Lomas Residence + ADU

827 Rosecrans Street, San Diego, CA 92106

CDP Submittal 1

GENERAL NOTES

1. All notes listed below are applicable unless otherwise noted within the construction documents or specifications.
2. Changes to the approved drawings and specifications shall be made only by owner approved addenda or change order.
3. The contractor shall verify in the field all dimensions, elevations, flow lines and points of connection with adjacent properties; any discrepancies shall be called to the architect's attention before proceeding with the work.
4. All dimensions are to face of studs, masonry or centerline unless noted otherwise. Do not scale drawings. Dimensions prevail.
5. Dimensions shown at windows are to outside edge of window frame. Rough opening dimensions are the responsibility of the contractor.
6. Grid lines align to face of studs, masonry or centerlines of columns unless otherwise noted.
7. The contractor shall determine the location of utility services in the area prior to excavation. The contractor shall assume responsibility for the protection of existing utilities and pavement within the area of the work whether indicated on the drawings or not, unless otherwise noted. All utilities to be underground per utility company and local code requirements.
8. Should any condition arise where the intent of the drawings is in doubt where there is a discrepancy or appears to be an error on the drawings between the drawings and the field conditions, the architect shall be notified as soon as reasonably possible for procedure to be followed.
9. Where details are not shown for any part of the work, the construction shall be similar to other similar work, or contact the architect for clarification.
10. Workmanship throughout shall be of the best quality of the trade involved.
11. Each subcontractor is considered a specialist in his respective field and shall, prior to the submission of bid or performance of work, notify the general contractor or owner of any work called out on the drawings in his trade that cannot be fully guaranteed. The contractor and/or subcontractors shall be responsible for the appropriate "hook-up" to all utilities required to support the work.
12. Permits, fees, taxes, licenses, and deposits shall be paid for and obtained by each sub-contractor and the general contractor as they relate to their work.
13. These drawings do not include necessary components for construction safety of all parties present on the job site. This is the contractor's responsibility.
14. The contractor shall protect adjacent properties and site work at all times.
15. Do not make connection, brace, or suspend any construction or equipment from the roof deck or joists unless indicated on the drawings.
16. Any periodic visits to the job site by the architect are for provisions of the contract documents, and are in no way a guarantee or insurance that the finished project totally complies with the contract documents.
17. The architect does not assume any of the responsibility for methods or appliances used by the contractor, nor safety of the job in compliance with the laws and regulations.
18. All construction and demolition debris shall be removed from around the buildings, the driveways, sidewalks and landscaping at the end of each work day. The driveways and sidewalks shall be swept clean.
19. The contractor shall limit the site storage of material, supplies or temporary structures to those areas as indicated on the drawings or as approved by the owner's representative.
20. The contractor shall repair or replace any items damaged during demolition or construction indicated to be reused or to remain, at no cost to the owners.

GREEN BUILDING

1. Site shall be planned and developed to keep surface water away from buildings. Plans shall be provided and approved by the City Engineer that show site grading and provide for storm water retention and drainage during construction. BMP's that are currently enforced by the city engineer must be implemented prior to initial inspection by the building department. CGC 4.106.3.
2. A min of 65% of construction waste is to be recycled. CGC 4.408.1.
3. The builder is to provide an operation manual (containing information for maintaining appliances, etc.) for the owner at the time of final inspection. CGC 4.410.1.
4. During construction, ends of duct openings are to be sealed, and mechanical equipment is to be covered. CGC 4.504.1.
5. VOC's must comply with the limitations listed in Section 4.504.3 and Tables 4.504.1, 4.504.2, 4.504.3 and 4.504.5 for: Adhesives, Paints and Coatings, Carpet and Composition Wood Products. CGC 4.504.2.
6. Bathroom fans shall be Energy Star rated, vented directly to the outside and controlled by a humidistat. CGC 4.506.1.
7. If provided, whole house exhaust fans shall have insulated covers or louvers which close when the fan is off. The covers or louvers shall have minimum R4.2 insulation. CGC 5.507.1.
8. Heating and AC shall be sized and selected by ACCA Manual J or ASHRAE handbook or equivalent. The duct sizing shall be sized in accordance with one of the ACCA methods listed in CGC Section 4.507.2.
9. Prior to final approval of the building the licensed contractor, architect or engineer in responsible charge of the overall construction must complete and sign the Green Building Standards Certification form and given to the building department official to be filed with the approved plans.
10. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances. CGC 4.503.1
11. 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." CGC 4.506.1
12. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
13. Paints, stains and other coatings shall be compliant with VOC limits.
14. Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds.
15. 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.
16. 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.
17. 80% of the floor area receiving resilient flooring shall comply with one or more of the following: 1) VOC-emmission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2) Products compliant with CHPS criteria certified under the Greenguard Children & School program. 3) Certification under the Resilient Floor Covering Institute (RFCI) Floor Score program. 4) Meet the California of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for indoor Sources Using Environmental Chambers, "Version 1.1, February 2010 (also known as Specification 01350).
18. VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-Emitting Materials List or be certified under the Resilient Floor Covering Institute (RFCI) Floor Score Program.
19. Hardwood plywood, particleboard, medium density fiberboard (MDF), and composite wood product used on 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.
20. 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.
21. Vapor retarder and capillary break is installed at slab on grade foundations. Show one of the following methods on the plans: 1) 4-inch thick base of 1/2 inch or larger clean aggrigate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design which addresses bleeding, shrinkage, and curing shall be used. For additional information, see ACI 302.2R-02. 2) A slab design specified by a licensed design professional (Section 4.505.2.1)
22. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when framing members exceed 19% moisture content.
23. The moisture content of building materials used in wall and floor framing is checked before enclosure. Moisture content shall be verified by either a probe type or contact tpe moisture meter. A certificate of compliance indicating date of test, location and results issued by the framing subcontractor or general contractor must be submitted to the building inspector.

VEHICLE CHARGING

The following requirements apply to new one and two-family dwellings and townhouses with attached private garages, for the purpose of the installation of future EV chargers. Refer to governing California Green Building Standards Code CGBSC, Chapter 4, Residential Mandatory Measures for requirements. CGBSC, 4.106.4.1.

1. Install a listed raceway to facilitate future installation of Electric Vehicle Charger.
2. Raceway shall be not less than trade size 1 (nominal 1-in. diameter) to accommodate a dedicated 208/240-volt branch circuit.
3. Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the EV charger.
4. Raceway shall be continuous at enclosed, inaccessible or concealed areas and spaces.
5. The service panel or subpanel shall provide capacity to install a 40-ampre minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
6. The service panel or subpanel circuit directory shall identify: a) The overcurrent protective device space(s) for future EV charging as "EV CAPABLE" b) The raceway termination location as ""EV CAPABLE"."

GENERAL REQUIREMENTS

1. All work to be done in accordance with local codes, laws, ordinances, CAL-OSHA, city, county, state, and national standards and safety codes including but not limited to the following:
   - 2022 California Building Code
   - 2022 California Residential Code
   - 2022 California Plumbing Code
   - 2022 California Mechanical Code
   - 2022 California Electrical Code
   - 2022 California Energy Code
   - 2022 California Green Building Code
   - 2022 California Fire Code
   - 2022 California Building Energy Cfficiency Standards
2. Interior finishes shall conform to the requirements of Chapter 8, Uniform Building Code.
3. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting and other hot work shall be in conformance with CFC Chapter 35.
4. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.
5. Open flames, fire, and burning on all premises is prohibited except as specifically permitted by the City of San Diego and CFC 308.
6. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be a minimum of 4" inches high with a minimum stroke of .5 inches. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.
7. Building insulation shall be certified by the manufacturer to meet the California quality standards for insulating materials.
8. All new glazing will be installed w/ certifying label attached showing the "U" value.
9. The contractor shall provide a separation or barrier between all dissimilar metals.
10. All exterior metal, including but not limited to weld plates, flashing etc., shall be primed and painted per the specification (copper shall be left unpainted, unless otherwise noted).
11. During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC 3315.1.
12. Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.

PLUMBING

1. Water conservation measure must meet a 20% reduction rate according to the table 4.303.2 per CGC, effective 7.01.2011.
2. When a shower is provided with multiple shower heads, the sum of flow to all the heads shall not exceed the 20% reduced limit, or the shower shall be designed so that only one head is on at a time. CGC 4.303.2.
3. The control valves in bathtubs and shower combinations must be pressure balanced or have thermostatic mixing valves per CPC Section 414.5 and 418.0
4. All hot water piping sized ¾" or larger is required to be insulated as follows: 1" pipe size or less: 1" thick insulation; larger pipe sizes require 1½" thick insulation. Note: In addition, the ½" size hot water pipe to the kitchen sink is required to be insulated.
5. State health and safety code Sec. 17921.1 bans the use of chlorinated polyvinyl chloride (CPVC) for interior water supply piping.
6. Permanent vacuum breakers shall be included with all new hose bibbs.
7. 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.
8. 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 US EPA WaterSense Specification for Tank-type Toilets.
9. Urinals shall have an effective flush volume not to exceed 0.5 gallons per flush
10. Shower heads: Single shower heads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Multiple shower heads when served by a single valve, shall have a combined flow rate not to exceed 1.8 gallons per minute.
11. Faucets: Residential lavatory faucets shall have a maximum rate of 1.2 gallons per minute at 60 psi and a minimum flow rate of not less than 0.8 gallons per minute at 20 psi. Faucets in common and public use areas (outside of dwelling or sleeping units) in residential buildings must have a maximum flow rate of 0.5 gallons per minute at 60 psi. Metering faucets when installed in residential buildings must not deliver more than 0.25 gallons per cycle. 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 psu but must default back to the 1.8 gallons per minute rate.
12. A plumbing fixture certificate 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.
13. Below grade hot water piping is required to be installed in a waterproof and noncrushable sleeve or casing that allows for replacement of both the piping and insulation.
14. For additions or improvements to a residence built before 1994, existing "noncompliant" fixtures (toilets that use more than 1.6 gallons of water per flush, urinals that use more than one gallon of water per flush, showerheads that have a flow capacity of more than 2.5 gallons of water per minute, and interior faucets that emit more than 2.2 gallons of water per minute) shall be replaced. Certification of compliance shall be given to the building inspector prior to final permit approval. California SB407.
15. Shower components and bathtubs with installed shower heads shall be finished with a nonslip surface that extends to a height of not less than six feet above the floor.
16. All plumbing fixtures and fittings will be water conserving and will comply with the 2019 CGSBSC Sec.4303.1
17. All plumbing fixtures and fittings will be water conserving and will comply with the 2019 CGSBSC Sec.4303.1
18. Per the 2019 CGBSC Sec. 4303.2 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.

HVAC/MECHANICAL

Method used for the selection of Heating and Air Conditioning equipment:
Energy Pro software per ASHRAE based heating and cooling calculations.

NOTE: A signed affidavit from installer stating method used for the selection of Heating and Air Conditioning equipment and that such equipment was installed in accordance to the above method is required. This affidavit shall be presented to the building inspector BEFORE final inspection.

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.

An electronically signed and registered Certificate of Field Verification and Diagnostic Testing (CF3R) posted 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.

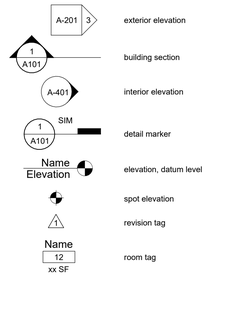
1. Exhaust Vents and dryer vents shall be equipped with back-draft dampers.
2. Attic/Underfloor installation must comply with Sections 904, 908 and 909 of California Mechanical Code (CMC).
3. Provide B Venting for roof w R-6 insulation.
4. Duct insulation to be R-6 per T24 documentation.
5. Hot water piping to be insulated w 1", R-5 pipe insulation for all pipes >3/4".

Heating and Air Conditioners shall be sized, designed and have their equipment selected using the following methods:
1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculations), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Slect heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection).

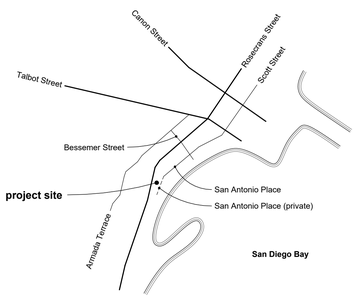
ENERGY

1. Method used for the selection of Heating and Air Conditioning equipment: Energy Pro software per ASHRAE based heating and cooling calculations.
2. NOTE: A signed affidavit from installer stating method used for the selection of Heating and Air Conditioning equipment and that such equipment was installed in accordance to the above method is required. This affidavit shall be presented to the building inspector BEFORE final inspection.
3. Compliance withthe documentation requirements of the 2013 Energy Efficiency Standards is necessary for this project. Registered, signed, and dated copies of the appropriate CF1R, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.

SYMBOLS



VICINITY MAP



CONTRACTOR FIELD VERIFICATION

Before erection of structure and/or ordering of any building components, the General Contractor should field verify all horizontal, vertical dimensions and connections of existing/proposed components including, without being limited to:

- building setbacks
- existing/proposed grade
- maximum allowable height at walls and ridges
- insulation requirements at walls, floors and roof structure
- mechanical equipment location and clearances
- trusses dimensions and slope
- steel structure and components
- interior cabinets, appliances, furniture
- plumbing fixtures and related code required clearances
- window/door configuration, operation, size, energy requirements, etc.
- any similar components and/ or system(s)

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 CF1 R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved.

An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a 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."

DEFERRED SUBMITTALS

Solar PV system
Submittal documents for deferred submittal items shall be submitted to the registered design professional in responsible charge, who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall NOT be installed until their design and submittal documents have been approved by the building official.

AGING IN PLACE

(Section R327): Newly constructed dwellings shall be designed and constructed with the following:
a) Reinforcement for grab bars: At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with section R327.1.1. Reinforcement shall be minimum 2x8 solid lumber, located between 32" and 39-¼" above the finished floor flush with wall framing on both side walls of the fixture.
b) Electrical outlets, switch, and control heights shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finished floor (R327.1.2).
c) Doorbell buttons shall not exceed 48" above exterior floor or landing. (R327.1.4)

ELECTRICAL

1. Receptacle outlet locations will comply with NEC Article 210.52 (A). Outlets shall be located within 6 ft of any opening and not to exceed 12 apart. Any isolated wall 2 ft or wider to have outlets.
2. A balcony, deck, or porch that is greater in area than 20 square feet and is accessible from the interior of the dwelling will require a minimum of one GFCI protected receptacle outlet per CEC 210.52(E).
3. For a single-family dwellings: at least one GFCI protected receptacle outlet accessible at grade level will be installed outdoors at the front and back of the dwelling per NEC Art. 210-52 (e).
4. Bathroom circuiting shall be either: a.) 20 amp circuit dedicated to each bathroom, or b.) At least one 20 amp circuit supplying only bathroom receptacle outlets
5. Bedroom branch circuits will be arc fault circuit protected per CEC Article 210.12 (B)
6. GCFI protected outlets for locations described in NEC 210.8 (A): kitchens, garages, bathrooms, crawl spaces, laundries, wet bar sinks, outdoors, within 6" of sink, etc.
7. Per CEC Article 510.52 (C): in kitchens a receptacle outlet shall be installed at each counter space 12" or wider; receptacles shall be installed so that no point along the wall line is more than 24"; peninsular countertops 12" by 24" long (or greater) shall have at least one receptacle. (Counter spaces separated by range tops, refrigerators or sinks shall be considered as separate counter top spaces.)
8. A wall receptacle shall be located adjacent to each lavatory in the bathroom per NEC Art. 210-52(d).
9. Tamper resistant receptacles for all locations as described in CEC Article 210.52 (i.e. all receptacles).
10. Weather resistant type for receptacles installed in damp or wet locations (outside).
11. Arc-fault protection for all outlets (not just receptacles) located in rooms described in NEC 210.12 (A): family, living, bedrooms, dining, halls, etc
12. For hallways of 10 feet or more in length at least one receptacle outlet shall be required per NEC Art.210-52(h)
13. Electrical Vehicle Supply Equipment (EVSE) is required in one and two family dwellings and townhomes with attached garages. Show on the plans the location of the electrical vehicle supply equipment. The EVSE must consist of minimum 1" conduit extending from the main panel to a junction box where the EVSE receptacle will be provided. The main service panel must be sized to accommodate 208/240 Volt, 40 amp dedicated branch circuit.

FAA SELF-CERTIFICATION

I, Tyler Van Stright, do hereby certify that the structure(s) or modification to existing structure(s) shown on the plans do not require Federal Aviation Administration notification because per Section 77.15 (a) of Title 14 of the Code of Federal Regulations CFR Part 77, notification is not required.

