck drams shall be bonderized copper with cast bronze or stainless steel grate as manufactured <u>by Thunderbird Products. Inc.</u> El Cajon. C.A. (16):14.84.365. See plans for size and type. Provide recessed washing machine supply and discharge box as manufactured by <u>Tech Specialties. Inc.</u> Model No. WOMB-L. <u>Miscellaneous Equipment and Fittings</u> Provide icemaker connection box <u>by Tech Specialties, Inc.</u> Model No. BB-L. <u>COMPLETION REQUIREMENTS</u> All fixtures shall be lean, connected and tested for proper operation.

equested by the Owner

DIVISION 26 - ELECTRICAL

ubes and bulbs

MATERIALS

o the countertop.

nd floor plans for equipment

anufacturer's instructions.

he Owner.

2

ocal telephone compar

Exhaust fans and Vents

Doorbell and intercom system

All component warranty and maintenance information shall be given to owner at project completion.

GENERAL REQUIREMENTS Scope The scope of this section includes all labor, material and equipment necessary to complete all work specified herein and as indicated on the plans. Also included are materials not specifically mentioned herein or shown, but which are necessary to make a complete, properly fourtioning electrical system. Electrical work includes, but is not limited to: A complete service and distribution system including the main panels, conduct, orductor, breakers, sub panels, cas required. Complete service and distribution system for lighting, motors, vents, receptatels, and junction boxes as shown or specified. Furnish and installation of lighting fixtures, wall switches, receptacles, yents, etc. as shown on the plans, complete with all boxes and builting.

Minor cutting and notching as required for proper installation of electrical system and functioning fixture: For the stand of the stand s

Trenching necessary for underground telephone and electrical service. See Appliance Schedule for appliances and their respective electrical needs. Also refer to Mechanical Plan for Equipment schedule. Refer to Electrical Plan and Electrical Notes

Refer to Electrical Final and resolution inset. Special Requirements All work performed under this section shall be performed by a State of California licensed electrical contractor. All electrical systems shall be installed in accordance with approved plans and governing codes. Specifications pursus section shall be tested and approved to be in proper working condition to the satisfaction of the Building Official beto issuance of the certificate of occupancy. Install electrical, lelephone and cable television systems to the latest edition of the CEC. CBC, utility company requir

Electrical Drawings and calculations, if required, shall be provided by the property Owne The Contractor shall coordinate all work with the public utilities and the property Owne

3. The Contractor shall coordinate and work while a point studies and the poperty offer. MATERIALS All work and materials shall be in accordance with all governing and applicable codes, rules and regulations, the California Building Code and the California Mechanical Code and the California Electrical Code, latest adopted edition. See Electrical Plans for: Electrical Equipment and Lighting Fixtures. All materials shall be new and UL listed. Provide a cost allowance for items not selected. All wring shall be copper. Wire gauge shall be sufficient for anticipated electrical loads. <u>PERFORMANCE OF WORK</u> Contractor shall use the following guidelines, unless otherwise noted on electrical plans: Switches and Recentacles.

Switches and Receptacles: The locations of switches, outlets and light fixtures shown on electrical plans are approximate. Do not run wire until after The locations of switches, outlets and light fixtures shown on electrical plans are approximate. Do not run wre until after all hores are in place and the owner or work? again thas here called for make visual review of all locations. Rocker switches, dimmers, receptacles, wall plans and other related receptacles such as telephone jacks, GFIC receptacles and cable outlets shall be <u>Leviton</u> "Decora". Color of all items shall be "White" unless otherwise noted. All olectric wall switches unless noted on the plan are to be located 48 inches above the finish floor. All olectric walls witches unless noted on the plan are to be located 48 inches above the finish floor. All olectric walls witches unless noted on the plan are to be located 48 inches above the finish floor. All outler receptacles shall be twelve (12) inches above finish floor, unless noted otherwise. Verify locations for horizontally mounted outlets (marked "Horizontal" on plans", Multiple switches shall be installed six (6) inches from the bottom of the faceplate to the contexten

ouverience outlets in bathrooms, kitchens, outdoors, basements and garages shall be ground fault interrupt circuit (GFIC)

. rical outlets at the exterior or within 6'-0" of the kitchen sink, other sink . showers or other water sources shall be provided Etectrical outlets at the exterior or writing 6-20° of the kitchen sink, other sink , showers or other water sources shall be provide with ground fault interrupter switch (GPIC). Electrical outlet plate gaskets shall be installed on all receptacles, switches or other electrical boxes in exterior walls and any walls on perimeter of conditioned space. Varify with owner any electrical stub outs for fature electrical. Inarcian boxes for ceiling fans shall be securely fastened to framing per fan manufacturer's instructions. Also see Site Plan, Sections and Interior Elevations for additional electrical requirements or fixture locations.

Lighting Fixtures; Mounting heights for light fixtures shown on plans are from finish floor or flatwork to the centerline of junction box, unless noted otherwise. Also refer to exterior and interior elevations for additional information regarding fixture-mounting height

note: on prefixes. Also refer to exterior and interior elevations for additional information regarding instate-moniting neighbors. Oner supplied futures shall be installed by contractor. The O-mer shall select all light fixtures unless shown on the plans. Light instrust seaf for general lighting in kitchers and bathrooms shall provide forty (40) lumens per watt at task level. (General lighting shall be those lights switched on when entering a room. If the subject space these as single light source, so source with be considered general lighting). Lighting for specific visual tasks or decorative effect are compared from these

ments. otherwise shown on the drawings, provide one bare-bulb light fixture at or above the attic mounted air-handling unit, ble from an approved, convenient location. Install one convenience outlet within 24° of unit, d or Laminous ceiling shall be sized and detailed as shown on the drawings, if any.

Dropped to canimate testing and Appliances and Equipment: Verify electrical requirements for new appliances and mechanical equipment prior to running wire. (see Appliance Schedule

Wiring Wiring in plenums shall be in conduit or conform to CEC articles 300-21 and 300-22.

wing in prenums snain be in conduit of contornin to CEA via trainers 300-21 and 300-22. Verify all electrical requirements for new work and provide service as necessary. All new electrical wiring and installation shall comply with the latest adopted edition of the CEA clubs washer. Late and local requiriements. Any fixed applications such as disposal, dishwasher (clubs washer, the advection of the CEA clubs washer. Here, the advection of the CEA clubs washer that the advection of the clubs washer that the clubs washer that the advection of the clubs washer that the advection of the clubs washer that the club advection of the clubs washer that the club advection of the clu Electrical Service and Sub-Panels

Electrical Service and Sub-Panels All electrical panels shall have permanent legible labels indicating circuit use, amperage, etc. All circuit breaker switched to receptacle, must use only type AFCI circuit breakers. Venify all electrical requirements for new work and provide service as necessary. All new electrical wiring and installation shall comply with the latest adopted edition of the CEC, state and local requirements. <u>Telephone, Sound Systems or Security Systems</u> Verify with owner and coordinate installation requirements of sound system and speaker wire for sound system. (System an

irements of sound system and speaker wire for sound system. (System and Verify with owner and coordinate installation requirements of sound system and speaker wire for sound system. (System and wiring and not in contract) Provide four telephone lines to residence. (verify with owner) Pre-wire for cable TV and telephone per plans, verify size and

shielding requirements for TV cable. Verify locations of telephone, cable and computer outlets with owner prior to installation

ieneral contractor to verify with the owner and coordinate any electrical requirements for the installation of security system nd/or intercom system. (System and wiring not in contract)

ancoin meetion system: 155 sent ann synnig no in contacty Smoke Detectors and Fire Alarma Smoke detectors and Fire Alarma Install anske detectors as required by CBC Chapter 3 and CBC Section 310.9 and in accordance with the approved

manutacturers instructions. Smoke detectors shall be permanently wired to the building electrical system and shall be equipped with battery back up per UBC section 310.9. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for over current protection. Detector shall be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each

Detector shall be instance in each seeping room and all point centrally obtack in the control of all a pring access of each separate sleeping area. When the dwelling unit has more than one story and in dwellings with basements, a detector shall be installed on each story and in the basement. In dwelling units where a story or basement is split into two or more levels, the smoke detector shall be installed on each level. When sleeping rooms are on an upper level, the detector shall be placed at the ceiling of the upper level in close proximity to the tailway by 24 inches or more, smoke detectors shall be placed at the to the hallway serving the bedrooms exceeds that of the tailway by 24 inches or more, smoke detectors shall be installed in the hallway and the adjacent room. Detectors shall sound as alarm audible in all sleeping areas of the dwelling unit in which they are located.

