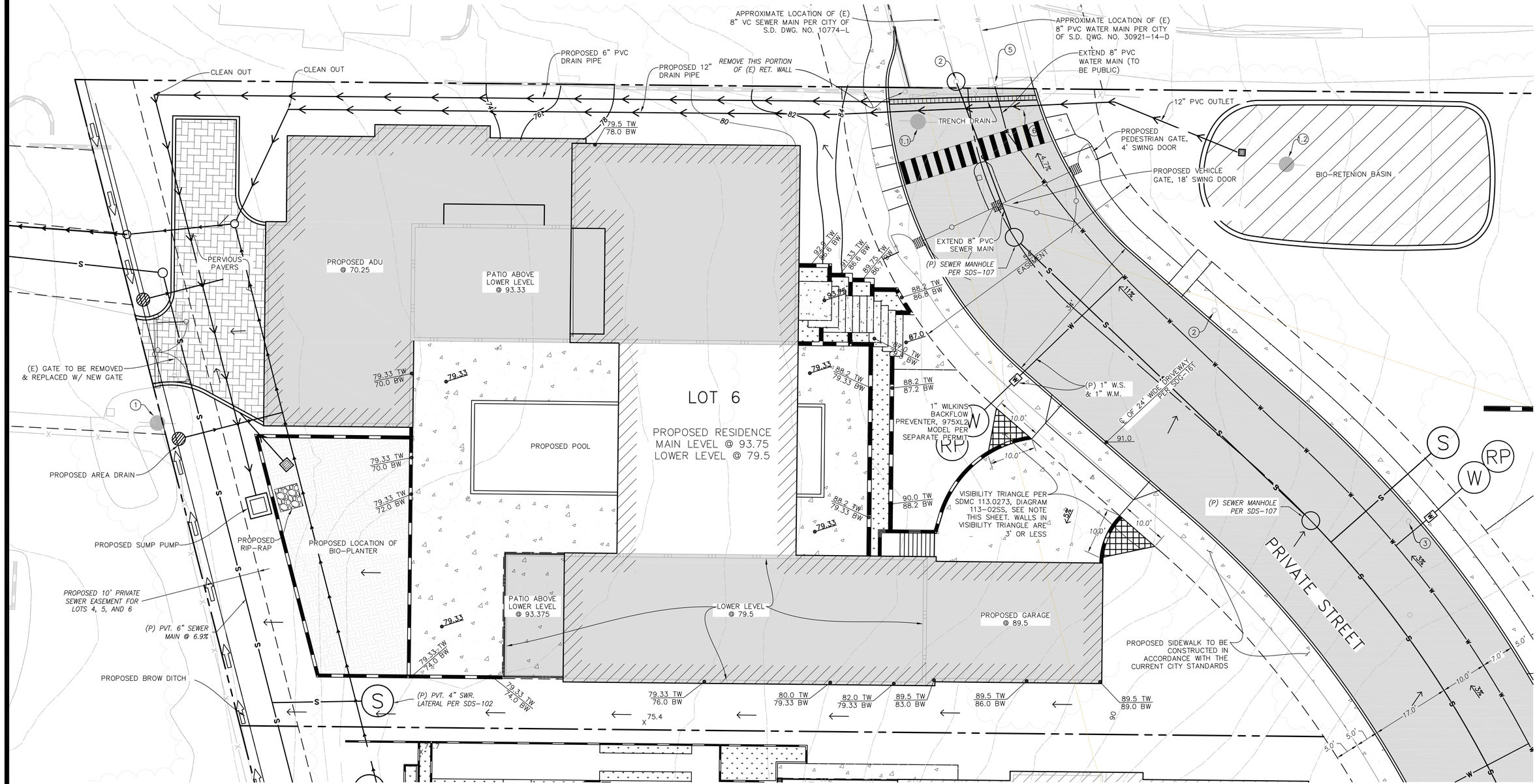
PROPOSED GRADING & DRAINAGE PLAN - LOT 6



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

1. POWER POLE
1.1. (E) POWER POLE TO BE RELOCATED PER SDGE APPROVAL
1.2. (E) POWER POLE TO BE REMOVED. (E) OVERHEAD ELECTRICAL TO BE UNDERGROUNDED PER SDGE APPROVAL
2. SEWER CLEANOUT
3. IRRIGATION CONTROL VALVE
4. STREET LIGHT POST
5. EX. 2" AIR VACUUM VALVE TO BE REMOVED
6. GAS METER

PROPOSED LEGEND

- AREA OF LOWER LEVEL
- AREA OF ADU
- CONCRETE
- BUILDING STEM/RETANING WALL
- RETAINING WALL
- DIRECTION OF DRAINAGE
- LANDSCAPE/GRASS/PLANTER AREA

GRADING TABULATIONS

- TOTAL LOT SIZE = 0.60 AC.
- DISTURBED AREA = 0.32 AC.
- AMOUNT OF CUT = 565 C.Y.
- MAX. DEPTH OF CUT = 10 FT. ***DEPTH OF CUT IS MAINLY FOR BASEMENT WALLS**
- AMOUNT OF FILL = 1,005 C.Y.
- MAX DEPTH OF FILL = 12 FT.
- MAX HEIGHT OF CUT & FILL = 12 FT.
- RETAINING WALL LENGTH = 360
- EXISTING IMPERVIOUS AREA = 0 S.F.
- EXISTING PERVIOUS AREA = 25,935 S.F.
- PROPOSED IMPERVIOUS AREA = 11,730 S.F.
- PROPOSED PERVIOUS AREA = 14,205 S.F.

EARTHWORK QUANTITIES

CUT = 565 C.Y. +/- FILL = 1,005 C.Y. +/-

IMPORT = 440 C.Y. +/-

EMRA NOTE:

PRIVATE EMRA IS REQUIRED FOR ALL PROPOSED ENCROACHMENTS WITHIN THE EASEMENT (I.E. PROPOSED TREES/LANDSCAPING/IRRIGATION WITHIN ROUNDABOUT, VEHICLE GATE, PEDESTRIAN GATE, DOORS, GATE AT ENTRY, TRENCH DRAIN ETC.)

VISIBILITY TRIANGLE NOTE:

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

10 0 10 20 30

SCALE: 1"=10'

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT.

