La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items): PRJ-1121362
- Address and APN(s): 8811 Nottingham Place 92037 344-182-07-00
- Project contact name, phone, e-mail: Sara Carpenter of Architect Mark D. Lyon, Inc. (858) 459-1171 (office) sara@mdla.net
- Project description: 419 sq. ft. second story addition and interior remodel of 1st floor of an existing 1 story, SFR.
- Please indicate the action you are seeking from the Advisory Board:
  ☒Recommendation that the Project is minor in scope (Process 1)
  ☐Recommendation of approval of a Site Development Permit (SDP)
  ☐Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
  ☐Other:_____

- In addition, provide the following:
  - lot size: 8,034 sq. ft.
  - existing structure square footage and FAR (if applicable): 2,467 sq. ft.
  - proposed square footage and FAR: 419 sq. ft. addition. 2,886 sq. ft. total FAR w/ addition
  - existing and proposed setbacks on all sides:
  - 15' front (SUBDIVISION). Building is 17'-8" from PL on north side and 21'-0' on south side
  - 5'-0" sides (Building is between 7'-9' from north property line side and between 17'-22' from south property line)
    9'-2 rear (Building is ~19' from rear property line)
  - This project does not expand outside the existing footprint of the building. All setbacks will be maintained
  - height if greater than 1-story (above ground):
    Existing height – 16'-2"
    new Proposed height – 25'-0" Increasing by 8'-10"

Exhibits and other materials to provide:
Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website: https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
  A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
  B. Elevations for all sides;
  C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
  D. If the proposal is for a building with more than one story, show:
    - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
    - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
    - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

PLEASE DO NOT PROVIDE THE FOLLOWING:
- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Advisory Board members are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner
magarcia@sandiego.gov
City Planning Department
619-236-6173

BOJECHKO / ASH RESIDENCE

A CUSTOM RESIDENTIAL
CONSTRUCTION DOCUMENTS PACKAGE

DEFERRED SUBMITTAL

DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS:

1. NONE

1. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT, AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT.
2. DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS.
3. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF THIRTY CALENDAR DAYS FOR THE INITIAL PLAN REVIEW TURN-AROUND.
4. DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
5. PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.

BASIS FOR STRUCTURAL DESIGN

DESIGN LOADS:
SEE STRUCTURAL PLANS

SEISMIC CRITERIA:

S_s	S_1	F_a	F_v	S_{ms}	S_{m1}	S_{ds}	S_{d1}
1.300	0.505	1.000	1.500	1.300	0.757	0.866	0.5056

FOUNDATIONS / SOILS CRITERIA:
GEOTECHNICAL INVESTIGATION REPORT, JOB NO.
BY GEOTECHNICAL EXPLORATION, INC., DATED __/__/__
OR
SITE SOIL - UNCLASSIFIED (PER CBC 1613.3.2 AND TABLE 1806.2)
ALLOWABLE SOIL BEARING PRESSURE - 1000 PSF
SOIL PROFILE TYPE D USED FORLATERAL DESIGN

SPECIAL INSPECTION & OFF-SITE FABRICATION

SPECIAL INSPECTION: NO ☒ YES ☒

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

1. SEE STRUCTURAL PLANS FOR "STATEMENT OF SPECIAL INSPECTION".

1. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.

OFF-SITE FABRICATION: NO X ☐ YES X ☐

OFF-SITE FABRICATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

1. SEE STRUCTURAL PLANS FOR "OFF-SITE FABRICATION".

1. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.
2. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.

SPECIAL INSPECTION DIRECTORY:
SELECTED BY OWNER

INSPECTOR QUALIFICATIONS:
COUNTY OF SAN DIEGO CERTIFIED
ICC APPROVED INSPECTORS.

INSPECTOR DUTIES:
DUTIES TO BE PERFORMED IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION NO X YES ☒ ☐

STRUCTURAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

1. REFER TO STRUCTURAL PLANS FOR "STRUCTURAL OBSERVATIONS".

1. STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, AS OUTLINED IN THE STRUCTURAL OBSERVATION PROGRAM.
2. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL.
3. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL, A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

GENERAL NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
2. SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION, IN WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPLACING SAID WORK, AND OF ANY DAMAGES OR DEFECTS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR.
3. WHERE THE WORDS "EQUAL", "EQUIVALENT", "SATISFACTORY", "DIRECTED", "DESIGNATED", "SELECTED", "AS REQUIRED", AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION, DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.
4. PROPOSITION D: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PORJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

CAL GREEN NOTES

1. CAL GREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS. IT ALSO APPLIES TO ALL RESIDENTIAL ALTERATIONS AND ADDITIONS WHERE THE ALTERATION OR ADDITION INCREASES THE BUILDING'S CONDITIONAL AREA, VOLUME OR SIZE. THE REQUIREMENTS APPLY ONLY TO WITHIN THE SPECIFIC AREA OF THE ALTERATION OR ADDITION.
2. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
3. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
4. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED.
5. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
6. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBSC SECTION 4.408.1 AND CITY ORDNANCE.
7. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
8. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
9. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
10. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
11. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
12. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
13. EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
    - A. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMACE PRODUCTS DATABASE.
    - B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
    - C. CERIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
    - D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
14. THE MOISTURE CONTENT OF THE BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEXT, LOCATION AND RESULTS ISSUED BY THE FRAMER, SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
15. PER 2019 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WITH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
    - A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    - B. UNLESS FUNCTIONING IS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSYTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
16. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
17. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
18. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD, ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.
19. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL.
20. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECIEVED TO THE BUILDING OWNER.. A COPY OF THE CERTIFICATION FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. THE MANUAL SHALL INCLUDE IN ADDITION TO OTHER ASPECTS THE FOLLOWING:
    - A. DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFECYCLE OF THE STRUCTURE.
    - B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWINGS:
    - C. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    - D. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
    - E. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
    - F. LANDSCAPE AND IRRIGATION SYSTEMS.
    - G. WATER RE-USE SYSTEMS.
    - H. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    - I. PUBLIC TRANSPORTATION AND/OR CARPOOL AVAILABLE IN THE AREA.
    - J. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.
    - K. INFORMATION ABOUT WATER-CONSERVATIONLANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
    - L. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.
    - M. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING GRADING AROUND THE BUILDING, ETC.
    - N. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
    - O. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
21. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
22. SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION, IN WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPLACING SAID WORK, AND OF ANY DAMAGES OR DEFECTS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR.
23. WHERE THE WORDS "EQUAL", "EQUIVALENT", "SATISFACTORY", "DIRECTED", "DESIGNATED", "SELECTED", "AS REQUIRED", AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION, DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.
24. PROPOSITION D: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PORJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA ELECTRICAL CODE.
2. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE.
3. ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS.
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BDRMS. OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
6. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1
8. ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY LANDING AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS.

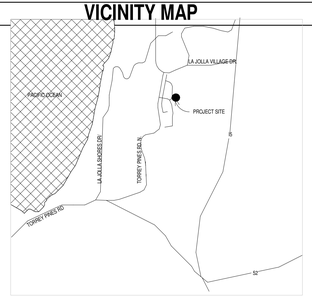
MECHANICAL NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
2. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0.
3. PERMANENT VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.
4. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
5. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.
6. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 116.
7. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-D AS APPLICABLE.
8. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 112, 122 AS APPLICABLE.
9. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 111, 115, 120-129 AS APPLICABLE.
10. 1SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
11. SWIMMING POOL AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 114.
12. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.
13. PERMANENT LADDER/ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CMC SEC. 307.
14. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
15. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
16. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0.
17. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3.
18. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
19. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 510.5.
20. MATERIALS EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH CMC SEC. 601.1.3.
21. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP. 3.
22. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
23. MECHANICAL VENTILATION, WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS AS APPLICABLE PER CRC SEC. 1203.3, SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.
24. ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. TANK TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION OF TANK-TYPE TOILETS.
25. URINALS, SHALL HAVE AN EFFECTIVE FLUSH VOLUME NO TO EXCEED 0.5 GALLONS PER FLUSH. SHOWER HEADS; SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWER HEADS WHEN SERVED BY A SINGLE VALVE, SHALL HAVE A COMBINED FLOW RATE NOT TO EXCEED 2.0 GALLONS PER MINUTE.
26. FAUCETS, RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MIN. FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
27. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE.
28. FAUCET IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI.
29. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
30. PER 2016 GREEN CODE SEC 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
31. STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
32. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYP. BD. OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
33. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
34. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC SEC. 4.303.1.
35. PER 2019 CGBSC SEC. 4.303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
36. ATTIC/UNDERFLOOR INSULATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
37. PROVIDE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIAL BENEATH THE WATER HEATER, WITH A MINIMUM 3/4" DIAMETER DRAIN LINE TO THE DRAIN FOR WATER HEATERS LOCATED IN THE ATTIC
38. ENERGY EFFICIENT APPLIANCES WILL BE USED

FIRE NOTES

1. SURFACE APPARATUS: ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 50,000 LBS.) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
2. TURNING RADIUS: THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF.
3. BRIDGES: WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
4. GRADE: (SHOW PLOT ON PLAN): THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20%. GRADES EXCEEDING 15% (INCLINE OR DECLINE_, SHALL NOT BE PERMITTED WITHOUT MITIGATION. MINIMAL MITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE (PCC), WITH A HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ENHANCE TRACTION. THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 7 DEGREES OR 12% OR AS APPROVED BY THE CHIEF.
5. SPARK ARRESTORS: ALL STRUCTURES HAVING ANY CHIMNEY FLUE OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH FLUE CHIMNEY OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.
6. VENT REQUIREMENTS: VENT SIZES AND VENT LOCATIONS PER C.R.C.. NO ATTIC VENTILATION OPENINGS OR VENTILATION LOUVERS SHALL BE PERMITTED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES OR IN OTHER OVERHANGING AREAS IN STRUCTURES WITHIN THE WILDLAND/URBAN INTERFACE AREA.
7. SMOKE DETECTORS: SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY/AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION . (PER C.R.C.)
8. GLAZING MATERIALS: GLASS OR OTHER TRANSPARENT, TRANSLUCENT, OR OPAQUE GLAZING WHICH FACE A FIRE HAZARD AREA SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS OR OTHER ASSEMBLIES APPROVED BY THE BUILDING OFFICIAL.
9. VINYL WINDOWS: GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, BE GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.
10. SKYLIGHTS: SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES SHALL BE RATED FOR A CLASS "A" ROOF ASSEMBLY.
11. FIRE APPARATUS ACCESS ROADS: FIRE ACCESS APPARATUS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS.
12. INDIVIDUAL DRIVEWAY DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPT FOR A SINGLE FAMILY RESIDENTIAL DRIVEWAYS; SERVING NO MORE THAN TWO SINGLE FAMILY DWELLINGS, SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.

VICINITY MAP



PROJECT TEAM

ARCHITECT:
ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVENUE
LA JOLLA, CA 92037
PHONE #: (858) 459-1171

STRUCTURAL ENGINEER:
NARAGHI ENGINEERING
16340 CHAPARRAL WAY
BLDG. 3
POWAY, CA 92064
(858) 435-4877

TITLE 24 ENGINEER:
SALEHI ENGINEERING

SHEET INDEX

CS001	TITLE SHEET
GN001	SPECIFICATIONS
GN002	SPECIFICATIONS
A 001	SITE PLAN
AD 101	AS-BUILT & DEMO 1ST FLOOR PLAN
A 101	PROPOSED 1ST FLOOR PLAN
A 102	PROPOSED 2ND FLOOR PLAN / LOWER ROOF PLAN
A 105	ROOF PLAN
A 201	EXTERIOR ELEVATIONS
A 202	EXTERIOR ELEVATIONS
A 301	BUILDING SECTIONS
A 601	SCHEDULES
A 701	ARCHITECTURAL DETAILS
A 702	ARCHITECTURAL DETAILS
T 001	TITLE 24 ENERGY ANALYSIS
T 002	TITLE 24 ENERGY ANALYSIS
ME 001	ELECTRICAL, LIGHTING, AND MECHANICAL NOTES AND LEGENDS
ME 101	1ST FLOOR LIGHTING, ELECTRICAL, MECHANICAL AND PLUMBING PLAN
ME 102	2ND FLOOR LIGHTING, ELECTRICAL, MECHANICAL AND PLUMBING PLAN
S 101	STRUCTURAL NOTES
S 102	STRUCTURAL NOTES
S 103	STRUCTURAL STANDARD DETAILS
S 104	STRUCTURAL STANDARD DETAILS
S 201	FOUNDATION PLAN
S 301	FLOOR FRAMING PLAN / LOWER ROOF FRAMING PLAN
S 401	ROOF FRAMING PLAN
S 501	STRUCTURAL DETAILS
S 502	STRUCTURAL DETAILS

ADDITIONAL INFORMATION

PLANNING AREA:
- X COMMUNITY PLAN AREA: LA JOLLA
- SPECIFIC PLAN AREA: NONE
- BUSINESS IMPROVEMENT DISTRICT: NONE
- PRIME INDUSTRIAL LAND
- PROPOSITION A LANDS: NONE
- SAN DIEGO PROMISE ZONE
- CENTRAL URBANIZED PLANNED DISTRICT

OVERLAY ZONES:
- AIRPORT APPROACH OVERLAY ZONE
- AIRPORT ENVIRONS OVERLAY ZONE
- AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE
- CLAIREMONT MESA HEIGHT LIMIT OVERLAY ZONE
- X COASTAL HEIGHT LIMIT OVERLAY ZONE
- COASTAL OVERLAY ZONE
- COASTAL OVERLAY ZONE FIRST PUBLIC ROADWAY
- COMMUMITY PLAN IMPLEMENTATION OVERLAY ZONE
- MISSION TRAILS DESIGN DISTRICT
- MOBILE HOME PARK OVERLAY ZONE
- X PARKING IMPACT OVERLAY ZONE (CAMPUS)
- RESIDENTIAL TANDEM PARKING OVERLAY ZONE
- SENSITIVE COASTAL OVERLAY ZONE
- TRANSIT AREA OVERLAY ZONE
- URBAN VILLAGE OVERLAY ZONE

TRANSPORTATION:
- X PARKING STANDARDS TRANSIT PRIORITY AREA
- X TRANSIT PRIORITY AREA
- X AFFORDABLE HOUSING PARKING DEMAND (HIGH)

AIRPORTS:
- ALUCP AIRPORT INFLUENCE AREA (AIA)
- ALUCP NOISE CONTOURS
- ALUCP SAFETY ZONE
- FAA PART 77 NOTICING AREA

HISTORIC AND CULTURAL RESOURCES
- LA JOLLA SHORES ARCHAEOLOGICAL STUDY AREA
- CULTURAL SENSITIVITY AREA: NONE
- PALEONTOLOGICAL SENSITIVITY AREA: HIGH
- DESIGNATED HISTORIC DISTRIC: NONE
- DESIGNATED HISTORIC RESOURCE: NONE

ENVIRONMENTALLY SENSITIVE LANDS:
- MULTIPLE HABITAT PLANNING AREA
- SENSITIVE VEGETATION
- VERNAL POOLS
- NON-COASTAL WETLANDS
- COASTAL WETLANDS
- COASTAL BLUFF
- COASTAL BEACH
- STEEP HILLSIDE
- SPECIAL FLOOD HAZARD AREA

FIRE:
- BRUSH MANAGEMENT: NONE
- VERY HIGH FIRE HAZARD SEVERITY ZONE

GEOLOGY AND SOILS:
- ALQUIST-PROLO EARTHQUAKE FAULT ZONE
- EARTHQUAKE FAULT BUFFERS
- HAZARD CATAGORY: 52
- ELEVATION CONTOUR 5 FEET (1999)
- MIN: __ MAX: __
- SLOPES 25% OR GREATER (1999)

HYDROLOGY
- WATERSHED: PENASQUITOS
- WATERSHED SUBAREA: SCRIPPS
- ENVIRONMENTALLY SENSITIVE AREA
- X AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE

DETAILED SCOPE OF WORK

RENOVATIONS OF AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE AND SITE CONSISTING OF:

1ST FLOOR:
1,200 SQ. FT INTERIOR REMODEL. NO NEW SQUARE FOOTAGE

2ND FLOOR:
PROPOSE (N) 419 SQ.F.T SECOND FLOOR WITH A 68 SQ. FT. BALCONY AND A 188 SQ. FT. UTILITY BALCONY

PROJECT INFORMATION

PROJECT NAME:	BOJECHKO/ASH RESIDENCE
OWNER NAME:	MR. CASEY BOJECHKO AND MRS. LAUREN ASH
OWNER ADDRESS:	8811 NOTTINGHAM PLACE LA JOLLA, CA 92037
PROJECT ADDRESS:	8811 NOTTINGHAM PLACE LA JOLLA, CA 92037
ZONE:	LJSPD-SF
ASSESSORS PARCEL NUMBER:	344-182-07-00
MAP NUMBER:	4045
LOT NUMBER:	143
LEGAL DESCRIPTION:	MAP 4045, LOT NO 143, LA JOLLA HIGHLANDS UNIT # 5
LOT SIZE:	8,035 SQ FT
ALLOWABLE F.A.R.:	56% = 4,500 SQ FT
ACTUAL F.A.R.:	36% = 2,886 SQ FT
VARIANCE ON PROPERTY:	NO ☒ YES ☐
EASEMENT ON PROPERTY:	NO ☒ YES ☐
HISTORIC:	NO ☒ YES ☐
YEAR BUILT:	1962
SETBACKS:	REQUIRED (CITY)
FRONT:	15'-0"
SIDE YARD:	4'-0"
REAR:	N/A

PLANNING DEPARTMENT INFORMATION

PARKING

PARKING REQUIRED: 2
PARKING PROVIDED: 2

BUILDING HEIGHT

ZONE HEIGHT LIMITS: 30'-0"
PROP "D" HEIGHT LIMIT AREA NO YES ☒ ☐
ACTUAL BUILDING HEIGHT 25'-0"
NUMBER OF STORIES 2

BUILDING AREA	EXISTING	REMOVED	NEW	INCL. IN F.A.R.
1ST FLOOR AREA:	1,963	0	0	1,963
GARAGE AREA:	504	0	0	504
2ND FLOOR AREA:	0	0	419	419
TOTAL GROSS SQUARE FOOTAGE:	2,467	0	419	2,886

ALLOWABLE F.A.R. CALCULATION PER SECTION 131.0446 (2)(A)(B)

MAX ALLOWABLE F.A.R. (56%) X LOT SIZE (8,034 SQ FT) = 4,500 SQ FT MAX BUILDING SQ FTG
ACTUAL BUILDING F.A.R.: ACTUAL BUILDING S.F. (2,886 SQ FT) / LOT SIZE (8,034 SQ FT) = 36% F.A.R.

BUILDING DEPARTMENT INFORMATION

MODEL CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES, AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO, AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND LAWS.
2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC),
2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA MECHANICAL CODE (CMC),
2022 CALIFORNIA ELECTRIC CODE (CEC), 2022 CALIFORNIA FIRE CODE (CFC),
2022 CALIFORNIA ENERGY EFFICIENCY STANDRDAS CODE (CEES),
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

OCCUPANCY TYPE:	R3, U
NUMBER OF STORIES:	2
CONSTRUCTION TYPE:TYPE	VB-N
SPRINKLERS:	NO ☒ YES ☐
EXISTING PERMITS:	NO ☒ YES ☐

A R C H I T E C T M A R K D. L Y O N, I N C.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

MARK D. LYON
No. 16930

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 07.05.2024
SHEET TITLE: TITLE SHEET

DIVISION 1 - GENERAL REQUIREMENTS

01 00 00 Project General Requirements

This project shall comply with all applicable local, state, and national codes, ordinances, and laws, and all model codes; the 2022 California Building Code (CBC), 2022 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), and 2022 California Building Energy Efficiency Standards (CBEES), as amended and adopted by the City of San Diego.

The Contractor and sub-contractors work shall be in accordance with all applicable federal, state, and local building codes and agency standards.

The Architect shall not be held responsible for the means, methods and techniques of construction work, safety in, on, or about the project site, or the Contractors failure to conform to the Construction Documents, codes, regulations, and laws, or for the performance of the Contractor in a timely and satisfactory manner.

Product manufacturer's written recommendations, drawings and specifications are to be followed under all conditions. Any conflict with drawings and specifications above shall be determined by the Architect with no change in contract price.

All construction materials shall be new. (unless otherwise noted)

Coordinate inspection and testing with Soils, Structural, Mechanical and Electrical Engineers and with their reports, drawings and specifications.

Refer to structural, mechanical, plumbing and electrical drawings for other General Notes and Requirements and coordinate with architectural drawings.

These Drawings and Specifications imply a COMPLETE building ready and capable of being occupied and used in a normal manner. All light fixtures shall have bulbs. All exterior doors shall have locks. Street numbers and a mailbox shall be installed. All equipment shall function properly. All surfaces shall be finished. All debris shall be removed. All materials and equipment installed shall be new. All work shall be performed to highest standards of quality and craftsmanship.

In case of any difference between Drawings and/or Specifications, discrepancy shall be called to the attention of the Architect and the Architect shall choose which governs. Figured dimensions on drawings shall be determinative over measurements by scale.

All requirements, standards, grades, species and strengths of materials and finishes listed in these specifications are minimums. Should drawings or reports conflict with specifications, the most resistive and superior quality shall apply.

The Contractor shall be responsible for the accurate placement of the building on the site. Any existing structures, which are not located as shown on the plans, shall be brought to the Architect's attention immediately.

This structure is designed as a stable unit after all components are in place. The Contractor shall be responsible to provide temporary bracing as required to insure the vertical and lateral stability of the entire structure or a portion thereof during construction.

Provide draft stop in the attic space.

Attic space shall not exceed 3,000 sq. ft.

Maintain 1-hr fire resistive wall and ceiling construction between the garage and residence for occupancy separation. Per CBC.

See Architectural Drawings for Energy Requirements.

Pay legally required sales, consumer and use taxes.

Secure and pay for licenses and inspections, as necessary for proper execution and completion of work, which are customarily secured after start of construction and which are applicable at time contract is awarded.

The Owner shall pay for all permits and fees required for construction and all tests and inspections as required by Drawings and Specifications.

Give notices required by governmental authorities and by the Owner or his/her representative.

The Contractor shall:

Be held responsible for compliance with the California Safety Orders. Contractor shall coordinate all mechanical and electrical equipment as to weights and exact locations with structural supports. In the event that the purchased equipment deviates in weight and location from those indicated on the plans, the Structural Engineer must be notified, and approval obtained prior to installation.

Guarantee all work performed by him directly for the period of one year. Work shall include all materials, fixtures, equipment and labor. Such guarantee shall begin on date of filing of Notice of Final Completion.

Install and maintain a phone and fax at the job site for the duration of construction.

Grade the site and slope all grading and concrete work to provide positive drainage away from the building and to area storm drains.

Protect the adjacent properties, including, but not limited to pollution, trash, or damages due to demolition, excavation, construction and/or flooding originating on site.

Shall be responsible for the appropriate "hook-up" to all utilities required to support the work.

Flash and caulk as necessary to achieve a waterproof, watertight building.

The Contractor shall coordinate work with all trades and utilities. Shoring shall be provided where demolition of support structures occurs.

Notify the Architect about any condition requiring a modification or change, before proceeding with the work.

Provide and pay for labor, materials and equipment, tools, construction equipment and machinery, electrical power, water, heat, telephones and other utilities required for construction, and other facilities and services necessary for proper execution and completion of the work.

Verify all dimensions, levels and site conditions prior to the start of construction and report any discrepancies immediately to the Owners representative. Only noted dimensions are to be used for construction purposes. Obtain clarification of dimensions from the Architect when necessary. Do not scale drawings. Errors caused by scaled dimensions shall be corrected by the Contractor at the Contractor's expense.

Notify the Owner's Representative promptly, should any questions arise pertaining to the Construction Documents, or if conditions are found that may prevent the proper execution of any portion of the work. The Contractor shall correct all errors, discrepancies, or omissions which result from his/her failure to notify the Owner's Representative before starting fabrication or instillation of any item of work.

Maintain on the job site, in good order, one copy of all Construction Documents and modifications thereto, field test records and inspection reports, correspondence pertaining to the work on site permits and permit sets of plans for the use of building officials.

Maintain a separate set of drawings on site to be marked up by the Contractor with "as-built" information for record.

Deliver to the Owner, upon project close-out, the permit and record (as-built) sets of Construction Documents together with operation and maintenance data, warranties, certificates of compliance required by regulatory authorities, bonds and such other project records as may be requested by the Owner.

Provide minimum five (5) copies of shop drawings and color samples for all fabricated items including all structure, carpentry, finishes, specialties, equipment, furnishings, elevators, mechanical, electrical and plumbing. Submit and pick up from Architect for his approval.

Contractor shall be responsible for complete cleanup including removal of stains, putty marks, paint marks and complete scrub, wax and polishing of surfaces to the satisfaction of the Owner and Architect.

01 10 00 Summary Of Work

These drawings have been prepared from the latest information available on existing conditions. Minor variations may occur in the actual construction.

The Contractor and sub-contractor shall verify all existing conditions and dimensions on the drawings. Notify the Architect of any discrepancies prior to starting or ordering materials.

The detailed scope of work for this project is described on sheet T1.1, as a part of these Construction Documents.

The Structural Calculations prepared by the Structural Engineer, shall be a part of these documents with all recommendations incorporated in the Construction Documents.

The Energy Calculations prepared by the Mechanical Engineer shall be a part of these documents and all recommendations and mandatory compliance requirements included as such.

These contract documents do not contemplate handling or treatment of asbestos and/or any hazardous waste materials. Should any hazardous materials be discovered, the Contractor shall notify the Owner at once by telephone and in writing.

01 23 00 Alternates:

Alternates to an item specified herein, must be approved in writing by the Architect or Owner prior to installation.

If the Contractor and/or Subcontractors wish to substitute materials or products other than those specified, he shall obtain the Architect's written approval no later than five (5) working days prior to the bid opening date.

The decision of the Architect as to the equality and utility of substitutions offered shall be final.

01 33 00 Submittals:

Submittals of product data, samples, manufacturer's installation instructions and warranties shall be made by the Contractor to the Architect when required by a Section below or as required by the Owner.

01 42 13 Abbreviations and Symbols:

Abbreviations and symbols used in the Construction Documents are defined on the sheet where they occur. Any abbreviation or symbol used in the Construction Documents and not defined as stated above shall be verified with the Architect.

DIVISION 2 - EXISTING CONDITIONS

Prior to the start of any demolition or construction, the Contractor shall inspect and prepare an inventory of all items noted to be relocated or salvaged and verify that these items are in good working condition and able to be relocated. The Contractor shall present this inventory to the Owner and the Architect for their approval. The Contractor shall be held responsible for replacing any relocatable item damaged during the demolition process. Salvaged items shall be the Owner's choosing and shall be the Owner's property.

Coordinate all demolition work with architectural, structural, electrical, mechanical, plumbing and landscaping drawings.

DIVISION 3 - CONCRETE

03 30 00 Cast-in-Place Concrete:

This section applies to slabs on grade and footings or grade beams not exceeding 3 feet in height.

Hold down anchors to be tied in place prior to calling for foundation inspection.

Formwork: The Contractor is responsible for formwork design and construction. Construct forms firmly, of sound lumber and plywood, to lines and levels indicated. Brace and fasten to withstand superimposed loads. Remove all form boards as soon as concrete has acquired sufficient strength but not later than occupancy of the building.

Reinforcement: Provide all reinforcement as required by the soils report and as indicated on the drawings. Footings, grade beams, stem walls and other reinforced concrete shall have minimum depth, width, anchors and reinforcement as required by the soils report and as indicated on the drawings.

Control Joints: Provide as indicated on the drawings and as directed by the Structural Engineer.

Finish: Steel trowel finish under resilient flooring, wood float elsewhere. Feather to adjacent surfaces a minimum of 6".

Curing: Shall be as required to maintain moisture content of slabs on grade. Inert curing compounds may be used as permitted by Owner's representative, provided that the compound used is compatible with the floor finishes to be installed over the slab.

03 50 00 Cast Decks and Underlayment:

Supply and install Gypsum concrete floor underlayment as shown on the drawings.

Installation shall be by a factory-approved applicator in accordance with the manufacturer's written instructions and the requirements of the referenced evaluation.

Supply and install lightweight insulating concrete as shown on the drawings.

CONCRETE DESIGNS INC. - SPECIFICATIONS

SECTION 03450 - ARCHITECTURAL PRECAST CONCRETE - PLANT CAST

PART 1 - GENERAL

SUMMARY

This Section refers to architectural precast concrete units.
Architectural precast concrete includes the following:
Precast concrete units as defined in the architectural plans. Potentially includes wall caps, columns, balustrade, quoins, pavers, finials, moldings or any other decorative element designed to be cast out of concrete.
These are non-structural, self supporting units.

SUBMITTALS

Product data and instructions for manufactured materials and products.
Shop drawings prepared by CDI showing complete information concerning the precast concrete units. Indicate member dimensions and side view. Unless otherwise noted, anchors will be embedded in a standard configuration.
Samples - Submit samples of color options and texture options for selection process.

QUALITY ASSURANCE

Fabricator Qualifications: CDI has over 50 years of successful experience in fabrication of architectural precast concrete units. Fabricator has sufficient production capacity to produce, transport and deliver required units without causing delay in the project.

Design modifications will be made only as necessary to meet field conditions and to ensure proper fitting of the work and only as acceptable to the Architect or Project Manager. Maintain general design concept shown without increasing or decreasing sizes of members or altering profiles and alignment shown without architects approval. Modifications may need to be considered in view of budget constraints.

DELIVERY, STORAGE AND HANDLING

Deliver precast concrete units to project site in such quantities and at such times to assure continuity of installation. Schedules and priorities will be based on the information provided by the customer. Products to be packaged to protect the finish during transport. Precast may be a long lead time item and should be ordered accordingly.

PART 2 - PRODUCTS

REINFORCING MATERIALS

Rebar used in some product designs to insure safe handling.
Corrugated Wall Ties - Included in moldings as the mechanical fastener. 22 gauge mill galvanized steel - 7/8" x 7".
Threaded Inserts - Plastic inserts are included in very large castings such as large moldings, columns and stackable column components. These are for mechanical ties and not for lifting purposes.
Adhesives - Latex - modified mortar or equivalent used on a stable substrate in conjunction with the mechanical fastener should be used. White cement can be used to adjust the greenish color created by using the latex mortar.
Premium grade construction adhesives which come in tubes should be used for bonding columns and on flat surfaces where latex mortar cannot be used.

CONCRETE MATERIALS

Portland Cement: Type 1 Portland Cement Gray or Lehigh White
Use only one brand, type and source of supply of cement throughout the project, unless otherwise acceptable to Architect.
Coarse/Fine Aggregate - Sand and Gravel: Hard, durable, selected and graded; free of material that causes staining or reacting with cement.
Pigments: Nonfading, resistant to lime and other alkalies.
Water: Drinkable, free from foreign materials in amounts harmful to concrete and embedded steel.
Air-Entraining Admixture: Utilize standard mix designs incorporating admixtures which facilitate the workability, curing and strength of the mix.
Compressive Strength: 3500-5000 psi minimum at 28 days.

FABRICATION

General: Fabricate precast concrete units complying with manufacturing and testing procedures, quality control recommendations, and following dimensional tolerances, unless otherwise indicated.
Molds: Accurately construct molds mortar-tight and of sufficient strength to withstand pressures due to concrete placing operations and temperature changes. Maintain mold work to provide completed precast concrete units of shapes, lines and dimensions indicated, within specified fabrication tolerances.
Dimensional Tolerances of Finished Units: Ornamental architectural precast concrete, being tapered by design, is measured for length, width and thickness at the surface from which the mold is loaded maintaining plus or minus 1/16 of an inch tolerance. Overall height and width measured at face adjacent to mold at time of casting:
Surface Finish: Fabricate precast units and provide exposed surface finished as follows:
Traditional – smooth, relatively void free texture
Modern - Less voids than traditional but not typically void free.
Champagne – Lightly etched texture
Sonoran – Heavily etched texture exposing more aggregate.
Antique - High irregular, rusticated finish.
Color: Select from CDI color chart to minimize variations in color.

PART 3 - RECOMMENDED EXECUTION OF THE INSTALLATION

The successful installation requires experienced, knowledgeable installers in order to achieve a quality installation. Local building codes should be followed. Considerations for installation include:
Install precast concrete members plumb, level and in alignment. Provide temporary supports and bracing as required to maintain position, stability and alignment as members are being permanently connected.
Maintain horizontal and vertical joint alignment and uniform joint width as erection progresses.
Anchor units in final position by bolting, welding, grouting, or as otherwise indicated. Remove temporary shims, wedges and spacers as soon as possible after anchoring and grouting are completed.
Cleaning: Clean exposed facings to remove dirt and stains on units after erection and completion of joint treatments. Protect other work from damage due to cleaning operations. Do not use cleaning materials or processes that could change the character of exposed concrete finishes.

Part 4 – SETTING THE PIECES

Precast must be installed on a sound substrate with adequate adhesive applied to the bonding surface of each casting. Many substrates are suitable for application of CDI products provided they are clean and strong enough to support the weight of the castings. Fasteners, such as corrugated wall ties or threaded inserts, are included with most CDI products and should be used in conjunction with adhesives.
In addition to the fasteners, an adhesive should be used to bind the castings to substrate and to each other. Latex-modified mortar produces a strong, permanent bond, and the setting bed formed by the mortar allows for the adjustments needed for satisfying alignment. A recommended latex mortar adhesive is Custom Crete (Custom Building Product, 1-800-272-8786).
Premium-grade construction adhesives, packaged in tubes and applied with caulking guns, are recommended for bonding column halves and flat surfaces. Sikaflex-1a (Sika Corporation 1-800-933-7452) is widely available.

INSTALLING FULL-ROUND COLUMNS

Columns are manufactured and shipped in halves; they are usually installed around structural supports. Threaded inserts are cast into the columns and are used to mechanically attach the columns to the supports. The inserts should never be used to lift the columns. In Addition to the inserts, Adhesive (such as Sikaflex-1a) should be used to bond the two column haves. Nylon strap slings should be used to move the columns into place and to fold them together while the adhesive cures. Care should be taken to avoid marring the surface of the columns.
Solid grouting of the column cavities generally is not recommended as it can complicate the installation, particularly if wood supports are used. The moisture in the grout tends to cause the wood to swell and crack.
When selecting columns for applications which require structural supports, carefully view the cavity dimension to determine if the supports will fit.
The method chosen to install columns should conform to the local building codes and safe, reliable construction practices.

Part 5 - CLEAN UP AND SEALING

Precast concrete should be cleaned with masonry cleaners available from masonry specialty suppliers. At no time should acid be used.
The precast concrete should be treated as other concrete, depending on your local weather conditions. Sealer information is available from masonry product manufacturers. We suggest testing sealants an samples.

DIVISION 4 - MASONRY:

04 20 00 Unit Masonry:

Unit Masonry Concrete unit masonry shall be as shown on the drawings prepared by the Structural Engineer.

Grouting: Provide non-shrink grouting for work of this section as shown and required. Conform to manufacturer's directions.

04 40 00 Stone Assemblies:

Supply and install stone veneer as shown on the drawings. Erect field samples as instructed by Owner.

Installation of veneer as wall covering, shall comply with the applicable provisions set forth of section R703.

DIVISION 5 - METALS

05 12 00 Structural Steel Framing
Supply and install structural steel as shown and specified on drawings. Conform to additional requirements of the structural drawings and to applicable positions of American Institute of Steel Construction (AISC), Chicago, IL, codes and manuals of American Welding Society (AWS), California Administrative Code (CAC), and all governing codes. Submit shop drawings fully detailing work of this section, including accessories, welding, connections, including minor connections not shown but necessary for complete installation.

Product shall be as follows:
Steel shapes: ASTM A36
Steel tubing: ASTM A36, A500 or A501
Steel pipe: ASTM A120 Schedule 40 for general use, ASTM A53 Grade B for structural use.
Aluminum: ASTM B209, B221, and B429, Alloy 6063-T5.
Stainless Steel: ASTM A176, Type 302 or 304, with No. 4 satin finish unless otherwise shown.
Bolts & Nuts: ASTM A307
Primer: Lead-free red metal primer, zinc chromate or alkyd type.
Welding: Conform to ASW D1.1, as modified by referenced AISC Standards, and as noted on Drawings.
Weld joints by shielded electric-arc methods indicated or to contact with smooth surfaces, free of holes, slag. Grind exposed welds subject or other defects, flush with adjoining for concealed welds.

Shop Priming: Clean surfaces according to AISC Specifications. Apply shop coat of metal primer to minimum 1.0 mil dry film thickness. Work primer into joints. Do not prime galvanized items or items imbedded in concrete or masonry. Shop prime all ferrous items not to be galvanized unless otherwise indicated or specified.

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

Galvanizing Repair: Wire brush welds and damaged coating to clean bright metal. Apply one coat of galvanizing repair paint where surfaces are concealed or are to be finish painted. Use the specified hot-applied galvanizing repair compound where surfaces remain exposed and unpainted.

Shop Prime Coat Repair: Clean field welds, field bolts, and all damaged shop primer and spot coat of the same primer used for the shop coat. Apply a spot coat of the same primer used for the shop coat.

Fasteners: Provide fasteners and connectors of approved types as required for the installations, whether or not indicated. Provide galvanized fasteners for galvanized items items and for exterior use. Installation shall conform to drawings, approved submittals and requirements herein. Obtain necessary templates and information to provide all holes and drilling indicated or required for fasteners. Protect aluminum from contact with dissimilar metals and with concrete or cement plaster by painting the contact surfaces of each with two heavy coats of bituminous paint, or suitable isolation gaskets, as applicable for each condition.

05 50 00 Metal Fabrications

Supply and install miscellaneous metal fabrications as shown and detailed on the drawings.

DIVISION 6 - WOOD, PLASTIC & COMPOSITES

06 10 00 Rough Carpentry:

Supply and install rough framing as shown on the structural drawings.

Coordinate all work with the work of other trades. Provide chases, cuts, bracing, and blocking, required by other trades.

Wood Frame Construction: (minimums, unless noted otherwise).

Bottom plates shall be pressure treated.

All bottom plates shall be anchored to the foundation with 5/8" diameter anchor bolts having 7" minimum embedment (or other approved anchors) at a minimum of 12" from plate ends.

See Framing Specifications or Detail Sheets for the following information: Nailing Schedule Ripper Attachment (where applicable)

Provide fire blocking at floor, ceiling, coves and mid-height of walls over 10'-0" in height.
Fire Blocking Notes:
At concealed spaces of stud walls, and partitions, including furred spaces at the ceiling and floor levels, and at MAX. 10 ft. intervals both vertical and horizontal. At the connections between canceled vertical and horizontal spaces such as soffits, dropped ceilings, and cove ceilings and tops of framed columns. In concealed spaces between stair stringers, at the top and bottom of the run and between studs along and in line with the run of stairs, if the walls under the stairs are unfinished. In openings around vents, pipes, ducts, chimneys, fireplaces, and similar openings, which afford a passage for fire at ceiling and at ceiling and floor levels, use non-combustible materials. At openings between attic spaces and chimney chases for factory-built chimney. Walls having parallel or staggered studs for sound control shall have fire blocks of mineral fiber or glass fiber or other material. The integrity of all fire blocking, and draft stops, shall be maintained.

Floor sheathing shall be screwed and glued to floor joists. Existing and new floors where applicable.

All wood within 6" of earth or 1" of concrete shall be redwood or pressure treated.

Product shall be as follows:

Sawn Lumber: Shall be Douglas fir, S4S, and shall bear a grade mark. Use grades as specified for stressed applications and "economy" grade for blocking, bridging and other non-stressed conditions. Use preservative treated lumber in contact with concrete or masonry.

Sheathing: Shall be plywood or oriented strand board rated by the American Plywood Association (APA), in grades and thickness' as indicated on the structural drawings. Plywood shall conform to product standard U.S. PS 1, current edition. Sheathing which is to be covered with elastomeric deck topping must be plywood.

Hardboard: Shall be Masonite as manufactured by Masonite Corp. Installation shall conform to the written specifications of the manufacturer and to the recommendations of American Hardboard Association.

Nails: Common wire nails, sizes as indicated. Ring-shank nails for plywood on floors.

Bolts and Nuts: ASTM A307 galvanized for exterior exposed use. Provide matching washers.

Framing Connectors: Shall be as manufactured by Simpson Strong Tie Company Inc. Alternates may be used only with prior approval of the Architect.

Contractor shall coordinate soffit framing with the plan to allow adequate space for installation of light fixtures and mechanical equipment.

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

06 17 00 Shop-Fabricated Structural Wood

Supply and install manufactured joists, beams, and headers as shown on the framing drawings.

Product shall be manufactured by the bear and trademark of, with quality control inspections. No substitution of product is allowable unless permitted in writing by the Structural Engineer.

Installation shall be in accordance with the Residential Products Reference Guide published by Trus Joist MacMillan. Spans are not to exceed Trus Joist recommended spans based on L/480 live load deflection.

06 17 53 Wood Trusses

Supply and install wood roof trusses as shown on the structural drawings. Deliver, store and handle trusses in conformance with the manufacturer's written instructions.

Submit shop drawings and engineering calculations to the Architect and Structural Engineer for review and approval prior to fabrication. The calculations shall be stamped and signed by an engineer registered in the state in which the project is being built. The truss manufacturer shall provide shop drawings and calculations, as reviewed and approved by the Structural Engineer, to the building Official prior to fabrication of the trusses or, if required by the Building Official, prior to the issuance of a building permit.

Installation shall be as shown on the truss manufacturer's shop drawings and in conformance with the manufacturers written installation instructions.

06 18 00 Structural Glued-Laminated Timber

Supply and install glued-laminated timber as shown on the structural drawings. Provide a certificate of conformance for each timber if required by the Building Official. Deliver, store and handle glued-laminated timbers in conformance with the manufacturers written instructions. Installation shall be as shown on the structural drawings.

Product shall conform to ANSI Standards. Each timber shall be identified with an inspection mark from either the American Plywood Association - Engineered Wood Systems (APA-EWS), or from the American Institute of Timber Construction (AITC).

06 20 00 Finish Carpentry

Supply and install all interior wood trim, door frames, casings, shelves, poles and plastic work as shown on the drawings and as directed by the Owner. Field measure for fabricated items prior to fabrication.

Product and finish shall be as selected by the Owner.

Provide solid blocking of all cabinets, countertops, mirrors, shelving, light fixtures, and all miscellaneous wall and ceiling mounted or recessed items.

All interior exposed ceiling joists, beams or trim shall be finish grade. Finish treatment shall be confirmed with the Owner or Architect. Distressed treatments shall be confirmed with the Architect.

Installation shall be true to line and level, fastened securely and scribed to prior finish work for a tight fit. Provide one shelf (1X12), mounted at six feet above the floor and one rod (1-1/2" diameter), mounted at five feet - six inches above the floor and 10-1/2" from the face of the rear wall at each clothes closet, whether or not such shelving and rod are shown on the drawings. Verify the requirement for closet layout with the Owner. Confirm with the Architect the Owners desire for pole and shelf, or Owners Consultants closet design.

06 43 00 Stair Work And Handrails

Stair builder shall provide shop drawings to be approved by Architect. Supply, install stair parts and handrails as shown and detailed on the shop drawings. Product and finish shall be as selected by the Owner. Installation shall be true to line and level, fastened securely and scribed to prior finish work for a tight fit.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07 10 00 Dampproofing &Waterproofing

Below Grade Vertical Waterproofing:

TREMCO TREMDrain total-drain & drainage material, a two part, prefabricated drain consisting of a formed core covered on one side with a non-woven needle-punched polypropylene filter fabric. This system provides both water collection plus a high profile section for water flow around the perimeter of the structure. TREMDrain Total-Drain consists of a 12" high profile drainage section with a 12" transition section to couple with TREMDrain, TREMDrain 1000, and TREMDrain 2000.

Provide adhesive compounds and tapes recommended by waterproofing sheet manufacturer for flashing. Provide protection course Amocor board or equal or as recommended by waterproofing sheet manufacturer.

Installer must examine substrate and notify contractor of unsatisfactory conditions. Do not proceed until these conditions have been corrected in a manner acceptable to installer.

In placing testing: Before completed membranes on horizontal surfaces are covered by protection course or other work, test for leaks with 2" depth of water. Depth of water maintained for 24 hours. Repairing leaks revealed by examination of substructure and repeat test until no leakage is observed. Institute all required procedures for protection of completed membrane during installations of work over membrane.

Supply and install weather-resistive barrier to all weather-exposed surfaces to fully protect the structure from water intrusion as required by CBC. The weather - resistive barrier shall consist of building paper, penetration flashing at all wall openings and waterproof membrane as shown on the drawings and details and as specified below.

Product shall be as follows:

Building paper: Shall be breather type asphalt saturated Grade D sheathing paper meeting or exceeding federal specifications.

Penetration flashing: Shall be 12" wide heavy-duty reinforced kraft between black polyethylene layers conforming to federal specifications.

Waterproof membrane: On landscape walls, Vulkem 201 and Vulkem 222 are high solids VOC compliant modified polyurethane waterproofing membranes. Vulkem 201 is a one-component moisture curing elastomer. Vulkem 222 is a two component chemically curing elastomer. Vulkem 201 and Vulkem 222 are formulated from the same high-quality polymer, are available in four viscosities (L, H, R, and T) suitable for applications to horizontal and vertical surfaces, and conform to the requirements of ASTM C 836-89a.

Shall be a minimum 40 mil. Thick rubberized asphalt sheet membrane.

Deck membrane: Vulkem 201 and Vulkem 222 are high solids VOC compliant modified polyurethane waterproofing membranes. Vulkem 201 is a one-component moisture curing elastomer. Vulkem 222 is a two component chemically curing elastomer. Vulkem 201 and Vulkem 222 are formulated from the same high-quality polymer, are available in four viscosities (L, H, R, and T) suitable for applications to horizontal and vertical surfaces, and conform to the requirements of ASTM C 836-89a.

Installation shall be as follows:

Building paper: Shall be installed in weatherboard fashion lapped not less than 2 inches at horizontal joints and not less than 2 stud bays at vertical joints. Attach paper to building only at solid backing (studs or sheathing). Repair all cuts and tears to maintain water protection of the structure. Building paper installed over wood base sheathing below exterior lath and plaster shall be two layers of Grade D paper.

Penetration flashing: Shall be installed as detailed.

Waterproof membrane: Shall be installed in accordance with manufacturer's installation instructions using primer from same manufacturer, as required.

Roofing underlayment: Shall be installed as detailed.

Flat roofs with a slope less than 2:12 shall be considered as a waterproof decks. Install waterproofing membrane in accordance with the manufacturer's installation instructions.

Low slope shingle roofs with a slope greater than 2:12 and less than 4:12. Install minimum (2) layers of ASTM D 4869 (TYPE 1) 15# asphalt-saturated organic felt.

Low slope tile roofs with a slope greater than 2:12 and less than 4:12. Install minimum (2) layers of ASTM D 4869 (TYPE II) 30# asphalt-saturated organic felt.

Standard slope shingle roofs with a slope greater than 4:12. Install minimum ASTM D 4869 (TYPE 1) 15# asphalt-saturated organic felt.

Standard slope tile roofs with a slope greater than 4:12. Install minimum ASTM D 4869 (TYPE II) 30# asphalt-saturated organic felt.

07 21 00 Thermal Building Insulation

Contractor shall install insulation per sheet T-24 or as follows:

New 2x4 walls: R-13 - Batt
New 2x6 and 2x8 walls: R-21 - Batt
Interior walls: R-13 - Batt
All plumbing walls: R-19 - Batt
New 2x10 or deeper walls: R-30 - Batt
Existing 2x walls: Blown Wool
New and existing ceilings: R-30 - Batt
New and existing raised wood floors: R-19 - Batt
New and existing hot water pipes: R-4 Neoprene
Water Heaters and Hot Water Storage Tanks: R-12
HVAC Ducts in unconditioned spaces: R-4.2

Supply and install thermal building insulation in the opaque portions of all roof/ceiling assemblies, framed walls and all floors that separate conditioned and unconditioned spaces. Insulation shall also be installed in the walls, ceiling, and floors of new and existing portions of bedrooms, bathrooms, and laundry or utility rooms.

For R-30 rigid insulation use Pyrox 4.0" =30.2 R ICBO #3240

Batt type insulation shall comply with the California Quality Standards for Insulating Materials. The installer shall post a signed certificate indicating compliance with the Energy Efficiency Standards adopted by the California Energy Commission.

Installation shall be in accordance with the manufacturer's written installation instructions.

07 31 00 Shingle Roofing

Supply and install Class A rated shingles as indicated on the drawings. Install per manufacturer's recommendations Provide minimum 30 year warranty.

07 31 00 Tile Roofing

Supply and install Class A rated roof tiles as indicated on the drawings. Install per manufacturer's recommendations Provide minimum 40 year warranty.

07 60 00 Flashing & Sheet Metal

Supply and install copper flashing, gutters, downspouts, scuppers as indicated on the drawings or as directed by the Owner, including miscellaneous items required for a completely water tight job.

Contractor shall avoid installing copper flashing in contact with metal or aluminum. Where contact is anticipated, the Contractor shall notify the Architect and install a layer of jillyseal or 15# felt between. No surface contact shall be accepted.

Roofing shall be installed in accordance with manufacturer's specific installation procedures. Provide all required sheet metal flashing and caulking. Contractor shall provide 40-year minimum warranty.

All exposed metal flashing shall be painted to match adjacent surfaces.

07 71 00 Roof Specialties

Supply and install roof vents as indicated on the drawings.

Product shall be manufactured by Harlen Metal products, Inc. or approved equal. Roof vents of alternate manufacturers must provide a minimum of .94 square feet of free vent area each, unless additional vents are installed to provide equivalent total vent area.

Installation shall conform to the written instructions of the manufacturer and shall be coordinated with the work of the roofing installer. Provide curbs, flashings, fasteners, and accessories necessary for a fully watertight installation.

Lace all tile in valleys.

Mortar set all ridge & hip tiles.

Use copper flashing throughout.

Use torch down roofing at all horizontal surfaces.

Cricket all flat roof to vertical wall joints with copper flashing over solid wood cart.

Install copper dome attic vents as required not visible from street or entry.

Group all attic pipes and vents to not be visible from street or entry.

07 92 00 Joint Protection

Supply and install sealants with backer rods, to provide a watertight installation. Conform to the recommendations of the manufacturer. Colors shall match adjacent surfaces unless otherwise directed by the Architect.

Product shall be as follows:

Sealant materials: One-part self-leveling polyurethane for joints in horizontal surfaces; One-part silicone for joints in vertical surfaces.

Backers: Inert fibrous glass, polyethylene or polyurethane as acceptable to sealant manufacturer.

Installation shall be in accordance with the manufacturer's written installation instructions. Mask surfaces not to be sealed. Apply sealant manufacturer's recommended primer.

Maximum 3/8" sealant depth unless otherwise shown. Minimum joint width is 1/8" for metal to metal joints and 1/2" maximum width elsewhere. Apply sealant under sufficient pressure to fill voids. Finish exposed joints smooth and flush with adjoining surface unless recessed joints are shown. Remove temporary masking as soon as joint is completed.

Clean material from surfaces not to receive sealant and restore the finish as required. If surfaces adjoining joints are stained and cleaning is not acceptable to the Owner, remove the affected work and provide new finish materials as directed and approved, at not extra cost to the Owner.

Seal penetrations through fire-rated assemblies using 3-M Fire-Barrier manufactures by 3-M Company Inc., installed to the specifications and recommendations of the manufacturer.

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

REGISTERED ARCHITECT MARK D. LYON No. 15636 RENEW: 21-09 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 07.05.2024
SHEET TITLE: SPECIFICATIONS

GN001

DIVISION 8 - OPENINGS

Where windows and or doors are to be replaced or relocated, the Contractor shall coordinate with the Owner for removal and storage. The existing openings shall be field verified and modified as needed to accommodate the new door or window. If the walls or header must be enlarged, the Architect shall be notified prior to work starting.

Provide emergency exit doors or windows from sleeping rooms. Net clear window opening area shall be not less than 5.7-sq. ft. (B21-sq. in.) minimum. Net opening height dimension, 24" clear minimum. Minimum net opening width dimension, 20" clear. Finished sill height maximum, 44" above floor.

08 10 00 Doors and Frames
Supply and install wood exterior and interior doors as shown on the drawings. Doors shall conform to the applicable Industry Standard of the National Wood Window and Door Association (NWWDA). Store and handle doors in accordance with the recommendations of NWWDA and the manufacturer.

Product shall be as follows:

All outward swinging doors shall have an exterior landing within 1/2" of the top of the door threshold. Caulk and waterproof under the threshold. Slope landing away from the structure 1/4" per foot.

Exterior Flush Doors: 1-3/4 inch thick, 5-ply construction glued-up solid wood, or
7-ply construction particleboard core with sound grade birch or medium density overlay veneer unless otherwise shown. Trim shall be added if shown on drawings.

Exterior Stile and Rail Doors: 1-3/4 inch thick solid wood stile and rail and solid wood raised panels. Joinery shall be either doweled or mortise and tendon. Glazing, if indicated, shall be fully tempered to ANSI Standards.

Exterior Glazed Doors: 1-3/4" thick solid wood rail and stile door with individual panes of glass as shown on the exterior elevations. Glass shall be tempered to ANSI Standards.

Interior Doors: Flush 1-3/8" thick solid core, sized per the drawings. If other than flush door (raised panel, etc.) is indicated, door design shall be selected by the Owner from the supplier's submittal.

Installation shall be in accordance with the recommendations of the NWWDA and the manufacturer.

08 36 00 Sectional Overhead Doors

Supply and install sectional overhead doors and operating hardware as shown on the drawings. Supply and install garage door openers as directed by Owner.

Product shall be four section wood door and door manufacturer's operating hardware. Submit manufacturer's catalog cuts to Owner for selection of design and finish.

Installation shall be in accordance with the manufacturer's written installation instructions.

08 50 00 Windows

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

Products shall be as selected by the Owner and shall be shop glazed.

08 70 00 Hardware

Submit a hardware schedule to the Owner, specifying the manufacturer's catalog numbers, location and finishes. Provide templates to trader doing work and furnish all hardware with fasteners.

Secure finish hardware with suitable fasteners of the same material and finish as the item being attached. After fitting hardware to doors, remove all finish hardware except hinges, carefully replace in properly marked boxed, and place in storage. After painting and finishing is completed permanently install finish hardware.

Furnish brass thresholds for all exterior doors unless furnished with the door unit.

Coat metal thresholds with asphalt paint on the bottom, set in mastic and have plastic flashing specified elsewhere extend up the jambs.

08 80 00 Glazing

This section applies to all glass and glazing shown, except glass in pre-glazed door and window assemblies. Comply with CBC and ANSI standards as applicable.

All glazing shall comply with Standards of the U.S. Consumer Product Safety Commission. Manufacturer to supply Certificate of Compliance to the Owner.

Glass and glazing shall conform to the provisions of the 2019 CBC/CRC. All glazing panels adjacent to doors and within 18" of walking surface shall be tempered.

Glass shall be manufactured by LOF Glass, Inc., PPG Industries, Inc., Ford Glass Division, or Saint-Gobain/Euroglass, except where specific types or colors of different manufacturers are indicated or specified.

Float Glass: Type I, (transparent glass flat), Class 1 (clear) Quality q3, (glazing select), double strength unless otherwise specified or required by glass area or hazardous location. Tinted float glass shall be Type 1, Class 2 (tinted heat absorbing and light reducing) quality q3.

Tempered Glass: Condition A, Type I or II, Class 1, Quality q3, Kind FT, match color of clear, reflective or tinted glass as applicable; fully tempered. (Heat strengthened glass may not be substituted for fully tempered glass.) Perform tempering by horizontal roller gas hearth process only; processes making gripper or tong marks are not acceptable. Handle glass according to manufacturer's instructions. Lights showing excessive distortion will not be permitted.

All new glazing (fenestrations) will be installed with a certifying label attached, showing the U-value.

Install tempered glazing in all hazardous locations as required by CBC and as indicated on the drawings, including, but not limited to the following locations:

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

Enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in walls enclosing these compartments where the bottom edge of glazing is less than sixty (60) inches above the standing surface and drain inlet.

Glazing adjacent to bathtubs and within 5 feet from tub floor.

Glazing adjacent to a door within a 24 inch arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than sixty (60) inches above the walking surface.

Glazing in individual, fixed, or operable panel, other than those locations indicated above, where the individual pane is greater then nine (9) square feet, the bottom edge is less than eighteen (18) inches above the floor, and one or more walking surfaces is within thirty six (36) inches horizontally of the plane of glazing.

Glazing in railings.

Manufacturer of the glass used in the assembly shall manufacture insulated glass.

Install glass in wood and metal frames according to manufacturer's instructions. Minimum glass edge bearing clearance and edge lap (bite) shall be per Code and manufacturer's instructions.

Wash and polish glass both sides and leave free of soiling without the use of harmful chemicals.

08 90 00 Louvers and Vents

As shown and detailed on the drawings.

Provide underfloor ventilation 12"x18" space in each new foundation wall for each 100 square feet of underfloor space. Provide copper mesh screen frame at each opening.

Pending approval of Fire Dept. Provide attic ventilation at eave line to equal not less than 1/150 of area ventilated. Provide metal mesh screen in wood or metal frame at each opening.

DIVISION 9 - FINISHES

08940 SOUND BLOCKING MATERIALS

Audioseal TM Sound Barrier is a sound transmission blocker that reduces sound from transmitting through walls, floors and ceilings. It is a limp mass material made of high-temperature fused vinyl and no lead fillers. Audioseal TM Sound Barrier is very dense, weighing one pound per square foot. The mass is what allows the Audioseal TM Barrier to be so effective at reducing airborne noise from transmitting into your space or inside noise transmitting out of your space. Audioseal TM is commonly used in new construction and also to correct noise problems in existing spaces. Audioseal TM Sound Barrier is available in a non-reinforced version for wall and ceiling installations and a reinforced version for installations that require hanging or mounting with grommets. Audioseal TM Sound Barrier has a STC Rating 27. It is tear resistant, yet easy to cut with a utility knife. Standard roll size if 54 x 60'.

Acoustical Solutions (800) 782 – 5742.
any harsh cleaning agents, caustics, abrasives, or acids for cleaning.

ISO-STEP FLOOR UNDERLAYMENT
Iso-Step Floor underlayment is an environmentally friendly rubber based product made from recycled tires that is available in a one lb. per square foot or two lb. per square foot model that offers credible sound reduction of both airborne and structure borne noise. Iso-Step floor underlayment offers superior STC performance over other underlayments in the market today. Iso-Step underlayment can be installed over wood or concrete sub floor and can be installed under hardwood, vinyl, tile and carpet flooring. Iso-Step underlayment is economically priced and readily available. Please call us with any questions on our acoustical underlayment products at (800) 782 – 5742.

SEALANTS - Green Glue
Green Glue is a liquid, waterborne viscoelastic damping compound which represents the highest performance product of its type. It is used between sheets of drywall, subflooring or other building materials. It is significantly lower in applied cost/performance ratio. It is also remarkably tolerant to real world application conditions and carries almost none of the burden of precision required by many damping systems.

Green glue is non-toxic with no mixing required. For floors and walls, this product drastically reduces impact and airborne noise. It can be used in loudspeaker cabinets, home theaters and recording studios (800) 782 – 5742.

09 20 00 Portland Cement Plaster

This section applies to all exterior surfaces that are to receive metal lath and Portland cement plaster (stucco).

Provide bullnose corner bead at all drywall corners. Drywall finish shall be light knock down U.O.N.

Different finishes at floor shall meet under the door, unless otherwise noted.

Interior finishes must conform to the requirements of the 2019 CBC/CRC. All decorative materials are required to be maintain in a flame-retardant condition.

Contractor shall install a new 7/16-Inch stucco finish over expanded metal last over weather resistive barrier. All joints between existing and new stucco shall be featured over 12 inches.

The new stucco finish shall match existing in texture and color unless otherwise indicated.

Where the existing stucco color is integral in the existing finish, provide a new color coat over all existing surfaces.
Where the existing stucco has been painted the Contractor shall provide a new painted finish over all stucco surfaces or shall sand blast stucco to remove paint and then provide a new color coat.

Weather-Resistive Barrier. Cover all surfaces with a weather-resistive barrier conforming to the 2019 CBC/CRC for Kraft Waterproof Building Paper or asphalt-saturated organic felt, as specified elsewhere.

Over solid sheathing apply two layers of Grade D 80-minute paper.

Prior to installation of the weather-resistive barrier, inspect the condition of framing and all surface to receive stucco, to assure that they conform to code and are suitable for the finish to be applied. Make repair and corrections as needed.

Lathing Materials: Shall be expanded Metal Lath: Small diamond mesh, expanded from galvanized steel sheet, self-furring 2.5 pounds per square yard over framing spaced at 16 inches on center and 3.4 pounds per square yard over framing at 24 inches on surfaces or as indicated on drawings.

Nails and Staples: Comply with CBC and drawings for type, size, gauge and spacing.

Plastering accessories: PVC by Plastic Components, Inc., Miami, Fl., or equivalent by Fry Reglet Co. Alhambra, CA. Galvanized steel shall be minimum 26 gauge. Furnish weep screeds, interior and exterior corner reinforcements, casing beads, fasteners, etc. Install as required or detailed. Secure all to metal lath required and backing. Lap flanges with weather-resistive barriers to shed water.

A weep screed or weep hole shall be provided at or below the foundation plateline for all exteriors with stucco. Weeps shall be placed at a minimum of 4" above grade.

Exterior Stucco: Conforming to the general requirements of "Specifications and Standards for Manufactured Stucco Finishes" issued by Stucco Manufacturers Association, Sherman Oaks, CA; manufactured by Expo Stucco, La Habra or Highland Stucco, delivered in manufacturer's sealed containers, requiring only addition of water for use. Furnish integrally-colored stucco in color and texture selected by Architect.

Application: Conform to CBC and ICBO reports, printed instructions of manufacturer and Plaster/Metal Framing System/Lath Manual published by the California Lathing and Plastering Contractors Association, Inc.

Base (Scratch) Coat: Completely embed, and form good key on, metal lath. Thoroughly scratch in horizontal direction only and keep at optimum moisture content with fog spray for 48 hours before second coat is applied.

Second (Brown) Coat: Set temporary grounds and bring plaster to true planes between metal joints. Straighten, check with string, remove temporary grounds and fill voids with plaster. Float the surface to correct texture for finish coat, keep moist for 72 hours, and allow to air cure for 10 to 14 days before applying finish coat.

Application over Masonry and Concrete: Apply bonding coat in accordance with manufacturer's recommendations. Apply brown coast and allow to cure for 14 days. Apply finish coat within screeds with no dry laps. Tool marks, crazing, checking and other surface irregularities.

Fog Coat: Will not be required if finish plaster is uniform in color and texture, to the satisfaction of the Owner. If finish plaster is not uniform, apply fog coast as part of this work, without additional cost to the Owner.

Material: Cementitious spray consisting of white Portland cement, lime and pigments, of same manufacturer as finish coat. Color to match finish coat.

Application: Mix to consistency required for spray application, and apply to cured plaster to achieve uniform color.

Stucco over Decorative Foam of Wood Trim: Install foam shapes with adhesive, wood shape with nails. Apply boding coat over foam or wood, embed glass fabric in bonding coat and allow to set. Wrap wire mesh around foam shapes. Apply brown coat finish as specified elsewhere. Protect shapes from damage. Replace damaged material at no cost to Owner.

