MEBUST RESIDENCE

A CUSTOM RESIDENTIAL CONSTRUCTION DOCUMENTS PACKAGE

CONSTRUCTION DOCUMENTS PACKAGE				
DEFERRED SUBMITTAL	BASIS FOR STRUCTURAL DESIGN	ELECTRICAL NOTES	VICINITY MAP	DETAILED SCOPE OF WORK
DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS: FIRE SPRINKLER SYSTEM	DESIGN LOADS: SEE STRUCTURAL PLANS	ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2004 CALIFORNIA ELECTRICAL CODE. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE.	Underwater Park Torrest Portes Rd LA JOLLA Torrest Portes Rd	THE PROJECT PROPOSES TO DEMOLISH 44% OF EXISTING WALLS OF AN EXISTING I STORY SINGLE FAMILY RESIDENCE AND ADD A 1,081 SQ. FT. UNDERGROUND GARAGE (NOT INCLUDED IN F.A.R. CALCULATIONS) AN ADDITIONAL 858 SQ. FT. TO THE EXISTING FIRST FLOOR AND A NEW 1,706 SQ. FT. SECOND FLOOR. A 330
I. 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	SEISMIC CRITERIA: 9 9 9 9 9 9	3. ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS.	Coast Boulevard Park VILLAGE OF La Jolla Natural Park	SQ. FT. ROOF DECK WILL ALSO BE CONSTRUCTED TO CREATE A 5 BEDROOM 4 ½ BATH SINGLE FAMILY RESIDENCE. A TOTAL OF 543 SQ. FT. OF DECKS AND PATIO WILL BE ADDED TO THE IST FLOOR, 298 SQ. FT. OF DECK TO THE SECOND FLOOR.
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	DISTANCE TO SEISMIC SOURCE: MI.	MECHANICAL NOTES	Pearl SI gall Soledad Park US	SITE WORK INCLUDES NEW SITE WALLS AND GRADING FOR NEW UNDERGROUND GARAGE
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	SOIL PROFILE TYPE:	I. 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 COUNTY OF SAN DIEGO.	BEACH HARMUS ST WEST SOLEDAD SOUTH SOLEDAD SOUTH RANGER FRACT FRACT	
TURN-AROUND. 4. DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.	FOUNDATIONS / SOILS CRITERIA:	 SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 420.0. EACH FAUCET SHALL NOT EXCEED A WATER FLOW RATE OF 2.2 GPM. EACH SHOWER HEAD SHALL NOT EXCEED A WATER FLOW RATE OF 2.5 GPM. 	MUIRLANDS TO SOLED THE SOL	
5. PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.	M GEI JOB NO.: 08-9535/09APRIL2008	 EACH SHOWER HEAD SHALL NOT EXCEED A WATER FLOW RATE OF 2.5 GPM. EACH TOILET SHALL BE THE ULTRA LOW FLUSH TYPE. VACUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBBS. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND 	LOWER HERMOSA UPPER HERMOSA	
SPECIAL INSPECTION & OFF-SITE FABRICATION	EXPANSION INDEX HAS BEEN DETERMINED TO BE GREATER THAN 20 AND THE RECOMMENDATIONS OF THE SOILS ENGINEER HAVE BEEN INCORPORATED INTO THESE PLANS.	SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS. 8. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARDS PER ENERGY	PROJECT SITE LA JOLLA MESA MESA MESA MESA	
SPECIAL INSPECTION: YES	EXPANSION INDEX HAS BEEN DETERMINED TO BE 20 OR LESS AND NO SPECIAL DESIGN RECOMMENDATIONS ARE REQUIRED.	EFFICIENCY STANDARDS SEC. IIB. 9. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER ENERGY EFFICIENCY STANDARDS SEC. IIB.	Bird Rock BIRD Park ROCK Calumet Park Park Turquoise St Pacific Beach	
NO XI SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:	AS A LICENSED ARCHITECT/ENGINEER, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE AND PER TABLE IB-I-A OF THE 1998 CBC I HAVE ASSIGNED	IO. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. IIB, 123, 124 AND CMC TABLE 6-D AS APPLICABLE. II. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS OF ENERGY EFFICIENCY	Elementary School PACIFIC BEACH	