STAIRS

1. Minimum width shall be 36" clear, handrails shall not project more than 4.5" on either side of the stairway
2. Minimum headroom on all parts of the stairway shall be 6'-8" measured vertically from a sloped line adjoining tread nosing
3. Required landings shall have a minimum dimension of 36" measured in the direction of travel
4. Max riser height = 7.75", Minimum tread depth = 10" (where there is no nosing at the tread the minimum run is 11")
5. A nosing (between ¾" and 1-¼") shall be provided on stairways with solid risers. Exception: No nosing is required if the tread depth is at least 11 inches.
6. Open risers are only permitted if the opening between treads does not permit the passage of a 4" diameter sphere.
7. 1/2" gypsum board shall be applied at underside of all enclosed usable spaces.

HANDRAILS

1. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers
2. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finished surface of ramp slope, shall be min 34", max 38"
3. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight
4. Handrails shall provide code compliance with grip-size requirements (R311.7.8.3)
5. Handgrips adjacent to wall shall have a min of 1.5" between wall and handrail, extensions shall be returned or shall have round terminations or bends

GUARDRAILS

1. Shall be installed along open-sided walking surfaces that are located more than 30" above the floor or grade below.
2. Shall have a height of 42" and may be 34" along sides of stairs
3. Opening between guardrails shall be less than 4". The triangular openings formed by the riser, tread and bottom element of a guardrail at a stair shall be less than 6"
4. Shall be detailed to show capability to resist a concentrated load of 200 pounds in any direction along the top rail per R301.5. See structural for detailing/calculations.

PROJECT SCOPE

- Coastal Development Permit (PRJ-1132081) for thje remodel/addition of an existing single-family home
- Conversion of a portion of existing lower level into an attached ADU
- New attached carport at lower level
- Associated landscape and hardscape improvements

PROJECT DATA

Project Number	PRJ-1132081
Address	827 Rosecrans Street, San Diego, CA 92106
APN	532-322-07-00
Legal Description	MAP 2224 Block No Lot No 28 YACHT CLUB TERRACE MM 36 Block No Lot No PL 177 PUEBLO LANDS OF SAN DIEGO
Base Zone	RS-1-7
Overlay Zones	Coastal Height Limit Overlay Zone (CHLOZ) Coastal Overlay Zone (COZ) Coastal Overlay Zone First Public Roadway (COZFPR) Airport Land Use Compatibility Overlay Zone (ALUCOZ) ALUCP Airport Influence Area (AIA) FAA Part 77 Noticing Area Parking Impact Overlay Zone (PIOZ) Environmentally Sensitive Area (ESA)
Geological Hazard Category	53
Gross/Net Lot Size	9,755 sf (after lot consolidation)
Max FAR	0.55 (9,755 x 0.55 = max 5,365 sf)
Proposed FAR	5,172 / 9,755 = 0.53 (800 sf of ADU excluded) 5,972 / 9,755 = 0.61 (entire ADU included)
Use	Single Family Home / ADU
Occupancy	R-3
Construction Type	VB
# of Stories	3
Max Structure Height	24' / 30'
Proposed Structure Height	
City "plumb line measurement"	29'-8 1/2" (see E-W Section 01)
City "overall height measurement"	27'-10" (see South Elevation)
Coastal "height of building"	23'-11" (see South Elevation)
Front Setback	15'-0"
Rear Setback	13'-0"
Side Setback	100' x .08 = 8'-0"
Year Built (Original)	1951
Fire Sprinklers	none existing, new system required
Landscape Area	3,377 sf

GROSS BUILDING AREA - EXISTING CONDITIONS

Area Name	Area	Comments
0 - Lower Level (Crawlspace)	841 SF	
0 - Lower Level (House)	1126 SF	
1 - Entry Level (Garage)	450 SF	
1 - Entry Level (House)	2285 SF	
Grand total	4702 SF	

GROSS BUILDING AREA - PROPOSED CONDITIONS

Area Name	Area	Comments
0 - Lower Level (ADU)	810 SF	
0 - Lower Level (House)	443 SF	
1 - Covered Entry	173 SF	
1 - Entry Level (House)	3124 SF	
2 - Upper Level (House)	1422 SF	
Grand total	5972 SF	

DRAINAGE / GRADING NOTES

No change to overall drainage pattern.

All stormwater runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.

EARTHWORK QUANTITIES

Cut Quantities	75 CuYd
Fill Quantities	120 CuYd
Import/Export	45 CuYd export
Max Cut Depth	3'-10" (west end of carport)
Max Fill Depth	2'-8" (east end of carport)

The project proposes to export 45 cubic yards of material from this site. All export material shall be discharged to a legal disposal site. The approval of this project does not allow processing and sale of the material, all such activities require a separate Conditional Use Permit.

AREA CALCULATIONS

Total Disturbed Area = 4,885 sf	
TOTAL Existing Impervious Area	5,694 sf
Existing Impervious Area to remain	3,116 sf
New/Replaced Impervious Area	3,632 sf
TOTAL Proposed Impervious Area	6,748 sf

DIRECTORY

OWNER
Howard Lomas
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Tyler Van Stright, Architect
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GENERAL CONTRACTOR
tbd

SHEET INDEX

GENERAL

G001	General Project Information

SURVEY

CS-01	Boundary and Existing Topo

ARCHITECTURE

A001	Axonometrics
A002	Existing Site Plan, Calculations
A003	New Site Plan, Calculations
A004	Area Plans
A101	Demo Plans
A102	Demo Plans
A103	Demo Plans
A104	New Plans
A105	New Plans
A106	New Plans
A107	New Plans
A201	Elevations
A202	Elevations
A203	Elevations
A204	Elevations
A301	Sections
A302	Sections
A303	Sections
A304	Sections
A305	Sections

future submittal

VS/AS VanStright Architecture Studio

Lomas Residence + ADU
827 Rosecrans Street, San Diego, CA 92106

LICENSED ARCHITECT
Tyler Van Stright
C-41433
Exp. 09/30/2027
STATE OF CALIFORNIA

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Project number
24017

Purpose
CDP Submittal 1

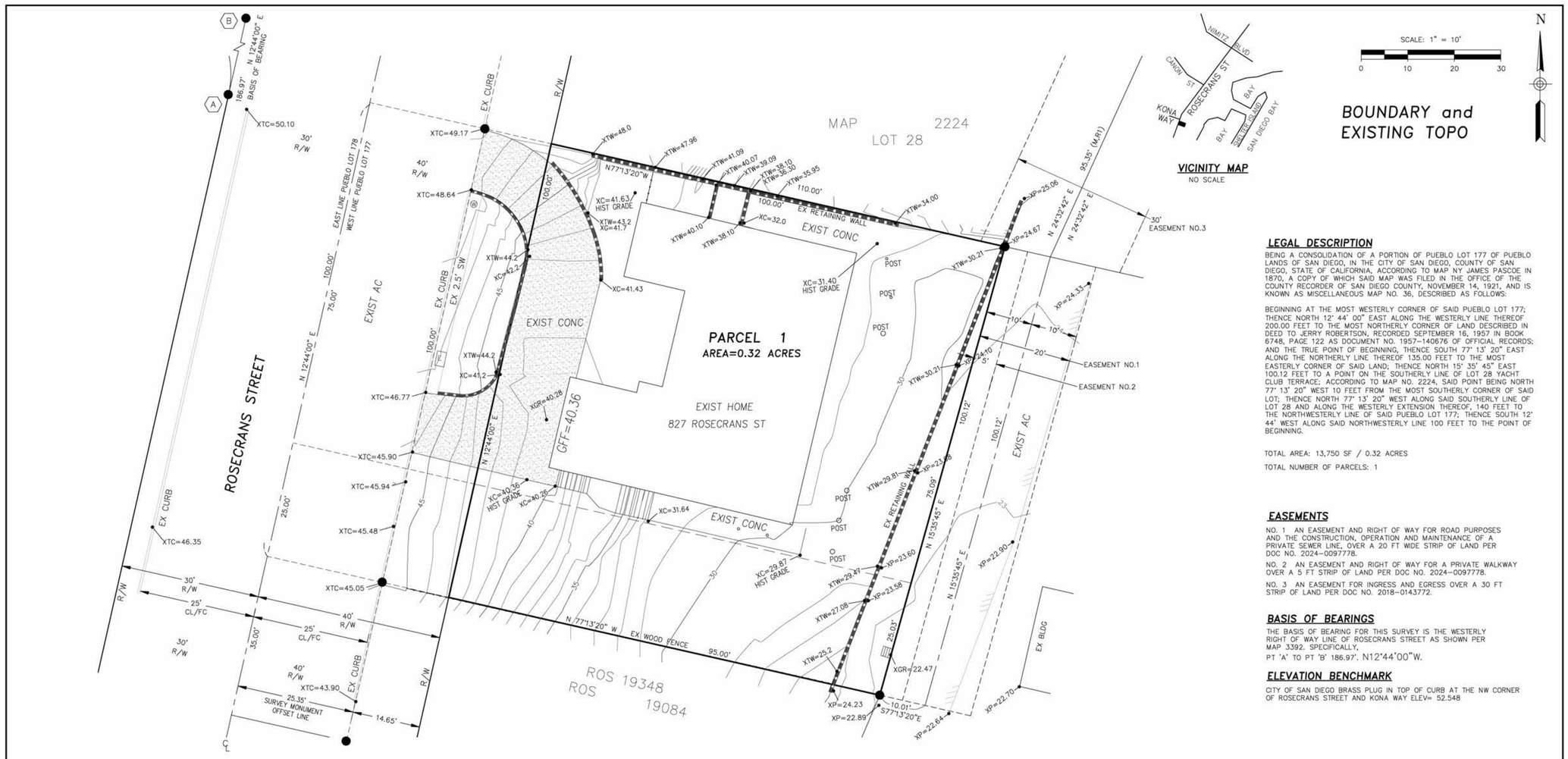
Export Date
3/13/2025 11:46:42 AM

Revisions

#	Description	Date

General Project Information

G001



BOUNDARY and EXISTING TOPO

LEGAL DESCRIPTION

BEING A CONSOLIDATION OF A PORTION OF PUEBLO LOT 177 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PUEBLO LOT 177; THENCE NORTH 12° 44' 00" EAST ALONG THE WESTERLY LINE THEREOF 200.00 FEET TO THE MOST NORTHERLY CORNER OF LAND DESCRIBED IN DEED TO JERRY ROBERTSON, RECORDED SEPTEMBER 16, 1957 IN BOOK 6748, PAGE 122 AS DOCUMENT NO. 1957-140676 OF OFFICIAL RECORDS; AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 77° 13' 20" EAST ALONG THE NORTHERLY LINE THEREOF 135.00 FEET TO THE MOST EASTERLY CORNER OF SAID LAND; THENCE NORTH 15° 35' 45" EAST 100.12 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 28 YACHT CLUB TERRACE; ACCORDING TO MAP NO. 2224, SAID POINT BEING NORTH 77° 13' 20" WEST 10 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 77° 13' 20" WEST ALONG SAID SOUTHERLY LINE OF LOT 28 AND ALONG THE WESTERLY EXTENSION THEREOF, 140 FEET TO THE NORTHWESTERLY LINE OF SAID PUEBLO LOT 177; THENCE SOUTH 12° 44' WEST ALONG SAID NORTHWESTERLY LINE 100 FEET TO THE POINT OF BEGINNING.

TOTAL AREA: 13,750 SF / 0.32 ACRES

TOTAL NUMBER OF PARCELS: 1

EASEMENTS

NO. 1 AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES AND THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A PRIVATE SEWER LINE, OVER A 20 FT WIDE STRIP OF LAND PER DOC NO. 2024-0097778.

NO. 2 AN EASEMENT AND RIGHT OF WAY FOR A PRIVATE WALKWAY OVER A 5 FT STRIP OF LAND PER DOC NO. 2024-0097778.

NO. 3 AN EASEMENT FOR INGRESS AND EGRESS OVER A 30 FT STRIP OF LAND PER DOC NO. 2018-0143772.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE WESTERLY RIGHT OF WAY LINE OF ROSECRANS STREET AS SHOWN PER MAP 3392. SPECIFICALLY,

PT 'A' TO PT 'B' 186.97'. N12°44'00"W.

ELEVATION BENCHMARK

CITY OF SAN DIEGO BRASS PLUG IN TOP OF CURB AT THE NW CORNER OF ROSECRANS STREET AND KONA WAY ELEV= 52.548

PROFESSIONAL LAND SURVEYOR — DANIEL LEE TOBAR — 8793 — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — DANIEL LEE TOBAR — 56199 — CIVIL — STATE OF CALIFORNIA

FOR COMPREHENSIVE BOUNDARY AND MONUMENT DESCRIPTIONS SEE CONSOLIDATION PARCEL MAP PREPARED BY TOBAR ENGINEERING

TOPO SURVEY FEB 2025

TOBAR ENGINEERING
15910 CUMBERLAND DR . POWAY, CALIFORNIA 92064 . (858) 486-7210 tobareng@cox.net

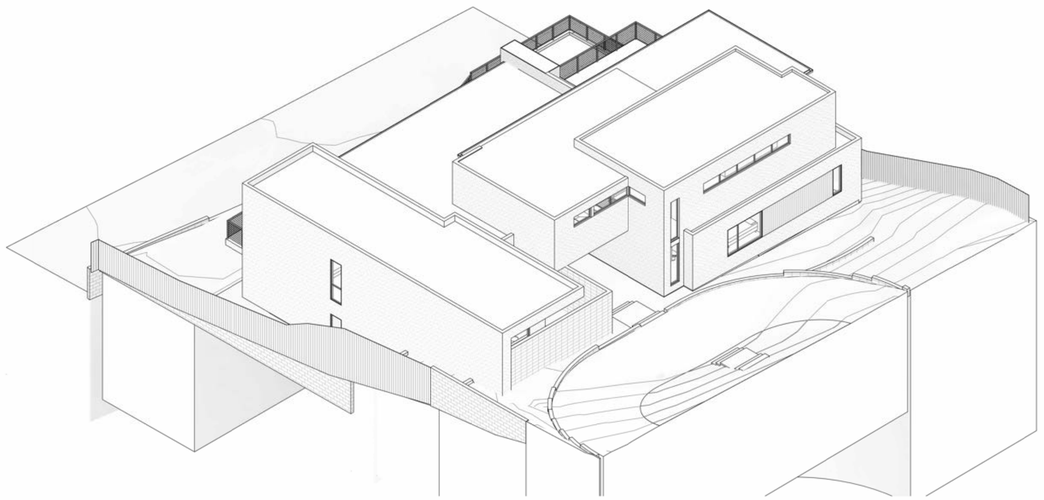
TOBAR ENGINEERING
15910 CUMBERLAND DR, POWAY CA 92064
858.486.7210 EMAIL: tobareng@cox.net