Site Lighting As shown and specified in the documents prepared by the Architect, Civil Engineer or Landscape Architect or as required by

the Owner. Provide electrical connection to exterior junction boxes, timers, or controls as required for functioning system. <u>COMPLETION REQUIREMENTS</u> All fixtures shall be clean, lamps installed and tested to respond to appropriate switch. Other electrical devices shall be tested for proper operation. All component warranty and maintenance information shall be given to owner at project completion.

ATTACHMENT 10



SHEET



DEMOLITION NOTES

 ARCHITECT SHALL BE NOTIFIED IMMEDIATELY WHEN ANY DISCREPANCY WITH ARCHITECTURAL OR STRUCTURAL DRAWINGS ARE FOUND AT THE PROJECT SITE. ALL DRAWINGS MAY HAVE TO BE MODIFIEL DISCREPANCY WITH ARCHITECTURAL OR STRUCTURAL DRAWINGS ARE
 FOUND AT THE PROJECT STE. ALL DRAWINGS MAY HAVE TO BE MODIFIED
 UPON REMOVAL OF EXISTING CONSTRUCTION. DO NOT PROCEED WITH
 WORK IN QUESTION UNTIL THE ARCHITECT ISSUES DRECTIONS.
 CONTRACTOR SHALL VERIFY LAYOUT OF EXISTING STRUCTURE.
 PROPERTY BOUNDARIES, LOCATION OF STIE UTILITIES - UNDERGROUND AND OVERHEAD. AND FIELD CONDITIONS AS SHOWN ON THE PLANS PRIOR TO DEMOLITION.
 BEFORE START OF DEMOLITION CONTRACTOR SHALL VERIFY WITH THE WINER ANY ITEM TO BE SAVED IS, COVERED. OR STORD, VERIFY STORAGE LOCATIONS WITH OWNER ANY ITEM TO BE SAVED SIG. COVERED. OR STORD, VERIFY STORAGE LOCATIONS WITH OWNER BEFORE DEMOLITION COMMENCES.
 ANY OUTDOOR STRUCTURES OR LANDSCAPING MARKED TO BE SAVED.
 SHALL BE PROTECTED. FENCED AND OR COVERED OR STORED OF SITE AND PROPERLY DISPOSED AT CITY-APPROVED LOCATIONS BY THE CONTRACTOR.
 CONTRACTOR SHALL ALSO REFER TO FLOOR PLANS AND OTHER
 CONTRACTOR SHALL ALSO REFER TO FLOOR PLANS AND OTHER
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 CONTRACTOR SHALL ALSO REFER TO FLOOR PLANS AND OTHER
 CONTRACTOR SHALL ALSO REFER TO FLOOR PLANS AND OTHER
 CONTRACTOR SHALL AND REPARAMING OPENINGS TO REMAINS TO REMOVE ALL
 MATERIALS CAREFULLY TO AVOID DAMAGE TO ADJACENT SURFACES
 CONTRACTOR SHALL NOTIFY ARCHITECT THE ARD PROPERING TO REMOVE ALL
 MATERIALS CAREFULLY TO AVOID DAMAGE TO ADJACENT SURFACES
 CONTRACTOR SHALL NOTI

0. PREPARE EXISTING WINDOW FRAMING OPENINGS (TO REMAIN) TO RECEIVE NEW WINDOW UNITS. SEE NEW FLOOR PLAN AND ELEVATIONS FOR

RECEIVE NEW WINDOW UNTIS. SEE NEW FLOOR PLAN AND ELEVATIONS FOR NEW WINDOW SIZE. 11. WHEN DEMOLITION IS COMPLETE. THE STRUCTURE AND SITE SHALL BE BROOM CLEAN AND READY TO RECEIVE NEW WORK. 12. REMOVE ALL EXISTING LANDSCAPE AND TREE ROOTS WITH IN 3 FEET OF THE OUTLINE OF NEW STRUCTURE. IF THE REMOVAL OF TREE ROOTS PRODUCES POTENTIALLY UNSTABLE TREES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT A TREE SPECIALIST TO MAKE A RECOMMENDATION. 13. DEMOLITION OF OPENINGS IN ROOF AND EXTERIOR WALLS SHALL BE COVERED EACH NIGHT WITH PLASTIC TARPS AND SECLERED TO PREVENT

13. DEMOLITION OF OPENINGS IN ROOF AND EXTERIOR WALLS SHALL BE COVERED EACLI NGHT WITH PLASTIC TARES AND SECURED TO PREVENT WATER AND DUST FROM ENTERING THE BUILDING.

 EXISTING FLOORS SHALL BE COVERED DURING CONSTRUCTION. OPENINGS SHALL BE TAPED AND SEALED TO WALLS AT EDGES OF CONSTRUCTION ZONE TO MINIMIZE DUST. TEMPORARY WALL SHALL BE BUILT AND SEALED AS IF NEEDED DO SHOWN ON PLANS.
 SHOLLD ANY PORTION OF THE STRUCTURE BEING REMOVED PRODUCE UNSTRACTION BRAYCING.

SHORING AND BRACING. EXISTING FAU & WATER HEATER SHALL BE TURNED OFF AND

SALVAGED UNITS REMOVED AND STORED FOR RE-USE. EXISTING NATURAL GAS SERVICE SHALL BE TURNED OFF AND LINES TEMPORARILY CAPED AT

AND, WARD OWNED AND AND MOND FOR BECSE. EXISTING PATURAL GAS SERVICET SHALL BET TURNED OF FAIL DIRES TEMPORARILY CAPED AT RESIDENCE. 17. ELECTRICAL SERVICE SIALL BE TURNED OFF AT RESIDENCE AND PROVISIONS FOR TEMPORARY POWER MADE DURING CONSTRUCTION. 18. PLEASE BE ADVISED INTIG IS A REMORDLY PROVENTION CONSTRUCTION. 19. PLEASE BE ADVISED INTIG IS A REMORDLY PROVENTION CONSTRUCTION. VERIFIED PROK TO COMPLETION OF FINAL PROJECT BID. 19. CONTRACTOR SHALL VERIFY IN THE FIELD THE CONDITION OF ALL FOUNDATIONS. STEM WALLS SILL ATTACHMENTS, PRE-MODTING CONDITIONS AND ATTACHMENT TO FRAMING. DEFICIENCIES, CRACKS OR OTHER STRUCTURAL ISSUES IN FOUNDATIONS OR PROTOTINGS OR LACK THEREOF SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL BORDERS. 20. EXISTING FRAMING AND FLOOR SURFACES MAY BE OUT OF PLUMB AND DOT LEVEL INFLY SHALL DE INSPECTED AND MADE PLUMB AND LEVELED UPON NOTHICATION TO THE ARCHITECT AND A WRITTEN APPROVAL HAS BEEN DOCUMENTED. WOOD FRAMING AND/CREW TOOL MAY BE ECOUNTERD AND MODIFICATIONS AND/OR PROTECTION MEASURES SHALD ELEVEL DE ENTIFIED AND OR ORDITION CONTON MADY HENDING AND AND AND LEVEL END MODIFICATIONS AND/OR PROTECTION MEASURES SHALD ELEVER ELEVEND MODIO OR DENDING AND LOCENT.

SHALL BE TAKEN

ELEVATION CHANGES BETWEEN DOOR OPENINGS AND ADJACENT GRADE SHALL BE VERIFIED IN THE FIELD AND IF DISCREPANCIES EXIST GRADE SHALL BE VERIFIED IN THE FIELD AND IF DISCREPAACIES EXIST BETWEEN FIELD CONDITIONS AND PLANS EXIST, NOTEY HE ARCHITECT TO MAKE MODIFICATIONS AND RO OTHER CORRECTIVE MEASURES. 22. IF SOLES REPORT OR SURVEY NOT INCLUDED WITH THIS SET OF DOCUMENTS, THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS, ORDERED REPORTS OR SURVEY OR OTHER ADDITIONAL ISSUES CAUSED BY LACK OF INFORMATION FROM THOSE DOCUMENTS.

