

Report to the Hearing Officer

DATE ISSUED: July 3, 2024 REPORT NO. HO-24-027

HEARING DATE: July 10, 2024

SUBJECT: Whale Watch Way, Process Three Decision

PROJECT NUMBER: PRJ-1079879

OWNER/APPLICANT: Barlow Capital Investments, LLC, a California Limited Liability Company

SUMMARY

<u>Issue:</u> Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit for a remodel and 5,209-square-foot addition to an existing 4,226-square-foot, three-story house located at <u>8421 Whale Watch Way</u> in the La Jolla Community Plan area?

Staff Recommendation:

1. APPROVE Coastal Development Permit No. <u>PMT-3200550</u> and Site Development Permit No. <u>PMT-3200549</u>.

<u>Fiscal Considerations</u>: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

<u>Community Planning Group Recommendation</u>: On May 4, 2023, the La Jolla Community Planning Association voted 13-0-1 to recommend approval of the proposed project without conditions (Attachment 6).

<u>Environmental Impact:</u> The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental determination for this project was made on May 10, 2024, and the opportunity to appeal that determination ended on May 24, 2024 (Attachment 7).

BACKGROUND

The 0.46-acre site contains an existing dwelling unit to be remodeled. It is located at 8421 Whale Watch Way on the east side of the street, east of the Pacific Ocean (Attachment 1) in the La Jolla Shores Planned District LJSPD-SF zone, Coastal Height Limitation Overlay Zone, and the Coastal

Overlay Zone (Non-Appealable Area) in the La Jolla Community Planning area. The project site is a rectangular lot surrounded by residential development within a fully developed neighborhood and is designated for very low-density residential (0-5) dwelling units per acre) in the La Jolla Community Planning Area.

DISCUSSION

Project Description:

The project proposes to remodel the 4,226 square foot three-story house with a basement by adding an additional 5,209 square feet for a total of 9,435 square feet.

Permits Required:

- A Coastal Development Permit (CDP) per San Diego Municipal Code (SDMC) Section 126.0702(a), is required for development within the Coastal Overlay Zone. A CDP shall be made per the findings in SDMC section 126.0708(a).
- A Site Development Permit (SDP) per SDMC section <u>1510.0201</u> is required for development within the La Jolla Shores Planned District (LJSPDO). A decision on this permit shall be made in accordance with Process Three, with the Hearing Officer as the decision maker, and findings per SDMC section <u>126.0505(a)</u>.

Applications containing more than one permit, map or other approval for a single development shall be consolidated for processing and shall be reviewed by a single decision maker per SDMC section 112.0103.

The project site, is located 2,400 feet away from the Pacific Ocean, is not located within the First Public Roadway. Whale Watch Way is identified as an intermittent or partial vista by the La Jolla Community Plan in (Figure 9, page 35-36. Policy 2a states "Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach, and bluff areas, hillsides and canyons shall be retained and enhanced for public use"). The property is located on the east side of the street and does not block any views towards the ocean to the west.

The project site is in the La Jolla Shores Planned District Single Family zone (LJSPD-SF). The house has been designed in conformance with the maximum 30-foot height limit, with the highest ridge of the roof measuring 25 feet, 3 inches. The La Jolla Community Plan and Local Coastal Program (LJCP) designates the project site as very low-density residential with a density range of 0 to 9 dwelling units per acre (Figure 16). The density range is characterized by single-dwelling unit residential homes. The project does not add additional units and complies with LJCP Land Use Policy #1: to maintain the existing residential character of La Jolla's neighborhoods by encouraging the buildout of residential areas at the plan density. The proposed dwelling unit on the 0.46-acre site is in conformance with the prescribed density per the underlying zone and the land use designation.

The LJSPDO requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey from the applicant which contains lot

sizes, gross floor areas, floor area ratios, and setback dimensions for building structures within the vicinity of the project site. Front yard setbacks in the vicinity range from 5 feet, 2 inches to 108 feet, 6 inches, side yard setbacks within the vicinity range from 5 feet to 60 feet, 1 inch, rear yard setbacks within the vicinity range from 5 feet to 50 feet, 3 inches, and floor area ratios within the vicinity range from 0.12 to .54.

The project proposes a northern side yard setback ranging from 5 feet, 6 inches, a south side yard setback ranging from 6 feet, with a front yard setback of 108 feet to 6 inches along the western property line and a rear yard setback of 5 feet, 6 inches along the east property line. The floor area ratio for the proposed project is 0.47. The project contains setbacks and a floor area ratio in general conformity with the Land Development Code and properties within the vicinity.

Additionally, the project proposes a lot coverage of 59.98 percent which is below the maximum 60 percent lot coverage allowed per the LJSPD-Single Family (SF) Zone.

The proposed development has been oriented to relate to adjacent homes while enhancing community character with visually compatible architecture, form, style, and scale. The project's height, scale design, and proposed building materials are consistent with the varied architecture, design, and character of the low-density residential development in the surrounding area and in conformance with the LJCP residential policies related to density, bulk, and scale, and materials.

Furthermore, the project site, which is located 2,400 feet away from the Pacific Ocean, is not located between the first public roadway and the ocean. Due to the location of the project site, the project will not encroach upon any existing physical accessway used by the public or any proposed access as identified in the LJCP/LCP and the project is not requesting any deviations or variances from the applicable regulations.

Conclusion:

Staff has determined that the project is consistent with the Community Plan and regulations of the Land Development Code, as described above. Staff has provided draft findings and conditions to support approval of the project (Attachments 4 and 5) and recommends that the Hearing Officer approve the Coastal Development Permit and Site Development Permit as proposed.

ALTERNATIVES

- 1. Approve Coastal Development Permit No. PMT-3200550 and Site Development Permit No. PMT-3200549 with modifications.
- 2. Deny Coastal Development Permit No. PMT-3200550 and Site Development Permit PMT-3200549 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Christian Hopps

Christian Hoppe Development Project Manager Development Services Department

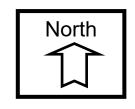
Attachments:

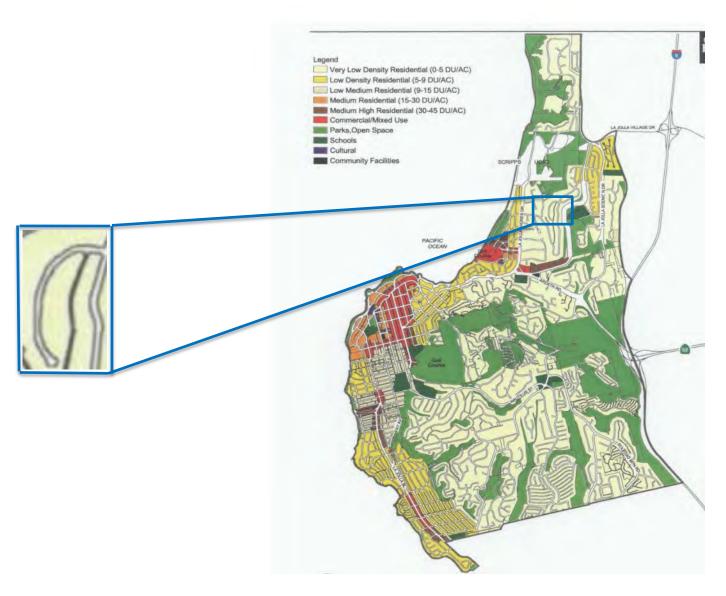
- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Community Planning Group Recommendation
- 7. CEQA Exemption
- 8. Ownership Disclosure Statement
- 9. Project Plans



Project Location Map

<u>Whale Watch Way CDP</u> Project No. 1079879 – 8421 Whale Watch Way

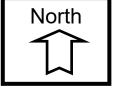






Land Use Map

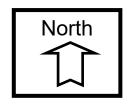
<u>Whale Watch Way CDP</u> Project No. 1079879 – 8421 Chelsea Street





Aerial Photograph

<u>Whale Watch Way CDP</u> Project No. 1079879 – 8421 Whale Watch Way



HEARING OFFICER RESOLUTION NO. _____ COASTAL DEVELOPMENT PERMIT NO. PMT-3200550 SITE DEVELOPMENT PERMIT NO. PMT-3200549 WHALE WATCH WAY PROJECT NO. PRJ-1079879

WHEREAS, Barlow Capital Investments, LLC a California Limited Liability Company,

Owner/Permittee, filed an application with the City of San Diego for a permit to remodel and add

5,209 square feet to an existing three-story, 4,226-square-foot house (for a total of 9,435 square feet, as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3200550 and Permit No. PMT-3200549), on portions of a 0.46-acre site;

WHEREAS, the project site is located at 8421 Whale Watch Way in the LJSPD-SF zone, Coastal Height Limitation Overlay Zone, and the Coastal Overlay Zone (Non-Appealable Area) within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Lot 23 of La Jolla Costa Dorado, according to Map thereof No. 6865, filed in the Office of the County Recorder of San Diego, February 26, 1971;

WHEREAS, on May 10, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15303 (New construction or conversion of small structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on July 10, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3200550 and Site Development Permit No. PMT-3200549 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3200550 and Site Development Permit No. PMT-3200549.

A. Coastal Development Permit [SDMC Section 126.07081]

- 1. <u>Findings for all Coastal Development Permits:</u>
 - a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan, and the proposed 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 at 8421 Whale Watch Way within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The site currently contains a 4,226-square-foot, three-story house with a basement in an established residential area. The project will add 5,209 square feet to the existing single dwelling unit.

The LJCP identifies Whale Watch Way as an intermittent or partial vista in Figure 9, page 35-36. Policy 2a states "Public views from identified vantage points, to and from La Jolla's community landmarks and scenic vistas of the ocean, beach, and bluff areas, hillsides and canyons shall be retained and enhanced for public use." The property is located on the east side of the street and does not block any views towards the ocean to the west. Additionally, the site does not contain any coastal accessways. All the proposed development will be contained within the existing disturbed and developed site and has been designed in conformance with all applicable development regulations, including required setbacks, floor area ratio, lot coverage, and structure height. The highest point of the house will remain 25 feet 3 inches in conformance with the maximum 30-foot height limit.

Due to the project site's location, and the proposed development contained on private property and designed in conformance with all applicable development regulations, the proposed coastal development will not affect any existing or proposed physical accessway that is legally used by the public, or degrade, eliminate or detract from any public views to and along the ocean and other scenic coastal areas as identified in the LJCP. Based on the above, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program Land Use Plan; and the proposed coastal development will enhance and protect the public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

Review of resource maps, aerial and street photography shows that the project site does not contain any Environmentally Sensitive Lands as defined in San Diego Municipal Code section 113.0103. The project site does not contain and is not adjacent to any sensitive biological resources, sensitive coastal bluffs, steep hillsides, or special flood hazard areas, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. Therefore, the project will not adversely affect environmentally sensitive lands and has been deemed categorically exempt from CEQA pursuant to CEQA Guidelines section 15303, New Construction or Conversion of Small Structures.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implantation program.

The project has been designed in conformance with all applicable development regulations per the San Diego Municipal Code. The project site is in the La Jolla Shores Planned District Ordinance-Single Family Zone (LJSPD-SF) Zone and complies with the development standards required by the underlying LJSPD-SF Zone including density, building setbacks, floor area ratio, lot coverage, and off-street parking. In addition, the project has been designed in conformance with the maximum 30-foot height limit. The highest ridge of the house measures 25 feet 3 inches.

The LJCP Figure 16 designates the project site as very low-density residential with a density range of 0 to 9 dwelling units per acre (Figure 16). The density range is characterized by single-dwelling unit residential homes. The project does not add additional units and complies with LJCP Land Use Policy #1: to maintain the existing residential character of La Jolla's neighborhoods by encouraging the buildout of residential areas at the plan density. The proposed dwelling unit on the 0.46-acre site is in conformance with the prescribed density per the underlying zone and the land use designation.

The LJSPDO requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey from the applicant which contains lot sizes, gross floor areas, floor area ratios, and setback dimensions for building structures within the vicinity of the project site. Front yard setbacks in the vicinity range from 5 feet, 2 inches to 108 feet, 6 inches, side yard setbacks within the vicinity range from 5 feet to 60 feet, 1 inch, rear yard setbacks within the vicinity range from 5 feet to 50 feet, 3 inches, and floor area ratios within the vicinity range from 0.12 to .54.

The project proposes a northern side yard setback ranging from 5 feet, 6 inches, a south side yard setback ranging from 6 feet, with a front yard setback of 108 feet to 6 inches along the western property line and a rear yard setback of 5 feet, 6 inches along the east property line. The floor area ratio for the proposed project is 0.47. The

project contains setbacks and a floor area ratio in general conformity with the Land Development Code and properties within the vicinity.

Additionally, the project proposes a lot coverage of 59.98 percent which is below the maximum 60 percent lot coverage allowed per the LJSPD-Single Family (SF) Zone.

The proposed development has been oriented to relate to adjacent homes while enhancing community character with visually compatible architecture, form, style, and scale. The project's height, scale design, and proposed building materials are consistent with the varied architecture, design, and character of the low-density residential development in the surrounding area and in conformance with the LJCP residential policies related to density, bulk, and scale, materials.

Furthermore, the project site, which is located 2,400 feet away from the Pacific Ocean, is not located between the first public roadway and the ocean. Due to the location of the project site, the project will not encroach upon any existing physical way used by the public or any proposed access as identified in the LJCP/LCP and the project is not requesting any deviations or variances from the applicable regulations. Therefore, 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.

d. 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 located 2,400 feet away from the Pacific Ocean and is not located between the nearest public road and the sea. Therefore, this finding does not apply.

B. Site Development Permit [SDMC Section 126.0505]

- 1. <u>Findings for all Site Development Permits</u>:
 - a. The proposed development will not adversely affect the applicable land use plan.

See Finding A.1.c. above, incorporated herein by reference. The proposed project will not adversely affect the applicable land use plan.

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

The project site is located at 8421 Whale Watch Way within the LA Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP/LCP) area. The project site is a developed 4,226 square foot three story with a basement single dwelling unit in an

ATTACHMENT 04

established residential area. The project includes the addition of 5,209 square feet

for a total Gross Floor Area of 9, 435 square feet.

The project will not be detrimental to public health, safety, and welfare. The project permit also contains specific requirements to ensure compliance with the

regulations of the Land Development Code, including those adopted to protect

public health, safety and welfare.

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

Development Code.

See Finding A.1.c. above, incorporated herein by reference. The project does not require or request any deviations. Therefore, the proposed development will comply

with the regulations of the Land Development Code.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that based on these findings adopted by the Hearing Officer,

Coastal Development Permit No. PMT-3200550 and Site Development Permit No. PMT- 3200549 is

hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits,

terms, and conditions as set forth in Permit No. PMT-3200550 and 3200549, a copy of which is

attached hereto and made a part hereof.

Christian Hoppe

Development Project Manager

Development Services

Adopted on: July 10, 2024

IO#: 24009476

Page 5 of 5

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: 24009476

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3200550 SITE DEVELOPMENT PERMIT NO. PMT-3200549 WHALE WATCH WAY PROJECT NO. PRJ-1079879 HEARING OFFICER

This Coastal Development Permit No. PMT- 3200550 and Site Development Permit No. PMT-3200549 is granted by the Hearing Officer of the City of San Diego to BARLOW CAPITAL INVESTMENTS, LLC, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 126.0505. The 0.46-acre site is located at 8421 Whale Watch Way in the LJSPD-SF Zone, Coastal Height Limitation Overlay Zone, and the Coastal Overlay Zone (Non-Appealable Area) of the La Jolla Community Plan. The project site is legally described as: Lot 23 of La Jolla Costa Dorado, according to Map thereof No. 6865, filed in the Office of the County Recorder of San Diego, February 26, 1971.

Subject to the terms and conditions set forth in this Permit, permission is granted to the Owner/Permittee to remodel and add to the existing three-story 4,226 square foot dwelling unit with a basement a 5,209 square foot addition for a total three-story 9,435 square foot dwelling unit with a basement as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July, 2024 on file in the Development Services Department. The project shall include:

- a. A remodel and addition of 5,209 square feet to an existing 4,226-square-foot, three-story single-dwelling unit with basement, for a total of 9,435 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by July 24, 2027.
- 2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
- 7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
- 8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
- 9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

- 12. The drainage system proposed for this development is private and subject to approval by the City Engineer.
- 13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1

(Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

- 14. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.
- 15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement, for the existing private drainage outlet structure, landscape and irrigation within the Whale Watch Way right-of-way, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

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

a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

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

PLANNING/DESIGN REQUIREMENTS:

- 22. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
- 23. 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.
- 24. 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.

INFORMATION ONLY:

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

APPROVED by the Development Services Department Hearing Officer of the City of San Diego on July 10, 2024, and [Approved Resolution Number].

ATTACHMENT 05

COASTAL DEVELOPMENT PERMIT NO. PMT-3200550 SITE DEVELOPMENT PERMIT NO. PMT-3200549 Date of Approval: July 10, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELO	PMENT SERVICES DEPARTMENT
Christian Hoppe Development Project Manager	
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
The undersigned Owner/Permittee, by execution h this Permit and promises to perform each and every	•
	Barlow Capital Investments, LLC, a California Limited Liability Company Owner/Permittee
	By NAME TITLE

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



City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name: 8421 Whale Watch Way	Project 1079879	Project Number: 1079879		
Community: La Jolla				
log into	and contact information (pro OpenDSD at https://aca.acce (atus" and input the Project N	la.com/SANDII	EGO.	
Vote to Approve□ Vote to Approve with Cond□ Vote to Approve with Non-□ Vote to Deny	litions Listed Below Binding Recommendations I	Listed Below	Date of Vote: May 04, 2023	
# of Members Yes 13	# of Members No 0	# of M	# of Members Abstain	
Conditions or Recommendatio	ons:			
□ No Action (Please specify, e.g., Need further	information, Split vote, Lack of quo	rum, etc.)		
NAME: Suzanne Baracchini				
TITLE: LJCPA Trustee/Secreta	ary	DATE:	May 04, 2023	
Attach add	itional pages if necessary (max	kimum 3 attach	ments).	

NOTICE OF EXEMPTION

TO:

Recorder/County Clerk P.O. Box 1750, MS A-33

1600 Pacific Hwy, Room 260

San Diego, CA 92101-2400

City of San Diego From:

Development Services Department

1222 First Avenue, MS 501

San Diego, CA 92101

Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814

Project Title / Number: 8421 Whale Watch / PRJ-1079879

State Clearinghouse No.: N/A

Project Location-Specific: 8421 Whale Watch Way, San Diego, CA 92037

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT for the remodel of 998 square feet (sf) and addition of 5,209 sf to an existing 3-story, 4,226 sf single-family residence with a basement into a 3story, 9,435 sf single family residence with a basement, attached garage, detached garage, a pool, and associated site improvements (i.e. hardscape, landscaping) on a 0.46-acre site at 8421 Whale Watch Way. The site is located within: Base Zone LISPD-SF, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), Parking Impact Overlay Zone (Campus & Coastal), and is designated Very Low Density Residential (0-5 dwelling units per acre) within the La Jolla Community Plan. LEGAL DESCRIPTION: Lot 23 of La Jolla Costa Dorado, Map No. 6865.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Architects Local, 710 13th Street STE 307, San Diego CA, 92101, (619) 535-0537

Evemn	ot Status: (Check one)
	Ministerial (Sec. 21080(b)(1); 15268)
	Declared Emergency (Sec. 21080(b)(3); 15269(a))
	Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
\boxtimes	Categorical Exemption: Section 15303, New Construction or Conversion of Small Structures
	Statutory Exemptions:
	Other:

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures; and where the exceptions listed in Section 15300.2 would not apply. The project meets the criteria set forth in CEQA Section 15303, which consists of construction and location of limited numbers of new small facilities or structures. The project proposes improvements and an

addition to the existing single-family residence and associated site improvements. Since CEQA Section 15303 allows for the construction of a single-family residence in urbanized areas and accessory (appurtenant) structures, this exemption was deemed appropriate. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

Lead Agency Contact Person: Marlene Water	anabe Telephone: (619) 446-5129
If filed by applicant:	
1. Attach certified document of exemption fin	nding.
2. Has a notice of exemption been filed by th	e public agency approving the project? $\ \square$ Yes $\ \square$ No
It is hereby certified that the City of San Diego the California Environmental Quality Act.	has determined the above activity to be exempt from
Signature/Title SIZNIOTZ PLAN	Date $5/7/2029$
Check One:	
Signed by Lead Agency	Date Received for Filing with County Clerk or OPR:
☐ Signed by Applicant	



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

Approval Type: Check appropriate box for type of a □ Neighborhood Development Permit □ Site Dev □ Tentative Map □ Vesting Tentative Map □ Map	relopment Permit 🛘 Planned Developm	ent Permit	Conditional Use Po	
Project Title: 8421 Whale Watch Way		Project No	. For City Use Only	
Project Address: 8421 Whale Watch Way				
Specify Form of Ownership/Legal Status (pleas				
□ Corporation □ Limited Liability -or- □ General	- What State?Corporate	Identification	n No	
□ Partnership □ Individual				
By signing the Ownership Disclosure Statement, twith the City of San Diego on the subject proper owner(s), applicant(s), and other financially interest individual, firm, co-partnership, joint venture, asswith a financial interest in the application. If the individuals owning more than 10% of the shares. officers. (A separate page may be attached if necessary person serving as an officer or director of A signature is required of at least one of the pronotifying the Project Manager of any changes in ownership are to be given to the Project Manage accurate and current ownership information could	rty with the intent to record an encumisted persons of the above referenced prociation, social club, fraternal organization applicant includes a corporation or pail of a publicly-owned corporation, includes a nonprofit organization or as true the nonprofit organization or as true operty owners. Attach additional page ownership during the time the application at least thirty days prior to any public	brance again property. A lition, corpora rtnership, include the name: (anization or stee or bene is if needed. ation is being hearing on t	nst the property. P financially interested tion, estate, trust, r clude the names, tit s, titles, and address a trust, list the name ficiary of the nonp Note: The applicar g processed or cons	lease list below the d party includes any eceiver or syndicate les, addresses of all sees of the corporate es and addresses of profit organization. It is responsible for idered. Changes in
Property Owner				
Name of Individual: Sasha Lowther (BARLOW CAPITAL INVESTME	ENTS LLC)	■ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 8625 COMMERCE AVE				
City: San Diego			State: CA	Zip: 92121
Phone No.: 619.7 0 4036	Fax No.:	Email: sasha	a_lowther@yahoo.com	
Signature: Jasha Lowther		Date: 12/20/2	022	
Additional pages Attached: ☐ Yes	⊠ No			
Applicant				
Name of Individual:	, 1	. Owner	☐ Tenant/Lessee	■ Successor Agency
Street Address: 710 13th Street				
City: San Diego			State: CA	Zip: 92101
Phone No.: 619.333.4863	Fax No.:	Email: aaror	b@architectslocal.com	
Signature: OCB		Date: 12/20/	2022	
Additional pages Attached:	⊠ No			
Other Financially Interested Persons				
Name of Individual:		□ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address:				
City:			State:	Zip:
Phone No.:	Fax No.:	Email:		
Signature:		Date:		
Additional pages Attached: Yes	□ No			



State of California Secretary of State

STATEMENT OF INFORMATION (Limited Liability Company)

Filing Fee \$20.00. If amendment, see instructions.

IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM

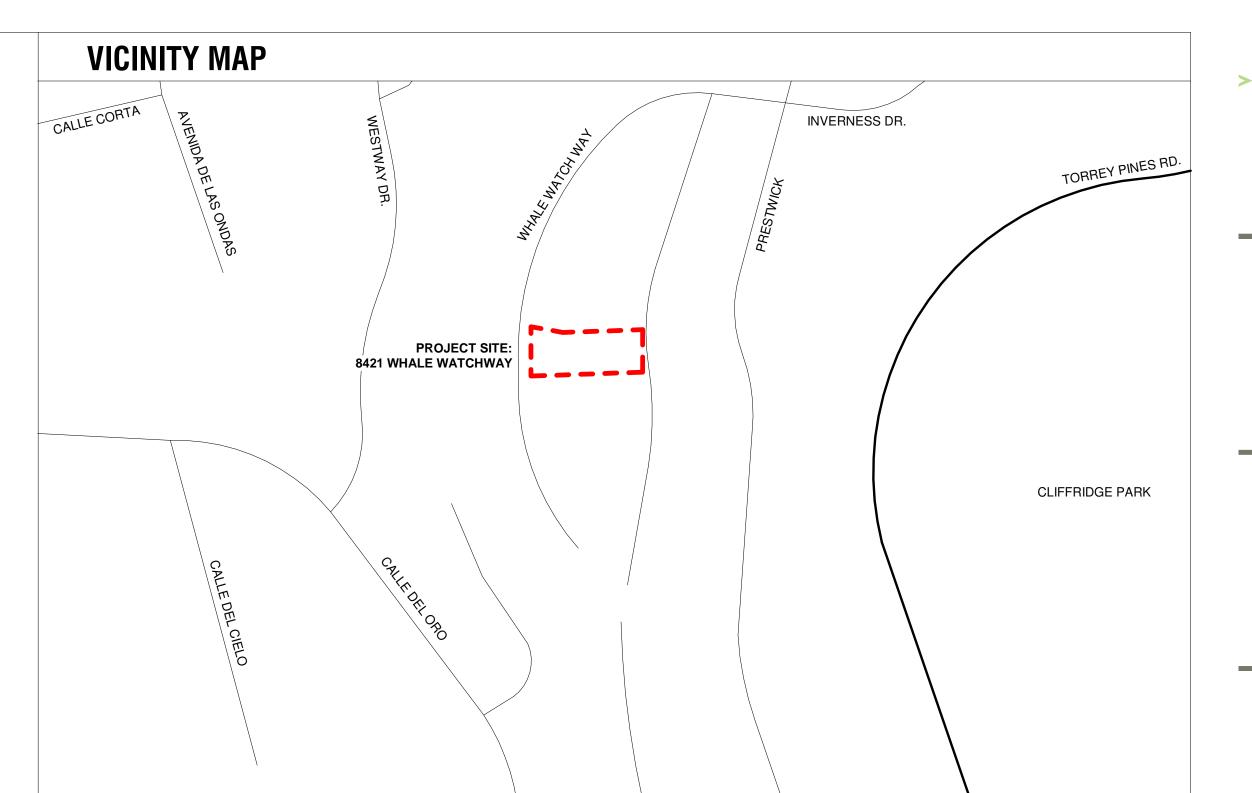
LIMITED LIABILITY COMPANY NAME (Please do not alter if name is preprinted.)

BARLOW CAPITAL INVESTMENTS, LLC

		This Space For	Filing Use Only
UE DATE:			
ILE NUMBER AND STATE OR PLACE OF ORGANIZATION			
SECRETARY OF STATE FILE NUMBER	3. STATE OR PLACE OF ORGANIZAT	TION	
201026610252	CALIFORNIA		
OMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate	the name of the city. Items 4 and 5	cannot be P.O. Box	es.)
STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE	CITY AND STATE		ZIP CODE
4190 BONITA ROAD #207	BONITA, CA.		91902
CALIFORNIA OFFICE WHERE RECORDS ARE MAINTAINED (DOMESTIC ONLY)	CITY	STATE	ZIP CODE
4190 BONITA ROAD #207	BONITA	CA	91902
NAME AND COMPLETE ADDRESS OF THE CHIEF EXECUTIVE O	FFICER, IF ANY		
ACCRESS	CITY AND STATE		ZIP CODE
NAME	BONITA CA		91902
SASHA MELINA LOWTHER 4190 BONITA ROAD #207 NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MA	1	E BEEN APPOIN	TED OR ELECTE
NAME AND COMPLETE ADDRESS OF ANY MANAGER OR MA PROVIDE THE NAME AND ADDRESS OF EACH MEMBER (Attach	additional pages, if necessary.)		
7 NAME ADDRESS	CITY AND STATE		ZIP CODE
SASHA MELINA LOWTHER 4190 BONITA ROAD #207	BONITA CA		91902
8 NAME ADDRESS	CITY AND STATE		ZIP CODE
6. NAME			
ADDRESS	CITY AND STATE		ZIP CODE
9. NAME ADDRESS			
AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the address. If the agent is a corporation, the agent must have on file with the (1505 and Item 11 must be left blank.) 10. NAME OF AGENT FOR SERVICE OF PROCESS ALBERT ARMAS	e agent must reside in California and California Secretary of State a certif	Item 11 must be collicate pursuant to Co	mpleted with a Califori rporations Code secti
11. ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INC.	IVIDUAL CITY	STATE	ZIP CODE
	SAN DIEGO	CA	92154
2375 PASEO DE LAS AMERICAS			
TYPE OF BUSINESS 12 DESCRIBE THE TYPE OF BUSINESS OF THE LIMITED LIABILITY COMPANY			
REAL ESTATE INVESTMENT			
13. THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.	11		
	11/1/		0/22/10
ALBERT ARMAS	W/ Work	GENT	9/23/10 DATE
TYPE OR PRINT NAME OF PERSON COMPLETING THE FORM	SIGNATURE	TITLE	BY SECRETARY OF S
LLC-12 (REV 03/2007)		APPROVEL	DI SCORLIANT OF C

8421 WHALE WATCH WAY

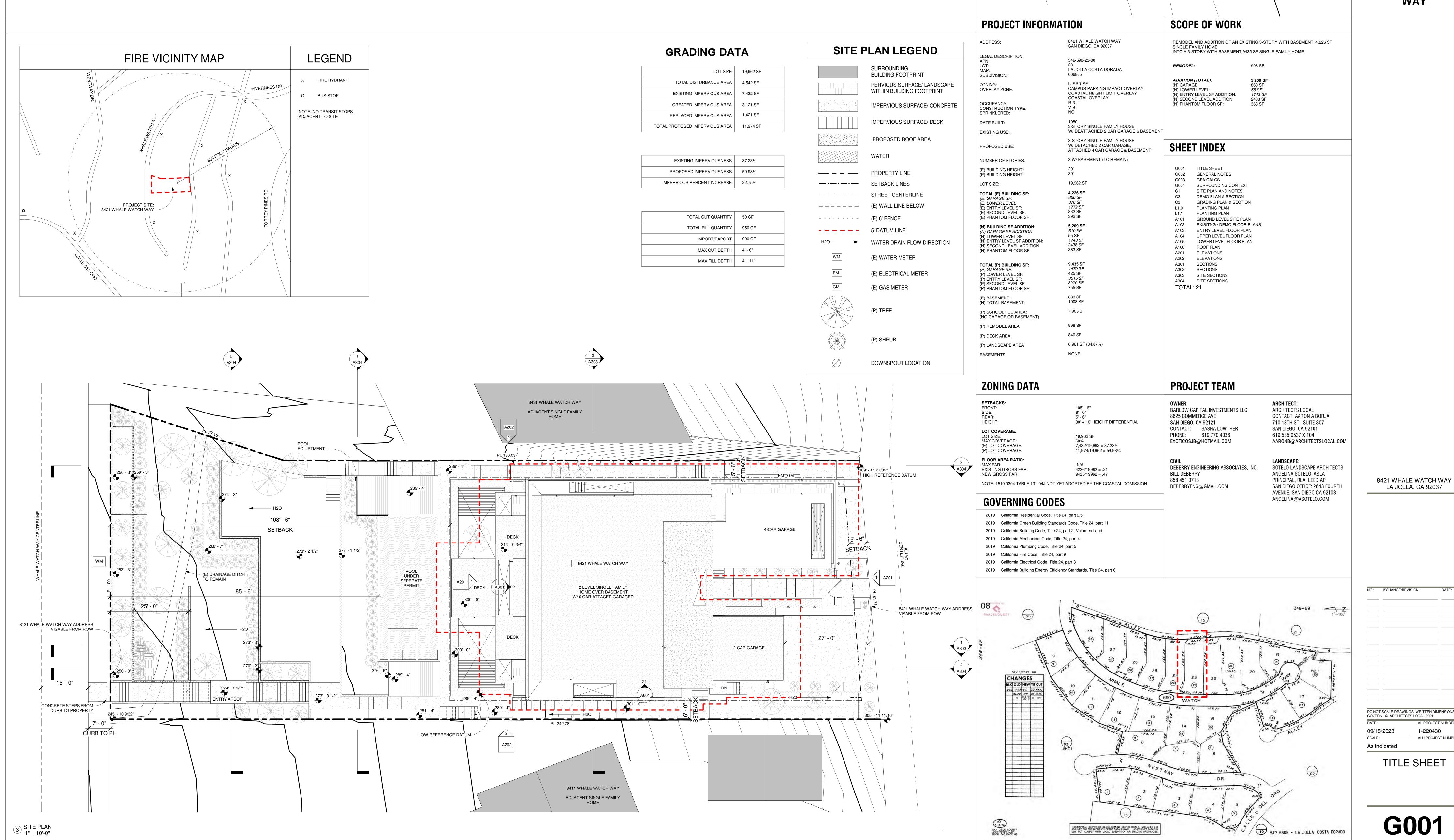
REMODEL AND ADDITION



740 13th Street, Suite 504 San Diego, CA 92101 www.architectslocal.com

BARLOW CAPITAL INVESTMENTS

WHALE WATCH WAY



DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021. 09/15/2023 1-220430 AHJ PROJECT NUMBER: As indicated TITLE SHEET

LA JOLLA, CA 92037

- ISSUANCE OF THE BUILDING PERMIT. THE INTENT OF DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIAL SERVICES NECESSARY FOR THE NECESSARY COMPLETION OF ALL WORK SHOW, DESCRIBED OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY
- INDICATED IN THE CONTRACT DOCUMENTS THE DESIGNER APPROVAL OF SHOP DRAWINGS SHALL NOT RELIEVE THE GENERAL CONTRACTOR OR SUBCONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS UNLESS HE HAS, IN WRITING, CALLED THE DESIGNERS ATTENTION TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY
- FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS. ALL WORK SHALL CONFORM TO THE 2019 EDITION OF ALL THE CALIFORNIA BUILDING CODES ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO. HANDICAP REQUIREMENTS, AND ANY OTHER CODE AND ORDINANCES ENFORCED BY THE CITY AND COUNTY OF SAN DIEGO GOVERNING AGENCIES.
- UNLESS OTHERWISE SHOWN OR NOTED. TYPICAL DETAILS AND GENERAL NOTES SHALL BE USED WHENEVER APPLICABLE. DIMENSIONS SHOWN IN FIGURES TAKES PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE
- UNLESS OTHER WISE NOTES OR INDICATED ALL DIMENSIONS THE PLANS SHALL BE FROM CENTERLINE OF THE COLUMN OR STUD. OR FACE OF FINISH WALL THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE
- PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE CONTRACTOR SHALL INFORM THE CITY ENGINEER OF THE LOCATION OF DISPOSAL SITES TO BE USED. THE
- SITE MUST ALSO FULFILL THE REQUIREMENTS OF THE GRADING ORDINANCES. THE CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FORMING WALLS, FLOORS, ETC.

CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS

- REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS. PLUMBING, ELECTRICAL WORK, ACCESS PANELS TO BE APPROVED BY THE DESIGNER. 12. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION IN
- ACCORDANCE WITH CHAPTER 3306. CBC 13. IF TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH ARE REQUIRED OBTAIN NECESSARY ISSUANCE OF A BUILDING OR
- **GRADING PERMIT** PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE APPLICANT SHALL HAVE EVIDENCE OF CURRENT WORKMAN'S COMPENSATION INSURANCE COVERAGE O THE FILE WITH THE DEPARTMENT IN
- COMPLIANCE WITH THE CITY LABOR CODE. 15. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO THE BEGINNING OF CONSTRUCTION AND REPORT AND DISCREPANCIES TO THE DESIGNER.
- 16. ALL NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE NON-COMBUSTIBLE. HAZARDOUS MATERIALS STORED AND/OR USED IN BUILDING
- SHALL COMPLY WITH CBC 2015 UNLESS NOTED OTHERWISE. ALL NON CONCRETE SURFACES TO
- BE PAINTED SHALL RECEIVE A MINIMUM OF THREE COATS OR TWO COATS ON PRIMER CONCRETE TO BE ON COAT OVER PRIMER. 19. THE CENTER RECEPTACLE OUTLETS SHALL NOT BE LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING AREA. THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATION EQUIPMENT, SHALL NOT BE LESS THAN 3-FEET NOR MORE THAN 4-FEET ABOVE THE FLOOR OR WORKING PLATFORM
- 20. THE CENTER OF THE FIRE ALARM INITIATION DEVICES (BOXES) (IF PROVIDED) SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL FOR THE FLOOR WORKING PLATFORM, GROUND SURFACE OR SIDEWALK
- 21. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE IF A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
- 22. CITY APPROVED CONDITIONS OF APPROVAL FOR THIS PROJECT AND RECORDED BY THE CITY ARE TO BE CONSIDERED A PART OF THESE PLANS AND SHALL BE APPLIED. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE
- RESPONSIBLE FOR ALL MEANS. METHODS & PROCEDURES FOR THE COMPLETE CONSTRUCTION. 24. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL PERSONS ON THE JOB SITE PER CURRENT OSHA
- REQUIREMENTS 25. ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING
- AND THAT EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF. CBC 1708 THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30
- FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). 27. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIUMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D).

STRUCTURAL

- THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED 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. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-
- COMBUSTIBLE MATERIALS DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE
- VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH ∏NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED
- CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS
- ALL EXTERIOR DOORS AND WINDOWS TO HAVE A MINIMUM OF 20 MINUTE FIRE RATING
- DUCTS IN THE GARAGE AND DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE

EGRESS

- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE GRADE-LEVEL OPENINGS SHALL BE 5 SQUARE FEET. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE
- MAXIMUM SILL HEIGHT IS 44 INCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

OPENING WIDTH SHALL BE 20 INCHES. (CRC R311.1.3) THE

THE FOLLOWING DIMENSIONS: A MINIMUM CLEAR OPENING

HEIGHT SHALL BE 24 INCHES. (CRC R310.12) THE MINIMUM CLEAR

- WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BEINSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE
- BUILDING OFFICIAL. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT:
- OWNER SIGNATURE: EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-
- DRAFT DAMPERS. 4. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FEET FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE BUILDING
- ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING PER THE 2019 CGBSC SEC. 4303.2 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BEINSTALLED IN ACCORDANCE WITH THE
- CALIFORNIA PLUMBING CODE CPC AND TABLE 1401.1 OF THE CPC. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE GPM
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE GPM PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE GPM
- 10. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW OF 1.28 GALLONS 11. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE
- VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICHSHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT
- 12. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES 13. OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO
- CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER. HOT AND COLD WATER CONNECTIONS ALLOWED. INFORMATIONAL NOTE: STORM/RAIN WATER IS NOT PERMITTED IN THE PUBLIC SEWER CONVEYANCE SYSTEM. UNENCLOSED COLD WATER LOCATIONS WITH NO DRAIN ARE ALLOWED TO RUN OFF INTO LANDSCAPED AREAS OR SIMILAR AREA WHERE THEY WILL NOT CREATE A NUISANCE. NO PROVISION FOR HOT WATER CONNECTION
- ALLOWED 14. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI. OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. HANDHELD SHOWERS ARE CONSIDERED
- SHOWERHEADS. 15. ALL NEW RESIDENTIAL BUILDINGS □SINGLE FAMILY, DUPLEXES OR TOWNHOMES) SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TODISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION, IN COMPLIANCE WITH SECTION1602 OF THE CALIFORNIA PLUMBING CODE.
- 16. 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
- 17. THE INSTALLATION, STORAGE, HANDLING AND PROTECTION OF THE ABS AND PVC PIPING SHALL BE PER THE MANUFACTURER'S INSTALLATION AND HANDLING INSTRUCTIONS

- AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED
- UNTIL FORMS CF2R IS REVIEWED AND APPROVED. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFICATE HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25' DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF
- THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY
- KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
- LIGHTING IN GARAGE, LAUNDRY ROOMS, AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL
- HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDING ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES:
- PHOTOCONTROL AND A MOTION SENSOR, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) 8. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBANT SURFACE THAT
- EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. 9. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).
- 10. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC). 11. LIGHT SOURCE AT THE LANDING AND TREADS OF STAIRS MUST NOT HAVE LESS THAN ONE FOOT-CANDLE ILLUMINATION CAPACITY.

PLUMBING

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

SECTION 4.106 SITE DEVELOPMENT

WITH THIS SECTION.

4.106.1 GENERAL-PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECT ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS HALL COMPLY

4.106.2 STORM WATER -

- DRAINAGE AND RETENTION DURING CONSTRUCTION. PROJECT WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. ONE OR MORE OF THE FOLLOWING MEASURE HALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.
- 1. RETENTION BASINS OF SUFFICIENT SIZE HALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
- 2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD
- APPROVED BY THE ENFORCING AGENCY. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.
- 4.106.3 GRADING AND PAVING-CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- SWALES
- WATER COLLECTION AND DISPOSAL SYSTEMS FRENCH DRAINS WATER RETENTION GARDENS
- OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDING AND AID IN GROUND WATER RECHARGE. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

SECTION 4.303 INDOOR WATER USE

4.303.1.1 WATER CLOSETS-THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK -TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

4.303.1.2 URINALS-THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.1.3 SHOWERHEADS-SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

MULTIPLE SHOWERHEADS SERVING ONE SHOWER. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

4.303.1.4 FAUCETS

- 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS. THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.
- 4.303.1.4.3 METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
- 4.303.1.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE.

SECTION 4.304 OUTDOOR WATER USE 4.304.1 IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:

- CONTROLLERS SHALL BE WEATHER- OF SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT'S NEEDS AS WEATHER CONDITIONS
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

SECTION 4.406

ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING-ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

SECTION 4.408 CONSTRUCTION WASTE REDUCTION. DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT-RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2. 4.408.3. OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN-SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN CONFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION

- FOR EXAMINATION BY THE ENFORCING AGENCY. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING. REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE.
- SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED (SINGLE
- IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN.
- IDENTIFY CONSTRUCTION METHOD EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION

VOLUME. BUT NOT BY BOTH. 4.408.3 WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH

WASTE MATERIALS DIVERTED HALL BE CALCULATED BY WEIGHT OR

4.408.5 DOCUMENTATION. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS I THROUGH 5, SECTION 4.408.3 OR SECTION 4.408.4.

4.410.1 OPERATION AND MAINTENANCE MANUAL-AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DI C, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

- DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: EQUIPMENT AND APPLIANCE, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
- ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. SPACE CONDITIONING SYSTEMS. INCLUDING CONDENSERS AND AIR
- LANDSCAPE IRRIGATION SYSTEMS. WATER REUSE SYSTEMS.

SECTION 4.408.1.

3.INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION. INCLUDING RECYCLE PROGRAMS AND LOCATIONS. 4.PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE 5.EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR

RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN

OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT

4.410.1 OPERATION AND MAINTENANCE MANUAL- CONT.

6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. 7. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION. 8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING

AROUND THE BUILDING, ETC 9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE

10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. 4.504.2.2 PAINTS AND COATINGS-

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT. NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.3 7 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3

4.504.2.4 VERIFICATION-VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE

SHALL APPLY.

4.504.1.

ONE OR MORE OF THE FOLLOWING:

FOLLOWING:

MANUFACTURER'S PRODUCT SPECIFICATION.

FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. 4.504.3 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

- CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350.)
- NSF/ANSI 140 AT THE GOLD LEVEL SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™

4.504.3.1 CARPET CUSHION.-ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S

GREEN LABEL PROGRAM. 4.504.3.2 CARPET ADHESIVE-

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE

4.504.4 RESILIENT FLOORING SYSTEMS-WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH

- VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE
- PRODUCTS DATABASE PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING
- INSTITUTE (RFCI) FLOORSCORE PROGRAM. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS." VERSION 1.1. FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350).

4.504.5 COMPOSITE WOOD PRODUCTS-HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

4.504.5.1 DOCUMENTATION-VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

- PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR. TITLE
- 17. SECTION 93120. ET SEQ.). EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN ASINZS 2269 OR EUROPEAN

OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

6363S STANDARDS.

SECTION 4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISION OF THE CALIFORNIA BUILDING STANDARDS CODE.

4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE, CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE. CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- 1. A 4-INCH-THICK (101.6 RNRN) BASE OF L/ZINCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN. WHICH WILL ADDRESS BLEEDING. SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI
- OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING
- A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN

PROFESSIONAL

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE
- ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF
- EACH PIECE TO BE VERIFIED. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET -APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 BATHROOM EXHAUST FANS. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

RECOMMENDATIONS PRIOR TO ENCLOSURE.

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE
- VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A **HUMIDITY CONTROL** HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF:C:: 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
- A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM

WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL

COMPLY WITH THE CALIFORNIA ENERGY CODE.

SECTION 4.507 ENVIRONMENTAL COMFORT 4.507.1 RESERVED

METHODS.

