



LA MESA PLANNING COMMISSION AGENDA

A Regular Meeting

Date: Wednesday, April 2, 2025, 6:00 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Commissioners: Chair Jerry Jones
Vice Chair Jonathan Frankel
Commissioner Lauren Cooper
Commissioner David Harris
Commissioner Andrew Torpey

The public may view the meeting in-person or live using the following remote options:

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<https://us06web.zoom.us/j/84881824076>

Telephone (Audio only)

(669) 900-6833 or (253) 215-8782 Webinar ID: 848 8182 4076

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PUBLIC COMMENTS

- **In-Person comments during the meeting:** Join us for the Commission meeting at the time and location specified on this agenda to make your comments. Comments will be limited to three (3) minutes.
- **How to submit eComments:** eComments are available once an agenda is published. Locate the meeting in "upcoming meetings" and click the comment bubble icon. Click on the item you wish to comment on. eComments can be submitted when the agenda is published and until **24 hours prior** to the meeting. eComments are limited to 3700

characters (approximately 500 words). eComments may be viewed by the Commission and members of the public following the close of the eComment submission period (24 hours prior to the meeting). Email your comment to planning@cityoflamesa.us if you have difficulty submitting an eComment. eComments will not be read aloud as a regular meeting item; however any member of the Commission or member of the public may do so during their respective comment time.

PLEASE NOTE: Public Comment will be limited to 3 minutes per item. The timer begins when the participant begins speaking. Time cannot be combined or yielded to another speaker.

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Agenda reports for items on this agenda are available for public review at the Community Development Department, 8130 Allison Avenue, during normal business hours.

Materials related to an item on this agenda submitted to the Commission after distribution of the agenda packet are available for public inspection at the Community Development Department, 8130 Allison Avenue, during normal business hours.

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Pages

1. CALL TO ORDER
 - 1.1 PLEDGE OF ALLEGIANCE
 - 1.2 INVOCATION
2. ADDITIONS AND/OR DELETIONS TO THE AGENDA
3. CONFLICT DISCLOSURES

4. PUBLIC COMMENT - (TOTAL TIME - 15 MINUTES)

Note: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

5. CONSENT CALENDAR

The Consent Calendar includes items considered to be routine. Unless discussion is requested by members of the Commission or audience, all Consent Calendar items may be approved by one motion.

5.1 APPROVAL OF THE MEETING MINUTES FOR THE REGULAR PLANNING COMMISSION HELD FEBRUARY 19, 2025

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6. PRESENTATION

7. STAFF REPORTS

8. PROCEDURAL RULES FOR CONDUCT OF HEARINGS

9. HEARINGS

9.1 PC 2024-1619 (4736 Glen St.)

8

Recommended Motion:

1. Staff recommends that the planning commission adopt the resolution approving Project number 2024-1619, subject to conditions of approval.
2. Staff recommends that the Planning Commission finds that the proposed project is exempt from CEQA per Government Code Section 15303.

10. STAFF AND COMMISSIONER ANNOUNCEMENTS

11. ADJOURNMENT



La Mesa Planning Commission

Meeting Minutes

Date: February 19, 2025, 6:00 p.m.
Location: City Council Chambers, 8130 Allison Avenue
La Mesa, California

Present: Chair Jerry Jones
Commissioner Lauren Cooper
Commissioner David Harris

Absent: Vice Chair Jonathan Frankel
Commissioner Andrew Torpey

Staff: Director of Community Development Santos
Assistant Director of Community Development Jared Chavez
Associate Planner Kinnard
Assistant Planner Patrick Macpherson
Administrative Coordinator Julia Carrillo

1. **CALL TO ORDER**

Chair Jones called meeting to order at 6:00 pm

1.1 **PLEDGE OF ALLEGIANCE**

1.2 **INVOCATION**

1.3 **ROLL CALL**

2. **ADDITIONS AND/OR DELETIONS TO THE AGENDA**

No additions or deletions.

3. **PUBLIC COMMENT - (TOTAL TIME - 15 MINUTES)**

Note: In accordance with state law, an item not scheduled on the agenda may be brought forward by the general public for discussion; however, the Commission will not be able to take any action at this meeting. If appropriate, the item will be referred to staff or placed on a future agenda.

No public comment.

4. CONFLICT DISCLOSURES

No conflict disclosures.

5. CONSENT CALENDAR

The Consent Calendar includes items considered to be routine. Unless discussion is requested by members of the Commission or audience, all Consent Calendar items may be approved by one motion.

5.1 APPROVAL OF THE MEETING MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD FEBRUARY 5, 2025

Moved by Commissioner Cooper

Seconded by Commissioner Harris

Yes (3): Chair Jones, Commissioner Cooper, and Commissioner Harris

Absent (2): Commissioner Frankel, and Commissioner Torpey

Motion Approved (3 to 0)

6. STAFF REPORTS

No staff reports.

7. PROCEDURAL RULES FOR CONDUCT OF HEARINGS

8. HEARINGS

8.1 PROJECT 2024-1915 (ESCOBEDO)

A REQUEST FOR A SPECIAL PERMIT TO ALLOW FOR A FENCE TO EXCEED THE 4 FOOT MAXIMUM FENCE HEIGHT THAT IS ALLOWED WITHIN A FRONT YARD SETBACK BY 3 FEET 8 INCHES AND TO EXCEED THE 6 FOOT MAXIMUM FENCE HEIGHT ALLOWED OUTSIDE OF A FRONT SETBACK BY 1 FOOT 8 INCHES (FOR A TOTAL MAXIMUM FENCE HEIGHT OF 7 FEET 8 INCHES), AT 8020 EASTRIDGE DRIVE, APN 475-554-09-00 IN THE SUBURBAN RESIDENTIAL (R1S) ZONE

Moved by Commissioner Harris

Seconded by Chair Jones

Adopt a resolution (**Attachment A**) approving the special permit subject to conditions of approval.

Yes (3): Chair Jones, Commissioner Cooper, and Commissioner Harris

Absent (2): Commissioner Frankel, and Commissioner Torpey

Motion Approved (3 to 0)

8.2 PROJECT 2024-2235; CUP 17-95 CONDITIONAL USE PERMIT (5-YEAR EXTENSION)

THE APPLICANT, THE LISCUM TRUST, REQUESTS FOR A 5-YEAR EXTENSION OF AN EXISTING CUP FOR AN ADULT USE CANNABIS RETAIL USE LOCATED AT 7935 EL CAJON BOULEVARD IN THE GENERAL COMMERCIAL-DESIGN-MIXED USE OVERLAY ZONE.

Moved by Chair Jones

Seconded by Commissioner Cooper

Adopt the Resolution, approving Project 2024-2235, extension of an existing Conditional Use Permit (CUP 17-95); subject to conditions of approval (Attachment 1).

Yes (3): Chair Jones, Commissioner Cooper, and Commissioner Harris

Absent (2): Commissioner Frankel, and Commissioner Torpey

Motion Approved (3 to 0)

8.3 PROJECT 2023-2859 (GATESIDE)

CONSIDERATION BY THE CITY OF LA MESA PLANNING COMMISSION OF PROJECT NO. 2023-2859 (GATESIDE) – A REQUEST FOR A SPECIAL PERMIT TO ALLOW FOR A SIX-FOOT-HIGH RETAINING WALL WITH CUT THAT EXCEEDS SIX FEET WITHIN THE SIDE YARD SETBACK ON A VACANT LOT LOCATED ON GATESIDE ROAD (499-030-49-00) IN THE R1S (SUBURBAN RESIDENTIAL) ZONE.

Moved by Commissioner Harris

Seconded by Chair Jones

Adopt a resolution approving the Special Permit, subject to the conditions of approval (Attachment 1).

Yes (3): Chair Jones, Commissioner Cooper, and Commissioner Harris

Absent (2): Commissioner Frankel, and Commissioner Torpey

Motion Approved (3 to 0)

9. STAFF AND COMMISSIONER ANNOUNCEMENTS

No announcements.

10. ADJOURNMENT

Chair Jones adjourned meeting at 6:39pm.



REPORT to the LA MESA PLANNING COMMISSION

DATE: April 2, 2025

SUBJECT: CONSIDERATION OF PROJECT NUMBER 2024-1619 BY THE CITY OF LA MESA PLANNING COMMISSION OF A VARIANCE TO REDUCE THE FRONT YARD SETBACK TO 10 FEET TO EXPAND AN EXISTING DECK AND ASSOCIATED STAIRS AT 4736 GLEN STREET, APN 494-492-03-00 IN THE R1S-P (SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY) ZONE.

ISSUING DEPARTMENT: Community Development

SUMMARY:

Issue(s):

1. Should the Planning Commission approve a variance to reduce the front yard setback to 10 ft. to allow the expansion of an existing deck and stairs in the front yard setback area.

Recommendation:

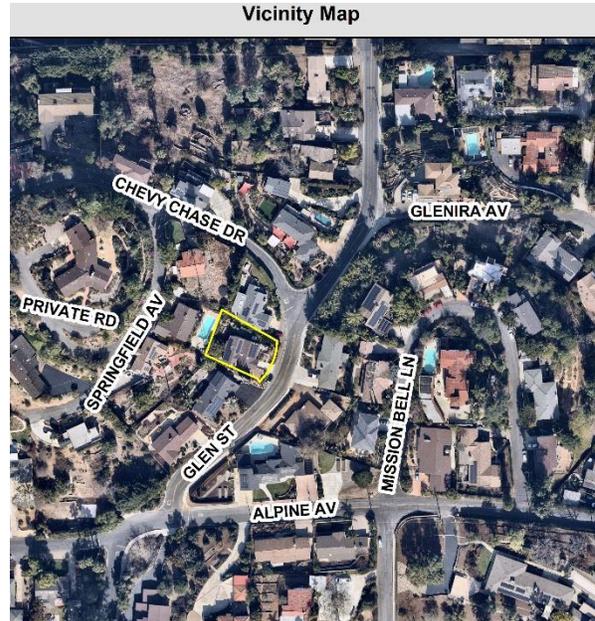
1. Staff recommends that the planning commission adopt the resolution approving Project number 2024-1619, subject to conditions of approval.
2. Staff recommends that the Planning Commission finds that the proposed project is exempt from CEQA per Government Code Section 15303.

Environmental Review:

The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15301. Section 15301, Existing Facilities, allows minor additions to existing structures involving negligible or no expansion of use. The project meets all the conditions necessary to qualify for the exemption and none of the exceptions listed in Section 15300.2 apply.

BACKGROUND:

The subject property is located at 4736 Glen Street on a legal non-conforming lot, which is improved with a 2,309, square-foot two-story residence, on a raised foundation, over a one-car garage. The 6,970 square-foot parcel slopes uphill from the street with an average slope of about 15% and a curved front yard. At the rear, the living space sits at grade and a nearby retaining wall cuts into the uphill slope to create a small rear yard. The applicant is proposing to further improve the front of the residence by extending of an existing front yard deck. The proposed project is to add 330 square feet of deck area to the existing 250 sq. ft. deck and relocate the stairs within the front setback.



The legal non-conforming dwelling unit was constructed in 1955 under R1, Urban Residential, zoning with the property and surrounding area subsequently rezoned in 1979 to R1S, Suburban Residential, zoning. The surrounding properties vary in size and many were developed under the R1S zoning development standards therefore surrounding parcel are typically larger lots with greater setbacks than the subject property.

The development standards for the R1 and R1S zones are provided Table 1 below. Table 2 include variances from development standards approved on February 18, 2004. Table 3 provides information on a subsequent variance for a design change.

Table 1: Development Standards			
R1 (Urban Residential)		R1S (Suburban Residential)	
Minimum Lot Size	6,000 square feet	Minimum Lot Size	10,000 square feet
Front Yard Setback	15 feet*	Front Yard Setback	20 feet
Side Yard Setback	5 feet	Side Yard Setback	10 feet
Rear Yard Setback	15 feet	Rear Yard Setback	30 feet
Lot Width	60 feet	Lot Width	80 feet

*The subject property was originally constructed 20 feet from the property line.

Additionally, the subject property is located within the Scenic Preservation Overlay however the project does not propose to alter the surface of the land in a way that would

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remove trees, alter water courses, or create earth banks exceeding three feet in height, and therefore a Site Development Plan is not applicable and no further action related to the Scenic Preservation Overlay is necessary for the variance request.

In residential zones, variances are subject to approval by the Planning Commission with a public hearing. To date the subject property has received two variances to allow for additions to the dwelling unit that would otherwise not legally conform due to site constraints. An overview of the variances from development standards approved (February 18, 2004) are provided in Table 2 and Table 3 for standards approved on July 20, 2005 further described in **Attachments 2 and 3**. This variance request would allow for a 314 square foot addition to the existing 250 square foot deck (**Attachment 4**). The variance request is to reduce the front setback an additional 5 feet resulting in a remaining distance of 10 feet from the property line.

DISCUSSION:

The subject 6,970 square foot lot is smaller than the minimum 10,000 square foot lot minimum and the lot width is 15 feet less than the 80-foot minimum required under the R1S zoning.

On February 18, 2004, the Planning Commission approved a variance for the existing 250 square foot deck to encroach 5 feet into the into the 20-foot required front yard setback and 3 ½ feet into the required 5 foot side yard setback (to the north).

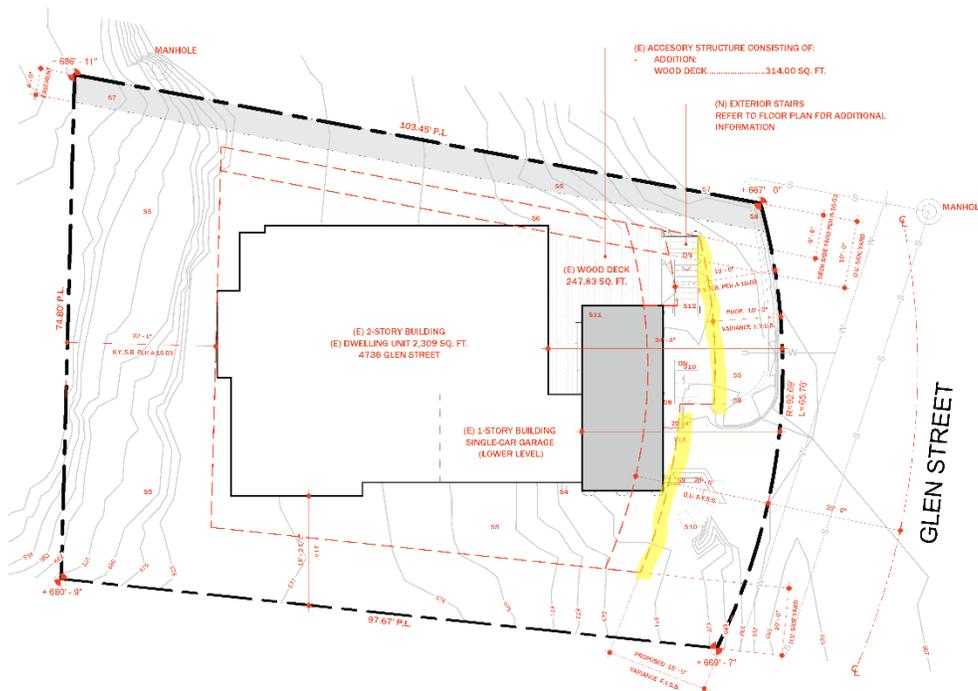
A second variance was approved on July 20, 2005 to address design changes made to the windows of the residence, while maintaining the existing approved requests (**Attachment 2 and 3**). This variance request is to further reduce the front yard setback to allow for an extension of the existing deck and stairs an additional 5 feet into the front yard setback.