Seal-Coat: Apply to all exterior stucco surfaces after finish coat has set and dried thoroughly. Seal-coat applied to stucco shall be Dri-Shield Sealer by Brown Industrial Process, Corp. Cut in half for stucco, or Rain Guard by Rain-Guard Products Company. Installation shall be in accordance with the specifications and recommendations of the manufacturer.

09 20 00 Gypsum Wallboard

Conform to CBC, and the recommendations of the Gypsum Association.

Wallboard: Shall be 5/8" thick tapered edge board conforming to CBC and ASTM. Install regular grade wallboard unless otherwise indicated on the drawings, in these specifications or required by code. Install type W/R board in all damp or wet areas i.e. bathrooms, kitchens, etc.

Screws: Shall be, self-tapping, bugle head, spiral thread, Type 5 for steel framing, type W for wood framing. Size and spacing shall be not less than required by CBC, and as modified by fire resistive construction requirements.

Trim: Provide corner beads, "L"s, casing beads and other trim for all Modern, Traditional or Craftsman style homes. Provide bull nose casing beads for all Mediterranean or Spanish style homes.

Finishing Materials: Joint tape, bedding and finishing compounds, adhesives and laminating compounds.

Sound Insulation: Friction fit incombustible fibrous glass batts, minimum 3-1/2 inches thick, normal 0.65 to 2.50 pcf density.

Caulking Compound: Permanently non-hardening acoustical sealant. Install at perimeters of all sound-insulated walls, all outlets and penetrations.

Interior Finish: "Medium Fog" texture except on surfaces to receive wall covering or as otherwise designated by the Owner.

All edges and ends of gypsum wallboard shall occur on framing members, except those edges and ends which are perpendicular to framing members and are not required to be blocked for shear values.

09 30 00 Ceramic Tile

Install Durock Tile Backer Board behind all interior walls, countertops and ceilings to receive tile, as manufactured by United States Gypsum Industries, Inc. Install Durock according to the manufacturer's recommended specifications.
Tile adhesives and thin-set cements for bonding ceramic tile and grouts shall be approved by the Ceramic Tile Institute of America.

Ceramic tile for interior installation shall be as selected by the Owner. For exterior installation selected by the Architect. Installation shall follow one or more of the specifications herein as applicable.

Mortar-Set Installation:

Tile set on plastic mortar bed.

Tile set on cured mortar bed with dry-set or Portland cement mortar.

Latex installed over waterproof membrane, designed to fully contain all moisture that may penetrate through the tile and mortar bed, when installed inside the building in a wet area, or where moisture penetration the tile surface may damage the substrate.

For installation over plywood substrate in "dry" area, apply to a cleavage membrane of No. 15 felt or 4-mil polyethylene film under mortar bed.

Install exterior tile over concrete in 1-1/4" minimum mortar bed. Apply mortar bed bond coat to concrete substrate in preparation for mortar bed.

Latex Portland Cement Mortar Installation: Installation with dry set or Latex-Portland Cement Mortar.

Floors: For installation over plywood substrates apply one layer of glass mesh mortar unit as manufactured by Glasscrete Inc., Bakersfield, CA., evaluation report 2444 (ICBO) in accordance with manufacturer's recommendations. Set tile in latex Portland cement mortar over glass mesh mortar unit.

Walls: In wet areas, shower and tub enclosures install tile over glass mesh mortar unite substrate fastened to wall framing. Apply sealant at mortar over glass mesh mortar unit.

In dry areas apply tile over firmly attached, taped and spackled gypsum wall board.

09 90 00 Painting and Coatings

All exterior and interior surfaces visible to the occupants, whether located in conditioned or unconditioned spaces shall receive paint, stain or clear finish. Exceptions are factory-finished items available in suitable colors, ceramic tile, exterior stucco etc., and other finish materials not customarily painted.

Contractor shall repaint and restain all existing surfaces to match original color and texture unless otherwise noted.

Vents, grilles and registers, shall be painted to match adjacent surfaces unless otherwise directed.

Exterior colors selected by Architect or Owner. Interior colors selected by Owner.

Materials and their application shall conform to all local and state regulations governing the use of paint materials at the building site.

Submit a complete list of paint materials for each application with paint manufacturer's detailed instructions and two (2) color samples (8x10) inches on card board of each color and gloss. Submit color samples of stained or clear "natural" finishes on pieces of wood of the species to be finished.

Furnish paint materials from the same manufacturer whenever practicable. All materials shall be compatible with one another and with the surface materials over which they are to be applied. Comply with the manufacturer's written recommendations for environmental conditions under which coasting and costing systems can be applied.

Clean surfaces of dust, dirt, grease, oil, encrustation and other foreign matter prior to the application of the primer coat. Repair all voids, nicks, cracks, dents with suitable patching material. Finish flush with adjacent surface.

Apply materials evenly, free from sags, runs, crawls, holidays or defects and uniform in color. Allow each coat to dry thoroughly before applying succeeding coat.

Remove all surplus materials and debris from site. Remove all spattering from finishes surfaces. leave paint storage spaces in a clean and finished condition.

The following are minimum requirements: Products listed are by Sherwin Williams. Equivalent or comparable products of other reputable manufacturers may be used with the Architect's prior approval.

Exterior Painting:

Plaster and Concrete:
1st Coat: Primer
2nd Coat: Sealer

Metals: Pre treatment for galvanized metal
1st Coat ferrous: Primer
1st Coat galvanized: 14 Corro
2nd Coat: Primer
3rd Coat: Enamel

Exception: Metal doors, frames, ladders and railings: Apply two coats Enamel in Lieu of 2nd and 3rd coats.

Wood: Semi-transparent or opaque penetrating stain. Apply two coats as recommended by the manufacturer.

Interior Painting: Gloss of finishes as defined by Owner.

Flat Finishes:

Gypsum wallboards:
1st Coat: Sealer
2nd Coat: Latex

Plaster and Concrete:

1st Coat: Seatler
2nd Coat: Latex

Enamel Finishes

Gypsum Wallboard:
1st Coat: Sealer
2nd Coat: Prime Undercoat
3rd Coat: Enamel

Plaster and Concrete:
1st Coat: Sealer
2nd Coat: Primer Undercoat
3rd Coat: Enamel, sheen as selected.

Metal: Pretreatment for galvanized metal: 7113 Vinyl Wash Primer
1st Coat ferrous: Primer
2nd Coat: Enamel, sheen as selected.

Stain and lacquer finish:

Wood:
One coat Wood Stain
One coat Paste Wood Filler
One coat Sanding Sealer
Two coats Clear Velvet Lacquer

Cleanup: Make a detailed inspection of paint finishes after all painting is completed, remove spattering of paint from the adjoining surfaces, and make good all damage that may be caused by cleaning operations. Carefully touch up all abraded, stained, or otherwise disfigured painting, as approved, and leave entire painting in first-class condition.

DIVISION 10 - SPECIALITIES

10 28 00 Residential Bath Accessories

Shower and bath enclosures shall be as selected and located by the Owner. Provide all blocking as required.

10 30 00 Fireplaces

Factory-built fireplaces shall be as manufactured by Majestic Fireplace Company, Or by Superior, the Fireplace company or as called out in the drawings.

Factory-built radiant gas fireplaces shall be as manufactured by Superior, the Fireplace Company.

Provide all radiant gas fireplaces with "B" type vent to exterior.

Provide all fireplaces with the following hardware, in addition to all components required for the proper and safe operation of the fireplace:

Tight fitting, closeable glass doors, covering the entire opening of the firebox.

Combustion air intake to draw air from the outside of the building directly into the firebox. The intake shall be a minimum of six (6) square inches in area and shall be equipped with a readily accessible, operable and tight fitting flue damper.
(This shall not be required if the fireplace is not adjacent to an exterior wall).

Fireplaces and chimenys shall comply with applicable provisions of 2016 CRC, Ch 10 as amended.

10 43 00 Exterior Signs

Provide and install house numbers at each unit as directed by the Owner. Numbers shall be plainly visible and legible from the street or road fronting the site or unit.

DIVISION 11 - EQUIPMENT

11 30 00 Residential Appliances

Provide residential appliances as specified by the Owner. The Contractor shall provide all rough-ins, connections, fittings and incidental materials and all labor for complete installation in fully operable condition. Contractor shall not be held responsible for the failure of equipment to operate properly, unless such failure was caused by the work of the Contractor.
Being necessary for installation.

DIVISION 12 - FURNISHINGS

12 24 00 Window Shade

Provide and install window shades as indicated on the Energy Compliance sheet in the drawings, in accordance with Owners directions.

12 30 00 Casework

Provide and install cabinets as shown on the drawings and as specified by the Owner. All cabinets shall be built and installed to the applicable specifications and requirements of the Architectural Woodwork Quality Standards, latest edition, published by the Architectural Woodwork Institute.

Paint Grade Cabinets shall be to AWI 600 Custom Grade.

Stain Grade Cabinets shall be to AWI 400 Custom Grade.

Plastic Laminate Cabinets shall be to AWI 500B Custom Grade.

Counter tops shall be as indicated on the drawings or as directed by the Owner. Installation shall be the specifications and recommendations of the counter top material manufacturer.

All cabinetwork and casework shall be finished as indicated or as directed by the Owner.

Field measure for cabinets and casework prior to fabrication. Verify the dimensions and all appliances and equipment that are to be built into the cabinetwork, or require special design to insure their full operation. This verification shall include appliance dimensions, electrical, mechanical and plumbing requirements that may affect the cabinetwork.

Scribe counter tops and cabinets to walls as necessary to achiever proper fit.

DIVISION 22 - PLUMBING

22 00 00 Plumbing

House to have all new plumbing piping, fixtures and fittings throughout.
Contractor to provide cost comparison for retaining any usable existing pipings, fixtures.

Existing plumbing piping, fixtures and fittings not used to be abandoned and/or removed.

Provide new plumbing supply, drain, waste, and vent lines as necessary for the work shown.
Water distribution piping above grade and within the structure to be: Copper Type L,
Drain, Waste and Vent piping to be: ABS DWV,
Fuel Gas distribution piping above grade and within the structure to be: Galvanized Steel Schedule 40.

All vertical sewer lines shall be insulated and shaped to bow.

All interior-plumbing risers shall be cast iron.

Contractor to saw cut slab(s) as necessary to install new lines.

Upon inspection and approval, Contractor shall pour concrete slab patches at all cuts.

Contractors Option: Remove existing concrete slabs. Saw cut. After below slab work approval(s), pour new concrete slab.

Design and install the plumbing system per the latest approved edition of the CPC, and other applicable ordinances and regulations. Drawings and calculations, if required for obtaining permits and for construction, shall be provided by the Owner.

Where local water pressure is in excess of 80 p.s.i., provide an approved pressure regulator as required by CPC

Plumbing fixtures are indicated on the drawings. Fixtures, faucets and trim shall be selected by the Owner. Furnish fixtures listed herein shall be as specified unless otherwise directed by the Owner

Maximum flow rate for shower heads shall be 2.0 gallons per minute, for Kitchen faucets shall be 1.8 gallons per minute, for Lavatory faucets shall be 1.5 gallons per minute

Provide new ultra low flush toilets.

No C.P.V.C. piping to be installed for portable water supply.

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

Ceramic tile tub and shower units shall be built over a waterproof membrane as specified.

Unit showers shall have a fiberglass or precast receptor with a minimum six (6) foot height integral wainscot, with direct connect to framing as shown on the interior elevations.

Install tempered glass for shower enclosures.

Pressed steel or cast iron tub/shower units with baled enamel finish shall have a wainscot as shown on the interior elevations or as requested by Owner.

Install a minimum of two (2) wall mounted hose bibs, with backflow prevention devises, per living unit as shown on drawings or as directed by the Owner.

All hose bibs shall be protected by an anti-siphon device.

Permanent vacuum breakers hall be included with all new hose bibs.

Gas vents and non-combustible piping in walls, passing through three floors or less shall be effectively draft-stopped at each floor or ceiling.

All water heaters shall be installed, with clearances per CMC. See drawings for location(s). Combustion air shall be provided as required by CPC.

DIVISION 22 - HVAC SYSTEMS

All mechanical systems shall be installed in accordance with approved plans and governing codes. Specifications to this section shall be tested and approved to be in proper working condition to the satisfactions of the Building Official before issuance of the certificate of occupancy.

HVAC systems shall be as indicated on the drawings or as specified by the Owner.
Provide system complete with all equipment, ducts, terminal and control devices.

All ductwork shall be constructed, erected and tested in accordance with the most restrictive of local regulation procedures detailed ASHRAE handbook of fundamentals or the applicable standard adopted by the Sheet Metal and Air Conditioning Contractors National Association.

Ductwork shall be constructed, insulated and installed per the CMC, SMACNA and California Energy Code. Ducts, which penetrate walls between a dwelling unit and a garage, shall be twenty-six (26) gauge galvanized iron metal, (with fire dampers at fire rated assemblies). Return air ducts shall be of non-combustible construction (fire dampers are not permitted).

Ducts for exhaust fans, range hoods, HVAC Supply, etc., which penetrate floor construction, shall be a minimum of twenty-six gauge galvanized steel. In lieu of sheet metal ducts, a one hour rated shafts may be installed.

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. CBC.

Seal all transverse ducts, plenums and fitting joints with pressure sensitive tape to prevent air loss, and install in conformance with the provisions of the CMC.

Vent ducts for range/cooktop shall be a minimum of forty-eight (48) square inches in cross-sectional area, with a minimum dimension of four (4) inches, of approved metal construction and run uninterrupted to the outside of the building with a backdraft or automatic damper.

Bathroom ventilation shall be not less than 5 air changes per hour.

All thermometers shall be of the automatic changeover type to sequence heating or cooling. Set point range shall be up to 10 degrees Fahrenheit between full heating and cooling. Adjustable temperature differential shall be one and one-half degrees Fahrenheit.

Equipment shall have the capacity of terminating all cooling at a temperature of not less than 78 degrees Fahrenheit.

At least one automatic space temperature control device shall be provided for each zone.

Vent ducts for clothes dryers shall be installed per CMC and the recommendations of the manufacturer. Keep roof penetrations to a minimum, located as close to the eave of the building as practicable.

Ducts exhausting air from the building to the outside shall be equipped with backdraft or automatic dampers. The discharge point for exhaust air shall be at least three feet from any openings into the building.

Gas vents and non-combustible piping in walls, passing through three floors or less shall be effectively draft-stopped at each floor or ceiling.

Ducting and vents passing through 1-hr. wall assemblies adjoining property lines shall be 1-hr. hard sheet metal.

Attic/underfloor installation of HVAC unit must comply with 2019 CMC.

DIVISION 26 - ELECTRICAL

26 00 00 Basic Electrical Requirements

Wiring in plenums shall be in conduit or conform to CEC.

All circuit breaker switched 120V AC light circuits, must use only type SWD circuit breakers.

Electrical outlets located in wet areas, bathrooms and laundry rooms, at the exterior or within 6'-0" of the kitchen sink, shall be provided with ground fault interrupter switch (GFI)

All electrical systems shall be installed in accordance with approved plans and governing codes. Specifications pursuant to this section shall be tested and approved to be in proper working condition to the satisfaction of the Building Official before issuance of the certificate of occupancy.

Install electrical, telephone and cable television systems to the latest edition of the CEC, CBC, utility company requirements and all local ordinances. Drawings and calculations, if required, shall be provided by the Owner.

The Contractor shall coordinate all work with the public utilities and the Owners.

Unless otherwise directed by the Owner, install devices at the following heights:

Wall switches: Forty-eight (48) inches from the bottom of the face plate to the floor.

Convenience outlets, telephone and television boxes, secure to wall studs (6) inches from the bottom of the faceplate to the finished floor.

Convenience outlets shown to be installed above base cabinets shall be installed six (6) inches from the bottom of the faceplate to the countertop.

Any fixed appliances such as disposal, dishwasher, clothes dryer, dryer, built-in heaters, or any other fixed appliance with 1/4 H.P. motor or larger, shall be on a separate #12 AWG wire branch circuit. Each dwelling unit shall have installed therein an individual disposal circuit supplied with minimum #12 AWG wire and a 15 AMP indicating-type switch, CEC.

26 50 00 Lighting Fixtures

The Owner shall select all light fixtures unless shown on the plans.

Light fixtures used for general lighting in kitchens and bathrooms shall provide forty (40) lumens per watt at task level. (General lighting shall be those lights switched on when entering a room. If the subject space has a single light source, that source will be considered general lighting.) Lighting for specific visual tasks or decorative effect are exempt from these requirements.

Unless otherwise shown on the drawings, provide one bare-bulb light fixture at or above the attic mounted air-handling unit, switchable from an approved, convenient location. Install one convenience outlet within 24" of unit.

Luminous ceiling shall be sized and detailed as shown on the drawings.

26 56 00 Exterior Lighting

Outdoor lighting fixtures shall be installed in a manner that minimizes negative impacts from light pollution including light trespass, glare, and urban sky glow in order to preserve enjoyment of the night sky and minimize conflict caused by unnecessary illumination.

As shown and specified in the documents prepared by the Civil Engineer or Landscape Architect or as required by the Owner.

DIVISION 28 - ELECTRIC SAFETY AND SECURITY

28 46 00 Fire Alarm and Smoke Detection Systems

Install smoke alarms as required by CRC SECTION R314 and in accordance with the approved manufacturer's instructions.

Smoke alarms shall be installed in the following locations:
1. In each sleeping room
2. Outside each separate sleeping area in the immediate vicinity of bedrooms
3. On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
4. Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by code.

Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.

Smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery backup. The detector shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Install carbon monoxide alarms as required by CRC SECTION R315 and in accordance with the approved manufacturer's instructions.

Carbon monoxide alarms shall be installed in the following locations:
1. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
2. On every occupiable level of a dwelling unit, including basements.
3. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.

Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.

Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

DIVISION 31 - EARTHWORK

31 10 00 Site Preparation:

Soil compacting report shall be provided to the building inspector at the job site prior to placement of concrete for the new foundation if requested by the City.

In the event that unknown utilities or structures are found during construction at unexposed or exposed locations, the contractor shall stop work in that area and notify the Owner and utility company, immediately.

Clear the site of all stumps, roots, debris and other deleterious material to a depth of not less than twelve (12) inches below the ground surface in the area to be occupied by the proposed building(s) or structure(s).

Protect all surrounding surfaces, vegetation and areas that are to remain from dust and damage during construction.

Before starting any work, Contractor shall verify exact locations of existing sewer, water, gas and electrical lines and shall protect from damage.

Protection: Care of Building and Grounds: Provide, erect and maintain such temporary work as may be required for the protection of the public and those employed in or about the building, including temporary fences, sidewalks, bridges, guardrails around openings and trenches, barricades, night lights and guard lights.

Be responsible for all property involved in this Contract including materials, equipment, etc., that may be damaged or stolen, and make good all such damage or loss with no expense to Owner.

Adequately protect all trees and shrubs that are apt to be damaged during this operation. The Contractor shall be liable for any damage to the same and shall make replacement satisfactory to the Owner and without charge.

Protect all streets, sidewalks, roads, and pavements: repair all damage to the same.

Provide all shoring, bracing and sheeting as required for the safety and proper execution of the work. Remove same when work is completed.

31 20 00 Earth Moving:

All excavation and grading shall comply with OSHA and other governing regulations.

Obtain civil engineering drawings from the Owner or Architect and coordinate work herein with site work performed by all trades to insure the orderly progress of the total work. Obtain the location and depth of utility lines, all underground work shown in the Construction Documents, all facilities in the vicinity of the Project and any other existing work not specifically indicated, and protect such utility lines, facilities and work from damage.

Excavate for footings neatly to widths and depths indicated and as directed by the soils engineer. Fill over-excavated footing depths with concrete.

Cut trenches for piping and conduits to minimum sufficient widths and depths as shown on site utility drawings by others or as required. Conform to the soils report and to utility company requirements. Backfill trenches as directed by the soils report.

The Contractor shall be responsible for proper drainage away from all buildings and away from the site both during construction and upon completion. Finished grade shall have a minimum slope of 1/4" per foot away from any portion of the foundation for a distance of four feet.

DIVISION 32 - SITE IMPROVEMENTS

32 10 00 Paving and Surfacing:

Paving and surfacing shall be as shown and specified in the Construction Documents, by code or as required by the Owner.

32 80 00 Irrigation:

Irrigation shall be as shown and specified in the documents prepared by the Landscape Architect or as required by the Owner.

32 90 00 Planting:

Landscaping shall be as shown and specified in the documents prepared by the Landscape Architect or as required by the Owner.

DIVISION 33 - UTILITIES

33 00 00 Piped Utilities:

Piped utilities shall be as shown and specified in the documents prepared by the Civil Engineer or as required by the Owner.

33 41 00 Sub-Drainage System:

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

33 42 00 Storm Drainage System:

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

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

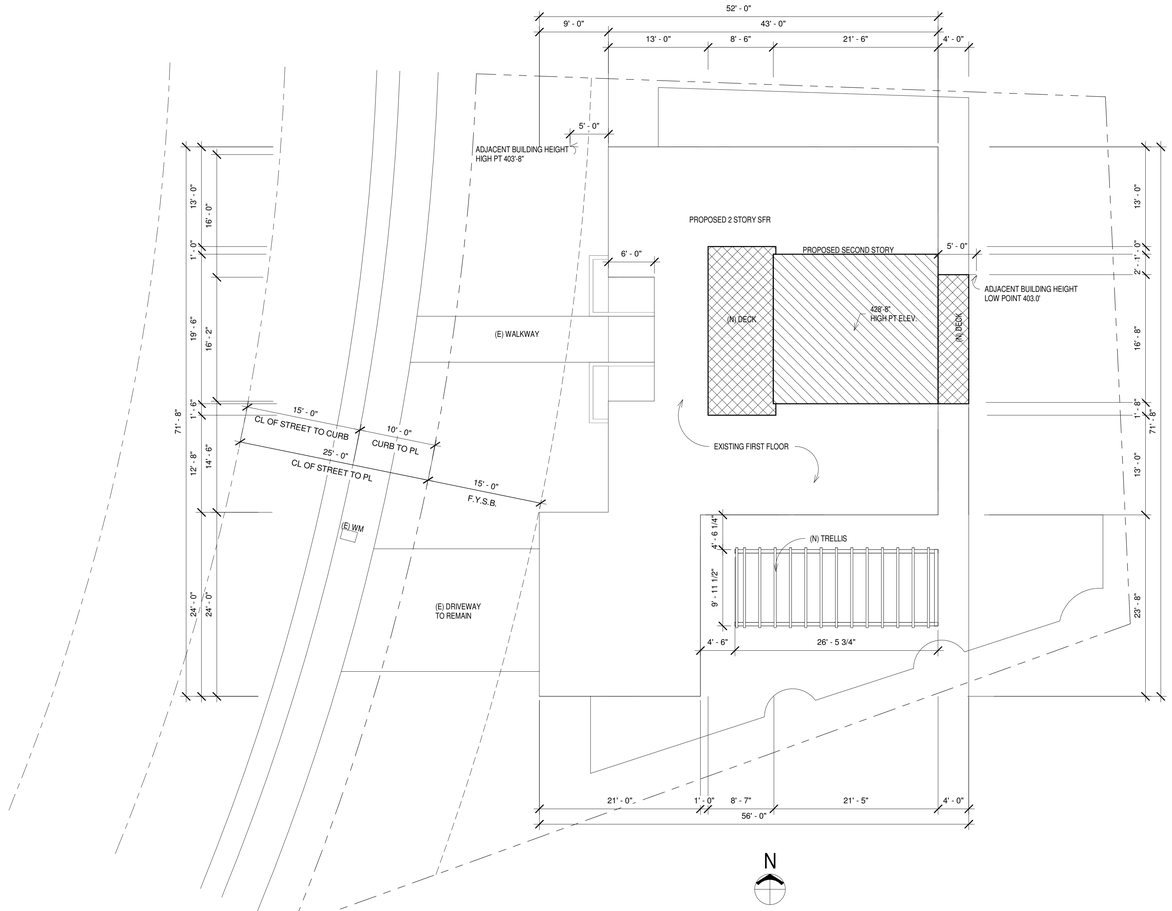
PROJECT NUMBER: 2329

REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

SHEET TITLE: SPECIFICATIONS



SITE PLAN

1/8" = 1'-0"

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S:

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

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR BMP'S.

1. 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 (SWQMP) 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 INSTALLED 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 SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICE, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICE.

6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL DEBRIS, SILT, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPTMENT AND CONSTRUCTION ACTIVITY AT HE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHED AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

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 RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

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

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

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

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

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT 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/DEVELOPER, 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 MAINTAIN 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 CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT 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 NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGE SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
2. THIS PROJECT MUST COMPLY 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.
3. EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY
4. LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
5. ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA
6. STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
7. ALL EXISTING AND PROPOSED EASEMENT HAVE BEEN SHOWN ON THE SITE PLAN, NO EXISTING EASEMENTS

SITE LEGEND

- EXISTING RESIDENCE
- PROPOSED ADDITION
- PROPOSED 2ND FLOOR DECK
- WATER METER

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

LICENSED ARCHITECT MARK D. LYON No. 19826 REN. 8-31-25 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

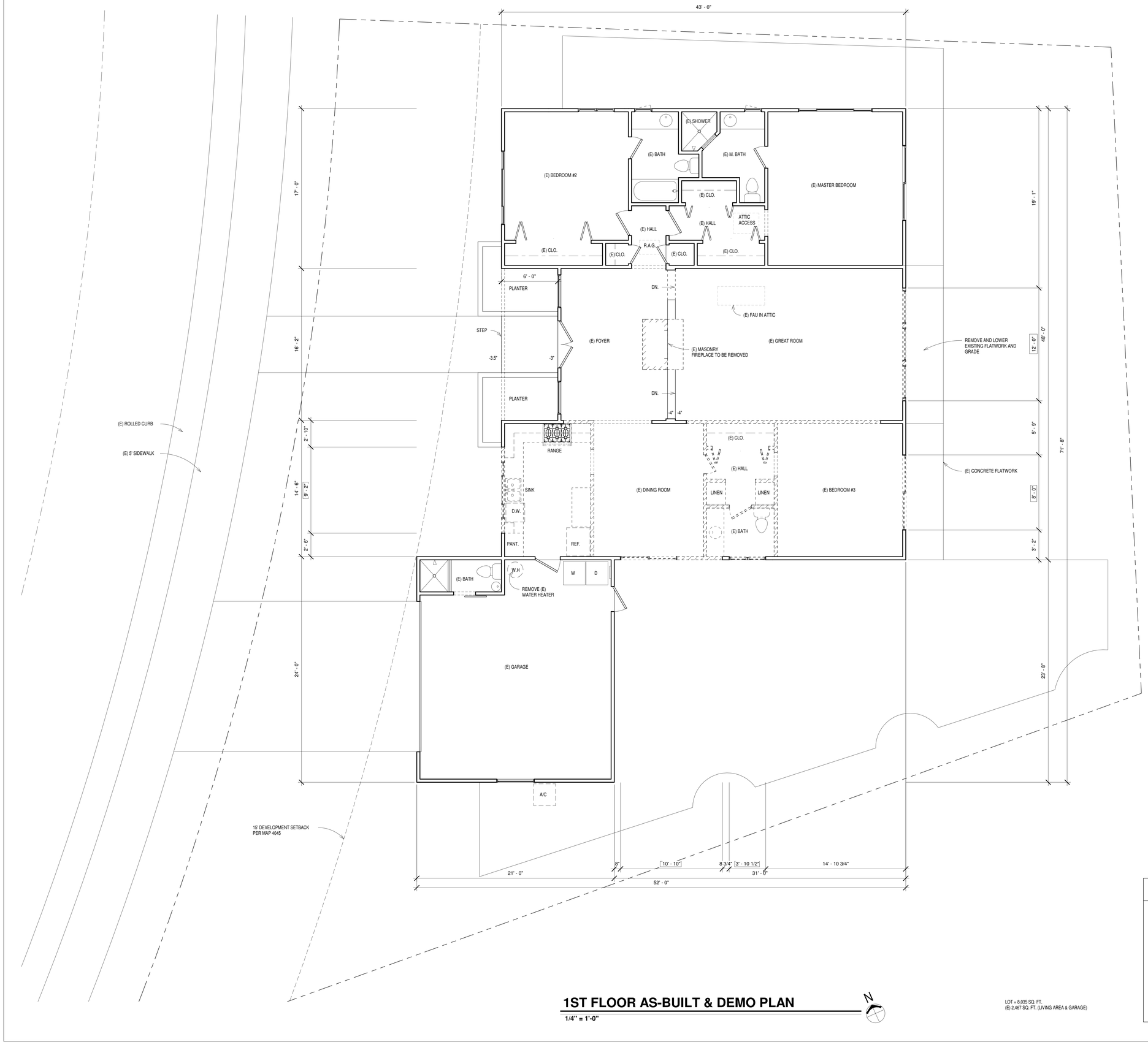
REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

SHEET TITLE: SITE PLAN

A001



1ST FLOOR AS-BUILT & DEMO PLAN

1/4" = 1'-0"

LOT = 8,035 SQ. FT.
(E) 2,467 SQ. FT. (LIVING AREA & GARAGE)

DEMOLITION NOTES

1. CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
4. REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
5. REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
6. REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
7. REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
8. REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
9. REMOVE ALL EXISTING WINDOWS AS INDICATED AND PREP O PENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS
10. REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.
11. ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.

WALL LEGEND

- EXISTING WALL TO REMAIN (4'-0")
- EXISTING WALL TO BE REMOVED (4'-0")
- EXISTING DOOR TO REMOVED
- EXISTING WINDOW TO BE REMOVED

ALL OTHER DASHED LINES REPRESENT ADDITIONAL ITEMS TO BE REMOVED.

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

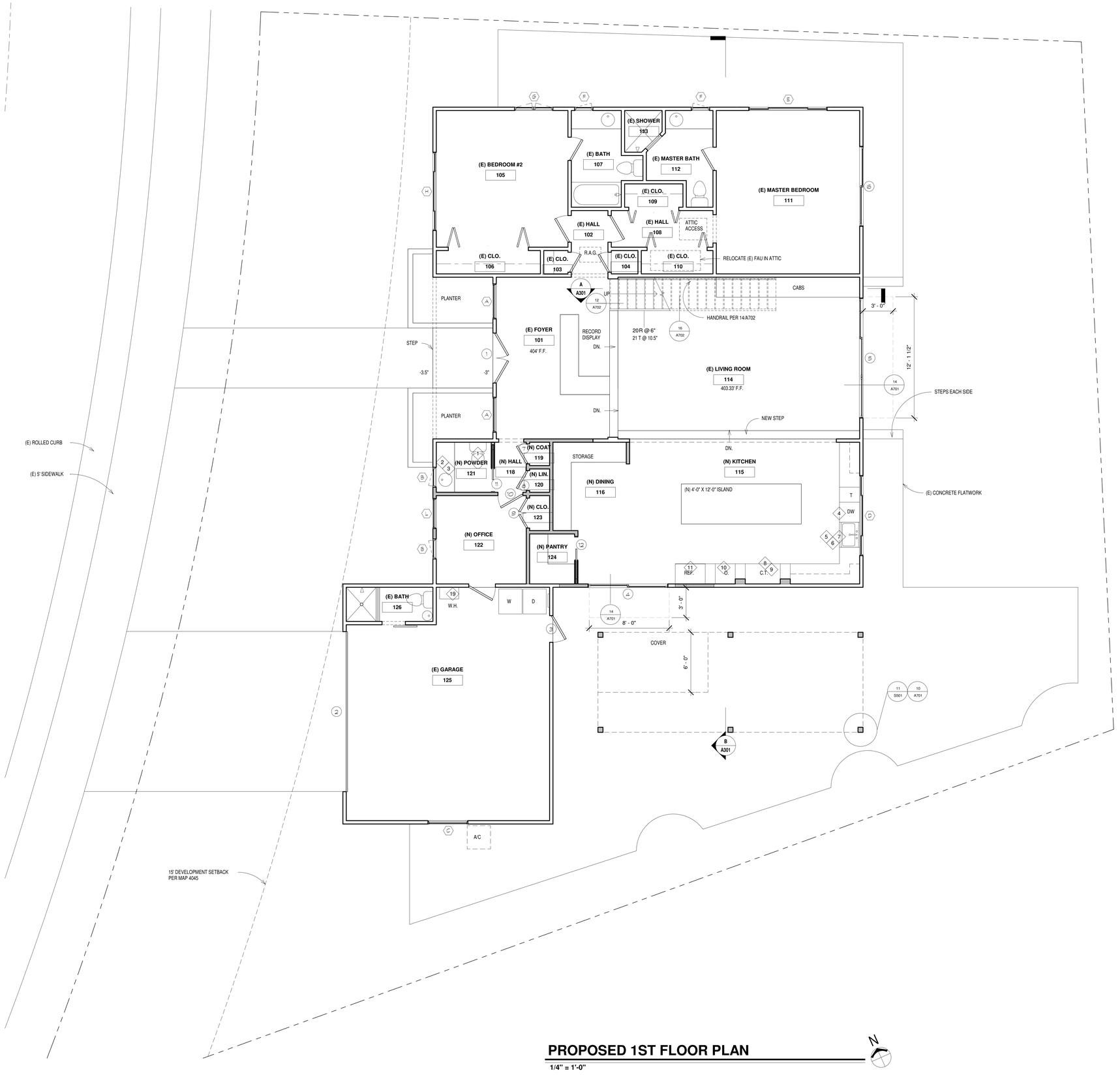
REGISTERED ARCHITECT MARK D. LYON No. 15636 RENEW 08-31-25 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 07.05.2024
SHEET TITLE: AS-BUILT 1ST FLOOR & DEMO PLAN

AD101



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.
2. PER 2019 GREEN CODE SEC 4.503.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED- COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
3. STATE HEALTH AND SAFETY CODE SEC 17921.9 PROHIBITS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
4. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
5. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM), AND LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
7. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
8. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
9. PROVIDE ULTRA LOW FLUSH TOILETS
10. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
11. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
12. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
13. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1
14. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION

SYMBOL LEGEND

(SCHEDULES ON SHEET A-601)

- 1 — DOOR NUMBER
- A — WINDOW NUMBER
- 1 — FIXTURE NUMBER
- 100 — ROOM NUMBER

WALL LEGEND

- EXISTING NON-RATED WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- FURRED NON-RAETED WALL - (E) 2X4 EXTERIOR STUDS SISTERED W/ 2X6 STUDS
- NEW NON-RATED WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- 1-HOUR FIRE-RATED WALL
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED

4" U.O.N.

- NEW WINDOW
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED

4" U.O.N.

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTN. WALL.
INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C L

SEE SP-1 FOR INSULATION SPECIFICATIONS.

- EXISTING DOOR REMAINING
- EXISTING WINDOW REMANING

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

REGISTERED ARCHITECT MARK D. LYON No. 15838 RENEW: 08-31-25 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE:
07.05.2024

PHASE:
CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
2329

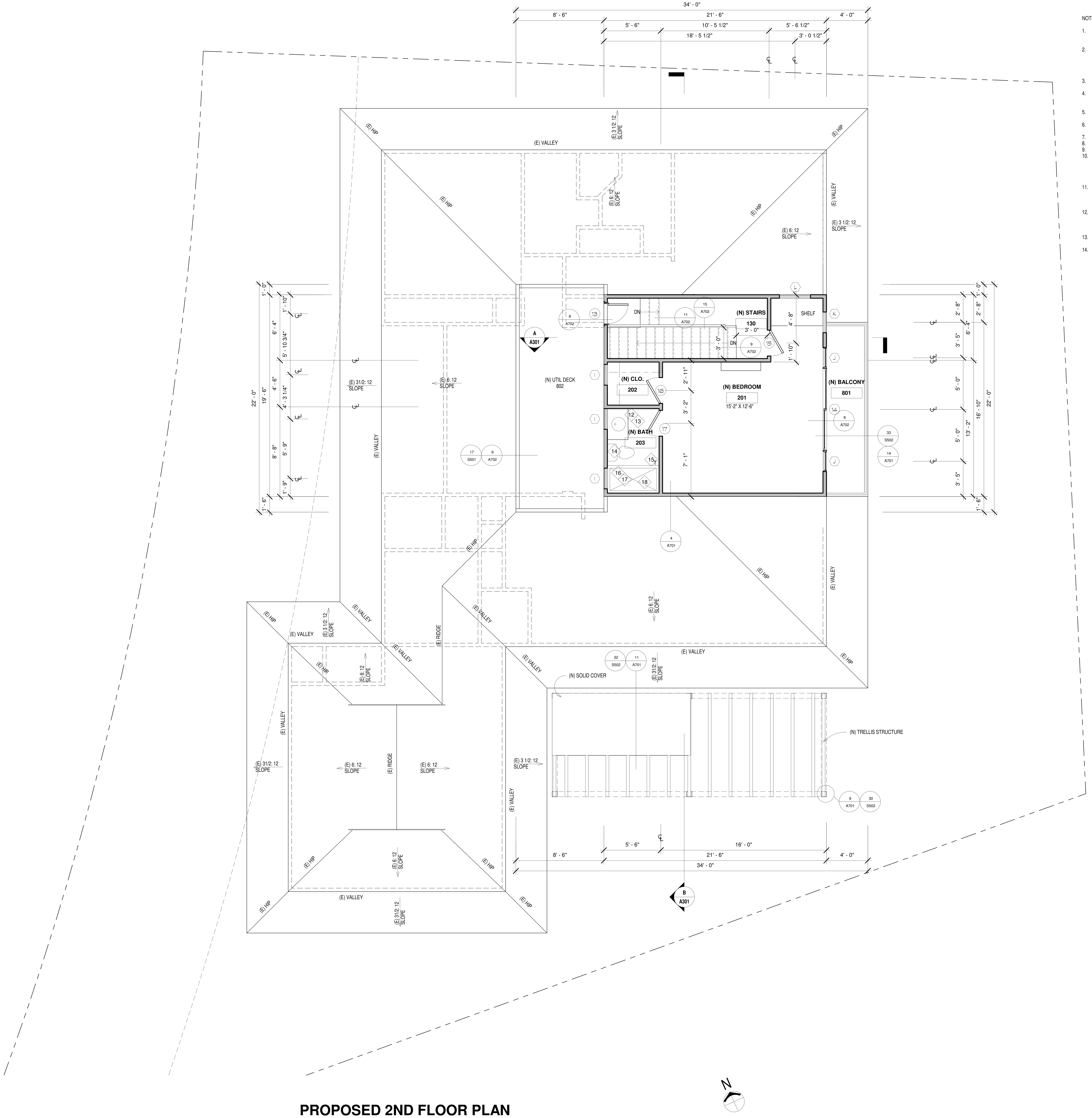
REVIEWED BY:
MDL

DRAWN BY:
SEC

DATE:
07.05.2024

SHEET TITLE:
PROPOSED 1ST FLOOR PLAN

A101



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.
2. PER 2022 GREEN CODE SEC 4.503.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED- COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
3. STATE HEALTH AND SAFETY CODE SEC 17921.9 PROHIBITS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
4. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
5. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM), AND LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
7. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
8. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
9. PROVIDE ULTRA LOW FLUSH TOILETS
10. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
11. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
12. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
13. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1
14. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION

SYMBOL LEGEND

(SCHEDULES ON SHEET A-601)

1	DOOR NUMBER
A	WINDOW NUMBER
1	FIXTURE NUMBER
100	ROOM NUMBER

WALL LEGEND

- EXISTING NON-RATED WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- FURRED NON-RAETED WALL - (E) 2X4 EXTERIOR STUDS SISTERED W/ 2X6 STUDS
- NEW NON-RATED WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- 1-HOUR FIRE-RATED WALL
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED (4" U.O.N.)
- NEW WINDOW
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED (4" U.O.N.)

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTN. WALL, INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C L

SEE SP-1 FOR INSULATION SPECIFICATIONS.

- EXISTING DOOR REMAINING
- EXISTING WINDOW REMAINING

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037
(858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS: 1

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

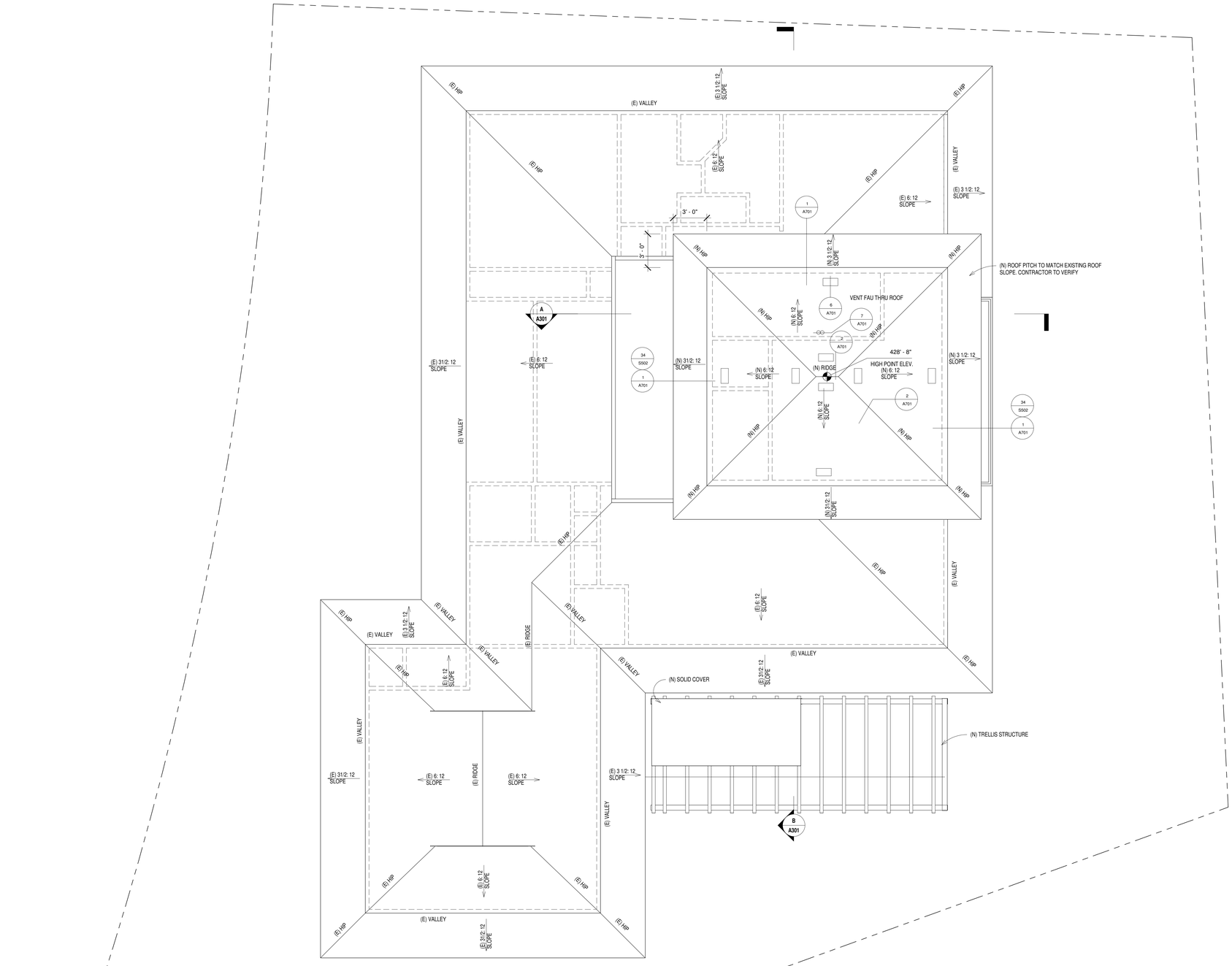
REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

SHEET TITLE: PROPOSED 2ND FLOOR PLAN

A102



PROPOSED ROOF PLAN

1/4" = 1'-0"

MATERIAL SPECIFICATIONS:

ROOFING: GAF (OR EQUAL): MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475. CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY.

FLAT ROOFING: TORCH DOWN ROOFING BY GAF
RUBEROID APP MODIFIED BITUMEN MEMBRANE W/GRAVEL FINISH
ESR-1274
CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY

GUTTERS: POWDER COATED ALUMINUM GUTTERS TO MATCH EXISTING. COLOR TO MATCH EXISTING GUTTERS DOWNSPOUTS SHALL BE 4"Ø 18 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.

RAFTER TAILS: 2X46 AT 24" O.C. SCAB BACK INTO FRAMING MINIMUM 60". PAINT PER OWNER OWNERS SELECTION.

WOOD SIDING: JAMES HARDIE (OR EQUAL):- HARDIE PANEL CEMENTIOUS SIDING SMOOTH (11 1/4" WIDE) WITH HARDIE TRIM BATTEN (2 1/2" WIDE). BACK PRIME EACH BOARD. SIDING TO BE MANUFACTURER COLOR PER OWNERS SELECTION. OVER 15# ORGANIC FELT UNDERLAYMENT. ICC-ES REPORT # 1844.
INSTALL PER MANUFACTURER'S INSTALLATION SPECIFICATIONS

ATTIC VENTILATION CALCULATIONS (USING 1/150 RULE)

VENT = O'HAGIN (OR EQUAL) 64.80 SQ. IN. OF NVFA (SLATE/SHINGLE ROOF)

AREA 1:
TOTAL VENTILATION AREA = 468 SQ. FT.
468 SQ. FT. / 150 = 3.12 SQ. FT.

3.12 SQ. FT. X 144 = 449 SQ. IN.

449 SQ. IN. / 64.80 SQ. IN. = 6.93 VENTS ≈ 7 VENTS = (4) HIGH/(4)LOW

ATTIC AREAS MUST COMPLY WITH SECTIONS 904, 908, & 909 OF THE CALIFORNIA MECHANICAL CODE

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

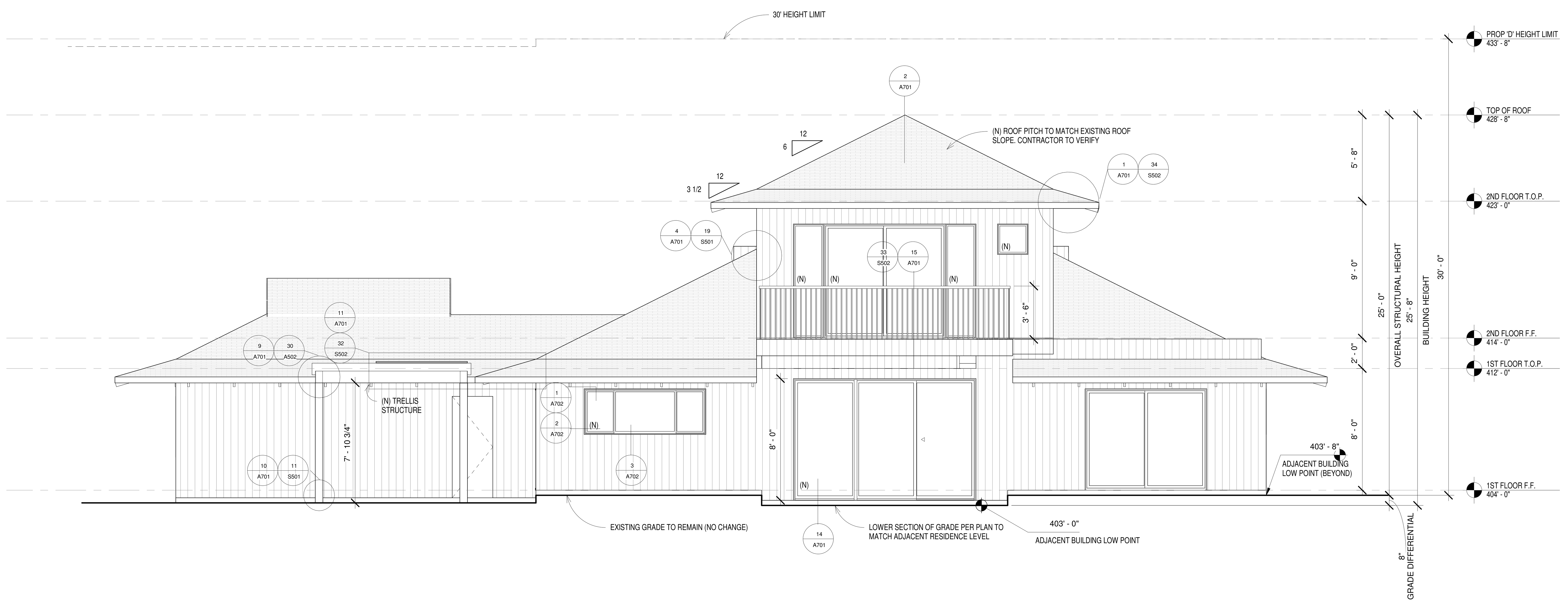
REGISTERED ARCHITECT MARK D. LYON No. 15838 RENEW: 08-31-25 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

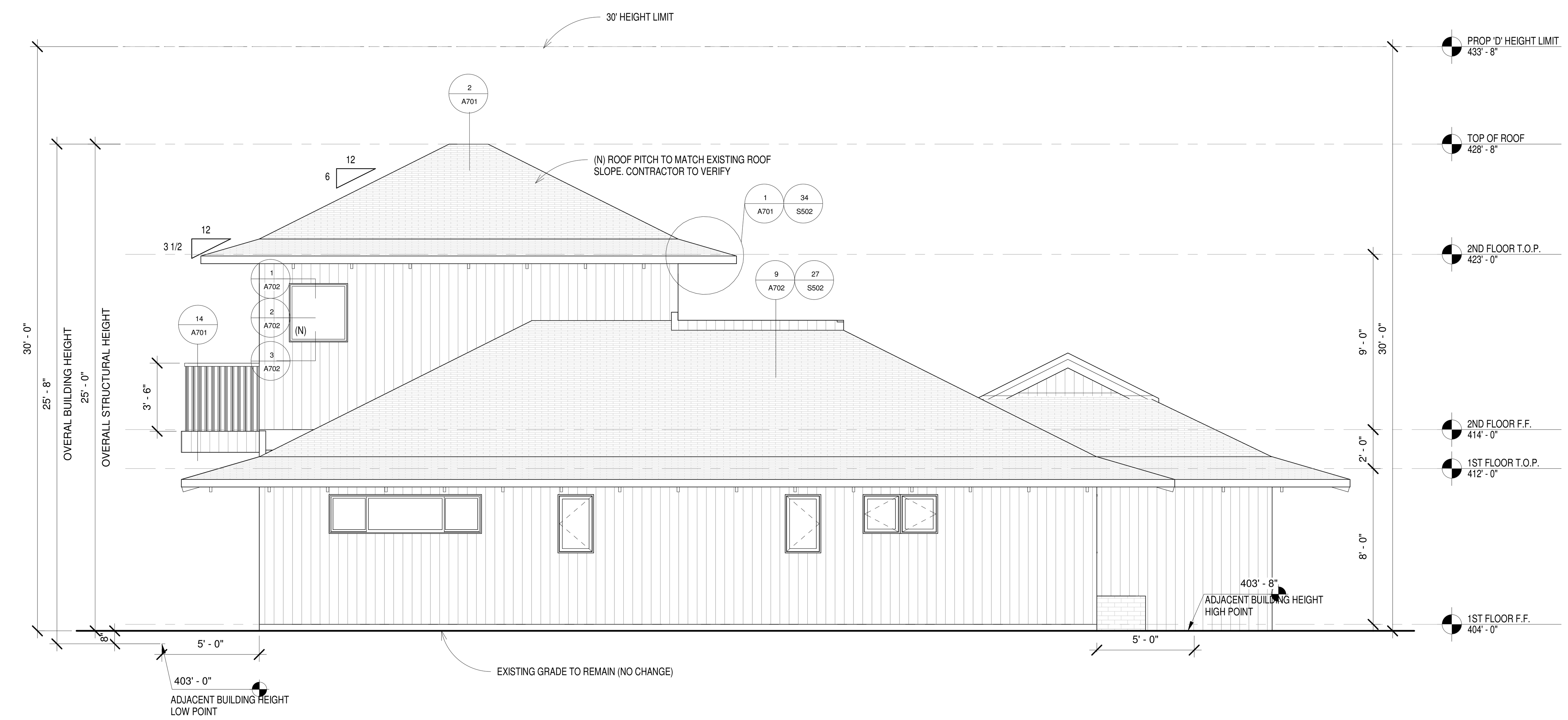
SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 07.05.2024
SHEET TITLE: ROOF PLAN

A105



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

NOTE:

1.) THE HEIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 131.0444 & 132.0505

MATERIAL SPECIFICATIONS:

ROOFING:	GAF (OR EQUAL): MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475. CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY.
FLAT ROOFING:	TORCH DOWN ROOFING BY GAF RUBEROID APP MODIFIED BITUMEN MEMBRANE W/GRAVEL FINISH ESR-1274 CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY
GUTTERS:	POWDER COATED ALUMINUM GUTTERS TO MATCH EXISTING. COLOR TO MATCH EXISTING GUTTERS DOWNSPOUTS SHALL BE 4"Ø 18 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
RAFTER TAILS:	2X46 AT 24" O.C. SCAB BACK INTO FRAMING MINIMUM 60". PAINT PER OWNER OWNERS SELECTION.
WOOD SIDING:	JAMES HARDIE (OR EQUAL):- HARDIE PANEL CEMENTIOUS SIDING SMOOTH (11 1/4" WIDE) WITH HARDIE TRIM BATTEN (2 1/2" WIDE). BACK PRIME EACH BOARD. SIDING TO BE MANUFACTURER COLOR PER OWNERS SELECTION. OVER 15# ORGANIC FELT UNDERLAYMENT. ICC-ES REPORT # 1844. INSTALL PER MANUFACTURER'S INSTALLATION SPECIFICATIONS
RAILING:	WOOD RAILING PER DETAIL 15/A701

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

LICENSED ARCHITECT MARK D. LYON No. 16930 REN. 10-27-25 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS: 1

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

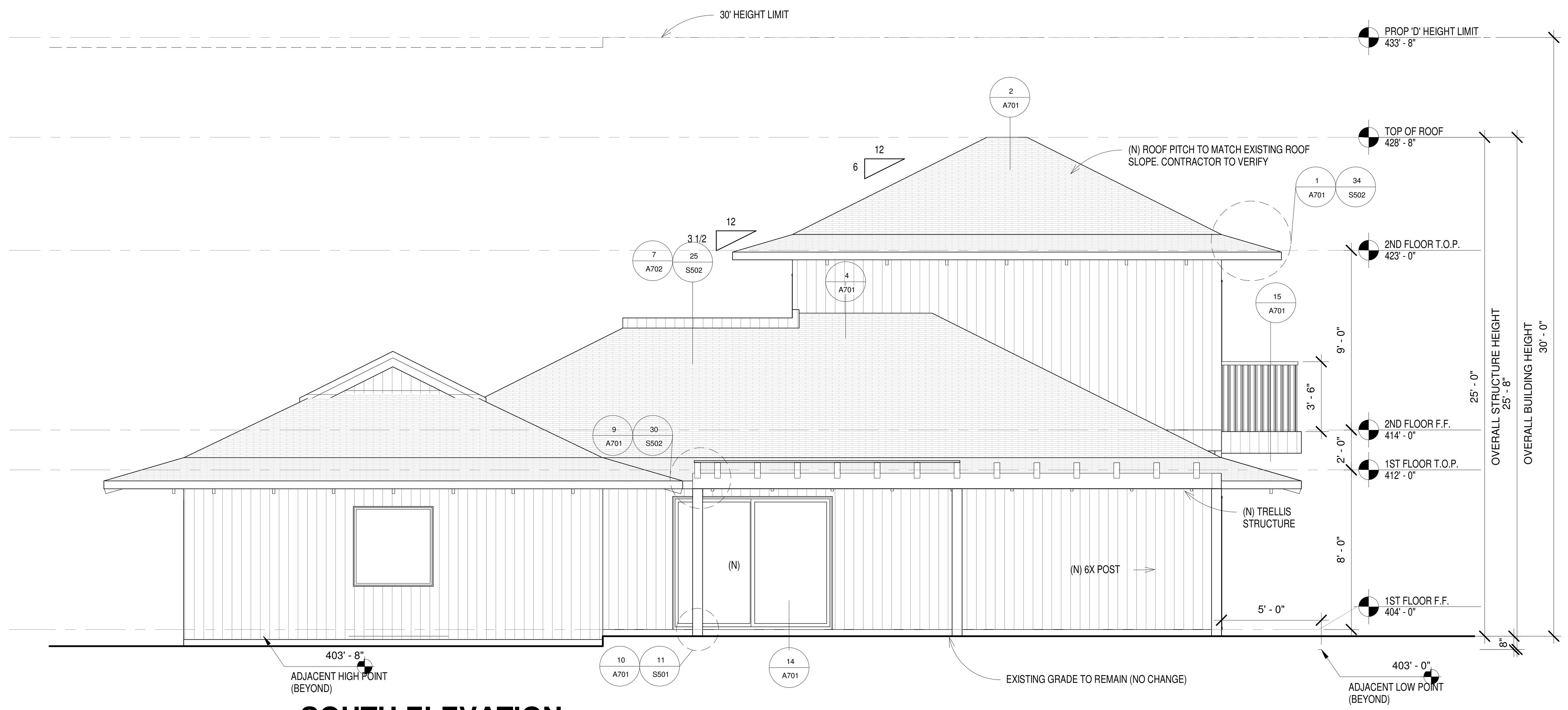
REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

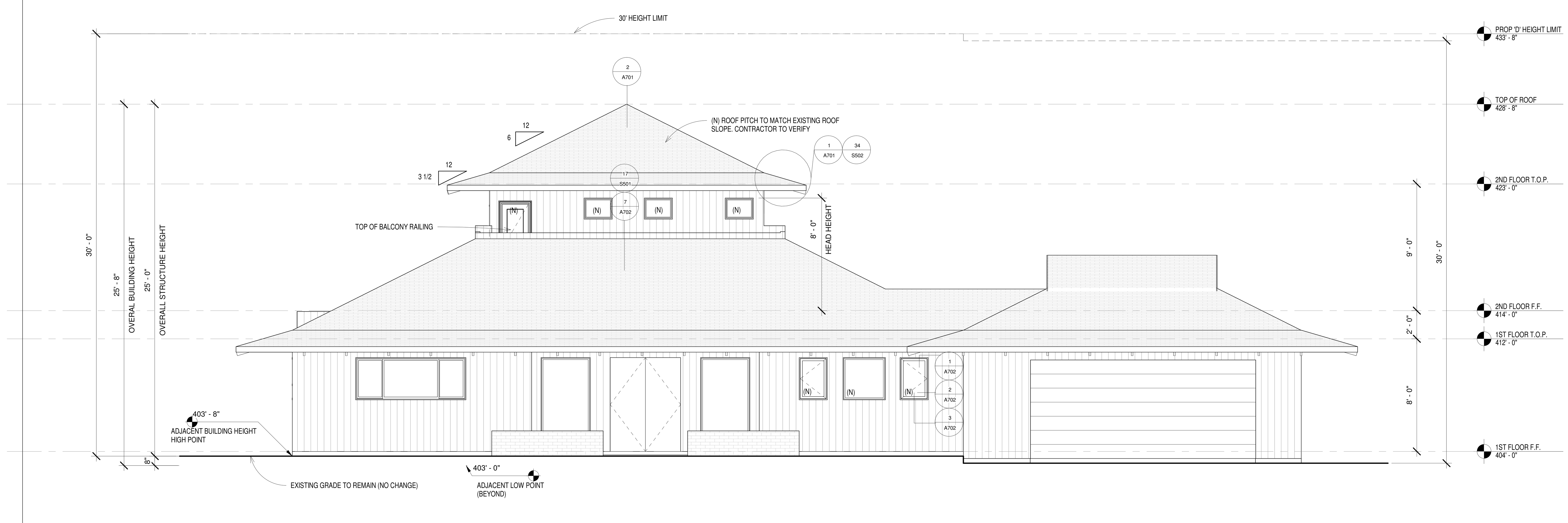
SHEET TITLE: EXTERIOR ELEVATIONS

A201



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

<u>NOTE:</u>

1.) THE HEIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 131.0444 & 132.0505

MATERIAL SPECIFICATIONS:

ROOFING:	GAF (OR EQUAL): MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475. CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY.
FLAT ROOFING:	TORCH DOWN ROOFING BY GAF RUBEROID APP MODIFIED BITUMEN MEMBRANE W/GRAVEL FINISH ESR-1274 CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY
GUTTERS:	POWDER COATED ALUMINUM GUTTERS TO MATCH EXISTING. COLOR TO MATCH EXISTING GUTTERS DOWNSPOUTS SHALL BE 4"Ø 18 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
RAFTER TAILS:	2X46 AT 24" O.C. SCAB BACK INTO FRAMING MINIMUM 60". PAINT PER OWNER OWNERS SELECTION.
WOOD SIDING:	JAMES HARDIE (OR EQUAL):- HARDIE PANEL CEMENTIOUS SIDING SMOOTH (11 1/4" WIDE) WITH HARDIE TRIM BATTEN (2 1/2" WIDE). BACK PRIME EACH BOARD. SIDING TO BE MANUFACTURER COLOR PER OWNERS SELECTION. OVER 15# ORGANIC FELT UNDERLAYMENT. ICC-ES REPORT # 1844. INSTALL PER MANUFACTURER'S INSTALLATION SPECIFICATIONS
RAILING:	WOOD RAILING PER DETAIL 15/A701

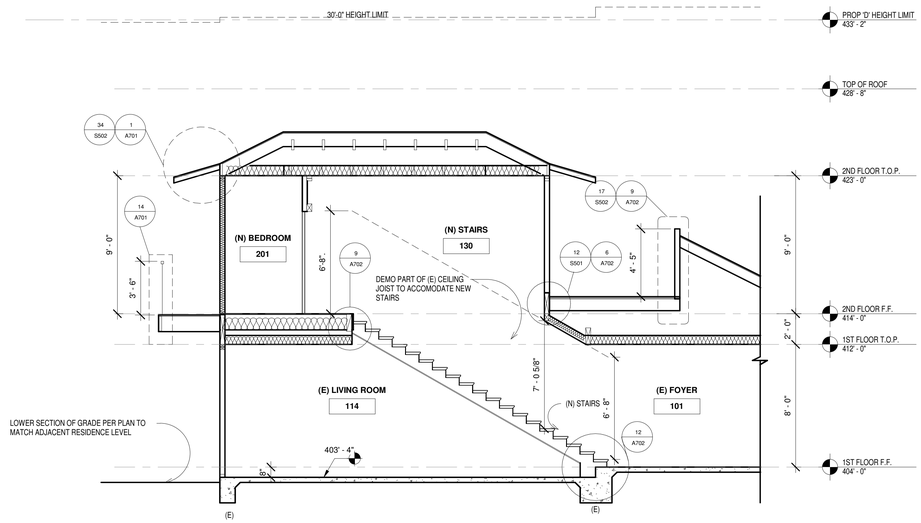
ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

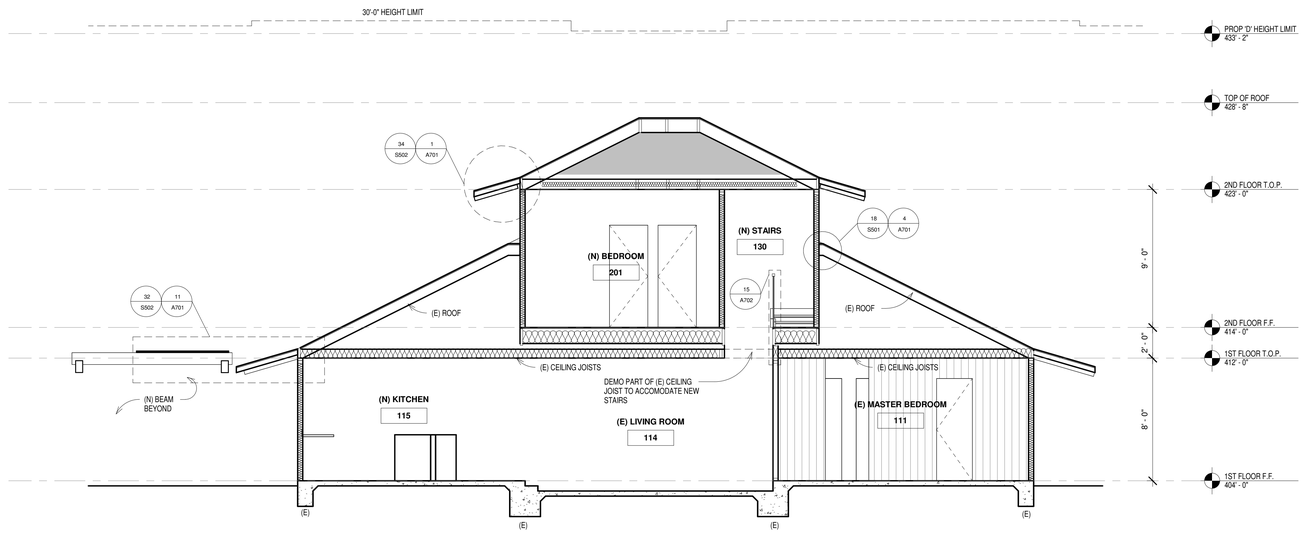
SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 07.05.2024
SHEET TITLE: EXTERIOR ELEVATIONS

A202



BUILDING SECTION A

1/4" = 1'-0"



BUILDING SECTION B

1/4" = 1'-0"

NOTE:

1.) THE HEIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 131.0444 & 132.0505

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

REGISTERED ARCHITECT MARK D. LYON No. 15838 RENEW 08-31-19 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE:
07/19/17

PHASE:
CONSTRUCTION DOCUMENTS

PROJECT NUMBER:
2329

REVIEWED BY:
MDL

DRAWN BY:
Author

DATE:
07/19/17

SHEET TITLE:
BUILDING SECTIONS

A301

ALL EXTERIOR DOORS TO BE "MARVIN - ULTIMATE SERIES" OR EQUAL U.O.N. ALL INTERIOR DOORS TO BE "T.M. COBB" OR EQUAL U.O.N. VERIFY ALL DOOR SELECTIONS WITH OWNER

DOOR SCHEDULE

DOOR NO.	ROOM NO.	NEW	WIDTH	HEIGHT	DESCRIPTION	GLAZING AREA	TEMPERED	EXTERIOR MATERIAL	INTERIOR MATERIAL	REMARKS
1	101	Existing	5' - 0"	6' - 8"	PR. SOLID FRONT ENTRY DOOR					
2	125	Existing	16' - 0"	7' - 0"	AUTOMATIC GARAGE DOOR					
3	125	Existing	2' - 8"	6' - 8"	SOLID ENTRY DOOR					
4	117	New	8' - 0"	6' - 8"	2 PANEL SLIDING PATIO DOOR W/GLAZING	53	YES			
5	114	New	12' - 0"	8' - 0"	3 PANEL SLIDING PATIO DOOR W/GLAZING	96	YES			
6	111	Existing	8' - 0"	6' - 8"	2 PANEL SLIDING PATIO DOOR W/GLAZING	53	YES			
7	119	New	2' - 0"	6' - 8"	SOLID CORE INTERIOR DOOR					MATCH EXSITING INTERIOR DOOR STYLE
8	120	New	2' - 0"	6' - 8"	SOLID CORE INTERIOR DOOR					MATCH EXSITING INTERIOR DOOR STYLE
9	123	New	3' - 0"	6' - 8"	PR. SOLID CORE INTERIOR DOOR					MATCH EXSITING INTERIOR DOOR STYLE
10	122	New	2' - 6"	6' - 8"	SOLID CORE INTERIOR DOOR					MATCH EXSITING INTERIOR DOOR STYLE
11	121	New	2' - 4"	6' - 8"	SOLID CORE POCKET DOOR					MATCH EXSITING INTERIOR DOOR STYLE
12	124	New	2' - 4"	6' - 8"	SOLID CORE POCKET DOOR					MATCH EXSITING INTERIOR DOOR STYLE
13	130	New	2' - 1 1/2"	6' - 8 1/4"	SWING PATIO DOOR W/GLAZING	13	YES			
14	127	New	8' - 0"	7' - 6"	2 PANEL SLIDING PATIO DOOR W/GLAZING	68	YES			
15	127	New	2' - 6"	6' - 8"	SOLID CORE INTERIOR DOOR					MATCH EXSITING INTERIOR DOOR STYLE
16	128	New	2' - 6"	6' - 8"	SOLID CORE INTERIOR DOOR					MATCH EXSITING INTERIOR DOOR STYLE
17	129	New	2' - 6"	6' - 8"	SOLID CORE INTERIOR DOOR					MATCH EXSITING INTERIOR DOOR STYLE

ALL WINDOWS TO BE "MARVIN - ULTIMATE SERIES" OR EQUAL U.O.N. VERIFY ALL WINDOW SELECTIONS WITH OWNER

WINDOW SCHEDULE

WDW. NO.	ROOM NO.	NEW	WIDTH	HEIGHT	WINDOW TYPE	GLAZING AREA	TEMPERED	EXTERIOR MATERIAL	INTERIOR MATERIAL	REMARKS
A	101		3' - 6"	5' - 6"	EXISTING FIXED WINDOW	19	YES			
A	101		3' - 6"	5' - 6"	EXISTING FIXED WINDOW	19	YES			
B	121	Yes	2' - 0"	3' - 0"	CASEMENT WINDOW	6				
B	122	Yes	2' - 0"	3' - 0"	CASEMENT WINDOW	6				
C	125		4' - 0"	4' - 0"	EXISTING WINDOW	16				
D	115	Yes	8' - 0"	3' - 0"	SLIDER/FIXED/SLIDER	24				
E	111		7' - 10"	2' - 0"	SLIDER/FIXED/SLIDER	15.5				
F	107		1' - 10"	3' - 0"	CASEMENT WINDOW	5.5				
F	112		1' - 10"	3' - 0"	CASEMENT WINDOW	5.5				
G	105		3' - 10"	2' - 0"	DOUBLE CASEMENT	16.0				
H	105	No	7' - 10"	3' - 0"	SLIDER/FIXED/SLIDER	23.5				
I	202	Yes	2' - 0"	1' - 6"	AWNING WINDOW	3				
I	203	Yes	2' - 0"	1' - 6"	AWNING WINDOW	3				
I	203	Yes	2' - 0"	1' - 6"	AWNING WINDOW	3	YES			
J	201	Yes	2' - 0"	7' - 6"	FIXED SIDELITE	15				
J	201	Yes	2' - 0"	7' - 6"	FIXED SIDELITE	15				
K	201	Yes	2' - 0"	2' - 0"	CASEMENT WINDOW	4				
L	122	Yes	3' - 0"	3' - 0"	FIXED WINDOW	9				
L	201	Yes	3' - 0"	3' - 0"	FIXED WINDOW	9				

NOTE - EGRESS WINDOWS
PROVIDE EMERGENCY EXIT DOORS OR WINDOWS FROM SLEEPING ROOMS. NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ. FT. (821 SQ. IN.) MINIMUM. NET OPENING HEIGHT DIMENSION, 24" CLEAR, MINIMUM. MINIMUM NET OPENING WIDTH DIMENSION, 20" CLEAR. FINISHED SILL HEIGHT MAXIMUM, 44" ABOVE FLOOR.

