

Report to the Hearing Officer

DATE ISSUED: August 14, 2024 REPORT NO. HO-24-035

HEARING DATE: August 21, 2024

SUBJECT: 8330 PRESTWICK DRIVE, Process Three Decision

PROJECT NUMBER: PRJ-1065876

OWNER/APPLICANT: 8495 Whale Watch Way, LLC, a California Limited Liability Company, Owner /

Spencer Miller, Applicant

SUMMARY

<u>Issue:</u> Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing 2,276-square-foot single dwelling unit with an attached 506-square-foot garage and construct a 10,591-square-foot single dwelling unit with a basement, pool, spa, two attached garages, retaining walls, and associate site improvements at <u>8330 Prestwick Drive</u> within the <u>La Jolla Community Plan area?</u>

Proposed Actions:

- 1. APPROVE Coastal Development Permit No. PMT-3167863;
- 2. APPROVE Site Development Permit No. PMT-3180637.

<u>Fiscal Considerations</u>: All costs associated with the processing of the application are recovered through a deposit account funded by the applicant.

<u>Code Enforcement Impact</u>: There is no active code enforcement case on the project site.

<u>Housing Impact Statement</u>: The project proposes the demolition and development of an existing single dwelling unit which supports the goal of the Housing Element of the City of San Diego's General Plan to "repair and maintain the city's existing housing stock" (HE-66).

<u>La Jolla Shores Planned District Advisory Board</u>: On February 16, 2022, the La Jolla Shores Planned District Advisory Board voted 5-1-0 to recommend approval (Attachment 7).

<u>Community Planning Group Recommendation</u>: On May 4, 2023, the La Jolla Community Planning Group voted 13-0-1 to recommend approval of the project (Attachment 8).

Environmental Impact: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302, Replacement or Reconstruction, and CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures. The environmental exemption determination for this project was made on October 31, 2023, and the opportunity to appeal that determination ended November 15, 2023. There were no appeals to the environmental determination.

BACKGROUND

The 0.56-acre project site is located at 8330 Prestwick Drive in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Very High Fire Hazard Severity Zone, and Complete Communities Mobility Choices (Mobility Zone 4) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP).

Pursuant to San Diego Municipal Code (SDMC) Sections <u>126.0707</u>, <u>143.0110</u>, <u>1510.0201</u>, the project requires a Coastal Development Permit and Site Development Permit, Process Three, with the Hearing Officer as the decision maker for the proposed development within the Coastal Overlay Zone, the La Jolla Shores Planned District Single Family Zone, and for the presence of environmentally sensitive lands within the project site in the form of Coastal Sage Scrub.

DISCUSSION

The site is currently developed with an existing 2,276-square-foot single dwelling unit with an attached 506-square-foot garage and associated site improvements. The project will demolish existing improvements and construct a 10,591-square-foot single dwelling unit with basement level, a pool, a spa, two attached garages, retaining walls, and associated site improvements.

The existing development was determined to contain a structure that is forty-five (45) years old or older and therefore, was reviewed for historical impacts to the parcel during the project review pursuant to <u>SDMC Section 143.0212</u>. The project site was determined to not be an individually designated resource and not located within a designated historic district. Furthermore, historic staff determined no potentially significant historical resources exists on site, and the parcel will be exempt from further historical review for five (5) years from date of determination, April 17, 2023.

The project fronts Prestwick Drive which contains sections that have been identified as a Public Vantage Point for Intermittent or Partial Vista per the La Jolla Community Plan (LJCP). However, the project site is not within the identified Public Vantage Point area as shown on Figure 9 (LJCP, pg. 35-36). Based on a submitted neighborhood survey of existing development patterns, and bulk and scale comparisons within the neighborhood, the project was determined to be in conformance with setbacks, bulk and scale as specified in SDMC Section 1510.0304, including a building height of nineteen feet-eight inches (19'-8"), which is below the established thirty-foot (30'-0") coastal height limit, and is in conformance with the plumb line height, the overall height, Proposition D Height as outlined in SDMC Section 113.0270 and Technical Bulletin BLDG-5-4.

The project will also be in conformance with <u>SDMC Section 1510.0304(d)</u> Maximum Lot Coverage by proposing a lot coverage of thirty-percent (30%) when the maximum is sixty-percent (60%).

Surrounding structures within the community consist of single and second-story structures. The proposed project will be designed as a single story with a projected basement that lays proportionally below grade. The proposed project does not propose any variances or deviations from the applicable development regulations.

The site was previously developed and currently has an existing single dwelling unit with an attached garage. The project site contains environmentally sensitive lands (ESL) in the form of Coastal Sage Scrub (CSS) and proposes to remove all 0.08-acres of CSS and maintain the landscape area located on the western half of the vegetated slope of the project site. However, impacts to existing CSS would not require mitigation since the habitat is located on a manufactured slope and would not exceed the 0.10-acre CEQA threshold for upland vegetation as identified in the City's Biology Guidelines and CEQA Significance Determination Thresholds.

Conclusion:

City staff has determined the project is consistent with the La Jolla Community Plan, the La Jolla Shores Planned District, and the regulations of the Land Development Code. Staff has provided draft permit findings and conditions to support approval of the project (Attachments 4 and 5) and recommends the Hearing Officer APPROVE Coastal Development Permit No. PMT-3167863, and Site Development Permit No. PMT-3180637.

ALTERNATIVES

- 1. Approve Coastal Development Permit No. PMT-3167863, and Site Development Permit No. PMT-3180637, with modifications.
- 2. Deny Coastal Development Permit No. PMT-3167863, and Site Development Permit No. PMT-3180637, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Jose Bautista

Development Project Manager Development Services Department

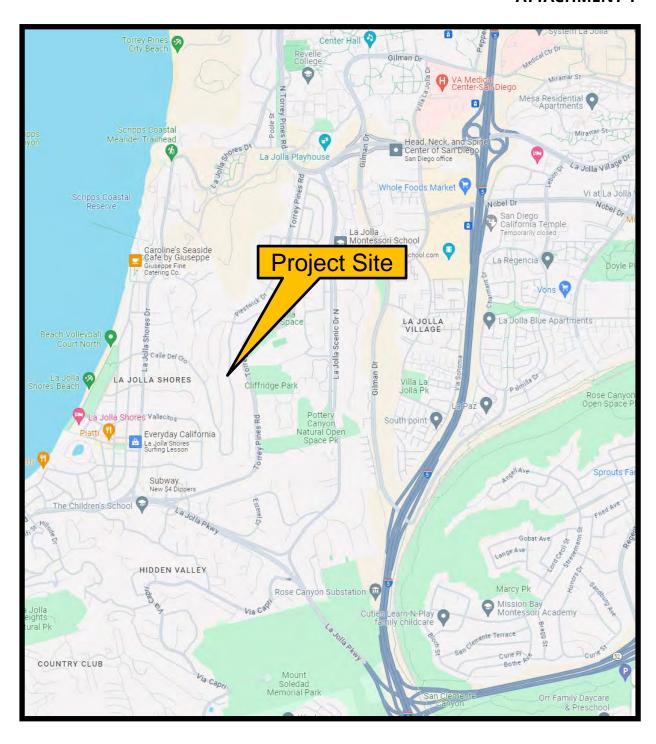
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Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Draft Permit Resolution with Findings
- 5. Draft Permit with Conditions

- 6. Notice of Right to Appeal
- 7. La Jolla Shores Planned District Advisory Board Recommendation
- 8. La Jolla Community Planning Group Recommendation
- 9. Ownership Disclosure Statement
- 10. 300-foot Radius Map
- 11. Project Plans

ATTACHMENT 1



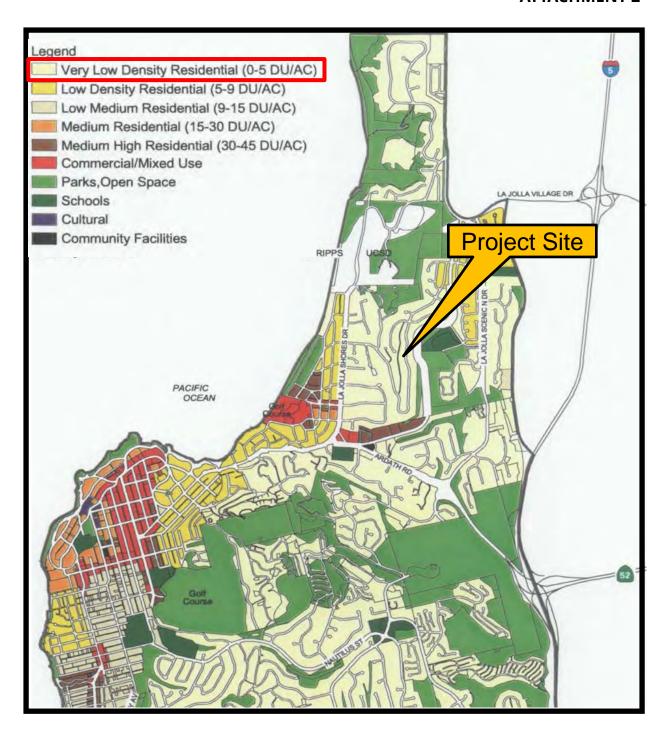


Project Location

8330 Prestwick Drive Project No. PRJ-1065876



ATTACHMENT 2





Land Use Plan

8330 Prestwick Drive Project No. PRJ-1065876







Aerial Photo

8330 Prestwick Drive Project No. PRJ-1065876



HEARING OFFICER RESOLUTION NO. ___ COASTAL DEVELOPMENT PERMIT NO. PMT-3167863 SITE DEVELOPMENT PERMIT NO. PMT-3180637 8330 PRESTWICK DRIVE PROJECT NO. PRJ-1065876

WHEREAS, 8495 WHALE WATCH WAY LLC, a California Limited Liability Company, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish an existing 2,276-square-foot (sf) single dwelling unit with an attached 506 sf garage and associated site improvements, and the construction of a 10,591 sf single dwelling unit with a basement, pool, spa, two attached garages, retaining walls, and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. PMT-3167863, and PMT-3180637), on portions of a 0.56-acre project site;

WHEREAS, the project site is located at 8330 Prestwick Drive in the La Jolla Shores Planned

District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the

Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, the Very High Fire Hazard

Severity Zone, and the Complete Communities Mobility Choices (Mobility Zone 4) within the La Jolla

Community Plan (LJCP) area and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as LOT 59 OF PRESTWICK ESTATES, UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 13, 1959;

WHEREAS, on October 31, 2023, 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 15302 (Replacement or Reconstruction) and

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 August 21, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3167863 and Site Development Permit No. PMT-3180637 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-3167863 and Site Development Permit No. PMT-3180637:

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]

- 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 proposes the demolition of an existing 2,276 square-foot (sf) single dwelling unit with an attached 506 sf garage and associated site improvements; and the construction of a 10,591 sf single dwelling unit with a basement, pool, spa, two attached garages, retaining walls, and associated site improvements. The 0.56-acre project site is located at 8330 Prestwick Drive in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, Very High Fire Hazard Severity Zone, and Complete Communities Mobility Choices (Mobility Zone 4) within the La Jolla Community Plan (LJCP) and Local Coastal Program Land Use Plan.

The site is located within an urbanized area of La Jolla within a single-dwelling unit neighborhood and the proposed development is confined to the project site. The project site does not provide physical access to the coast because it is located an approximate half mile east of the shore and east of La Jolla Shores Drive, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, pg. 23). Sections of Prestwick Drive have been identified as a Public Vantage Point for Intermittent or Partial Vista per the LJCP. However, the project site is not within the identified Public Vantage Point area as shown on Figure 9 (LJCP, pg. 35-36).

Although the project is not within an identified public view or corridor, or within a required physical access, the project complies with the required Coastal Height Limit of thirty-feet (30'-0") per the Coastal Height Limit Overlay Zone (CHLOZ) and in conformance with the plumb line height, the overall height, Proposition D height as stipulated in <u>SDMC section 113.0270</u>, and Technical Bulletin BLDG-5-4 with a proposed structure height of nineteen feet-eight inches (19'-8"). No deviations or variations are proposed. Therefore, 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.

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

The proposed development is described in Coastal Development Permit (CDP) finding A.1.a. above, incorporated here by reference. The project site contains environmentally sensitive lands (ESL) in the form of Coastal Sage Scrub (CSS) and proposes to remove all CSS and maintain the landscape area located on the western half of the vegetated slope of the project site. The existing 0.08-acres of CSS does not require mitigation since the habitat is located on a manufactured slope and would not exceed the 0.10-acre CEQA threshold for upland vegetation as identified in the City's Biology Guidelines and CEQA Significance Determination Thresholds.

The project site is located within a slope gradient of twenty-five percent (25%) and a grade differential of more than fifty-feet (50′-0″). However, a geotechnical report submitted by the applicant's team and accepted by staff confirmed the project site was found to have been previously graded and contains artificial fill (manufactured slope). As a result, the project site does not meet the SDMC definition of Steep Hillside per SDMC section 113.0103.

The existing development was determined to contain a structure that is forty-five (45) years old or older and therefore, was reviewed for historical impacts to the parcel during the project review pursuant to <u>SDMC Section 143.0212</u>. The project site was determined to not be an individually designated resource and not located within a designated historic district. Furthermore, historic staff determined no potentially significant historical resources exists on site, and the parcel will be exempt from further historical review for five (5) years from date of determination, April 17, 2023.

No other form of ESL exists on the project site, and the site does not contain, nor is it adjacent to, the Multi-Habitat Planning Area (MHPA), or Special Flood Hazard Areas as specified in SDMC section 143.0110(a). Proposed grading and improvements (including retaining walls and drainage) will be required to meet existing engineering standards at the time of construction permit issuance, which will ensure that project conforms to current water quality standards for storm water runoff, and that associated grading is safe for the surrounding area. Therefore, the proposed coastal

development will not have significant adverse impacts on environmentally sensitive lands.

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 Implementation Program.

The proposed development is described in CDP findings A.1.a. and A.1.b. above, incorporated here by reference. The LJCP identifies the project site as Very Low Density Residential with zero to five dwelling units per acre (0-5 du/acre) (LJCP, Figure 16). This density range is characterized by large, single-dwelling unit estate homes built on 10,000 to 40,000 sf parcels with steep slopes and/or open space areas (LJCP, pg. 75). The proposed project is consistent with the prescribed land use and density.

The project site is zoned LJSPD-SF within the La Jolla Shores Planned District which implements the objectives and proposals of the General Plan for the City of San Diego and the LJCP, and further regulates the development of land in La Jolla Shores. The project site does not provide physical access to the coast because it is located east of La Jolla Shores Drive, outside of any Physical Access Subarea as defined on Figure 6 of the LJCP (LJCP, pg. 23). Sections of Prestwick Drive have been identified as a Public Vantage Point for Intermittent or Partial Vista per the LJCP. However, the project site is not within the identified Public Vantage Point as shown on Figure 9 (LJCP, pg. 35-36).

The project supports the following Residential Land Use policies of the LJCP:

1. Designation of Residential Densities:

Maintain the existing residential character of La Jolla's neighborhoods by encouraging buildout of residential areas at the plan density (LJCP, pg.70).

The project maintains the existing land use of one house on one lot in a single dwelling unit zone and plan designation. Although the La Jolla Shores Planned District (LJSPD) Ordinance does not contain quantifiable development standards for building setbacks, lot size, and floor area ratio, the project will conform to the "character of the area and design principles" in accordance with <u>SDMC section</u> 1510.0304(b)(4).

2. Community Character:

2.a: The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures (LICP, pg. 70).

The project will be in conformance with <u>SDMC section 1510.0304(d)</u> Maximum Lot Coverage by proposing a lot coverage of thirty-percent (30%) when the maximum is sixty-percent (60%). Surrounding structures within the community consist of single and second-story structures. The proposed project will be designed as a single story with a projected basement that lays proportionally below grade.

2.b: The City should ensure that new residential development within La Jolla complies with the landscape and streetscape guidelines that are identified in this element and in Appendix E of this plan (LJCP, pg. 70).

The project has been reviewed against and complies with the listed guidelines, to include the City of San Diego Land Development Manual Landscape Standards, for the proposed planting, irrigation, and landscape-related improvements as shown in Exhibit 'A'. Furthermore, the project proposes landscape improvements within the public right-of-way along Prestwick Drive by installing three (3) street trees. The project proposes a total landscape area of forty-six percent (46%) of lot area when the minimum required is thirty percent (30%).

Additionally, the project supports the City of San Diego General Plan's Urban Design Element Goal to "design buildings that contribute to a positive neighborhood character and relate to neighborhood and community context" (UD-A.5). The proposed project will observe setbacks to all property lines consistent with other properties in the vicinity and implement a project design that is well established and distinctive to the character of the La Jolla community. 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 not located between the nearest public road and the sea or shoreline of any body of water. Therefore, this finding does not apply.

B. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]</u>

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

The proposed development is described in Coastal Development Permit (CDP) findings A.1.a., A.1.b., and A.1.c. above, incorporated here by reference. The project

site is located within the Very Low Density Residential with 0-5 DU/AC of the LJCP. The project site is zoned LJSPD-SF within the La Jolla Shores Planned District which implements the objectives and proposals of the General Plan for the City of San Diego and the LJCP, and further regulates the development of land in La Jolla Shores.

In addition to the project supporting the policies of the LJCP outlined in finding A.1.c., the project supports the following Community Character Plan Recommendations (LJCP, pg. 76):

2.a: In order to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony in the transitions between new and existing structures, preserve the following elements:

- 1) Bulk and scale with regard to surrounding structures or land form conditions as viewed from the public right-of-way and from parks and open space;
- 2) Street landscape: with regard to size and shape or generalized type of planting materials;
- 3) Hardscapes with regard to pavement types, patterns or lack of patterns, colors, widths, colors and contours;
- 4) Street fixtures with regard to type, size and location (street light fixtures, benches, street signage);
- 5) Site fixtures with regard to height, type, material and location (fences, walls, retaining walls, curb cuts and driveways);
- 6) Curbs, gutters and street pavements with regard to types and materials; and
- 7) Public physical and visual access as identified in Figure 9 and Appendix.

The proposed building materials include a Santa Barbara stucco finish combined with a stone or tile finish, natural wood ceiling overhangs, high-temp glass railings, porcelain tile, raised planter boxes with a stone or porcelain wall finish, and Class 'A' flat roof. The building design includes building articulation, proportioned fenestration, and a roofline variation consistent with the surrounding residential neighborhood. The materials and color schemes are consistent with those in the surrounding neighborhood and existing adjacent single-dwelling units. As such, the proposed bulk and scale will not be disruptive to adjacent homes near the project site.

2.c: In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements.

See response to 2.a above.

2.e: In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D. Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air.

See response to 2.a. above. Additionally, the project's design includes a one-story structure with a projected basement that lays proportionally below grade.

The project site is located east of La Jolla Shores Drive and does not contain a designated view corridor per the LJCP, and the project does not propose any development outside of private property that would impede public views. Furthermore, the project will protect public views by conforming to setback requirements consistent with the neighborhood, as well as the coastal height limitation, with a structure height of nineteen feet-eight inches (19'-8") which is below the thirty-foot (30'-0") height limit of the Coastal Height Limit Overlay Zone (CHLOZ).

The project also supports the City of San Diego General Plan's Housing Element Goal 2, Objective G: "repair and maintain the existing housing stock" (HE-66) by proposing to demolish an existing single dwelling unit built in 1961 and develop a new single dwelling unit which will be required to conform with current building code regulations. The project was reviewed for historical impacts to the parcel during the project review pursuant to <u>SDMC Section 143.0212</u>. The project site was determined to not be an individually designated resource and not located within a designated historic district. Furthermore, historic staff determined no potentially significant historical resources exists on site, and the parcel will be exempt from further historical review for five (5) years from date of determination, April 17, 2023. There are no deviations proposed. Therefore, proposed development will not adversely affect the applicable land use plan.

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

The proposed development is described in CDP findings A.1.a., A.1.b., A.1.c., and Site Development Permit (SDP) findings B.1.a. above, incorporated here by reference. The project site is currently developed with a single dwelling unit, and the project, by proposing to demolish and increase the square footage of a single dwelling unit residence, maintains the existing land use. The project proposes the removal of ESL in the form of CSS as described in finding A.1.b. above. However, the existing 0.08-acres of CSS does not require mitigation since the habitat is located on a manufactured slope and would not exceed the 0.10-acre CEQA threshold for upland vegetation as identified in the City's Biology Guidelines and CEQA Significance Determination Thresholds. Although the project site is within the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan, the project site does

not contain areas of Multi-Habitat Planning Area (MHPA) and Vernal Pool Habitat Conservation Plan (VPHCP).

The project permit also contains specific requirements to ensure compliance with the regulations of the LDC, including those adopted to protect the public health, safety and welfare. Permit requirements include, but are not limited to:

- Submitting a Water Pollution Control Plan prepared in accordance with the City's Construction Best Management Practices (BMPs) and Storm Water Standards;
- 2. Entering into an Encroachment Maintenance Removal Agreement (EMRA) for all private improvements, including landscaping and irrigation, in the public right-of-way;
- 3. Maintenance of all landscape improvements; and
- 4. All private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code.

The project has been determined to comply with the LJCP recommendations for residential projects as described in finding A.1.a through B.1.a. above, incorporated here by reference. The project will be required to conform with current building code regulations, and site improvements which include an increase in permeable surfaces which reduces the chance of stormwater runoff during a rainstorm. During and after construction, the project will be required to comply with established CDP and SDP conditions, all relevant ministerial building codes designed to protect the public health, safety, and welfare of the community, including the California Building Code, stormwater regulations, and applicable regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed development is described in CDP findings A.1.a., A.1.b., A.1.c., and Site Development Permit (SDP) findings B.1.a. and B.1.b. above, incorporated here by reference. As required by the La Jolla Shores Planned District Ordinance, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. The proposed project was found to be in conformance with the LJSPD Ordinance, SDMC 1510.0301 General Design Regulations, and in general conformance with setbacks, bulk and scale as specified in SDMC Section 1510.0304 Single Family Development Zone Regulations.

<u>SDMC 1510.0301</u> contains language which references the "character of the area and design principles", encourages "originality and diversity in architecture", identifies "building materials and color" as the most critical unifying elements, requires that "each building shall be sited and designed so as to protect public views from public

rights-of-way", and SDMC Section 1510.0304 identifies the Single-Family Zone-Development Regulations. The proposed building materials include Santa Barbara grey stucco finish combined with a stone or tile finish, natural wood ceiling overhangs, high-temp glass railings, porcelain tile, raised planter boxes with a stone or porcelain wall finish, and Class 'A' flat roof. The building design includes building articulation, proportioned fenestration, and a roofline variation consistent with the surrounding residential neighborhood. The materials and color schemes are consistent with those in the surrounding neighborhood and existing adjacent singlefamily dwelling units. The LJSPD Ordinance for Single Family Zone development does not identify established setbacks but requires building and structure setbacks to be in general conformity with those of the vicinity. As designed, the project will protect public views by conforming to setback requirements which are consistent and in conformity with the setbacks of those in the vicinity, as well as the coastal height limitation, with a structure height of nineteen feet-eight inches (19'-8") which is below the thirty-foot (30'-0") height limit of the Coastal Height Limit Overlay Zone (CHLOZ). The maximum permitted lot coverage is sixty percent (60%) whereas the project proposes a lot coverage of thirty percent (30%). No variances or deviations to any Land Development Code regulation are proposed. Therefore, the project complies with the General Design and Single-Family Zone Development Regulations as specified in the LISPD Ordinance relating to Single Family Zone development, and the proposed development complies with the applicable regulations of the Land Development.

2. Supplemental Findings - Environmentally Sensitive Lands

a. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

The proposed development is described in CDP findings A.1.a., A.1.b., A.1.c., and Site Development Permit (SDP) findings B.1.a., B.1.b., and B.1.c. above, incorporated here by reference. The project was required to conduct a geotechnical investigation and submit a geotechnical report accepted by staff analyzing the impacts of the proposed project to the site, and confirming the site is physically suitable for the design and siting of the proposed development. The scope of the investigation consisted of field reconnaissance, subsurface exploration, laboratory testing, and engineering and geologic analysis of the obtained data. Based on the report's findings, the proposed project was found to be "feasible from a geotechnical standpoint, provided the recommendations presented are adopted and incorporated into the project plans and specifications" (TerraPacific Consultants, Inc. pg. 8). Some of the recommendations to be implemented include but are not limited to a deepened foundation system consisting of pre-drilled caissons for the main structure and all associated structures or improvements, drainage improvements to direct surface water away from structures, and slope maintenance such as burrowing rodent control, routine irrigation and drain inspection, and surface drainage managements.

The project proposes the removal of ESL in the form of CSS as described in finding A.1.b. above. However, the existing 0.08-acres of CSS does not require mitigation since the habitat is located on a manufactured slope and would not exceed the 0.10-acre CEQA threshold for upland vegetation as identified in the City's Biology Guidelines and CEQA Significance Determination Thresholds. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

The proposed development is described in CDP findings A.1.a. through A.1.c., and Site Development Permit (SDP) findings B.1.a. through B.2.a. above, incorporated here by reference. In addition to the project implementing the recommendations from the geotechnical report as discussed in finding B.2.a, and the specific requirements to ensure compliance with the regulations of the LDC outlined in finding B.1.b., the project will be required to conform with current building code regulations, and site improvements which include an increase in permeable surfaces which reduces the chance of stormwater runoff during a rainstorm.

Furthermore, the project would not be required to provide Brush Management Zones since the street to the west would provide a fire break and the existing vegetation on-site is less than one hundred (100'-0") feet from the adjacent brush. In addition, the adjacent street west of the project site would provide a fire break. The proposed development will not impact or alter natural landforms since the hillside on the western half of the project site is not considered a natural hillside since it is artificial fill (manufactured slope). Therefore, the proposed development will minimize the alteration of natural landforms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

Please refer to findings A.1.b., B.1.b., and B.2.a. above incorporated here by reference. The removal of the existing 0.08-acres of CSS on the project site does not require mitigation since the habitat is located on a manufactured slope and would not exceed the 0.10-acre CEQA threshold for upland vegetation as identified in the City's Biology Guidelines and CEQA Significance Determination Thresholds. The project does not propose any development outside of private property that would have adverse impacts on any adjacent environmentally sensitive lands. A biology study report was prepared and reviewed and accepted by staff that identify and outline CSS only within the project site. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

Although the project site is within the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan, the project site does not contain areas of Multi-Habitat Planning Area (MHPA) and Vernal Pool Habitat Conservation Plan (VPHCP). Therefore, this finding does not apply.

e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

The proposed development is described in CDP findings A.1.a. through A.1.c., and Site Development Permit (SDP) findings B.1.a. through B.2.d. above, incorporated here by reference. The proposed development takes place entirely within private property and stays within the area of the existing development. The project permit contains specific requirements to ensure compliance with the regulations of the LDC. Permit requirements include, but are not limited to:

- Submitting a Water Pollution Control Plan prepared in accordance with the City's Construction Best Management Practices (BMPs) and Storm Water Standards;
- 2. Entering into an Encroachment Maintenance Removal Agreement (EMRA) for all private improvements, including landscaping and irrigation, in the public right-of-way;
- 3. Maintenance of all landscape improvements; and
- 4. All private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code.