Standard Category	Standard	Request	Result
Front Yard Setback	20 feet	5 foot reduction	Approved 5 foot setback reduction resulting in a 15 foot front setback.
Side Yard Setback	10 feet	3.5 foot reduction	Approved 3.5 foot setback reduction resulting in a 6.5 foot side yard setback.
Rear Yard Setback	30 feet	8 foot reduction	Remaining 22 foot setback.
Height	20 feet	4.25 foot increase	24.25 feet height max.

Table 3: Overview of Approved July 20, 2005 Variance Requests			
Standard Category	Standard	Request	Result
Front Yard Setback	20 feet	No change	Variance was updated to address design change in windows. No other requests were made.
Side Yard Setback	10 feet	No change	
Rear Yard Setback	30 feet	No change	
Height	20 feet	No change	

As mentioned, the existing deck is currently set 5 feet into the 20-foot required front setback. This variance request is to extend an additional 5 feet into the front yard setback resulting in a remaining distance of 10 feet from the property line.

As shown in Table 2, in 2004 a variance was approved, that allowed for the front yard



setback to be reduced from 20 feet to 15 feet to allow for the existing 250 square foot deck. The proposed project includes expansion of the deck over the garage and relocation of the entry stairs. To accomplish this, the applicant requests to further reduce

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the front setback by an additional 5 feet, resulting in a 10-foot front setback. Unenclosed porches or decks up to three feet in height, with stairs, may extend one-third the distance into the setback by-right, but due to a six-foot raised foundation, the proposed stairs are more than three feet high.

The proposed variance request to further reduce the front yard setback aligns with other variances approved in the surrounding area. Due to the variation in lot size of properties within this R1S zone, variances have allowed the subject property and surrounding properties in the area to expand their existing footprints.

FINDINGS:

Variances may be authorized by Planning Commission to reduce, modify, or waive development standards when because of special circumstances applicable to the property, the strict application of the zoning ordinance deprives the property of privileges enjoyed by other properties in the same zone and vicinity. The applicant is requesting a variance to further reduce the front setback along Glen Street by 5 feet to allow for the expansion of the existing deck and new stairs. The Planning Commission may approve the proposed variance when findings of fact are made. Pursuant to the La Mesa Municipal Code Section 24.02.040 the following findings shall be made:

- A) The strict application of the development standard(s) for which the variance is requested would deprive the building site of a development privilege enjoyed by other properties in the same zone and vicinity.

The proposed project site is located on a sloped hillside with a curved front yard and was originally constructed with less restrictive development standards. The lot does not conform to the existing development standards and due to its smaller size, current standards limit the ability to develop the site. Many properties around the project site have semi-flat topography. Many of the surrounding properties are able to maximize the use of the underlying development standards. The project site is deprived of utilizing most of the front yard due to the steep slope. Allowing the property to expand the deck would allow the property owner to better utilize and enjoy the front yard. The stairs are necessary to access the dwelling because the house is located at a higher elevation than the street and require a reduced setback for construction.

- B) There are special circumstances such as size, shape, topography, location or surroundings which affect the building site and cause the deprivation of development privilege.

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Due to a change in the underlying zoning the lot does not meet the existing development standards and the approximately 65 foot wide lot is 15 feet less than the underlying 80 foot minimum lot width. Further, the 6,970 square foot lot is significantly smaller than the 10,000 minimum lot area for the zone. Further, the residence is built into a slope and is situated well above the street, requiring a raised foundation. The finish floor elevation of the main level of the house sits 9 feet above street level and 5.5 feet above the front yard, necessitating stairs and a landing for access. The narrow front yard and width of the house across most of the lot further limits the area available to place those improvements.

- C) Granting the variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same vicinity and zone.

Granting a reduction in the front yard setback would not constitute a granting of special privileges given the surrounding development pattern. The Zoning Ordinance setback provisions are intended to generally allow for the construction of two-story residences in the City. Therefore due to the existing site's lot size and topographic conditions, granting the variance would not confer a special privilege.

CONCLUSION:

The proposed project is consistent with the requirements of the La Mesa Municipal code. Staff recommends that the Planning Commission adopt a resolution (**Attachment 1**) approving Project 2026-1619, subject to conditions.

Respectfully submitted by:



Patrick Macpherson
Assistant Planner

Reviewed by:



Jared Chavez
Assistant Director of Community Development



Lynnette Santos
Director of Community Development

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Attachments:

1. Draft Planning Commission Resolution
2. Variance A-16-03
3. Variance A-09-05
4. Project Plans

RESOLUTION NO. PC-2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA MESA APPROVING PROJECT 2024-1619 (PURDUE) – A REQUEST FOR A VARIANCE TO REDUCE THE FRONT SETBACK TO EXPAND A DECK LOCATED IN THE FRONT YARD SETBACK AREA AND ASSOCIATED STAIRS LOCATED AT 4736 GLEN STREET, APN 494-492-03-00 IN THE R1S-P (SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY) ZONE

WHEREAS, Lawrence and Nowell Purdue have applied for a variance to reduce the front yard setback from 20 feet to 10 feet to extend a deck and relocate the stairs for access to a single-family residence at 4736 Glen Street, APN 494-492-03-00 in the R1S-P (Suburban Residential/Scenic Preservation Overlay) zone;

WHEREAS, pursuant to La Mesa Municipal Code (LMMC) Section 24.02.040, Variances may be authorized to reduce, modify or waive the development standards under any zone when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the zone and vicinity; and,

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal; and,

WHEREAS, on April 2, 2025, the Planning Commission of the City of La Mesa did hold a duly noticed public meeting and accepted public testimony in consideration of Project No. 2024-1619, a request for a variance to extend a deck and add stairs for access to a single-family residence at 4736 Glen Street.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. The project is exempt from environmental review in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15301. Section 15301, Existing Facilities, allows minor alterations to existing facilities involving negligible or no expansion of use. The project meets all of the conditions necessary to qualify for the exemption and none of the exceptions listed in Section 15300.2 apply.
2. Variance Findings (LMMC Section 24.02.040):

The strict application of the development standard(s) for which the variance is requested would deprive the building site of a development privilege enjoyed by other properties in the same zone and vicinity.

The proposed project site is located on a sloped hillside with a curved front yard and was originally constructed with less restrictive development standards. The lot does not conform to the existing development standards and due to its smaller size, current standards limit the ability to develop the site. Many properties around the project site have semi-flat topography. Many of the surrounding properties are able to maximize the use of the underlying development standards. The project site is deprived of utilizing most of the front yard due to the steep slope. Allowing the property to expand the deck would allow the property owner to better utilize and enjoy the front yard. The

stairs are necessary to access the dwelling because the house is located at a higher elevation than the street and require a reduced setback for construction.

The strict application of the development standard(s) for which the variance is requested would deprive the building site of a development privilege enjoyed by other properties in the same zone and vicinity.

Due to a change in the underlying zoning the lot does not meet the existing development standards and the approximately 65 foot wide lot is 15 feet less than the underlying 80 foot minimum lot width. Further, the 6,970 square foot lot is significantly smaller than the 10,000 minimum lot area for the zone. Further, the residence is built into a slope and is situated well above the street, requiring a raised foundation. The finish floor elevation of the main level of the house sits 9 feet above street level and 5.5 feet above the front yard, necessitating stairs and a landing for access. The narrow front yard and width of the house across most of the lot further limits the area available to place those improvements.

Granting the variance would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the same vicinity and zone.

Granting a reduction in the front yard setback would not constitute a granting of special privileges given the surrounding development pattern. The Zoning Ordinance setback provisions are intended to generally allow for the construction of two-story residences in the City. Therefore due to the existing site's lot size and topographic conditions, granting the variance would not confer a special privilege.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The foregoing findings of fact and determinations are supported by the staff report, plans, and exhibits, all of which are herein incorporated by reference.
3. The Planning Commission approves Project No. 2024-1619, subject to the conditions in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 2nd day of April 2025, by the following vote, to wit:

AYES:
NOES:
ABSENT:

I, Lynnette Santos, Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2025-XX, duly passed and adopted by the Planning Commission.

Lynnette Santos, Secretary
La Mesa Planning Commission

Exhibit A
PC Resolution PC-2025-XX
Project 2024-1619
Conditions of Approval

A. GENERAL CONDITIONS:

1. The project is conditionally approved as set forth on the application and project drawings received electronically by the City on November 15, 2024, consisting of eight sheets total, including a Cover Sheet (C000), General Notes and Information (GN01), CALGreen (GN02), CALGreen (GN03), Photo Survey (GN04), Site Plan (A100), Existing Demo and Site Plan (A103), Floor Plan (A200), Deck Elevation (401), and Sections (A501), all designated as approved by the Planning Commission on April 2, 2025, and shall not be altered without express authorization by the Community Development Department.
2. This approval shall not waive compliance with any section of the La Mesa Municipal Code and all other applicable City regulations in effect at the time of Building Permit issuance unless specifically waived herein.
3. Prior to any use or issuance of final occupancy of the project site pursuant to this approval, all conditions of approval contained herein shall be completed or secured to the satisfaction of the Community Development Department.
4. The applicant is responsible for coordinating civil, landscape, and architectural plans and supplemental materials at building permit submittal to ensure that all project plans and materials are internally consistent and consistent with each other. Inconsistent construction documents will not be accepted.
5. This constitutes an approval of the discretionary entitlement only. Additional permits, including but not limited to building and grading permits, may be required by the Community Development Department or other City departments prior to commencement of construction and/or use. It is the property owner and applicant's responsibility to obtain all necessary permits required for the type of project proposed.

B. CONDITIONS TO BE SATISFIED AT BUILDING PERMIT SUBMITTAL:

1. Plans and calculations shall be signed by a licensed Engineer and comply with current adopted California Building codes.

RESOLUTION NO. PC-2004-02

RESOLUTION APPROVING VARIANCE A-16-03 (PURDUE) - A REQUEST TO REDUCE THE REAR SETBACK AND INCREASE THE HEIGHT LIMITATION FOR AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AND TO REDUCE A FRONT AND SIDE SETBACK TO LEGALIZE AN EXISTING DECK AT 4736 GLEN STREET IN THE SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY (RIS-P) ZONE

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on February 18, 2004, and accepted public testimony in considering Variance A-16-03, a request to reduce the rear setback from 30 feet to 22 feet and increase the height limitation from 20 feet to 24 feet, 4 inches for a two-story addition, and to reduce the front setback from 20 feet to 15 feet and the side setback from 10 feet to 6 feet, 6 inches for an existing deck at a single-family residence at 4736 Glen Street in the Suburban Residential/Scenic Preservation Overlay (RIS-P) zone; and

WHEREAS, this request is Categorically Exempt from review under the California Environmental Quality Act, Class 1; and

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the strict application of the development standards for which the variance is requested would deprive the building site of a development privilege enjoyed by other properties in the same zone and vicinity because other properties were developed under less stringent R1 setbacks that were in effect in the 1950s and 1960s when most of the residences in the neighborhood were initially constructed.
2. That there are special circumstances relating to the subject property which could cause the deprivation of development privileges, including the substandard size of the lot, substandard width of the lot, and topography resulting in a grade differential between the front and rear of the house.
3. That the granting of the variance would not constitute a special privilege inconsistent with the limitations upon other properties in the same zone and vicinity because other properties in the neighborhood have been granted similar variances for exceptions to building setbacks and height.
4. That the proposal is consistent with Section 24.02.040 of the La Mesa Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The Planning Commission approves Variance A-16-03, a request for a rear setback reduction from 30 feet to 22 feet, and a request for a height increase from 20 feet to 24 feet, 4 inches to construct a two-story addition to an existing single family residence and to reduce the front setback from 20 feet to 15 feet and reduce the side setback from 10 feet to 6 feet, 6 inches at 4736 Glen Street in the RIS-P (Suburban Residential/Scenic Preservation Overlay) zone, as shown on Exhibit A attached, and subject to the following conditions:
 - A. For the proposed addition, the applicant shall obtain a building permit in general conformance with the plans submitted on January 8, 2004.
 - B. The variance shall only apply to the area of the proposed addition as generally shown on the submitted plans.
 - C. The owner shall obtain a building permit for the existing deck by March 18, 2004.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 18th day of February, 2004, by the following vote, to wit:

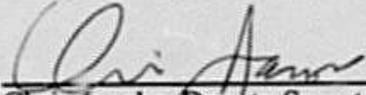
AYES: Chairperson Keene, Commissioners Alessio, Ashman, Camp, De Jesus, and Duggan.

NOES: Commissioner Robertson.

ABSENT: None.

ABSTAIN: None.

I, Chris Jacobs, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2004-02, duly passed and adopted by the Planning Commission.



Chris Jacobs, Deputy Secretary
La Mesa Planning Commission

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City of La Mesa

COMMUNITY DEVELOPMENT

March 11, 2004

Lawrence & Nowell Purdue
4736 Glen Street
La Mesa, CA 91941

Re: Variance A-16- (4736 Glen St.)

Dear Mr. & Ms. Purdue:

Enclosed please find a copy of the final version of Planning Commission Resolution PC-2004-02, approving Site Development Plan DAB-03-24, a request for a rear setback reduction from 30 feet to 22 feet and a request for a height increase from 20 feet to 24 feet, 4 inches to construct an addition at 4736 Glen Street in the RIS-P (Suburban Residential/Scenic Preservation Overlay) zone. This application also included a variance for a front and side setback reduction for an existing deck.

The City of La Mesa has received an appeal of the Planning Commission's decision. The City Council will consider the appeal at 7:00 p.m. on Tuesday, March 23, 2004 in the La Mesa City Council Chambers. You should attend the hearing and be prepared to answer questions. Staff will present a recommendation to the City Council. A meeting agenda and staff report will be mailed to you prior to the hearing.

Feel free to contact me at (619) 667-1196 if you would like to discuss this matter.

Sincerely,

Allyson Carico
Assistant Planner

CC: File

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RESOLUTION NO. 2004-038-2

RESOLUTION DENYING THE APPEAL AND UPHOLDING THE PLANNING COMMISSION'S APPROVAL OF VARIANCE A-16-03 (PURDUE) - A REQUEST FOR A VARIANCE TO REDUCE THE REAR SETBACK AND INCREASE THE HEIGHT LIMITATION FOR AN ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE AND TO REDUCE A FRONT AND SIDE SETBACK TO LEGALIZE AN EXISTING DECK AT 4736 GLEN STREET IN THE SUBURBAN RESIDENTIAL/SCENIC PRESERVATION OVERLAY (RIS-P) ZONE

WHEREAS, the City Council of the City of La Mesa did hold a duly noticed public hearing on March 23, 2004 to consider the appeal of the Planning Commission's decision to approve Variance A-16-03, a request to reduce the rear setback from 30 feet to 22 feet and increase the height limitation from 20 feet to 24 feet, 4 inches for a two-story addition, and to reduce the front setback from 20 feet to 15 and the side setback from 10 feet to 6 feet, 6 inches for an existing deck at a single-family residence at 4736 Glen Street in the Suburban Residential/Scenic Preservation Overlay (RIS-P) zone; and

WHEREAS, the Planning Commission considered a staff report and public testimony, and approved Variance A-16-03 on February 18, 2004; and

WHEREAS, the project is categorically exempt from review under the California Environmental Quality Act, Class 1; and

WHEREAS, the City Council did receive and consider a staff report on the appeal of the Planning Commission's decision; and

WHEREAS, the City Council considered public testimony and the written record for this proposal.

BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of La Mesa, that the City Council finds and determines as follows:

1. That the strict application of the development standards for which the variance is requested would deprive the building site of a development privilege enjoyed by other properties in the same zone and vicinity because other properties were developed under less stringent R1 setbacks that were in effect in the 1950s and 1960s when most of the residences in the neighborhood were initially constructed.
2. That there are special circumstances relating to the subject property which could cause the deprivation of development privileges, including the substandard size of the lot, substandard width of the lot, and topography resulting in a grade differential between the front and rear of the house.

3. That the granting of the variance would not constitute a special privilege inconsistent with the limitations upon other properties in the same zone and vicinity because other properties in the neighborhood have been granted similar variances for exceptions to building setbacks and height.
4. That the proposal is consistent with Section 24.02.040 of the La Mesa Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of La Mesa as follows:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The findings set forth in Section 24.02.040 of the La Mesa Zoning Ordinance can be made for Variance A-16-03.
3. The City Council denies the appeal and upholds the decision of the Planning Commission to approve Variance A-16-03, and grants the variance request to reduce the rear setback from 30 feet to 22 feet and increase the height limitation from 20 feet to 24 feet, 4 inches for a two-story addition, and to reduce the front setback from 20 feet to 15 and the side setback from 10 feet to 6 feet, 6 inches for an existing deck at a single-family residence at 4736 Glen Street in the Suburban Residential/Scenic Preservation Overlay (RIS-P) zone as shown on Exhibit A and subject to the following conditions:
 - A. For the proposed addition, the applicant shall obtain a building permit in general conformance with the plans submitted on March 15, 2004.
 - B. The variance shall only apply to the area of the proposed addition as generally shown on the submitted plans.
 - C. The owner shall obtain a building permit for the existing deck within 30 days of approval of the variance.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of La Mesa, California, held the 23rd day of March 2004, by the following vote, to wit:

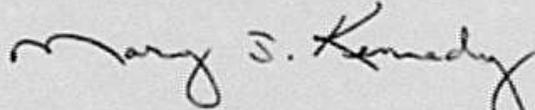
AYES: Councilmembers Allan, Ewin, Jantz, Sterling and Mayor Madrid

NOES: None

ABSENT: None

CERTIFICATE OF CITY CLERK

I, MARY J. KENNEDY, City Clerk of the City of La Mesa, California, do hereby certify the foregoing to be a true and exact copy of Resolution No. 2004-038-2, duly passed and adopted by the City Council of said City on the date and by the vote therein recited.



MARY J. KENNEDY, CMC, City Clerk

(SEAL OF CITY)

John S. Dickinson
 Atty/Arch
 4665 Ashby St.
 San Diego, CA 92115
 619-287-5689

PROJECT DESCRIPTION

DEMO EXIST'G FAMILY ROOM, REBUILD
 & EXPAND IT WITH 2ND STORY ADDITION
 ABOVE & OVER PORTION OF EXIST'G HOUSE

BUILDING AREA

EXIST'G HOUSE - 1667 S.F.
 REPLACEMENT - 250 S.F.
 NEW ADDITION - 1021 S.F.

LOT AREA - 6970 S.F.

ZONE - RS-1

LEGAL DESCRIPTION

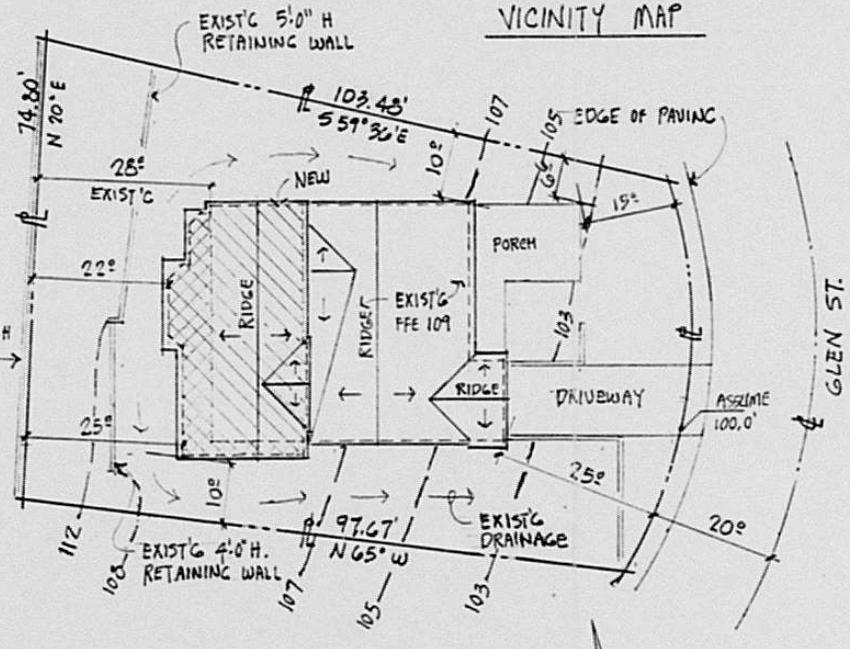
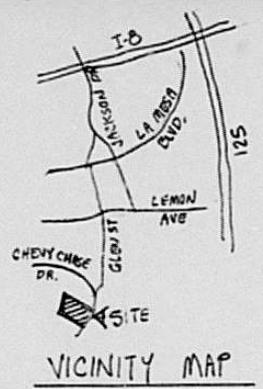
LOT 7B PAR FER ROS 3052 IN, MAP 2064
 LA MESA HIGHLANDS TRACT 3

APN - 494-492-03

OWNER

LAWRENCE & NOWELL PURDUE
 4736 GLEN ST.
 LA MESA, CA 91941
 TEL. 619-461-8427

LAWRENCE & NOWELL
 PURDUE ADDITION
 4736 GLEN ST.



SITE & ROOF PLAN

1" = 20'-0"

CITY OF LA MESA
 PLANNING DEPARTMENT

BLDG. PLANS. DAB DRB PC BOA CC

Case File No. A-16-03

Allyson Cairo 2-18-04
 CC 3-24-04

APPROVED
 E. HIBITS
 APPROVED
 AS CORRECTED
 REQUIRES
 RE-SUBMITTAL

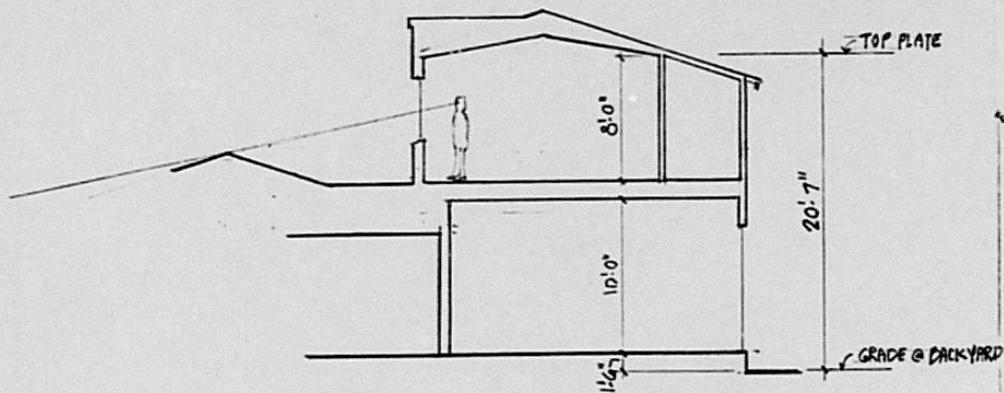
Signature _____ Date _____

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 JAN 08 2004
 CITY OF LA MESA
 COMMUNITY

ATTACHMENT B

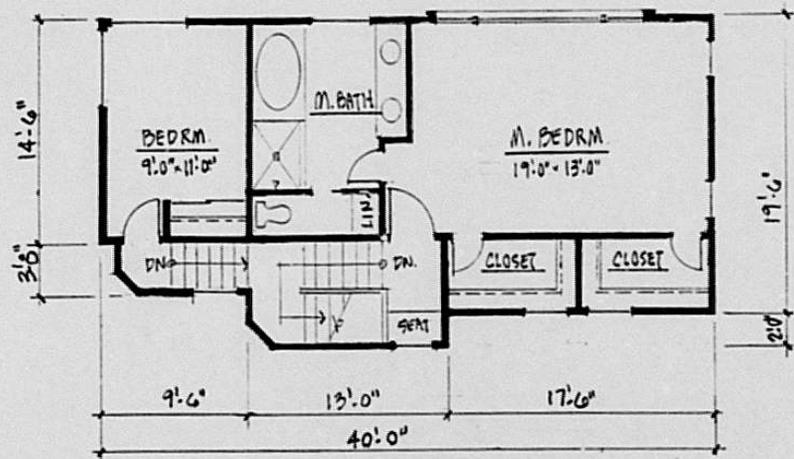
12-5-03

1
 OF 3



SECTION

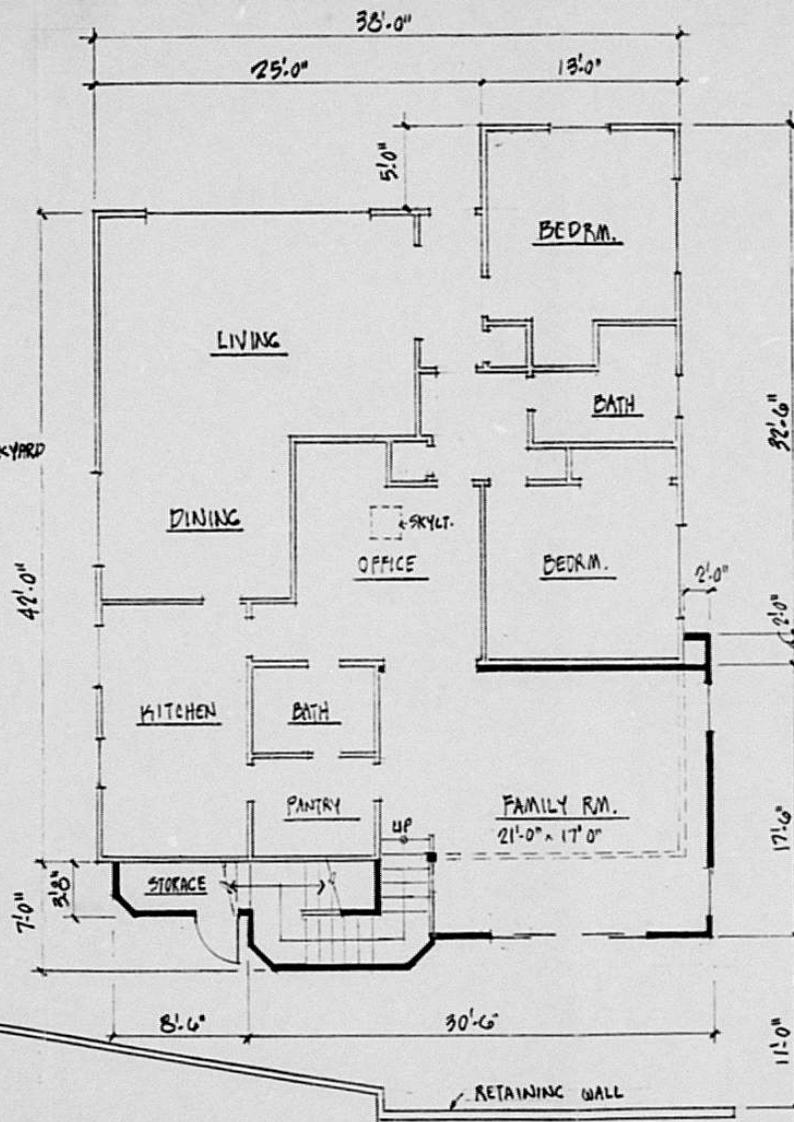
1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

786 S.F.



FIRST FLOOR PLAN

1/8" = 1'-0"

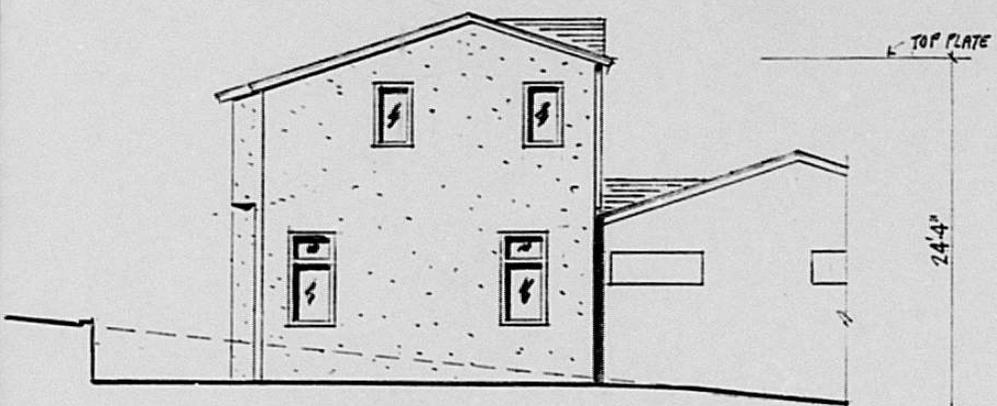
NEW — 235 S.F.
REPLACEMENT — 250 S.F.

John S. Dickinson
Architect
4665 Ashby St.
San Diego, CA 92115
619-287-5689

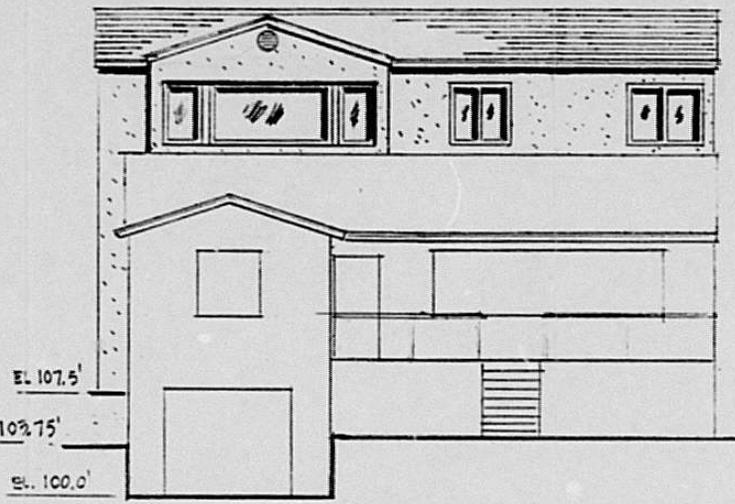
LAWRENCE & ADWELL
PURDUE ADDITION
4726 C. IEN ST.

12-5-03

2
OF 3

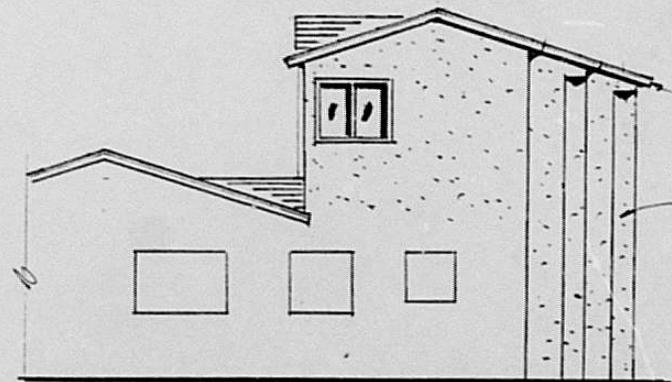


SIDE ELEV. - SOUTH



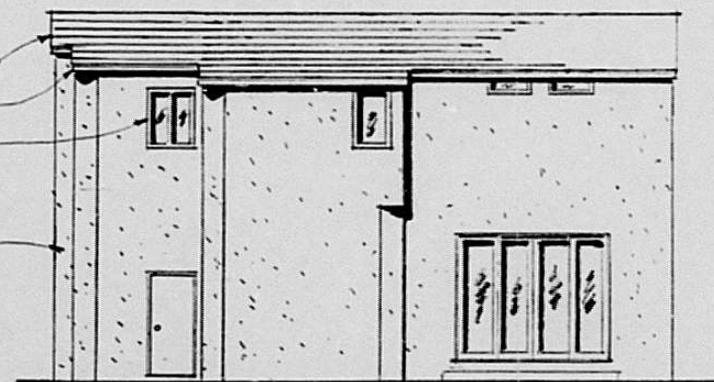
FRONT ELEVATION - EAST

1/8" = 1'-0"



SIDE ELEV. - NORTH

- COMPOSITION SHINGLE ROOFING TO MATCH EXIST'G.
- WOOD TRIM TO MATCH EXIST'G.
- WHITE VINYL FRAME WINDOWS
- STUCCO - COLOR & TEXTURE TO MATCH EXIST'G.