NOTE - GLAZING EFFICIENCY
ALL WINDOWS SHALL BE DUAL GLAZING INSULATED GLASS WITH ARGON.
U-FACTOR: 0.30
SHGC: 0.23

DOORS WITH GLAZING SHALL BE DUAL GLAZING INSULATED GLASS WITH ARGON.
U-FACTOR: 0.30
SHGC: 0.23

FIXTURE SCHEDULE

NO.	ROOM NO.	NEW	ITEM	MFR. MODEL NO.	SIZE	REMARKS
1	121	Yes	TOILET			
2	121	Yes	LAVATORY			
3	121	Yes	FAUCET			
4	115	Yes	DISHWASHER			
5	115	Yes	KITCHEN SINK			
6	115	Yes	FAUCET			
7	115	Yes	GARBAGE DISPOSAL			
8	115	Yes	COOKTOP			
9	115	Yes	EXHAUST HOOD			
10	115	Yes	OVENS			
11	115	Yes	REFRIGERATOR			
12	203	Yes	LAVATORY			
13	203	Yes	FAUCET			
14	203	Yes	TOILET			
15	203	Yes	TUB ENCLOSURE			TEMPERED GLASS
16	203	Yes	SHOWER HEAD			
17	203	Yes	SHOWER VALVE SET			
18	203	Yes	DRAIN			
19	125	Yes	TANKLESS WATER HEATER	NAVIEN NPE-240A		190K BTU
20	201	Yes	FAU	CARRIER 58SU0A040E17	40,000 BTU/HR	AFUE 80%
21	802	Yes	A/C UNIT	CARRIER 24AAA518A003	18K BTU	SEER 14

ROOM SCHEDULES

ROOM NO.	ROOM NAME	FLOOR	BASE	WALL	CEILING	TRIM	CROWN	CAB'TS.	TOPS	REMARKS
101	(E) FOYER									
102	(E) HALL									
103	(E) CLO.									
104	(E) CLO.									
105	(E) BEDROOM #2									
106	(E) CLO.									
107	(E) BATH									
108	(E) HALL									
109	(E) CLO.									
110	(E) CLO.									
111	(E) MASTER BEDROOM									
112	(E) MASTER BATH									
113	(E) SHOWER									
114	(E) LIVING ROOM									
115	(N) KITCHEN									
116	(N) DINING									
117	(N) BREAKFAST									
118	(N) HALL									
119	(N) COAT									
120	(N) LIN.									
121	(N) POWDER									
122	(N) OFFICE									
123	(N) CLO.									
124	(N) PANTRY									
125	(E) GARAGE									
126	(E) BATH									
130	(N) STAIRS									
201	(N) BEDROOM									
202	(N) CLO.									
203	(N) BATH									
801	(N) BALCONY									
802	(N) UTILITY BALCONY									

MATERIALS LEGEND

NUMBER	DESCRIPTION	REMARKS
CONC.	CONCRETE	
CPT	CARPET	
HDWD	HARDWOOD	
EWD	ENGINEERED WOOD	
WD	WOOD	STAIN GRADE
ST	STONE	
SOL	SOLID SURFACE	
CT	CERAMIC TILE	
PT	PORCELAIN TILE	
GLT	GLASS TILE	
GYP	GYPSUM BOARD	5/8" GYPSUM BOARD
GYP WR	WATER RESISTANT GYPSUM BOARD	5/8" GYPSUM BOARD
GYP X	FIRE RATED GYPSUM BOARD	5/8" TYPE X GYPSUM BOARD
MDF	MEDIUM DENSITY FIBER BOARD	PAINT GRADE
TB	CEMENTITIOUS TILE BACKER BOARD	1/2" THICK OVER WATERPROOF MEMBRANE
SC	7/8" EXTERIOR STUCCO	SMOOTH SANTA BARBARA FINISH
OS	OWNER TO SELECT	

FINISH LEGEND

LETTER	DESCRIPTION	REMARKS
P-1	PAINT - EGGSHELL	TWO COLOR COATS OVER SEALER
P-2	PAINT - STAIN FINISH	TWO COLOR COATS OVER SEALER
P-3	PAINT - SEMI-GLOSS	TWO COLOR COATS OVER SEALER
F-1	3 COAT SATIN URATHANE OVER SANDING SEALER	VERIFY STAIN COLOR WITH OWNER
F-2	STAIN & SEAL W/ 2 COATS OF SATIN URATHANE	VERIFY STAIN COLOR WITH OWNER
H-1	STEEL TROWEL	
H-2	BROOM FINISH	
H-3	EPOXY FINISH	
H-4	PENETRATING STONE/CONC. SEALER	TWO COATS
GF-1	LIGHT FOG TEXTURE	
GF-2	SMOOTH MUD FINISH	
GF-3	LIGHT ORANGE PEEL TEXTURE	
GT	GROUT W/ SEALER (SANDED & NON-SANDED)	

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

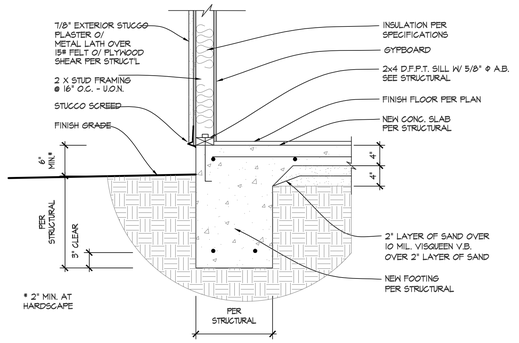
REGISTERED ARCHITECT MARK D. LYON No. 15636 RENEW 08-31-25 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

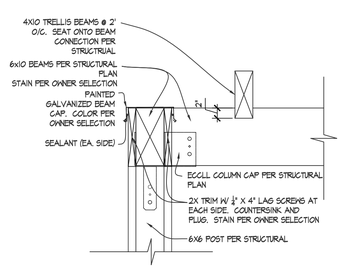
REVISIONS:
1

SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 07.05.2024
SHEET TITLE: DOOR AND WINDOW SCHEDULES

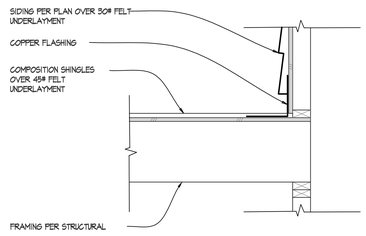
A601



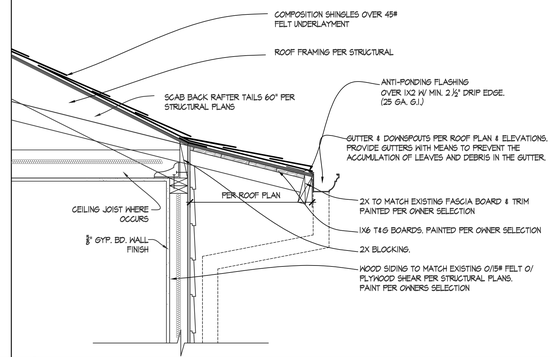
13 / A701 SLAB ON GRADE FOOTING SCALE: 1" = 1'-0"



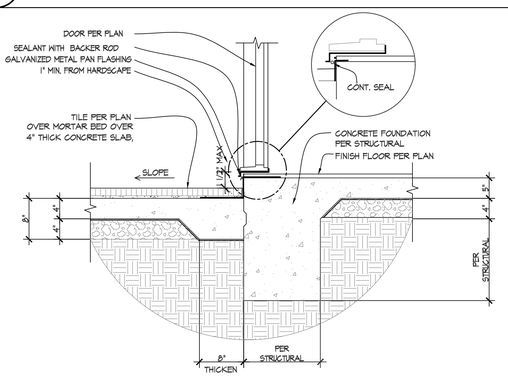
9 / A701 TOP OF COLUMN SCALE: 1" = 1'-0"



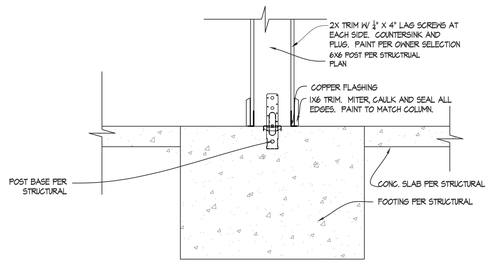
5 / A701 ROOF TO WALL SCALE: 1" = 1'-0"



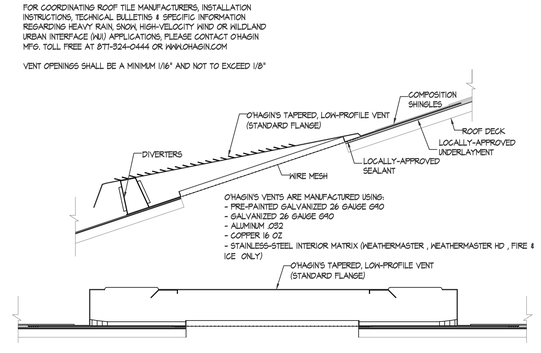
1 / A701 ROOF EAVE SCALE: 1" = 1'-0"



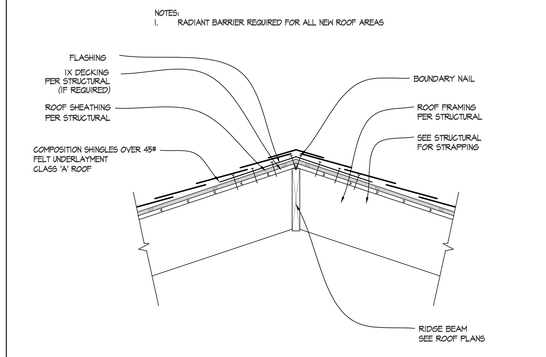
14 / A701 DOOR TRESHOLD @ SLAB SCALE: 1" = 1'-0"



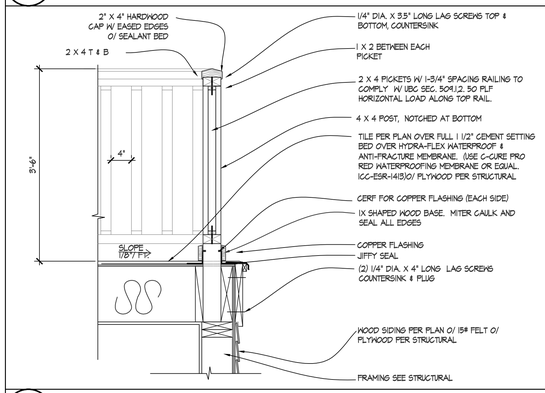
10 / A701 COLUMN BASE AT FOOTING SCALE: 1" = 1'-0"



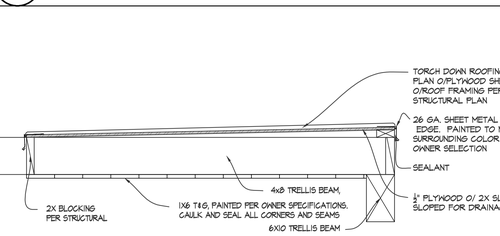
6 / A701 ROOF VENT SCALE: 1" = 1'-0"



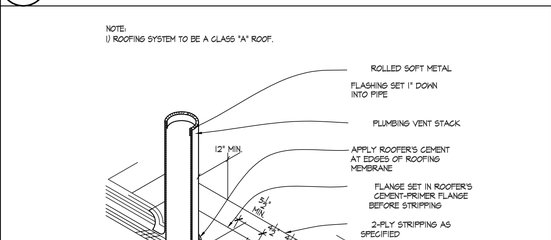
2 / A701 RIDGE/HIP DETAIL SCALE: 1 = 1'-0"



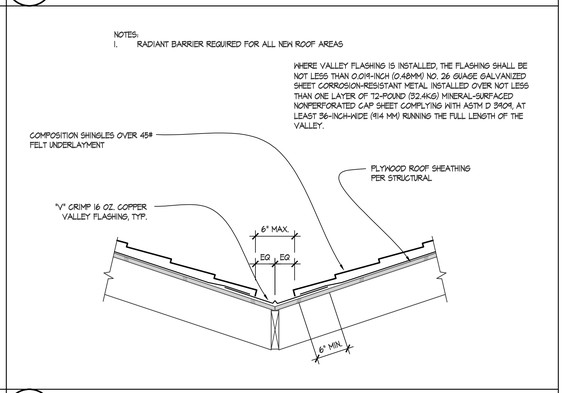
15 / A701 EXTERIOR DECK RAILING SCALE: 1" = 1'-0"



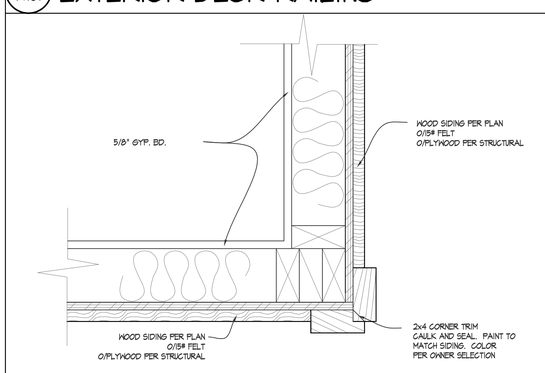
11 / A701 COVERED TRELLIS SCALE: 1" = 1'-0"



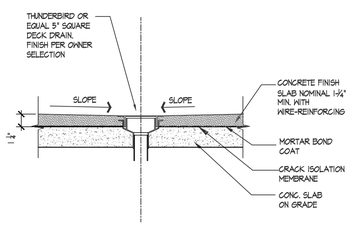
7 / A701 VENT PENETRATION DETAIL SCALE: 1" = 1'-0"



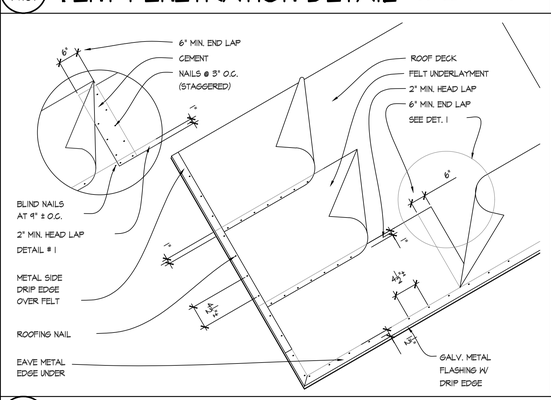
3 / A701 ROOF VALLEY SCALE: 1" = 1'-0"



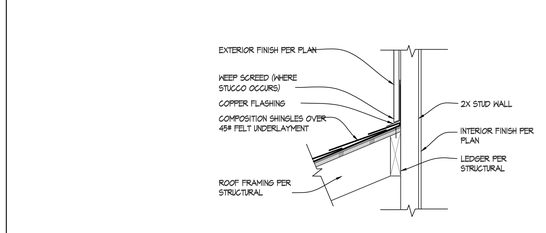
16 / A701 EXTERIOR TRIM @ CORNER SCALE: 3" = 1'-0"



12 / A701 CONCRETE PATIO DRAIN SCALE: 1" = 1'-0"



8 / A701 ROOF UNDERLAYMENT SCALE: 1" = 1'-0"



4 / A701 ROOF TO WALL SCALE: 1" = 1'-0"

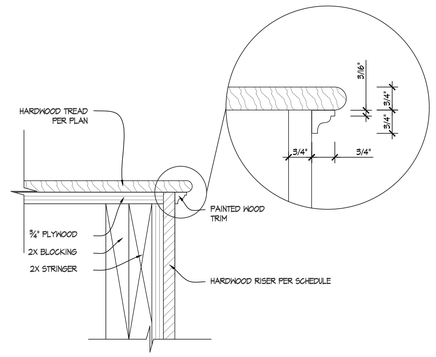
ARCHITECT MARK D. LYON INC.
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET

LICENSED ARCHITECT MARK D. LYON No. 16930 REN 8/31/2025 STATE OF CALIFORNIA

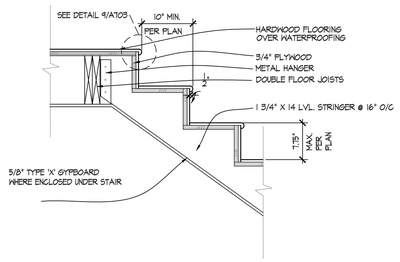
BOJECHKO/ASH
RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
△ -

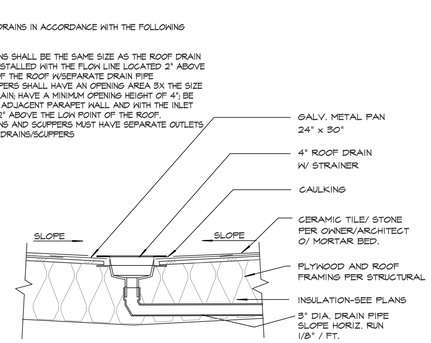
SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: RH/SEC
DATE: 07.05.2024
SHEET TITLE: ARCHITECUTRAL DETAILS
SHEET NO: A701



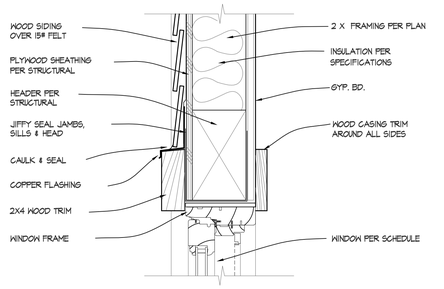
13 / A702 **STAIR NOSING** SCALE: 3" = 1'-0"



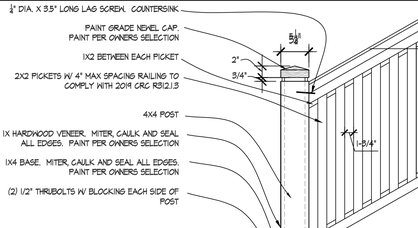
9 / A702 **WINDOW HEADER @ WOOD SIDING** SCALE: 3 = 1'-0"



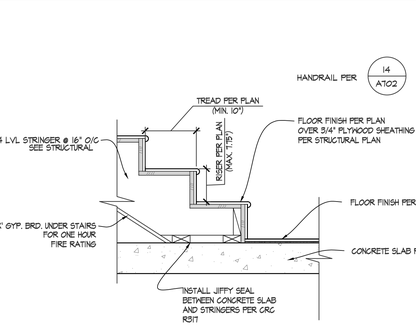
5 / A702 **DECK DRAIN** SCALE: 1" = 1'-0"



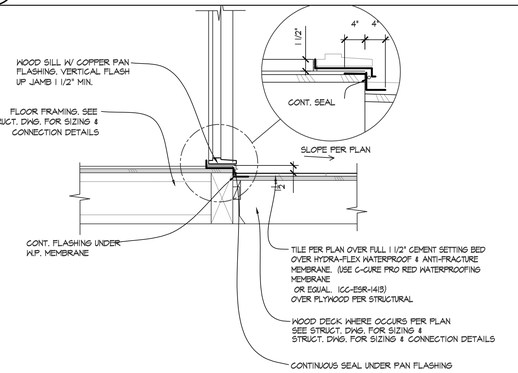
1 / A702 **WINDOW HEADER @ SIDING** SCALE: 3 = 1'-0"



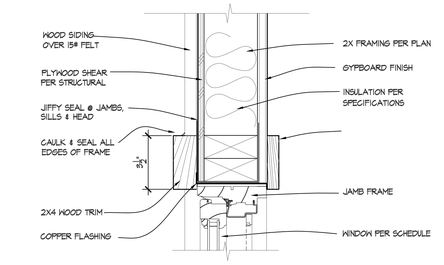
14 / A702 **HANDRAIL AT WALL** SCALE: 1" = 1'-0"



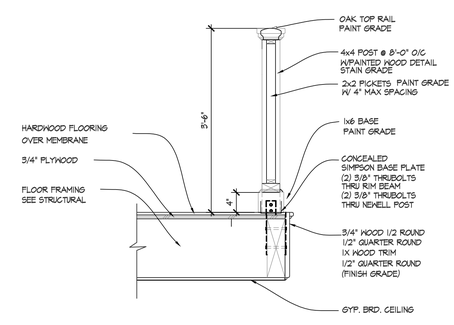
10 / A702 **WINDOW JAMB @ WOOD SIDING** SCALE: 3 = 1'-0"



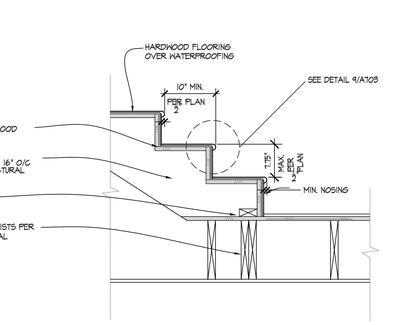
6 / A702 **WATERPROOFING @ DECK** SCALE: 1" = 1'-0"



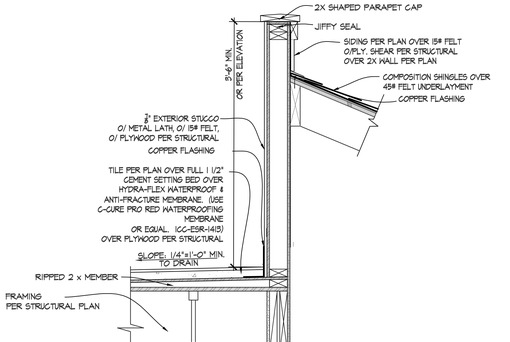
2 / A702 **WINDOW JAMB @ SIDING** SCALE: 3 = 1'-0"



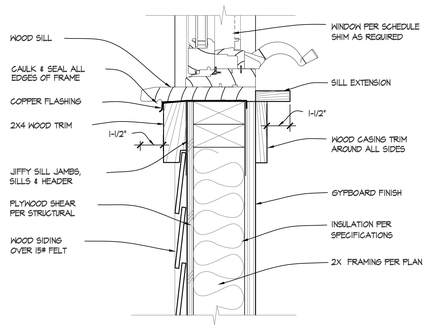
15 / A702 **INTERIOR GUARDRAIL** SCALE: 1" = 1'-0"



11 / A702 **WINDOW SILL @ WOOD SIDING** SCALE: 3 = 1'-0"



7 / A702 **ROOF TO WALL AT DECK** SCALE: 1" = 1'-0"



3 / A702 **WINDOW SILL @ SIDING** SCALE: 3 = 1'-0"

16 / A702 **STAIR RAILING/NEWEL POST** SCALE: 1" = 1'-0"

12 / A702 **DOOR THRESHOLD @ SLAB** SCALE: 1" = 1'-0"

8 / A702 **DOOR THRESHOLD @ DECK** SCALE: 1" = 1'-0"

1) ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL. EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 4" SECURE ALL MOISTOP FLASHING OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER DRIVEN STAPLES.

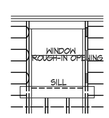


FIG. 1

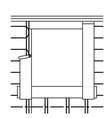


FIG. 2

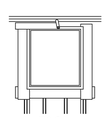


FIG. 3

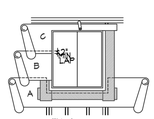


FIG. 4

2) ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING. START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

3) INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.

4) COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PARER UNDER SILL STRIP. NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF OPENING (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY, SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B.S.D. ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

4 / A702 **WINDOW FLASHING** SCALE: 1" = 1'-0"

ARCHITECT MARK D. LYON INC.
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET

LICENSED ARCHITECT MARK D. LYON No. 16930 REN. STATE OF CALIFORNIA

BOJECHKO/ASH
RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
△ -

SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: RH/SEC
DATE: 07.05.2024
SHEET TITLE: ARCHITECUTRAL DETAILS
SHEET NO: A702

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 1 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

GENERAL INFORMATION

01	Project Name	Casey Bojechko and Lauren Ash Residence			
02	Run Title	Title 24 Analysis			
03	Project Location	8811 Nottingham Place			
04	City	La Jolla	05	Standards Version	2022
06	Zip code	92037	07	Software Version	EnergyPro 9.2
08	Climate Zone	7	09	Front Orientation (deg/ Cardinal)	290
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	419	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	1963	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	2382	19	Glazing Percentage (%)	20.35%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 2 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	23.77	0	24.39	0	-0.62
Space Cooling	0	24.95	0	23.82	0	1.13
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	16.8	0	14.92	0	1.88
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	**0**	**65.52**	**0**	**63.13**	**0**	**2.39**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	7	0	7		
Appl. & Cooking	0	15.38	0	15.37		
Plug Loads	0	24.18	0	24.18		
Outdoor Lighting	0	1.75	0	1.75		
TOTAL COMPLIANCE	**0**	**113.83**	**0**	**111.43**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 3 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	20.31	19.75	0.56	2.76
Net EUI[2]	20.31	19.75	0.56	2.76

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

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

- New ductwork added is less than 25 ft. in length
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Kitchen range hood
- Minimum Airflow
- Verified EER/EERJ
- Fan Efficacy Watts/CFM
- Duct leakage testing
- Duct Sealing required if a duct system component, plenum, or air handling unit is altered

BUILDING - FEATURES INFORMATION

01 Project Name	02 Conditioned Floor Area (ft²)	03 Number of Dwelling Units	04 Number of Bedrooms	05 Number of Zones	06 Number of Ventilation Cooling Systems	07 Number of Water Heating Systems
Casey Bojechko and Lauren Ash Residence	2382	1	3	2	0	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 4 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

ZONE INFORMATION

01 Zone Name	02 Zone Type	03 HVAC System Name	04 Zone Floor Area (ft²)	05 Avg. Ceiling Height	06 Water Heating System 1	07 Status
FIRST FLOOR	Conditioned	FIRST FLOOR1	1963	8.5	DHW Sys 1	Existing Unchanged
2ND FLOOR new	Conditioned	2ND FLOOR2	419	8	DHW Sys 1	New

OPAQUE SURFACES

01 Name	02 Zone	03 Construction	04 Azimuth	05 Orientation	06 Gross Area (ft²)	07 Window and Door Area (ft2)	08 Tilt (deg)	09 Wall Exceptions	10 Status	11 Verified Existing Condition
Front: EX	FIRST FLOOR	WALL-0	290	Front	408	82.5	90	none	Existing	No
BACK: EX	FIRST FLOOR	WALL-0	110	Back	408	173	90	none	Existing	No
Right: EX	FIRST FLOOR	WALL-0	200	Right	396	53	90	none	Existing	No
LEFT: EX	FIRST FLOOR	WALL-0	20	Left	396	42.5	90	none	Existing	No
Front	2ND FLOOR new	W-15	290	Front	170	22.8	90	Extension	New	n/a
BACK	2ND FLOOR new	W-15	110	Back	170	102	90	none	New	n/a
RIGHT	2ND FLOOR new	W-15	200	Right	187	0	90	Extension	New	n/a
Left	2ND FLOOR new	W-15	20	Left	187	9	90	Extension	New	n/a
Existing Roof:	FIRST FLOOR	ROOF=0	n/a	n/a	1963	n/a	n/a		Existing	No
New Roof	2ND FLOOR new	Roof=30	n/a	n/a	419	n/a	n/a		New	n/a
FLOOR	2ND FLOOR new	FLOOR = 19	n/a	n/a	419	n/a	n/a		New	n/a

ATTIC

01 Name	02 Construction	03 Type	04 Roof Rise (x in 12)	05 Roof Reflectance	06 Roof Emittance	07 Radiant Barrier	08 Cool Roof	09 Status	10 Verified Existing Condition
Attic FIRST FLOOR	Attic RoofFIRST FLOOR	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic 2ND FLOOR new	Attic Roof2ND FLOOR new	Ventilated	4	0.1	0.85	No	No	New	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 5 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
H	Window	Front: EX	Front	290			1	23.5	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
A	Window	Front: EX	Front	290			1	19	1.04	Table 110.6-A	0.76	Table 110.6-B	Bug Screen	Existing	No
A 2	Window	Front: EX	Front	290			1	19	1.04	Table 110.6-A	0.76	Table 110.6-B	Bug Screen	Existing	No
B	Window	Front: EX	Front	290			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
L	Window	Front: EX	Front	290			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
B 2	Window	Front: EX	Front	290			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
6	Window	BACK: EX	Back	110			1	53	1.04	Table 110.6-A	0.76	Table 110.6-B	Bug Screen	Existing	No
5	Window	BACK: EX	Back	110			1	96	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
D	Window	BACK: EX	Back	110			1	24	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
4	Window	Right: EX	Right	200			1	53	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
G	Window	LEFT: EX	Left	20			1	16	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
F	Window	LEFT: EX	Left	20			1	5.5	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
F 2	Window	LEFT: EX	Left	20			1	5.5	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
E	Window	LEFT: EX	Left	20			1	15.5	0.3	NFRC	0.23	NFRC	Bug Screen	Altered	No
13	Window	Front	Front	290			1	13.8	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
I	Window	Front	Front	290			1	3	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 6 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

FENESTRATION / GLAZING

01 Name	02 Type	03 Surface	04 Orientation	05 Azimuth	06 Width (ft)	07 Height (ft)	08 Mult.	09 Area (ft²)	10 U-factor	11 U-factor Source	12 SHGC	13 SHGC Source	14 Exterior Shading	15 Status	16 Verified Existing Condition
I 2	Window	Front	Front	290			1	3	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
I 3	Window	Front	Front	290			1	3	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
K	Window	BACK	Back	110			1	4	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
J	Window	BACK	Back	110			1	15	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
14	Window	BACK	Back	110			1	68	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
J 2	Window	BACK	Back	110			1	15	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
L 2	Window	Left	Left	20			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

SLAB FLOORS

01 Name	02 Zone	03 Area (ft²)	04 Perimeter (ft)	05 Edge Insul. R-value and Depth	06 Edge Insul. R-value and Depth	07 Carpeted Fraction	08 Heated	09 Status	10 Verified Existing Condition
Slab-on-Grade	FIRST FLOOR	1963	186	none	0	80%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
WALL-0	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 7 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01 Construction Name	02 Surface Type	03 Construction Type	04 Framing	05 Total Cavity R-value	06 Interior / Exterior Continuous R-value	07 U-factor	08 Assembly Layers
W-15	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
Attic RoofFIRST FLOOR	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
Attic Roof2ND FLOOR new	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
ROOF=0	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / None	0.472	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board
Roof=30	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.034	Over Ceiling Joists: R-6.0 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board
FLOOR = 19	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-19	None / None	0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x12

BUILDING ENVELOPE - HERS VERIFICATION

01 Quality Insulation Installation (QII)	02 High R-value Spray Foam Insulation	03 Building Envelope Air Leakage	04 CFM50	05 CFM50
Not Required	Not Required	N/A	n/a	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 8 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

WATER HEATING SYSTEMS

01 Name	02 System Type	03 Distribution Type	04 Water Heater Name	05 Number of Units	06 Solar Heating System	07 Compact Distribution	08 HERS Verification	09 Water Heater Name (#)	10 Status	11 Verified Existing Condition	12 Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA	

WATER HEATERS

01 Name	02 Heating Element Type	03 Tank Type	04 # of Units	05 Tank Vol. (gal)	06 Heating Efficiency Type	07 Efficiency	08 Rated Input Type	09 Input Rating or Pilot	10 Tank Insulation R-value (Int/Ext)	11 Standby Loss or Recovery Eff	12 1st Hr. Rating or Flow Rate	13 Tank Location	14 Status	15 Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.95	Btu/Hr	200000	0	n/a	n/a		New	n/a

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01 Name	02 System Type	03 Heating Unit Name	04 Heating Equipment Count	05 Cooling Unit Name	06 Cooling Equipment Count	07 Fan Name	08 Distribution Name	09 Required Thermostat Type	10 Status	11 Verified Existing Condition	12 Existing HVAC System
FIRST FLOOR1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 10 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

HVAC - DISTRIBUTION SYSTEMS

01 Name	02 Type	03 Design Type	04 Duct Ins. R-value Supply	05 Duct Ins. R-value Return	06 Duct Location Return	07 Duct Location Supply	08 Surface Area Supply	09 Surface Area Return	10 Bypass Duct	11 Duct Leakage	12 HERS Verification	13 Status	14 Verified Existing Condition	15 Existing Distribution system	16 New Ducts >= 25 ft
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Existing (not specified)	Air Distribution System 1-hers-dist	Existing + New	No		No
Air Distribution System 2	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 2-hers-dist	New	n/a		No

HVAC DISTRIBUTION - HERS VERIFICATION

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

HVAC - FAN SYSTEMS

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 11 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

HVAC FAN SYSTEMS - HERS VERIFICATION

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 12 of 12)

Project Name: Casey Bojechko and Lauren Ash Residence
Calculation Date/Time: 2024-06-11T03:37:35-07:00
Calculation Description: Title 24 Analysis
Input File Name: M604.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Rocky Salehi	Documentation Author Signature: Rocky Salehi
Company: Salehi Engineering, Inc.	Signature Date: 06/11/2024
Address: 8360 Clairemont Mesa Boulevard	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: San Diego, CA 92111	Phone: 858-277-5551

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: Mark Lyon	Responsible Designer Signature: Mark Lyon
Company: Architect Mark D. Lyon, Inc.	Date Signed: 06/11/2024
Address: 410 Bird Rock Avenue	License:
City/State/Zip: La Jolla, CA 92037	Phone: 8584591171

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

No.	Revisions	By
–	–	–

10755 Scripps Poway Pkwy, Ste. 357
San Diego, CA 92131
Tel: (858) 277-5551
Fax: (858) 277-5544
Rocky@salehiengineering.com

06 – 11 – 2024
M604

Consultant:

Saleihi Engineering, Inc.

Project Name:

Casey Bojechko and Lauren Ash Residence
8811 Nottingham Place
La Jolla, CA 92037

1

T01

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Casey Bojechko and Lauren Ash Residenc	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration		6/11/2024
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
8811 Nottingham Place La Jolla	CA Climate Zone 07	2,382	419	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	- no insulation	326		Existing
Wall	Wood Framed	- no insulation	235		Existing
Wall	Wood Framed	- no insulation	343		Existing
Wall	Wood Framed	- no insulation	354		Existing
Roof	Wood Framed Attic	- no insulation	1,963		Existing
Slab	Unheated Slab-on-Grade	- no insulation	1,963	Perim = 186'	Existing
Wall	Wood Framed	R 15	147		New
Wall	Wood Framed	R 15	68		New

FENESTRATION — Total Area: 485 | Glazing Percentage: 20.4% | New/Altered Average U-Factor: 0.30

Orientation	Area (ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (W)	44.5	0.300	0.23	none	none	N/A	Altered
Front (W)	38.0	1.040	0.76	none	none	N/A	Existing
Rear (E)	53.0	1.040	0.76	none	none	N/A	Existing
Rear (E)	120.0	0.300	0.23	none	none	N/A	Altered
Right (S)	53.0	0.300	0.23	none	none	N/A	Altered
Left (N)	42.5	0.300	0.23	none	none	N/A	Altered
Front (W)	22.8	0.300	0.23	none	none	N/A	New
Rear (E)	102.0	0.300	0.23	none	none	N/A	New
Left (N)	9.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Gas Central Furnace	80% AFUE	No Cooling	14.0 SEER	Setback	Existing
1	Gas Central Furnace	80% AFUE	Packaged Air Condition	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
FIRST FLOOR	Ducted	Ducted	Conditioned	6.0	Existing
2ND FLOOR	Ducted	Ducted	Attic	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	0	0.95	Standard	New

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Casey Bojechko and Lauren Ash Residenc	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration		6/11/2024
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
8811 Nottingham Place La Jolla	CA Climate Zone 07	2,382	419	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 15	187		New
Wall	Wood Framed	R 15	178		New
Roof	Wood Framed Attic	R 30	419		New
Floor	Wood Framed w/o Crawl Space	R 19	419		New

FENESTRATION — Total Area: 485 | Glazing Percentage: 20.4% | New/Altered Average U-Factor: 0.30

Orientation	Area (ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

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

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration*, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.*

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2' higher than the base of the water heater.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition . Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses** . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1C:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets**. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. * *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements**. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls**. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area**. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents**. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

HERS SHALL BE CERTIFIED BY CHEERS REGISTRY ONLY (NO, EXCEPT)

No.	Revisions	By
–	–	–

Consultant:
Saleki Engineering, Inc.
10755 Scripps Poway Pkwy, Ste. 357
San Diego, CA 92131
Tel: (858) 277-5551
Fax: (858) 277-5544
Rocky@salekiengineering.com

06-11-2024
M604

Project Name:
Casey Bojechko and Lauren Ash Residence
8811 Nottingham Place
La Jolla, CA 92037

2

T02

MECHANICAL NOTES

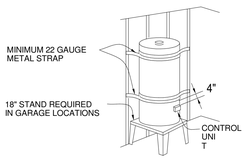
1. THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY. SEE FLOOR PLAN, ELEVATIONS AND SECTIONS FOR ADDITIONAL MECHANICAL INFORMATION AND DUCT OR REGISTER LOCATIONS. CONTRACTOR SHALL PROVIDE A LAYOUT DRAWING INCLUDING ALL DUCT AND REGISTER SIZES FOR REVIEW BY ARCHITECT PRIOR TO INSTALLATION.
2. THE LOCATIONS OF DUCTS, SUPPLY REGISTERS, SOFFITS, AND RETURN AIR GRILLS ARE APPROXIMATE. UNLESS OTHERWISE NOTED VERIFY HEIGHT OF WALL MOUNTED REGISTERS. DO NOT RUN DUCTS UNTIL ALL REGISTER LOCATIONS ARE MARKED IN PLACE AND THE OWNER AND ARCHITECT HAS BEEN CALLED TO MAKE VISUAL REVIEW OF ALL LOCATIONS.
3. ALL MECHANICAL INSTALLATIONS SHALL CONFORM TO THE CALIFORNIA MECHANICAL CODE (LATEST EDITION) AND OTHER APPLICABLE STATE AND LOCAL REQUIREMENTS. ALL DUCT WORK SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH CHAPTER 10 OF CMC & C.A.C. TITLE 24. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL MECHANICAL INFORMATION.
4. ALL DUCTING AND EQUIPMENT SHALL BE SIZED FOR AIR CONDITIONING. SUPPLY AND RETURN DUCTS SHALL BE PAINTED BLACK BEHIND REGISTERS AND GRILLS. ONCE SYSTEM IS IN PLACE CONTRACTOR SHALL TEST THE SYSTEM FOR THE FOLLOWING:
    A. BALANCE SYSTEM TO PROVIDE EVEN HEATING AND COOLING IN ALL ROOMS.
    B. ADJUST DUCTING TO ELIMINATE ANY EXCESSIVE AIR FLOW "NOISE".
5. SUPPLY REGISTERS WALL TYPE: HART & COOLY - A600 SERIES OR EQUAL. FLOOR TYPE: HART & COOLY - 531 ROYALAIRE SERIES OR EQUAL. FINISH: SATIN ALUMINUM FINISH, ADJUSTABLE LOUVERED GRILLS AND MULTI-SHUTTER VALVE. CEILING TYPE: HART & COOLY - S75-3-2 SLOT DIFFUSER WITH MITERED CORNERS. FINISH: SATIN ALUMINUM FINISH (VERIFY). PROVIDE A SAMPLE REGISTER FOR THE OWNER APPROVAL. ALTERNATE REGISTERS TO BE STANDARD WHITE.
6. FAU CLOSET OR ALCOVE MUST BE 12 INCHES WIDER THAN FURNACE OR FURNACES BEING INSTALLED. PROVIDE A 3 INCH MINIMUM CLEAR SPACE AT SIDES, BACK, AND TOP OF FURNACE.
7. PROVIDE A HONEYWELL OR EQUAL DIGITAL THERMOSTAT CONTROL FOR EACH FAU/AC UNIT AT LOCATION SHOWN IN PLAN.
8. EXHAUST FANS FOR BATHS AND LAUNDRY ROOM SHALL PROVIDE FIVE AIR CHANGES PER HOUR. SEE ELECTRICAL SCHEDULE. DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3 FEET FROM ANY OPENING WHICH LLOWS AIR ENTRY INTO BUILDING.
9. WATER HEATERS SHALL BE PROVIDED WITH AN EXHAUST FLUE THROUGH ROOF AND A 3/4" COPPER P & T ISCHARGE LINE TO EXTERIOR OR DRAIN. PROVIDE METAL SEISMIC STRAPS TO WALL FRAMING AT TOP AND OTTOM OF STORAGE TANK. ONE STRAP AROUND TOP 1/3 OF TANK AND ONE STRAP AROUND BOTTOM 1/3 OF ATER TANK.
10. ALL ROOF MOUNTED A/C UNITS SHALL BE ATTACHED TO A VIBRATION ISOLATION PLATFORM SEPARATED FROM ROOF.
11. PER 2019 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
    1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
    2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

MECHANICAL LEGEND

MECHANICAL LEGEND:

⊢Ⓣ	THERMOSTAT
HW	HW - HIGH WALL REGISTER
LW	LW - LOW WALL REGISTER
CR	CR - CEILING REGISTER
FLR	FLR - FLOOR REGISTER
R/A	RETURN AIR
☒	EXHAUST INTAKE
EX	EXHAUST OUT
F.G.	FUEL GAS
H.B.	HOSE BIBB
KEY	KEY
▣	GAS METER
○	CENTRAL VACUUM
◪	ATTIC ACCESS
⊜ FD	FLOOR DRAIN

WATER HEATER TIE DOWN:



ALL WATER HEATERS MUST BE STRAPPED TO RESIST MOVEMENT DURING AN EARTHQUAKE.

AT LEAST TWO RESTRAINTS MUST BE USED, ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD OF THE WATER HEATER. FASTEN THE RESTRAINTS WITH A SCREW (NOT LESS THAN 1/4" IN DIAMETER) A MINIMUM OF 1-1/2" INTO A WOOD STUD OF THE WALL. USE A WASHER BETWEEN THE HEAD OF THE SCREW AND THE RESTRAINT.

WATER HEATER TIE DOWN:

LIGHTING MEASURES

1. RESIDENTIAL LIGHTING SHALL COMPLY WITH CALIFORNIA ENERGY CODE SECTION 150.0(K) RESIDENTIAL LIGHTING.
2. LUMINAIRE REQUIREMENTS.
    A. LUMINAIRE EFFICACY. ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.
    B. BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL.
    C. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS. IN ADDITION TO COMPLYING WITH 150.0(K)1A, LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
        I. BE LISTED, AS DEFINED IN SECTION 100.1, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORY; AND
        II. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
        III. BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND
        IV. FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS, ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING; AND
        V. SHALL NOT CONTAIN SCREW BASE SOCKETS.
    D. ELECTRONIC BALLASTS FOR FLUORESCENT LAMPS. BALLASTS FOR FLUORESCENT LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
    E. NIGHT LIGHTS, STEP LIGHTS AND PATH LIGHTS. NIGHT LIGHTS, STEP LIGHTS AND PATH LIGHTS SHALL NOT BE REQUIRED TO COMPLY WITH TABLE 150.0-A OR BE CONTROLLED BY VACANCY SENSORS PROVIDED THEY ARE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER AND EMIT NO MORE THAN 150 LUMENS.
    F. LIGHTING INTEGRAL TO EXHAUST FANS. LIGHTING INTEGRAL TO EXHAUST FANS SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 150(K).
        EXCEPTION TO SECTION 150.0(K)1F: LIGHTING INSTALLED BY THE MANUFACTURER IN KITCHEN EXHAUST HOODS.
    G. SCREW BASED LUMINAIRES. SCREW BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.
        EXCEPTION TO SECTION 150.0(K)1G: LUMINAIRES WITH HARD-WIRED BALLASTS FOR HIGH INTENSITY DISCHARGE LAMPS.
    H. LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.
    I. LIGHT SOURCES IN DRAWERS, CABINETS, AND LINEN CLOSETS. LIGHT SOURCES INTERNAL TO DRAWERS, CABINETRY OR LINEN CLOSETS SHALL NOT BE REQUIRED TO COMPLY WITH TABLE 150.0-A OR BE CONTROLLED BY VACANCY SENSORS PROVIDED THAT THEY ARE RATED TO CONSUME NO MORE THAN 5 WATTS OF POWER AND EMIT NO MORE THAN 150 LUMENS, AND ARE EQUIPPED WITH CONTROLS THAT AUTOMATICALLY TURN THE LIGHTING OFF WHEN THE DRAWER, CABINET OR LINEN CLOSET IS CLOSED.
3. INTERIOR LIGHTING SWITCHING DEVICES AND CONTROLS.
    A. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.
    B. EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEM.
        EXCEPTION TO SECTION 150.0(K)2B: LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME CONTROL AS THE FAN PROVIDED THE LIGHTING CAN BE TURNED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(K)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE.
    C. LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
        EXCEPTION TO SECTION 150.0(K)2C: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
    D. LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
    E. NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
    F. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
    G. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH CONTROL REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, MEETS THE EMCS REQUIREMENTS IN SECTION 130.0(E), AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.
    H. A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(K) IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.
    I. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE INITIALLY CONFIGURED TO MANUAL-ON OPERATION USING THE MANUAL CONTROL REQUIRED UNDER SECTION 150.0(K)2C.
    J. LUMINAIRES THAT ARE OR CONTAIN LIGHT SOURCES THAT MEET REFERENCE JOINT APPENDIX JA8 REQUIREMENTS FOR DIMMING, AND THAT ARE NOT CONTROLLED BY OCCUPANCY OR VACANCY SENSORS, SHALL HAVE DIMMING CONTROLS.
        EXCEPTION 1 TO SECTION 150.0(K)2J: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.
        EXCEPTION 2 TO SECTION 150.0(K)2J: LUMINAIRES IN HALLWAYS.
    K. UNDERCABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER.
4. RESIDENTIAL OUTDOOR LIGHTING. IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)1A, LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE:
    A. FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
        I. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
        II. CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
        III. CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
    B. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, OUTDOOR LIGHTING FOR PRIVATE PATIOS, ENTRANCES, BALCONIES, PORCHES; AND RESIDENTIAL PARKING LOTS AND CARPORTS WITH LESS THAN EIGHT VEHICLES PER SITE SHALL COMPLY WITH EITHER:
        I. SECTION 150.0(K)3A; OR
        II. THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.
    C. FOR LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, ANY OUTDOOR LIGHTING FOR RESIDENTIAL PARKING LOTS OR CARPORTS WITH A TOTAL OF EIGHT OR MORE VEHICLES PER SITE AND ANY OUTDOOR LIGHTING NOT REGULATED BY SECTION 150.0(K)3B SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.2, 130.4, 140.7 AND 141.0.

PLUMBING NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
2. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0.
3. PERMANENT VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.
4. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
5. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-D AS APPLICABLE.
6. WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
7. SWIMMING POOL AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 114.
8. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
9. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
10. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0.
11. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3.
12. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
13. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 510.5.

ELECTRICAL NOTES

1. THE LOCATIONS OF SWITCHES, OUTLETS AND LIGHT FIXTURES SHOWN ON ELECTRICAL PLANS ARE APPROXIMATE. DO NOT RUN WIRE UNTIL AFTER ALL BOXES ARE IN PLACE AND THE OWNER OR ARCHITECT HAS BEEN CALLED TO MAKE VISUAL REVIEW OF ALL LOCATIONS.
2. VERIFY ALL ELECTRICAL REQUIREMENTS FOR NEW WORK AND PROVIDE SERVICE AS NECESSARY. ALL NEW ELECTRICAL WIRING AND INSTALLATION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE N.E.C., STATE AND LOCAL REQUIREMENTS.
3. ROCKER SWITCHES, DIMMERS, RECEPTACLES, WALL PLATES AND OTHER RELATED RECEPTACLES SUCH AS TELEPHONE LEVITON JACKS, GFCI RECEPTACLES AND CABLE OUTLETS SHALL BE "DECORA". COLOR OF ALL ITEMS SHALL BE "WHITE" UNLESS OTHERWISE NOTED.
4. ALL ELECTRIC SWITCHES UNLESS NOTED ON THE PLAN ARE TO BE LOCATED 42 INCHES ABOVE THE FINISH FLOOR. ALL OUTLET RECEPTACLES SHALL BE 12 INCHES ABOVE FINISH FLOOR, UNLESS NOTED OTHERWISE. VERIFY LOCATIONS FOR HORIZONTALLY MOUNTED OUTLETS (MARKED "HORIZONTAL" (OR "H") ON PLANS). MULTIPLE SWITCHES SHALL BE GANGED TOGETHER UNLESS NOTED OTHERWISE.
5. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLETS ARE REQUIRED IN BATHROOMS, AT KITCHEN COUNTERTOPS, AT LAUNDRY AREAS, IN UNFINISHED BASEMENTS, IN GARAGES, AND OUTDOORS.
    ELECTRICAL CIRCUITS IN BEDROOMS, DINING ROOMS, DENS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS MUST BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (AFCI).
6. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN EXTERIOR WALLS AND ANY WALLS ON PERIMETER OF CONDITIONED SPACE.
7. VERIFY ELECTRICAL REQUIREMENTS FOR NEW APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO RUNNING WIRE, SEE APPLIANCE SCHEDULE AND FLOOR PLANS FOR EQUIPMENT.
8. ALL ELECTRICAL PANELS SHALL HAVE PERMANENT LEGIBLE LABELS INDICATING CIRCUIT USE, AMPERAGE, ETC.
9. VERIFY WITH OWNER NUMBER OF TELEPHONE LINES TO BE PROVIDED TO RESIDENCE. PREWIRE FOR CABLE TV AND TELEPHONE PER PLANS, VERIFY SIZE AND SHIELDING REQUIREMENTS FOR TV CABLE. VERIFY LOCATIONS OF TELEPHONE, CABLE AND COMPUTER OUTLETS WITH OWNER PRIOR TO INSTALLATION. ALL COMMUNICATIONS WIRING SHALL BE RUN RADIALLY (NOT LOOPED) FROM OUTLET TO MASTER COMMUNICATION PANEL.
10. VERIFY WITH OWNER ANY ELECTRICAL STUB OUTS FOR FUTURE ELECTRICAL.
11. VERIFY WITH OWNER AND COORDINATE INSTALLATION REQUIREMENTS OF SOUND SYSTEM AND SPEAKER WIRE FOR SOUND SYSTEM. (SYSTEM AND WIRING ARE NOT IN CONTRACT UNLESS SPECIFIED IN BID.)
12. SMOKE DETECTORS SHALL BE INSTALLED IN EACH BEDROOM AND AT POINTS CENTRALLY LOCATED SERVING SLEEPING AREAS, AND ON EACH LEVEL OF RESIDENCE. SMOKE DETECTORS SHALL BE PERMANENTLY WIRED TO THE BUILDING ELECTRICAL SYSTEM, AND SHALL BE EQUIPPED WITH BATTERY BACK UP.
13. GENERAL CONTRACTOR TO VERIFY WITH THE OWNER AND COORDINATE ANY ELECTRICAL REQUIREMENTS FOR THE INSTALLATION OF SECURITY SYSTEM AND/OR INTERCOM SYSTEM. (SYSTEM AND WIRING NOT IN CONTRACT UNLESS SPECIFIED IN BID.)
14. JUNCTION BOXES FOR CEILING FANS SHALL BE SECURELY FASTENED TO FRAMING PER FAN MANUFACTURER'S INSTRUCTIONS.
15. BATHROOM EXHAUST FANS SHALL BE SEPARATELY SWITCHED.
16. MOUNTING HEIGHTS FOR LIGHT FIXTURES SHOWN ON PLANS ARE FROM FINISH FLOOR OR FLATWORK TO THE CENTERLINE OF JUNCTION BOX, UNLESS NOTED OTHERWISE. ALSO REFER TO EXTERIOR AND INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION REGARDING FIXTURE MOUNTING LIGHTS.
17. OWNER SUPPLIED FIXTURES SHALL BE INSTALLED BY CONTRACTOR.
18. THE PRIMARY LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE LED BULBS INSTALLED IN RECESSED TYPE FIXTURES OR SHALL BE INTEGRATED LED TYPE FIXTURE.
19. AS USED IN THIS SECTION A "WALL SPACE" IS CONSIDERED A WALL UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, OR SIMILAR OPENINGS. EACH WALL SPACE TWO OR MORE FEET WIDE IS TREATED INDIVIDUALLY FROM OTHER WALL SPACES WITHIN A ROOM. A WALL SPACE CAN INCLUDE TWO OR MORE WALLS OF A ROOM (AROUND CORNERS) WHERE UNBROKEN AT THE FLOOR LINE. THE PURPOSE OF THIS REQUIREMENT IS TO MINIMIZE THE USE OF CORDS ACROSS DOORWAYS, FIREPLACES AND SIMILAR OPENINGS.
    A. IN KITCHENS, FAMILY ROOMS, DINING ROOMS, BREAKFAST ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUN ROOMS, BEDROOMS, RECREATION ROOMS, OR SIMILAR ROOMS, RECEPTACLE OUTLETS MUST BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN SIX FEET, MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. THIS INCLUDES ANY WALL SPACE TWO FEET OR MORE WIDE AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS. THE WALL SPACE AFFORDED BY FIXED ROOM DIVIDERS, SUCH AS FREESTANDING BAR-TYPE COUNTERS, IS INCLUDED IN THE SIX FOOT MEASUREMENT.
    B. IN KITCHEN AND DINING AREAS, A RECEPTACLE MUST BE INSTALLED AT EACH COUNTER SPACE WIDER THAN TWELVE INCHES. COUNTER-TOP SPACES SHALL BE SUPPLIED WITH RECEPTACLES SPACED EVERY FOUR FEET ON CENTER, PER CALIFORNIA ELECTRICAL CODE. RECEPTACLES INACCESSIBLE BECAUSE OF THE INSTALLATION OF STATIONARY APPLIANCES CANNOT BE INCLUDED AS THESE REQUIRED OUTLETS.
    C. RECEPTACLE OUTLETS, AS MUCH AS IS PRACTICAL, MUST BE SPACED AT EQUAL DISTANCES. RECEPTACLES IN FLOORS ARE NOT COUNTED AS PART OF THE REQUIRED NUMBER UNLESS LOCATED CLOSE TO THE WALL.
    D. AT LEAST ONE WALL RECEPTACLE MUST BE INSTALLED IN THE BATHROOM, ADJACENT TO THE BASIN.
    E. FOR A SINGLE-FAMILY DWELLING, AT LEAST ONE OUTLET MUST BE INSTALLED OUTDOORS.
    F. AT LEAST ONE OUTLET MUST BE INSTALLED IN EACH BASEMENT AND ATTACHED GARAGE, AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER.
    G. OUTLETS IN OTHER SECTIONS OF THE MORE FOR SPECIAL APPLIANCES, SUCH AS LAUNDRY EQUIPMENT, MUST BE LOCATED WITHIN SIZE FEET OF THE INTENDED LOCATION OF THE INTENDED APPLIANCE.
    H. AT LEAST ONE OUTLET MUST BE INSTALLED FOR THE LAUNDRY.
    I. LIGHTING OUTLETS MUST BE INSTALLED AS FOLLOWED:
        1. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET MUST BE INSTALLED IN EVERY HABITABLE ROOM, IN HALLWAYS, STAIRWAYS, AT ALL EXTERIOR EXITS, ATTACHED GARAGES AND IN DETACHED GARAGES WITH ELECTRIC POWER.
            A. IN HABITABLE ROOMS, OTHER THAN KITCHENS OR BATHROOMS, ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH IS PERMITTED IN LIEU OF LIGHTING OUTLETS.
            B. IN HALLWAYS, STAIRWAYS AND AT OUTDOOR ENTRANCES, REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PERMITTED.
        2. AT LEAST ONE OUTLET MUST BE INSTALLED IN THE ATTIC, UNDER-FLOOR SPACE, UTILITY ROOM AND BASEMENT WHEN USED FOR STORAGE OR CONTAINING EQUIPMENT REQUIRING SERVICING.
    J. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED OUTDOORS AND IN BATHROOMS MUST HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION WHEN INSTALLED IN THE FOLLOWING LOCATIONS:
        1. BATHROOMS
        2. WITHIN 6 FEET OF A KITCHEN SINK.
        3. OUTDOORS, GARAGES, CRAWL SPACES, AND UNFINISHED BASEMENTS.
20. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.