SHEET: BOUNDARY AND EXISTING TOPO SHEET
PROJECT NAME: 827 ROSECRANS ST
ADDRESS: 827 ROSECRANS ST

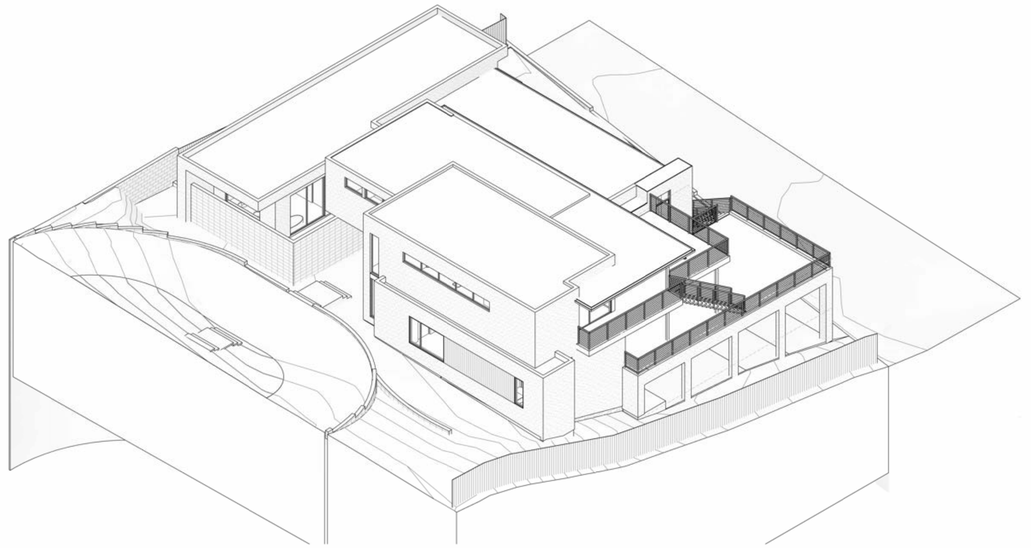
SHEET 1 OF 1
PRJ -

CITY APPROVAL STAMP

CS-01



1 **Axonometric - NW**



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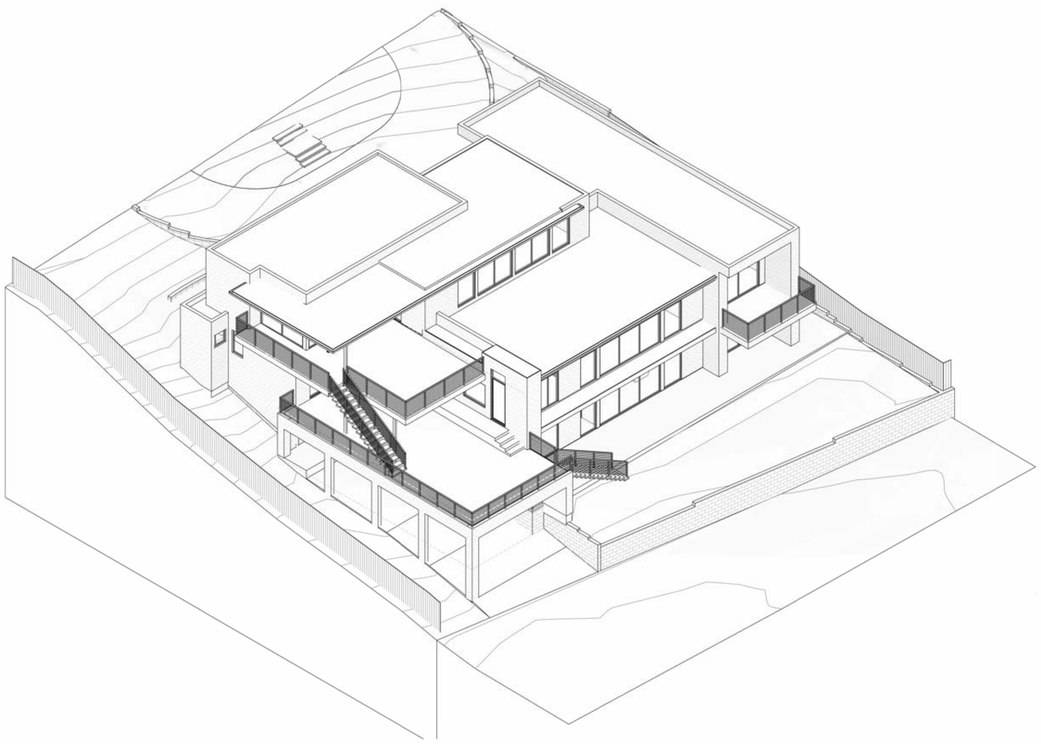
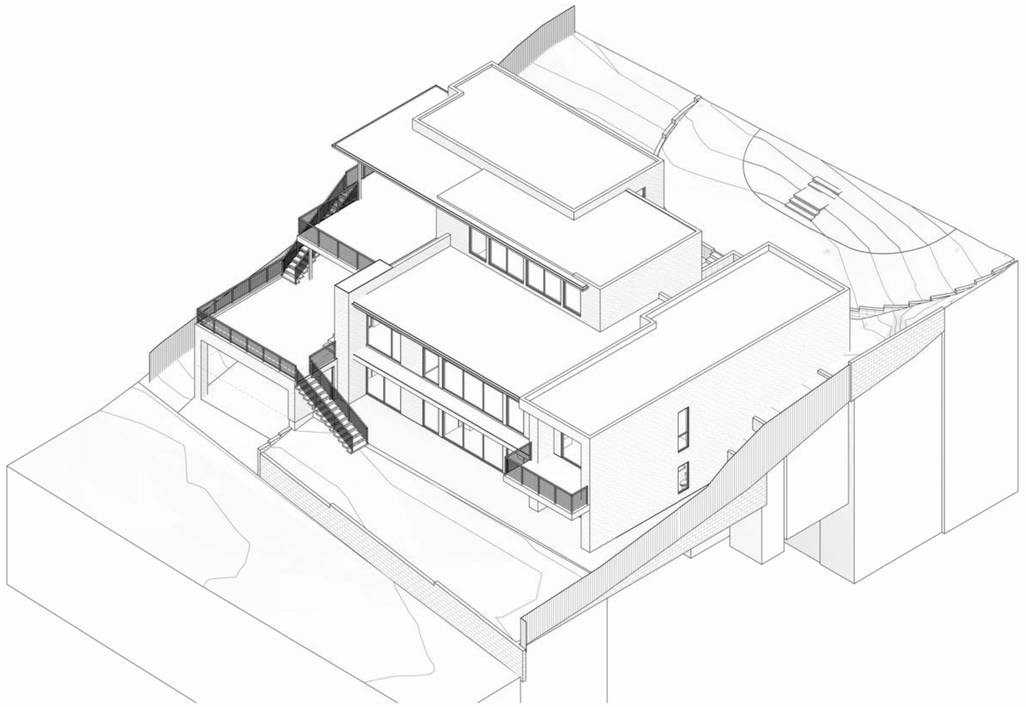


3 **Axonometric - SE**



4 **Axonometric - NE**

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Lomas Residence + ADU

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Rev. 09-30-2027
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Purpose
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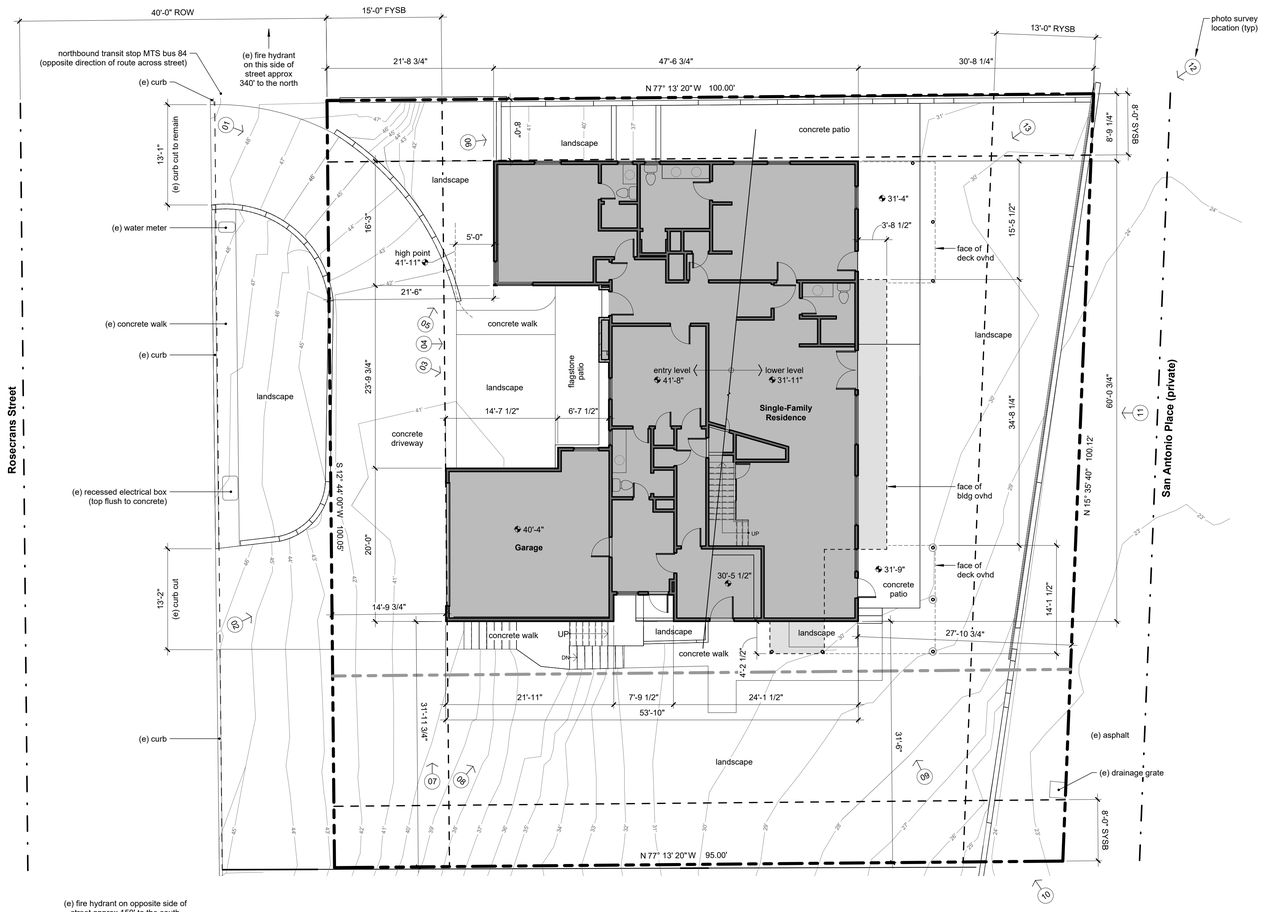
Revisions

#	Description	Date

Axonometrics

A001



1 Site Plan - Existing

1/8" = 1'-0"

PROJECT SCOPE

- Coastal Development Permit (PRJ-1132081) for thje remodel/addition of an existing single-family home
- Conversion of a portion of existing lower level into an attached ADU
- New attached carport at lower level
- Associated landscape and hardscape improvements

PROJECT DATA

Project Number	PRJ-1132081
Address	827 Rosecrans Street, San Diego, CA 92106
APN	532-322-07-00
Legal Description	MAP 2224 Block No Lot No 28 YACHT CLUB TERRACE MM 36 Block No Lot No PL 177 PUEBLO LANDS OF SAN DIEGO
Base Zone	RS-1-7
Overlay Zones	Coastal Height Limit Overlay Zone (CHLOZ) Coastal Overlay Zone (COZ) Coastal Overlay Zone First Public Roadway (COZFPR) Airport Land Use Compatibility Overlay Zone (ALUCOZ) ALUCP Airport Influence Area (AIA) FAA Part 77 Noticing Area Parking Impact Overlay Zone (PIOZ) Environmentally Sensitive Area (ESA)
Geological Hazard Category	53
Gross/Net Lot Size	9,755 sf (after lot consolidation)
Max FAR **Proposed FAR**	0.55 (9,755 x 0.55 = max 5,365 sf) 5,172 / 9,755 = 0.53 (800 sf of ADU excluded) 5,972 / 9,755 = 0.61 (entire ADU included)
Use **Occupancy** **Construction Type**	Single Family Home / ADU R-3 VB
# of Stories	3
Max Structure Height	24' / 30'
Proposed Structure Height City "plumb line measurement" City "overall height measurement" Coastal "height of building"	 29'-8 1/2" (see E-W Section 01) 27'-10" (see South Elevation) 23'-11" (see South Elevation)
Front Setback **Rear Setback** **Side Setback**	15'-0" 13'-0" 100' x .08 = 8'-0"
Year Built (Original)	1951
Fire Sprinklers	none existing, new system required
Landscape Area	3,377 sf

GROSS BUILDING AREA - EXISTING CONDITIONS

Area Name	Area	Comments
0 - Lower Level (Crawlspace)	841 SF	
0 - Lower Level (House)	1126 SF	
1 - Entry Level (Garage)	450 SF	
1 - Entry Level (House)	2285 SF	
Grand total	4702 SF	

GROSS BUILDING AREA - PROPOSED CONDITIONS

Area Name	Area	Comments
0 - Lower Level (ADU)	810 SF	
0 - Lower Level (House)	443 SF	
1 - Covered Entry	173 SF	
1 - Entry Level (House)	3124 SF	
2 - Upper Level (House)	1422 SF	
Grand total	5972 SF	

DRAINAGE / GRADING NOTES

No change to overall drainage pattern.

All stormwater runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system.

EARTHWORK QUANTITIES

Cut Quantities	75 CuYd
Fill Quantities	120 CuYd
Import/Export	45 CuYd export
Max Cut Depth	3'-10" (west end of carport)
Max Fill Depth	2'-8" (east end of carport)

The project proposes to export 45 cubic yards of material from this site. All export material shall be discharged to a legal disposal site. The approval of this project does not allow processing and sale of the material, all such activities require a separate Conditional Use Permit.

AREA CALCULATIONS

Total Disturbed Area = 4,885 sf

TOTAL Existing Impervious Area	5,694 sf
Existing Impervious Area to remain	3,116 sf
New/Replaced Impervious Area	3,632 sf
TOTAL Proposed Impervious Area	6,748 sf

Per City of San Diego Municipal Code Sections 12.0104, 43.010, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Stormwater Compliance Inspection Requirements associated with each permit.

STORM WATER QUALITY NOTES - CONSTRUCTION BMP 'S

This project shall comply with all current requirements of the State Permit; California Regional Water Quality Control Board (SDRWQCB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Strorm Water Standards Manual.

Notes below represent key minimum requirements for construction 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 (SWPP) 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 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 notices, citations, civil penalties, and/or stop work notices.
6. The contractor or qualified contact person shall be responsible for cleanup of all silt, debris, and mud on affected and adjacent street(s) and within storm drain system due to construction vehicles/equipment and construction activity at the end of each work day.
7. The contractor shall 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 resident engineer and as indicated in the SWPPP/WPCP
8. The contractor or qualified contact person shall clear debris, silt, and mud from all ditches and swales prior to and within 3 business days after each rain event 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 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.
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15. As necessary, the 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 resident engineer) to evaluate the adequacy of the erosion and sediment control measures and other BMPs relative to anticipated construction activities.
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17. Construction entrance and exit area. Temporary construction entrance and exits shall be constructed in accordance with CASQA fact sheet TC-1 or 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 bypassing the entrance.
(a) non-storm water discharges shall be effectively managed per the San Diego municipal code chapter 4, article 3, division 3 "Storm Water Management and Discharge Control".

Updated July 2018

project north

0' 4' 8' 16'

VS/AS VanStright Architecture Studio

Lomas Residence + ADU

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Project number
24017

Purpose
CDP Submittal 1

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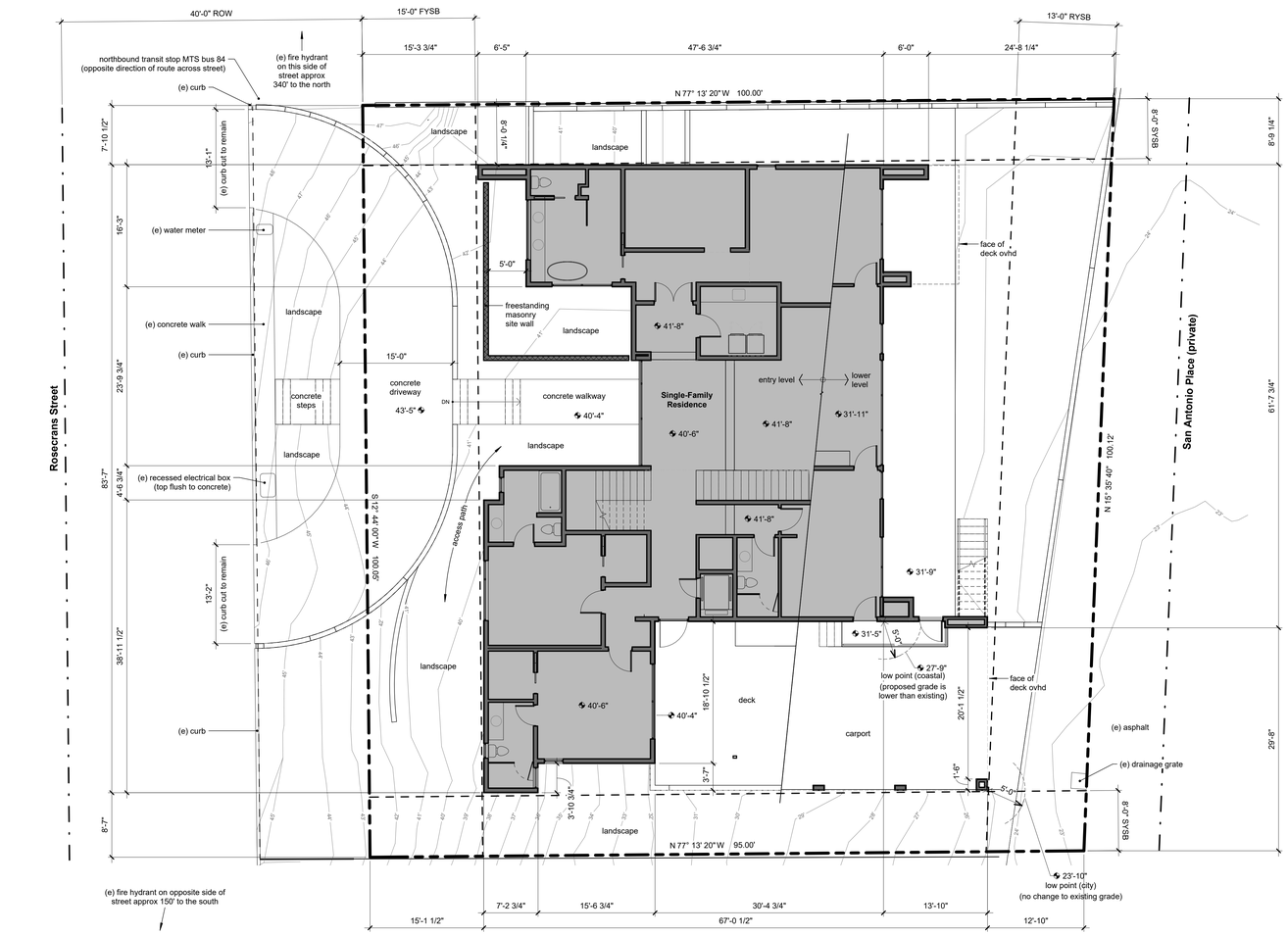
Revisions