The project will be required to conform with current building code regulations, and site improvements which include an increase in permeable surfaces which reduces the chance of stormwater runoff during a rainstorm. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The proposed development is described in CDP findings A.1.a. through A.1.c., and Site Development Permit (SDP) findings B.1.a. through B.2.e. above, incorporated here by reference. A geotechnical report was prepared and reviewed and accepted by staff that address geologic hazards for the 8330 Prestwick Drive project site by TerraPacific Consultants, Inc. The required geotechnical investigation evaluated the subsurface conditions and the report determined that the proposed construction is

feasible from a geotechnical standpoint, provided the recommendations presented in the report are adopted and incorporated (TerraPacific Consultants, Inc. pg. 8).

The primary geotechnical conditions affecting the project site are the sloping configuration on the western half of the lot, undocumented fill soil within the upper 27 to 50 feet of the ground surface and native soils in the form of Bedrock Ardath Shale underlying the fill, and the project's location within the Seismic Zone 26 – "Slide Prone Formations – Ardath: unfavorable geologic structure" (TerraPacific Consultants, Inc. pg. 2-6).

According to the geotechnical report, the fill soil was classified as undocumented as it is unknown if the fill was placed with proper compaction. The geotechnical report also states, "a surficial slope stability analysis was performed assuming fully saturated conditions for an infinite slope with a 1:5 (horizontal:vertical) inclination" (TerraPacific Consultants, Inc, pg. 7). The analysis revealed the fill slope is considered to be surficially stable and there were no indications of deep-seated landslide movement. Furthermore, in order to prevent the potential for surficial slope failure, deformational movement, and erosion, the geotechnical report provided recommendations including but are not limited to proper drainage, close monitoring of irrigation on and at the top of the slope, minimal grading, and a deepened foundation consisting of pre-drilled caissons of the proposed structure (TerraPacific Consultants, Inc, pg. 4-8).

The development is conditioned with Standard, Climate Action Plan, Landscape, Engineering, Geology, and Planning conditions of approval that are reasonably related to, and calculated to alleviate any adverse impacts created by the proposed development. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to and calculated to alleviate negative impacts created by the proposed development.

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-3167863 and Site Development Permit No. PMT-3180637 are

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

exhibits, terms and conditions as set forth in Permit No. PMT-3167863 and PMT-3180637, a copy of

which is attached hereto and made a part hereof.

ATTACHMENT 4

Jose Bautista Development Project Manager Development Services

Adopted on: August 21, 2024

IO#: 24009666



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: 24009666

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3167863
SITE DEVELOPMENT PERMIT NO. PMT-3180637
8330 PRESTWICK DRIVE PROJECT NO. PRJ-1065876
HEARING OFFICER

This Coastal Development Permit No. PMT-3167863 and Site Development Permit No. PMT-3180637 is granted by the Hearing Officer of the City of San Diego to 8495 WHALE WATCH WAY LLC, a California Limited Liability Company, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702, 143.0110, and 1510.0201. The 0.56-acre project site is located at 8330 Prestwick Drive in the La Jolla Shores Planned District – Single Family (LJSPD-SF) zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Coastal Height Limitation Overlay Zone, the Parking Impact Overlay Zone, Very High Fire Hazard Severity Zone, and Complete Communities Mobility Choices (Mobility Zone 4) within the La Jolla Community Plan (LJCP) area and Local Coastal Program Land Use Plan. The project site is legally described as: LOT 59 OF PRESTWICK ESTATES, UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 13, 1959.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish an existing 2,276-square-foot (sf) single dwelling unit, an attached 506 sf garage and associated site improvements, and the construction of a 10,591 sf single dwelling unit with a basement, pool, spa, two attached garages, retaining walls, and associated site improvements described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 21, 2024, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing 2,276 sf single dwelling unit, an attached 506 sf garage, and associated site improvements.
- b. The construction of a 10,591 sf single dwelling unit with a basement, pool, spa, and two attached garages (477 sf and 665 sf).

- c. Landscaping improvements to include planting, irrigation and landscape related improvements including the addition of three street trees within the public right-of-way on Prestwick Drive;
- d. Off-street parking;
- e. Public and private accessory improvements shall include:
 - i. The removal of an existing twenty-foot (20'-0") driveway and driveway apron fronting the project site along Prestwick Drive, and replacement with a sixinch (6") curb, gutter, and sidewalk per current City of San Diego standards.
 - ii. The addition of an eighteen-foot (18'-0") wide driveway and driveway apron fronting the project site along Prestwick Drive per City of San Diego standards.
 - iii. The construction of approximately 533 linear feet of retaining walls.
 - iv. Associated site improvements and hardscape.
- f. These public and private accessory improvements are determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the La Jolla 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 September 5, 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 and 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 and 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 and 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 and Permittee shall secure all necessary building permits. The Owner and 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 and 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 and Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner and Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner and Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner and 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 and

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 and 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 and Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner and Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

11. Owner and 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. Prior to the issuance of any construction permit the Owner and Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.
- 13. Prior to the issuance of any building permit, the Owner and Permittee shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the right-of-way due to the design of the existing driveway.
- 14. Prior to the issuance of any building permit the Owner and Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for all private improvements such as landscape and irrigation, in the Prestwick Drive right-of-way.
- 15. Prior to the issuance of any building permits, the Owner and Permittee shall assure, by permit and bond, the closure of the 20-foot-wide non-utilized driveway with current City Standard curb, gutter and sidewalk.
- 16. Prior to the issuance of any building permit, the Owner and Permittee shall assure by permit and bond the construction of an 18-foot driveway per current City Standards adjacent to the site on Prestwick Drive, satisfactory to the City Engineer.
- 17. Prior to the issuance of any building permits, the Owner and Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

18. Prior to the issuance of any construction permit for grading, the Owner and 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.

- 19. Prior to the issuance of any construction permit for public improvements, the Owner and Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
- 20. Prior to the issuance of any construction permit for building (including shell), the Owner and 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 San Diego Municipal Code §142.0403(b)(6).
- 21. In the event that a "Foundation Only" permit is requested by the Owner and Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
- 22. The Owner and Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
- 23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner and Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

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

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

GEOLOGY REQUIREMENTS:

27. Prior to the issuance of any construction permits (either grading or building permit), the Owner and Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addresses the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services Department prior to the issuance of any construction permit.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on August 21, 2024, and [Approved Resolution Number].

ATTACHMENT 5

Coastal Development Permit No. PMT-3167863 Site Development Permit No. PMT-3180637 Project No. PRJ-1065876 Date of Approval: August 21, 2024

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Jose Bautista
Development Project Manager

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

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

8495 Whale Watch Way, LLC a California Limited Liability Company

Owner and Permittee

By ______Anthony Panebianco
Manager

By

Jose F. Cabrera Manager

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



DATE OF NOTICE: October 31, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009666

PROJECT NAME / NUMBER: 8330 Prestwick Drive / PRJ-1065876

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 8330 Prestwick Drive, San Diego CA 92307

PROJECT DESCRIPTION: Site Development Permit and Coastal Development Permit to demolish existing residence to construct a new 10,510 square-foot, two-story single-family residence with a subterranean basement, pool, retaining wall, terrace, garage, and associated site work at 8330 Prestwick Drive. The 0.56-acre site is zoned LJSPD-SF in the La Jolla Shores Planned Development area and designated for single-family per the La Jolla Community Plan. The site is also within the following overlay zones: Coastal (Non-Appealable) and Council District 1. LEGAL DESCRIPTION: Lot 59 of Prestwick Estates Unit No. 1. In the City of San Diego, County of San Diego, State of California, according to Map thereof No. 4392.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines Section 15302, Replacement or Reconstruction and Section 15303, New Construction or Conversion of Small Structures.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction which allows for the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced and Section 15303, New Construction or Conversion of Small Structures which allows for new construction of one single-family residence, or a second dwelling unit in a residential zone; and

where the exceptions listed in Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

DEVELOPMENT PROJECT MANAGER: Jose Bautista

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

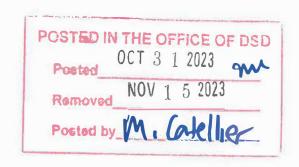
PHONE NUMBER / EMAIL: (619) 527-7983 / ABautista@sandiego.gov

On October 31, 2023 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (November 15, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

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





LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, January 17, 2024

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:04 a.m.

Item 2: ROLL CALL

Members Present: Jane Potter – Chair, Herbert Lazerow, Suzanne Weissman, Kathleen Neil, Philip Wise, and Sherri Lightner.

Staff Liaison: Melissa Garcia, Senior Planner, City Planning Department; Angela Dang, Junior Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Motion to approve agenda with recommended changes by Chair Jane Potter and Board Member Lightner. Agenda approved 6-0-0.

- Item 4: APPROVAL OF THE MINUTES from November 15, 2023. Minutes were approved with changes from Chair Jane Potter and Board Members Lazerow and Lightner, 6-0-0.
- Item 5: BOARD MEMBER COMMENT

 No Board Member comment.
- Item 6: STAFF LIAISON COMMENT AND NON-AGENDA PUBLIC COMMENT No staff or liaison comment.

Item 7: PRJ 1065911 - 7356 Rue Michael - 7356 Rue Michael - (CONTINUED ACTION ITEM FROM 10/25/2023)

Proposal to demolish existing single-family residence and build a new 6,600 square foot 2 story single family residence with a basement. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and a Coastal Development Permit (CDP) from the Advisory Board.

Project manager Jess Gonzales presented the project.

Public Comment:

There was no testimony provided by the public on this item.

Board Comment included:

- Emphasis on the need for traffic control for the grading portion of the project
- Pool in the front yard may cause noise

Board Motion: The LJSPDAB voted to recommend the project as presented, contingent on DSD confirming that the landscaping equals 30%. Motion made by Board Member Neil and seconded by Board Member Lightner. Motion approved 6-0-0.

Item 8: PRJ 1065876 - 8330 Prestwick Dr - 8330 Prestwick Dr - (ACTION ITEM).

Proposal to demolish existing single-family residence and build a new 6,590 square foot single-family residence with a walkout subterranean basement, driveway, retaining and site walls, 4-car garage, and terrace. A proposed pool and spa will be built under a separate permit. The applicant is seeking a recommendation of a Coastal Development Permit (CDP) from the Advisory Board.

Cori Sanchez of Island Architects presented the project.

Public Comment:

There was no testimony provided by the public on this item.

Board Comment included:

- Concern about the lights at night from the pool
- Concern about the side setback being cut to 5 feet

Board Motion: The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Chair Jane Potter. Motion approved 5-1-0.

Item 9: PRJ 705577 - Coppel Residence - 7856 La Jolla Vista Dr - (ACTION ITEM).

Proposal to remodel, build an addition, and build an ADU onto an existing 3,659 sq ft. single-story, single-family residence. A total 1,756 sq ft. of the existing residence is proposed to be demolished, and 2,439 sq. ft is proposed to be added onto the existing residence. A new proposed detached ADU will be 514 sq ft., and a detached garage will be 625 sq ft., bringing the total remodel area to a proposed 1,118 sq ft. The proposed remodeled home will total 5,473 sq ft. The applicant is seeking a recommendation of a Site Development Permit (SDP).

Michael R. Morton, AIA, presented the project.

Public Comment:

Hedge needs to be lowered

Board Comment:

- Suggestion that ADU be considered attached due to structure being connected to the roof
- Suggestion to pull structure back from the lot line so that the plunge pool isn't so close to adjacent property
- Suggestion to provide evidence that the neighbors have been contacted and don't have an issue with the plunge pool

Board Motion: The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Chair Jane Potter. Motion approved 6-0-0.

Item 10: Land Development Code Update - (ACTION ITEM).

Discussion and possible action related to the proposed 2023 Land Development Code Update, if the proposed language is released prior to the meeting

Public Comment:

There was no testimony provided by the public on this item.

Board Comment:

- Suggestion to go to the online form to inform the City Planning Department that the Board would like to continue to be involved on LDC items and are concerned that the wording in the Matrix may be confusing
- Suggestion to engage City staff through email and using the online platform open to the public to make comments
- Suggestion that the Board should have the ability to approve any Board language in the LDC matrix
- Suggestion for this item to remain on the agenda until further notice
- Suggestion to form a working group consisting of Board Members Neil and Lightner to discuss LDC items
- Suggestion to notify the City that the Board would like to approve the strikeout of the language and would like the City to provide the public with underlined strikeout language as soon as possible and prior to any public meeting

Board Motion: No board motion was made on this item.

Item 11: 2023 Standardized Report of City Boards & Commissions (ACTION ITEM)

Public Comment:

There was no testimony provided by the public on this item.

Board Comment:

- Recommendation to continue the item to February's meeting with corrections
- Recommendation to delineate what projects mean by minor on the report
- Recommendation to provide a more quantitative summary of Board activities and hearings on the report
- January minutes for 2023 were recorded incorrectly and must be corrected on the report

Board Motion:

No board motion was made on this item.

Item 13: ADJOURNMENT

Next meeting: Wednesday, February 21, 2024. The meeting concluded at 12:40 p.m.

Page 3

City of San Diego · Information Bulletin 620

August 2018



City of San Diego

Community Planning

SDy	1222 First Ave., M San Diego, CA 921	S-302	millee i	Form
Project Name: 8330 Prestwick Di	r.	Project I 1065876	Number:	
Community: La	Jolla	*		
	log into OpenDS	tact information (pro D at https://aca.acce	la.com/SANDIE	
	ve with Conditions L	isted Below Recommendations I	Listed Below	Date of Vote: May 04, 2023
# of Members Yes	# of	Members No 0	# of Me	mbers Abstain 1
□ No Action (Please specify, e.		ion, Split vote, Lack of quo	rum, etc.)	
NAME: Suzanne I	Baracchini			
TITLE: LJCPA Tru	stee/Secretary		DATE:	May 04, 2023
	Attach additional p	ages if necessary (max	imum 3 attachn	nents).

Visit our web site at www.sandlego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities. DS-5620 (08-18) ONLINE FORM



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 □ Neighborhood Development Permit □ Tentative Map □ Vesting Tentative Map	J Site Development Permit Pla	nned Development Permit	Conditional Heal	nent Permit Permit 🗆 Variance
Project Title: PRESTWICK RESIDENCE		Project N	o. For City Use Only	v.
Project Address: 8330 PRESTWICK DR., LA JOLL	A, CA 92037			·
Specify Form of Ownership/Legal Stat	us (please check):			
☐ Corporation 🖪 Limited Liability -or- ☐	General - What State?	Corporate Identification	on No	
☐ Partnership ☐ Individual				
By signing the Ownership Disclosure Sta with the City of San Diego on the subje owner(s), applicant(s), and other financial individual, firm, co-partnership, joint ver with a financial interest in the application individuals owning more than 10% of the officers. (A separate page may be attach ANY person serving as an officer or dia A signature is required of at least one contifying the Project Manager of any chownership are to be given to the Project accurate and current ownership informatics.	act property with the intent to re ally interested persons of the abo nture, association, social club, frat on. If the applicant includes a cor e shares. If a publicly-owned cor led if necessary.) If any person is rector of the nonprofit organiza of the property owners. Attach a anges in ownership during the ti	cord an encumbrance aga we referenced property. A ternal organization, corpor- poration or partnership, in poration, include the name a nonprofit organization or ation or as trustee or benadditional pages if needed. me the application is being to any public bearing on the company of the property of the property of the pages in the pages of the pa	inst the property. financially intereste ation, estate, trust, include the names, ties, titles, and addrestatus, list the name eficiary of the nonly. Note: The application of the processed or constant or constant or constant or constant or constant	Please list below the digital party includes any receiver or syndicate tles, addresses of all uses of the corporate nes and addresses of profit organization. It is responsible for sidered. Changes in
Property Owner				
Name of Individual: 8495 WHALE WATCH WAY I	uc	■ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 110 W. C STREET, SUITE 713				
City: SAN DIEGO			State: CA	Zip: 92101
Phone No.:		Email: JCAE		
Signature: AMAMAM			1/7/2022	
Additional pages Attached:	s 🗆 No		,	
Applicant				
Name of Individual: SPENCER MILLER		□ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address: 7626 HERSCHEL AVE.				
City: LAJOLLA			State: CA	Zip: 92037
Phone No.: 858-459-9291	Fax No.:	Email; SMIL	LER@ISLANDARCH.COM	
Signature:		Date: 07/06	/2022	
Additional pages Attached:	s 🗆 No			
Other Financially Interested Persons				
Name of Individual:		□ Owner	☐ Tenant/Lessee	☐ Successor Agency
Street Address:			e. ce con si disease.	
City:			State:	Zip:
Phone No.:				
Signature:				
Additional pages Attached:		Date,		

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities.

8′-0″	5'-0"	7'-3"	15'-0"	.45	6,583	24,319	8330 PRESTWICK DR. (PROPOSED)
~	17'-6"	7'-6"	15'-0"	.09	2,276	24,319	8330 PRESTWICK DR. (EXISTING)
(5	0'-6"	6'-6"	16'-0"	.19	4,126	20,908	2470 CALLE DEL ORO
4	13'-0"	6'-6"	20'-0"	.22	4,062	,29	2456 CALLE DEL ORO
9	75′-0″	7'-0"	13'-0"	.03	715	19,602	8390 WHALE WATCH WAY
9	46'-0"	12'-0"	23′-0″	.36	6,755	18,730	8380 WHALE WATCH WAY
USTRL	CTION-CON	CONSTRUC	TLY UNDER) CURRENT	BUILDING	12,664	2502 CALLE DEL ORO
	6'-3"	4'-9"	35′-0″	.16	4,121	24,393	2512 CALLE DEL ORO
_	5'-0"	5'-0"	31′-6″	.32		23,522	52
_	8'-0"	8'-0"	8′-0″	.53		20,037	8391 WHALE WATCH WAY
_	8'-6"	5'-0"	27′-0″	.15	3,490	23,086	2532 CALLE DEL ORO
_	20'-0"	20'-0"	22′-6″			20,908	17 PRE
_	7'-6"	7'-6"	15'-0"	. 18		24,829	8316 PRESTWICK DR.
9	6'-6"	6'-6"	14'-3"	.20		2,65	8344 PRESTWICK DR.
_	20'-3"	10′-9″	23′-0″	.15		19,602	8335 PRESTWICK DR.
	6'-6"	6'-6"	14'-0"	.15		23,958	8303 PRESTWICK DR.
	8'-0"	8'-0"	29′-0″	.12		23,086	8302 PRESTWICK DR.
7	8'-6"	3'-0"	16'-0"	.22		19,602	8360 PRESTWICK DR.
_	11'-6"	11'-6"	12'-0"	.17		19,166	8357 PRESTWICK DR.
	5'-0"	7'-0"	22′-6″	.22		26,397	8295 PRESTWICK DR.
_	7'-6"	6'-0"	40′-3″	.24		10,890	8294 PRESTWICK DR.
0	6'-0"	6'-0"	19′-9″	.51		10,890	8380 PRESTWICK DR.
∞	35'-6"	11'-6"	35′-0″	.17		20,473	8373 PRESTWICK DR.
_	10′-0″	7'-6"	16'-9"	.13	3,270	24,393	8283 PRESTWICK DR.
145′-6″	9′-3″	7'-9"	13′-0″	.15		20,473	8268 PRESTWICK DR.
REAR	SIDE	SIDE	FRONT	FAR	GFA	LOT SIZE	SITE ADDRESS
) ()	クロオコへへ					

8330 PRESTWICK RESIDENCE

SIMILAR SETBACKS



300' RADIUS INFORMATION

REQUESTED & APPROVALS

CDP & SDP.

PROCESS LEVEL

EXISTING & PROPOSED USES

EXISTING: SINGLE RESIDENTIAL

PROPOSED: SINGLE RESIDENTIAL

RENT RESITRICTED SITE

NONE

∞

0

3

 \mathcal{C}

08/06/24

8330 PRESTWICK RESIDENCE

DEVELOPMENT SET PERMIT



CITY AND BIOLOGY FINDINGS

BASED ON GRADING DATA ON CIVIL PLAN (C001) AND THE GEOTECHNICAL INVESTIGATION (TERRA PACIFIC, SEPTEMBER 2, 2022) BORING DATA (FIGURE 5 AND APPENDIX C

(SUBSURFACE EXCAVATION LOGS)); IT APPEARS THAT EXCAVATION AND CUT DEPTS WOULD BE WITHIN ARTIFICAL FILL; AND THE UNDERLYING ADRATH SHALE FORMATION IS

APPROXIMATELY 25(B-2) TO 50 FEET (B-1) BELOW EXISTING GRADE. EVEN WITH THE RECOMMENDED FOOTING DEPTHS, IT IS UNLIKELY THE PROPOSED GRADING WOULD IMPACT

THE PROPERTY DOES NOT MEET LOCAL DESIGNATION CRITERIA AS AN INDIVIDUALLY SIGNIFICANT RESOURCE UNDER ANY ADOPTED HISTORICAL RESOURCES BOARD CRITERIA.

THE SITE SUPPORTS 0.08 ACRE OF SENSITIVE DIEGAN COASTAL SAGE SCRUB, WHICH WILL BE IMPACTED BY THE PROJECT. BECAUSE THIS AMOUNT IS LESS THAN 0.1 ACRE, THIS IMPACT IS NOT SIGNIFICANT AND DOES NOT REQUIRE MITIGATION. NO OTHER SENSITIVE BIOLOGICAL RESOURCES WERE OBSERVED ONSITE. IMPACTS TO THE STEEP HILLSIDE

ONSITE WOULD NOT BE SIGNIFICANT BECAUSE THE HILLSIDE IS ARTIFICIAL FILL, NOT A NATURAL LANDFORM. THE SITE IS NOT ADJACENT TO OR NEAR THE MHPA. THE PROJECT WILL

COMPLY WITH THE LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN REQUIREMENT TO PROTECT ENVIRONMENTALLY SENSITIVE HABITATS (CITY OF SAN DIEGO 2014) BY CAUSING ONLY A LESS-THAN-SIGNIFICANT IMPACT TO COASTAL SAGE SCRUB. IN CONCLUSION, NO SIGNIFICANT IMPACTS TO SENSITIVE HABITATS, SENSITIVE

Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided

DEFERRED SUBMITTALS

-EMRA PERMIT

-GRADING PERMIT

-POOL AND SPA

SYMBOLS AND LEGEND

GLASS

PLYWOOD

INSULATION (RIGID)

TILE (GLAZED, UNGLAZED OR PAVER)

EXISTING WALL TO REMAIN

2 X 6 STUD WALL U.N.O.

CONCRETE

REVISION INDICATOR

REVISION

REVISION NUMBER

STEEL STUD WALLS

///// METAL

SOIL

<u>WALLS</u>

BASE COURSE (ABC)

ELEVATION MARKER

DETAIL MARKER

SECTION MARKER

1 DIRECTION OF CUT

A101 SHEET THAT SECTION APPEARS ON

- DIRECTION OF VIEW

SIM DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING

SHEET THAT DETAIL APPEARS ON

DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING

EXTENT OF CUT

WINDOW TYPE INDICATOR

DOOR TYPE INDICATOR

DATUM POINT

SPRINKLER SYSTEM

ADVISORY BOARD

HIGHLY SENSITIVE FORMATION OR YEILD ENOUGH CUBIC YARDAGE OF FORMATIONAL SOILS TO EXCEED THRESHOLDS TO UNCOVER

THAT SPEAKS TO THE BUILDING'S ELIGIBILITY FOR DESIGNATION. ANY APPLICATIONS MADE AFTER 5 YEARS WILL BE SUBJECT TO REVIEW

SPECIES, OR OTHER SENSITIVE BIOLOGICAL RESOURCES ARE ANTICIPATED AND NO MITIGATION FOR SUCH IMPACTS IS REQUIRED.

SKYLIGHT

SLOPE/SLIDER (WINDOW)

SLIDING GLASS DOOR

SPECIFICATIONS

STAINLESS STEEL

Standard

SUSPENDED

TOWEL BAR

TELEPHONE

THRESHOLD

TOP OF WALL

UNDERGROUND

VAPOR PROOF

WATER CLOSET

WITHOUT

WATER

WATERPROOF

WD. W.H. W/O W.P.

WTR.

WASHER OR WEST

TYPICAL UNFINISHED

THICK

SYMMETRICAL

TRASH COMPACTOR

TONGUE AND GROOVE

TOILET PAPER DISPENSER

UNLESS NOTED OTHERWISE

TEMPERED GLASS

STOR. STORAGE

STRUCT STRUCTURE

STAINLESS STEEL

SKYLT.

SIGNIFICANT PALEONTOLOGICAL RESOURCES. IMPACTS CONSIDERED LESS THAN SIGNIFICANT, AND NO MITIGATION WOULD BE REQUIRED.

LA JOLLA PRC APPROVAL MTG: FEBRUARY 16, 2023 / ISSUED MARCH 02, 2023

LA JOLLA SPDAB APPROVAL MTG: JANUARY 17, 2024 / ISSUED FEBRUARY 21, 2024

LA JOLLA CPA APPROVAL MTG: MARCH 2, 2023 / ISSUED MAY 04, 2023

FOR POTENTIAL HISTORIC RESOURCES, CONSISTENT WITH MUNICIPAL CODE REQUIREMENTS.

PALEONTOLOGICAL RESOURCES:

OFFICE

OVERHEAD

OPPOSITE

PL. LAM. PLASTIC LAMINATE

PLEXIGLASS

PRECAST

PARTITION

ROOF DRAIN

REFERENCE

REVERSE

REQUIRED

RESISTANT

RESILIENT ROOM

SOLID CORE

SCHEDULE STORM DRAIN

SQUARE FEET

SECTION

ROUGH OPENING

REFRIGERATOR

REINFORCE, REINFORCED

PAINTED

PLSTR. PLASTER

PLUMB. PLUMBING

PNTRY. PANTRY

PRCST.