ELECTRICAL LEGEND

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⦶	DUPLEX OUTLET @ 12" AFF UNLESS OTHERWISE NOTED
⦶ +42"	DUPLEX OUTLET @ 42" AFF UNLESS OTHERWISE NOTED
⦶	DUPLEX OUTLET IN FLOOR
⦶	FOURPLEX OUTLET
220V	220 V OUTLET
⦶ WP	WATERPROOF OUTLET
⦶	DUPLEX OUTLET HALF HOT
⦶ DED	DEDICATED OUTLET CIRCUIT
⦶ GFI	DROUND FAULT INTERRUPTER CIRCUIT
+36, +42	HEIGHT TO CENTERLINE A.F.F.
PH	TELEPHONE/DATA OUTLET 18" A.F.F. TO CENTER OR ALIGN MOUNTING HEIGHT WITH ADJACENT DEVICE, UNLESS OTHERWISE NOTED. COORDINATE EXACT DEVICE TYPE AND REQUIRED FACEPLATE W/ OWNER/TENANT.
TV	T.V. CABLE
DATA	COMPUTER CABLE
∘	GARBAGE DISPOSAL
□	SERVICE DISCONNECT
Ⓙ	JUNCTION BOX (VERIFY VOLTAGE)
Ⓙ W	WATERPROOF JUNCTION BOX
5.0	EXHAUST FAN - 5 AIR CHANGES PER HOUR
SD	SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP
SD/CO	SMOKE DETECTOR/CARBON MONOXIDE COMBO ALARM-PERM. WIRED TO BUILDING POWER WITH BATTERY BACK-UP
⊞	OVERHEAD GARAGE DOOR OPERATOR
S	SECURITY KEYPAD
▭	ELECTRICAL PANEL
DB	DOORBELL
⌓	200 AMPERE METER MAIN
T	IRRIGATION / TIME CLOCK
$	SINGLE POLE SWITCH-TOUCH PLATE BY LUTRON OR EQUAL
$3	3 WAY SWITCH
$D	DIMMER SWITCH
▦	CEILING-MOUNTED SOUND SYSTEM SPEAKER LOCATION (VERIFY W/ OWNER)

LUMINAIRE SCHEDULE & LEGEND

SYMBOL	FIXTURE	DESCRIPTION	MANUFACTURE
◎	A1	RECESSED LED DOWNLIGHT 2-26W-3000 K LAMPS	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
⊙	A2	SURFACE MOUNT LED DOWNLIGHT IC/AT SPI-26W-3000 K LAMP	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
▢	A3	LED SHOWER LIGHT 1-26-3000 K LAMP	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
◓	A4	LOW VOLTAGE ADJUSTABLE DOWNLIGHT IC/AT 20W MR16 MFL	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
CM	A5	CEILING FIXTURE, LED 55W DCIRC, 3000 K	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
△	BI	WALL FIXTURE W/SENSOR & PHOTO CELL 50W LAMP	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
☒	CI	1'X4' RECESSED LED TROFFER 2-LAMPS T-8 / 3500K	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
F	C2	LED STRIP	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
—○—	C3	UNDER CABINET LED W/SW 2 - LAMPS T-5 / 13W / 3000 K	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
— — — —	C4	LOW VOLTAGE STRIP;IGHT - PROVIDE TRANSFORMER W/5W 24V FESTOON LAMPS	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
▭	C5	HALOGEN UNDER CABINET FIXTURE	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
Ⓙ	DI	JUNCTION BOX	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
○	D2	EXTERIOR WALL MOUNTED FIXTURE	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
○	D3	WALL MOUNTED FIXTURE	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
◗	D4	WALL SCONCE	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
⊕	D5	PENDANT LIGHT FIXTURE	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
□	C8	RECESSED LOUVE STEP LIGHT +12" I - LAMP 18W / 3000 K	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
✕	D7	PADDLE FAN	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
✕	D8	PADDEL FAN W/ LIGHT KIT	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
⊕	D9	CHANDELEIR / HANGING LIGHT FIXTURE	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES
⌐	D10	LIGHT POST FIXTURE	OWNER SELECTED, CONTRACTOR INSTALLED, DECORATIVE FIXTURES

A R C H I T E C T M A R K D. L Y O N, I N C.
410 BIRD ROCK AVE., LA JOLLA CA 92037
(858) 459-1171 INFO@MDLA.NET

MARK D. LYON
No. 16930
REN. 6-27-25

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

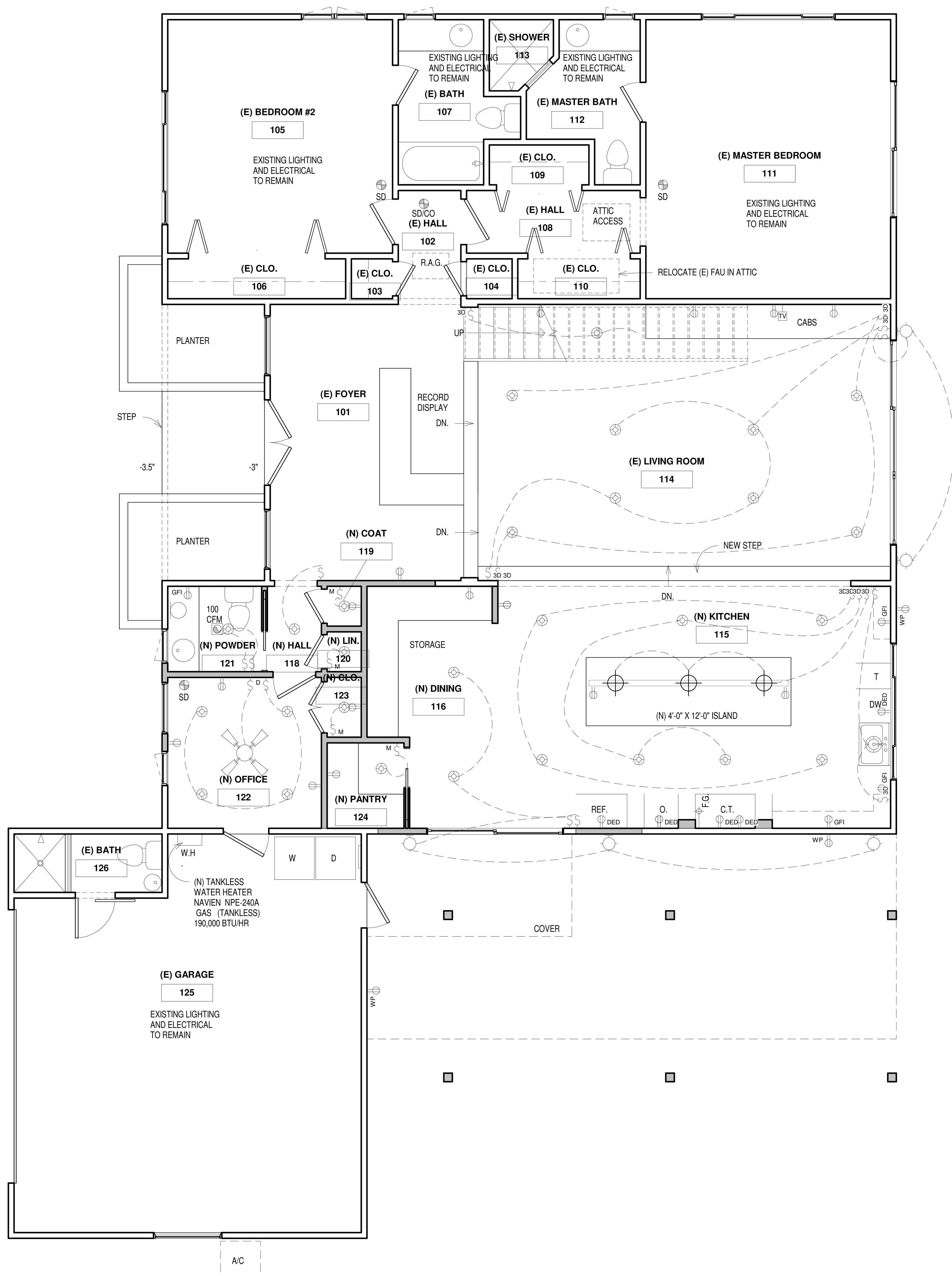
REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

SHEET TITLE: MECH., ELEC. & PLUMB. NOTES

ME001



PROPOSED 1ST FLOOR MECHANICAL, ELECTRICAL & LIGHTING PLAN

1/4" = 1'-0"

HERS REQUIREMENTS:

1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.

2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTICS TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

NOTES:

1. PLAN/LAYOUT CONCEPT ONLY. FINAL LAYOUT BY SUBCONTRACTOR AND OWNER.
2. SEE LEGEND SHEET ME1.0

SMOKE ALARMS:

3. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1, FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
4. SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION [SEC. R314.4].
5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
6. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075 [SEC. R315.3].
7. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
8. WHERE MORE THAN ONE CARBON MONIXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

CONTRACTORS:

9. CONTRACTOR SHALL PROVIDE LUTRON LIGHTING SYSTEM OR EQUAL. CONSULT WITH OWNER.
10. CONTRACTOR SHALL PROVIDE CAT 6 (OR EQUAL). CONSULT WITH OWNER
11. CONTRACTOR TO CONSULT WITH OWNER ON TV LOCATIONS AND MOUNTS. PROVIDE ELECTRICAL OUTLET FOR BOTH WALL MOUNTED TV AND EQUIPMENT IF APPLICABLE.

BUILDING CODE:

12. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3'-0" FROM A PROPERTY LINE AND 3'-0" FROM OPENINGS INTO THE BUILDING.
13. ALL LUMINARIES SHALL BE HIGH EFFICIENCY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
14. ATTIC/UNDER FLOOR INSULATION MUST COMPLY WITH SECTIONS 904, 908, 909 OF THE CALIFORNIA MECHANICAL CODE (CMC)
15. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING
16. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE
17. PLUMBING FIXTURES (WATER CLOSETS AND URINALS AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)
18. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
19. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504 CMC)

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037
(858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

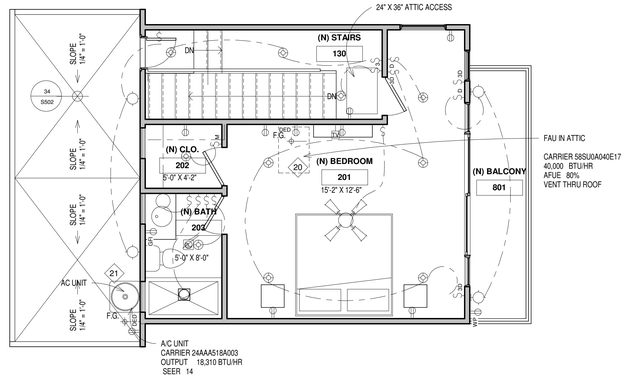
REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

SHEET TITLE: 1ST FLOOR MEP PLAN

ME101



PROPOSED 2ND FLOOR MECHANICAL, ELECTRICAL & LIGHTING PLAN

1/4" = 1'-0"

HERS REQUIREMENTS:

1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.

2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTICS TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

NOTES:

1. PLAN/LAYOUT CONCEPT ONLY. FINAL LAYOUT BY SUBCONTRACTOR AND OWNER.
2. SEE LEGEND SHEET ME1.0

SMOKE ALARMS:

3. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1, FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
4. SMOKE ALARM SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION [SEC. R314.4].
5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
6. SINGLE AND MULTIPLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075 [SEC. R315.3].
7. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
8. WHERE MORE THAN ONE CARBON MONIXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

CONTRACTORS:

9. CONTRACTOR SHALL PROVIDE LUTRON LIGHTING SYSTEM OR EQUAL. CONSULT WITH OWNER.
10. CONTRACTOR SHALL PROVIDE CAT 6 (OR EQUAL). CONSULT WITH OWNER
11. CONTRACTOR TO CONSULT WITH OWNER ON TV LOCATIONS AND MOUNTS. PROVIDE ELECTRICAL OUTLET FOR BOTH WALL MOUNTED TV AND EQUIPMENT IF APPLICABLE.

BUILDING CODE:

12. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3'-0" FROM A PROPERTY LINE AND 3'-0" FROM OPENINGS INTO THE BUILDING.
13. ALL LUMINARIES SHALL BE HIGH EFFICIENCY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
14. ATTIC/UNDER FLOOR INSULATION MUST COMPLY WITH SECTIONS 904, 908, 909 OF THE CALIFORNIA MECHANICAL CODE (CMC)
15. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING
16. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE
17. PLUMBING FIXTURES (WATER CLOSETS AND URINALS AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC)
18. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
19. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS (SECTION 504 CMC)

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

REGISTERED ARCHITECT MARK D. LYON No. 15636 RENEW 08-31-25 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

SHEET TITLE: 2ND FLOOR MEP PLAN

ME201

TABLE 1705A.2.1 - REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	NOT APPLICABLE	CONTINUOUS	PERIODIC	REFERENCED STANDARD[a]	CBC REFERENCE
1. Material verification of high-strength bolts, nuts and washers:					
a. Identification markings to conform to ASTM standards specified in the approved construction documents.		–	X	AISC 360, Section A3.3 and applicable ASTM material standards	–
b. Manufacturer's certificate of compliance required.		–	X	–	–
2. Inspection of high-strength bolting:					
a. Snug-tight joints.		–	X	AISC 360, Section M2.5	–
b. Pretensioned and slip-critical joints using turn-of-nut with matchmaking, twist-off bolt or direct tension indicator methods.		–	X		
c. Pretensioned and slip-critical joints using turn-of-nut without matchmarking or calibrated wrench methods of installation.		X	–		
3. Material verification of structural steel and cold-formed steel deck.					
a. For structural steel, identification markings to conform to AISC 360.		–	X	AISC 360, Section A3.1	2203A.1
b. For other steel, identification markings to conform to ASTM standards specified in the approved construction documents.		–	X	Applicable ASTM material standards	–
c. Manufacturer's certified test reports.		–	X	–	–
4. Material verification of weld filler materials:					
a. Identification markings to conform to AWS specification in the approved construction documents.		–	X	AISC 360, Section A3.5 and applicable AWS A5 documents.	–
b. Manufacturer's certificate of compliance required.		–	X	–	–
5. Inspection of welding:					
a. Structural steel and cold-formed steel deck:					
1) Complete and partial joint penetration groove welds.		X	–	AWS D1.1	1705A.2.2
2) Multipass fillet welds.		X	–		
3) Single-pass fillet welds > 5/16"		X	–		
4) Plug and slot welds.		X	–		
5) Single-pass fillet welds ≤ 5/16"		–	X		
6) Floor and roof deck welds.		–	X	AWS D1.3	–
b. Reinforcing steel:					
1) Verification of weldability of reinforcing steel other than ASTM A706.		–	X	AWS D1.4 ACI 318: 3.5.2	–
2) Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special structural walls of concrete and shear reinforcement.		X	–		
3) Shear reinforcement		X	–		
4) Other reinforcing steel.		–	X		
6. Inspection of steel frame joint details for compliance.					
a. Details such as bracing and stiffening.		–	X	–	1705A.2.2
b. Member locations.		–	X		
c. Application of joint details at each connection.		–	X		

For SI: 1 inch = 25.4 mm.
a. Where applicable, see also Section 1705A.11, Special inspection for seismic resistance.

TABLE 1705.3 - REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	NOT APPLICABLE	CONTINUOUS	PERIODIC	REFERENCED STANDARD[a]	IBC REFERENCE
1. Inspect reinforcement, including prestressing tendons, and verify placement.		–	X	ACI 318: Ch. 20, 25.2, 25.3, 26.5.1 - 26.5.3	1908.4
2. Reinforcing bar welding:					
a. Verify weldability of reinforcing bars other than ASTM A706.		–	X	AWS D1.4 ACI 318: 26.5.4	–
b. Inspect single-pass fillet welds, maximum 5/16", and			X		
c. Inspect all other welds.		X			
3. Inspect anchors cast in concrete.		–	X	ACI 318 - 17.8.2	–
4. Inspect anchors post-installed in hardened concrete members.[b]					
a. Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads.		X		ACI 318: 17.8.2.4	–
b. Mechanical anchors and adhesive anchors not defined in 4.a.			X	ACI 318: 17.8.2	
5. Verify use of required design mix.		–	X	ACI 318: Ch. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3
6. Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.		X	–	ASTM C172 ASTM C31 ACI 318: 26.4.5, 26.12	1908.10
7. Inspect concrete and shotcrete placement for proper application techniques.		X	–	ACI 318: 26.4.5	1908.6, 1908.7, 1908.8
8. Verify maintenance of specified curing temperature and techniques.		–	X	ACI 318: 26.4.7-26.4.9	1908.9
9. Inspect prestressed concrete for:					
a. Application of prestressing forces; and		X	–	ACI 318: 26.9.2.1	–
b. Grouting of bonded prestressing tendons.		X	–	ACI 318: 26.9.2.3	
10. Inspect erection of precast members.		–	X	ACI 318: Ch. 26.8	–
11. Verify in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural slabs.		–	X	ACI 318: 26.10.2	–
12. Inspect formwork for shape, location and dimensions of the concrete member being formed.		–	X	ACI 318: 26.10.1(b)	–

For SI: 1 inch = 25.4 mm.
a. Where applicable, see also Section 1705.12, Special inspection for seismic resistance.
b. Specific requirements for special inspection shall be included in the research report for the anchor issued by an approved source in accordance with 17.8.2 in ACI 318, or other qualification procedures. Where specific requirements are not provided, special inspection requirements shall be specified by the registered design professional and shall be approved by the building official prior to the commencement of the work.

TABLE 1705.4 - LEVEL 2 SPECIAL INSPECTION OF MASONRY

INSPECTION TASK	FREQUENCY OF INSPECTION			REFERENCE FOR CRITERIA		
	NOT APPLICABLE	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	CBC section	ACI 530/ASCE 5-11/TMS 402[a]	ACI 530.1/ASCE 6-11/TMS 602
1. As masonry construction begins, the following shall be verified to ensure compliance:						
a. Proportions of site-prepared mortar.		–	X	–	–	Art. 2.6A
b. Construction of mortar joints.		–	X	–	–	Art. 3.3B
c. Location of reinforcement, connections, prestressing tendons and anchorages.		–	X	–	–	Art. 3.4, 3.6A
d. Prestressing technique.		–	X	–	–	Art. 3.6B
e. Grade and size of prestressing tendons and anchorages.		–	X	–	–	Art. 2.4B, 2.4H
2. The inspection program shall verify:						
a. Size and location of structural elements.		–	X	–	–	Art. 3.3G
b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.		–	X	–	Sec. 1.2.2(e), 2.1.4, 3.1.6	–
c. Specified size, grade and type of reinforcement.		–	X	–	Sec. 1.13	Art. 2.4, 3.4
d. Welding of reinforcing bars.		X	–	–	Sec. 2.1.10.7.2, 3.3.3.4(b)	–
e. Protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).		–	X	Sec. 2104.3, 2104.4	–	Art. 1.8C, 1.8D
f. Application and measurement of prestressing force.						
3. Prior to grouting, the following shall be verified to ensure compliance:						
a. Grout space is clean.		–	X	–	–	Art. 3.2D
b. Placement of reinforcement and connectors and prestressing tendons and anchorages.		–	X	–	Sec. 1.13	Art. 3.4
c. Proportions of site-prepared grout and prestressing grout for bonded tendons.		–	X	–	–	Art. 2.6B
d. Construction of mortar joints.		–	X	–	–	Art. 3.3B
4. Grout placement shall be verified to ensure compliance with code and construction document provisions.		X	–	–	–	Art. 3.5
a. Grouting of prestressing bonded tendons.		X	–	–	–	Art. 3.6C
5. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.		X	–	Sec. 2105.2.2, 2105.3	–	Art. 1.4
6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.		–	X	–	–	Art. 1.5
7. Post-installed anchors.		X	–	–	–	–

a. The specific standards referenced are those listed in Chapter 35.

TABLE 1705.4 - LEVEL 2 SPECIAL INSPECTION OF MASONRY

SPECIAL INSPECTION AND TESTS ON MASONRY CONSTRUCTION SHALL BE PERFORMED PER TMS 402 AND TMS 602 LATEST VERSIONS REQUIRED BY THE JURISDICTION

MINIMUM TESTS AND SUBMITTALS:

CERTIFICATES FOR MATERIALS USED IN MASONRY CONSTRUCTION INDICATEING COMPLIANCE WITH THE CONTRACT DOCUMENTS.
VERIFICATION OF THE SPECIFIED COMPRESSIVE STRENGHT (f'm) IN ACCORDANCE WITH SPECIFCATIONS ARTICLE 1, 4B (REF. 1):
PRIOR TO CONSTRUCTION
EVERY 5000 FT SQ. DURING CONSTRUCTION
VERIFICATION OF PROPORTIONS OF MATERIALS OR PREBLENDED MORTAR, GROUT AND PRESTRESSING GROUT AS DELIVERED TO THE SITE.

MINIMUM INSPECTIONS:

FROM THE BEGINNING OF MASONRY CONSTRUCTION AND CONTINUOUSLY DURING CONSTRUCTION OF MASONRY:

a) VERIFY THE FOLLOWING ARE GIN COMPLIANCE.
PROPORTIONS OF ISITE MIXED V'MORTAR, AND PRESTRESSING GROUT FOR BONDED TENDONS
GRADE AND SIZE OF REINFORCEMENT, PRESTRESSING TENDONS, AND ANCHORAGES
PLACEMENT OF THE MASONRY UNITS AND CONSTRUCTION OF THE MORTAR JOINTS
PLACEMENT OF REINFORCEMENT, CONNECTORS, AND PRESTRESSING TENDONS, AND ANCHORAGES
GROUT SPACE PRIOR TO GROUTING
PLACEMENT OF GROUT AND PRESTRESSING TENDONS FOR BONDED TENDONS
b) OBSERVE PREPRATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND / OR PRISMS.
c) VERIFY COMPLIANCE WITH THE REQUIRED INSPECTION PROVISIONS OF THE CONTRACT DOCUMENTS AND THE APPROVED SUBMITTALS

FOUNDATION NOTES:

1. MAXIMUM DESIGN SOIL PRESSURE: 1500 PSF (TYP. 5 PER C.B.C. 1806.2)
CONTINUOUS FOOTINGS: 1500 PSF
PAD FOOTINGS: 1500 PSF
2. NARAGHI ENGINEERING HAS NOT PROVIDED ANY INSPECTION OR VERIFICATION OF THE SOIL AND OR EXISTING FOUNDATION AND SHALL ASSUME THE SOIL IS OF TYP. 5 OF C.B.C. TABLE 1806.2 WITH 1500 PSF OF BEARING PRESSURE. IT IS THE RESPONSIBILITY OF THE OWNER REPRESENTATIVE / CONTRACTOR TO NOTIFY THE ENGINEER OF ANY PROBLEM DURING EXCAVATION.
3. ALL FOOTINGS TO BE A MINIMUM OF: 12" BELOW NATURAL GRADE
12" BELOW FINISH GRADE
4. SOILS COMPACTION AND SITE PREPARATION TO BE IN ACCORDANCE WITH SOILS REPORT. ALL WORK TO BE DONE UNDER THE DIRECT SUPERVISION OF THE SOILS ENGINEER.
5. FINISH EXCAVATION FOR FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH LOOSE MATERIAL REMOVED FROM EXCAVATION.
6. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER AND, BEFORE ANY FOOTING CONCRETE IS PLACED, SHALL BE CHECKED AND APPROVED BY A QUALIFIED SOILS ENGINEER TO INSURE COMPLIANCE WITH THE REQUIREMENTS.
7. SIDE OF FOUNDATION MAY BE POURED AGAINST STABLE EARTH (U.O.N.)
8. METHOD OF SUPPORTING REINFORCING PIPE SLEEVES MUST BE APPROVED BY THE STRUCTURAL ENGINEER.
9. CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC., ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
10. CONTRACTOR TO BRACE OR PROTECT FROM LATERAL LOADS THE PIT AND RETAINING WALLS UNTIL ATTACHING FLOORS OR SLABS ARE COMPLETELY IN PLACE AND HAVE ATTAINED FULL STRENGTH.
11. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED.
12. ALL ANCHOR BOLTS AND HOLDOWNS SHALL BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
13. 4" SLAB ON GRADE WITH #3 @ 18" O/C E. WAY (CL IN SLAB TYP.) (U.O.N.).
14. ALL FOOTING WIDTH 12" MIN. (U.O.N.).
15. A.B. & HD BOLTS TO BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.
16. ALL SILL PLATES (P.T.D.F.) WITH 5/8"ø A/B x 12" @ 48" (U.O.N. ON PLANS).
17. ADDITIONAL DIMENSIONS SEE ARCHITECTURAL DRAWINGS.
18. SOIL ENGINEER MUST REVIEW AND APPROVE OF FOUNDATION PLAN IN WRITING, BEFORE CONSTRUCTION. IF SOILS REPORT HAS BEEN DONE.
19. PRIOR TO CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITINGS THAT:
"ALL BUILDINGS FOUNDATION WORK HAS BEEN PERFORMED ACCORDING TO THE SOILS REPORT."
20. THE SOILS ENGINEER SHALL SUBMIT COMPACTION REPORTS FOR ALL FILL TO THE ENGINEER BEFORE REQUESTING FOUNDATION INSPECTION. ALL LOOSE SOIL AND FILL DIRT, INCLUDING BACKFILL BEHIND RETAINING WALLS, SHALL BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY, OR GREATER AS REQUIRED BY THE SOILS REPORT. IF SOILS REPORT HAS BEEN DONE.
21. BACKFILL FOR ALL RETAINING WALLS SHALL BE NON-EXPANSIVE PERVIOUS MATERIAL APPROVED BY THE SOILS ENGINEER AND SHALL NOT BE PLACED UNTIL MASONRY OR CONCRETE RETAINING MEMBERS HAVE BEEN IN PLACE A MINIMUM OF 14 DAYS OR HAVE OBTAINED 75% OF THE DESIGN STRENGTH.

REINFORCING CONCRETE:

1. CONCRETE MINIMUM ULTIMATE COMPRESSIVE STRENGTH IN 28 DAYS SHALL BE AS FOLLOWS: (SEE PLAN FOR SPECIAL INSPECTION REQUIREMENTS)

FOUNDATIONS	f'c = 2,500 PSI (REG. WT.)
SLABS ON GRADE	f'c = 3,000 PSI (REG. WT.) (PERIODIC SPECIAL INSPECTION)
COLUMNS AND WALLS	f'c = PSI (REG. WT.)
ELEVATED SLABS AND BEAMS	f'c = PSI (REG. WT.)

2. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
3. REFER TO DETAILS ON ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWING FOR MOLDS, ORNAMENTS, GROOVES, CLIPS, GROUNDS, ETC. TO BE CAST IN CONCRETE.
4. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE WALLS OR SLABS UNLESS WITH A NON-CORROSIVE SLEEVE.
5. UNLESS SHOWN OTHERWISE IN DETAILS, FURNISH NO. 3 SPACER TIES AT APPROXIMATELY 2'-6" O.C. IN ALL BEAMS AND FOOTINGS TO KEEP REINFORCING IN PLACE.
6. CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THESE DRAWINGS, SHALL HAVE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER BEFORE STARTING WORK.
7. WHERE ROUGHENED SURFACES ARE CALLED FOR AT CONSTRUCTION JOINTS, PROVIDE A CLEAN, ROUGHENED SURFACE HAVING A MINIMUM SURFACE ROUGHNESS AMPLITUDE OF 1/4".
8. NO BRICK OR POROUS MATERIAL SHALL BE USED TO SUPPORT FOOTING REINFORCEMENT OFF THE GROUND. STAKES ARE NOT PERMITTED WITHIN THE FOOTING SECTIONS.
9. CONTROL JOINTS FOR SLAB ON GRADE WHEN MADE BY SAW CUTTING SHALL BE MADE NO LATER THAN 24 HOURS AFTER PLACING CONCRETE. CONCRETE SHALL BE SUFFICIENTLY HARDTO PREVENT RAVELING WHEN SAW CUTTING.
10. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS.
11. CEMENT SHALL CONFORM TO TYPE I OR II PORTLAND CEMENTS IN ACCORDANCE WITH ASTM C150.
12. AGGREGATE SHOULD CONFORM TO THE REQUIREMENTS OF ASTM C33.
13. USE TYPE II CEMENT FOR SOILS W/ MODERATE SULFATE ACTION & TYPE V CEMENT FOR SOILS W/ HIGH SULFATE ACTION.
14. ALL HORIZONTAL BARS IN WALL MUST HAVE A 180° BEND @ THE WALL END AROUND A VERTICAL BAR.
15. MAXIMUM SLUMP TO BE 4 INCHES.
16. WATER FOR MIXING AND CURING SHALL BE FRESH CLEAN & PORTABLE TURBIDITY OF WATER SHALL NOT EXCEED 2000 POUNDS PER MILLION.
17. WATER CEMENT RATIO SHALL NOT EXCEED PER CBC TABLE 19-7. CONCRETE MIX. DESIGN MUST BE SUBMITTED (STAMPED BY A PROFESSIONAL CIVIL ENGR.) FOR APPROVAL.
18. IN CONCRETE LINTELS ALL VERTICAL BARS MUST HAVE A 180° HOOK AT ENDS.
19. FORM REMOVAL SHALL CONFORM TO TITLE 24.
20. CONSTRUCTION JOINT PREPARATION SHALL BE IN ACCORDANCE WITH TITLE 24.
21. PLACEMENT OF CONCRETE FOR HOT AND COLD WEATHER CONDITIONS SHALL BE IN ACCORDANCE WITH TITLE 24.
22. CONCRETE MIX DESIGN PER TITLE 24.
23. METHOD OF INSPECTION: TITLE 24.
24. METHOD OF TESTING: TITLE 24.

TABLE 1705.7 - REQUIRED VERIFICATION AND INSPECTION OF DRIVEN DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION TASK	NOT APPLICABLE	CONTINUOUS DURING TASK LISTED	PERIODIC DURING TASK LISTED
1. Verify elements materials, sizes and lengths comply with the requirements.		X	–
2. Determine capacities of test elements and conduct additional load tests, as required.		X	–
3. Observe driving operations and maintain complete and accurate records for each element.		X	–
4. Verify placement locations and plumbness, confirm type and size of hammer, record number of blows per foot of penetration, determine required penetrations to achieve design capacity, record tip and butt elevations and document any damage to foundation element.		X	–
5. For steel elements, perform additional inspections in accordance with Section 1705.2.		–	–
6. For concrete elements and concrete-filled elements, perform additional inspections in accordance with Section 1705.3.		–	–
7. For specialty elements, perform additional inspections as determined by the registered design professional in responsible charge.		–	–

TABLE 1705.8
REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	NOT APPLICABLE	CONTINUOUS DURING TASK LISTED	PERIODIC DURING TASK LISTED
1. Verify materials below footings are adequate to achieve the design bearing capacity.		–	X
2. Verify excavations are extended to proper depth and have reached proper material.		–	X
3. Perform classification and testing of controlled fill materials.		–	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill.		X	–
5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.		–	X

TABLE 1705.9 - REQUIRED VERIFICATION AND INSPECTION OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION TASK	NOT APPLICABLE	CONTINUOUS DURING TASK LISTED	PERIODIC DURING TASK LISTED
1. Observe drilling operations and maintain complete and accurate records for each element.		X	–
2. Verify placement locations and plumbness, confirm element diameteres, bell diameters (if applicable), lengths, embedment into bedrock (if applicable) and adequate end-bearing strata capacity. Record concrete or grout volumes.		X	–
3. For concrete elements, perform additional inspections in accordance with Section 1705.3.		–	–

SECTION 1704 STRUCTURAL OBSERVATIONS

REQ. ☐ NOT REQ. ☒

1704.6 General. Where required by the provisions of Section 1704.6.1 or 1704.6.2 the owner shall employ a registered design professional to perform structural observation as defined in Section 1702.

Provide Structural Observation for the steel moment frame. This observation is to be done after erection of the steel frame.

SPECIAL INSPECTION:

1. In addition to the regular inspection, the following items will also require special inspection in accordance with Sec. 1704 of the Building Code.
2. Soils compliance prior to the foundation inspection, pre-stress foundation, high strength steel and concrete.
3. All inspection and tests shall be performed by a qualified testing agency retained by the owner.
4. The special inspector shall be qualified and approved by the building department and acceptable to the architect.
5. The special inspector shall observe work assigned for conformance to the approved design drawings and specification.
6. The special inspector shall furnish inspection report to building department, engineer and architect of record. Copies of the report shall be available at the job site at all times.
7. Contractor shall be responsible for all expenses due to any premature notification of inspection which results in additional site visits.
8. Final reports for all inspections and testing must be provided by the special inspector. Final reports shall document completion of all inspection and correction of all noted discrepencies.
9. The duties of special inspector shall be in conformance with the requirements of section 1705 of the California building code the latest edition.
10. Failure of notification by the contractor for inspection on a timely basis may result in complete removal and replacement of all work performed at contractors expenses.
11. A property Owner's Final Report form for work required to have special inspections, testing and structural observations must be completed by the property owner, property owner's agent of record, architect of record or, engineer of record and submitted to the Inspection Services Division.
12. An application to perform off-site fabrication must be submitted to the inspection services division for approval prior to fabrication.
13. A certificate of compliance for off-site fabrication must be completed and submitted to the inspection services division prior to erection of pre-fabricated components.

* Site visits by the structural engineer do not constitute an inspection.
* The special inspector must be approved by city of San Diego.
* The testing laboratory must be approved by city of San Diego.

OFFSITE FABRICATION:

1. Special inspection is required for fabrication of members and assemblies done in a shop of a fabricator which is not approved by Inspection Services. [Section 1704.2.5]
2. Special inspector shall verify that fabricator maintains detailed fabrication and quality control procedures that provide a basis for inspection control of the workmanship and fabricator's ability to conform to approved construction documents and referenced standards. The special inspector shall review the procedures for completeness and adequacy relative to the code requirements for fabricator's scope of work.
3. Fabrication of members and assemblies done in a fabricator's shop approved by Inspection Services need not have continuous or periodic special inspection. At completion of fabrication, the approved fabricator shall submit the 'Certificate of Compliance' form to Inspection Services.
4. Fabricator must be registered and approved by any local jurisdiction, Development Services for the fabrication of members and assemblies on the premises of the fabricator's shop.
5. Fabricator shall submit an 'Application to perform Off-Site Fabrication' to the Inspection Services Division for approval prior to commencement of fabrication.
6. Fabricator shall submit a 'Certificate of Compliance of Off-Site Fabrication' to the Inspection Services Division prior to erection of fabricated items and assemblies.

LABELING NOTE:

Where materials or assemblies are required by the building code to be labeled, such materials and assemblies shall be labeled by an agency approved by any local jurisdiction in accordance with Section 1705. Products and material to be labeled shall be tested, inspected and labeled in accordance with the procedures set forth in Sections 1705. Identify on plans, name and addresses of the testing / inspection agency. [Section 1705]

TABLE (2): STATEMENT OF SPECIAL INSPECTION (1704.3)

	DESCRIPTION OF TYPE OF INSPECTION REQUIRED, LOCATION, REMARKS, ETC.	DESIGN STRENGTH
1.	SIMPSON EPOXY SET XP ANCHOR BOLTS ICC ESR #2508	FULL STRENGTH
2.	SIMPSON EPOXY SET 3G FOR HOLDOWNS ICC ESR #4057	
3.	PLYWD. NAILING, SEE SPECIAL INSPECTION TABLE ON SHT. S103, FRAMING & FOUNDATION SHTS. (TABLE W-1) SHEARWALL TYP. 3	
4.	ALL FIELD WELDING. STEEL COL. CAP & BASE.	ETO
5.	HIGH-STRENGTH BOLTS.	
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		

STRUCTURAL TESTS & STRUCTURAL OBSERVATIONS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF CHAPTER 17 OF CBC 2022.

a. THE SPECIAL INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY CHAPTER 17 OF THE CBC 2022. SPECIAL INSPECTION IS NOT A SUBSTITUTED FOR INSPECTION BY A CITY'S BUILDING INSPECTOR.
b. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED IN ACCORDANCE WITH THE PROVISIONS OF CBC SECTION 1704, IT IS THE AGENTS RESPONSIBILITY TO EMPLOY A SUFFICIENT NUMBER OF INSPECTORS TO ASSURE THAT ALL THE WORK IS INSPECTED IN ACCORDANCE WITH CODE PROVISIONS.
c. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES TO PERFORM THE TYPES OF INSPECTION SPECIFIED.
EXCEPTIONS:
1. SOILS INSPECTIONS BY THE SOILS ENGINEER OF RECORD.
2. SMOKE CONTROL SYSTEM BY THE MECHANICAL ENGINEER OF RECORD
3. WHEN WAIVED BY THE BUILDING OFFICIAL.
d. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM AND SCHEDULE FOR THE SPECIAL INSPECTOR OR INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.
e. SPECIALLY INSPECTED WORK THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR EXPOSURE.
f. THE SPECIAL INSPECTOR MUST BE REGISTERED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.
g. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENT.
h. THE SPECIAL INSPECTIONS IDENTIFIED ON THE PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTION REQUIRED TO BE PERFORMED BY A CITY'S INSPECTOR.

TABLE W-1
SPECIAL INSPECTION TABLE FOR WOOD DIAPHRAGM & SHEAR WALLS

INSPECTION TASK		NOT APPLICABLE	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA
			CONTINUOUS DURING TASK	PERIODICALLY DURING TASK	CBC/IBC SECTION
Horizontal wood diaphragms with edge nail spacing equal to or closer than 4" o.c.	Field gluing of sheathing to framing.		X		Sec. 1705
	Sheathing types, grade thickness, span rating, and nail types, nail sizes & spacing.			X	
Wood shear walls with edge nail spacing equal to or closer than 4" o.c.	Sheathing types, grade thickness, nail nail types, nailing sizes and spacing.			X	Sec. 1705-10.1
	Sill nail types, size & spacing.			X	
	Anchor bolt sizes & spacing.			X	
	Holdown types & their connections to shear walls & foundation/framing.			X	
	Nail and post sizes.			X	
	Shear transfer connector types & spacing. Drag struct. connections to shear walls.			X	
Manufacturer shear walls, hardy panels, Simpson steel & Wood Strong walls.	Panel types, nailing, bolting, anchoring, nail top plate screw types, sizes & spacing, holdown & drag strut connections to walls/panels.			X	Sec. 1705-11

SECTION 1704 CONTRACTOR RESPONSIBILITY

1704.5 Contractor responsibility. Each contractor responsible for the construction of a main wind- or seismic-force-resisting system, designated seismic system or a wind- or seismic-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following:

1. Acknowledgment of awareness of the special requirements contained in the statement of special inspections;
2. Acknowledgement that control will be exercised to obtain conformance with the construction documents approved by the building official;
3. Procedures for exercising control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and
4. Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.

DESIGN CRITERIA:

2022 CALIFORNIA BUILDING CODE

ROOF DEAD LOAD:	14 PSF	SEISMIC:	SDC "D"
ROOF LIVE LOAD:	20 PSF		SDS = 1.078
FLOOR DEAD LOAD:	16 PSF	RISK CATEGORY II	
FLOOR LIVE LOAD:	40 PSF	SOIL CLASS D - Default	
DECK DEAD LOAD:	18 PSF		
DECK LIVE LOAD:	60 PSF	WIND:	96 MPH EXP. "B"
		SOIL:	1,500 PSF

* ALL DRAWINGS ARE BASED ON 2022 CALIFORNIA BUILDING CODE

* NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT or ENGINEER OF RECORD: By using this permitted construction drawings for construction /installation of the work specified herein, you agree to comply with the requirements of any local jurisdiction for special inspections, structural observations construction material testing and off-site fabrication of building components, contained in the statement of special inspection and, as required by the California construction codes.

* NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of, the requirements contained in the statement of special inspections. You agree to comply with the requirements of any local jurisdiction 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.

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SECB# 2721-0708
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (858)435-4877
cell: (858)775-2258
email: tomaraghi@aol.com

BOJECHKO/ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS: DATE:

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

REVISED BASES:	DATE:

PROFESSIONAL LICENSED ENGINEER — TOM NARAGHI — No. 42676 — EXP. 3-31-26 — CIVIL — STATE OF CALIFORNIA

FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

S101

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS ELEVATIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
2. THE CONTRACTOR SHALL RESOLVE CONFLICTS ON THE PLANS WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
3. UNLESS OTHERWISE SHOWN OR NOTED ELSEWHERE ON THE PLANS, TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB.
4. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS.
5. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND THE TYPICAL DETAILS.
6. THE STRUCTURAL DRAWINGS SHOW ONLY THE BASIC STRUCTURAL REQUIREMENTS, REFER TO CIVIL, ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS SUCH AS OPENINGS, BLOCK OUTS, POCKETS, INSERTS, EMBEDDED ITEMS, EQUIPMENT ANCHORAGE, ETC.
7. DIMENSIONS, LOCATION AND SIZES OF OPENINGS IN FLOORS, ROOFS AND WALLS SHALL BE VERIFIED WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS UNLESS SPECIFICALLY DETAILED, REFER TO TYPICAL DETAILS FOR SPECIAL FRAMING AND/OR REINFORCING REQUIREMENTS AROUND OPENINGS.
8. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.
9. CONTRACTOR SHALL VERIFY AND DETERMINE LOCATION OF ALL EXISTING UTILITIES AND SHALL NOT PERFORM ANY WORK THAT WILL DAMAGE EXISTING UTILITIES.
10. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL AND LOCAL SAFETY REQUIREMENTS.
11. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE INDICATED, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR THE BUILDING, SHORING FOR THE EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND GIN POLES, ETC. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
12. ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STANDARDS AND TO THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE C.B.C. AND TITLE 24.
13. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED DESIGN LIVE LOAD FOR EACH PARTICULAR LEVEL WHEN WEIGHT OR MATERIALS OR EQUIPMENT MAY EXCEED DESIGN LOAD, STRUCTURAL SYSTEMS SHALL BY SHORED.
14. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSULT THE ARCHITECT AND STRUCTURAL ENGINEER.

STRUCTURAL STEEL:

1. STRUCTURAL WORK SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC 360-16 SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
2. ALL STRUCTURAL STEEL UNLESS OTHERWISE NOTED SHALL CONFORM TO THE FOLLOWING:

PLATE PRODUCT	ASTM A6 FY = 36 KSI
HOT ROLLED SHAPED W & C SECTION	ASTM A6 - A992 FY = 50 KSI
PIPES	ASTM A53, GRADE B
TUBES	ASTM A500, GRADE B

3. MACHINE BOLTS SHALL BE ASTM A307.
4. THE STRUCTURAL STEEL FABRICATOR SHALL FURNISH SHOP DRAWINGS OF ALL STEEL FOR ARCHITECT'S REVIEW BEFORE FABRICATION.
5. BOLT HOLES IN STEEL SHALL BE 1/16 INCH LARGER DIAMETER THAN NOMINAL SIZE OF BOLT USED, EXCEPT AS NOTED.
6. ALL STRUCTURAL STEEL SURFACES THAT ARE ENCASED IN CONCRETE OR MASONRY OR ARE ENCASED BY BUILDING FINISH, SHALL BE PAINTED.
7. ALL WELDS SHALL BY IN CONFORMITY WITH THE LATEST EDITION OF THE CODE FOR WELDING IN BUILDING CONSTRUCTION (AWS D1.1) OF THE AMERICAN WELDING SOCIETY.
8. WELD LENGTHS CALLED FOR ON PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED.
9. FILLER METAL FOR WELDING SHALL CONFORM TO AWS D1.1 TABLE 4.1.1. ELECTRODES SHALL BY OF THE LOW HYDROGEN TYPE AND SHALL BE AS RECOMMENDED BY THEIR MANUFACTURER FOR THE POSITION AND CONDITION OF USE ALL ELECTRODES FILLER MATERIAL SHALL BE A MINIMUM OF E70XX.
10. PERMISSIBLE WELDING PROCESSES ARE:

SHOP WELDS	SMAW, SAW & FCAW
FIELD WELDS	SMAW & FCAW

PROCESSES THAT ARE NOT PERMITTED ARE GMAW, ELECTROSLAG AND ELECTROGAS,

11. ALL EXPOSES STRUCTURAL STEEL AND MISCELLANEOUS METAL SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
12. BASE PLATES SHALL BE BEDDED ON DRY PACK OR NON-SHRINK GROUT OF 1 INCH MINIMUM THICKNESS UNLESS OTHERWISE SHOWN.
13. FABRICATION AND ERECTION OF BEAMS SHALL BE WITH THE MILL CAMBER UP.
14. WHEN STRESSES ARE NOT GIVEN OR DETAILS NOT SHOWN, CONNECTIONS FOR MEMBERS CARRYING DIRECT STRESS SHALL DEVELOP THE STRENGTH OF THE MEMBERS.
15. A.I.S.C. STANDARD BEAM CONNECTIONS OR WELDED CONNECTIONS OF EQUAL STRENGTH SHALL BE USED FOR ALL BEAM CONNECTIONS NOT SHOWN. DEVELOP 5/8 OF THE UNIFORM LOAD CARRYING OF THE BEAM.
16. SPECIAL INSPECTION REQUIRED FOR ALL WELDS PER CALIFORNIA BUILDING CODE, SECTION 1704.3.
17. ALL A325N & A325 SC BOLTS MUST BE INSTALLED UNDER CONTINUOUS SPECIAL INSPECTION. NUT MUST BE COMPATIBLE HIGH STRENGTH PER, AISC, W/ ADEQUATE HIGH STRENGTH WASHERS AT THE NUT & BOLT HEAD. PRETENSION BOLTS PER AISC LATEST EDITION RECOMMENDATION.
18. NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 7000 PSI PER ASTM C109. NON-SHRINK GROUT SHALL BE INSTALLED IMMEDIATELY AFTER COLUMN IS PLUMBED. CONTRACTOR SHALL NOT LOAD COLUMN ANCHOR BOLTS BEFORE PLACEMENT OF NON-SHRINK GROUT WITH OUT TAKING MEASURES TO PREVENT BUCKLING OF ANCHOR BOLTS UNDER CONSTRUCTION LOAD.

MACHINE APPLIED NAILING:

1. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER AND THE OFFICE OF THE STATE ARCHITECT. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
2. WHEN MANUFACTURED WOOD PRODUCTS ARE USED, ALL THE MINIMUM AND MAXIMUM NAILING MUST BE APPLIED PER MNFR'S BE PROVIDED BY THE MNFR. WET ENGINEER STAMPED SHOP DWG's & CALCS MUST BE PROVIDED FOR APPROVAL BEFORE FABRICATION, HANDLING, STORAGE & INSTALLATION MUST BE PER MANUFACTURERS SPECIFICATIONS, HANGERS BY TRUSS MANUF.
3. MAX. MOISTURE CONTENT OF GLUE-LAM BEAMS & SAWN LUMBER CAN NOT EXCEED 16 % & 19 % RESPECTIVELY, DURING AND AFTER CONSTRUCTION.
4. MIN. EDGE DISTANCE OF NAILS TO PLYWOOD EDGES MUST BE 3/8".
5. LEAVE A 1/8" GAP BETWEEN ALL PLYWOOD SHEETS ALL AROUND.
6. ALL MATERIALS MUST BE HANDLED AND STORED PER LATEST RECOMMENDATIONS OF C.B.C. & LATEST EDITION OF A.I.T.C.
7. MOISTURE CONTENT MUST BE CHECKED & RECORDED BY A DEPUTY INSPECTOR.
8. PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO FLOOR JOISTS WITH ONE CONTINUOUS BEAD OF AN ADHESIVE CONFORMING TO UBC LATEST STANDARDS AND IN ACCORDANCE WITH THE MANUFACTURE'S DIRECTIONS.
9. ALL TOE NAILS MUST BE APPLIED AT AN ANGLE OF 3D TO VERTICAL THE PENETRATION MUST START, AT A DISTANCE OF L/3 (L=NAIL LENGTH) ABOVE THE RECEIVING MEMBER'S SURFACE.
10. "ALL STRUCTURAL GLUED LAMINATED TIMBER SHALL BE CONTINUOUSLY INSPECTED DURING FABRICATION BY AN INSPECTOR SPECIALLY APPROVED BY THE STATE. AN AITC CERTIFICATE WILL NOT MEET THIS REQUIREMENT." THIS REQUIREMENT IS FOR SCHOOL AND HOSPITAL JOBS.

NAIL EMBEDMENT SCHEDULE (ALL NAILS SHALL BE COMMON):

8d COMMON	1 1/2" EMBED
10d COMMON	1 5/8" EMBED
12d COMMON	1 3/4" EMBED
16d COMMON	1 3/4" EMBED

GLU-LAMINATED BEAM:

1. GLUE LAMINATED BEAMS SHALL BE D.F., COMB. SYMBOL 24F-V8 OR 24F-V4/PER PLAN, PER CBC STANDARD WITH WET USE ADHESIVE, ARCHITECTURAL APPEARANCE AND ENDS SEALED U.N.O. THE CONTRACTOR SHALL SUPPLY SHOP DRAWINGS FOR REVIEW BY THE ENGINEER AND UPON COMPLETION OF FABRICATION AND PRIOR TO THE ERECTION SHALL SUPPLY TO THE ENGINEER AND THE BUILDING DEPARTMENT COPIES OF THE A.I.T.C. CERTIFICATES OF INSPECTION. MEMEBERS SHALL BEAR A.I.T.C. QUALITY MARK INDICATING CONFORMANCE WITH THESE REQUIREMENTS. LAMINATIONS SHALL BE 1-1/2" U.N.O. CHAMBERS SHALL BE AS SHOWN.

ROOF FRAMING NOTES:

1. TYP. ROOF DIAPHRAGM: 1/2" PLYWOOD (32/16), STI OR OSB W/10d's @ 6" O.C EDGE & BOUNDARY, & 10d's @ 12" O.C FIELD. (U.O.N.)
   ROOF DECKS TO HAVE 3/4" PLYWD. T&G STRUCT. 1 (CDX) INDEX 40/20 (NO OSB @ ROOF DECKS & BALCONY) (U.O.N.)
2. ◀──▶ INDICATES ROOF RAFTER PER SCHED. (U.O.N.)
3. ◁──▷ INDICATES TRUSS DIRECTION @ 24" O.C (U.O.N. PER MANUF.).
4. ☐ INDICATES SHEAR WALLS & SHEAR TRANSFER FOR WALLS BELOW ROOF FRAMING. FOR SHEAR WALL SCHEDULE SEE SHEET S103
5. WALLS SHOWN ARE BELOW ROOF FRAMING & SHALL BE 2x4 @ 16" (U.O.N.)
6. HEADERS (U.O.N.) ARE: 4x6 TO 6'-0" SPAN
   4x8 TO 8'-0" SPAN
7. FOR ROOF SLOPES & ROOF OPENINGS, SEE ARCHITECTURAL DRAWINGS.
8. 2-2x MIN. POST UNDER BEAMS AND HEADERS (TYP. U.O.N.).
9. SEE PLAN FOR EACH SIDE OF TOP PLATE SPLICE (TYP. U.O.N.).
10. (F) INDICATES FLUSH BEAMS.
11. B.N. OVER ALL DRAGS & B.N. ALL VERT. POSTS IN SHEAR WALLS (TYP.).
12. LOCATE MECHANICAL EQUIPMENT OVER BEAM LINES AS DESIGNED BY STRUCTURAL ENGINEER. (IF SPECIFIED ON PLANS)

FLOOR FRAMING NOTES:

1. 3/4" (T&G) PLY. (40/20) BN. & EN. 10d @ 6" O.C., FN. 10d @ 10" O.C.
2. ◀──▶ INDICATES JOIST DIRECTION (U.O.N.)
3. ☐ INDICATES SHEAR WALLS & SHEAR TRANSFER FOR WALLS BELOW FLOOR FRAMING. FOR SHEAR WALL SCHEDULE SEE SHEET S103
4. PROVIDE DOUBLE JOIST UNDER PARALLEL NONBEARING PARTITIONS.
5. WALLS SHOWN ARE BELOW ROOF FRAMING & SHALL BE 2x4 @ 16" (U.O.N.)
6. HEADERS (U.O.N.) ARE: 4x6 TO 4'-0" SPAN
   4x8 TO 6'-0" SPAN
   4x10 TO 8'-0" SPAN
7. SEE PLAN FOR TOP PLATE SPLICE AT EXTERIOR AND SHEAR WALLS.
8. PROVIDE 4x STUDS UNDER VERTICAL STRAPS.
9. B.N. OVER ALL DRAGS (TYP)
10. ALL NAILS ARE COMMON (U.O.N.)
11. NO PENETRATIONS ALLOWED IN SHEAR WALL, TOP AND BOTTOM PLATES, JOISTS, BEAMS (ETC.) UNLESS SPECIFICALLY CALLED OUT AND DETAILED ON STRUCTURAL DRAWINGS.

TIMBER:

1. ALL FRAMING LUMBER TO BE GRADE MARKED PER THE LUMBER SCHEDULE SHOWN ON THESE DRAWINGS.
2. SILL PLATES SHALL BE BOLTED TO CONCRETE WITH 5/8" DIA. x 12" BOLTS AT 4'-0" O.C. MAX. UNLESS OTHERWISE NOTED.
3. WHERE STUD PARTITIONS JOIN CONCRETE OR MASONRY WALLS THE END STUD SHALL BE ANCHORED THERE WITH 1/2" DIA. BOLTS NEAR TOP AND BOTTOM AND AT 4'-0" O.C. SUCH BOLTS SHALL BE EMBEDDED IN THE WALL NOT LESS THAN 2/3 OF WALL THICKNESS.
4. STUDS SHALL BE SPACED AT 16" O.C. MAX. AND OF THE SIZE SHOWN ON PLANS.
5. TWO INCH SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT ALL SUPPORTS AND UNDER ALL PARTITIONS UNLESS OTHERWISE DETAILED.
6. HOLES FOR BOLTS SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT. THREADS SHALL NOT BEAR AGAINST WOOD.
7. BOLTS IN WOOD SHALL BE NOT LESS THAN 7 DIAM. FROM THE END AND 4 DIAM. FROM THE EDGE, EXCEPT AS OTHERWISE SHOWN. (BOLT HOLES 1/16" LARGER THAN BOLT DIA.)
8. TOP PLATES OF ALL WOOD STUD WALLS TO BE TWO PIECE SAME SIZE AS STUDS, EXCEPT AS OTHERWISE SHOWN. LAP 4'-0" MINIMUM WITH NOT LESS THAN 8-16d NAILS AT EACH LAP NOR MORE THAN 12 INCHES BETWEEN NAILS.
9. ALL FRAMING CONNECTORS TO BE "SIMPSON" AS MANUFACTURED BY SIMPSON COMPANY OR APPROVED EQUAL, UNLESS OTHERWISE NOTED. GALV. WHERE EXPOSED TO WEATHER.
10. NOTCHES OR HOLES SHALL NOT BE PLACED IN STUDS OR JOISTS UNLESS FULLY DETAILED ON APPROVED PLANS.
11. NAILING SHALL BE WITH COMMON WIRE NAILS AND SHALL CONFORM TO THE NAILING SCHEDULE.
12. LAG SCREWS: PRE DRILL WITH A BIT SIZE OF 65% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LEAD HOLES SHALL BE THE SAME LENGTH UNTHREADED PORTION AND THE SAME DIAMETER AS THE SHANK. SCREW ALL LAGS INTO PLACE CUT WASHERS SHALL BE PROVIDED UNDER HEADS WHICH BEAR ON WOOD.
13. 2"X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS WHERE SPANS EXCEED 8'-0". CROSS RIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS 8" AND UNDER IN DEPTH.
14. PROVIDE 2" FIRE BLOCKING IN STUD WALLS AT MAXIMUM SPACING PERMITTED BY GOVERNING CODE AND AT ALL CEILING LINES.
15. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS AT BOLT HEAD AND NUT. APPLICATION OF DRYWALL, PLYWOOD, PLASTER, ETC.
16. TRUSS INSPECTION AT FABRICATION SHOP SHALL CONFORM TO C.B.C. REQUIREMENTS.
17. PROVIDE WEATHERPROOFING UNDER EXTERIOR SIDING,M PER ARCH'L DRAWINGS.

LUMBER SCHEDULE:

1. IN ACCORDANCE WITH THE LATEST STANDARD GRADING RULES FOR WESTERN LUMBER BY THE WESTERN WOOD PRODUCTS ASSOCIATION.

MEMBER	SPECIES	GRADE
POST 4x4 & LARGER	DOUGLAS FIR-LARCH	NO.1-POST & TIMBERS
2x4, 3x4 & 4x4 STUDS, PLATES, STRIPPING, MISC. CONCEALED FRAMING, BLOCKING & FIRE STOPPING	DOUGLAS FIR-LARCH	NO.1 OR NO.2 (U.N.O.)
SILL ON CONCRETE	PRESSURE TREATED DOUGLAS FIR-LARCH	NO.1 OR NO.2 (U.N.O.)
2x & 3x WIDTH STUDS, PLATES, STRIPPING, JOISTS, MISC., CONCEALED FRAMING, BLOCKING & FIRE STOPPING	DOUGLAS FIR-LARCH	NO.2 JOIST & PLANKS OR BETTER (U.O.N.)
4x & 6x BEAMS & STRINGERS	DOUGLAS FIR-LARCH AND STRINGERS (U.O.N.)	NO.1 OR BETTER BEAMS
PLYWOOD ROOF, CONCEALED WALL SHEATHING	U.S. PS 1-95 GROUP 1	STRUCTURAL 1 GRADE C-D, EXT. GLUE
FLOOR SHEATHING	U.S. PS 1-95 GROUP 1 UNDERLAYMENT, EXT. GLUE	STRUCTURAL 1, T & G GRADE C-D PLUGGED,

2. "ALL STRUCTURAL GLUED LAMINATED TIMBER SHALL BE CONTINUOUSLY INSPECTED DURING FABRICATION BY AN INSPECTOR SPECIALLY APPROVED BY THE STATE. AN AITC CERTIFICATE WILL NOT MEET THIS REQUIREMENT."

ABBREVIATIONS:

A.B.	ANCHOR BOLTS	EA.	EACH	N.T.S.	NOT TO SCALE
ARCH.	ARCHITECT	E.N.	EDGE NAIL	PLT.	PLATE
ARCH'L	ARCHITECTURAL	E.J.	EXPANSION JOINT	PLT. HGT.	PLATE HEIGHT
BM.	BEAM	EXT.	EXTERIOR	PLY.	PLYWOOD
BLK,	BLOCK	EXIST.	EXISTING	P.T.	PRESSURE TREATED
BLKD.	BLOCKED	F.N.	FIELD NAIL	REINF.	REINFORCED
BLKING	BLOCKING	F.V.	FIELD VERIFY	REQ.	REQUIRED
BLKD.	BLOCKED	FLR.	FLOOR	R.J.	ROOF JOIST
BD.	BOARD	FTG.	FOOTING	R.R.	ROOF RAFTER
BOTT.	BOTTOM	FND.	FOUNDATION	SCHED.	SCHEDULE
B.N.	BOUNDARY NAIL	FURR	FURRING	SHT.	SHEET
BLDG.	BUILDING	GA.	GAGE	SIM.	SIMILAR
C.J.	CEILING JOIST	GALV.	GALVANIZED	STAGG.	STAGGERED
C.BM.	CEILING BEAM	GYP. BD.	GYPSUM BOARD	STL.	STEEL.
CLR.	CLEAR	HORIZ.	HORIZONTAL	STRUC.	STRUCTURAL
COL.	COLUMN	HR.	HOUR	T.O.	TOP OF
CONC.	CONCRETE	INT.	INTERIOR	T&B	TOP & BOTTOM
CMU	CONCRETE MASONRY UNITS	JST.	JOIST	T&G	TONGUE & GROOVE
CONT.	CONTINUOUS	L.B.	LAG BOLT	THK.	THICK
C.J.	CONTROL JOINT	M.B.	MACHINE BOLT	TYP.	TYPICAL
C.N.	COOLER NAIL	MANUF.	MANUFACTURE	U.O.N.	UNLESS OTHERWISE NOTED
D.J.	DECK JOIST	MAX.	MAXIMUM	VERT.	VERTICAL
DIMEN.	DIMENSION	MIN.	MINIMUM	WD.	WOOD
DBL.	DOUBLE	M-LAM	MICROLAM	WTR.	WATER
				W.W.F.	WELDED WIRE MESH

FASTENING SCHEDULE PER 2022 CBC

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
FLOOR		
22. Joist to sill, top plate, or girder	3-8d common (2 ½"x0.131"); or floor 3-10d box (3"x0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 ½"x0.131"); or 10d box (3"x0.128"); or 3"x0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24. 1" x6" subfloor or less to each joist	2-8d common (2 ½"x0.131"); or 2-10d box (3"x0.128")	Face nail
25. 2" subfloor to joist or girder	2-16d common (3 ½"x0.162")	Face nail
26. 2" planks (plank & beam - floor & roof)	2-16d common (3 ½"x0.162")	Each bearing, face nail
27. Built-up girders and beams, 2" lumber layers	20d common (4"x0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3"x0.128"); or 3"x0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c., face nail at top and bottom staggered on opposite sides
	And: 2-20d common (4"x0.192"); or 3-10d box (3"x0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
28. Ledger strip supporting joists or rafters	3-16d common (3 ½"x0.162"); or 4-10d box (3"x0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29. Joist to band joist or rim joist	3-16d common (3 ½"x0.162"); or 4-10d box (3"x0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
30. Bridging or blocking to joist, rafter or truss	2-8d common (2 ½"x0.131"); or 2-10d box (3"x0.128"); or 2-3"x0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

Wood structural panels (WSP), subfloor, roof & interior wall sheathing to framing & particleboard wall sheathing framing[a]		Edges (inches)	Intermediate supports (inches)
31. 3/8" - 1/2"	6d common or deformed (2"x0.113") (subfloor and wall)	6	12
	8d box or deformed (2 ½"x0.113") (roof)	6	12
	2 3/8"x0.113" nail (subfloor and wall)	6	12
	1 ¾" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2 3/8"x0.113" nail (roof)	4	8
	1 ¾" 16 gage staple, 7/16" crown (roof)	3	6
32. 19/32" - 3/4"	8d common (2 ½"x0.131"); or 6d deformed (2"x0.113")	6	12
	2 3/8"x0.113" nail; or 2" 16 gage staple, 7/16" crown	4	8
33. 7/8" - 1 1/4"	10d common (3"x0.148"); or 8d deformed (2 ½""x0.131")	6	12
Other exterior wall sheathing			
34. 1/2" fiberboard sheathing[b]	1 ½" galvanized roofing nail (7/16" head diameter); or 1 ¼" 16 gage staple with 7/16" or 1" crown	3	6
35. 25/32" fiberboard sheathing[b]	1 ¾" galvanized roofing nail (7/16" head diameter); or 1 ½" 16 gage staple with 7/16" or 1" crown	3	6
Wood structural panels, combination subfloor underlayment to framing			
36. 3/4" and less	8d common (2 ½"x0.131"); or 6d deformed (2"x0.113")	6	12
37. 7/8" - 1"	8d common (2 ½"x0.131"); or 8d deformed (2 ½"x0.131")	6	12
38. 1 1/8" - 1 1/4"	10d common (3"x0.148"); or 8d deformed (2 ½"x0.131")	6	12
Panel siding to framing			
39. 1/2" or less	6d corrosion-resistant siding (1 7/8"x0.106"); or 6d corrosion-resistant casing (2"x0.099")	6	12
40. 5/8"	8d corrosion-resistant siding (2 3/8"x0.128"); or 8d corrosion-resistant casing (2 ½"x0.113")	6	12

Wood structural panels (WSP), subfloor, roof & interior wall sheathing to framing & particleboard wall sheathing to framing[a]		Edges (inches)	Intermediate supports (inches)
Interior paneling			
41. 1/4"	4d casing (1 ½"x0.080"); or 4d finish (1 ½"x0.072")	6	12
42. 3/8"	6d casing (2"x0.099"); or 6d finish (Panel supports at 24 inches)	6	12

For SI: 1 inch = 25.4 mm.

a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

d. Diaphragm sheathing nails or other approved sheathing connectors shall be driven so that their head or crown is flush with the surface of the sheathing.