DANIEL VALDEZ
C 76074

DATE: 08/04/25
EXPIRES: 6/30/26

REGISTERED PROFESSIONAL ENGINEER DANIEL J. VALDEZ No. C076074 CIVIL STATE OF CALIFORNIA

COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

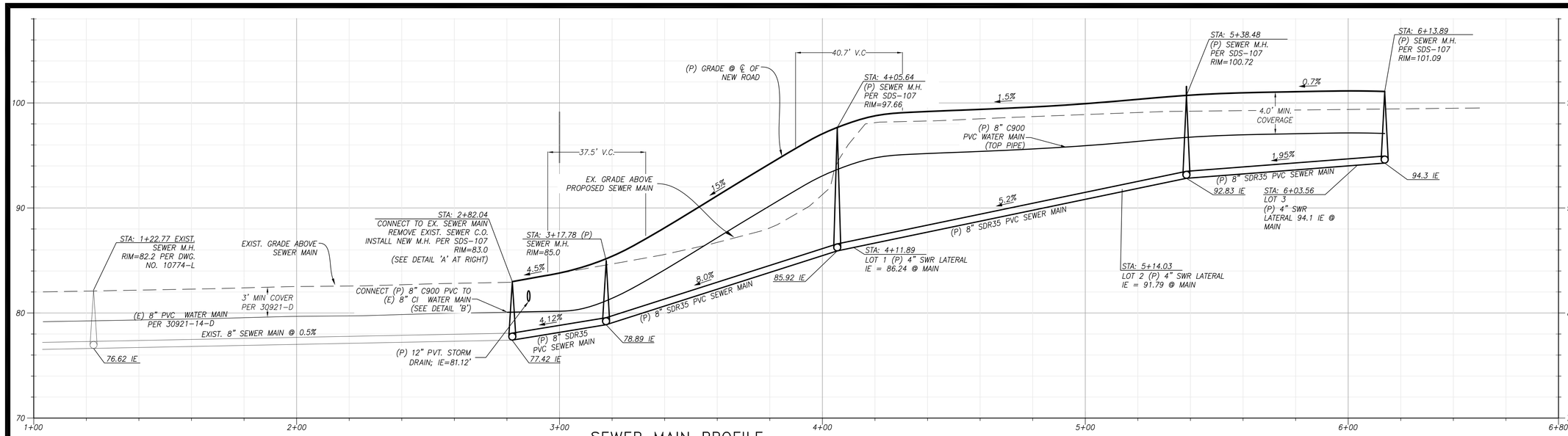
PROPOSED GRADING & DRAINAGE PLAN

C-7

LOT 6

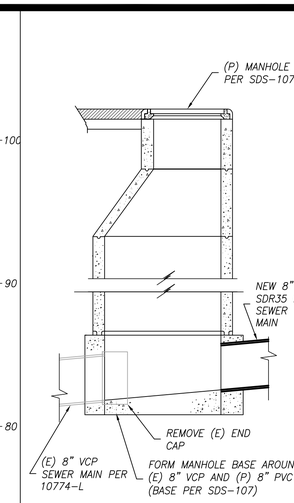
PRELIMINARY – NOT FOR CONSTRUCTION

ENGINEER'S NAME: COFFEY ENGINEERING, INC.
PHONE NO. (858) 831-0111 // EMAIL: DAN@COFFEYENGINEERING.COM



SEWER MAIN PROFILE

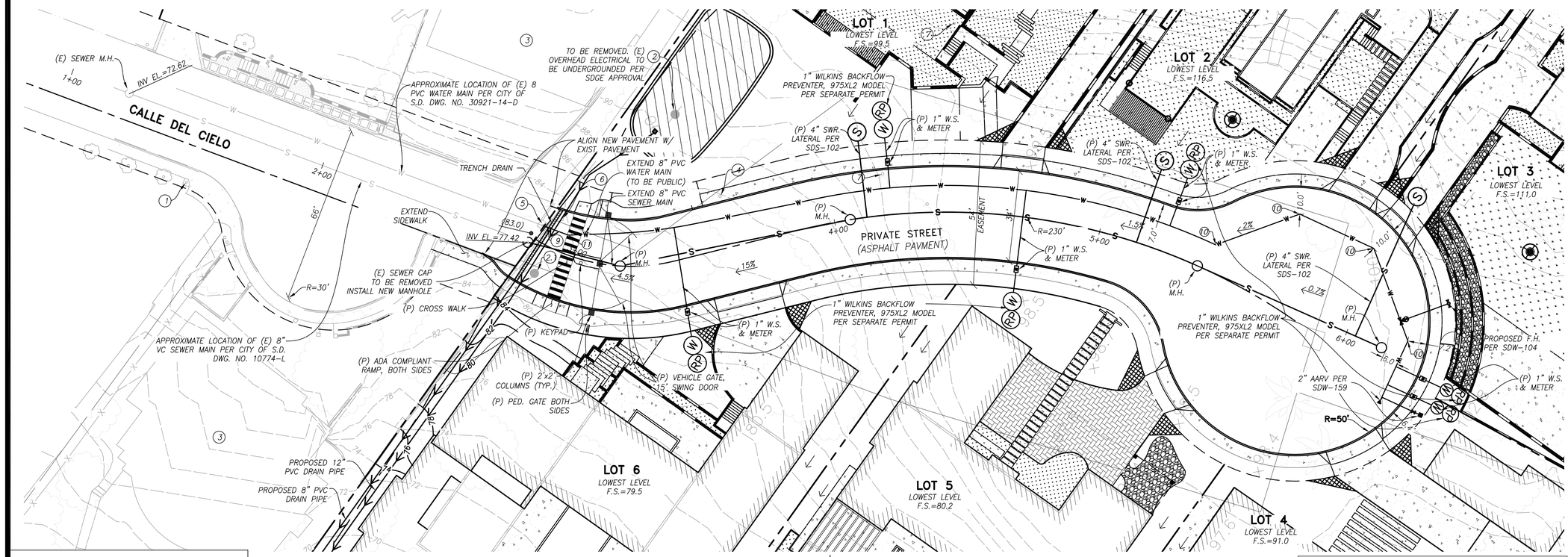
SCALES:
HORIZ.: 1" = 20'
VERT.: 1" = 5'



DETAIL 'A' CONNECTION TO EXISTING 8" VCP SEWER MAIN

NOT TO SCALE

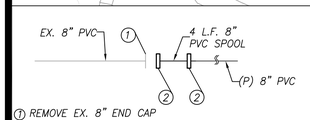
PRELIMINARY – NOT FOR CONSTRUCTION



EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- **WALL**
- BRUSHLINE
- TREELINE

1. STREET LIGHT POST
2. POWER POLE
2.1. POWER POLE TO BE RELOCATED PER SDGE APPROVAL
3. BUILDING
4. SEWER CLEANOUT
5. 2" AIR VACUUM VALVE
6. GAS METER
7. IRRIGATION CONTROL VALVE
8. SEWER MANHOLE
9. CONNECT NEW 8" WATER MAIN TO EXISTING MAIN PER DETAIL 'A' (THIS SHEET)
10. 45° DI MECHANICAL JOINT PER AWWA C-110 & C-111 W/ THRUST BLOCKS PER SDW-151
11. 22.5° DI MECHANICAL JOINT PER AWWA C-110 & C-111 W/ THRUST BLOCKS PER SDW-151



1. REMOVE EX. 8" END CAP
2. TRANSITION COUPLING

DETAIL 'B'-CONNECTION TO EX. WATER MAIN

(N.T.S.)

EARTHWORK QUANTITIES

CUT = 25 C.Y. +/- FILL = 3,050 C.Y. +/-

IMPORT = 3,025 C.Y. +/-

N

20 0 20 40 60

SCALE: 1"=20'

COFFEY ENGINEERING, INC.
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ENGINEER OF WORK

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DANIEL VALDEZ
C 76074

DATE: 08/07/25
EXPIRES: 6/30/26

REGISTERED PROFESSIONAL ENGINEER
DANIEL J. VALDEZ
No. C076074
CIVIL
STATE OF CALIFORNIA

PROPOSED IMPROVEMENT PLAN

C-8

ENGINEER'S NAME: COFFEY ENGINEERING, INC.
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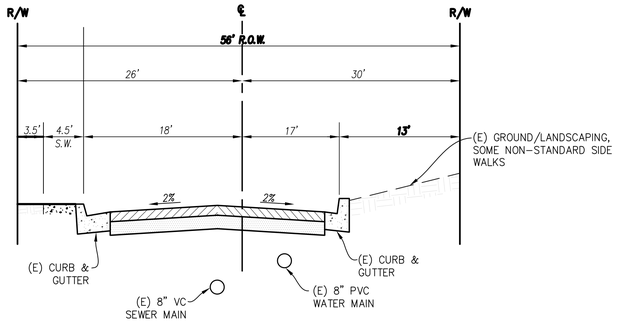
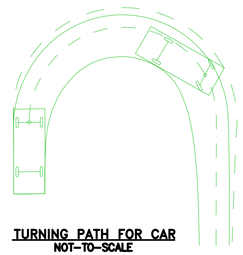
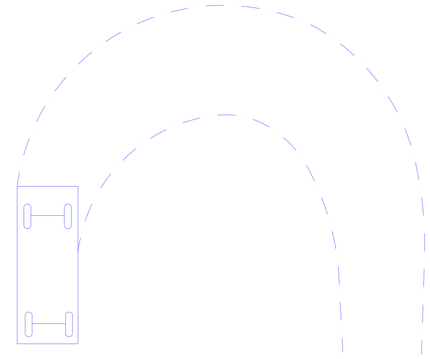