PLYWD. PLYWOOD

OVERHEAD CABINET

PROPERTY LINE OR

PLANTING POCKET

ABBREVIATIONS

GROUND

GYP. BD. GYPSUM BOARD

HEADER

HARDWARF

HOLLOW METAL

H.V.A.C HEATING VENTILATING

HORIZONTAL

INSULATION

INTERIOR

LAVATORY

LOW VOLTAGE

MEDICINE CABINET

MANUFACTURING

MANUFACTURER

MISCELLANEOUS METAL

NOT IN CONTRACT

OUTSIDE DIAMETER

MAXIMUM

MEMBRANE

MINIMUM

MULLION

NOM. NOMINAL N.T.P.NOTICE TO PROCEED

N.T.S. NOT TO SCALE

OVERALL

NO. OR #NUMBER

HDWD. HARDWOOD

HORIZ. HORIZONTAL

DOOR OPENING

DOWNSPOL

DISH WASHER

DRAWINGS

ELECTRICAL

ENCLOSED

EXPANSION

FORCED AIR UN

FLOOR DRAIN

FOUNDATION

FINISH GRADE

FIRE HYDRANT

flashing

FIREPROOF

FOOT OR FEET

GALVANIZED

GARBAGE DISPOSAL

CURRENT INTERUPTER

GRAB BAR

FRAMING

FOOTING FURRING

FUTURE

FACE OF CONCRETE

FLASH.

EXPOSED

EXTERIOR

COASTAL DEVELOPMENT PERMIT AND SITE DEVELOPMENT PERMIT NEW SINGLE FAMILY RESIDENCE WITH WALKOUT SUBTERANEAN BASEMENT POOL & SPA UNDER SEPERATE PERMIT RETAINING AND SITE WALLS 4 GAR GARAGE TFRRACE DEMO OF EXISTING 2,276 SF HOUSE REMOVAL OF 0.08 ACRES OF COASTAL SAGE SCRUB PROJECT ANAYLSIS 1. SITE ADDRESS 8330 PRESTWICK DR. LA JOLLA, CA 92037 2. ZONING ANALYSIS 2.1 TYPE OF CONSTRUCTION TYPE VB OCCUPANCY: R-3 2.2 DENSITY (Residential) Maximum no. dwelling units allowed per zone: Number of existing units to remain on site: 1 UNIT TO REMAIN Number of proposed dwelling units on site: 1 DWELLING UNIT Total number of units provided on the site: 1 DWELLING UNIT 2.3 ZONING DESIGNATIONS Base Zone: LJSPD-SF Planned District (if applicable): LA JOLLA SHORES Overlays (check all that apply) [x] Coastal Height Limit [x] Coastal (City) [x] Residential Tandem Parking Does the project site contain or is it adjacent to any site that contans any of the Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103? [] Yes [x] No Sensitive Biologic Resources [x] Yes [] No Steep Hillsides [] Yes [x] No Coastal Beaches [x] Yes [] No 100-Year Floodplain [] Yes [x] No Sensitive Coastal Bluffs **Historical District:** [] Yes [x] No Designated Historic [] Yes [x] No Geologic Hazard Categories: Earthquarke Fault Buffer? [x] Yes [] No Category: No. 26 PARKING REQUIREMENTS Parking Criteria: X Residential Total number of spaces required by zone 2 Parking Spots Required Total number of spaces provided on-site 8 Parking Spots Provided 4. YARD/SETBACK Street Yard-Front Yard: Side Yard: Side Yard: Required N/A Ft. Proposed RearYard: Required N/A Ft. Proposed 5. SITE AREA Total Site Area (gross): 24,319 SQ. FT. Sq. Ft. 24,319 SQ. FT. Sq. Ft. Net Site Area (Net site area includes required streets and public dedications) 5.1. COVERAGE DATA Total Building Area (ground floor): ______13 Total Landscape/Open Space Area: .15 Ac. 1,811 SQ. FT. Total Hardscape/Paved Area: Allowed Floor Area Ratio (FAR) N/A Gross Floor Area (GFA) Proposed Floor Area Ratio (FAR)

CERTIFICATION STATEMENT

PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;

6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND

REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: EDWARD SUTTON

OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW

7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM SUBMITTAL

8. REQUESTING A COASTAL DEVELOPMENT PERMIT VIA A PROCESS 2 REVIEW

5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION

SCOPE OF WORK

SUMMARY OF REQUEST

VICINITY MAP LJCP PUBLIC VANTAGE POINTS Torrey Pines City Park
 La Jolla Farms Road
 Scripps Natural Reserve
 Bluff - top easement at La Jolla Stores Lane
 Ellentown Road Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners La Jolla Shores Drive from Torrey Pines Rd.
 La Jolla Shores Dr. (looking south from the vicinity of Scripps Institution of Oceanography) 8. Allen Field of the buildable envelope as defined 200 1112 by the setbacks of each corner property 9. Bordeaux Ave., western half
10. El Paseo Grande after it turns east
11. Camino del Oro after it turns east
2. Whole Water Water note: All views are to a coastal body of water View Corridor down a public right-of-way 18. Avenida de la Playa 19. Calle del Cielo 20. Pottery Canyon Park Intermittent or Partial Vista 21. Costabelle Drive 22. Spindriff Drive, South of the Marine Roads from which coastal body Room Restaurant 23. Charlotte Park at the foot of Charlotte Str 24. Coast Blvd., Children's Pool, Shell Beach of water can be seen Ellen B. Scripps Park & La Jolla Cove Scenic Overlook 25. Prospect St. and Cave Street 26. Coast Walk 27. North end of Park Row 28. View of La Jolla Shores from Torrey Pines Road THOMAS BROS from a public right-of-way. 29. Pubic open space on Torrey Pines Road between St. Louis Terrace and Calle de la Plata 30. Azure Coast Drive 31. Hidden Valley Road Prospect Street and Recreation Center 37. Hillside Drive (portions)
38. Caminito Avola/Via Avola
39. Via Siena at Hillside Drive
40. Rue Denise
41. Portions of La Jolla Scenic Drive South Rue Adriane
 Rue Michael 45. Senn Way
46. Rue de Roark
47. Coast Blvd. Park and South Coast Blvd.
48. View corridor at southwest side of Script
Hotel site, from Prospect Street 49. La Jolla Community Center Park,

FAR CALCULATIONS

AREA CALCULATIONS

	711210120	0200	
MAIN LEVEL	SQUARE FOOTAGE	COUNTABLE TO GFA	NOT COUNTABLE TO GFA
HABITABLE	4,516 SF	4,516 SF	
non-habitable (garage)	1,142 SF	1,142 SF	
TOTAL		5,658 SF	
LOWER LEVEL			
HABITABLE	3,992 SF	932 SF	3060 SF
NON-HABITABLE (MECHANIC)	182 SF		182 SF
NON-HABITABLE (POOL MECH)	759 SF		759 SF
TOTAL		932 SF	4,361 SF
OVERALL TOTAL		6,590 SF	4,361 SF
	FAR CALCU	LATIONS	
ALLOWABLE FAR	N/A		N/A

PROPOSED DEVELOPMENT RATIOS

RATIO LANDSCAPE AREA LEGEND

	BUILDING FOOTPRINT	7,372 SQ. FT.	30%
	LANDSCAPE/ POROUS CONCRETE	15,136 SQ. FT.	62 %
4	HARDSCAPE	1,811 SQ. FT.	8 %
	LOT TOTAL:	24,319 SQ. FT.	100%

I HEREBY ACKNOWLEDGE AND CERTIFY THAT: 1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT; 2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS; 3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENTPERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION; 4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT

PROPOSED FAR 10,591 SF .45

10 1110		, IIIC, I LL OL	
	BUILDING FOOTPRINT	7,372 SQ. FT.	30%
	LANDSCAPE/ POROUS CONCRETE	15,136 SQ. FT.	62 %
4	HARDSCAPE	1,811 SQ. FT.	8 %

FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS

CITY STANDARD TITLE BLOCK Prepared By: Name: Island Architects Revision 08: Contact: Cori Sanchez Revision 07: 7626 Herschel Avenue Revision 06: La Jolla, CA 92037 Revision 05: Phone: (858) 459-9291 Revision 04: Street Address: 8330 PRESTWICK DRIVE., LA JOLLA, CA Revision 03: Revision 02: Project Name: Revision 01: 8330 PRESTWICK RESIDENCE Original Date: Sheet Title: TITLE SHEET Sheet: 1

DEP#:

DRAWING INDEX

PROJECT OVERVIEW

GROSS SITE AREA

BUILDING HEIGHT

NUMBER OF STORIES

PROPOSED: 2, 1 SUBTERRANEAN BASEMENT

PROJECT TEAM

LANDSCAPE ARCHITECT

CHULA VISTA, CA 91915

PH. (858) 910-3576

MIKE SURPRENANT, SE

PH. (619) 531-0757

MIKE@MSAENG.COM

INTERIOR DESIGNER

LOMAS DE CHAPULTEPEC

CDMX, MEXICO 11000

FX. (619) 531-0758

HILDA ESPINO PRADO SUR #230 PH

FUERTE ASSOCIATES LANDSCAPE ARCH.

2220 OTAY LAKES RD STE 502 #748

GAIL@FUERTE-ASSOCIATES.COM

STRUCTURAL ENGINEER

335 15TH ST. SAN DIEGO, CA 92101

MIKE SURPRENANT & ASSOC

MARK@FUERTE-ASSOCIATES.COM

GAIL E. ZERBE & MARK FUERTE, PARTNERS

24,319 SQ. FT.

PARKING REQUIREMENTS

19'-8" SEE SOUTH ELEVATION

OWNER

ZONE

SITE ADDRESS

346-211-04-00

LEGAL DESCRIPTION

ARCHITECTS

TONY CRISAFI

ISLAND ARCHITECTS

PH. (858) 459-9291

FAX (858) 456-0351

7626 HERSCHEL AVENUE

SNIPES-DYE ASSOCIATES

LA MESA, CA 91942

PH. (619) 697-9234

FAX (619) 460-2033

SOILS ENGINEER

2635 CAMINO DEL RIO

SAN DIEGO, CA. 92108

PH. (619) 297-1991 CRISTOPHER O'HERN

SON P. NGUYEN

8348 CENTER DRIVE, SUITE G

LA JOLLA, CALIFORNIA 92037

PROJECT MANAGER: CORI SANCHEZ

<u>CIVIL ENGINEER/</u>SURVEYOR

CSANCHEZ@ISLANDARCH.COM

8495 Whale Watch Way LLC

8330 Prestwick Dr. La Jolla, CA 92037

LOT 59 OF PRESTWICK ESTATES UNIT NO. 1 IN THE CITTY OF SAN DIEGO, COUNTY OF

SAN DIEGO, STATE OF CALIFORNIA, ACCORDING

TO MAP THEREOF NO.4392. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY,

COASTAL DEVELOPMENT PERMIT SHEET LIST

DWG# DRAWING TITLE TITLE SHEETS

TITLE SHEET ISLAND ARCHITECTS GENERAL NOTES CALIFORNIA GREEN CODE & GENERAL NOTES CONT.

CIVIL C100 TITLE/NOTES C200 CONCEPTUAL GRADING PLAN

ARCHITECTURAL SITE SECTIONS AREA CALCULATIONS

BASEMENT PLAN FIRST FLOOR PLAN A2.3 ROOF PLAN EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS BUILDING SECTIONS

A5.2 BUILDING SECTIONS A5.3 BUILDING SECTIONS DOOR/WINDOW SCHEDULE A9.1 MATERIAL BOARD LANDSCAPE

LANDSCAPE PLAN

PLAN ANALYSIS

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN

THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE

2021 IBC, 2021 UPC, 2021 UMC, 2020 NEC, 2021 IFC AND IEBC

ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK

CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE

OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE

CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE

ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING

APPLICABLE CODES

CODES AND REGULATIONS:

GRADE (ORD. 11333 NS)

BEFORE THE BUILDING IS OCCUPIED.

DIAMETER OR ROUND

ABOVE FINISH FLOOR

ADJACENT FINISH GRADE

ĖXIST'G

BM. BOT.

CSMT. CTR.

CTSK.

DIA. DIM.

ACOUS. ACOUSTICAL

AREA DRAIN

ADJUSTABLE

AGGREGATE

ALUMINUM

ALUMINUM

BOARD

BUILT - IN

BUILDING

BLOCKING

CEMENT CERAMIC

CEILING CLOSET

COUNTER

CONCRETE

CONSTR. CONSTRUCTION

CENTER

CONNECTION

COUNTERSUNK

DRYER DOUBLE DEPARTMENT

DETAIL DIAMETER

DIMENSION

CASEMENT WINDOW

C.M.U. CONCRETE MASONRY UNIT

APPROX. APPROXIMATE

2022 CALIFORNIA BUILDING CODE

2 CALIFORNIA PLUMBING CODE 22 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA GREEN BUILDING CODE

2022 CALIFORNIA RESIDENTIAL CODE

TITLE SHEET

ISLAND ARCHITECTS MINIMUM CODE REQUIREMENTS & SUPPLEMENTAL CONSTRUCTION SPECIFICATIONS

Applicable codes. All projects shall comply with the 2022 California Building Code (CBC) and/or California Residential Code (CRC), 2022 California Green Building Standards Code (CalGreen), 2022 California Electrical Code (CEC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Fire Code (CFC), 2022 California Building Energy Efficiency Standards (CBEES), and all County of San Diego amendments.

Electrical, Plumbing, and Mechanical **Exterior lighting.** All projects shall comply with the County of San Diego lighting ordinance.

GFCI outlets. Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in rawlspaces, in unfinished basements, and outdoors. (CEC 210.8)

AFCI outlets. Electrical circuits in bedrooms, living rooms, dining rooms, dens, closets, hallways, or similar rooms must be protected by Arc Fault Circuit. Interrupters (AFCI). (CEC 210.12) Luminaire requirements. Installed luminaires shall meet the efficacy and fixture requirements of CBEES 150.0(k). Smoke detectors in building remodels. Smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of

sleeping rooms, and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R314.3) Carbon monoxide detectors in building remodels. Carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of sleeping rooms and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R315.3) Water heater seismic strapping. Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-3-inch lag bolts attached directly to framing. Straps shall be at points within upper third and lower third of water heater vertical dimension. Lower connection shall occur minimum 4 inches above

Gas appliances in garages. Water heaters and heating/cooling equipment capable of igniting flammable vapors shall be placed on minimum 18-inch-high platform unless listing report number provided showing ignition-resistant appliance. (CPC 507.13 and CMC 305.1) Impact protection of appliances. Water heaters and heating/cooling equipment subject to vehicular impact shall be protected by bollards or an equivalent measure.

(CPC 507.13.1 and CMC 305.11 Water closet clearance. Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closets. (CPC 402.5) Shower size. Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 30-inch-diameter circle. Shower doors shall have a minimum 22-inch unobstructed width. (CPC 408.5 and CPC 408.6) Fireplace appliances. Fireplaces with gas appliances are required to have the flue damper permanently fixed in the open position and fireplaces with LPG appliances

are to have no 'pit' or 'sump' configurations. (CMC 303.7.1) Chimney clearance. Minimum 2-foot chimney clearance required above building within 10-foot horizontally of chimney. The chimney shall extend minimum 3 feet above highest point where chimney passes through roof. (CRC R1003.9)

Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2010) Transfer air. Ventilation air shall be provided directly from the outdoors and not as transfer air from adjacent dwelling units or other spaces, such as garages,

unconditioned crawlspaces, or unconditioned attics. (CBEES 150.0(o)) Instructions and labeling. Ventilation system controls shall be labeled and the home owner shall be provided with instructions on how to operate the system.

Combustion and solid-fuel burning appliances. Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting. Garages. The wall and openings between occupiable spaces and the garage shall be sealed. HVAC systems that include air handlers or return ducts located in garages shall have total air leakage of no more than 6% of total fan flow when measured at 0.1 in. w.c. using California Title 24 or equivalents. (CBEES 150.0(o)) Minimum filtration. Mechanical systems supplying air to occupiable space through ductwork shall be provided with a filter having a minimum efficiency of MERV 6 or

Air inlets. Air inlets (not exhaust) shall be located away from known contaminants. (CBEES 150.0(o)) rated in terms of airflow and sound. (CBEES 150.0(o))

All continuously operating fans shall be rated at a maximum of 1.0 sone. Intermittently operated whole-building ventilation fans shall be rated at a maximum of 1.0 sone.

Intermittently operated local exhaust fans shall be rated at maximum of 3.0 sone. Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet sound requirements if at least 4 feet of ductwork between fan

Foundation and Underfloor

Foundation reinforcement. Continuous footings and stem walls shall be provided with a minimum two longitudinal No. 4 bars, one at the top and one at the bottom **Shear wall foundation support.** Shear walls shall be supported by continuous foundations. (CRC 403.1.2) Concrete slabs-on-grade. Slabs-on-grade shall be minimum 3-1/2-inches thick. (CRC R506.1)

Vapor retarder. A 6-mil polyethylene or approved vapor retarder with joints lapped minimum 6 inches shall be placed between a concrete slab-on-grade and the base course or subgrade. (CRC 506.2.3)

Anchor bolts and sills. Foundation plates or sills shall be bolted or anchored to the foundation or foundation wall per the following (CRC R403.1.6 and CRC R602.11.1):

Minimum 1/2-inch-diameter steel bolts Bolts embedded at least 7 inches into concrete or masonry

continuous foundations. (CRC R602.9)

Bolts spaced maximum 6 feet on center Minimum two bolts per plate/sill piece with one bolt located maximum 12 inches and minimum 7 bolt diameters from each end of each sill plate/piece Minimum 3-inch by 3-inch by 0.299-inch steel plate washer between sill and nut on each bolt Hold-downs. All hold-downs must be tied in place prior to foundation inspection.

Protection of wood against decay. Naturally durable or preservative-treated wood shall be provided in the following locations (CRC R317.1): All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather

Wood joists within 18 inches and wood girders within 12 inches of the exposed ground in crawl spaces shall be of naturally durable or preservative-treated

Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood

Wood framing, sheathing, and siding on the exterior of the building and having clearance less than 6 inches from the exposed ground or less than 2 inches vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surface exposed to weather Sills and sleepers on concrete or masonry slab in direct contact with ground unless separated from such slab by impervious moisture barrier

Ends of wood girders entering masonry or concrete walls with clearances less than 1/2 inch on tops, sides, and ends Wood structural members supporting moisture-permeable floors or roofs exposed to weather, such as concrete or masonry slabs, unless separated from such

floors or roofs by an impervious moisture barrier Wood furring strips or other wood framing members attached directly to interior of exterior concrete or masonry walls below grade except where vapor retarder applied between wall and furring strips or framing members

Underfloor ventilation. Underfloor areas shall have ventilation openings through foundation walls or exterior walls, with minimum net area of ventilation openings of square foot for each 150 square feet of underfloor area. On such ventilating opening shall be within 3 feet of each corner of the building. (CRC R408.1) Underfloor access. Underfloor areas shall be provided with a minimum 18-inch by 24-inch access opening. (CRC R408.4)

Fastener requirements. The number, size, and spacing of fasteners connecting wood members/elements shall not be less than that set forth in CRC Table R602.3(1). (CRC R502.9, CRC R602.3, and CRC R802.2) Stud size, height, and spacing. The size, height, and spacing of studs shall be in accordance with CRC Table R602.3(5). (CRC R602.3.1)

Sill plate. Studs shall have full bearing on nominal 2-inch thick or larger sill plate with width at least equal to stud width. (CRC R602.3.4) Bearing studs. Where joists, trusses, or rafters are spaced more than 16 inches on center and the bearing studs below are spaced 24 inches on center, such members shall bear within 5 inches of the studs beneath. (CRC R602.3.3) Drilling and notching of studs. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of its width. Studs in

nonbearing partitions may be notched to a depth not to exceed 40% of a single stud width. Any stud may be bored or drilled, provided the diameter of the resulting hole is no more than 60% of the stud width, the edge of the hole is no more than 5/8 inch to the edge of the stud, and the hole is not located in the same section as a cut or notch. Studs located in exterior wall or bearing partitions drilled over 40% and up to 60% shall also be doubled with no more than two successive studs Top plate. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and at intersections with other partitions. End joints in

double top plates shall be offset at least 24 inches. Joints in plates need not occur over studs. Plates shall be minimum nominal 2 inches thick and have width at least Top plate splices. Top plate lap splices shall be face-nailed with minimum 8 16d nails on each side of splice. (CRC R602.10.8.1)

Drilling and notching of top plate. When piping or ductwork is placed in or partly in an exterior wall or interior load-bearing wall, necessitating cutting, drilling, or notching of the top plate by more than 50% of its width, a galvanized metal tie not less than 0.054-inch thick and 1-1/2-inches wide shall be fastened across and to the plate at each side of the opening with not less than 8 10d nails having a minimum length of 1-1/2 inches at each side or equivalent. The metal tie must extend minimum 6 inches past the opening. (CRC R602.6.1) Cripple walls. Foundation cripple walls shall be framed of studs not less in size than the studding above. Cripple walls more than 4 feet in height shall have studs sized as required for an additional story. Cripple walls with stud height less than 14 inches shall be sheathed on at least one side with a wood structural panel fastened to both the top and bottom plates in accordance with Table R602.3(1), or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on

Wall bracing. Buildings shall be braced in accordance with the methods allowed per CRC R602.10.2, CRC R602.10.4, and/or CRC R602.10.5. Braced wall line spacing. Spacing between braced wall lines shall not exceed 20 feet or alternate provisions of CRC R602.10.1.3. Shear wall cumulative length. The cumulative length of shear walls within each braced wall line shall meet the provisions of CRC Table R602.10.3(1) for wind loads and CRC Table R602.10.3(2) for seismic loads. (CRC R602.10.1.1)

Shear wall spacing. Shear walls shall be located not more than 25 feet on center. (CRC R602.10.2.2) Shear wall offset. Shear walls may be offset out-of-plan not more than 4 feet from the designated braced wall line and not more than 8 feet from any other offset wall considered part of the same braced wall line. (CRC R602.10.1.2) Shear wall location. Shear walls shall be located at the ends of each braced wall line or meet the alternate provisions of CRC R602.10.2.2. Individual shear wall length. Shear walls shall meet minimum length requirements of CRC R602.10.6.5.1.

Cripple wall bracing. Cripple walls shall be braced per CRC R602.10.11 Shear wall and diaphragm nailing. All shear walls, roof diaphragms, and floor diaphragms shall be nailed to supporting construction per CRC Table R602.3(1).

Shear wall joints. All vertical joints in shear wall sheathing shall occur over, and be fastened to, common studs. Horizontal joints in shear walls shall occur over, and be fastened to, minimum 1-1/2-inch-thick blocking. (CRC R602.10.10) Framing over openings. Headers, double joists, or trusses of adequate size to transfer loads to vertical members shall be provided over window and door openings in load-bearing walls and partitions. (CBC 2304.3.2)

Joists under bearing partitions. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately support the load, that are separated to permit the installation of piping or vents shall be full-depth solid-blocked with minimum 2-inch nominal lumber spaced at maximum 4 feet on center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls, or partitions more than the joist depth unless such joists are of

Joists above or below shear walls. Where joists are perpendicular to a shear wall above or below, a rim joist, band joist, or blocking shall be provided along the entire length of the shear wall. Where joists are parallel to a shear wall above or below, a rim joist, end joist, or other parallel framing shall be provided directly above and/or below the shear wall. Where a parallel framing member cannot be located directly above and/or below the shear wall, full-depth blocking at 16-inch spacing shall be provided between the parallel framing members to each side of the shear wall. (CRC R602.10.8)

Floor member bearing. The ends of each floor joist, beam, or girder shall have minimum 1-1/2 inches of bearing on wood or metal and minimum 3 inches of bearing on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjoining stud or by the use of approved joist hangers. Floor joist lap. Floor joists framing opposite sides over a bearing support shall lap minimum 3 inches and shall be nailed together within minimum 3 10d face nails.

A wood or metal splice with strength equal to or greater than that provided by the lap is permitted. (CRC R502.6.1) Floor joist-to-girder support. Floor joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips minimum nominal 2 inches by 2 inches. (CRC R502.6.2)

Floor joist lateral restraint. Floor joists shall be supported laterally at ends and each intermediate support by minimum 2-inch full-depth blocking, by attachment to full-depth header, band joist, or rim joist, to an adjoining stud, or shall be otherwise provided with lateral support to prevent rotation. (CRC R502.7) Floor joist bridging. Floor joists exceeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R502.7.1

Wood Framing (Continued) Floor joist bridging. Floor joists exceeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R502.7.1) Framing of floor openings. Openings in floor framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the

header joist may be a single member the same size as the floor joist. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10) Girders. Girders for single-story construction or girders supporting loads from a single floor shall not be less than 4 inches by 6 inches for spans 6 feet or less, provided that girders are spaced not more than 8 feet on center. Other girders shall be designed to support the loads specified in the CBC. Girder end joints shall

occur over supports. When a girder is spliced over a support, an adequate tie shall be provided. The ends of beams or girders supported on masonry or concrete

shall not have less than 3 inches of bearing. (CBC 2308.7) Ridges, hips, and valleys. Rafters shall be framed to a ridge board or to each other with a gusset plate as a tie. Ridge boards shall be minimum 1-inch nominal thickness and not less in depth than the cut end of the rafter. At all valley and hips, there shall be a valley or hip rafter not less than 2-inch nominal thickness and not ess in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point. Where the roof pitch is less than 3:12 slope (25% gradient), structural members that support rafters and ceilings joists, such

as ridges, hips, and valleys, shall be designed as beams. (CRC R802.3) Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other per CRC Table R802.5.1(9), and the rafter shall be nailed to the wall top plate per CRC Table R602.3(1). Ceiling joists shall be continuous or securely joined per CRC Table R802.5.1(9) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to rafters. Where ceiling joists are not connected to the rafters at the wall top plate, joists connected higher in the attic shall be installed as rafter ties, or rafter ties shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafter ties shall be installed. Rafter ties shall be minimum 2 inches by 4 inches nominal, installed per CRC Table R802.5.1(9), or connections of equivalent capacities shall be provided. Where ceilings joists or rafter ties are not provided, the ridge formed by these rafters shall be supported by a wall or engineer-

Ceiling joists lapped. Ends of ceiling joists shall be lapped minimum 3 inches or butted over bearing partitions or beams and toenailed to the bearing element. Where ceiling joists provide resistance to rafter thrust, lapped joists shall be nailed together per CRC Table R602.3(1) and butted joists shall be tied together in a manner to resist such thrust. (CRC R802.3.2)

Collar ties. Collar ties or ridge straps to resist wind uplift shall be connected in the upper third of the attic space. Collar ties shall be a minimum 1 inch by 4 inches ominal and spaced at maximum 4 feet on center. (CRC R802.3.1) Purlins. Purlins installed to reduce the span of rafters shall be sized not less than the required size of the rafters they support. Purlins shall be continuous and shall be supported by 2-inch-by-4-inch nominal braces installed to bearing walls at a minimum 45-degree slope from horizontal. The braces shall be spaced maximum 4 feet

on center with a maximum 8-foot unbraced length. (CRC R802.5.1) Roof/ceiling member bearing. The ends of each rafter or ceiling joist shall have not less than 1-1/2 inches of bearing on wood or metal and not less than 3 inches of pearing on masonry or concrete. (CRC R802.6) Roof/ceiling member lateral support. Roof framing members and ceiling joists with a nominal depth-to-thickness ratio exceeding 5:1 shall be provided with lateral upport at points of bearing to prevent rotation. (CRC R802.8)

Roof/ceiling bridging. Rafters and ceiling joists with a nominal depth-to-thickness ratio exceeding 6:1 shall be supported laterally by solid blocking, diagonal bridging wood or metal), or a continuous 1-inch-by-3-inch wood strip nailed across the rafters or ceiling joists at maximum 8-foot intervals. (CRC R802.8.1) Framing of roof/ceiling openings. Openings in roof and ceiling framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the ceiling joists or rafters framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches.

