

# BAYLOR HELMER - LA JOLLA

7951 PASEO DEL OCASO, LA JOLLA, CA 92037  
APN: 346-512-07-00  
BLOCK 004- LOT 005

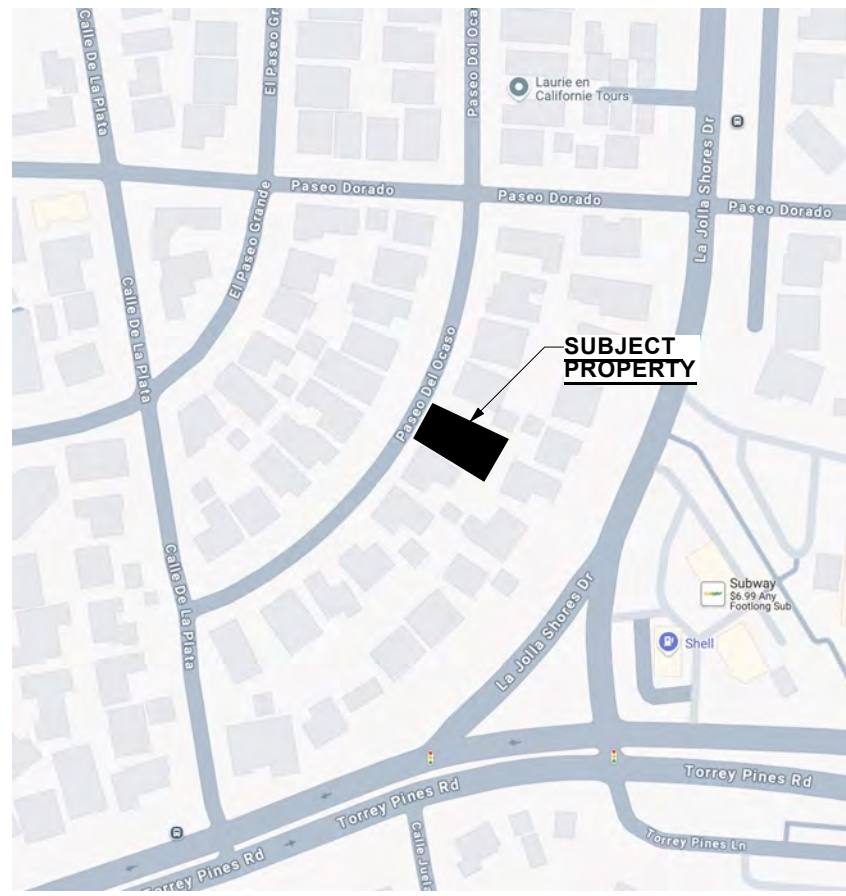
PRJ-1133046

## DEPARTMENT STAMPS:

## PROJECT IMAGE:



## VICINITY MAP:



## GROSS FLOOR AREA:

### EXISTING:

|                 |              |               |
|-----------------|--------------|---------------|
| TOTAL EXISTING: | 1,770 SQ.FT. | CONDITIONED   |
|                 | 404 SQ.FT.   | UNCONDITIONED |
|                 | 2,174 SQ.FT. | TOTAL         |

### PROPOSED:

|              |              |               |
|--------------|--------------|---------------|
| FIRST FLOOR  | 1,384 SQ.FT. | CONDITIONED   |
|              | 636 SQ.FT.   | UNCONDITIONED |
| SECOND FLOOR | 1,465 SQ.FT. | CONDITIONED   |

### TOTAL PROPOSED:

|  |              |               |
|--|--------------|---------------|
|  | 2,848 SQ.FT. | CONDITIONED   |
|  | 636 SQ.FT.   | UNCONDITIONED |
|  | 3,484 SQ.FT. | TOTAL         |

### NET CHANGE

|  |              |               |
|--|--------------|---------------|
|  | 1,078 SQ.FT. | CONDITIONED   |
|  | 232 SQ.FT.   | UNCONDITIONED |
|  | 1,310 SQ.FT. | TOTAL         |

## AREA COMPARISON TABLE

|               | PREV. APPROVED | PROPOSED      | CHANGE       |
|---------------|----------------|---------------|--------------|
| 1ST FLR       |                |               |              |
| CONDITIONED   | 1,550 SQ. FT.  | 1,384 SQ. FT. | -166 SQ. FT. |
| UNCONDITIONED | 675 SQ. FT.    | 636 SQ. FT.   | -39 SQ. FT.  |
| 2ND FLR       |                |               |              |
| CONDITIONED   | 1,953 SQ. FT.  | 1,465 SQ. FT. | -488 SQ. FT. |
| TOTAL         |                |               |              |
| CONDITIONED   | 3,505 SQ. FT.  | 2,848 SQ. FT. | -657 SQ. FT. |
| UNCONDITIONED | 675 SQ. FT.    | 636 SQ. FT.   | -39 SQ. FT.  |

## PROJECT DATA:

### APPLICABLE CODES:

2022 CALIFORNIA MECHANICAL CODE (CMC)  
2022 CALIFORNIA ELECTRICAL CODE (CEC)  
2022 CALIFORNIA PLUMBING CODE (CPC)  
2022 CALIFORNIA FIRE CODE (CFC)  
2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
2022 CALIFORNIA ENERGY CODE (T24)  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)  
APPLICABLE SAN DIEGO MUNICIPAL CODES

### PROJECT ADDRESS:

7951 PASEO DEL OCASO  
LA JOLLA, CA 92037

### PROJECT DESCRIPTION:

DEMOLITION OF AN (E) 1 STORY SINGLE FAMILY RESIDENCE UNDER SEPARATE PERMIT.

CONSTRUCT (N) 2 STORY SINGLE FAMILY RESIDENCE INCLUDING: 3 BEDROOMS, 4 BATHROOMS, KITCHEN, DINING, FAMILY ROOM, MEDIA ROOM, LAUNDRY ROOM, AND GARAGE.

BUILDING TO BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM NFPA-13D UNDER SEPARATE PERMIT.

### SEPARATE PERMITS

-DEMOLITION PERMIT  
-PHOTOVOLTAIC PERMIT  
-POOL PERMIT

### BUILDING INFORMATION:

CONSTRUCTION TYPE: EXISTING: TYPE - VB  
PROPOSED: TYPE - VB

OCCUPANCY: EXISTING: R-3  
PROPOSED: R-3

MINIMUM ROOF CLASS: CLASS B

FIRE SPRINKLER: EXISTING: N/A  
PROPOSED: NFPA-31D

### PLANNING INFORMATION:

BLOCK - LOT / APN: 004 - 005 / (APN: 346-512-07-00)

LOT SIZE: 7,205 SQ. FT.

ZONING DISTRICT: LA JOLLA SHORES PLANNED DISTRICT

NUMBER OF STORIES: EXISTING: 1 STORY  
PROPOSED: 2 STORIES

BUILDING HEIGHT: MAX: 30'-0"  
PROPOSED: 21'-7"

LOT COVERAGE EXISTING: 2,232 SQ. FT. (31%)  
PROPOSED: 2,091 SQ. FT. (48%)  
MAX: 4,323 SQ. FT. (60% OF LOT)

FLOOR AREA RATIO EXISTING: 0.30 (2,174 SQ. FT.)  
PROPOSED: 0.48 (3,484 SQ. FT.)  
MAX: 0.57

PROPERTY SETBACKS: EXISTING: FRONT: 18'-0"  
REAR: 18'-3"  
SIDES: 4'-4" MIN.  
PROPOSED: FRONT: 20'-8"  
REAR: 20'-11"  
SIDES: 3'-7" MIN.

### EASEMENTS

6'-0" PUBLIC UTILITY EASEMENT AT REAR

### PARKING

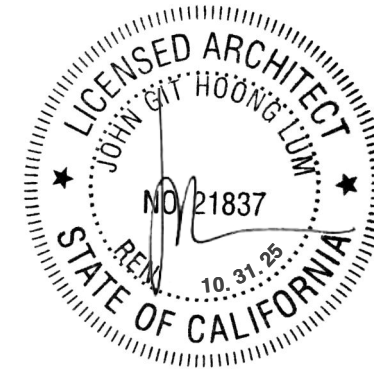
2 COVERED SPACES

### PERMIT NUMBERS OF PREVIOUS APPROVALS

|                            |             |
|----------------------------|-------------|
| COASTAL DEVELOPMENT PERMIT | #2556832    |
| SITE DEVELOPMENT PERMIT    | #2559861    |
| BUILDING PERMIT            | PRJ-1080397 |
| DEMOLITION PERMIT          | PRJ-1090114 |
| RIGHT OF WAY (DPW)         | PRJ-1080946 |

## DRAWING INDEX

|    |       |                               |
|----|-------|-------------------------------|
| 1  | A0.00 | TITLE SHEET                   |
| 2  | A0.01 | GENERAL NOTES                 |
| 3  | A0.03 | SITE PLAN (E/D)               |
| 4  | A0.04 | SITE PLANS (P)                |
| 5  | C.0   | TOPOGRAPHIC SURVEY            |
| 6  | C.1   | 300' RADIUS - FAR             |
| 7  | C.2   | 300' RADIUS - SETBACK         |
| 8  | C.3   | CIVIL DRAINAGE PLAN           |
| 9  | L1.0  | PLANTING PLAN                 |
| 10 | L1.1  | PLANTING NOTES                |
| 11 | L2.0  | HARDSCAPE PLAN                |
| 12 | L2.1  | HARDSCAPE DETAILS             |
| 13 | L3.0  | IRRIGATION NOTES & HYDROZONES |
| 14 | A1.01 | FIRST FLOOR PLAN              |
| 15 | A1.02 | SECOND FLOOR PLAN             |
| 16 | A1.03 | ROOF PLAN                     |
| 17 | A3.01 | EXTERIOR ELEVATIONS           |
| 18 | A3.02 | EXTERIOR ELEVATIONS           |
| 19 | A3.03 | EXTERIOR ELEVATIONS           |
| 20 | A3.04 | BUILDING SECTIONS             |
| 21 | A3.05 | BUILDING SECTIONS             |
| 22 | A6.01 | PERSPECTIVES                  |



BAYLOR HELMER LA JOLLA  
7951 PASEO DEL OCASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

DATE: ISSUES / REVISIONS: BY:

|          |                                |    |
|----------|--------------------------------|----|
| 03.07.25 | substantial conformance review | rm |
| 05.19.25 | SCR revision 1                 | rm |

DEPARTMENT STAMPS:

TITLE SHEET

A0.00



WILDLAND URBAN INTERFACE (WUI) NOTES - CRC 2022

- NEW BUILDINGS DETERMINED TO BE LOCATED IN ANY FIRE HAZARD SEVERITY ZONE WITHIN STATE RESPONSIBILITY OR ANY WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH §R337 OF THE 2022 CALIFORNIA RESIDENTIAL CODE, INCLUDING THE FOLLOWING:
1. THE PROPERTY OWNER/APPLICANT SHALL SUBMIT A COPY OF THE SPECIAL INSPECTION REPORT THAT DEMONSTRATES THE BUILDING WAS CONSTRUCTED IN COMPLIANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING STANDARDS, INCLUDING THOSE FOR MATERIALS AND CONSTRUCTION METHODS FOR WILDFIRE EXPOSURE PRIOR TO COMPLETION OF CONSTRUCTION.
2. PRIOR TO FINAL INSPECTION AND COMPLETION OF THE BUILDING PERMIT PROCESS, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION CLEARANCE REQUIREMENTS PRESCRIBED IN CALIFORNIA PUBLIC RESOURCES CODE 4291 CALIFORNIA GOVERNMENT CODE SECTION 51182.
3. THE SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, PER CRC 2022 §R337.5.2.
4. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE AT LEAST 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER AT LEAST ONE LAYER OF MINIMUM 72-POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY, PER CRC 2022 §R337.5.3.
5. GUTTER GUARDS SHALL BE INSTALLED TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS PER CRC 2022 §R337.5.4.
6. EXTERIOR VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS PER CRC 2022 §R337.6.
7. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES UNLESS THEY RESIST THE INTRUSION OF FLAME AND BURNING EMBERS INTO THE ATTIC AREA OF THE STRUCTURE PER CRC 2019 §R337.6.1.
8. VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL BE COVERED WITH A NONCOMBUSTIBLE, CORROSION RESISTANT MESH WITH MIN. DIMENSIONS 1/16" AND NOT EXCEED 1/8" IN DIAMETER PER CRC 2022 §R337.6.2.1
9. THE EXPOSED UNDERSIDE OF THE EAVE SHALL BE COMPOSED OF FIRE-RETARDANT TREATED MATERIAL PER CRC 2022 §R337.7.5 AND §R337.7.6.
10. EXTERIOR WALLS SHALL BE COMPOSED OF FIRE-RETARDANT TREATED MATERIAL AND SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS PER CRC 2022 §R337.7.3. AND §R337.7.4.
11. EXTERIOR WALL COVERING SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS (WHERE OCCURRING) PER CRC 2022 §R337.7.3.1.
12. ALL EXTERIOR GLAZING SHALL HAVE MINIMUM 20-MINUTE FIRE-RESISTANCE RATING, INSULATED GLASS WITH AT LEAST ONE PANE TEMPERED, MEET THE SFM 12-7A-2 STANDARD, OR BE CONSTRUCTED OF GLASS BLOCK UNITS, PER CRC 2022 §R337.8.2.1.
13. OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN WHERE THE DIMENSIONS OF THE OPENINGS IN THE SCREEN SHALL NOT EXCEED 1/8" PER CRC 2022 §R337.8.2.2.
14. ALL EXTERIOR DOORS SHALL BE OF NONCOMBUSTIBLE/IGNITION-RESISTANT MATERIAL OR 1-3/8" SOLID CORE, OR HAVE A 20-MINUTE FIRE-RESISTANCE RATING OR CONFORM TO SFM 12-7A-1 PER CRC 2022 §R337.8.3. (SEE CODE SECTION FOR ADDITIONAL PARAMETERS)
15. DECKS, STAIR TREADS, RISERS, DECK LANDING, PORCHES AND BALCONIES WITHIN 10 FEET OF THE PRIMARY STRUCTURE (DWELLINGS) SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE, FIRE-RETARDANT TREATED OR HEAVY-TIMBER CONSTRUCTION PER CRC 2022 §R337.9. (SEE CODE SECTION FOR ADDITIONAL PARAMETERS)
16. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING DECKS, BALCONIES AND SIMILAR APPENDAGES SHALL CONSIST OF NONCOMBUSTIBLE/IGNITION-RESISTANT MATERIAL OR A LAYER OF TYPE X GYP. BEHIND AN EXTERIOR COVERING OR CONFORM TO SFM 12-7A-3, PER CRC 2022 §R337.7.8.
17. THE UNDERSIDE OF EXPOSED UNDERFLOOR SHALL CONSIST OF NONCOMBUSTIBLE/IGNITION-RESISTANT MATERIAL OR A LAYER OF TYPE X GYP. BEHIND AN EXTERIOR COVERING OR CONFORM TO SFM 12-7A-3 PER CRC 2022 §R337.7.9.
18. ALL NEW MATERIALS INSTALLED ON BUILDINGS ON ANY REMODEL WITHIN DESIGNATED WILDLAND URBAN INTERFACE AREAS SHALL BE COMPLIANT WITH CRC 2022 §R337.
19. EXTERIOR GARAGE DOORS SHALL HAVE NO GAP > 1/8" BETWEEN DOORS AND DOOR OPENINGS AT THE TOP, BOTTOM AND SIDES. SUCH GAPS SHALL BE CONTROLLED THROUGH OVERLAPPING TRIM OR METAL FLASHING AT DOOR JAMBS AND HEADER, AND WEATHER STRIPPER PER CRC 2022 §R337.8.4.

RESERVED

WINDOW & DOOR CONSTRUCTION NOTES

1. THE LOCATION / SPECIFICATION OF SAFETY GLAZING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY WINDOW & DOOR SIZES, HDR, HGT., SILL HGT., & MANUFACTURER W/ THE ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
3. ALL WINDOW & DOOR FRAME FINISHES TO BE SPECIFIED BY ARCHITECT.
4. ALL DIMENSIONS ARE APPROXIMATE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL DIMENSIONS W/ DETAILS AND AS-BUILT CONDITIONS.
5. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL FOR ALL WINDOWS, PRIOR TO ORDERING.
6. VERIFY HARDWARE FOR ALL OPERABLE WINDOWS. W/ ARCHITECT PRIOR TO FABRICATION. USE INTEGRAL MANUFACTURER HARDWARE WHERE POSSIBLE.
6. ALL SLAB-TYPE DOORS ARE TO BE SOLID-CORE WOOD, U.O.N.
7. ALL HINGED DOORS SHALL BE A MIN. 24" WIDE.
8. WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
9. WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.