#	Description	Date

Existing Site Plan, Calculations

A002



1 Site Plan - New

1/8" = 1'-0"

PROJECT SCOPE

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Updated July 2018

project north

0' 4' 8' 16'

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Project number
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Purpose
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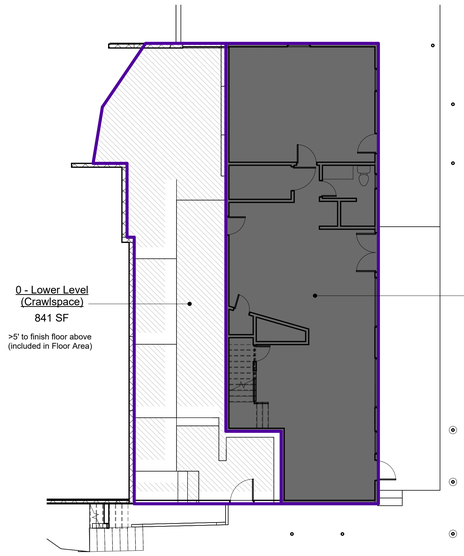
Revisions

#	Description	Date

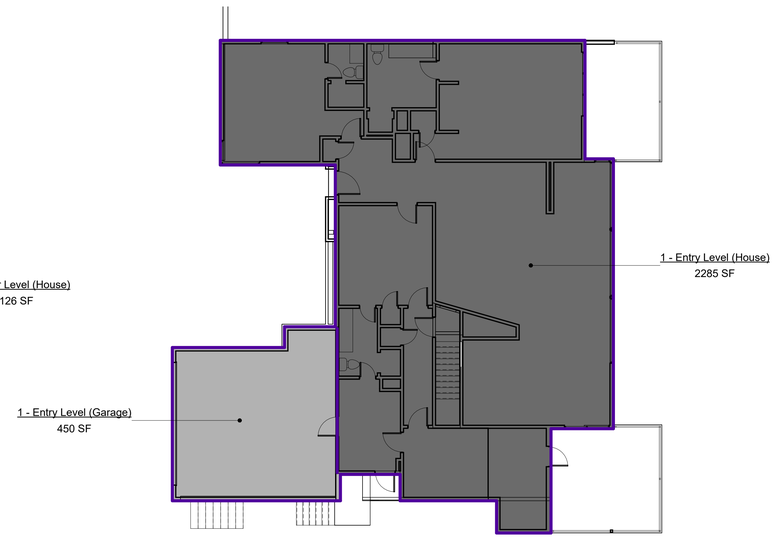
New Site Plan, Calculations

A003



1 Area Plan - 0 Lower Level EXISTING

1/8" = 1'-0"



2 Area Plan - 1 Entry Level EXISTING

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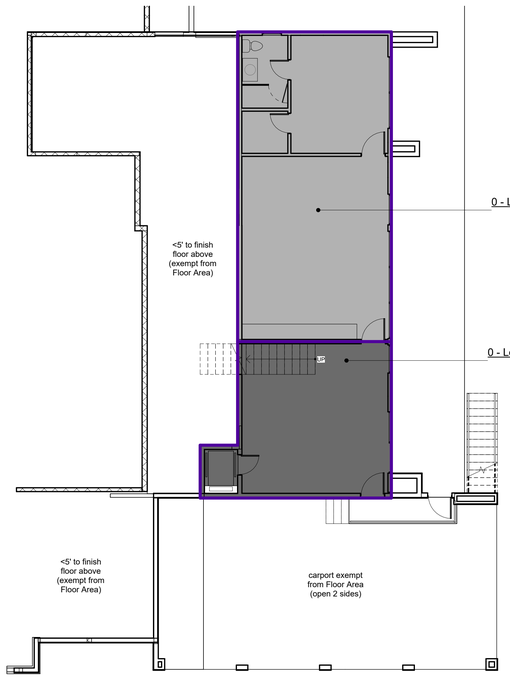
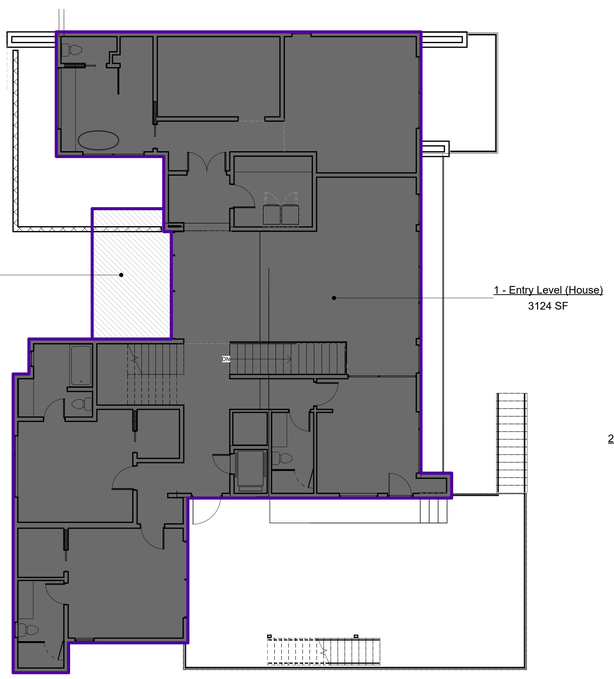


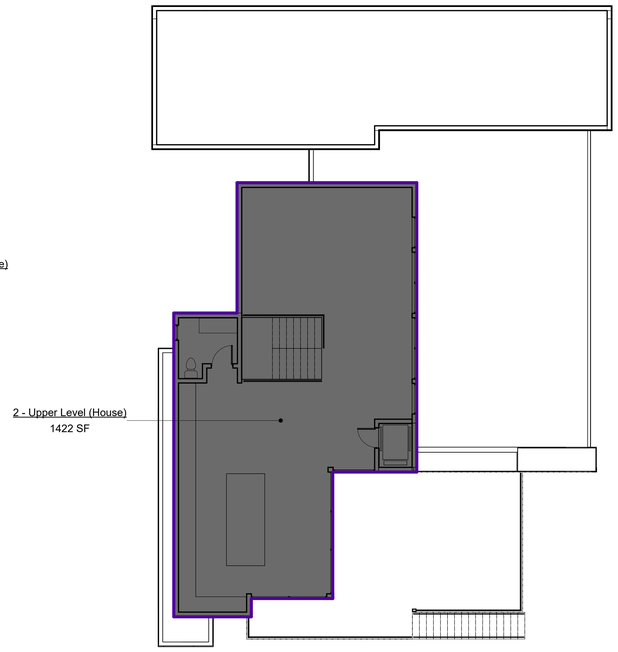
3 Area Plan - 0 Lower Level NEW

1/8" = 1'-0"



4 Area Plan - 1 Entry Level NEW

1/8" = 1'-0"



5 Area Plan - 2 Upper Level NEW

1/8" = 1'-0"

project north

0' 4' 8' 16'

VS/AS VanStright Architecture Studio

Lomas Residence + ADU

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Project number
24017

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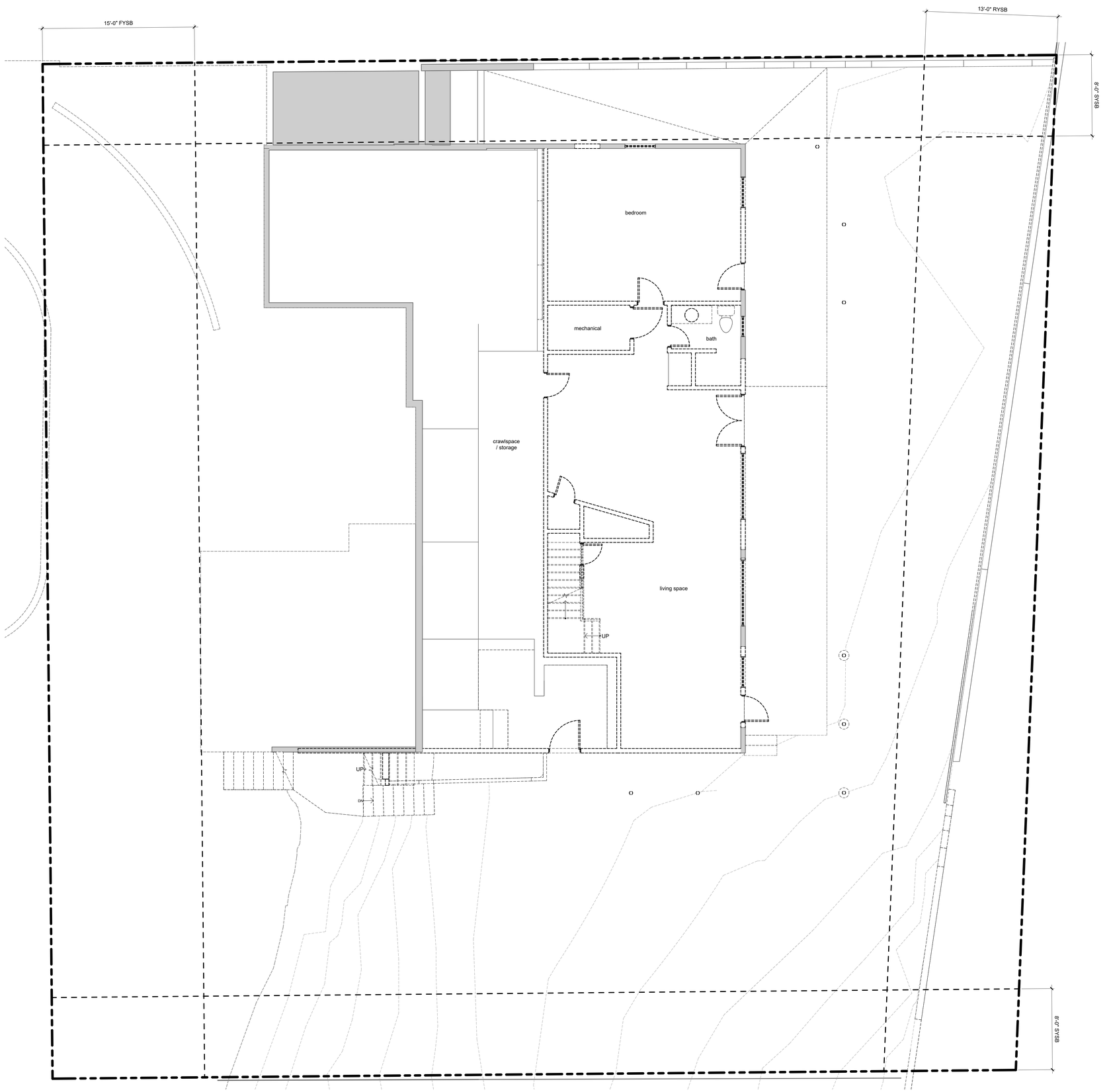
Revisions

#	Description	Date

Area Plans

A004



WALL TYPE LEGEND

- **existing walls to remain**
- **existing walls to be demlished**
- **new walls**
  note: hatch patterns and width will vary based on specific wall type

1 0 - Lower Level Plan - Demo

1/4" = 1'-0"

project north

0' 2' 4' 8'

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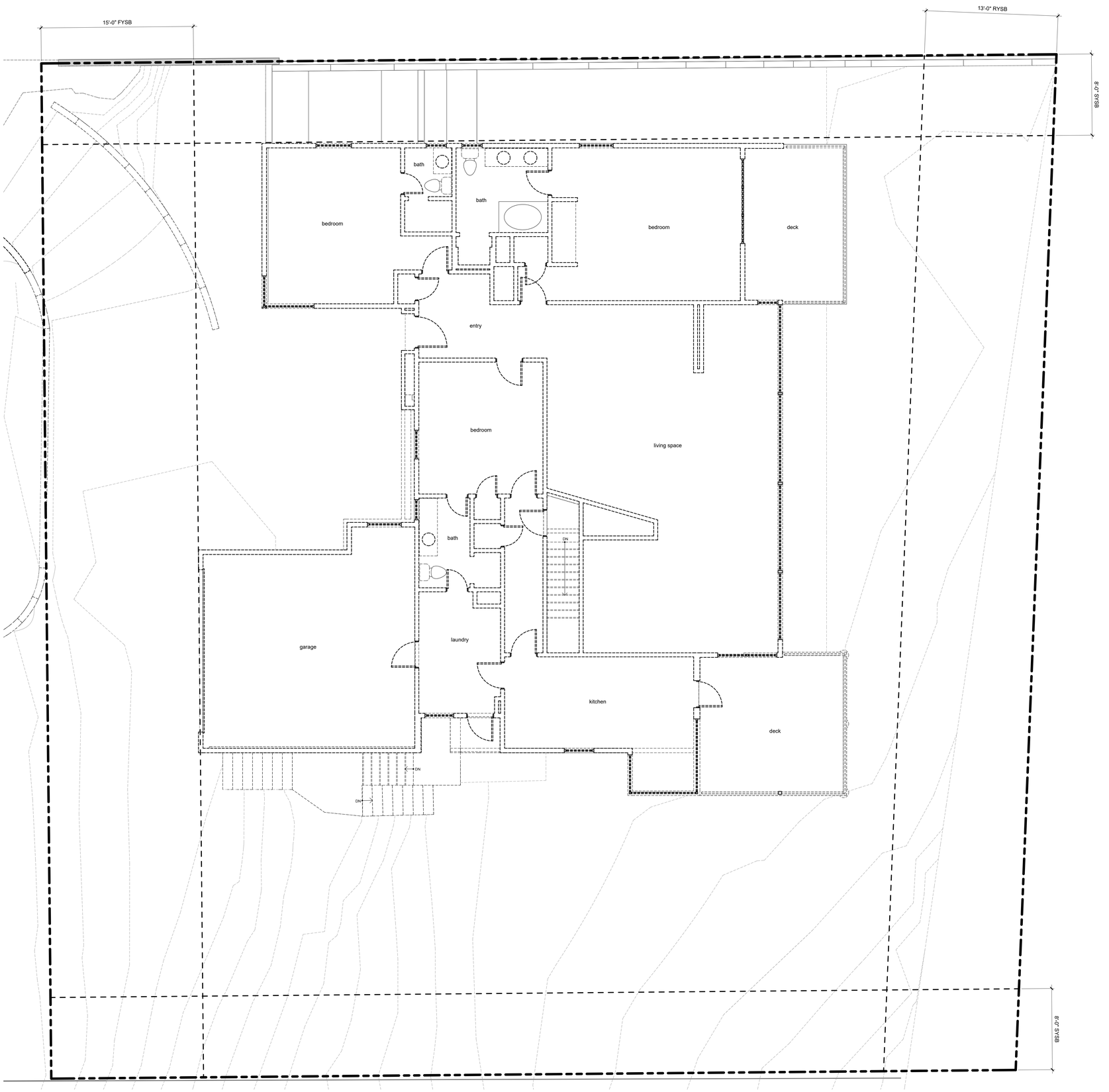
Revisions

#	Description	Date

Demo Plans

A101



WALL TYPE LEGEND

existing walls to remain

existing walls to be demlished

new walls
note: hatch patterns and width will vary based on specific wall type

1 1 - Entry Level Plan - Demo

1/4" = 1'-0"

project north

0' 2' 4' 8'

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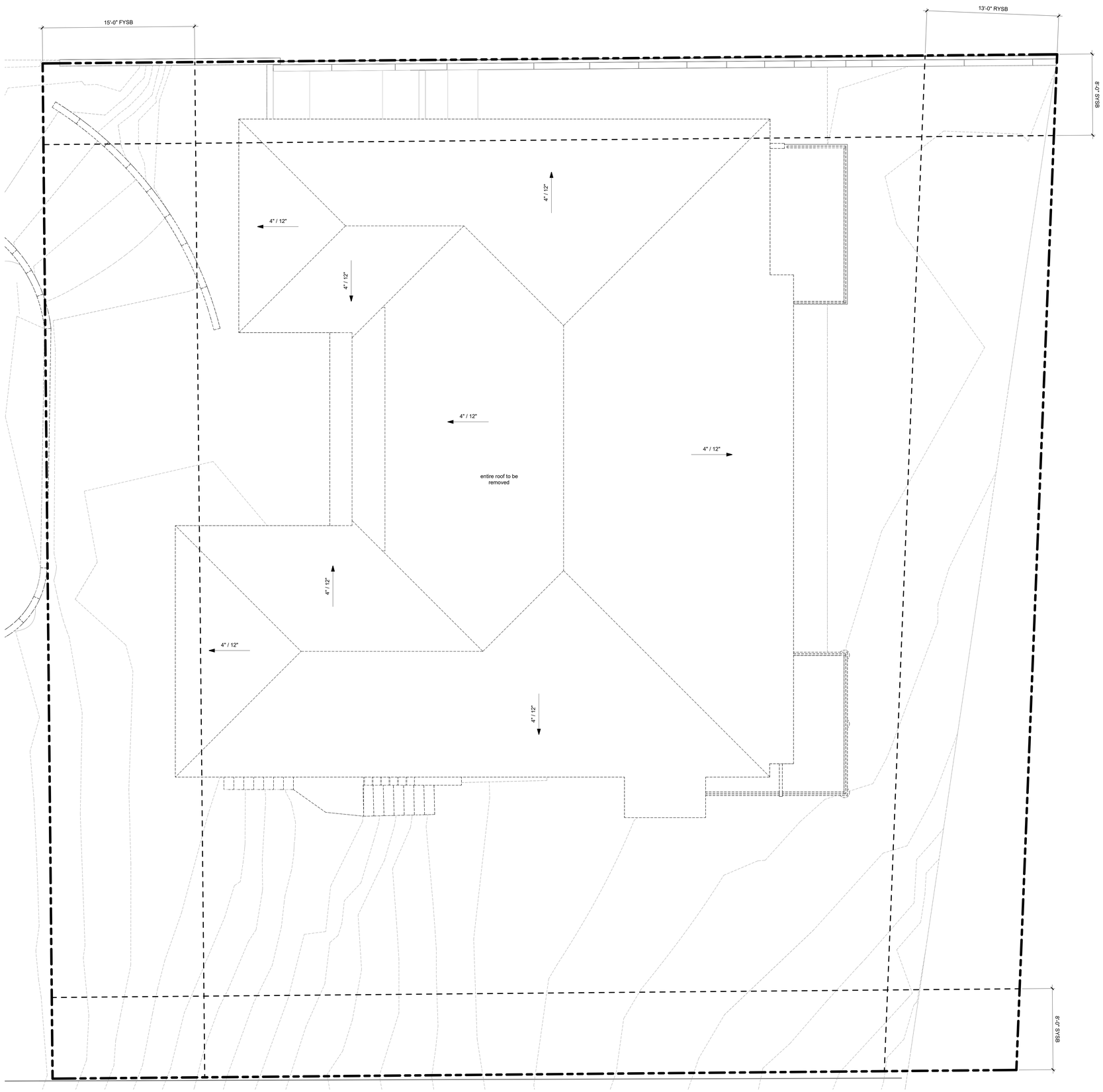
Revisions

#	Description	Date

Demo Plans

A102



WALL TYPE LEGEND

- **existing walls to remain**
- **existing walls to be demlished**
- **new walls**
  note: hatch patterns and width will vary based on specific wall type

1 **2 - Roof Plan - Demo**

1/4" = 1'-0"

project north

0' 2' 4' 8'

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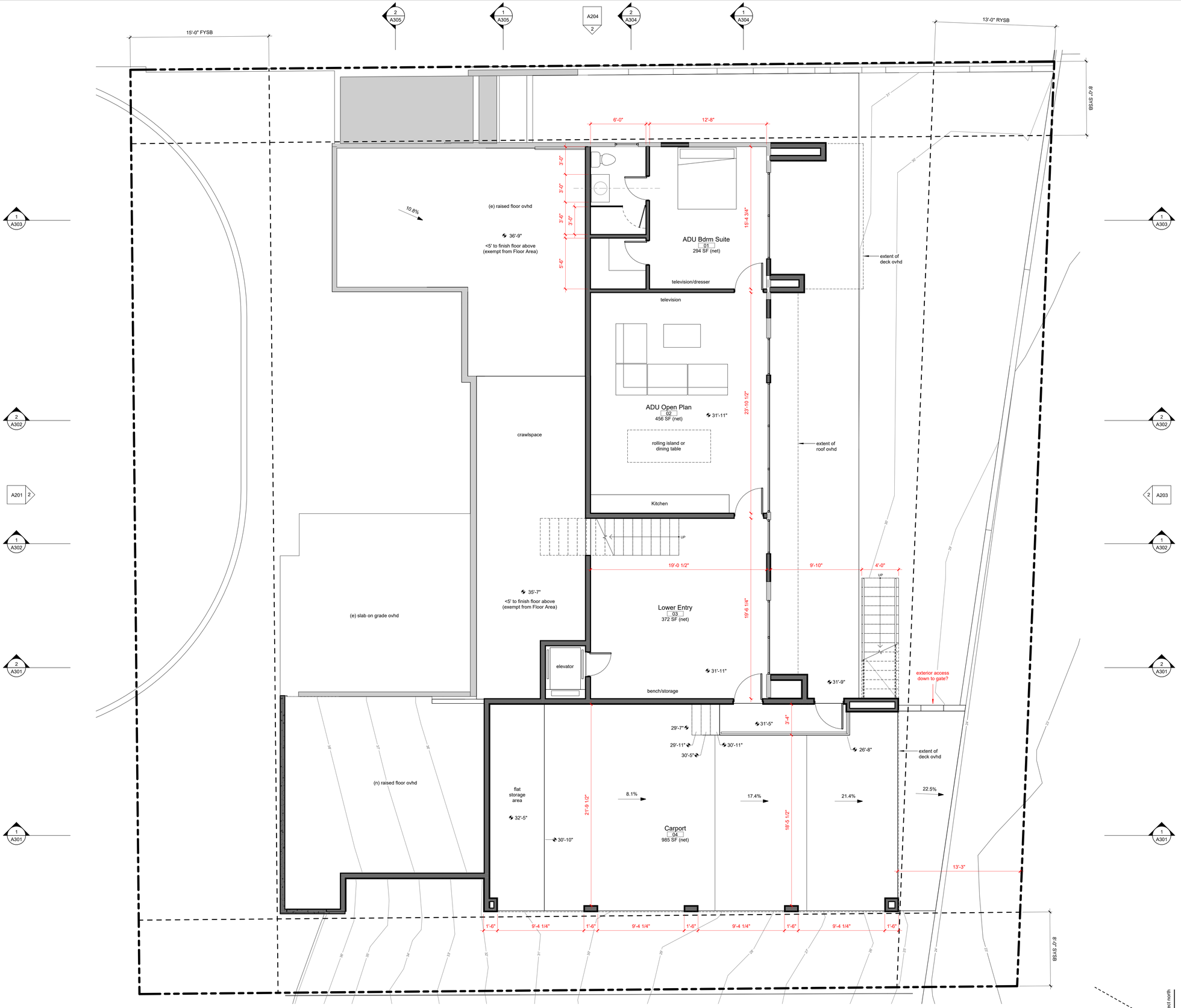
Revisions

#	Description	Date

Demo Plans

A103



WALL TYPE LEGEND

- existing walls to remain
- existing walls to be demlished
- new walls
  note: hatch patterns and width will vary based on specific wall type

1 0 - Lower Level Plan - New

1/4" = 1'-0"

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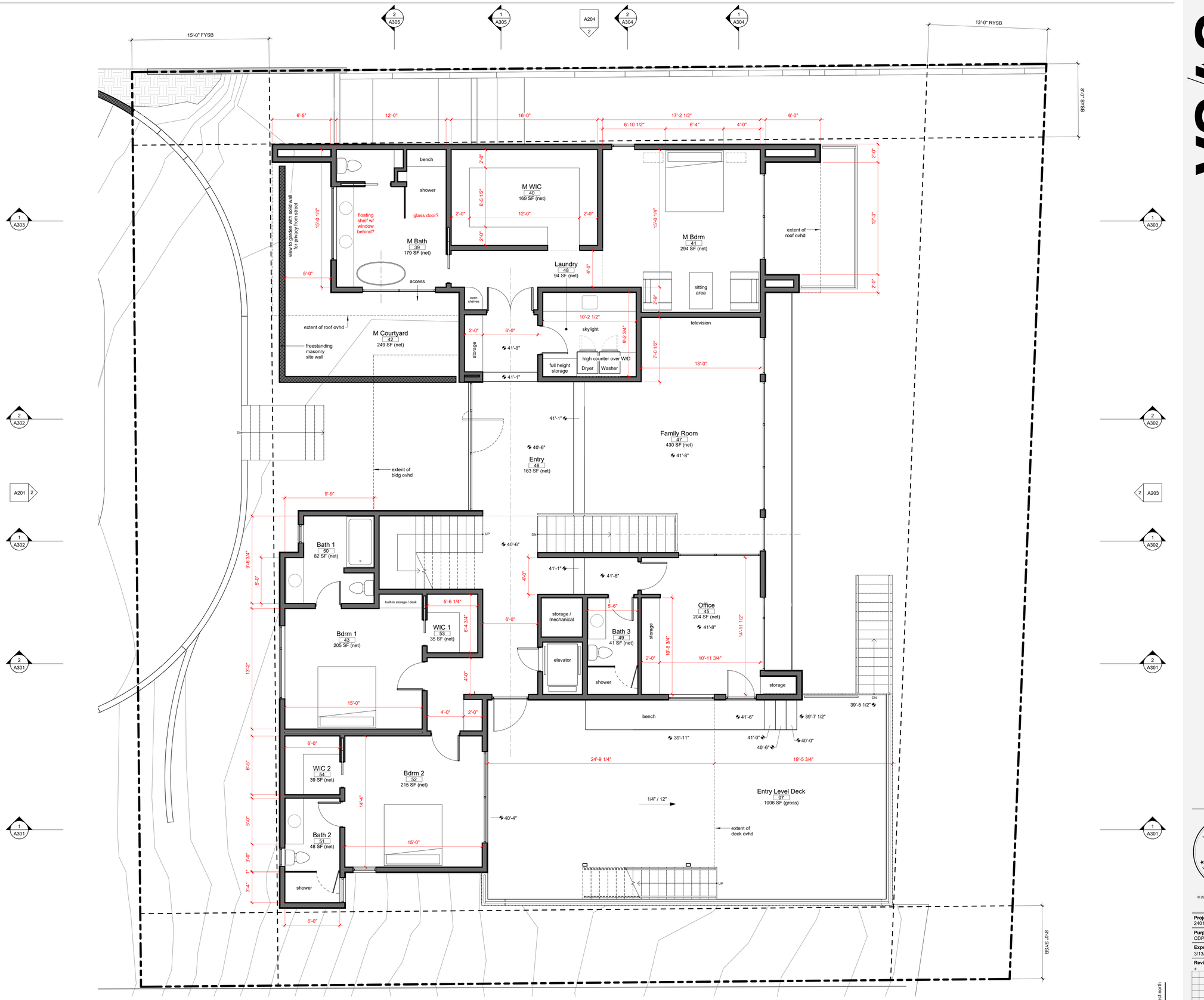
#	Description	Date

New Plans

A104



WALL TYPE LEGEND

- existing walls to remain
- existing walls to be demlished
- new walls
  note: hatch patterns and width will vary based on specific wall type

1 1 - Entry Level Plan - New

1/4" = 1'-0"

project north

0' 2' 4' 8'

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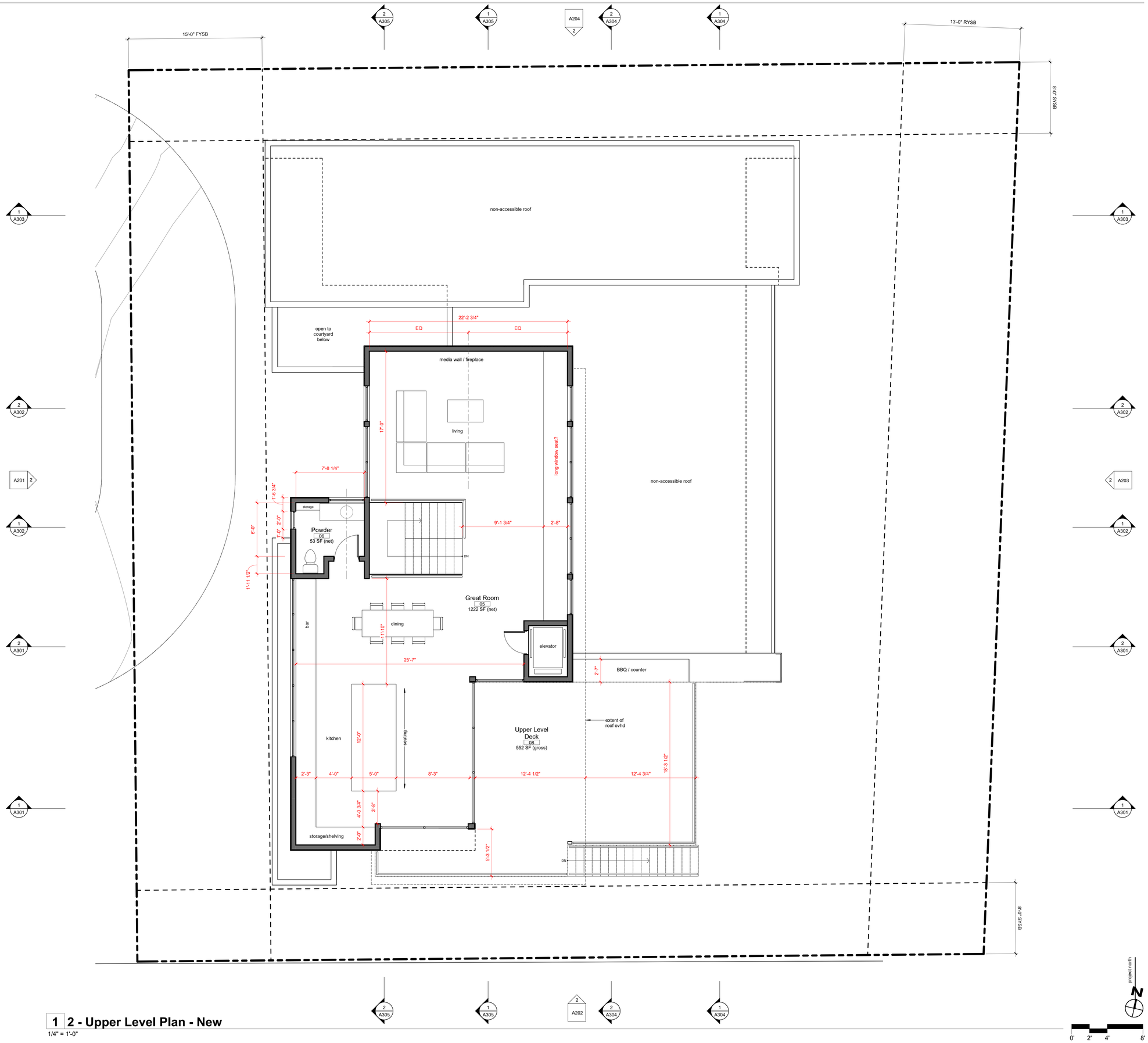
Revisions

#	Description	Date

New Plans

A105



WALL TYPE LEGEND

- existing walls to remain
- existing walls to be demlished
- **new walls**
  note: hatch patterns and width will vary based on specific wall type

1 2 - Upper Level Plan - New

1/4" = 1'-0"

project north

0' 2' 4' 8'

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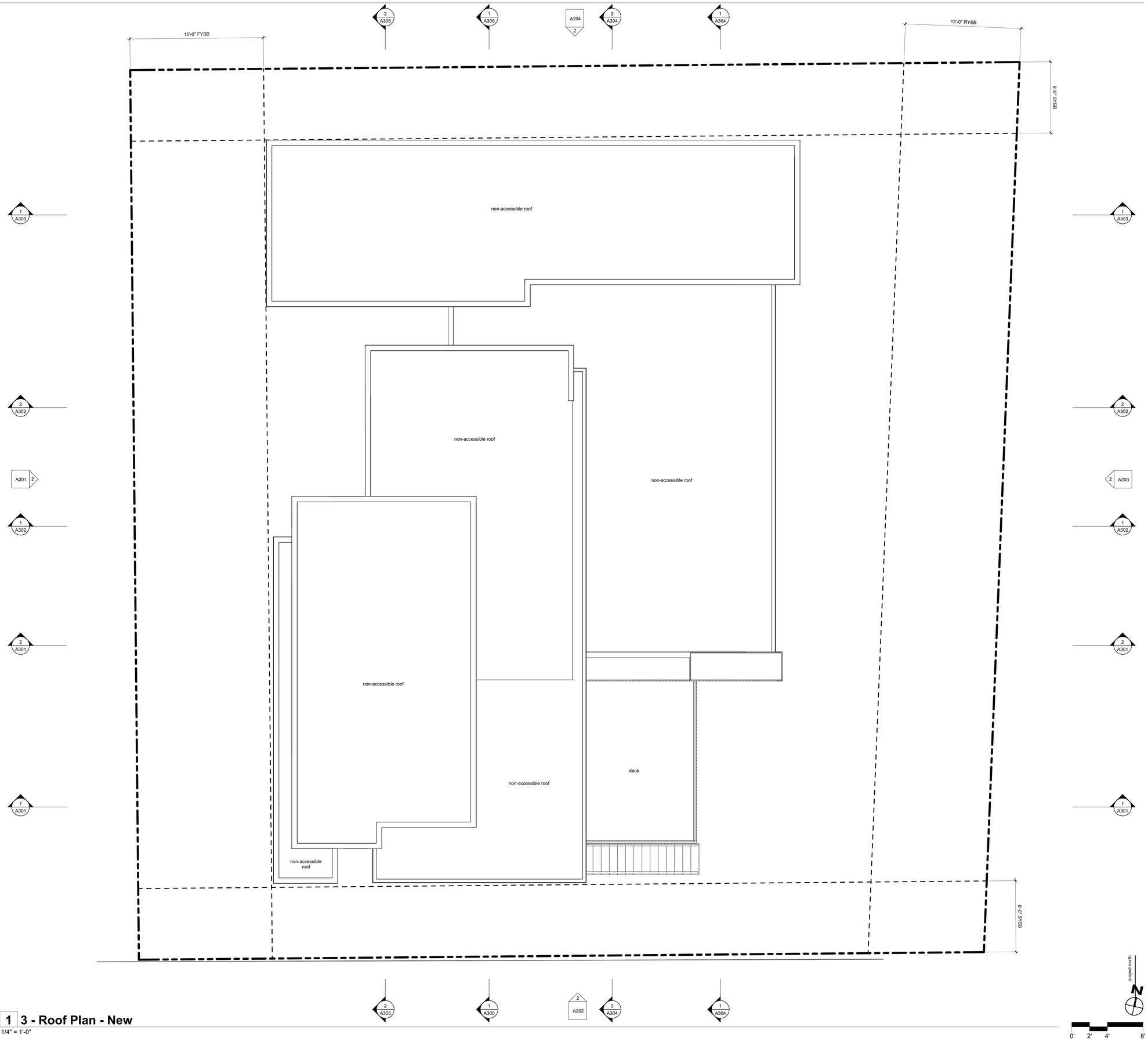
New Plans

A106



WALL TYPE LEGEND

- existing walls to remain
- existing walls to be demlished
- new walls
  note: hatch patterns and width will vary based on specific wall type

1 **3 - Roof Plan - New**
1/4" = 1'-0"

project north

0' 2' 4' 8'

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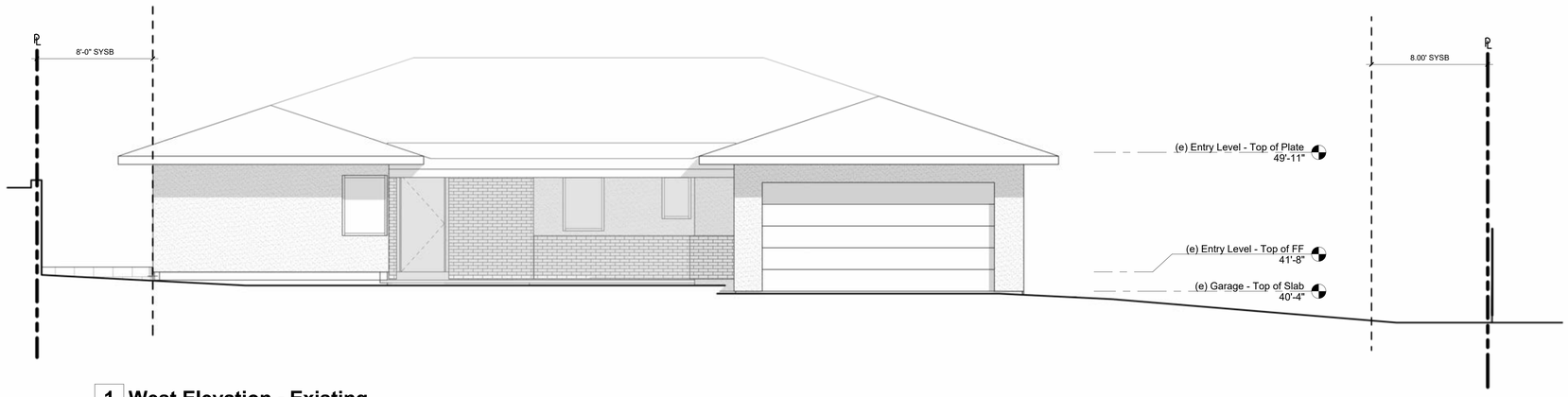
Revisions

#	Description	Date

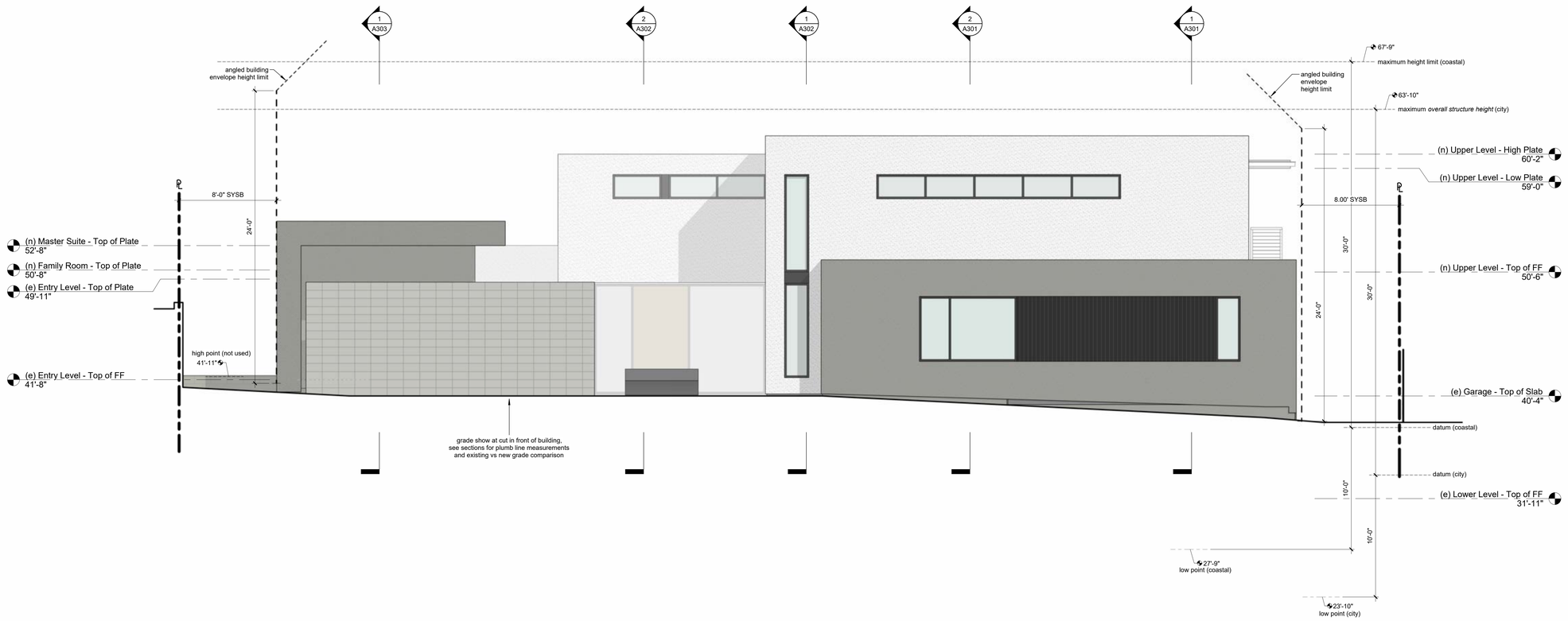
New Plans

A107



1 West Elevation - Existing

1/4" = 1'-0"



2 West Elevation - New

1/4" = 1'-0"

0' 2' 4' 8'

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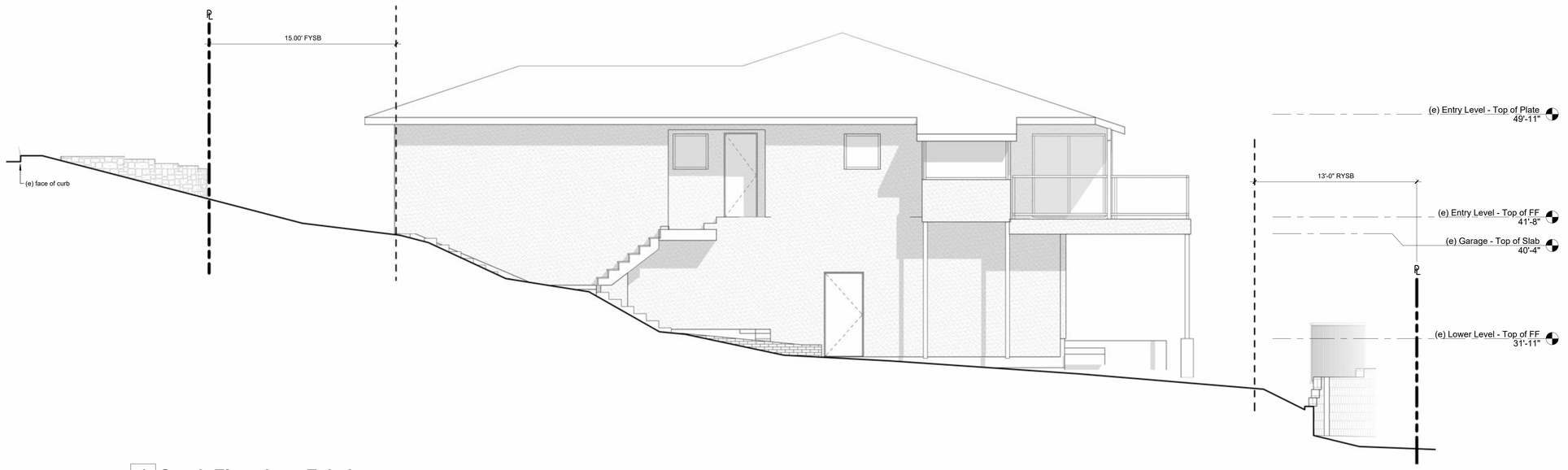
Revisions

#	Description	Date

Elevations

A201



1 **South Elevation - Existing**

1/4" = 1'-0"

2 **South Elevation - New**

1/4" = 1'-0"

0' 2' 4' 8'

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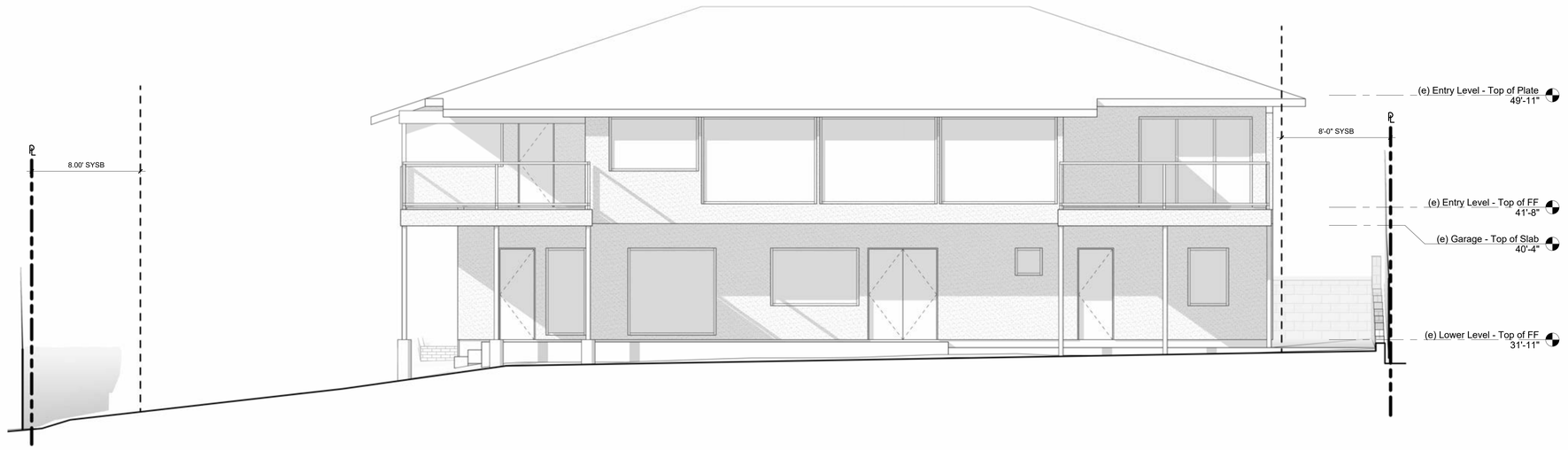
Revisions

#	Description	Date

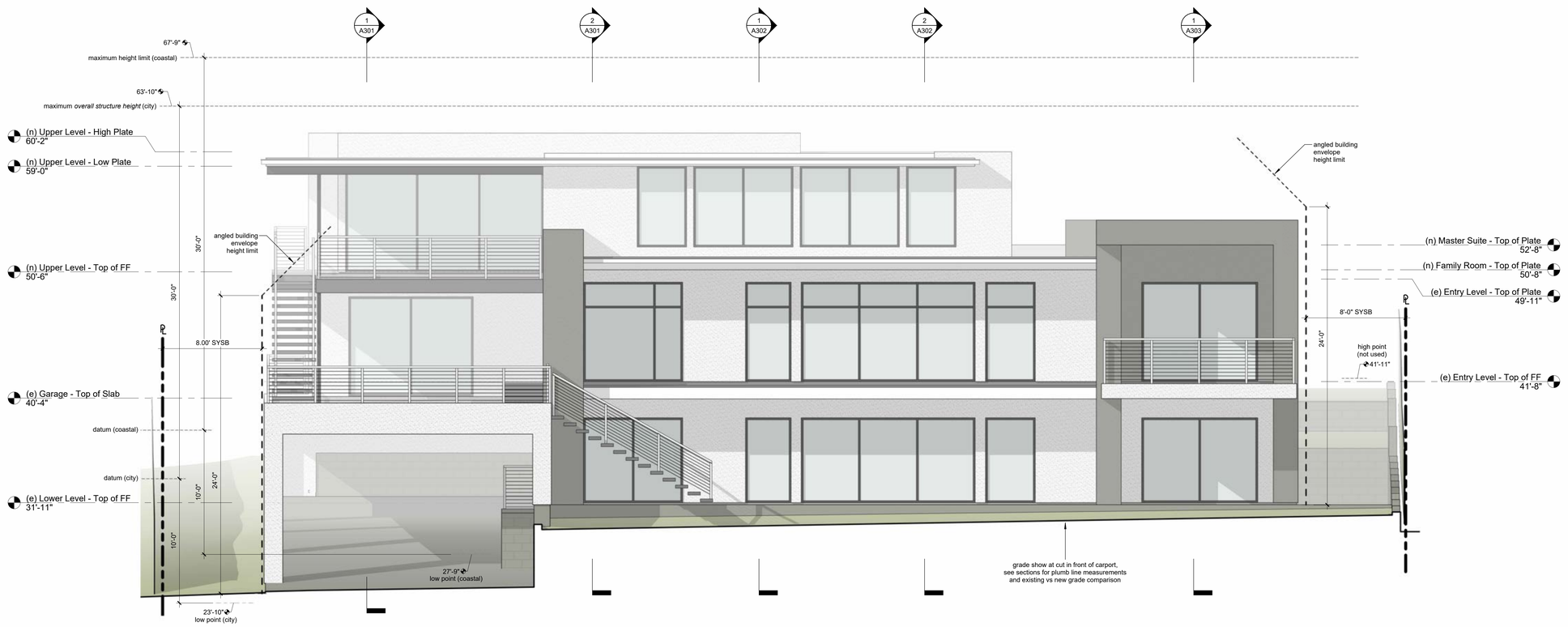
Elevations

A202



1 East Elevation - Existing

1/4" = 1'-0"



2 East Elevation - New

1/4" = 1'-0"

0' 2' 4' 8'

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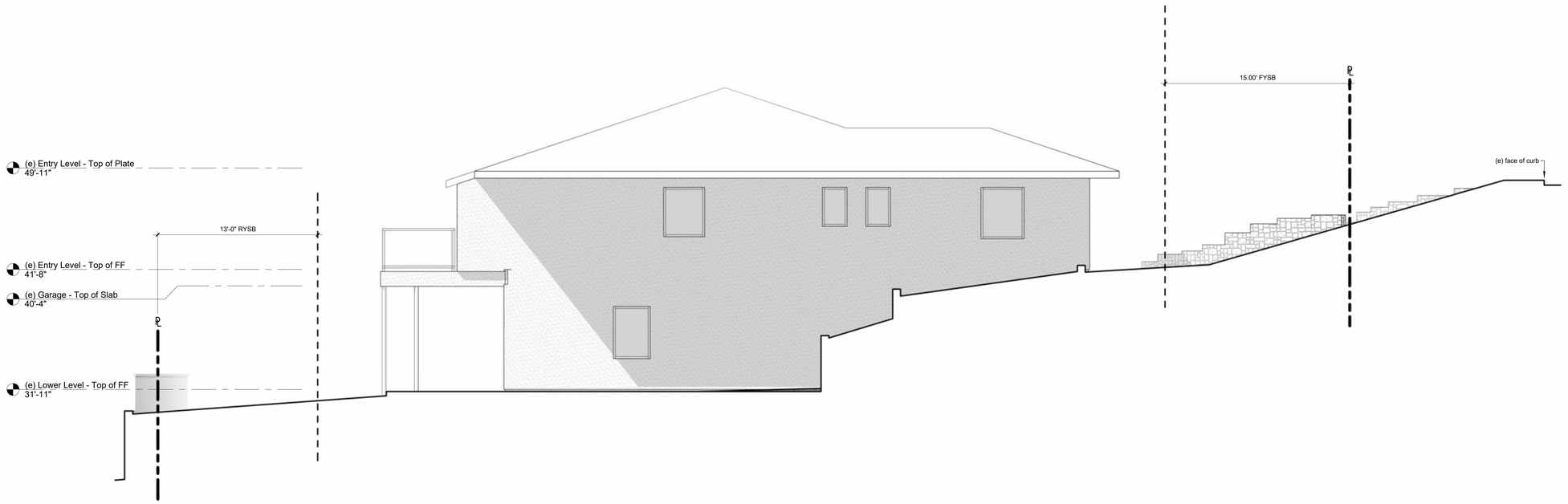
Revisions

#	Description	Date

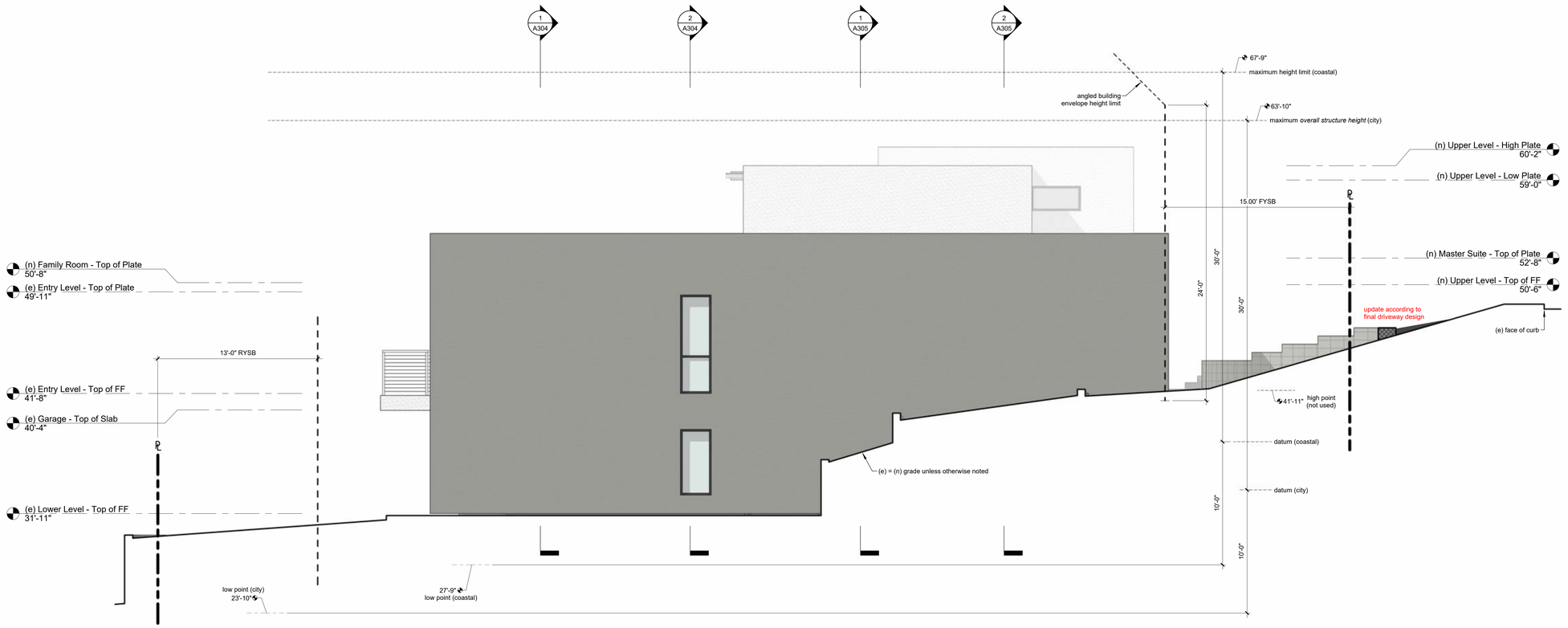
Elevations

A203



1 North Elevation - Existing

1/4" = 1'-0"



2 North Elevation - New

1/4" = 1'-0"

0' 2' 4' 8'

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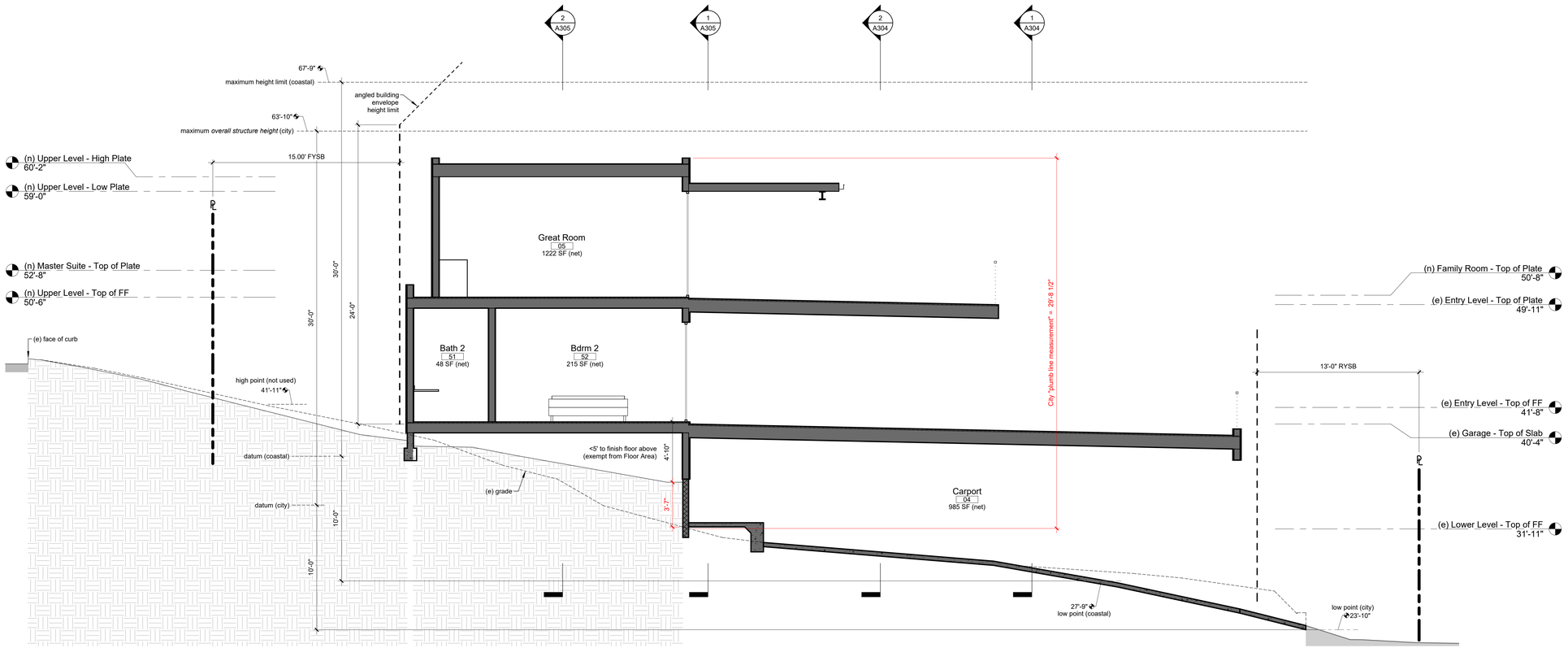
Revisions

#	Description	Date

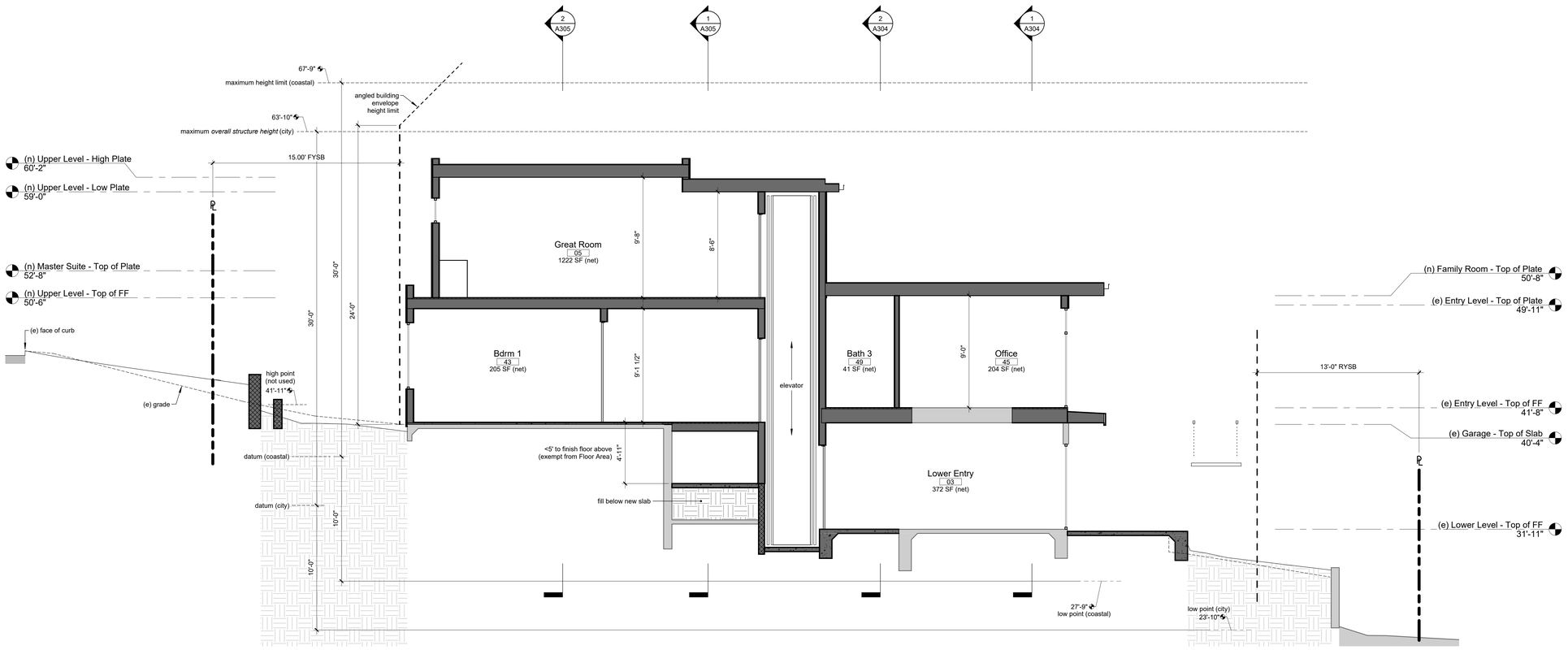
Elevations

A204



1 E-W Section 01

1/4" = 1'-0"



2 E-W Section 02

1/4" = 1'-0"

0' 2' 4' 8'

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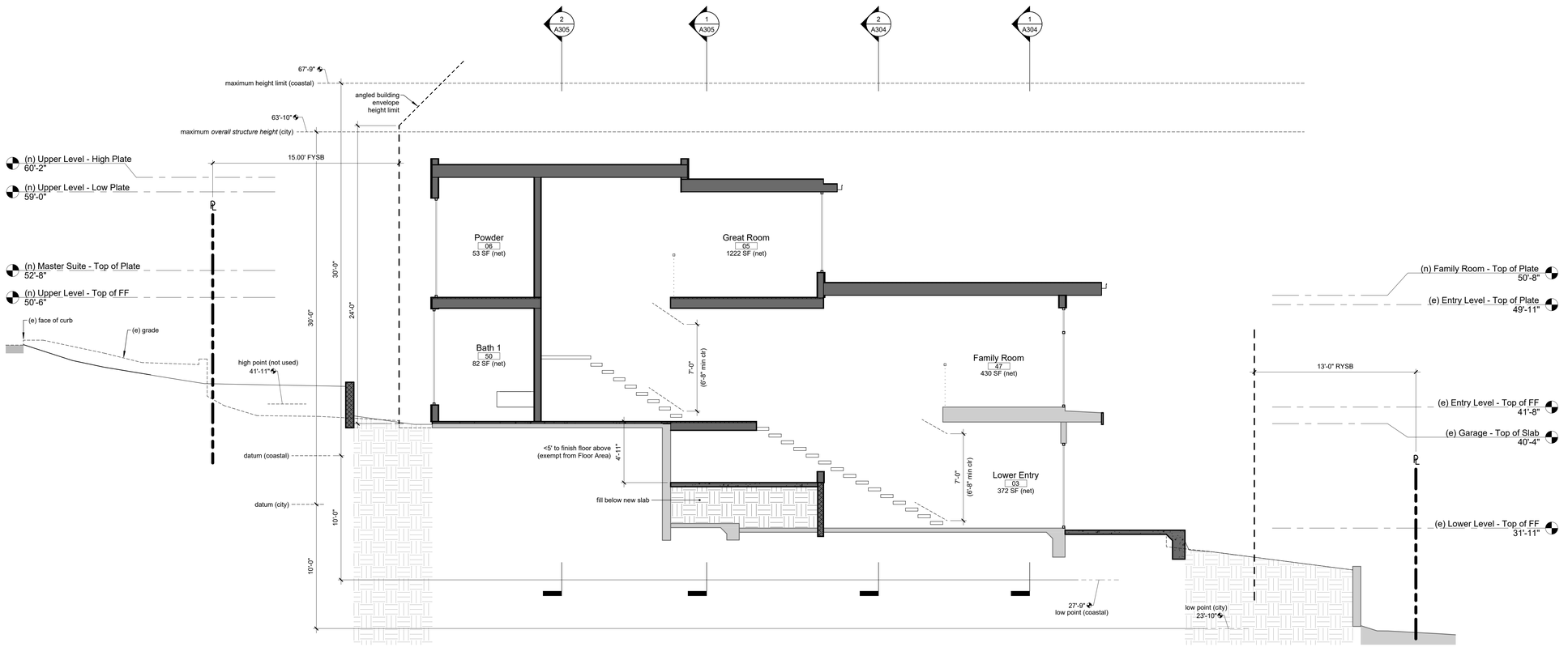
Revisions

#	Description	Date

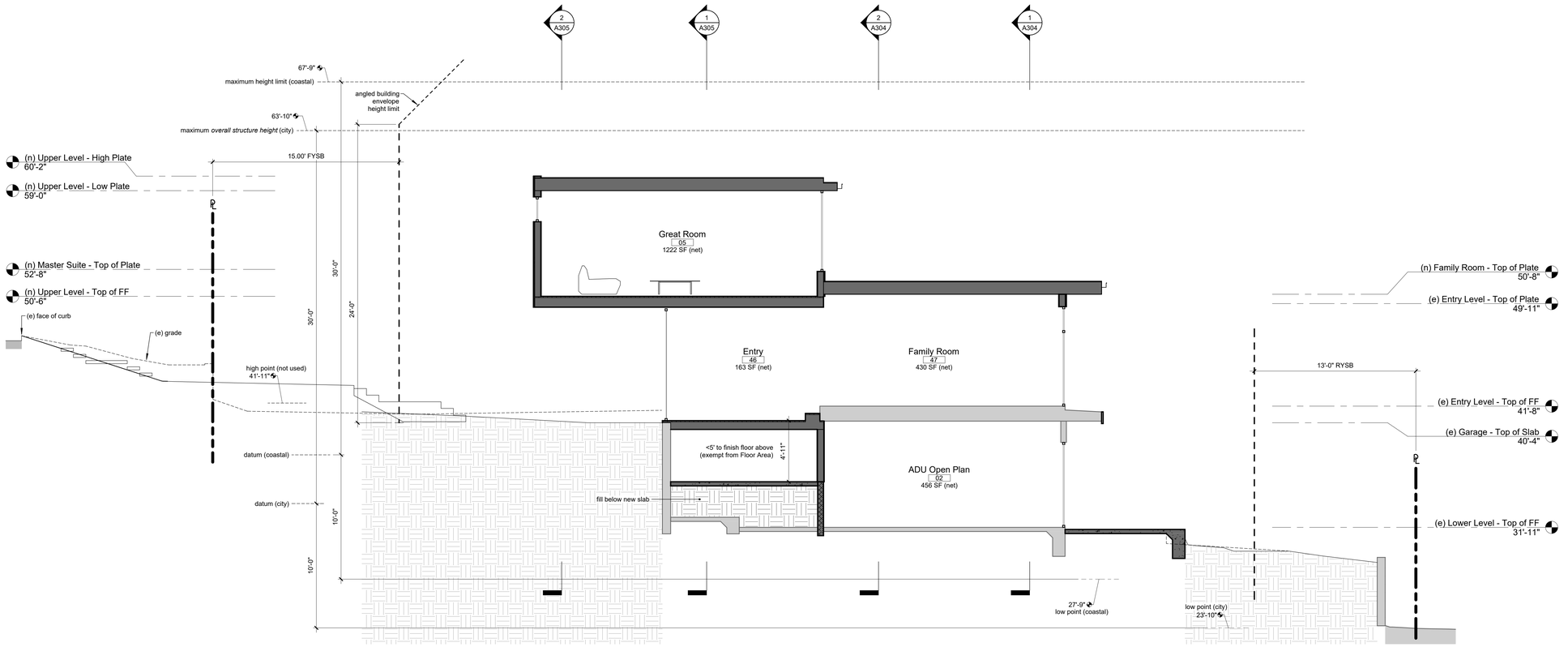
Sections

A301



1 E-W Section 03

1/4" = 1'-0"



2 E-W Section 04

1/4" = 1'-0"

0' 2' 4' 8'

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Revisions

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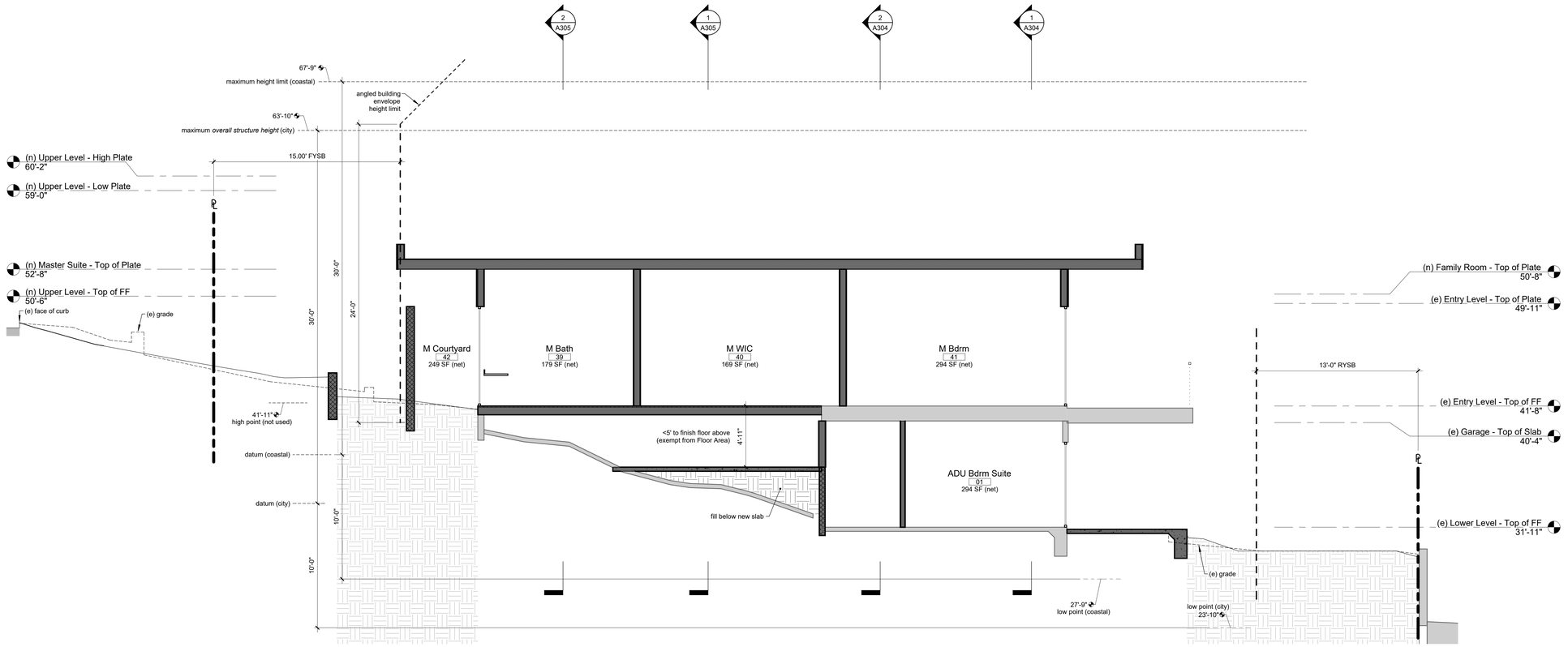
Sections

A302



1 E-W Section 05

1/4" = 1'-0"

0' 2' 4' 8'

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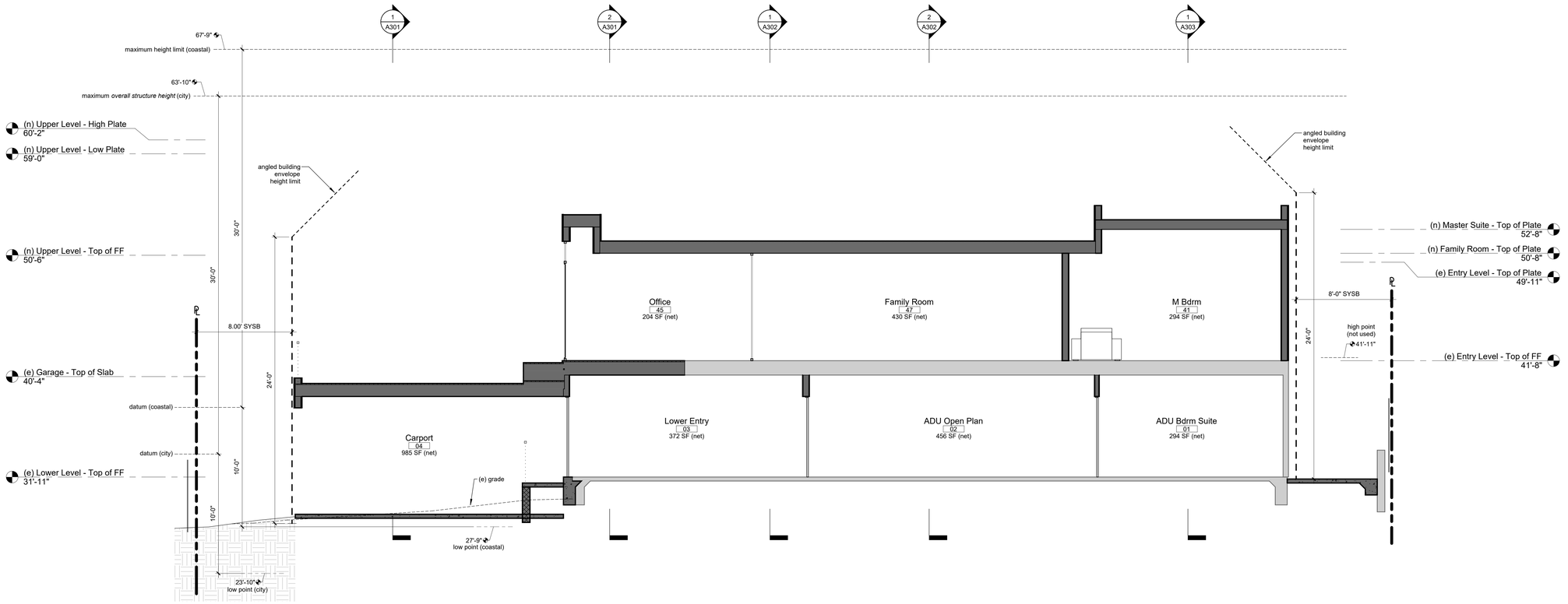
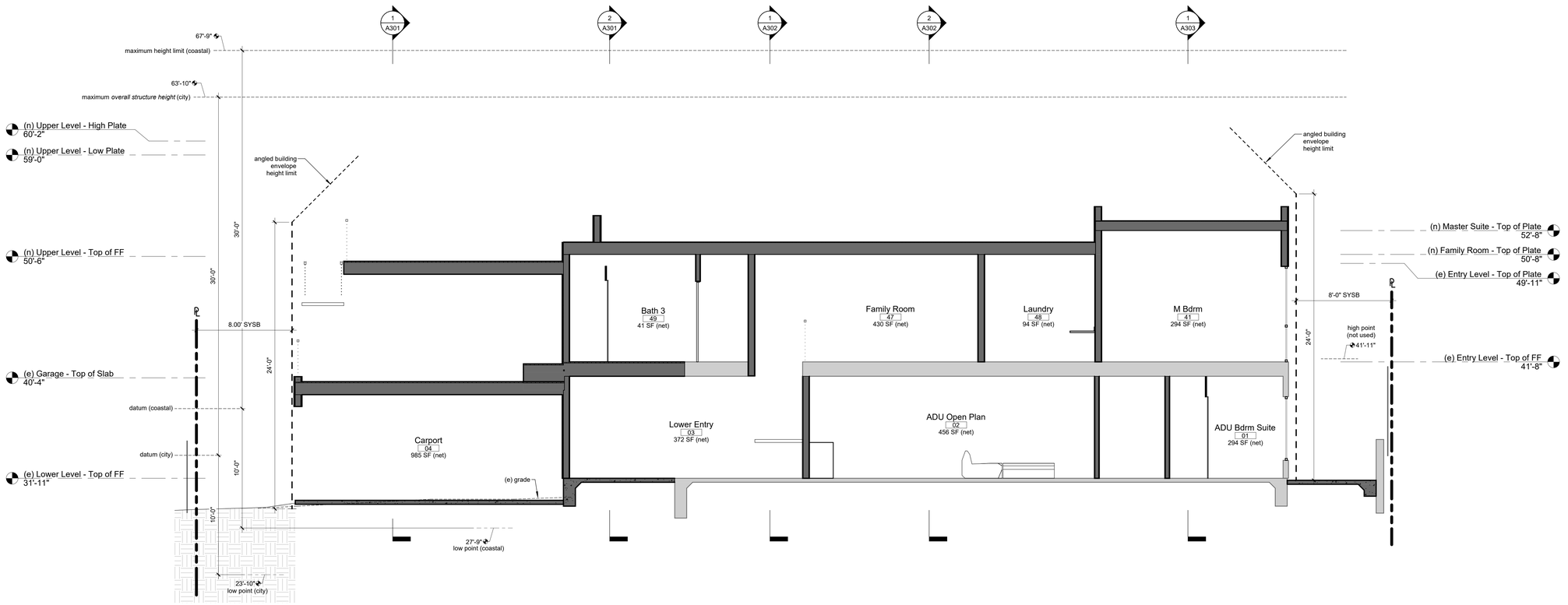
Sections

A303



1 N-S Section 01

1/4" = 1'-0"



2 N-S Section 02

1/4" = 1'-0"

0' 2' 4' 8'

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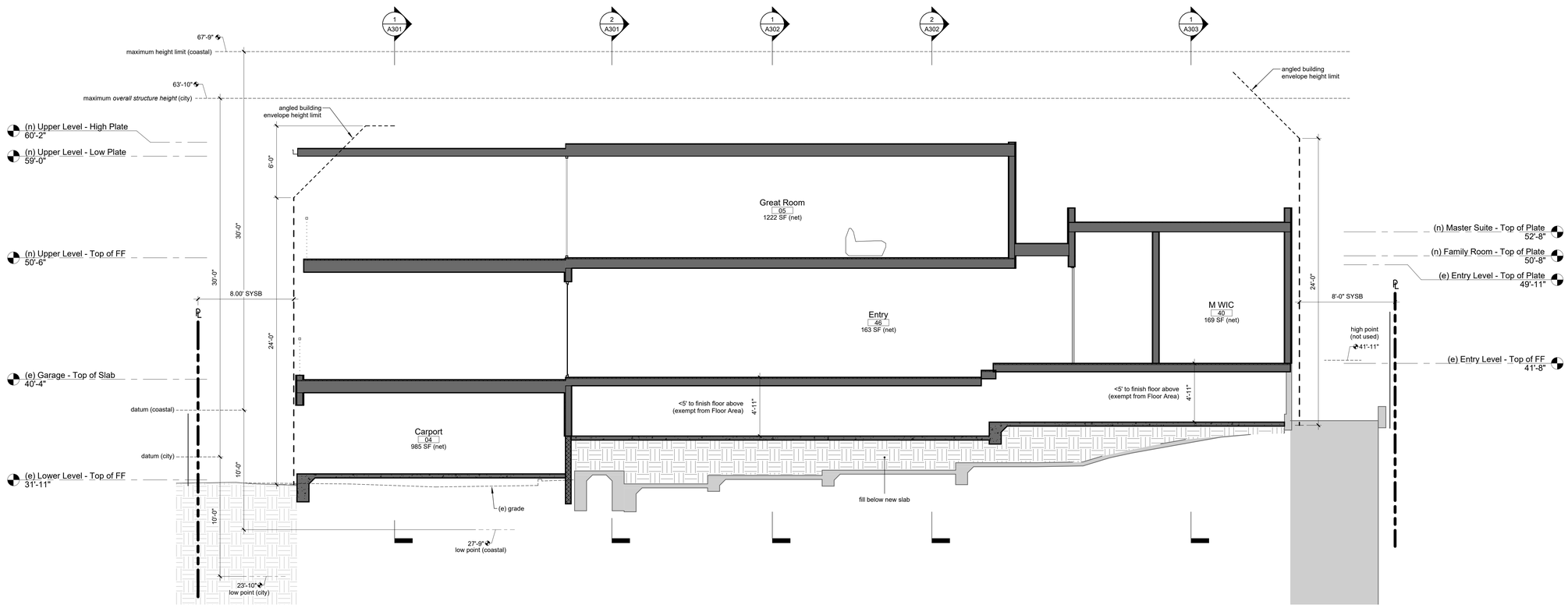
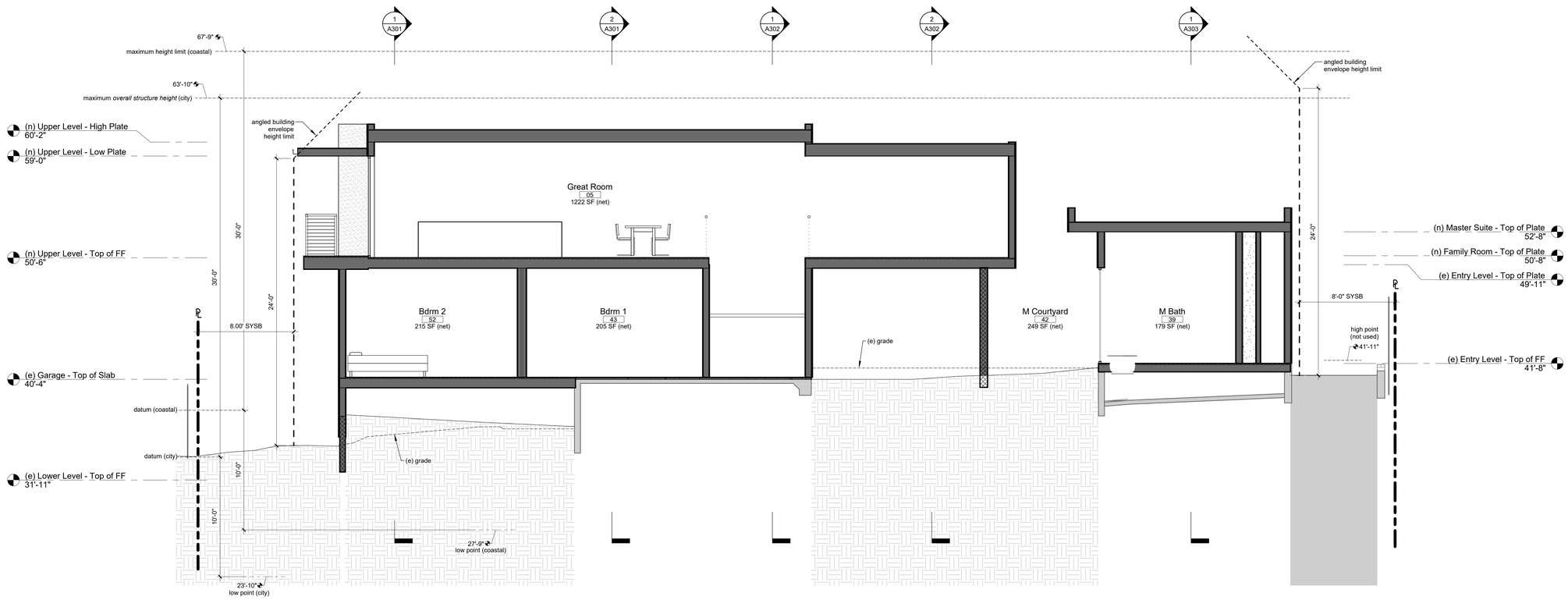
Sections

A304



1 N-S Section 03

1/4" = 1'-0"



2 N-S Section 04

1/4" = 1'-0"

0' 2' 4' 8'

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Sections

A305