Roof framing above shear walls. Rafters or roof trusses shall be connected to top plates of shear walls with blocking between the rafters or trusses. (CRC R602.10.8) Roof diaphraam under fill framing. Roof plywood shall be continuous under California fill framing. Roof diaphragm at ridges. Minimum 2-inch nominal blocking required for roof diaphragm nailing at ridges.

Blocking of roof trusses. Minimum 2-inch nominal blocking required between trusses at ridge lines and at points of bearing at exterior walls. Truss clearance. Minimum 1/2-inch clearance required between top plates of interior non-bearing partitions and bottom chords of trusses. Drilling, cutting, and notching of roof/floor framing. Notches in solid lumber joists, rafters, blocking, and beams shall not exceed one-sixth the member depth, shall be not longer than one-third the member depth, and shall not be located in the middle one-third of the span. Notches at member ends shall not exceed one-fourth the member depth. The tension side of members 4 inches or greater in nominal thickness shall not be notched except at member ends. The diameter of holes bored or cut into members shall not exceed one-third the member depth. Holes shall not be closer than 2 inches to the top or bottom of the member or to any other hole ocated in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the notch. (CRC R502.8.1) Exterior landings, decks, balconies, and stairs. Such elements shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be

lesigned to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (CRC R311.3) Fireblocking. Fireblocking shall be provided in the following locations (CRC R302.11 and CRC R1003.19): a. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows: Vertically at the ceiling and floor levels

Horizontally at intervals not exceeding 10 feet At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings In concealed spaces between stair stringers at the top and bottom of the run At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and

products of combustion At chimneys and fireplaces per item E.49 Cornices of a two-family dwelling at the line of dwelling-unit separation

Fireblocking materials. Except as otherwise specified in items E.48 and E.49, fireblocking shall consist of the following materials with the integrity maintained (CRC R302.11.1): Two-inch nominal lumber

Two thicknesses of one-inch nominal lumber with broken lap joints

One thickness of 23/32-inch wood structural panel with joints backed by 23/32-inch wood structural panel One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard

1/2-inch gypsum board

shall attain a minimum compressive strength of 2,000 psi at 28 days. (CBC 2103.3)

1/4-inch cement-based millboard Batts or blankets of mineral or glass fiber of other approved materials installed in such a manner as to be securely retained in place. Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted for compliance with the 10-foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross-section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit, or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

Fireblocking at openings around vents, pipes, ducts, cables, and wires at ceiling and floor level. Such openings shall be fireblocked with an approved material to resist the free passage of flame and products of combustion. (CRC R302.11) Fireblocking of chimneys and fireplaces. All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible naterial securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams, or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney. (CRC R1003.19)

Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a floor membrane above and a ceiling membrane below, draftstopping shall be provided in Ceiling is suspended under the floor framing

Floor framing is constructed of truss-type open-web or perforated members Draftstopping materials. Draftstopping shall not be less than 1/2-inch gypsum board, 3/8-inch wood structural panels, or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of draftstops shall be

Combustible insulation clearance. Combustible insulation shall be separated minimum 3 inches from recessed luminaires, fan motors, and other heat-producing devices (CRC R302.14)

General Material Specifications Lumber. All joists, rafters, beams, and posts 2-inches to 4-inches thick shall be No. 2 grade Douglas Fir-Larch or better. All posts and beams 5 inches and thicker shall be No. 1 grade Douglas Fir-Larch or better. Studs not more than 8 feet long shall be stud-grade Douglas Fir-Larch or better when supporting not more than one floor, roof, and ceiling. Studs longer than 8 feet shall be No. 2 grade Douglas Fir-Larch or better.

Concrete. Concrete shall have a minimum compressive strength of 2,500 psi at 28 days and shall consist of 1 part cement, 3 parts sand, 4 parts 1-inch maximum size rock, and not more than 7-1/2 gallons of water per sack of cement. (CRC R402.2) Mortar. Mortar used in construction of masonry walls, foundation walls, and retaining walls shall conform to ASTM C 270 and shall consist of 1 part portland cement, 2-1/4 to 3 parts sand, and 1/4 to 1/2 part hydrated lime. (CBC 2103.2) Grout. Grout shall conform to ASTM C 476 and shall consist of 1 part portland cement, 1/10 part hydrated lime, 2-1/4 to 3 parts sand, and 1 to 2 parts gravel. Grout

Masonry. Masonry units shall comply with ASTM C 90 for load-bearing concrete masonry units. (CBC 2103.1) Reinforcing steel. Reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with ASTM A 615. (CBC 2103.4) Structural steel. Steel used as structural shapes such as wide-flange sections, channels, plates, and angles shall comply with ASTM A36. Pipe columns shall comply with ASTM A53. Structural tubes shall comply with ASTM A500, Grade B.

Fasteners for preservative-treated wood. Fasteners for preservative-treated and fire-retardant-treated wood - including nuts and washers -- shall be of hot dipped zinccoated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.1) **Exception:** 1/2-inch diameter or greater steel bolts

Exception: Fasteners other than nails and timber rivets may be of mechanically deposited zinc-coated steel with coating weights in accordance with Exception: Plain carbon steel fasteners acceptable in SBX/DOT and zinc borate preservative-treated wood in an interior, dry environment Fasteners for fire-retardant-treated wood. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot dipped zinc-

coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.3) Roofing and Weatherproofing

Roof covering. All roof covering shall be installed per applicable requirements of CBC 1507. Roof coverings shall be at least Class A rated in accordance with ASTM E 108 or UL 790, which shall include coverings of slate, clay or concrete roof tile, exposed concrete roof deck, ferrous or copper shingles or sheets. (County Building Roof flashing. Flashing shall be installed at wall and roof intersections, at gutters, wherever there is a change in roof slope or direction, and around roof openings. Where flashing is of metal, the metal shall be corrosion-resistant with a thickness of not less than 0.019 inch (No. 26 galvanized sheet). (CRC R903.2.1)

Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney or penetration more than 30 inches wide as measured perpendicular to he slope. Cricket or saddle covering shall be sheet metal or the same material as the roof covering. (CRC R903.2.2) Water-resistive barrier. A minimum of one layer of No. 15 asphalt felt shall be attached to studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper inches. The felt shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to maintain a weather-resistant exterior wall envelope. (CRC R703.2)

Wall flashing. Approved corrosion-resistant flashing shall be applied shingle fashion at the following locations to prevent entry of water into the wall cavity or penetration of water to the building structural framing components (CRC R703.8): Exterior door and window openings, extending to the surface of the exterior wall finish or to the water-resistive barrier for subsequent drainage At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting lips on both sides under stucco copings

Under and at the ends of masonry, wood, or metal copings and sills Continuously above all projecting wood trim Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction

At wall and roof intersections At built-in gutters Dampproofing. Dampproofing materials for foundation walls enclosing usable space below grade shall be installed on the exterior surface of the wall, and shall extend from the top of the footing to finished grade. (CRC R406.1)

Weep screed. A minimum 0.019-inch (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed with a minimum vertical attachment flange of 3-1/2 inches shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 92. The weep screed shall be placed a minimum 4 inches above the earth or 2 inches above paved areas and shall be of a type allowing trapped water to drain to the exterior of the building. (CRC

Grading permit. Grading permit required if volume of earth moved exceeds 200 cubic yards or if any cuts or fills exceed 8 feet in height/depth. (County Grading Compaction report. Compaction report required for fill material 12 inches or more in depth. (CBC 1803.5.8)

FOUNDATION NOTES

i . All footing depths indicated on plans are depths below top of undisturbed soil or top of engineered certified

2. SOIL SHALL BE DAMPENED PRIOR TO PLACING CONCRETE IN FOOTINGS.

3. SUB-GRADE FOR SLABS SHALL BE UNDISTURBED NATIVE SOIL OR COMPACTED FILL 4. FILL SOILS (IF USED) SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY

5. SLOPE GRADE AWAY FROM FOUNDATION WALLS A MINIMUM OF 2% TYPICAL FOR DISTANCE OF 5 FEET MINIMUM. 6. ALL HOLD DOWN ANCHORS AND BASE PLATE ANCHORS TO BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION.

7. CONCRETE SLABS: 4" ACTUAL THICKNESS WITH 6 X 6 WI. 4 WELDED WIRE MESH AND MID HEIGHT OF SLAB. THE SLAB TO BE 3" thick sand on 6 mil. vapor barrier on sand base (omit vapor barrier at exterior slabs) uon, slab subsoil shall be THOROUGHLY MOISTENED PRIOR TO PLACEMENT OF VAPOR BARRIER AND CONCRETE.

8. ALL CONCRETE 2500 PSI@28 DAYS MINIMUM COMPRESSIVE STRENGTH UON ON PLANS.

9. WHERE 3000 PSI CONC. IS INDICATED ON PLANS SPECIAL INSPECTION IS REQUIRED.

10. PROVIDE NECESSARY OPENINGS IN STUD FRAME SHEAR WALLS AT CRAWL SPACE FOR DUCTWORK, ACCESS, ETC. 11. WATERPROOF EXTERIOR STEM FOUNDATION WALLS TO CRAWL SPACE, PROTECT WATERPROOF MEMBRANE DURING BACKFILLING

13. ALL REINFORCING SHALL BE PROVIDED WITH THE FOLLOWING MINIMUM CONCRETE COVER: A. FOOTING CAST AGAINST EARTH: 3" B. CONCRETE EXPOSED TO WEATHER OR EARTH: 2"

C. SLABS (4" AND SMALLER): 3/4" 14. LAPS AT BAR SPLICES SHALL BE: 30 BAR DIAMETERS (12" MINIMUM) FOR GRADE 40 RE-BAR, 36 BAR DIAMETERS FOR GRADE 60 RE-

15. CONCRETE SLABS ON GRADE:

GRAVEL FOR 15" WIDTH.

A. LANDINGS AT ALL DOOR LOCATIONS SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT (SEC. 1004.9). B. SEAL ALL VOIDS AROUND PENETRATIONS THROUGH FLOOR SLABS (UPC SEC.313.1 AND UMC SEC.328.2 AS AMD). 16. CRAWL SPACES: PROVIDE CRAWL SPACE ACCESS MINIMUM 18" X 24" PER UBC.SEC.2317.5. PROVIDE CRAWL SPACE VENTS AT NEW Concrete Stem Walls minimum vent area per section R408 of the 2019 crc. Verify existing ventilation is adequate. 17. PROVIDE SIMPSON POST BASE AT ISOLATED POST LOCATIONS.

FIRE DEPARTMENT NOTES

I . FIRE PROTECTION , INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION . SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION (CFC APPENDIX C&D, INTERNATIONAL

2. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC CHAPTER 13.

3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.

4. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS; FIRE SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANDPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE SYSTEMS, BASEMENT PIPE INLETS, and other fire systems and appurtenances thereto shall be submitted to fire and life safety for review and APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH CFC 901.2.

5. FIRE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH CBC.901.4.

6. COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO FIRE AND LIFE SAFETY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION IN ACCORDANCE WITH CFC 901.2.

7. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH CFC 903.3. 8. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF

THE BUILDING IN A NORMALLY OCCUPIED LOCATION IN ACCORDANCE WITH CFC 903.4.2. 9. AN APPROVED VEHICLE STROBE DETECTOR SYSTEM, WITH KNOX KEY SWITCH OVERRIDE, SATISFACTORY TO THE FIRE MARSHALL, Shall be provided on all vehicle main entry and emergency entry points to the project.

I O. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE USED OR STORED, AND WHERE EVER OTHER SPECIAL HAZARDS AE PRESENT PER CFC. SECTION.3315.1.

I 1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35. 12. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF PRIVATE ROAD AND

THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO

IDENTIFY THE STRUCTURE. PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2. 13. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, ITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHALL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.

14. DUMPSTER AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AND APPROVED Sprinkler System or Located in a type i or IIA Structure Separated by 10 feet from the other Structures. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON-OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED IN ACCORDANCE WITH CFC.304.3.

15. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.

16. PROVIDE A SPARK ARRESTOR THAT MEETS ALL THE REQUIREMENTS SET FORTH IN SECTION R1003.9.2.

17. PROVIDE SMOKE ALARMS, INTERCONNECTED AND HARD-WIRED WITH BATTERY BACK-UP: A. WITHIN EACH SLEEPING ROOM. B. OUTSIDE EACH SEPARATE SLEEPING AREA IN IMMEDIATE VICINITY OF BEDROOMS.

C. EACH STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. D. SHALL BE INSTALLED NOT LESS THAN 3' HORIZONTALLY FROM THE OPENING OF A BATHROOM THAT CONTAINS A BATH

18. PROVIDE CARBON MONOXIDE ALARMS, INTERCONNECTED AND HARD-WIRED WITH BATTERY BACK-UP: A. OUTSIDE EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. C. WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ATTACHED BATHROOM.

BUILDING NOTES

I . PROVIDE A MINIMUM ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF WALLS SEPARATING THE GARAGE FROM THE DWELLING AND ATTICS PER CRC TABLE R302.6.

2. Provide a minimum 5/8" type X gypsum board on the garage side of the floor/ceiling assembly supporting HABITABLE ROOMS ABOVE THE GARAGE PER CRC TABLE R302.6. 3. PROVIDE A MINIMUM 1/2" GYPSUM BOARD IN ORDER TO PROTECT THE STRUCTURAL ELEMENTS SUPPORTING THE

FLOOR/CEILING ASSEMBLY PER CRC TABLE R302.6. 4. Provide a Self-Closing and Self-latching door at the opening between the garage and non-sprinklered DWELLING UNIT. THE DOOR TYPE SHALL MEET ONE OF THE FOLLOWING REQUIREMENTS PER CRC R302.5. 1: MINIMUM 1-3/8" THICK SOLID WOOD, MINIMUM 1-3/8" THICK STEEL DOOR WITH HONEYCOMB-CORE, 20-MINUTE FIRE-RATED.

5. PROVIDE A MINIMUM 36" CLEAR WIDTH FOR THE STAIRS. PER CRC R311.7.1, HANDRAILS SHOULD NOT PROJECT MORE THAN

6. Protect the enclosed accessible space under the stairs with $1\!\!/2''$ gypsum board on the closed side per crc

7. THIS PROJECT SHALL COMPLY WITH 2019 CA GREEN BUILDING STANDARDS CODE.

4.5 INCHES ON EITHER SIDE OF A STAIRWAY.

Per joist, toe nail Ceiling joist not attached to parallel rafter, laps over partitions [see Sections R802.3.1, R802.3.2 and Table R802.5.1(9)] Face nail [see Sections R802.3.1 and R802.3.2 and Table R802.5.1(9)] Table R802.5.1(9) Face nail Collar tie to rafter, face nail or $1^{1/4}$ "× 20 ga. ridge strap to 3-10d common (3 "× 0.148"); or Face nail each rafter 2 toe nails on one side and 1 toe na on opposite side of each rafter or 4-10d box (3 "× 0.128"); or 3-10d common (31/2 "× 0.148"); or Roof rafters to ridge, valley or hip rafters or roof rafter -10d box (3 "× 0.128"); or 24 "o.c. face nail 16 "o.c. face nail Stud to stud and abutting studs at intersecting wall corners $3 \text{ "} \times 0.131 \text{ "nails}$ 12 "o.c. face nail 16 "o.c. face nail o.c. each edge face r Built-up header (2" to 2" header with 1/3" spacer) o.c. each edge face na I 2. PROVIDE 4" DIAMETER PERFORATED FRENCH DRAIN TO DAYLIGHT AWAY FROM FOUNDATION WALLS, BACKFILL WITH ½" DIAMETER Toe nail 6 "o.c. face nail 10d box (3 "× 0.128"); or 12 "o.c. face nail ce nail on each side of end joir minimum 24 "lap splice length eac 16 "o.c. face nail Bottom plate to joist, rim joist, band joist or 12 "o.c. face nail 3 each 16 "o.c. face nail Bottom plate to joist, rim joist, band joist or 16d common (3¹/₂, "× 0.162"); or 2 each 16 "o.c. face nail blocking (at braced wall panel) 4-8d common (2¹/₂ "× 0.131"); or 4-10d box (3 "× 0.128"); or 4-3 "× 0.131 "nails Toe nail End nail Face nail "× 6" sheathing to each bearing 3 staples, 1 "crown, 16 ga., 13/4" lon Wider than 1 "×8" 1 "×8" and wider sheathing to each bearing Face nail staples, 1 "crown, 16 ga., 13/4 "long Joist to sill, top plate or girder Toe nail 4" o.c. toe nail Rim joist, band joist or blocking to sill or top 8d common (21/2 "× 0.131"); or 10d box (3"× 0.128"); or 3"× 0.131 "nails 6 "o.c. toe nail "x 6 "subfloor or less to each jois Face nail 2 staples, 1 "crown, 16 ga., 13/4 "long 2 "subfloor to joist or girde Blind and face nail 2 "planks (plank & beam-floor & roof) At each bearing, face nail Band or rim joist to joist End nail ach layer as follows: 32 " ommon (4 "× 0.192 "); or box (3 "× 0.128"); or o.c. face nail at top and bott e nail at ends and at each spli-At each joist or rafter, face nai Ledger strip supporting joists or rafters SPACING OF FASTENERS Edges (inches)h common (2 " \times 0.113") nail (subfloor, wall)ⁱ common (2¹/₂ " \times 0.131") nail (roof) Other wall sheathing 1/, "structural cellulosic fiberb g"galvanized roofing nail, 7/16" head meter, or 1 "crown staple 16 ga., 11/4 "long galvanized roofing nail, 7/16 "head diame-1 "crown staple 16 ga., 11/4 "long "galvanized roofing nail; staple galvaniz "long; 11/4 "screws, Type W or S 35 1/2 "gypsum sheathing4 $1^3/_4$ "galvanized roofing nail; staple galvanized, $1^5/_5$ "long; $1^5/_5$ "screws, Type W or S tural panels, combination subfloor underlayment to framin 36 5/8 gypsum sheathing4 3/4 "and less d common (3 "× 0.148") nail; or For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa. a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minir average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum ⁷/₁₆-inch on diameter crown width.

. Where the ultimate design wind speed is 130 mph or less, nails for attaching wood stru

inches on center. Where the ultimate design wind speed is greater than 130 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls, and 4 inches on center to gable end wall framing.

g. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters or Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or fl

where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.

ocking between ceiling joists or rafters to top plate

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_	ISLAND ARCHITECTS GENERAL NOTES	Sheet: 2 of
_		DED#:

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ARCHITECTS **GENERAL NOTES** 08/06/24

DATE: ISSUE:

CAL GREEN NOTES

Green Building Standards Code (CALGreen) Requirements

Note: Prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3.

- Applicability. CalGreen residential mandatory measures shall apply to every newly constructed building or structure and within any addition or alteration increasing a building's conditioned area, volume, or size. (CalGreen 101.3, CalGreen 301.1.1 Exception: All residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant
- plumbing fixtures with water-conserving plumbing fixtures per CalGreen 301.1.1 and CalGreen 4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures & fittings shall comply with the following per CalGreen 4.303.1: Water closets: Maximum 1.28 gallons per flush Urinals: Wall mounted Maximum 0.125 gallons per flush
- Others Maximum 0.5 gallons per flush Single showerheads: Maximum flow rate of 1.8 gallons per minute at 80 psi
- Multiple showerheads serving one shower: Maximum combined flow rate of 1.8 gallons per minute at 80 psi or the shower shall be designed so that only one head is on at a time. CalGreen 4.303.1.3.2 Lavatory faucets: Maximum flow rate of 1.2 gallons per minute at 60 psi, minimum flow rate of 0.8 gallons per minute at
- Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi Exception: Temporary increase allowed to maximum 2.2 gallons per minute at 60 psi if faucet defaults back to maximum
- 1.8 gallons per minute at 60 psi Metering faucets Maximum 0.25 gallons per cycle
- Irrigation controllers. Automatic irrigation system controllers for landscaping shall comply with the following (CalGreen 4.304.1): Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- 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. Joints and openings. Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate utility and other penetrations must be sealed in compliance with the California Energy Code. (CALGreen 4.406.1)
- Exception: Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such opening with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency Construction waste reduction, disposal, and recycling. Reduce and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition debris. (CALGreen 4.408.1)
 - **Exception:** Excavated soil and land-clearing debris. **Exception:** Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite The County of San Diego, Department of Public Works, Construction & Demolition (C&D) Facilities Guide is
- online at: http://www.sdcounty.ca.gov/dpw/recycling/Files/Construction Guide SJ8 Pgs 1-27.pdf. Construction waste management plan. A construction waste management plan shall be prepared and available on site during construction. Documentation demonstrating compliance with the plan shall be accessible during construction for the enforcing agency. (CALGreen 4.408.2) The plan:
- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or Specify if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream)
- Identify diversion facilities where the construction and demolition waste materials will be taken Identify construction methods employed to reduce the amount of construction and demolition waste generated Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but
- Operation and maintenance manual. Prior to final inspection, a manual, compact disc, web-based reference, or other acceptable media which includes all of the following shall be placed in the building (CALGreen 4.410.1): Directions to owner/ occupant that manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following: Equipment and appliances, including water-saving devices and systems, HVAC system, photovoltaic 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 filters.
- Landscape irrigation systems. Water reuse systems.
- Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. Information about state solar energy and incentive programs available.
- A copy of all special inspection verifications required by the enforcing agency or code. Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling 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 dust or debris which may collect in the system. (CALGreen 4.504.1) Adhesives, sealants, caulks, paints, and coatings pollutant control. Adhesives (including carpet adhesives), sealants, caulks, paints, and coatings shall comply with VOC limits per CALGreen 4.504.2. Verification of compliance shall be provided at the request of the
- enforcing agency. (CALGreen 4.504.2.1) Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following (CALGreen 4.504.3): Carpet and Rug Institute's Green Label Plus Program (all carpet cushion must meet the requirements of this
- California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350). NSF/ANSI 140 at the Gold level.
- Scientific Certifications Systems Indoor Advantage™ Gold. Resilient flooring systems. At least 80 percent of the floor area receiving resilient flooring shall comply with one of or more of the
- VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products 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
- 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 CalGreen Table 4.504.5. The following limits are in parts per million (CALGreen 4.504.5):
- Hardwood plywood veneer core Hardwood plywood composite core Particle board
- Medium-density fiberboard (MDF) Thin MDF (5/16 inch or less)
- 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 (CALGreen 4.505.3):

0.11

Moisture content shall be determined with either a probe-type or contact-type moisture meter. Moisture readings shall be taken at a point 2 feet to 4 feet 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 high moisture content shall be replaced or allowed to dry prior to enclosure in wall or

floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

- 14. Bathrooms with a bathtub and/or shower shall be mechanically ventilated per the following (CalGreen 4.506.1): Fans shall be ENERGY STAR compliant and ducted to terminate outside building Unless functioning as a component of a whole-house ventilation system, fans shall have humidity controls capable of
- adjustment manually or automatically -- between a relative humidity range of 50% to 80%. Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods (CALGreen 4.507.2): The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J, ASHRAE handbooks, or other
- eguivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D 2009, ASHRAE handbooks, or other equivalent design software or methods.
- Select heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods Electric Vehicle Charging. Electrical vehicle supply equipment (EVSE) is required in NEW one and two family dwellings and townhomes with attached garages. A minimum size 1" conduit originating from a panel or service having a spare 40 ampere 240 volt capacity terminating in a box located in close proximity to the location of the future EV charger.
- CGC 4.106.4. Storm water drainage/retention during construction. Projects which disturb less than one acre of soil shall manage storm water drainage during construction by one of the following: Retention basins.

Exception: Additions not altering the drainage path.

Where storm water is conveyed to a public drainage system, water shall be filtered by use of a barrier system, wattle or other approved method, CGC Section 4.106.2. Grading and paving. Site grading or drainage system will manage all surface water flows to keep water from entering buildings (swales, water collection, French drains, etc.). CGC Section 4.106.3.

- **ENERGY CONSERVATION** Design requirements for gas water heaters installed to serve individual dwelling units: ES 150.0(n)
 - A complete gas piping sizing design based upon a minimum input of 200,000 btu/hr for the water heater. A condensate drain installed no higher than 2" above the base of the heater that also allows for gravity drainage. A 120 volt receptacle accessible to the heater installed within 3'.
 - Instantaneous water heaters shall have isolation valves on both the cold and the hot water piping leaving the water heater complete with hose bibs or other fittings on each valve for flushing the water heater when the valves are closed. ES 110.3

All domestic hot water piping to have the following minimum insulation installed: ½" pipe (1/2" insulation); ¾" pipe (1" insulation);

1" to 1-1/2" pipe (1-1/2" insulation). CPC 609.11 & ES 150.0(j) Additionally, the 1/2" hot water pipe to the kitchen sink, and the cold water pipe within 5' of the water heater both require 1" minimum insulation. ES 150.O(i) Below grade hot water piping is required to be installed in a waterproof and noncrushable sleeve or casing that allows for replacement of both the piping and insulation.