EMERGENCY ESCAPE & RESCUE WINDOW NOTES - CRC 2022

1. CRC 2022 §R310.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIRED BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.
- EXCEPTION 1 - BASEMENTS W/ CLG. HT. <80" ARE NOT REQUIRED EMERGENCY ESCAPE AND RESCUE OPENINGS.
- EXCEPTION 2 - EMERGENCY ESCAPE & RESCUE OPENINGS NOT REQUIRED FROM BASEMENTS OR SLEEPING ROOMS WITH EXIT DOOR OR EXIT ACCESS DOOR OPENING SHAL BE AT MOST 44 INCHES FROM THE FLOOR, WHERE THE SILL HEIGHT IS DIRECTLY INTO A PUBLIC WAY, OR TO A YARD, COURT, EXIT EGRESS BALCONY OPENING TO PUBLIC WAY.
- EXCEPTION 3 - UNINHABITABLE BASEMENTS NOT MORE THAN 200 SQ. FT. IN AREA.
- EXCEPTION 4 - STORM SHELTERS CONSTRUCTED IN ACCORDANCE W/ ICC 500.
- EXCEPTION 5 - WHERE THE DWELLING OR TOWNHOUSE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION R313, SLEEPING ROOMS IN BASEMENTS SHALL NOT BE REQUIRED TO HAVE EMERGENCY ESCAPE AND RESCUE OPENINGS PROVIDED THAT THE BASEMENT HAS EITHER ONE MEANS OF EGRESS + ONE EMERGENCY ESCAPE AND RESCUE OPENING, OR TWO MEANS OF EGRESS.
2. CRC 2022 §R310.1.1 OPERATIONAL CONSTRAINTS AND OPENING CONTROL DEVICES. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE MAINTAINED FREE OF ANY OBSTRUCTIONS OTHER THAN THOSE ALLOWED BY THIS SECTION AND SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING SHALL COMPLY WITH ASTM F2090 AND SHALL NOT BE 70" ABOVE FINISHED FLOOR.
3. CRC 2022 §R310.2.1 MINIMUM OPENING AREA. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF AT LEAST 5.7 SQUARE FEET. THE NET CLEAR HEIGHT OF THE OPENING SHALL BE AT LEAST 24 INCHES AND THE NET CLEAR WIDTH SHALL BE AT LEAST 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
- EXCEPTION - GRADE FLOOR OPENINGS OR BELOW-GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF AT LEAST 5 SQUARE FEET.
4. CRC 2022 §R310.2.3 WINDOW SILL HEIGHT. WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, THE BOTTOM OF THE CLEAR OPENING SHALL BE AT MOST 44 INCHES FROM THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.4
5. CRC 2022 §R310.4 AREA WELLS. THE HORIZONTAL AREA OF THE AREA WELL SHALL BE AT LEAST 9 SQUARE FEET, WITH A HORIZONTAL PROJECTION AND WIDTH OF AT LEAST 36 INCHES. THE AREA OF THE WINDOW WELL SHALL ALLOW THE EMERGENCY ESCAPE AND RESCUE OPENING TO BE FULLY OPENED.
- EXCEPTION - THE LADDER OR STEPS REQUIRED BY SECTION R310.4.2.1 SHALL BE PERMITTED TO ENVOACH NOT MORE THAN 6 INCHES INTO THE REQUIRED DIMENSIONS OF THE WINDOW WELL.
6. CRC 2022 §R310.4.2 LADDER AND STEPS. WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44 INCHES SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQUIRED BY THIS SECTION SHALL NOT BE REQUIRED TO COMPLY WITH SECTION R311.7. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF AT LEAST 12 INCHES. SHALL PROJECT AT LEAST 3 INCHES FROM THE WALL AND SHALL BE SPACED AT MOST 18 INCHES ON CENTER VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
7. CRC 2022 §R310.4.3 DRAINAGE. WINDOW WELLS SHALL BE DESIGNED FOR PROPER DRAINAGE BY CONNECTING TO THE BUILDING'S FOUNDATION DRAINAGE SYSTEM REQUIRED BY SECTION R405.1 OR BY AN APPROVED ALTERNATIVE METHOD.
- EXCEPTION - A DRAINAGE SYSTEM FOR WINDOW WELLS IS NOT REQUIRED WHERE THE FOUNDATION IS ON WELL-DRAINED SOIL OR SAND-GRAVEL MIXTURE SOILS, IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1.
8. CRC 2022 §R310.2.4 EMERGENCY ESCAPE AND RESCUE OPENINGS UNDER DECKS AND PORCHES. EMERGENCY ESCAPE AND RESCUE OPENINGS INSTALLED UNDER DECKS AND PORCHES SHALL BE FULLY OPERABLE AND PROVIDE A PATH AT LEAST 36 INCHES IN HEIGHT TO A YARD OR COURT.
9. CRC 2022 §R310.5 REPLACEMENT WINDOWS. REPLACEMENT WINDOWS INSTALLED IN BUILDINGS MEETING THE SCOPE OF THIS CODE SHALL BE EXEMPT FROM THE MAXIMUM SILL HEIGHT REQUIREMENTS OF SECTION R310.2.2 AND THE REQUIREMENTS OF SECTION R310.2.1, PROVIDED THAT (1) THE REPLACEMENT WINDOW IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENINGS, (2) THE REPLACEMENT WINDOW IS OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW, AND (3) THE REPLACEMENT WINDOW IS NOT PART OF A CHANGE OF OCCUPANCY.
10. CRC 2022 §R310.3 EMERGENCY ESCAPE AND RESCUE DOORS. WHERE A DOOR IS PROVIDED AS THE REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL BE A SIDE-HINGED DOOR OR A SLIDER, WHERE THE OPENING IS BELOW THE ADJACENT GRADE, IT SHALL BE PROVIDED WITH AN AREA WELL. SEE CODE SECTION FOR PARAMETERS.
11. CRC 2022 §R310.6 DWELLING ADDITIONS. WHERE DWELLING ADDITIONS CONTAIN SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH NEW SLEEPING ROOM. WHERE DWELLING ADDITIONS HAVE BASEMENTS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN THE NEW BASEMENT.
- EXCEPTION 1 - AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT THAT CONTAINS A SLEEPING ROOM WITH AN EMERGENCY ESCAPE AND RESCUE OPENING.
- EXCEPTION 2 - AN EMERGENCY ESCAPE AND RESCUE OPENING IS NOT REQUIRED IN A NEW BASEMENT WHERE THERE IS AN EMERGENCY ESCAPE AND RESCUE OPENING IN AN EXISTING BASEMENT THAT IS ACCESSED FROM THE NEW BASEMENT.
- EXCEPTION 3 - AN OPERABLE WINDOW COMPLYING W/ §R310.7.1 SHALL BE ACCEPTABLE AS AN EMERGENCY ESCAPE AND RESCUE OPENING.

SAFETY GLAZING HAZARDOUS LOCATIONS NOTES - CRC 2022

- PER CRC 2022 §R308.4 THE FOLLOWING HAZARDOUS LOCATIONS REQUIRE SAFETY GLAZING:
1. §R308.4.1 GLAZING IN DOORS - EXCEPT DECORATIVE GLAZING OR SMALL OPENINGS THAT PREVENT THE PASSAGE OF A 3" Ø SPHERE.
2. §R308.4.2 GLAZING ADJACENT TO DOORS - WHERE BOTTOM EDGE OF GLAZING IS < 60" ABOVE THE WALKING SURFACE AND THE NEAREST VERTICAL EDGE OF THE GLAZING IS < 24" HORIZONTALLY FROM DOOR JAMBS - EXCEPTIONS - DECORATIVE GLAZING, WHERE A WALL IS LOCATED BETWEEN THE WALKING SURFACE AND THE GLAZING OR A STORAGE ROOM < 3' IN DEPTH, GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.
3. §R308.4.3 GLAZING IN WINDOWS - GLAZING THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- EXPOSED AREA OF AN INDIVIDUAL PANE > 9 SQ. FT.
  - BOTTOM EDGE OF GLAZING < 18" ABOVE FLOOR
  - TOP EDGE OF GLAZING > 36" ABOVE FLOOR
  - ONE OR MORE WALKING SURFACES ARE WITHIN 36" MEASURED HORIZONTALLY FROM THE GLAZING PLANE
- EXCEPTIONS - DECORATIVE GLAZING OR GLAZING PROTECTED BY A GUARDRAIL PER THE SPECIFICS OF THIS CODE SECTION - SEE CODE SECTION FOR PARAMETERS
4. §R308.4.4 GLAZING IN GUARDS AND RAILINGS
5. §R308.4.5 GLAZING AT WET SURFACES - GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM BATHS, BATHTUBS, SHOWERS & POOLS, WHERE THE BOTTOM EDGE OF THE GLAZING IS < 60" ABOVE THE WALKING SURFACE, EXCEPT GLAZING MEASURED > 60" HORIZONTALLY FROM THE EDGE OF THE WET SURFACE.
6. §R308.4.6 GLAZING ADJACENT TO STAIRS & RAMPS - WHERE THE BOTTOM EDGE OF THE GLAZING IS < 36" ABOVE THE PLANE OF THE WALKING SURFACE OF STAIRWAYS, LANDINGS & RAMPS - EXCEPTIONS - GLAZING THAT IS ADJACENT TO THE WALKING SURFACE, AND A HORIZONTAL RAIL IS INSTALLED AT 34" ± 36" ABOVE THE WALKING SURFACE (SEE SECTION FOR PARAMETERS) - GLAZING > 36" HORIZONTALLY AWAY FROM THE EDGE OF THE WALKING SURFACE.
7. §R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING - WHERE THE GLAZING IS > 36" ABOVE THE LANDING & < 60" HORIZONTALLY FROM THE BOTTOM TREAD NOSING - EXCEPTIONS - WHERE GLAZING IS PROTECTED BY GUARDRAIL COMPLYING WITH §R312 AND GUARDRAIL IS > 18" HORIZONTALLY FROM THE PLANE OF GLAZING

GENERAL NOTES:

1. AIA DOCUMENT 201, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT," IS HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK. SUPPLEMENTARY CONDITIONS TO THE CONTRACT ALSO APPLY.
2. ALL CONSTRUCTION SHALL CONFORM TO CURRENT STATE & LOCAL CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDINANCES, TYPE, ETC., THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
4. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH THE WORK.
5. CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.
6. CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
7. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST HAVE PRIOR APPROVAL OF THE ARCHITECT.
8. DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL CONFIRM IN WRITING APPROXIMATE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
9. ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
10. CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
11. IN THE EVENT THAT FOUNDATION EXCAVATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
12. WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED.
13. DIMENSIONS ARE TO TOP OF FIN. FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
14. "SIM" OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION OR PLAN.
15. "TYP" OR TYPICAL MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
16. DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
18. ALL MATERIALS AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
19. ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
20. LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED OR LAMINATE GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. MEASUREMENTS SHALL NOT BE TAKEN OFF SCALE DRAWINGS. NOTED DIMENSIONS SHALL NOT BE USED TO TAKE CONFLICTS WITH CONDITIONS IN THE FIELD SHALL BE DISCUSSED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH AFFECTED WORK.
2. ALL DIMENSIONS ARE TO FACE OF FINISH OR CENTERLINE, U.O.N.
3. GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
4. CARE SHALL BE TAKEN TO ELIMINATE DAMAGE TO (E) MATERIALS AND SURFACES DURING CONSTRUCTION. ANY DAMAGES TO EXISTING CONSTRUCTION SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL COST.
5. CONTRACTOR SHALL REPAIR ANY DAMAGE TO (E) WALLS AND FLOORS CAUSED BY DEMOLITION OF (E) PARTITIONS & CEILINGS.
6. ALL BLOCKING AND FURRING SHALL BE FIRE TREATED AS REQ. BY BLDG. CODE.
7. ALL PARTITIONS ABUTTING EXISTING BLDG. CONSTRUCTION SHALL ALIGN FINISH FACE TO FINISH FACE, U.O.N.
8. ALL PARTITIONS SHALL BE BRACED PER THE REQUIREMENTS OF CURRENT LOCAL SEISMIC CODE.
9. ALL NON FIRE-RATED INTERIOR DOORS TO BE UNDERCUT AS REQ. TO CLEAR FINISH FLOOR BY 1/4".
10. ALL WORK TO BE INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE AND IN PROPER ALIGNMENT
11. CONTRACTOR TO PROTECT FINISHES IN PATH OF TRAVEL TO AREA OF WORK
12. INSTALL WATER-EFFICIENT FIXTURES AND FITTINGS AS SUMMARIZED IN C08SC2022 §4.303. CONTRACTOR SHALL REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA.
13. WHERE (N) STRUCTURAL WORK REQUIRES THE OPENING OF (E) WALLS PARALLEL TO & WITHIN 3'-0" OF PROPERTY LINE APPLY (N) 5/8" TYPE-X GYP. BD. AT INSIDE FACE OF STUD.
14. ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
15. SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
16. ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE, U.O.N.
17. PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.

GEOTECHNICAL OBSERVATION NOTES

EARTHWORK, UTILITY TRENCH BACKFILLING, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, HELICAL PIER INSTALLATION, FOUNDATION AND SLAB CONSTRUCTION, RETAINING WALL DRAINAGE AND BACKFILLING, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION, AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION, AS RECOMMENDED IN THE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, BASEMENT AND TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.

GUARDRAIL & HANDRAIL NOTES - CRC 2022

1. U.O.N. HANDRAILS SHALL BE 'TYPE I' PER CRC 2022 §R311.7.8.5.
2. 'TYPE I' HANDRAIL - W/ CIRCULAR CROSS-SECTION SHALL HAVE AN OUTSIDE Ø MIN. 1-1/4" & MAX 2". ALL OTHER HANDRAILS SHALL HAVE A PERIM. 4" & MAX. 6-1/4", & A MAX. CROSS-SECTIONAL DIM. OF 2'-1/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
3. 'TYPE II' HANDRAIL - HANDRAILS W/ A PERIM. > 6 1/4" SHALL PROVIDE A GRASPABLE FINGER RECESS ARI OF 1/4" IN BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN MAX. 3/4" MEASURED VERTICALLY FROM THE TALLEST POINT OF THE PROFILE AND ACHIEVE A MIN. 5/16" DEPTH W/IN 7/8" BELOW THE WIDEST PORTION OF THE PROFILE. THIS RECESS DEPTH SHALL CONTINUE FOR MIN. 3/8" TO A LEVEL THAT IS 1-3/4" BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE MIN. 1-1/4" & MAX. 2-3/4". EDGES SHALL HAVE A MIN. RADIUS OF 0.01".
4. U.O.N. GUARDRAILS SHALL HAVE NO OPENING THAT ALLOWS THE PASSAGE OF A 4" Ø SPHERE PER CRC 2022 §R312.1.3

ABBREVIATIONS:

|              |  |
|--------------|--|
| CL           | CENTER LINE                            |
| EL           | PROPERTY LINE                          |
| &            | AND                                    |
| @            | AT                                     |
| Ø            | DIAMETER                               |
| #            | NUMBER                                 |
| S            | SUB-SECTION                            |
| (E)          | EXISTING                               |
| (D)          | DEMOLISH                               |
| (N)          | NEW                                    |
| (R)          | REPLACE                                |
| ABV.         | ABOVE                                  |
| ADJ.         | ADJACENT                               |
| A.F.F.       | ABOVE FINISH FLOOR                     |
| ALUM.        | ALUMINUM                               |
| ARCH.        | ARCHITECTURE                           |
| ASPH.        | ASPHALT                                |
| BD.          | BOARD                                  |
| BASE BD.     | BASE BOARD                             |
| BLDG.        | BUILDING                               |
| BLK.         | BLOCK                                  |
| BLKG.        | BLOCKING                               |
| BOT.         | BOTTOM                                 |
| BYT.         | BEAM                                   |
| B.U.         | BUILT-UP                               |
| CLG.         | CEILING                                |
| CNTL         | CONTROL                                |
| CONT.        | CONTINUOUS                             |
| CTR.         | CENTER                                 |
| CLR.         | CLEAR                                  |
| C.L.         | CENTER LINE                            |
| DBL.         | DOUBLE                                 |
| D.F.         | DOUGLAS FIR                            |
| DIM.         | DIMENSION                              |
| DN.          | DOWN                                   |
| D.P.         | DOUBLE POLE                            |
| D.S.         | DOWN SPOUT                             |
| DWG.         | DRAWING                                |
| E            | EAST                                   |
| EA           | EACH                                   |
| EL. OR ELEV. | ELEVATION                              |
| ELEC.        | ELECTRICAL                             |
| EQ.          | EQUAL                                  |
| EXP.         | EXPOSED                                |
| EXT.         | EXTERIOR                               |
| F.A.U.       | FORCED-AIR UNIT                        |
| FDN.         | FOUNDATION                             |
| F.F.         | FINISHED FLOOR                         |
| F.F.E.       | FINISHED FLOOR ELEVATION               |
| FIN.         | FINISH                                 |
| F.O.C.       | FACE OF CONCRETE                       |
| F.O.S.       | FACE OF STUD                           |
| F.O.P.       | FACE OF PLYWOOD                        |
| FP.          | FIRE PLACE                             |
| FURN.        | FURNACE                                |
| GA.          | GAUGE                                  |
| GALV.        | GALVANIZED                             |
| GND.         | GROUND                                 |
| G.S.M.       | GALVANIZED SHEET METAL                 |
| GYP. BD.     | GYPSUM BOARD                           |
| H.C.         | HOLLOW CORE                            |
| HDR.         | HEADER                                 |
| HDWD.        | HARD WOOD                              |
| HGT.         | HEIGHT                                 |
| H.V.A.C.     | HEATING, VENTILATION, AIR CONDITIONING |
| I.D.         | INSIDE DIMENSION                       |
| INSUL.       | INSULATION                             |
| INT.         | INTERIOR                               |
| JST.         | JOIST                                  |
| MAX.         | MAXIMUM                                |
| M.C.         | MEDICINE CABINET                       |
| MECH.        | MECHANICAL                             |
| MEMB.        | MEMBRANE                               |
| MFR.         | MANUFACTURER                           |
| MN.          | MINIMUM                                |
| MTL.         | METAL                                  |
| N            | NORTH                                  |
| N.O.C.       | NOT IN CONTRACT                        |
| NO.          | NUMBER                                 |
| O.           | OVER                                   |
| O.C.         | ON CENTER                              |
| OPNG.        | OWNER FURNISHED, CONTRACTOR INSTALLED  |
| O.D.         | OPENING                                |
| P.C.         | PLUMBING CHASE                         |
| PL.          | PLATE                                  |
| PLYWD.       | PLYWOOD                                |
| PT.          | PRESSURE TREATED                       |
| PT.          | POINT                                  |
| PTD.         | PAINTED                                |
| R            | RADIUS                                 |
| RET. AIR     | RETURN AIR                             |
| RM.          | ROOM                                   |
| RD.WD.       | REDWOOD                                |
| R.W.L.       | RAIN WATER LEADER                      |
| S            | SOUTH                                  |
| S.S.D.       | SEE STRUCTURAL DRAWINGS                |
| SASM         | SELF-ADHERED SHEET MEMBRANE            |
| SQ. FT.      | SQUARE FOOT                            |
| SHT.         | SHEET                                  |
| SHTG.        | SHEATHING                              |
| SIM.         | SIMILAR                                |
| S.P.         | SINGLE POLE                            |
| SQ.          | SQUARE                                 |
| S.S.T.       | STAINLESS STEEL                        |
| ST.          | STEEL                                  |
| STD.         | STANDARD                               |
| SUP. AIR     | SUPPLY AIR                             |
| T&G          | TONGUE AND GROOVE                      |
| T.B.D.       | TO BE DETERMINED                       |
| THK.         | THICK                                  |
| T.O.P        | TOP OF SLAB                            |
| T.O.S.       | TOP OF PLATE                           |
| T.O.F.F.     | TOP OF FINISHED FLOOR                  |
| T.O.W.       | TOP OF WALL                            |
| TP.          | TOILET PAPER HOLDER                    |
| T.R.         | TOWEL RACK                             |
| TYP.         | TYPICAL                                |
| U.O.N.       | UNLESS OTHERWISE NOTED                 |
| VAR.         | VARIES                                 |
| VERT.C.      | VERIFY DURING CONSTRUCTION             |
| V.I.F.       | VERTICAL                               |
|              | VERIFY IN FIELD                        |
| W            | WEST                                   |
| W/           | WITH                                   |
| W.C.         | WATER CLOSET                           |
| WD.          | WOOD                                   |
| W.P.         | WATER PROOF                            |
| W.H.         | WATER HEATER                           |

SYMBOLS:

|                                    |  |
|------------------------------------|--|
| WALL TYPES:                        |  |
| NEW WALL - NON-RATED:              |  |
| NEW WALL - 1-HOUR FIRE-RATED WALL: |  |
| NEW WALL - 2-HOUR FIRE-RATED WALL: |  |
| NEW WALL - LOW:                    |  |
| EXISTING WALL:                     |  |
| DEMO WALL:                         |  |
| DIMENSIONS:                        |  |
| C.L. OF WALL:                      |  |
| FACE OF FINISH:                    |  |
| C.L. OF STUD:                      |  |
| FACE OF STUD:                      |  |
| FACE OF CONCRETE:                  |  |
| LINE TYPES:                        |  |
| OVERHEAD LINE:                     |  |
| HIDDEN LINE:                       |  |
| PROPERTY LINE:                     |  |
| SETBACK LINE:                      |  |
| CENTER LINE:                       |  |
| BREAK LINE:                        |  |
| ELEVATION LINE:                    |  |
| MARKERS:                           |  |
| SECTION DETAIL:                    |  |
| PLAN DETAIL:                       |  |
| ELEVATION:                         |  |
| SECTION:                           |  |
| INTERIOR ELEVATION:                |  |
| GRID LINE                          |  |
| REVISION:                          |  |
| DOOR TAG:                          |  |
| WINDOW TAG:                        |  |
| STEP:                              |  |

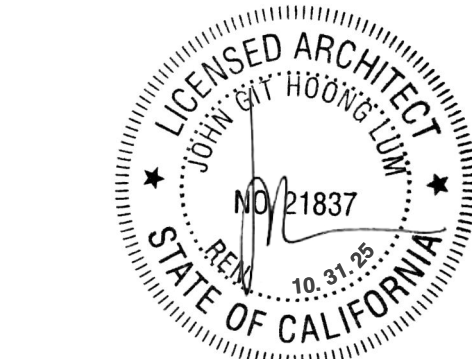
BAYLOR HELMER LA JOLLA  
7951 PASO DEL COCAO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

|          |                                |     |
|----------|--------------------------------|-----|
| DATE:    | ISSUES / REVISIONS:            | BY: |
| 03.07.25 | substantial conformance review | rm  |
| 05.19.25 | SCR revision 1                 | rm  |

DEPARTMENT STAMPS:

GENERAL NOTES

A0.01







| DATE:    | ISSUES / REVISIONS:            | BY: |
|----------|--------------------------------|-----|
| 03.07.25 | substantial conformance review | rm  |
| 05.19.25 | SCR revision 1                 | rm  |

DEPARTMENT STAMPS:

## SITE PLAN (E/D)

# A0.03



REMOVE (E) PROPERTY LINE  
FENCES THROUGHOUT

REMOVE (E) SINGLE STORY  
HOUSE, GARAGE, SHED  
STRUCTURE AND FOUNDATIONS

REMOVE PORTION OF (E) BRICK  
FOR (N) PLANTER, SEE  
LANDSCAPE & CIVIL DESIGN

REMOVE (E) SITE  
HARDSCAPING, (TYP.