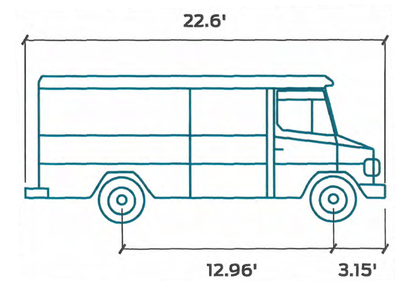
CALLE DEL CIELO SECTION
NOT-TO-SCALE



TURNING PATH FOR CAR
NOT-TO-SCALE



TURNING PATH FOR TYPICAL UPS/FEDEX TRUCK
NOT-TO-SCALE

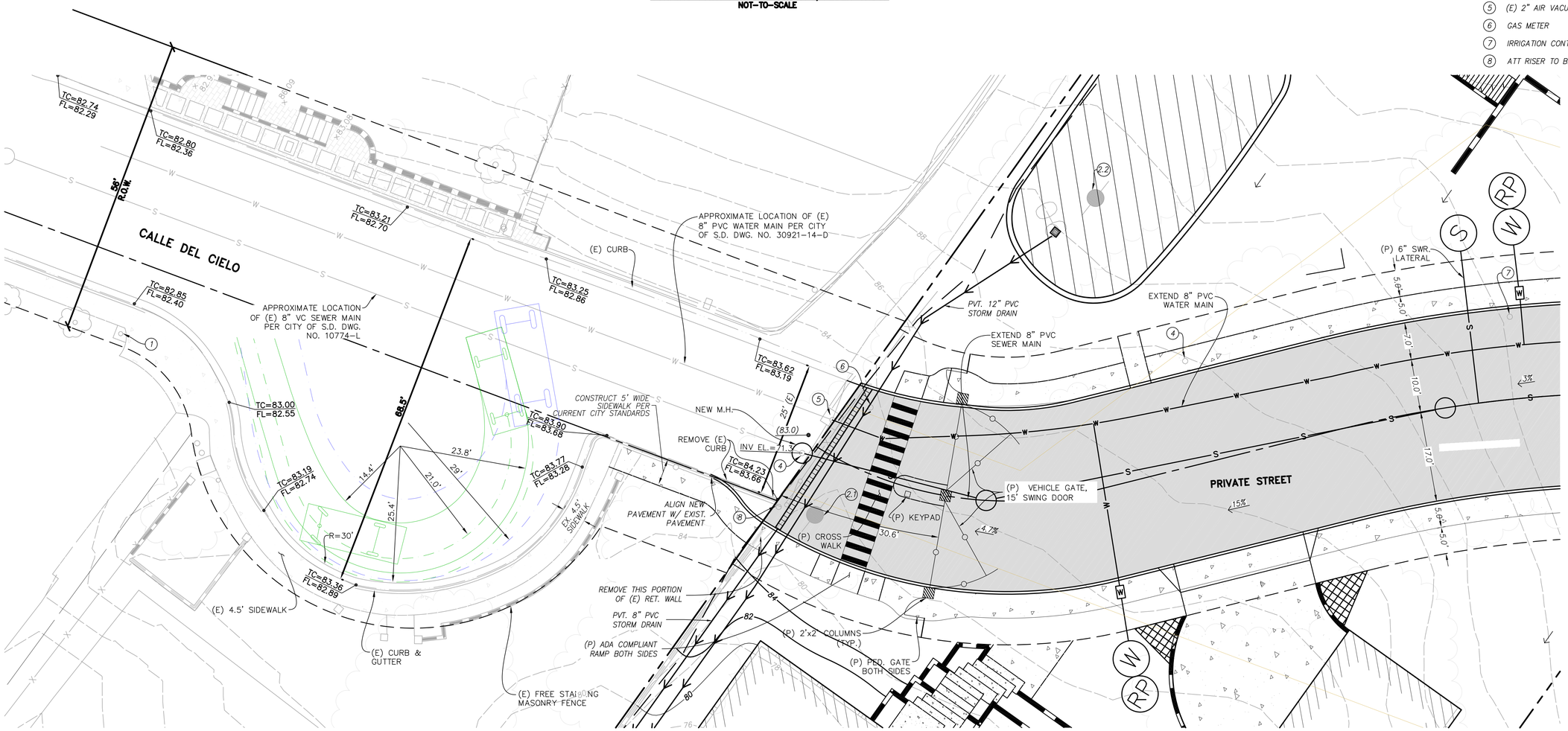


TYPICAL UPS/FEDEX TRUCK
NOT-TO-SCALE

EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

1. STREET LIGHT
2.1. POWER POLE TO BE RELOCATED PER SDG&E APPROVAL
2.2. POWER POLE TO BE REMOVED. OVERHEAD ELECTRICAL SERVICES TO BE UNDERGROUNDED PER SDG&E APPROVAL
3. BUILDING
4. REMOVE (E) END CAP, INSTALL NEW MANHOLE PER SDS-107
5. (E) 2" AIR VACUUM RELEASE
6. GAS METER
7. IRRIGATION CONTROL VALVE
8. ATT RISER TO BE RELOCATED



EMRA NOTE:
PRIVATE EMRA IS REQUIRED FOR ALL PROPOSED ENCROACHMENTS WITHIN THE EASEMENT (I.E. PROPOSED TREES/LANDSCAPING/IRRIGATION WITHIN ROUNDABOUT, VEHICLE GATE, PEDESTRIAN GATE, DOORS, GATE AT ENTRY, TRENCH DRAIN ETC.)

N

10 0 10 20 30

SCALE: 1"=10'

COFFEY ENGINEERING, INC.
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ENGINEER OF WORK
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DANIEL VALDEZ
C 76074

DATE: 08/04/25
EXPIRES: 6/30/26

REGISTERED PROFESSIONAL ENGINEER
DANIEL J. VALDEZ
No. C076074
CIVIL
STATE OF CALIFORNIA

PROPOSED TURNING RADIUS & ENTRY GATE PLAN

C-9

PRELIMINARY – NOT FOR CONSTRUCTION

ENGINEER'S NAME: COFFEY ENGINEERING, INC.
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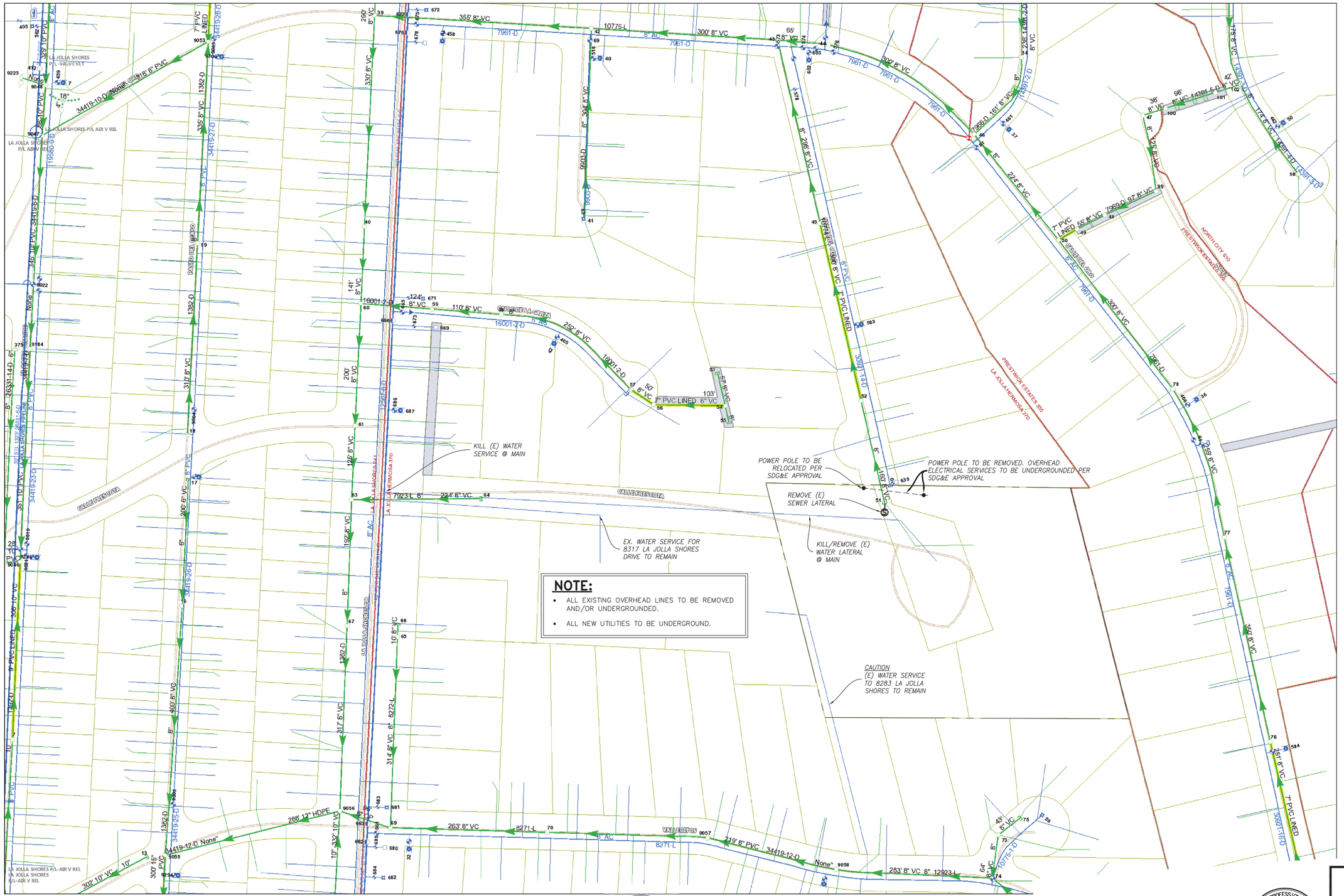
PRELIMINARY – NOT FOR CONSTRUCTION



NOTE:

- ALL EXISTING OVERHEAD LINES TO BE REMOVED AND/OR UNDERGROUNDED.
- ALL NEW UTILITIES TO BE UNDERGROUND.