I. SEE STRUCTURAL PLANS SHEET I REFER TO SHEET <u>SI</u> FOR "SPECIAL INSPECTION PROGRAM".	THE FOLLOWING SOILS PARAMETERS FOR THE DESIGN OF THE FOUNDATION RELATED ELEMENTS OF THIS PROJECT:	STANDARDS SEC. II2, I22 AS APPLICABLE. 12. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MEET THE REQUIREMENTS OF ENERGY EFFICIENCY STANDARDS SEC. III, II5, I20-I29 AS APPLICABLE.	PROJECT TEAM ARCHITECT:	
A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.	☐ LICENSED ARCHITECT DATE SIGNATURE NAME (PRINT) ☐ LICENSED ENGINEER	 I3. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY EFFICIENCY STANDARDS SEC. II3. I4. SWIMMING POOL AND SPA HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH ENERGY 	ARCHITECT: ARCHITECT MARK D. LYON, INC. 410 BIRD ROCK AVENUE LA JOLLA, CA 92037	
OFF-SITE FABRICATION: YES SEE STRUCTURAL PLANS	A FOUNDATION PRESSURE OF 1000 PSF HAS BEEN USED TO DESIGN FOUNDATIONS SUPPORTED ON UNCLASSIFIED, UNDISTURBED NATIVE SOILS. THE FOUNDATIONS WILL BE LOCATED ENTIRELY IN UNDISTURBED NATIVE SOILS.	EFFICIENCY STANDARDS SEC. 114. 15. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CMC SEC. 608.	PHONE #: (658) 459-1171 FAX #: (658) 459-0416 CONTACT: MARK LYON	
I. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.	☐ LICENSED OWNER ☐ LICENSED ARCHITECT DATE SIGNATURE NAME (PRINT) ☐ LICENSED ENGINEER	 16. PERMANENT LADDER/ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH CMC SEC. 301. 17. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0. 18. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY. 19. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 811.0. 	STRUCTURAL ENGINEER: NARAGHI ENGINEERING	
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.	☐ 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 THE	19. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 1911.0. 20. 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.	I6340 CHAPARRAL WAY, BLDG. B POWAY, CA 92064 PHONE #: (858) 435-48TT	
SUMMARY OF SPECIAL INSPECTION I. CONCRETE.	REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED MAY BE REQUIRED.	21. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT EXCEPT THOSE SPECIFIC ITEMS LISTED IN INFORMATION BULLETIN 103.	FAX #: (858) 486-3938 CONTACT: TOM NARAGHI	PROJECT INFORMATION
2. BOLTS INSTALLED IN CONCRETE. 3. CONCRETE MOMENT RESISTING SPACE FRAME. 4. REINFORCING STEEL AND PRESTRESSING STEEL.		22. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 510.5. 23. MATERIALS EXPOSED WITHIN A DUCT OR PLENUM SHALL COMPLY WITH CMC SEC. 601.1.3.	MECHANICAL ENGINEER: SALEHI ENGINEERING INC 8360 CLAIREMONT MESA BLVD., SUITE III	PROJECT NAME: MEBUST RESIDENCE
5A. WELD TESTING DUCTILE MOMENT RESISTING STEEL FRAMES. 5B. ALL STRUCTURAL WELDING INCLUDING REINFORCING STEEL. 6. HIGH-STRENGTH BOLTING		24. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CMC CHAP. 3. 25. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET. 26. MECHANICAL VENTILATION, WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS	SAN DIEGO, CA 92 PHONE #: (858) 2TT 555 CONTACT: ROCKY SALEH	OWNER NAME: MR. AND MRS. DON & PATTI MEBUST OWNER ADDRESS: 5448 TAFT AVENUE LA JOLLA, CA 92037
 STRUCTURAL MASONRY. REINFORCED GYPSUM CONCRETE. INSULATING CONCRETE FILL. 		AS APPLICABLE PER CRC SEC. 1203.3, SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.	GEOTECHNICAL ENGINEER: C.M. LA MONTE COMPANY	PROJECT ADDRESS: 5448 TAFT AVENUE LA JOLLA, CA 92037
IO. SPRAY APPLIED FIREPROOFING. II. DEEP FOUNDATIONS (PILLING, DRILLED PIERS & CAISSONS). I2. SHOTCRETE.	STRUCTURAL OBSERVATION	FIRE NOTES	4350 PALM AVE. #25 LA MESA, CA 91941 PHONE: (619) 462-9861	ZONE: R5-1-7 ASSESSORS PARCEL NUMBER: 357-631-1700