REPLACE BRICK PAVING,  
SEE LANDSCAPE DESIGN

REMOVE (E) WATER METER AND  
DISCONNECT AT CITY MAIN, SEE  
CIVIL DESIGN

REMOVE (E) CONCRETE  
DRIVEWAY APRON, CURB &  
GUTTER, SEE CIVIL DESIGN

**NOTE: NO WORK IS PROPOSED  
BEYOND THE PROPERTY LINE  
OF THE SUBJECT PROPERTY  
-WORK IN PUBLIC RIGHT OF  
WAY UNDER PRJ-108094**

— REMOVE (E) POOL AND  
CONCRETE TERRACE

**ADJACENT PROPERTY**  
7959 PASEO DEL OCASO  
APN: 346-512-08-00  
1 STORY

NOT A PART (N.A.P.)

110'-0"

---

PROPERTY LINE

**SUBJECT PROPERTY**  
7951 PASEO DEL OCASO  
APN: 346-512-07-00  
1 STORY

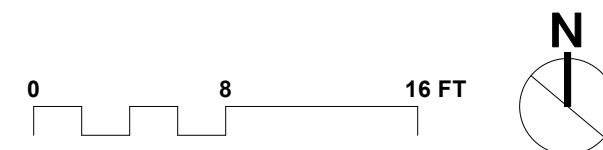
**ADJACENT PROPERTY:**  
7941 PASEO DEL OCASO  
APN: 346-512-06-00  
1 STORY

NOT A PART (N.A.P.)

1

## SITE PLAN - EXISTING / DEMO

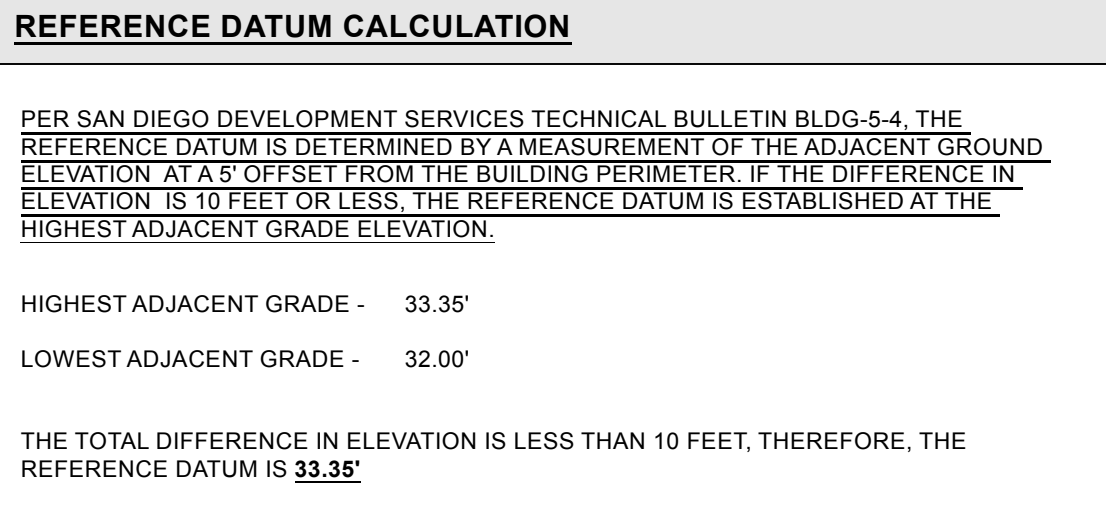
Scale: 1/8" = 1'-0"



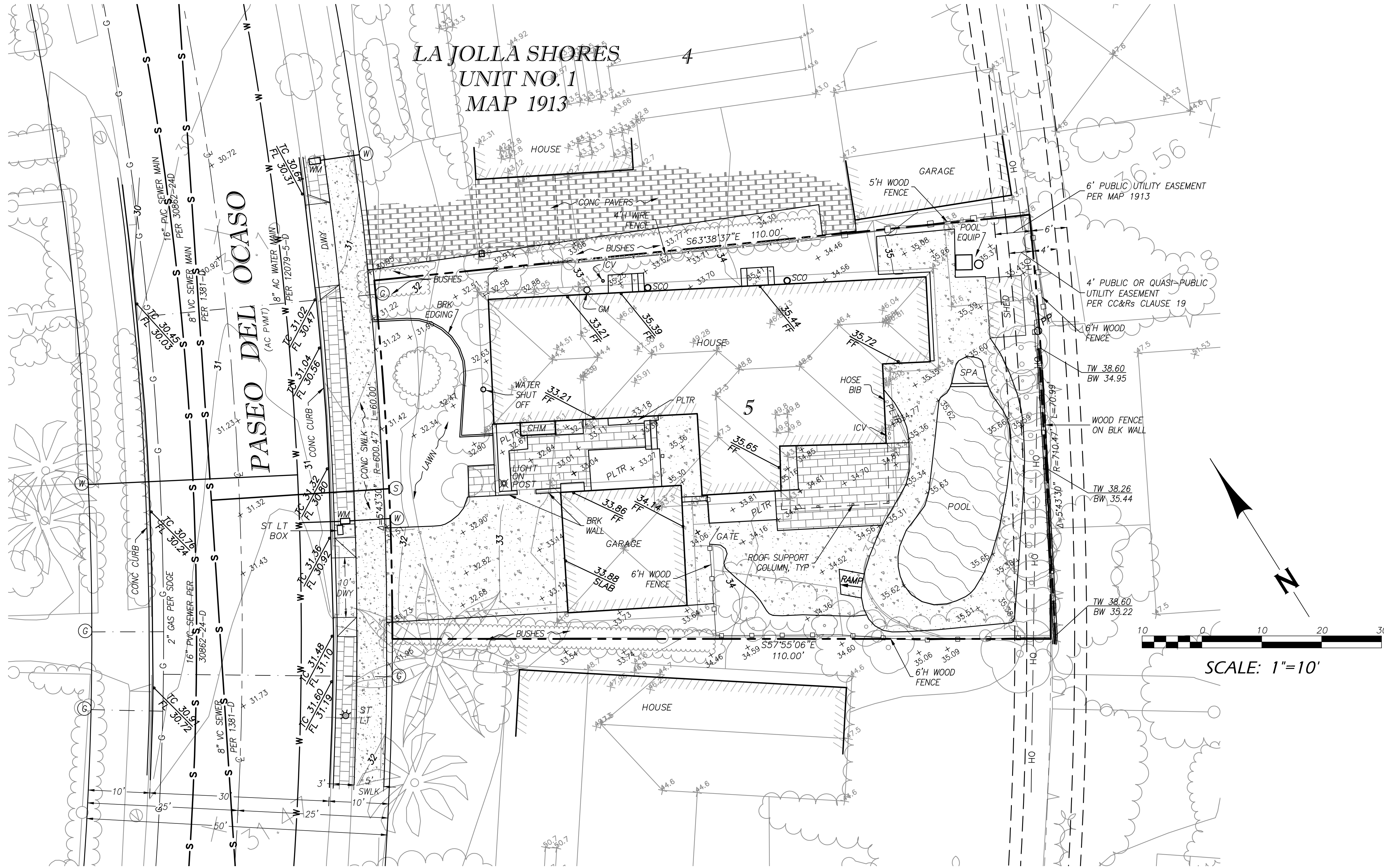


DEPARTMENT STAMPS:

# A0.04







## LEGEND

| DESCRIPTION             | STD. DWG | SYMBOL          |
|-------------------------|----------|-----------------|
| PROPERTY LINE (RECORD)  |          | N45°45'45"W     |
| PROPERTY LINE - OFFSITE |          |                 |
| STREET CENTERLINE       |          |                 |
| EASEMENT LINE           |          |                 |
| INDEX CONTOUR           |          | 90              |
| PCC CURB                |          |                 |
| SPOT ELEVATION          |          | 100.00 + 100.00 |
| BUILDING FOOTPRINT      |          |                 |
| BRICKS                  |          |                 |
| PCC PAVING              |          |                 |
| WOOD FENCE              |          |                 |
| CHAIN LINK / WIRE FENCE |          |                 |
| FREE STANDING WALL      |          |                 |
| RETAINING WALL          |          |                 |
| OVERHEAD UTILITIES      |          | OH              |
| GAS MAIN                |          | G               |
| WATER MAIN              |          | W               |
| SEWER MAIN              |          | S               |
| UTILITY SERVICE/LATERAL |          | (G) (W) (S)     |
| POWER POLE              |          | PP              |
| TREE; PLANT; PALM       |          |                 |
| BRUSHLINE               |          |                 |

## ABBREVIATIONS

|      |                                      |       |                          |
|------|--------------------------------------|-------|--------------------------|
| AC   | ASPHALTIC CONCRETE                   | ICV   | IRRIGATION CONTROL VALVE |
| A.C. | ASBESTOS CEMENT                      | PLTR  | PLANTER                  |
| BLK  | BLOCK                                | PVMT  | PAVEMENT                 |
| BRK  | BRICK                                | SMH   | SEWER CLEANOUT           |
| BW   | GRADE AT BOTTOM OF WALL              | ST LT | STREET LIGHT             |
| C    | CENTER LINE                          | TW    | TOP OF WALL ELEVATION    |
| C    | CONC                                 | TYP   | TYPICAL                  |
| CC&R | CONDITIONS, COVENANTS & RESTRICTIONS | WM    | WATER METER              |
| ELEV | ELEVATION                            |       |                          |
| FL   | FLOW LINE                            |       |                          |
| GM   | GAS METER                            |       |                          |
| H    | HIGH                                 |       |                          |

## NOTES

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSES OF A SPECIFIC PROJECT, AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. CHANGES TO THE SCOPE, DESIGNER, OR LOCATION OF WORK MAY REQUIRE THAT ADDITIONAL SURVEYING BE PERFORMED TO SATISFY THE NEW REQUIREMENTS.
- THIS IS A TOPOGRAPHIC SURVEY, NOT A BOUNDARY SURVEY OR RECORD OF SURVEY. THE PROPERTY LINES DEPICTED ON THIS PLAN ARE GENERATED FROM EXISTING PUBLIC RECORD MAPS, DRAWINGS, OR DESCRIPTIONS. THE PROPERTY LINES AND/OR EASEMENTS SHOWN HEREON HAVE BEEN INCLUDED TO REPRESENT THEIR APPROXIMATE LOCATIONS RELATIVE TO THE TOPOGRAPHIC FEATURES.
- THE LOCATIONS OF UTILITIES, IF ANY, SHOWN ON THIS PLAN ARE GENERATED FROM RECORDS PROVIDED BY UTILITY/GOVERNING AGENCIES AND/OR FIELD DATA COLLECTED DURING THE SURVEY. THE PLOTTING OF UTILITIES ON THIS PLAN DOES NOT CONSTITUTE A GUARANTEE OF THEIR LOCATION, DEPTH, SIZE, OR TYPE.

## LEGAL DESCRIPTION

LOT 5 IN BLOCK 4 OF LA JOLLA SHORES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1913, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 3, 1926.

APN: 346-512-07-00

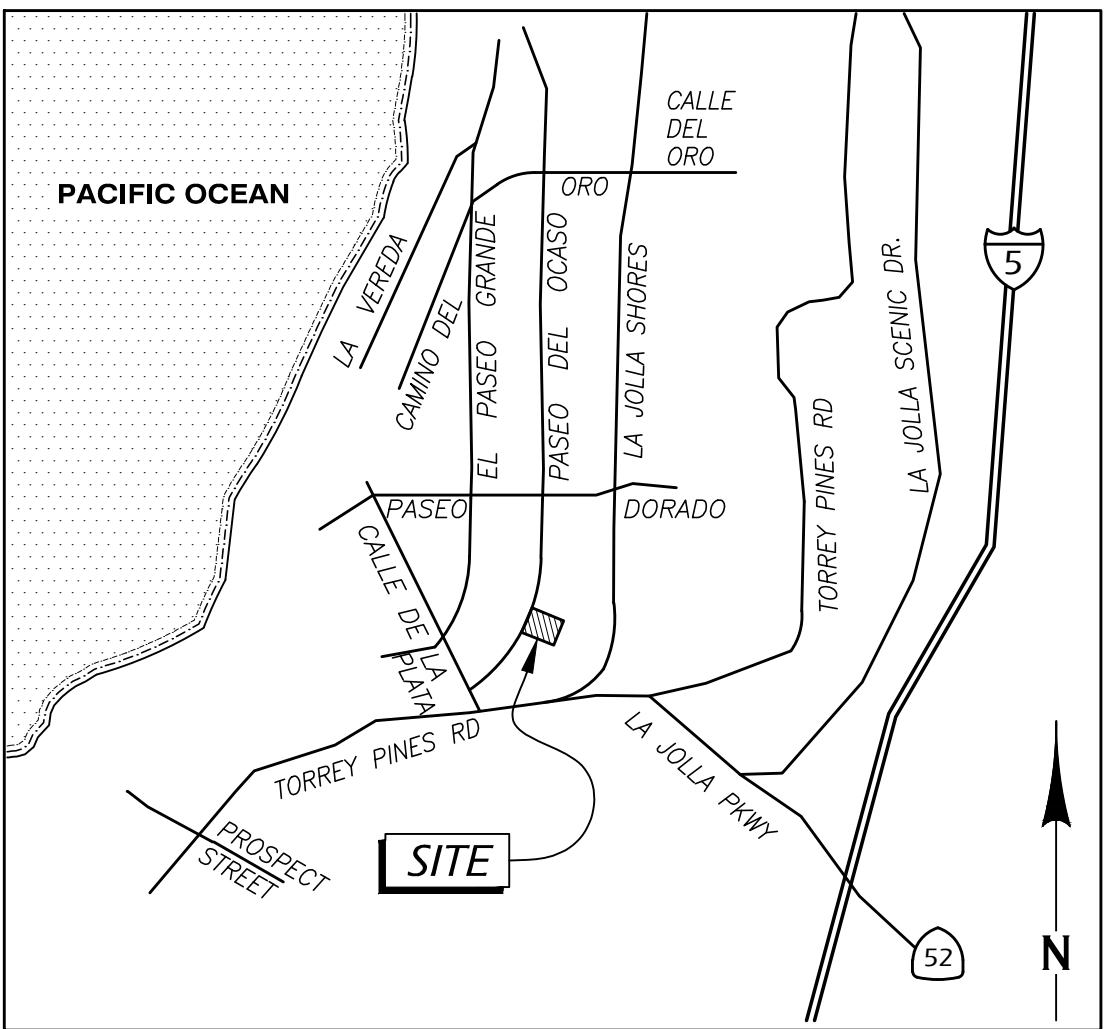
## BENCHMARK

SEBP AT THE INTERSECTION OF PASEO DEL OCASO AND CALLE DE LA PLATA

ELEV = 35.851 MSL, NGVD 29, CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK, 2011

## EASEMENTS

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT FROM CHICAGO TITLE COMPANY, TITLE NO. 73718010234-PM, DATED NOVEMBER 15, 2018. SAID REPORT INDICATES AN EASEMENT PRESENT AFFECTING THE SUBJECT PROPERTY AS DESCRIBED IN THE CC&Rs CLAUSE 19 AND SHOWN ON THIS PLAN.



## VICINITY MAP

THOMAS BROS. MAP 1227-H4  
NO SCALE



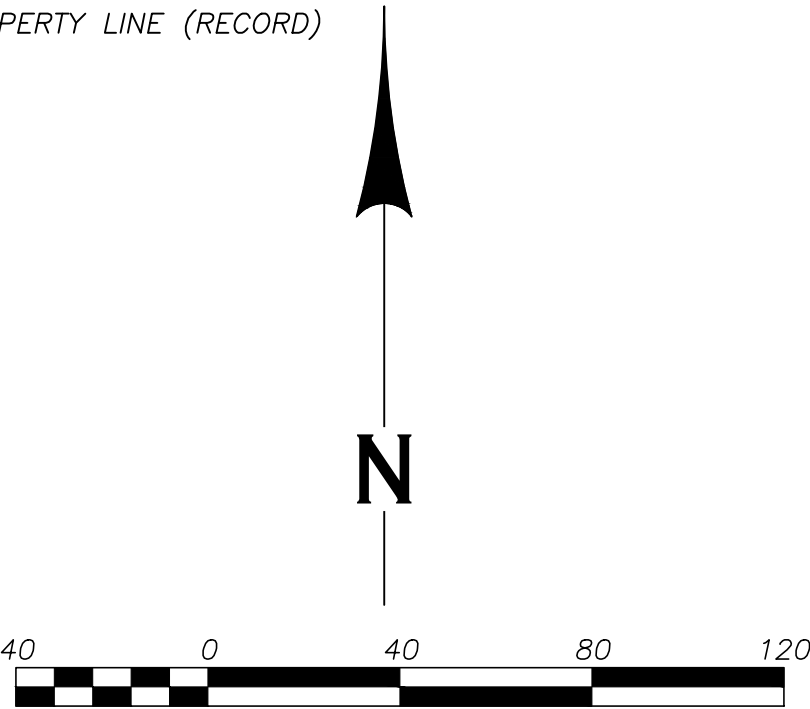
|   |              |
|---|--------------|
| CITY OF SAN DIEGO, CALIFORNIA             |              |
| COASTAL DEVELOPMENT PERMIT/SDP            |              |
| BAYLOR RESIDENCE                          | ORIGINAL     |
|   | 3/7/2025     |
| 7951 Paseo Del Ocaso<br>La Jolla CA 92037 | REVISIONS    |
|   | 5/19/2025    |
| TOPOGRAPHIC SURVEY                        |              |
| C.O                                       |              |
| DRAWN BY: GC, MK                          | SHEET 1 OF 4 |
| CHECKED BY: JC                            |              |





LEGEND

| DESCRIPTION            | STD. DWG | SYMBOL      |
|------------------------|----------|-------------|
| PROPERTY LINE (RECORD) |          | N45°45'45"W |

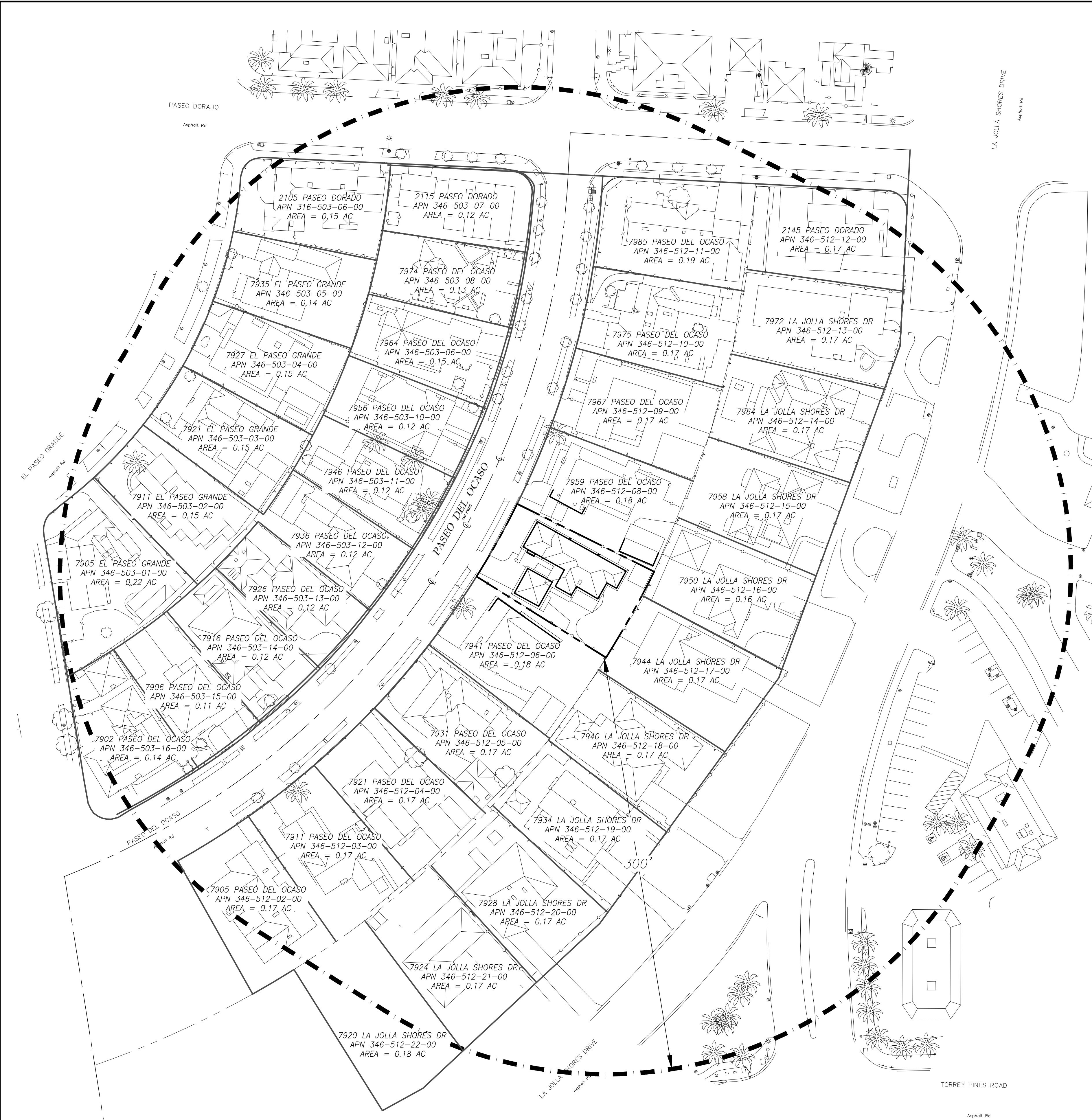


300' Radius Parcel Information (La Jolla, CA 92037)

| Site Address            | Assessor's Parcel No. | Lot No. | Living Area (SF) | Assumed Garage Area (SF) | Total Floor Area (SF) | Lot Area (SF) | Lot Area (AC) | FAR Ratio |
|-------------------------|-----------------------|---------|------------------|--------------------------|-----------------------|---------------|---------------|-----------|
| 2105 Paseo Dorado       | 346-503-06-00         | 1       | 2,362            | 400                      | 2,762                 | 6,480         | 0.15          | 0.426     |
| 7935 El Paseo Grande    | 346-503-05-00         | 2       | 1,538            | 200                      | 1,738                 | 6,240         | 0.14          | 0.279     |
| 7927 El Paseo Grande    | 346-503-04-00         | 3       | 1,317            | 400                      | 1,717                 | 6,321         | 0.15          | 0.272     |
| 7921 El Paseo Grande    | 346-503-03-00         | 4       | 1,908            | 400                      | 2,308                 | 6,335         | 0.15          | 0.364     |
| 7911 El Paseo Grande    | 346-503-02-00         | 5       | 3,283            | 400                      | 3,683                 | 6,643         | 0.15          | 0.554     |
| 7905 El Paseo Grande    | 346-503-01-00         | 6       | 2,751            | 400                      | 3,151                 | 9,639         | 0.22          | 0.327     |
| 2115 Paseo Dorado       | 346-503-07-00         | 16      | 2,277            | 400                      | 2,677                 | 5,232         | 0.12          | 0.512     |
| 7974 Paseo Del Ocaso    | 346-503-08-00         | 15      | 1,547            | 400                      | 1,947                 | 5,493         | 0.13          | 0.354     |
| 7964 Paseo Del Ocaso    | 346-503-09-00         | 14      | 1,451            | 400                      | 1,851                 | 5,395         | 0.12          | 0.343     |
| 7956 Paseo Del Ocaso    | 346-503-10-00         | 13      | 2,032            | 400                      | 2,432                 | 5,322         | 0.15          | 0.457     |
| 7946 Paseo Del Ocaso    | 346-503-11-00         | 12      | 1,714            | 0                        | 1,714                 | 5,264         | 0.12          | 0.326     |
| 7936 Paseo Del Ocaso    | 346-503-12-00         | 11      | 1,322            | 200                      | 1,522                 | 5,047         | 0.12          | 0.302     |
| 7926 Paseo Del Ocaso    | 346-503-13-00         | 10      | 1,905            | 400                      | 2,305                 | 5,098         | 0.12          | 0.452     |
| 7916 Paseo Del Ocaso    | 346-503-14-00         | 9       | 2,688            | 400                      | 3,088                 | 5,303         | 0.12          | 0.582     |
| 7906 Paseo Del Ocaso    | 346-503-15-00         | 8       | 1,298            | 400                      | 1,698                 | 4,984         | 0.11          | 0.341     |
| 7902 Paseo Del Ocaso    | 346-503-16-00         | 7       | 2,676            | 400                      | 3,076                 | 5,900         | 0.14          | 0.521     |
| 7985 Paseo Del Ocaso    | 346-512-11-00         | 1       | 1,680            | 400                      | 2,080                 | 8,175         | 0.19          | 0.254     |
| 7975 Paseo Del Ocaso    | 346-512-10-00         | 2       | 1,986            | 400                      | 2,386                 | 7,307         | 0.17          | 0.327     |
| 7967 Paseo Del Ocaso    | 346-512-09-00         | 3       | 1,971            | 400                      | 2,371                 | 7,419         | 0.17          | 0.320     |
| 7959 Paseo Del Ocaso    | 346-512-08-00         | 4       | 2,192            | 200                      | 2,392                 | 7,697         | 0.18          | 0.311     |
| 7941 Paseo Del Ocaso    | 346-512-06-00         | 6       | 1,515            | 400                      | 1,915                 | 7,646         | 0.18          | 0.250     |
| 7931 Paseo Del Ocaso    | 346-512-05-00         | 7       | 2,542            | 400                      | 2,942                 | 7,303         | 0.17          | 0.403     |
| 7921 Paseo Del Ocaso    | 346-512-04-00         | 8       | 2,258            | 200                      | 2,458                 | 7,399         | 0.17          | 0.332     |
| 7911 Paseo Del Ocaso    | 346-512-03-00         | 9       | 1,256            | 400                      | 1,656                 | 7,246         | 0.17          | 0.229     |
| 7905 Paseo Del Ocaso    | 346-512-02-00         | 10      | 1,856            | 400                      | 2,256                 | 7,293         | 0.17          | 0.309     |
| 2145 Paseo Dorado       | 346-512-12-00         | 24      | 1,901            | 400                      | 2,301                 | 7,605         | 0.17          | 0.303     |
| 7972 La Jolla Shores Dr | 346-512-13-00         | 23      | 2,112            | 400                      | 2,512                 | 7,246         | 0.17          | 0.347     |
| 7964 La Jolla Shores Dr | 346-512-14-00         | 22      | 2,470            | 400                      | 2,870                 | 7,201         | 0.17          | 0.399     |
| 7958 La Jolla Shores Dr | 346-512-15-00         | 21      | 2,601            | 400                      | 3,001                 | 7,449         | 0.17          | 0.403     |
| 7950 La Jolla Shores Dr | 346-512-16-00         | 20      | 1,169            | 200                      | 1,369                 | 6,960         | 0.16          | 0.197     |
| 7944 La Jolla Shores Dr | 346-512-17-00         | 19      | 1,437            | 400                      | 1,837                 | 7,200         | 0.17          | 0.255     |
| 7940 La Jolla Shores Dr | 346-512-18-00         | 18      | 2,673            | 400                      | 3,073                 | 7,204         | 0.17          | 0.427     |
| 7934 La Jolla Shores Dr | 346-512-19-00         | 17      | 2,161            | 400                      | 2,561                 | 7,238         | 0.17          | 0.354     |
| 7928 La Jolla Shores Dr | 346-512-20-00         | 16      | 1,631            | 0                        | 1,631                 | 7,505         | 0.17          | 0.217     |
| 7924 La Jolla Shores Dr | 346-512-21-00         | 15      | 1,260            | 400                      | 1,660                 | 7,585         | 0.17          | 0.219     |
| 7920 La Jolla Shores Dr | 346-512-22-00         | 14      | 1,943            | 200                      | 2,143                 | 7,745         | 0.18          | 0.277     |

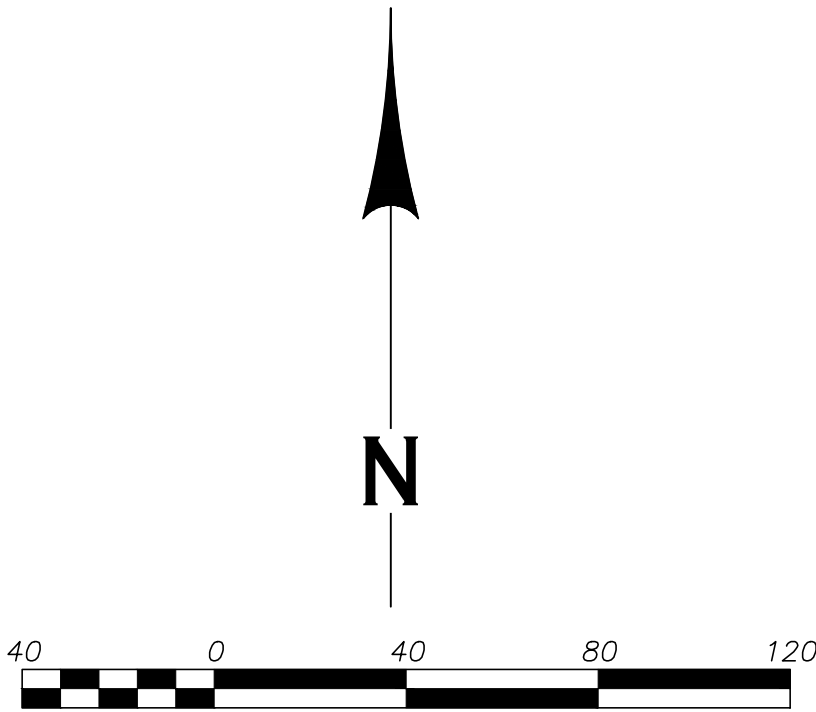
|   |           |
|---|-----------|
| CITY OF SAN DIEGO, CALIFORNIA             |           |
| COASTAL DEVELOPMENT PERMIT/SDP            |           |
| BAYLOR RESIDENCE                          | ORIGINAL  |
|   | 3/7/2025  |
|   | 5/19/2025 |
|   |           |
|   |           |
| 7951 Paseo Del Ocaso<br>La Jolla CA 92037 |           |
| 300' RADIUS - FAR                         |           |
| C.1                                       |           |
| DRAWN BY: GC, MK                          |           |
| CHECKED BY: JC                            |           |
| SHEET 2 OF 4                              |           |





LEGEND

| DESCRIPTION            | STD. DWG. | SYMBOL      |
|------------------------|-----------|-------------|
| PROPERTY LINE (RECORD) |           | N45°45'45"W |



| Site Address            | Assessor's Parcel No. | Front Yard | Sideyard 1   | Sideyard 2    | Rear Yard |
|-------------------------|-----------------------|------------|--------------|---------------|-----------|
| 2105 Paseo Dorado       | 346-503-06-00         | 20'        | 6' (North)   | 6' (South)    | 3'        |
| 7935 El Paseo Grande    | 346-503-05-00         | 16'        | 2' (North)   | 6' (South)    | 24'       |
| 7927 El Paseo Grande    | 346-503-04-00         | 17'        | 1' (North)   | 1' (South)    | 6'        |
| 7921 El Paseo Grande    | 346-503-03-00         | 25.2'      | 1' (North)   | 1' (South)    | 4'        |
| 7911 El Paseo Grande    | 346-503-02-00         | 23.1'      | 1' (North)   | 9' (South)    | 8'        |
| 7905 El Paseo Grande    | 346-503-01-00         | 20'        | 4' (North)   | 11.5' (South) | 5'        |
| 2115 Paseo Dorado       | 346-503-07-00         | 10.6'      | 5' (South)   | 6' (North)    | 7'        |
| 7974 Paseo Del Ocaso    | 346-503-08-00         | 20.5'      | 7' (South)   | 3' (North)    | 26'       |
| 7964 Paseo Del Ocaso    | 346-503-09-00         | 21.3'      | 11' (South)  | 2' (North)    | 3'        |
| 7956 Paseo Del Ocaso    | 346-503-10-00         | 21.6'      | 6.5' (South) | 2' (North)    | 17'       |
| 7946 Paseo Del Ocaso    | 346-503-11-00         | 18.3'      | 1' (South)   | 8.5' (North)  | 8'        |
| 7936 Paseo Del Ocaso    | 346-503-12-00         | 18.8'      | 9' (South)   | 1.5' (North)  | 1'        |
| 7926 Paseo Del Ocaso    | 346-503-13-00         | 17.4'      | 6' (South)   | 3' (North)    | 1'        |
| 7916 Paseo Del Ocaso    | 346-503-14-00         | 17.4'      | 9' (South)   | 3' (North)    | 3'        |
| 7906 Paseo Del Ocaso    | 346-503-15-00         | 16.2'      | 8.5' (South) | 6' (North)    | 32'       |
| 7902 Paseo Del Ocaso    | 346-503-16-00         | 14.9'      | 4' (South)   | 13.1' (North) | 1'        |
| 7985 Paseo Del Ocaso    | 346-512-11-00         | 20.9'      | 19' (North)  | 6' (South)    | 5'        |
| 7975 Paseo Del Ocaso    | 346-512-10-00         | 18.2'      | 5' (North)   | 5' (South)    | 20'       |
| 7967 Paseo Del Ocaso    | 346-512-09-00         | 19'        | 3' (North)   | 5' (South)    | 20'       |
| 7959 Paseo Del Ocaso    | 346-512-08-00         | 18.5'      | 6' (North)   | 3' (South)    | 3'        |
| 7941 Paseo Del Ocaso    | 346-512-06-00         | 19'        | 3' (North)   | 3' (South)    | 3'        |
| 7931 Paseo Del Ocaso    | 346-512-05-00         | 19'        | 6' (North)   | 4' (South)    | 5'        |
| 7921 Paseo Del Ocaso    | 346-512-04-00         | 21.1'      | 6' (North)   | 7' (South)    | 4'        |
| 7911 Paseo Del Ocaso    | 346-512-03-00         | 24'        | 5' (North)   | 13' (South)   | 7'        |
| 7905 Paseo Del Ocaso    | 346-512-02-00         | 20.4'      | 5' (North)   | 9' (South)    | 17'       |
| 2145 Paseo Dorado       | 346-512-12-00         | 12'        | 4' (South)   | 1.5' (North)  | 19'       |
| 7972 La Jolla Shores Dr | 346-512-13-00         | 12'        | 12' (South)  | 7' (North)    | 11'       |
| 7964 La Jolla Shores Dr | 346-512-14-00         | 15'        | 5' (South)   | 5' (North)    | 25'       |
| 7958 La Jolla Shores Dr | 346-512-15-00         | 18'        | 3' (South)   | 4' (North)    | 37'       |
| 7950 La Jolla Shores Dr | 346-512-16-00         | 25'        | 3' (South)   | 7' (North)    | 6'        |
| 7944 La Jolla Shores Dr | 346-512-17-00         | 23'        | 15' (South)  | 3' (North)    | 18'       |
| 7940 La Jolla Shores Dr | 346-512-18-00         | 16'        | 3' (South)   | 3' (South)    | 4'        |
| 7934 La Jolla Shores Dr | 346-512-19-00         | 30'        | 5' (South)   | 9' (North)    | 5'        |
| 7928 La Jolla Shores Dr | 346-512-20-00         | 33'        | 4' (South)   | 8' (North)    | 12'       |
| 7924 La Jolla Shores Dr | 346-512-21-00         | 31'        | 4' (South)   | 3' (North)    | 27'       |
| 7920 La Jolla Shores Dr | 346-512-22-00         | 30'        | 6' (South)   | 10' (North)   | 35'       |



|   |              |
|---|--------------|
| CITY OF SAN DIEGO, CALIFORNIA             |              |
| COASTAL DEVELOPMENT PERMIT/SDP            |              |
| BAYLOR RESIDENCE                          | ORIGINAL     |
|   | 3/7/2025     |
| 7951 Paseo Del Ocaso<br>La Jolla CA 92037 | REVISIONS    |
|   | 5/19/2025    |
| 300' RADIUS - SETBACK                     |              |
| C.2                                       |              |
| DRAWN BY: GC, MK                          | SHEET 3 OF 4 |
| CHECKED BY: JC                            |              |

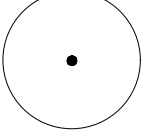
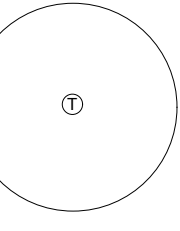
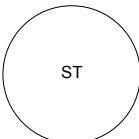
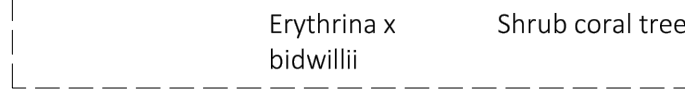




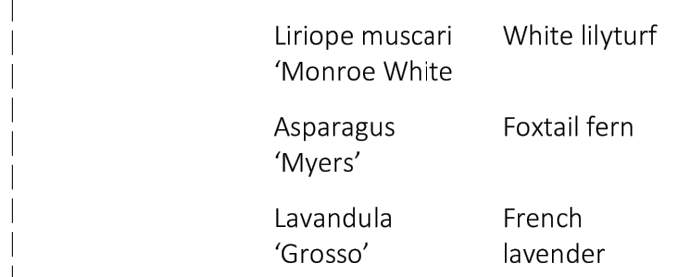




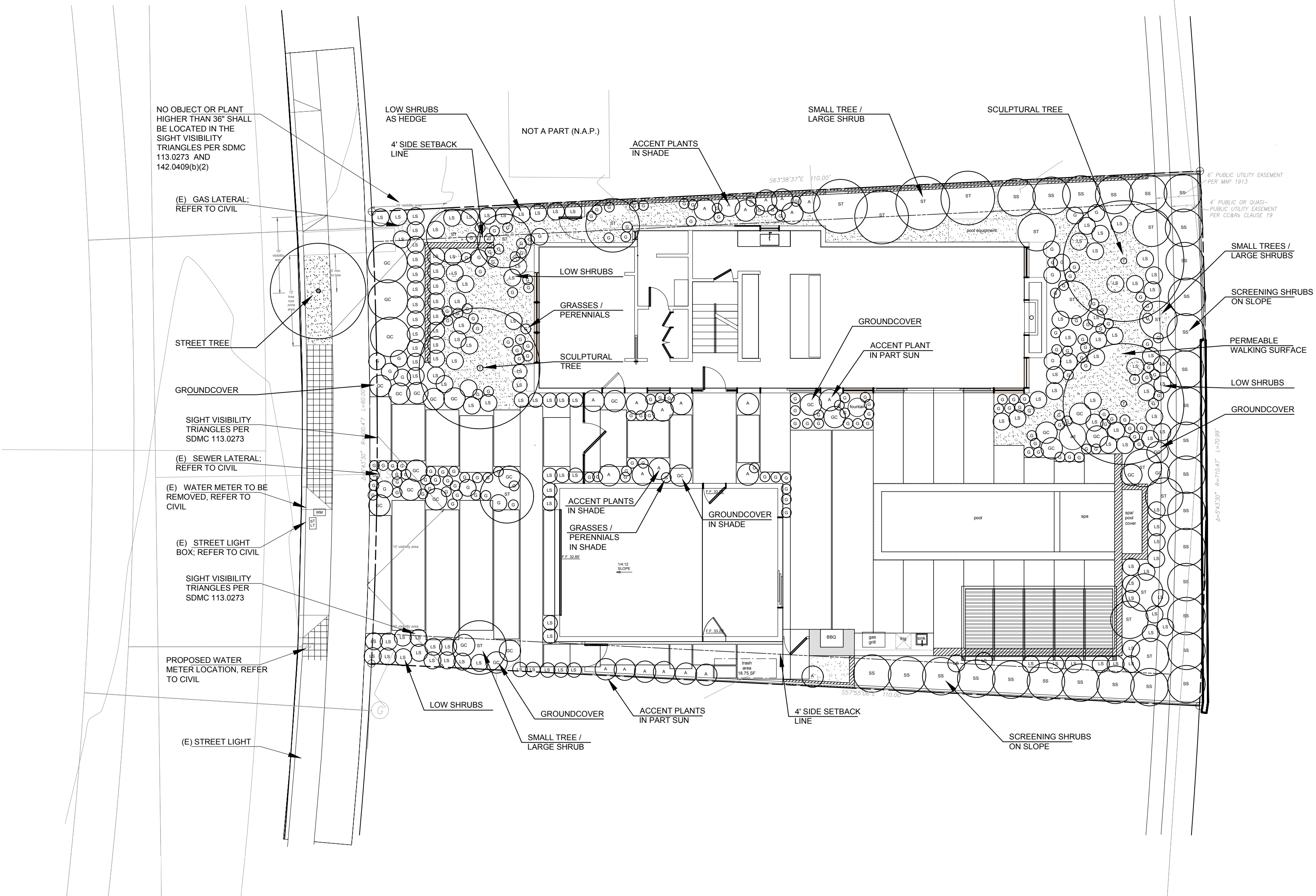




PLANTING SCHEDULE



| sym   | botanical name                   | common name                | size  | min. qty | notes  |
|---|----------------------------------|----------------------------|-------|----------|--|
| <b>small street tree</b>  |                                  |                            |       |          |  |
|    | Arbutus unedo                    | Strawberry madrone         | 24" b | 1        | Slow-moderate growth to 20' h/w. WUCOLS = L                |
|   | Lagerstroemia 'Natchez'          | Crape myrtle 'Natchez'     |       |          | Street tree on Paseo de Ocaso WUCOLS = M                   |
| <b>sculptural tree ("T")</b>  |                                  |                            |       |          |  |
|    | Arbutus 'Marina'                 | Marina madrone             | 48" b | 3        | Slow-moderate growth to 40' h x 25' w. WUCOLS = L          |
|   | Metrosideros excelsa             | New Zealand Christmas tree |       |          | Moderate growth to 25' h. x 20' w. WUCOLS = M              |
|   | Olea europaea 'Fruitless'        | Fruitless olive            |       |          | Slow-moderate growth to 30' h/w, trim to shape. WUCOLS = L |
| <b>small tree ("ST")</b>  |                                  |                            |       |          |  |
|    | Arbutus unedo                    | Strawberry tree            | 24" b | 17       | Slow-moderate growth to 10-20' h/w. WUCOLS = L             |
|   | Arctostaphylos 'Dr. Hurd'        | Dr. Hurd tree manzanita    |       |          | Moderate growth to 12' h x 10' w. WUCOLS = L               |
|   | Grevillea 'Moonlight'            | Moonlight grevillea        |       |          | Fast growth to 8-12' h. x 6-8' w. WUCOLS = L               |
|   | Leptospermum laevigatum          | Australian tea tree        |       |          | Moderate growth to 15' h/w. WUCOLS = L                     |
|    | Erythrina x bidwillii            | Shrub coral tree           |       |          | Fast growth to + 8' h./w. Deciduous. WUCOLS = L            |
|   |                                  |                            |       |          |  |
| <b>accent shade ("A")</b>   |                                  |                            |       |          |  |
|    | Acer palmatum                    | Japanese maple             | 15 g. | 28       | Moderate growth to 20' h x 15' w. WUCOLS = M               |
|   | Cercis can. 'Texas White'        | Texas white redbud         |       |          | Moderate growth to 15' h x 10' w. WUCOLS = M               |
|   | Rhapis excelsa                   | Slender lady palm          |       |          | Moderate growth to 6-12' h./w. WUCOLS = M                  |
|   | Cordyline stricta                | Slender palm lily          |       |          | Moderate growth to 6-8' h. x 3-4' w. WUCOLS = M            |
|   | Fuchsia 'Gartenmeister Bonstedt' | Gartenmeister fuchsia      |       |          | Moderate growth to 3' h./w. Evergreen. WUCOLS = M          |
| <b>screening ("SS")</b>   |                                  |                            |       |          |  |
|    | Azara microphylla                | Boxleaf azara              | 15 g. | 29       | Fast growth to 20' h x 8' w. WUCOLS = M                    |
|   | Elaeocarpus decipiens            | Japanese blueberry         |       |          | Moderate-fast growth to 30' h x 15' w. WUCOLS = M          |
|   | Laurus nobilis                   | Sweet bay laurel           |       |          | Slow-moderate growth to 20' h x 15' w. WUCOLS = L          |
|   | Rhamnus alaternus                | Italian buckthorn          |       |          | Moderate-fast growth to 15-20' h. WUCOLS = L               |
|   | Afrocarpus gracilior             | African fern pine          |       |          | Moderate-fast growth to +20' h. WUCOLS = M                 |
| <b>low shrub ("LS")</b>   |                                  |                            |       |          |  |
|  | Acacia cognata 'Cousin Itt'      | Little river wattle        | 5 g.  | 135      | Moderate growth to 2-3' h and spreading. WUCOLS = M        |
|   | Arctostaphylos 'Ian Bush'        | Ian Bush manzanita         |       |          | Fast growth to 4-5' h/w. WUCOLS = L                        |
|   | Laurus 'Little Ragu'             | Dwarf bay laurel           |       |          | Moderate growth to 7' h/w. Prune as needed. WUCOLS = L     |
|   | Mahonia eury. 'Soft Caress'      | 'Soft Caress' Oregon grape |       |          | Moderate growth to 3' h/w. WUCOLS = unknown                |
|   | Olea 'Little Ollie'              | Dwarf olive                |       |          | Moderate growth to 5' h/w. WUCOLS = L                      |
|   | Rosmarinus 'Lady in White'       | White rosemary             |       |          | Moderate growth to 2' h x 3' w. WUCOLS = L                 |
|   | Ligustrum japonicum              | Waxleaf privet             |       |          | Fast growth to 10' h. x 6' w. Narrow hedge. WUCOLS = M     |
|   | Buxus japonica                   | Boxwood                    |       |          | Moderate growth 3-5' h./w. WUCOLS = M                      |
|   | Pittosporum crass. 'Nana'        | Dwarf karo                 |       |          | Moderate growth to 3-4' h./w. WUCOLS = M                   |
|   | Rosa sp.                         | Rose                       |       |          | Fast growth to 4' h/w. WUCOLS = M                          |
| <b>grasses/perennials ("G")</b>   |                                  |                            |       |          |  |
|  | Lomandra lon. 'Baby Breeze'      | Dwarf mat rush             | 1 g.  | 184      | Grows 18" h/w. WUCOLS = L                                  |
|   | Lomandra lon. 'Breeze'           | Breeze mat rush            |       |          | Grows 2-3' h/w. WUCOLS = L                                 |
|   | Lomandra lon. 'Steely Slim'      | Steely Slim mat rush       |       |          | Grows 1-2' h/w. WUCOLS = L                                 |
|  | Liriope muscari 'Monroe White'   | White lilyturf             |       |          | Fast growth to 18-24" h./w. WUCOLS = L                     |
|   | Asparagus 'Myers'                | Foxtail fern               |       |          | Moderate growth to 2-3' h./w. WUCOLS = M                   |
|   | Lavandula 'Grosso'               | French lavender            |       |          | WUCOLS = L   |
|   |                                  |                            |       |          |  |
| <b>groundcover</b>  |                                  |                            |       |          |  |
|  | Arctostaphylos 'Carmel Sur'      | Carmel Sur manzanita       | 1 g.  | 25       | Moderate growth to 6" h x 6' w. WUCOLS = L                 |
|   | Carex flacca                     | Blue sedge                 |       |          | Grows 6-10" h/w. WUCOLS = L                                |
|   | Laurentia fluvialis              | Blue star creeper          |       |          | Grows to 3" h. WUCOLS = M                                  |
|   | Mentha requenii                  | Corsican mint              |       |          | Grows to 3" h. WUCOLS = M                                  |
|   | Thymus serpyllum                 | Creeping thyme             |       |          | Grows to 3-6" h. and spreading. WUCOLS = L                 |
|   | Liriope spicata                  | Creeping lilyturf          |       |          | Grows to 1' h. and spreading. WUCOLS = M                   |
|  | Carissa 'Green Carpet'           | Green Carpet natal plum    |       |          | Grows 1-2' h. x 4-5' w. WUCOLS = L                         |
|   | Falkia repens                    | Little ears                |       |          | Grows to 5-6" h. x 3' w. WUCOLS = M                        |



PERCENTAGE OF PLANTS PER SIZES

|              |              |      |
|--------------|--------------|------|
| TREES        | 48" box (3)  | 75%  |
|              | 36" box (0)  | 0%   |
|              | 24" box (1)  | 25%  |
| SHRUBS       | 24" box (17) | 4%   |
|              | 15 gal. (57) | 15%  |
|              | 5 gal. (135) | 34%  |
|              | 1 gal. (184) | 47%  |
| GROUND COVER | 1 gal. (25)  | 100% |



PLANT SIZES AND  
PERCENTAGES HAVE BEEN  
ADJUSTED

NOTE: No work proposed beyond the subject property under this permit.

aerea

Leslie A. Ryan, PLA 6225  
leslie@aerea-studio.com  
c. 619.200.8297



1"=10'-0"

BAYLOR HELMER LA JOLLA  
7851 PASO DEL OCASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

DATE: 03/06/2025 ISSUES / REVISIONS: SCR SUBMISSION BY: LR  
05/19/2025 SCR REVISIONS LR

DEPARTMENT STAMPS:

PLANTING PLAN

L1.0

LUM

JOHN LUM ARCHITECTURE  
3248 17TH ST. SAN FRANCISCO, CA 94110  
T. 415.558.9550



## Per the La Jolla Shores Planned District Ordinance and City of San Diego Landscape Regulations

- ### Street trees

- ### General notes

- ### Long Term Maintenance Responsibility


- ### Minimum Tree Separation

NOTE: No work proposed beyond the subject property under this permit.



 LANDSCAPE AREA HAS BEEN ADJUSTED TO SHOW ADDED LANDSCAPE AREA

|  |     |
|--|-----|
| PERCENTAGE OF PAVING AND HARDSCAPE IN FRONT YARD | 49% |
|--|-----|



1"=10'-0"

LICENSED LANDSCAPE ARCHITECT  
 LESLIE A. RYAN 6225  
*Leslie A. Ryan*  
 Signature  
 9/30/2026  
 Renewal Date  
 5/19/2025  
 Date  
 STATE OF CALIFORNIA

## L1.1

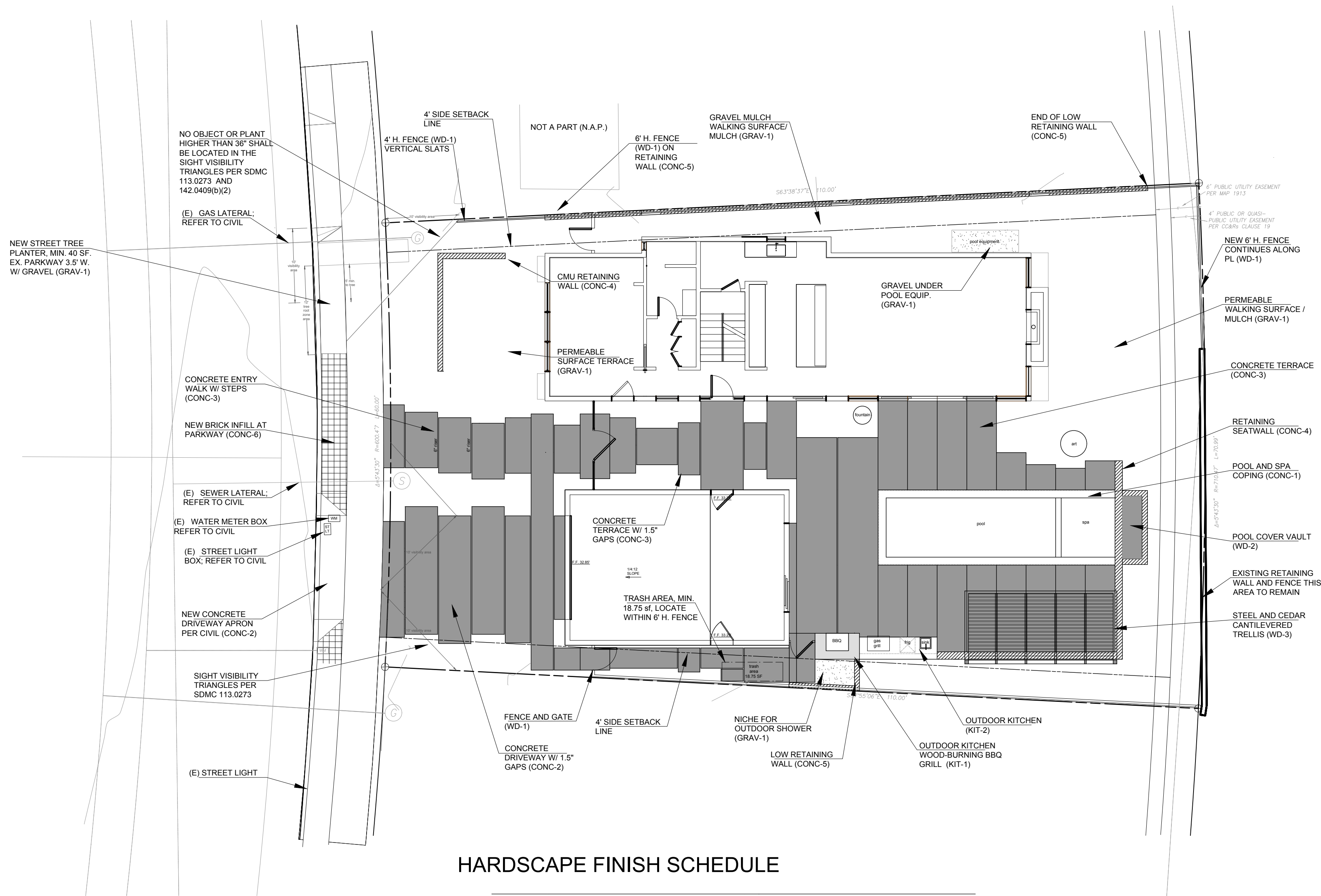
**BAYLOR HELMER LA JOLLA**  
7951 PASEO DEL OCASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

| DATE:     | ISSUES / REVISIONS: | BY: |
|-----------|---------------------|-----|
| 3/06/2025 | SCR SUBMISSION      | LR  |
| 5/19/2025 | SCR REVISIONS       | LR  |

DEPARTMENT STAMPS:

**3246 17TH ST. SAN FRANCISCO, CA 94110**  
**T. 415.558.9550**





NOTE: No work proposed beyond the subject property under this permit.

HARDSCAPE FINISH SCHEDULE

| symbol | material                               | notes   |
|--------|--|---|
| CONC-1 | CONCRETE POOL COPING                   | INTEGRAL COLOR, TOPCAST #3 FINISH.                                    |
| CONC-2 | CONCRETE DRIVEWAY                      | INTEGRAL COLOR, TOPCAST #3 FINISH.                                    |
| CONC-3 | CONCRETE STEPS, WALKWAYS,<br>+ TERRACE | INTEGRAL COLOR, TOPCAST #3 FINISH.                                    |
| CONC-4 | SEAT/RETAINING WALLS                   | CMU BLOCK W/ STUCCO TO MATCH ARCH.                                    |
| CONC-5 | CMU RETAINING WALL ON PERIMETER        | CMU BLOCK W/ STUCCO TO MATCH ARCH.                                    |
| CONC-6 | BRICK INFILL AT PARKWAY                | MATCH EXISTING BRICK  |
| GRAV-1 | GRAVEL WALKING SURFACE / MULCH         | 'DEL RIO' 3/8" GRAVEL.  |
| WD-1   | EXTERIOR WOOD FENCES + GATES           | CEDAR S4S, STAINED VERTICAL ORIENTATION                               |
| WD-2   | POOL VAULT COVER                       | CEDAR PLANKS, SEALED  |
| WD-3   | CANTILEVERED TRELLIS                   | POWDER-COATED STEEL POST AND BEAMS<br>WITH S4S CEDAR COVER AND SCREEN |
| POOL-1 | POOL AND SPA PLASTER / TILE            | COLORLED PLASTER FINISH POOL AND SPA<br>INTERIOR; WATERLINE TILE      |
| POOL-2 | POOL COVER                             | AUTOMATIC POOL COVER IN CONCRETE VAULT<br>WITH WOOD COVER             |
| KIT-1  | GRILLWORKS GRILL                       | CMU BASE WITH STONE/STUCCO COVER                                      |
| KIT-2  | OUTDOOR KITCHEN                        | STAINLESS STEEL UNITS, STONE/CONCRETE<br>COUNTERTOP                   |

ADDED TRELLIS/CABANA  
AND OUTDOOR KITCHEN

a e r e a

Leslie A. Ryan, PLA 6225  
leslie@aerea-studio.com  
c. 619.200.8297



1"=10'-0"

BAYLOR HELMER LA JOLLA

7951 PASO DEL OCAO  
LA JOLLA, CA 92037  
BLOCK 004 LOT 005

DATE: 03/06/2025 ISSUES / REVISIONS: 03/06/2025 BY: SCR SUBMISSION LR  
03/06/2025 SCR REVISIONS LR

DEPARTMENT STAMPS:

HARDSCAPE PLAN

L2.0



| DATE:      | ISSUES / REVISIONS: | BY: |
|------------|---------------------|-----|
| 03/06/2025 | SCR SUBMISSION      | LR  |
| 05/19/2025 | SCR REVISIONS       | LR  |

DEPARTMENT STAMPS:

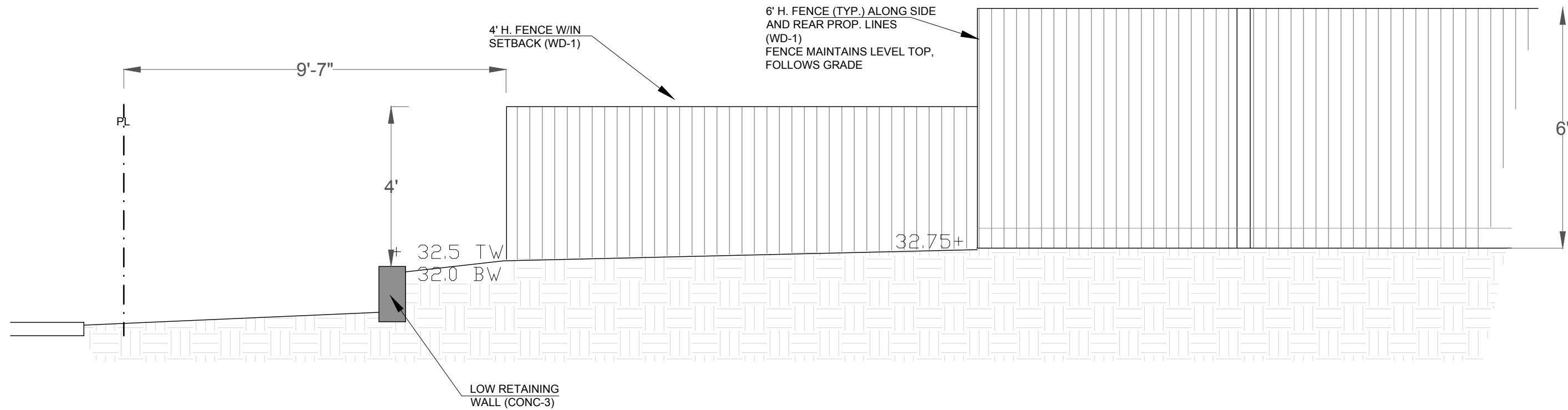
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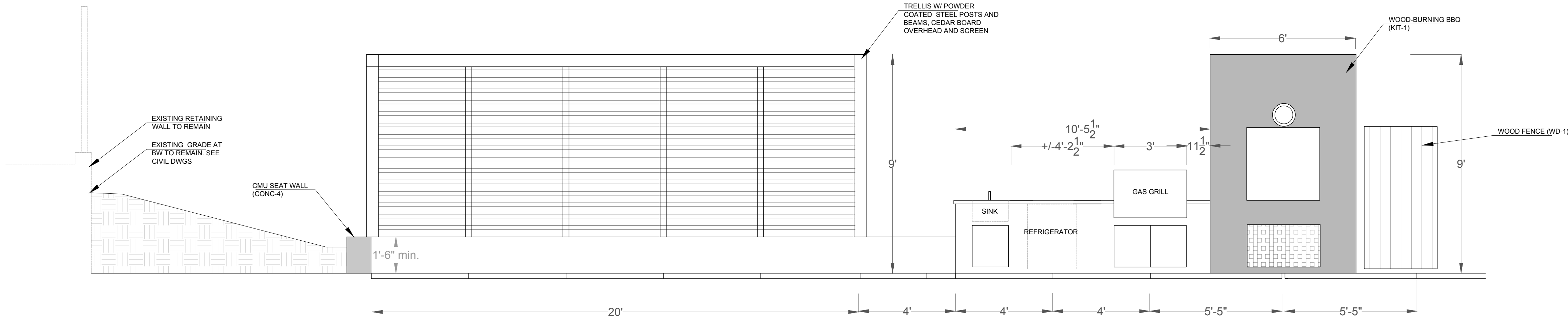


HARDSCAPE  
DETAILS

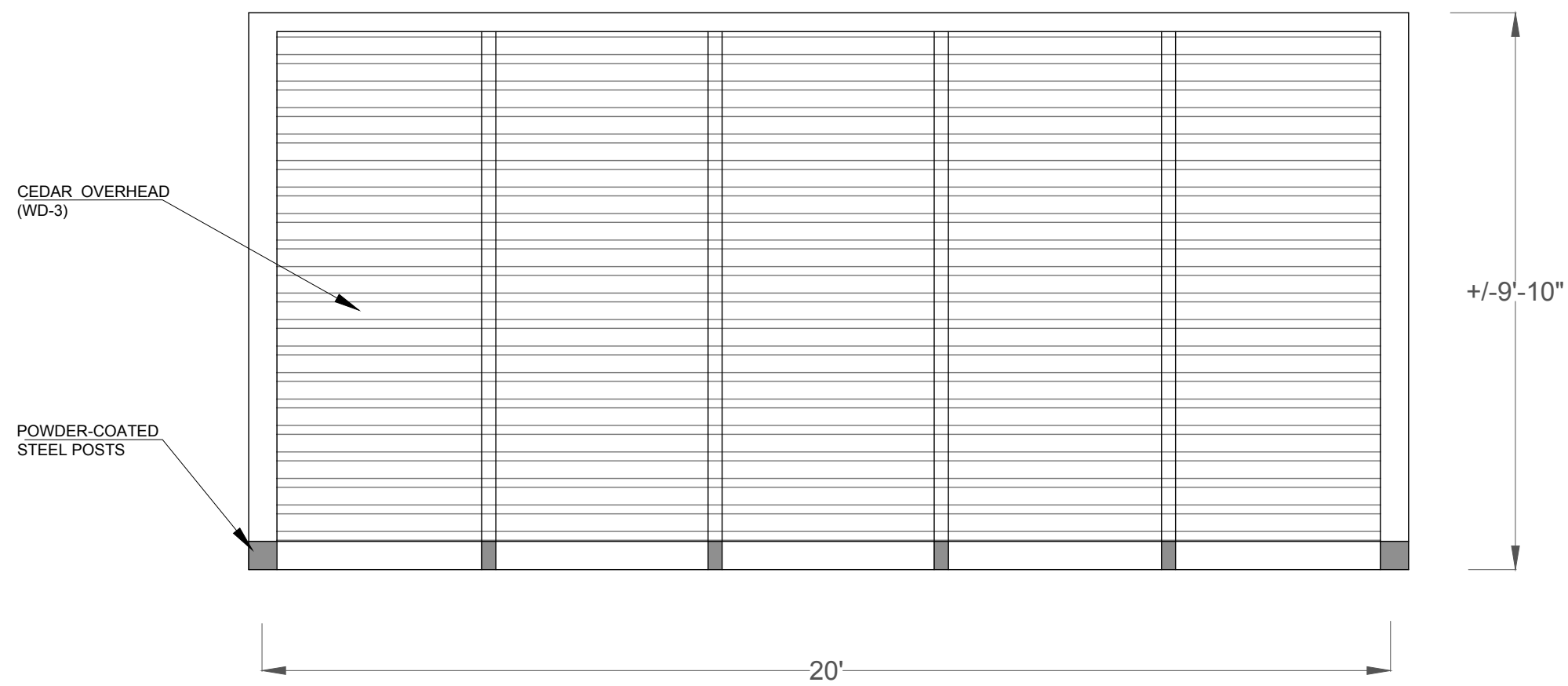
L2.1



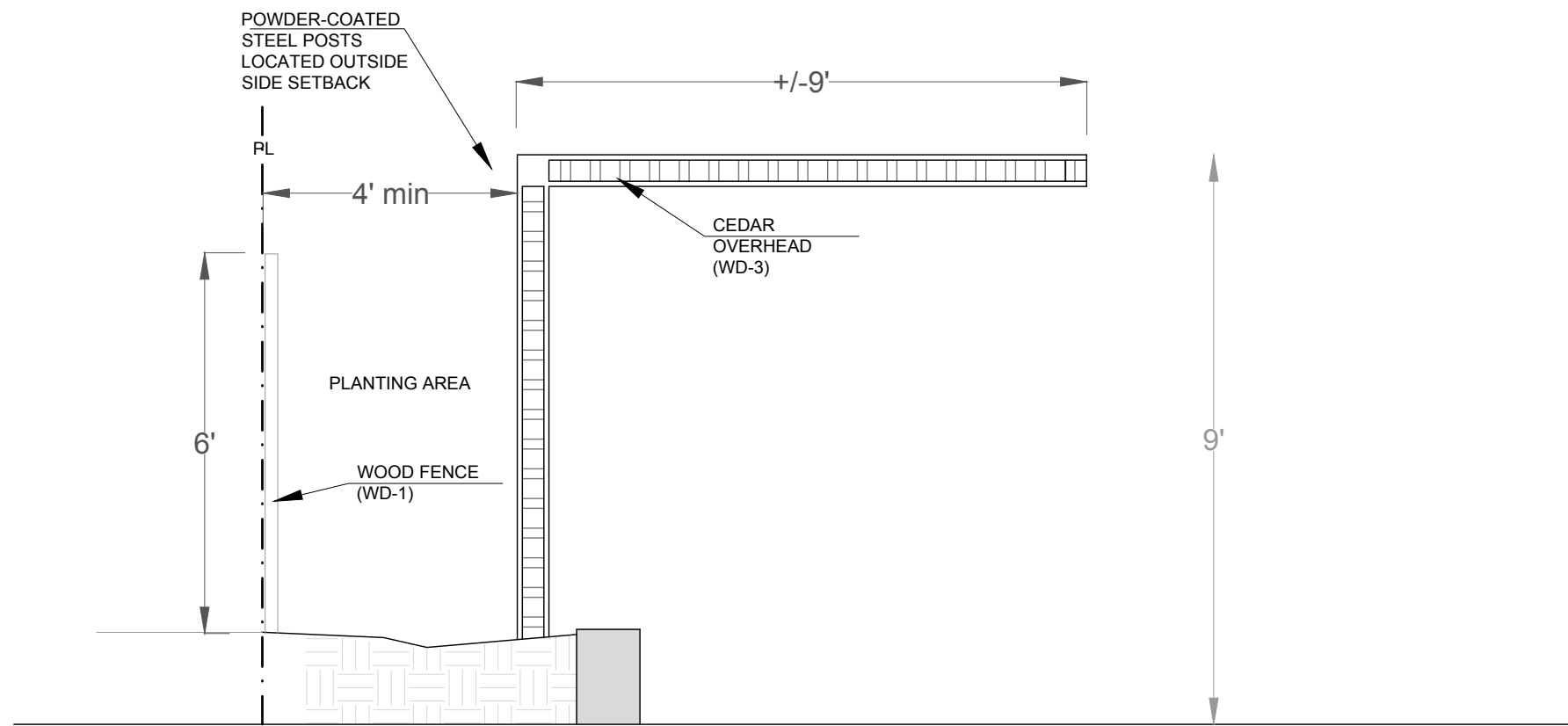
FRONT YARD FENCE  
 $\frac{3}{8}'' = 1'-0''$



OUTDOOR KITCHEN + TRELLIS ELEVATION  
 $\frac{3}{8}'' = 1'-0''$



TRELLIS  $\frac{3}{8}'' = 1'-0''$  PLAN



TRELLIS SECTION  
 $\frac{3}{8}'' = 1'-0''$



IRRIGATION AND WATER CONSERVATION NOTES

- Irrigation use shall not exceed the maximum applied water allowance (MAWA).
- Total site landscape area is 2,609 SF, including pervious gravel areas adjacent to vegetation areas, and excluding all impervious paving, structures, swimming pool and spa.
- Reference Evapotranspiration for La Jolla is 40.0 inches/year.
- Maximum Applied Water Allowance (MAWA) = 34,808 gallons/year.** Swimming pool and spa are Special Landscape Areas.  
Calculations:  $(40.0)(0.62)[.55 \times 2295] + (0.45)(314)$
- Preliminary Estimated Total Water Use (ETWU) = 28,421 gallons/year.**  
Calculations:  $(40.0)(0.62)(0.4 \times 2295 / 0.81) + 314$ . Using .4 as average Plant Factor.
- No turf areas or high water use planting areas are proposed.
- Design includes 250 SF of swimming pool to be covered with automatic pool cover and 64 SF of a connected spa.
- The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- Irrigation shall be controlled with an automatic controller installed with an evapotranspiration or soil moisture sensor using non-volatile memory.
- All planting areas shall be permanently irrigated with low-volume irrigation equipment.
- Velocity of water in piping shall not exceed five feet per second downstream of water meter. No separate irrigation water meter is proposed.
- Irrigation system shall be designed meet or exceed an average irrigation efficiency of 0.71.
- The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
- Areas adjacent to structures, roadways, entries and activity areas will be irrigated with permanent below grade automated systems.
- The irrigation systems will be installed as soon as practical after grading and prior to plant material installation.
- The irrigation schedule shall be developed, managed and evaluated to utilize the minimum amount of water required to maintain plant health, and to minimize system maintenance requirements after installation.
- Household owner will be responsible for maintenance of all landscape irrigation.

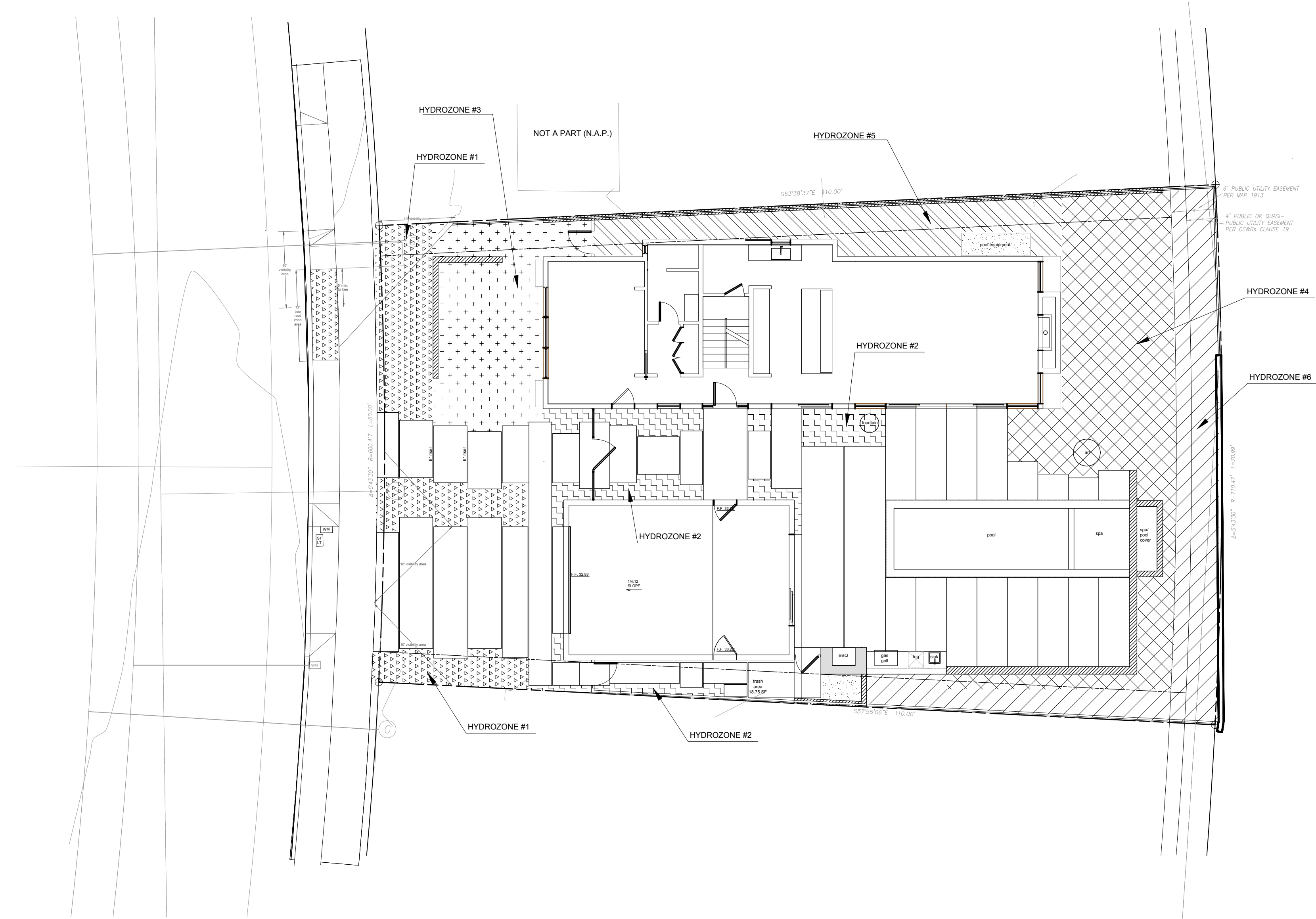
The landscape design incorporates the following water conservation features:

- The design is based on the general use of plant species that are adapted to a coastal, Mediterranean climate, and the maximization of permeable surfaces.
- The use of climate-adapted plant species reduces the need for fertilization.
- Plants will be grouped together in hydrozones according to their water needs.
- Future maintenance needs are addressed through the planting of drought-tolerant and garden-tolerant native species, and spacing plants to allow room for mature growth. Irrigation system will be regularly inspected.
- Irrigation will be drip, and scheduled to encourage deep rooting and prevent runoff. No overhead sprays or rotors will be specified.
- Mulches will be used in all planting areas.
- No invasive plant species are proposed for planting on this site.

NOTE: No work proposed beyond the subject property under this permit.

PRELIMINARY ETWU CALCULATIONS

| controller | hydrozone #                       | valve | plant factor | hydrozone SF | irrigation method | irrigation efficiency | % total land. area |
|------------|-----------------------------------|-------|--------------|--------------|-------------------|-----------------------|--------------------|
| 1          | 1 (shrubs)                        | 1     | .4           | 328          | drip              | 0.81                  | 12.5%              |
| 1          | 2 (shrubs)                        | 2     | .4           | 214          | drip              | 0.81                  | 8%                 |
| 1          | 3 (shrubs)                        | 3     | .4           | 339          | drip              | 0.81                  | 13%                |
| 1          | 3 (trees)                         | 4     | .4           | 40           | drip              | 0.81                  | 1.5%               |
| 1          | 4 (shrubs)                        | 5     | .4           | 639          | drip              | 0.81                  | 25%                |
| 1          | 4 (trees)                         | 6     | .4           | 80           | drip              | 0.81                  | 3%                 |
| 1          | 5 (shrubs)                        | 7     | .4           | 295          | drip              | 0.81                  | 11%                |
| 1          | 6 (shrubs)                        | 8     | .4           | 520          | drip              | 0.81                  | 20%                |
| n/a        | gravel (no planting)              | n/a   | n/a          | 154          | n/a               | n/a                   | 6%                 |
|            |                                   |       |              | 2,609 SF     |                   |                       | 100%               |
|            | Special Landscape Area (pool/spa) |       |              | 314 SF       |                   |                       |                    |



BAYLOR HELMER LA JOLLA  
7851 PASEO DEL OCASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

DATE: 03/06/2025 ISSUES / REVISIONS: 05/19/2025 BY: SCR SUBMISSION LR

DEPARTMENT STAMPS:

aerea

Leslie A. Ryan, PLA 6225  
leslie@aerea-studio.com  
c. 619.200.8297



1"=10'-0"

IRRIGATION NOTES  
+ HYDROZONES

L3.0

LUM

JOHN LUM ARCHITECTURE  
3248 17TH ST. SAN FRANCISCO, CA 94110  
T. 415.558.9550



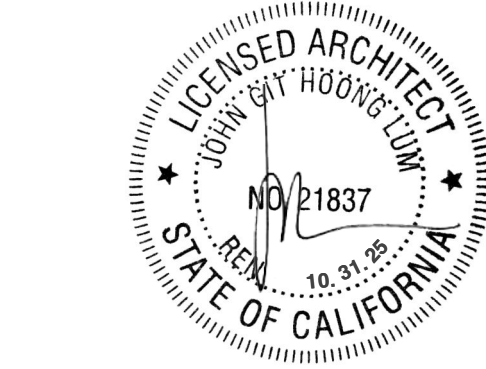
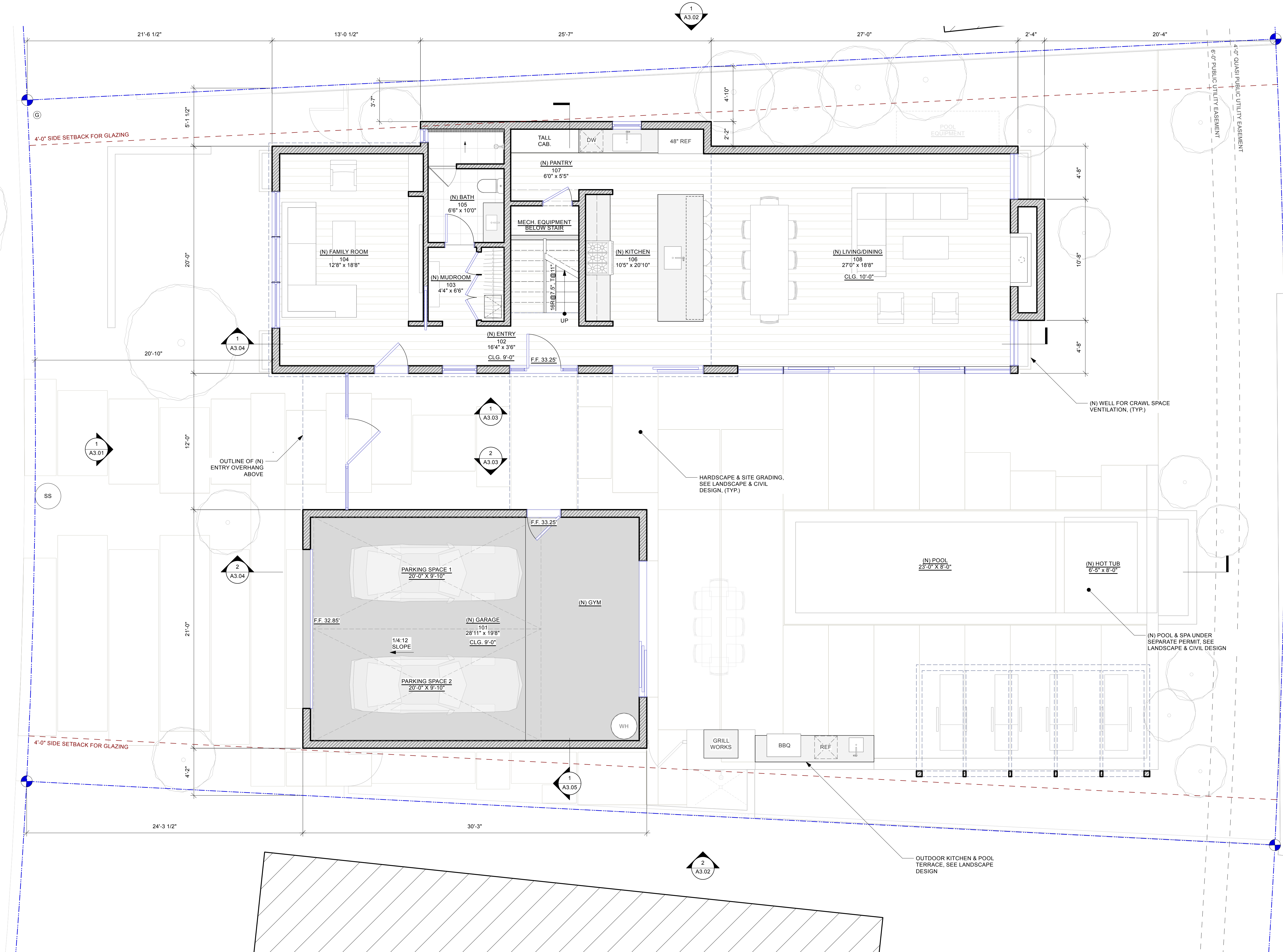
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1

A1.01

FIRST FLOOR PLAN: PROPOSED

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



BAYLOR HELMER LA JOLLA

7951 PASO DEL CAMINO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

DATE: ISSUES / REVISIONS: BY:

03.07.25 substantial conformance review rm

05.19.25 SCR revision 1 rm

DEPARTMENT STAMPS:

FIRST FLOOR PLAN

A1.01

JOHN LUM ARCHITECTURE

3246 17TH ST. SAN FRANCISCO, CA 94110  
T. 415.568.9950

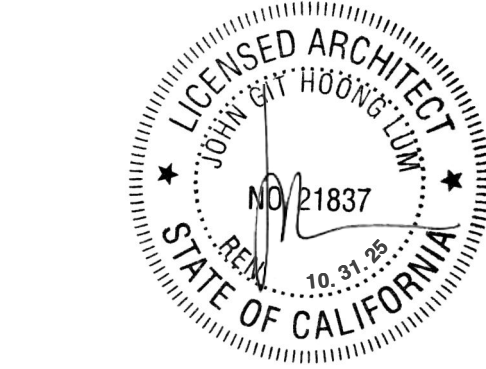
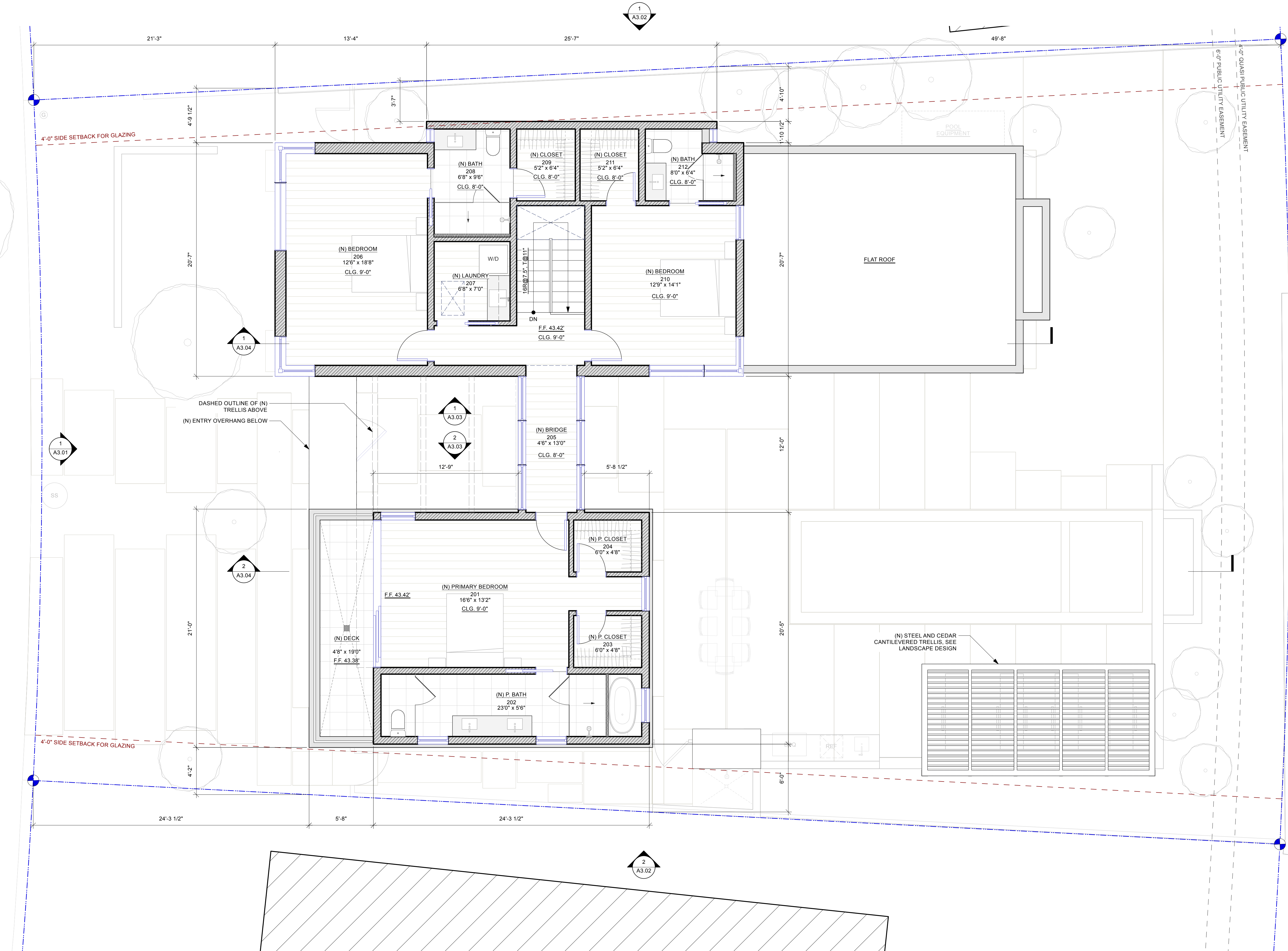


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1  
A1.02

SECOND FLOOR PLAN: PROPOSED

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



BAYLOR HELMER LA JOLLA

7951 PASO DEL COISO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

| DATE:    | ISSUES / REVISIONS:            | BY: |
|----------|--------------------------------|-----|
| 03.07.25 | substantial conformance review | rm  |
| 05.19.25 | SCR revision 1                 | rm  |

DEPARTMENT STAMPS:

SECOND FLOOR PLAN

A1.02

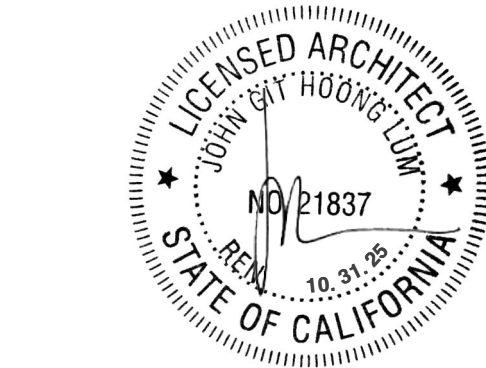
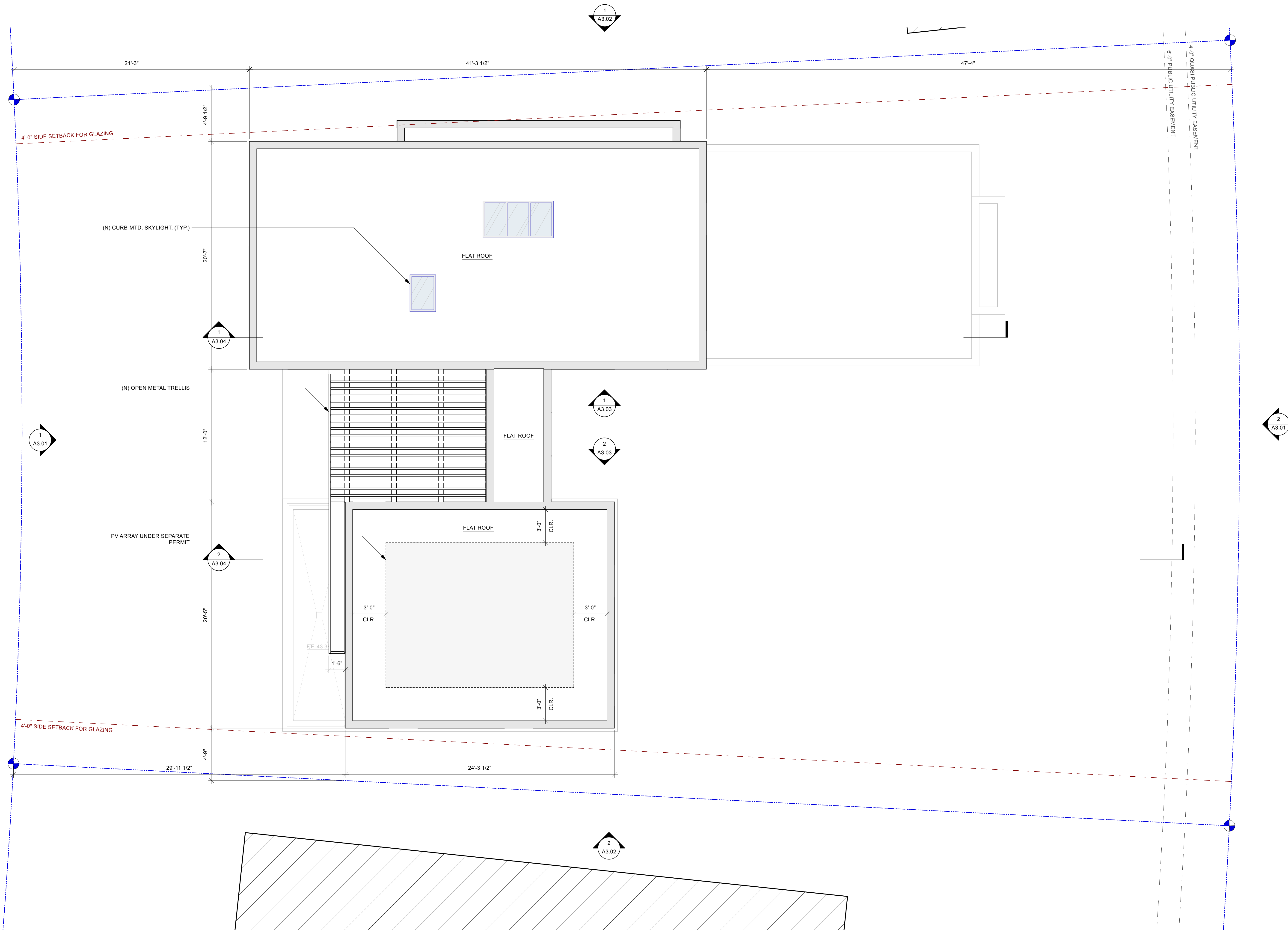


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1  
A1.03

ROOF PLAN: PROPOSED

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



**BAYLOR HELMER LA JOLLA**  
7951 PASSEO DEL OCASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

| DATE:    | ISSUES / REVISIONS:            | BY: |
|----------|--------------------------------|-----|
| 03.07.25 | substantial conformance review | rm  |
| 05.19.25 | SCR revision 1                 | rm  |

DEPARTMENT STAMPS:

ROOF PLAN

A1.03

**John Lum**

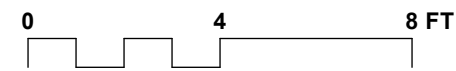
JOHN LUM ARCHITECTURE  
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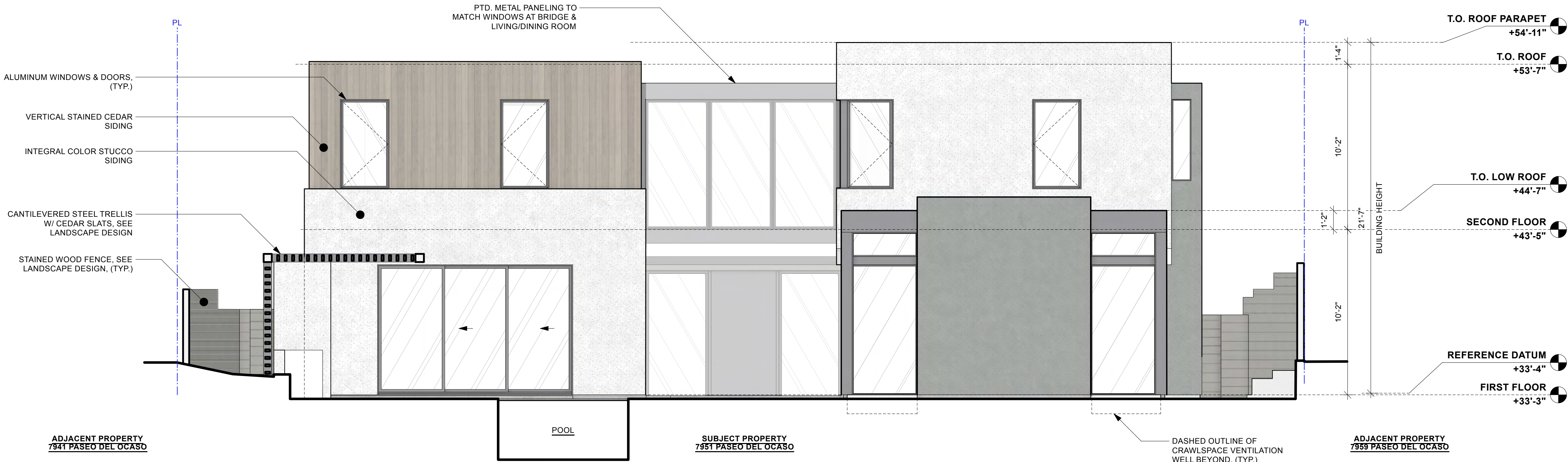
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1 EXTERIOR ELEVATION: WEST - PROPOSED  
A3.01 Scale: 1/4" = 1'-0"



\*NOTE - REFERENCE DATUM PER SAN DIEGO DEVELOPMENT SERVICES TECHNICAL BULLETIN BLDG-5-4, SEE SHEET A0.04.



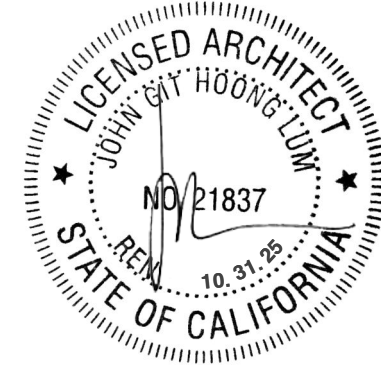
2 EXTERIOR ELEVATION: EAST - PROPOSED  
A3.01 Scale: 1/4" = 1'-0"



\*NOTE - REFERENCE DATUM PER SAN DIEGO DEVELOPMENT SERVICES TECHNICAL BULLETIN BLDG-5-4, SEE SHEET A0.04.