REINFORCING STEEL (CONCRETE & MASONRY):

1. BAR REINFORCEMENT SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED BARS TO MEET ASTM A706 REQUIREMENTS.
2. WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A185.
3. LAP AT BAR SPLICES SHALL BE 36 BAR DIAMETER IN CONCRETE, OR 1'-6" MINIMUM (AND 48 BAR DIAMETER IN MASONRY OR 2'-0" MINIMUM) UNLESS OTHERWISE NOTED. LAP OR WELDED WIRE FABRIC AT SPLICES SHALL NOT BE LESS THAN 8".
4. BAR SUPPORTS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF "BAR LATEST EDITION OF MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION BY CRSI.
5. REINFORCING STEEL WELDING TO COMPLY WITH AWS D 1.4. ALL WELDED STEEL SHALL COMPLY TO ASTM A706.
6. ALL MASONRY OR CONCRETE WALLS AND COLUMNS SHALL BE DOWELED TO SUPPORTING FOOTINGS, BEAMS OR PADS WITH BARS OF THE SAME SIZE AND SPACING AS VERTICAL BARS IN THE WALLS AND COLUMNS U.O.N.
7. SPLICE CONTINUOUS REINFORCEMENT FOR CONTINUOUS GRADE BEAMS OR FOOTINGS AT CENTER OF ANY SPAN FOR TOP BARS AND AT CENTER OF ANY SUPPORT FOR BOTTOM BARS.
8. ALL REINFORCING BAR BENDS TO BE MADE COLD.
9. REINFORCING STEEL SHALL HAVE THE FOLLOWING COVERAGE, WITH BARS PLACED AS NEAR TO THE CONCRETE SURFACE AS THE SPECIFIED COVERAGE PERMITS, UNLESS NOTED OTHERWISE:

CONCRETE PLACED AGAINST EARTH	3"
FORMED CONCRETE IN CONTACT WITH EARTH	2"
EXTERIOR FACE OF WALL	2"
OTHER WALL FACES (NOT EARTH CONTACT)	1"
BEAMS	1 1/2"
SLABS (TYPICAL)	1"
SLAB SURFACES SUPPORTING EARTH	1 1/2"

10. ALL REINFORCING STEEL LAP SPLICES LENGTH SHALL BE CLASS B CONFORMING TO THE TABLE 19/ST UNLESS NOTED OTHERWISE ON DESIGN DRAWINGS.

TABLE (1): SPLICE LENGTHS SCHEDULE

f'c = 2,500 PSI: fy = 60,000 PSI ALL LENGTHS ARE IN SCHEDULE

	BAR SIZE									
DESCRIPTION	#3	#4	#5	#6	#7	#8	#9	#10	#11	
TENSION SPLICE	(CLASS "B" 3000 PSI CONC)									
A. BM TOP BAR &WALL HORIZONTAL BARS	21	29	36	46	63	82	104	132	163	
B. OTHER BARS	16	21	28	36	49	63	80	102	129	

L = SPLICE LENGTH
NOTES: ALL SPLICES TO BE TENSION SPLICES UNLESS OTHERWISE NOTED.
1. A TOP BAR IS A BAR WITH MORE THAN 12" OF CONCRETE CAST BELOW IT.

FASTENING SCHEDULE PER 2022 CBC

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
Roof		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 ½"x0.131"); or 3-10d box (3"x 0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 ½"x0.131") 2-3"x0.131" nails 2-3" 14 gage staples	Each end, toenail
	2-16d common (3 ½"x0.162") 3-3"x0.131" nails 3-3"x14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3 ½"x0.162") @ 6" o.c. 3"x0.131" NAILS @ 6" O.C. 3" 14 gage staples @ 6" o.c..	Face nail
2. Ceiling joists to top plate	3-8d common (2 ½"x0.131"); or 3-10d box (3"x0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 ½"x0.162"); or 4-10d box (3"x0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter, (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3"x0.148"); or 4-10d box (3"x0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (see Section 2308.7.5 Table 2308.7.5)	3-10d common (3"x0.148"); or 3-16d box (3 ½x0.135"); or 4-10d box (3"x0.128"); or 4-3"x0.131 nails; or 4-3" 14 gage staples, 7/16" crown	Toenail[c]
7. Roof rafters to ridge valley or hip rafter; or roof rafter to 2-inch ridge beam	2-16d common (3 ½"x0.162"); or 3-10d box (3"x0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples,7/16" crown; or	End nail
	3-10d common (3 ½"x0.148"); or 3-16d box (3 ½x0.135"); or 4-10d box (3"x0.128"); or 4-3"x0.131 nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
WALL		
8. Stud to stud (not at brace wall panels)	16d common (3 ½"x0.162");	24" o.c. face nail
	10d box (3"x0.128"); or 3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail
9. Stud to stud and abutting studs at intersecting wall corner (at braced wall panels)	16d common (3 ½"x0.162");	16" o.c. face nail
	16d box (3 ½"x0.135"); or	12" o.c. face nail
	3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail
10. Built-up header (2" to 2" header)	16d common (3 ½"x0.162"); or	16" o.c. each edge, face nail
	16d box (3 ½"x0.135")	12" o.c. each edge, face nail
11. Continuous header to stud	4-8d common (2 ½'x0.131"); or 4-10d box (3"x0.128")	Toenail
12. Top plate to top plate	16d common (3 ½"x0.162"); or	16" o.c. face nail
	10d box (3"x0.128"); or 3"x0.131" nails; or 3-14 gage staples, 7/16" crown	12" o.c. face nail
13. Top plate to top plate, at end joints	8-16d common (3 ½"x0.162"); or 12-10d box (3"x0.128"); or 12-3"x0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 ½"x0.162"); or	16d o.c. face nail
	16d box (3 ½"x0.135"); or 3"x0.131" nails; or 3" 14 gage staples, 7/16" crown	12d o.c. face nail
15. Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 ½"x0.162"); or 3-16d box (3"x0.135"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16d o.c. face nail
16. Stud to top or bottom plate	4-8d common (2 ½"x0.131"); or 4-10d box (3"x0.128"); or 4-3"x0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
	2-16d common (3 ½"x0.162"); or 3-10d box (3"x0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
17. Top or bottom plate to stud	2-16d common (3 ½"x0.162"); or 3-10d box (3"x0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail
18. Top plates, laps at corners and intersections	2-16d common (3 ½"x0.162"); or 3-10d box (3"x0.128"); or 3-3"x0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail
WALL		
19. 1" brace to each stud and plate	2-8d common (2 ½"x0.131"); or 2-10d box (3"x0.128"); or 2-3"x0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
20. 1" x6" sheathing to each bearing	2-8d common (2 ½"x0.131"); or 2-10d box (3"x0.128")	Face nail
21. 1" x8" and wider sheathing to each bearing	3-8d common (2 ½"x0.131"); or 3-10d box (3"x0.128")	Face nail

CONCRETE BLOCK MASONRY:

1. CONCRETE BLOCK MASONRY UNITS SHALL BE TYPE 1 MEDIUM WEIGHT UNITS CONFORMING TO ASTM C-9D AND TO THE PROJECT SPECIFICATIONS (f'm =2,000 PSI).
2. GROUT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI, U.O.N. (SEE SPECIAL INSPECTION TABLE FOR OTHER REQUIREMENTS) AND SHALL CONSIST OF THE FOLLOWING VOLUMETRIC PROPORTIONS:

   1 PART PORTLAND CEMENT
   2 PARTS PEA GRAVEL
   3 PARTS SAND
   SIKA GROUT AID II PER MANUFACTURER'S RECOMMENDATIONS.

3. MORTER SHALL BE TYPE S AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH 1,800 PSI AND SHALL HAVE THE FOLLOWING VOLUMETRIC PROPORTIONS (MAX.) PER ASTM - 6270.

   1 PART PORTLAND CEMENT
   1/2 PART HYDRATED LIME
   4 1/2 PARTS SAND

4. THICKNESS OF MASONRY BED JOINT SHALL BE 3/8" MINIMUM AND 1" MAXIMUM.
5. VERTICAL BARS IN WALLS ARE TO BE PLACED IN CENTER OF WALL UNLESS OTHERWISE SHOWN. USE FULL HEIGHT VERTICAL REINFORCING BARS WITHOUT SPLICES ON CANTILEVER WALL UNLESS NOTED OTHERWISE. OTHER WALLS TO BE SPLICED @ THIRD POINTS.
6. VERTICAL BARS IN MASONRY ARE TO BE TIED OR OTHERWISE FIXED IN POSITION AT INTERVALS OF NOT LESS THAN 192 DIA. AND AT TOP AND BOTTOM.
7. ALL CELLS CONTAINING REINFORCING OR ANCHOR BOLTS SHALL BE GROUTED SOLID. WHEN WALLS ARE SHOWN TO BE SOLID GROUTED, ALL CELLS SHALL BE FILLED WITH GROUT. SOLID GROUT WALLS BELOW GRADE.
8. TYPICAL COURSING SHALL USE OPEN END UNITS, BOND BEAM COURSES SHALL BE DOUBLE OPEN END BOND BEAM UNITS.
9. HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM UNITS.
10. HIGH LIFT AND LOW LIFT GROUTING REQUIREMENTS SHALL CONFORM TO CHAPTER 2114 OF CBC.
11. CONSOLIDATE AND RE- CONSOLIDATE GROUT WITH A MECHANICAL VIBRATOR HAVING A 3/4" HEAD AND OPERATING AT 5,000 RPM SUBMERGED.
12. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT 1-1/2 INCHES BELOW THE TOP OF THE UPPERMOST UNIT.
13. CLEAN OUT OPENINGS SHALL BE PROVIDED FOR ALL GROUT LIFTS WHICH ARE MORE THAN 4' IN HEIGHT.
14. A MINIMUM 1" GROUT SHALL BE PROVIDED BETWEEN BOLTS AND MASONRY FACE SHELLS.
15. ALL PIPES OR CONDUITS PASSING THROUGH MASONRY SHALL BE SLEEVED. SLEEVES SHALL NOT BE CENTERED CLOSER THAN 4 DIAMETERS. NOT PIPES OR SLEEVES SHALL BE EMBEDDED HORIZONTAL.
16. ALL HORIZONTAL BARS MUST HAVE A 180° HOOK AT WALL ENDS AROUND A VERTICAL BAR.

* ALL DRAWINGS ARE BASED ON 2022 CALIFORNIA BUILDING CODE

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SECB# 2721-0708
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (858)435-4877
cell: (858)775-2230
email: tomnaraghi@aol.com

BOJECHKO/ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:	DATE:
△	
△	
△	
△	
△	

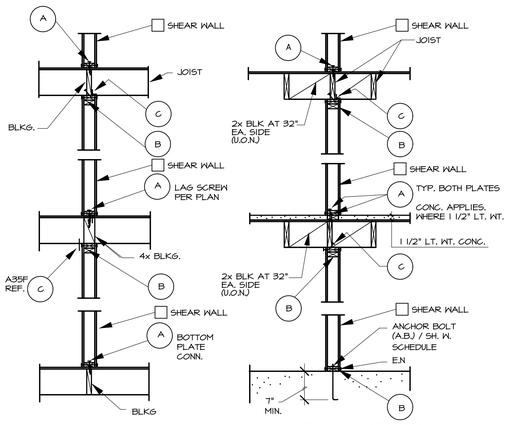
THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

REVISED BASES:	DATE:

KAMBOZIA S. NARAGHI
NO. CO. 42676
EXP. 3-31-26
CIVIL

FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

S102



SHEAR WALL SECTIONS

SHEARWALL SCHEDULE NOTES:

1. EXTERIOR STUCCO WHERE OCCURS SHALL BE WOVEN WELDED WIRE LATH WITH 7/8" PORTLAND CEMENT PLASTER WITH #11 GA. NAILS x1 1/2" LONG x 7/16"ø HEAD NAILS OR # 16 GA. STAPLE x 7/8" LONG @ 6" O.C. (NAIL @ ALL STUDS, SILL PLATES & UPPER TOP PLATES)
2. ALL SUPPORTS FOR THE GYP. BOARD TO BE NAILED WITH COOLER NAILS (C.N.)
3. ALL PLYWOOD PANEL EDGES TO BE BLOCKED. (F.N. @ 12" O.C. FOR PLYWOOD)
4. 3x AT 16" STUDS, 3x BOTTOM PLATE AND 3x INTERMEDIATE BLOCKING IS REQUIRED AT SHEARWALL NOTED.
5. 4x6 STUDS, 3x6 TOP AND BOTTOM PLATES & 4x6 BLOCKING @ INTERMEDIATE BLOCKING IS REQUIRED. (4x6 STUDS EVERYWHERE)
6. SHEAR WALLS WITH PLYWOOD ON BOTH SIDES (BS), BOTH VERTICAL AND HORIZONTAL INTERIOR JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.
7. ALL ANCHOR BOLTS TO BE 12 INCHES LONG. (MINIMUM A.B. EMBEDMENT TO BE 7 INCHES U.O.N.)
8. ALL PLYWOOD EDGE NAILING TO PRESS. TREATED SILL PLATE TO BE GALVANIZED.
9. 2-ANCHOR BOLTS OR KB-II=2 PER WALL MINIMUM.
10. MAXIMUM A.B. SPACING : 5/8"ø A.B.'S AT 48" AT EXTERIOR WALLS.
11. GALVANIZED BOX NAILS COULD BE USED INSTEAD OF COMMON NAILS.
12. Ⓐ - CONNECTIONS FOR 2ND FLOOR AND ABOVE ONLY.
13. 3x OR 4x RIM JOIST OR BLOCKING MINIMUM.

MINIMUM SIZE FOR SQUARE PLATE WASHERS AT HOLDOWN BOLTS & SILL BOLTS

BOLT SIZE	PLATE SIZE
1/2"	3/16"x3"x3"
5/8"	1/4"x3"x3" SLOTTED WASHER
3/4"	5/16"x3"x3"
7/8"	5/16"x3"x3"
1"	3/8"x3-1/2"x3-1/2"

* ANCHOR BOLTS IN PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED COATED STEEL WITH COATING WEIGHTS IN ACCORDINACE WITH ATSM B 695, CALL 55 MIN. FASTNERS OTHER THAN NAILS, WOOD SCREWS AND LAG SCREWS MAY BE MECHANICALLY DEPOSITED ZINC IN ACCORDANCE WITH ASTM B 695, CLASS 55.

SHEAR WALL SCHEDULE (ASD LEVEL)

(BASED ON 2015 ANSI SDPWS TABLE 4.3.A)
*ALL PLYWOOD TO BE STRUC. I - MIN. 4 PLY.

WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT @ FOUNDATIONS	REMARKS	ALLOWABLE LOAD FOR OSB OR STRUCTURAL I PLYWOOD	PLYWOOD NAILING SPECIAL INSPECTION TABLE
1	1/2" STRUC. I PLY BOTH SIDES	10d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 6" O/C 3x TOP PLATE OVER 2x	20d @ 2" O/C OR 1/4"DIA. x 4 1/2" LAG @ 3 1/2" O/C	5/8" x 12" A. BOLTS 16" O/C OVER 3x	3x STUDS @ 16" O/C W/ 6x @ ENDS	1020 #/FT	YES
2	1/2" STRUC. I PLY ONE SIDE	10d @ 3" O/C EDGES 12" O/C FIELD	A35 @ 8" O/C	16d @ 3" O/C	5/8" x 12" A. BOLTS 24" O/C OVER 3x	3x @ PANEL EDGES	665 #/FT	YES
3	1/2" STRUC. I PLY ONE SIDE	10d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 10" O/C	16d @ 3" O/C	5/8" x 12" A. BOLTS 24" O/C OVER 3x	3x @ PANEL EDGES	510 #/FT	YES
4	3/8" STRUC. I PLY ONE SIDE.	8d @ 6" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 6" O/C	5/8" x 12" A. BOLTS 48" O/C		264 #/FT	
5	3/8" STRUC. I PLY ONE SIDE.	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS 32" O/C		349 #/FT	
6	3/8" STRUC. I PLY ONE SIDE.	8d @ 3" O/C EDGES 12" O/C FIELD	A35 @ 12" O/C 2x TOP PL. OVER 2x	16d @ 3" O/C	5/8" x 12" A. BOLTS 32" O/C OVER 3x	3x @ PANEL EDGES	440 #/FT	YES
7	3/8" STRUC. I PLY BOTH SIDES.	8d @ 3" O/C EDGES 12" O/C FIELD	A35 @ 6" O.C. 3x TOP PLATE OVER 2x	20d @ 2" O/C OR 1/4"DIA. x 4 1/2" LAG @ 3 1/2" O/C	5/8" x 12" A. BOLTS 16" O/C OVER 3x	3x STUDS @ 16" O/C W/ 6x @ ENDS	484 #/FT	YES
8	1/2" STRUC. I PLY @ BOTH SIDES	10d @ 3-1/2" O.C EDGES 12" O.C FIELD	LTP5 @ 6" O/C @ 3x TOP PLATE OVER 2x	20d @ 2" O/C OR 2-ROW 1/4"DIA. SDS x 4-1/2" LONG @ 8" O/C	5/8" x 12" A. BOLTS 16" O/C OVER 3x	3x STUDS @ 16" O/C W/ 6x @ ENDS	1150 #/FT	YES
9	1/2" STRUC. I PLY @ BOTH SIDES	10d @ 3" O.C EDGES 12" O.C FIELD	LTP5 @ 5" O/C @ 3x TOP PLATE OVER 2x	2-ROW 1/4"DIA. SDS @ 6" O/C	5/8" x 12" A. BOLTS 12" O/C OVER 3x	3x STUDS @ 16" O/C W/ 6x @ ENDS	1330 #/FT	YES
10	1/2" GYP. BD. BOTH SIDES	5d COOLER NAILS @ 4" O/C (BLOCKED)	A35 @ 16" O/C	16d @ 10" O/C	5/8" x 12" A. BOLTS 48" O/C		150 #/FT	
11	1/2" GYP. BD. BOTH SIDES.	5d COOLER NAILS @ 7" O/C (BLOCKED)	A35 @ 16" O/C	16d @ 6" O/C	5/8" x 12" A. BOLTS 48" O/C		125 #/FT	
12	1/2" STRUC. I PLY. ONE SIDE.	10d @ 2-1/2" O/C EDGES 12" O/C FIELD	A35 @ 6" O/C	16d @ 2" O/C	5/8" x 12" A. BOLTS 24" O/C	3x @ PANEL EDGES AND 3x SILL & 3x STUDS	768 #/FT	YES
13	7/8" STUCCO W/ EXPAN. METAL OR WOVEN WIRE LATH & PORT.CEMPLAST.	NO.11 GA. 1.5" LONG 7/16" HEAD NAIL @ 6A. STAPLE 7/8" LEG @ 6" O/C	A35 @ 24" O/C	16d @ 8" O/C	5/8" x 12" A. BOLTS 60" O/C		180 #/FT	
14	1/2" STRUC. I PLY ONE SIDE.	10d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 12" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS @ 32" O/C	3x @ PANEL EDGES AND 3x SILL	430 #/FT	YES
SUPER	3/8" STRUC. I PLY ONE SIDE	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS @ 32" O/C	NOT USED FOR SHEARWALL ONLY FOR FURRING	000 #/FT	

NOTES:

1. ALL SUPPORTS FOR GYP. BOARD TO BE NAILED WITH COOLER NAILS (C.N.).
2. ALL PLYWOOD PANEL EDGES TO BE BLOCKED. (F.N. @ 12" O.C. FOR PLYWOOD).
3. AT SHEAR WALLS WITH PLYWOOD ON BOTH SIDES. BOTH VERT. & HORIZ. INTERIOR JOINTS ON OPPOSITE SIDES OF WALL SHALL BE STAGGERED.
4. 2- ANCHOR BOLTS PER WALL MINIMUM.
5. MAXIMUM ANCHOR BOLT SPACING: 5/8" A. BOLTS @ 48" O.C FOR EXTERIOR WALLS / 3"x3"x1/4" SLOTTED WASHER.
* ALL ANCHOR BOLTS TO BE ⅝ ZINC COATED OR HOT DIP GALV. (HDG)
* ALL WASHERS TO BE 3"x3"x1/4" BP ⅝- 3 OR BPS ⅝- 3 ZINC PLATED OR HOT DIP GALV. (HDG)

*ALL ANCHOR BOLTS AND WASHERS MUST BE GALVANIZED PER CHAP. 23 CBC 2022.

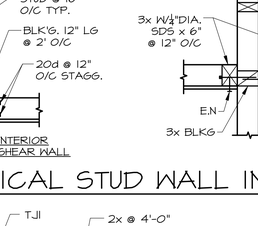
TYPICAL STANDARD SPEC DETAILS

SHEAR WALL SCHEDULE, NOTES, SECTION & DETAILS (1)

TYP. HOLDDOWN DET. (7)

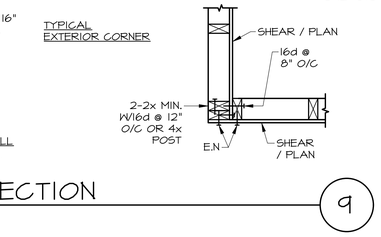
1. 9" MAX. FROM CORNER OF BUILDING
2. WHERE SILL PLATE IS DRILLED OR NOTCHED MORE THAN 1/3 THE PLATE WIDTH INSTALL ONE BOLT EACH SIDE OF NOTCH.
3. P.T.D.F. (BOTT. PL.)
4. 2 ANCHOR BOLTS MIN PER SILL PLATE
5. ST22 STRAP B.S. IF SILL PLATE IS CUT.
6. ANCHOR BOLT TO HAVE MIN. 1 3/4" SPACING TO THE EDGE OF FTG.
7. ALL PLYWOOD EDGE NAILING TO PRESS. TREATED LUMBER TO BE GALVANIZED OR EQUAL.

TYP. BOTTOM PLATE DET. (8)

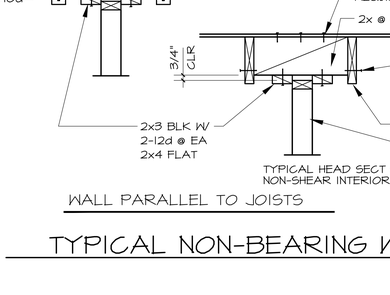


NOTE: MAX OPENING 4'-0" x 4'-0"

TYPICAL AT OPENING (2)



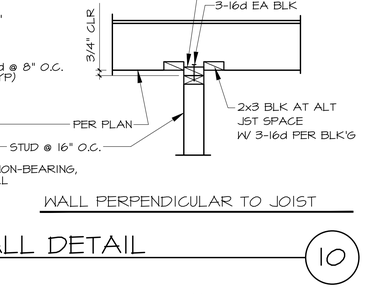
TYP. HEADER DETAIL (U.O.N.) (3)



BN = BOUNDARY NAILS
EN = EDGE NAILS
FN = FIELD NAILS

PERPENDICULAR TO JOISTS

TYPICAL PLYWOOD SHEATHING LAYOUT (HORIZONTAL) (4)



STEEL CROSSBRIDGING MAY BE USED IN LIEU OF 2x3'S SAME SPACING , CONTRACTOR OPTION

CROSS BRIDGING

2x BLK SAME DEPTH AS JOIST OR RAFTER 8'-0" O.C. AT FLOOR, 10'-0" AT ROOF MAX. BETWEEN SUPPORTS.

SOLID BRIDGING

THIS DETAIL APPLIES TO MANUFACTURED WOOD PRODUCTS AS WELL U.O.N. BY MANUFACTURER.

TYPICAL BRIDGING (5)

TYPICAL EXTERIOR CORNER

TYPICAL STUD WALL INTERSECTION (9)

TYPICAL HEAD SECT OF NON-BEARING, NON-SHEAR INTERIOR WALL

WALL PARALLEL TO JOISTS | WALL PERPENDICULAR TO JOIST

TYPICAL NON-BEARING WALL DETAIL (10)

TYPICAL SPLICE DETAIL (6)

TYPICAL DRAG DETAILS (11)

WALL ELEVATION

TYPICAL PLYWD. WALL SHEATHING LAYOUT (VERT.) (12)

NOTE:
1) 3/8" MIN NAIL TO PLY EDGE
2) 1/2" TO MEMBER EDGE AT 3x AND LARGER.

1/8" MIN. AIR SPACE BETWEEN ADJACENT PLYWOOD EDGE.

TYPICAL SHEET LAY-OUTS

TYP. STRAP DET. ABV. & BELOW WINDOW (13)

TYP. DUCT PENETRATION @ SHEARWALL DETAIL (14)

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SECB# 2721-0708
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (858)435-4877
cell: (858)775-2256
email: tomnaraghi@aol.com

BOJECHKO/ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

DATE:
REVISIONS:

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

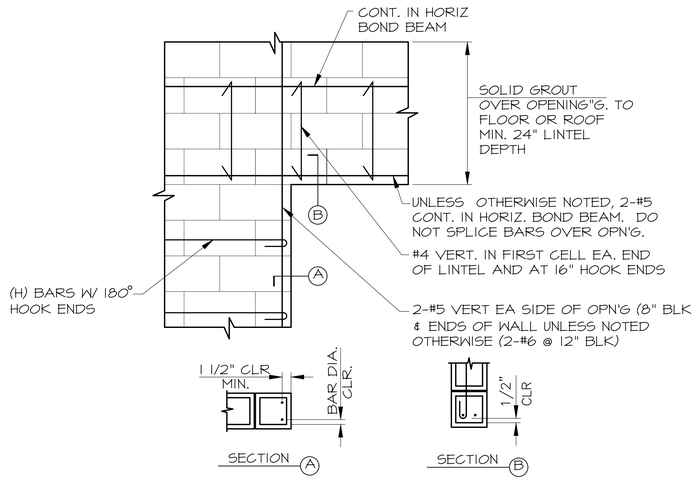
REVISED BASES:	DATE:

PROFESSIONAL LICENSED ENGINEER — TOM A. NARAGHI — No. 42676 — EXP. 3-31-26 — CIVIL — STATE OF CALIFORNIA

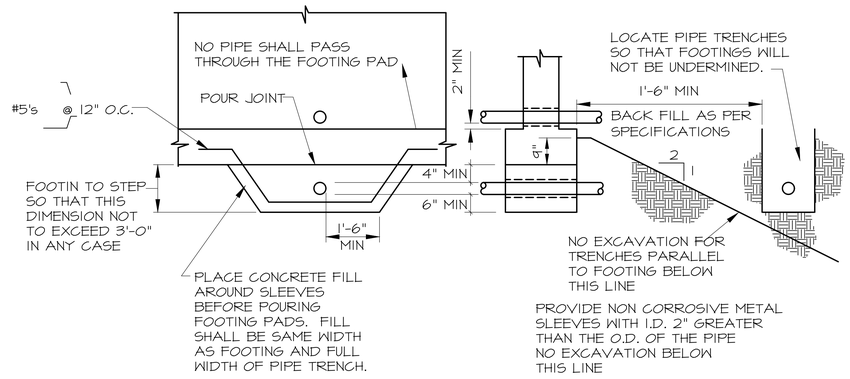
FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

S103

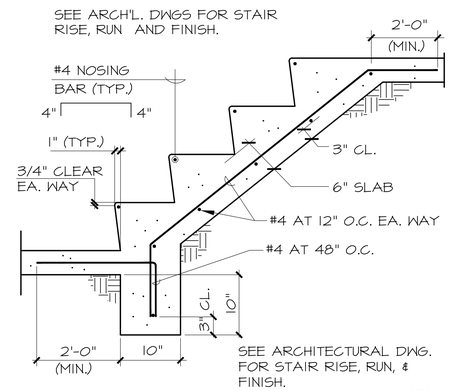
TYPICAL STANDARD SPEC DETAILS



TYPICAL DOOR & WINDOW LINTEL & END WALL REINFORCEMENT — 3

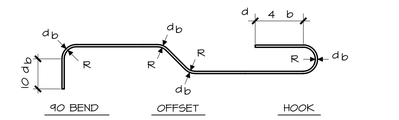


TYPICAL PIPE TRENCH / FOOTING DETAIL — 2



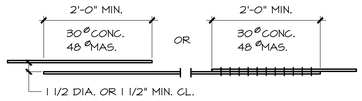
CONC. STAIR ON GRADE — 1

BAR SIZE	2	3	4	5	6	7	8	9	10	11	14	18
BAR DIA	1/4	3/8	1/2	5/8	3/4	7/8	1	1 1/8	1 1/4	1 3/8	1 3/4	2 1/4



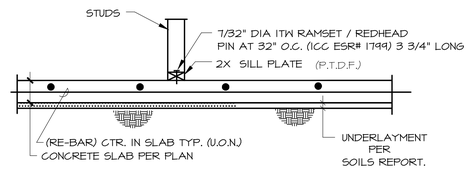
d_b = DIAMETER OF BAR
R = $3d_b$ FOR #2 TO #8
R = $4d_b$ FOR #9 TO #11

TYPICAL BAR BEND

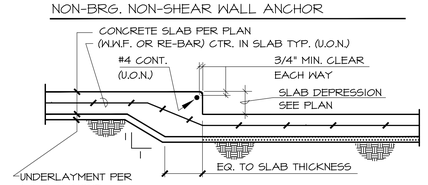


TYPICAL SPLICE

REINF. BAR BEND & SPLICE DETAIL — 6

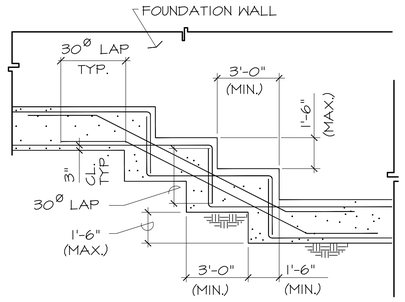


NON-BRG. NON-SHEAR WALL ANCHOR



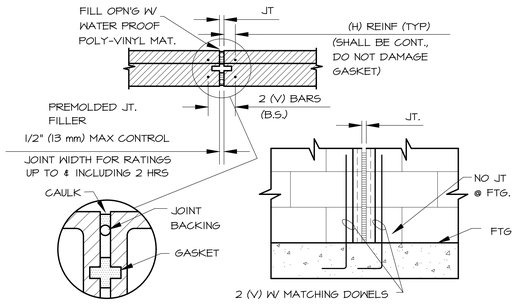
DEPRESSED SLAB DETAIL

SLAB ON GRADE — 5



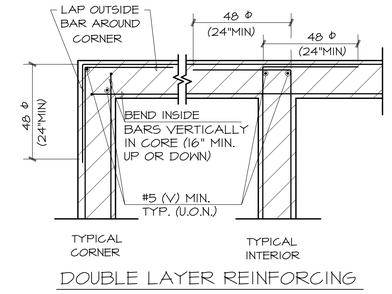
SEE FOUNDATION & SECTIONS FOR FOOTING SIZE & REINF.

TYP. STEPPED FOOTING — 4

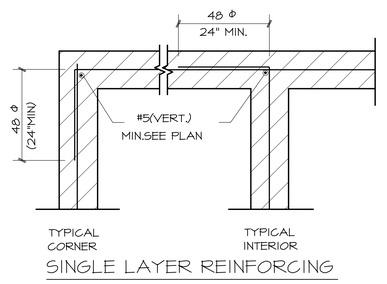


CONTROL JOINT FOR FIRE-RESISTANCE-RATED CONCRETE MASONRY WALLS OR CONCRETE WALLS @ 30'-0" MAX

TYPICAL CONTROL JOINT — 8

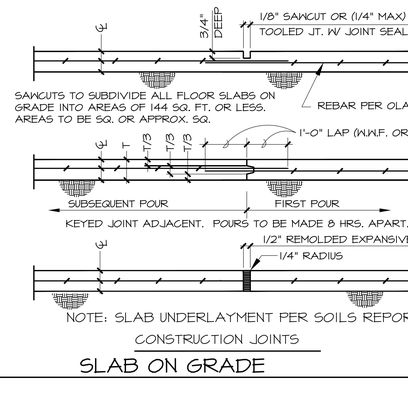


DOUBLE LAYER REINFORCING



SINGLE LAYER REINFORCING

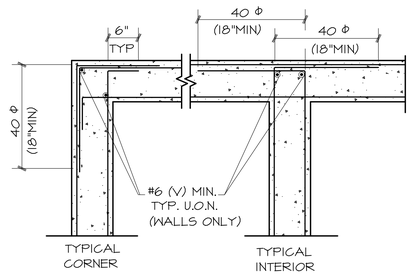
TYPICAL REINFORCING AT INTERSECTION OF MASONRY WALLS — 7



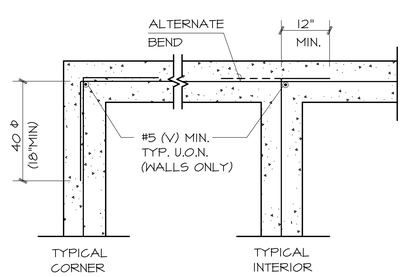
NOTE: SLAB UNDERLAYMENT PER SOILS REPORT.

CONSTRUCTION JOINTS

SLAB ON GRADE — 10



DOUBLE LAYER REINFORCING



SINGLE LAYER REINFORCING

TYP. REINF. AT INTERSECTION OF CONCRETE BEAMS, WALLS & FOOTINGS — 9

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SDECB# 2721-0708
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (858)435-4877
cell: (858)775-2256
email: tomaraghi@aol.com

BOJECHKO/ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:	DATE:

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

REVISED BASES:	DATE:

PROFESSIONAL LICENSED ENGINEER — KAMRAN TOM S. NARAGHI — No. 42676 — EXP. 3-31-26 — CIVIL — STATE OF CALIFORNIA

FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

S104

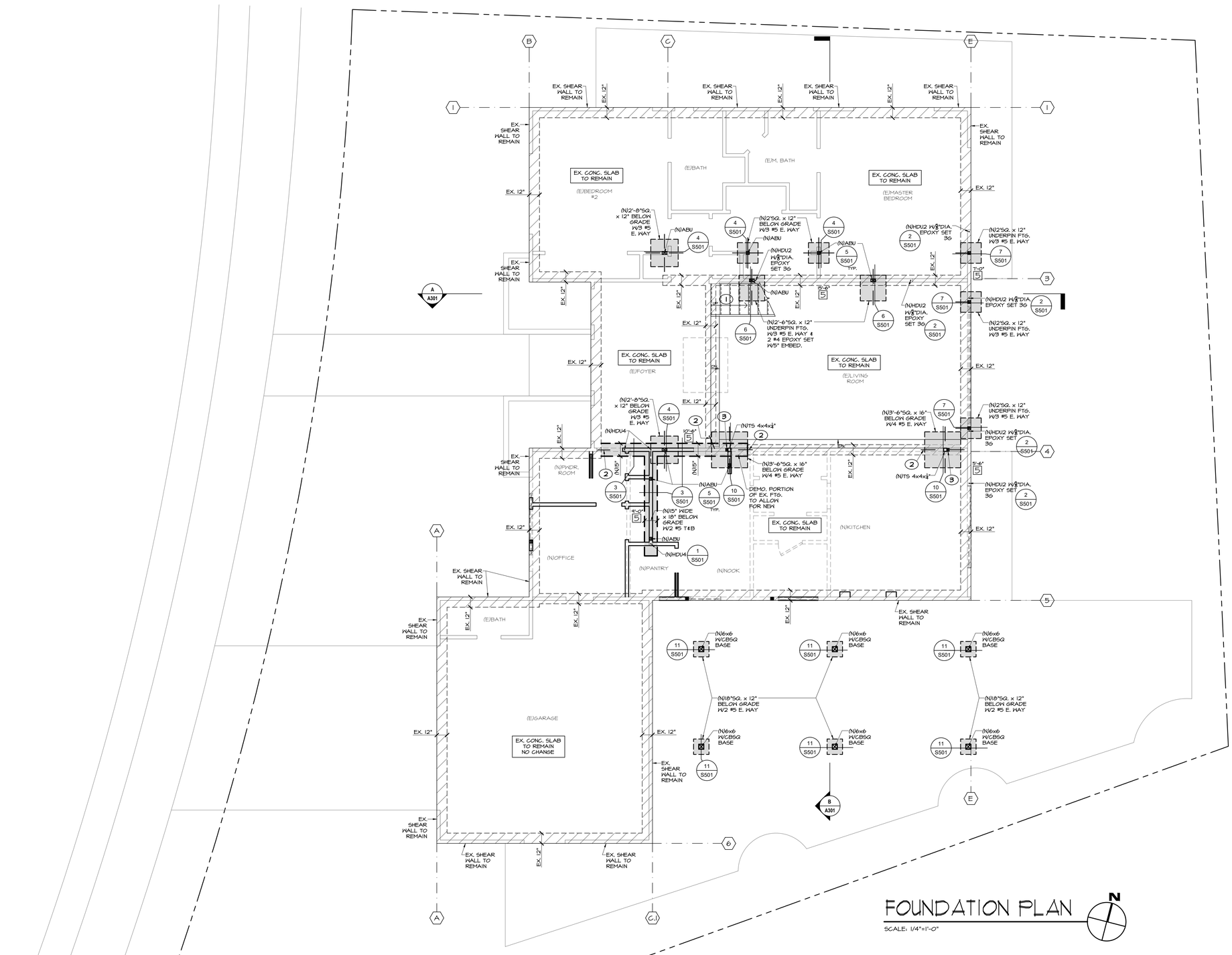
SHEAR WALL SCHEDULE (ASD LEVEL)

(BASED ON 2015 ANSI SDPWS TABLE 4.3.A)
*ALL PLYWOOD TO BE STRUC. I - MIN. 4 PLY.

WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT @ FOUNDATIONS	REMARKS	ALLOWABLE LOAD FOR OSB OR STRUCTURAL I PLYWOOD	PLYWOOD NAILING SPECIAL INSPECTION TABLE
5	3/8" STRUC. I PLY ONE SIDE.	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS 32" O/C		344 #/FT	

* ADJACENT OUTSIDE GRADE OR SLAB NEEDS TO SLOPE AWAY FROM BUILDING.

* SITE DRAINAGE IS NOT PART OF NARAGHI ENGINEERING FOUNDATION PLAN. ROOF DRAINS TO BE TIED TO APPROPRIATE SITE STORM DRAIN DESIGNED BY OTHERS.



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

KEY NOTES:

1. 1½"x14" LSL SHAPED STRINGERS (2 @ CENTER & 1 @ E. END) SEE DETAIL 14/S501
2. 2 #5 EPOXY SET DOWELS x 30" LONG W/6" EMBED.
3. 3x NAILER W/¼"DIA. WELDED STUDS @ 16" O/C

WALL LEGEND

- NEW WALL
- EXIST. WALL
- DEMO WALLS
- NEW FOOTING
- NEW PAD FOOTING
- EXIST. FOOTING

FOUNDATION NOTES:

1. MAXIMUM DESIGN SOIL PRESSURE: 1,500 PSF
   CONTINUOUS FOOTINGS: 1,500 PSF
   PAD FOOTINGS: 1,500 PSF
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING WORK & IMMEDIATELY NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. CONCRETE SHALL ATTAIN MINIMUM 2500 PSI COMPRESSIVE STRENGTH IN 28 DAYS MAXIMUM.
4. FTS. SHALL EXTEND A MIN. OF 18" NATURAL GRADE. OFFSET FOOTING TO ALLOW FOR 1/2" SHEAR WALL ON ALL ELEVATIONS.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A515 GRADE 40 FOR #3 AND ATSM A615 GRADE 60 FOR ALL OTHERS.
6. UNLESS NOTED OTHERWISE, COVER OVER REINFORCING SHALL BE: 3" FOR CONCRETE CAST AGAINST EARTH
   2" FOR EXPOSED CONCRETE
7. HOLDOWN ANCHORS TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.

7a. SILL PL. TO BE MIN. 2x4 P.T.D.F. W/5/8"DIA. x 12" A. BOLTS @ 48" O/C, 12" MAX. FROM PL. ENDS (REFERENCE SHEARWALL SCHED.) W 3"x3"x1/4"DIA. WASHER TYP.

7b. ALL ANCHOR BOLTS TO BE ⅝ DIA. OR HOT DIP GALV. (HDG)

7c. ALL WASHERS TO BE 3"x3"x1/4" BP⅝ - 3 OR BPS⅝ - 3 ZINC PLATED OR HOT DIP GALV. (HDG). ALL PLYWOOD EDGE NAILING TO PRESSURE TREATED SILL PL. NEEDS TO BE HOT DIP GALV. OR EQ.

7d. ALL HOLDOWNS & ANCHOR BOLTS TO BE RE TIGHTENED PRIOR TO DRYWALL INSTALLATION.

7e. FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

7f. FASTENERS REQUIRED TO BE CORROSION RESISTANT SHALL BE EITHER ZINC-COATED FASTENERS, ALUMINUM ALLOY WIRE FASTENERS OR STAINLESS STEEL FASTENERS.

8. THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON NATIVE/ UNDISTURED SOIL.
   SIGNATURE Kambozia Naraghi
   OWNER/LICENSED ENGINEER OR ARCHITECT

8a. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

9. SPECIAL INSPECTION REQUIRED FOR ALL EPOXY SET ANCHORS.
10. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED & SUBMITTED TO THE INSPECTION SERVICES DIVISION."
11. MINIMUM FOUNDATION/FOOTING REQUIREMENTS TO BE IN ACCORDANCE WITH CHAPTER 18 OF THE CBC 2022, U.O.N.
12. TYP. CONCRETE SLAB CALL-OUT ON THE FOUNDATION PLAN.
13. SEE SHEAR WALL SCHEDULE FOR SIZE & SPACING OF A. BOLTS.
14. SEE FRAMING PLAN FOR EXACT LOCATION OF ALL SHEARWALLS
15. USE TYP. V CEMENT FOR MODERATE TO HIGH SULFATE ACTION SOIL. CONTRACTOR TO VERIFY THIS BEFOR ORDERING & POURING CONC.
16. TYPICAL HORIZONTAL DISTANCE FROM BOTTOM LEADING EDGE OF FOOTING TO DAYLIGHT SHALL BE 1'-0" MIN. U.N.O. BY SOILS REPORT.

GENERAL NOTES:

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify & cross check structural drawings & architectural drawings & be responsible for dimensions and conditions of the job & Naraghi Engineering, must be notified in writing of any variation from the dimensions, conditions & specifications appearing on these plans.
2. Due to the fact that no destructive as-built investigation has been performed, some existing framing conditions have been assumed. If, during construction or after ex. conditions have been exposed, contractors must verify all locations of all load bearing & lateral resisting elements, etc. If the exist. structural conditions have not been properly addressed within the structural drawings, Naraghi Engineering must be contacted immediately, so an appropriate solution may be designed and related drawings modified to reflect actual condition.
3. Contractor shall field verify all dimensions on the job site with a complete set of the latest drawings. Notes & all dimensions shall be checked & verified with the Architectural & Structural drawings & any variations shall be brought to the attention of the designer before commencing work, so that proper remedial work can be executed, Naraghi Engineering shall not be responsible if work has already been performed.
4. Naraghi Engineering is not responsible for any water proofing techniques or details in any shape or form for all ROOF and/or DECKS or OTHER MISC. drainage. Any provided sketches or callouts needs to be designed and approved by trade contractor.
5. Owner or Owner Representative is required to hire contractor that is an expert in the field of what they are building. NARAGHI ENGINEERING IS NOT RESPONSIBLE NOR PROVIDES HOW TO BUILD PROCEDURE ON ANY CONSTRUCTION PHASE OF THIS PROJECT.

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SECB# 2721-0108
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (858)435-4877
cell: (858)775-2230
email: tomnaraghi@aol.com

BOJECHKO/ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS: DATE:

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

REVISED BASES:	DATE:

PROFESSIONAL LICENSED ENGINEER
KAMBOZIA S. NARAGHI
No. 42676
EXP. 3-31-26
CIVIL
STATE OF CALIFORNIA

FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

S201

NOTES:

(A) CS16x48" LONG OVER 3x BLKING BETWEEN STUDS PLYWOOD THE ENTIRE WALL ABOVE & BELOW WINDOW & ABOVE DOORS. SEE DETAIL 20/S501. PROVIDE 10d @ EVERY OTHER HOLE. NOT ALL THE STRAP HOLES ARE TO BE NAILED (MIN. 24-10d ARE NEEDED PER STRAP, 12 @ E. END.)

(B) CS16x42" LONG VERTICAL STRAP TO BM. OR STUDS BELOW. SEE DETAIL 21/S501 & 22/S501. MIN. 24-10d NAILS ARE REQUIRED PER STRAP. PROVIDE MIN. 12-10d @ E. END OF STRAP.

SHEAR WALL SCHEDULE (ASD LEVEL)

(BASED ON 2015 ANSI SDPWS TABLE 4.3A)
*ALL PLYWOOD TO BE STRUC. I - MIN. 4 PLY.

WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT @ FOUNDATIONS	REMARKS	ALLOWABLE LOAD FOR OSB OR STRUCTURAL I PLYWOOD	PLYWOOD NAILING SPECIAL INSPECTION TABLE
5	3/8" STRUC. I PLY ONE SIDE.	8d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 4" O/C	5/8" x 12" A. BOLTS 32" O/C		344 #/FT	

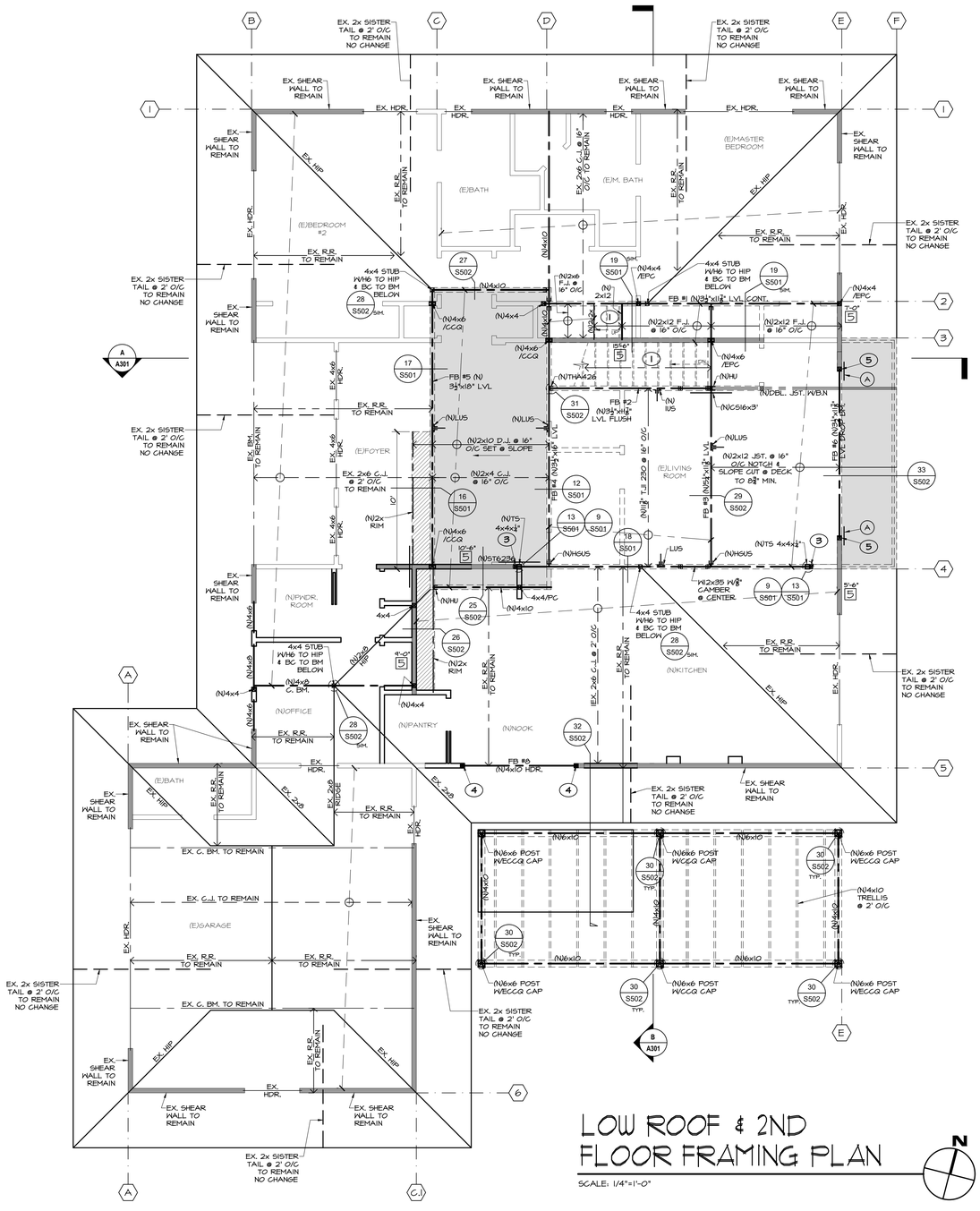
FLOOR FRAMING NOTE

* $11\frac{7}{8}$" TJI 230 MAY BE SUBSTITUTED BY $11\frac{7}{8}$" BCI/6500 1.8E (ESR-1336) OR ROSEBURG RFPI/40 (ESR-1251) @ SAME SPACING AS CALLED ON THE DRAWINGS

* FOR TYPICAL HEADER END POST & OR TRIMMER SEE 3/S103

* ALL STEEL MEMBERS TO BE PAINTED WITH RUST RESISTANCE PAINT PRIOR TO INSTALLATION & TO BE TOUCHED UP AFTER INSTALLATION.

SEE SHEET S401 FOR ROOF FRAMING NOTES



KEY NOTES:

(1) 1½"x14" LSL SHAPED STRINGERS (2 @ CENTER & 1 @ E. END) SEE DETAIL 14/S501

(3) 3x NAILER W½"DIA. WELDED STUDS @ 16" O/C

(4) 2-2x4/EPC TRIMMER & 2-2x4 KING W½"DIA. SDS x 6" LONG @ 16" O/C

(5) 4x4/EPC TRIMMER & 2-2x4 KING W½"DIA. SDS x 6" LONG @ 16" O/C

WALL LEGEND

NEW WALLS
EXIST. WALL
WALLS ABOVE
SHEAR WALLS
AREA OF DECK

FLOOR FRAMING NOTES:

1. GDX OR OSB 3/4" (T&G) PLY. (40/20) B.N & E.N 10d @ 6" O/C, F.N 10d @ 10" O/C.
1a. USE OF OSB PLYWOOD FOR FLOOR SHALL BE LIMITED TO INDOOR USE. OSB SHALL NOT BE USED @ ROOF DECK & FLOOR DECK.
2. ⟷ INDICATES JOIST DIRECTION (U.O.N.)
3. ☐ INDICATES SHEAR WALLS & SHEAR TRANSFER FOR WALLS BELOW ROOF FRAMING. FOR SHEAR WALL SCHEDULE SEE SHEET S103
4. PROVIDE DOUBLE JOIST UNDER PARALLEL NON-BEARING PARTITIONS W/2-ROW OF 16d @ 12" O.C FACE NAIL TYP.
5. WALLS SHOWN ARE BELOW FLOOR FRAMING & SHALL BE 2x4 @ 16" (U.O.N.).
6. HEADERS (U.O.N.) ARE: 4x6 TO 4'-0" SPAN; 4x8 TO 6'-0" SPAN; 4x10 TO 8'-0" SPAN
7. SEE PLAN FOR TOP PL. SPLICE @ EXTERIOR & SHEAR WALLS.
8. PROVIDE 4x STUDS UNDER VERICAL STRAPS.
9. B.N. OVER ALL DRAGS (TYP.)
10. ALL NAILS ARE COMMON (U.O.N.)
11. NO PENETRATIONS ALLOWED IN SHEARWALL. TOP & BOTTOM PL., JOISTS, BM. (ETC.) UNLESS SPECIFICALLY CALLED OUT & DETAILED ON STRUCTURAL DRAWINGS.
12. ITS HANGER TOP FLANGE TYP. @ ALL TJI, U2 HANGER @ 2x JOISTS & IU5 @ FACE MOUNTED HANGERS, U.O.N.)
13. ALL DBL. TJI TO HAVE FILLER BLOCK / SPACER x 12" LONG @ 32" O/C W/4-10d FACE NAIL TO TJI WEB.
14. BY I LEVEL INC.; TIMBER STRAND's PER ESR - 1153, MICRO LAM LVL's PER ESR - 1387, (PARALLAM) PSL 's PER ESR - 1387 E=2.0x10⁶ PSI, Fb = 2900 PSI, Fv = 240 PSI

(ESR-1387)

PRODUCT	E-10⁶	Fb (psi)	Fv (psi)
TIMBER STRAND LSL	1.5x10⁶	2250	485
MICRO LAM LVL BEAM	2.0x10⁶	2900	285
MICRO LAM LVL JOIST	2.0x10⁶	2750	285
PARALLAM	2.0x10⁶	2900	240

WALL FRAMING

1. ALL WALL FRAMING PER MINIMUM CONSTRUCTION STANDARD CODES AS SET FORTH IN CHAPTER 23 OF THE CBC 2022, U.O.N.
2. BALLOON FRAME STUD WALLS OF ROOMS W/VAULTED CEILING AND @ END OF ROOF W/ GABLE FRAMING, TYP.
3. PROVIDE ST22 STRAPS @ TOP PLATES OF EACH SIDE OF BAY WINDOW FLUSH BEAMS AND OTHER CONDITIONS WHERE PL. LINE IS NOTCHED AND/OR INTERRUPTED,TYP. USE ST6236 @ ALL DRAG CONDITIONS, U.O.N.
4. SOLID BLKS STUDS @ VERT. INTERVALS NOT EXCEEDING 10FT.
5. ALL LUMBER IN CONTRACT WITH CONCRETE TO BE PRESSURE TREATED D.F., REDWOOD, OR APPROVED EQUIVALENT.
6. PROVIDE 4" MIN. LAP SPLICES @ ALL TOP PLATES, U.O.N.
7. ALL SHEAR WALLS TO BE CONTINUOUS TO ROOF DIAPHRAGM WITH EITHER CONTINUOUS RAFTER OR BLKING & E.N ALONG ENTIRE LENGTH OF SHEAR WALL.
8. INSTALL A35 CLIPS/SHEAR WALL SCHEDULE TO TRANSFER LOADS FROM ROOF DIAHRAGM TO SHEAR WALL.
9. BUILDING 'POP-OUTS' (i.e. NOOK, ETC.) TO BE FRAMED AS FOLLOWS;
   I. 4x POST @ EA. CORNER WITH PAHD42 OR HD2A.
   II. SHEAR ENTIRE SIDES WITH TYPE 'S' SHEAR WALL.
   III. NAIL SHEAR PANELS @ POSTS W/8d's @ 4" O.C, STAGG'D.
10. CALCULATED BEAMS TO BE SUPPORTED BY 4x POST W/ EPC', U.O.N.
11. ALL NAILS FROM PLYWOOD TO PRESS. TREATED LUMBER (SILL PL. EDGE NAILING NEED TO BE GALVANIZED.)
12. "A CERTIFICATE OF SATISFACTORY COMPLETION ON WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION."
13. "AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION."
14. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

GENERAL NOTES:

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify & cross check structural drawings & architectural drawings & be responsible for dimensions and conditions of the job & Naraghi Engineering, must be notified in writing of any variation from the dimensions, conditions & specifications appearing on these plans.
2. Due to the fact that no destructive as-built investigation has been performed, some existing framing conditions have been assumed. If, during construction or after ex. conditions have been exposed, contractors must verify all locations of all load bearing & lateral resisting elements, etc. If the exist. structural conditions have not been properly addressed within the structural drawings, Naraghi Engineering must be contacted immediately, so an appropriate solution may be designed and related drawings modified to reflect actual condition.
3. Contractor shall field verify all dimensions on the job site with a complete set of the latest drawings. Notes & all dimensions shall be checked & verified with the Architectural & Structural drawings & any variations shall be brought to the attention of the designer before commencing work, so that proper remedial work can be executed, Naraghi Engineering shall not be responsible if work has already been performed.
4. Naraghi Engineering is not responsible for any water proofing techniques or details in any shape or form for all ROOF and/or DECKS or OTHER MISC. drainage. Any provided sketches or callouts needs to be designed and approved by trade contractor.
5. Owner or Owner Representative is required to hire contractor that is an expert in the field of what they are building. NARAGHI ENGINEERING IS NOT RESPONSIBLE NOR PROVIDES HOW TO BUILD PROCEDURE ON ANY CONSTRUCTION PHASE OF THIS PROJECT.

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SECS# 2721-0108
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (888)435-4877
cell: (858)775-2250
email: tomnaraghi@aol.com

BOJECHKO/ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS: DATE:

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

REVISED BASES:	DATE:

PROFESSIONAL LICENSED ENGINEER — TOM S. NARAGHI — No. 42676 — EXP. 3-31-26 — CIVIL — STATE OF CALIFORNIA

FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

S301

NOTES:

(A) CS16x48" LONG OVER 3x BLKING BETWEEN STUDS PLYWOOD THE ENTIRE WALL ABOVE & BELOW WINDOW & ABOVE DOORS. SEE DETAIL 20/S501. PROVIDE 10d @ EVERY OTHER HOLE. NOT ALL THE STRAP HOLES ARE TO BE NAILED (MIN. 24-10d ARE NEEDED PER STRAP, 12 @ E. END.)

(B) CS16x42" LONG VERTICAL STRAP TO BM. OR STUDS BELOW. SEE DETAIL 21/S501 & 22/S501. MIN. 24-10d NAILS ARE REQUIRED PER STRAP. PROVIDE MIN. 12-10d @ E. END OF STRAP.

SHEAR WALL SCHEDULE (ASD LEVEL)

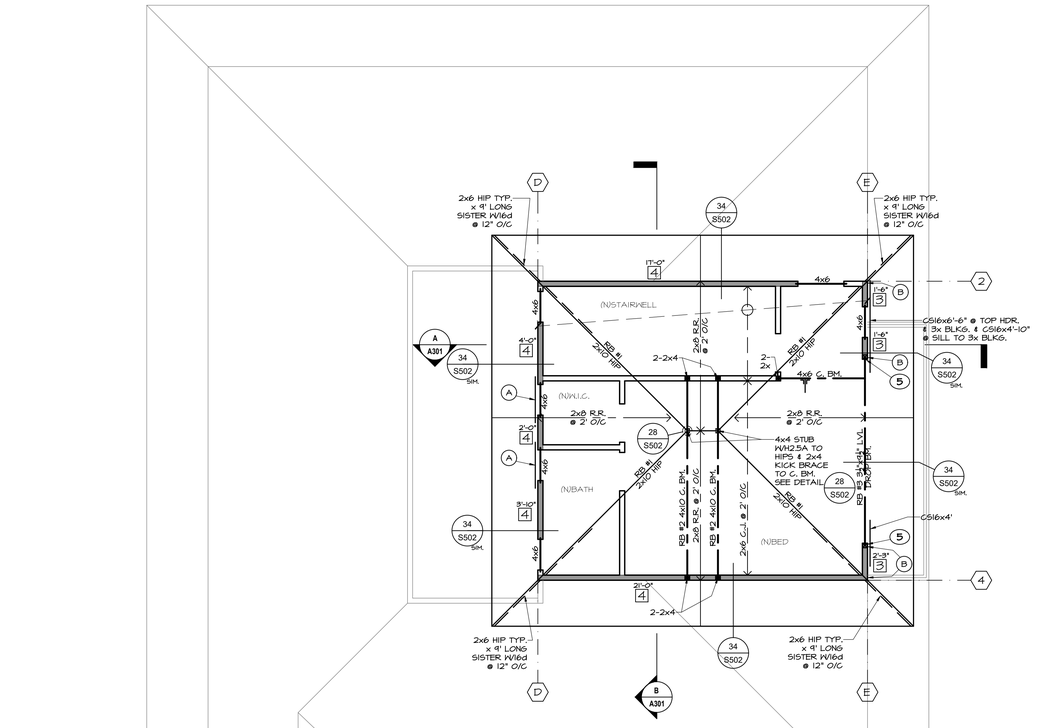
(BASED ON 2015 ANSI SDPWS TABLE 4.3.A)
*ALL PLYWOOD TO BE STRUC. 1 - MIN. 4 PLY.