4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI! ACCA 2 MANUAL J-2004 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT
- DESIGN SOFTWARE OR METHODS. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI! ACCA 1 MANUAL D-2009 (RESIDENTIAL DUCT SYSTEMS). ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR
- SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS. EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO

ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO

ANSI! ACCA 3 MANUAL S-2004 (RESIDENTIAL EQUIPMENT

SECTION 4.503

FIREPLACES

4.503.1 GENERAL ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED. COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION PLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

SECTION 4.504

4.504.1 POLLUTANT CONTROL

COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION, AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING. COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC. SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL-FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

- 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS-ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:
- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS
- SPECIFIED IN SUBSECTION 2 BELOW. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS. INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

CITY OF SAN DIEGO GREEN CODE:

-ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC -PER 2016 CGBSC, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC). -PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).

DESIGNERS INVESTORS 740 13th Street, Suite 504 San Diego, CA 92101 P: (619) 535-0537 www.architectslocal.com

BARLOW CAPITAL INVESTMENTS

WHALE WATCH

WAY

8421 WHALE WATCH WAY LA JOLLA, CA 92037

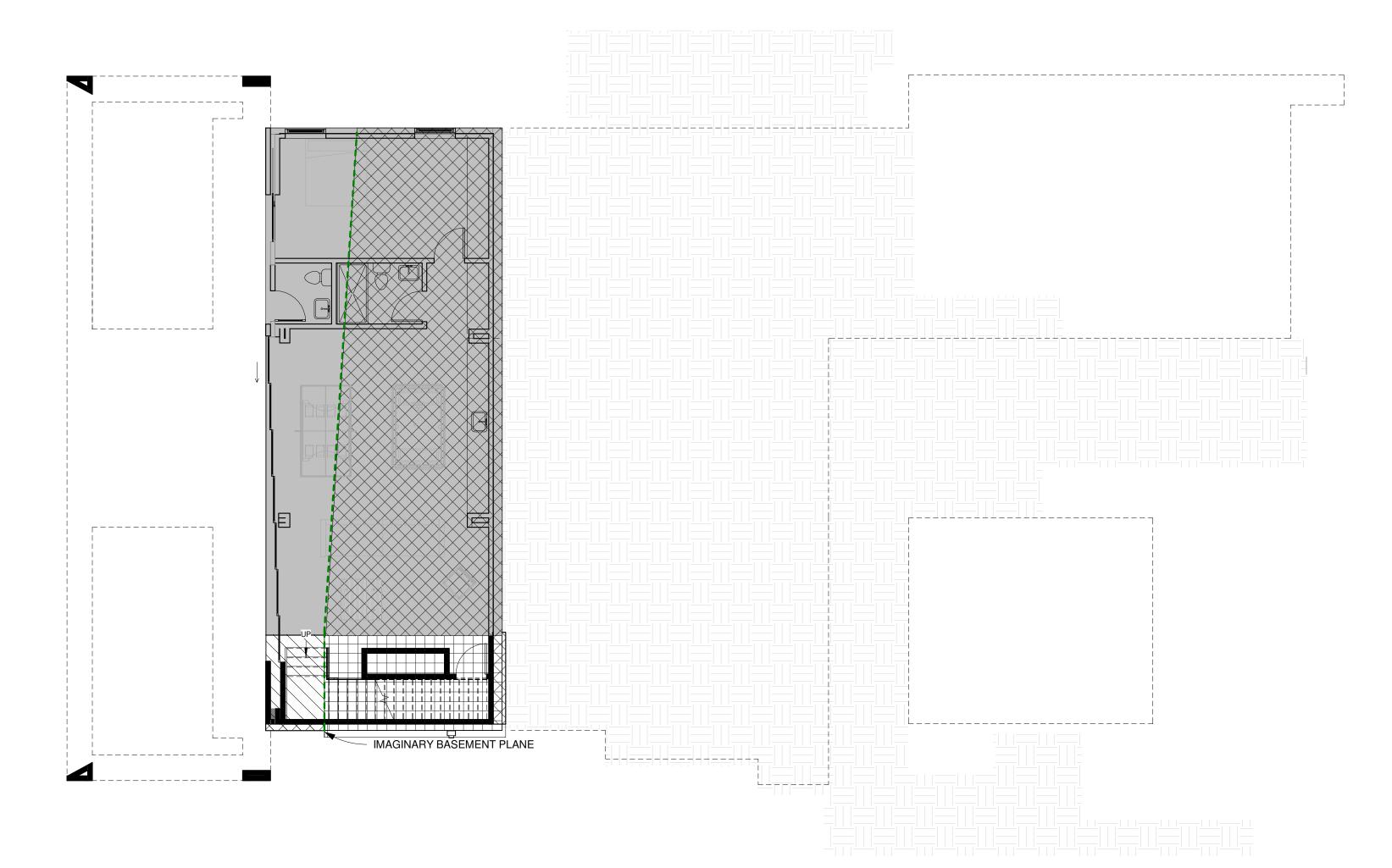
NO.: ISSUANCE/REVISION:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021. 09/15/2023 1-220430

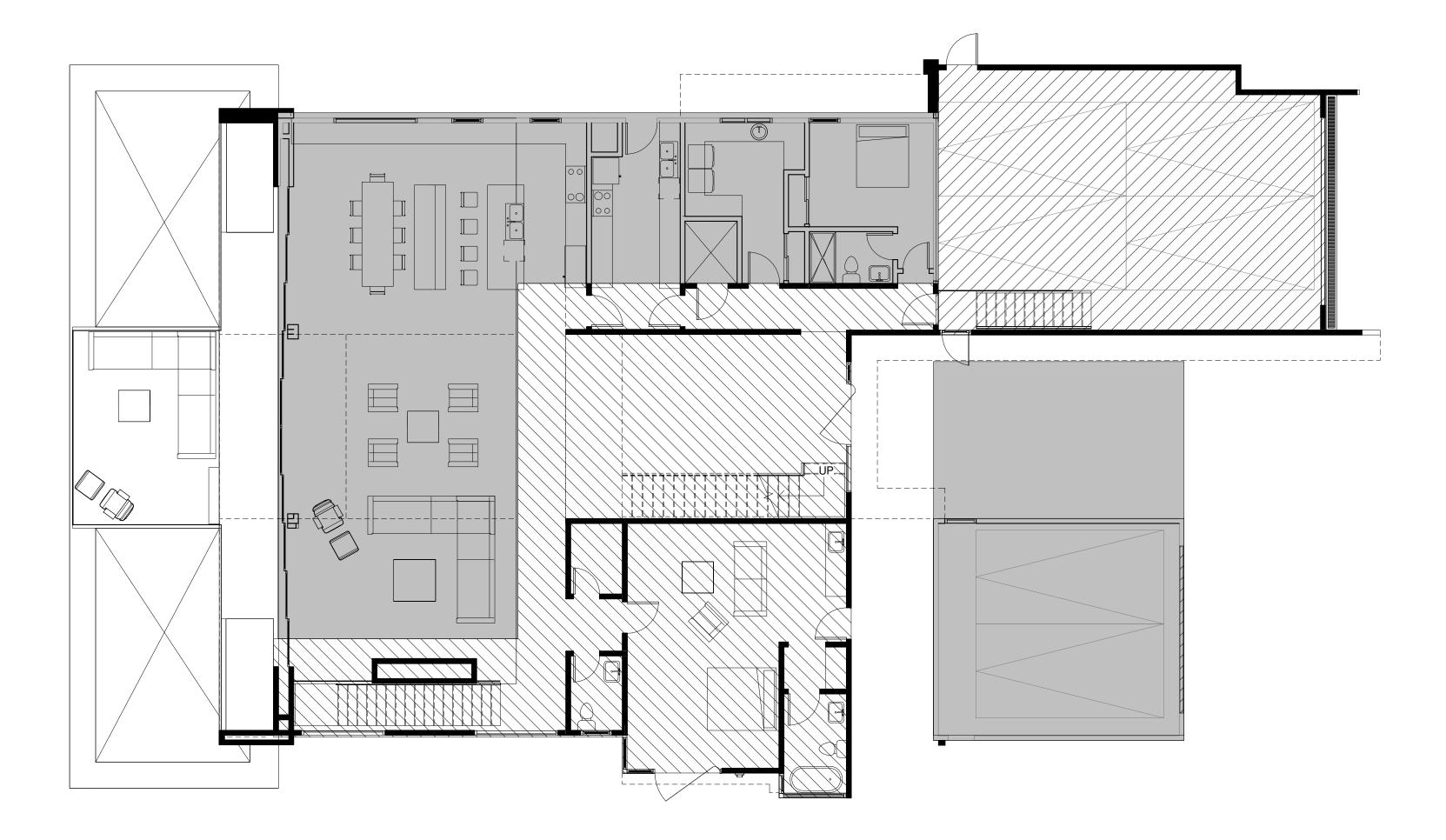
AHJ PROJECT NUMBER:

GENERAL NOTES

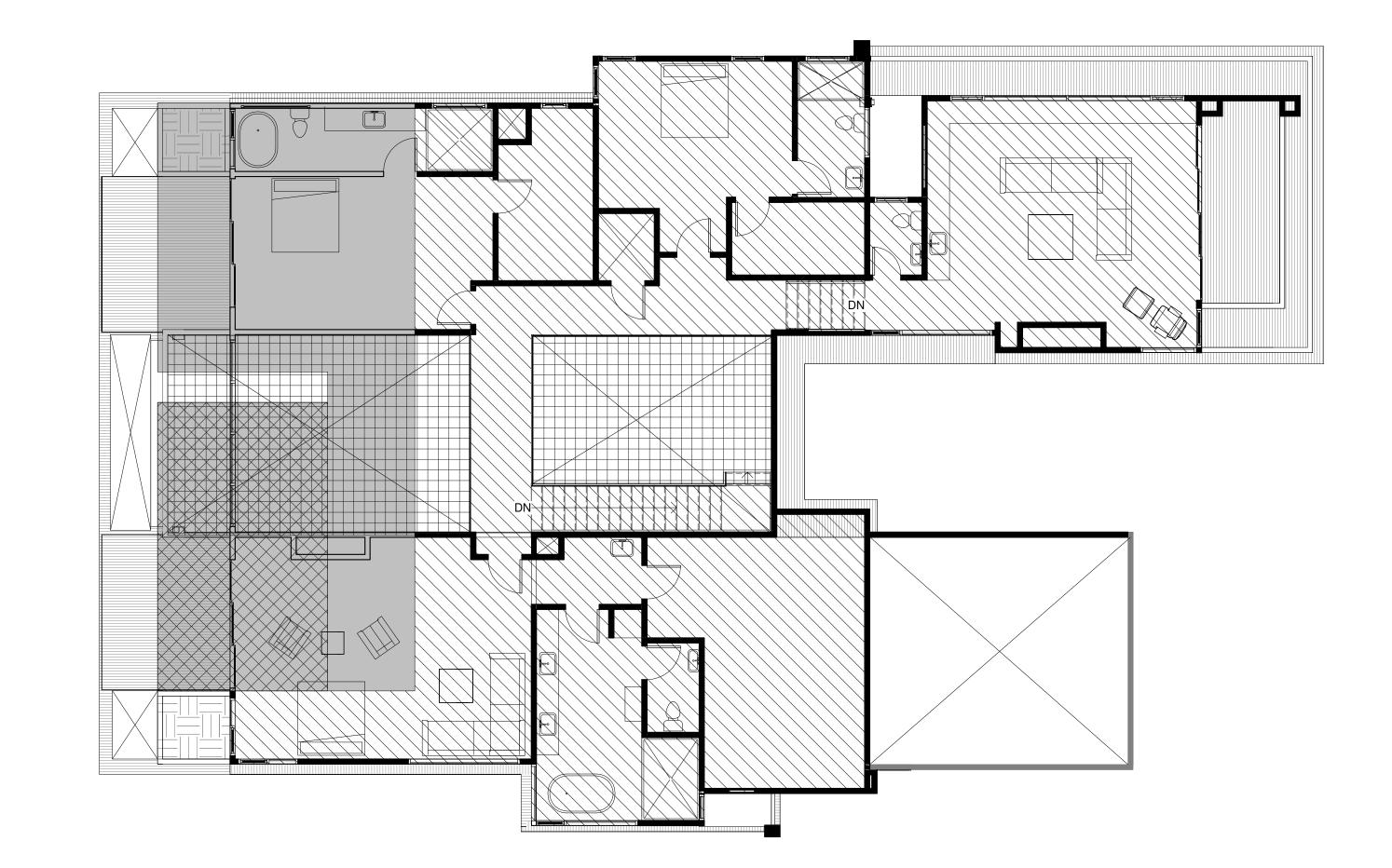
1/8" = 1'-0"



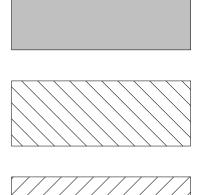
(P) Level 1 GFA 1/8" = 1'-0"



(P) LEVEL 2 GFA 1/8" = 1'-0"







EXISTING FLOOR AREA

PROPOSED FLOOR AREA

GARAGE FLOOR AREA

PROPOSED NEW PHANTOM FLOOR/BASEMENT AREA

EXISTING PHANTOM FLOOR/BASEMENT AREA

BARLOW CAPITAL INVESTMENTS LLC

WHALE WATCH WAY

(E) TOTAL BUILDING SF:	4226 SF
(E) GARAGE SF	860 SF
(E) LOWER LOWER LEVEL SF:	370 SF
E) ENTRY LEVEL SF:	1772 SF
(E) UPPER LEVEL SF:	832 SF
(E) PHANTOM FLOOR SF:	392 SF

Т

(N) ADDITION SF:	5,209 SF
(N) GARAGE SF:	610 SF
(N) LOWER LOWER LEVEL SF:	55 SF
(N) ENTRY LEVEL ADDITION SF:	1743 SF
(N) SECOND LEVEL ADDITION SF:	2438 SF
(N) PHANTOM FLOOR SF:	363 SF

_

(N) TOTAL GROSS SF:	9,435 SF
(N) TOTAL GARAGE:	1470 SF
(N) LOWER LOWER LEVEL SF:	425 SF
(N) TOTAL ENTRY LEVEL GROSS SF:	3515 SF
(N) TOTAL SECOND LEVEL GROSS SF:	3270 SF
(N) TOTAL PHANTOM SF:	755 SF
(E) BASEMENT	833 SF
(N) BASEMENT	1008 SF

SCHOOL FEE AREA

(NO GARAGE OR BASEMENT): 7,965 SF

TOTAL DECK AREA: 840 SF

8421 WHALE WATCH WAY LA JOLLA, CA 92037

NO.: ISSUANCE/REVISION:

	SCALE DRAWINGS. . © ARCHITECTS I		ENSIONS
DATE:		AL PROJECT	NUMBER:
09/15/2023		1-220430)
SCALE:		AHJ PROJEC	T NUMBER:
As ind	icated		

GFA CALCS

G003

SQUARE FOOTAGE

HOUSE SIZE

14,038 SF

3,505 SF

8,121 SF

3,255 SF

9,270 SF

4,533 SF

7,965 SF

5,358 SF

7,767 SF

10,242 SF

3,090 SF

6,614 SF

10,784 SF

4,824 SF

LOT SF

41,727 SF

20,178 SF

19,881 SF

19,923 SF

19,568 SF

20,572 SF

19,962 SF

19,910 SF

20,237 SF

60,548 SF

19,280 SF

54,450 SF

20,075 SF

20,047 SF

GARAGE

3-CAR

2-CAR

2-CAR

3-CAR

3-CAR

4-CAR

2-CAR

2-CAR

6-CAR

2-CAR

3-CAR

3-CAR

4-CAR

UNKNOWN

HABITABLE FAR

.33

.41

.16

<u>.47</u> .22

.16

.12

<u>.54</u> .24

ADDRESS

1. 8440 WHALE WATCH WAY

2. 8451 WHALE WATCH WAY

3. 8441 WHALE WATCH WAY

5. 8431 WHALE WATCH WAY

6. 8430 WHALE WATCH WAY

7. 8421 WHALE WATCH WAY

9. 8420 WHALE WATCH WAY

10. 8411 WHALE WATCH WAY

13. 8391 WHALE WATCH WAY

14. 8390 PRESTWICK DRIVE

11. 8404 PRESTWICK DRIVE

12. 2430 CALLE DEL ORO

59' - 6"

16' - 1"

80' - 9"

8' - 6"

13' - 10"

13' - 10"

7' - 6"

8. 8422 PRESTWICK DRIVE

4. 8444 PRESTWICK DRIVE

APN

346-690-12-00

346-690-26-00

346-690-25-00

346-152-03-00

346-690-24-00

346-690-14-00

346-690-23-00

346-152-04-00

346-690-15-00

346-690-29-00

346-152-05-00

346-202-09-00

346-690-19-00

346-152-06-00

ADDRESS

1. 8440 WHALE WATCH WAY

2. 8451 WHALE WATCH WAY

3. 8441 WHALE WATCH WAY

5. 8431 WHALE WATCH WAY

6. 8430 WHALE WATCH WAY

7. 8421 WHALE WATCH WAY

9. 8420 WHALE WATCH WAY

10. 8411 WHALE WATCH WAY

13. <u>8391 WHALE WATCH WAY</u>

14. 8390 PRESTWICK DRIVE

11. 8404 PRESTWICK DRIVE

12. 2430 CALLE DEL ORO

8. 8422 PRESTWICK DRIVE

4. 8444 PRESTWICK DRIVE

SETE	BACKS			ARCHITECTS BUILDERS INVESTORS 740 13th Street, Suite 504 San Diego, CA 92101 P: (619) 535-0537
FRONT	REAR	SIDE (SHORT)	SIDE (LONG)	www.architectslocal.com
5' - 2" 55' - 0" 38' - 0" 33' - 6"	40' - 4" 9' - 0" 7' - 6" 45' - 8"	8' - 6" 5' - 0" 6' - 0" 8' - 0"	10' - 0" 8' - 0" 12' - 0" 10' - 0"	
64' - 6" 20' - 6" 108' - 6" 50' - 0" 15' - 9" 71' - 8"	5' - 0" 8' - 0" 5' - 6" 18' - 0" 50' - 3" 8' - 2"	7' - 0" 5' - 0" 5' - 6" 5' - 0" 5' - 0"	10' - 0" 15' - 0" 6' - 0" 6' - 8" 7' - 6" 5' - 0"	BARLOW CAPITAL INVESTMENTS LLC

5' - 0"

22' - 1"

5' - 0"

5' - 0"

>	DEVELOPERS DESIGNERS ARCHITECTS BUILDERS INVESTORS	rocvi
		740 13th Street, Suite 504 San Diego, CA 92101 P: (619) 535-0537
		www.architectslocal.com

WHALE WATCH WAY

10' - 0"

60' - 1"

10' - 0"

5' - 8"

1. 3. 4. 5. 7. Raww or 8. 9. 11. 10. 12. 14.
72'-6'

8421 WHALE WATCH WAY LA JOLLA, CA 92037 DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2021. 09/15/2023 1-220430 AHJ PROJECT NUMBER: 1" = 40'-0" SURROUNDING CONTEXT

SQUARE FOOTAGES FROM SAN DIEGO COUNTY ASSESSOR RECORDS. GARAGES NOT INCLUDED IN THE AREA. SETBACKS ESTIMATED FROM GOOGLE EARTH MEASUREING TOOL

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/ OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS STRUCTURAL OBSERVATIONS. CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS. CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY REPORT(S) ENTITLED:

> GEOTECHNICAL FEASIBLITY REPORT, 8421 WHALE WATCH WAY, BY DEBERRY ENGINEERING ASSOCIATES INC DECEMBER 6, 2022. PROJ NO 221115

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

2. ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.

3. AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S), THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST

4. THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING

5. THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

WILLIAM DEBERRY C 34545 DEBERRY ENGINEERING ASSOCIATES INC (858) 451 0173 C.E.G. 1307 STEPHEN E. JACOBS C.E.G. 1307 **ENGINEERING GEOLOGIST**

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

> DEBERRY ENGINEERING ASSOCIATES INC 17708 OLD WINERY CT, POWAY, CA (858) 451 0173 WJDeBERRY@COX.NET

WILLIAM DEBERRY

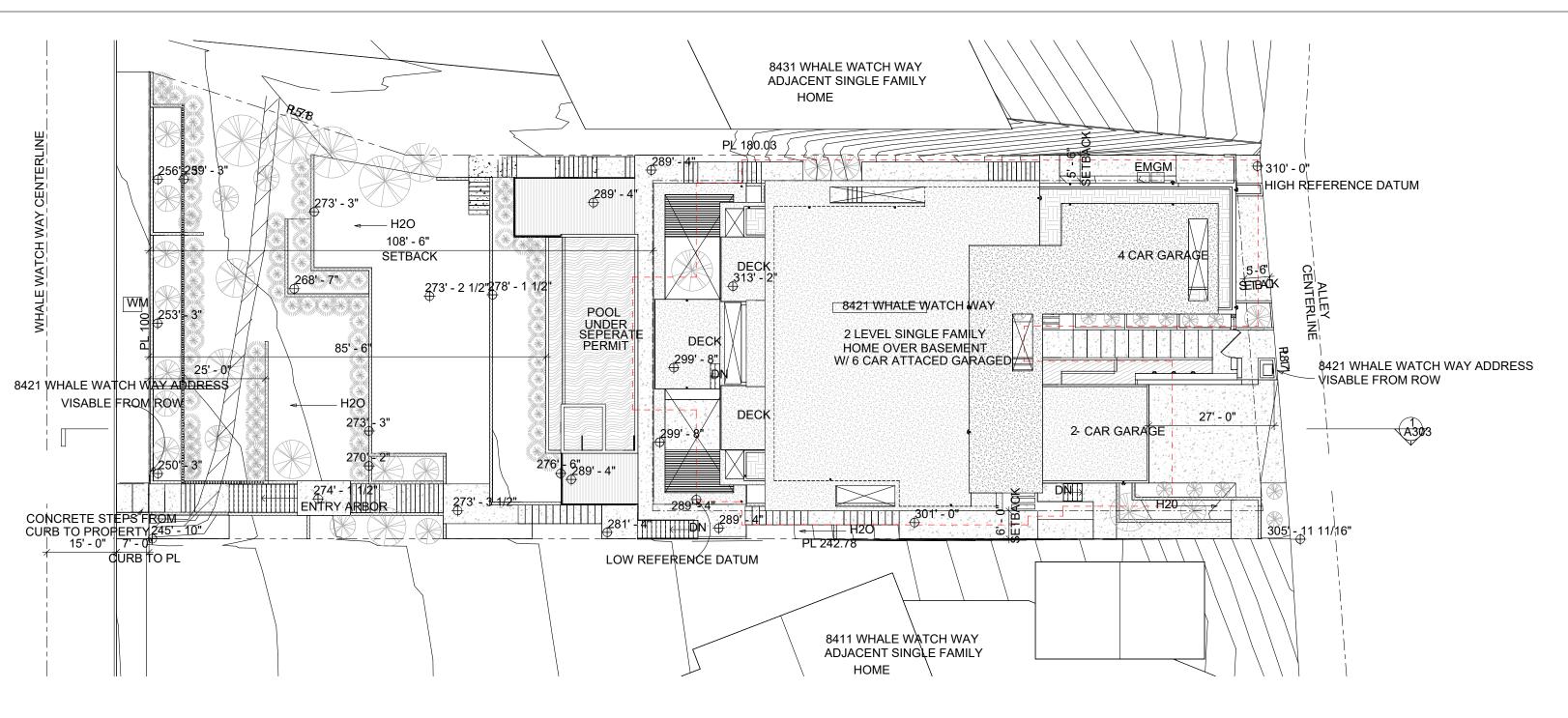
R.C.E. NO.C 34545

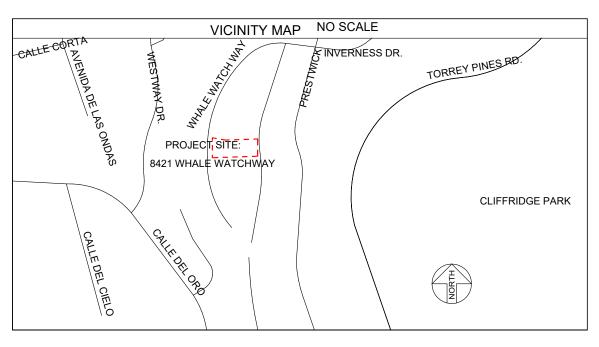
EXP. 09-30-19

DATE

UNDERGROUND SERVICE ALERT

SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-422-4133 TWO (2) WORKING DAYS BEFORE YOU DIG.