Residential Energy Lighting Requirements: ES 150.0(k) All installed luminaires shall be high-efficacy in accordance with ES TABLE 150.0-A. Light sources that are not marked "JA8-2019-E

- shall not be installed in enclosed luminaires. ES 150.0(k) In bathrooms, garages, laundry rooms, and utility rooms at least one luminaire shall be controlled by a vacancy sensor. Dimmers or vacancy sensors shall control all LED style luminaires. Two exceptions: Fixtures installed in hallways or (closets under 70
- Recessed can light fixtures shall be IC listed, air-tight labeled, and not be equipped with a standard medium base screw shell lamp holder. ES 150.0(k) SFD outdoor lighting fixtures that are attached to a building are required to be high efficacy, be manually on/off switch controlled, and have both motion sensor and photocell control. See ES 150.0(k) 3 for additional control options.
- Residential ventilation requirements: ES 150.0(o)/ASHRAE 62.2 Kitchens require exhaust fans with a minimum 100 cfm ducted to the exterior. Detail compliance by including a complying exhaust fan or a ducted range hood to the exterior.
- Bathroom exhaust fans are required to be minimum 50 cfm. Mechanical whole house ventilation must be provided. Identify the fan providing the whole house ventilation (complete with CFM and Sone rating) on the floorplans. For additions 1,000 square feet or less, whole house ventilation is not required. For additions over 1,000 square feet, the whole house ventilation CFM shall be based upon the entire (existing and addition) square footage, not just the
- (continuous use) or 3 "Sones" (intermittent). AIR-DISTRIBUTION AND VENTILATION SYSTEM DUCTS, PLENUMS AND FANS
- DUCTS NOT LOCATED IN ENTIRELY CONDITIONED SPACE SHALL HAVE A MINIMUM INSTALLED LEVEL OF R-6.0 UNLESS EXEMPTED BY CEC SECTION 150.0(M)1BI. DUCTS INSTALLED IN CAVITIES AND SUPPORT PLATFORMS SHALL NOT BE COMPRESSED TO CAUSE REDUCTIONS IN THE

4. All fans installed to meet all of the preceding ventilation requirements must be specified at a noise rating of a maximum 1 "Sone"

- CROSS-SECTIONAL AREA OF THE DUCTS. ALL FAN SYSTEMS, REGARDLESS OF VOLUMETRIC CAPACITY, THAT EXCHANGE AIR BETWEEN THE BUILDING CONDITIONED SPACE AND THE OUTSIDE OF THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT UNINTENDED AIR LEAKAGE THROUGH THE FAN SYSTEM WHEN THE FAN SYSTEM IS NOT OPERATING. DUCT SYSTEM SEALING AND LEAKAGE TESTING MUST COMPLY WITH CEC SECTION 150.0(M)11.
- SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL DESIGNATE A SPACE AT LEAST 2.5 FEET BY 2.5 FEET WIDE AND 7 FEET TALL SUITABLE FOR THE FUTURE INSTALLATION OF A HEAT PUMP WATER HEATER (HPWH) BY MEETING EITHER CALGREEN SECTION 150.0(N)1 A OR B BELOW. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:
- INSTANTANEOUS WATER HEATERS WITH AN INPUT RATING GREATER THAN 6.8 KBTU/HR (2KW) SHALL MEET THE REQUIREMENTS OF SECTION 110.3(C)6.
- SOLAR READINESS SHALL BE PROVIDED MEETING THE REQUIREMENTS OF CEC SECTION 110.10. THE RESIDENCY SHALL HAVE A MINIMUM SOLAR READY ZONE IN COMPLIANCE WITH CEC SECTION 110.10(B)1A.
- ENERGY STORAGE SYSTEMS (ESS) READY: ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
- ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE
- HEAT PUMP SPACE HEATER READY: SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE

RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

- ELECTRIC COOKTOP READY: SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
- **ELECTRIC CLOTHES DRYER READY:** CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."

MECHANICAL NOTES

- 1. PROVIDE ONE UTILITY DUPLEX OUTLET AT ALL WATER HEATER LOCATIONS WITHIN 5'0" OF UNIT. 2. PROVIDE SWITCHED INCANDESCENT LIGHT AT ALL FAU AND WH LOCATIONS.
- 3. ALL FIXTURES WITH HOSE OUTLETS (HOSE BIBS) AND LANDSCAPE IRRIGATION SHALL BE PROTECTED WITH BACKFLOW PREVENTER (VACUUM BREAKERS) UPC.SEC.603.3.7.
- 4. THE MINIMUM CEILING INSULATION MUST BE R-30, UON.

5. THE MINIMUM WALL INSULATION SHALL BE R-19 IN FRAME WALLS, UON.

- 6. HVAC DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 6 OF THE UMC.
- 7. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULLY WEATHERSTRIPPED 8. EXHAUST FANS SHALL HAVE BACK-DRAFT DAMPERS OR AUTOMATIC DAMPERS.
- 9. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED THAT CAN AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS IN 24 HOURS.
- 10. THE HVAC EQUIPMENT INSTALLED SHALL BE A TYPE CERTIFIED BY THE CEC.
- 11. THE HOT WATER HEATER SHALL BE WRAPPED WITH AN R-12 EXTERNAL BLANKET. 12. FULLY INSULATE HOT WATER SUPPLY LINES. THE HOT WATER HEATER INLET AND OUTLET PIPE SHALL BE INSULATED TO R-13 OR GREATER FOR THE FIRST 5FEET IN UNCONDITIONAL SPACE.
- 13. THE WATER HEATING EQUIPMENT, SHOWER HEADS AND FAUCETS INSTALLED SHALL BE OF A TYPE CERTIFIED BY THE
- 14. INTERIOR WATER SUPPLY ALL COPPER PIPE, INSULATE.
- 15. PROVIDE GAS SUPPLY AT FAU AND WH LOCATIONS AND ALL APPLIANCE LOCATIONS INDICATED ON PLANS. 16. ALL GAS FIRED FURNACES AND GAS FIRED COOKING APPLIANCES SHALL BE EQUIPPED WITH AN APPROVED INTERMITTENT IGNITION DEVICE.
- 17. PROVIDE VAPOR BARRIERS FOR COLD CLIMATE ZONES 1, 14, AND 16.

ACCORDANCE WITH UMC, SEC.324.1

- 18. ALL DUCTING AND JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE TAPE AND SHALL BE INSULATED TO CONFORM TO THE PROVISIONS OF UMC.
- 19. SHOWER HEADS AND FAUCETS SHALL BE EQUIPPED WITH FLOW RESTRICTORS AS OUTLINED IN THE APPLIANCE EFFICIENCY STANDARDS AND SHALL BE CERTIFIED TO THE ENERGY COMMISSION. 20. FAU CLOSET OR ALCOVE MUST BE 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED IN
- 21. APPROVED SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS IN ACCORDANCE WITH SECTION R1006 OF THE 2019 CRC.
- 22. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH THE UNIFORM
- 23. PROVIDE T AND P VALVE AT WATER HEATER. ROUTE DISCHARGE LINE TO EXTERIOR WALL AT GRADE IN ACCORDANCE WITH UPC, SEC.608.5.
- 24. WATER HEATER MUST BE ADEQUATELY BRACED TO RESIST SEISMIC FORCES, PROVIDE TWO STRAPS (ONE STRAP AT TOP 1/3 OF THE TANK AND ONE STRAP AT BOTTOM 1/3 OF THE TANK). UPC. SEC.510.0. GAS-FIRED WATER HEATERS LOCATED IN GARAGES SHALL BE INSTALLED WITH THE BASE +18" ABOVE FINISHED FLOOR. UPC, SEC.510.1N& UMC,
- 25. IN SHOWER AND BATH TUB COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES UPC, SEC.410.7.
- 26. THE DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING PER 2019 CMC, TITLE 24, PART 4.
- 27. DUCTLESS FANS CAN NOT BE USED IN BATHROOMS IF A TUB OR SHOWER IS PRESENT PER 2019 CRC. 28. SHOWER WALLS SHALL BE FINISHED WITH MOISTURE-RESISTANT SHEETROCK AND CERAMIC TILE (OR EQUAL) TO A
- MINIMUM HEIGHT OF 70" ABOVE DRAIN PER 2019 CRC. 29. SHOWER ENCLOSURES SHALL BE SHOWER RODS, TEMPERED GLASS OR APPROVED EQUAL PER 2019 CRC.
- A. SODER AND FLUX HAVING A LEAD CONTENT IN EXCESS OF TWO TENTHS OF ONE PERCENT SHALL NOT BE USED IN THE INSTALLATION OR REPAIR OF ANY PLUMBING IN RESIDENTIAL OR NON-RESIDENTIAL FACILITIES PROVIDING WATER FOR HUMAN CONSUMPTION WHICH ARE CONNECTED TO PUBLIC WATER SYSTEMS PER 2019 CRC APPENDIX P.
- B. PLUMBING FIXTURES SHALL BE AS FOLLOWS: B1. WATER CLOSETS: PROVIDE ULTRA LOW FLUSH TOILETS B2. GRAVITY: 1.28 GAL. PER FLUSH (MAX B3. URINALS: 0.5 GAL. PER FLUSH (MAX) B4. SHOWER HEADS: 2.0 GAL PER MINUTE (MAX) B5. LAVATORY SINK FAUCETS: 1.2 GAL. PER MINUTE (MAX)
- C. HOT WATER SHALL BE THE LEFT FITTING AT ALL FAUCETS. D. HOSE BIBS: PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS. 31. PROVIDE 4" DIAMETER DRYER EXHAUST TO EXTERIOR 14' MAXIMUM LENGTH PER 2019 CRC APPENDIX P.
- 32. PROVIDE DISHWASHER WITH AN APPROVED AIR GAP PER 2019 CRC. 33. PROVIDE FIRE SPRINKLERS PER 2019 CRC REQUIREMENTS AS AMENDED.
- 34. ALL MECHANICAL WORK TO COMPLY WITH THE 2015 EDITION OF THE UMC
- 35. PRIMARY CONDENSATE WASTE WILL ROUTE TO TRAPPED PLUMBING FIXTURE FOR DISPOSAL. 36. INSTALL FLOOR DRAIN WHERE INDICATED PER CODE TO REMAIN IN FULL VIEW AND TIE INTO SANITARY SEWER.
- 37. STATE HEALTH AND SAFETY CODE SEC.17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER - SUPPLYING PIPING. 38. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION, DISCHARGING TO THE
- EXTERIOR OF THE BUILDING NOT CLOSER THAN 3' FROM ANY EXTERIOR OPENING. 39. ENVIRONMENT AIR DUCTS AND EXHAUST TERMINATES SHALL OCCUR NOT LESS THAN 3' FROM A PROPERTY LINE A 3' FROM OPENINGS INTO THE BUILDING.
- 40. THE MINIMUM ALLOWABLE OPENING FOR ATTIC ACCESS SHALL BE 30" X 30". A. EXCEPTION: THE MINIMUM OPENING SIZE MAY BE 22" X 30" IF THE FOLLOWING NOTE IS ADDED ON THE PLAN: "THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE OPENING". 42. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, 909 OF THE CMC.

GENERAL CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION AND PROCEDURES SHALL CONFORM TO ALL APPLICABLE CODES AS OUTLINED ON THE TITLE SHEET.
- 2. DO NOT SCALE DRAWINGS. IF DIMENSIONAL DISCREPANCIES OCCUR BETWEEN PLANS AND EXISTING CONDITIONS, CONTACT ARCHITECT IMMEDIATELY TO RESOLVE CONFLICT PRIOR TO CONTINUATION OF WORK.
- 3. COORDINATE WITH ARCHITECT TO PROVIDE BLOCKING IN WALLS WHERE ACCESSORY ITEMS ARE INSTALLED TYPICAL: GRAB BARS, TOILET PAPER DISPENSERS, ETC.
- 4. STAIRS: PROVIDE A MINIMUM 6'8" HEAD CLEARANCE, 7.75" MAX RISER, 10" MAX TREAT WITH 3'0" MINIMUM WIDTH FOR RESIDENTIAL STAIR CONSTRUCTION. PROVIDE MINIMUM 36" HIGH HANDRAIL (MEASURED FROM TREAD NOSING) AND MINIMUM 3'0" HIGH GUARDRAIL WITH A MAXIMUM 4" BETWEEN BALUSTERS. PER IBC.
- 5. ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDING AND RAMPS, BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING, SHALL BE PROTECTED BY A GUARDRAIL NOT LESS THAN 42" IN HEIGHT WITH A MAXIMUM OF 4" BETWEEN BALUSTERS. PER IBC. 6. SAFETY GLAZING PER IBC FOR:
 - A. WINDOWS ADJACENT TO TUBS OR SHOWERS AND WITHIN 60" OF TUB OR SHOWER FLOOR B. WINDOWS WITHIN 24" ARC OF DOORS C. WINDOWS WITHIN 18" OF WALKING SURFACE. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED.
- 7. ALL EXTERIOR DOORS AND WINDOWS SHALL BE FULLY WEATHER STRIPPED; MANUFACTURED UNITS SHALL MEET ANSI AND TITLE 24 STANDARDS FOR AIR INFILTRATION.
- 8. ALL JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE CAULKED AND SEALED.
- 10. ALL FIREPLACES SHALL HAVE TIGHT FITTING FLUE DAMPER. FIREPLACES LOCATED ON EXTERIOR WALLS OR WITHIN BEDROOMS AND/OR BATHROOMS SHALL HAVE A
- MINIMUM SIX SQUARE INCHES OF COMBUSTION AIR TAKE. 11. ALL FIREPLACES TO BE SUPPLIED WITH GAS LOG LIGHTER AND VALVE.

9. ALL EXHAUST FANS SHALL HAVE AUTOMATIC OR BACK DRAT DAMPERS.

- 12. PROVIDE SHOWER BENCH WHERE SHOWN ON DRAWINGS 18" HIGH MINIMUM WITH FULL TILE FACE OF WALL BENEATH BENCH.
- 13. PROVIDE ATTIC ACCESS MINIMUM SIZE 24' X 30" UON. SIZE OF ACCESS TO ENABLE REMOVAL OF HEATING EQUIPMENT.
- 15. PROVIDE R-13 INSULATION AT ALL INTERIOR PLUMBING WALLS FOR SOUND INSTALLATION

14. PROVIDE DEAD BOLT LOCKS AT EXTERIOR DOORS UON MOUNTED BELOW LATCH SET.

16. ALL FIREPLACES SHALL CONFORM TO THE REQUIREMENTS OF CBC, CRC, AND CMC.

SPECIAL INSPECTIONS:

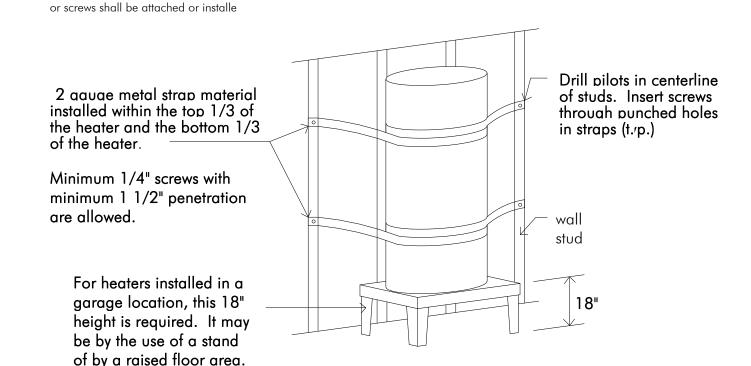
NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT/ENGINEER OF RECORD: BY USING THIS SET OF PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, 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.

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTORS/OWNER-BUILDER:

BY USING THIS SET OF PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR 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.

STRAPPING OF ALL WATER HEATERS

Section 510.5 of the California State Plumbing Code requires all water heaters to be braced against seismic reactions. An acceptable method is the use of 2 "heavy duty straps", with one going completely around the water heater and secured to the structure at two (2) points within the upper 1/3 of the heater and the other within 1/3 of the bottom of the heater. See diagram below for this method. The term "heavy duty" shall be deemed to be a METAL STRAP, NOT LESS THAT 22 GAUGE, NOR LESS THAN 3/4" WIDE. The means of connection to the structure shall be made by the use of a screw not less than 1/4" in size with a minimum penetration of 1 1/2" into a wood stud of the wall. A cut washer shall be used between the head of the screw and the strap to insure a positive support. Manufacturers do not allow direct connection to their units. Simply stated, no fittings



NOTE: STRUCTURAL NOTES TAKE PRECEDENCE. (SEE STRUCTURAL PLANS) IN CASE OF CONFLICT, NOTIFY THE ARCHITECT.

ARCHITECT'S SUBMITTAL REVIEW STAMP STATES THE FOLLOWING:

CORRECTIONS OR COMMENTS MADE TO THE SHOP DRAWINGS DURING THIS REVIEW DO NOT RELIEVE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS AND APPLICABLE CODES. THIS CHECK IS ONLY FOR REVIEW OF GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR: CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS; SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES; AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

CITY STANDARD TITLE BLOCK

Prepared	l By:	
Name:	Island Architects	
	Contact: Cori Sanchez	Revision 08:
_	7626 Herschel Avenue	Revision 07:
	La Jolla, CA 92037	Revision 06:
Phone:	(858) 459-9291	Revision 05:
Street Ad	dress:	Revision 04:
_	8330 PRESTWICK DRIVE., LA JOLLA, CA	Revision 03:
_	72037	Revision 02:
Project N	lame:	Revision 01:
_	8330 PRESTWICK RESIDENCE	Original Date:
Sheet Tit	e:	
_	CALIFORNIA GREEN CODE & GENERAL NOTES CONT.	Sheet: 3 of 19

30 \mathcal{C} ∞

CALIFORNIA GREEN CODE & GENERAL NOTES CONT. 08/06/24

	Applied	d ⁽¹⁾ ?
✓ Yes	No	
✓ Yes	No	
Yes	No	V
Yes	□No	V
✓Yes	□Nö	
Yes	No	
		V
Yes	No	V
✓Yes	□ No	
✓Yes	No	
✓Yes	No	
Yes	□No	V
Yes	□No	V
Yes	No	V
Yes	□No	V
Yes	No	V
Yes	□ No	V
Yes	No	V
Yes	No	V
Yes	No	V
✓Yes	□No	
Yes	No	V
Yes	No	V
Yes	No	V
	No	V
	✓ Yes ✓ Yes	Yes No

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	Site Design BMP Checklist for Standard Projects		For	Form I-5A	
All development projects must implement site design BMP of the BMP Design Manual for information to implemen Note: All selected BMPs must be shown on the construction	t BMPs shown i				
Site Design Requirement		-	Applied	(1)?	
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	V	Yes	No	□N/	
4.3.2 Conserve Natural Areas, Soils, and Vegetation	V	Yes	No	□N/	
4.3.3 Minimize Impervious Area	V	Yes	No	□N/	
4.3.4 Minimize Soil Compaction	V	Yes	No	□N/	
4.3.5 Impervious Area Dispersion	V	Yes	No	□N/	
4.3.6 Runoff Collection	- 13	Yes	No	V N/	
4.3.7 Landscaping with Native or Drought Tolerant Species	V	Yes	No		
A STANDARD TO STANDARD THE STANDARD TO STANDARD THE STAND					
4.3.8 Harvest and Use Precipitation Discussion / justification for <u>all</u> "No" answers shown above:		Yes	No	VN/	
		Yes	No	VN/	

(1) Answer for each source control and site design category shall be pursuant to the following:

 "Yes" means the project will implement the BMP as described in Chapter 4 and/or Appendix E of the BMP Design Manual. Discussion / justification is not required.

"No" means the BMP is applicable to the project but it is not feasible to implement. Discussion

/ justification must be provided.

 "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification may be provided.

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PROJECT ADDRESS

8330 PRESTWICK DRIVE LA JOLLA, CA 92037

A.P.N.

346-211-04-00

COORDINATE INDEX

NAD 27 - N 253, E 1693 NAD 83 - N 1893, E 6253

TOPOGRAPHIC SOURCE

FIELD SURVEY BY SNIPES-DYE ASSOCIATES 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942 DATED: 01-19-2022 JOB # LJ5431

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE CITY OF SAN DIEGO BRASS PLUGIN THE TOP OF CURB AT THE NORTH CORNER OF PRESTWICK DRIVE AND PRESTWICK COURT, ELEVATION = 350.289, NGVD29

LEGAL DESCRIPTION

APN: 346-211-04-00

LOT 58 OF PRESTWICK ESTATES UNIT NO. I, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1959.

ABBREVIATIONS

- A.C. DENOTES ASPHALT CONCRETE PAVEMENT.
- APN DENOTES ASSESSORS PARCEL NUMBER.
- C DENOTES CENTERLINE.
- CONC. DENOTES CONCRETE PAVEMENT. DWG. - DENOTES DRAWING.
- EXIST. DENOTES EXISTING.
- FF DENOTES FINISH FLOOR.
- FL DENOTES FLOW LINE.
- HP DENOTES HIGH POINT.
- IE DENOTES INVERT ELEVATION.
- LP DENOTES LOW POINT. MAX. - DENOTES MAXIMUM.
- P DENOTES PROPERTY LINE.
- R/W DENOTES RIGHT-OF-WAY.
- S DENOTES SEWER LINE. SD - DENOTES STORM DRAIN.
- SF DENOTES SQUARE FEET.
- SVC DENOTES SERVICE. TC - DENOTES TOP OF CURB.
- TG DENOTES TOP OF GRATE.
- TW DENOTES TOP OF WALL. (TYP.) - DENOTES TYPICAL.
- W DENOTES WATER LINE.
- W/ DENOTES WITH. ξ - DENOTES AND.
- () DENOTES EXISTING.

RETAINING WALL NOTE

SEE SHEET AI.I FOR SITE RETAINING WALL SCHEDULE TABLE SHOWING LENGTHS OF WALLS.

GRADING TABULATIONS

LEGEND

EXISTING CONTOUR.

EXISTING IMPROVEMENTS

EXISTING SPOT ELEVATION.

EXISTING CONC. PAVEMENT

EXISTING PAVER SURFACE

EXISTING SEWER LATERAL

EXISTING WATER SERVICE.

EXISTING GAS SERVICE.

EXISTING GAS LINE.

RIGHT-OF-WAY.

PROPERTY LINE

EXISTING CHAINLINK FENCE.

PROPOSED IMPROVEMENTS

PROPOSED SPOT ELEVATION

PROPOSED A.C. PAVEMENT

PROPOSED 6" CONC. CURB.

PROPOSED CONC. PAVEMENT

PROPOSED POROUS CONCRETE

PROPOSED 6" CONC. CURB/GUTTER

PROPOSED STORM DRAIN LINE

PROPOSED RETAINING WALL

PROPOSED SEWER/STORM DRAIN CLEANOUT.

PROPOSED CATCH BASIN

PROPOSED CONTOUR.

EXISTING RETAINING WALL

EXISTING ASPHALT SURFACE

BOUNDARY SITE AREA:	24,319 SF.
ON-SITE AREA TO BE GRADED:	16,512 SF.
OFF-SITE AREA TO BE GRADED:	O SF.
PERCENT OF TOTAL ON-SITE TO BE GR	ADED: 68%
EXISTING IMPERVIOUS SURFACE:	5,320 SF.
PROPOSED NEW & REPLACED IMPERVIO SURFACE:	US 9,174 SF.
TOTAL SOIL DISTURBED AREA:	17,475 SF
TOTAL AREA TO BE GRADED:	16,512 SF
RETAINING WALL TOTAL LENGTH: MAX. HEIGHT:	583 LF 15.5'
AMOUNT OF CUT:	2,600 C.Y.
AMOUNT OF FILL:	400 C.Y.
AMOUNT OF IMPORT MATERIAL:	O C.Y.
AMOUNT OF EXPORT MATERIAL:	2,200 C.Y.
MAXIMUM HEIGHT OF FILL SLOPES :	O' (2:1 MAX.)
MAXIMUM HEIGHT OF CUT SLOPES:	O' (2:1 MAX.)
MAX. CUT DEPTH:	13'
TOTAL NEW & REPLACED IMPERVIOUS	9,174 SF.
MAX CUT DEPTH UNDER THE BUILDING FOOTPRINT	14.5 FT.
MAX FILL DEPTH UNDER THE BUILDING FOOTPRINT	O FT.
MAX CUT DEPTH OUTSIDE	OF ET

COVERAGE DATA

THE BUILDING FOOTPRINT

MAX FILL DEPTH OUTSIDE

THE BUILDING FOOTPRINT

BUILDING FOOTPRINT:	7,372 SF. 30%
LANDSCAPE/POROUS CONCRETE:	15,136 SF. 62%
HARDSCAPE:	1,811 SF. 8%

0.5 FT.

13.0. FT.

24,319 SF. 100% TOTAL NOTE

NO BUS STOP LOCATED ALONG OR NEAR THE PROJECT FRONTAGES.

GENERAL NOTES

- I. THIS PROJECT WILL BE CONDITIONED FOR A GRADING PERMIT.
- 2, PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISIONI (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 3. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- 4. NO APPROVED IMPROVEMENTS OR LANDSCAPING, INCLUDING PRIVATE WATER, SEWER AND STORM DRAIN FACILITIES, GRADING, DRIVEWAYS AND RETAINING WALLS, SHALL BE INSTALLED IN PUBLIC RIGHT-OF-WAY PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA).
- 5. THIS PROJECT WILL ADHERE TO THE CITY OF SAN DIEGO STORM WATER STANDARDS IN EFFECT AT THE TIME OF APPROVAL OF MINISTERIAL PERMIT. AS DESIGNED, PROJECT ADHERES TO CURRENT STORM WATER DEVELOPMENT REGULATIONS EFFECTIVE FEBRUARY 16, 2016.
- 6. THIS PROJECT IS HAS BEEN DESIGNED IN COMPLIANCE WITH THE REVISED STORM
- WATER STANDARDS MANUAL 2018. 7. NO ROOF, DECK OR BALCONY DRAINS ARE PROPOSED FOR THIS PROJECT. DRAINS FROM ROOF, DECK, AND BALCONY AREAS TO BE DISPERSED ONTO LANDSCAPE AREAS PRIOR TO ENTERING PRIVATE STORM DRAIN SYSTEM.
- 8. ALL SWIMMING POOLS AND DECORATIVE PONDS WILL PROVIDE ADEQUATE FREEBOARD OR AND OVERFLOW STRUCTURE THAT DOES NOT RELEASE OVERFLOW TO THE MS4.
- 9. ALL PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY REQUIRES ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) WHICH IS SUBJECT TO CITY ENGINEER APPROVAL.

ENGINEER OF WORK

Snipes-Dye associates civil engineers and land surveyors

PROPOSED BUILDING WALL DIRECTION OF DRAINAGE. VISIBILITY TRIANGLE LIMITS OF PREVIOUSLY PLACED FILL ON LOT PER GRADING PLAN 1959-7770-D SHEET INDEX CIOO TITLE / NOTES C200 CONCEPTUAL GRADING PLAN THOMAS BROS.