City of San Diego Public Utilities Water & Wastewater

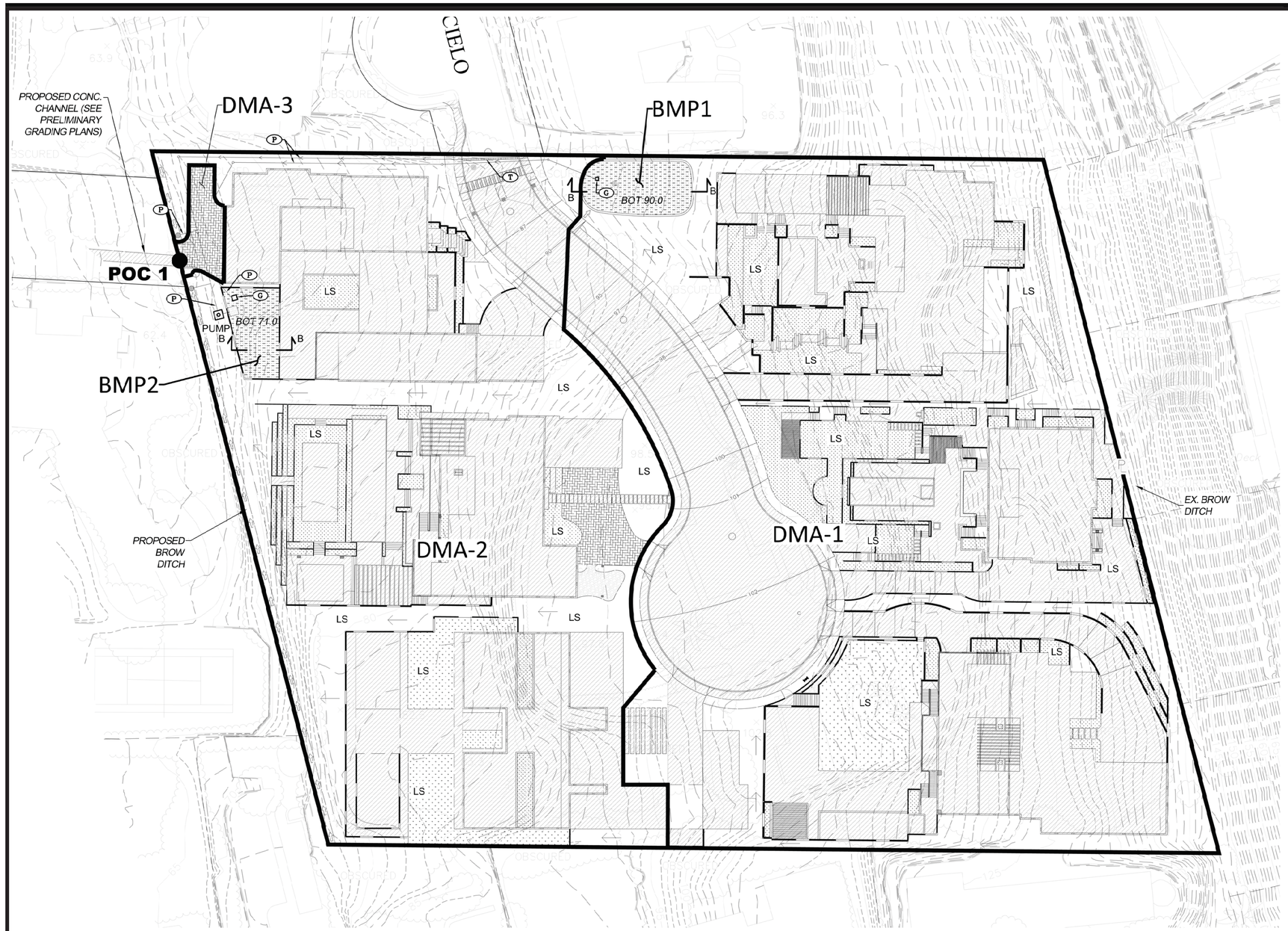
COFFEY ENGINEERING, INC.
9666 BUSINESSPARK AVENUE, SUITE 210, SAN DIEGO, CA 92131 PH (858)831-0111 FAX (858)831-0179

REGISTERED PROFESSIONAL ENGINEER DANIEL J. VALDEZ No. C076074 CIVIL STATE OF CALIFORNIA

EXISTING UTILITIES PLAN

C–10

ENGINEER'S NAME: COFFEY ENGINEERING, INC.
PHONE NO. (858) 831–0111 // EMAIL: DAN@COFFEYENGINEERING.COM

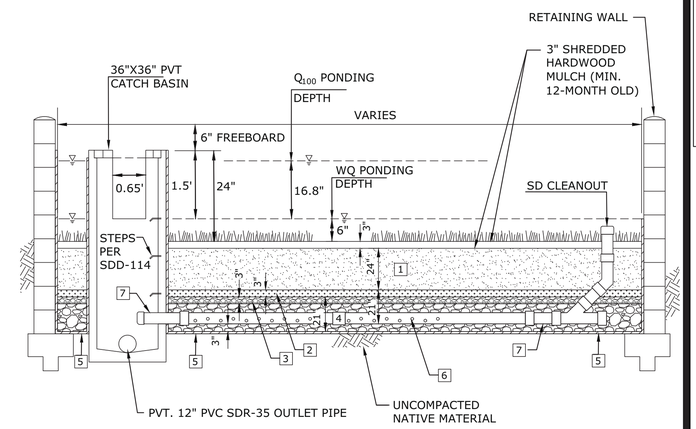


NOTES:

1. THE UNDERLYING SOIL TYPE GROUPS IS A & C FOR THE ENTIRE PROPERTY AND SURROUNDING PARCELS
2. THE APPROXIMATE DEPTH TO GROUND WATER IS EXPECTED TO BE MORE THAN 20 FEET
3. THERE ARE NO CRITICAL COARSE SEDIMENT YIELD AREAS
4. THE SITE DOES NOT CONTAIN ANY EXISTING NATURAL HYDROLOGIC FEATURES. (WATERCOURSES, SEEPS, SPRINGS, WETLANDS)

LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- FLOW DIRECTION
- BIO-FILTRATION FACILITY
- STORM DRAIN COLLECTOR
- 36" X 36" GRATED INLET
- 12" X 12" TRENCH (NDS OR SIMILAR)
- POC 1 POINT OF COMPLIANCE
- NEW IMPERVIOUS



B SECTION

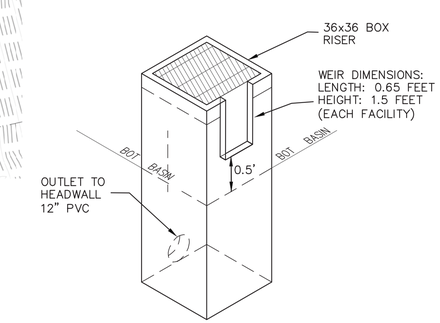
A BIO-FILTRATION FACILITY (each)
NOT TO SCALE

BSM MIXTURE [2]		
BMP COMPOSITION	ASTM C33 SAND	15% - 30%
VOLUME	70% - 85%	COMPOST [1]

1. ORGANIC MATERIAL CONTENT SHALL BE 35% - 75% BY DRY WEIGHT.
2. FOR BSM SPECIFICATIONS, SEE APPENDIX F.3 OF THE CITY OF SAN DIEGO 2018 STORM WATER STANDARDS.

KEY NOTES

1. BIORETENTION SOIL MEDIA (BSM) (5-INCH/HR MIN. PERCOLATION RATE) PER BSM MIXTURE RIGHT
2. 3" CLEAN & WASHED ASTM 33 FINE AGGREGATE SAND
3. 3" LAYER OF ASTM 8 STONE
4. ASTM 57 OPEN GRADED STONE (3/4" WASHED CRUSHED ROCK)
5. IMPERMEABLE LINER (30 MIL PVC GEOMEMBRANE BY EPI OR APPROVED EQUAL) PER MANUFACTURER'S SPECIFICATIONS
6. PVT. 8" PVC PERFORATED PIPE @ 0.5% SLOPE.
7. PVT. 8" PVC SDR-35 @ 0.5% SLOPE.



B BIO-FILTRATION OUTLET DETAIL
NOT TO SCALE

BMP INFORMATION						
BMP	BMP SIZE (SF)	AMENDED SOIL (IN)	GRAVEL (IN)	UNDERDRAIN OFFSET (IN)	RISER DEPTH (IN)	TOTAL SURFACE DEPTH (IN)
1	2,190	24	21	3	6	24
2	1,410	24	21	3	6	24

DMA AREA SUMMARY								
DMA ID	DMA SURFACE TYPE	DMA TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA	DMA TYPE [1]	STRUCTURAL BMP ID	PROPOSED STRUCTURAL BMP TYPE [2]	STRUCTURAL BMP SIZE [3] (SF)	INCLUDED IN HMP CALCS
1	LS /ROOF TOP/ ROAD/CONCRETE	110,743	67,398	DRAINS TO BMP	BMP1	BIOFILTRATION BASIN	1,970	NA
2	LS /ROOF TOP/ ROAD/CONCRETE	82,056	47,822	DRAINS TO BMP	BMP2	BIOFILTRATION BASIN	1,410	NA
3	PERM. PAVERS	1,224	NA	SELF MIT.	NA	NA	NA	NA
1 DMA Type can only be: 1) Drains to BMP, 2) Self-mitigating, 3) De Minimis, or 4) Self-retaining 2 BMP Type must be consistent with terminology in the BMP Design Manual and/or CASQA Fact Sheets 3 Structural BMP Size is typically presented as an area (sq. ft .) or size (e.g., proprietary devices)								

SCALE: 1" = 30'