LOT SIZE	19,962 SF
TOTAL DISTURBANCE AREA	4,542 SF
EXISTING IMPERVIOUS AREA	7,432 SF
CREATED IMPERVIOUS AREA	3,121 SF
REPLACED IMPERVIOUS AREA	1,421 SF
TOTAL PROPOSED IMPERVIOUS AREA	11,974 SF

EXISTING IMPERVIOUSNESS	37.23%
PROPOSED IMPERVIOUSNESS	59.98%
IMPERVIOUS PERCENT INCREASE	22.75%

TOTAL CUT QUANTITY	50 CY
TOTAL FILL QUANTITY	950 CF
IMPORT/EXPORT	900 CF
MAX CUT DEPTH	4' - 6"
MAX FILL DEPTH	4' - 11"



SITE P	LAN LEGEND
	SURROUNDING BUILDING FOOTPRINT
	PERVIOUS SURFACE/ LANDSCAPE WITHIN BUILDING FOOTPRINT
	IMPERVIOUS SURFACE/ CONCRETE
	IMPERVIOUS SURFACE/ DECK
	PROPOSED ROOF AREA
	WATER
	PROPERTY LINE
—·—·—	SETBACK LINES
	STREET CENTERLINE
	(E) WALL LINE BELOW
	(E) 6' FENCE
	5' DATUM LINE
H2O →	WATER DRAIN FLOW DIRECTION
WM	(E) WATER METER
EM	(E) ELECTRICAL METER
GM	(E) GAS METER
	(P) TREE
***************************************	(P) SHRUB
Ø	DOWNSPOUT LOCATION

ADDRESS:	8421 WHALE WATCH WAY SAN DIEGO, CA 92037
LEGAL DESCRIPTION: APN: LOT: MAP: SUBDIVISION:	346-690-23-00 23 LA JOLLA COSTA DORADA 006865
ZONING: OVERLAY ZONE: OCCUPANCY: CONSTRUCTION TYPE: SPRINKLERED:	LJSPD-SF CAMPUS PARKING IMPACT OVERLAY COASTAL HEIGHT LIMIT OVERLAY COASTAL OVERLAY R-3 V-B NO
DATE BUILT:	1980
EXISTING USE:	2-STORY SINGLE FAMILY HOUSE
EXIOTING COL.	W/ 2 CAR GARAGE & BASEMENT
PROPOSED USE:	2-STORY SINGLE FAMILY HOUSE W/ 2 CAR GARAGE, 4 CAR GARAGE & BASEMENT
NUMBER OF STORIES:	3
(E) BUILDING HEIGHT: (P) BUILDING HEIGHT:	21' 29'
LOT SIZE:	19,962 SF
TOTAL (E) BUILDING SF: (E) LOWER LEVEL: (E) ENTRY LEVEL SF: (E) SECOND LEVEL SF:	3,834 SF 1180 SF <i>1840 SF</i> 814 SF
(E) BASEMENT: (EXCLUDED FROM FAR)	810 SF
(E) GARAGE: (E) PHANTOM FLOOR: EXCLUDED FROM HABITABLE SF)	860 392
(N) BUILDING SF ADDITION: (N) LOWER LEVEL SF: (N) ENTRY LEVEL SF ADDITION: (N) SECOND LEVEL ADDITION:	4,361 SF 230 SF <i>1675 SF</i> 2456 SF

SHEET INDEX

SITE PLAN AND NOTES DEMO PLAN & SECTION GRADING PLAN & SECTION

W. DeBerry Dec 14, 2022

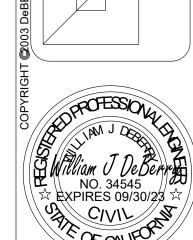
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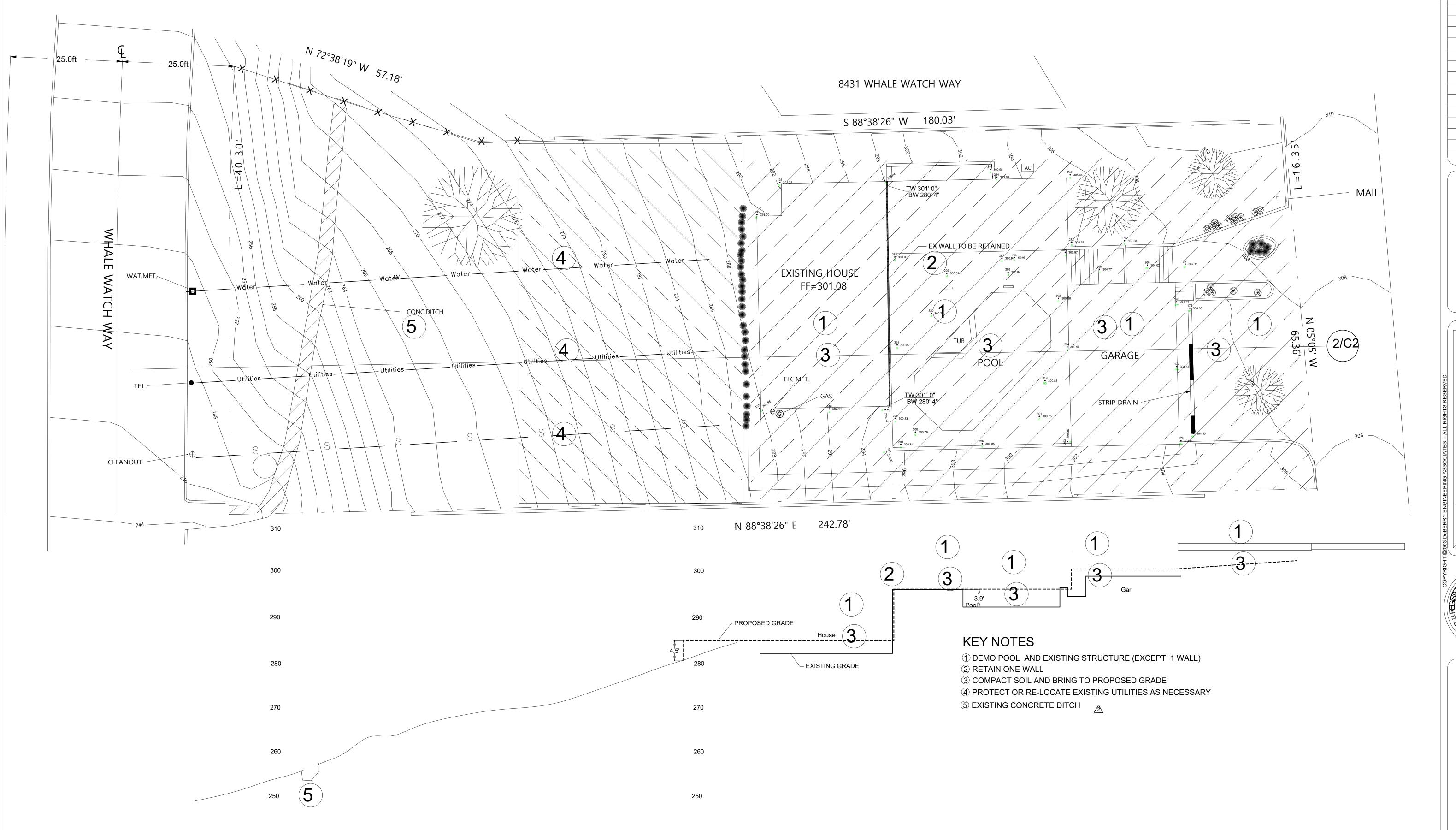
SITE PLAN & NOTES

1 City Comments 8/25/23

2 | City Comments | 11/3/23

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DeBerry Engineering
Associates

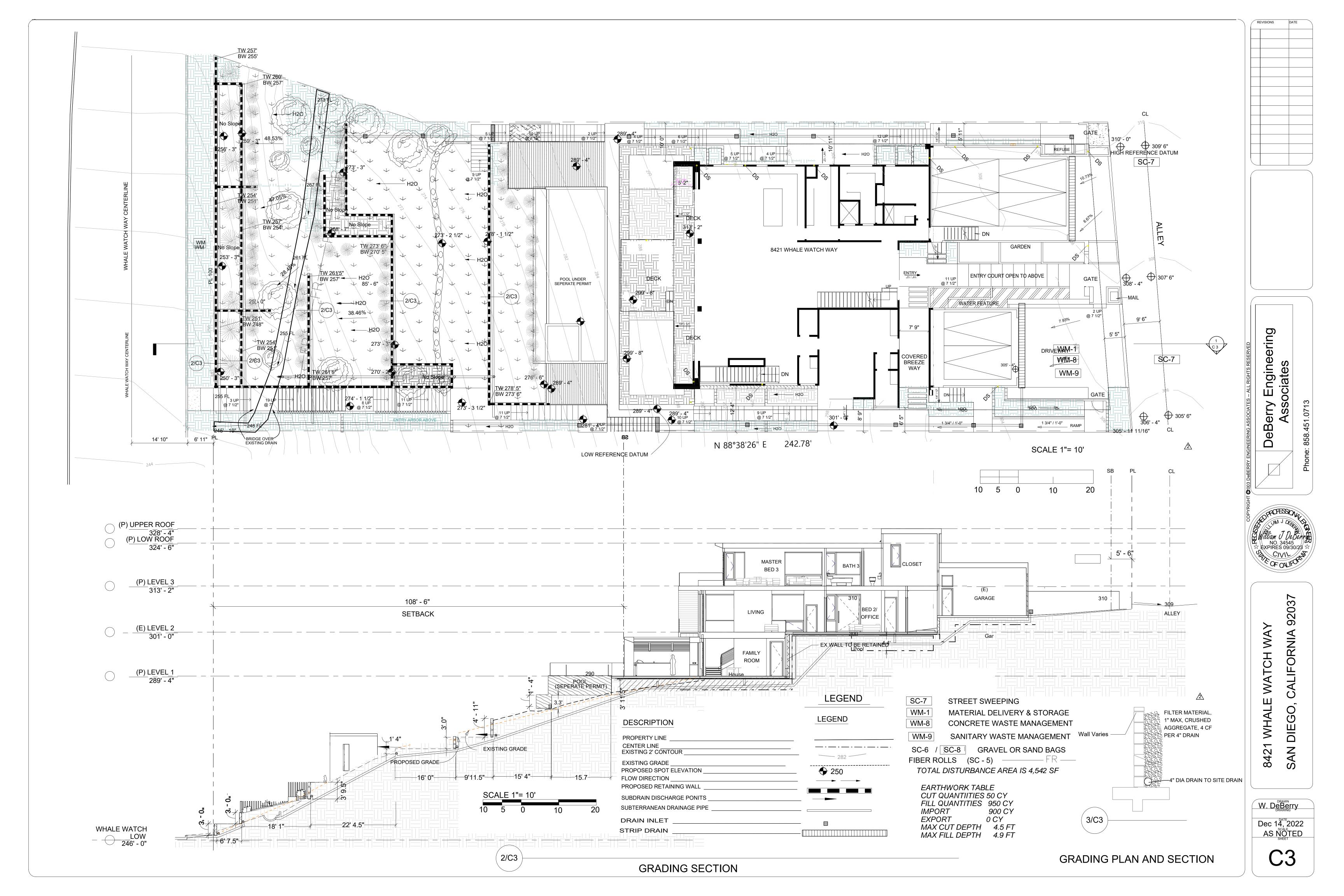
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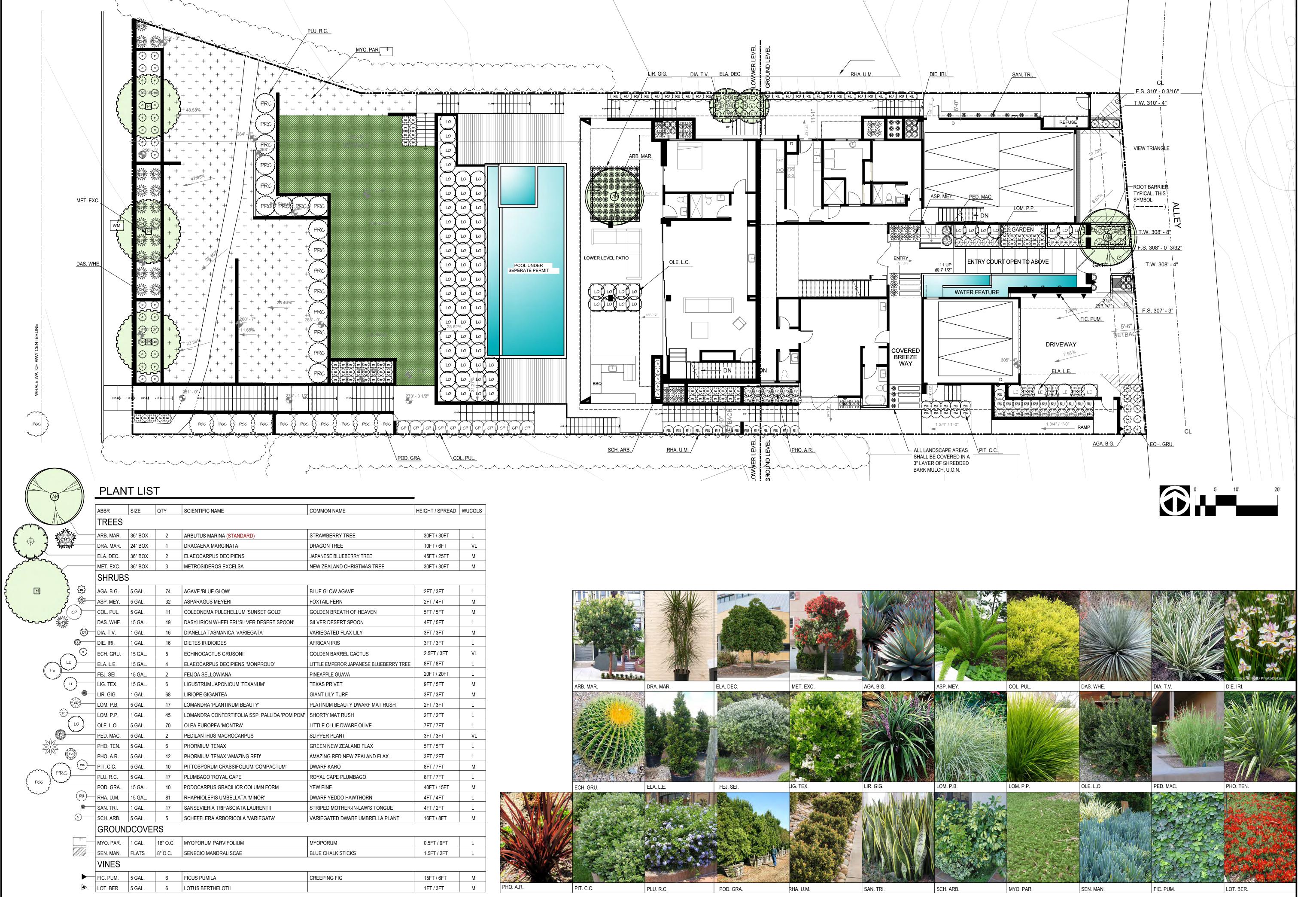
EXPIRES 09/30/23 \$\frac{1}{2} \text{CIVIL_STATES OF CALIFORNIA STATES OF CALIFO

8421 WHALE WATCH WAY SAN DIEGO, CALIFORNIA 92037

W. DeBerry

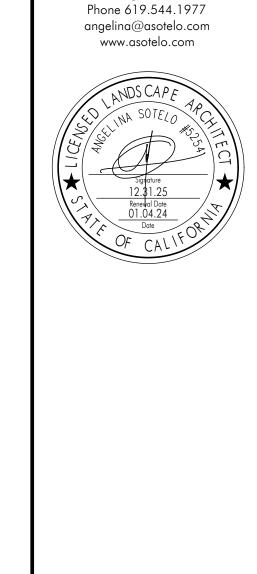
Dec 14, 2022 AS NOTED

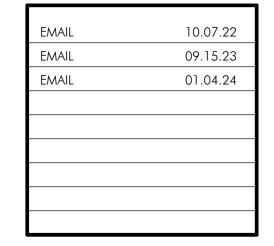






2643 4th Avenue San Diego CA 92103





WHALE

8421 WHALE WATCH WAY SAN DIEGO, CA 92037

PLANTING PLAN

SHEET

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PLANTING NOTES

A SOIL TEST SHALL BE MADE BY LANDSCAPE CONTRACTOR PRIOR TO THE BEGINNING OF WORK AND THE RECOMMENDATIONS MUST BE

AN IRRIGATION AUDIT REPORT MAY BE REQUIRED BY THE CITY PRIOR TO CERTIFICATE OF OCCUPANCY.

IF A CERTIFICATE OF COMPLETION IS REQUIRED BY THE CITY, PLEASE NOTIFY LANDSCAPE ARCHITECT 48 HOURS BEFORE INSPECTION.

THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE SUPERTHRIVE VITAMIN SOLUTION AT TIME OF INSTALLATION

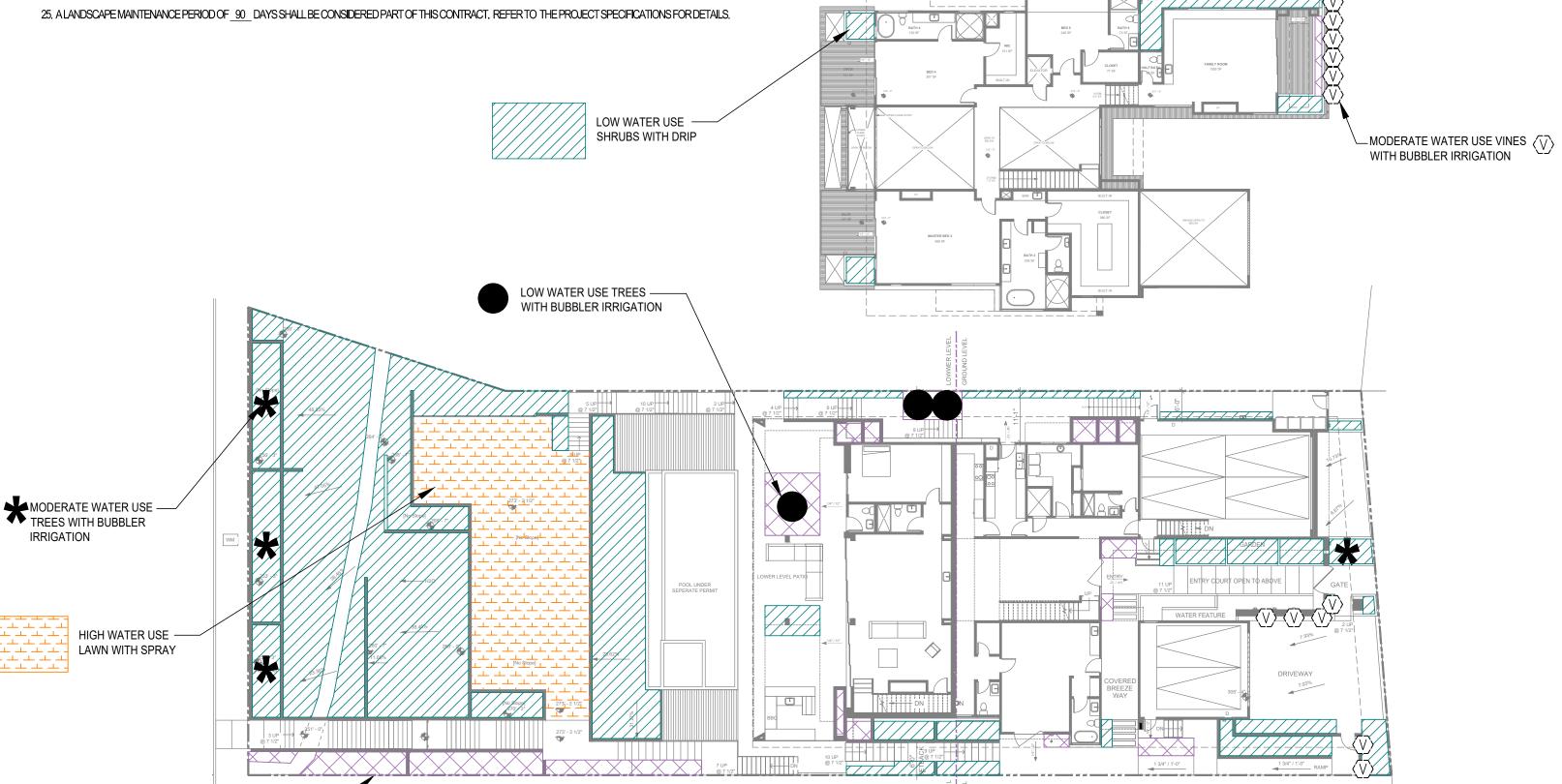
- 1. LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITHIN PLUS OR MINUS .10 FEET OF FINISH GRADE.
- 2. THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT. 3. CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (IE.: PATENED
- MONROVIA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM" NURSERY STOCK
- 4. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
- 5. THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
- 6. PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.

7. SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.

- 8. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
- 9. TREE AND SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
- 10. TREE AND SHRUB PITS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1"LESS THAN CONTAINER DEPTH.
- 11. TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREES STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL
- BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
- 12. DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
- 13. CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULE FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.
- 100 LBS. OF GYPSUM PER 1000 SQ. FT.
- 70 LBS. OF TRI-C (6-2-4 W/5% SULFUR) PER 1000 SQ. FT. 6LBS. OF IRON SULFATE PER 1000 SQ. FT.
- 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.

SHRUBS WITH DRIP

- 5 CUBIC YARDS OF NITROLIZED ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)
- 14. AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".
- 15. NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.
- 16. NITROLIZED ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRI-SERVICE, LOAMEX™, OR APPROVED EQUAL
- 17. A. PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS SHALL CONSIST OF 1/3 NITROLIZED ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2
- LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRIC (624 W/5% SULFUR) PER CUBIC YARD.
- B. ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™, PER MANUFACTURERS SPECIFICATIONS IN ADVANCE OF PLANTING. C. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING.
- 18. ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
- ONE PER 1-GALLON; TWO PER 5-GALLON; FIVE PER 15-GALLON; 12 PER 24" BOXED TREES; 18 PER 36" BOXED TREES (SEE LA. FOR RATES FOR LARGER STOCK). PLACE TABLETS AT
- HALF THE DEPTH OF THE PLANTING PIT AND 1"FROM ROOTBALL (BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL).
- 19. ALL PLANTS INSTALLED FROM FLATS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, AND ALL 4" POTS SHALL RECEIVE TWO 5-GRAM TABLETS EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 17.
- 20. ALL PLANTS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1"IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
- 21. ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
- 22. STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
- 23. ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 3" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL, ALL BARK TO BE NITROLIZED WITH 5% NITROGEN. WHEN GRAVEL OR COBBLE GROUNDCOVER IS USED, A LANDSCAPE FILTER FABRIC MUST BE INSTALLED, WITH AN OVERLAP OD 12"MIN. BETWEEN ROLLS AND FASTENED WITH STAPLES FLUSH TO THE FABRIC TO PREVENT MOVEMENT.
- 24. IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN .5" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.



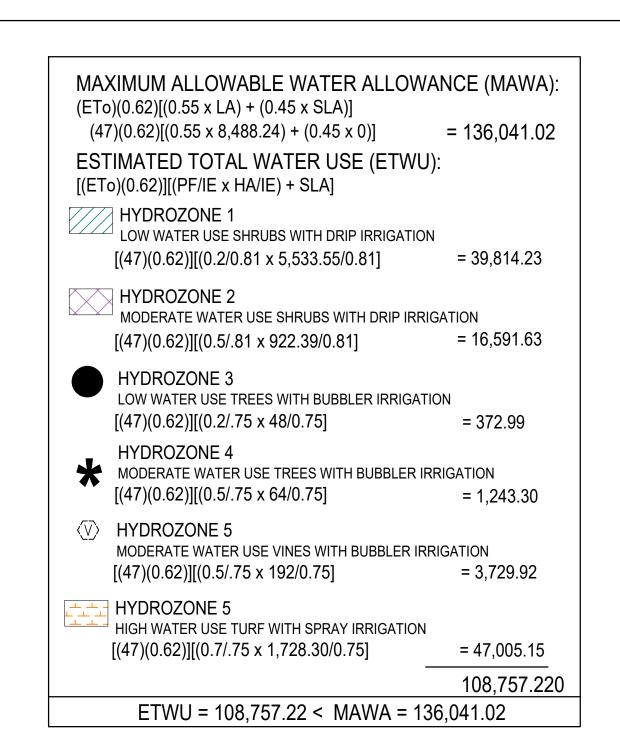
HYDROZONE MAP & WATER CALCULATIONS

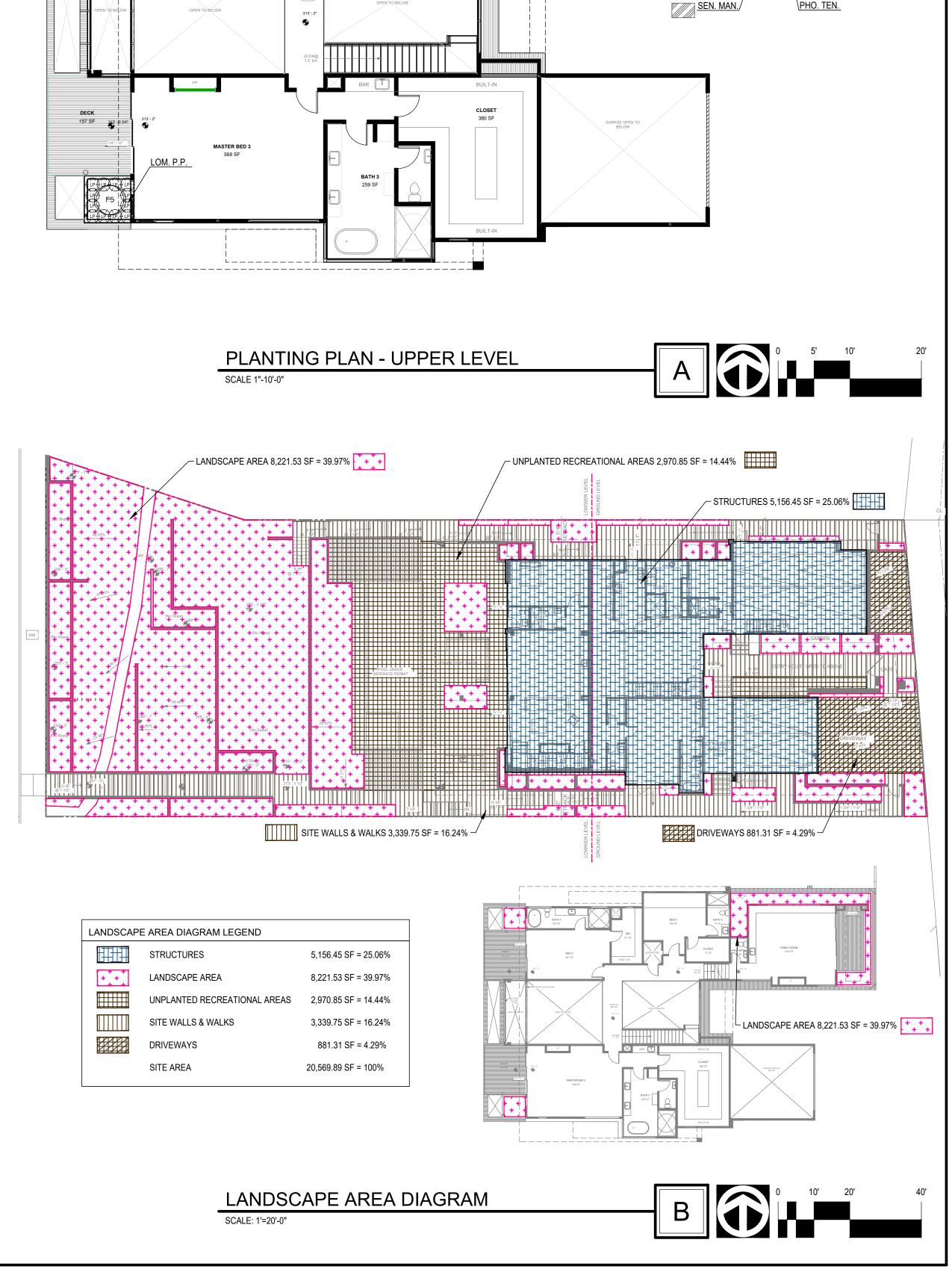
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, 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.

TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.





MEXICAN BLACK

BEACH PEBBLES

- ALL LANDSCAPE AREAS

LAYER OF SHREDDED BARK MULCH, U.O.N.

DECK 157 SF

SHALL BE COVERED IN A 3"

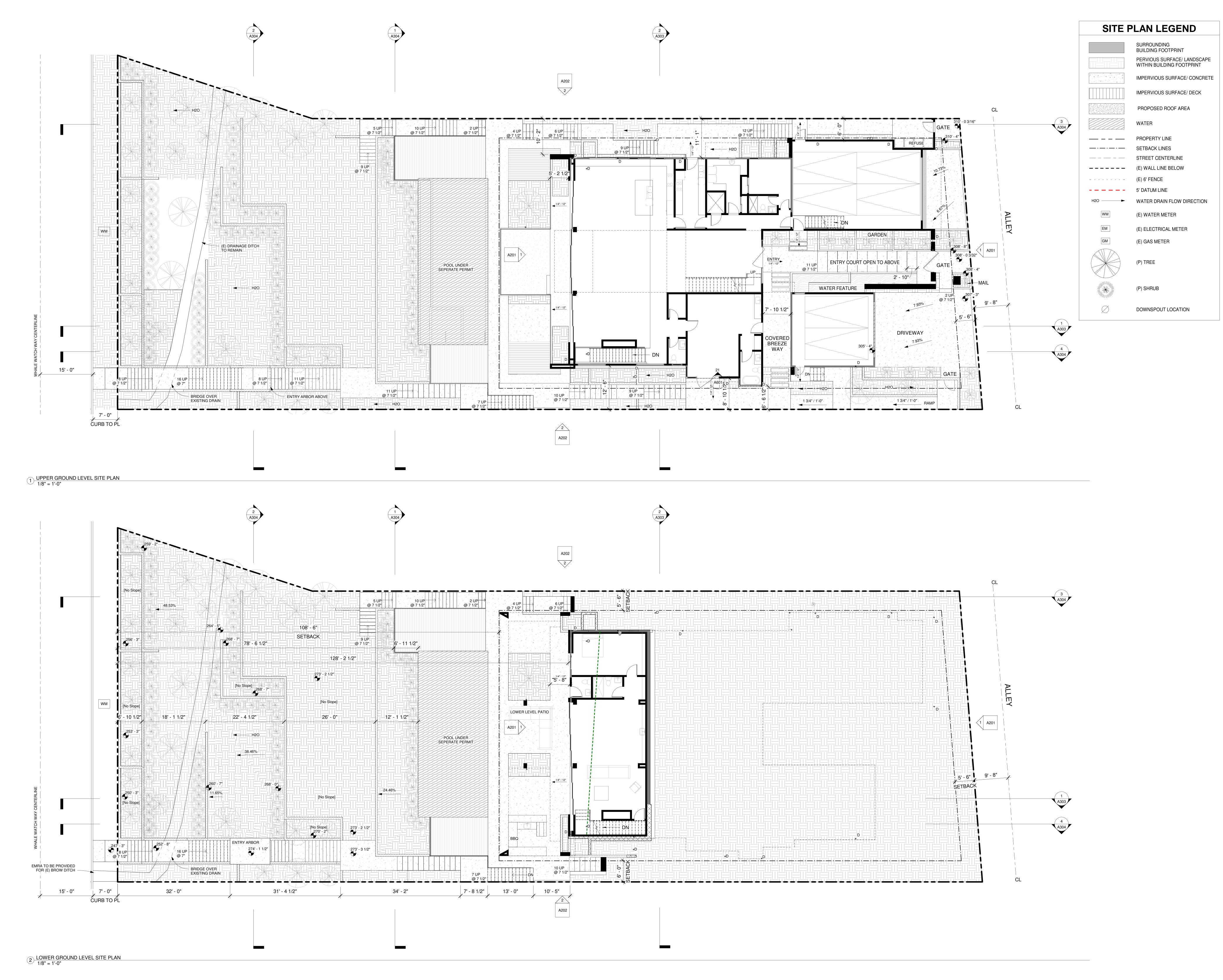




10.07.22 09.15.23 01.04.24

> PLANTING PLAN

SHEET



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San Diego, CA 92101
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BARLOW CAPITAL INVESTMENTS LLC

WHALE WATCH WAY

GROUND LEVEL SITE PLAN

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1-220430

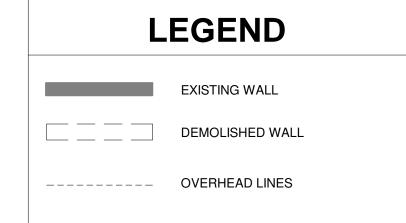
AHJ PROJECT NUMBER:

09/15/2023

1/8" = 1'-0"

SCALE:

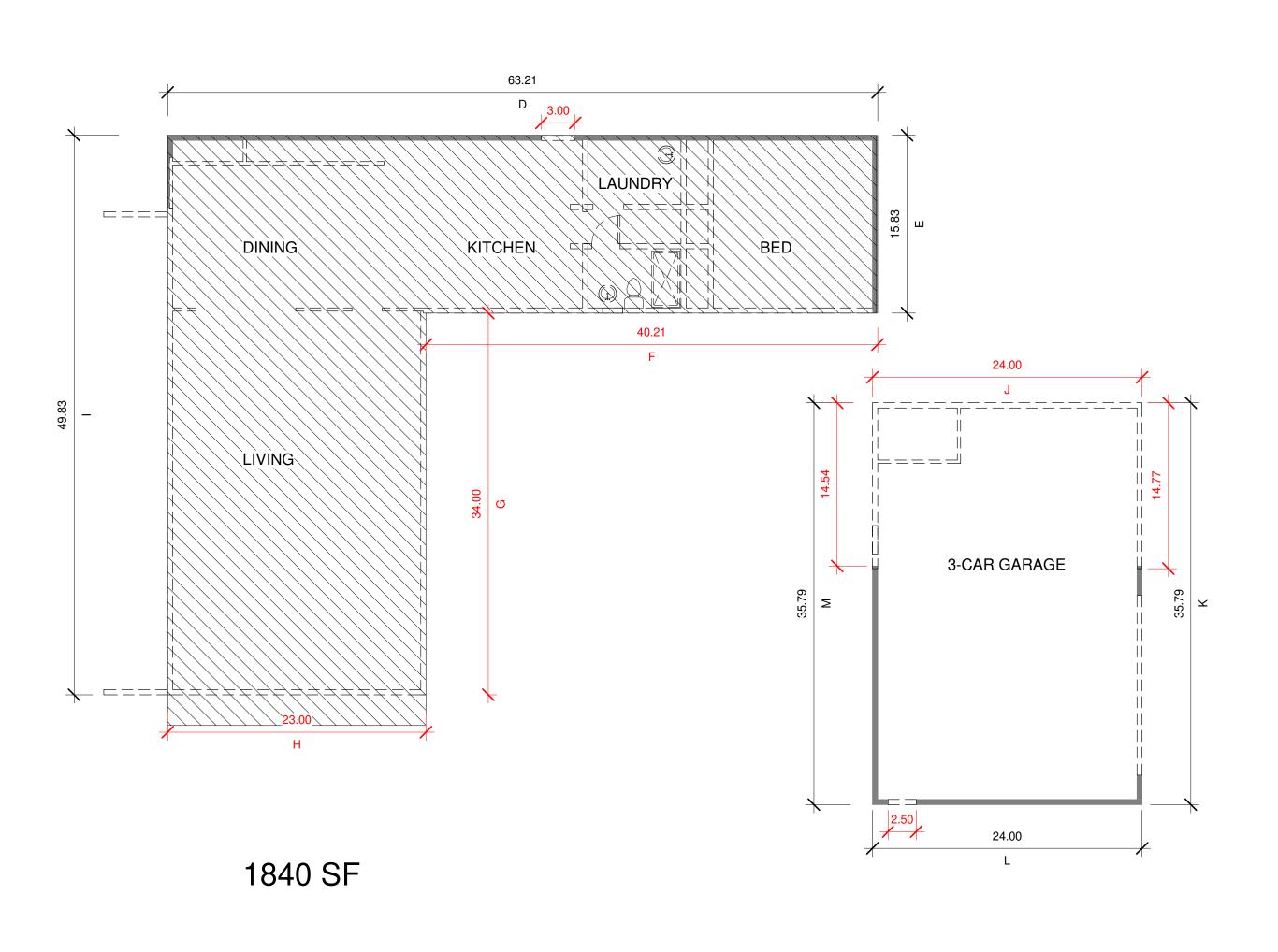
8421 WHALE WATCH WAY LA JOLLA, CA 92037





BARLOW CAPITAL INVESTMENTS

WHALE WATCH WAY



(E) ENTER LEVEL LOW 1/8" = 1'-0"

 Wall Name
 Wall Length
 Demo Length

 A
 8.50'
 0.00'

 B
 49.83'
 34.81'

 C
 5.31'
 5.31'

 D
 63.21'
 9.00'

 E
 15.83'
 0.00'

 F
 40.21'
 40.21'

 G
 34.00'
 34.00'

 H
 23.00'
 23.00'

 I
 49.83'
 43.33'

 J
 24.00'
 24.00'

 K
 35.79'
 14.77'

 L
 24.00'
 2.50'

 M
 35.79'
 14.54'

 N
 23.00'
 0.00'

 O
 49.83'
 49.83'

 P
 7.79'
 7.79'

 Q
 9.36'
 9.36'

 R
 15.21'
 15.21'

 S
 16.44'
 2.11'

 T
 24.04'
 20.48'

 Total: 20
 554.97'
 350.25'

50% DEMO = 554.97/2 = 277.5'

TOTAL DEMO = 350.25/554.97 = 63.11%

	1180 SF
	A10
1 (E) LOWER LEVEL 1/8" = 1'-0"	A09 2
	23.00 N
	MASTER MASTER 1521 P P P P P P P P P P P P P
	814 SF
	A10
3 (E) UPPER LEVEL 1/8" = 1'-0"	

BELOW GRADE

IMAGINARY BASEMENT
PLANE

5.31

17.49

C

BELOW GRADE

EXISITNG / DEMO FLOOR PLANS

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NO.: ISSUANCE/REVISION: DATE:

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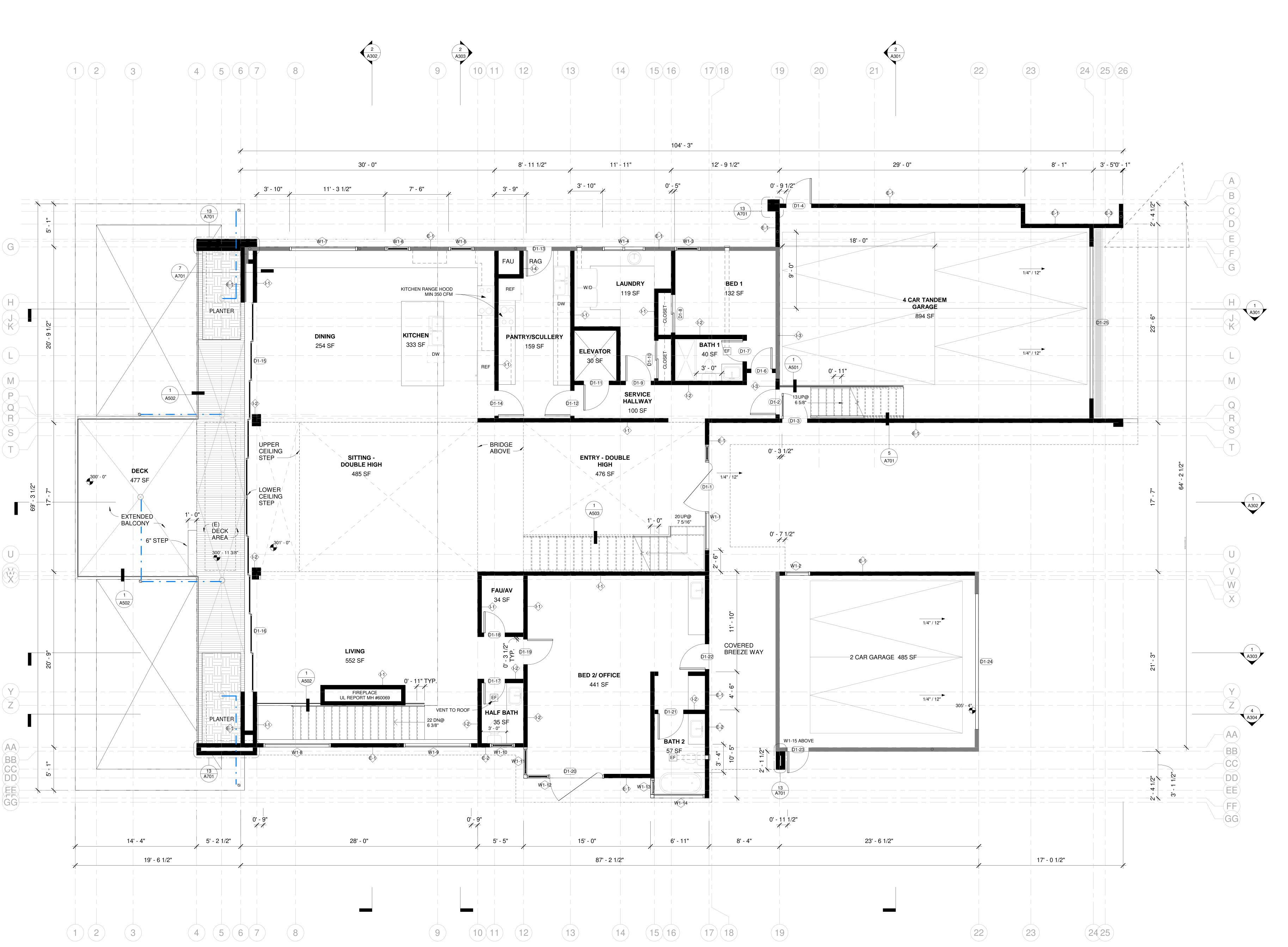
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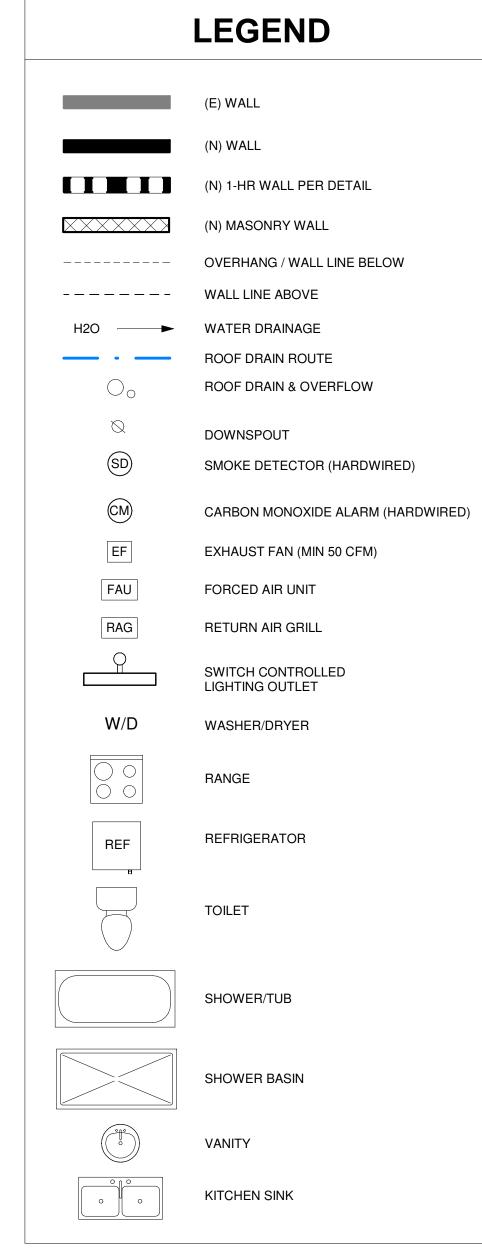
09/15/2023