WALL	MATERIAL	NAILING	TOP PL. SHEAR TRANSFER	SILL PL. SHEAR TRANSFER	ANCHOR BOLT @ FOUNDATIONS	REMARKS	ALLOWABLE LOAD FOR OSB OR STRUCTURAL 1 PLYWOOD	PLYWOOD NAILING SPECIAL INSPECTION TABLE
3	1/2" STRUC. 1 PLY ONE SIDE	10d @ 4" O/C EDGES 12" O/C FIELD	A35 @ 10" O/C	16d @ 3" O/C	5/8" x 12" A. BOLTS 24" O/C OVER 3x	3x @ PANEL EDGES	510 #/FT	YES
4	3/8" STRUC. 1 PLY ONE SIDE.	8d @ 6" O/C EDGES 12" O/C FIELD	A35 @ 16" O/C	16d @ 6" O/C	5/8" x 12" A. BOLTS 48" O/C		264 #/FT	

* FOR TYPICAL HEADER END POST & OR TRIMMER SEE TYPICAL U.N.O. 3/S103

CEILING JOIST SPAN CHART

CLG. JST. SIZE & SPACING	MAX. SPAN
2x4 @ 24" O/C	8'-0"
2x4 @ 16" O/C	10'-0"
2x6 @ 24" O/C	14'-0"
2x6 @ 16" O/C	16'-8"
2x8 @ 24" O/C	18'-0"
2x8 @ 16" O/C	20'-0"
2x10 @ 24" O/C	21'-6"
2x10 @ 16" O/C	26'-0"



UPPER ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"

N

KEY NOTES:

(5) 4x4/EPC TRIMMER & 2-2x4 KING W/¼"DIA. SDS x 6" LONG @ 16" O/C

WALL LEGEND

NEW WALLS

SHEAR WALLS

ROOF FRAMING (CONVENTIONAL)

1. ALL ROOF FRAMING PER MINIMUM CONSTRUCTION STANDARDS AS SET FORTH AND IN ACCORDANCE W/ CHAPTER 23 OF THE CBC 2022, U.O.N.
- 1a. ALL ROOF RAFTERS TO HAVE MIN. LUS U.N.O. HANGER @ ALL STRUCTURAL RIDGE MEMBERS.
- 1b. ALL ROOF RAFTER TO STRUCTURAL HIP & VALLEY MEMBERS TO HAVE SIMPSON SKEW HANGER OR USE 2-3/8"DIA. x 4" LONG LAG SCREWS FOR 2x10 & LARGER RAFTER & 1-3/8"DIA. x 4" LONG @ 2x8 & SMALLER.
2. DOUBLE RAFTERS AROUND ALL SKYLIGHTS, TYPICAL.
- 2a. ALL DOUBLE MEMBER TO BE FACED NAILED W/16d @ 8" O.C.
3. USE HEADER SCHEDULE FOR ALL BEAMS, U.O.N.
4. PROVIDE 2x BLOCKING @ RAFTER/CEILING JST. CONNECTIONS @ TOP PLATE W/A35 @ 32" O.C, U.O.N. ON SHEARWALL SCHED.
5. BRACE RIDGES & PURLINS TO INTERIOR BEARING WALLS AND / OR FLUSH BEAMS @ 4' O.C.
6. VERTICAL AND/OR DIAGONAL SUPPORTS TO RIDGES, HIPS & VALLEYS. USE 4x4 NOTCHED & FACE NAILED TO RIDGE, HIP OR VALLEY. USE A35 FRAMING ANCHOR @ EA. SIDE OF 4x4 SUPPORT TO CONNECT TO BEARING WALL OR FLUSH BEAM.
7. CALIFORNIA FILL FRAMING: CONTINUE ROOF SHEATHING UNDER CALIFORNIA FILL AREAS, USE 2x6 RAFTERS MIN. W/ 2x8 SLEEPERS.
8. PROVIDE PURLINS @ ALL RAFTERS WHERE SPAN IS GREATER THAN RAFTER SCHEDULE.
9. ALL HIPS, VALLEYS AND RIDGES TO BE 2x12's, U.O.N.
10. HANG ALL BEAMS W/ HUTF HANGERS, U.O.N.
11. DRAG BEAMS INTO TOP PLATE W/ ST6236 PER DRAG DETAIL.
12. SUPPORT ALL BEAMS W/ MIN. 4x POST, U.O.N.
13. USE EPC' OR 'PC' POST CAPS FOR ALL POST TO BEAM CONNECTIONS, U.O.N. WHERE BOTTOM OF BEAM IS DIRECTLY ON TOP OF DOUBLE TOP PLATE, USE A35 EA. SIDE OF BEAM W/ 4x POST IN WALL.
14. TYP. ROOF DIAPHRAGM: 1/2" PLYWOOD (32/16), STI OR OSB W/10d's @ 6" O.C EDGE & BOUNDARY, & 10d's @ 12" O.C FIELD. ROOF DECKS TO HAVE 3/4" PLYWD. T&G STRUCT. I (CDX) INDEX 40/20 (NO OSB @ ROOF DECKS & BALCONY)
15. ALL DBL. FRAMING MEMBERS TO HAVE 2-ROW OF 16d @ 12" O/C FACE NAIL.

GENERAL NOTES:

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. Contractors shall verify & cross check structural drawings & architectural drawings & be responsible for dimensions and conditions of the job & Naraghi Engineering, must be notified in writing of any variation from the dimensions, conditions & specifications appearing on these plans.
2. Contractor shall field verify all dimensions on the job site with a complete set of the latest drawings. Notes & all dimensions shall be checked & verified with the Architectural & Structural drawings & any variations shall be brought to the attention of the designer before commencing work, so that proper remedial work can be executed, Naraghi Engineering shall not be responsible if work has already been performed.
3. Naraghi Engineering is not responsible for any water proofing techniques or details in any shape or form for all ROOF and/or DECKS or OTHER MISC. drainage. Any provided sketches or callouts needs to be designed and approved by trade contractor.
4. Owner or Owner Representative is required to hire contractor that is an expert in the field of what they are building. NARAGHI ENGINEERING IS NOT RESPONSIBLE NOR PROVIDES HOW TO BUILD PROCEDURE ON ANY CONSTRUCTION PHASE OF THIS PROJECT.

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SECB# 2721-0708
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (858)435-4877
cell: (858)775-2256
email: tomaraghi@aol.com

BOJECHKO/ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:	DATE:

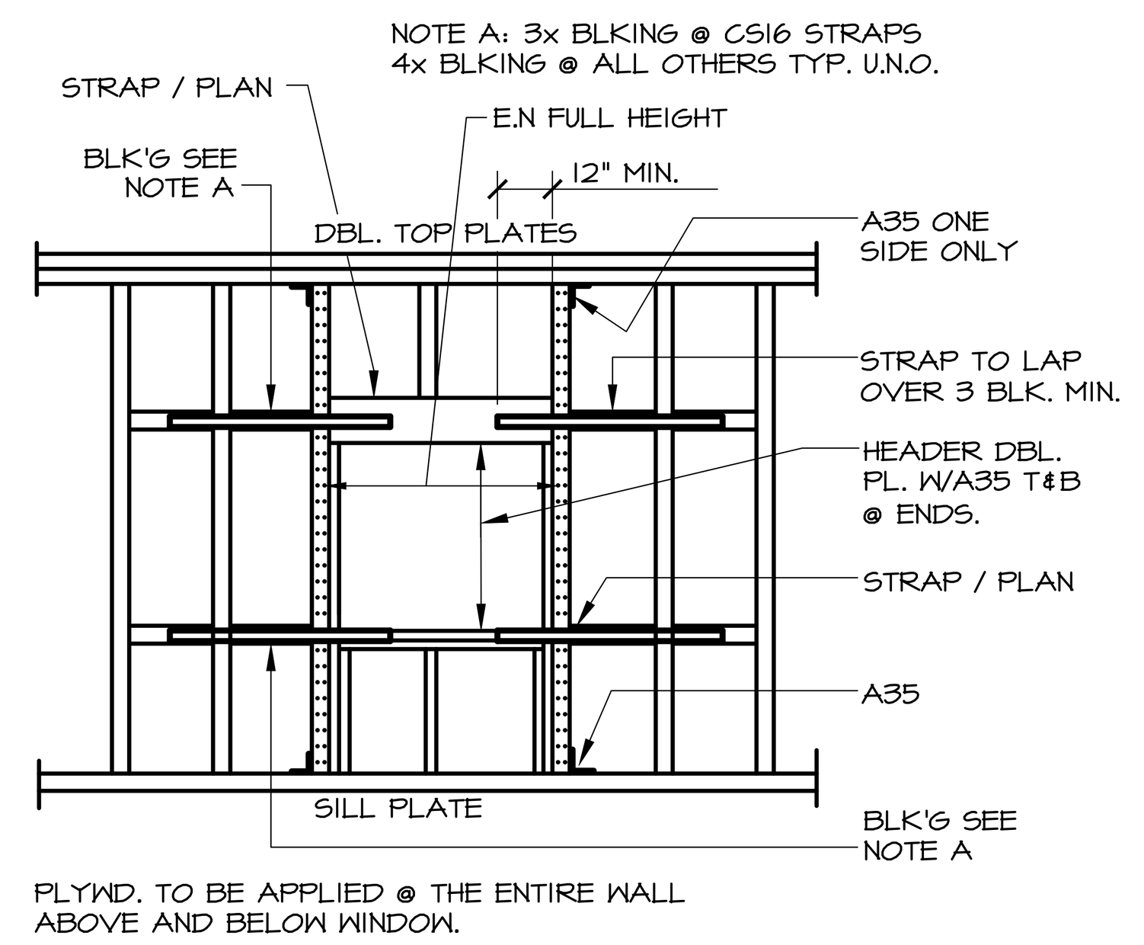
THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

REVISED BASES:	DATE:

PROFESSIONAL LICENSED ENGINEER — KAMRAN S. NARAGHI — No. 42676 — EXP. 3-31-26 — CIVIL — STATE OF CALIFORNIA

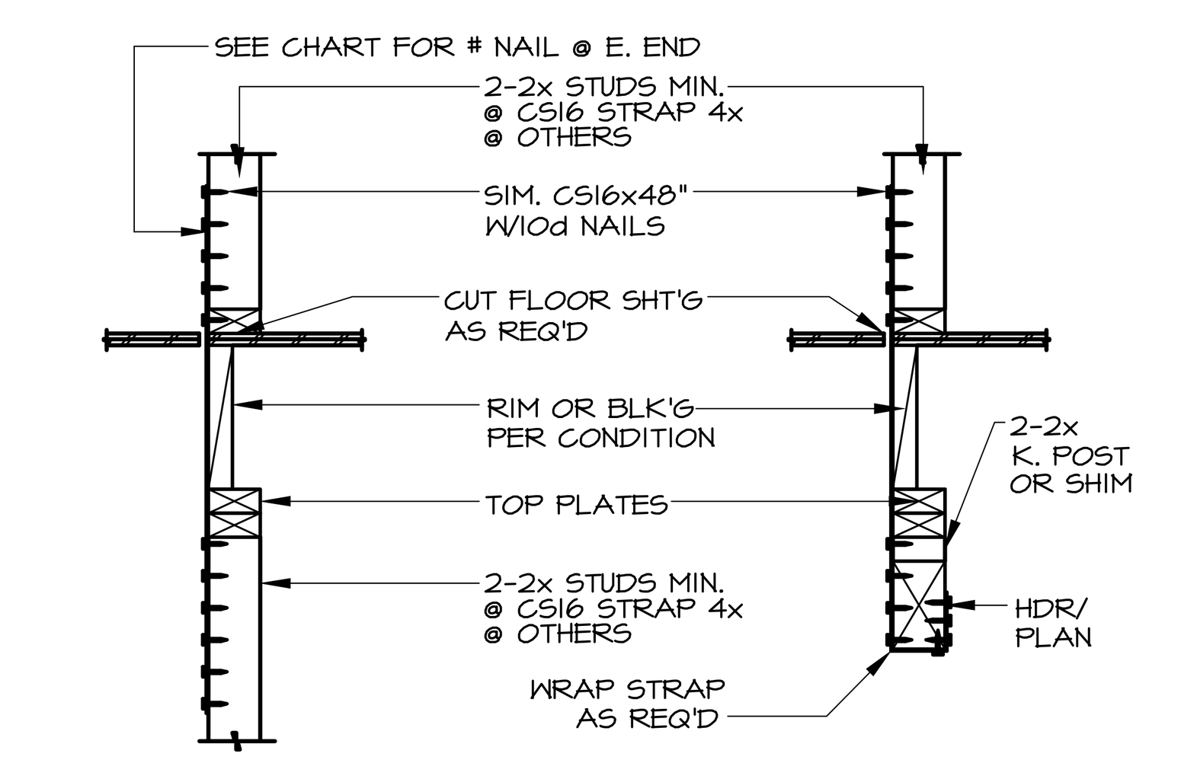
FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

S401



PLYWD. TO BE APPLIED @ THE ENTIRE WALL ABOVE AND BELOW WINDOW.

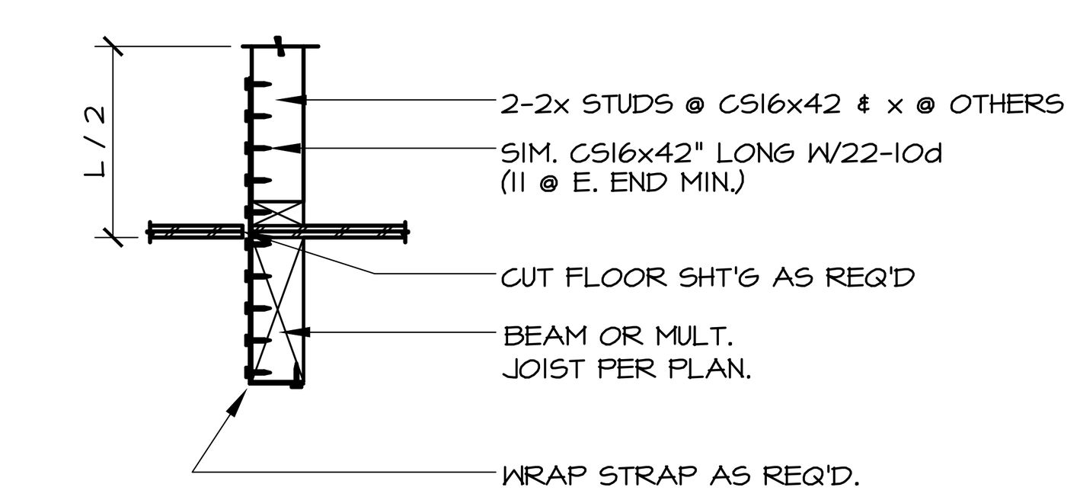
TYP. STRAP DETAIL ABV./BELOW WINDOW
scale: 1"=1'-0" — 20



NOTE:
-VERIFY EXISTING CONDITION AND PICK THE APPROPRIATE DETAIL.
-ATTACH MSTA-36 TO SINGLE STUD.

	STRAP	# OF NAIL @ E. END
A	CS16x48" LONG	11-10d @ E. END
B	CMSTC16 x 66" LONG MIN.	32-16d SINKER @ E. END
C	MST60	16-10d x1-1/2" LONG NAIL @ E. END
D	MSTC52	20-16d @ E. END (40 TOTAL)

HOLDOWN STRAP
scale: 1"=1'-0" — 21

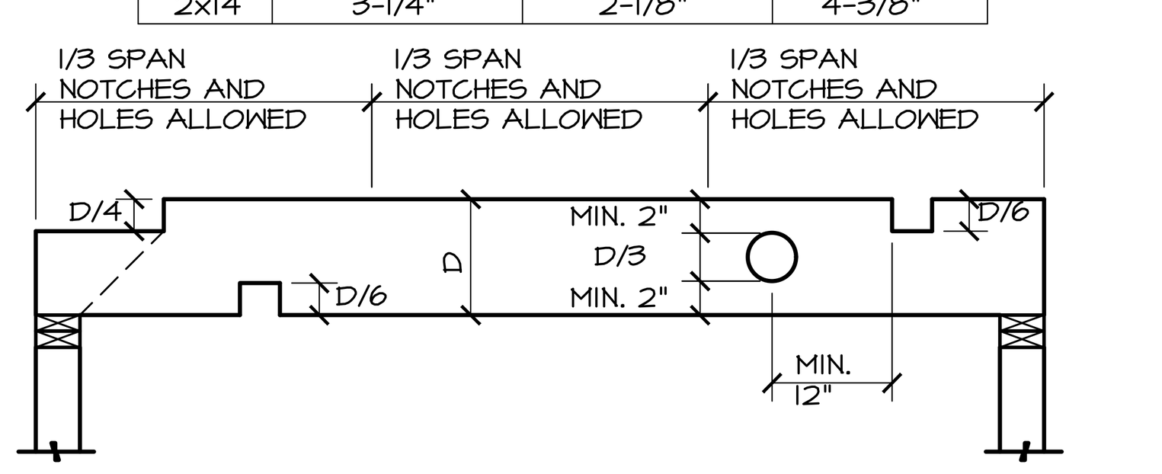


NOTE:
ATTACH MSTA-36 TO SINGLE STUD.

DTL	STRAP
1	MST-37
2	MST-48
3	MST-60
4	MSTC-40
5	CMSTC-50 W/32-16d SINKER @ E. END

2nd FLR. HOLDOWN STRAP
scale: 1"=1'-0" — 22

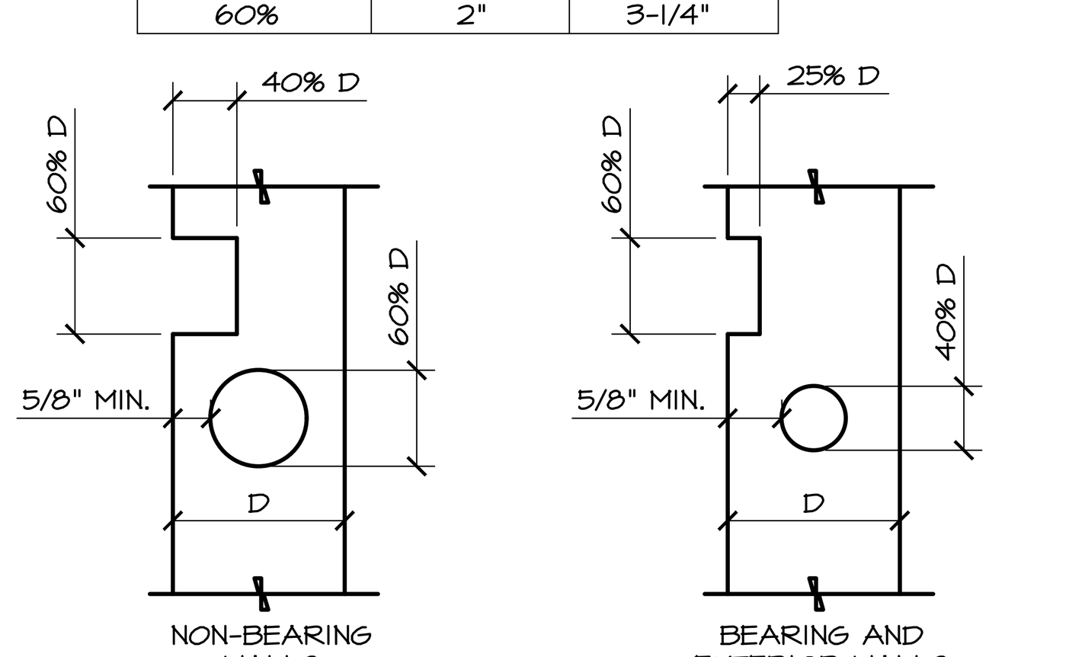
JOIST SIZE	MAX. NOTCH DEPTH: D/4	MAX. NOTCH DEPTH: D/6	MAX. SIZE HOLE: D/3
2x6	1-3/8"	7/8"	1-1/2"
2x8	1-3/4"	1-1/8"	2-3/8"
2x10	2-1/4"	1-1/2"	3"
2x12	2-3/4"	1-7/8"	3-3/4"
2x14	3-1/4"	2-1/8"	4-3/8"



NOTES: DO NOT NOTCH BOTH T&B SURFACES W/IN THE SAME 1/3 SPAN. MAX. ALLOWED IS A COMBINATION OF 2 NOTCHES AND/OR HOLES PER 1/3 SPAN. THIS DETAIL DOES NOT APPLY TO NOTCHES & HOLES IN STRUCT. BEAMS, THEY MUST BE SPECIFICALLY DETAILED. NOTCHES & HOLES ARE NOT ALLOWED IN CANTILEVERED JOISTS. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR NOTCHES & HOLES WHERE PLYWOOD WEB TRUSSES ARE USED.

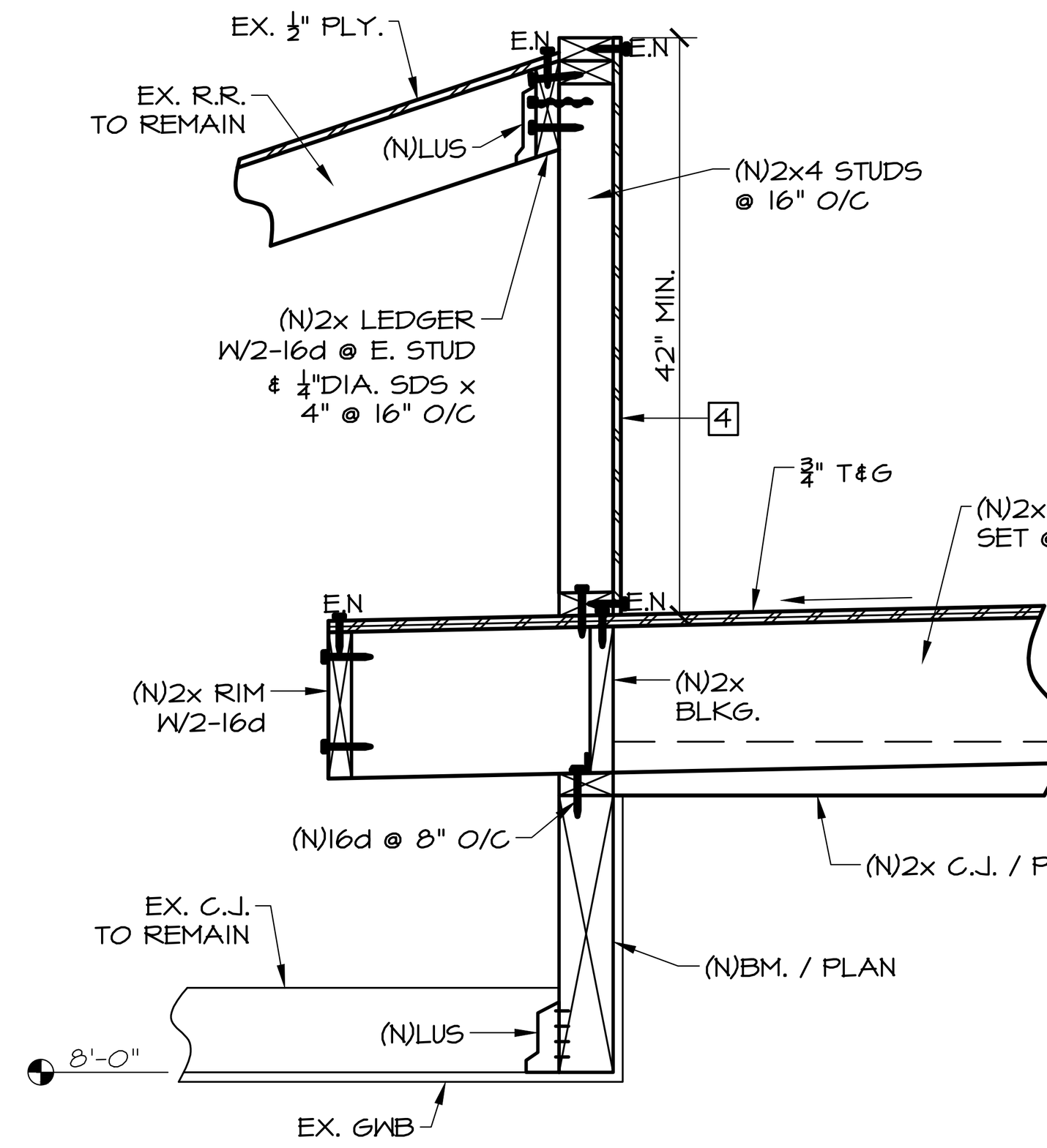
JOIST NOTCHING & BORING
scale: 1"=1'-0" — 23

NOTCH/BORE % OF STUD	2x4 STUDS	2x6 STUDS
25%	7/8"	1-3/8"
40%	1-3/8"	2-1/8"
60%	2"	3-1/4"

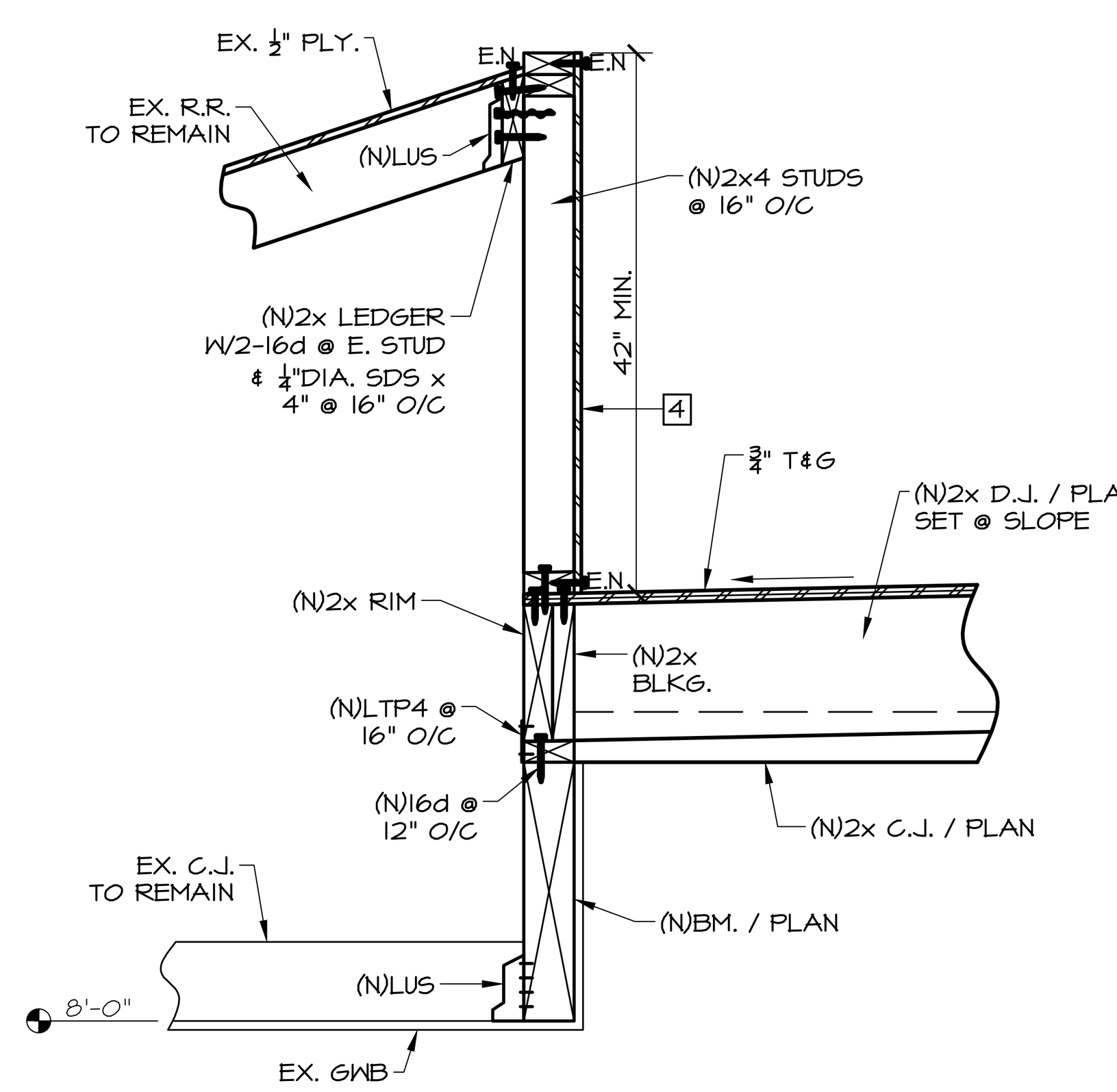


NOTES: ONLY ONE NOTCH OR HOLE ALLOWED PER EA. STUD. (EXCLUDING LET-IN BRACES.

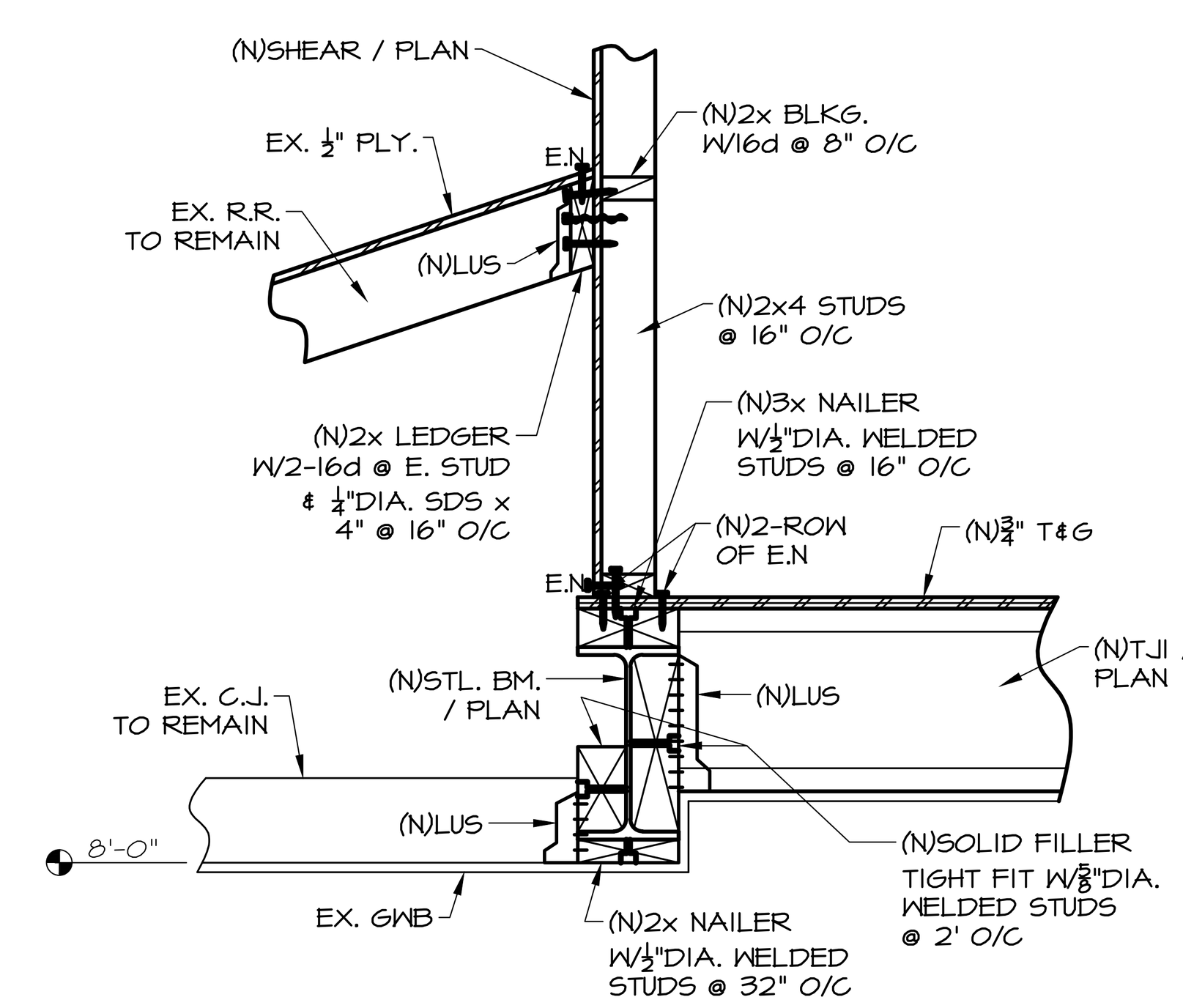
STUD NOTCHING
scale: 1"=1'-0" — 24



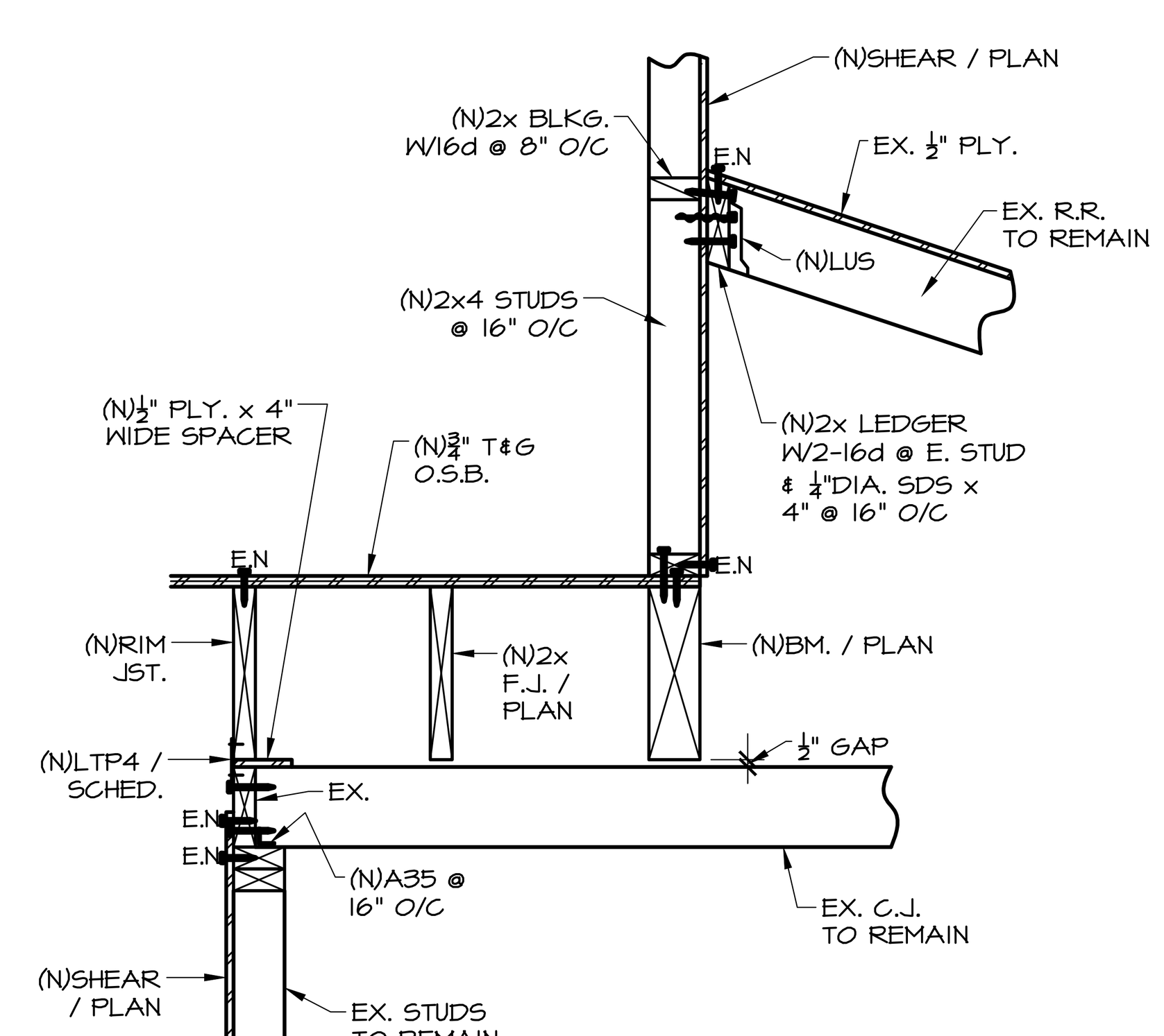
DETAIL
scale: 1"=1'-0" — 16



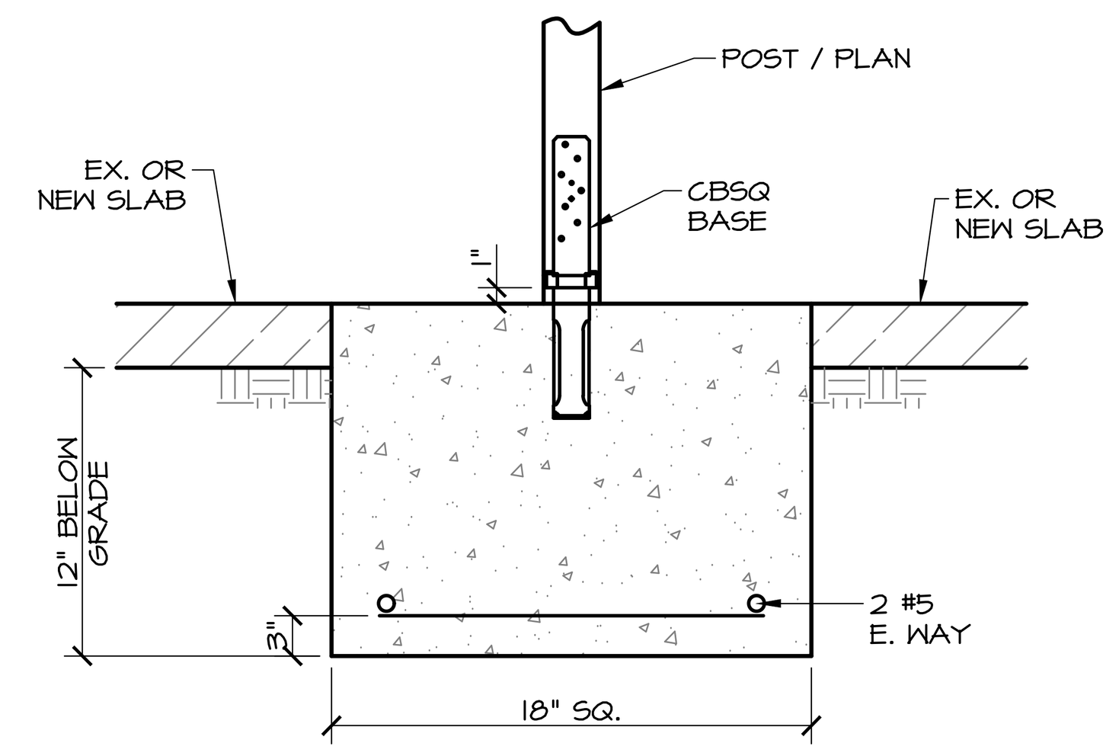
DETAIL
scale: 1"=1'-0" — 17



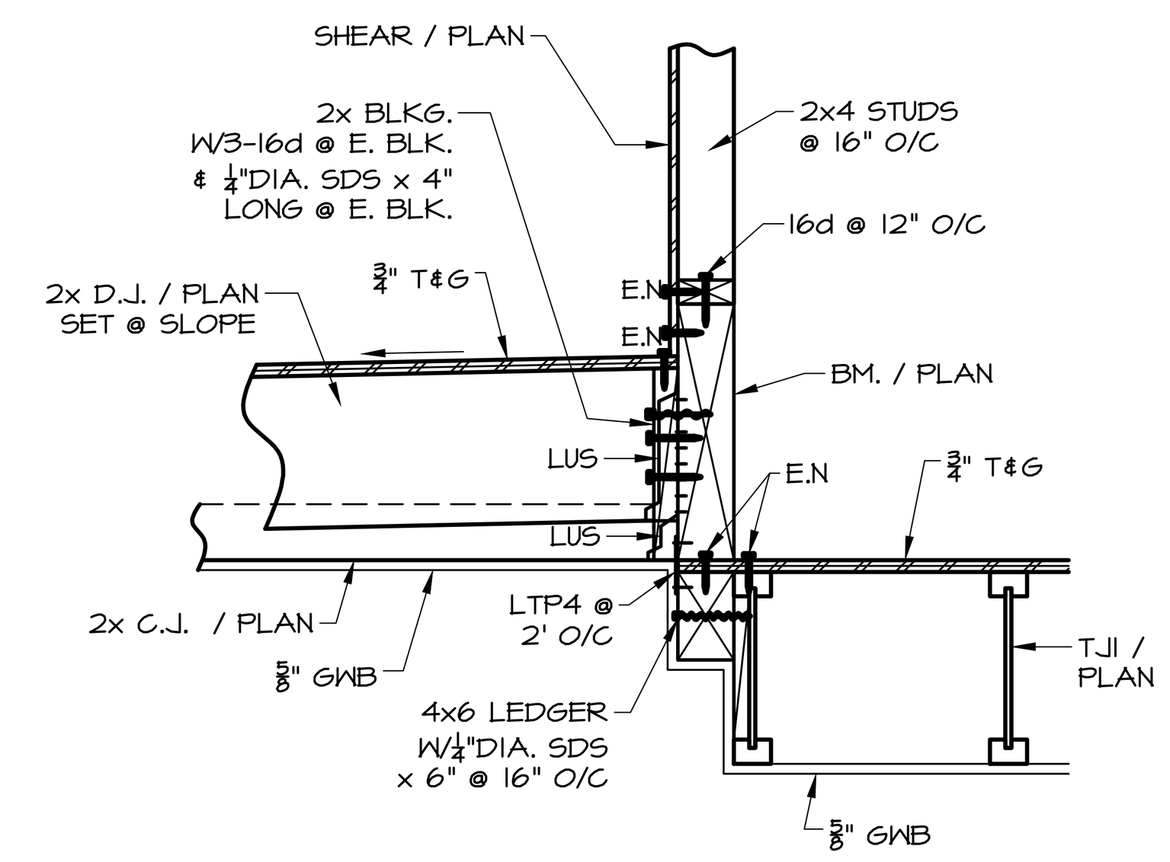
DETAIL
scale: 1"=1'-0" — 18



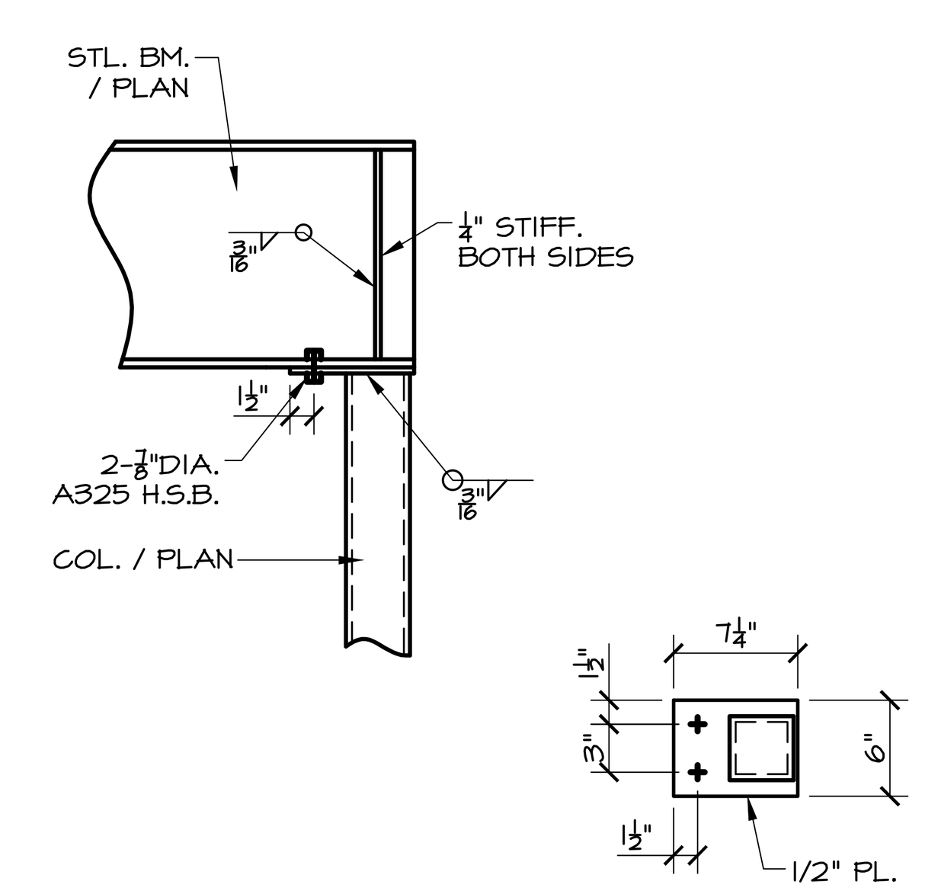
DETAIL
scale: 1"=1'-0" — 19



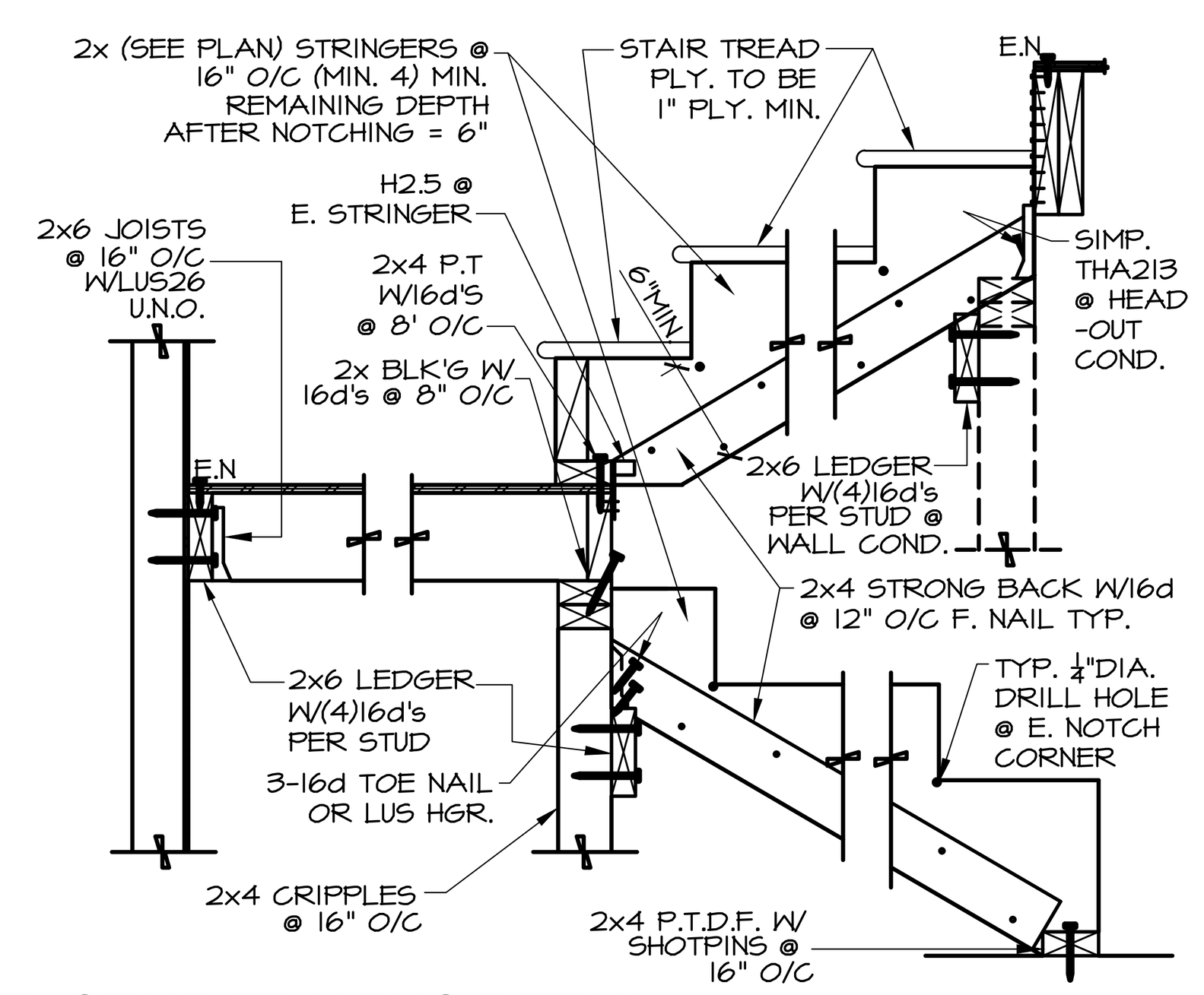
DETAIL
scale: 1"=1'-0" — 11



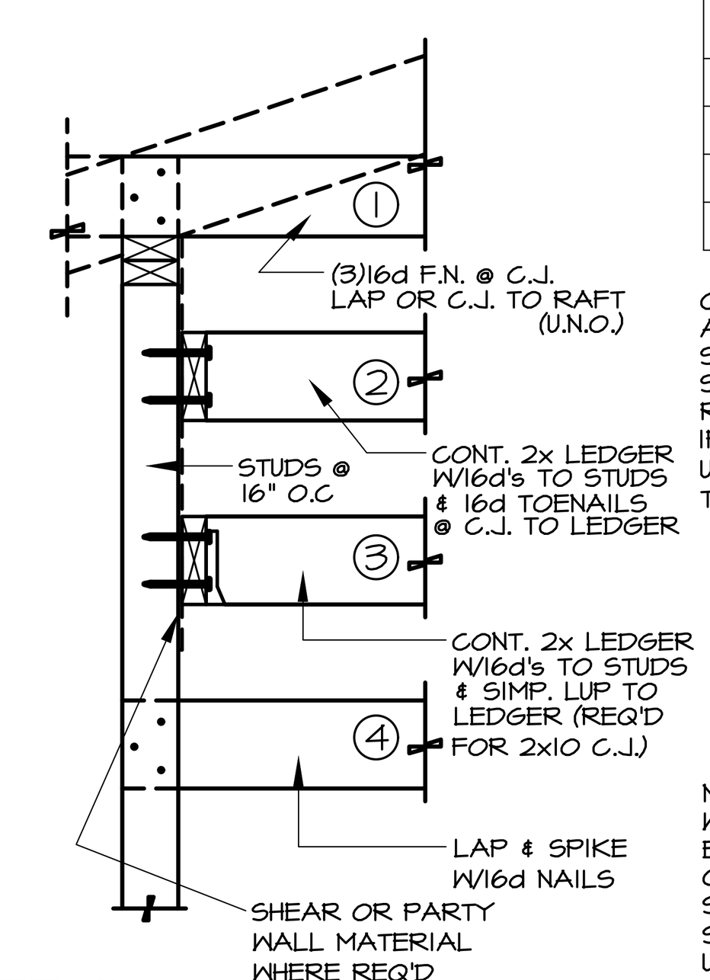
DETAIL
scale: 1"=1'-0" — 12



DETAIL
scale: 1"=1'-0" — 13



TYP. STAIR FRAMING DETAIL
scale: 1"=1'-0" — 14



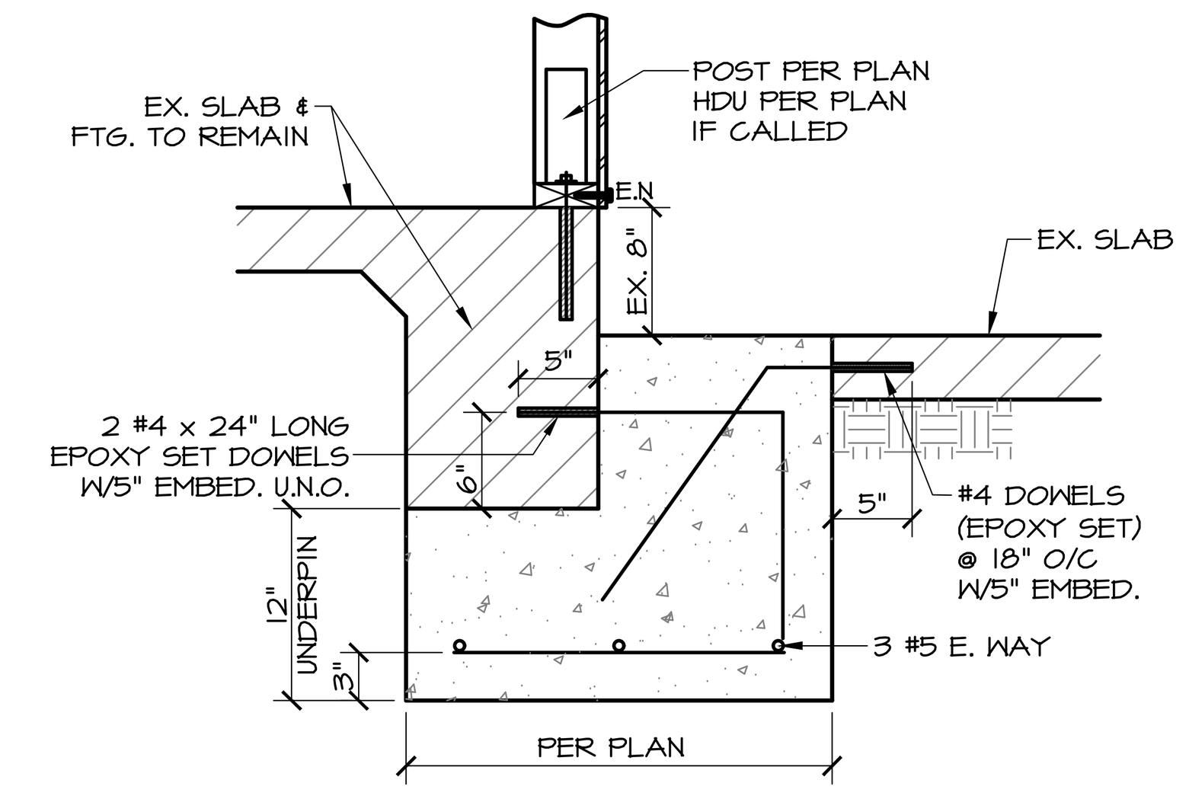
C.J. SIZE AND SPACING	MAX. SPAN	REQ'D 16d NAILS
2x4 @ 16" O/C	8'-7"	2
2x6 @ 16" O/C	13'-6"	2
2x8 @ 16" O/C	17'-0"	3
2x10 @ 16" O/C	20'-5"	4

CONTINOUS LEDGERS SHALL BE APPLIED OVER SHEAR MATERIAL @ SHEAR WALLS OR OVER DRYWALL @ SPECIAL FIRE OR PARTY WALL CONSTRUCTION AS REQ'D BY THE ARCH. DET. IF MATERIAL THICKNESS EXCEEDS 5/8" USE 20d LEDGER NAILS. (MAX. THICKNESS=1 1/4")

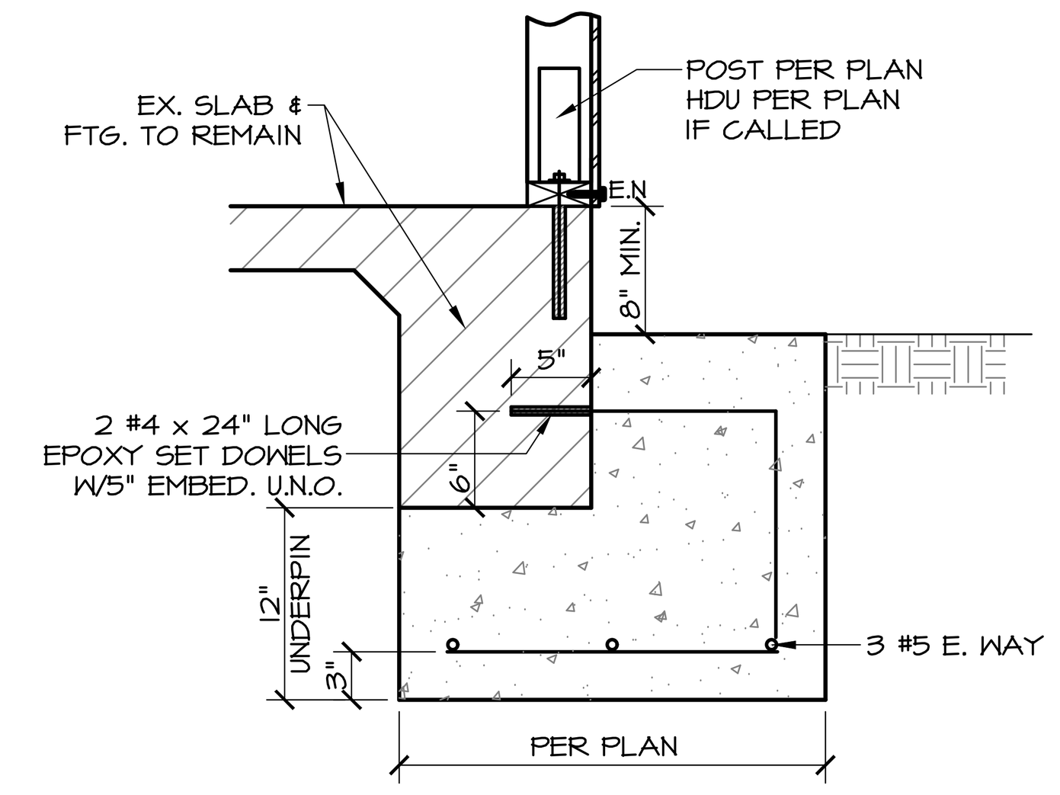
NON-BEARING HDR/BM SIZE	MAX. SPAN
4x4	4'-0"
4x6	6'-0"
4x8	8'-0"
4x10	10'-0"
4x12	12'-0"

NON-BEARING HDR/BM ARE THOSE WHICH SUPPORT ONLY C.J.'s OR NON-BEARING PARTITIONS. HDR/BM SHOWN ON PLANS TO SUPERCEDE THIS TABLE. SPANS 12' TO BE SPECIFICALLY SHOWN ON THE PLANS. (2)-2x MAY BE USED IN-LIEU OF 4x MEMBERS.