COASTAL PROJECTS ADDITIONAL NOTES A. THIS IS A COASTAL PROJECT. NO EXTERIOR WALLS SHALL BE DEMOLISHED OTHER THAN THOSE SPECIFIED ON THE DEMOLITION SHEET WITHOUT PRIOR WRITTEN INSTRUCTION FROM ARCHITECT. B. IT IS THE GENERAL CONTRACTORS SOLE RESPONSIBILITY THAT ALL EXISTING WALL SHOWN TO REMAIN SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES DURING THE PROJECT CONSTRUCTION.

DEMOLITION NOTES FOR COASTAL EXEMPTION

A. AT LEAST 50% OF THE EXISTING EXTERIOR WALLS (FROM THE FOUNDATION TO THE TOP PLATE) OF THE PRINCIPAL HABITABLE FLOOR MUST BE LEFT STANDING AND IN PLACE THROUGHOUT CONSTRUCTION AND INCORPORATED INTO THE COMPLETED STRUCTURE. B. THE WALL MUST CONTINUE TO BE USED AS INTERIOR WALLS OR USED IN A "DOUBLE WALL' CONFIGURATION WITH ANY NEW WALL) C. ANY DOOR OR WINDOW LOCATED WITHIN A SEGNENT OF THE WALL WHICH IS COUNTED TOWADT THE CANFT OF ANY THE WALL TO BE LEFT STANDING (AT LEAST 50%) CANNOT HAVE THEIR LOCATION OR SIZE MODIFED. SIZE MODIFIED.

SIZE MODIFIED. D. THE SURFACE OF THE WALL CAN BE MODIFIED OR REMOVED <u>DOWN TO</u> <u>THE STUDS</u> BUT WITH BOTH THE TOP AND BOTTOM PLATES IN PLACE. REMOVAL OF THE STUD WALLS, EVEN ON A TEMPORARY BASIS DOES NOT MEDICE EXEMPTION CRITERIA (FOR COASTAL EXEMPTION) AND IS NOT TO BE

MEET EXEMPTION CRITERIA (FOR COASTAL EXEMPTION) AND IS NOT TO BE DONE. E. WALLS, WHICH ARE DESIGNATED TO REMAIN. <u>CANNOT BE REPLACED</u>. HEIGHTENED OR <u>RELOCATED</u> FOR ANY REASON, INCLUING REASONS OF STRUCTURAL INTEGRITY (DRY ROT. TERMITES). F. REINFORCEMENT IN THE FORM OF SISTERING MEMBERS (STUDS AND PLATES) IS PERMITTED AS LONG AS THEY DO NOT INTERRUPT THE ASSEMBLY OF TOP PLATE STUDS AND SILL G. PENETRATION THROUGH TOP PLATE IS PERMITTED -ONLY THE WIDTH OF THE ACTLAL CUT WILL BE INCLUDED IN THE CALCULATION (EG. ONLY ACTLAL WIDTH OF A 2X4 OR A 4X4 GOING THROUGH THE TOP PLATE WILL DEDICT THAT AMUNDAT.

DEDUCT THAT AMOUNT) H. CRIPPLE WALLS ARE PERMITTED (PLACING A NEW BOTTOM PLATE ON

H. CRIPPLE WALLS ARE PERMITTED (PLALING A NEW BOTTOM PLATE ON AN EXISTING TOP PLATE TOGETHER WITH NEW STUDS AND A SEW TOP PLATE FOR THE PURPOSES OF INCREASING FLOOR TO CEILING HEIGHT, I. FOUNDATION REPLACEMENT IS ACCEPTABLE ONLY IF EXISTING WALLS CAN BE PROPERLY SUPPORTED IN THEIR PRE-EXISTING POSITION DURING REPLACEMENT OR REPAIR. . A WINDOW MAY BE REPLACED OR MAY BE REDUCED IN AREA OR

DIMENSION OR MAY BE COVERED OVER (FILLED IN) PROVIDED THAT THE EXISTING STUDS AND HEADERS ARE RETAINED IN THEIR ORIGINAL

POSITION REINFORCEMENT IN THE FORM OF FURRING IS PERMITTED FOR SINGLE

K. REINFORCEMENT IN THE FORM OF FURRING IS PERMITTED FOR SINCLE WALL CONSTRUCTION ONLY IF IT IS DONE IN SUCH A MANNER THAT THE WALL IS NOT EXTENDED OLTWARD. ALL FURRING IS TO THE INTERIOR & VERIFIED BY THE ARCHITET.
L. THERE SHALL BE NO SIGNIFICANT ALTERATION OF LAND FORMS INCLUDING REMOVAL OR PLACEMENT OF VEGETATION. ON A BEACH.
WETLAND OR SAND DUINE, OR WITHIN 100 FEET OF THE EDGE OF A COASTAL BLLFF WITHOUT FIRST OBTAINING APPROVAL FROM THE GOVERNING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

ATTACHMENT 10



SHEET 1 OF



SITE NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 01.4.4)

2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

3.PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT. THE A ROB TO THE ISBARCE OF ANY CONSTRUCTION FEMILY. THE OWNER PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGLALATIONS) OF THE SAN DIEGO MUNICIPAL CODE. INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER PERMITTEE SHAL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WWPC'S HALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY 'S STORM WATER STANDARDS.

5. POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE BUILDING

6. BASIS OF BEARINGS: THE NORTHERLY RIGHT OF WAY LINE OF PLAYA DEL SUR STREET, PER PARCEL MAP NO. 1127. LE N 74 12'08" WEST

7. CITY OF SAN DIEGO BENCH MARK: SOUTHWEST BRASS PLUG AT THE INTERSECTION OF LA JOLLA BOULEVARD AND BONAIR STREET, ELEV=78.238 M.S.L

8. THE PROPOSED RETAIL/COMMERCIAL USE WILL COMPLY WITH THE PERMITTED USES OF APPENDIX A OF THE LA JOLLA PLANNED DISTRICT

GRADING QUANTITIES

ADING AREA	22.215.6 S.F.
T QUANTITIES	6,000 C.Y.
X. CUT DEPTH	11'-3"
L QUANTITIES	700 C.Y.
X. FILL DEPTH	1'-3"
X. FILL SLOPE RATIO (2:1 MAX.)	+2:1
	5.300 C.Y. 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 THI MATERIAL: ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT

AREA DENSITY CALCULATION

ZONE: LJPDO- 4

TOTAL LOT AREA = 15.459.24 SF (.355 AC) TOTAL EASEMENT AREA = 986.46 SF UNIT CALCULATION (29 DU/ACRE = 1 DU/1502 SF); (15.459.24.986.46) = 14.472.78 (.332 AC) 14.472.78 / 1502 = 9.63 UNITS

ZONE: RM-3-7

TOTAL LOT AREA = 6,581.72 SF UNIT CALCULATION: 6,581.72 / 1,000 = 6.58

TOTAL NUMBER OF UNITS CALCULATION: 16 (16.22)

FAR CALCULATION

ZONE: LJPDO-4

TOTAL LOT AREA ALLOWABLE FAR ALLOWABLE BUILDING AREA PROPOSED BUILDING AREA UNDERGROUND PARKING AREA ACTUAL FAR ZONE: RM-3-7

15,459.24. SF 1.00 15,459,24 SF 15,459,00 SF 9,413,50 SF 1,00

TOTAL LOT AREA ALLOWABLE FAR TOTAL BUILDING AREA REQUIRED PARKING AREA ALLOWABLE BUILDING AREA UNDERGROUND PARKING AREA PROPOSED BUILDING AREA ACTUAL FAR