30 15 0 30 60 90

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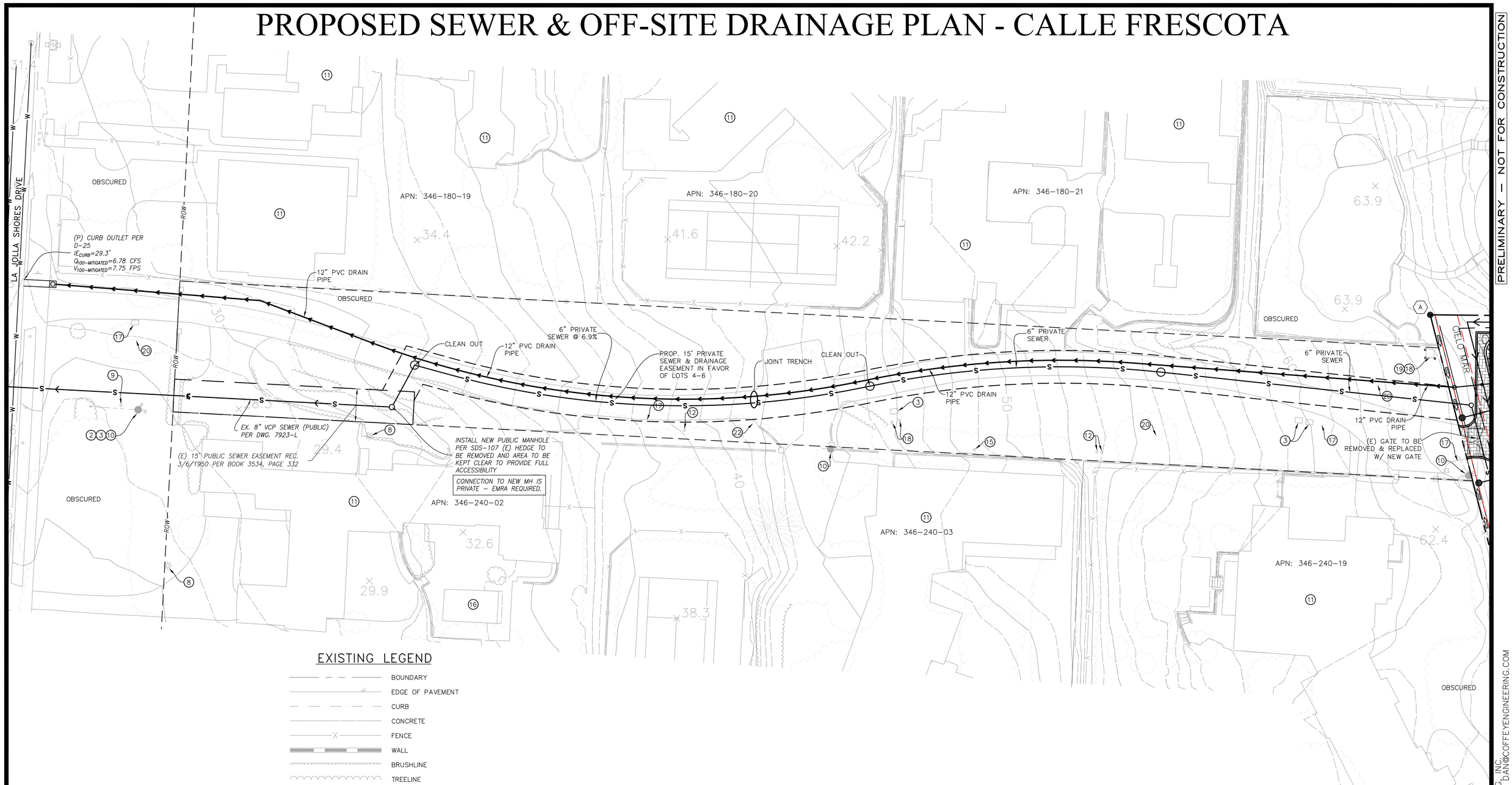
REGISTERED PROFESSIONAL ENGINEER DANIEL J. VALDEZ No. C076074 CIVIL STATE OF CALIFORNIA

DMA MAP & BIO-FILTRATION DETAILS

C-11

PRELIMINARY — NOT FOR CONSTRUCTION

PROPOSED SEWER & OFF-SITE DRAINAGE PLAN - CALLE FRESCOTA



PRELIMINARY - NOT FOR CONSTRUCTION

EXISTING LEGEND

- BOUNDARY
- EDGE OF PAVEMENT
- CURB
- CONCRETE
- FENCE
- WALL
- BRUSHLINE
- TREELINE

1. WATER METER
2. TELECOMMUNICATIONS PEDESTAL
3. SDG&E PULLBOX
4. SEWER MANHOLE
5. STREET LIGHT PULLBOX
6. WATER VALVE
7. FIRE HYDRANT
8. STREET LIGHT POST
9. TIME WARNER CHANNEL VAULT
10. POWER POLE
11. BUILDING
12. SEWER CLEANOUT
13. WATER RISER
14. GAS METER
15. IRRIGATION CONTROL VALVE
16. POOL
17. AT&T PULLBOX
18. BOLLARD
19. UTILITY PAD
20. TREE TRUNK
21. GATE CODE PAD
22. MAILBOX

N

20 0 20 40 60

SCALE: 1"=20'

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ENGINEER OF WORK

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DANIEL VALDEZ
C 76074

DATE: 08/04/25
EXPIRES: 6/30/26

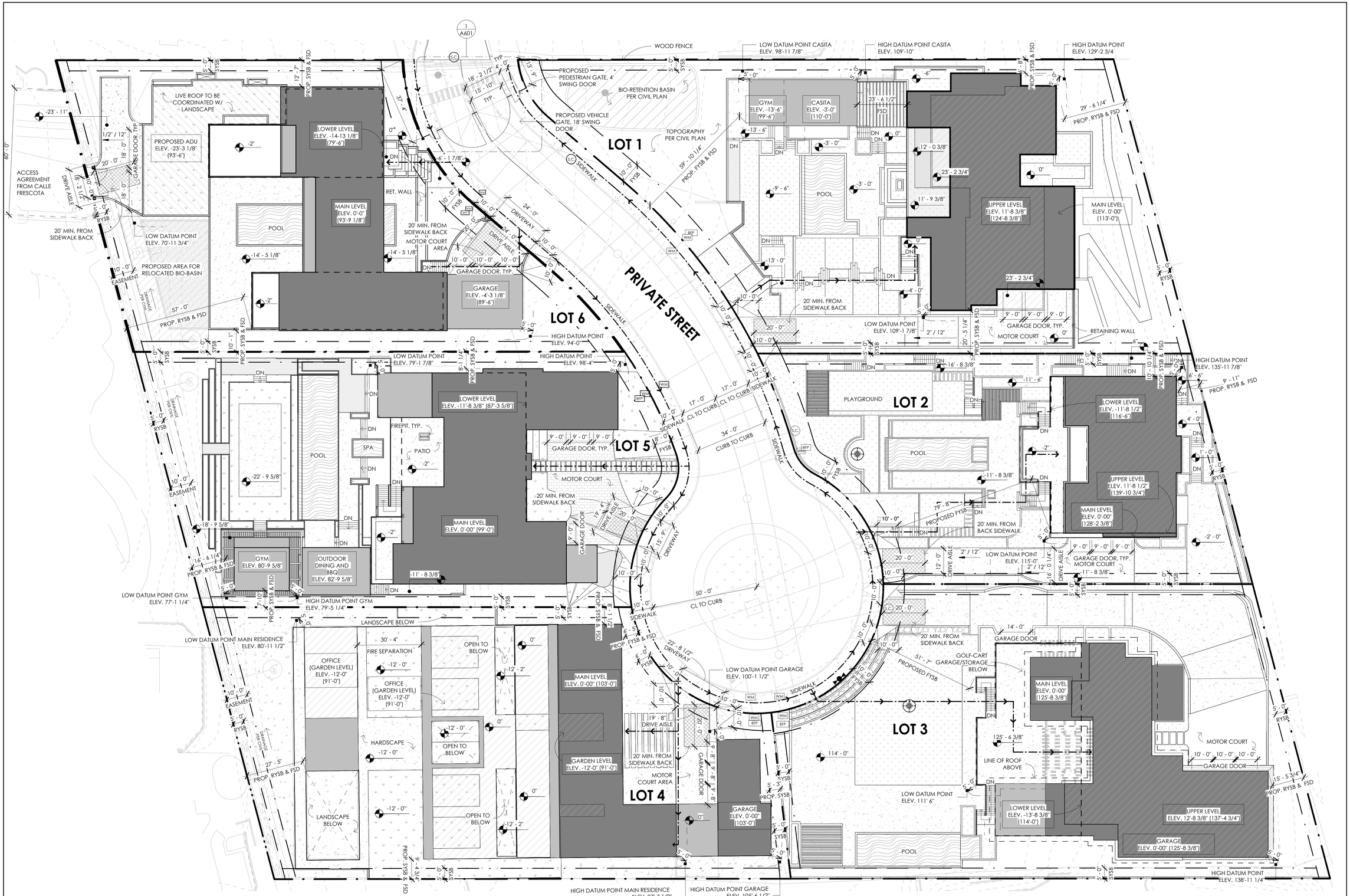
REGISTERED PROFESSIONAL ENGINEER
DANIEL J. VALDEZ
No. C076074
CIVIL
STATE OF CALIFORNIA