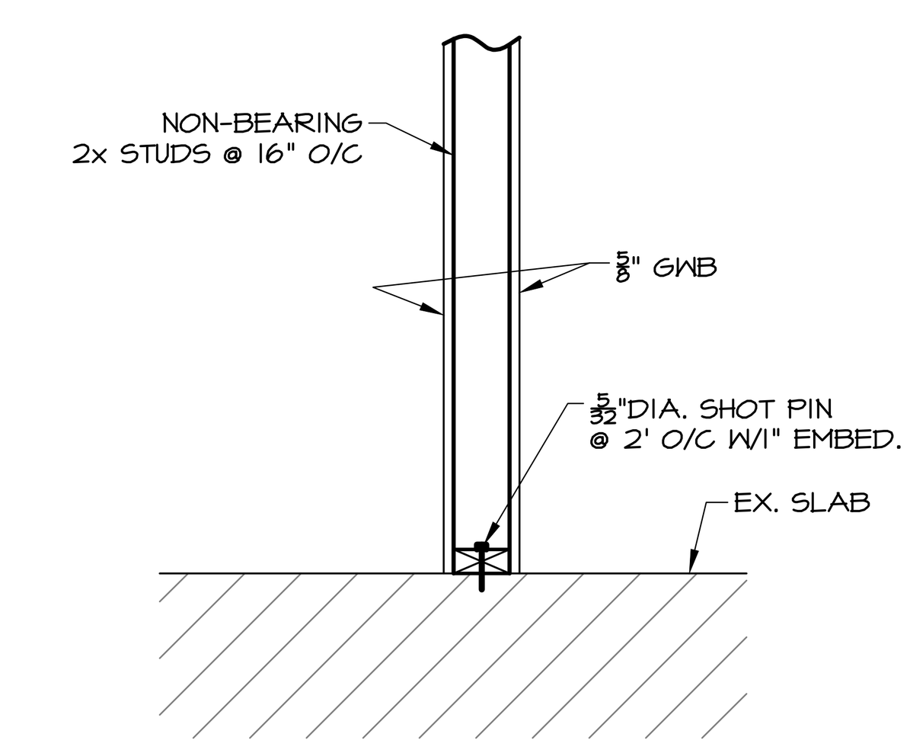
DETAIL
scale: 1"=1'-0" — 15



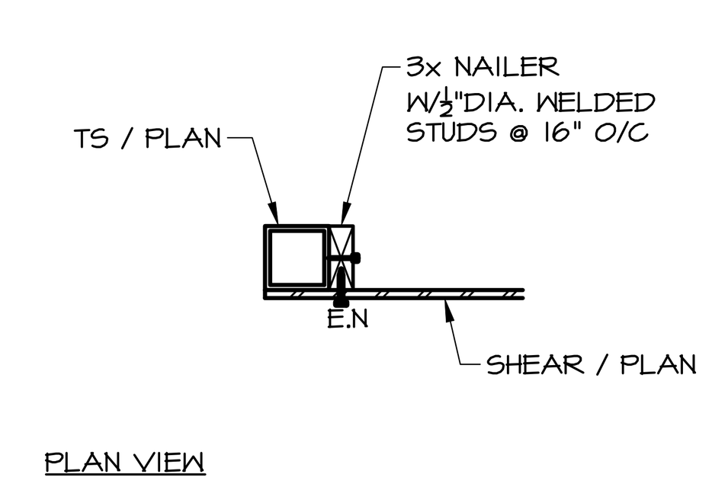
DETAIL
scale: 1"=1'-0" — 6



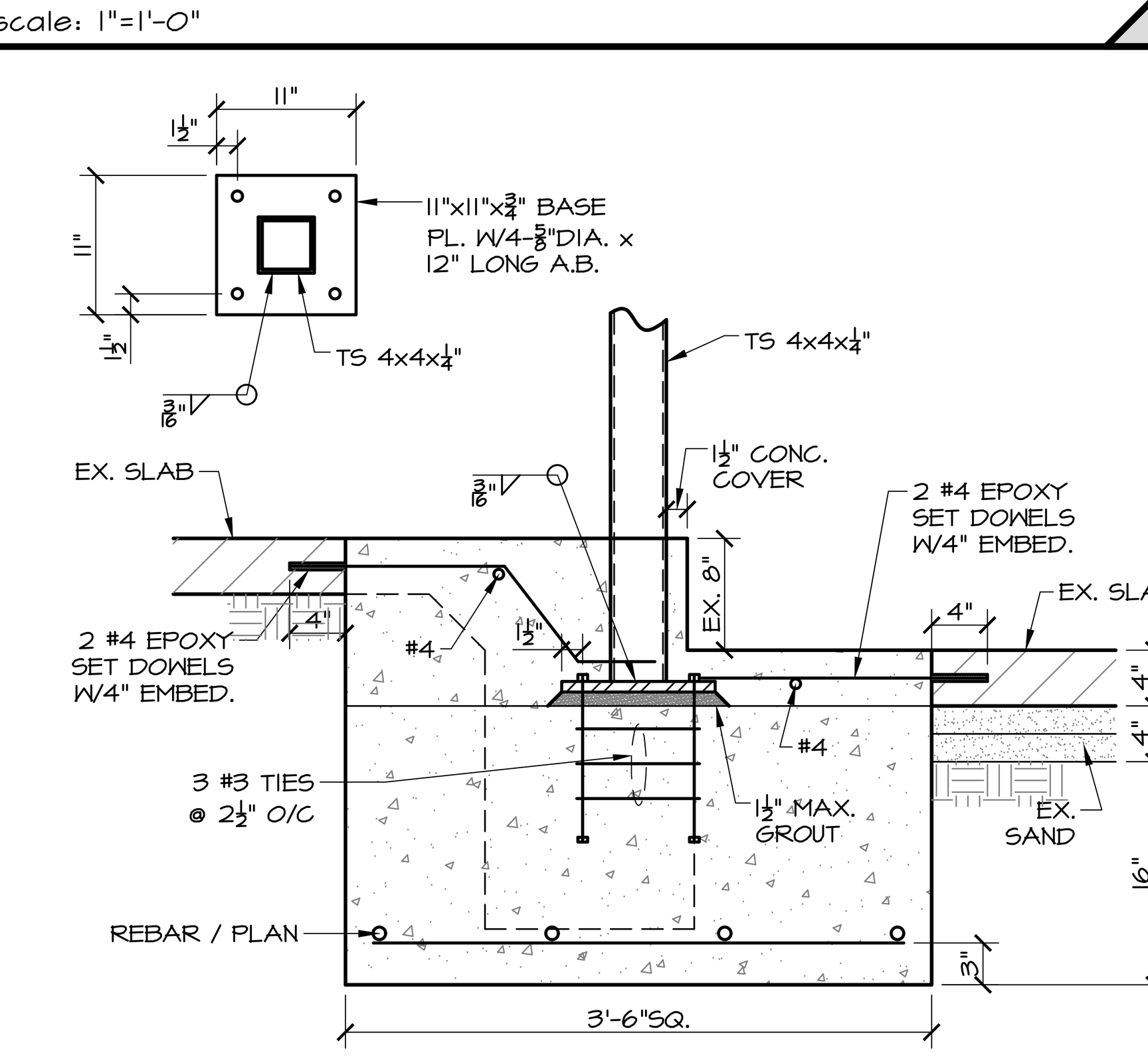
DETAIL
scale: 1"=1'-0" — 7



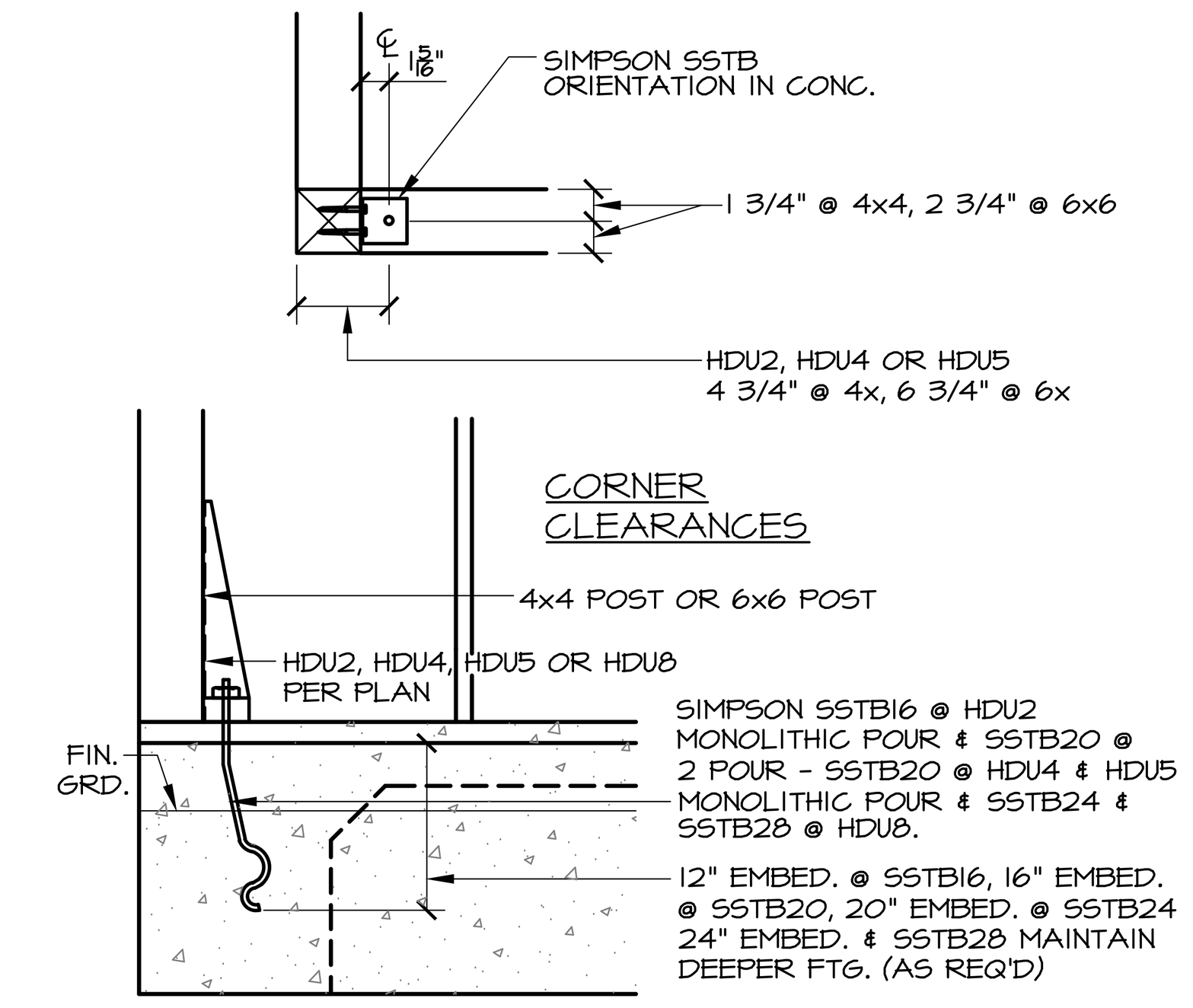
NEW NON-BEARING WALL @ EX. SLAB DETAIL
scale: 1"=1'-0" — 8



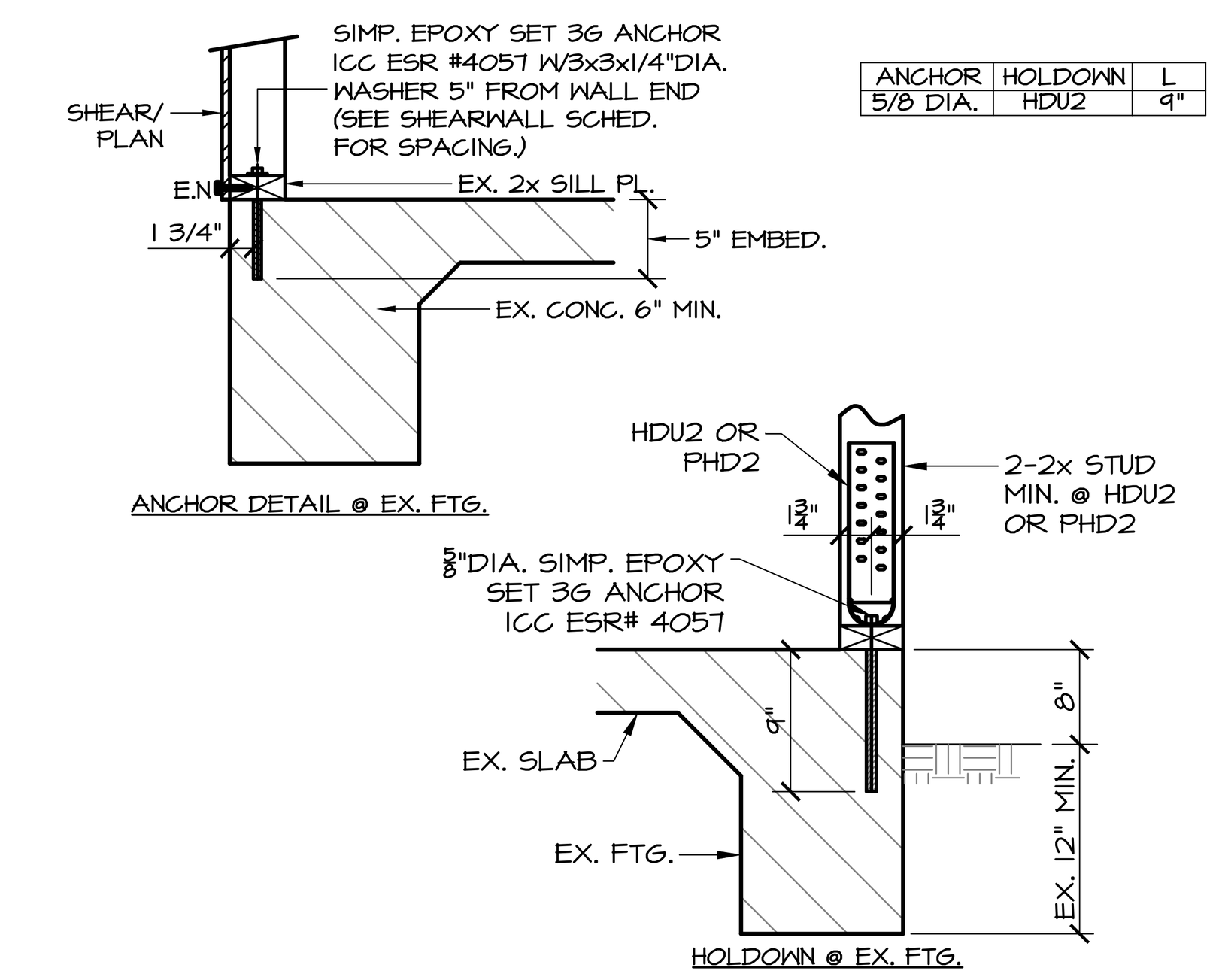
DETAIL
scale: 1"=1'-0" — 9



DETAIL
scale: 1"=1'-0" — 10

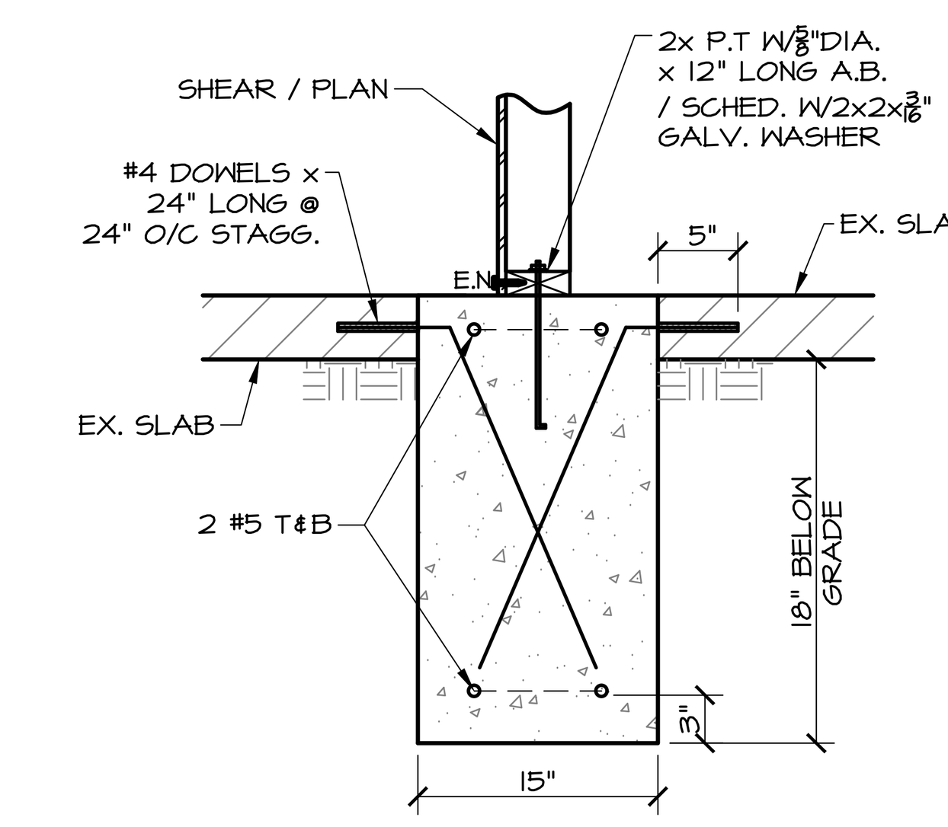


DETAIL
scale: 1"=1'-0" — 1

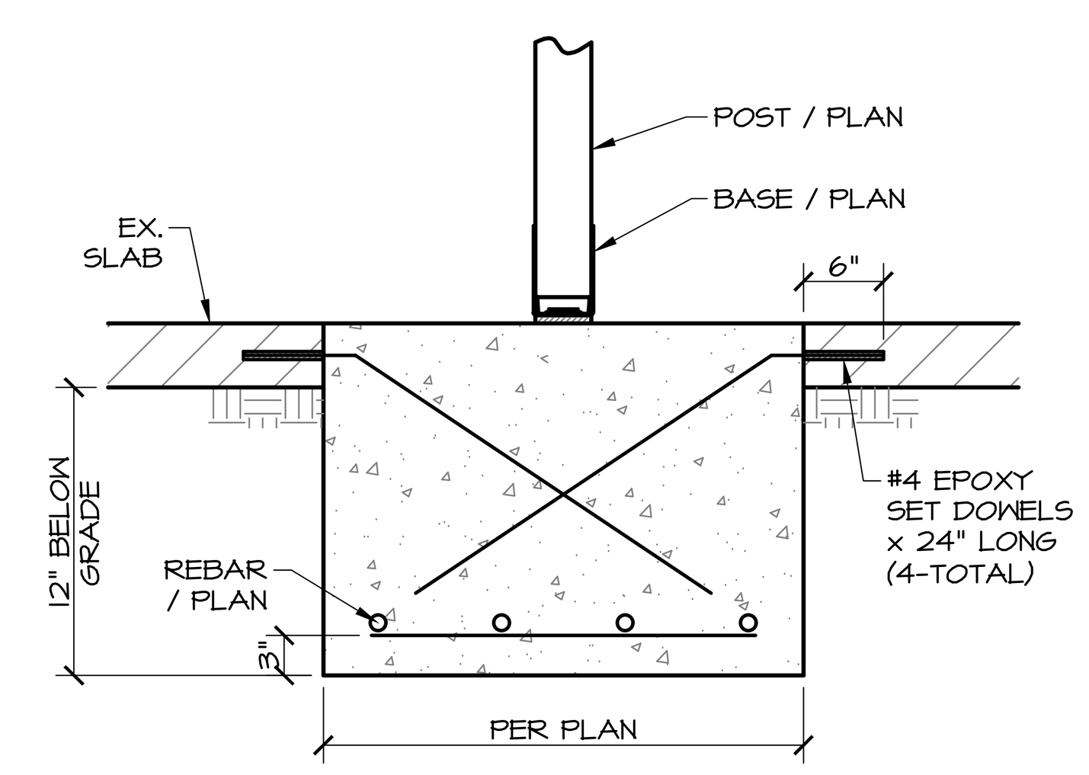


ANCHOR	HOLDOWN	L
5/8 DIA.	HDU2	4"

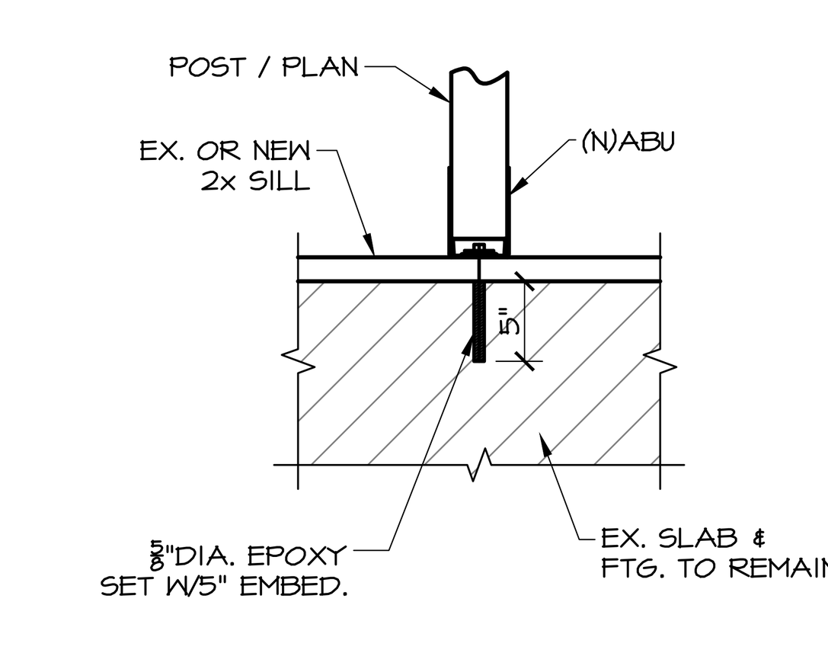
TYP. HOLDOWN & ANCHORAGE @ EX. FTG.
scale: 1"=1'-0" (SPECIAL INSPECTION REQUIRED) — 2



DETAIL
scale: 1"=1'-0" — 3



DETAIL
scale: 1"=1'-0" — 4



DETAIL
scale: 1"=1'-0" — 5

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SEC# 2721-0708
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (858)435-4877
cell: (858)775-2230
email: tomnaraghi@aol.com

BOJECHKO/ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

DATE:
REVISIONS:

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

REVISED BASES:	DATE:

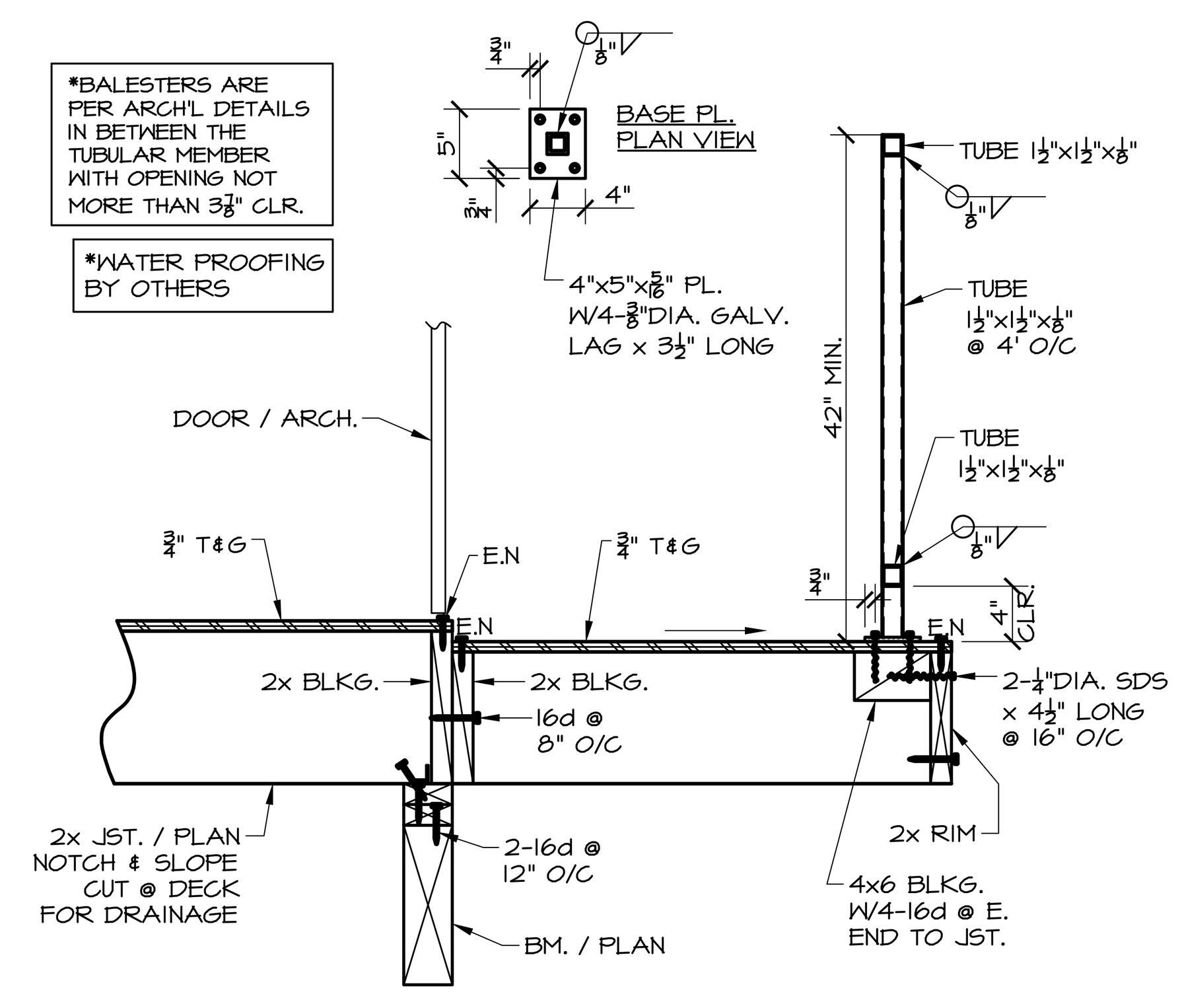
PROFESSIONAL LICENSED ENGINEER — KAMBIZ S. NARAGHI — No. C 42676 — EXP. 3-31-26 — CIVIL — STATE OF CALIFORNIA

FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

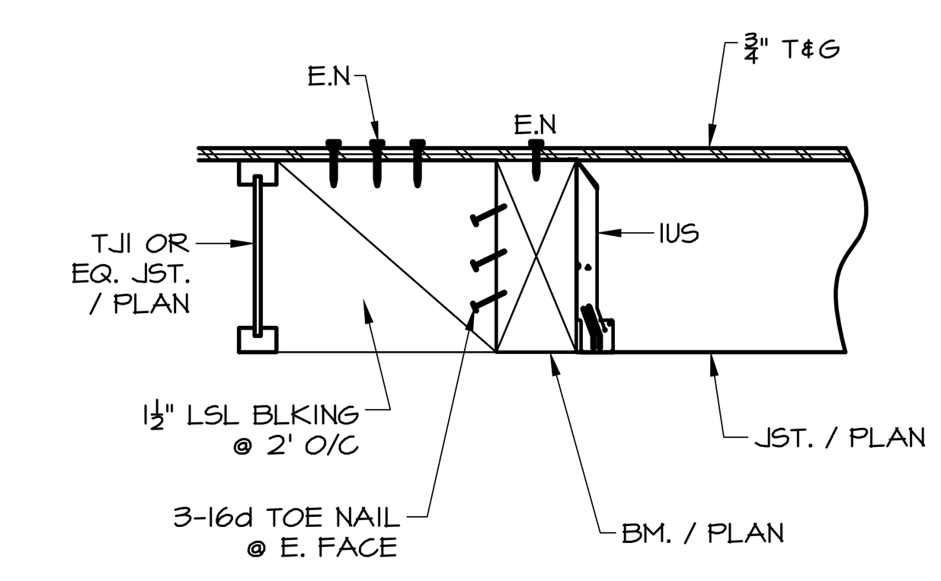
S501

DETAIL
scale: 1"=1'-0"
41

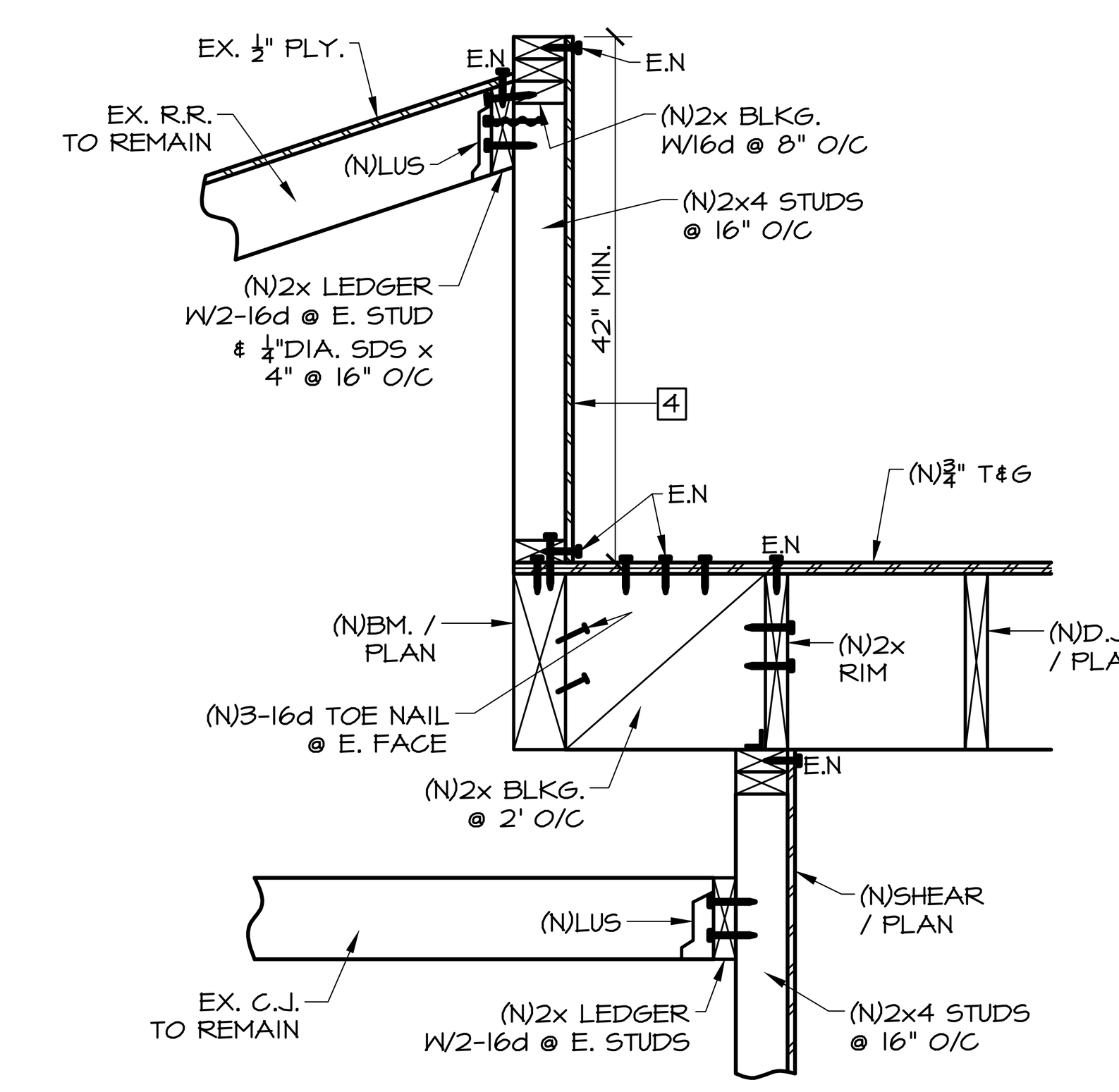
DETAIL
scale: 1"=1'-0"
36



DETAIL
scale: 1"=1'-0"
33



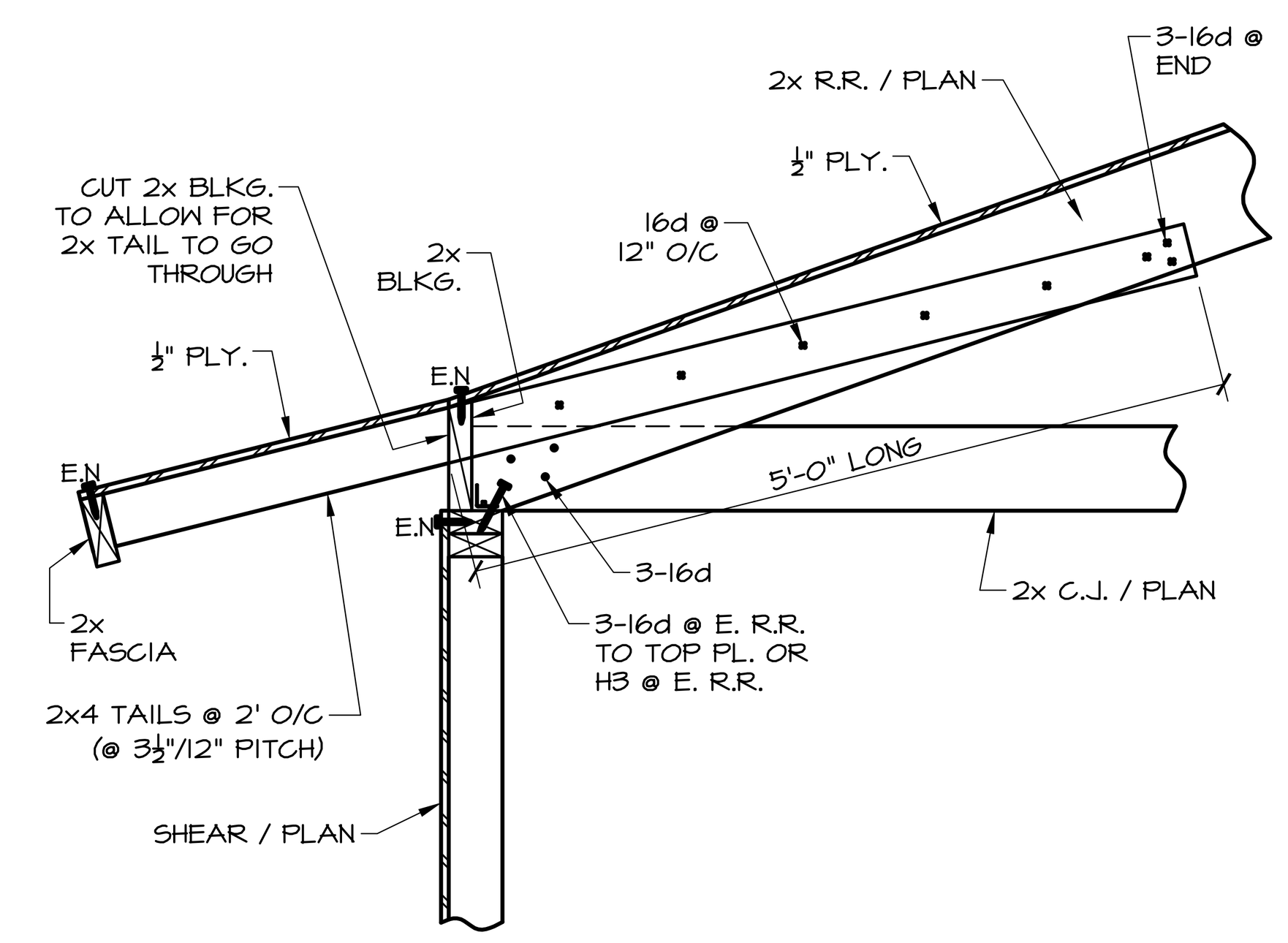
DETAIL
scale: 1"=1'-0"
29



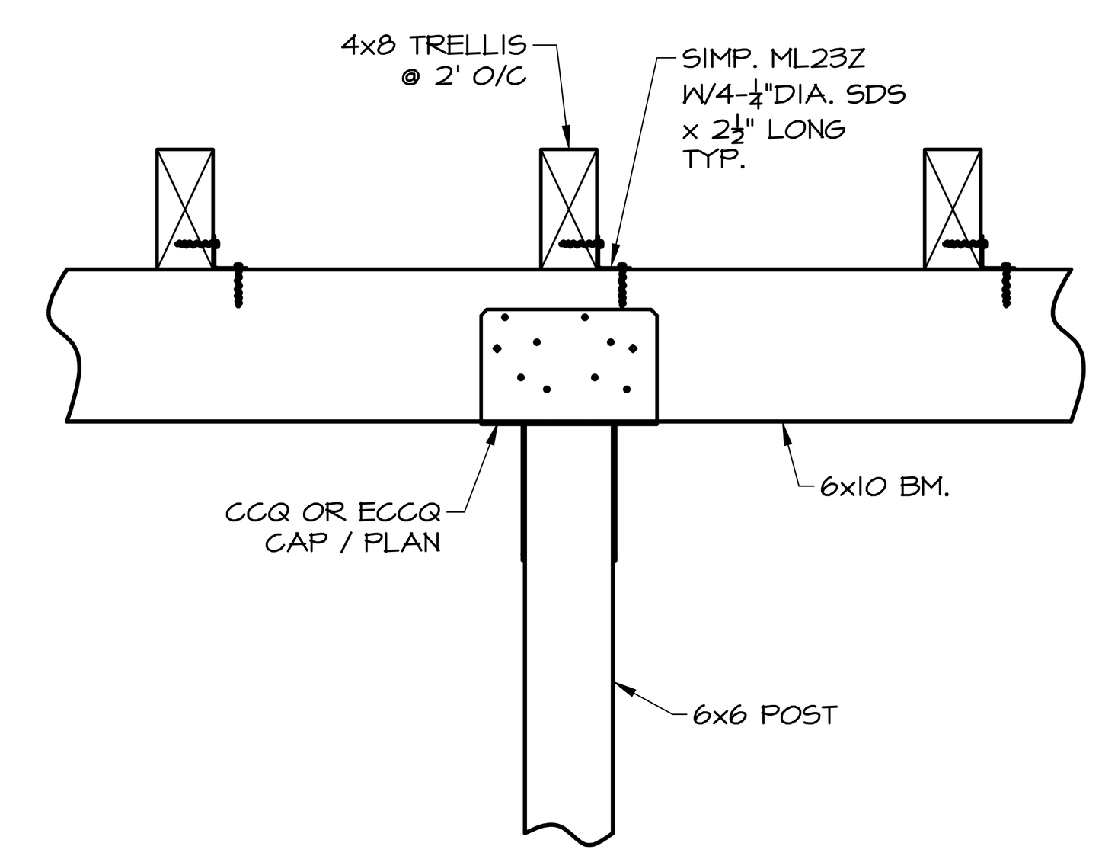
DETAIL
scale: 1"=1'-0"
25

DETAIL
scale: 1"=1'-0"
42

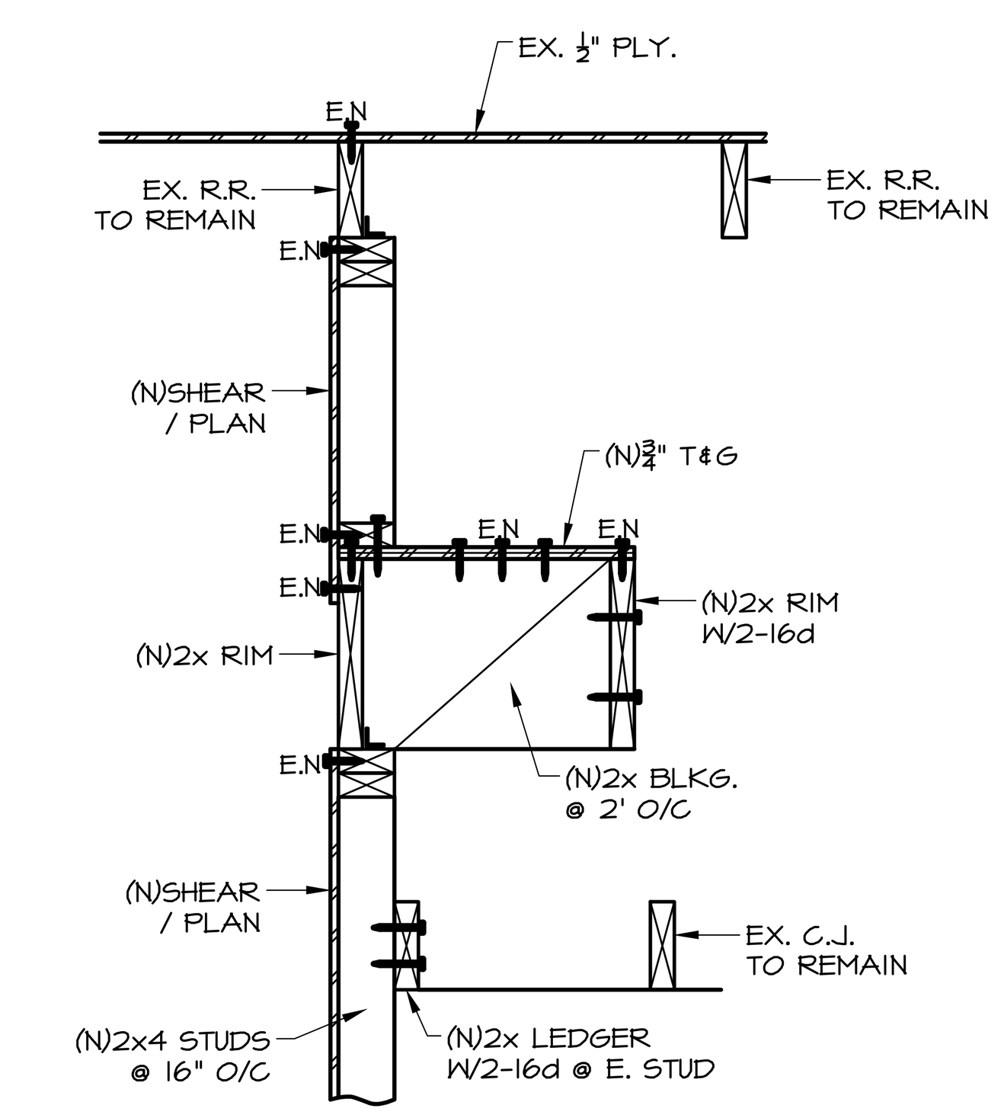
DETAIL
scale: 1"=1'-0"
37



DETAIL
scale: 1"=1'-0"
34



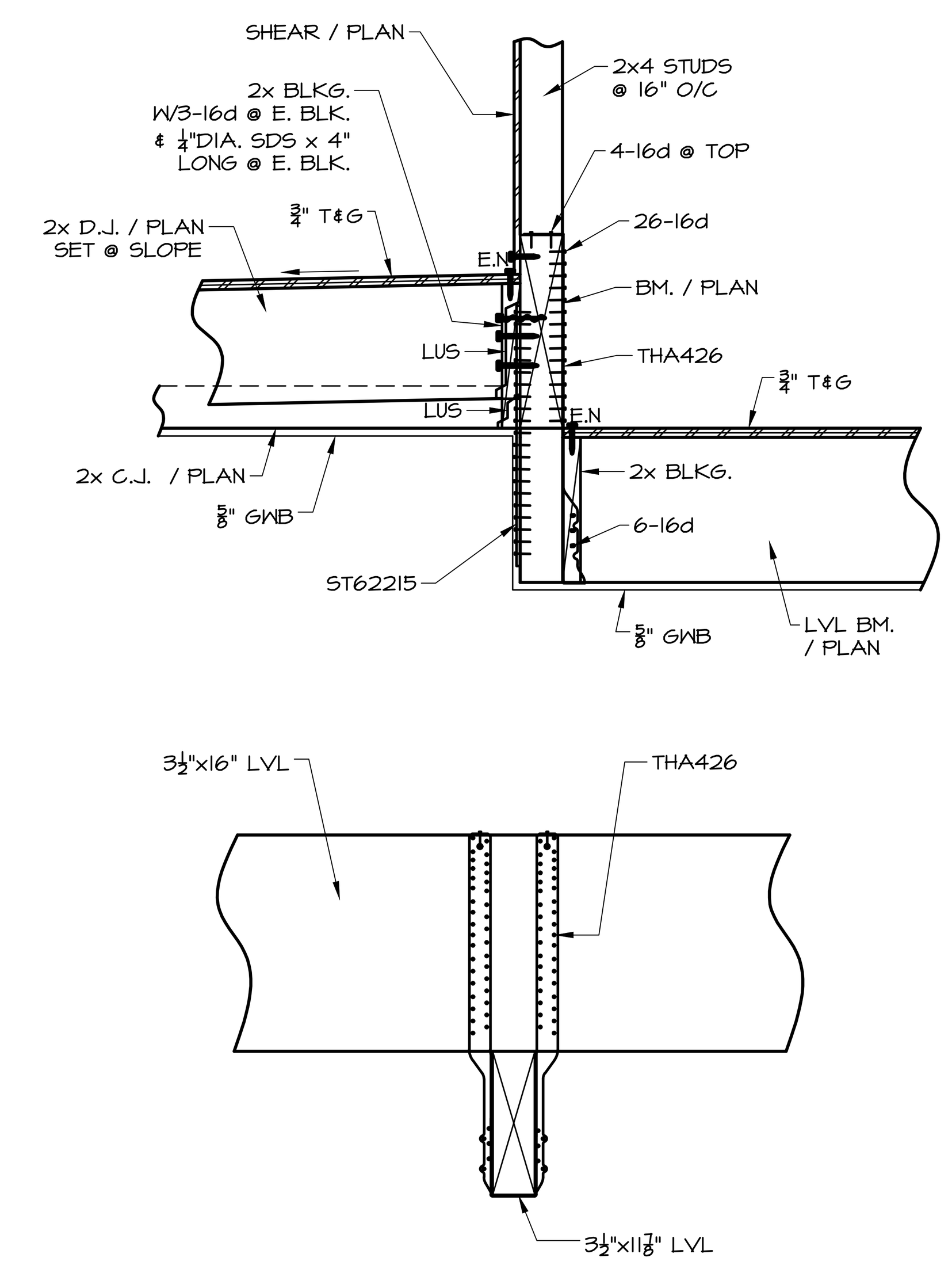
DETAIL
scale: 1"=1'-0"
30



DETAIL
scale: 1"=1'-0"
26

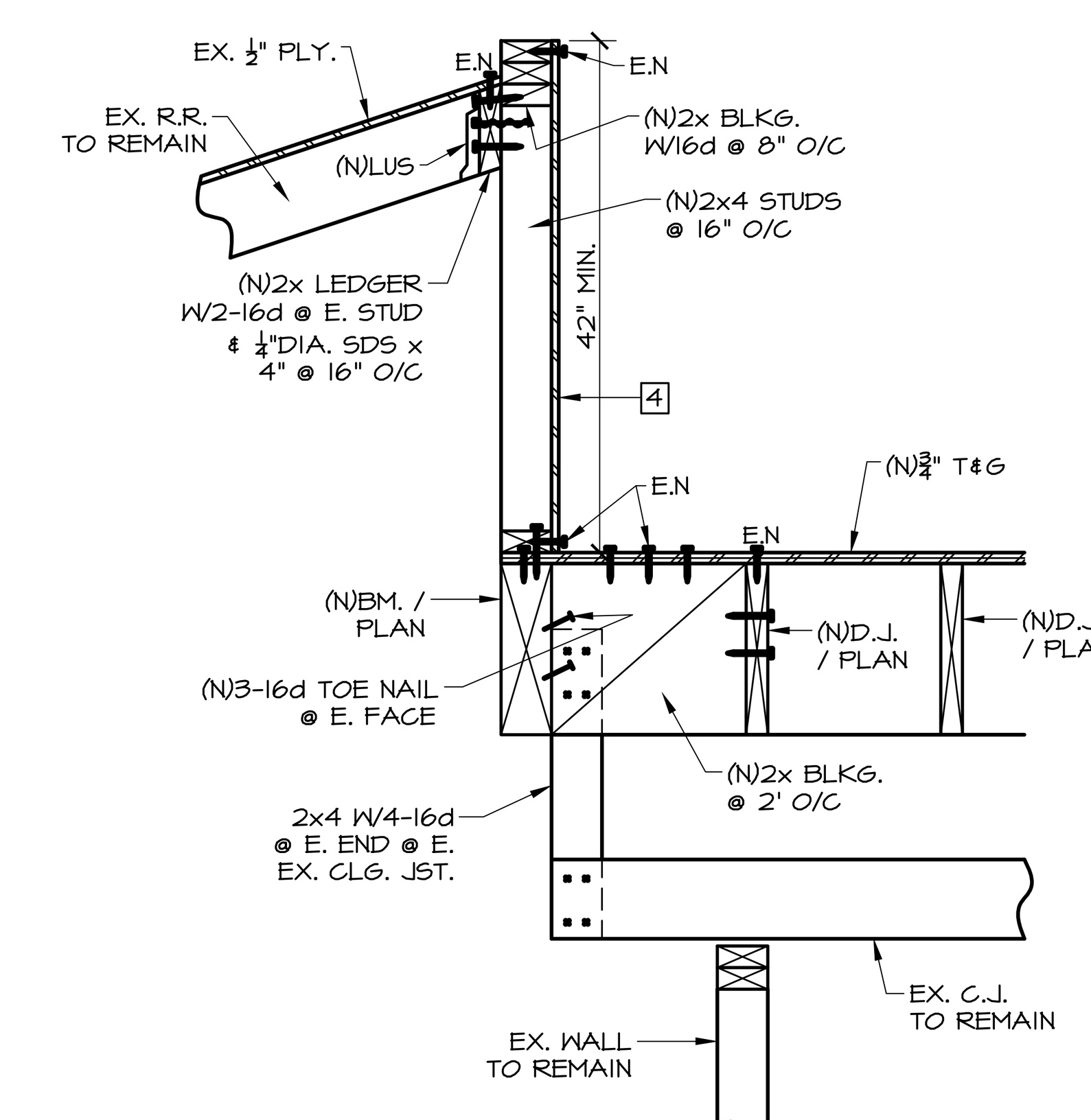
DETAIL
scale: 1"=1'-0"
43

DETAIL
scale: 1"=1'-0"
38



DETAIL
scale: 1"=1'-0"
35

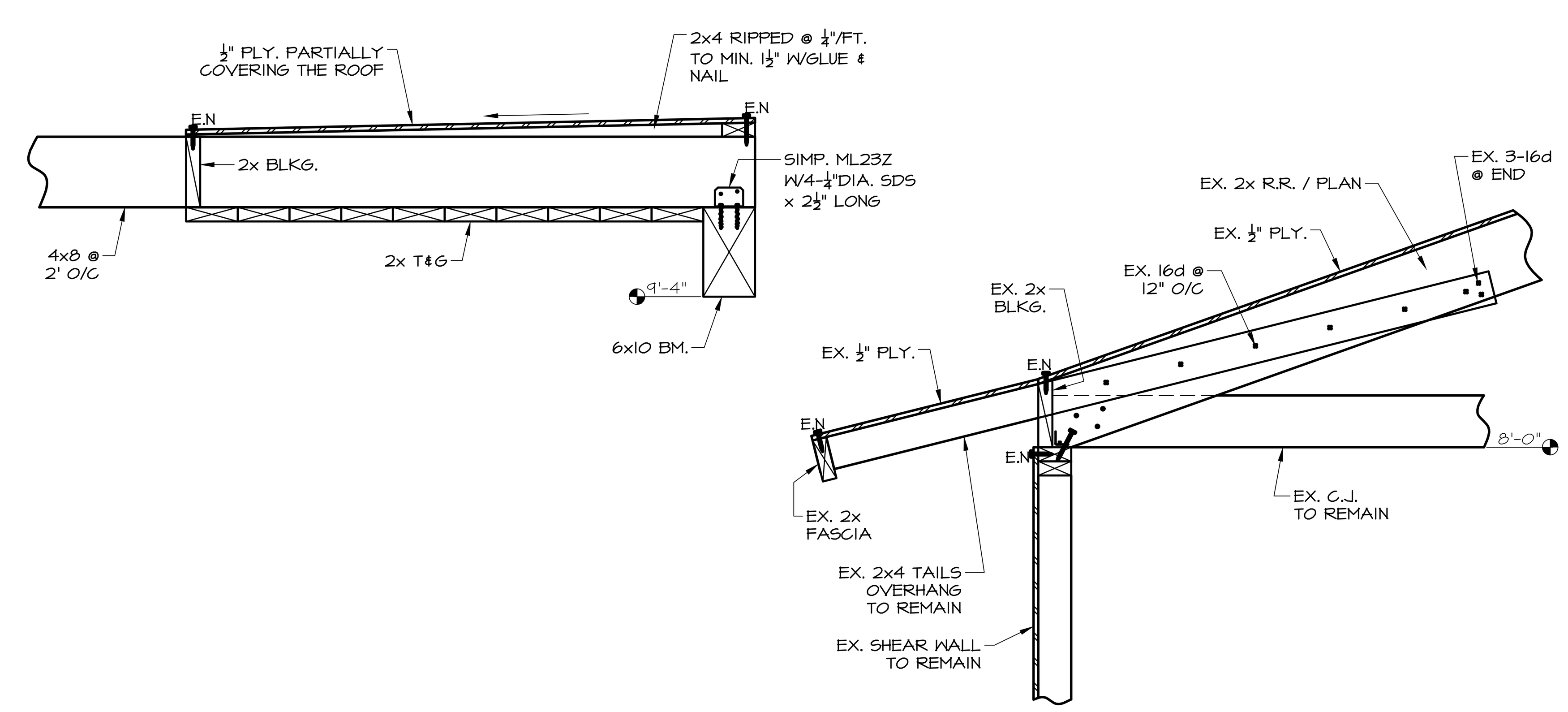
DETAIL
scale: 1"=1'-0"
31

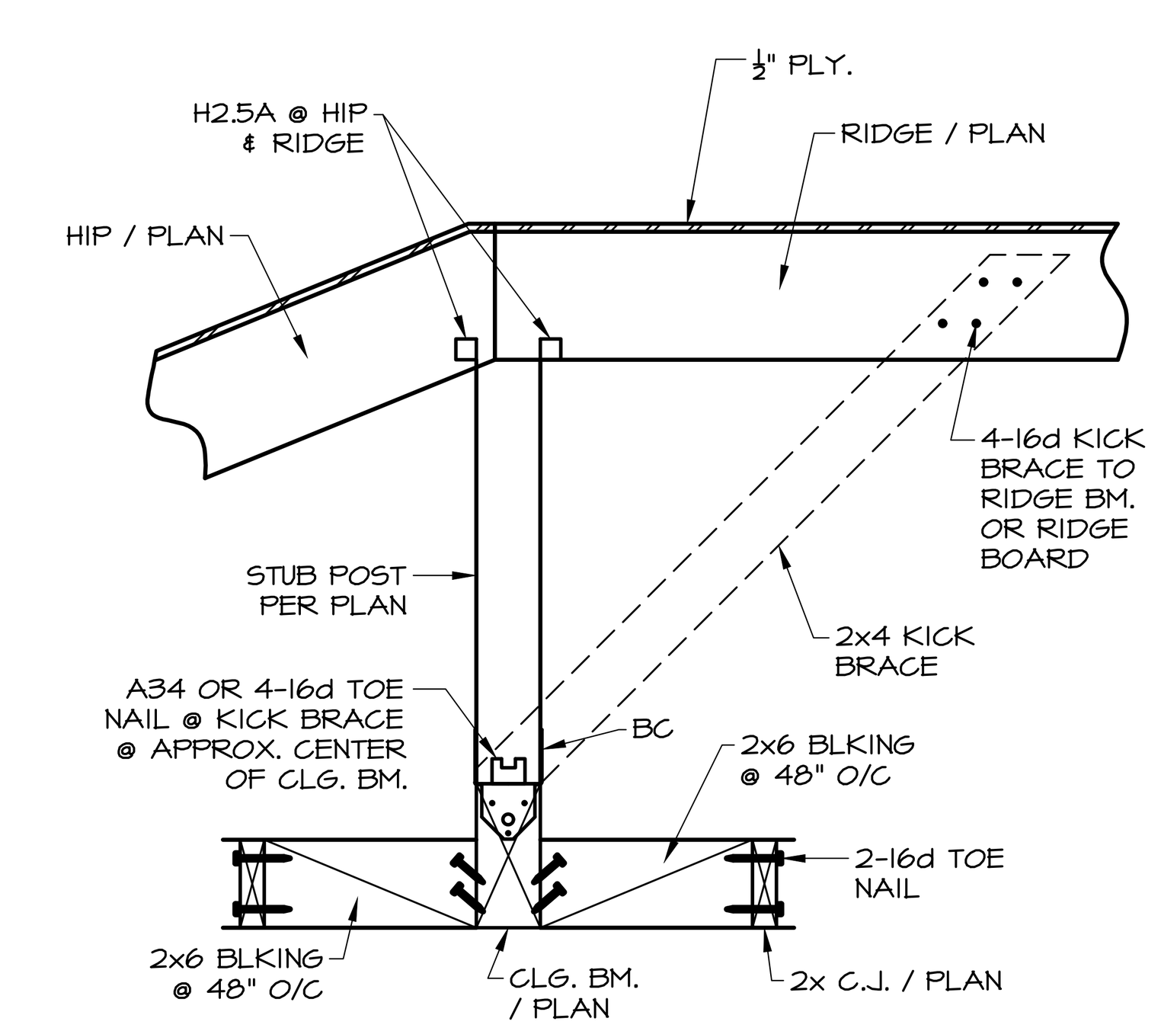


DETAIL
scale: 1"=1'-0"
27

DETAIL
scale: 1"=1'-0"
44

DETAIL
scale: 1"=1'-0"
39





DETAIL
scale: 1"=1'-0"
45

DETAIL
scale: 1"=1'-0"
40

DETAIL
scale: 1"=1'-0"
32

DETAIL
scale: 1"=1'-0"
28

NARAGHI ENGINEERING, INC.
TOM NARAGHI, P.E.
SECB# 2121-0108
16340 Chaparral Way
Bldg. B
Poway, Ca 92064
tel: (858)435-4817
cell: (858)775-2230
email: tomnaraghi@aol.com

BOJECHKO/ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
DATE:

THESE DRAWINGS ARE BASED ON ARCHITECTURAL BASE DRAWINGS RECEIVED BY EMAIL FROM MARK D. LYON & ASSOCIATES ON 5/14/24

REVISED BASES:	DATE:

PROFESSIONAL LICENSED ENGINEER
KAMBIZ A. S. NARAGHI
NO. C 42676
EXP. 3-31-26
CIVIL
STATE OF CALIFORNIA

FILE:	BOJECHKO/ASH
ISSUED:	5/29/24
CHECKED:	T.N.
DRAWN:	J.M.
JOB #:	202430

S502

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8811 Nottingham Pl
San Diego, CA 92037

Project Type Building Construction

Primary Contact Sara Hoffelt
sara@mdla.net
8584591171

Instructions

The following issues require corrections to the documents submitted.

Other

DSD-Planning Review

Grace Bean
GBean@sandiego.gov
619-557-7924

[Comment 00038 | Page | Closed]

PROJECT INFORMATION

The project is located at 8811 Nottingham Place (APN #344-182-0700) in the LJSPD-SF within the La Jolla Community Plan on an 8,035 sf-site.

The project is located within the following overlays: Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Campus Impact), Parking Standards Transit Priority Area, Sustainable Development Area, & Transit Priority Area.

The project is for an interior remodel and a second-story addition, including balconies.

Information only. No action needed.

[Comment 00039 | Page | Open]

ADVISORY BOARD REVIEW

San Diego Municipal Code (SDMC) Section 1510.0201(d) requires a Site Development Permit (SDP) for development within the La Jolla Shores Planned District. However, this Section allows for minor additions to be approved through a building permit without obtaining an SDP. City staff will approve additions through a building permit if the addition does not increase floor area by over 10 percent.

This project proposes to increase floor area by approximately **17 percent**. This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the Planned District, and to allow for input concerning whether or not the Advisory Board believes the addition to be minor in scope, per SDMC 1510.0201(d).

Please contact Melissa Garcia to be placed on a future agenda of the La Jolla Shores Advisory Board:

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Melissa Garcia
Senior Planner
Planning Department
MAGarcia@sandiego.gov

After the La Jolla Shores Advisory Board has reviewed the project, please provide a copy of the applicable meeting minutes.

If it is ultimately determined by City staff that this project is not minor, then an SDP will be required. Submittal guidelines for Development Permits and Approvals, including Site Development Permits, can be found on the City's web site at the following address: https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf

[Comment 00041 | Page | Open]

Please provide a survey of the setbacks in the neighborhood (including photographs of the site and adjacent properties) within a 300-foot radius in order to determine if the proposed project is consistent with the surrounding neighbors.

[Comment 00042 | Page | Open]

Please clearly label and dimension the property lines on the site plan.

[Comment 00043 | Page | Open]

Per Subdivision Map No. 4045 there is a 4’ easement abutting the rear property line. Please dimension and label the easement on the site plan.

[Comment 00044 | Page | Open]

Please dimension the distance from the proposed deck to the rear property line on the site plan.

[Comment 00045 | Page | Open]

Please dimension the closest distance from the proposed trellis to the adjacent side property line on the site plan.

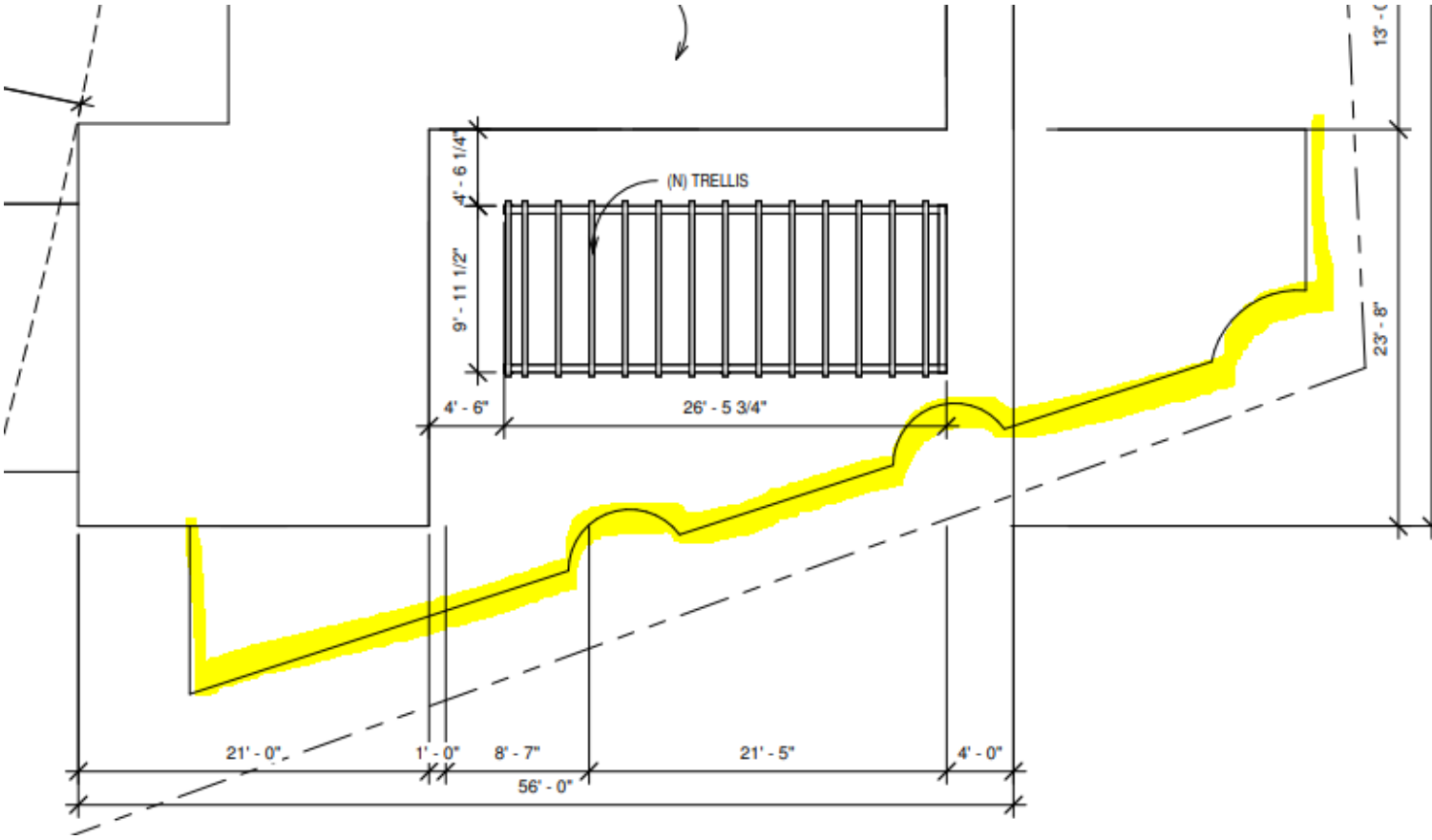
[Comment 00046 | Page | Open]

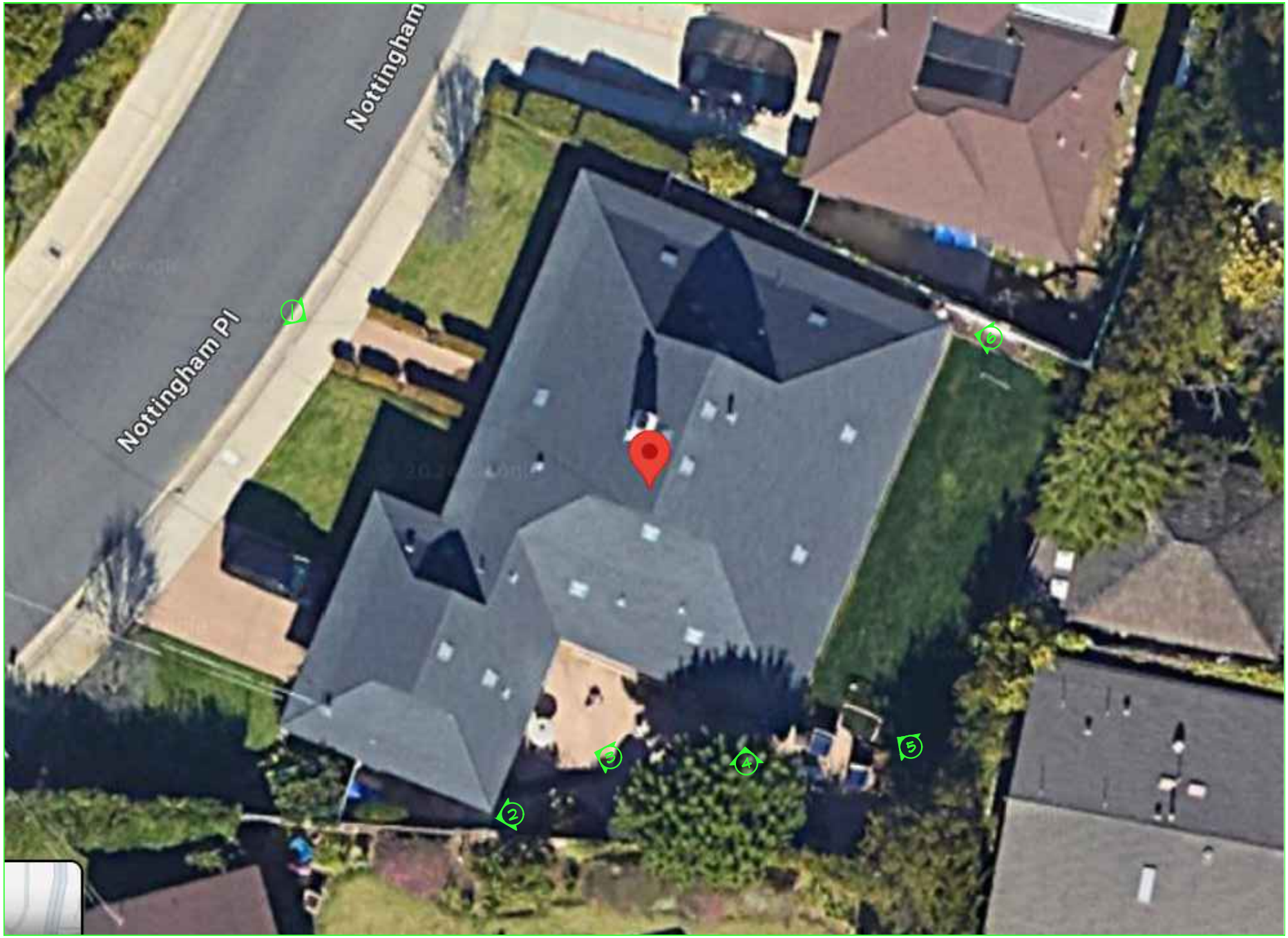
Please increase the line weight of the building footprint of the structure on the site plan. It is difficult to determine exactly where the structure is located when all the lines are a similar line weight.

[Comment 00047 | Page | Open]

Please clarify what the highlighted portion is in the image below. Please decrease the line weight for surface textures, such as paving, landscaping and roof ridgelines. Other structures such as decks should fall somewhere in between.

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101




Nottingham
Nottingham Pl
1
2
3
4
5
6

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8811 Nottingham Pl
San Diego, CA 92037

Project Type Building Construction

Primary Contact Sara Hoffelt
sara@mdla.net
8584591171

Instructions

The following issues require corrections to the documents submitted.

Other

DSD-Planning Review

Grace Bean
GBean@sandiego.gov
619-557-7924

[Comment 00038 | Page | Closed]

PROJECT INFORMATION

The project is located at 8811 Nottingham Place (APN #344-182-0700) in the LJSPD-SF within the La Jolla Community Plan on an 8,035 sf-site.

The project is located within the following overlays: Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Campus Impact), Parking Standards Transit Priority Area, Sustainable Development Area, & Transit Priority Area.

The project is for an interior remodel and a second-story addition, including balconies.

Information only. No action needed.

[Comment 00039 | Page | Open]

ADVISORY BOARD REVIEW

San Diego Municipal Code (SDMC) Section 1510.0201(d) requires a Site Development Permit (SDP) for development within the La Jolla Shores Planned District. However, this Section allows for minor additions to be approved through a building permit without obtaining an SDP. City staff will approve additions through a building permit if the addition does not increase floor area by over 10 percent.

This project proposes to increase floor area by approximately **17 percent**. This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the Planned District, and to allow for input concerning whether or not the Advisory Board believes the addition to be minor in scope, per SDMC 1510.0201(d).

Please contact Melissa Garcia to be placed on a future agenda of the La Jolla Shores Advisory Board:

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Melissa Garcia
Senior Planner
Planning Department
MAGarcia@sandiego.gov

After the La Jolla Shores Advisory Board has reviewed the project, please provide a copy of the applicable meeting minutes.

If it is ultimately determined by City staff that this project is not minor, then an SDP will be required. Submittal guidelines for Development Permits and Approvals, including Site Development Permits, can be found on the City's web site at the following address: https://www.sandiego.gov/sites/default/files/dsdpsm_sec_04.pdf

[Comment 00041 | Page | Open]

Please provide a survey of the setbacks in the neighborhood (including photographs of the site and adjacent properties) within a 300-foot radius in order to determine if the proposed project is consistent with the surrounding neighbors.