VICINITY MAP NO SCALE

DIEGO

Revision 14:

Name: SNIPES-DYE ASSOCIATES Address: 8348 CENTER DRIVE, SUITE G LA MESA, CA 91942 Phone #: (619) 697-9234 **Project Address:**

8330 PRESTWICK DRIVE LA JOLLA, CA 92037

Prepared By:

Project Name: COASTAL DEVELOPMENT PERMIT & SITE DEVELOPMENT PERMIT

TITLE / NOTES

Revision 13: Revision 12: Revision 11: Revision 10: Revision 9: Revision 8: Revision 7: Revision 6: Revision 5: Revision 4: Revision 3: AUGUST 22, 2023 Revision 2: ____JANUARY 25, 2023___ Revision 1: Original Date: JUNE 10, 2022

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331.44

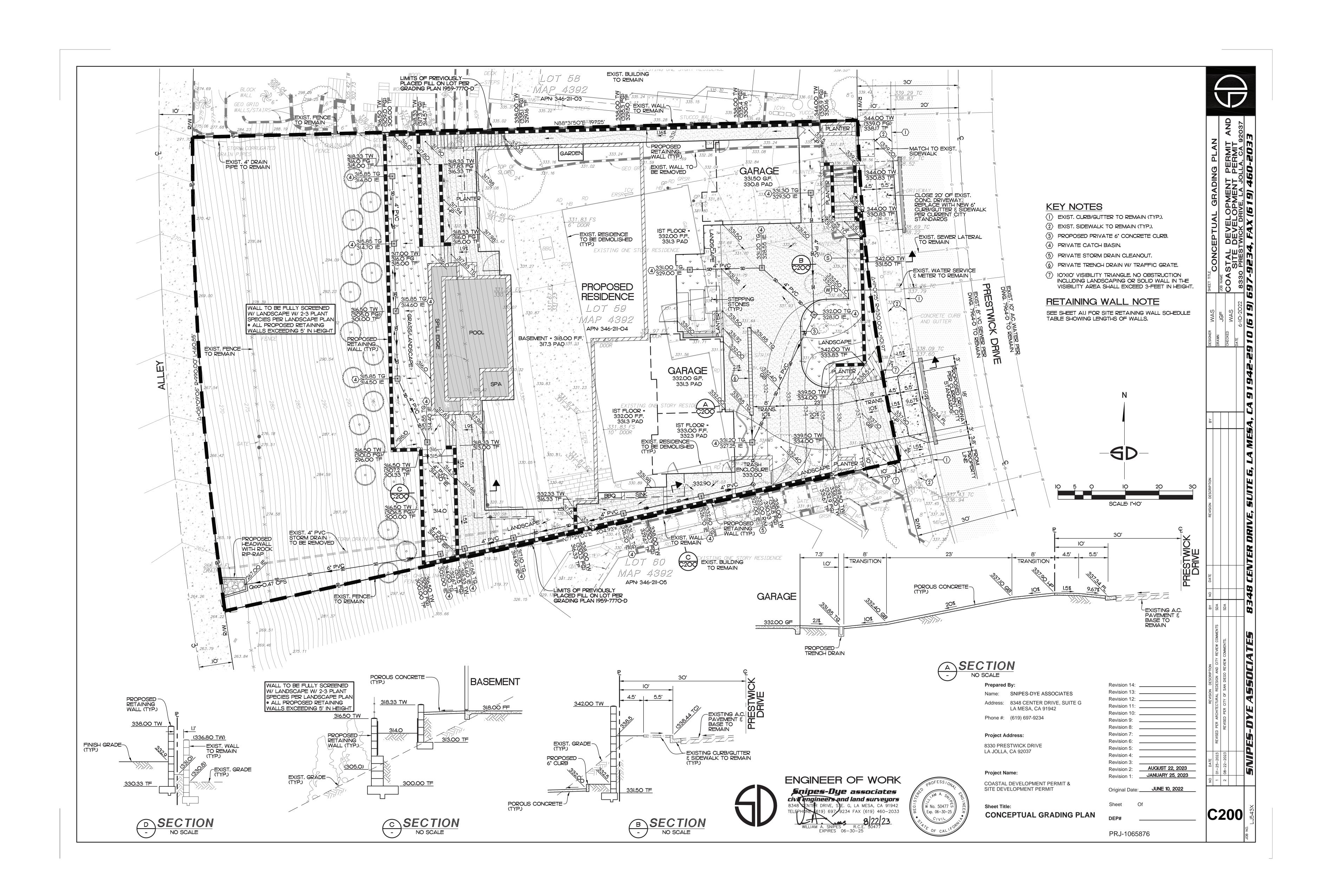
-----335-----

_____SD____

10' TYP.

TYP.

C100 PRJ-1065876



PUBLIC IMPROVEMENTS:

PUBLIC IMPROVEMENTS ARE REQUIRED PER SDMC 142.0610 (a), EXCEPT AS PROVIDED IN SECTIONS 142.0610(b), 142.0610(d) AND 142.0611, NO STRUCTURE SHALL BE ERECTED OR ENLARGED, AND NO BUILDING PERMIT SHALL BE ISSUED, FOR ANY LOT UNLESS THE STREETS AND ALLEYS ABUTTING THE PREMISES HAVE BEEN DIDICATED AND IMPORVED ALONG THE ABUTTING FRONTAGE TO THE PREVAILING STANDARDS OF THE CITY OF SAN DIEGO. STREET IMPORVEMENTS SHALL INCLUDE STREETS TREES, CURBS, GUTTERS, SIDEWALKS, AND HALF-WIDTH PAVING. ALEEY IMPORVEMENTS SHALL CONSIST OF FULL-

LA JOLLA COMMUNITY PLAN NOTES:

- 1. TO PROMOTE COMMUNITY CHARACTER WITH LJCP THIS PROJECT WILL COMPLY WITH:
 - (a) "TO ADDRESS TRANSITIONS BETWEEN THE BULK AND SCALE OF NEW AND OLDER DEVELOPMENT IN RESIDENTIAL AREAS, MAINTAIN THE EXISTING 30-FOOT HEIGHT LIMIT OF THE SINGLE DWELLING UNIT ZONES AND PROP D. STRUCTURES WITH FRONT AND SIDE YARD FACADES THAT EXCEED ONE STORY SHOULD SLOPE OR STEP BACK ADDITIONAL STORIES, UP TO THE 30-FOOT HEIGHT LIMIT, TO ALLOW FLEXIBILITY WHILE MAINTAINING THE INTERGRITY OF THE STREETSCAPES AND PROVIDING ADEQUATE AMOUTNS OF LIGHT AND AIR"

SITE DEVELOPMENT PERMIT NOTES:

- . A SITE DEVELOPMENT PERMIT MAY BE APPROVED OR CONDITIONALLY APPROVED ONLY IF THE DECISION MAKER MAKES ALL OF THE FINDINGS IN SECTION 126.0505(a) AND THE SUPPLEMENTAL FINDINGS IN SECTION 126.0505(b) THROUGH (m) THAT ARE APPLICABLE TO THE PROPOSED DEVELOPMENT AS SEPCIFIED IN THE SECTION. (a) FINDINGS FOR ALL SITE DEVELOPMENT PERMITS
 - 1. THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN (PREVIOUSLY GRADED, NOTED ON GEOTECHNICAL REPORT)
 - 2. THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE
 - 3. THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE

COASTAL DEVELOPMENT PERMIT PER LAND DEVELOPMENT CODE SECTION 126.070 NOTES:

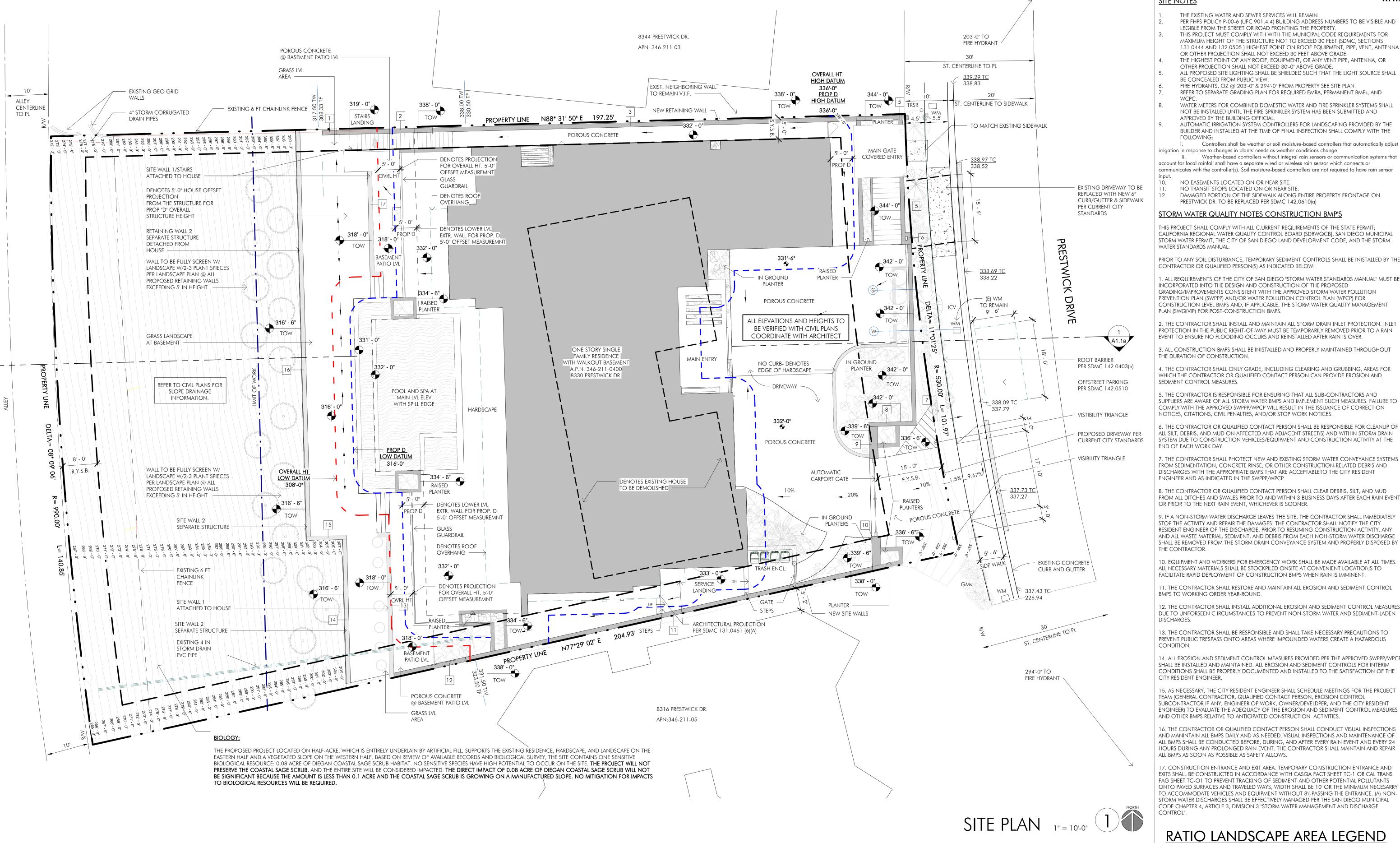
- 1. THE PROPOSED COASTAL DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY THAT IS LEGALLY USED BY THE PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN A LOCAL COASTAL PROGRAM LAND USE PLAN; AND THE PROPOSED COASTAL DEVELOPMENT WILL ENHANCE AND PROTECT PUBLIC VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS AS SPECIFIED IN THE LOCAL COASTAL PROGRAM LAND USE PLAN
- THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY
- SENSITIVE LANDS 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
- FOR EVERY COASTAL DEVELOPMENT PERMIT ISSUED FOR ANY COASTAL DEVELOPMENT BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA OR SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE THE COASTAL DEVELOPMENT IS IN COMFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE CALIFORNIA COASTAL ACT.

LANDSCAPE GENERAL NOTES:

- IN SINGLE-FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURE, UNPLANTED RECREATIONAL AREA, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED (PLANTING/PERVIOUS AREAS) AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30% OF TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LANDSCAPE DEVELOPMENT MANUAL.
- WATER CONSERVATION:
- ACCORDING TO SDMC 142.0409 THE NUMBER OF REQUIRED STREET TREES SHALL BE COUNTED AT THE RATE OF ONE 24-INCH BOX CANOPY TREE FOR EVERY 30 LINEAR FEET OF STREET FRONTAGE, EXCLUDING CURB CUTS. PROPOSED STREET TREES MUST BE CONSISTENT WITH LA JOLLA COMMUNITY PLAN AND LOCATED AWAY FROM ALL UTILITES.
- MINIMUM TREE SEPERATION DISTANCE
- Traffic signals/stop signs= Underground utility lines= 5 feet (10' for sewer) Above ground untility structure=
- 10 feet (5' for residential street <25 mph) Driveway (entries)= Intersections (intersecting curb of two streets) = 25 feet
- RIGHT-OF-WAY PLANTING: ANY PROPOSED SHRUBS MUST HAVE A MATURE HEIGHT OF LESS THAN 36"
- SCREENING- LANDSCAPE SCREENING IN ALL LOCATIONS WHERE PROPOSED RETAINING WALL EXCEED 5' IN HEIGHT
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DIESEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEE, PER SDMC 142.0403(b)(6).
- TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPOREMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WARP AROUND THE ROOT BALL.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCES OVER VEHICULAR TRAVEL ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SDMC 142.0403(b)(11).
- 10. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING PER SDMC 142.0403(b)(8). TOPPING OF TREES IS NOT PERMITTED.
- 11. 0.08 ACRE OF DIEGAN COASTAL SAGE SCRUB TO BE REMOVED. THE DIRECT IMPACT TO 0.08 ACRE WILL NOT BE SIGNIFICANT BECAUSE THE AMOUNT IS LESS THAN 0.1 ACRE AND THE COASTAL SAGE SCRUB IS GROWING ON MANUFACTURED SLOPE. NO MITIGATION FOR IMPACTS TO BIOLOGICAL RESOURCES WILL BE REQUIRED.

SITE RETAINING WALL SCHEDULE

	SI	TE RETAINING WALL SCHEDULE		
#	LENGTH (FT)	HEIGHT (FT)	AREA (SQFT)	TYPE
		NORTH WALLS		
1	3'-4"	8'-1"	26.83	221
2	17'-8"	LPT:8'-1"/HPT:7'-0"	123.84	221
3	112'-11"	LPT: 11'-2"/HPT:6'-0"	704.71	221
		EAST WALLS		
5	29'-0"	LPT:11'-10"/HPT:6'-0"	337.27	221
6	1'-9"	6'-0"	10.5	221
7	40'-10"	9'-10"	399.44	221
8	10'-1"	9'-10"	98.94	221
9	7'-6"	7'-3"	54.18	221
10	7'-9"	7'-3"	52.81	221
		SOUTH WALLS		
11	90'-8"	LPT:13'-0"/HPT:6'-0"	626.28	221
12	17'-0"	LPT:9'-7"/HPT:7'-8"	140.14	221
		WEST WALLS		C
13	33'-8"	2'-6"	64.54	221
14	34'-1"	LPT:10'-10/HPT:8'-10"	327.62	221
15	8'-4"	LPT:14'-10/HPT:9'-1"	114.86	221
16	94'-4"	LPT:15'-2/HPT:7'-4"	997.36	221
17	23'-8"	2'-0"	46.41	221







09 OTHER SCHEDUL

THE EXISTING WATER AND SEWER SERVICES WILL REMAIN. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.

ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW. FIRE HYDRANTS, OZ @ 203'-0" & 294'-0" FROM PROPERTY SEE SITE PLAN. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND

ATTACHMENT 11

opyright Island Architects 201

DESCRIPTION DATE

JOB #: 202.150

PROJ. MGR.: CS

WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE

i. Controllers shall be weather or soil moisture-based controllers that automatically adjust

Weather-based controllers without integral rain sensors or communication systems that

communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor NO EASEMENTS LOCATED ON OR NEAR SITE. NO TRANSIT STOPS LOCATED ON OR NEAR SITE. DAMAGED PORTION OF THE SIDEWALK ALONG ENTIRE PROPERTY FRONTAGE ON

PRESTWICK DR. TO BE REPLACED PER SDMC 142.0610(a)

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

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

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INISTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQIVIP) FOR POST-CONSTRUCTION BMPS.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE INISTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. 4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR

WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES. 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND

COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES. 6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF all silt, debris, and mud on affected and adjacent street(s) and within storm drain

SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY. 7. THE CONTRACTOR SHALL PHOTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS

ENGINEER AND AS INDICATED IN THE SWPPP/WPCP. 8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NOH-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIOI\IS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND. 12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.

15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELDPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MANINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY COI\ISTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CAL TRANS FAG SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS, WIDTH SHALL BE 10' OR THE MINIMUM NECESARRY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT 8'(-PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE

RATIO LANDSCAPE AREA LEGEND

	BUILDING FOOTPRINT	7,372 SQ. FT.	30%
	LANDSCAPE/ POROUS CONCRETE	15,136 SQ. FT.	62 %
4	HARDSCAPE	1,811 SQ. FT.	8 %
	LOT TOTAL:	24,319 SQ. FT.	100%



DIRECTION OF DRAINAGE







CITY STANDARD TITLE BLOCK

CI	I I STANDARD I	TILE BLOCK
Prepared	Ву:	
Name:_	Island Architects	
_	Contact: Cori Sanchez	Revision 08:
_	7626 Herschel Avenue	Revision 07:
_	La Jolla, CA 92037	Revision 06:
Phone:	(858) 459-9291	Revision 05:
Street Ad	dress:	Revision 04:
_	8330 PRESTWICK DRIVE., LA JOLLA, CA	Revision 03:
_		Revision 02:
Project N	lame:	Revision 01:
_	8330 PRESTWICK RESIDENCE	Original Date:
Sheet Titl	e:	
_	SITE PLAN	Sheet: 6 of 19
		DEP#:

A1.

SID

PRES

83

STREET TREE PLAN 1" = 20'-0" (2)

* PER SDMC 1510.0304(h)

ATTACHMENT 11

DESCRIPTION DATE

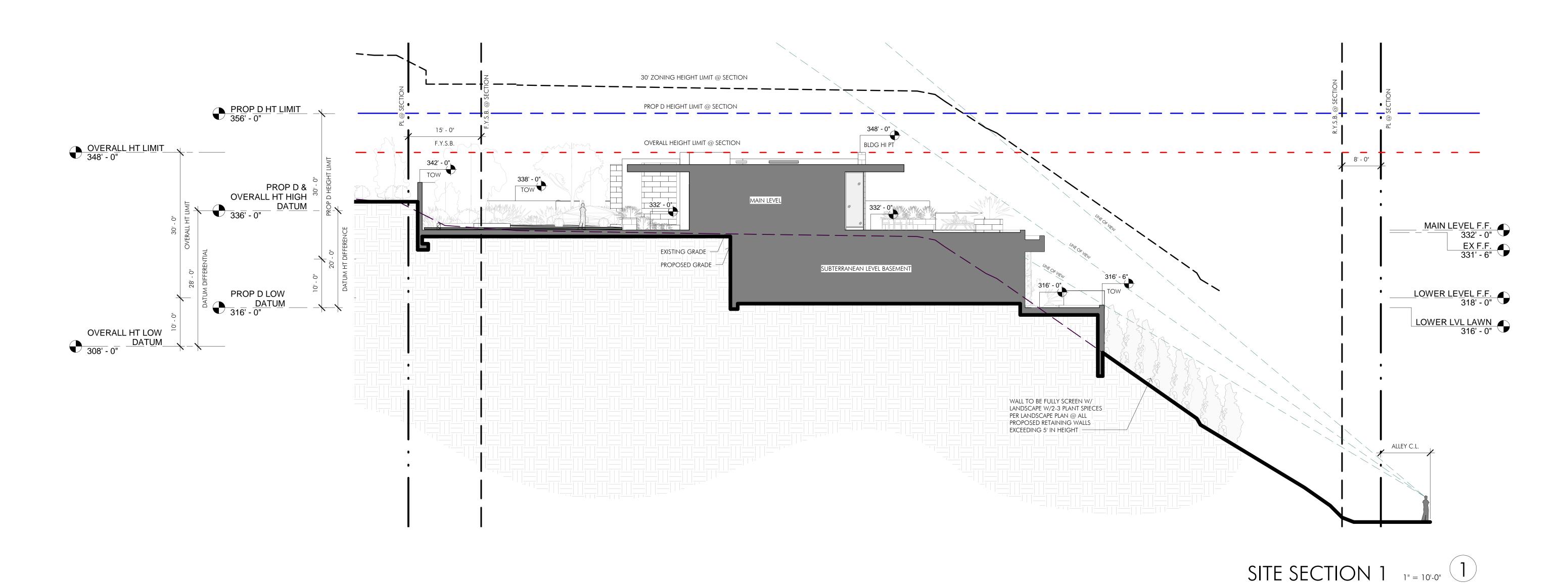
PRESTWICK RESIDENCE CK DRIVE., LA JOLLA, CA 92037

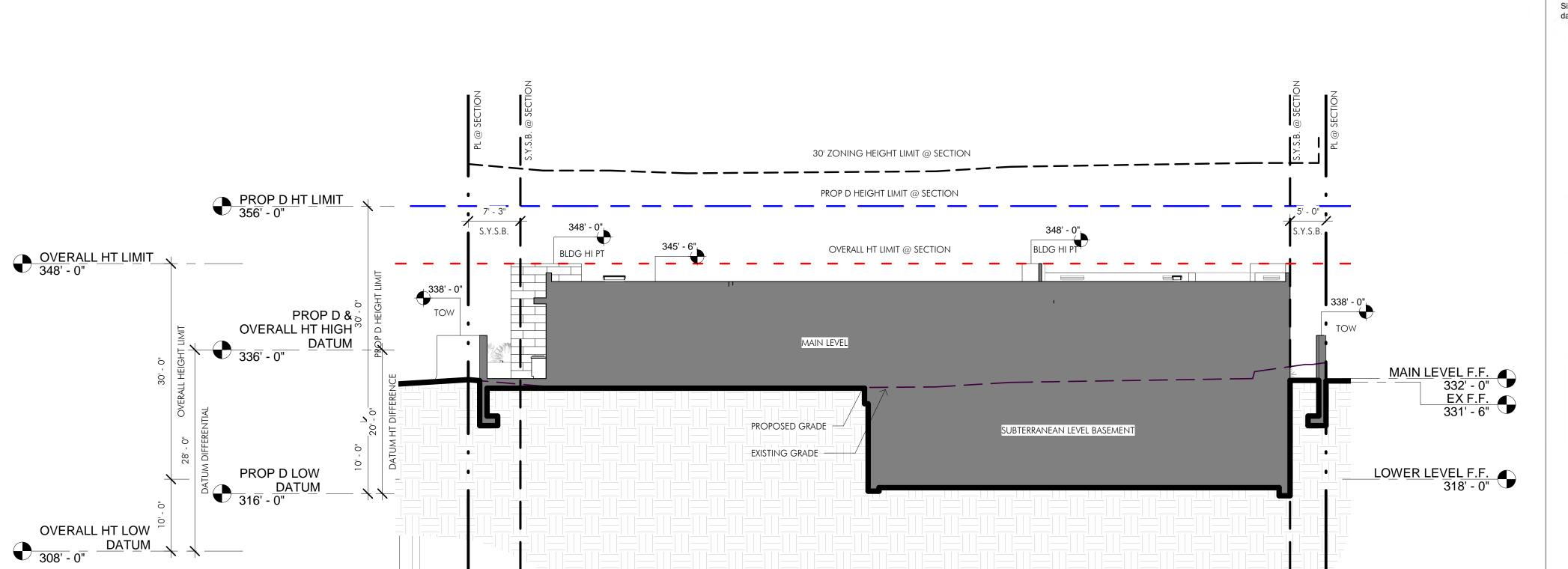
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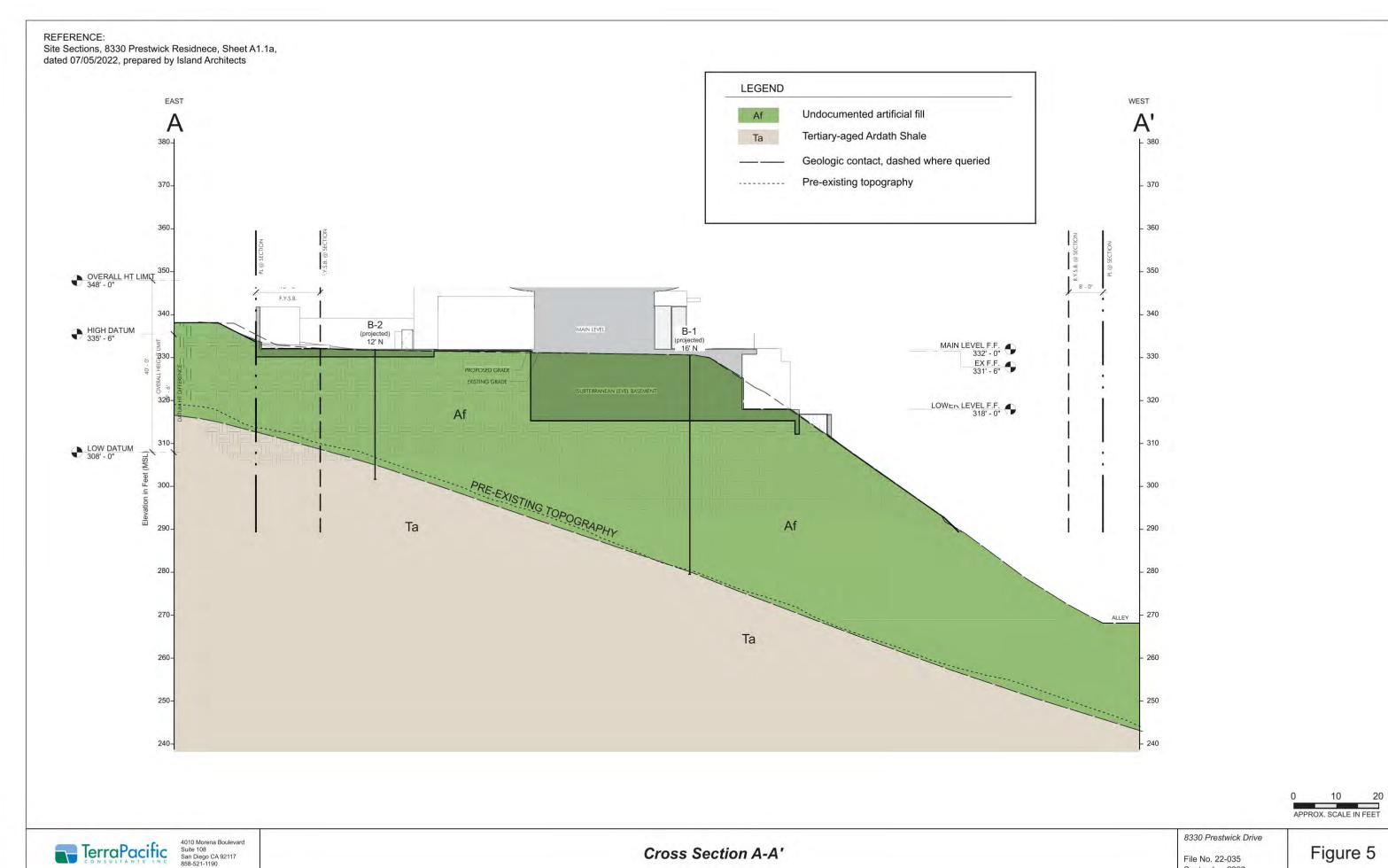
SITE SECTIONS