PROPOSED SEWER & DRAINAGE PLAN

C-12

CALLE FRESCOTA

ENGINEER'S NAME: COFFEY ENGINEERING, INC.
PHONE NO. (858) 831-0111 // EMAIL: DAN@COFFEYENGINEERING.COM



1 OVERALL SITE PLAN

SCALE = 1" = 20'-0"

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

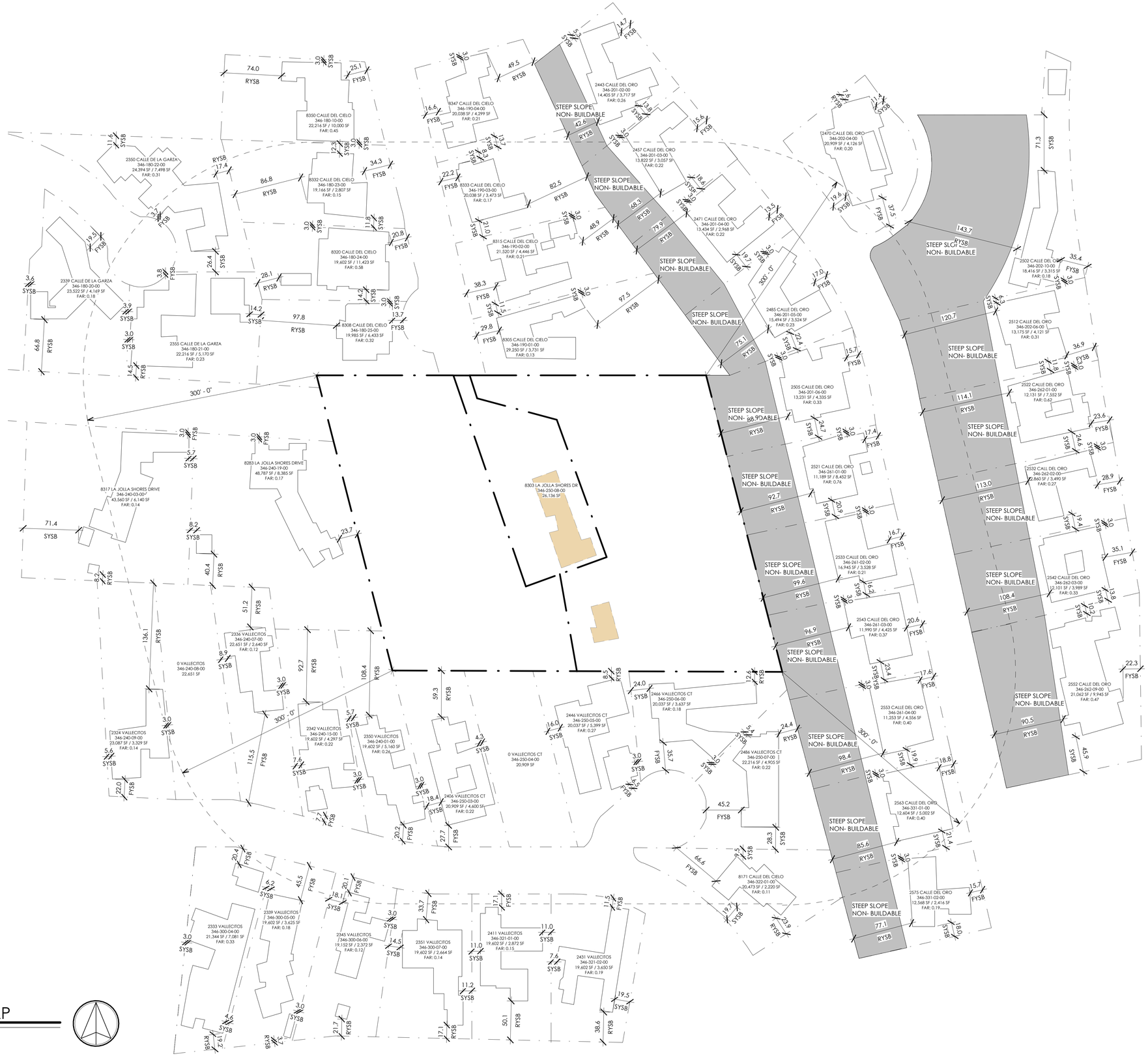
DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

A000.0

OVERALL SITE PLAN

10/22/2025

PLOT DATE AND TIME: 2/11/2025 12:13:51 Autodesk Docs://2220_Cielo Mar Owners - Cielo Mar LJ La Jolla Shores Site.rvt



1 300' RADIUS MAP

SCALE = 1" = 60'-0"

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

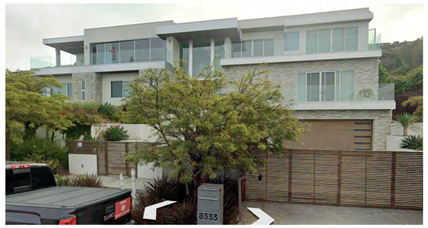
DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

A000.1

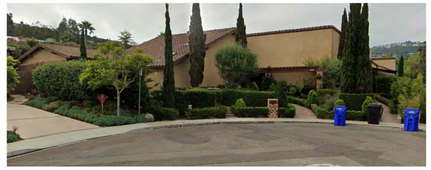
LA JOLLA SHORES 300' RADIUS SITE PLAN 03/28/2025

PLOT DATE AND TIME: 2/17/2025 12:13:06 Autodesk Docs://2220 Cielo Mar Develop/- Cielo Mar LLC/LA JOLLA SHORES_SITE.rvt