REAR ELEVATION - WEST

12.5.03

3
 of 3

RESOLUTION NO. PC-2005-23

RESOLUTION APPROVING VARIANCE A-09-05 (PURDUE) - A REQUEST TO MAKE CHANGES TO AN APPROVED VARIANCE GRANTED TO EXCEED THE HEIGHT LIMIT AND REDUCE THE REAR SETBACK AT 4736 GLEN STREET IN THE RIS-P ZONE

WHEREAS, the Planning Commission of the City of La Mesa did hold a duly noticed public hearing on July 20, 2005, and accepted public testimony in considering Variance A-09-05, a request to make changes to an approved variance (A-16-03) granted to reduce the rear setback from 30 feet to 22 feet and increase the height limitation from 20 feet to 24 feet, 4 inches for a two-story addition at 4736 Glen Street in the Suburban Residential/Scenic Preservation Overlay (RIS-P) zone; and

WHEREAS, the originally approved exhibits indicate two individual windows on the south side elevation and a picture window centered within a slightly projected gable dormer on the front elevation; and

WHEREAS, a bay window is proposed for the south elevation instead of the two individual windows and these two windows would be relocated to the front elevation in lieu of the picture window and cross gable; and

WHEREAS, this request is Categorically Exempt from review under the California Environmental Quality Act, Class 1; and

WHEREAS, the Planning Commission did receive and consider a staff report for the proposal.

THE PLANNING COMMISSION FINDS AND DETERMINES AS FOLLOWS:

1. That the strict application of the development standards for which the variance is requested would deprive the building site of a development privilege enjoyed by other properties in the same zone and vicinity because other properties were developed under less stringent R1 setbacks that were in effect in the 1950s and 1960s when most of the residences in the neighborhood were initially constructed.
2. That there are special circumstances relating to the subject property which could cause the deprivation of development privileges, including the substandard size of the lot, substandard width of the lot, and topography resulting in a grade differential between the front and rear of the house.
3. That the granting of the variance would not constitute a special privilege inconsistent with the limitations upon other properties in the same zone and vicinity because other properties in the neighborhood have been granted similar variances for exceptions to building setbacks and height.

4. That the proposal is consistent with Section 24.02.040 of the La Mesa Zoning Ordinance.

NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LA MESA AS FOLLOWS:

1. The foregoing findings of fact and determinations are true and hereby made a part hereof.
2. The Planning Commission approves Variance A-09-05, a request to make changes to an approved variance granted for a rear setback reduction and an increase in the height limitation for a two-story addition to an existing single family residence at 4736 Glen Street in the RIS-P (Suburban Residential/Scenic Preservation Overlay) zone, as shown on Exhibit A attached, and subject to the following conditions:
 - A. For the proposed addition, the applicant shall complete construction of the addition in conformance with the plans submitted on June 30, 2005. As an alternative, the applicant has the option of constructing the cross gable on the front elevation as shown on the originally approved plans dated January 8, 2004. If after one year the discretionary permit has not been exercised, the applicant may upon written request at least 30 days prior to the date of expiration request an extension as set forth in Section 24.02.070 of the Zoning Ordinance.
 - B. The variance shall only apply to the area of the proposed addition as generally shown on the submitted plans.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of La Mesa, California, held the 20th day of July, 2005, by the following vote, to wit:

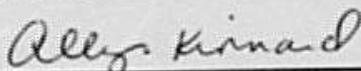
AYES: Chairman Ashman, Commissioners Alessio, Camp, Duggan, Hawkins, Keene, and Reese.

NOES: None.

ABSENT: None.

ABSTAIN: None.

I, Allyson Kinnard, Deputy Secretary of the City of La Mesa Planning Commission, do hereby certify the foregoing to be a true and exact copy of Resolution PC-2005-23, duly passed and adopted by the Planning Commission.



Allyson Kinnard, Deputy Secretary
La Mesa Planning Commission



City of La Mesa

COMMUNITY DEVELOPMENT

November 3, 2005

Lawrence & Nowell Purdue
4736 Glen Street
La Mesa, CA 91941

Re: Variance A-09-05

Dear Mr. & Ms. Purdue:

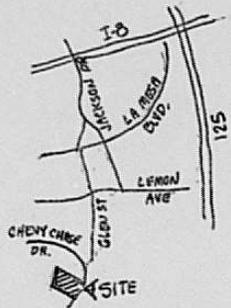
Enclosed please find a copy of final Planning Commission Resolution PC-2005-23, approving Variance A-09-05, a request to amend approved variance A-16-03 for a setback reduction and a height increase for a two-story addition to your residence at 4736 Glen Street in the RIS-P (Suburban Residential/Scenic Preservation Overlay) zone.

The final resolution was approved at the November 2, 2005 Planning Commission meeting. This document replaces the draft resolution that was mailed to you on July 22, 2005. If you have any questions regarding this matter, feel free to contact me at (619) 667-1196.

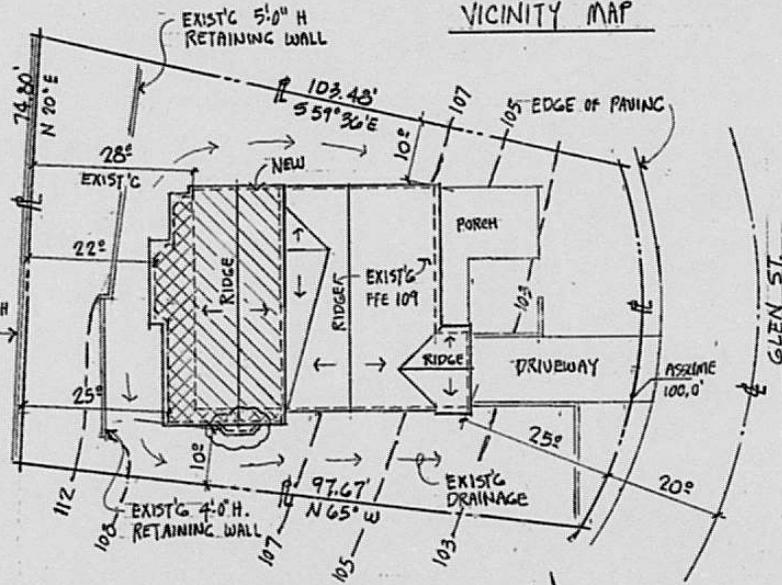
Sincerely,

Allyson Kinnard
Assistant Planner

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VICINITY MAP



SITE & ROOF PLAN

1" = 20'-0"

APPROVED EXHIBITS APPROVED AS CORRECTED REQUIRES RESUBMITTAL

CITY OF LA MESA PLANNING DEPARTMENT

BLDG PLANS DAR DRE or BOA CC

Casefile No. A-09-05

Signature: *Allyson Kaurial*

Date: 7-22-05

PROJECT DESCRIPTION

DEMO EXIST'G FAMILY ROOM, REBUILD & EXPAND IT WITH 2ND STORY ADDITION ABOVE & OVER PORTION OF EXIST'G HOUSE

BUILDING AREA

EXIST'G HOUSE - 1667 S.F.
 REPLACEMENT - 250 S.F.
 NEW ADDITION - 1021 S.F.

LOT AREA - 6970 S.F.

ZONE - RS-1

LEGAL DESCRIPTION

LOT 78 PAR PER ROS 3052 IN, MAP #2064
 LA MESA HIGHLANDS TRACT 3

APN - 494-492-03

OWNER

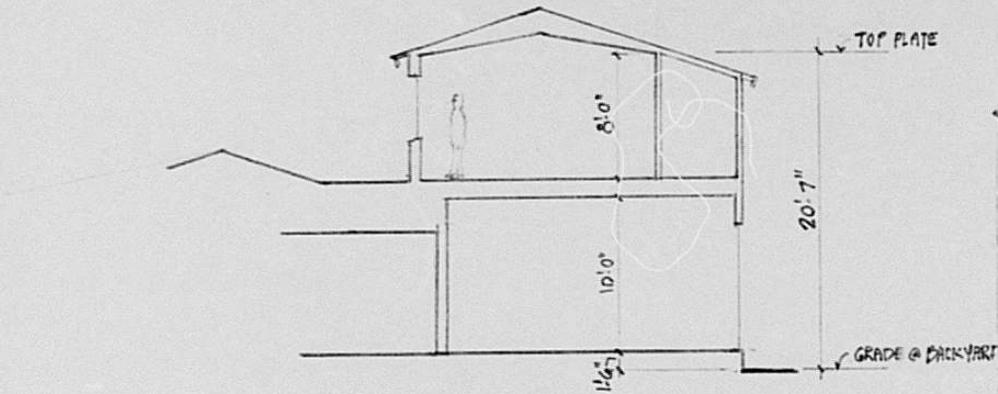
LAWRENCE & NOWELL PURDUE
 4736 GLEN ST.
 LA MESA, CA 91941
 TEL. 619-461-8427

John S. Dickinson
 Architect
 4665 Ashby St.
 San Diego, CA 92115
 619-287-5889

LAWRENCE & NOWELL
 PURDUE ADDITION
 4736 GLEN ST.

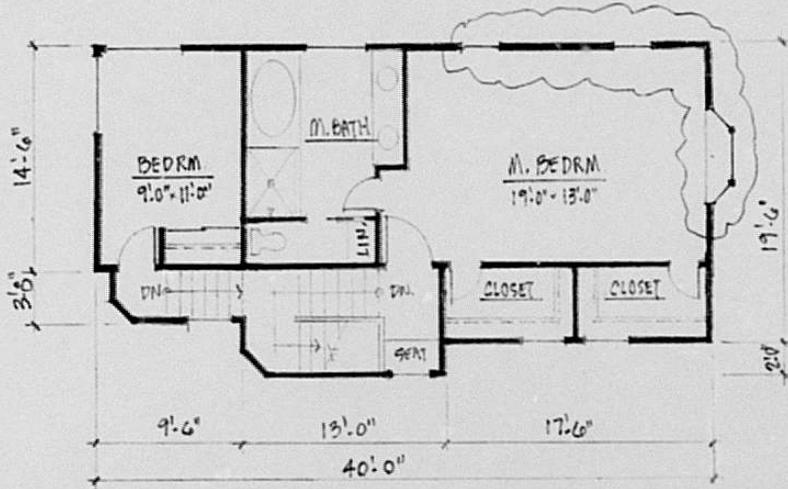
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 CITY OF LA MESA
 COMMUNITY DEV. DEPT.

6-29-05
 12-5-03
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SECTION

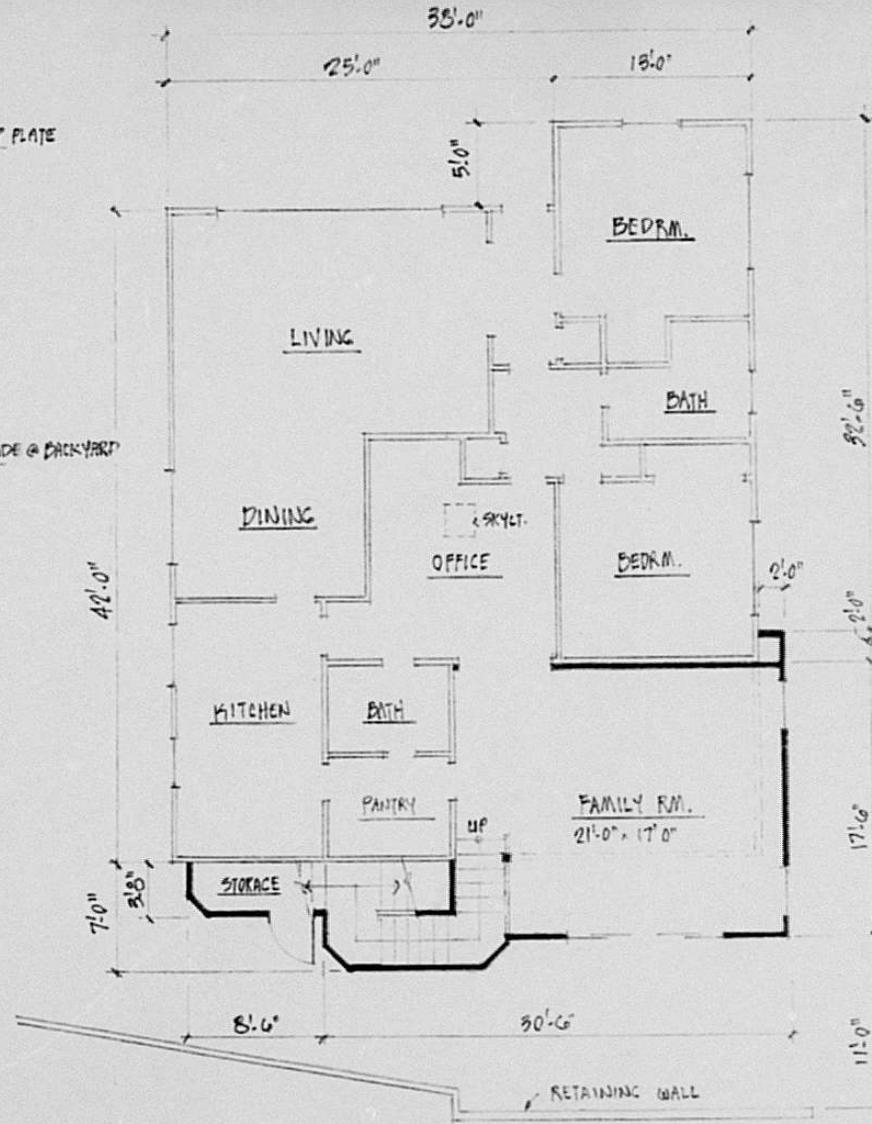
1/8" = 1'-0"



SECOND FLOOR PLAN

1/8" = 1'-0"

756 S.F.



FIRST FLOOR PLAN

1/8" = 1'-0"

NEW — 295 S.F.
REPLACEMENT — 250 S.F.

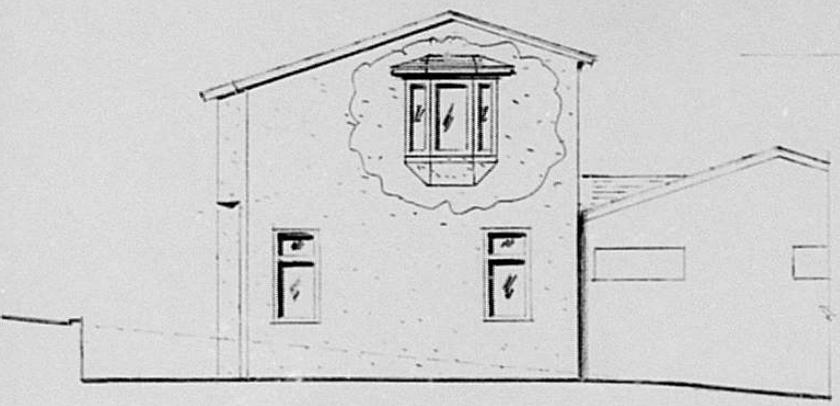
John S. Dickinson
Architect
4665 Ashby St.
San Diego, CA 92115
619-287-5689

LAWRENCE & ADJELL
PURDUE ADDITION
4730 GLEN ST.