08/06/24





SITE SECTION 2 1" = 10'-0"



File No. 22-035 September 2022

CITY STANDARD TITLE BLOCK Prepared By: Name: Island Architects Contact: Cori Sanchez Revision 07: 7626 Herschel Avenue Revision 06: La Jolla, CA 92037 Revision 05: Phone: (858) 459-9291 Revision 04: Street Address: 8330 PRESTWICK DRIVE., LA JOLLA, CA Revision 03: Revision 02: Project Name: Revision 01: 8330 PRESTWICK RESIDENCE Original Date: Sheet Title: Sheet: 7 of 19 SITE SECTIONS DEP#:

	AREA CALC	CULATIONS	
MAIN LEVEL	SQUARE FOOTAGE	COUNTABLE TO GFA	NOT COUNTABLE TO GFA
HABITABLE	4,516 SF	4,516 SF	
NON-HABITABLE (GARAGE)	1,142 SF	1,142 SF	
TOTAL		5,658 SF	
LOWER LEVEL			
HABITABLE	3,992 SF	932 SF	3060 SF
NON-HABITABLE (MECHANIC)	182 SF		182 SF
NON-HABITABLE (POOL MECH)	759 SF		759 SF
TOTAL		932 SF	4,001 SF
OVERALL TOTAL		6,590 SF	4,001 SF

	FAR CALCULATIONS	
ALLOWABLE FAR	N/A	N/A
PROPOSED FAR	10,591 SF	.45

AREA PLANS

BASEMENT TRANSITION LINE PER SDMC 113.0234 (2)(A)

AREA PLANS

LOWER LEVEL INCLUDED GFA

LOWER LEVEL NOT INCLUDED GFA

MECHANICAL NOT INCLUDED

OUT POOL MECHANIC NOT INCLUDED GFA

LOWER LEVEL F.F. 1/8" = 1'-0"

MECHANICAL NOT INCLUDED GFA

182 SF

GARAGE 665 SF

GARAGE

OUT POOL MECHANIC NOT INCLUDED GFA

759 SF

LOWER LEVEL NOT INCLUDED GFA

3060 SF

MAIN LEVEL 4516 SF

GARAGE 477 SF

LOWER LEVEL INCLUDED GFA

932 SF

MAIN LEVEL

MAIN LEVEL F.F. 1/8" = 1'-0"

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Revision 07: 7626 Herschel Avenue Revision 06: La Jolla, CA 92037 Revision 05: Phone: (858) 459-9291 Revision 04: Street Address: 8330 PRESTWICK DRIVE., LA JOLLA, CA Revision 03: Revision 02: Project Name: Revision 01: 8330 PRESTWICK RESIDENCE Original Date: Sheet Title: Sheet: 8 of 19

DEP#:

AREA CALCULATIONS

A1.3 area Calculations 08/06/24

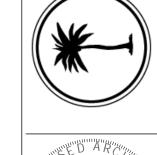
8330 PRESTW

TWICK RESIDENCE

PRES-

NEW CONSTRUCTION WALL EXISTING WALL TO REMAIN ______ EXISTING WALL TO BE DEMOLISHED

ATTACHMENT 11





DESCRIPTION DATE

RESIDENCE PRESTWICK

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A2.0 BASEMENT PLAN

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8330 P

08/06/24

Wall Legend

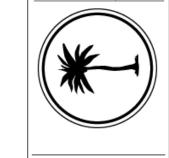
NEW CONSTRUCTION WALL

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

ISLAND
ARCHITECT
TONY CRISAFI, LISA KRIEDEMA
7626 HERSCHEL AVENUE
LA JOLLA.

ATTACHMENT 11





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JOB #: 202.150

DRAWN BY: SM

PROJ. MGR.: CS

DATE: ISSUE:

REVISIONS
DESCRIPTION DATE

PRESTWICK RESIDENCE

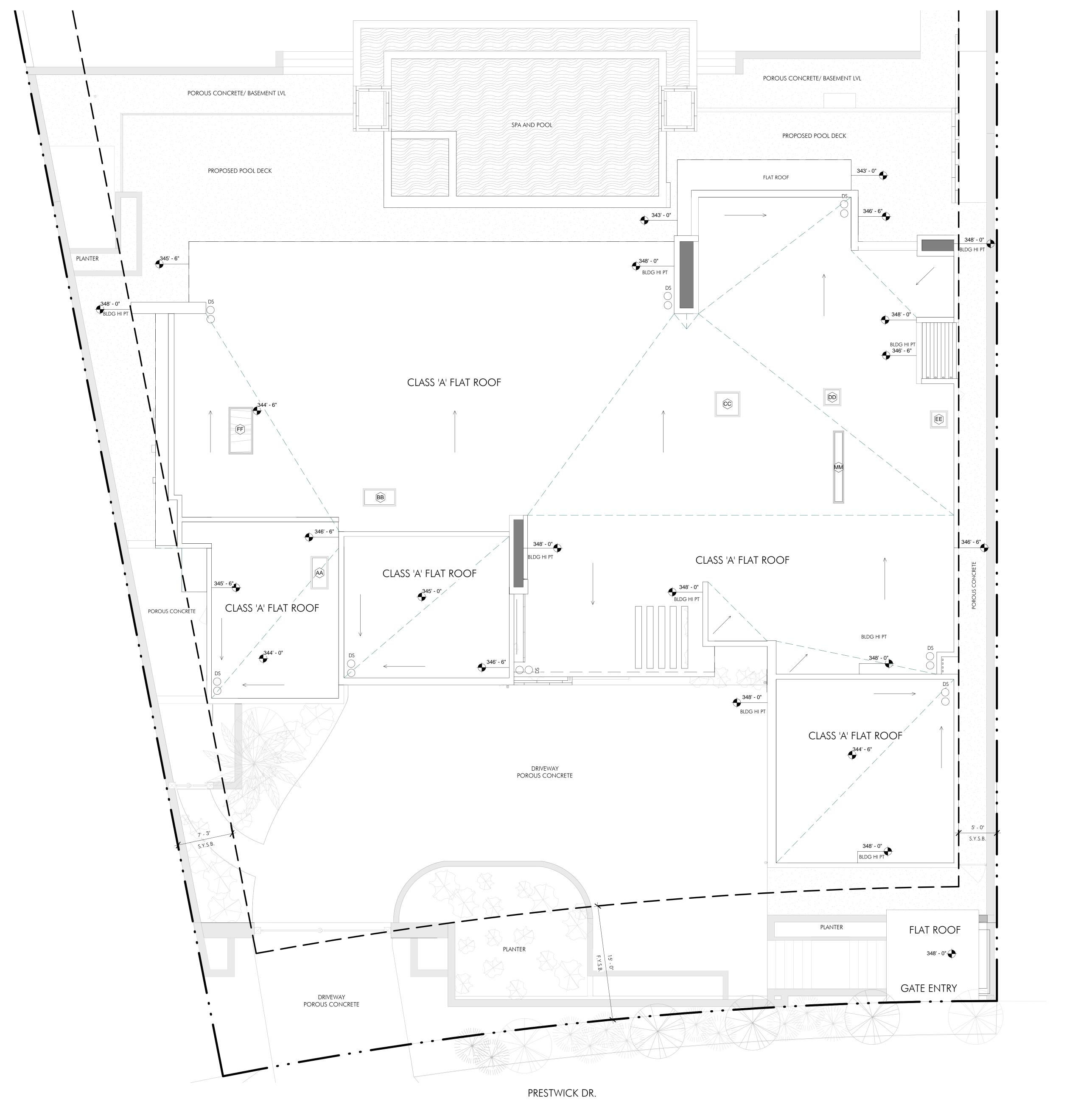
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A2.1FIRST FLOOR PLAN

08/06/24



ROOF PLAN 3/16" = 1'-0"







- ALL FLAT ROOF TO BE BUILT-UP ROOFING CLASS 'A' ASSEMBLY.
 - 2. AGGREGATE ROOF STRUCTURE FINISH CONTRACTOR TO PROVIDE WATERPROOFING PER SPECS. PROVIDED BY MANUFACTURER
 - 3. ALL SKYLIGHTS TO BE BRISTOL ESR-3177
 - 4. FLAT ROOF TO SLOPE A MINIMUM OF 3/8" PER 12"
 - 5. ALL FLASHING AND WATERPROOFING PER NFAC STANDARDS BY CONTRACTOR

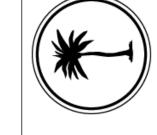
= DOWN SPOUT LOCATIONS = SCUPPER LOCATIONS

ROOF LEGEND

---- = Gutter

CDS = Concealed Downspout DS = Downspout

*All locations to be reviewed by Contractor.



ATTACHMENT 11



JOB #: 202.150 DRAWN BY: SM PROJ. MGR.: CS

DATE: ISSUE:

DESCRIPTION DATE

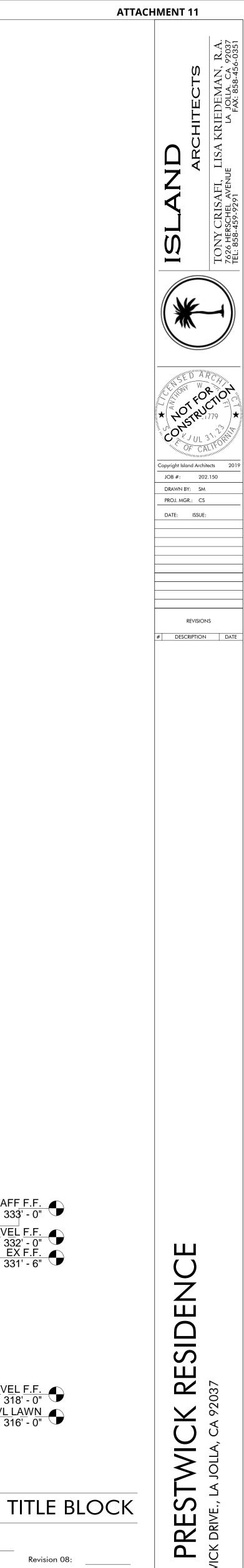
PRESTWICK RESIDENCE CK DRIVE., LA JOLLA, CA 92037

CITY STANDARD TITLE BLOCK

Prepared By: Name: Island Architects Contact: Cori Sanchez 7626 Herschel Avenue La Jolla, CA 92037 Phone: (858) 459-9291 Revision 04: Street Address: 8330 PRESTWICK DRIVE., LA JOLLA, CA Project Name: Revision 01: 8330 PRESTWICK RESIDENCE Sheet Title: ROOF PLAN

A2.3 **ROOF PLAN** 08/06/24

8330 PRESTW



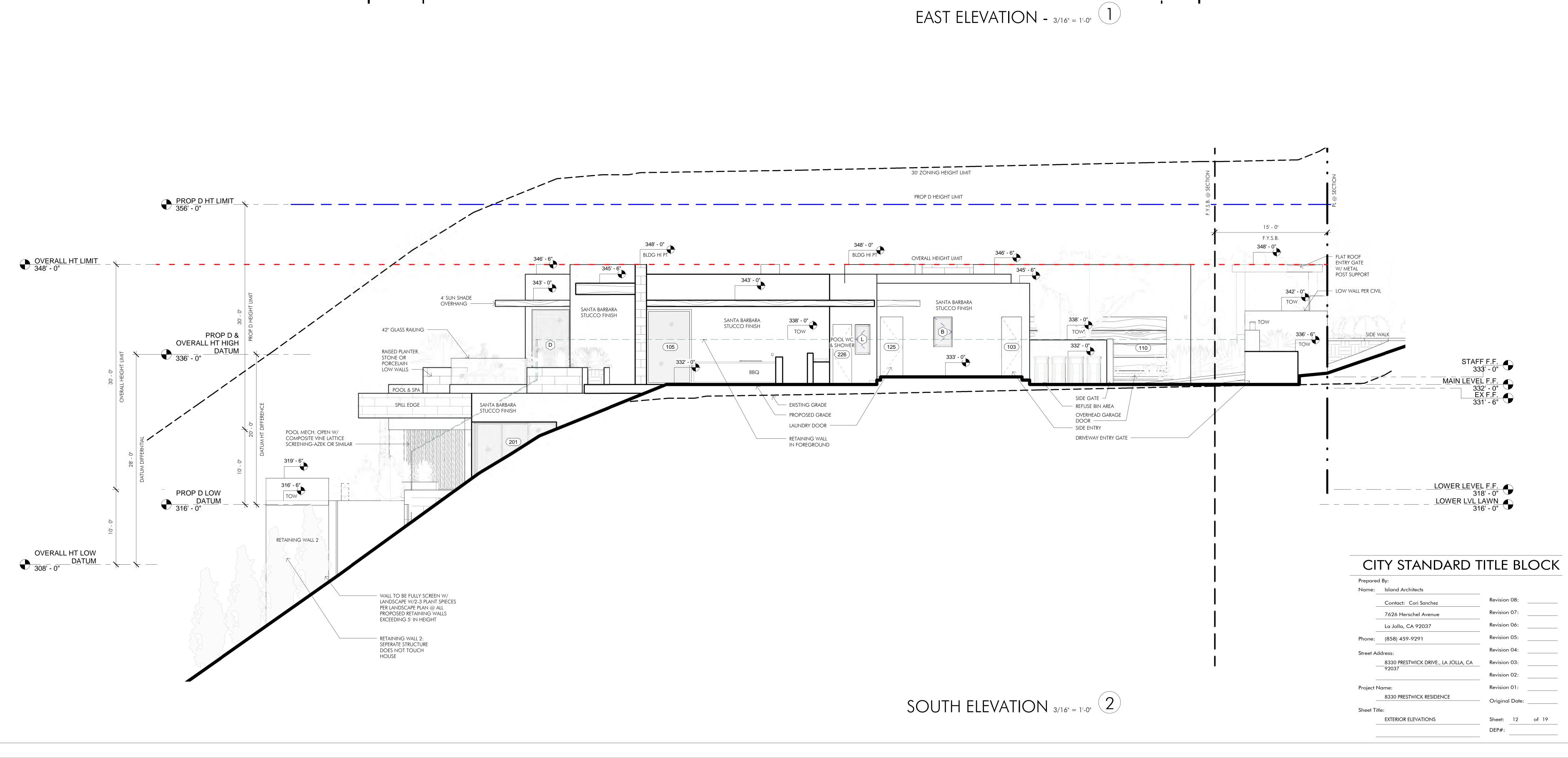
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8330 P

A4.1

EXTERIOR ELEVATIONS

07/23/24



30' ZONING HEIGHT LIMIT

PROP D HEIGHT LIMIT

OVERALL HEIGHT LIMIT

101

SANTA BARBARA STUCCO FINISH

RAISED PLANTER

S.Y.S.B.

— EXISTING GRADE

PROPOSED GRADE

STAFF F.F. 333' - 0"

MAIN LEVEL F.F. 332' - 0" EX F.F. 331' - 6"

348' - 0" BLDG HI PT

STONE OR TILE

FINISH TBD

PROP D HT LIMIT 356' - 0"

OVERALL HT LIMIT
348' - 0"

S.Y.S.B.

348' - 0"

BLDG HI PT

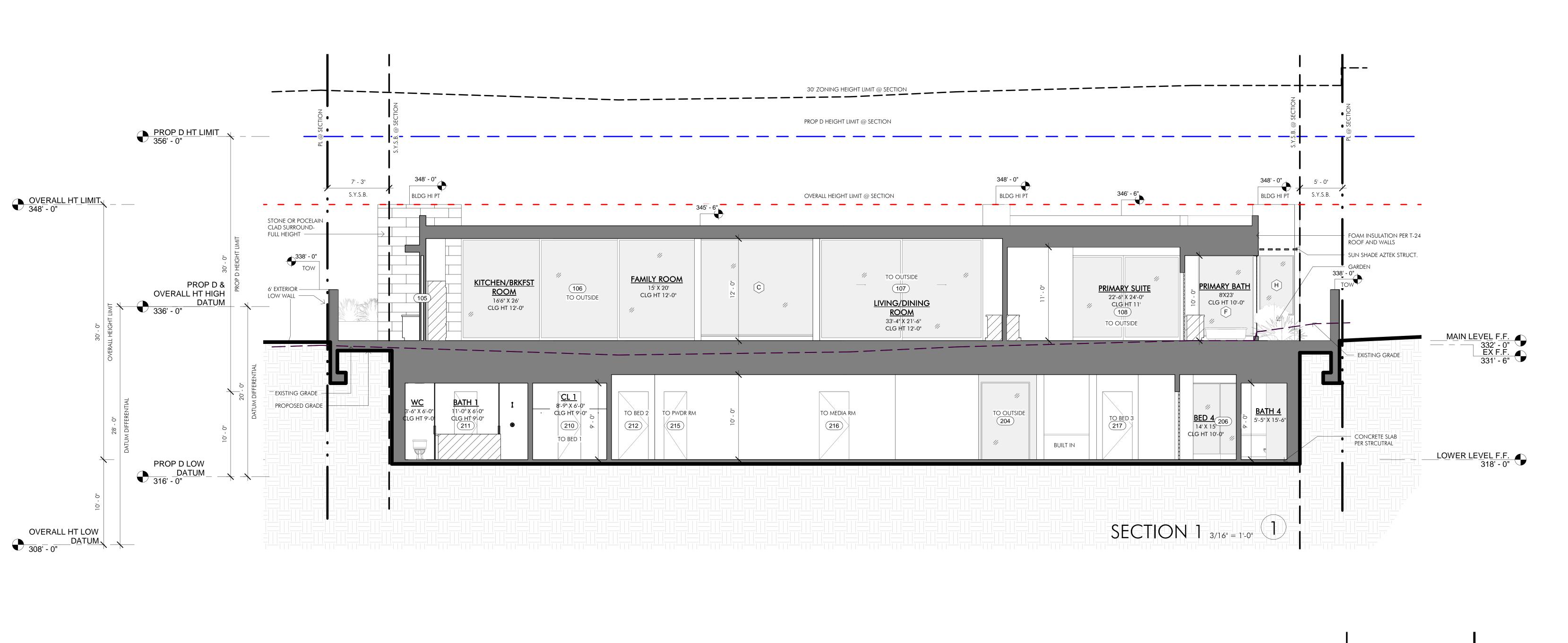
STONE OR TILE FINISH TBD

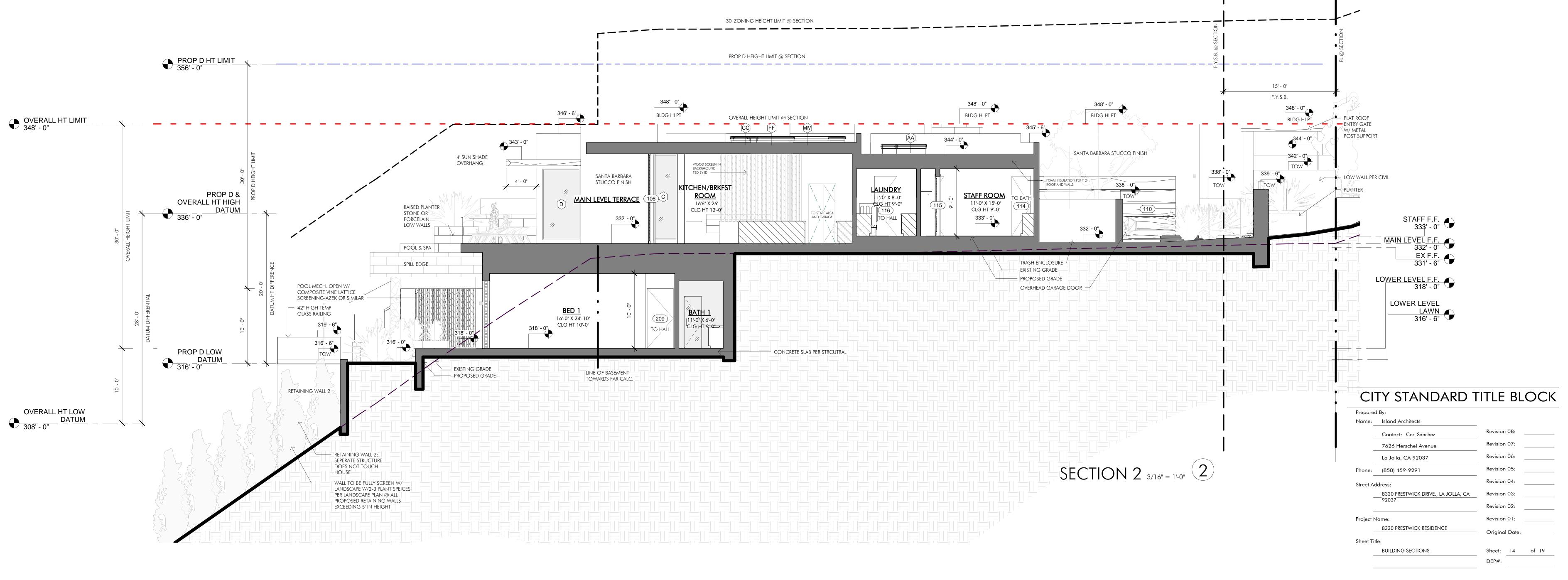
> OVERHEAD GARAGE DOOR ——

STONE OR TILE FINISH TBD —

338' - 0"

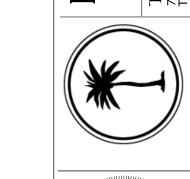
RETAINING WALL





AND
ARCHITECTS
RISAFI, LISA KRIEDEMAN, 1

ATTACHMENT 11





REVISIONS
DESCRIPTION DATE

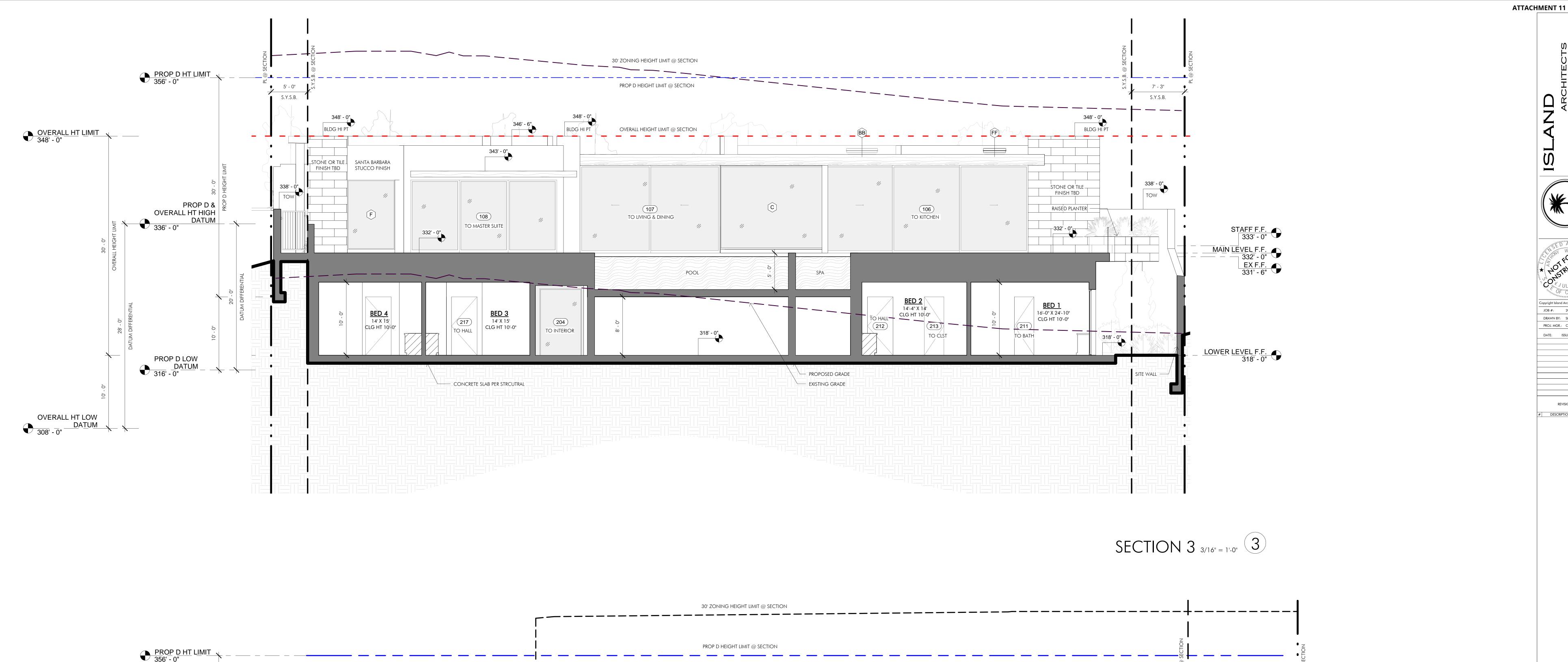
DESCRIPTION

33 PRESTWICK DRIVE., LA JOLLA, CA 92037

A5.1

BUILDING SECTIONS

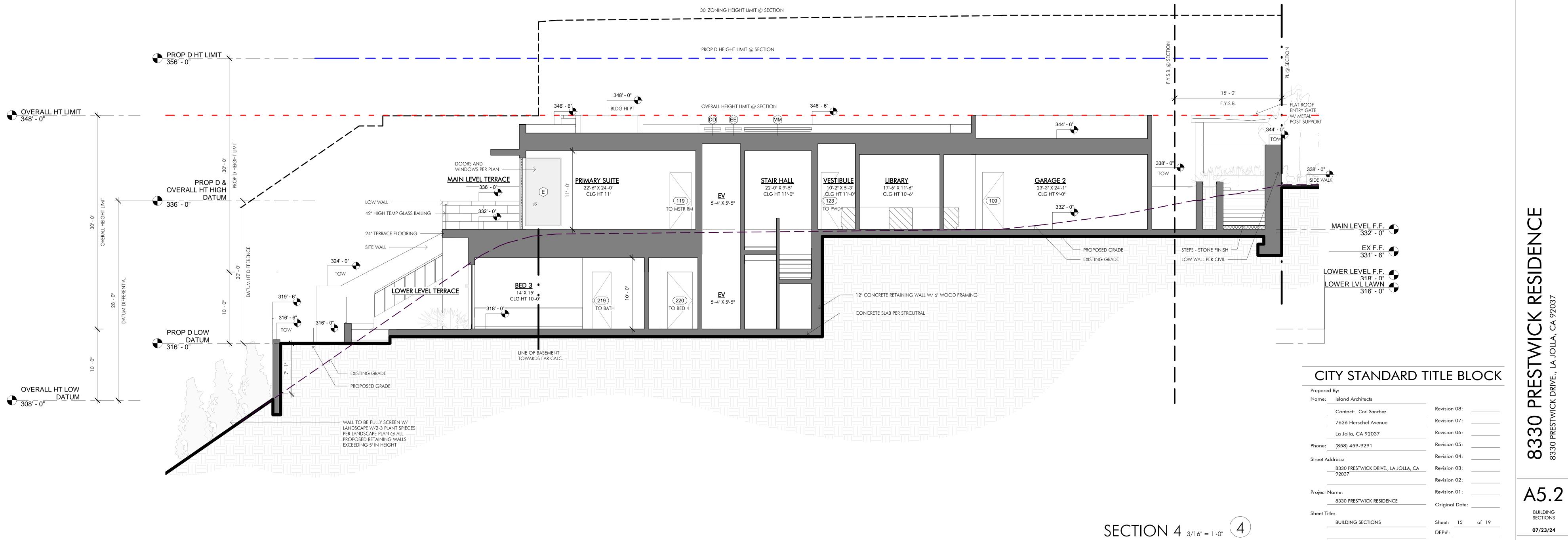
07/23/24

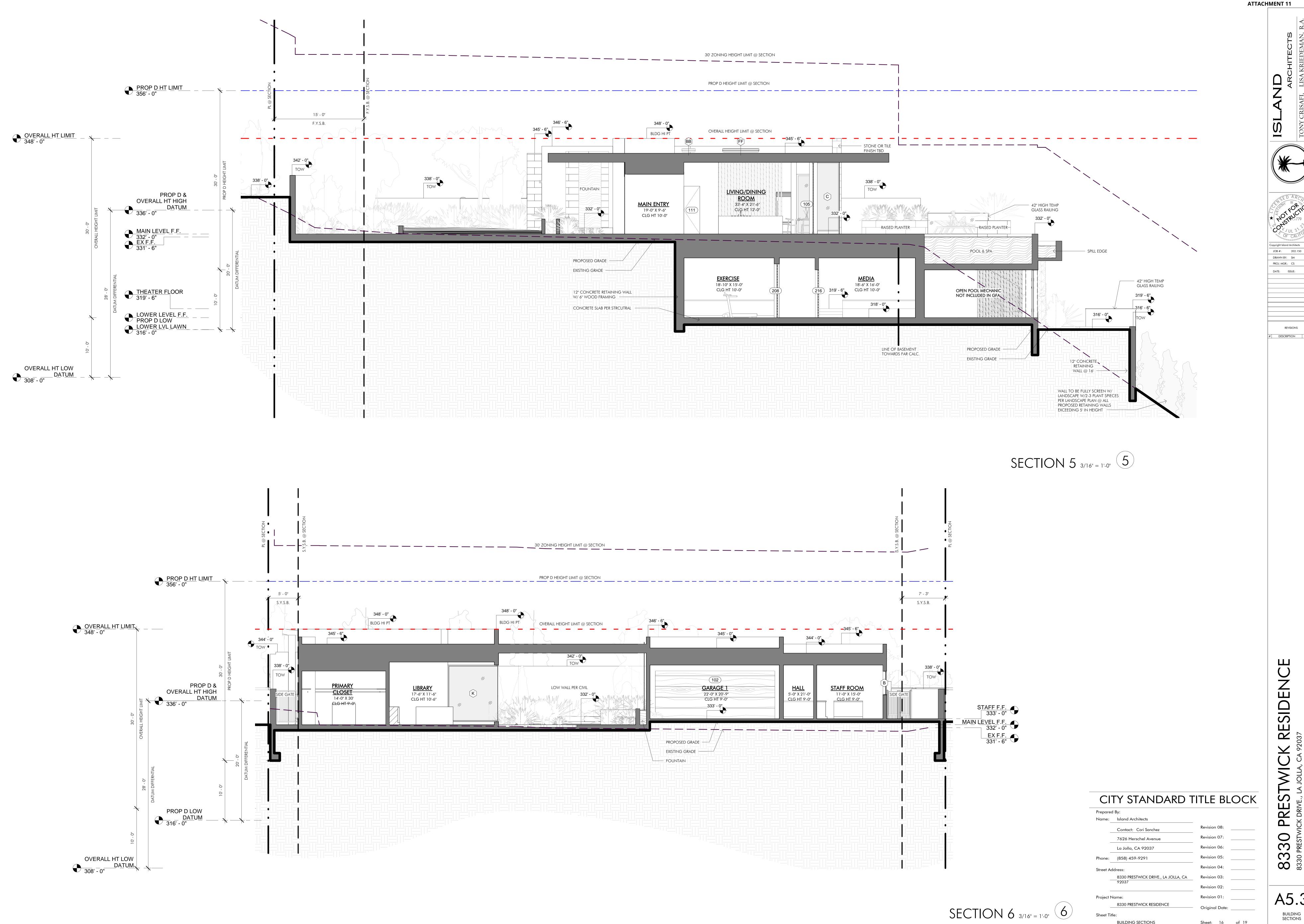


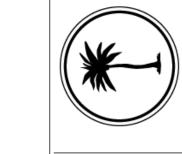
DESCRIPTION DATE

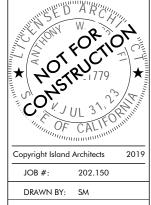
BUILDING SECTIONS

07/23/24









REVISIONS # DESCRIPTION DATE

A5.3 BUILDING SECTIONS

07/23/24

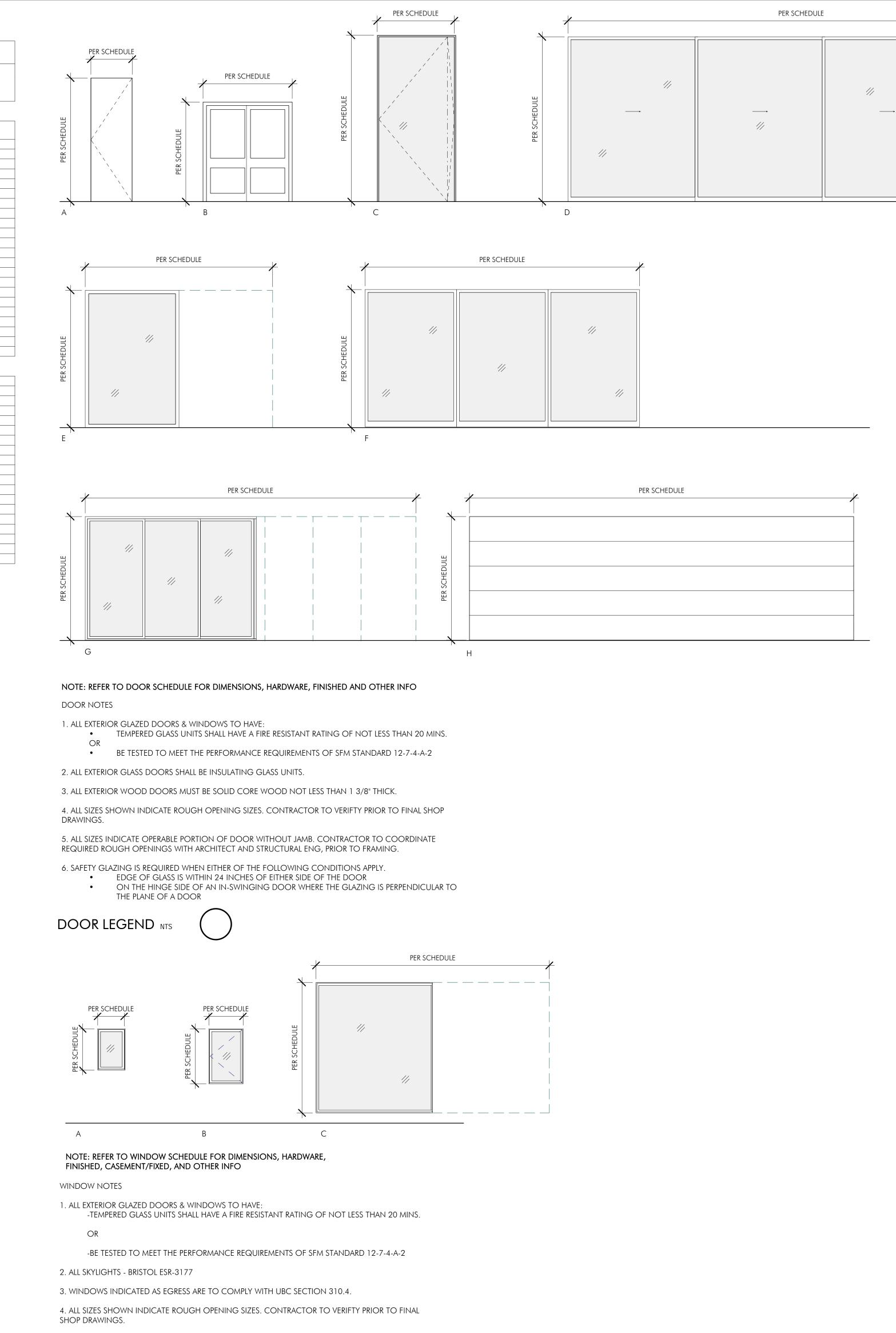
Original Date:

DEP#:

BUILDING SECTIONS

									DC	OOR SCHED	ULE							
				DOO	R SIZE		FIN	IISH	DETA	AILS			G	LAZED				
Level	MARK	TYPE LOCATIO	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	DTH	HEIGHT	OPERATION	INTERIOR FINISH	EXTERIOR FINISH	HEAD	SILL	FIRE RATING	TEMPERED/ SAFETY	SHGC	U-FACTOR	ORIENTATI ON	GLAZED	GLAZED AREA	COMMENTS
Levei	IVIAIN	TITL LOCATIO	/14 VVII	וווט	TILIGITI	OFLICATION	1 11/1311	1 11/1311	TILAD	JILL	IVATING	JAILII	31100	U-I ACTOR	ON	GLAZLD	ANLA	COMMINITION
OWER LEVEL F.F.																		
OWER LEVEL F.F.	201	G BED 1	12' -	- 6"	9' - 0"	SLIDING/STACKED CORNER UNIT						TEMP	0.33	0.53				
OWER LEVEL F.F.	202	F BED 2	11' -	- 10" 9	9' - 0"	SLIDING/STACKED						TEMP	0.33	0.53				
OWER LEVEL F.F.	204	C LOUNGE	5' - 6			PIVOT ENTRY DOOR						TEMP	0.4	0.53				
OWER LEVEL F.F.	205	F BED 3	11'-	- 10" 9	9' - 0"	SLIDING/STACKED						TEMP	0.4	0.58				
OWER LEVEL F.F.	206	F BED 4		- 10" 9		SLIDING/STACKED						TEMP	0.4	0.58				
OWER LEVEL F.F.	207	A ELEVATOR	3' - 6			HINGED												
OWER LEVEL F.F.	208	F EXERCISE	16' -			SLIDING/STACKED						TEMP						
OWER LEVEL F.F.	209	A BED 1	3' - 6		8' - 0"	HINGED												
OWER LEVEL F.F.	210	A CLST 1	2' - 8		8' - 0"	HINGED												
OWER LEVEL F.F.	211	A BATH 1	2' - 8		8' - 0"	HINGED												
OWER LEVEL F.F.	212	A BED 2	3' - 6		8' - 0"	HINGED												
OWER LEVEL F.F.	213	A CLST 2	2' - 8		8' - 0"	HINGED												
OWER LEVEL F.F.	214	A BATH 2	2' - 8		8' - 0"	HINGED												
OWER LEVEL F.F.	215	A POWDER RM	2' - 8			HINGED												
OWER LEVEL F.F.	216	A MEDIA RM	3' - 6		8' - 0"	HINGED												
OWER LEVEL F.F.	217	A BED 3	3' - 6		8' - 0"	HINGED												
OWER LEVEL F.F.	218	A CLST 3	2' - 8			HINGED												
OWER LEVEL F.F.	219	A BATH 3	2' - 8		8' - 0"	HINGED												
OWER LEVEL F.F.	220	A BED 4	3' - 6		8' - 0"	HINGED												
OWER LEVEL F.F.	221	A BATH 4	3' - 6		8' - 0"	HINGED												
OWER LEVEL F.F.	222	A CLST 4	3' - 6		8' - 0"	HINGED												
OWER LEVEL F.F.	223	A UTILITY	3' - (8' - 0"	HINGED												
OWER LEVEL F.F.	224	A MECH RM	2' - 8		8' - 0"	HINGED												
JAVEN LEVELT.IT.	ZZT	// MECH NOVI	2 - 0	0	0 - 0	THITOLD												
AIN LEVEL F.F.																		
AIN LEVEL F.F.		A STAFF RM	2' - 8			HINGED												
AIN LEVEL F.F.	105	E KITCHEN	6' - (POCKET						TEMP	0.4	0.58				
AIN LEVEL F.F.		D KITCHEN	27' -			POCKET						TEMP	0.33	0.58				
AIN LEVEL F.F.		D LIVING RM	19' -			POCKET						TEMP	.0.4	0.58				
AIN LEVEL F.F.	108	F MASTER SUIT				sliding/stacked						TEMP	0.33	0.53				
AIN LEVEL F.F.	,	A GARAGE	3' - (HINGED												
AIN LEVEL F.F.	111	A PANTRY	2' - 8			HINGED												
AIN LEVEL F.F.	1	A GARAGE	3' - (HINGED												
AIN LEVEL F.F.	113	A STAFF RM	2' - 8			HINGED												
AIN LEVEL F.F.	114	A STAFF BTH R	Λ 2' - 6	6" 8	8' - 0"	HINGED												
AIN LEVEL F.F.	115	B STAFF RM	6' - (SLIDING												
AIN LEVEL F.F.	116	a laundry	3' - 0			HINGED												
AIN LEVEL F.F.	117	B ELEVATOR	4' - 8			SLIDING												
AIN LEVEL F.F.	118	A MASTER SUIT		0" 8		HINGED												
AIN LEVEL F.F.	119	A MASTER BTH	3' - 0	0" 8	8' - 0"	HINGED												
AIN LEVEL F.F.	120	A MASTER BTH	2' - 8	8" 8	8' - 0"	HINGED												
AIN LEVEL F.F.	121	A MASTER CLS	2' - 8	8" 8	8' - 0"	HINGED												
AIN LEVEL F.F.	122	A MASTER BTH	2' - 8	8" 8	8' - 0"	HINGED												
AIN LEVEL F.F.		A POWDER RM				HINGED												

									WIND	OW SCHEDULE							
				WIND	OW SIZE		FIN	IISH					GLAZING	ı		TREATMENT	
LEVEL	MARK	TYPE	LOCATION	WIDTH	HEIGHT	OPERATION	Interior	EXTERIOR	SILL HEIGHT AFF	HEAD HEIGHT AFF	SAFETY	U-FACTOR	SHGC	GLAZING AREA	ORIENTATI ON	SCREEN	COMMENTS
MAIN LEVEL F.F.																	
MAIN LEVEL F.F.	В	В	STAFF RM	2' - 6"	4' - 0"	CASEMENT			5' - 0"	9' - 0"	TEMP	0.58	0.33	10 SF			
MAIN LEVEL F.F.	С	С	FAMILY RM	18' - 1"	11' - 6"	FIXED CORNER			6"	12' - 0"	TEMP	0.58	0.21	208 SF			
MAIN LEVEL F.F.		А	MASTER SUITE	5' - 0"	9' - 6"	FIXED			6"	10' - 0"	TEMP	0.58	0.33	48 SF			
MAIN LEVEL F.F.		А	MASTER SUITE	5' - 0"	9' - 6"	FIXED			6"	10' - 0"	TEMP	0.58	0.33	48 SF			
MAIN LEVEL F.F.	F	А	MASTER BTH	6' - 6"	9' - 6"	FIXED			6"	10' - 0"	TEMP	0.58	0.21	62 SF			
MAIN LEVEL F.F.	G	А	MASTER BTH	8' - 0"	2' - 0"	FIXED			8' - 0"	10' - 0"	TEMP	0.58	0.33	16 SF			
MAIN LEVEL F.F.	Н	А	MASTER BTH	4' - 0"	7' - 0"	FIXED			3' - 0"	10' - 0"	TEMP	0.58	0.21	28 SF			
MAIN LEVEL F.F.	1	А	MASTER BTH	7' - 4"	9' - 5 1/2"	FIXED			6"	9' - 11 1/2"	TEMP	0.58	0.21	69 SF			
MAIN LEVEL F.F.	J	В	MASTER BTH	2' - 0"	4' - 0"	CASEMENT			4' - 0"	8' - 0"	TEMP	0.58	0.33	8 SF			
main roof																	
MAIN ROOF	AA	А		2' - 2"	4' - 2"	SKYLIGHT						0.48	0.28	9 SF			
MAIN ROOF	BB	А		2' - 2"	4' - 2"	SKYLIGHT						0.48	0.28	9 SF			
MAIN ROOF	CC	А		3' - 2"	3' - 2"	SKYLIGHT						0.48	0.28	10 SF			
MAIN ROOF	DD	А		2' - 2"	2' - 2"	SKYLIGHT						0.48	0.28	5 SF			
MAIN ROOF	EE	A		2' - 2"	2' - 2"	SKYLIGHT						0.48	0.28	5 SF			



CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Cori Sanchez

Revision 08:

Revision 07: 7626 Herschel Avenue Revision 06: La Jolla, CA 92037 Revision 05: Phone: (858) 459-9291 Revision 04: Street Address: 8330 PRESTWICK DRIVE., LA JOLLA, CA Revision 03: Revision 02: Project Name: Revision 01: 8330 PRESTWICK RESIDENCE Original Date: Sheet Title: DOOR/WINDOW SCHEDULE

DEP#:

A8.1

DOOR/WINDOW SCHEDULE

07/23/24

SIDENCE

RE

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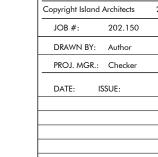
30 5

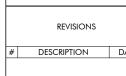
ATTACHMENT 11

DESCRIPTION DATE



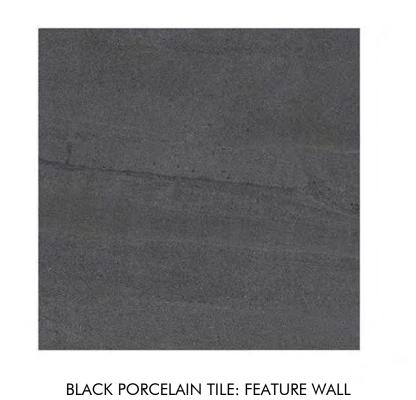








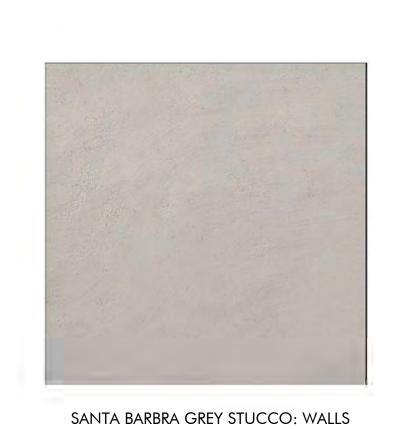


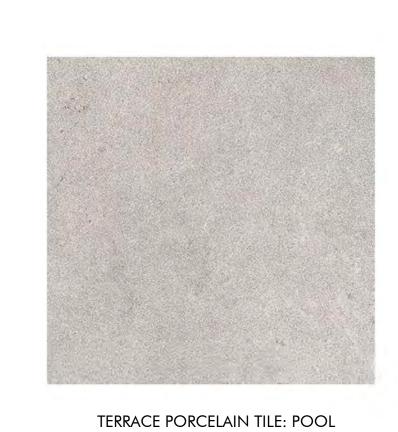


OVERALL HT LIMIT
348' - 0"



TEXTURED PORCELAIN TILE: FLOORING









NATURAL WOOD: ROOF CEILING OVERHANGS

NATURAL WOOD COMPOSITE: CEILING OVERHANGS

	CHARACTER	
DESIGN STYLE	MODERN	COMPLIES
MATERIALS	STUCCO, PORCELAIN TILE, WOOD, CONCRETE	COMPLIES
FORM	ARTICULATED FACADES AND FLAT ROOFLINES	COMPLIES
RELATIONSHIP	MASSING AND SETBACKS CONFORM WITH VICINITY, ROOFLINE: SINGLE STORY; NO OBSTRUCTION TO VIEWS	COMPLIES
LANDSCAPE	INTEGRATED, NATURALISTIC LANDSCAPE	COMPLIES
QUALITY	HONEST USE OF GOOD QUALITY MATERIALS	COMPLIES



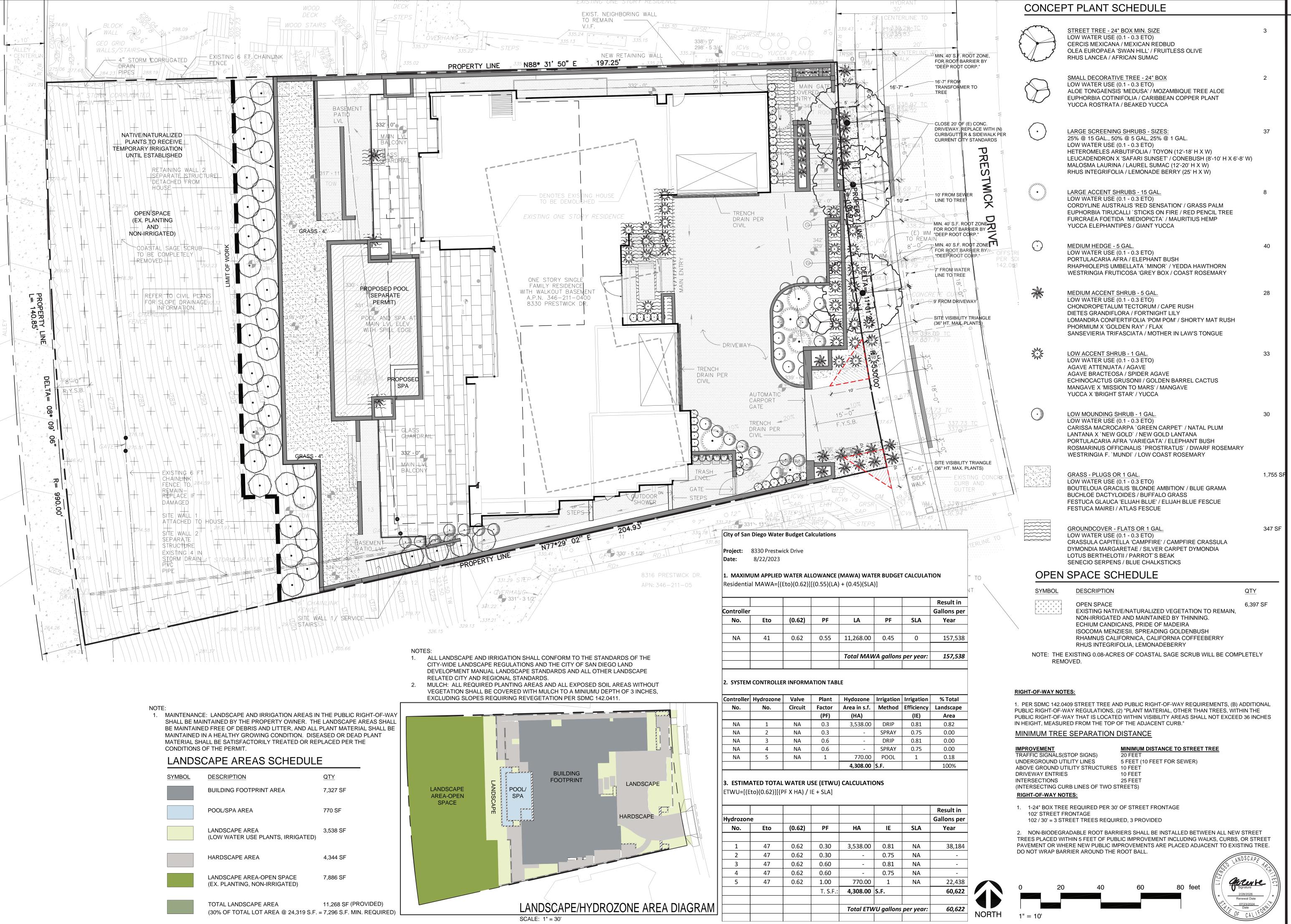
WEST ELEVATION- MATERIAL PALETTE 3/16" = 1'-0"

CITY	STANDARD TIT	I F RI OCK

Prepared	Ву:	
Name:	Island Architects	
_	Contact: Cori Sanchez	Revision 08:
_	7626 Herschel Avenue	Revision 07:
	La Jolla, CA 92037	Revision 06:
Phone:	(858) 459-9291	Revision 05:
Street Ad	dress:	Revision 04:
_	8330 PRESTWICK DRIVE., LA JOLLA, CA	Revision 03:
_	72037	Revision 02:
Project N	lame:	Revision 01:
_	8330 PRESTWICK RESIDENCE	Original Date:
Sheet Titl	e:	
	MATERIAL BOARD	Sheet: 18 of 19
		DEP#:

8330 PRESTW

PRESTWICK RESIDENCE



←——1" ACTUAL ——> IF THIS DOES NOT MEASURE 1" ACTUAL, THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED, AND ALL LABELED SCALES ARE INCORREC

GINAL DATE: 08/23/

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1/8" = 1'-0"