CALLE DEL CIELO

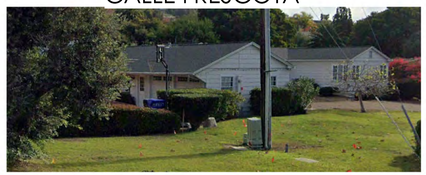


CALLE DE LA GARZA



VALLECITOS

CALLE FRESCOTA



CALLE DEL ORO

SURROUNDING PROPERTIES

PARCEL NUMBER	SITE ADDRESS	LOT SIZE	FRONT SETBACK	SIDE SETBACK 1	SIDE SETBACK 2	SIDE SETBACK 3	REAR SETBACK	GFA	FAR
346-261-01-00	2521 CALLE DEL ORO	11,189	17.4	20.9	3		92.7	8,452	0.76
346-261-04-00	2553 CALLE DEL ORO	11,253	17.6	3	19.9		98.4	4,556	0.40
346-261-03-00	2543 CALLE DEL ORO	11,990	20.6	23.4	3		96.9	4,425	0.37
346-262-03-00	2542 CALLE DEL ORO	12,101	35.1	3	13.8		108.4	3,989	0.33
346-262-01-00	2522 CALLE DEL ORO	12,131	23.6	3	24.6		114.1	7,552	0.62
346-331-02-00	2575 CALLE DEL ORO	12,568	15.7	3	18		77.1	2,416	0.19
346-331-01-00	2563 CALLE DEL ORO	12,604	18.8	3	21.4		85.6	5,002	0.40
346-262-03-00	2532 CALLE DEL ORO	12,860	28.9	3	19.4		113	3,490	0.27
346-202-06-00	2512 CALLE DEL ORO	13,175	36.9	6.3	11.8		120.7	4,121	0.31
346-201-06-00	2505 CALLE DEL ORO	13,231	15.7	3	24.7		88.9	4,335	0.33
346-201-04-00	2471 CALLE DEL ORO	13,434	13.5	19.7	3		79.9	2,968	0.22
346-203-03-00	2457 CALLE DEL ORO	13,822	15.6	18.6	3		68.3	3,057	0.22
346-201-03-00	2443 CALLE DEL ORO	14,405	14.7	13.8	5.3		42.6	3,717	0.26
346-201-05-00	2485 CALLE DEL ORO	15,494	17	22.4	3		75.1	3,381	0.22
346-261-03-00	2533 CALLE DEL ORO	16,945	16.7	3	16.2		99.6	3,528	0.21
346-202-10-00	2502 CALLE DEL ORO	18,416	35.4	71.3	3		143.7	3,315	0.18
346-300-06-00	2345 VALLECITOS	18,152	20.1	3	18.1		21.7	2,372	0.12
346-240-15-00	2342 VALLECITOS	19,602	7.7	3	7.6		92.7	4,297	0.22
346-240-17-00	2350 VALLECITOS	19,602	20.2	5.7	3		108.4	5,160	0.26
346-300-05-00	2339 VALLECITOS	19,602	45.5	6.2	3		3.7	3,625	0.18
346-300-07-00	2351 VALLECITOS	19,602	33.7	14.5	11.2		17.1	2,664	0.14
346-321-01-00	2411 VALLECITOS	19,602	17.1	11	11		50.1	2,872	0.15
346-321-02-00	2431 VALLECITOS	19,602	11.5	19.5	7.6		38.6	3,650	0.19
346-180-21-00	8308 CALLE DEL CIELO	19,985	13.7	3	16.5		97.8	6,433	0.32
346-250-04-00	2446 VALLECITOS CT	20,037	35.7	24	5.4		12.6	7,498	0.37
346-190-03-00	8333 CALLE DEL CIELO	20,038	22.2	8.3	21		82.5	6,930	0.35
346-190-02-00	8315 CALLE DEL CIELO	20,038	38.3	3	11.5		48.9	5,171	0.26
346-190-04-00	8347 CALLE DEL CIELO	20,038	16.6	3	13.7		49.5	4,299	0.21
346-250-06-00	2466 VALLECITOS CT	20,473	6.5	3	16		8.5	3,637	0.18
346-322-01-00	8171 CALLE DEL CELO	20,473	66.6	9.5	19.7		23.9	2,220	0.11
TBD	CIELO MAR LOT 2	20,742	79.8	10.9	22.4		10	9,250	0.45
346-250-03-00	2406 VALLECITOS	20,909	27.7	18.4	4.3		59.3	4,541	0.22
346-202-04-00	2470 CALLE DEL ORO	20,909	37.5	19.6	11.4		7.6	4,126	0.20
346-180-24-00	8320 CALLE DEL CIELO	21,066	20.8	3	14.2		26.1	11,423	0.54
346-180-23-00	8332 CALLE DEL CIELO	21,344	34.3	12.3	11.8		86.8	2,807	0.13
346-300-04-00	2333 VALLECITOS	21,344	20.4	3	4.6		19.2	7,081	0.33
346-262-09-00	2552 CALLE DEL ORO	21,602	22.3	10.2	45.9		90.55	9,945	0.46
346-250-07-00	2486 VALLECITOS CT	22,216	5.4	45.2	28.3		24.4	4,905	0.22
346-180-21-0C	2355 CALLE DE LA GARZA	22,216	3.8	14.2	3		14.5	5,052	0.23
346-180-10-0C	8350 CALLE DEL CIELO	22,216	25.1	3	3		74	10,000	0.45
346-240-07-0C	2336 VALLECITOS	22,651	115.5	8.9	3		51.2	2,640	0.12
346-240-09-0C	2324 VALLECITOS	23,087	22	3	5.6		136.1	3,329	0.14
346-180-20-0C	2339 CALLE DE LA GARZA	23,522	19.5	3.9	3.6		66.8	4,169	0.18
346-180-22-0C	2350 CALLE DE LA GARZA	24,394	3.7	26.4	11.6		17.4	2,587	0.11
TBD	CIELO MAR LOT 6	25,935	10	12.6	10.1		57	13,264	0.51
TBD	CIELO MAR LOT 5	27,664	8	8.1	7.8		16.5	12,612	0.46
346-190-01-0C	8305 CALLE DEL CIELO	30,056	94.1	4.7	16.3		14.8	9,091	0.30
TBD	CIELO MAR LOT 4	30,234	6.5	8.1	9.4	5.2	27.4	11,457	0.38
TBD	CIELO MAR LOT 3	31,488	51.5	28	10	89.9	15.4	14,322	0.45
TBD	CIELO MAR LOT 1	33,724	59.9	6.7	20.4		29.5	8,870	0.26
346-240-03-0C	8317 LA JOLLA SHORES DR	43,560	3	5.7	71.4		8.2	6,140	0.14
346-240-19-0C	8285 LA JOLLA SHORES DR	48,787	3	8.2	21.7		40.4	8,385	0.17
	TOTAL	1,073,130	1412.2	561.4	700.2	95.1	3056.15	295,128	14.80
	AVERAGE	20,637	27.16	10.80	13.47	47.55	58.77	5,676	0.28

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

A000.2

COMMUNITY CHARACTER EXHIBIT
03/28/2025

PLOT DATE AND TIME: 27/10/2025 12:13:21 Autodesk Docs://2223 Cielo Mar Overall - Cielo Mar LCI/LA JOLLA SHORES SITE.rvt

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
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12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

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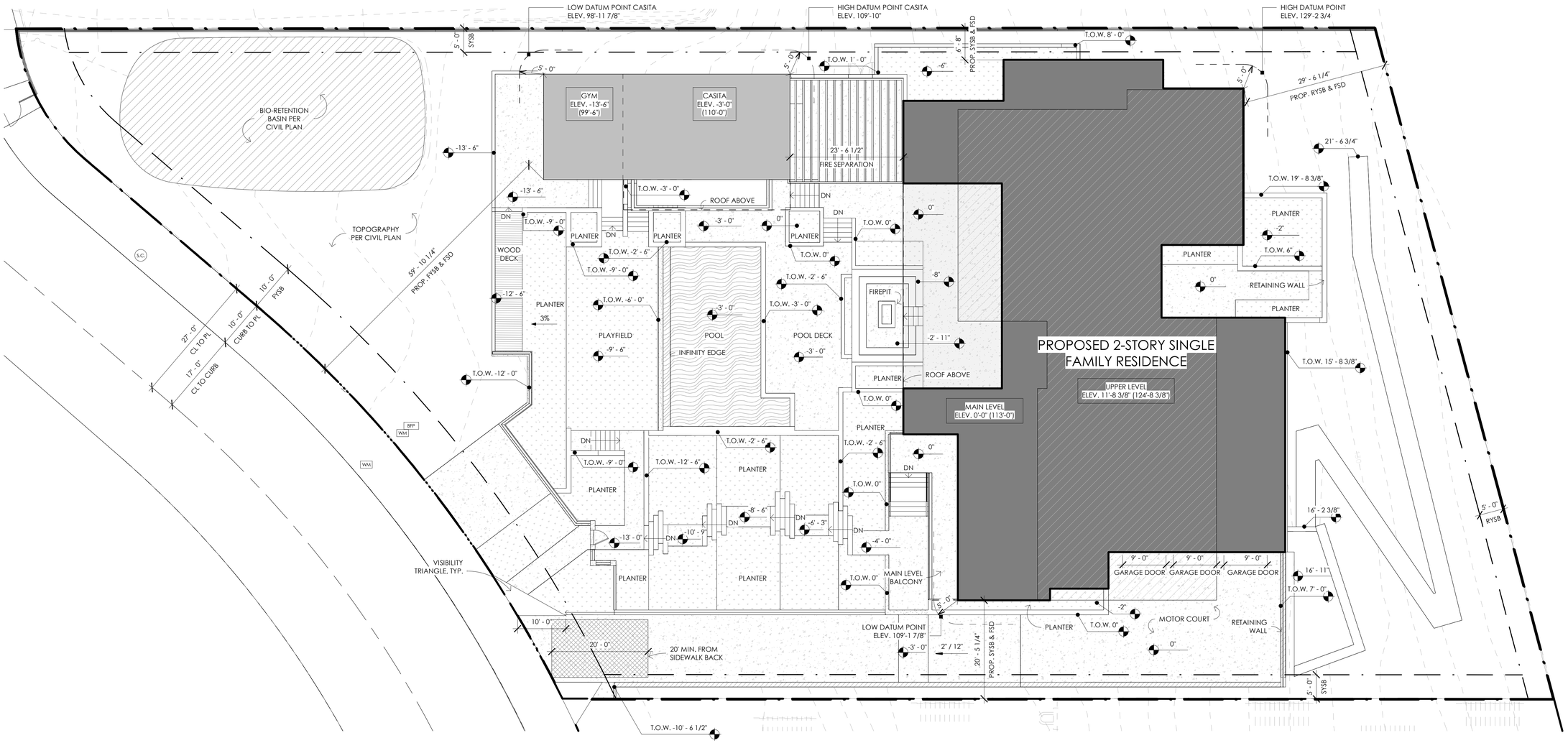
RENDERINGS

03/28/2025

PLOT DATE AND TIME: 2/11/2025 1:21:13 PM Autodesk Docs://7220-Cielo Mar Overall - Cielo Mar LJ-LA JOLLA SHORES_SFE.rvt



1 LOT 1 - SITE PLAN

SCALE = 3/32" = 1'-0"

SITE LEGEND

- BFP — BACKFLOW PREVENTER. REFER TO G002 FOR SIZE **TYPE; (F) = FIRE (I); IRRIGATION; (D) DOMESTIC**
- WM — WATER METER. REFER TO SHEET G002 FOR SIZE **TYPE; (F) = FIRE (I); IRRIGATION; (D) DOMESTIC**
- FIRE HYDRANT LOCATED 6' FROM FACE OF CURB W/ BLUE REFLECTIVE PAVEMENT MARKER, CFC 507 (PROVIDE 3'-0" DIA. MIN. CLEAR AREA, CFC 507.5.5)
- S.C. — SEWER CLEANOUT
- HATCH INDICATES MAIN LEVEL RESIDENCE FOOTPRINT
- HATCH INDICATES UPPER LEVEL RESIDENCE FOOTPRINT
- HATCH INDICATES PROPOSED CASITA
- HATCH INDICATES HARDSCAPE AREA
- LANDSCAPE PER LANDSCAPE PLANS