As indicated

SCALE:



(P) ENTRY LEVEL 1/4" = 1'-0"



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WHALE WATCH WAY

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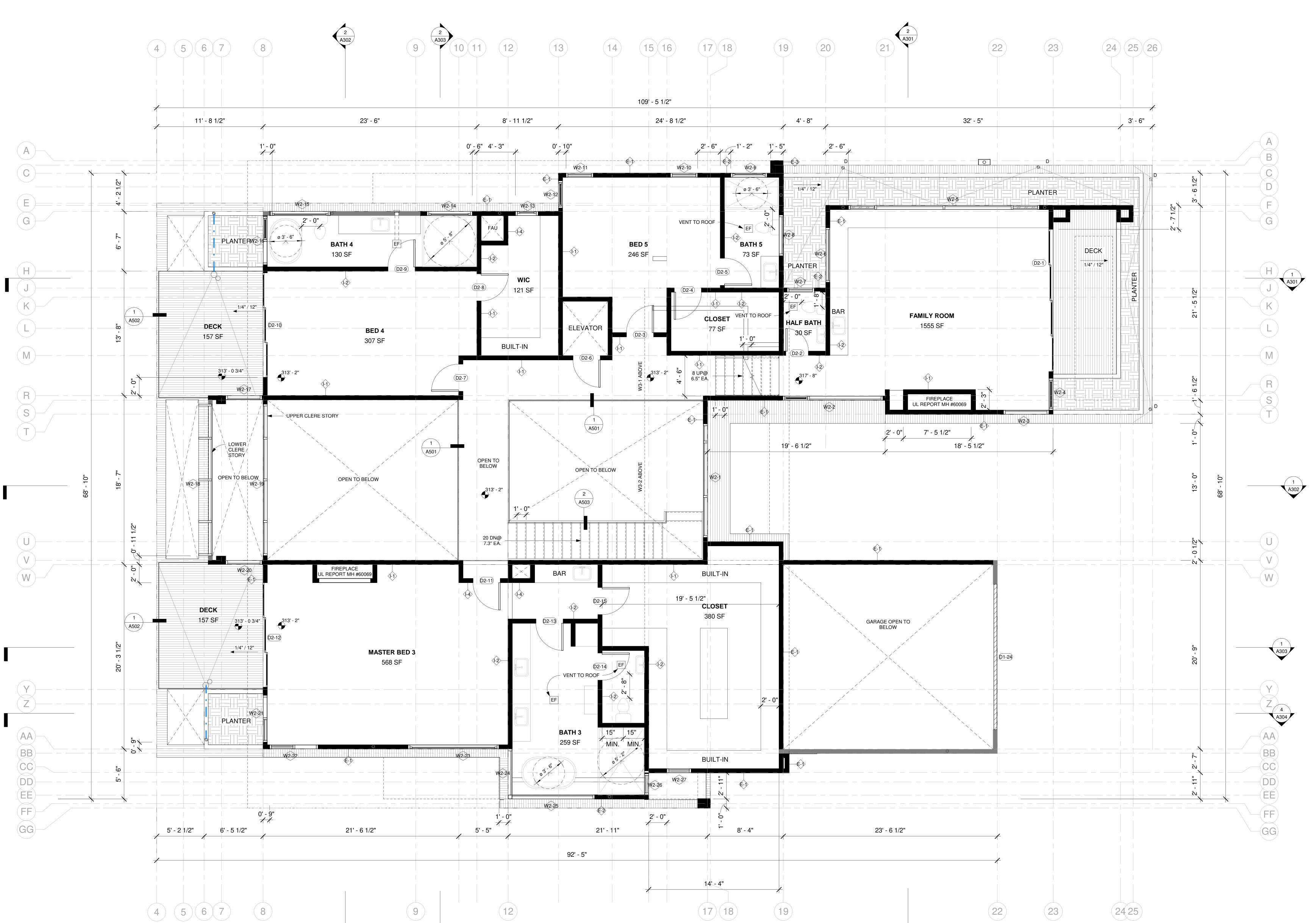
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09/15/2023 1-220430

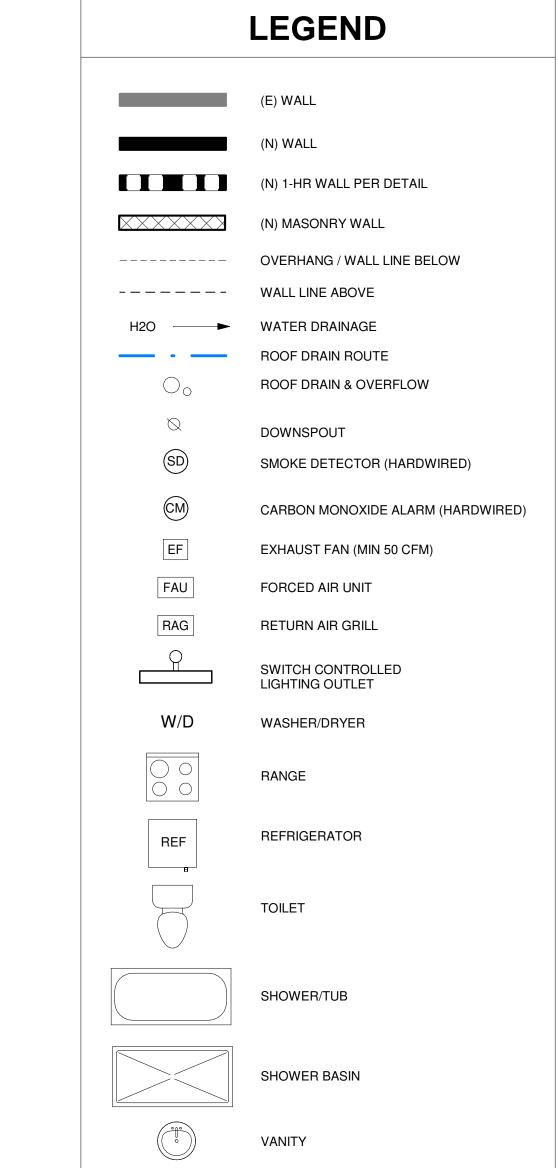
SCALE: AHJ PROJECT NUMBER:

ENTRY LEVEL FLOOR PLAN

1/4" = 1'-0"



1) (P) LEVEL 3 1/4" = 1'-0"



KITCHEN SINK

8421 WHALE WATCH WAY LA JOLLA, CA 92037

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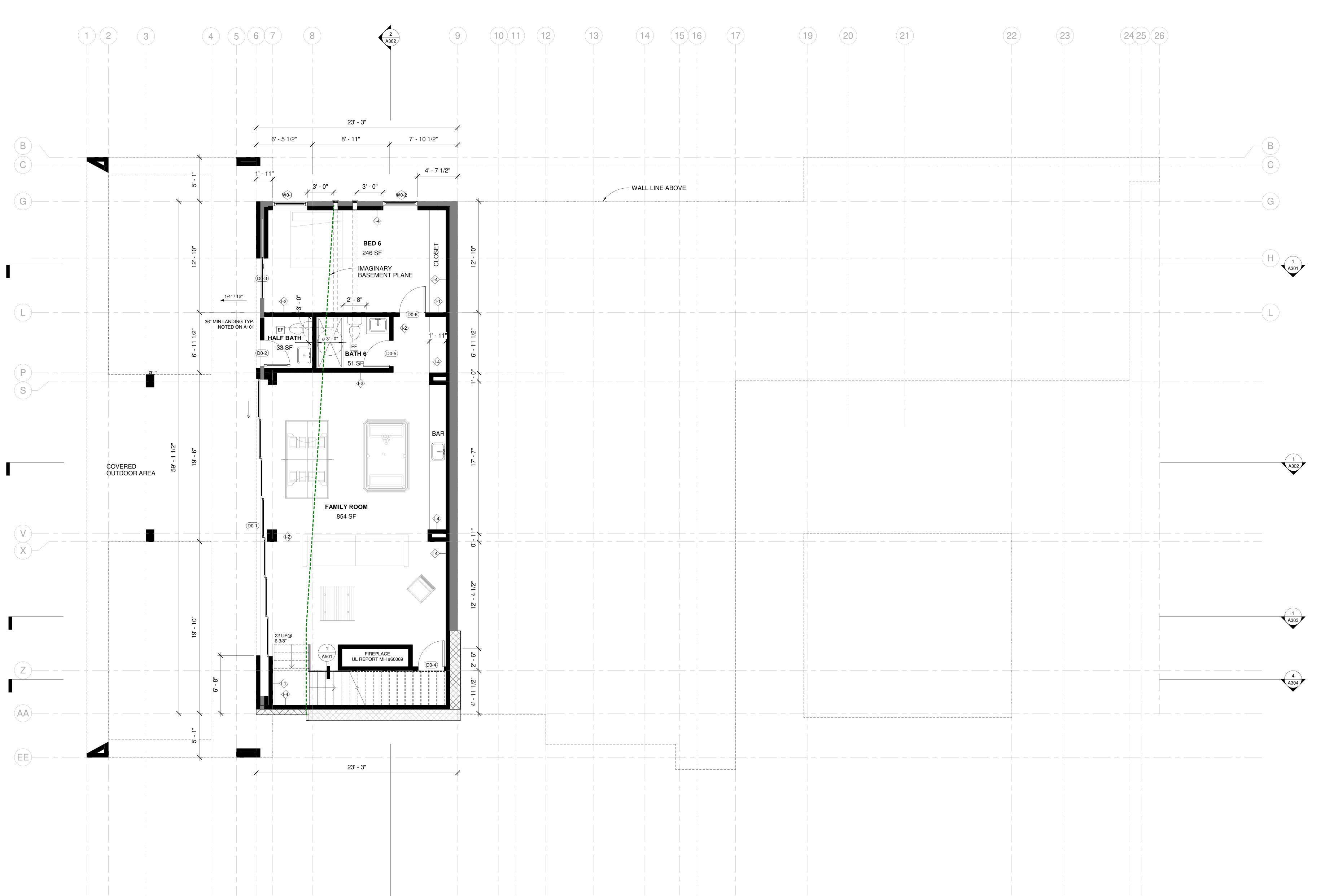
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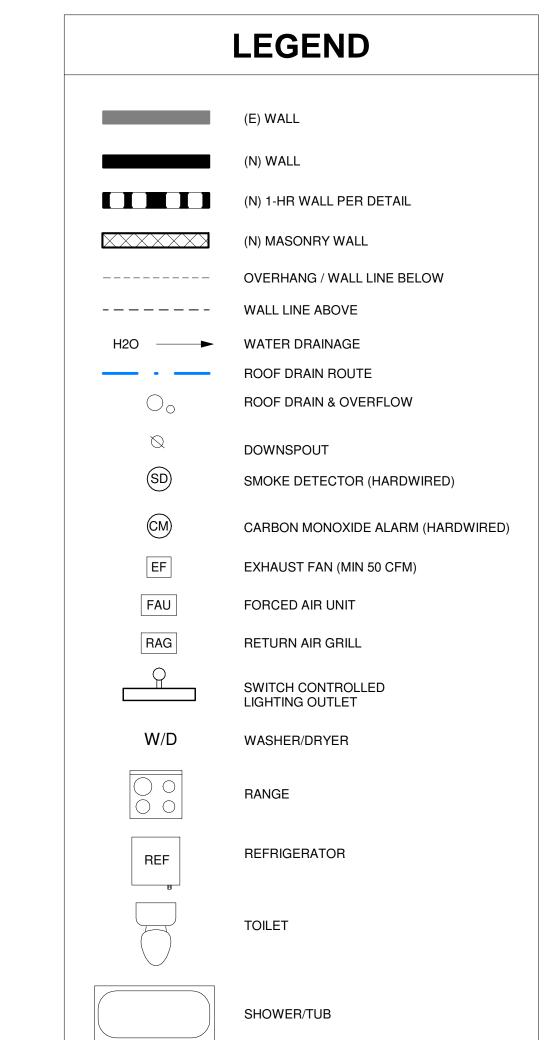
SCALE: AHJ PROJECT NUMBER:

UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"



1) (P) Level 1 1/4" = 1'-0"



SHOWER BASIN

KITCHEN SINK

8421 WHALE WATCH WAY LA JOLLA, CA 92037

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LLC

WHALE WATCH

WAY

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DATE: AL PROJECT NUMBER:

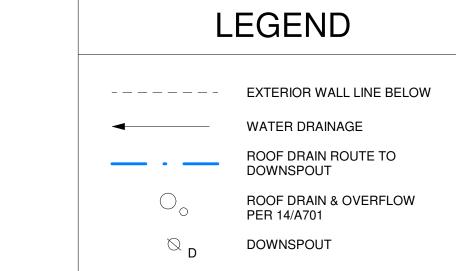
09/15/2023 1-220430

SCALE: AHJ PROJECT NUMBER:

LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

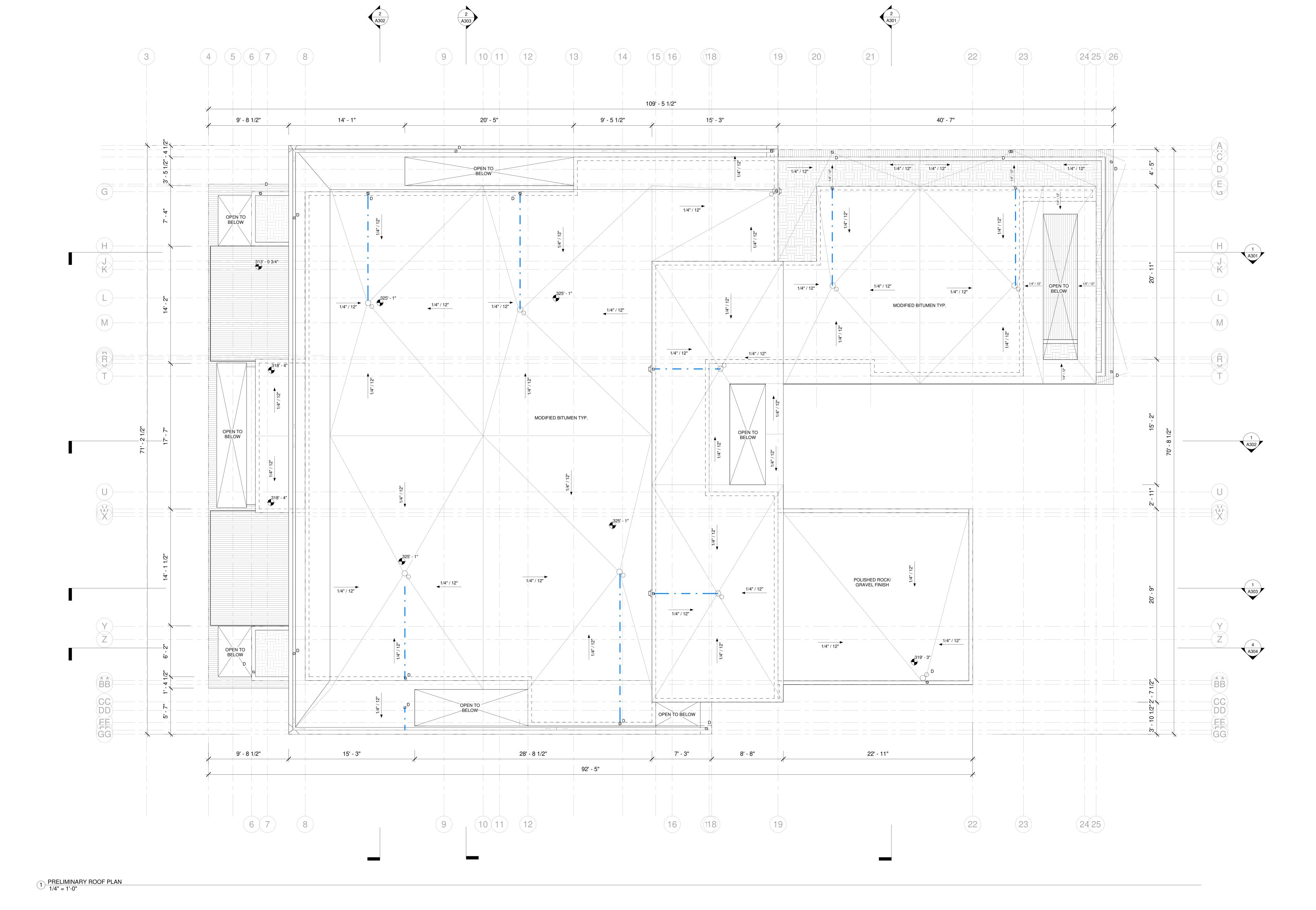
A105





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WHALE WATCH WAY



8421 WHALE WATCH WAY LA JOLLA, CA 92037

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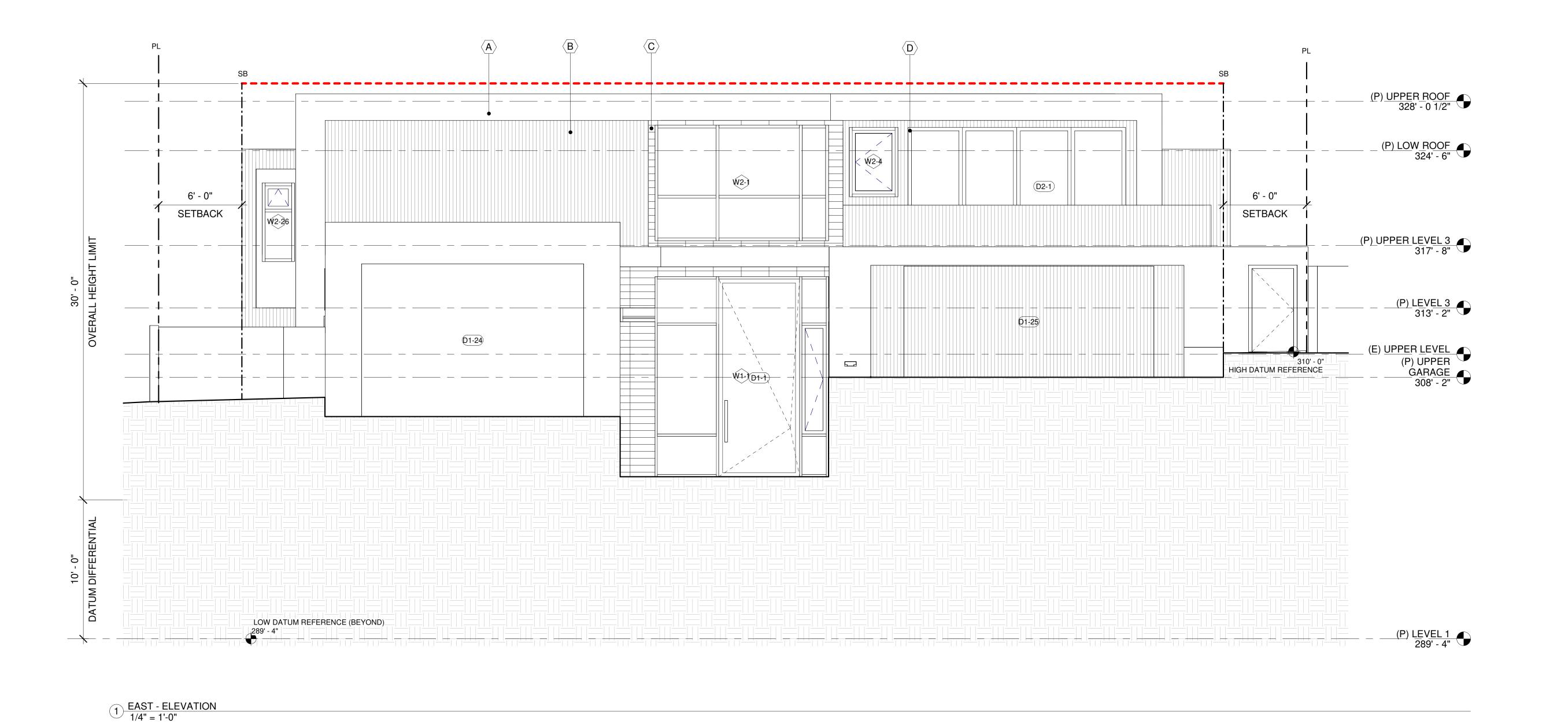
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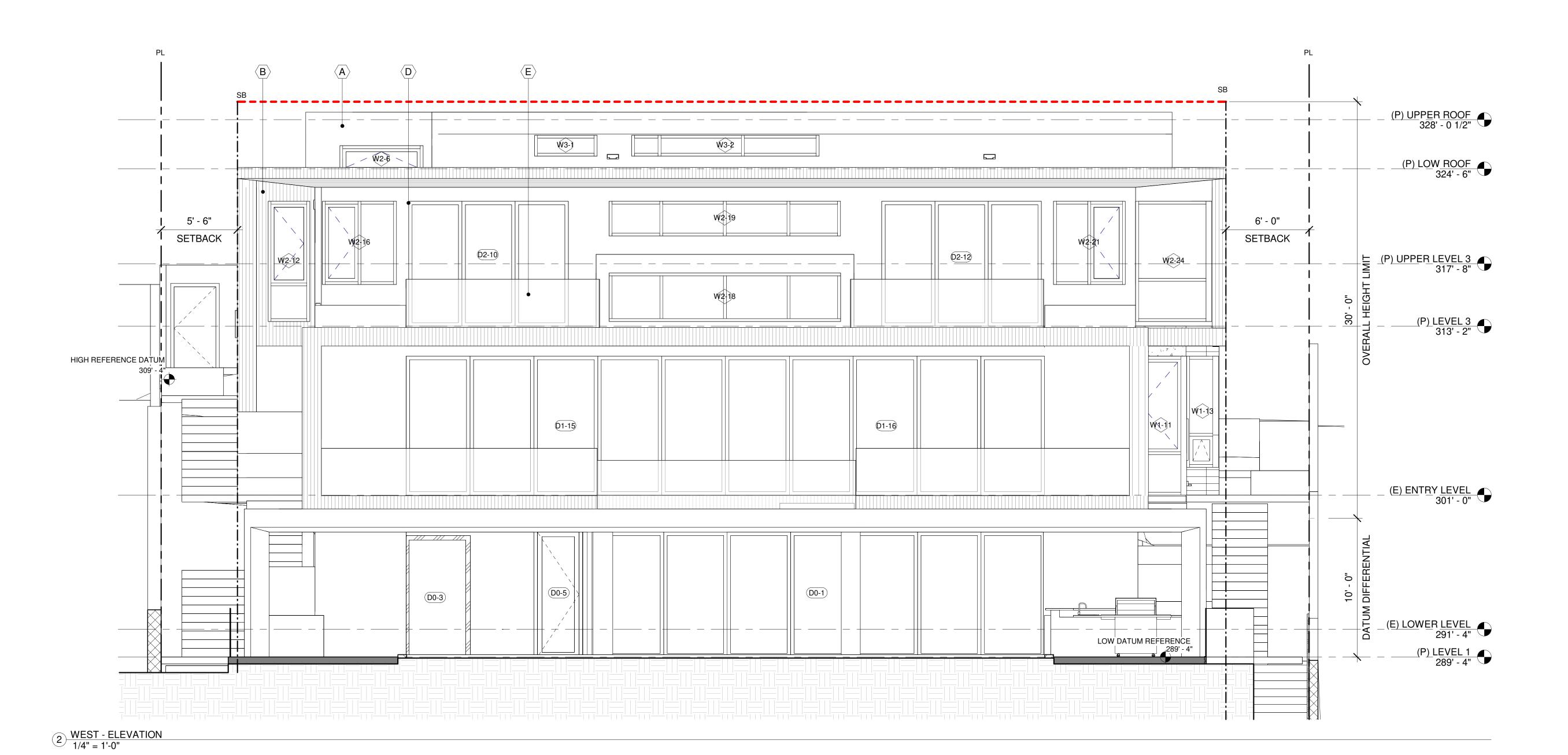
SCALE:

AHJ PROJECT NUMBER:

ROOF PLAN

1/4" = 1'-0"





LEGEND

(E) GRADE LINE (AT CHANGE) PLUMB LINE





MATERIAL LEGEND

- A. WHITE SANTA BARBARA STUCCO B. WALNUT WOOD SIDING

----- SETBACK LINE

- C. ADOBE/WHITE TILE ACCENT FINISH D. BLACK PAINTED FRAME AND MULLION
- E. CLEAR LOW-E GLASS GUARDRAIL

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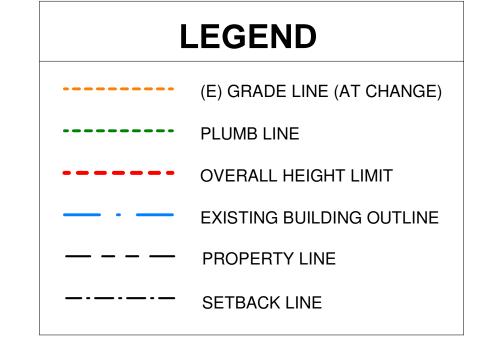
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ELEVATIONS



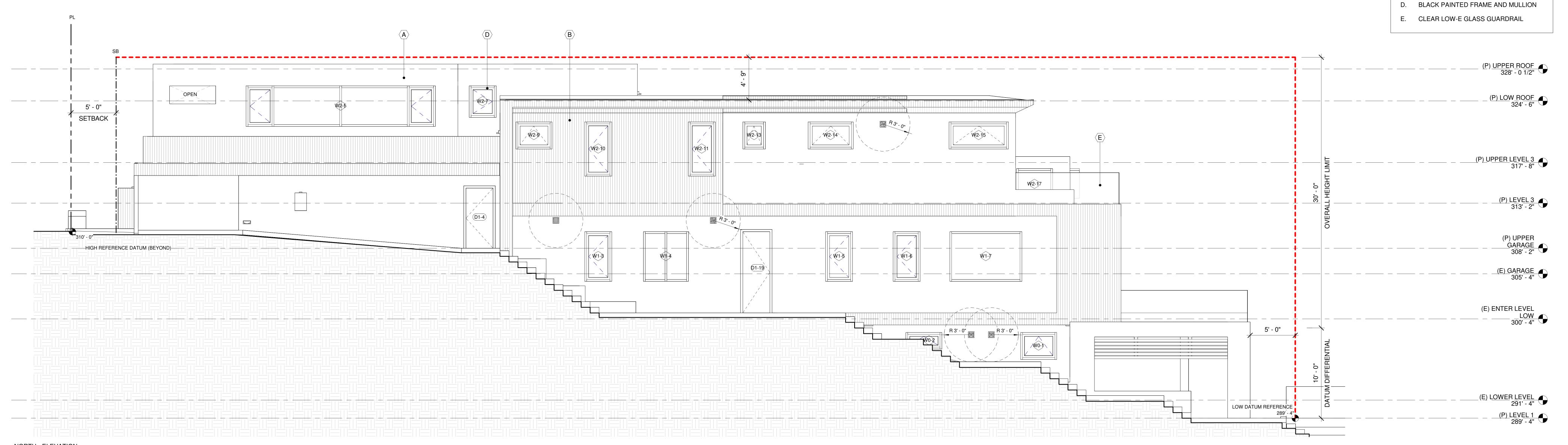


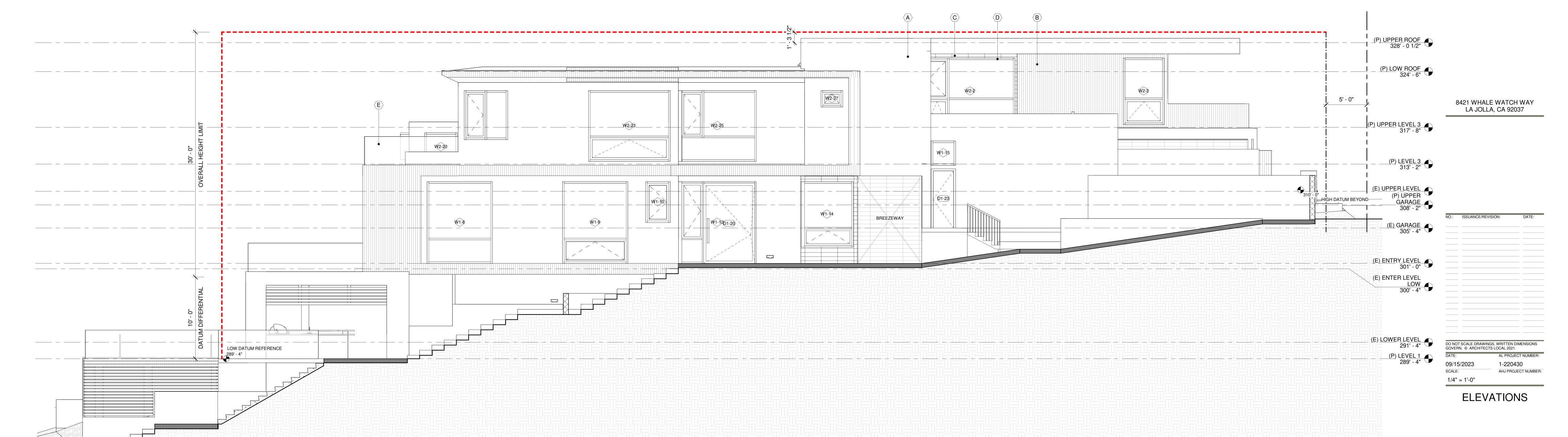


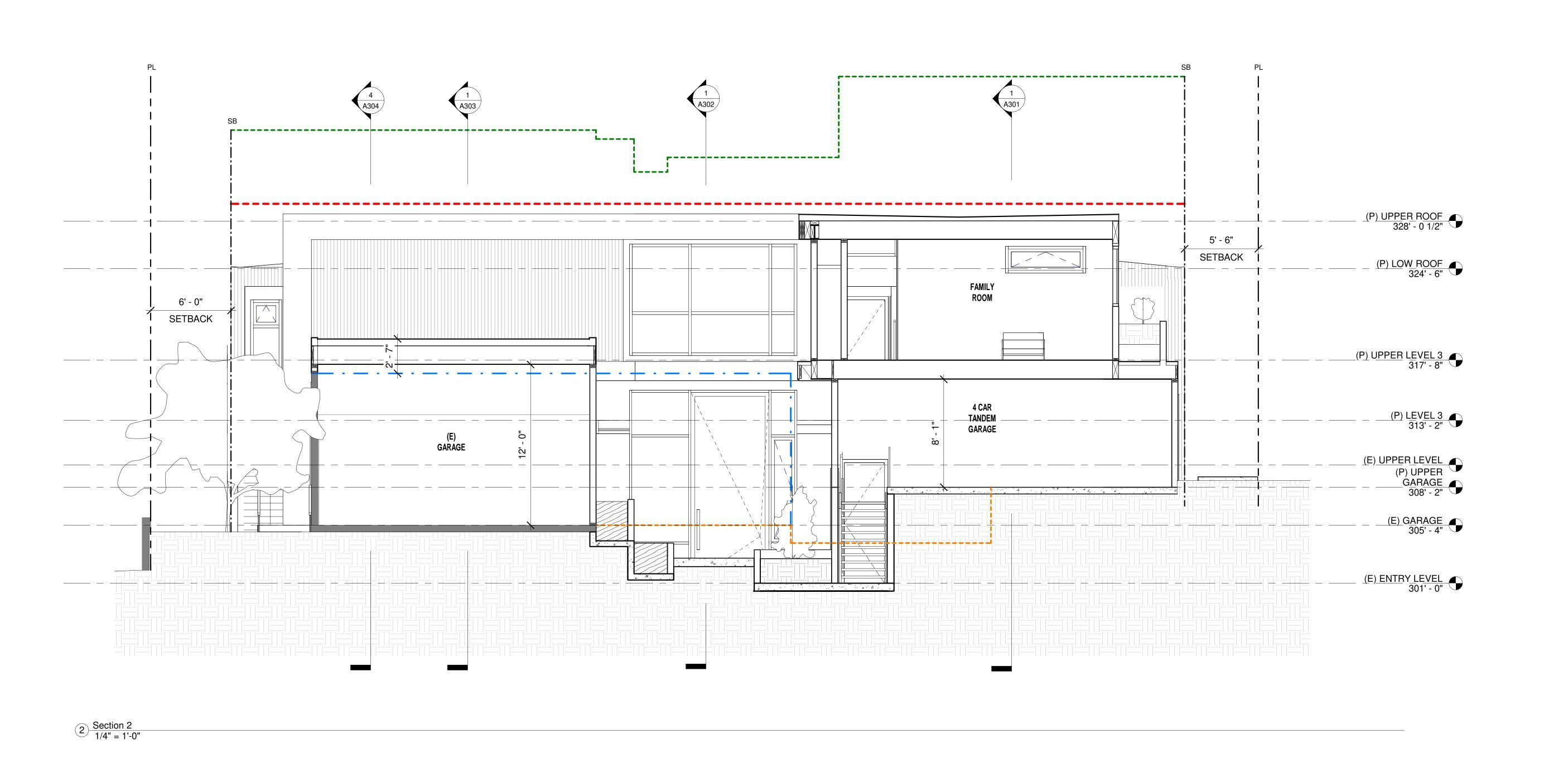
- A. WHITE SANTA BARBARA STUCCO
- B. WALNUT WOOD SIDING
- C. ADOBE/WHITE TILE ACCENT FINISH

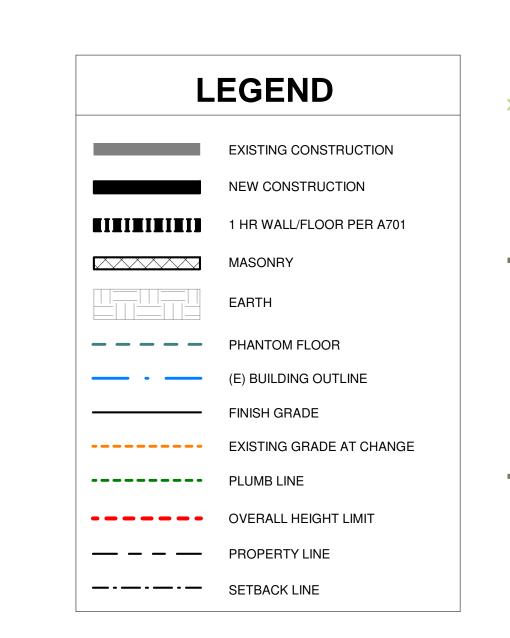
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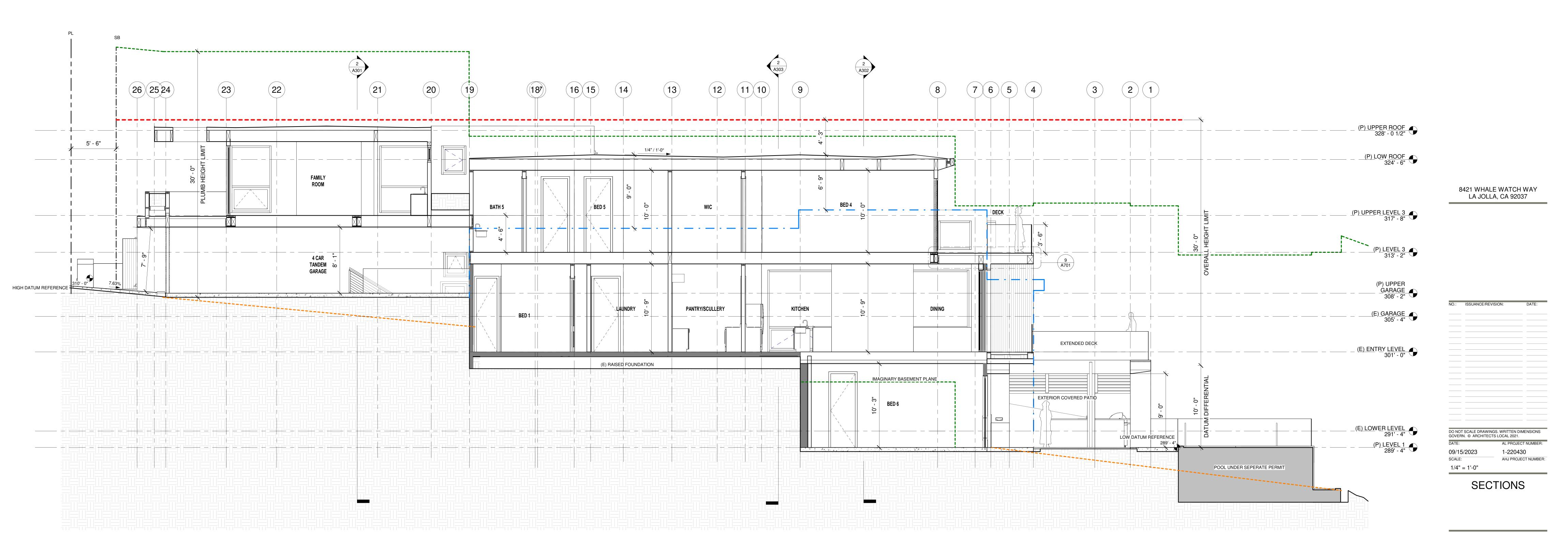
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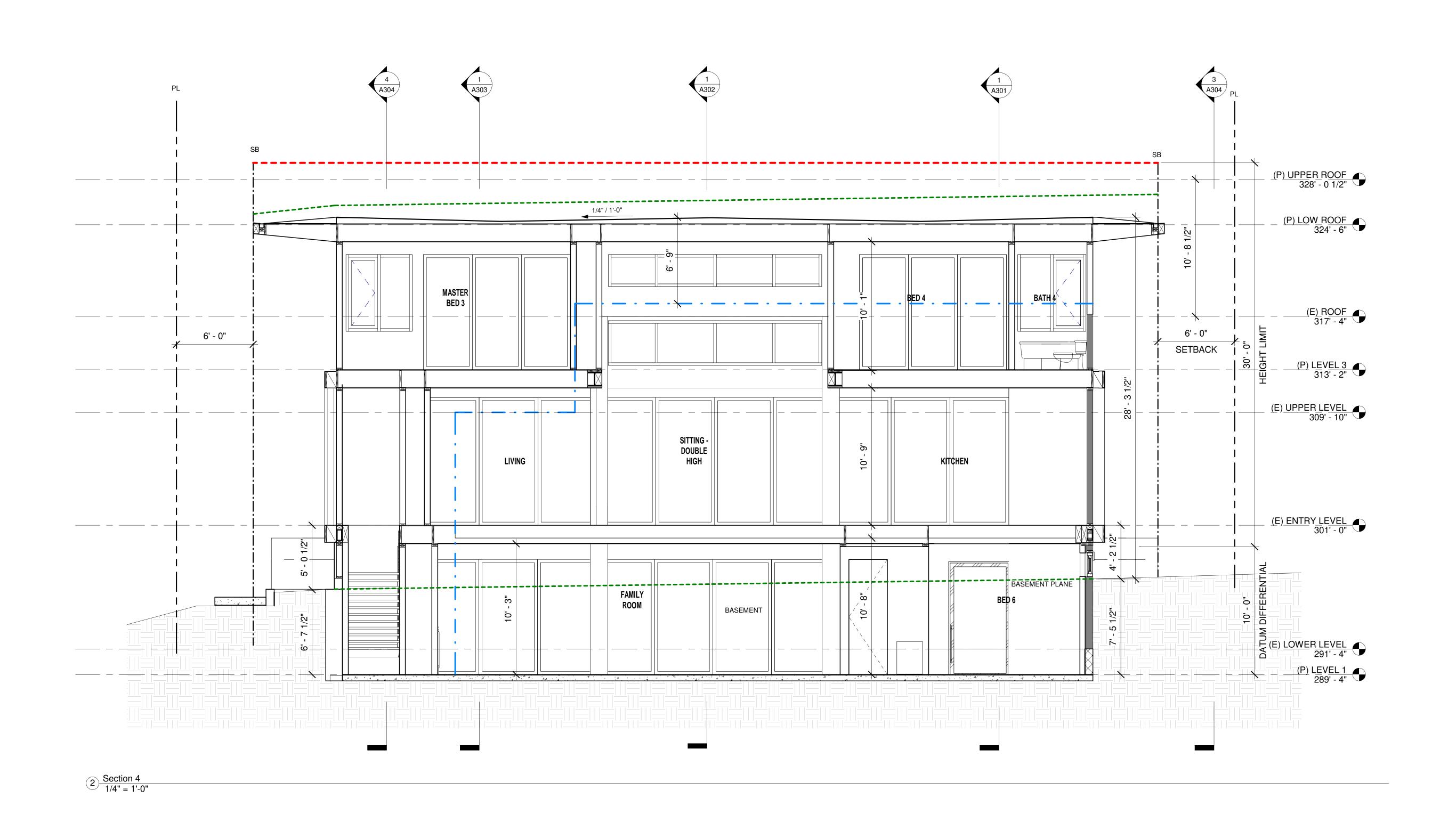
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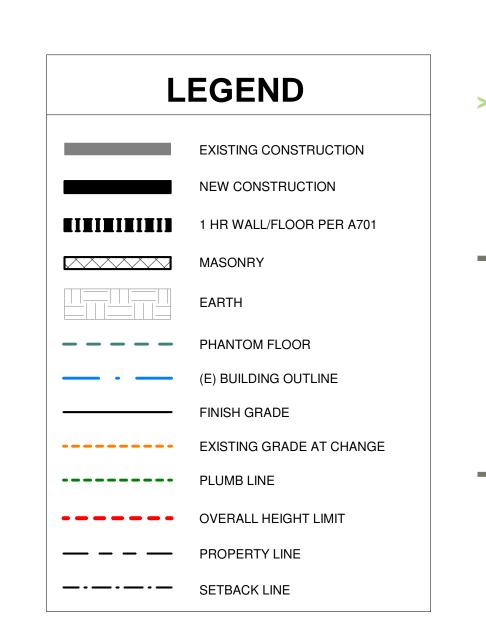
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A30²