JOHN LUM

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BAYLOR HELMER LA JOLLA  
7951 PASEO DEL OCASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

| DATE:    | ISSUES / REVISIONS:            | BY: |
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| 05.19.25 | SCR revision 1                 | rm  |

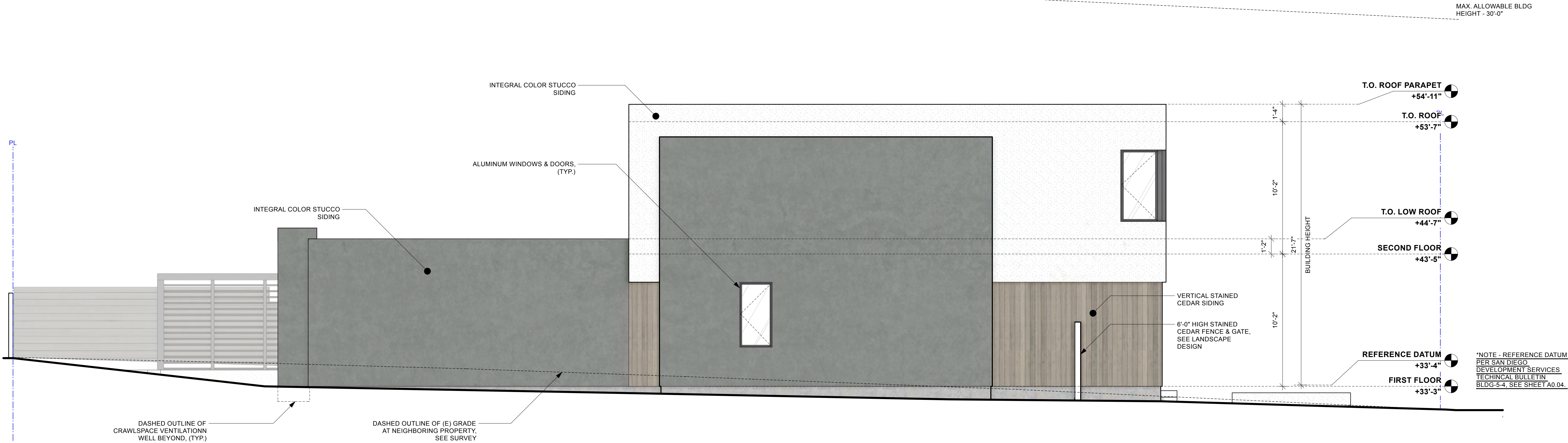
DEPARTMENT STAMPS:

EXTERIOR ELEVATIONS

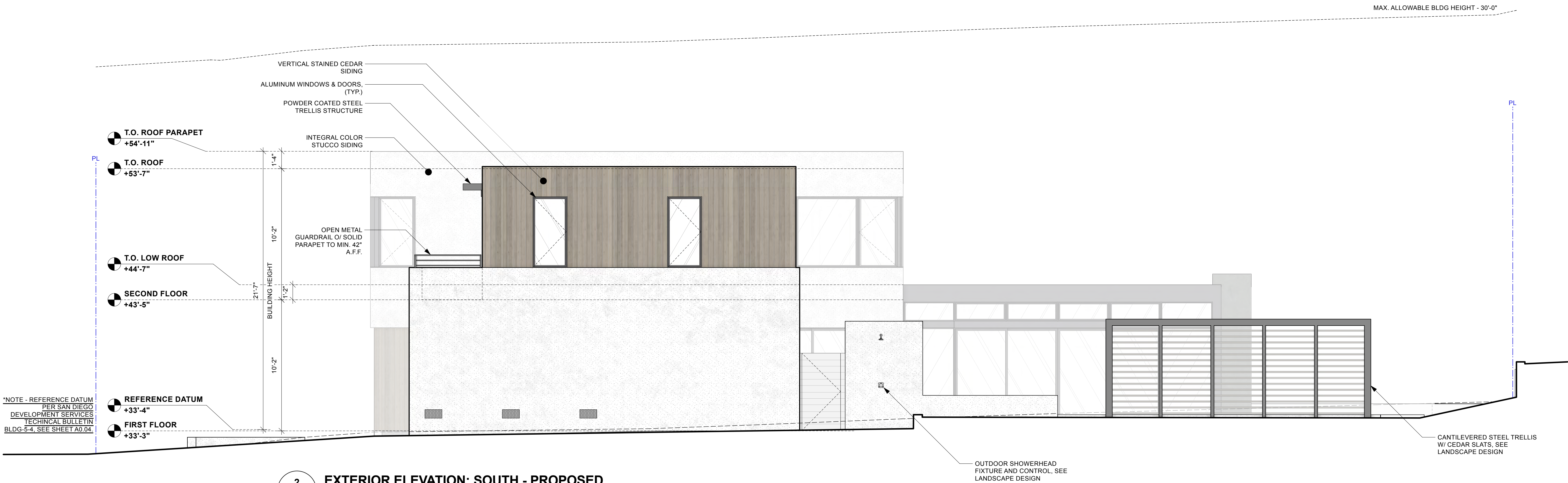
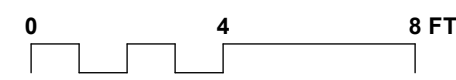
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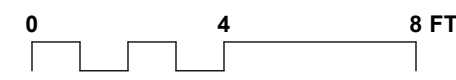
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1  
A3.02  
EXTERIOR ELEVATION: NORTH - PROPOSED  
Scale: 1/4" = 1'-0"

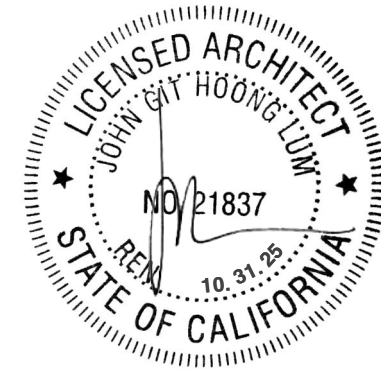


2  
A3.02  
EXTERIOR ELEVATION: SOUTH - PROPOSED  
Scale: 1/4" = 1'-0"



JOHN LUM ARCHITECTURE

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T. 415.568.9950



BAYLOR HELMER LA JOLLA  
7951 PASO DEL COASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

| DATE:    | ISSUES / REVISIONS:            | BY: |
|----------|--------------------------------|-----|
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| 05.19.25 | SCR revision 1                 | rm  |

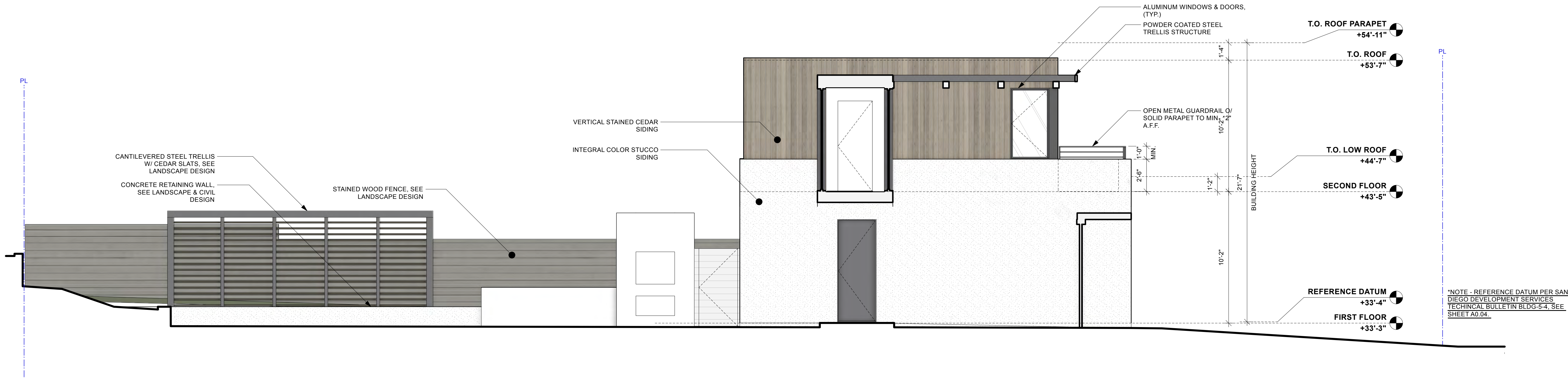
DEPARTMENT STAMPS:

EXTERIOR ELEVATIONS

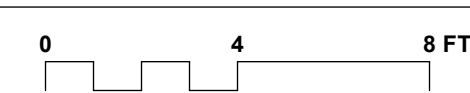
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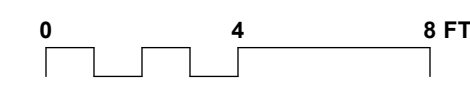
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1  
A3.03  
EXTERIOR ELEVATION: COURTYARD NORTH - PROPOSED  
Scale: 1/4" = 1'-0"



2  
A3.03  
EXTERIOR ELEVATION: COURTYARD SOUTH - PROPOSED  
Scale: 1/4" = 1'-0"



John Lum Architecture

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BAYLOR HELMER LA JOLLA  
7951 PASO DEL COCO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

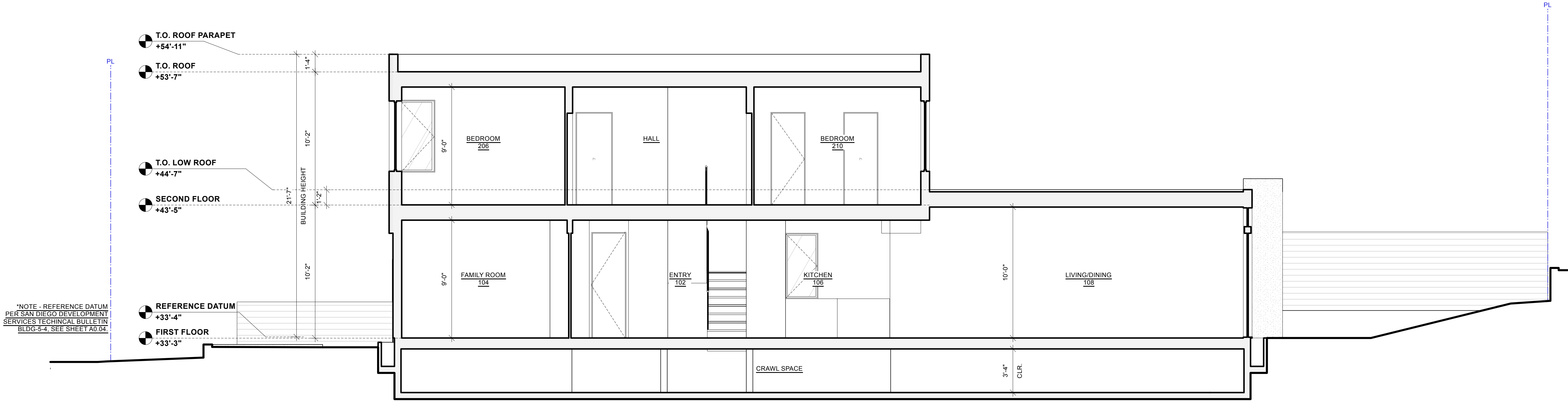
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| 05.19.25 | SCR revision 1                 | rm  |

DEPARTMENT STAMPS:

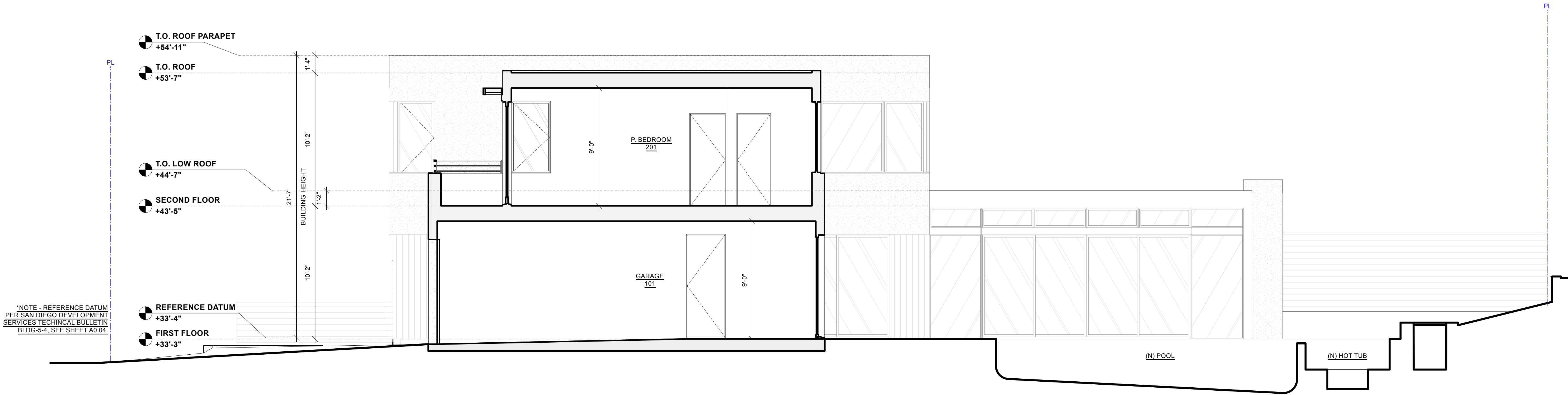
EXTERIOR ELEVATIONS

A3.03

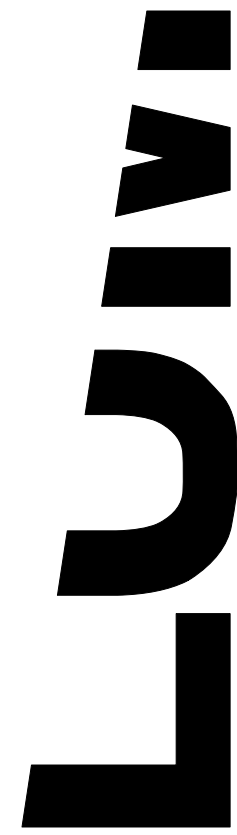




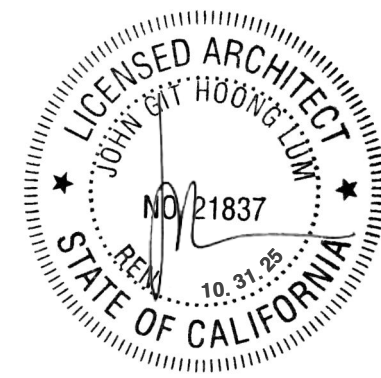
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A3.04 Scale: 1/4" = 1'-0"



**2 BUILDING SECTION - PROPOSED**  
A3.04 Scale: 1/4" = 1'-0"



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**BAYLOR HELMER LA JOLLA**  
7951 PASO DEL COASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

| DATE:    | ISSUES / REVISIONS:            | BY: |
|----------|--------------------------------|-----|
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| 05.19.25 | SCR revision 1                 | rm  |

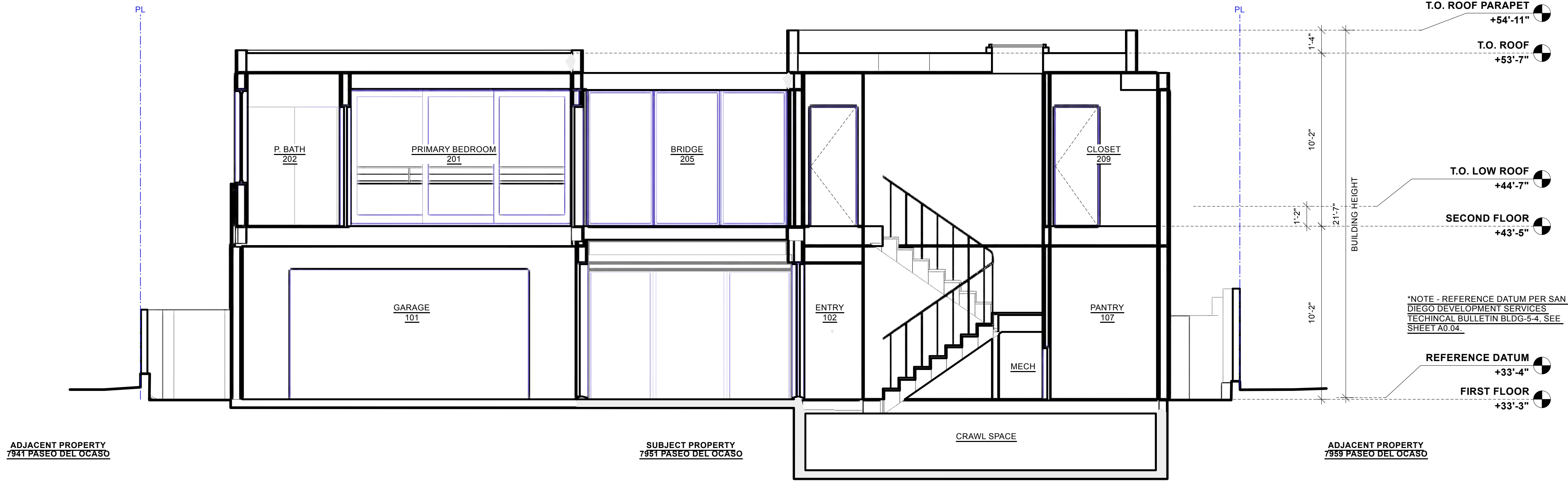
DEPARTMENT STAMPS:

BUILDING SECTIONS

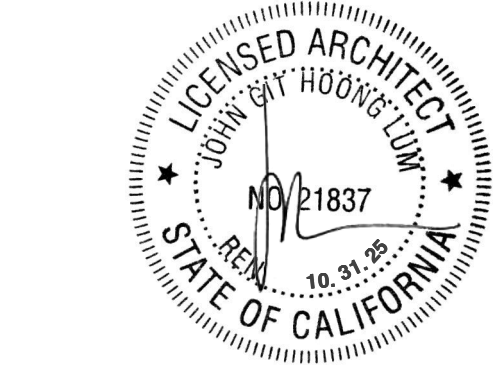
A3.04



date: 5/20/25 file name: 250515\_baylor-helmer-la-jolla\_SC\_REV1.rvt



1 BUILDING SECTION - PROPOSED  
A3.05 Scale: 1/4" = 1'-0"



BAYLOR HELMER LA JOLLA  
7951 PASEO DEL OCASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

| DATE:    | ISSUES / REVISIONS:            | BY: |
|----------|--------------------------------|-----|
| 03.07.25 | substantial conformance review | rm  |
| 05.19.25 | SCR revision 1                 | rm  |

DEPARTMENT STAMPS:

BUILDING SECTIONS

A3.05

JOHN LUM

JOHN LUM ARCHITECTURE  
3246 17TH ST. SAN FRANCISCO, CA 94110  
T. 415.568.9956





PERSPECTIVE: FRONT - PROPOSED (NOT TO SCALE)



PERSPECTIVE: FRONT - PROPOSED (NOT TO SCALE)



PERSPECTIVE: FRONT - PROPOSED (NOT TO SCALE)

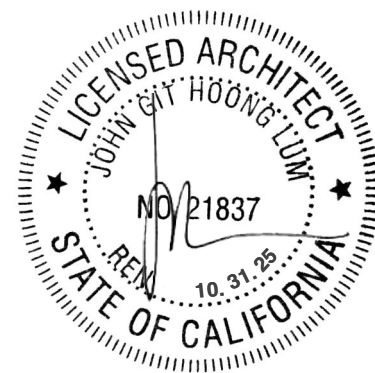


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John Lum

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3246 17TH ST. SAN FRANCISCO, CA 94110  
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BAYLOR HELMER LA JOLLA  
7951 PASSEO DEL OCASO  
LA JOLLA, CA 92037  
BLOCK: 004 - LOT: 005

| DATE:    | ISSUES / REVISIONS:            | BY: |
|----------|--------------------------------|-----|
| 03.07.25 | substantial conformance review | rm  |
| 05.19.25 | SCR revision 1                 | rm  |

DEPARTMENT STAMPS:

PERSPECTIVES

A6.01