 I3A. VERIFY SOIL CONDITIONS ARE SUBSTANTIALLY IN CONFORMANCE WITH THE SOIL INVESTIGATION REPORT. I3B. VERIFY THAT FOUNDATION EXCAVATIONS EXTEND TO PROPER DEPTH AND BEARING STRATA. 	STRUCTURAL OBSERVATION TO YES	I. <u>SURFACE APPARATUS:</u> ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE	CONTACT: CLIFFORD LA MONTE TOPOGRAPHIC SURVEY	MAP NUMBER: 1083 LOT NUMBER: 26
ISC. PROVIDE SOIL COMPACTION TEST RESULTS, DEPTH OF FILL, RELATIVE DENSITY, BEARING VALUES. ISD. PROVIDE SOILS EXPANSION TEST RESULTS, EXPANSION INDEX, RECOMMENDATIONS FOR FOUNDATIONS, ON GRADE FLOOR SLAB DESIGN FOR EACH BUILDING SITE.	☐ NO STRUCTURAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:	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 (FIRE CODE SECT 902.2_	KAPPA SURVEYING & ENGINEERING, INC. 8707 LA MESA BLVD. LA MESA, CA 91942 (619) 465-8948	LEGAL DESCRIPTION: LOT 25 AND SOUTHERLY HALF OF LOT 26, BLOCK 26 MAP NO. 1083 OF BIRD ROCK ADDITION
 14. SPECIAL CASES (DESCRIBE). 15. OFF-SITE FABRICATION OF BUILDING COMPONENTS. 16. OTHER STRUCTURAL INSPECTIONS AS REQUIRED BY DESIGNER. 	REFER TO SHEET <u>SI</u> FOR "STRUCTURAL OBSERVATION PROGRAM". STRUCTURAL OBSERVATION MUST BE PROVIDED BY THE ENGINEER OR ARCHITECT	 TURNING RADIUS: THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF. (FIRE CODE SECT. 902.2.3) 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 	CONTACT: RICK TURNER	LOT SIZE: 6,467 5Q FT ALLOWABLE F.A.R.: 58% = 3,751 SQ FT
SPECIAL INSPECTION NOTES A. THE CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED	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	RECOGNIZED STANDARDS. (FIRE CODE SECT 902.2.2.5) (AASHTO HS 15-44). 4. <u>GRADE: (SHOW PLOT ON PLAN):</u> THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20%. GRADES EXCEEDING 15% (INCLINE OR DECLINE SHALL NOT BE		ACTUAL F.A.R.: 52% 3364 SQ FT VARIANCE ON PROPERTY: NO YES EASEMENT ON PROPERTY: NO YES (YEAR BUILT: 1945)
BY SECTION 108 OF THE UNIFORM BUILDING CODE. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A CITY INSPECTOR. SPECIALLY INSPECTED WORK WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE CITY INSPECTOR IS SUBJECT TO REMOVAL OR	PROGRAM. ALL OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING	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	SHEET INDEX	SETBACKS: REQUIRED (CITY) ACTUAL FRONT: 15'-0" 15'-0"
EXPOSURE. B. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED.	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.	OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 7 DEGREES OR 12% OR AS APPROVED BY THE CHIEF. (FIRE CODE SECT. 902.2.2.6 5. SPARK ARRESTORS: ALL STRUCTURES HAVING ANY CHIMNEY FLUE OR STOVEPIPE ATTACHED TO	T I.O TITLE SHEET SP I SPECIFICATIONS	SIDE YARD: 4'- 5/6" 4'- 5/6" REAR: 3'-0" 3'-0"
 C. THE SPECIAL INSPECTORS MUST BE CERTIFIED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION SPECIFIED. D. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTOR OR 	GENERAL NOTES	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 (FIRE CODE, APPENDIX II-A, SECT. 7)	SP 2 SPECIFICATIONS	BUILDING DEPARTMENT INFORMATION
INSPECTION AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION. ALL WORK PERFORMED WITHOUT REQUIRED SPECIAL INSPECTION IS SUBJECT TO REMOVAL. E. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST	THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS	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	C I.I SURVEY C I.2 GRADING PLAN TITLE SHEET C I.3 GRADING PLAN	BUILDING CODE: CALIF. BUILDING CODE 2010, CALIF. RESIDENTIAL CODE 2010, FIRE CODE, PLUMBING CODE, MECHANICAL CODE, ELECTRICAL CODE, SOLAR ENERGY CODE
BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION. F. AN APPLICATION TO PERFORM OFFSITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO FABRICATION.	CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.	WILDLAND/URBAN INTERFACE AREA. (FIRE CODE APPENDIX 11-A 26.3.3) 7. <u>SMOKE DETECTORS:</u> SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY/AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE	C I.4 EROSION CONTROL PLAN A I.I SITE PAN A 2.0 DEMOLITION PLAN	ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CRC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE
G. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS. H. FOR WELDED, FULLY RESTRAINED CONNECTIONS BETWEEN PRIMARY MEMBERS OF ORDINARY	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	ACCEPTABLE FOR EXISTING CONSTRUCTION . (PER C.R.C.) 8. FIRE SPRINKLERS: STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER N.F.P.A. IS-D STANDARDS AND THE CITY OF SAN DIEGO FIRE PROTECTION	A 2.I GARAGE FLOOR PLAN A 2.2 IST FLOOR PLAN A 2.3 2ND FLOOR PLAN	(UMC), NATIONAL ELECTRIC CODE (NEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN CODE (CAL GREEN), AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND LAWS.
MOMENT RESISTING FRAMES (OMRF), AND SPECIAL MOMENT RESISTING FRAMES (SMRF), NONDESTRUCTIVE TESTS PER APPROVED NATIONAL STANDARDS, SHALL BE CONDUCTED. THE PERSON RESPONSIBLE FOR THE STRUCTURAL DESIGN SHALL ESTABLISH THE PROGRAM FOR THIS	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	DISTRICT PRIOR TO FRAMING INSPECTION. 9. <u>GLAZING MATERIALS:</u> GLASS OR OTHER TRANSPARENT, TRANSLUCENT, OR OPAQUE GLAZING WHICH FACE A FIRE HAZARD AREA SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS	A 2.5 ROOF PLAN A 3.1 EXTERIOR ELEVATIONS A 3.2 EXTERIOR ELEVATIONS	OCCUPANCY TYPE: R3 NUMBER OF STORIES: 2 OVER BASEMENT CONSTRUCTION TYPE: TYPE VB
TEST THE TEST PROGRAM SHALL BE DEFINED ON THE PLANS AND SPECIFICATIONS. "THE NON-DESTRUCTIVE TESTING PROGRAM REQUIREMENT AND METHOD SHALL BE NOTED IN THE SPECIAL INSPECTION PROGRAM.	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.	OR OTHER ASSEMBLIES APPROVED BY RANCHO SANTA-FE. IO. VINYL WINDOWS: VINYL WINDOWS MUST MEET THE FOLLOWING CHARACTERISTICS:	A 4.1 BUILDING SECTIONS A 6.1 SCHEDULES A 7.1 ARCHITECTURAL DETAILS A 7.2 ARCHITECTURAL DETAILS	SPRINKLERS: NO ☐ YES 💢 (TYPE I3D) EXISTING PERMITS: NO 💢 YES ☐
I. FOR WELDED, FULLY RESTRAINED CONNECTIONS BETWEEN PRIMARY MEMBERS OF ORDINARY MOMENT RESISTING FRAMES (OMRF), AND SPECIAL MOMENT RESISTING FRAMES (SMRF), WHICH ARE FABRICATED IN AN APPROVED FABRICATORS SHOP, NONDESTRUCTIVE TESTS SHALL BE	3. WHERE THE WORDS "EQUAL", "EQUIVALENT", "SATISFACTORY", "DIRECTED", "DESIGNATED", "SELECTED", "AS REQUIRED", AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN	A FRAME AND SASH ARE COMPRISED OF VINYL MATERIAL WITH WELDED CORNERS. B METAL REINFORCEMENT IN THE INTERLOCK AREA C GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED. II. SKYLIGHTS: SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES	A 7.3 ARCHITECTURAL DETAILS A 7.4 ARCHITECTURAL DETAILS	PLANNING DEPARTMENT INFORMATION
