

STORMWATER BEST MANAGEMENT PRACTICES

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

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

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

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

3. ALL CONSTRUCTION MBPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION.

4. THE CONSTRUCTION SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER MBPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP NOTICES.

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

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

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

9. IN NON- STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

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

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

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

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

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

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

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

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

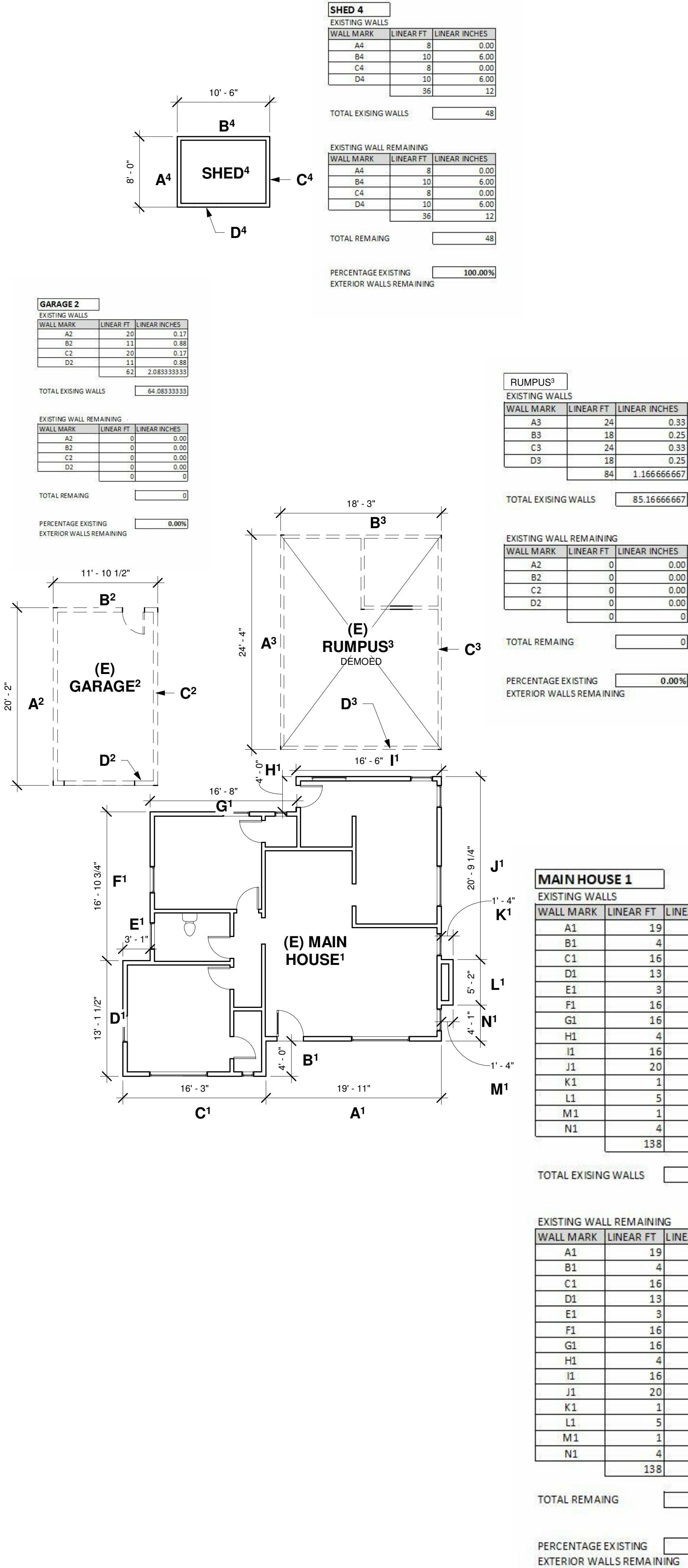
1. THE STRUCTURE WILL BE ENTIRELY LOCATED ON NATIVE/UNDISTURBED SOIL

SMOKE & CO DETECTORS

1. SMOKE DETECTORS TO BE PROVIDED IN EACH BEDROOM, AT AREA DIRECTLY LEADING TO EACH BEDROOM, AND AT LEAST ONE ON EACH STORY PER CRC R315.2

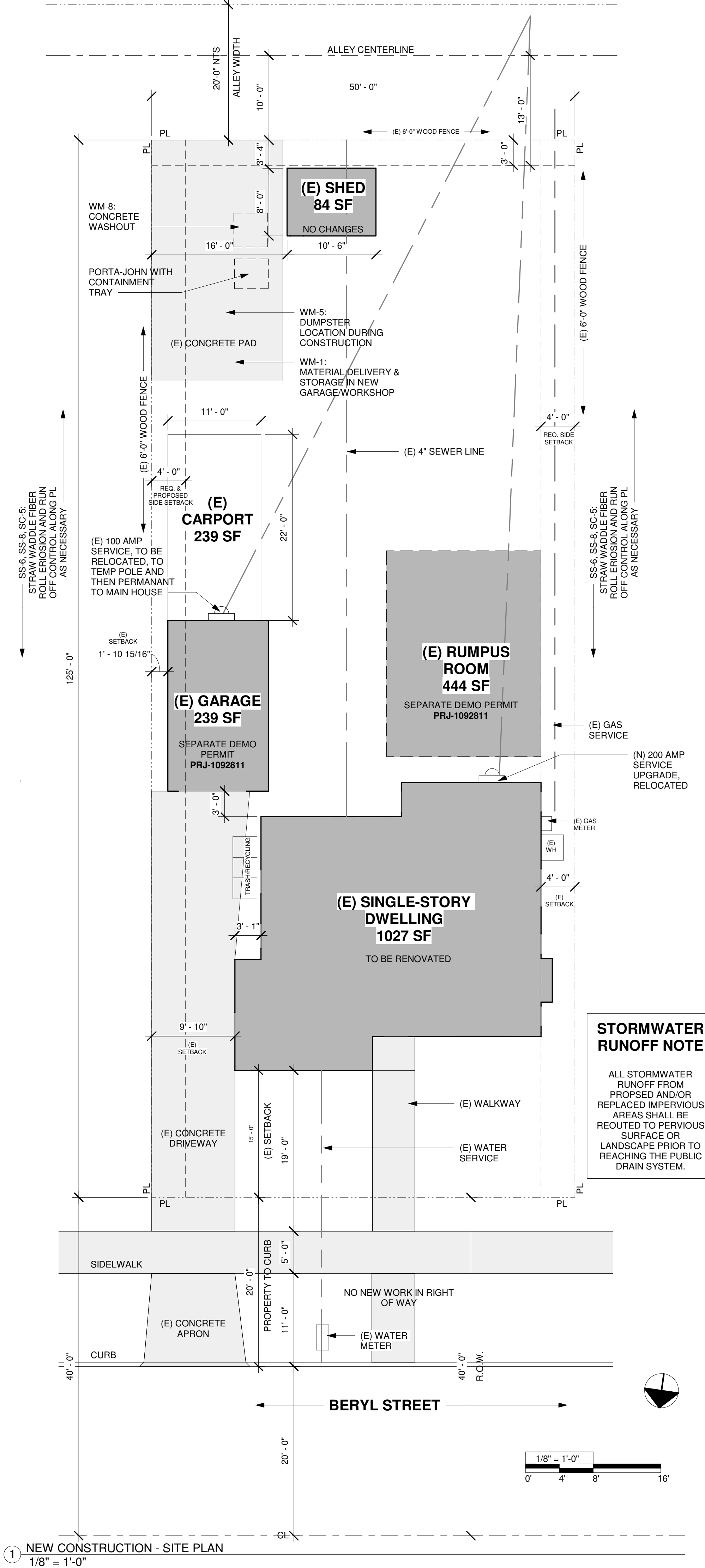
2. CARBON MONOXIDE ALARMS TO BE PROVIDED AT AREA DIRECTLY LEADING TO EACH BEDROOM, AND AT LEAST ONE IN EACH STORY PER CRC R315.2

EXISTING EXTERIOR WALLS TO REMAIN MATRIX



④ FIRST FLOOR PLAN - WALLS TO REMAIN
1/8" = 1'-0"

SITE PLAN



① NEW CONSTRUCTION - SITE PLAN
1/8" = 1'-0"

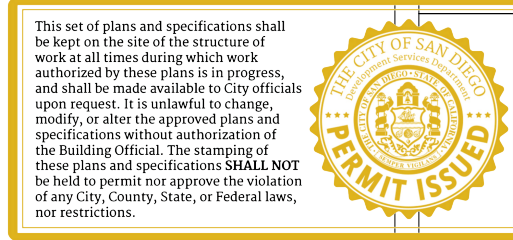
PROJECT INFORMATION

APN: 416-301-22-00
LEGAL DESCRIPTION: TR 946 BLOCK 86 LOTS 5&6
ADDRESS: 1421 BERYL STREET
LOT SIZE: 6250 SF
YEAR BUILT: 1942
HOMEOWNER INFO: LIVEWIRE VENTURES, LLC
1236 CHALCEDONY STREET
SAN DIEGO, CA 92109
OVERLAY DISTRICT: COASTAL
ALLOWABLE FLOOR AREA: 3,625 SF
PROPOSED RENOVATED FLOOR AREA: 1027 SF
(E) HEATED: 1027 SF
(E) SHED : 84 SF
PROPOSED DEMOLITION: 444 SF
PROPOSED LOT COVERAGE: XXXX SF
ALLOWABLE HEIGHT: 30'-0"
PROPOSED HEIGHT: EXISTING, NO CHANGE
FIRE SPRINKERS INSTALLED PER NFPA 13D: NO
OCCUPANCY: R-3
TYPE OF CONSTRUCTION: V-B
PROJECT VALUATION: \$75,000.00
ZONE: RS-1-7

PLANS FOR THE DEFERRED SUBMITTAL SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 DAYS PRIOR TO THE INSTALLATION FOR THE CITY REVIEW AND APPROVAL.
THE DEFERRED SUBMITTAL ITEMS SHALL NO BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT TO THE BUILDING OFFICIAL WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN ON THE BUILDING. SOMC

SHEET INDEX

A-0 SITE PLAN & PROJECT INFORMATION
A-1 STORMWATER MANAGEMENT & CAL GREEN MEASURES
T1 TITLE 24
T2 TITLE 24
T3 TITLE 24
A-2 ABATEMENT PLAN & CONSTRUCTION NOTES
A-3 NEW CONSTRUCTION FLOOR PLANS
A-4 ELEVATIONS



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PRJ-1090909

SCOPE OF WORK

ABATE LEAD PAINT & ASBESTOS PER PLAN
RENOVATE EXISTING MAIN DWELLING, LIKE FOR LIKE (NEW WINDOWS, UPGRADE ELECTRICAL, UPGRADE PLUMBING, NEW INSULATION, NEW SHEETROCK, NOW ROOF)
DEMO EXISTING RUMPUS ROOM & GARAGE IN SEPARATE PERMITS

CODES

PROJECT TO MEET APPLICABLE BUILDING CODES:
2022 CA BUILDING CODE (CBC) VOL 1&2
2022 CA RESIDENTIAL CODE
2022 CA MECHANICAL CODE (CMC)
2022 CA FIRE CODE
2022 CA PLUMBING CODE (CPC)
2022 CA ENERGY CODE
2022 CA ELECTRICAL CODE (CEC)
2022 CA GREEN BUILDING STANDARDS
2022 CA BUILDING ENERGY EFFICIENCY STANDARDS
SAN DIEGO MUNICIPAL CODE AND RESIDENTIAL INSPECTION GUIDELINES

VICINITY MAP



REVISIONS

PROJECT NUMBER:
PRJ-1090909

ARCHITECTURAL DESIGN:
Clear Story Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6868

STRUCTURAL DESIGN:
NA

RELATED DEMO PROJECT:
PRJ-1092811

BERYL RENOVATION

1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE

5/10/2023

SCALE:

AS SHOWN

DRAWN:

SBP

SHEET NAME

SITE PLAN &
PROJECT
INFORMATION

SHEET NUMBER

.A-0

These plans are for design and layout purposes only. The general contractor is responsible for making the project meet local municipal and building codes. The dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

Stormwater Requirements Applicability Checklist

Project Address: 1421 Beryl Street

Project Number: 1090909

SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements

All construction sites are required to implement construction BMPs per the performance standards in the [Stormwater Standards Manual](#). Some sites are also required to obtain coverage under the State Construction General Permit (CGP), administered by the [California State Water Resources Control Board](#).

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B.

PART A - Determine Construction Phase Stormwater Requirements

- Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)
☐ Yes, SWPPP is required; skip questions 2-4. ☒ No; proceed to the next question.
- Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?
☒ Yes, WPCP is required; skip questions 3-4. ☐ No; proceed to the next question.
- Does the project propose routine maintenance to maintain the original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
☐ Yes, WPCP is required; skip question 4. ☒ No; proceed to the next question.
- Does the project only include the following Permit types listed below?
 - Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit,
 - Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service,
 - Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.☐ Yes, no document is required.

Check one of the boxes below and continue to Part B

- ☐ If you checked "Yes" for question 1, an SWPPP is REQUIRED - continue to Part B
- ☒ If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to Part B
- ☐ If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

¹ More information on the City's construction BMP requirements as well as CGP requirements can be found at <http://www.sandiego.gov/stormwater/regulations/index.shtml>

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DS-560 (09-21)

P1

- New development or redevelopment discharging directly to an environmentally sensitive area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not conmingled with flows from adjacent lands).

O Yes ☒ No

- New development or redevelopment projects of retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet or more of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

O Yes ☒ No

- New development or redevelopment projects of an automotive repair shop that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534 or 7536-7539.

O Yes ☒ No

- Pollutant Generating Project. These projects are not covered in any of the categories above but involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope-stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas.

O Yes ☒ No

PART F - Select the appropriate category based on the outcomes of Part C through Part E

- The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS
- The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the [Stormwater Standards Manual](#) for guidance.
- The Project is PDP EXEMPT. Site design and source control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance.
- The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant control BMP requirements apply. Refer to the [Stormwater Standards Manual](#) for guidance on determining if the project requires hydromodification plan management.

O Yes ☒ No

O Yes ☐ No

O Yes ☒ No

O Yes ☒ No

O Yes ☒ No

O Yes ☒ No

Sarah Potter Owner

Name of Owner or Agent

Signature  Date 5/2/2023

P3

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P4

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MWPCP REQUIREMENTS

The City requires a Water Pollution Control Plan (WPCP), a Minor Water Pollution Control Plan (MWPCP) or a Storm Water Pollution Prevention Plan (SWPPP), for all construction projects that have potential for storm water pollution. Some construction project types, such as interior plumbing, electrical and mechanical work, may be considered exempt. The appropriate plan is determined by the following guidelines:

- Any project subject to the Construction General Permit (CGP) (typically projects with 1 acre or more of ground disturbance) requires a SWPPP and may not utilize a WPCP or MWPCP. If coverage under the CGP (Permit which requires a SWPPP) is not required for the project, see below;
- The following approval types (see Form DS-3032) require a WPCP: Grading, Public Right-of-Way, and Demolition/Removal. Exceptions may be made allowing use of this MWPCP for minor work.
- The following approval types (see Form DS-3032) require a WPCP whenever a submittal for Drainage and Grades review is required: Exceptions may be made allowing use of this MWPCP for minor work.
- This MWPCP may be utilized for projects that create less than 5,000sf of ground disturbance and have less than a 5ft elevation differential over the entire project area.

NOTE: It is the responsibility of the project owner to ensure that all construction activities comply with local and state regulations, including San Diego Municipal Code Sect. 43.03. The guidance and template provided here is for the applicants' convenience and do not alleviate responsibility on part of the project owner to determine the appropriate level of BMP planning and implementation to prevent pollutant discharges.

STEP 1. IDENTIFY RELEVANT PROJECT INFORMATION

Applicant Name: Sarah Potter Contact Name: Sarah Potter Project Number:

Contact Information:

Mailing Address: 1238 CHALCEDONY STREET, SAN DIEGO, CA 92109 City: State: Zip Code:

Telephone No.: 650-475-6868 E-mail Address: sarah@clear-story.com

Project Information:

Address: 1421 BERYL STREET City: San Diego State: CA Zip Code: 92109

APN: 416-301-22-00 Permit Application Number:

Brief Project Description:

ABATE LEAD PAINT & ASBESTOS PER PLAN
RENOVATE EXISTING MAIN DWELLING, LIKE FOR LIKE (NEW WINDOWS, UPGRADE ELECTRICAL, UPGRADE PLUMBING, NEW INSULATION, NEW SHEETROCK, NEW ROOF)
DEMO EXISTING RUMPUS ROOM

Improvements (overall square footage): 1027 SF Estimate Project Start Date: 6/1/2023 Estimate Project Finish Date: 10/1/2023

Total Lot Size in ft²: 6250 Estimated Amount of Disturbed Differential Acreage: Estimated Elevation Differential over Project Area:

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DS-570 (08-18)

TABLE 1 MINIMUM REQUIRED STANDARD CONSTRUCTION STORMWATER BMPs (Source: CALTRANS Storm Water Quality Handbooks)

Minimum Required Best Management Practices	CALTRANS Stormwater Handbook Detail	Check at least one BMP from each section below	If your project requires no BMP from any of the sections below, please explain within space provided
A. Select Erosion Control Method			
Vegetation Stabilization Planting (Summer)	SS-2, SS-4	<input type="checkbox"/>	
Hydraulic Stabilization Hydroseding (Summer)	SS-4	<input type="checkbox"/>	
Bonded Fiber Matrix or Stabilized Fiber Matrix (Winter)	SS-3	<input type="checkbox"/>	
Physical Stabilization Erosion Control Blanket (Winter)	SS-7	<input type="checkbox"/>	
Lot Perimeter Protection Detail	SC-2	<input type="checkbox"/>	
Mulch, Straw, Woodchips, Soil Application	SS-6, SS-8	<input checked="" type="checkbox"/>	
B. If Runoff or Dewatering Operation is concentrated, velocity must be controlled using an energy dissipater			
Energy Dissipater Outlet Protection	SS-10	<input type="checkbox"/>	NO DEWATERING
C. Select Sediment Control method for all disturbed areas (Chose at least one)			
Silt Fence	SC-1	<input type="checkbox"/>	
Fiber Rolls (Straw Wattles)	SC-5	<input checked="" type="checkbox"/>	
Gravel Bags	SC-6, SC-8	<input type="checkbox"/>	
Dewatering Filtration	NS-2	<input type="checkbox"/>	
Storm Drain Inlet Protection	SC-10	<input type="checkbox"/>	
D. Select method for preventing offsite tracking of sediment (choose at least one)			
Stabilized Construction Entrance	TC-1	<input type="checkbox"/>	
Entrance/Exit Tire Wash	TC-3	<input type="checkbox"/>	
Street Sweeping & Vacuuming	SC-7	<input checked="" type="checkbox"/>	
E. Select the General Site Management BMPs for each waste that will be on site			
Material Delivery & Storage	WM-1	<input checked="" type="checkbox"/>	Drip pan will be used with porta-potty Waste will be consolidated and removed by debris company promptly or dumpster will be used for waste stockpiling and removal.
Spill Prevention & Control	WM-4	<input checked="" type="checkbox"/>	
Concrete Waste Management	WM-8	<input checked="" type="checkbox"/>	
Solid Waste Management	WM-5	<input checked="" type="checkbox"/>	
Sanitary Waste Management	WM-9	<input type="checkbox"/>	
Hazardous Waste Management	WM-6	<input type="checkbox"/>	

The applicant must print and sign the following certification before a permit will be issued.
I have read and understand that the City of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from construction and land development activities. I certify that the BMPs selected on this form will be implemented to minimize the potentially negative impacts of this project's construction and land development activities on water quality. I further agree to install, or he selected BMPs to ensure their effectiveness. I also understand that non-compliance with the City's or other actions.

Signature:  Date: 4/7/2023

STEP 2: IDENTIFY CONSTRUCTION STORM WATER BMPs

Unprotected construction sites have the potential to discharge sediment and other pollutants into local waterways. All construction projects are required to reduce pollution to the maximum extent practicable by implementing best management practices (BMPs). Part 2 of the Storm Water Standards Manual outlines the requirements for Construction Stormwater BMPs. There are five categories:

- Erosion control practices
- Velocity reduction
- Sediment control practices
- Offsite sediment tracking control
- General site and materials management

BMPs from each of the five categories must be used together as a system in order to prevent potential discharges.

If you answer “Yes” to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMPs). As noted in the table, please select at least the minimum number of required BMPs, or as many as are feasible for your project. If no BMP is selected, an explanation must be given in the box provided. The following questions are intended to aid in determining construction BMP requirements for your project, please check box either “Yes” or “No”.

- Will there be soil disturbing activities that will result in exposed soil areas? (This includes minor grading and trenching.)
Reference Table items A ☒ Yes ☐ No
- Will there be asphalt paving, including patching?
Reference Table 1 items C and E ☐ Yes ☒ No
- Will there be slurries from mortar mixing, coring, or concrete saw cutting?
Reference Table 1 items C and E ☐ Yes ☒ No
- Will there be solid wastes from concrete demolition and removal, wall construction, or form work?
Reference Table 1 items C and E ☒ Yes ☐ No
- Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours?
Reference Table 1 items C and E ☐ Yes ☒ No
- Will there be dewatering operations?
Reference Table 1 items B and C ☐ Yes ☒ No
- Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and plated metal fencing materials?
Reference Table 1 items D and E ☒ Yes ☐ No
- Will trash or solid waste product be generated from this project?
Reference Table 1 item E ☒ Yes ☐ No
- Will construction equipment be stored on site (e.g.: fuels, oils, trucks, etc.)?
Reference Table 1 item E ☐ Yes ☒ No
- Will Portable Sanitary Services (“Porta-potty”) be used on the site?
Reference Table 1 item E ☒ Yes ☐ No

CALGREEN NOTES

1. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUIT OR OTHER OPENINGS IN SOLE/BOTTOM PLATEA AT EXTERIOR WALLS SHALL BE RODENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER SECTION 4.406.1

2. BUILDING MATERIALS WITH VISABLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED PER SECTION 4.505.3

3. UPON REQUEST, VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTATION, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE BUILDING OFFICIAL WHICH SHOW SUBSTANTIAL CONFORMANCE.

CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING

A MINIMUM OF 75% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THIS SITE SHALL BE DIVERTED TO AN OFFSITE RECYCLE, DIVERSION, OR SALVAGE FACILITY

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PRJ-1090909 Ana Rios

BUILDING MAINTENANCE AND OPERATION

OPERATION AND MAINTENANCE MANUAL WILL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER PER SECTION 4.410.0

POLLUTANT CONTROL

1. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST OR DEBRIS, WHICH MAY ENTER THE SYSTEM PER SECTION 4.504.1

2. PAINTS AND COATING SHALL COMPLY WITH VOC LIMITS PER SECTION 4.504.2.2

3. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC AND OTHER REQUIREMENTS PER SECTION 4.504.2.3

4. DOCUMENTATION WILL BE PROVIDED, AT THE REQUEST OF THE BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIAL PER SECTION 4.504.2.4

5. CARPET SYSTEMS INSTALLED IN THE BUILDING INTERIOR SHALL MET THE TESTING AND PRODUCT REQUIREMENTS PER SECTION 4.504.3

6. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING WILL COMPLY WITH THE REQUIREMENTS PER SECTION 4.504.4

7. HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR AND EXTERIOR OF THE BUILDING SHALL COMPLY WITH THE LOW FORMALDEHYDE EMISSION STANDARDS OER SECTION 4.504.5

SITE DEVELOPMENT

A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION PER SECTION 4.106.2 & 4.106.3 SEE A-6 LANDSCAPE PLAN

WATER EFFICIENCY AND CONSERVATION

AUTOMATIC IRRIGATION SYSTEM CONTROLLER FOR LANDSCAIPNG PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF THE FINAL INSPECTION SHALL COMPLY WITH SECTION 4.304

WATER MANAGEMENT AND USE REDUCTION

- FINISHED GRADE SHOULD BE SLOPED AT LEAST 5% FOR THE FIRST 10' FROM THE BUILDING CBC 1804.3
- 2% SLOPE AT ALL FLATWORK AND PAVING
- ALL DOWNSPOUTS DIRECTED TO 24" SPLASHBLOCKS. SPLASHBLOCKS TO DIRECT WATER TO AWAY FROM STRUCTURE AND TOWARDS LANDSCAPED FOR WATER RETENTION.

These plans are for design and layout purposes only. The general contractor is responsible for making the project meet local municipal and building codes. The dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

REVISIONS

PROJECT NUMBER:
PRJ-1090909

ARCHITECTURAL DESIGN:
Clear Story Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6868

STRUCTURAL DESIGN:
NA

RELATED DEMO PROJECT:
PRJ-1092811

BERYL
RENOVATION

1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE

5/10/2023

SCALE:

AS SHOWN

DRAWN:

SBP

SHEET NAME

STORMWATER
MANAGEMENT &
GREEN BUILDING

SHEET NUMBER

A-1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building
Calculation Date/Time: 2023-04-10T09:31:01-07:00
Calculation Description: Title 24 Analysis
Input File Name: LivewireVenturesRemodel.rbd22x

CF1R-PRF-01E
(Page 1 of 9)

GENERAL INFORMATION																									
01	Project Name		Residential Building																						
02	Run Title		Title 24 Analysis																						
03	Project Location		1421 Beryl Street																						
04	City		San Diego		05	Standards Version																			
06	Zip code		92109		07	Software Version																			
08	Climate Zone		7		09	Front Orientation (deg/ Cardinal)																			
10	Building Type		Single family		11	Number of Dwelling Units																			
12	Project Scope		Addition and/or Alteration		13											Number of Bedrooms									
14	Addition Cond. Floor Area (ft ²)		0		15											Number of Stories									
16	Existing Cond. Floor Area (ft ²)		1027		17											Fenestration Average U-factor									
18	Total Cond. Floor Area (ft ²)		1027		19											Glazing Percentage (%)									
20	ADU Bedroom Count		n/a													18.50%									

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	Building does not require field testing or HERS verification
03	This building incorporates one or more Special Features shown below

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: Report Generated: 2023-04-10 09:31:21
HERS Provider: Report Generated: 2023-04-10 09:31:21

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CF1R-PRF-01E
(Page 4 of 9)

OPAQUE SURFACES															
01	02	03	04	05	06	07	08	09	10	11					
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)	Wall Exceptions	Status	Verified Existing Condition					
North Wall	First Floor	Default Wall Prior to 197	0	Front	288	82.1	90	none	Existing	No					
East Wall	First Floor	Default Wall Prior to 197	90	Left	272	47.9	90	none	Existing	No					
South Wall	First Floor	Default Wall Prior to 197	180	Back	288	57.6	90	none	Existing	No					
West Wall	First Floor	Default Wall Prior to 197	270	Right	272	39.2	90	none	Existing	No					
Roof (Slope 0/12)	First Floor	Default Roof Prior to 197	n/a	n/a	947	n/a	n/a		Existing	No					
Roof (Slope 5.5/12)	First Floor	Default Roof Prior to 197	n/a	n/a	80	n/a	n/a		Existing	No					
Raised Floor	First Floor	Default Floor Crawlspace	n/a	n/a	1027	n/a	n/a		Existing	No					

ATTIC															
01	02	03	04	05	06	07	08	09	10						
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition						
Attic First Floor	Attic Roof	First Floor	Ventilated	0	0.1	0.85	No	No	Existing	No					

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window (New)	Window	North Wall	Front	0				1	62.1	0.32	NFRC	0.23	NFRC	Bug Screen	Altered

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
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CF1R-PRF-01E
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WATER HEATERS															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Ins/Eq)	Standby Loss or Recovery Eff	1st Hc. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition	
DHW Heater 1	Gas	Small Storage	1	50	EF	0.57	Btu/Hr	75000	0	80	n/a		Existing	No	

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

SPACE CONDITIONING SYSTEMS															
01	02	03	04	05	06	07	08	09	10	11	12				
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System				
HVAC System1	Heating and cooling system other	Heating Component 1	1	Cooling Component 1	1	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No					

HVAC - HEATING UNIT TYPES															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	System Type	Number of Units	Heating Efficiency												
Heating Component 1	Central gas furnace	1	AFUE-78												

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CF1R-PRF-01E
(Page 2 of 9)

ENERGY USE SUMMARY															
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² - yr)	Standard Design TDV Energy (EDR2) (KTDV/ft ² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² - yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft ² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)		Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² - yr)	Standard Design TDV Energy (EDR2) (KTDV/ft ² - yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² - yr)	Proposed Design TDV Energy (EDR2) (KTDV/ft ² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)	
Space Heating	0	19.02	0	17.63	0	1.39		Space Heating	0	19.02	0	17.63	0	1.39	
Space Cooling	0	16.58	0	17.79	0	-1.21		Space Cooling	0	16.58	0	17.79	0	-1.21	
IAQ Ventilation	0	0	0	0	0	0		IAQ Ventilation	0	0	0	0	0	0	
Water Heating	0	50.86	0	50.86	0	0		Water Heating	0	50.86	0	50.86	0	0	
Self Utilization/Flexibility Credit								Self Utilization/Flexibility Credit							
Efficiency Compliance Total	0	86.46	0	86.28	0	0.18		Efficiency Compliance Total	0	86.46	0	86.28	0	0.18	
Photovoltaics		0		0				Photovoltaics		0		0			
Battery				0				Battery				0			
Flexibility								Flexibility							
Indoor Lighting	0	8.76	0	8.76				Indoor Lighting	0	8.76	0	8.76			
Appl. & Cooking	0	33.05	0	33.07				Appl. & Cooking	0	33.05	0	33.07			
Plug Loads	0	46.56	0	46.56				Plug Loads	0	46.56	0	46.56			
Outdoor Lighting	0	1.89	0	1.89				Outdoor Lighting	0	1.89	0	1.89			
TOTAL COMPLIANCE	0	176.72	0	176.56				TOTAL COMPLIANCE	0	176.72	0	176.56			

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
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CF1R-PRF-01E
(Page 5 of 9)

FENESTRATION / GLAZING															
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
Window (New) 2	Window	East Wall	Left	90			1	31.2	0.32	NFRC	0.23	NFRC	Bug Screen	New	NA
Window (New) 3	Window	South Wall	Back	180			1	57.6	0.32	NFRC	0.23	NFRC	Bug Screen	New	NA
Window (New) 4	Window	West Wall	Right	270			1	39.2	0.32	NFRC	0.23	NFRC	Bug Screen	New	NA

OPAQUE DOORS											
01	02	03	04	05	06	01	02	03	04	05	06
Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition	Name	Side of Building	Area (ft ²)	U-factor	Status	Verified Existing Condition
Door	North Wall	20	0.5	Existing	No	Door	North Wall	20	0.5	Existing	No
Door 2	East Wall	16.7	0.5	Existing	No	Door 2	East Wall	16.7	0.5	Existing	No

OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Default Wall Prior to 197	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
Attic Roof/First Floor	Attic Roofs	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-0	None / 0	0.633	Roofing: 5 PSF (Normal Gravel) Roof Deck: Wood Siding/Sheathing/Decking Cavity / Frame: no insul. / 2x4



2022 Single-Family Residential Mandatory Requirements Summary

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

*Exceptions may apply.

5/6/22

1236 CHALCEDONY STREET
SAN DIEGO, CA 92109
sarah@clear-story.com
(650)475-6868

These plans are for design and layout purposes only. The general contractor is responsible for making the project meet local municipal and building codes. The dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

REVISIONS

PROJECT NUMBER:
PRJ-1090909

ARCHITECTURAL DESIGN:
ClearStory Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6868

STRUCTURAL DESIGN:
NA

RELATED DEMO PROJECT:
PRJ-1092811

This set of plans and specifications shall be kept on the site of the structure of work at all times during which work authorized by these plans is in progress, and shall be made available to City officials upon request. It is unlawful to change, modify, or alter the approved plans and specifications without authorization of the building official. The drawing of these plans and specifications SHALL NOT be held to permit nor approve the violation of any City, County, State, or Federal laws, and restrictions.

5/22/2023, 10:50:09 AM
PRJ-1090909
Ana Rios

BERYL RENOVATION

1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE

5/10/2023

SCALE:

AS SHOWN

DRAWN:

SBP

SHEET NAME

TITLE 24 -3

SHEET NUMBER

.T3

BATHROOM NOTES:

- Mechanical
- 1.Exhaust fans are required in all bathrooms, even if an operable window is installed.
 - CA Energy Efficiency Standards §150
 - 2.Bathroom fan exhaust shall terminate a min. of 3' from property line and 3' from any openings into a building. CMC 504.3.1
 - 3.Exhaust fans with integral/combo lighting system shall be switched separately from lighting system OR have a lighting system that can be manually turned on and off while allowing the fan to continue to operate for an extended period of time. Lighting integral to an exhaust fan must be high-efficacy. CA Energy Code § 150
 - 4.Exhaust fans at shower shall be listed for wet location and shall be GFCI protected.

- Electrical
- 1.All receptacles shall be GFCI protected AND Tamper-Resistant (TR) CEC 406.11, CEC 210.52, CEC 210.8 (b)
 - 2.Provide a Min. (1) 20 amp circuit for bathrooms receptacles CEC 210.11 (C) (3)
 - 3.GFCI protection shall be provided for all outlets in bathrooms, with at least one outlet 36" inches of the outside edge of each basin. CEC 210-8(a) (1) & 210-52 (d)
 - 4.Light fixtures in wet locations shall be protected by GFCI circuit CEC 410.4 (A)(D) (Per the manufacturer's installation instructions)
 - 5Separate circuits for lights and receptacle outlets. CEC 210-11 (c)(3)

- Plumbing
- 1.Waste vents shall terminate vertically not less than 6" above roof, nor less than 1' from any vertical surface and 10' from or 3' above any opening such as windows, doors, air intake, nor less than 3' from any lot line. Side wall vent may not terminate under vented soffit. CPC 906.1, 2
 - 2 Venting shall be vertical until 6" above the flood rim of the fixture. CPC 905.3
 - 3.Bathtub/whirlpools and shower valves shall be approved pressure-balanced or thermostatic mixing type adjusted to a maximum of 120 degrees. CPC 418, 414
 - 4.Use listed fittings only (i.e. water supply hoses) CPC 604
 - 5Accessible full way control valve installed for each sink. CPC 605.5

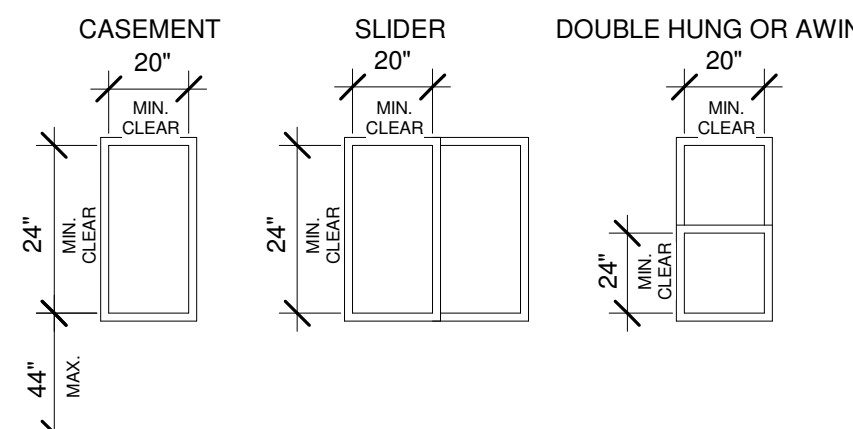
- Structural
- 1.The minimum ceiling height in a bathroom is 7' feet. CRC 1208.2
 - 2.Overcutting of sole or plates to accommodate plumbing pipes shall be repaired with 1-1/2" wide metal strap and fastened with min. six 16d nails on each side cut. CRC 2308.9.8
 - 3.Use 2x6 studs when plumbing pipes are over 3". The max. hole size is 3/8" for 2x6 and 2-1/8" for 2x4 studs. CRC 2308.9.11
 - 4.Blocking for rails and cabinets.
 - a. Fire blocking at ceiling and floor penetrations, and top and bottom of walls 1Approved materials: approved foam and caulking shall be certified materials that resist the free passage of flame and the products of combustion (such as touch 'n seal gun foam ii and listed fire blocking caulk). CBC 717.2.5, 712.4.2.2
 - b. Fire blocking shall be installed at openings around vents, pipes, tub & shower traps, ducts, chimneys and fireplaces at ceiling and floor levels with approved materials. CRC 717.2.5, 712.4.2.2
 - c. Tub waste openings in framed construction to crawl spaces shall be protected from rodent intrusion with no openings greater than 1/2" inch. See FIGURE A-2 for an approved method of protection/access. CPC 313.12.4
 - Lighting
 - 1.All hardwired lighting shall be high efficacy OR controlled by a VACANCY SENSOR. CEC section 150(K)
 - 2.All luminaires (fixtures) installed in wet locations shall be marked "Suitable for Wet Locations". Damp locations shall be marked "Suitable for Damp Locations" and shall have non-metallic trim. CEC 410.4 (A)
 - 3.Fan and Light/fan combo shall be separately switched from lights and may require GFCI protection in wet/damp locations. Install per manufacturers instructions. (provide Inspector with manufacturers instructions) Energy Code § 150 (k)
 - 4.Verify that light cans are AIR TIGHT at top floor ceiling or attic space, and IC rated if recessed into insulated ceilings.

- Water closet (WC)
- 1.WC shall have an average water consumption of 1.28 gallons per flush. CPC 402.2
 2. Provide caulking at the bottom of all water closets. CPC 407.2
 3. WC spaces shall be at least 30 inches wide; 15" min. from wall or other obstruction to center of WC nor closer than 30" center to center to any similar fixture, with at least 24 inches clear in front of the WC. CPC 407.6

- Safety glazing
1. Safety glazing at all windows less than 60" above bottom of tub & shower floor and at tub and shower enclosures panels & door (check for bug) CRC R308.4, CBC 2406.2, 2406.4

- Fixture fittings/attachments
- 1.Vacuum breakers required for handheld shower head. CPC 603.0
 - 2.Where two separate handles control the hot and cold water, the left-hand faucet shall control hot water. CPC 415.0
 - 3.Minimum 1" airgap separation between flood level of sink and tub and water supply outlet. CPC 603.2.1, Table 6-3
 - Shower compartment
 1. Shower enclosure doors shall open outward and maintain 22" clearance CPC 411.6
 - 2.Shower compartment min. 1024 sq. in. encompassing a 30" circle CPC 411.7
 - 3.The threshold/dam shall not be less than 2 inches and not more than 9 inches measured from the top of the drain. CPC 411.6
 - 4.Shall encompass a 30" circle. CPC 411.7
 - 5.Showers with horizontal surfaces such as permanent seating, curb, and shelving shall be lined with durable and water-tight materials such ice and water shield membrane, sheet plastic, lead, or copper. CPC 411.8

- Area
- 1.Maintain minimum area and dimensions 72" above the shower drain. CPC 411.7
 - Exception: the min. required area and dimension shall not apply where an existing bathtub is replaced by a shower having an overall dimension of 30" wide by 60" long. CPC 411.7
 2. Bathtub/shower compartments shall have nonabsorbent surface extending 72" above the floor. CRC R307.2
 3. Cement, fiber-cement or glass mat gypsum backers shall be used as a base for wall and ceiling panels in shower and bathtub compartments and shall be installed per manufacturer's recommendations. CRC R702.4.2
 4. Cement, fiber-cement or glass mat gypsum backers shall be secured with its listed fasteners AND shall be CORROSION RESISTANT in shower/tub compartments.



ALL EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE:
- BOTTOM OF OPENING NO MORE THAN 44" ABOVE FLOOR
- MIN. NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20"
- MIN. NET CLEAR OPENING OF 5.7 SQ FT (5.0 AT GRADE LEVEL)

CONSTRUCTION NOTES & LIFE SAFETY

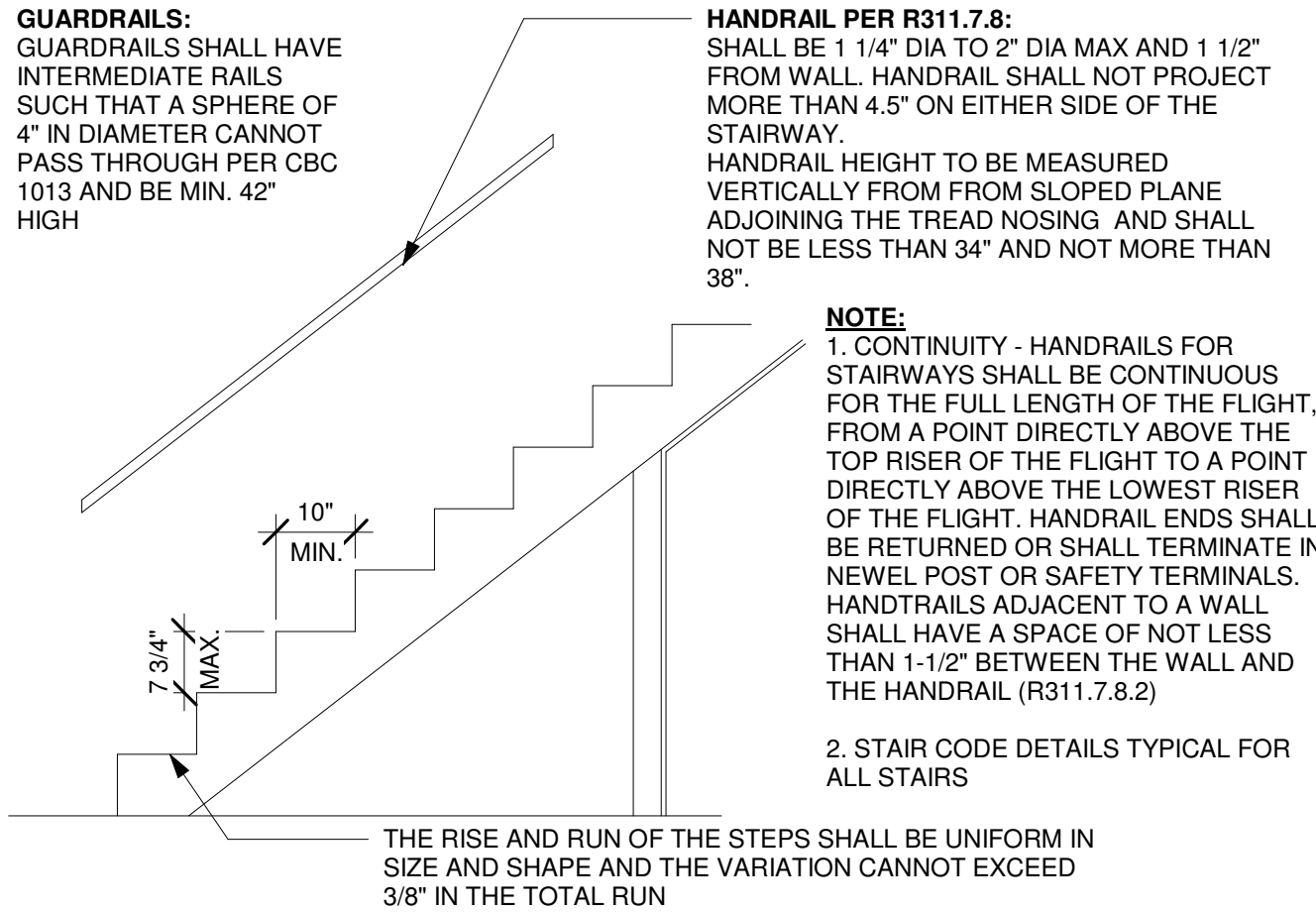
- 5.Base for tile in water closet compartment walls: water-resistant gypsum board/green board/purple board shall be installed per manufacturer's recommendations. CRC R702.3.8, CBC 2509.2
- 6.Water resistant gypsum board /green board/purple board shall not be used in the following locations:
 - a. In shower or bathtub compartments. CRC R702.3.8.1
 - b. Where there will be direct exposure to water or in areas subject to continuous high humidity. CRC R702.4
 - c. On ceilings where frame spacing exceeds 12" on center for 1/2" wall board and more than 16" on center for 5/8" water-resistant drywall. CRC R702.3.8
- 7.Floor drains shall be considered plumbing fixtures and each such drain shall be provided with an approved type strainer. Floor drains, floor receptors, and shower drains shall be of an approved type, suitably flanged to provide a watertight joint in the floor. CPC 411.1 and 404.1
- 8.Linings shall be fastened to an approved backing and shall not be nailed or perforated at any point which may be less than one (1) inch above the finished dam or threshold. CPC 411.8 (1) (2)
- 9.All shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches and shall also be capable of encompassing a 30" inch circle. Exception: Where existing bathtub is replaced by a shower receptor having min. overall dimensions of 30" wide by 60" long. CPC 411.7 and exception no. 2
- 10.All showers, in all occupancies, shall have a smooth, hard, nonabsorbent surface to a height of not less than 72" inches above the drain inlet. Materials other than structural elements used in such walls shall be of a type that is not adversely affected by moisture. CRC R307.2, CBC 1210.3
- 11.Thresholds shall be of sufficient width to accommodate a minimum 22" door. CPC 411.6
- 12.Curbless shower pan: Extend approved water proofing material a min. of 4" beyond threshold and maintain a 1/4" fall per foot for 4' to drain. Note: Recommend extending water proofing over entire bathroom area.

BUILDING:

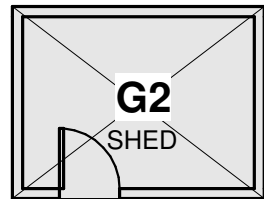
1. INSULATION IS REQUIRED TO BE INSTALLED IN ALL WALLS, FLOORS, AND CEILINGS OPEN FOR CONSTRUCTION BETWEEN HABITABLE SPACE AND NON-HABITABLE SPACE, SUCH AS EXTERIORS, GARAGES, CRAWL SPACES, AND ATTICS. SEE TITLE 24 CALCULATIONS FOR INSULATION REQUIRED.
2. SHOWER AND TUB-SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (E.G., CERAMIC TILES) OVER MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT ON 72" ABOVE THE DRAIN INLET.
3. WATER RESISTANT MATERIAL IN ACCORANCE WITH R702.4.2 MUST BE INSTALLED AT ALL WET LOCATIONS. IT MUST BE INSTALLED TO A POINT A MIN. OF 72" ABOVE THE SHOWER DRAIN. DO NOT INSTALL A VAPOR BARRIER BEHIND.
4. DOOR OPENING TO GARAGE MUST BE A MINIMUM OF 1 5/8" SOLID CORE WITH TWO SELF-CLOSING HINGES, AND THE DOOR MUST SEAL ON ALL FOUR EDGES. DOOR MUST NOT OPEN UP OVER STEPS OR LANDING LOWER THAN 1" FROM THE THRESHOLD OF THE DOOR.
5. A MODIFIED 1-HR WALL IS REQUIRED BETWEEN THE GARAGE AND THE LIVING SPACE. THE GARAGE SIDE SHEET ROCK SHALL BE 5/8" TYPE "X". (FROM FOUNDATION TO ROOF SHEATHING)
6. CONCRETE BOARD REQUIRES A VAPOR BARRIER TO BE INSTALLED BETWEEN IT AND THE DRYWALL AND OR FRAMING. CORROSION RESISTANT FASTENERS MUST BE USED.
7. WINDOWS WITHIN 60" OF THE TUB OR SHOWER FLOOR REQUIRE SAFETY GLAZING.
8. ---
9. DOORS AND PANELS OF SHOWER AND TUB-SHOWER ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM 22" DOOR.
10. ROOF COVERING ASSEMBLY SHALL HAVE A MINIMUM FIRE RATING CLASS "B" OR BETTER.
11. SAFETY-TEMPERED GLASS SHOULD BE USED AT SLIDING AND FRENCH GLASS DOORS, WINDOWS ADJACENT TO AND WITHIN 24" OF THE EDGE ON ENTRY DOORS AND WITHIN A 24" ARC FROM THE VERTICAL EDGES OF DOOR OPENING.
12. JOINTS OR OPENINGS MUST BE FILLED PER CALGREEN SEC. 4.406.1
13. DUCTS TO BE COVERED DURING CONSTRUCTION PER CALGREEN SEC. 4.504.1 COVER EXISTING DUCTS DURING DEMOLITION
14. AIR QUALITY TO MEET THE FOLLOWING STANDARDS:
 - A. VOC COMPLIANCE ON CAULKS SEALANTS, ADHESIVES, ETC PER CALGREEN SEC.4.502.1 &4.504.2.2
 - B. AEROSOL AND COATING COMPLIANCE WITH MIR PER CALGREEN SEC. 4.504.2.3
 - C. DOCUMENTATION OF VOC LIMITS PER CALGREE SEC. 4.504.2.4
 - D. VOC COMPLIANCE - CARPET & CARPET SYSTEMS PER CALGREEN SEC. 4504.3
 - E. 50% RESILIENT FLOORING MEETS VOC-EMISSION PER CHPS PER CALGREEN SEC 4.504.4
 - F. PARTICLEBOARD, MDF, PLYWOOD, COMPLY WITH LOW FORMALDEHYDE ES PER CALGREEN SEC.4.504.5
15. MOISTURE CONTENT OF WOOD TO BE VERIFIED BEFORE ENCLOSURE OF WALLS AND FLOORS PER CALGREEN SEC. 4.506.3 (LESS THAN 19% MOISTURE CONTENT)
16. ANNUAL SPACES MUST BE SEALED PER CALGREEN 4.406.1

ENERGY REQUIREMENTS:

1. KITCHENS: AT LEAST HALF THE INSTALLED WATTAGE OF THE LUMINARIES (LIGHT FIXTURES), IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENSOR.
3. OTHER ROOMS: ALL LUMINARIES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ FT ARE EXEMPT FROM THIS REQUIREMENT.
4. OUTDOOR LIGHTING: ALL LUMINARIES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES OR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
5. COMMON AREAS OF MULTIFAMILY BUILDINGS: ALL LUMINARIES IN THE COMMON AREAS OF MULTIFAMILY BUILDINGS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A CERTIFIED OCCUPANT SENSOR.
6. DUCT INSULATION: NEW DUCT WORK MUST HAVE A VALUE OF R-6.
7. HOT WATER PIPE INSULATION: HOT WATER PIPING % OF AN INCH OR LARGER, MUST BE INSULATED WITH 1 INCH INSULATION FROM THE WATER HEATER TO THE KITCHEN.



SQUARE FOOTAGE PLAN



EXISTING FLOOR AREA	1794 SF
FIRST FLOOR HEATED:	1473
A:	53
B:	40
C:	861
D:	66
E:	7

(TOTAL RENOVATED SPACE: 1027 SF)

RUMPUS ROOM:	F:	444	TO BE DEMOED
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GARAGE:	G1:	239	TO BE DEMOED
	G2:	84	

NEW FLOOR AREA	-683 SF
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TOTAL FLOOR AREA	1111 SF
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ALLOWABLE FLOOR AREA:	(6250x0.58)=	3625 SF
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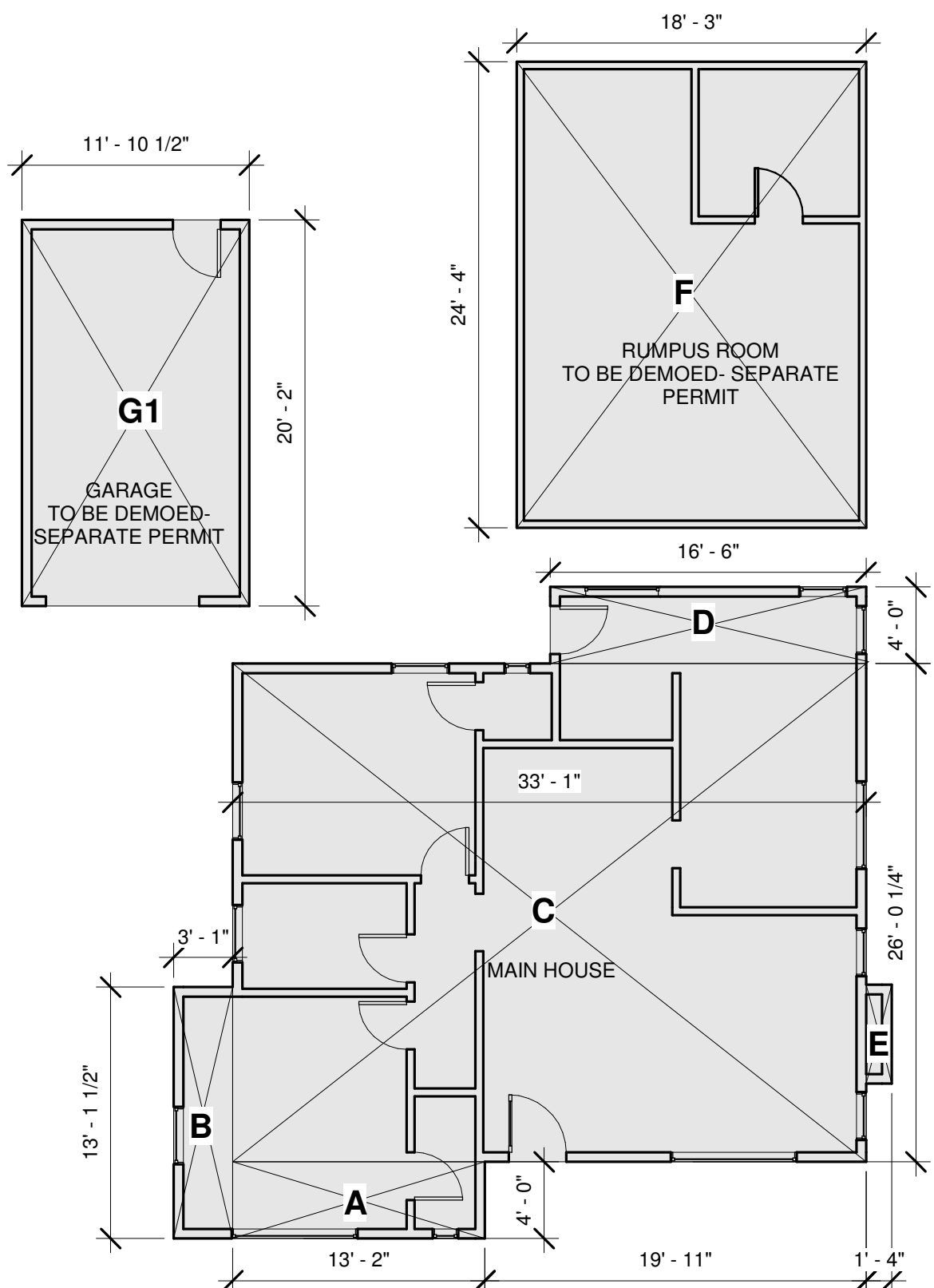
LOT COVERAGE	1111
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FIRST FLOOR HEATED:	1027
A:	53
B:	40
C:	861
D:	66
E:	7

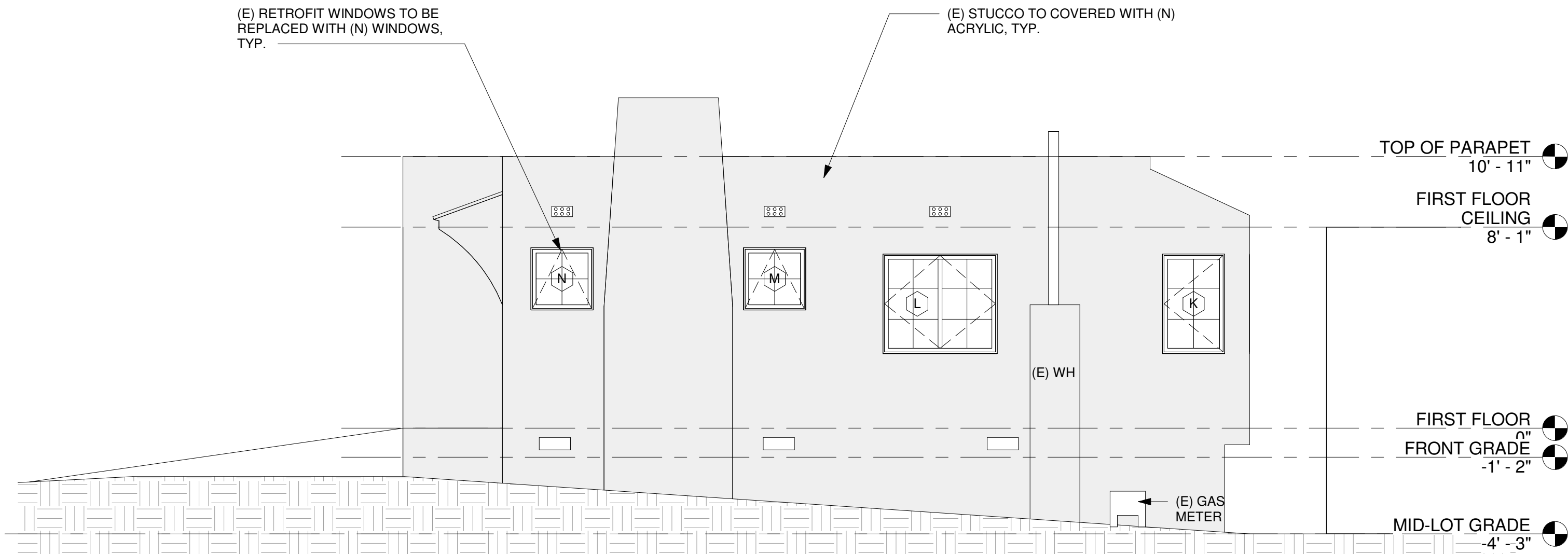
RUMPUS ROOM:	F:	444	TO BE DEMOED
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GARAGE:	G1:	239	TO BE DEMOED
	G2:	84	

ALLOWABLE LOT COVERAGE:



FRONT ELEVATION - PROPOSED



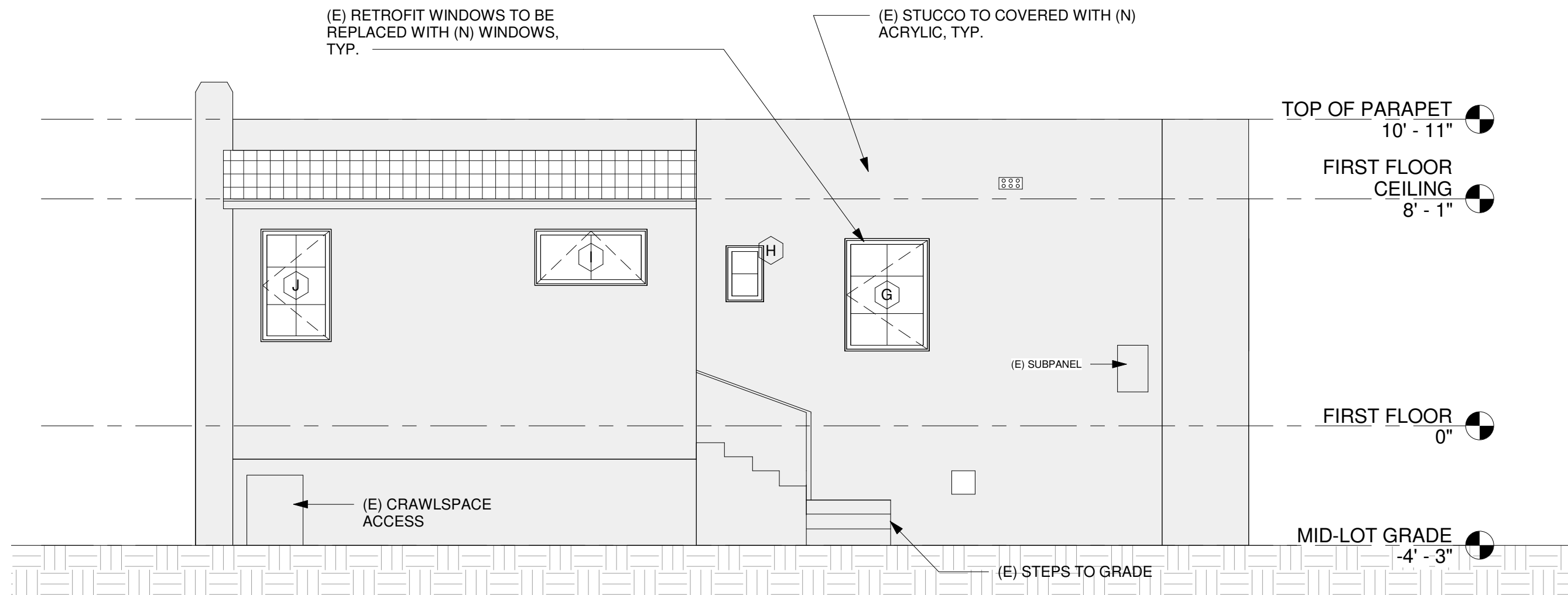
4 WEST SIDE ELEVATION
1/4" = 1'-0"

DOOR SCHEDULE

DOOR SCHEDULE - EXTERIOR			
MARK	LOCATION	SIZE	DETAILS
101	FRONT	36" x 80"	FULL LIGHT, ORIGINAL, ENCAPSULATE LEAD PAINT
102	GARAGE	30" x 80"	SOLID FIBERGLASS

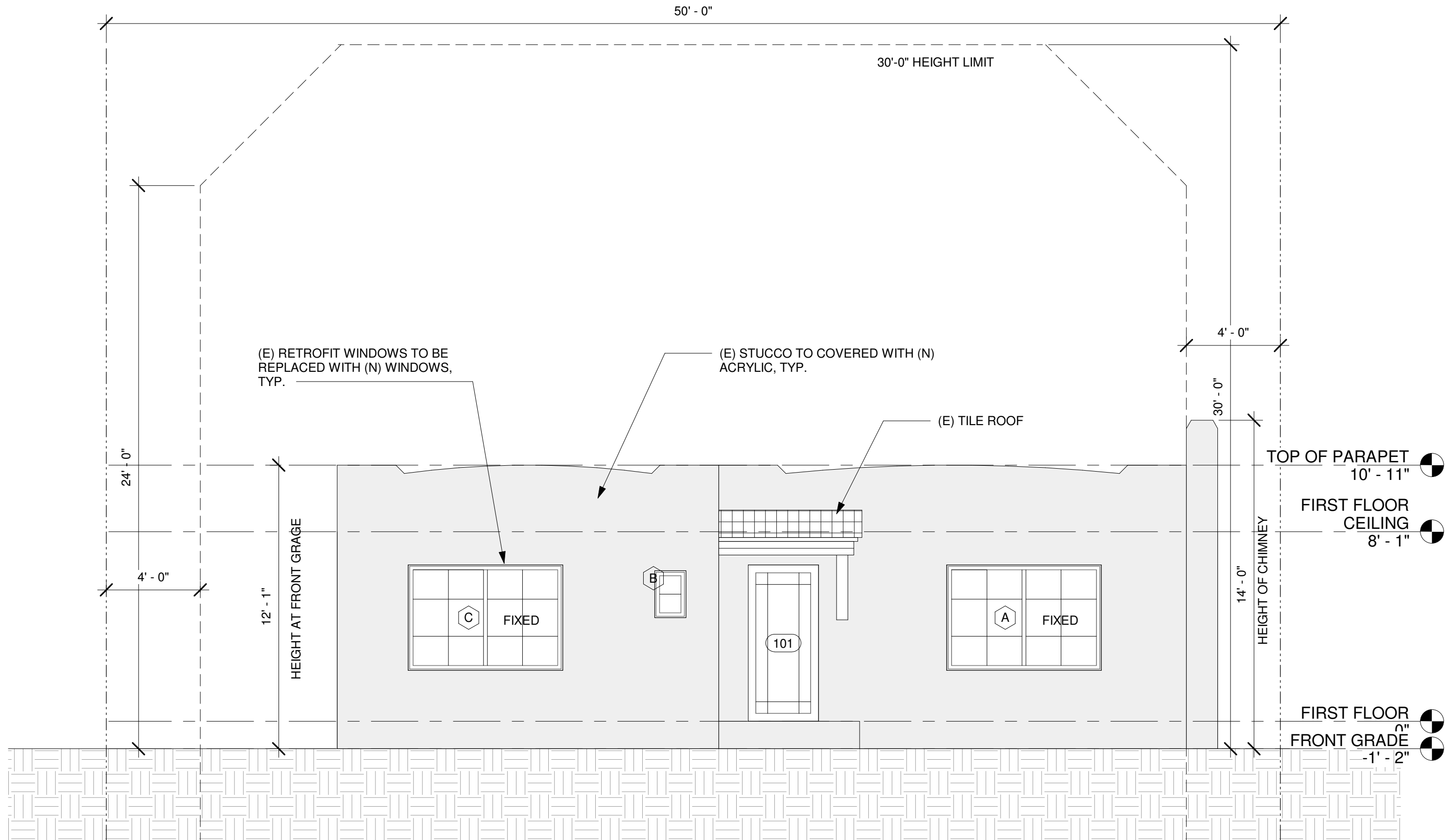
TEMPERED GLAZING FOR ALL MOVING GLASS PANELS IN DOORS

REAR ELEVATION



3 REAR ELEVATION
1/4" = 1'-0"

FRONT ELEVATION



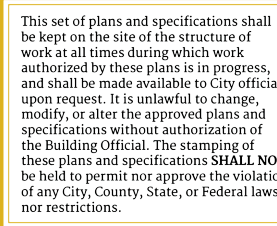
1 FRONT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE

WINDOW SCHEDULE - EXISTING OPENINGS			
MARK	QTY	(E) ROUGH OPENING	DETAILS
A	1	79" x 54"	FIXED
B	1	17" x 24"	CASEMENT
C	1	79" x 54"	FIXED
D	1	37" x 48"	CASEMENT (EGRESS)
E	1	33" x 33"	AWNING (TEMPERED)
F	1	34" x 48"	CASEMENT (EGRESS)
G	1	34" x 48"	CASEMENT
H	1	17" x 25"	CASEMENT
I	1	48" x 24"	AWING
J	1	30" x 42"	CASEMENT
K	1	30" x 42"	CASEMENT
L	1	54" x 48"	DOUBLE CASEMENT
M	1	31" x 29"	AWING
N	1	31" x 29"	AWING

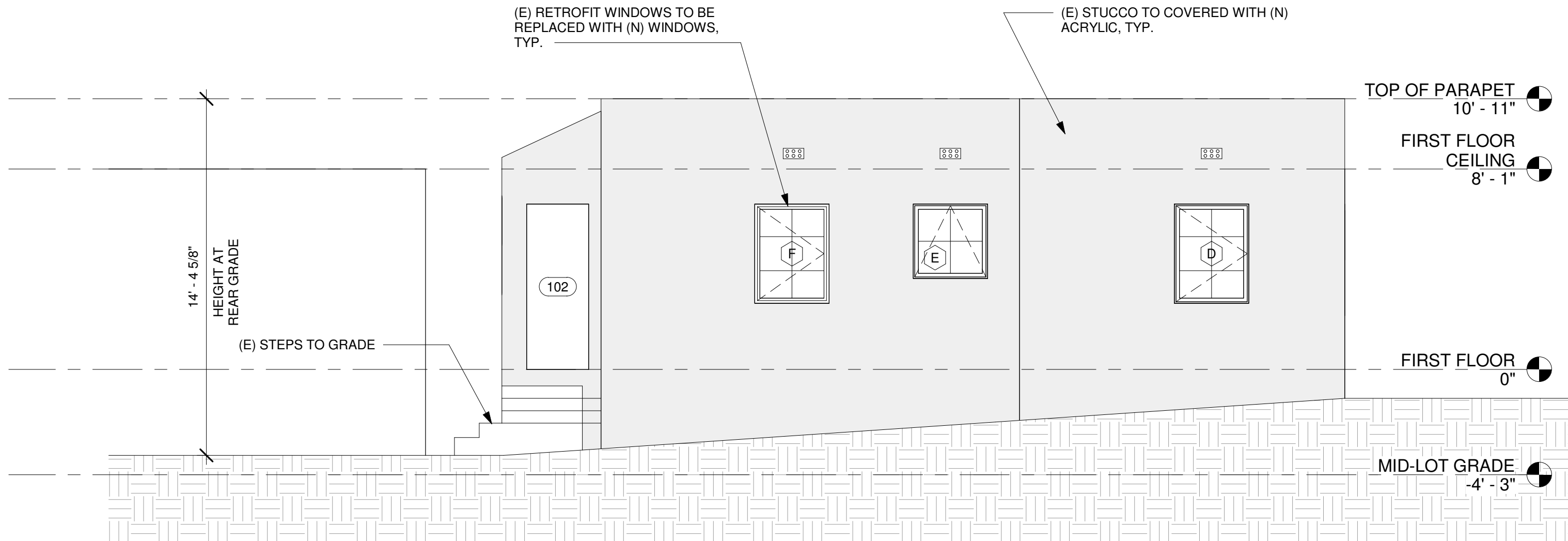
SEE WINDOW SPECS FOR R.O. SIZES

SOUTH, WEST, NORTH WALLS:
U-FACTOR: 0.32 SHGC 0.23
EAST WALLS:
U-FACTOR: 0.32 SHGC 0.23
SEE TITLE 24 FOR MORE DETAILS



5/22/2023, 10:50:09 AM
PRJ-1090909
Ana Rios

EAST SIDE ELEVATION



2 EAST SIDE ELEVATION
1/4" = 1'-0"

These plans are for design and layout purposes only. The general contractor is responsible for making the project meet local municipal and building codes. The dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

REVISIONS

PROJECT NUMBER:
PRJ-1090909

ARCHITECTURAL DESIGN:
Clear Story Construction
Sarah Potter
sarah@clear-story.com
(650) 475-6868

STRUCTURAL DESIGN:
NA

RELATED DEMO PROJECT:
PRJ-1092811

BERYL RENOVATION

1421 BERYL STREET
SAN DIEGO, CALIFORNIA, 92109

DATE

5/10/2023

SCALE:

AS SHOWN

DRAWN:

SBP

SHEET NAME
ELEVATIONS

SHEET NUMBER

.A-4