6,581.72 SF 1.80 11,847.10 SF 3,949.03 SF 7,898.07 SF 5,898.50 SF 9,600.00 SF

PARKING CALCULATION

RESIDENTIAL: 2.0 SPACES / (1) 2 BEDROOM UNIT (12) 2 BEDROOM UNITS x 2.0 SPACES = 24 SPACES

1.5 SPACES / (1) 1 BEDROOM UNIT (4) 1 BEDROOM UNITS x 1.5 SPACES = 6 SPACES

RETAIL: 1.7 SPACES 1.000 S.F. 3.000 SF RETAIL x 1.7 SPACES = 5.1 SPACES

TOTAL PARKING REQUIRED = 35 SPACES TOTAL PARKING PROVIDED = 37 SPACES

STREET TREE REOUIREMENTS

STREET TREES REQUIRED: 36 EXISTING TREES: 31 TREES TO BE REMOVED: 22 TREES TO BE ADDED: 27

SEE LANDSCAPE PLAN ON L-L1 FOR CALCULATIONS

LOT AREA CALCULATION

AREA DEDICATED NORTH 1.328 SF SOUTH 700 SF TOTAL 2,028 SF AREA VACATED EAST 1,619 SF WEST 441 SF TOTAL 2,060 SF

DEDICATION + VACATION

AREA TO BE VACATED AREA TO BE DEDICATED





ARKING CALCULATION		
	MATRIX	
verlay Zones: arking Impact Overlay Zone (C	Coastal and Beach Impact	Areas)
ansit Area Overlay Zone Indem Parking Overlay Zone		
ultiple Dwelling Residential	Per (SDMC Tavel 142-05C)	1
linimum Requirements: Sedroom Unit-	1.50 Space per Dwe	lling linit
Bedroom Unit-	2.00 Space per Dwe	
oposed Residentail Units:		
ne Bedroom Units- wo Bedroom Units-	4.00 12.00	
arking Regirements:		
ne bedroom Units- vo Bedroom Units-	6.00 Spaces 24.00 Spaces	
tal Res. Parking Required:	30.00 Spaces includin	g (1) ADA Space
otal Res. Parking Provided:	30.00 Spaces includi	
ommercial Per (SDMC 142.05 Inimum Requirements:	10, Table 142-05E, 142-05F	1
etail -		1,000 sq. ft. G.F.A
estaurant-	5.00 Space per	1,000 sq. ft. G.F.A
oposed Gross Floor Area: Itail	3,188.00 Sq. Ft.	
estaurant-	0.00 Sq. Ft.	
otal Comm. Parking Required otal Comm. Parking Provided		ng (1) ADA Space
dditional Spaces Required Pe	r SDMC 142.0560 (d)(3)	
rough Circulation Req rough Circulation Provided-	1.00 Space marked 1.00 Space marked	
oject Total Parking Requi	red-	36.00 Spaces
oject Total Parking Provid	led-	37.00 Spaces
otorCycle Per SDMC Tavle 14	2-05C	
Inimum Requirements: sidential -	0.10 Space per Dwe	lling Unit
etail/ Restaurant-	Motorcycle parking shall	be provided at a ratio of 2
	percent of the minimum	
	is greater.	or two spaces, whichever
tal Motorcycle Parking Requi		3.60 Spaces
tal Motorcycle parking Provi		4.00 Spaces
cycle Per SDMC Table 142-05 Inimum Residential Require		DIVIC 142.0530(e)(2)
Bedroom Unit-	0.40 Space per Dwe	
Bedroom Unit- Bedroom Unit-	0.40 Space per Dwe 0.50 Space per Dwe	ling Unit
Bedroom Unit-		ling Unit
Bedroom Unit- oposed Residential Units: ne Bedroom Units-		ling Unit
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AREA TO BE VACATED





GROUND FLOOR AREA

PER SDMC TABLE 159-03A: MIN. 50% OF GROUND FLOOR AREA TO BE RETAIL USE IN LIPDO-4:

RETAIL: RESIDENTIAL: TOTAL:

4,812.1 SF (51%) 4,611.1 SF (49%) 9,423.2 SF

AREA LEGEND

RETAIL USE

RESIDENTIAL USE



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REVISIONS CONTRACT OF ADDRESS CONTRACTOR OF

SHEET TITLE PROPOSED GROUND LEVEL AREA PLAN A-1.6

SHEET OF



PROPOSED BASEMENT LEVEL PLAN SCALE: 1/16" = 1'-0"



FLOOR PLAN KEYNOTES

PRIVATE EXTERIOR USABLE SPACE; RM 3-7 PER SDMC 131.0455(c) & LJPDO-4 PER SDMC 159.0309(d) 2 LJPDO-4 REFUSE AREA: 32 SF MIN.; PER SDMC 159.0407.

- RM 3-7 REFUSE AREA; 24 SF MIN.; PER SDMC 142.0810, 142.0820 AND TABLE 142.08B
- 4 LOADING ZONE: 623 SQ. FT. (16'-8' x 37'-4".14' H) PER SDMC 159.0409. 5 NEW 36" SITE WALLS, STUCCO FINISH
- 6 NEW 42" SITE WALLS, STUCCO FINISH
- 7 RM 3-7 COMMON EXTERIOR SPACE PER SDMC 131.0456
- 10 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE
- 9 163.5 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE
- 10 131.4 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE OUTLINE OF WALLS ABOVE
- 11
- 8"-0"X18"-0" TURN AROUND AREA VISABILITY TRIANGLES. NO OBSTRUCTIONS OVER 3 FT SHALL ENCROACH, TYP.
- GREEN ROOF OVER LOADING ZONE ROOF BELOW
- RM 3-7 UPPER LEVEL WALKWAY PER SDMC 131.0461(c)(3)
- 17 NEW TANKLESS WATER HEATER: SEE FLOOR PLAN NOTE L
- 18 CONVEX SAFETY MIRRORS
- 19 LJPDO-4 UPPER LEVEL WALKWAY PER SDMC 159.037(b)

FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
 C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4 F. For Demolition, see sheets A-2.1 & A-2.2
- For Plumbing, Appliance and other Fixtures See Schedule on G.
- Sheet 8.2 H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4
- Walls. R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised
- Floor Areas R-13 Batt Insulation at all accessible interior walls for sound control.
- R-30 Batt Insulation at Ceiling & Roof Areas. R-4.5 Insulation Wrap On All New Hot Water Piping.
- R-4.5 Insulation Wrap On All New Supply Ducts. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to
- M-1.3
- HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- K. SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3. L
- WATER HEATER: New <u>Rinnai</u> RL94e instant gas water heater, 0.82 EF (or eq) typ of 1, TANKLESS N. HVAC: New Rheem RGPJ10NAMER, 80,000 BTU gas FAU,
- O.80 AFUE (or eq) typ of 1
 Attic/Underfloor installation must comply with Sections 904, 908,
- and 909 of the California Mechanical Code (CMC) Provide 5 air changes per hour for bathroom and laundry room P.
- All ABS and floors covered with type X gypsum board or similar Q. assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate per Title 24 report.
- Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of imum No.26 gauge sheet steel or other approved material and
- shall have no opening into the garage. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 fect above floor. CRC R307.2

FLOOR PLAN LEGEND

	NEW 2 X 6 EXTERIOR WALL W 1/2" PLY & 7/ 8" STUCCO ON BOTH SIDES
	NEW 2.X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL. FINISH INTERIOR W/5.8" GYP, BD, USE TILE BACKER BOARD AT RESTROOMS.
	NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
	NEW 2 X 4 INTERIOR DOUBLE STUD PARTY WALL W/ 1" AIRSPACE, AND 1/2" PLY & (2) LAYERS 5.8" GYP. ON EACH SIDE
C	NEW 8" CMU WALL, FINISH PER INTERIOR FINISH SCHEDULE
	NEW 12" CMU WALL, FINISH PER INTERIOR FINISH SCHEDULE
	ONE HOUR CONSTRUCTION 2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE.
	NEW DOORS AND DOOR SYMBOL. SEE SCHEDULE ON A-8.1
$\langle A \rangle$	NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A-8.2
\$	SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
۲	FLOOR DRAIN (FD) SLOPE Z1" PER 1'-0"
1	FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
δ	PROPOSED EXTERIOR LIGHTING
Ţ	NEW DOOR. INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
412"	'U.O.N.
	CONSISTENT AND A CONSIS
+ 412	" U.O.N.
10'-8"	EXISTING STRUCTURE DIMENSION
10'-8"	PROPOSED STRUCTURE DIMENSION
EXTERIOR W	ALL DIMENSIONS TO FACE OF STUD/FDTN, WALL.

INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.