CONDUCTED BY A SPECIAL INSPECTION AGENCY APPROVED BY THE CITY OF SAN DIEGO. THE TEST PROGRAM SHALL BE DEFINED ON THE PLANS AND SPECIFICATIONS. (Sec 1701.5 & 1703). J. THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROBVED BY THE CITY OF SAN	APPROVAL, SELECTION, SATISFACTION, DIRECTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.	II. <u>SKYLIGHTS:</u> SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES SHALL BE RATED FOR A CLASS "A" ROOF ASSEMBLY. 12. <u>FIRE APPARATUS ACCESS ROADS:</u> FIRE ACCESS APPARATUS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED	T-24 TITLE 24 ENERGY MEI.O MECHANICAL, ELECTRICAL AND LIGHTING PLAN LEGEND	PARKING
DIEGO, DEVELOPMENT SERVICES, FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENTS. K. A PROPERTY OWNER'S FINAL REPORT FORM FOR WORK REQUIRED TO HAVE SPECIAL INSPECTIONS, TESTING AND CORRECTIONS.	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.	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. (FIRE CODE SECT. 902.1.2)	MEI.I GARAGE MECHANICAL, ELECTRICAL AND LIGHTING PLAN MEI.2 FIRST FLOOR MECHANICAL, ELECTRICAL AND LIGHTING PLAN MEI.3 SECOND FLOOR MECHANICAL, ELECTRICAL AND LIGHTING PLAN	PARKING REQUIRED: 2 PARKING PROVIDED: 2
TESTING AND STRUCTURAL OVSERVATIONS 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.	CAL GREEN NOTES	13. 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	MEI.4 ROOF MECHANICAL, ELECTRICAL AND LIGHTING PLAN S I.O STRUCTURAL NOTES	BUILDING HEIGHT ZONE HEIGHT LIMITS: 30'-0" PROP "DI HEIGHT LIMIT AREA NO TO YES TO
SPECIAL INSPECTION DIRECTORY SELECTED BY OWNER	I. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED.	A MINIMUM OF 16 FEET OF UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES. (FIRE CODE SECT. 902.2.2.1)	9 I.I SPECIAL INSPECTION NOTES 9 2.0 FOUNDATION DETAILS 9 2.1 FRAMING DETAILS 6 2.2 EPAMING DETAILS	PROP "D" HEIGHT LIMIT AREA NO YES X ACTUAL BUILDING HEIGHT 28'-3 \(\frac{5}{8}'' \) NUMBER OF STORIES 2 OVER BASEMENT
INSPECTOR QUALIFICATIONS: COUNTY OF SAN DIEGO CERTIFIED ICC APPROVED INSPECTORS.	2. 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		S 2.2 FRAMING DETAILS S 2.3 FRAMING DETAILS S 3.0 FOUNDATION PLAN S 3.1 FIRST FLOOR FOUNDATION PLAN	BUILDING AREA EXISTING REMOVED NEW TOTAL FIRST FLOOR AREA: 199 0 858 1,657
INSPECTOR DUTIES: DUTIES TO BE PERFORMED IN ACCORDANCE WITH 2010 CALIFORNIA BUILDING CODE	MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. 3. 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 ORDANCE. 4. REFORE FINAL INSPECTION A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE	LOCATION INDEX	S 3.1 FIRST FLOOR FOUNDATION PLAN S 3.2 FIRST FLOOR FRAMING PLAN S 3.3 SECOND FLOOR ROOF/DECK FRAMING PLAN S 4.0 FOOTING DETAILS	##SI FLOOR AREA: 199 0 850 1,051 SECOND FLOOR AREA: 0 0 1,707 1,707 GARAGE AREA: 480 480 1,081 (*) 1,081 TOTAL GROSS SQUARE FOOTAGE: 1,279 480 3,646 4,445
STORM WATER QUALITY NOTES	4. 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. 5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE	ITEM LOCATION IN SET, SHEET NO.(S)	9 4.0 FOOTING DETAILS 9 4.1 FRAMING DETAILS 9 4.2 ROOF FRAMING DETAILS 9 4.3 MASONRY DETAILS	TOTAL GROSS SQUARE FOOTAGE: 1,2 19 400 5,646 4,445 TOTAL F.A.R. SQUARE FOOTAGE: 1,219 480 2,565 3,364 (*) = NOT INCLUDED IN F.A.R. CALCULATIONS ALLOWABLE F.A.R. CALCULATION PER SECTION 131.0446 (2)(A)(B)
CONSTRUCTION BMP'S	 5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. 6. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH YOC AND OTHER TOXIC COMPOUND LIMITS. 	SITE PLAN Al.I FLOOR PLAN A2.0, A2.1, A2.2, A2.3 A3.5 A3.5	S 4.4 FRAMING DETAILS S 4.5 STEEL DETAILS SDI BCI DETAILS	MAX ALLOWABLE F.A.R. (58%) X LOT SIZE (6,467 SQ FT) = 3,751 SQ FT MAX BUILDING SQ FTG ACTUAL BUILDING F.A.R.: ACTUAL BUILDING S.F. (3,364 SQ FT) / LOT SIZE (6,467 SQ FT) = 52% F.A.R.
THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO. CASO10875:	7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. 6. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.	ROOF PLAN ARCHITECTURAL ELEVATIONS BUILDING SECTIONS A3.1, A3.2, A4.1, A4.2 A6.1	SD2 STRONG WALL DETAILS	ADDITIONAL INFORMATION:
HTTP://WWW.SWRCB.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML	9. 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	DOOR, WINDOW SCHEDULES ARCHITECTURAL DETAILS STRUCTURAL NOTES FOUNDATION PLAN A6.I A7.I-A7.3 SI.O, SI.2 S3.O S3.I		CHECK EACH APPLICABLE OVERLAY ZONE
AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE HTTP://WWW.CLERKDOC.SANNET.GOV/	MUST BE SUBMITTED TO THE BUILDING INSPECTOR. 10. 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	FOUNDATION PLAN \$3.0 \$53.1 SECOND FLOOR FRAMING \$3.2 ROOF FRAMING PLAN \$3.3 STRUCTURAL DETAILS \$2.0-2.3; \$4.0-4.5 \$DI, \$D2		 □ RANCHO SANTA FE ASSOCIATION (APPROVAL #) □ AIRPORT APPROACH □ AIRPORT ENVIRONS
NOTES I-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.	USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. II. FIFTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH	ELECTRICAL PLAN(S) ENERGY CALCULATIONS TITLE-24 MEI.O-1.4 T-24.1		☐ AIRPORT ENVIRONS MI COASTAL (CITY) MI COASTAL HEIGHT LIMIT ☐ SENSITIVE COASTAL
I. SUFFICIENT BMPS MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SICH DEBRIS	VOC-EMMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOOR SCORE PROGRAM.	TOPOGRAPHIC SURVEY STORM WATER MANAGEMENT, EROSION CONTROL CI.4 CI.4		☐ SENSITIVE COASTAL ☐ MOBILE HOME PARK ME PARKING IMPACT ☐ RESIDENTIAL TANDEM PARKING
ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREECH IN THE INSTALLED CONSTRUCTION BMPS. 2. ALL STOCK PILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE	12. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMMISSION STANDARDS. A LETTER FROM THE INSTALLER AND OR THE BUILDING OWNER CERTIFYING			☐ RESIDENTIAL TANDEM PARKING ☐ TRANSIT AREA ☐ URBAN VILLAGE ☐ MISSION TRAILS DESIGN DISTRICT
INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IN \$40 OR GREATER.	WHAT MATERIAL HAS BEEN USED AND DOCUMENTING ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. 13. THE MOISTURE CONTENT OF THE BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING			☐ CLAIREMONT MESA HEIGHT LIMIT MI LA JOLLA COMMUNITY PLAN ☐ BRUSH MANAGEMENT ZONE

IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A

PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE

14. EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROON THAT CONTAINS A SHOWER OR TUB. UNLESS FUNCTIONING AS A COMPONENT OF

A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT

INDICATING DATE OF TEXT, LOCATION AND RESULTS ISSUED BY THE FRAMER, SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING

WHICH CAN ADJUST BETWEEN 50-80 PERCENT.

3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE

ALL TIMES.

CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON

4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT

5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE

6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED

PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

ARCHITECT MARK D. LYO



RESIDENCE 5448 TAFT AVE

REVIEWED BY:

REVISIONS:

REVISION S:

REVISION DOCUMENTS

REVIEWED BY:

TI.O

09.30.2013

DRAWN BY:

CHECK IF PROPOSED SITE CONTAINS OR IS ADJACENT TO:

☐ SENSITIVE BIOLOGICAL RESOURCES

☐ SENSITIVE COASTAL BLUFFS

☐ 100 YEAR FLOOD PLAIN

☐ STEEP HILLSIDES

☐ COASTAL BEACHES