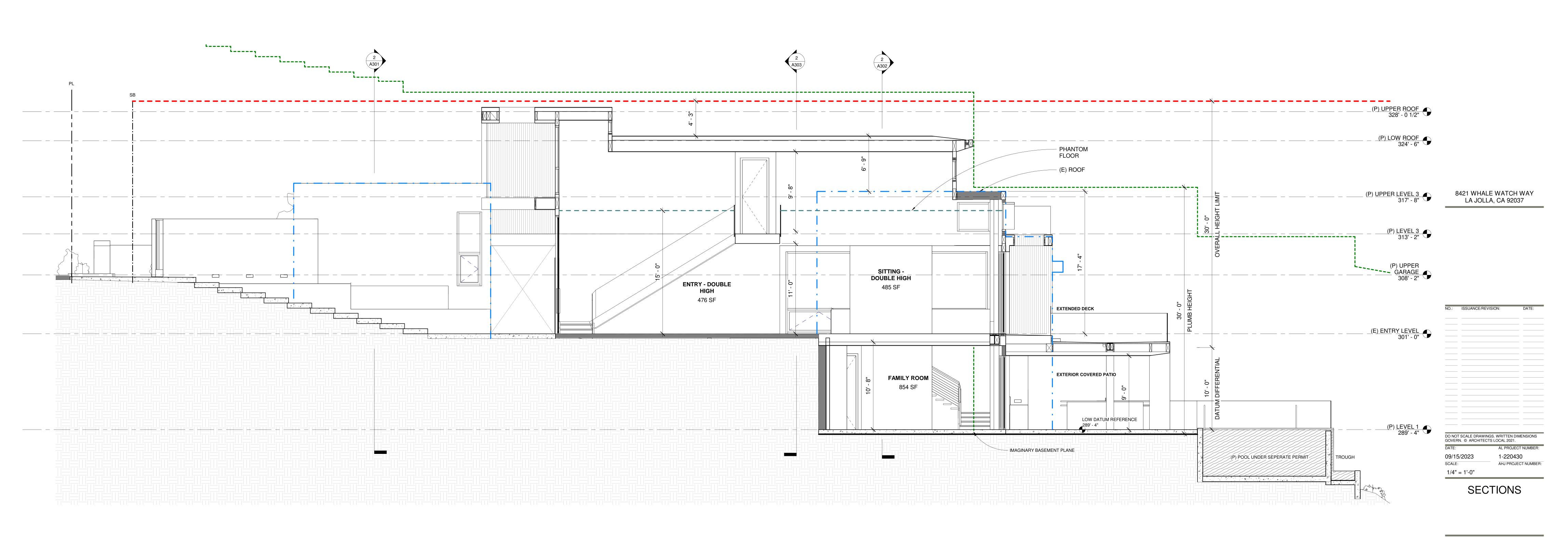
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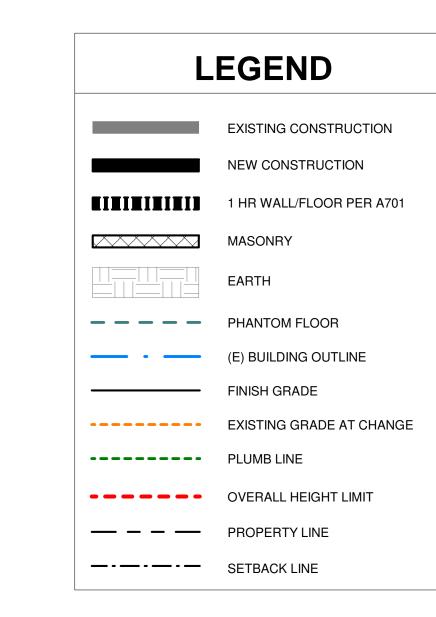
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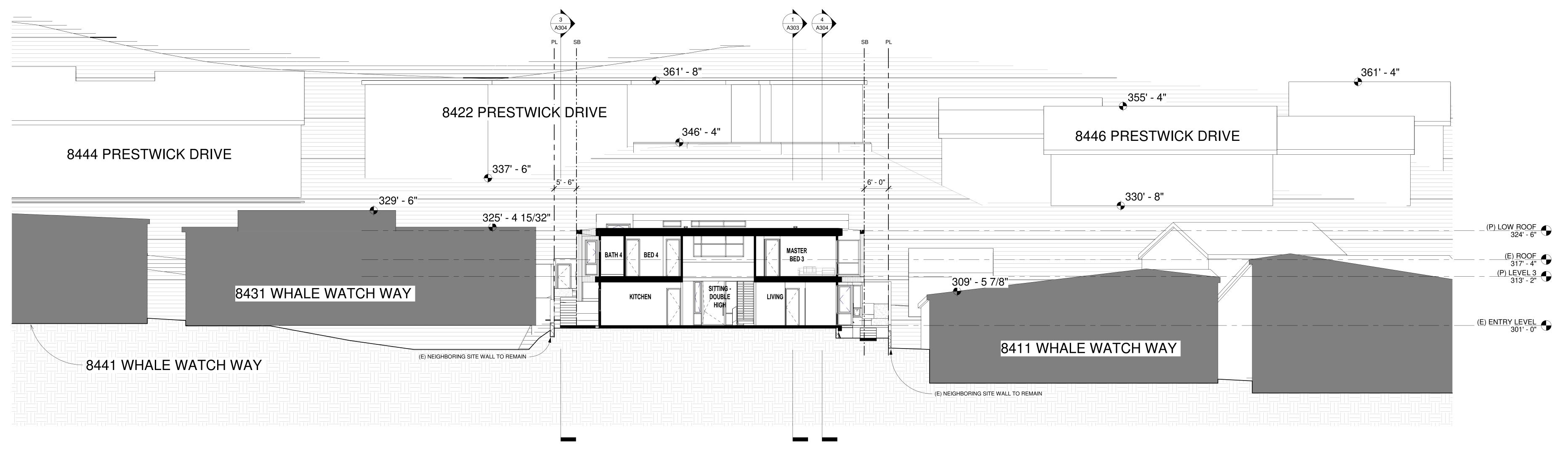


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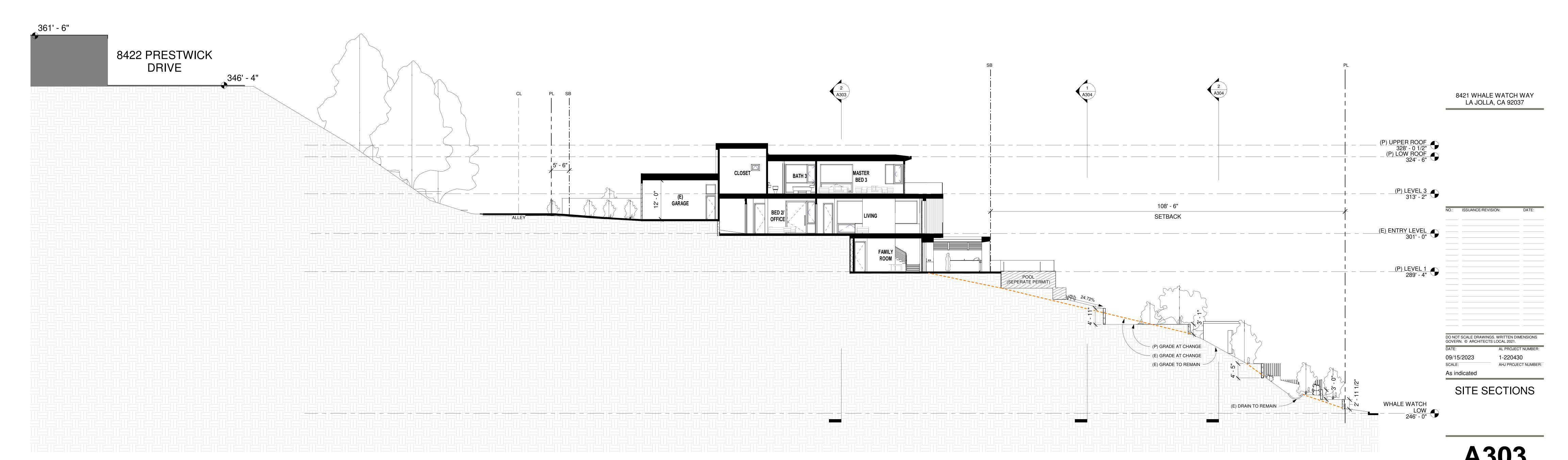
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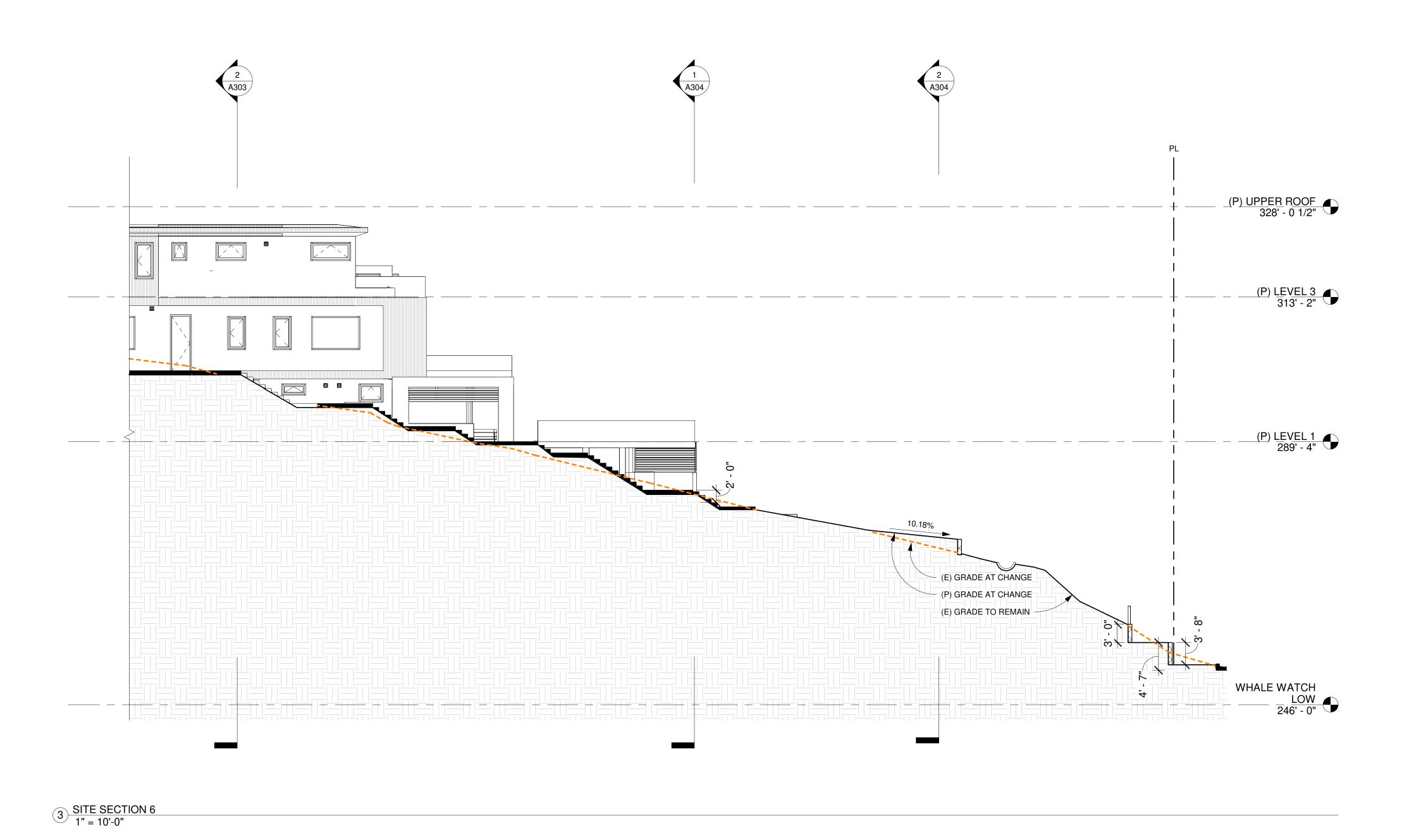
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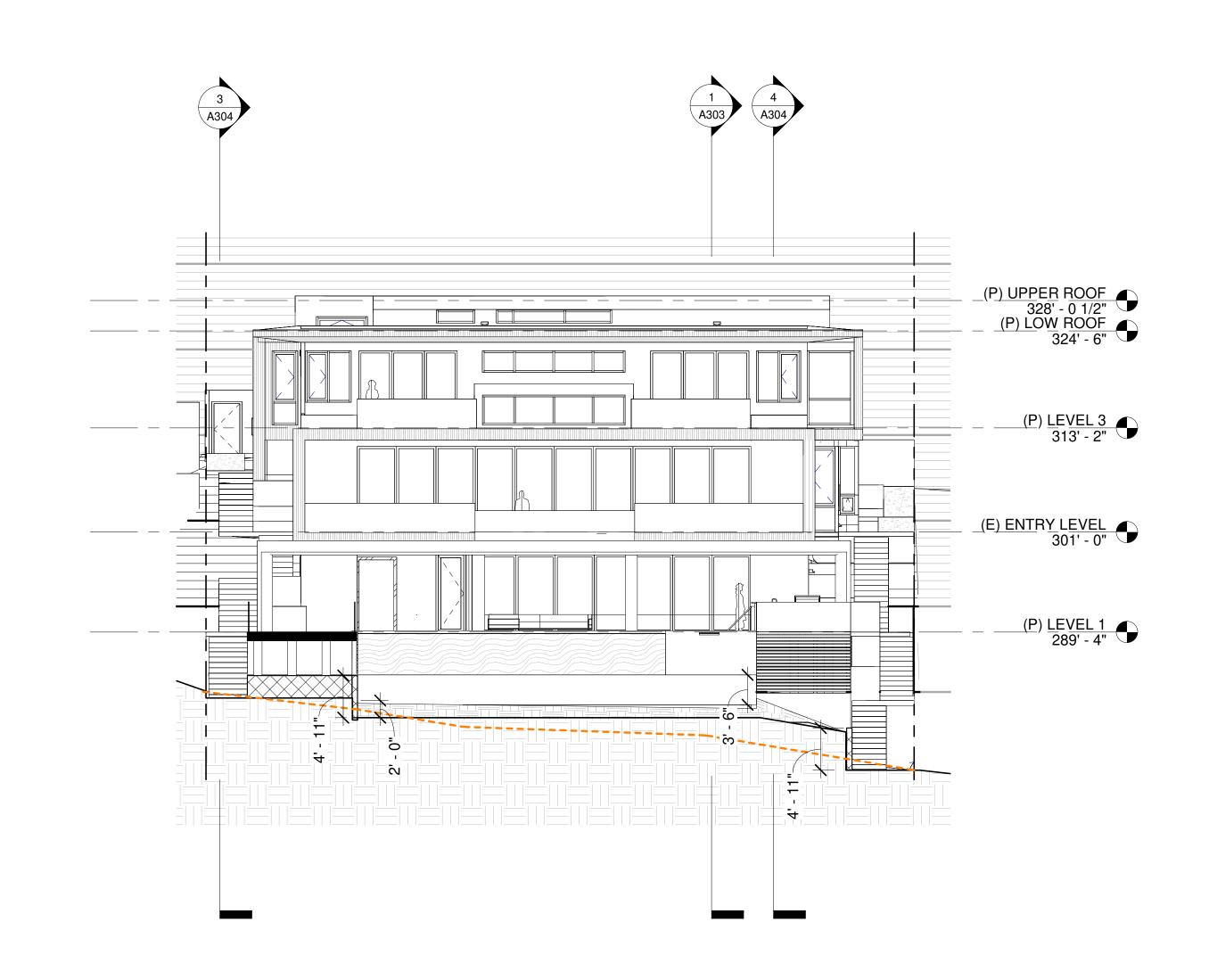
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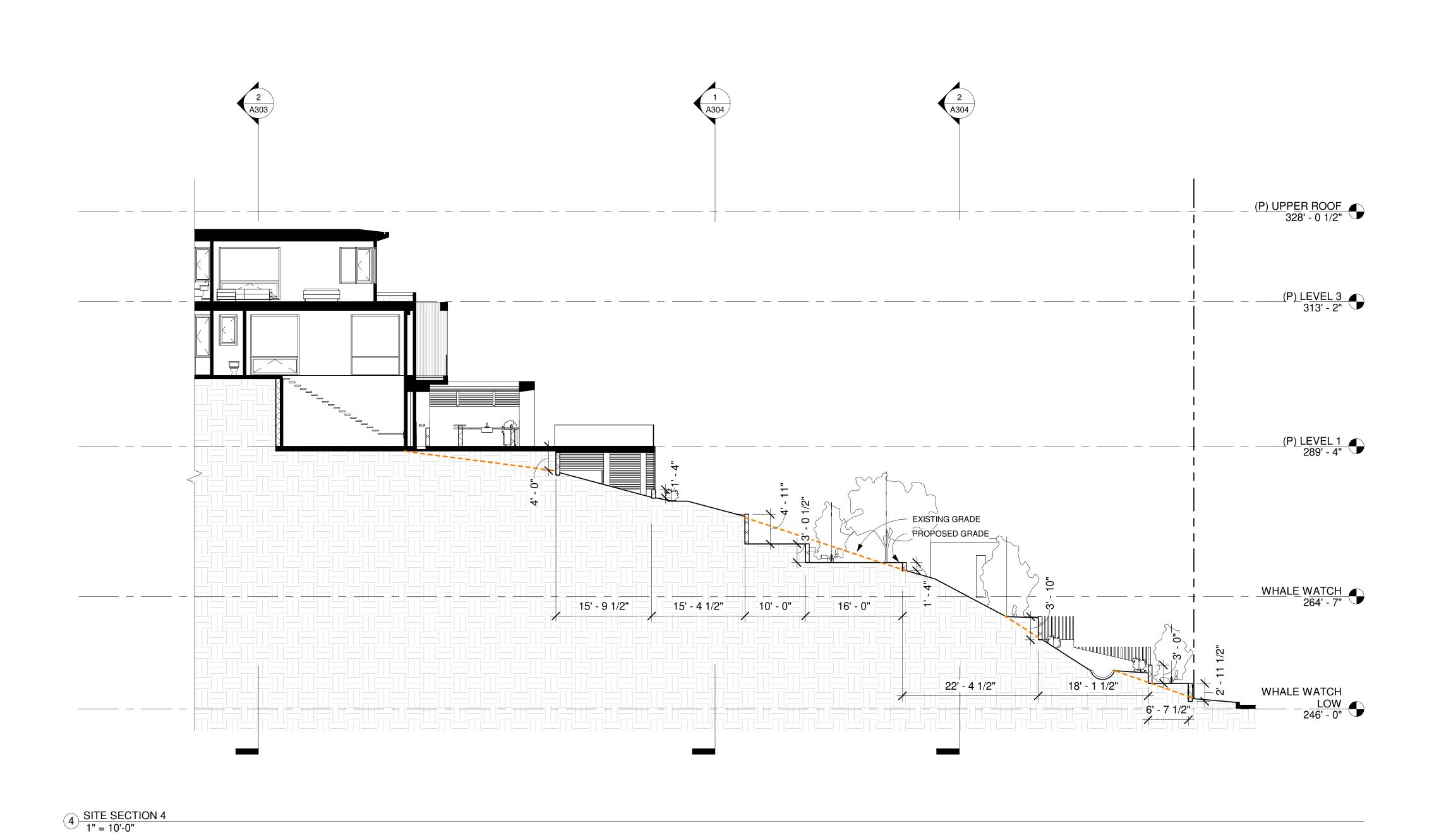


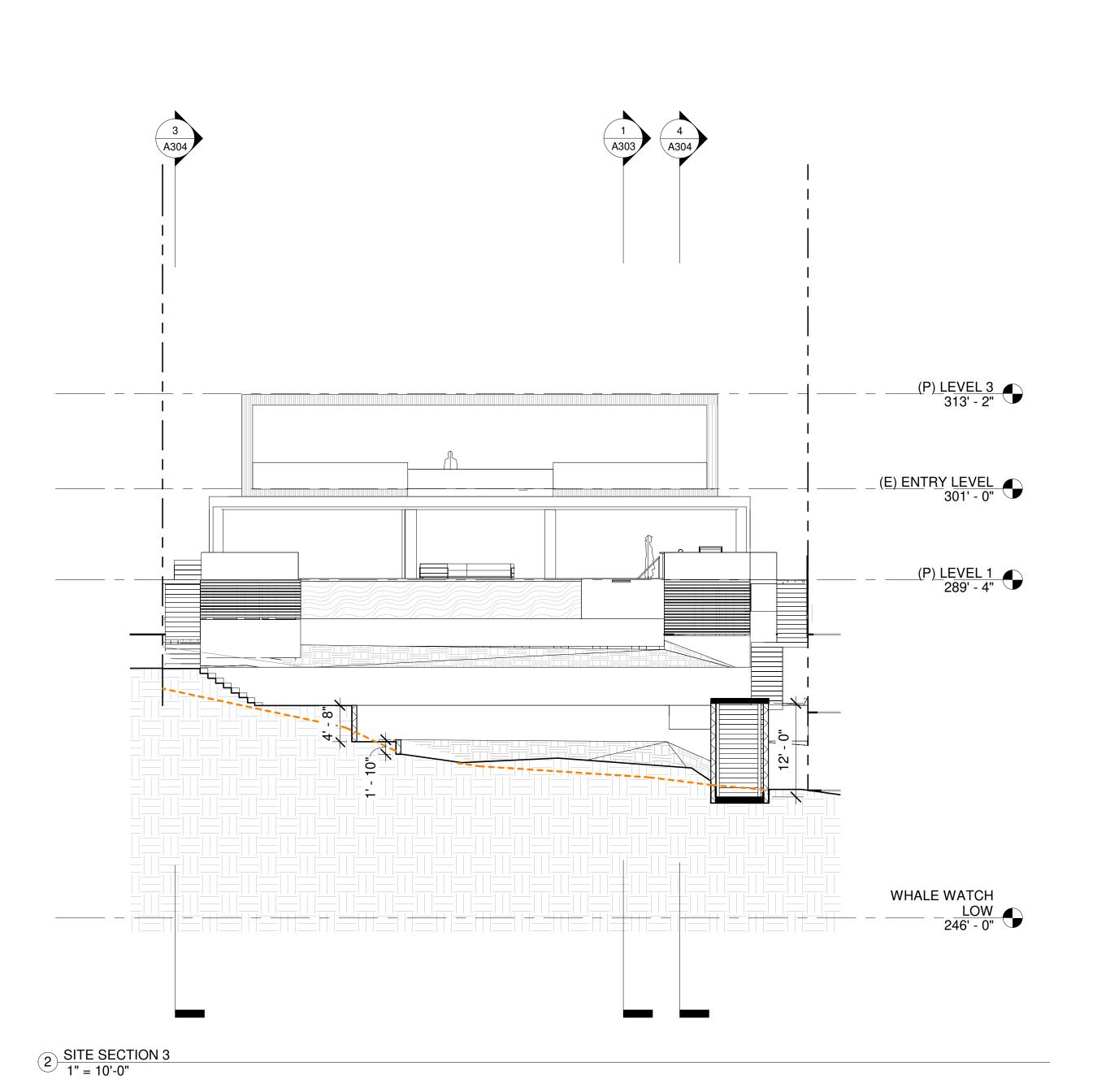
2 SITE SECTION 2 1" = 10'-0"

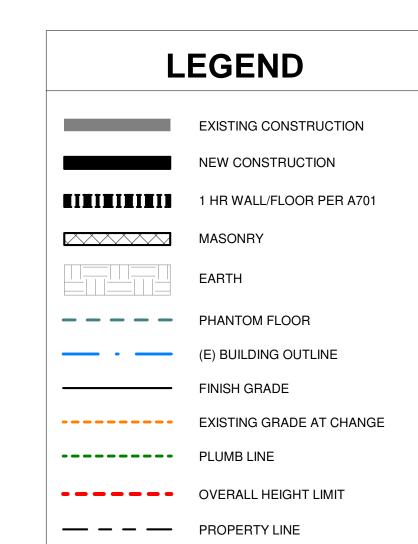












———— SETBACK LINE



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SITE SECTIONS

As indicated