[Comment 00042 | Page | Open]

Please clearly label and dimension the property lines on the site plan.

[Comment 00043 | Page | Open]

Per Subdivision Map No. 4045 there is a 4’ easement abutting the rear property line. Please dimension and label the easement on the site plan.

[Comment 00044 | Page | Open]

Please dimension the distance from the proposed deck to the rear property line on the site plan.

[Comment 00045 | Page | Open]

Please dimension the closest distance from the proposed trellis to the adjacent side property line on the site plan.

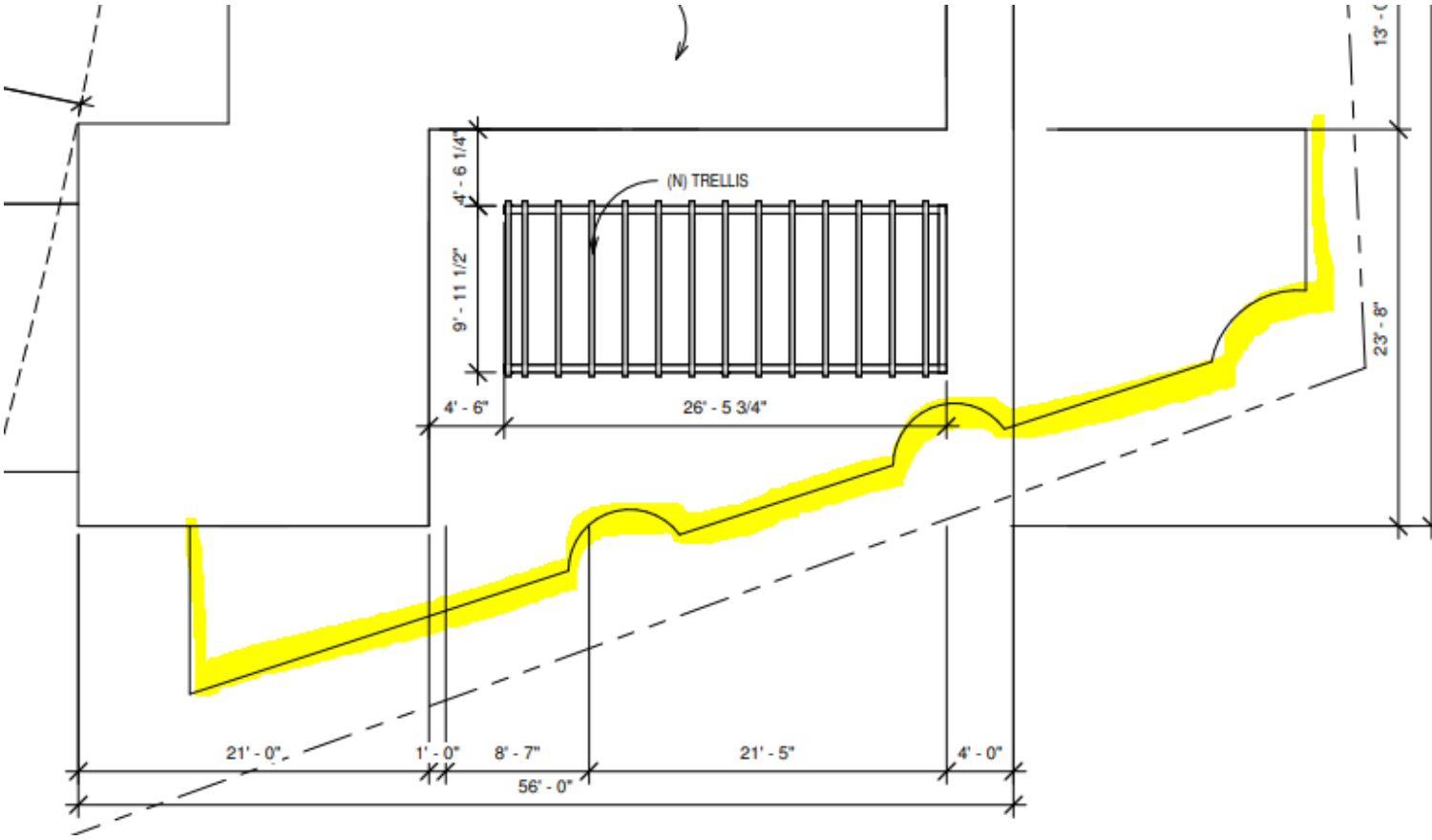
[Comment 00046 | Page | Open]

Please increase the line weight of the building footprint of the structure on the site plan. It is difficult to determine exactly where the structure is located when all the lines are a similar line weight.

[Comment 00047 | Page | Open]

Please clarify what the highlighted portion is in the image below. Please decrease the line weight for surface textures, such as paving, landscaping and roof ridgelines. Other structures such as decks should fall somewhere in between.

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8811 Nottingham Pl
San Diego, CA 92037

Project Type Building Construction

Primary Contact Sara Hoffelt
sara@mdla.net
8584591171

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1121362.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00037 | Page | Closed]

The property located at **8811 Nottingham Pl** , **APN 344-182-0700**, is not an individually designated resource and is not located within a designated historic district. However, San Diego Municipal Code Section 143.0212 requires City staff to review all projects impacting a parcel that contains a structure 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. (Info Only, No Response Required.)

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:
https://www.sandiego.gov/sites/default/files/dsd_hrb_designation_criteria_guidelines.pdf (Informational Only; No Response or Action Required.)

More information regarding this review process can be found in Information Bulletin 580:
https://www.sandiego.gov/sites/default/files/dsdib580.pdf (Informational Only; No Response or Action Required.)

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. (Informational Only; No Response or Action Required.)

If City staff determines that a potentially significant historical resource exists on the site, all modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If the proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications. If the proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria. (Informational Only; No Response or Action Required.)

Staff has reviewed the photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach and have made the following determination:

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

The property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria. Therefore, no historical research report required at this time. This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Any applications made after 5 years will be subject to review for potential historic resources, consistent with Municipal Code requirements. (Info Only, No Response Required.)

Because the property is not eligible for designation, the plans have not been stamped by Plan-Historic staff. No Plan-Historic stamps are required for permit issuance. Should you have any questions regarding this review, please contact the "Reviewer" listed at the top of this cycle issues report. (Info Only, No Response Required.)

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8811 Nottingham Pl
San Diego, CA 92037

Project Type Building Construction

Primary Contact Sara Hoffelt
sara@mdla.net
8584591171

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1121362.pdf

DSD-Combined

Margo McInerny
MMcInerny@sandiego.gov
(619) 446-5178

[Comment 00022 | Page | Open]

The fenestration on the title 24 and the floor plans do not match. The following windows & glass doors sq. ft. shown on the title 24 report do not match the dimensions on the schedules: G, 14.

[Comment 00023 | Page | Open]

Provide the U-factor & SHGC on the door schedule on the plans.

[Comment 00024 | Page | Open]

Provide & call out the R-values for all of the new insulation on the section drawings.

[Comment 00025 | Page | Open]

Provide the EER for the new A/C unit on the Equipment Schedule on sheet A601.

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8811 Nottingham Pl
San Diego, CA 92037

Project Type Building Construction

Primary Contact Sara Hoffelt
sara@mdla.net
8584591171

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1121362.pdf

DSD-Engineering Building Review

Gabriela Aramayo
GAramayo@sandiego.gov
(619) 557-7911

[Comment 00027 | Page | Open]

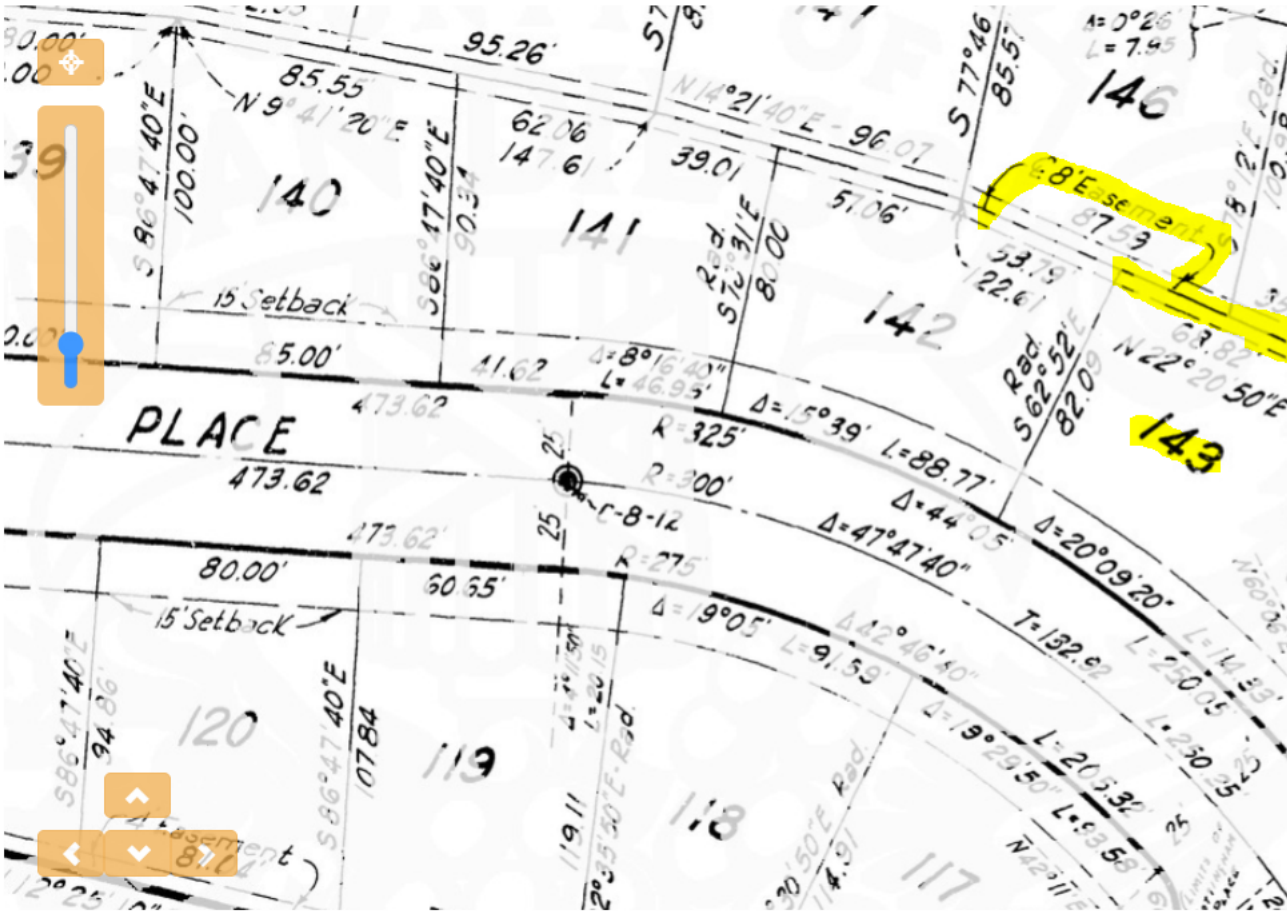
Based on county records Map 04045 , shows a City easement located along the Subdivision boundary.

Show/identify all easements present on this property with the with the appropriate map number, type of easement, and width.

Information can be found below:
Click on the link below. Enter the map number on the search bar and click "Search"
https://srs.sandiegocounty.gov/#

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

MAP 04045 PG 2 - $4.00



[Comment 00032 | Page | Open]

On the BMP Plan (or Site Plan):
Provide drainage arrows of existing/proposed to verify drainage direction, on plan view.

[Comment 00033 | Page | Open]

Please identify all existing and proposed surfaces such as: landscapes, walkways, driveways, permeable pavers etc.

[Comment 00034 | Page | Open]

Please identify the downspout locations or roof drains of the proposed addition

[Comment 00035 | Page | Open]

- Please provide an itemized written response to the issues. The written responses shall clearly, concisely, and comprehensively address any questions/comments. Responses can be added to the "Project Issues Report" and submitted under "Applicant Response to Issues."

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Other

DSD-Engineering Building Review

Gabriela Aramayo
GAramayo@sandiego.gov
(619) 557-7911

[Comment 00036 | Page | Open]

• If you have any questions or need clarifications regarding the issued comments based on the Engineering Building review, please email me at garamayo@sandiego.gov.

For all other questions/comments for information on other disciplines, issuance or status, please contact Development Services Department at 619-446-5000 or follow the link below for more information.
https://www.sandiego.gov/development-services/contact.

Need Accela assistance?
Contact 619-446-5000 or
Open DSD Accela User Guide - https://www.sandiego.gov/sites/default/files/dsd-accela-guide.pdf

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8811 Nottingham Pl
San Diego, CA 92037

Project Type Building Construction

Primary Contact Sara Hoffelt
sara@mdla.net
8584591171

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1121362.pdf

LDR-Landscape

Katherine Reyes
kreyes@sandiego.gov
619-446-5403

[Comment 00018 | Page | Closed]

PROJECT INFORMATION

The project site is located at 8811 Nottingham Place, in the LJSPD-SF zone within the La Jolla Shores Community Plan area on a 8035 SF site.

PROJECT SCOPE
The Project is for:

- Combination building permit for addition/remodel of existing single-story SDU. Work to include: interior remodel of first floor, no new square footage, and proposed new second-floor with balcony and utility balcony.

[Information Only – No Action Required]

[Comment 00019 | Page | Open]

RECHECK REQUIRED:
Please address all issues noted as comments to this project and resubmit set of plans and applicant response to issues for recheck. Updated plans for next recheck and applicant response will need to be resubmitted digitally through City of San Diego Accela portal.
To help expedite the recheck of plans, please provide a clear response to review comments that includes the sheet number that the correction/information can be found and explain how the comment is being addressed.

[Comment 00020 | Page | Closed]

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

LA JOLLA SHORES LANDSCAPE REGULATIONS
The project scope consists of interior remodel and addition to an existing SDU within a single-family dwelling unit zone (LJSPD-SF). Per SDMC §1510.0304(h)(1) "In the Single-Family Zone, all of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area."

[Comment 00021 | Page | Open]

Action Required:
Please provide the total square footage of landscaped area, ensuring that the total landscape area equates to a minimum of 30% of 8035 SF (2410 SF).

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 8811 Nottingham Pl
San Diego, CA 92037

Project Type Building Construction

Primary Contact Sara Hoffelt
sara@mdla.net
8584591171

Instructions

The following issues require corrections to the documents submitted.

Building Construction Plans PRJ-1121362.pdf

DSD-Structural

Denny Ho
dho@sandiego.gov
619-446-5031

[Comment 00001 | Page | Open]

General Comments:

For questions on the architectural or structural review, email Denny Ho @ dho@sandiego.gov, or schedule an appointment for a meeting via https://www.sandiego.gov/development-services/virtual-appointments#virtual. Please do not call without an appointment.

Plans require corrections as listed on the plan review Issue Report before a building permit can be issued. To facilitate rechecking, please provide a response for each issue and identify the sheet number of the plans upon which the issue has been addressed.

For your review to be completed in a timely manner, please review the Accela system-generated e-mail informing the applicant that a “Recheck is Required” and follow the instructions provided for the next steps. During the process of uploading documents required for the next review, the recheck, please ensure that the selected document name in Accela matches the document name indicated on the Accela Communications of the portal. Otherwise, the Accela Workflow will not advance, and a delay in plan rechecks will occur.

The project is subject to the payment of school fees. The fee amounts are calculated by and paid to the appropriate school district(s). The school district(s) will need a City of San Diego Approval Report which documents the chargeable square footage. This Approval Report may be printed from the Permit approval on-line through OpenDSD. At the time of Permit Issuance you will need to submit a receipt or Certificate of Compliance from the respective school district(s). See Information Bulletin 146 for additional information.

When required, all sheets of construction plans and the first sheet of calculations must be signed by a registered civil engineer or a licensed architect certified by the State of California. The civil engineer must stamp the above and note the date signed; architects must note the license number and renewal date. (Business and Professions Code Sections

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

5537 and 6737.1)

When an applicant is uploading documents not listed as "required documents" in Accela, upload the misc. documents first before uploading the required/ listed documents (so that Accela will not close the upload document portal).

When an applicant is resubmitting revised documents (Structural / Truss calculations, etc.), always submit a complete set. Accela only keeps the latest set of uploaded documents with the same file name.

[Comment 00002 | Page | Open]

CS001/ Include the new trellis on the scope of work.

[Comment 00003 | Page | Open]

CS001/ Discrepancy of seismic value Sds between sheet CS001, S101 and calculation report P.4.

[Comment 00004 | Page | Open]

AD101/ Verify that all the interior walls to be demolished are non-bearing walls. If a non-bearing wall is demolished, provide support for the structures above. Provide calculations if applied.

[Comment 00005 | Page | Open]

A101/ Call out the width of staircases on the plan per CRC R311.7.

[Comment 00006 | Page | Open]

A101/ Show a 36-inch minimum width for hallways on the plan per CRC R311.6.

[Comment 00007 | Page | Open]

A102/ Show a 36-inch minimum width for the hallway to the Util Deck on the plan per CRC R311.6.

[Comment 00008 | Page | Open]

A102/ Show the min. height of guard on plan per CRC R312.1.2.

[Comment 00009 | Page | Open]

A601/ Indicate the sill height from the floor in the window schedule and ensure that the bottom of the clear opening is no greater than 44 inches measured from the floor [CRC R310.2.3].

[Comment 00010 | Page | Open]

ME101/ Notes: Legend shall reference to ME001 instead of ME1.0.

[Comment 00011 | Page | Open]

ME201/ Provide smoke alarms, interconnected and hard-wired with battery back-up [CRC R314]:

- In each sleeping room

- Outside each separate sleeping area in immediate vicinity of bedrooms

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

- On each story of the dwelling, including basements and habitable attics

- Shall be installed a min. of 3 ft. away horizontally from the door or opening of a bathroom that contains a bathtub or shower.Provide smoke alarms at: 2nd Floor Bedroom.

[Comment 00012 | Page | Open]

ME102/ Notes: Legend shall reference to ME001 instead of ME1.0.

[Comment 00013 | Page | Open]

ME201/ Provide carbon monoxide alarms, interconnected and hard-wired with battery back-up [CRC R315.5, 315.3]:

- Outside of each separate sleeping area in immediate vicinity of bedroom(s)

- On every level of a dwelling unit including basements.

- Where a fuel-burning appliance is located within a bedroom or attached bathroom.

Show carbon monoxide alarms at: 2nd Floor.

[Comment 00014 | Page | Open]

S101/ Discrepancy of seismic value Sds between sheet S101 and CS001.

[Comment 00015 | Page | Open]

S301/ Call out the beam FB-7 on the 2nd Floor framing plan.

[Comment 00016 | Page | Open]

S301/ Call out the staircase stringer sizes per detail 14 of sheet S501.

[Comment 00017 | Page | Open]

S501/ Provide the connection detail between the top ceiling and the non-bearing wall.

BOJECHKO / ASH RESIDENCE

A CUSTOM RESIDENTIAL
CONSTRUCTION DOCUMENTS PACKAGE

DEFERRED SUBMITTAL

DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS:

1. NONE

1. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT, AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT.
2. DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS.
3. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF THIRTY CALENDAR DAYS FOR THE INITIAL PLAN REVIEW TURN-AROUND.
4. DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
5. PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.

BASIS FOR STRUCTURAL DESIGN

DESIGN LOADS:
SEE STRUCTURAL PLANS

SEISMIC CRITERIA:

S_s	S_1	F_a	F_v	S_{ms}	S_{m1}	S_{ds}	S_{d1}
1.300	0.505	1.000	1.500	1.300	0.757	0.866	0.5056

FOUNDATIONS / SOILS CRITERIA:
GEOTECHNICAL INVESTIGATION REPORT, JOB NO.
BY GEOTECHNICAL EXPLORATION, INC., DATED __/__/__
OR
SITE SOIL - UNCLASSIFIED (PER CBC 1613.3.2 AND TABLE 1806.2)
ALLOWABLE SOIL BEARING PRESSURE - 1000 PSF
SOIL PROFILE TYPE D USED FORLATERAL DESIGN

SPECIAL INSPECTION & OFF-SITE FABRICATION

SPECIAL INSPECTION: NO ☒ YES ☒

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

1. SEE STRUCTURAL PLANS FOR "STATEMENT OF SPECIAL INSPECTION".

1. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.

OFF-SITE FABRICATION: NO X ☐ YES X ☐

OFF-SITE FABRICATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

1. SEE STRUCTURAL PLANS FOR "OFF-SITE FABRICATION".

1. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.
2. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.

SPECIAL INSPECTION DIRECTORY:
SELECTED BY OWNER

INSPECTOR QUALIFICATIONS:
COUNTY OF SAN DIEGO CERTIFIED
ICC APPROVED INSPECTORS.

INSPECTOR DUTIES:
DUTIES TO BE PERFORMED IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION NO X YES ☒ ☐

STRUCTURAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

1. REFER TO STRUCTURAL PLANS FOR "STRUCTURAL OBSERVATIONS".

1. STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT OF RECORD RESPONSIBLE FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, AS OUTLINED IN THE STRUCTURAL OBSERVATION PROGRAM.
2. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL.
3. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL, A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

GENERAL NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
2. SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION, IN WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPLACING SAID WORK, AND OF ANY DAMAGES OR DEFECTS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR.
3. WHERE THE WORDS "EQUAL", "EQUIVALENT", "SATISFACTORY", "DIRECTED", "DESIGNATED", "SELECTED", "AS REQUIRED", AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION, DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.
4. PROPOSITION D: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PORJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

CAL GREEN NOTES

1. CAL GREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS. IT ALSO APPLIES TO ALL RESIDENTIAL ALTERATIONS AND ADDITIONS WHERE THE ALTERATION OR ADDITION INCREASES THE BUILDING'S CONDITIONAL AREA, VOLUME OR SIZE. THE REQUIREMENTS APPLY ONLY TO WITHIN THE SPECIFIC AREA OF THE ALTERATION OR ADDITION.
2. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
3. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
4. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED.
5. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
6. A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBSC SECTION 4.408.1 AND CITY ORDNANCE.
7. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
8. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
9. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
10. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
11. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
12. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
13. EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
    A. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMACE PRODUCTS DATABASE.
    B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERIFIED UNDER THE GREENGUARD CHILDREN & SCHOOL PROGRAM.
    C. CERIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
    D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)
14. THE MOISTURE CONTENT OF THE BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEXT, LOCATION AND RESULTS ISSUED BY THE FRAMER, SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
15. PER 2019 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WITH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:
    A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
    B. UNLESS FUNCTIONING IS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSYTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
16. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.
17. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.504.5 AND TABLE 4.504.5 OF CALGREEN.
18. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD, ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.
19. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL.
20. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECIEVED TO THE BUILDING OWNER.. A COPY OF THE CERTIFICATION FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. THE MANUAL SHALL INCLUDE IN ADDITION TO OTHER ASPECTS THE FOLLOWING:
    A. DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFECYCLE OF THE STRUCTURE.
    B. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWINGS:
    C. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
    D. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
    E. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
    F. LANDSCAPE AND IRRIGATION SYSTEMS.
    G. WATER RE-USE SYSTEMS.
    H. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
    I. PUBLIC TRANSPORTATION AND/OR CARPOOL AVAILABLE IN THE AREA.
    J. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.
    K. INFORMATION ABOUT WATER-CONSERVATIONLANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
    L. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.
    M. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING GRADING AROUND THE BUILDING, ETC.
    N. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
    O. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
21. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
22. SHOULD THERE BE OMISSIONS, OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION, IN WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPLACING SAID WORK, AND OF ANY DAMAGES OR DEFECTS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR.
23. WHERE THE WORDS "EQUAL", "EQUIVALENT", "SATISFACTORY", "DIRECTED", "DESIGNATED", "SELECTED", "AS REQUIRED", AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION, DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.
24. PROPOSITION D: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PORJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA ELECTRICAL CODE.
2. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE.
3. ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS.
4. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
5. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BDRMS. OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
6. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CRC R315, NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
7. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1
8. ADDITIONAL SMOKE ALARMS SHALL BE PROVIDED AT THE TOP OF EACH STAIRWAY LANDING AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS.

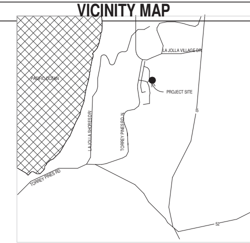
MECHANICAL NOTES

1. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
2. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0.
3. PERMANENT VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS.
4. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
5. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY EFFICIENCY STANDARDS SEC. 118.
6. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. 116.
7. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 118, 123, 124 AND CMC TABLE 6-D AS APPLICABLE.
8. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 112, 122 AS APPLICABLE.
9. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. 111, 115, 120-129 AS APPLICABLE.
10. 1SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 113.
11. SWIMMING POOL AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. 114.
12. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.
13. PERMANENT LADDER/ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CMC SEC. 307.
14. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
15. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
16. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0.
17. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3.
18. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.
19. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 510.5.
20. MATERIALS EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH CMC SEC. 601.1.3.
21. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP. 3.
22. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
23. MECHANICAL VENTILATION, WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS AS APPLICABLE PER CRC SEC. 1203.3, SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.
24. ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. TANK TYPE WATER CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION OF TANK-TYPE TOILETS.
25. URINALS, SHALL HAVE AN EFFECTIVE FLUSH VOLUME NO TO EXCEED 0.5 GALLONS PER FLUSH. SHOWER HEADS; SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 2.0 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWER HEADS WHEN SERVED BY A SINGLE VALVE, SHALL HAVE A COMBINED FLOW RATE NOT TO EXCEED 2.0 GALLONS PER MINUTE.
26. FAUCETS, RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MIN. FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
27. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE.
28. FAUCET IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI.
29. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.
30. PER 2016 GREEN CODE SEC 4.503.1 ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
31. STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
32. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYP. BD. OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
33. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
34. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC SEC. 4.303.1.
35. PER 2019 CGBSC SEC. 4.303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.
36. ATTIC/UNDERFLOOR INSULATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
37. PROVIDE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIAL BENEATH THE WATER HEATER, WITH A MINIMUM 3/4" DIAMETER DRAIN LINE TO THE DRAIN FOR WATER HEATERS LOCATED IN THE ATTIC
38. ENERGY EFFICIENT APPLIANCES WILL BE USED

FIRE NOTES

1. SURFACE APPARATUS: ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 50,000 LBS.) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
2. TURNING RADIUS: THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF.
3. BRIDGES: WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS.
4. GRADE: (SHOW PLOT ON PLAN): THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20%. GRADES EXCEEDING 15% (INCLINE OR DECLINE_, SHALL NOT BE PERMITTED WITHOUT MITIGATION. MINIMAL MITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE (PCC), WITH A HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ENHANCE TRACTION. THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 7 DEGREES OR 12% OR AS APPROVED BY THE CHIEF.
5. SPARK ARRESTORS: ALL STRUCTURES HAVING ANY CHIMNEY FLUE OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH FLUE CHIMNEY OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.
6. VENT REQUIREMENTS: VENT SIZES AND VENT LOCATIONS PER C.R.C.. NO ATTIC VENTILATION OPENINGS OR VENTILATION LOUVERS SHALL BE PERMITTED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES OR IN OTHER OVERHANGING AREAS IN STRUCTURES WITHIN THE WILDLAND/URBAN INTERFACE AREA.
7. SMOKE DETECTORS: SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY/AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION . (PER C.R.C.)
8. GLAZING MATERIALS: GLASS OR OTHER TRANSPARENT, TRANSLUCENT, OR OPAQUE GLAZING WHICH FACE A FIRE HAZARD AREA SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS OR OTHER ASSEMBLIES APPROVED BY THE BUILDING OFFICIAL.
9. VINYL WINDOWS: GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, BE GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.
10. SKYLIGHTS: SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES SHALL BE RATED FOR A CLASS "A" ROOF ASSEMBLY.
11. FIRE APPARATUS ACCESS ROADS: FIRE ACCESS APPARATUS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS.
12. INDIVIDUAL DRIVEWAY DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPT FOR A SINGLE FAMILY RESIDENTIAL DRIVEWAYS; SERVING NO MORE THAN TWO SINGLE FAMILY DWELLINGS, SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.

VICINITY MAP



PROJECT TEAM

ARCHITECT:
ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVENUE
LA JOLLA, CA 92037
PHONE #: (858) 459-1171

STRUCTURAL ENGINEER:
NARAGHI ENGINEERING
16340 CHAPARRAL WAY
BLDG. 3
POWAY, CA 92064
(858) 435-4877

TITLE 24 ENGINEER:
SALEHI ENGINEERING

SHEET INDEX

ADDITIONAL INFORMATION

PLANNING AREA:
X COMMUNITY PLAN AREA: LA JOLLA
SPECIFIC PLAN AREA: NONE
BUSINESS IMPROVEMENT DISTRICT: NONE
PRIME INDUSTRIAL LAND
PROPOSITION A LANDS: NONE
SAN DIEGO PROMISE ZONE
CENTRAL URBANIZED PLANNED DISTRICT

OVERLAY ZONES:
AIRPORT APPROACH OVERLAY ZONE
AIRPORT ENVIRONS OVERLAY ZONE
AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE
CLAIREMONT MESA HEIGHT LIMIT OVERLAY ZONE
X COASTAL HEIGHT LIMIT OVERLAY ZONE
COASTAL OVERLAY ZONE
COASTAL OVERLAY ZONE FIRST PUBLIC ROADWAY
COMMUMITY PLAN IMPLEMENTATION OVERLAY ZONE
MISSION TRAILS DESIGN DISTRICT
MOBILE HOME PARK OVERLAY ZONE
X PARKING IMPACT OVERLAY ZONE (CAMPUS)
RESIDENTIAL TANDEM PARKING OVERLAY ZONE
SENSITIVE COASTAL OVERLAY ZONE
TRANSIT AREA OVERLAY ZONE
URBAN VILLAGE OVERLAY ZONE

TRANSPORTATION:
X PARKING STANDARDS TRANSIT PRIORITY AREA
X TRANSIT PRIORITY AREA
X AFFORDABLE HOUSING PARKING DEMAND (HIGH)

AIRPORTS:
ALUCP AIRPORT INFLUENCE AREA (AIA)
ALUCP NOISE CONTOURS
ALUCP SAFETY ZONE
FAA PART 77 NOTICING AREA

HISTORIC AND CULTURAL RESOURCES
LA JOLLA SHORES ARCHAEOLOGICAL STUDY AREA
CULTURAL SENSITIVITY AREA: NONE
PALEONTOLOGICAL SENSITIVITY AREA: HIGH
DESIGNATED HISTORIC DISTRIC: NONE
DESIGNATED HISTORIC RESOURCE: NONE

ENVIRONMENTALLY SENSITIVE LANDS:
MULTIPLE HABITAT PLANNING AREA
SENSITIVE VEGETATION
VERNAL POOLS
NON-COASTAL WETLANDS
COASTAL WETLANDS
COASTAL BLUFF
COASTAL BEACH
STEEP HILLSIDE
SPECIAL FLOOD HAZARD AREA

FIRE:
BRUSH MANAGEMENT: NONE
VERY HIGH FIRE HAZARD SEVERITY ZONE

GEOLOGY AND SOILS:
ALQUIST-PROLO EARTHQUAKE FAULT ZONE
EARTHQUAKE FAULT BUFFERS
HAZARD CATAGORY: 52
ELEVATION CONTOUR 5 FEET (1999)
MIN: __ MAX: __
SLOPES 25% OR GREATER (1999)

HYDROLOGY
WATERSHED: PENASQUITOS
WATERSHED SUBAREA: SCRIPPS
ENVIRONMENTALLY SENSITIVE AREA
X AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE

DETAILED SCOPE OF WORK

RENOVATIONS OF AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE AND SITE CONSISTING OF:

1ST FLOOR:
1,200 SQ. FT INTERIOR REMODEL. NO NEW SQUARE FOOTAGE

2ND FLOOR:
PROPOSE (N) 419 SQ.F.T SECOND FLOOR WITH A 68 SQ. FT. BALCONY AND A 188 SQ. FT. UTILITY BALCONY

PROJECT INFORMATION

PROJECT NAME: BOJECHKO/ASH RESIDENCE
OWNER NAME: MR. CASEY BOJECHKO AND MRS. LAUREN ASH
OWNER ADDRESS: 8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

PROJECT ADDRESS: 8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

ZONE: LJSPD-SF
ASSESSORS PARCEL NUMBER: 344-182-07-00
MAP NUMBER: 4045
LOT NUMBER: 143

LEGAL DESCRIPTION: MAP 4045, LOT NO 143, LA JOLLA HIGHLANDS UNIT # 5

LOT SIZE: 8,035 SQ FT
ALLOWABLE F.A.R.: 56% = 4,500 SQ FT
ACTUAL F.A.R.: 36% = 2,886 SQ FT

VARIANCE ON PROPERTY: NO ☒ YES ☐
EASEMENT ON PROPERTY: NO ☒ YES ☐
HISTORIC: NO ☒ YES ☐
YEAR BUILT: 1962

SETBACKS: REQUIRED (CITY)
FRONT: 15'-0" (SUBDIVISION SETBACK)
SIDE YARD: 4'-0"
REAR: N/A

PLANNING DEPARTMENT INFORMATION

PARKING

PARKING REQUIRED: 2
PARKING PROVIDED: 2

BUILDING HEIGHT

ZONE HEIGHT LIMITS: 30'-0"
PROP "D" HEIGHT LIMIT AREA NO YES ☒ ☐
ACTUAL BUILDING HEIGHT 25'-0"
NUMBER OF STORIES 2

BUILDING AREA	EXISTING	REMOVED	NEW	INCL. IN F.A.R.
1ST FLOOR AREA:	1,963	0	0	1,963
GARAGE AREA:	504	0	0	504
2ND FLOOR AREA:	0	0	419	419
TOTAL GROSS SQUARE FOOTAGE:	2,467	0	419	2,886

ALLOWABLE F.A.R. CALCULATION PER SECTION 131.0446 (2)(A)(B)

MAX ALLOWABLE F.A.R. (56%) X LOT SIZE (8,034 SQ FT) = 4,500 SQ FT MAX BUILDING SQ FTG
ACTUAL BUILDING F.A.R.: ACTUAL BUILDING S.F. (2,886 SQ FT) / LOT SIZE (8,034 SQ FT) = 36% F.A.R.

BUILDING DEPARTMENT INFORMATION

MODEL CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES, AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO, AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND LAWS.
2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC),
2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA MECHANICAL CODE (CMC),
2022 CALIFORNIA ELECTRIC CODE (CEC), 2022 CALIFORNIA FIRE CODE (CFC),
2022 CALIFORNIA ENERGY EFFICIENCY STANDRDAS CODE (CEES),
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

OCCUPANCY TYPE: R3, U
NUMBER OF STORIES: 2
CONSTRUCTION TYPE: TYPE VB-N
SPRINKLERS: NO ☒ YES ☐
EXISTING PERMITS: NO ☒ YES ☐

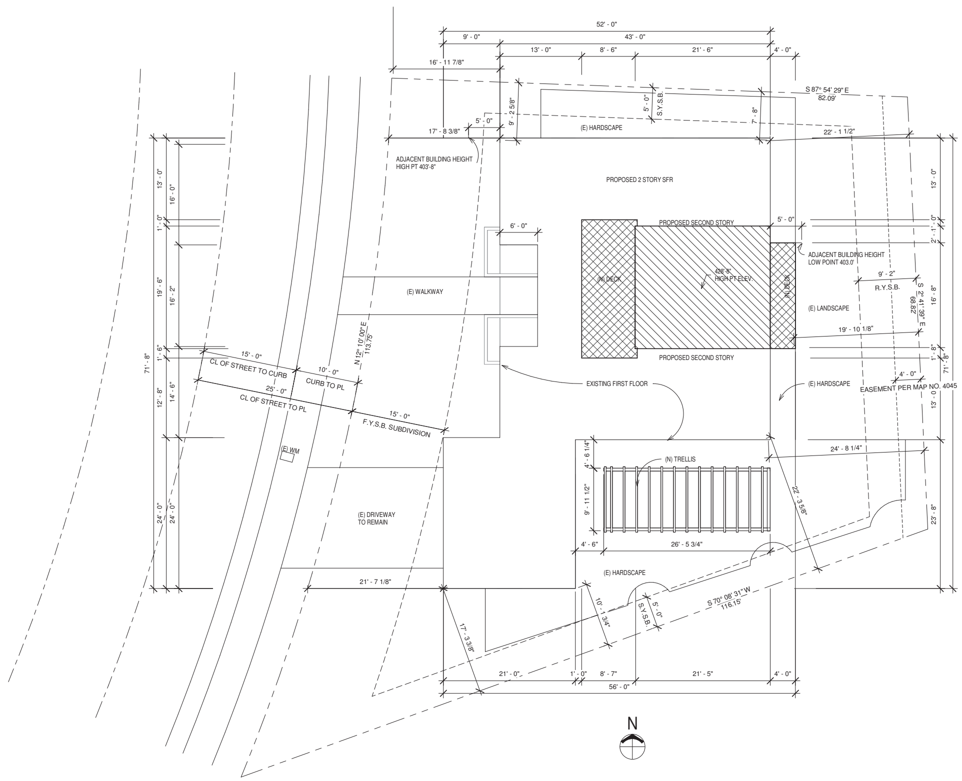
ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:
1

SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 07.05.2024
SHEET TITLE: TITLE SHEET

CS001



SITE PLAN

1/8" = 1'-0"

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S:

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

NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR BMP'S.

1. 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 (SWQMP) 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 INSTALLED 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 SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICE, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICE.

6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL DEBRIS, SILT, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPTMENT AND CONSTRUCTION ACTIVITY AT HE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHED AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.

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 RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

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

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

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

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

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT 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/DEVELOPER, 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 MAINTAIN 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 CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT 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 NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGE SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
2. THIS PROJECT MUST COMPLY 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.
3. EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY
4. LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
5. ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA
6. STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
7. ALL EXISTING AND PROPOSED EASEMENT HAVE BEEN SHOWN ON THE SITE PLAN, NO EXISTING EASEMENTS

SITE LEGEND

EXISTING RESIDENCE

PROPOSED ADDITION

PROPOSED 2ND FLOOR DECK

WATER METER

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037
(858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

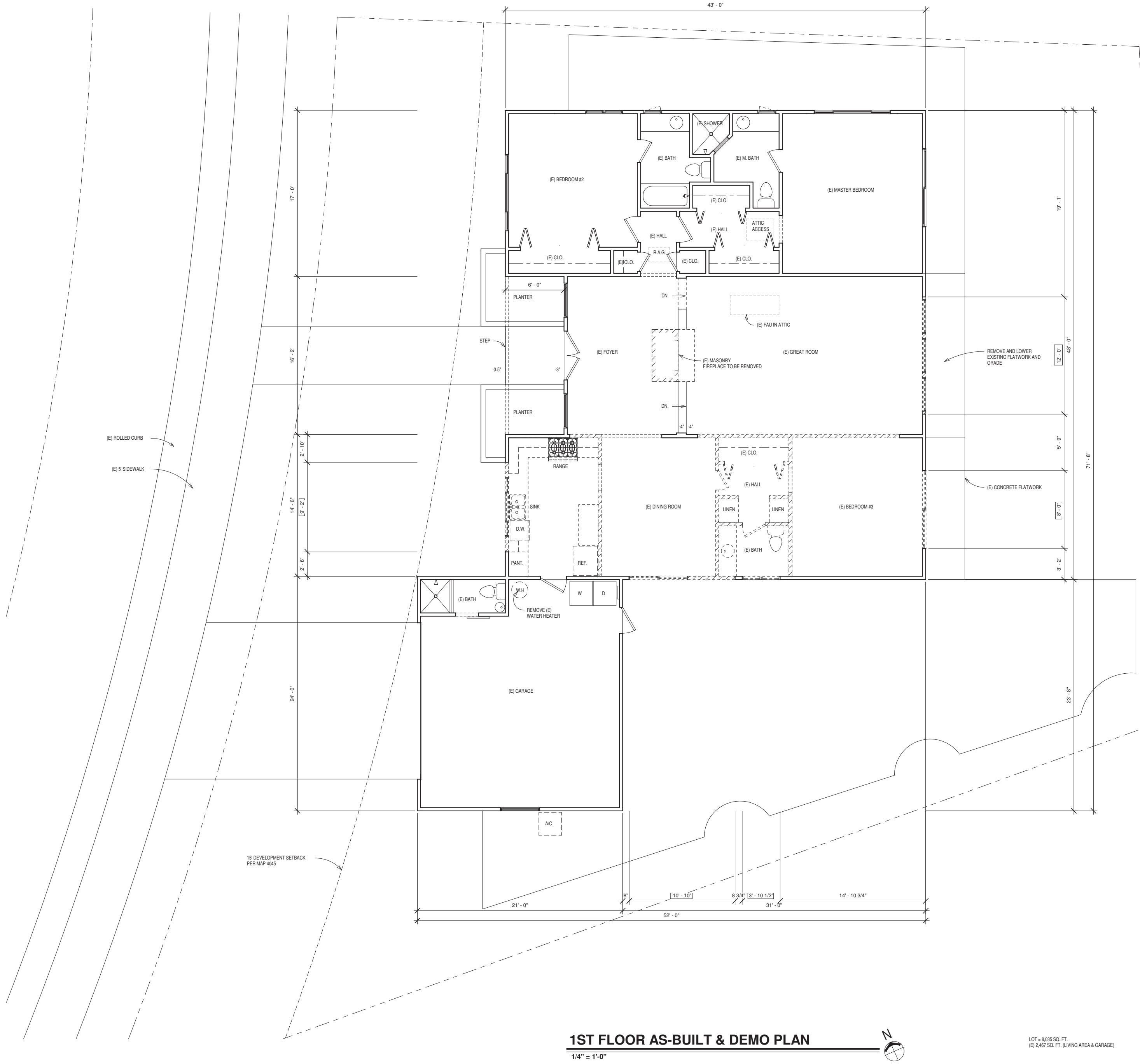
REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

SHEET TITLE: SITE PLAN

A001



1ST FLOOR AS-BUILT & DEMO PLAN

1/4" = 1'-0"

LOT = 8,035 SQ. FT.
(E) 2,467 SQ. FT. (LIVING AREA & GARAGE)

DEMOLITION NOTES

1. CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
4. REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
5. REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
6. REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
7. REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
8. REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
9. REMOVE ALL EXISTING WINDOWS AS INDICATED AND PREP O PENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS
10. REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.
11. ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.

WALL LEGEND

EXISTING WALL TO REMAIN 4'-0"
EXISTING WALL TO BE REMOVED 4'-0"
EXISTING DOOR TO REMOVED
EXISTING WINDOW TO BE REMOVED
ALL OTHER DASHED LINES REPRESENT ADDITIONAL ITEMS TO BE REMOVED.

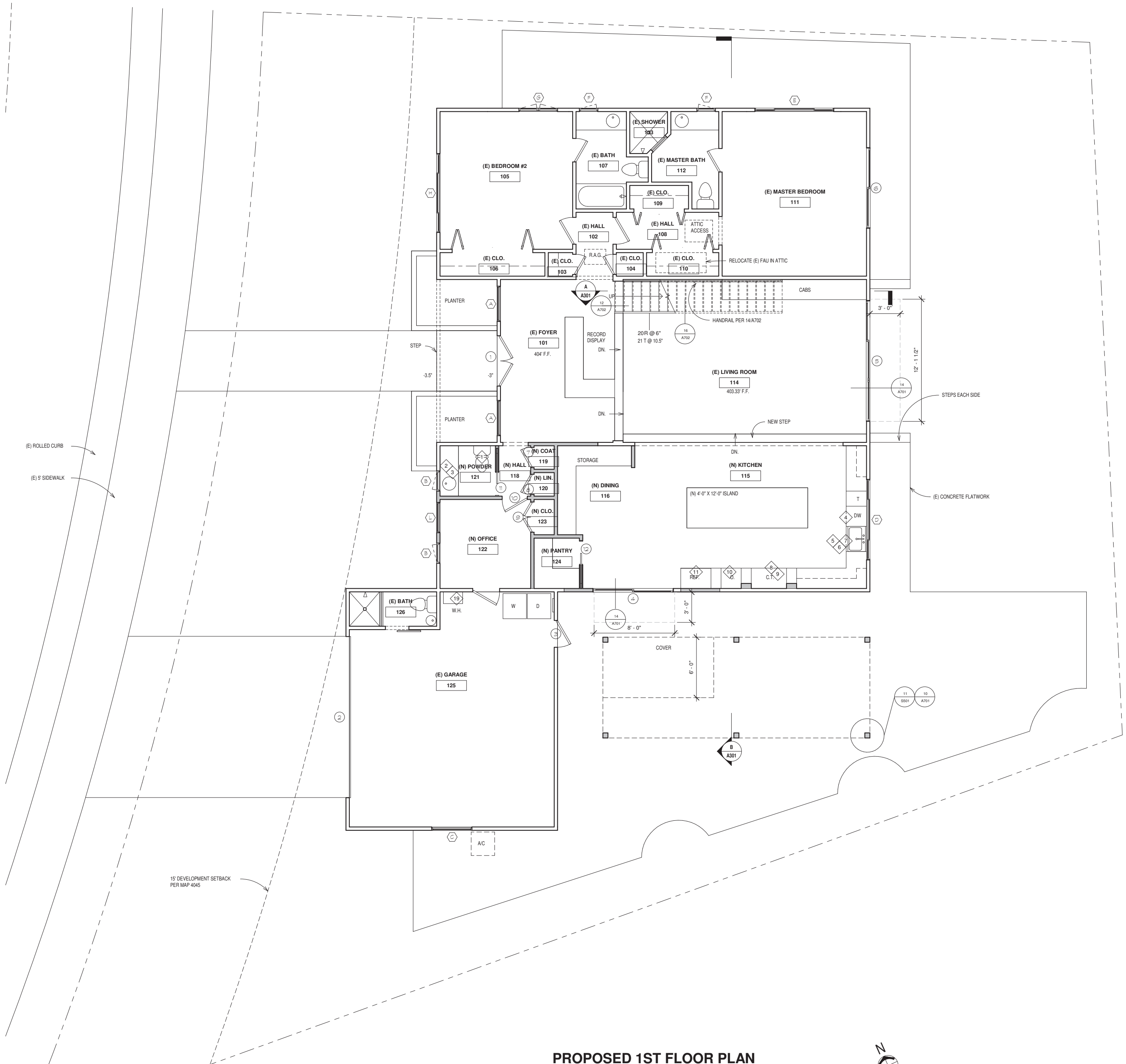
A R C H I T E C T M A R K D. L Y O N, I N C.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE
8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS: 1

SUBMITTAL DATE: 07.05.2024
PHASE: CONSTRUCTION DOCUMENTS
PROJECT NUMBER: 2329
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 07.05.2024
SHEET TITLE: AS-BUILT 1ST FLOOR & DEMO PLAN

AD101



PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.
2. PER 2019 GREEN CODE SEC 4.503.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED- COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
3. STATE HEALTH AND SAFETY CODE SEC 17921.9 PROHIBITS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
4. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
5. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM), AND LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
7. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
8. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
9. PROVIDE ULTRA LOW FLUSH TOILETS
10. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
11. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
12. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
13. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1
14. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION

SYMBOL LEGEND

(SCHEDULES ON SHEET A-601)

- DOOR NUMBER
- WINDOW NUMBER
- FIXTURE NUMBER
- ROOM NUMBER

WALL LEGEND

- EXISTING NON-RATED WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- FURRED NON-RAETED WALL - (E) 2X4 EXTERIOR STUDS SISTERED W/ 2X8 STUDS
- NEW NON-RATED WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- 1-HOUR FIRE-RATED WALL
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED (4" U.O.N.)
- NEW WINDOW
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED (4" U.O.N.)

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTN. WALL. INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C L

SEE SP-1 FOR INSULATION SPECIFICATIONS.

- EXISTING DOOR REMAINING
- EXISTING WINDOW REMAINING

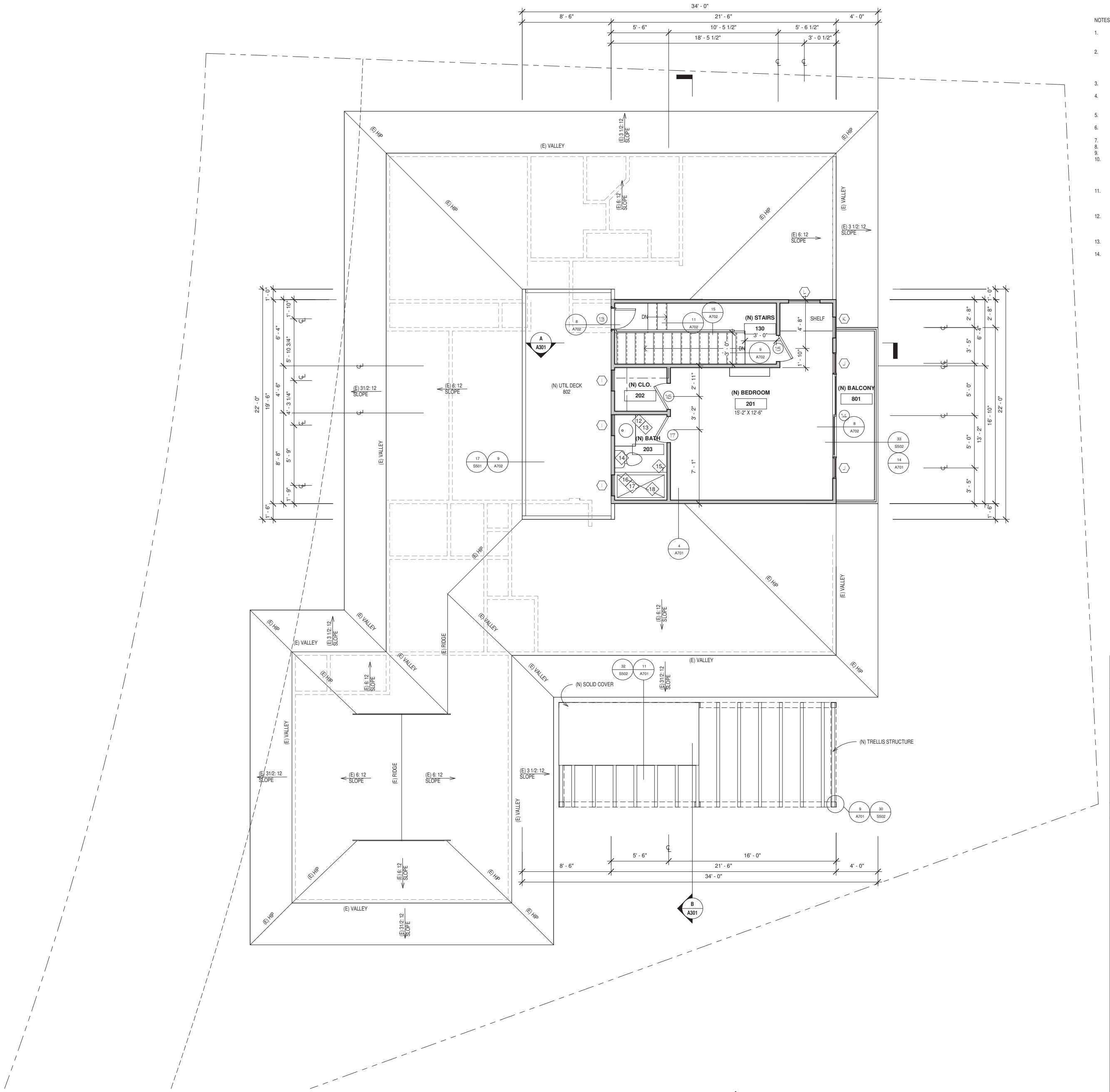
ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037
(858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:	1
SUBMITTAL DATE:	07.05.2024
PHASE:	CONSTRUCTION DOCUMENTS
PROJECT NUMBER:	2329
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	07.05.2024
SHEET TITLE:	PROPOSED 1ST FLOOR PLAN

A101



PROPOSED 2ND FLOOR PLAN

1/4" = 1'-0"

NOTES:

1. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.
2. PER 2022 GREEN CODE SEC 4.503.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED- COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
3. STATE HEALTH AND SAFETY CODE SEC 17921.9 PROHIBITS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
4. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
5. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
6. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM), AND LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
7. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
8. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
9. PROVIDE ULTRA LOW FLUSH TOILETS
10. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
11. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
12. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
13. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.1
14. PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION

SYMBOL LEGEND

(SCHEDULES ON SHEET A-601)

- DOOR NUMBER
- WINDOW NUMBER
- FIXTURE NUMBER
- ROOM NUMBER

WALL LEGEND

- EXISTING NON-RATED WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- FURRED NON-RAETED WALL - (E) 2X4 EXTERIOR STUDS SISTERED W/ 2X6 STUDS
- NEW NON-RATED WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- 1-HOUR FIRE-RATED WALL
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED (4" U.O.N.)
- NEW WINDOW
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED (4" U.O.N.)

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTN. WALL. INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C L

SEE SP-1 FOR INSULATION SPECIFICATIONS.

- EXISTING DOOR REMAINING
- EXISTING WINDOW REMANING

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

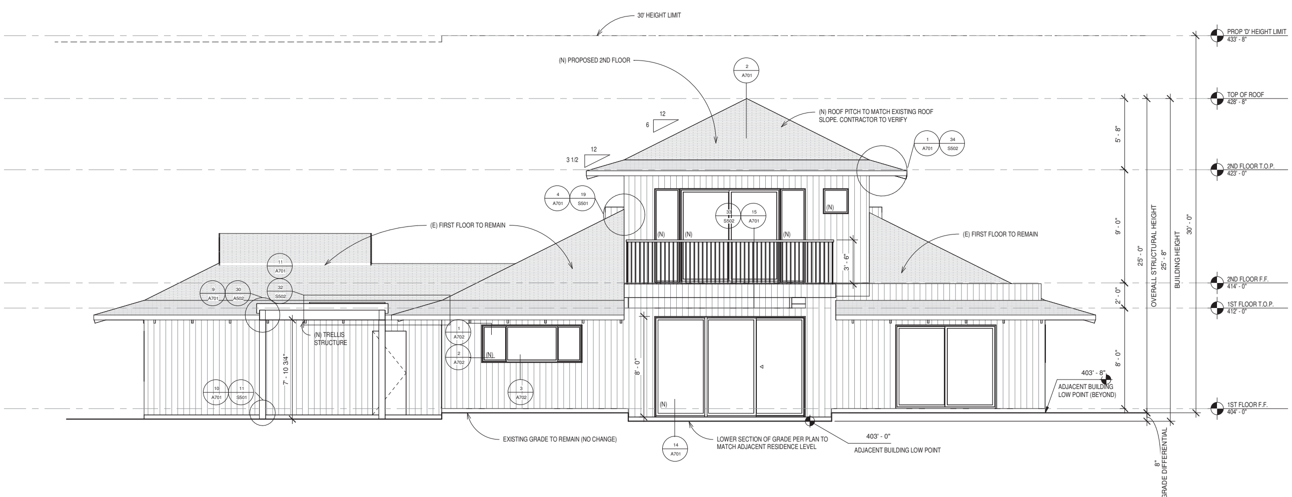
REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

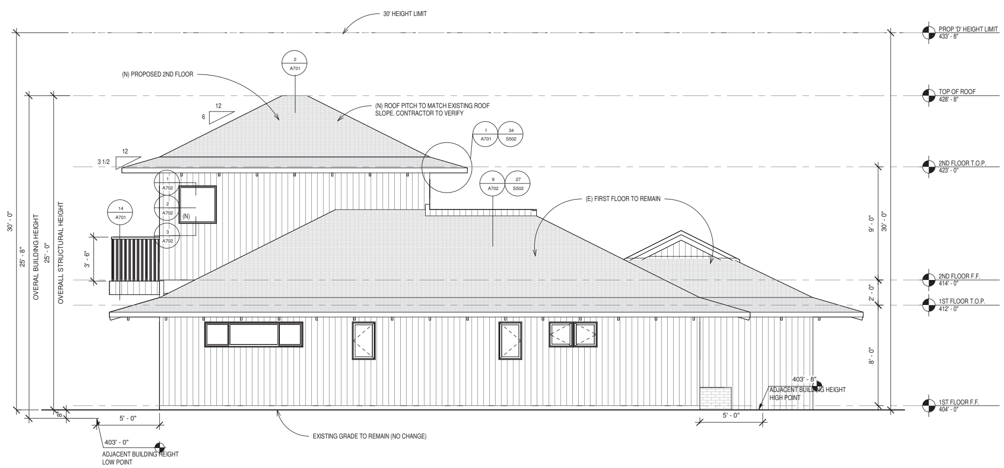
SHEET TITLE: PROPOSED 2ND FLOOR PLAN

A102



EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

NOTE:

1.) THE HEIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 131.0444 & 132.0505

MATERIAL SPECIFICATIONS:

ROOFING:	GAF (OR EQUAL): MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475. CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY.
FLAT ROOFING:	TORCH DOWN ROOFING BY GAF RUBEROID APP MODIFIED BITUMEN MEMBRANE W/GRAVEL FINISH ESR-1274 CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY
GUTTERS:	POWDER COATED ALUMINUM GUTTERS TO MATCH EXISTING. COLOR TO MATCH EXISTING GUTTERS DOWNSPOUTS SHALL BE 4"Ø 18 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
RAFTER TAILS:	2X46 AT 24" O.C. SCAB BACK INTO FRAMING MINIMUM 60". PAINT PER OWNER OWNERS SELECTION.
WOOD SIDING:	JAMES HARDIE (OR EQUAL):- HARDIE PANEL CEMENTIOUS SIDING SMOOTH (11 1/4" WIDE) WITH HARDIE TRIM BATTEN (2 1/2" WIDE). BACK PRIME EACH BOARD. SIDING TO BE MANUFACTURER COLOR PER OWNERS SELECTION. OVER 15# ORGANIC FELT UNDERLAYMENT. ICC-ES REPORT # 1844. INSTALL PER MANUFACTURER'S INSTALLATION SPECIFICATIONS
RAILING:	WOOD RAILING PER DETAIL 15/A701

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

LICENSED ARCHITECT MARK D. LYON No. 16930 RENEW 2-27-25 STATE OF CALIFORNIA

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:

1

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

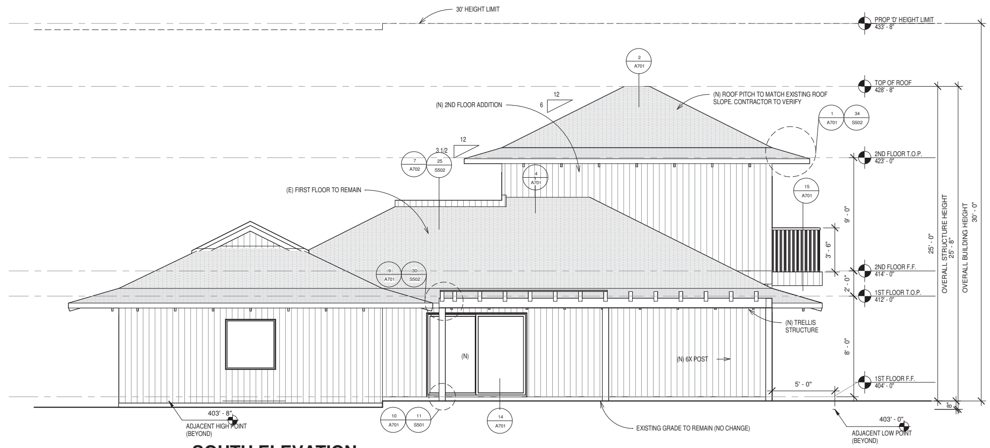
REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

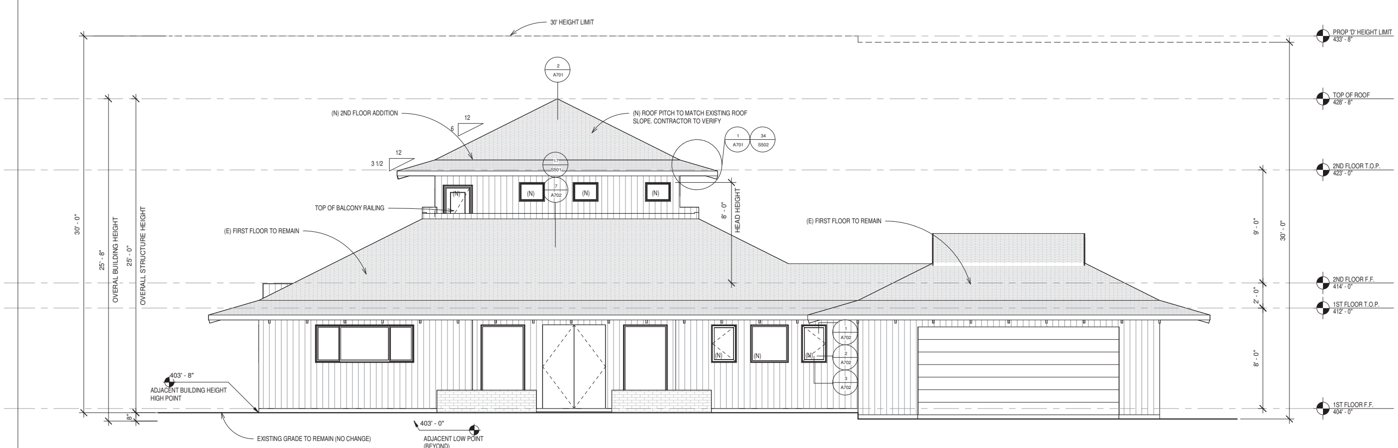
SHEET TITLE: EXTERIOR ELEVATIONS

A201



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

NOTE:

1.) THE HEIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 131.0444 & 132.0505

MATERIAL SPECIFICATIONS:

ROOFING:	GAF (OR EQUAL): MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475. CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY.
FLAT ROOFING:	TORCH DOWN ROOFING BY GAF RUBEROID APP MODIFIED BITUMEN MEMBRANE W/GRAVEL FINISH ESR-1274 CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY
GUTTERS:	POWDER COATED ALUMINUM GUTTERS TO MATCH EXISTING. COLOR TO MATCH EXISTING GUTTERS DOWNSPOUTS SHALL BE 4"Ø 18 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
RAFTER TAILS:	2X46 AT 24" O.C. SCAB BACK INTO FRAMING MINIMUM 60". PAINT PER OWNER OWNERS SELECTION.
WOOD SIDING:	JAMES HARDIE (OR EQUAL):- HARDIE PANEL CEMENTIOUS SIDING SMOOTH (11 1/4" WIDE) WITH HARDIE TRIM BATTEN (2 1/2" WIDE). BACK PRIME EACH BOARD. SIDING TO BE MANUFACTURER COLOR PER OWNERS SELECTION. OVER 15# ORGANIC FELT UNDERLAYMENT. ICC-ES REPORT # 1844. INSTALL PER MANUFACTURER'S INSTALLATION SPECIFICATIONS
RAILING:	WOOD RAILING PER DETAIL 15/A701

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037
(858) 459-1171 INFO@MDLA.NET

BOJECHKO / ASH RESIDENCE

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE: 07.05.2024

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 2329

REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 07.05.2024

SHEET TITLE: EXTERIOR ELEVATIONS

A202

VIEW FROM SIDEWALK

BOJECHKO / ASH

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET

VIEW FROM ACROSS THE STREET

BOJECHKO / ASH

8811 NOTTINGHAM PLACE
LA JOLLA, CA 92037

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET