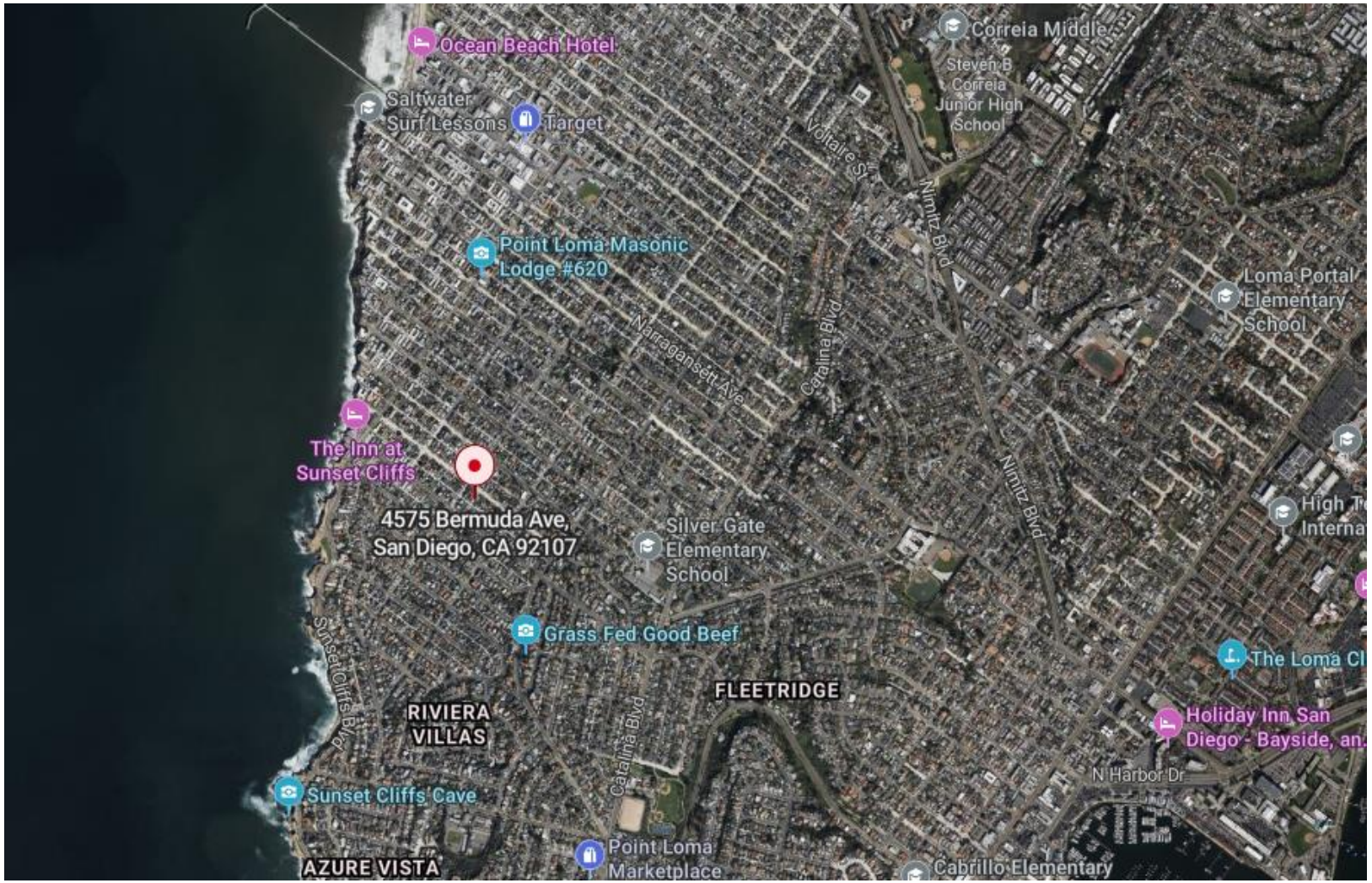
BERMUDA BEACH HOMES

4575 BERMUDA AVE

SCOPE OF WORK

- We are proposing to demolish the existing homes and structures and construct three new single-family homes on the existing three lots each with ADU's at 4575 Bermuda Ave.
- The proposed new homes are approximately 2625 sqft each with 4 bedrooms 5 bathrooms each.
- Each home/lot will include a 435 sqft one-bedroom ADU unit above the garage with full kitchen and in suite laundry.
- Each home will have a carport providing two onsite parking spots.
- The community recommendation, which I'm seeking tonight, is the final item to complete the coastal review with City of San Diego. All city Reviewers have deemed this project to be compliant with general plan and all municipal codes.



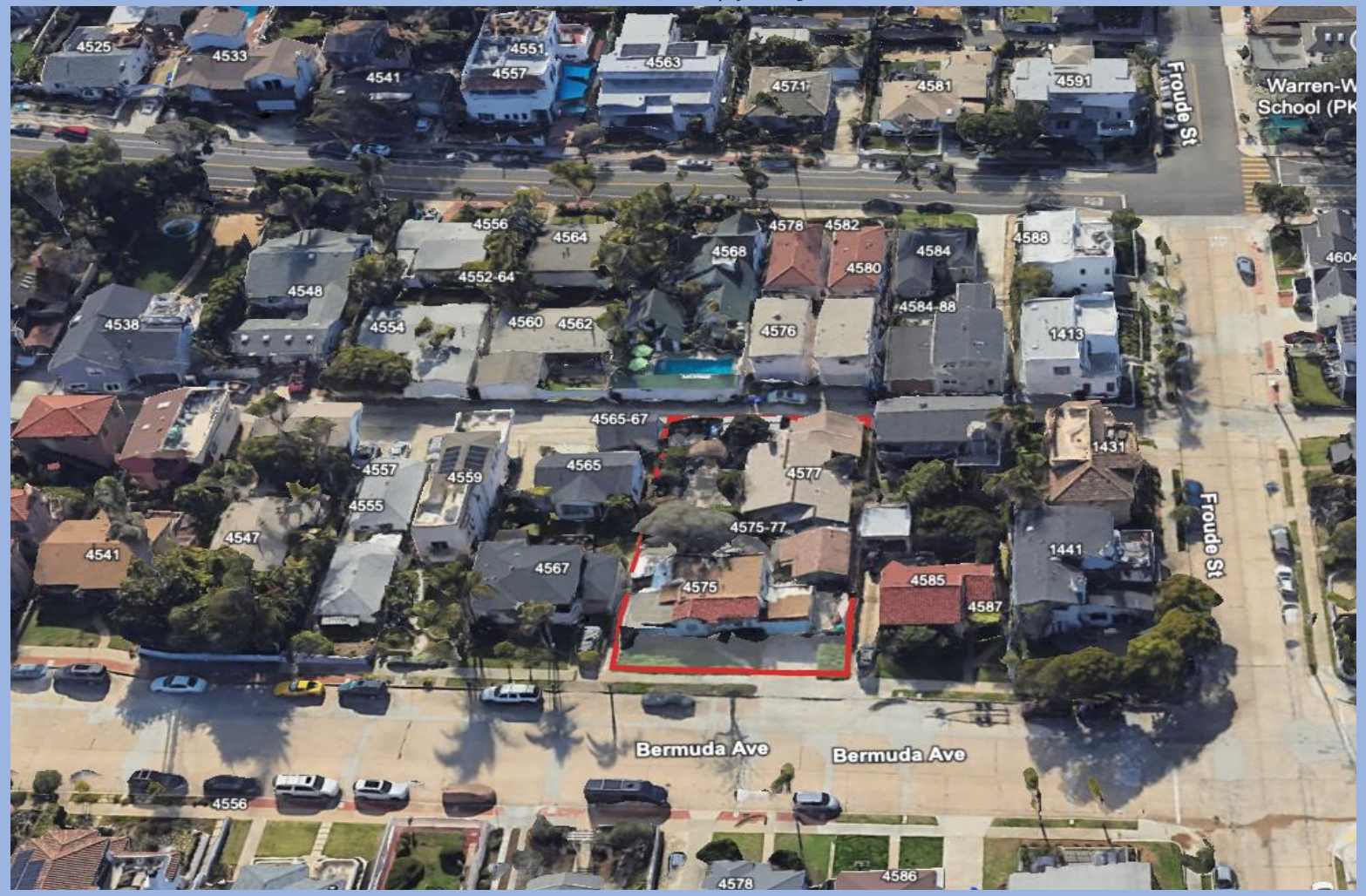
Site Location

Located on Bermuda Ave between Froude St and Guizot St.

Two blocks East of Sunset Cliffs Blvd.

And One block North of Point Loma Ave

This project is surrounded by Transit with the closest bus stop only a few blocks away.

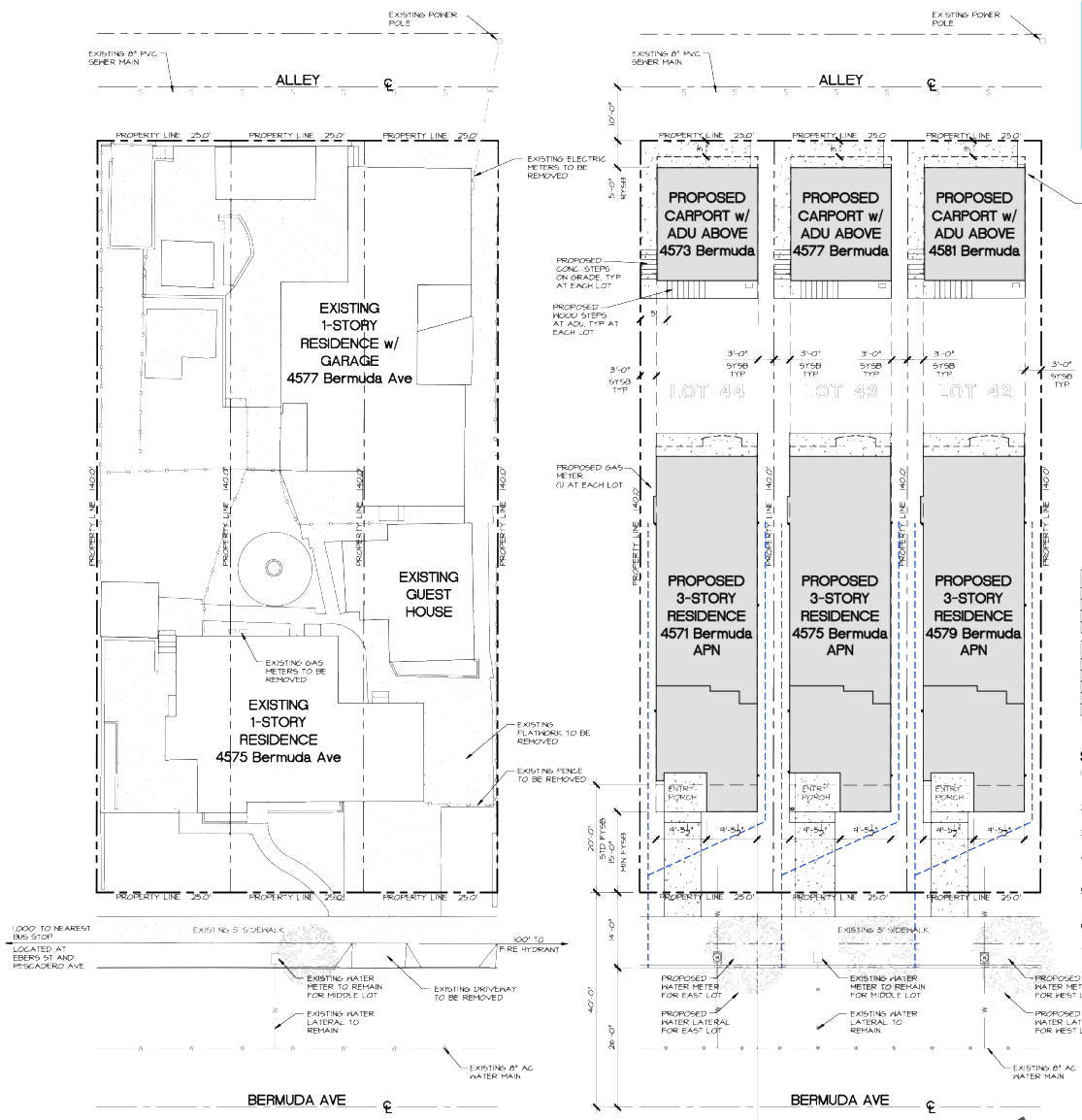


Site Aerial View

Located on Bermuda Ave between Froude St. and Guizot St.

Existing homes sit on three existing lots.

BERMUDA AVE VIEW (FRONT)



EXISTING SITE PLAN

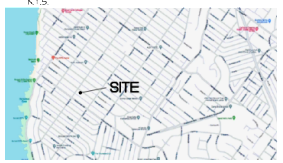
SCALE : 1" = 10'-0"

PROPOSED SITE PLAN

SCALE : 1" = 10'-0"

VICINITY MAP

N.T.S.



IMPERVIOUS SURFACE TABLE	
TOTAL GROUND DISTURBANCE AREA	8,100 SQ.FT.
EXISTING IMPERVIOUS AREA	7,935 SQ.FT.
NEW/REPLACED IMPERVIOUS AREA	5,190 SQ.FT.
IMPERVIOUS % DECREASE	26%

GRADING TABLE	
AMOUNT OF CUT	17 C.Y.
AMOUNT OF FILL	0 C.Y.
AMOUNT OF EXPORT	17 C.Y.
MAX CUT DEPTH (FOOTINGS ONLY)	18"
MAX FILL DEPTH	0

SITE NOTES:

1. SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' AWAY FROM BUILDING
2. WATER EXPELLED FROM ROOF DOWNSPOUTS SHALL SURFACE DRAIN TO ADJACENT LANDSCAPING AREAS.
3. ALL EXISTING AND PROPOSED LANDSCAPE AREAS SHALL BE GRASS
4. ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING
5. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.
6. THERE ARE NO EASEMENTS LOCATED WITHIN THE SUBJECT PROPERTY.
7. THERE ARE NO TRANSIT STOPS LOCATED ADJACENT TO THE SUBJECT PROPERTY.

SHEET INDEX

COUNT	#	TITLE
1	A-1	PROJECT INFO / SITE PLAN
2	A-2.1	EAST LOT - FLOOR PLANS
3	A-2.2	EAST LOT - EXTERIOR ELEVATIONS
4	A-3.1	MIDDLE LOT - FLOOR PLANS
5	A-3.2	MIDDLE LOT - EXTERIOR ELEVATIONS
6	A-4.1	WEST LOT - FLOOR PLANS
7	A-4.2	WEST LOT - EXTERIOR ELEVATIONS
8	A-5	ADU PLANS AND ELEVATIONS
9	A-6	RENDERINGS
10	A-7	COLOR BOARD

PROJECT INFORMATION

OWNER:

BERMUDA BEACH HOMES LLC
PO BOX 41335
SAN DIEGO, CA 92169

DESIGNER:

STEPHANIE LIPTON
PO BOX 226
SAN MARCOS, CA 92079

ASSESSOR'S PARCEL #:

448-581-13-00 (ASSESSORS OFFICE TO ASSIGN THREE NEW PARCEL #'s)

LEGAL DESCRIPTION:

LOTS 42, 43 AND 44, BLOCK 14, MAP 279, OCEAN BEACH

PROJECT DATA:

ZONING: RM-1-1

OVERLAY ZONES: AIRPORT LAND USE COMPATIBILITY OVERLAY ZONE (ALUCOZ)
ALUCP AIRPORT INFLUENCE AREA (AIA) - NAS NORTH ISLAND
FAA PART 77 NOTICING AREA
COASTAL HEIGHT LIMIT (CHLOZ)
COASTAL (COZ) - N-APP-2
PARKING IMPACT (PIOZ)
PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA)
TRANSIT PRIORITY AREA (TPA)
AFFORDABLE HOUSING PARKING DEMAND - HIGH

GEOLOGIC HAZARD CAT.: 52

LOT AREA:
3500 SQ.FT. EAST LOT (42)
3500 SQ.FT. MIDDLE LOT (43)
3500 SQ.FT. WEST LOT (44)

CONSTRUCTION TYPE: TYPE VB, SPRINKLERED

OCCUPANCY GROUP: R-3/U

YEAR BUILT: 1936, 1931, 1956

FLOOR AREA RATIO: ALLOWED 3500 x 0.75 = 2625
PROPOSED 2625 / 3500 = 0.75
(CARPORT DOES NOT COUNT TOWARD F.A.R. - IT IS 75% OPEN)
(ONE ADU UP TO 800 SQ.FT. IS ALLOWED BY RIGHT REGARDLESS OF F.A.R.)

LANDSCAPE AREA: 1200 SQ.FT. EACH LOT

SCOPE OF WORK:

A COASTAL DEVELOPMENT PERMIT TO :
- DEMO (1) EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE w/o GARAGE (1) EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE w/ ATTACHED GARAGE AND EXISTING GUEST HOUSE
- CONSTRUCT (3) THREE STORY SINGLE FAMILY RESIDENCES EACH WITH 2nd AND 3rd FLOOR DECKS AND DETACHED 2-CAR CARPORT w/ ADU ABOVE
*NO DEVELOPMENT REGULATION DEVIATIONS ARE ASSOCIATED WITH PRJ-1116462

PROJECT AREAS:

EXISTING RESIDENCE (4575 BERMUDA AVE)	1,050 SQ.FT.	TO BE DEMO'D
EXISTING RESIDENCE (4577 BERMUDA AVE)	1,101 SQ.FT.	
EXISTING ATTACHED GARAGE	506 SQ.FT.	
EXISTING GUEST HOUSE	320 SQ.FT.	
EAST LOT - PROJECT AREAS		
FIRST FLOOR	1,186 SQ.FT.	
SECOND FLOOR	1,124 SQ.FT.	
THIRD FLOOR	315 SQ.FT.	
PROPOSED RESIDENCE	2,625 SQ.FT.	
PROPOSED DECKS	448 SQ.FT.	
PROPOSED ADU	435 SQ.FT.	
PROPOSED CARPORT*	347 SQ.FT.	
MIDDLE LOT - PROJECT AREAS		
FIRST FLOOR	1,186 SQ.FT.	
SECOND FLOOR	1,124 SQ.FT.	
THIRD FLOOR	315 SQ.FT.	
PROPOSED RESIDENCE	2,625 SQ.FT.	
PROPOSED COVERED PORCH	61 SQ.FT.	
PROPOSED DECKS	516 SQ.FT.	
PROPOSED ADU	435 SQ.FT.	
PROPOSED DETACHED GARAGE	347 SQ.FT.	
WEST LOT - PROJECT AREAS		
FIRST FLOOR	1,186 SQ.FT.	
SECOND FLOOR	1,124 SQ.FT.	
THIRD FLOOR	315 SQ.FT.	
PROPOSED RESIDENCE	2,625 SQ.FT.	
PROPOSED DECKS	585 SQ.FT.	
PROPOSED ADU	435 SQ.FT.	
PROPOSED CARPORT*	347 SQ.FT.	

BUILDING CODES

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN BUILDING STD

DATE:	REVISIONS
1.8.24	PROJECT START
1.24 thru 5.20.24	DESIGN REVIEW
5.3.24 thru 1.16.24	CDP PROCESSING
2.28.25	PLAN CHECK SUBMITTAL

PLANS PREPARED BY:
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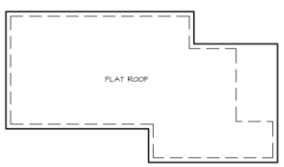
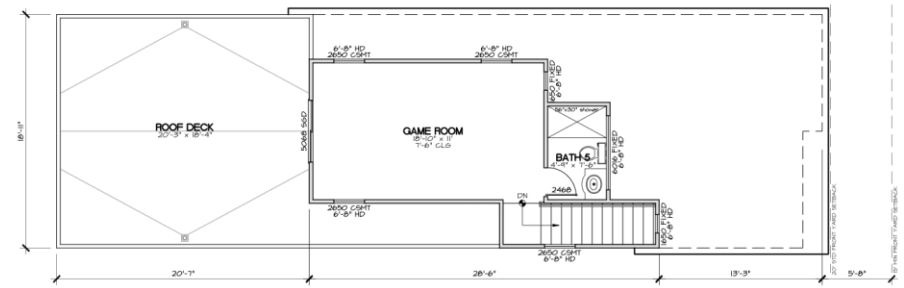
Bermuda Beach Homes
4575 Bermuda Ave
San Diego, CA 92107

PROJECT INFO / SITE PLAN

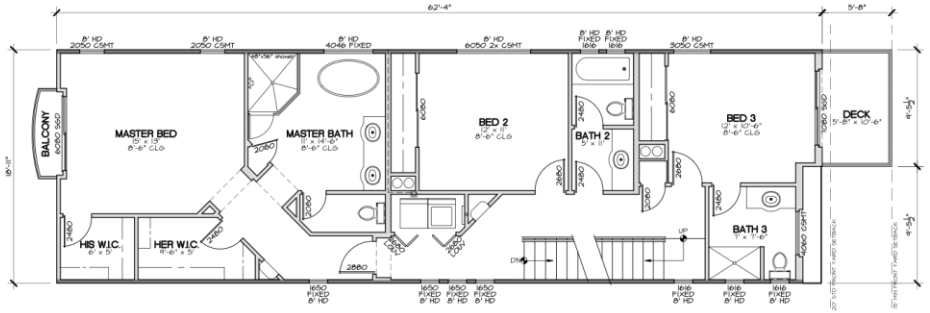
A-1



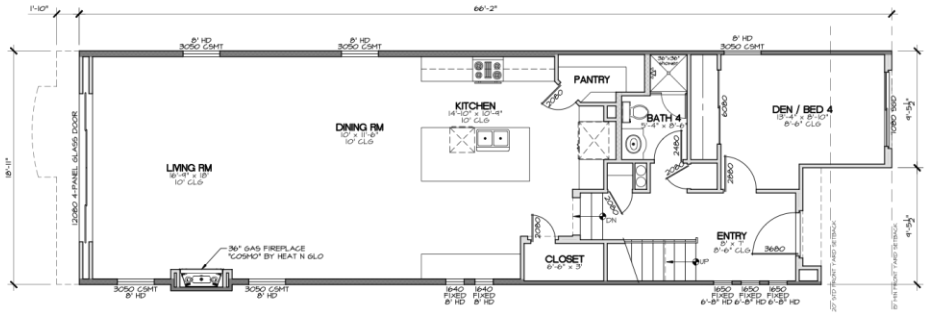
ROOF PLAN
SCALE : 3/16" = 1'-0"



MAIN RES - THIRD FLOOR PLAN
SCALE : 1/4" = 1'-0" 315 SQ.FT.



MAIN RES - SECOND FLOOR PLAN
SCALE : 1/4" = 1'-0" 1,124 SQ.FT.



MAIN RES - FIRST FLOOR PLAN
SCALE : 1/4" = 1'-0" 1,186 SQ.FT.

FLOOR PLAN GENERAL NOTES:

1. PROVIDE ALL HOSE BIBS & SPRINKLER SYSTEMS W/ BACK FLOW PREVENTION DEVICES. PROVIDE HOSE BIBS WITH VACUUM BREAKERS.
2. PROVIDE SAFETY GLAZING IN HAZARDOUS AREAS SUCH AS GLASS IN DOORS & GLAZING ADJACENT TO SUCH DOORS AS WELL AS GLAZING ADJACENT TO WALKING SURFACES. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
3. ALL WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 24".
4. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, PER UPC SECTION 412.7.
5. SEE SHEET A-8, SECTION 4.303 FOR ALL WATER CONSERVATION MEASURES INCLUDING FLOW RATES FOR ALL INTERIOR PLUMBING FIXTURES.
6. GLAZING @ SHOWER & TUB ENCLOSURES SHALL BE OF TEMPERED GLASS, LAMINATED OR APPROVED PLASTICS. VERIFY TYPE WITH OWNER.
7. THE WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION AS FOLLOWS: 2x4 WOOD STUDS @ 16" O.C. W/ (1) ONE LAYER OF 5/8" GYPSUM WALLBOARD EACH SIDE
8. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. CBC, SECTION 111.3
9. THE DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
10. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. BOTTOM OF CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
11. THE PASSAGEWAY TO THE ATTIC FURNACE SHALL BE UNOBSTRUCTED NOT LESS THAN 30" HIGH AND 30" WIDE AND HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 20' IN LENGTH THRU THE ATTIC.
12. FAU CLOSET OR ALCOVE MUST BE 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED PER UMC SECTION 304.7.
13. PROVIDE FIRESTOPS, VERTICAL AND HORIZONTAL, IN ENCLOSED SPACES AT 10'-0" INTERVALS MAXIMUM.
14. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH UPC SECTION 501 AND TABLE 5-I.
15. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYP BD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANES IS NOT REQUIRED.
16. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHTS OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
17. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING.
18. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
19. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
20. ALL NEW RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TO DISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION IN ACCORDANCE WITH SECTION 1602 OF THE CALIFORNIA PLUMBING CODE.

ROOF PLAN NOTES

1. ROOF MATERIALS:
   A) MANUFACTURER: CERTAINTEED
   B) PRODUCT NAME/NUMBER: FLINTLASTIC FR CAP 30 (COOLSTAR) MODIFIED BITUMEN
   C) ICC APPROVAL NUMBER: ESR-1388
2. PROVIDE ATTIC VENTILATION. MINIMUM VENT AREA IS 1/150 OF ATTIC AREA or 1/300 OF ATTIC AREA IF AT LEAST 50% OF THE REQUIRED VENT IS @ LEAST 3'-0" ABOVE EAVE VENTS OR CORNICE VENTS. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.
3. PROVIDE GALVINIZED 26 GA. IRON ROOF FLASHING @ ALL ROOF and WALL INTERSECTIONS, VALLEYS, and @ DIVERTERS and EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
4. PROVIDE PLYWOOD CRICKETS and @ FLASHING @ ANY and ALL PREGARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 1/4" PT. MIN. @ VALLEYS.
5. ALL @ FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.
6. A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED.

DOOR / WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR OPENINGS ARE TO BE FULLY WEATHERSTRIPPED, CAULKED AND SEALED.
4. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE TEMPERED GLASS.
5. WINDOWS ARE TO BE VINYL FRAMED, DUAL GLAZED, CLEAR GLASS, U.N.O.
6. FOR WINDOWS AND EXTERIOR GLASS DOORS, U-FACTOR = .X ; SHGC = .X
7. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATION.
8. DOOR THRESHOLDS SHALL NOT BE MORE THAN 1.5" BELOW THRESHOLD FOR SLIDING AND SWINGING DOORS, EXCEPTION : FOR EXTERIOR DOORS SWINGING INWARD THE ALLOWABLE THRESHOLD MAY BE 7.75".
9. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

DATE	REVISIONS
1.6.24	PROJECT START
1.17.24 thru 3.20.24	DESIGN REVIEW
9.3.24 thru 11.18.24	CDP PROCESSING
2.28.25	PLAN CHECK SUBMITTAL

PLANS PREPARED BY:
Stephenie Lupton
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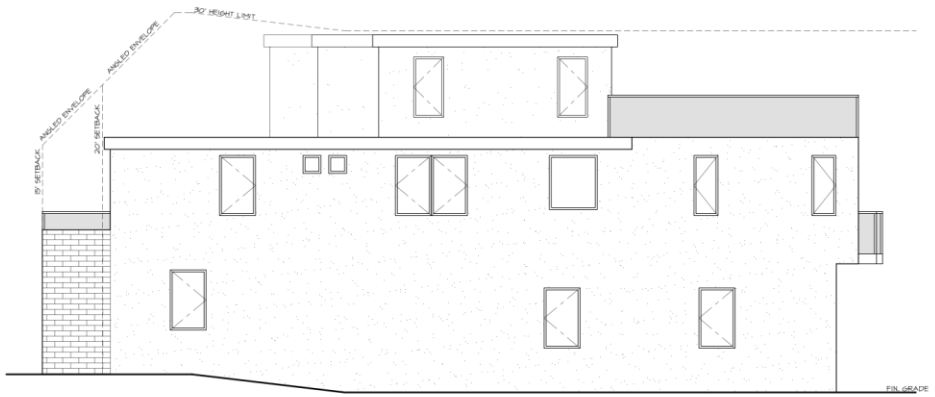
San Diego, CA 92107

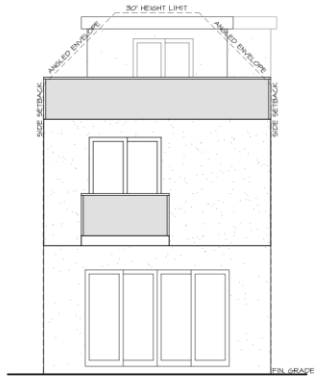
FLOOR PLANS - EAST LOT

A-2.1



WEST (right) ELEVATION

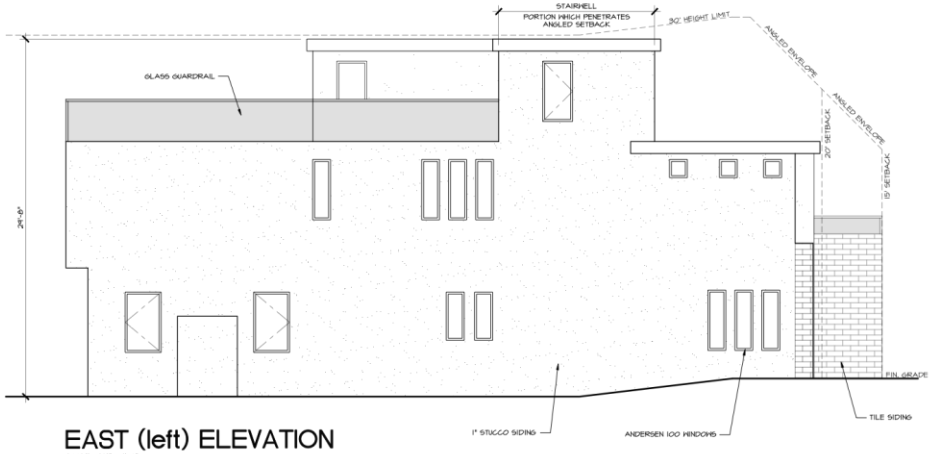
SCALE : 1/4" = 1'-0"



SOUTH (rear) ELEVATION

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

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)



EAST (left) ELEVATION

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

NORTH (front) ELEVATION

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

DATE	REVISIONS
1.6.24	PROJECT START
1.17.24 thru 5.20.24	DESIGN REVIEW
5.3.24 thru 1.16.24	CDP PROCESSING
2.28.25	PLAN CHECK SUBMITTAL

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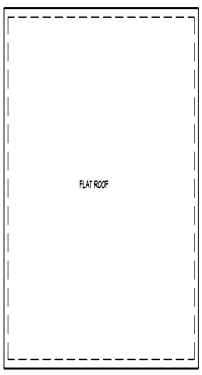
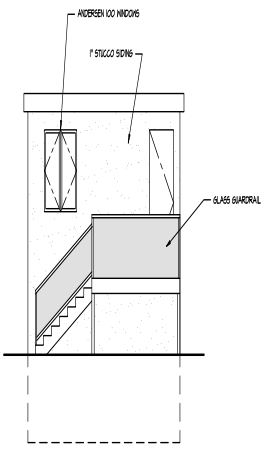
EXTERIOR ELEVATIONS - EAST LOT

A-2.2



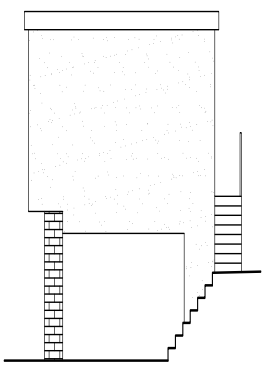
ADU ROOF PLAN

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



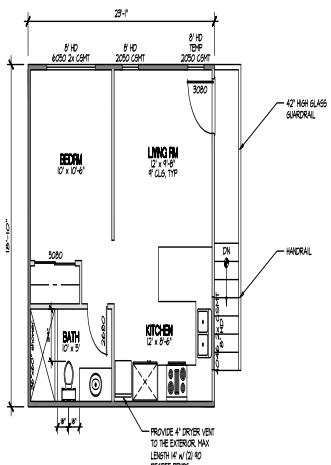
NORTH ELEVATION

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



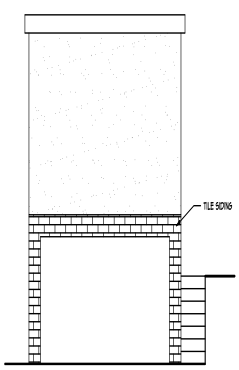
EAST ELEVATION

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



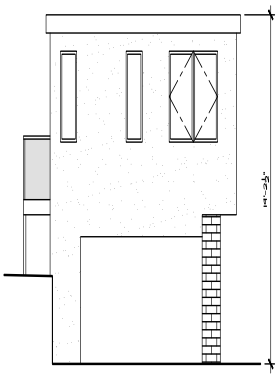
ADU FLOOR PLAN

SCALE : 1/4" = 1'-0" 455 SQFT.



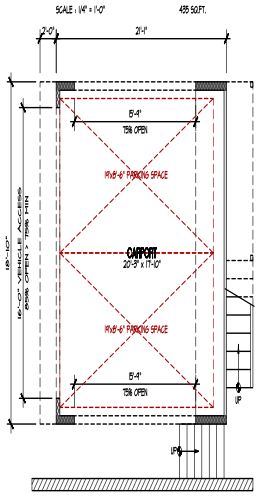
SOUTH ELEVATION

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



WEST ELEVATION

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



CARPORT FLOOR PLAN

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

WALL LEGEND

- NEW 2x4 WOOD FRAMED WALL
- NEW 2x6 WOOD FRAMED WALL
- NEW 1-HR FIRE RATED WALL

DATE	REVISIONS
1.6.24	PROJECT START
1.11.24 thru 2.20.24	DESIGN REVIEW
5.5.24 thru 8.8.24	CDP PROCESSING
2.28.25	PLAN CHECK SUBMITTAL

PLANS PREPARED BY:
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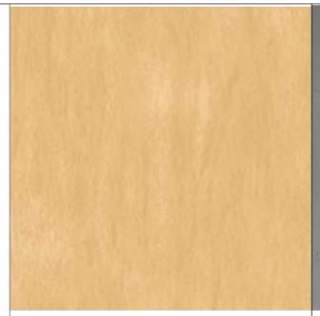
ADU PLANS

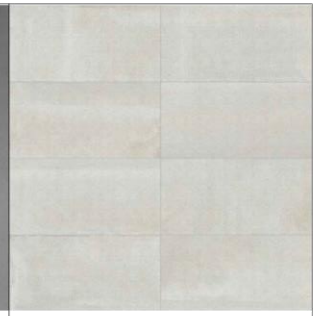
A-5

BLACK WINDOWS



DOUGLAS FIR STAIN WHITE BIRCH WOOD SIDING AND SOFFITS

EXTEROIR LIGHTING



ARIZONA TILE RESIDE BEIGE EXTERIOR LIGHTING

IRON ORE SW 7069 FACIA AND METALS

OMEGA WHITE #10 STUCCO

WHITE WASHED MORTON BRICK

DATE	REVISIONS
1.6.24	PROJECT START
1.11.24 1ST CC 3.20.24	DESIGN REVIEW
5.3.24 2ND CC 7.18.24	CDP PROCESSING
2.28.25	PLAN CHECK SUBMITTAL

PLANS PREPARED BY:
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COLOR BOARD

A-7

CLOSING NOTES

- City of San Diego has completed their review and have found this project compliant with the Municipal Code.
- As recommended from the subcommittee, we've added the material legend to the plan
- No loss in available on-site parking.
- Transit friendly location.
- Not build for the purpose of Vacation Rental.
- Inviting front yards consistent with the general plan.