PROPOSED GROUND LEVEL PLAN 1



FLOOR PLAN KEYNOTES

PRIVATE EXTERIOR USABLE SPACE; RM 3-7 PER SDMC 131.0455(c) & LJPDO-4 PER SDMC 159.0309(d)	10 131.4 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE
2 LJPDO-4 REFUSE AREA: 32 SF MIN.: PER SDMC 159.0407.	11 OUTLINE OF WALLS ABOVE
3 RM 3-7 REFUSE AREA: 24 SF MIN.: PER SDMC 142.0810, 142.0820 AND TABLE 142.08B	12 8'-0"X18'-0" FURN AROUND AREA VISABILITY TRIANGLES. NO OBSTRUCTIONS OVER 3 FT
4 LOADING ZONE: 623 SQ. FT. (16'-8' x 37'-4",14' H) PER SDMC 159,0409.	III SHALL ENCROACH, TYP. III GREEN ROOF OVER LOADING ZONE
5 NEW 36" SITE WALLS. STUCCO FINISH	15 ROOF BELOW
6 NEW 42" SITE WALLS, STUCCO FINISH	16 RM 3-7 UPPER LEVEL WALKWAY PER SDMC 131.0461(c)(3)
7 RM 3-7 COMMON EXTERIOR SPACE PER SDMC 131.0456	17 NEW TANKLESS WATER HEATER; SEE FLOOR PLAN NOTE L
8 10 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE	18 CONVEX SAFETY MIRRORS
9 163.5 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE	19 LJPDO-4 UPPER LEVEL WALKWAY PER SDMC 159.037(b)

FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question. Refer to Site Plan for Site and Utility Information.
- For Door and Windows See Schedules On Sheet A-8.1 D. For Interior Finish See Schedule On Sheet A-8.2
- For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- For Demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls. R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised

Floor Areas R-13 Batt Insulation at all accessible interior walls for sound

R-30 Batt Insulation at Ceiling & Roof Areas.

- R-4.5 Insulation Wrap On All New Hot Water Piping.
- R-4.5 Insulation Wrap On All New Supply Ducts. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- HVAC Equipment: See Equipment on ME-2 and Title-24
- calculations on Sheet T-1.2 SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently
- wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3. WATER HEATER: New <u>Rinnai</u> RL94e instant gas water heater, 0.82 EF (or eq) typ of 1, TANKLESS
- HVAC: New Rheem RGPJ10NAMER, 80,000 BTU gas FAU, 0.80 AFUE (or eq) typ of 1
- O. Attic/Underfloor installation must comply with Sections 904, 908 and 909 of the California Mechanical Code (CMC)
- Provide 5 air changes per hour for bathroom and laundry room ventilation. All ABS and PVC piping and fittings shall be enclosed within
- walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required. WHOLE BUILDING VENTILATION: Indoor Air Quality
- Exhaust fan with ventue fan the far for the factor of the minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- Shower compariment and bathubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2

FLOOR PLAN LEGEND

10-00-300 2450/250	
	NEW 2 X 6 EXTERIOR WALL W/ 1/2" PLY & 7 8" STUCCO ON BOTH SIDES
	NEW 2 X 4 STUD WALL $@$ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL. FINISH INTERIOR W 5/8" GYP. BD, USE TILE BACKER BOARD AT RESTROOMS.
	NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
	NEW 2 X 4 INTERIOR DOUBLE STUD PARTY WALL W/ 1 AIRSPACE, AND 1/2" PLY & (2) LAYERS 5/8" GYP. ON EACH SIDE
	NEW 8" CMU WALL, FINISH PER INTERIOR FINISH SCHEDULE NEW 12" CMU WALL, FINISH PER INTERIOR FINISH SCHEDULE
met i done i sento	ONE HOUR CONSTRUCTION 2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE.
1	NEW DOORS AND DOOR SYMBOL. SEE SCHEDULE ON A-8.1
$\langle A \rangle$	NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A-8.2
\$	SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
0	FLOOR DRAIN (FD) SLOPE /4" PER 1'-0"
I	FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
ō	PROPOSED EXTERIOR LIGHTING
Ţ	NEW DOOR, INSTALLED 4 1 2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
+ 1/2	C.O.N.
41/2	"U.O.N.
10-3"	EXISTING STRUCTURE DIMENSION
10'-8"	PROPOSED STRUCTURE DIMENSION
EXTERIOR W	ALL DIMENSIONS TO FACE OF STUD/FDTN_WALL

INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.







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

1 PRIVATE EXTERIOR USABLE SPACE; RM 3-7 PER SDMC 131.0455(c) &

1 PRIVATE EXTERIOR USABLE SPACE; RM 3-7 PER SDMC 131.0455(c) & LJPDO-4 PER SDMC 159.0309(d)	10 131.4 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE
2 LJPDO-4 REFUSE AREA; 32 SF MIN.; PER SDMC 159.0407.	11 OUTLINE OF WALLS ABOVE
3 RM 3-7 REFUSE AREA: 24 SF MIN.; PER SDMC 142.0810, 142.0820 AND TABLE 142.08B 4 LOADING ZONE: 623 SQ. FT. (16'-8' x 37'-4", 14' H) PER SDMC 159,0409.	12 8'-0"X18'-0" TURN AROUND AREA VISABILITY TRIANGLES, NO OBSTRUCTIONS OVER 3 FT SHALL ENCROACH, TYP.
5 NEW 36" SITE WALLS, STUCCO FINISH	14 GREEN ROOF OVER LOADING ZONE 15 'ROOF BELOW
6 NEW 42" SITE WALLS, STUCCO FINISH	16 RM 3-7 UPPER LEVEL WALKWAY PER SDMC 131.0461(c)(3)
7 RM 3-7 COMMON EXTERIOR SPACE PER SDMC 131.0456	17 NEW TANKLESS WATER HEATER: SEE FLOOR PLAN NOTE 1
8 10 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE	18 CONVEX SAFETY MIRRORS
9 163.5 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE	19 LJPDO-4 UPPER LEVEL WALKWAY PER SDMC 159.037(b)

FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
 C. For Door and Windows See Schedules On Sheet A-8.1
 D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For Demolition, see sheets A-2.1 & A-2.2G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2 INSULATION: R-13 Batt Insulation At All New Exterior 2X4 H.
- R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised
- Floor Areas R-13 Batt Insulation at all accessible interior walls for sound control.
- R-30 Batt Insulation at Ceiling & Roof Areas.
- R-4.5 Insulation Wrap On All New Hot Water Piping. R-4.5 Insulation Wrap On All New Supply Ducts.
- HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
 K. SMOKE DETECTORS: Shall be installed in each bedroom and
- on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3.
- WATER HEATER: New <u>Rinai</u> RL94e instant gas water heater, 0.82 EF (or eq) typ of 1, TANKLESS
 N. HVAC: New <u>Rheem</u> RGPJ10NAMER, 80,000 BTU gas FAU,
- 0.80 AFUE (or eq) typ of 1 O. Attic/Underfloor installation must comply with Sections 904, 908
- and 909 of the California Mechanical Code (CMC) Provide 5 air changes per hour for bathroom and laundry room
- All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar О. assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate per Title 24 report. Ducts in the garage and ducts penetrating the walls or ceilings
- separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a
- height not less than 6 feet above floor. CRC R307.2

FLOOR PLAN LEGEND

	NEW 2 X 6 EXTERIOR WALL W. 1/2" PLY & 7/ 8" STUCCO ON BOTH SIDES
	NEW 2 X 4 STUD WALL @ 16° O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL. FINISH INTERIOR W 5/8° GYP. BD. USE TILE BACKER BOARD AT RESTROOMS.
	NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
	NEW 2 X 4 INTERIOR DOUBLE STUD PARTY WALL W/ 1" AIRSPACE, AND 1-2" PLY & (2) LAYERS 5/8" GYP, ON EACH SIDE
	NEW 8" CMU WALL, FINISH PER INTERIOR FINISH SCHEDULE
	NEW 12" CMU WALL, FINISH PER INTERIOR FINISH SCHEDULE
	ONE HOUR CONSTRUCTION 2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE.
	NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON A-8.1
	NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A-8.2
S	SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
0	FLOOR DRAIN (FD) SLOPE 1/2" PER 1'-0"
1	FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
\$	PROPOSED EXTERIOR LIGHTING
	NEW DOOR, INSTALLED 4 1 2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
4 1/2" (J.O.N.
+++++12"1	i o N
10'-8"	EXISTING STRUCTURE DIMENSION
10'-3"	PROPOSED STRUCTURE DIMENSION
CYTCHIOD IVA	

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTN. WALL. INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS









FLOOR PLAN KEYNOTES

 I
 PRIVATE EXTERIOR USABLE SPACE; RM 3-7 PER SDMC 131.0455(c) & JPDO-1 PER SDMC 159.0309(d)

 I
 JPDO-4 PER SDMC 159.0309(d)

 I
 LPPOO-4 REFUSE AREA: 32 SF MIN; PER SDMC 159.0407.