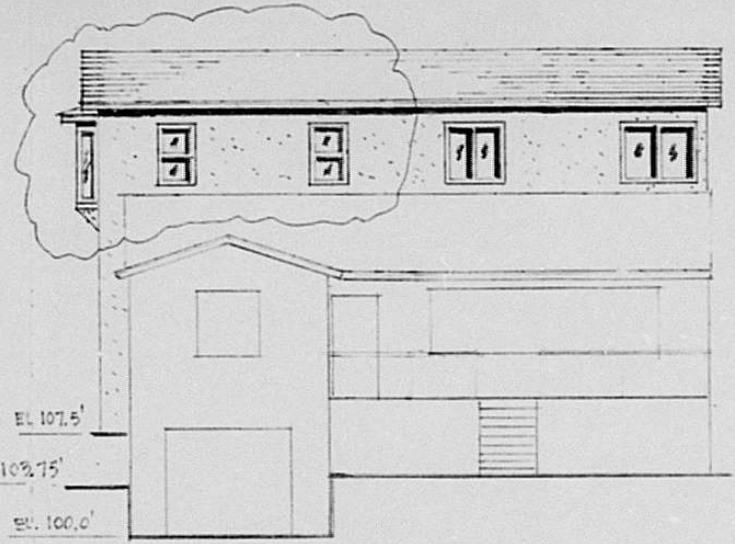
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12-5-03

2
OF 3

6.29.05
 12.5.03

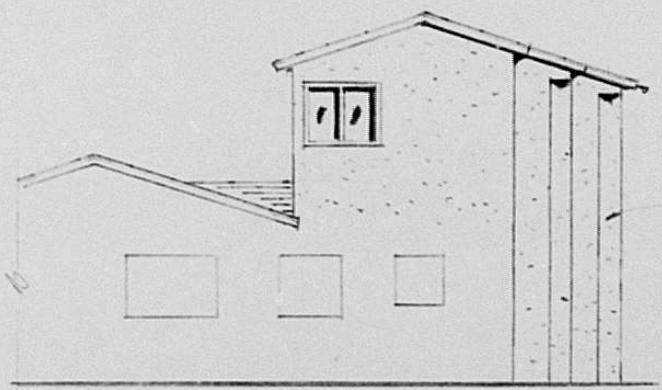


SIDE ELEV. - SOUTH



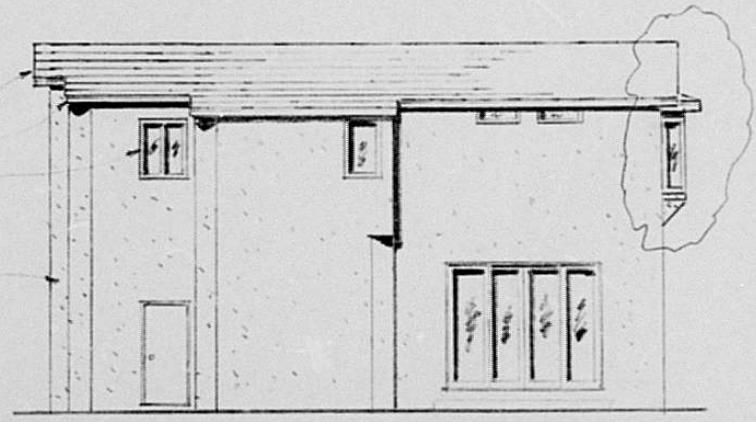
FRONT ELEVATION - EAST

1/8" = 1'-0"



SIDE ELEV. - NORTH

- COMPOSITION SHINGLE ROOFING TO MATCH EXIST'G.
- WOOD TRIM TO MATCH EXIST'G.
- WHITE VINYL FRAME WINDOWS
- STUCCO - COLOR & TEXTURE TO MATCH EXIST'G.



REAR ELEVATION - WEST

PURDUE RESIDENCE - DECK

4736 GLEN STREET
LA MESA, CA 91941

DATE: MARCH 2024
PROJECT NO: 24-4736g



PERALTA DESIGN GROUP, LLC
2229 OTAY LAKES RD.
STE. 502 PMB 129
CHULA VISTA, CA 91915
(619) 778-7730
contact@peraltadg.com

GENERAL NOTES

- ALL WORK SHALL COMPLY WITH STATE AND LOCAL BUILDING CODES, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY STANDARDS, AND THE BEST TRADE PRACTICES.
- ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ARCHITECT FOR THEIR RECORDS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE BEGINNING WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
- THE CONSTRUCTION MANAGER SHALL MAKE THE PREMISES SECURE FROM THE ELEMENTS AND TRESPASS ON A DAILY BASIS.
- THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
- WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STRUCTURE UNLESS OTHERWISE NOTED (UON).
- DOOR AND WINDOW DETAILS ARE INDICATED ON THE DOOR AND WINDOW SCHEDULES.
- DOOR AND WINDOW DIMENSIONS ARE TO CENTERLINES OF UNITS (UON).
- DUE TO REPROGRAPHICS PROCESSES THESE PLANS MAY NOT BE ACCURATE TO SCALE. THEREFORE CONTRACTOR SHALL NOT SCALE DRAWINGS.
- CONTRACTOR SHALL VERIFY ALL DIMENSION STRINGS. CONTRACTOR SHALL NOTIFY RESIDENTIAL CONSULTANT OF ALL DISCREPANCIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM TO THE CALIFORNIA BUILDING CODE, AND ALL LOCAL CODES HAVING JURISDICTION OVER THE WORK, INCLUDING BUT NOT LIMITED TO: CA TITLE 24 AND EACH OF THE BUILDING, ELECTRICAL, PLUMBING, MECHANICAL, FIRE AND GREEN BUILDING STANDARD CODES.
- SHOULD ANY CONDITION ARISE WHERE THE INTENT OF THE DRAWINGS IS IN DOUBT OR WHERE THERE IS A DISCREPANCY OR APPEARS TO BE AN ERROR BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS, THE RESIDENTIAL CONSULTANT AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED AS SOON AS REASONABLY POSSIBLE FOR PROCEDURE TO BE FOLLOWED.
- ALL SHORING AND BRACING SHALL BE IN ACCORDANCE WITH CURRENT REQUIREMENTS OF CAL OSHA & THE INDUSTRIAL ACCIDENT COMMISSION OF THE STATE OF CALIFORNIA AND OTHER PUBLIC AGENCIES HAVING JURISDICTION IS NOT THE RESPONSIBILITY OF ARCHITECT OR STRUCTURAL ENGINEER.
- THIS PLANS DO NOT PROVIDE COMPLETE FLASHING AND WATERPROOFING DETAILS. THE DESIGNER AND ENGINEER DO NOT REPRESENT THEMSELVES TO BE EXPERTS IN THE FIELD OF WATERPROOFING. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR THE ROOFING/DECKING SUBCONTRACTOR TO PROVIDE THE NECESSARY STANDARD OF CARE, WORKMANSHIP, AND MATERIALS TO COMPLETE THE ROOF AND DECKS IN A WATERTIGHT CONDITION. ROOF AND/OR DECK DAMAGES SHALL NOT BE ALLOWED TO RUN BEHIND ANY FASCIA BOARDS OR ONTO THE EXTERIOR FINISH OF THE STRUCTURE
- INSTALLED INSULATING MATERIAL SHALL HAVE BEEN CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- ALL INSULATING MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTIONS 19 OF THE C.B.C. OR LATEST ADOPTED CODES.
- ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, WEATHER-STRIPPED OR OTHERWISE SEALED.
- SITE CONSTRUCTED DOORS, WINDOWS AND SKYLIGHTS SHALL BE CAULKED BETWEEN THE UNIT AND THE BUILDING, AND SHALL BE WEATHER-STRIPPED (EXCEPT FOR UNFRAMED GLASS DOORS AND FIRE DOORS).
- MANUFACTURED DOORS AND WINDOWS INSTALLED SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER PER 2-531(A)1. AFTER JULY 1, 1993, MANUFACTURED FENESTRATION PRODUCTS MUST BE LABELED FOR U-VALUE ACCORDING TO NFRC PROCEDURES.
- INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 118 ENERGY EFFICIENCY STANDARD (E.E.S.).
- IF THE BUILDING INSPECTOR SUSPECTS HILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT MAY BE REQUIRED.
- CONTRACTOR TO VERIFY ALL QUANTITY COUNTS AND SIZES OF ASSEMBLIES (DOORS, WINDOWS, ETC.) PRIOR TO PURCHASING AND INSTALLING.
- ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1' RISE IN 20' OF HORIZONTAL RUN (5% GRADIENT) THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1:50 (2% SLOPE).
- CURB RAMPS SHALL BE CONSTRUCTED WHERE A PEDESTRIAN WAY CROSSES A CURB. THE PREFERRED LOCATION FOR CURB RAMPS IS IN THE CENTER OF EACH CROSSWALK. WHERE IT IS NECESSARY TO LOCATE A CURB RAMP IN THE CENTER OF THE CURB RETURN AND THE STREET SURFACES ARE MARKED TO IDENTIFY PEDESTRIAN CROSSWALKS, THE LOWER END OF THE CURB RAMP SHALL TERMINATE WITHIN THE CROSSWALKS.
- A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.
- THE SURFACES OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL BE OF A CONTRAST FINISH FROM THE ADJACENT SIDEWALK

ABBREVIATIONS

ACI.	AMERICAN CONCRETE INSTITUTE
AFF.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
AB.	ANCHOR BOLT
AC.	ASPHALTIC CONCRETE
BLKG.	BLOCKING
BD.	BOARD
BLDG.	BUILDING
BUR.	BUILT UP ROOFING
CO2.	CARBON DIOXIDE
CLR.	CLEAR(ANCE)
CO.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CMU.	CONCRETE MASONRY UNIT
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CJ.	CONTROL JOINT
CFL.	COUNTERFLASHING
CFT.	CUBIC FOOT
CYD.	CUBIC YARD
DET.	DETAIL
DIAG.	DIAGONAL
DIAM.	DIAMETER
DR.	DOOR
DN.	DOWN
DS.	DOWNSPOUT
D.	DRAIN
EA.	EACH
EW.	EACH WAY
EL/ELEV.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
EQ.	EQUAL
EXH.	EXHAUST
EB.	EXPANSION BOLT
EJ.	EXPANSION JOINT
FOS.	FACE OF STUD
FT.	FEET
FIN.	FINISH(ED)
FFE.	FINISHED FLOOR ELEVATION
FFL.	FINISHED FLOOR LINE
FD.	FLOOR DRAIN
FND.	FOUNDATION
FTG.	FOOTING
FLR.	FLOOR
GA.	GAUCHE
GL.	GLASS, GLAZING
GALV.	GALVANIZED
GYP. BD.	GYPSPUM BOARD
GFRC.	GLASS FIBER REINFORCED CONCRETE
HDW.	HARDWARE
HVAC.	HEATING, VENTILATING AIR CONDITIONING
HT.	HEIGHT
HM.	HOLLOW METAL
HYD.	HYDRANT
HC.	HOLLOW CORE
ID.	INSIDE DIAMETER
INSUL.	INSULATION
JT.	JOINT
LT.	LIGHT
LW.	LIGHTWEIGHT
LBS.	POUNDS
MFR.	MANUFACTURE
MEP.	MECHANICAL, ELECTRICAL & PLUMBING
MOE.	MEANS OF EGRESS
MTL.	METAL
MIN.	MINIMUM
MULL.	MULLION
MECH.	MECHANICAL
NIC.	NOT IN CONTRACT
NTS.	NOT TO SCALE
NO.	NUMBER
OC.	ON CENTER
OPG.	OPENING
OD.	OUTSIDE DIAMETER
OH.	OVERHEAD
OCFI.	OWNER FURNISHED / CONTRACTOR INSTALLED
POC.	POINT OF CONNECTION
PR.	PAIR
PROW.	PUBLIC RIGHT OF WAY
PWD.	PLYWOOD
PVC.	POLYVINYL CHLORIDE
PIV.	POST INDICATOR VALVE
RAD.	RADIUS
REF.	REFERENCE
RCP.	REFLECTED CEILING PLAN
REV.	REVISION(S), REVISED
RD.	ROOF DRAIN
RDL.	ROOF DRAIN LEADER
RM.	ROOM
R.	RISER
RO.	ROUGH OPENING
ROOM.	ROOM
RM.	ROOM
S/STL.	STAINLESS STEEL
STRL.	STRUCTURAL
SPEC.	SPECIFICATIONS
SHT.	SHEET
SIM.	SIMILAR
SC.	SOLID CORE
STC.	SOUND TRANSMISSION COEFFICIENT
STD.	STANDARD
SD.	STORM DRAIN
THK.	THICK(NESS)
TBD.	TO BE DETERMINED
TEL.	TELEPHONE
TO.	TOP OF (..)
T.O.CONC.	TOP OF CONCRETE
TOF.	TOP OF FRAMING
T.O.STL.	TOP OF STEEL
TOW.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
UL.	UNDERWRITERS LABORATORY
UON.	UNLESS OTHERWISE NOTED
VIF.	VERIFY IN FIELD
VERT.	VERTICAL
WH.	WATER HEATER
WP.	WATERPROOFING
W/O.	WITHOUT
W/.	WITH
⊥	PERPENDICULAR
@	AT
+	AND
Ø	DIAMETER
#	NUMBER
X	LETTER
Ⓢ	PROPERTY LINE

SCOPE OF WORK

- (E) WOOD DECK CONSISTING OF:
- ADDITION: WOOD DECK (328.75 SQ. FT.) EXTERIOR STAIRCASE W/ LANDING (46.56 SQ. FT.)
 - DEMOLITION: WOOD STAIRCASE LEADING TO ENTRANCE (33.00 SQ. FT.) BRICK PLANTER AT FINISHED FLOOR (10.67 SQ. FT.)

PROJECT DATA

PROJECT ADDRESS:	(E) 1-STORY BUILDING MULTIFAMILY: - 4736 GLEN STREET, LA MESA, CA 91941
A.P.N.:	494-492-03-00
LEGAL DESCRIPTION:	LOT 78 PAR ROS 3052 IN
SUBDIVISION:	LA MESA HIGHLANDS TRAC #3
LOT AREA:	6,912 SQUARE FEET (0.16 A)

PROJECT INFORMATION

CONSTRUCTION TYPE:	TYPE V-B
YEAR BUILT:	1955
UTILITIES SERVING SITE:	FIRE SPRINKLERS: NONE SEWER: YES SEPTIC: NO NATURAL GAS: YES ELECTRIC: YES
FIRE SPRINKLERS NFPA 13D:	(E) 2-STORY D.U.: NO

ZONING INFORMATION

ZONING DESIGNATION	R1S-P
OCCUPANCY GROUP:	SUBURBAN RESIDENTIAL
USE CATEGORY:	SINGLE-FAMILY RESIDENTIAL
SETBACKS:	FRONT YARD: 20' MIN. SIDE YARD: 10' MIN. REAR YARD: 30' MIN.
HEIGHT LIMIT:	20.00 FEET (PRIMARY BUILDING)
PARKING REQUIREMENTS:	N/A

AGENCY AND CODE

GOVERNING AGENCY:	CITY OF LA MESA DEVELOPMENT SERVICES DEPARTMENT 8130 ALLISON AVENUE LA MESA, CA 91942
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GOVERNING CODE: ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION

- 2022 CALIFORNIA RESIDENTIAL CODE AND
- 2022 CALIFORNIA GREEN BUILDING CODE STANDARD CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

THE PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF LA MESA AMENDMENTS.