 I
 RM 3-7 REFUSE AREA: 24 SF MIN; PER SDMC 142.0810, 142.0820 AND TABLE 142.088

LOADING ZONE: 623 SQ. FT. (16'-8' x 37'-4",14' H) PER SDMC 159,0409.

5 NEW 36" SITE WALLS, STUCCO FINISH

6 NEW 42" SITE WALLS, STUCCO FINISH

7 RM 3-7 COMMON EXTERIOR SPACE PER SDMC 131.0456

8 10 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE 9 163.5 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE

 18
 CONVEX SAFETY MIRRORS

 19
 LJPDO-4 UPPER LEVEL WALKWAY PER SDMC 159.037(b)

ROOF BELOW

OUTLINE OF WALLS ABOVE

8'-0"X18'-0" TURN AROUND AREA

GREEN ROOF OVER LOADING ZONE

11

10 131.4 SF BASEMENT ENCROACHMENT PAST PROPERTY LINE

VISABILITY TRIANGLES, NO OBSTRUCTIONS OVER 3 FT SHALL ENCROACH, TYP.

RM 3-7 UPPER LEVEL WALKWAY PER SDMC 131.0461(c)(3)

17 NEW TANKLESS WATER HEATER; SEE FLOOR PLAN NOTE L

FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
 B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
 E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to
- E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
 F. For Demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on
- Sheet 8.2 H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls
- R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Arcas
- R-13 Batt Insulation at all accessible interior walls for sound control.
- R-30 Batt Insulation at Ceiling & Roof Areas.
- R-4.5 Insulation Wrap On All New Hot Water Piping.
- R-4.5 Insulation Wrap On All New Supply Ducts. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3.
 WATER HEATER: New <u>Rinnai</u> RL94e instant gas water heater,
- 0.82 EF (or eq) typ of 1, TANKLESS N. HVAC: New Rheem RGPJ10NAMER, 80,000 BTU gas FAU,
- 0.80 AFUE (or eq) typ of 1
 O. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of mambrane parametrizing is not required.
- Protection of membrane penetrations is not required.
 R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate per Title 24 report.
- Exhaust fan with vertilation rate per Title 24 report. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- shall have no opening into the garage. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2

FLOOR PLAN LEGEND

	NEW 2 X 6 EXTERIOR WALL W 1/2" PLY & 7/8" STUCCO ON BOTH SIDES
	NEW 2 X 4 STUD WALL @ 16° O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL. FINISH INTERIOR W/ 5 8° GYP, BD. USE TILE BACKER BOARD AT RESTROOMS.
	NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
	NEW 2 X 4 INTERIOR DOUBLE STUD PARTY WALL W/ 1" AIRSPACE, AND 1/2" PLY & (2) LAYERS 5.8" GYP. ON EACH SIDE
	NEW 8" CMU WALL, FINISH PER INTERIOR FINISH SCHEDULE NEW 12" CMU WALL, FINISH PER INTERIOR FINISH SCHEDULE
2) 2008 Y 12002	ONE HOUR CONSTRUCTION 2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE.
\bigcirc	NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON A-8.1
A	NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A-8.2
\$	SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
۲	FLOOR DRAIN (FD) SLOPE Z" PER 1'-0"
1	FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
Ŷ	PROPOSED EXTERIOR LIGHTING
412"	NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
T	
412"	U.O.N.
10'-8"	EXISTING STRUCTURE DIMENSION
10'-8"	PROPOSED STRUCTURE DIMENSION
EXTERIOR W	ALL DIMENSIONS TO FACE OF STUD/FDTN. WALL.

INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.





PROPOSED BASEMENT LEVEL ACCESSIBLITY PLAN				N
	0	8'	16'	32'
	SC	ALE:	/16" = 1'-()")"





ACCESSIBILITY LEGEND



ACCESSIBLE PATH OF TRAVEL Accessible path of travel as indicated is barrier free access without abrupt vertical changes exceeding 14" inches and 1: 2 maximum scope except at door thresholds and level changes do not exceed ¼" vertical distance. Maximum crops loge of 2% typical. The contractor shall verify that the paths of travel indicated complete to this receiver.

criteria CLEAR PAT

CLEAR PATH 36 inch clear unit interior accessible route 48 inch clear exterior accessible route 44 inch clear general accessible route

TURNING RADIUS 60 Inch turning radius, clear floor area

ACCESSIBLE ZONE See Enlarged Unit Plans for designated maneuvering floor spaces and corresponding keynotes.





PROPOSED SECOND LEVEL ACCESSIBILITY PLAN 1





ACCESSIBILITY LEGEND









STORM DRAINAGE NOTES

- THE PRIMARY STORM DRAINAGE SYSTEM SHALL CONNECT TO THE BUILDING STORM WATER THAT CONNECTS TO AN UNDERGROUND PUBLIC STORM SEWER
- THE SECONDARY ROOF DRAINAGE SYSTEM SHALL DISCHARGE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL

HEIGHT NOTES

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30 ABOVE GRADE. NO PORTION OF THE PROPOSED STRUCTURE WILL EXCEED THE EXISTING BUILDING HEIGHT, PROPOSED HEIGHT TO BE HELD VERIFIED TO ENSURE COMPLIANCE

ROOF NOTES

- Roofing Underlayment slope 3:12 or less: "Ice and Water Shield" by W.R. Grace, ESR-1677, or "Winter Guard HT" by Certain Teed Corp. ESR-1492 (or architect approved equal). Install a per manufacturer's instructions. Install a #40 fiberglass reinforced felt sheet over roof membrane.
- Counter-slopes: 1/4" per 12" (minimum) towards drains created using G-26 (latex
- -cement) flooring underlayment by Crossfield Products Corp.
 Roof Edge Drip, Metal Flashing, Panel Clips and Counter Flashing: All exterior flashing to be 16 or copper unless otherwise noted. Solder or seal all seams. Hern all exnosed does.
- Itashing to be 16 oz copper unless otherwise noted. Solder or seal all seams. Hern all exposed edges.
 Built-Up Roofing System: By <u>GAF</u>, GAFGLAS 4-Pty Hot Mopped Modified Brumen Mineral Sartaced Roofing System. Proved a '/ Pr for Kott minimum roof slope. Install per manufactures instruction. Roofing system shall have a minimum 10 year labor and material warranty. Per specification Division 71, Jestion G. For Flashing, "Springlok" Hashing system, Type STX, By <u>Pry Regtel Corp</u>, Material 26 and prelabriated and prelabriated and prelabriated actions. Install per manufacturer's specifications. <u>Roofing system shall be a UL class "A" rated. ICC Report ESR-1274</u>. Material 26
- Ilashing.
 C. Parapet, Transitions and other Horizontal Stuces Surface Waterproofing: Membrane waterproofing shall be JJFFY SEAL 140.60 by Protecto Wrap. Extend membrane a minimum of 6° below edge of parapet, each side. Provide a minimum et ap of 4° over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6° up surface, and be overlapped by building wrap. ESR-1127. Roof Drain. Roof drain shall be TPO-RD2NH - 2" TPO-clad no-hub bottom outlet
- drain by **Thunderbird Products** with A.B.S. dome strainer, Telephone (800) 658-2473, Provide 3" LD, ABS drain lines with min Z":1' slope. Connect to building storm water. Fireplace Vent: Fireplace vent shall be Type B Stainless Steel as required by fireplace
- Fireplace Vent: Fireplace vent shall be Type B Stainless Steel as required by fireplace manufacturer, Minimum size mesh in spark restors shall be V₄^{**}, Mesh shall be stainless steel or copper.
 Roof Vent: TPO Pre-molded roof venting see detail 6/A-10.4.1
 Chay The Roofing: Roofing shall be two-Piece Mission Tile, to be "Carmel Blend by US Tile, ESI-101, Provide as 33:S sample of Mock of Tale Parler N and Coller For Owner and Architects Approval Prior to Ordering Material. Install with Roadom Instructions Over 400 Roofing Field Underlyamentics Roof With a Minimum of 3 to 12 Slope. All Roofing Materials Shall be Closes "A".
 Roof guters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof guters and downspouls shall be constructed of non-combusible materials.
- and debris in the gutter. All roof gutters and downspouls shall be constructed of non-combustible materials.
 [2] Drip edge flashing used at the free edges of roofing materials shall be non-combustible.
 [3] Valley flashing shall be not less than 0.019 (#26 galvanized sheet gauge) corresion-resistant metal installed over a min. 36-wide underlayment consisting of none layer of No. 72 ASTM cag sheet running the full length of the valley.
 [4] Turbine artic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
 [5] Encient rafer assubbles not be vented per CR. R806.5.
 [6] Methods and the article of the start of the valley or the rest of the start of

ROOF PLAN LEGEND

SOLAR PANELS

- ROOF DECK
- A ROOF DRAIN W SCUPPER







ELEVATION KEYNOTES

- OPAQUE, REFLECTIVE. OR DARK TINTED GLAS SHALL NOT BE USED FOR ANY PORTIONS OF THE GROUND FLOOR DEVELOPED FOR RETAIL USE.
- 2 EXPO STUCCO; SANTA BARBARA FINISH. COLOR #479 EXTERIOR TILE: DALTILE: SANTINO COLLECTION. SN07 CHIARO EXTERIOR TILE: ARIZONA TILE. ECLIPSE BEIGE, 6 x 24
- S WINDOW PER SCHEDULE, LOEWEN, COLOR: COPPER
- 6 ACCENT TILE: PRATT AND LARSON. 6 x 6 INTAGLIO J. W40 FOUNTAIN TILE
- 7 SUNSHADE-, GRATING PACIFIC INC., CLEAR ANODIZED METAL
- 8 EXPO STUCCO: SANTA BARBARA FINISH. COLOR #487 TUMBLEWEED, BASE 4 ACCENT TILE: PORCELANOSA, WOOD MODUL
- 10 WINDOW PER SCHEDULE, LOEWEN, COLOR: CHAMPAGNE TUO SOGNO ACCENT TILE; SEE SAMPLE
- EXPO STUCCO; SANTA BARBARA FINISH. COLOR 42037, BASE 4
- 13 EXPO STUCCO; SANTA BARBARA FINISH. COLOR #224 BENA VENTO, BASE 4 4 EXPO STUCCO: SANTA BARBARA FINISH, COLOR #227 NAVAJO WHITE
- 5 WINDOW PER SCHEDULE, LOEWEN, COLOR: CLEAR
- 16 EXTERIOR PLASTER: TEXSTON TERRA GREEN, CODE: VPC-33881-090909 17 EXTERIOR SIDING: HARDIE PLANK. HEATHERED MOSS







Marengo Morton Architects 7724 Girard Ave. Second Floor La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Marengo DES. REN C-19371 2 REN. 04/30/2015 All design ideas and arrang ed as indicated on the pro tion, publicat changes, substitutions, modifications deviations from these drawings or ecompanying specifications without t of Marengo Morton Archite ted. Visual, physical, or elecall these restrictions BLVD 92037 6738 LA JOLLA B LA JOLLA, CA, 9 5-08-27 Full City Re DESIGN PROJECT NO. 2014-26 REVIEWED BY CAM DATE 08-22-2016 ration. Accordingly, all such arties for informational PROPOSED IRRIGATION DETAILS L-1.2 SHEET OF





PLANTING NOTES

DEDICATED LANDSCAPE IRRIGATION METERS SHALL BE REQUIRED IN ALL DEBY DEVELOPMENT WITH A LANDSCAPE AREA GREATER THAN OR EQUAL TO 5.000 SQUARE FEET, EXCEPT THAT THIS REQUIREMENT SHALL NOT APPLY TO XFW SINGLE DWELLING UNT DEVELOPMENT OR TO THE COMMERCIAL PRODUCTION OF AGRICULTURAL CROPS OR LIVESTOCK.

2: LANDSCAPE IRRIGATION SUBMETERS SHALL BE REQUIRED IN THE FOLLOWING DEVELOPMENTS: (A) NEW SINGLE DWELLING UNIT DEVELOPMENT; (B) IMPROVEMENTS TO EXISTING (NDUSTRIAL, COMMERCIAL AND MULTIPLE DWELLING UNIT DEVELOPMENT WHEN:

1) THE IMPROVEMENT REQUIRES A BUILDING PERMIT AS IDENTIFIED IN TABLE 142-04A; AND (II) THE LANDSCAPE AREA IS 1,000 SOUARE FEET AND GREATER.

NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.

. THE OWNER PERMITTEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS. FOR ALL ACCEPTABLE ENCROACHMENTS

INTO THE WATER AND SEWER EASEMENT. INCLUDING BUT NOT LIMITED TO STRUCTURES. ENHANCED PAVING, OR LANDSCAPING. NO STRUCTURES OR LANDSCAPING SHALL BE IN OR OVER THE WATER AND SEWER EASEMENT THAT WOLLD INHIBIT VEHICULAR ACCESS TO REPLACE A SECTION OF MAIN OR PROVIDE ACCESS TO ANY APPURTENANCE OR ISOLATED SECTION OF MAIN. SDMC 142.0403(b)(5).

5. THE OWNER PERMITTEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE. DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0007. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THEN. THE OWNER/PERMITTEE SHALL REPAR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC WITHES INRECTOR AND THE CITY ENGINEER.

6. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS 30 DAYS OF DAMAGE

ALE LANDS AND INDOS THALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER

MUM TREE SEPARATION DISTANCE: MINIMUM THEE SEE AND ALLOW DIALANCE: TRAFFIC SIGNALASSTOP SIGNS - 20 FEET UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER) ABOVE GROUND UTILITY STRUCTURES - 10 FEET DRIVEWAY (ENTRIES) - 10 FEET NTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS - 25 FEET INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS - 25 FEET

9. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SIIALL BE REPAIRED AND OR REPLACED IN KIND AND EQUIVALENT SIZE PER APPROVED DOCUMENTS TO THE SATIFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN

10.MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY

LANDSCAPE AND IRRIFGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED RY LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY CROWING CONDITION. DISCASED OR DEAD MATERIAL SHALL BE SATISFACTORILY TREATRED OR REPLACED PER THE CONDITIONS OF THE OF BOUND ALD ALD REATER JZE.

I I.RRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142 0403(c) FOR PROPER BRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

12. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING MEASURES MUST BE PROVIDED; 1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREE AT DRIP LINE. 2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE AND MATERIAL

SCALE: 1/16" = 1'-0















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











BUILDING A



























5



Marengo Morton Architects 7724 Girard Ave. Second Floor La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Marengo Des REN * C-19371 2 REN. 04/30/2015 All design, ideas and arrangements as indicate on these drawings are the legal prope Marengo Morton Architects, Incorpora the specific project for which they y compared is prantiations, modificatio deviations from these drawings accompanying specifications without consent of Marengo Morton Archi-corporated. Visual, physical, or el-ontact or use of these drawings and ietifications shall constitute the accep-all these restrictions. 6738 LA JOLLA BLVD LA JOLLA, CA, 92037 SU CASA EVISIONS REVISIONS 2015-05-14 Full City Submittal 2015-05-14 Full City Submittal 2015-08-27 Full City Resubmittal 2015-11-10 Full City Resubmittal 2016-03-08 Full City Resubmittal 2016-08-22 Full City Resubmittal \triangle \triangle PHASE DESIGN PROJECT NO. 2014-26 REVIEWED BY CAM DRAWN BY AB DATE 08-22-2016 Marcingo Mottos Architects, Inc. is providing, th certain natizes, materials stored electronical ecographe that data, plans, specifications, reports, hole ther information eccented on or transmitted as electro-neclosing but not receivarily limited to "CAD decou-umintentional. Also for arrowing other causes. Trans-conversion: media degradation, software error, of alteration. Accordingly, all soard documents are prov-parties for informational purposes only and non-product no as a recent document. Any relained it FENESTRATION DIAGRAM BLDG C A-5.5 SHEET OF