SYMBOLS

	DOOR TAG		EXTERIOR ELEVATION
	WINDOW TAG		INTERIOR ELEVATION
	BUILDING SECTION		ELEVATION
	WALL SECTION		COLUMN GRID
	DETAIL VIEW CALLOUT		REVISION TAG
	CENTER LINE		

SHEET INDEX

C000	COVER SHEET
COVER: 1	
GN01	GENERAL NOTES & INFORMATION
GN02	CAL GREEN
GN03	CAL GREEN
GN04	PHOTO SURVEY
GENERAL NOTES: 4	
A100	SITE PLAN
A103	EXISTING DEMO SITE PLAN
A200	FLOOR PLAN
A401	DECK ELEVATION
A501	SECTIONS
ARCHITECTURAL: 5	

PROJECT CONTACTS

OWNER / FINACIALLY RESPONSIBLE PARTY
LAWRENCE AND NOWELL PURDUE
4736 GLEN DRIVE
LA MESA, CA 91941
[619] 316-9924

DESIGNED BY
SERGIO A. PERALTA, ASSOC. AIA
PERALTA DESIGN GROUP, LLC
2220 OTAY LAKES RD.
STE. 502 PMB 129
CHULA VISTA, CA 91915
[619] 778-7739
contact@sergioperalta.com

DEFERRED SUBMITTAL

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

- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE CONTRACTORS & SUBCONTRACTORS.
- DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS.
- 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.
- DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- 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.

VICINITY MAP



GN01

DRAWN BY: Author

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

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PROJECT: PURDUE RESIDENCE - DECK

4736 GLEN STREET
LA MESA, CA 91941

DATE: MAY 2023
PROJECT NO: 24-4736g

REVISION DATE

NOTES:
PERALTA DESIGN GROUP, LLC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & SPECIFICATIONS. EVERYTHING REPRESENTED IN THESE PLANS IS OWNED BY AND THE PROPERTY OF PERALTA DESIGN GROUP, LLC. ALL IDEAS, DESIGNS, AND/OR ARRANGEMENTS SHALL NOT BE REPRODUCED, COPIED, CHANGED, SUBMITTED, OR DISCLOSED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF PERALTA DESIGN GROUP.



PERALTA DESIGN GROUP, LLC
SERGIO A. PERALTA,
ASSOC. AIA (DESIGNER)

GENERAL NOTES & INFORMATION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [HCD] For purposes of CALGreen, livelock units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
OSA/SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (AJDU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1 EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

- When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
- When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2 EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

1 EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

- Construction documents shall show locations of future EV spaces.
- There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

2 EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3 EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:

- The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:

- The minimum length of each EV space shall be 18 feet (5486 mm).
- The minimum width of each EV space shall be 9 feet (2743 mm).
- One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV Ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 EV space requirements.

1 Single EV space requirement. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plans design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

- Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
- There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 80 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 80 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shut-off.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

PRODUCT CLASS [spray force in ounces force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A). Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force (gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/common commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPLETES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GPM @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 80 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 80 PSI
KITCHEN FAUCETS	1.8 GPM @ 80 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 ROBOT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in soffit/ceiling plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous waste and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collected will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs. sq. ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.
- Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic wastes, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 91320.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.



4767 BOULDER PLACE
(NEARBY SITE)



4736 GLEN STREET
(PROJECT SITE)

**PROJECT:
PURDUE
RESIDENCE -
DECK**

**4736 GLEN STREET
LA MESA, CA 91941**

DATE: 07/30/24
PROJECT NO: 24-4736g

REVISION	DATE

NOTES:
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PERALTA DESIGN GROUP, LLC
SERGIO A. PERALTA,
ASSOC. AIA (DESIGNER)

**PHOTO
SURVEY**

SCALE: _____

GN04

DRAWN BY: _____ Author

GENERAL NOTES

- NO WORK SHALL COMMENCE UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE CITY AND OTHER APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION AT 619-667-1166 AT LEAST 48-HOURS PRIOR TO COMMENCEMENT OF ANY TYPE OF GRADING OR CONSTRUCTION ACTIVITY.
- ALL EXISTING UTILITIES OR STRUCTURES REPORTED BY THE UTILITY COMPANIES ARE INDICATED HEREON BASED ON INFORMATION OF RECORD AND MAY BE SCHEMATIC IN NATURE. IT SHALL BE THE DUTY OF THE CONTRACTOR TO MAKE A DETERMINATION AS TO THE ACTUAL LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL HE/SHE HAS MADE THIS DETERMINATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS/HER FAILURE TO LOCATE AND PRESERVE ANY AND ALL UTILITIES. CALL UNDERGROUND SERVICE ALERT AT 1-800-422-4133 AT LEAST TWO WORKING DAYS BEFORE STARTING CONSTRUCTION.
- THE CENTERLINE STATIONING SHOWN ON THESE PLANS IS BASED ON CITY DWG# 0125, 0126.
- NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF THIS BUILDING PERMIT APPLICATION.
- PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWNSTREAM WORK UNTIL THE CONSTRUCTION IS COMPLETED.
- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO LOCATE PROPERTY LINES AND CONFORM TO SET BACK REQUIREMENTS.
- PROPERTY OWNERS TO MAINTAIN THE BACKWATER VALVE PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. AT THE END OF EACH WORKDAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT INTO THE STREET.
- ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.
- THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.
- ALL EXISTING DRAINAGE INLETS TO BE PROTECTED DURING CONSTRUCTION, AND MEANS OF PROTECTION TO BE VISIBLE DURING INSPECTIONS.

STORM WATER MANAGEMENT & DISCHARGE CONTROL

- THE CONTRACTOR SHALL COMPLY WITH CITY MUNICIPAL CODE CHAPTER 7.18 (STORM WATER MANAGEMENT AND DISCHARGE CONTROL).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH A PLAN TO IMPLEMENT BEST MANAGEMENT PRACTICES (BMP'S) TO ELIMINATE SAND, SILT, CONCRETE WASH, DEBRIS OR POLLUTANT DISCHARGE TO THE PUBLIC STREETS AND STORM DRAIN SYSTEM. SUCH PLAN SHALL BE SUBMITTED TO AND REVIEWED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF ANY GRADING OR CONSTRUCTION ON THE SITE.
- THE CONTRACTOR SHALL IMPLEMENT THE EROSION CONTROL MEASURES AS SHOWN ON THE EROSION CONTROL PLANS AND TAKE IMMEDIATE REMEDIAL AND PREVENTIVE ACTION WHEN POLLUTANT DISCHARGE OCCURS AND/OR AS DIRECTED BY THE CITY ENGINEER OR THE BUILDING OFFICIAL. THE CONTRACTOR SHALL BE REQUIRED TO PLACE ADDITIONAL EROSION CONTROL MATERIALS AS THE SITE CONDITIONS WARRANT.
- PAVED AREAS SHALL BE SWEEPED BY COMBINATION OF POWER BROOM AND/OR AIR VACUUM SWEEPERS.
- ALL OF THE ABOVE CONDITIONS SHALL APPLY STARTING THE FIRST DAY OF GRADING AND/OR CONSTRUCTION AND SHALL REMAIN IN EFFECT UNTIL ALL GRADING AND/OR CONSTRUCTION WORK HAS BEEN COMPLETED.

SOURCE OF TOPOGRAPHY

THE CONTOURS/TOPD ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEY AND MEASUREMENTS PERFORMED ON 1/17/2023 BY RANCHO LAND COMPANY, LS NO. 8380. CONTOURS VERIFIED BY VALUE ENGINEERING ON 02/17/2023.

DEVELOPER'S/OWNER'S CERTIFICATE

THE DEVELOPER/OWNER ACKNOWLEDGES THAT THE CITY'S REVIEW OF THE PLANS IS MINOR IN COMPARISON TO THE TIME THAT THE DEVELOPER'S/OWNER'S DESIGN TEAM SPENDS IN DESIGNING AND DRAFTING THE PLANS. IT IS THE RESPONSIBILITY OF THE DESIGN TEAM TO THOROUGHLY REVIEW EXISTING LOCAL, STATE, FEDERAL RULES AND LAWS, CONDITIONS, PLANS AND DESIGN GUIDELINES. IN ADDITION, THE DESIGN TEAM SHALL THOROUGHLY REVIEW PLANS FROM OTHER DISCIPLINES TO ENSURE THE PROJECT PLANS ARE CLEAR AND THERE ARE NO CONFLICTS. IT IS UNDERSTOOD THAT A FAILURE TO PRODUCE ACCURATE, NON-CONFLICTING PLANS WILL LIKELY RESULT IN DELAYS. THESE DELAYS CAN BE IN THE FORM OF FAILED INSPECTIONS, STOP WORK NOTICES, CONSTRUCTION CHANGES AND ADDITIONAL FEES.

THE DEVELOPER/OWNER ACKNOWLEDGES THAT SHOULD THE CONTRACTOR DEVIATE FROM THE PLANS OR THE STANDARDS REFERENCED IN THE PLANS THAT THIS WILL RESULT IN DELAYS, DEVIATIONS CAN RESULT IN A STOP WORK NOTICE AND/OR ADDITIONAL INSPECTIONS AND FEES. AT THE PRE-CONSTRUCTION MEETING THE CITY WILL INFORM THE CONTRACTOR THAT THEY SHOULD CONTACT THE DESIGN TEAM IN CASE THERE ARE ANY CONFLICTS IN THE PLANS. THE CITY'S INSPECTOR MAY INTERPRET THE PLANS, BUT THE CONTRACTOR SHALL CONTACT THE DESIGN TEAM FOR CLARIFICATION AND FINAL DIRECTION.

THE DEVELOPER/OWNER ACKNOWLEDGES AND SHALL HAVE THE ENGINEER OF WORK MAKE SUCH CHANGES, ALTERATIONS OR ADDITIONS TO THE PLANS WHICH THE CITY ENGINEER OR THE ENGINEER OF WORK DETERMINE ARE NECESSARY AND DESIRABLE. ALL PLAN CHANGES SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO THE CONSTRUCTION AND IT IS UNDERSTOOD SHOULD CONSTRUCTION PROCEED WITHOUT APPROVAL, THE IMPROVEMENTS MAY BE REJECTED, DEMOLISHED AND/OR RECONSTRUCTED AT NO COST TO THE CITY.

THE DEVELOPER/OWNER ACKNOWLEDGES THAT THE ENGINEER OF WORK IS REQUIRED AND SHALL VERIFY THAT ALL ITEMS AS SHOWN ON THE PLANS ARE CONSTRUCTED PER THE PLAN AND ANY CHANGES NOTED AS PART OF THE AS-BUILT PROCESS. THE RELEASE OF PROJECT'S SECURITY, DEPOSITS SHALL NOT OCCUR UNTIL AFTER THE AS-BUILT PROCESS HAS BEEN COMPLETED. A REFUNDABLE CASH DEPOSIT OF \$200/SHEET IS DUE WHEN THE GRADING OR ENCROACHMENT PERMIT IS APPLIED FOR AND WILL BE USED BY THE CITY TO OBTAIN AS-BUILT DRAWING INFORMATION IN INSTANCES WHERE AS-BUILTS WERE NOT PROPERLY FILED PRIOR TO RELEASE OF BONDS AND OBTAINING FINAL OCCUPANCY.

SIGNATURE	DATE
LAWRENCE & NOWELL PURDUE	
DEVELOPER/OWNER NAME	
4736 GLEN STREET, LA MESA, CA 91941	
ADDRESS	
LAWRENCE PURDUE	[619] 316-9924
CONTACT PERSON	PHONE NO.

ARCHITECT / ENGINEER OF WORK

BY SIGNING BELOW THE ARCHITECT OR ENGINEER STATES THEY HAVE REVIEWED ALL APPLICABLE ACCOMPANYING PLAN SETS AND VERIFIED THE CONSISTENCY OF THE INFORMATION BETWEEN EACH DISCIPLINE, INCLUDING BUT NOT LIMITED TO: CURRENT AS-BUILT RECORD INFORMATION FOR ALL UTILITY AGENCIES (SDG&E, COX CABLE, AT&T, AND CITY OF LA MESA FIBER/ELECTRICAL CONDUITS), CIVIL ARCHITECTURAL AND LANDSCAPING. THEY VERIFY THEIR REVIEW OF THE ADA PATH OF TRAVEL IN THE R.O.W. WITH THE ON-SITE ELEVATIONS TO ENSURE THEY COMPLY. THEY UNDERSTAND THAT FAILURE TO DO SO MAY RESULT IN CONSTRUCTION CHANGES OR CHANGE ORDERS AND ASSOCIATED REVIEW AND INSPECTION FEES. THE ARCHITECT OR ENGINEER ALSO ACKNOWLEDGES THEY HAVE READ AND UNDERSTAND THE DEVELOPER, OWNER'S CERTIFICATE.

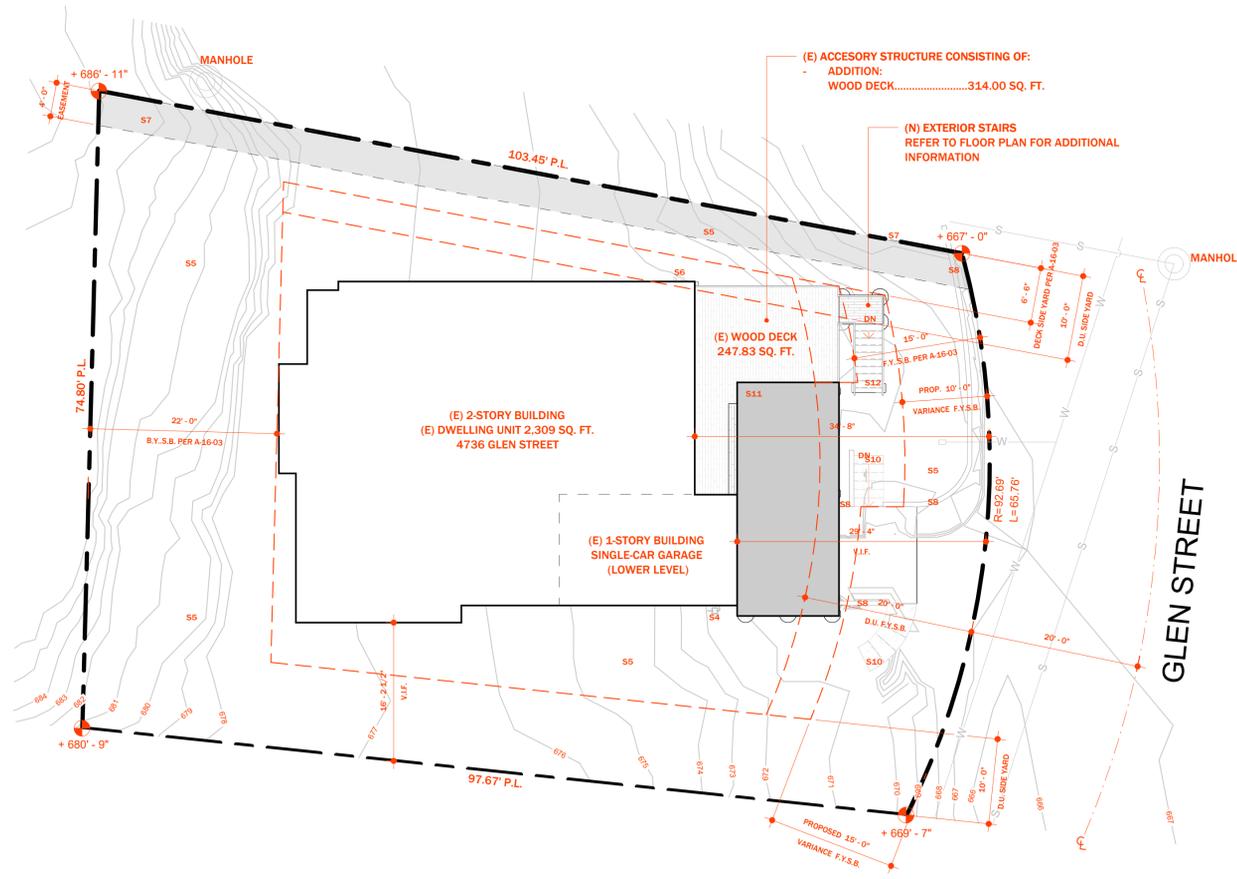
"I HEREBY DECLARE THAT I AM THE ARCHITECT / ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 9703 OF THE BUSINESS & PROFESSIONS CODE AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS. I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF LA MESA IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN."

ARCHITECT / ENGINEER OF WORK	LICENSE NO.
------------------------------	-------------

REQUIRED PERMITS

- OBTAIN AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION FOR WORK IN THE PUBLIC RIGHT-OF-WAY. ENCROACHMENT PERMIT FEES ARE BASED ON THE CITY'S CURRENT FEE SCHEDULE. A CASH DEPOSIT OR PERFORMANCE BOND SHALL BE POSTED FOR THE ESTIMATED COST OF THE INSTALLATION OF THE PUBLIC IMPROVEMENTS. ESTIMATE SHALL BE PREPARED BY A REGISTERED CIVIL ENGINEER AND BE APPROVED BY THE CITY ENGINEER. A SEPARATE TRAFFIC CONTROL PLAN WILL BE REQUIRED (SEE APPENDIX "A" OF THE SAN DIEGO REGIONAL STANDARDS).
- ENCROACHMENT REMOVAL AGREEMENT, SUBJECT TO APPROVAL OF THE CITY ENGINEER, SHALL BE EXECUTED FOR ANY TYPE OF PRIVATE IMPROVEMENT ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT (E.G.: RETAINING WALL, FOOTING, FENCE, STEPS, SIGNS, STAMPED CONCRETE, ASPHALT CONCRETE DRIVEWAY, ETC.).
- A GRADING PERMIT SHALL BE REQUIRED FROM THE BUILDING DEPARTMENT.
- A LETTER OF PERMISSION IS REQUIRED FROM ADJACENT PROPERTY OWNERS IF GRADING AND / OR ANY OTHER WORK WILL BE PERFORMED ON OFF SITE PROPERTIES.

1 SITE PLAN
SCALE: 1" = 10'-0"



NOTE: AS PART OF THE CITY'S BACKFLOW PREVENTION PROGRAM ENFORCED BY THE BUILDING DEPARTMENT, IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO VERIFY THE FOLLOWING INFORMATION WHEN MAKING THE DETERMINATION WHETHER THEY NEED TO HAVE A BACKFLOW PREVENTION VALVE INSTALLED ON THEIR EXISTING OR NEW SEWER LATERAL.

THE RIM ELEVATION OF THE NEAREST UPSTREAM SEWER MANHOLE ON THE SEWER MAIN AND THE LOWEST FINISH FLOOR OR LOWEST WASTE WATER FIXTURE UNIT (EXISTING OR NEW) SHALL BE IDENTIFIED. IF THE RIM ELEVATION OF THE LOWEST FIXTURE ELEVATION, PLUS AN ADDITIONAL 2 FEET, IS LOWER THAN THE RIM ELEVATION OF THE UPSTREAM PUBLIC OR PRIVATE SEWER MANHOLE, A BACKWATER VALVE SHALL BE REQUIRED TO BE INSTALLED ON THE SEWER LATERAL ON PRIVATE PROPERTY PER THE UNIFORM PLUMBING CODE.

NOTE: EXISTING TREES TO REMAIN. DO NOT REMOVE.

SITE PLAN GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO START CONSTRUCTION
- STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING SUSPECTS FLL, EXPANSE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTING OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- ALL PROPERTY LINES (REAL AND ASSUMED), EASEMENTS AND BUILDINGS (BOTH EXISTING AND PROPOSED), ARE SHOWN ON THIS SITE PLAN.
- CPC 708.0 GRADE OF HORIZONTAL DRAINAGE (SEWER) PIPING (SLOPE), HORIZONTAL DRAINAGE PIPING SHALL BE RUN IN PRACTICAL ALIGNMENT AND UNIFORM SLOPE OF NOT LESS THAN ONE FOURTH (1/4) INCH PER FOOT (20.9 MM/M) OR TWO (2) PERCENT TOWARD THE POINT OF DISPOSAL.
- SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM), SECTION R401.3
- STORM WATER RUNOFF FROM PROPOSED IMPERVIOUS AREAS WILL BE ROUTED TO LANDSCAPE AREAS OR PLANTER BOXES, PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
- NO WORK WILL BE PERFORMED IN THE PUBLIC RIGHT OF WAY.
- THE EXISTING GRADE WILL NOT BE MODIFIED UNLESS NOTED OTHERWISE.
- IF A SPECIAL INSPECTION IS REQUIRED, REFER TO THE SPECIAL INSPECTION FORM.
- EXCESS CUT MATERIAL SHALL BE USED ON-SITE.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, PAVING, AND LANDSCAPING IN PLACE DURING CONSTRUCTION.
- IF A SPECIAL INSPECTION IS REQUIRED, REFER TO THE SPECIAL INSPECTION FORM.

SITE PLAN LEGEND

	AREA OF WORK		(E) WATER LINE PER
	PROPERTY LINE		(N) WATER LINE
	SETBACK LINE		(E) HOSE BIBB
	(E) GAS LINE		(N) HOSE BIBB
	(N) GAS LINE		(E) DOWNSPOUT
	(E) SEWER MAIN		(N) DOWNSPOUT
	(N) SEWER LINE		

SITE PLAN KEYNOTES

- S4 (E) GAS METER TO REMAIN, NO WORK (U.O.N.)
- S5 (E) LANDSCAPE TO REMAIN, NO WORK (U.O.N.)
- S6 (E) ELECTRICAL METER TO REMAIN, NO WORK (U.O.N.)
- S7 (E) 4' SANITARY SEWER EASEMENT
- S8 (E) 3' RETAINING WALL TO REMAIN
- S9 (E) WOOD DECK TO REMAIN
- S10 (E) MONOLITHIC STEPS TO REMAIN
- S11 (N) WOOD DECK
- S12 (N) WOOD STAIRCASE

CUT QUANTITIES:.....	0 C.YD.
FILL QUANTITIES:.....	0 C.YD.
IMPORT/EXPORT:.....	0 CYD
MAX CUT DEPTH UNDER BUILDING:.....	18 INCHES

THIS PROJECT PROPOSES TO EXPORT 0 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 REQUIRES A SEPARATE CONDITIONAL USE PERMIT.

TOTAL AREA:.....	4,818.67 S.F.
(E) IMPERVIOUS AREA:.....	4,818.67 S.F.
(N) IMPERVIOUS AREA:.....	0 S.F.
IMPERVIOUS AREA INCREASE:.....	0%
STORM WATER CONTACT: LAWRENCE AND NOWELL PURDUE	
PH: _____ AFTER HRS: _____	
WDID NO.: N/A PROJECT PRIORITY: LOW	



PERALTA DESIGN GROUP, LLC
2220 OTAY LAKES RD.
STE. 302 #100
CHULA VISTA, CA 91915
(619) 778-7759
contact@peralta.com

PROJECT: PURDUE RESIDENCE - DECK

4736 GLEN STREET
LA MESA, CA 91941

DATE: 04/19/21
PROJECT NO: 24-4736g

REVISION DATE

NOTES:
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PERALTA DESIGN GROUP, LLC
SERGIO A. PERALTA,
ASSOC. AIA (DESIGNER)

SITE PLAN

SCALE: As indicated

A100

DRAWN Author

DEMOLITION GENERAL NOTES

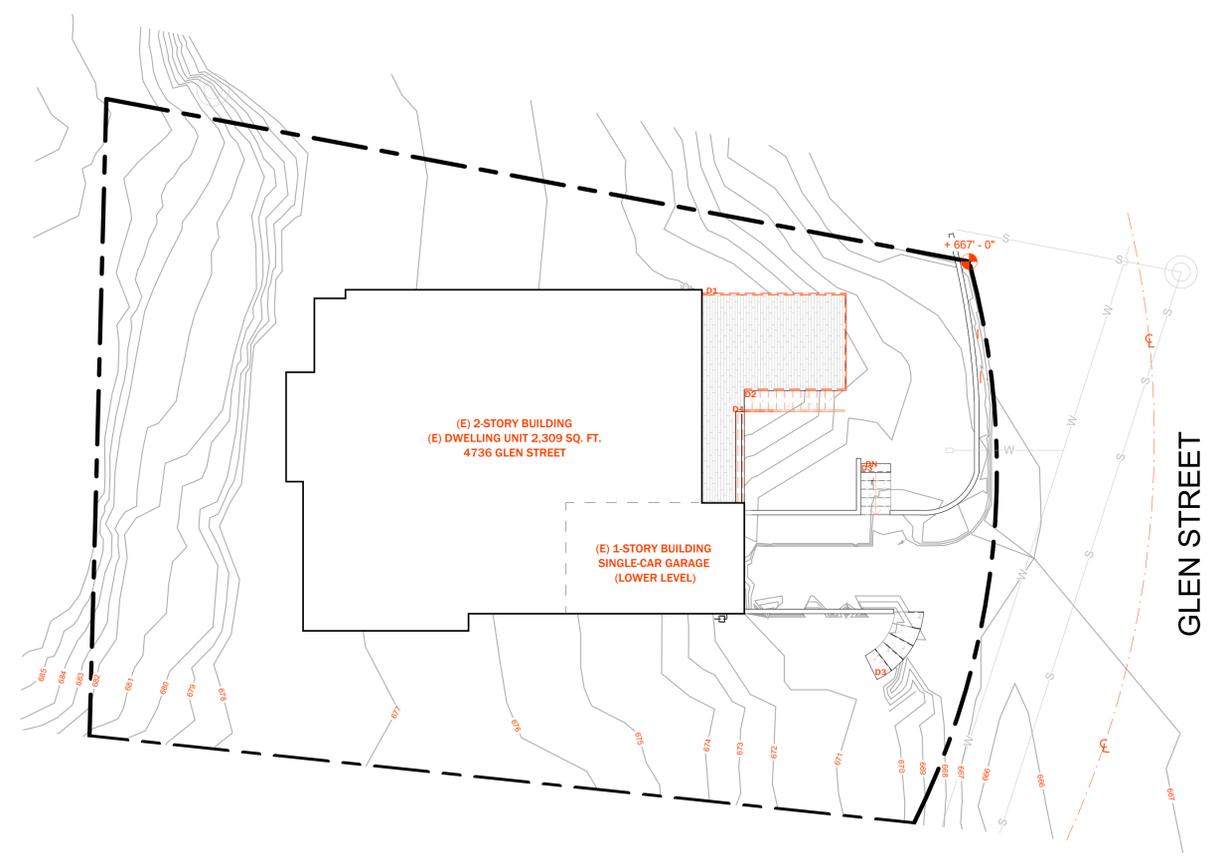
1. CONTRACTOR TO PROTECT ALL EXISTING TO REMAIN DURING CONSTRUCTION PROCESS.
2. IF DURING THE DEMOLITION PROCESS, THE CONTRACTOR FINDS ANY ISSUE THAT WILL IMPACT THE STRUCTURAL INTEGRITY, UTILITIES SYSTEM, OR ANY OF THE NEW CONSTRUCTION, HE/SHE WILL INFORM THE DESIGNER AS TO ADDRESS THEM.
3. THE EXISTING GRADE WILL NOT BE ALTERED.

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN, TYPICAL PROTECT IN PLACE DURING CONSTRUCTION
- - - EXISTING WALL TO BE DEMOLISHED

DEMOLITION KEYNOTES

- D1 (E) DECK RAILING TO BE REMOVED. PREPARE FOR REPLACEMENT PER PLAN.
- D2 (E) WOOD STEPS TO BE DEMOLISHED.
- D3 (E) MONOLITHIC STEPS TO BE REMAIN.
- D4 (E) PLANTER WALL TO BE DEMOLISHED.

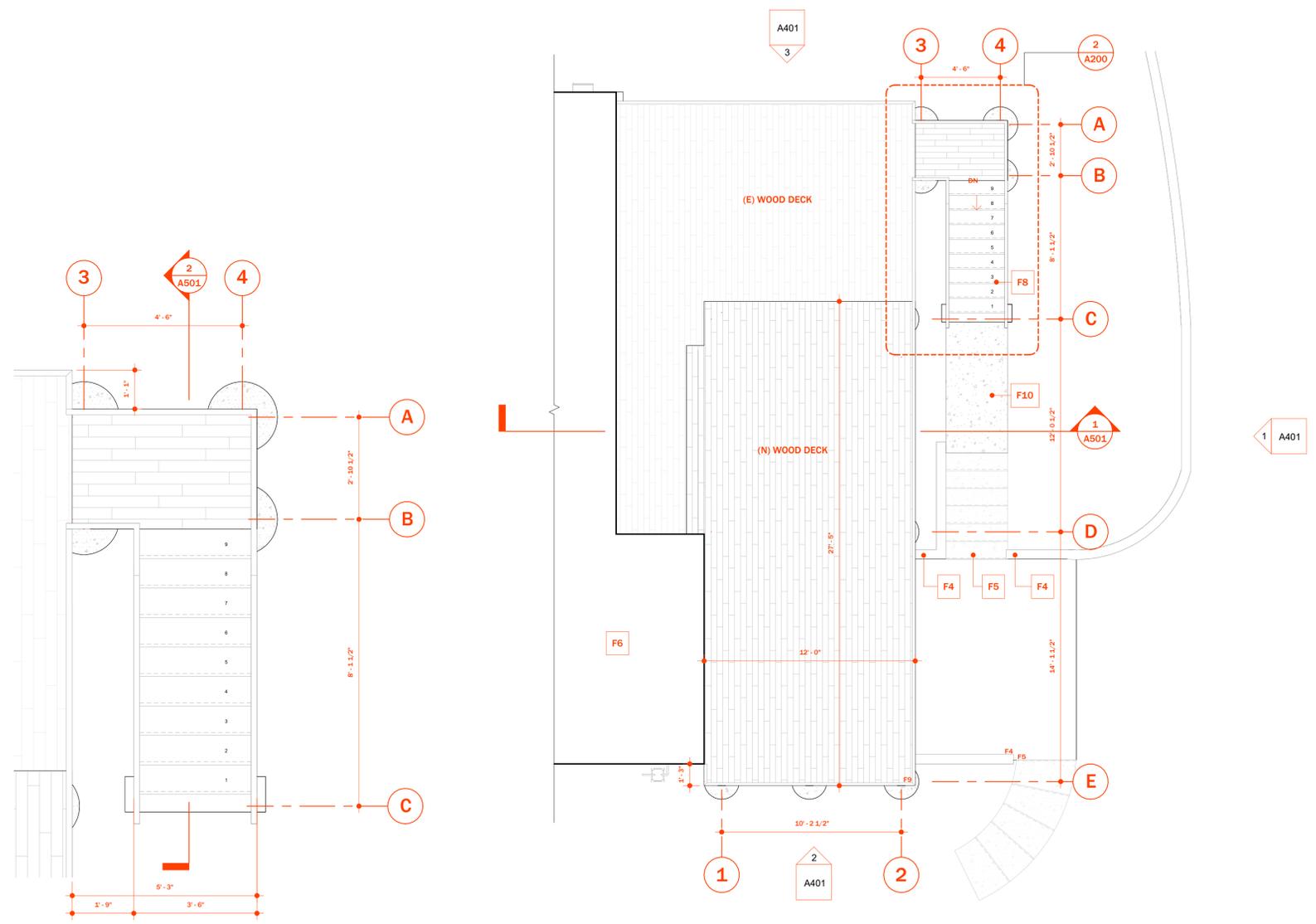


1 EXISTING/DEMO SITE PLAN
SCALE: 1" = 10'-0"

NOTES:
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FLOOR PLAN GENERAL NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



FLOOR PLAN KEYNOTES

- F4 (E) RETAINING WALL
- F5 (E) MONOLITHIC CONCRETE STEPS
- F6 (E) DWELLING UNIT
- F8 (N) WOOD STAIRCASE
- F9 (N) 42" HT. RAILING
- F10 (E) CONCRETE LANDING

2 (N) STAIRCASE PLAN
SCALE: 1/2" = 1'-0"

1 DECK FLOOR PLAN
SCALE: 1/4" = 1'-0"

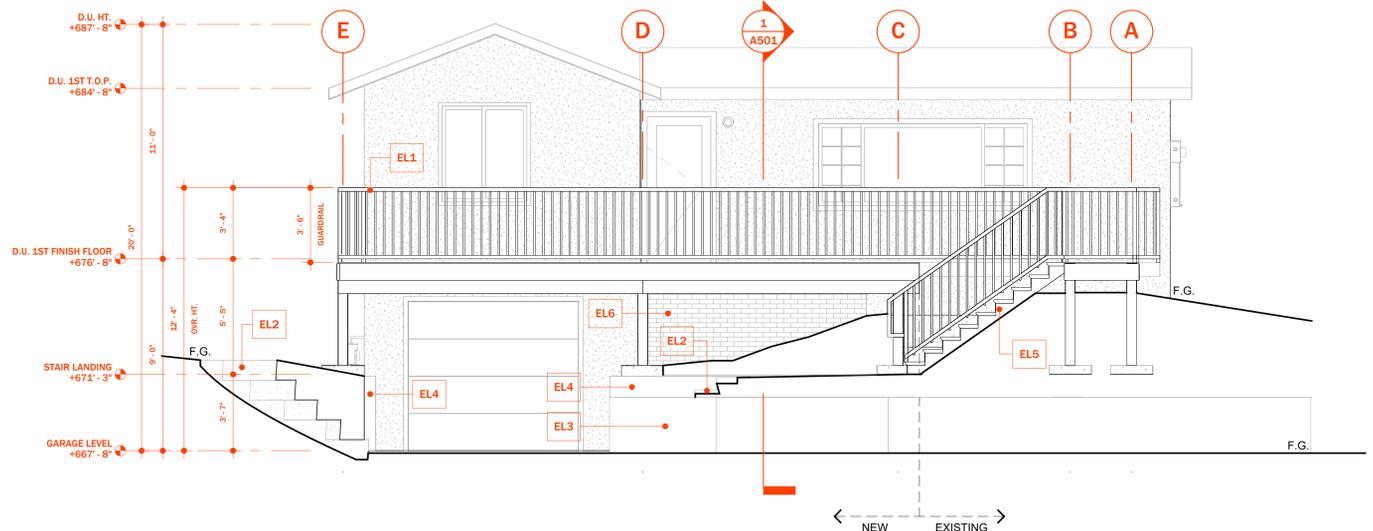
PERALTA DESIGN GROUP, LLC
SERGIO A. PERALTA,
ASSOC. AIA (DESIGNER)

**FLOOR
PLAN**

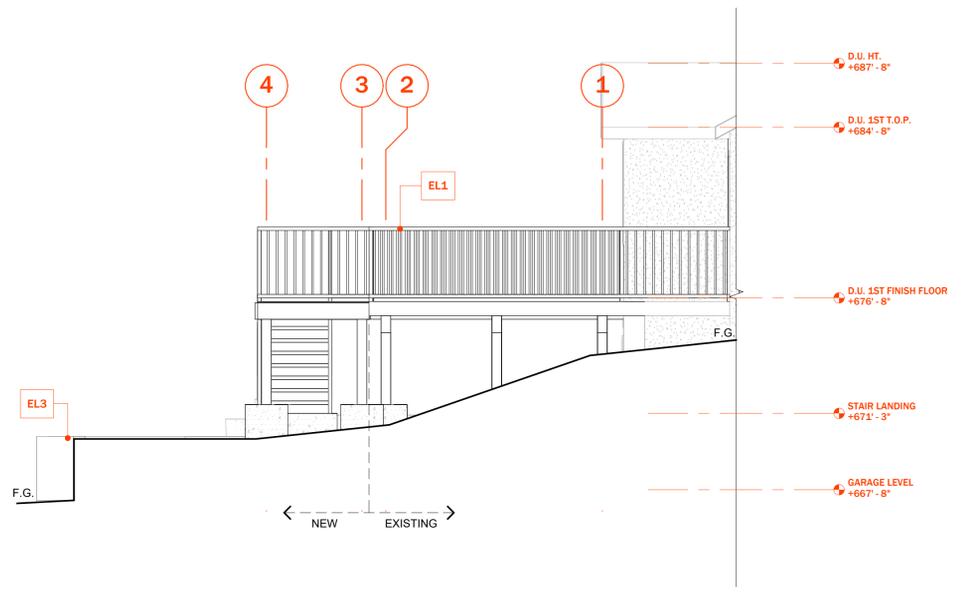
SCALE: As indicated

A200

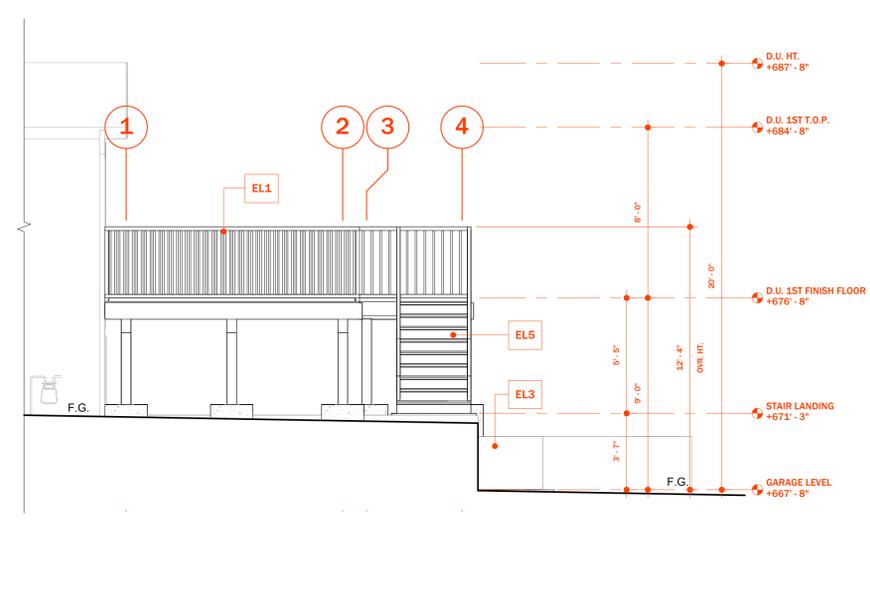
DRAWN BY: Author



1 (N) SOUTH-EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 (N) NORTH-EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 (N) SOUTH-WEST ELEVATION
SCALE: 1/4" = 1'-0"

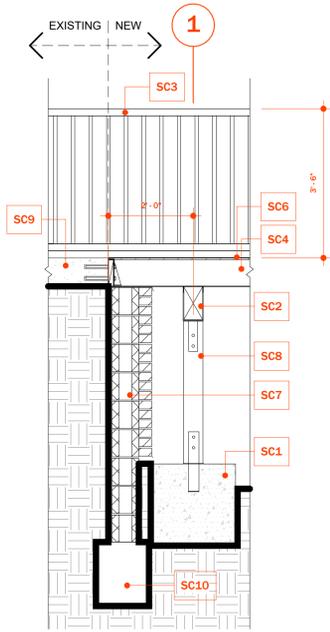
ELEVATION GENERAL NOTES

1. REFER TO SITE PLAN ON SHEET A100 FOR LOCATION OF ELECTRICAL PANELS, GAS METERS, AND WATER HEATERS.
2. REFER TO FLOOR PLAN ON SHEET A200, A201 FOR EXACT DOOR AND WINDOW LOCATIONS AND RELATED SCHEDULES.
3. REFER TO ROOF PLAN ON SHEET A202 FOR ADDITIONAL INFORMATION.
4. REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SLAB, FOUNDATION AND FRAMING PLANS AND RELATED DETAILS.
5. REFER TO BUILDING SECTION SHEET A600, FOR INSULATION R-VALUES.
6. INSTALL ALL DOORS AND WINDOWS PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS TO MAINTAIN THEIR WARRANTY.
7. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.
8. ALL SEALANT JOINTS SHALL BE SIZED SUCH THAT THEY WILL BE WITHIN THE MINIMUM/MAXIMUM SIZE AS RECOMMENDED BY THE MANUFACTURER.
9. ALL SEALANT JOINTS SHALL MAINTAIN CONTACT WITH THE ADJOINING PARTS WITHIN ALLOWABLE DIMENSIONAL CHANGES IN THE JOINT SIZE. ALL SEALANT JOINT SHALL MAINTAIN DURABILITY AND INTEGRITY UNDER ALL CONDITIONS.
10. ALL FASTENERS ARE TO BE CONCEALED, EXCEPT AS SPECIFICALLY SHOWN.
11. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS.
12. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER AS REQUIRED TO PREVENT MOLECULAR BREAKDOWN.
13. THE MANUFACTURED WINDOW SHALL HAVE A LABEL ATTACHED CERTIFYING BY THE NATIONAL FENESTRATION RATING COUNCIL (NFR) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS.

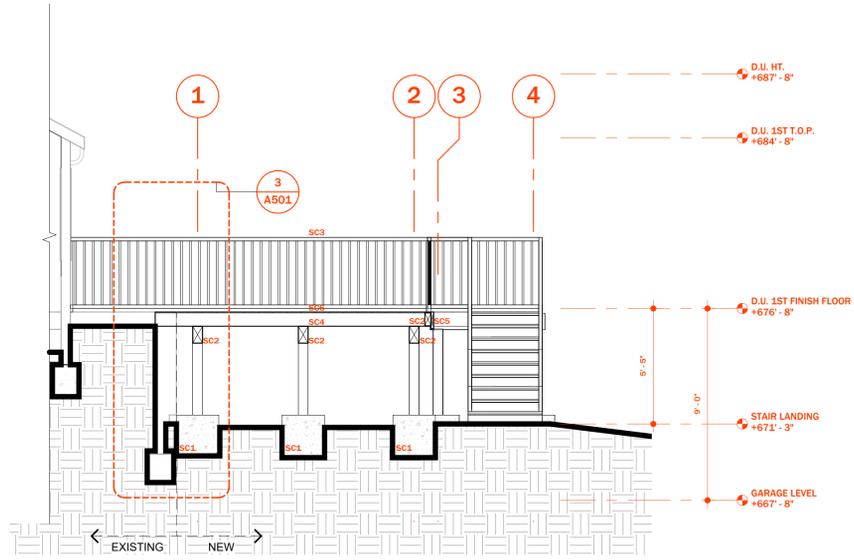
ELEVATION KEYNOTES

- EL1 (N) 42" HT. GUARDRAIL
- EL2 (E) MONOLITHIC STEPS TO REMAIN
- EL3 (E) 36" HT. RETAINING WALL
- EL4 (E) 48" HT. RETAINING WALL
- EL5 (N) WOOD STAIRCASE
- EL6 (E) CMU WALL WITH BRICK VENEER TO REMAIN

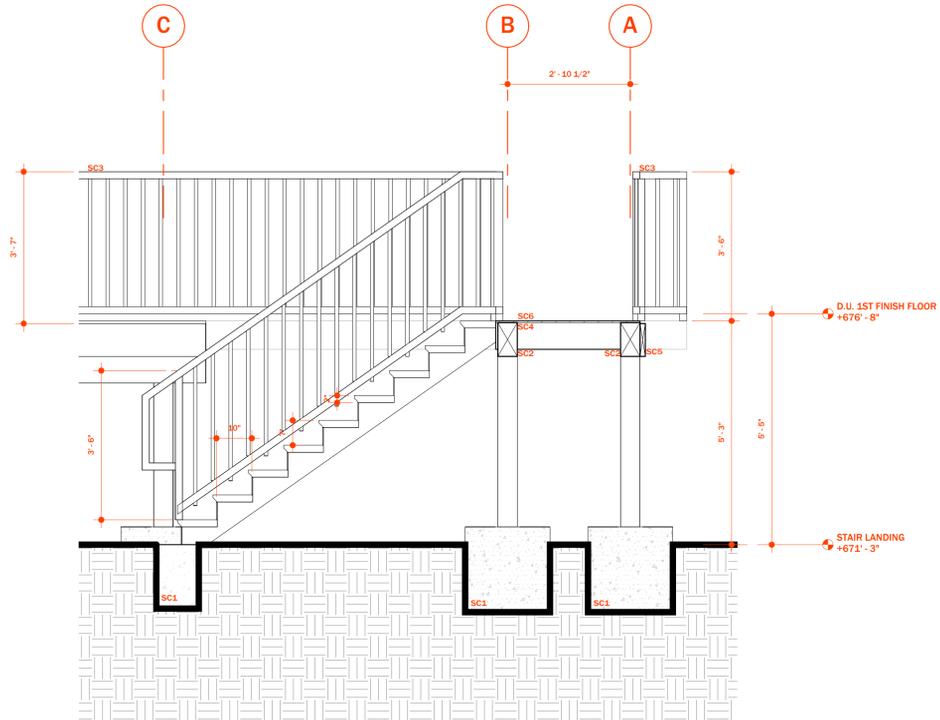
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3 (E) RETAINING WALL TO (N) DECK
DETAIL
SCALE: 1/2" = 1'-0"



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



2 Section 2
SCALE: 1/2" = 1'-0"

SECTION KEYNOTES

- SC1 (N) CONCRETE FOOTING PER STRL. DWGS.
- SC2 (N) 6X BEAM PER STRL. DWGS.
- SC3 (N) 42" HT. STEEL RAILING
- SC4 (N) 4X DECK JOIST PER STRL. DWGS.
- SC5 (N) 2X TREX FASCIA
- SC6 (N) 2X TREX DECKING
- SC7 (E) CMU WALL W/ BRICK VENEER
- SC8 (E) CONCRETE DECKING
- SC9 (N) 6X6 WOOD COLUMN
- SC10 (E) WALL FOOTING

SECTION LEGEND

- D# DOOR TAG
- W# WINDOW TAG
- 1 A101 WALL SECTION
- 1 A101 DETAIL VIEW CALLOUT
- 1-HR CONDITION WALL & FLOOR

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