Marengo Morton Architects 7724 Girard Ave. Second Floor La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Marengo Des REN C-19371 REN. 04/30/2015 All design, ideas and arrangements as indicate on these drawings are the legal property of Marengo Morton Architects, Incorporated an the specific project for which they were prepared as indicated on the project title block Remodustion nublication or pessels by any thod, in whole hanges, substitutions, modi deviations from these dra companying specifications with onsent of Marengo Morton Arc opporated. Visual, physical, or act or use of these drawings an all these restrictions. 6738 LA JOLLA BLVD LA JOLLA, CA, 92037 SU CASA 2015-04-22 Completeness Submitt 2015-04-22 Completeness Submittal 2015-08-27 Full City Resubmittal 2015-11-10 Full City Resubmittal 2016-03-08 Full City Resubmittal 2016-03-22 Full City Resubmittal \triangle $\stackrel{\triangle}{\bigtriangleup}$ HASE DESIGN PROJECT NO. 2014-26 EVIEWED BY CAM DRAWN BY AB DATE 08-22-2016 darengo Motton Architeets, Inc. is proinst information reconstructions of a mathematical infolding but not necessarily limited in TCM subject to undirectable liberation, enther unintentional, due to, among other causes conversion, media degradation, software o ligration Accordingly, all such documents a partness for informational purposes only an product nor is a record document. Any ref semed to be unreasonable and unentoreash tamped hard copies with the wet signature Record are the Archater's instruments of Se only true contrast. SHEET TITLE PROPOSED ELEVATIONS A-5.3 SHEET OF



ELEVATION KEYNOTES

- OPAQUE, REFLECTIVE, OR DARK TINTED GLAS SHALL NOT BE USED FOR ANY PORTIONS OF THE GROUND FLOOR DEVELOPED FOR RETAIL USE.
- 2 EXPO STUCCO: SANTA BARBARA FINISH. COLOR #479
- EXTERIOR FILE: DALTILE: SANTINO COLLECTION, SN07 CHIARO 4 EXTERIOR TILE: ARIZONA TILE, ECLIPSE BEIGE, 6 x 24
- S WINDOW PER SCHEDULE. LOEWEN. COLOR: COPPER
- 6 ACCENT TILE: PRATT AND LARSON, 6 x 6 INTAGLIO J, W40 FOUNTAIN TILE 7 SUNSHADE+, GRATING PACIFIC INC., CLEAR ANODIZED METAL
- 8 EXPO STUCCO; SANTA BARBARA FINISH. COLOR #487 TUMBLEWEED. BASE 4 9 ACCENT TILE: PORCELANOSA, WOOD MODUL
- 10 WINDOW PER SCHEDULE, LOEWEN, COLOR: CHAMPAGNE 1 TUO SOGNO ACCENT TILE; SEE SAMPLE
- EXPO STUCCO: SANTA BARBARA FINISH. COLOR #2037, BASE 4
- 13 EXPO STUCCO: SANTA BARBARA FINISH. COLOR #224 BENA VENTO, BASE 4 14 EXPO STUCCO: SANTA BARBARA FINISH, COLOR #227 NAVAJO WHITE 15 WINDOW PER SCHEDULE, LOEWEN, COLOR: CLEAR
- 16 EXTERIOR PLASTER: TEXSTON TERRA GREEN, CODE: VPC-33881-090909
- 17 EXTERIOR SIDING: HARDIE PLANK, HEATHERED MOSS







La Jolla Community Planning Association

Date: January 8, 2016

Subject: La Jolla Community Planning Association Decision

RE: "SU CASA- 6738 La Jolla Boulevard ".

On January 7, 2016 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **SU CASA- 6738 La Jolla Boulevard** as an Action Item.

Action Item as Noticed:

SU CASA 6738 La Jolla Boulevard Public ROW Vacation, SDP and CDP ACTION ITEM (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

LICPA DECISION: Findings CAN be made for a Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 SF mixed use building, a 3,820 SF, 2-story residential building and a 3,086 SF 3-story residential building with a 15,312 SF underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur.

Sincerely,

Cindy Greatrex

Cindy Greatrex Chair 858-456-7900

PO Box 889, La Jolla, CA 92038 + 858.456.7900 + http://www.LaJollaCPA.org + info@LaJollaCPA.org

De 12 Sa	ty of San Diego evelopment Services 22 First Ave., MS-302 an Diego, CA 92101 19) 446-5000	Ow	nership Disclosure Statement	
Neighborhood Devel	appropriate box for type of approval (s) req opment Permit 「Site Development Per re Map 「Vesting Tentative Map 「Map	mit Planned Development Perm	nit Conditional Use Permit	
Project Title			Project No. For City Use Only	
SU CUS	λ		420956	
	a Jolla Blud.	LA JOLLA, CA	,92037	
Part I - To be complet	ed when property is held by Individ	ual(s)		
ndividuals who own the p rom the Assistant Execut Development Agreement Vanager of any changes he Project Manager at le	roperty). A signature is required of at lead we Director of the San Diego Redevelopm (DDA) has been approved / executed by in ownership during the time the application ast thirty days prior to any public hearing a delay in the hearing process.	st one of the property owners. Atta- nent Agency shall be required for all the City Council. Note: The applic on is being processed or considered.	tenants who will benefit from the permit, all ch additional pages if needed. A signature project parcels for which a Disposition and ant is responsible for notifying the Project . Changes in ownership are to be given to o provide accurate and current ownership	
Name of Individual (ty	pe or print):	Name of Individual (type	e or print):	
Owner Tenant/Lessee Redevelopment Agency		Owner Tenant/	Owner Tenant/Lessee Redevelopment Agency	
Street Address:		Street Address:	Street Address:	
City/State/Zip:		City/State/Zip:	City/State/Zip:	
Phone No:	Fax No:	Phone No:	Fax No:	
Signature :	Date:	Signature :	Date:	
Name of Individual (type or print):		Name of Individual (type	Name of Individual (type or print):	
Owner Tenant/Lessee Redevelopment Agency		Owner Tenant/L	Owner Tenant/Lessee Redevelopment Agency	
Street Address:		Street Address:	Street Address:	
City/State/Zip:		City/State/Zip:	City/State/Zip:	
Phone No:	Fax No:	Phone No:	Fax No:	
Signature :	Date:	Signature :	Date:	

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.

DS-318 (5-05)

Project Title:	Project No. (For City Use Only)	
Part II - To be completed when property is held by a corr	poration or partnership	
Legal Status (please check):		
Corporation Limited Liability -or- General) What	t State? Corporate Identification No	
as identified above, will be filed with the City of San Diego on the property. Please list below the names, titles and address otherwise, and state the type of property interest (e.g., tenan in a partnership who own the property). <u>A signature is requi</u> property. Attach additional pages if needed. Note: The appli ownership during the time the application is being processed		
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):	
X Owner Tenant/Lessee	Owner Tenant/Lessee	
Street Address: 350 Playa Del Sur	Street Address:	
City/State/Zip: La Jolla California 92037	City/State/Zip:	
Phone No: Fax No: (619) 540-2490 (858) 459-0549	Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print): Moises Chernovetzky	Name of Corporate Officer/Partner (type or print):	
Title (type or print): President	Title (type or print):	
Signature : Date: 4/2//	Signature : Date:	
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):	
Owner Tenant/Lessee	Owner Tenant/Lessee	
Street Address:	Street Address:	
City/State/Zip:	City/State/Zip:	
Phone No: Fax No:	Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):	
Title (type or print):	Title (type or print):	
Signature : Date:	Signature : . Date:	
Corporate/Partnership Name (type or print):	Corporate/Partnership Name (type or print):	
Owner Tenant/Lessee	Owner Tenant/Lessee	
Street Address:	Street Address:	
City/State/Zip:	City/State/Zip:	
Phone No: Fax No:	Phone No: Fax No:	
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):	
Title (type or print):	Title (type or print):	
Signature : Date:	Signature : Date:	