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPS, AND WCPC.
7. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
8. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
   I. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE
   II. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR - LOT 1 DIAZ

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

A001

LOT 1 - SITE PLAN

04/28/2025

PLOTDATE AND TIME: 2025-09-04 13:19:55 Autodesk Docs://7225-Cielo Mar Owners - Cielo Mar LLC/A-LA JOLLA SHORES - LOT 1 - CDP.rvt

MATERIAL LEGEND

WALL TEXTURE 1

COLOR: WHITE
FINISH/TEXTURE: STUCCO

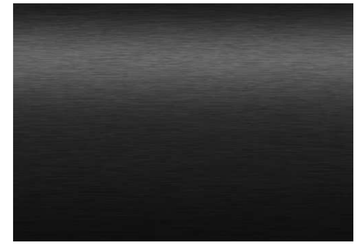
WALL TEXTURE 2

COLOR: BEIGE
FINISH/TEXTURE: STONE

TRIM/AWNINGS

COLOR: WOOD
FINISH/TEXTURE: WOOD

DOORS/WINDOWS



COLOR: BLACK
FINISH/TEXTURE: OPAQUE METAL

LOT 1 FEATURES A TROPICAL MEXICAN MODERN STYLE WITH WHITE STUCCO AND STONE, COMPLEMENTED BY FLAT ROOFS AND AWNINGS. THIS DESIGN INTRODUCES A REFRESHING YET COHESIVE ELEMENT TO THE NEIGHBORHOOD, ALIGNING WITH THE COMMUNITY'S EXISTING AESTHETIC. THE HOME'S USE OF MATERIALS AND ARCHITECTURAL FEATURES INTEGRATES SMOOTHLY WITH SURROUNDING STRUCTURES, ENHANCING THE NEIGHBORHOOD'S CHARM AND FOSTERING A HARMONIOUS VISUAL TRANSITION BETWEEN NEW AND EXISTING HOMES.

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR - LOT 1 DIAZ

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
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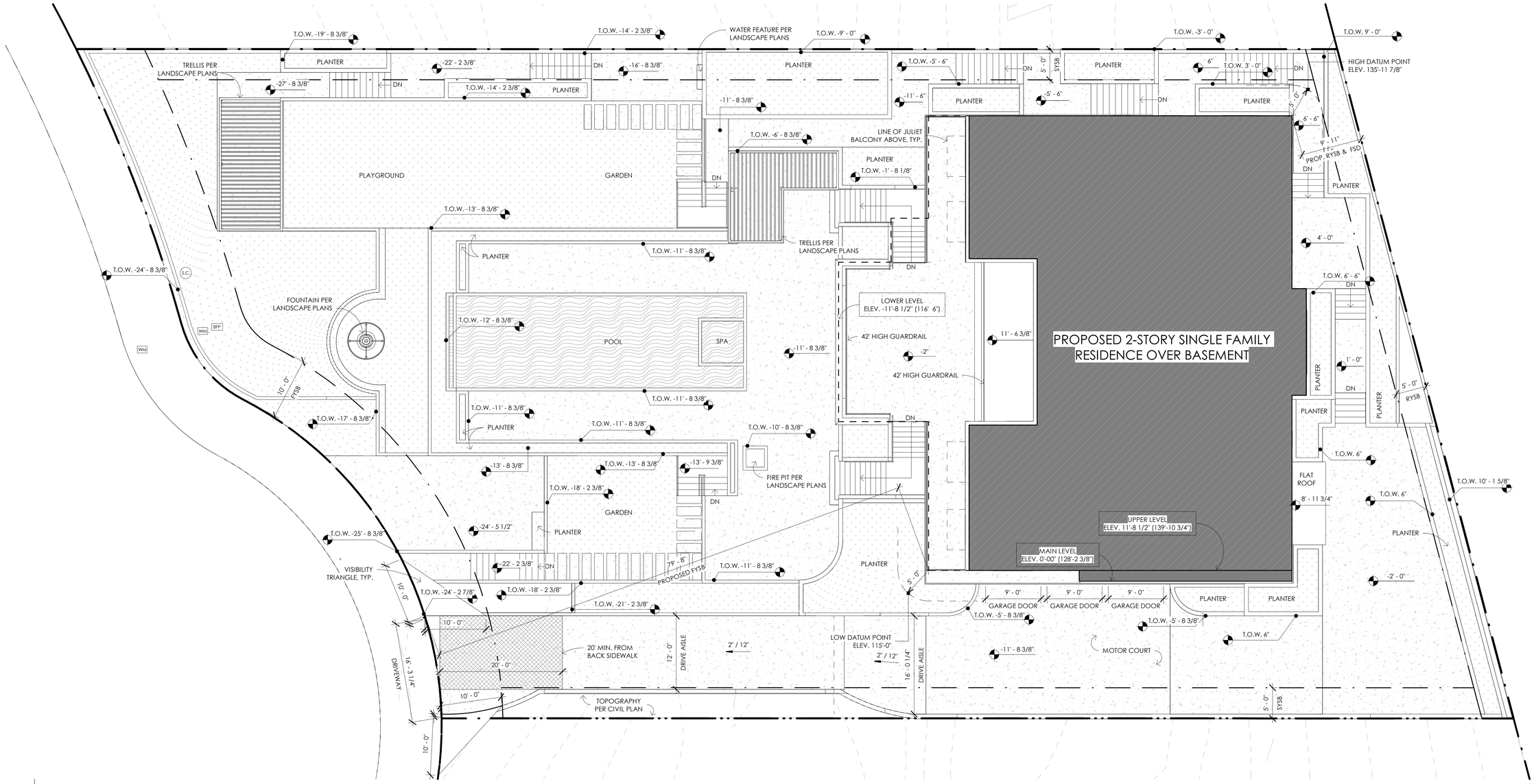
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

A001.a

LOT 1 - RENDERINGS

04/28/2025

2025-09-04 9:15:17 PM Autodesk Docs://2020-Cielo Mar Design - Cielo Mar LLC/LA JOLLA SHORES - LOT 1 - CDP.rvt



1 LOT 2 - SITE PLAN

SCALE = 1/8" = 1'-0"

SITE LEGEND

- HATCH INDICATES PROPOSED MAIN LEVEL RESIDENCE
- LINE INDICATES LOWER LEVEL RESIDENCE
- HATCH INDICATES UPPER LEVEL RESIDENCE
- HATCH INDICATES HARDSCAPE AREA
- HATCH INDICATES COVERED AREA
- LANDSCAPE PER LANDSCAPE PLANS

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPS, AND WCPC.
7. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
8. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
   I. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE
   II. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR - LOT 2 - SINNET

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

A002

LOT 2 - SITE PLAN

04/28/2025

PLOT DATE AND TIME: 28/04/2025 10:24:08 Autodesk Docs://2020 Cielo Mar Diversi - Cielo Mar LLC/LA JOLLA SHORES - LOT 2 - CDP.rvt

MATERIAL LEGEND

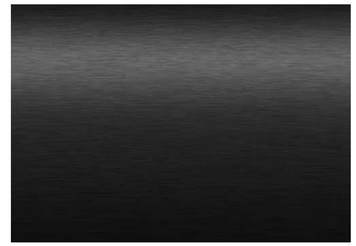
WALL TEXTURE 1

COLOR: WHITE
FINISH/TEXTURE: STUCCO

EXTERIOR FLOOR TEXTURE

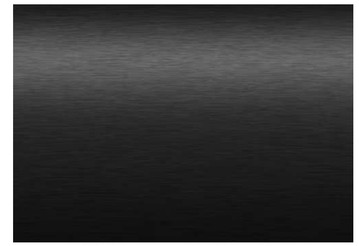
COLOR: WHITE
FINISH/TEXTURE: STONE TILE

TRIM/AWNINGS



COLOR: BLACK
FINISH/TEXTURE: OPAQUE METAL

DOORS/WINDOWS



COLOR: BLACK
FINISH/TEXTURE: OPAQUE METAL

LOT 2 SHOWCASES AN ALL-WHITE EXTERIOR WITH ART DECO AND CLASSICAL INFLUENCES, INTRODUCING A REFINED YET HARMONIOUS STYLE TO THE NEIGHBORHOOD. THE HOME'S DESIGN ADDS A TOUCH OF ELEGANCE WHILE RESPECTING THE EXISTING ARCHITECTURAL LANDSCAPE. BY BLENDING ART DECO AND CLASSICAL ELEMENTS WITH TRADITIONAL MATERIALS, THE HOME CONTRIBUTES TO A BALANCED AND VISUALLY APPEALING STREETSCAPE, ENRICHING THE NEIGHBORHOOD'S CHARACTER WITH ITS DISTINCTIVE YET COMPLEMENTARY AESTHETIC.

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR - LOT 2 - SINNET

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
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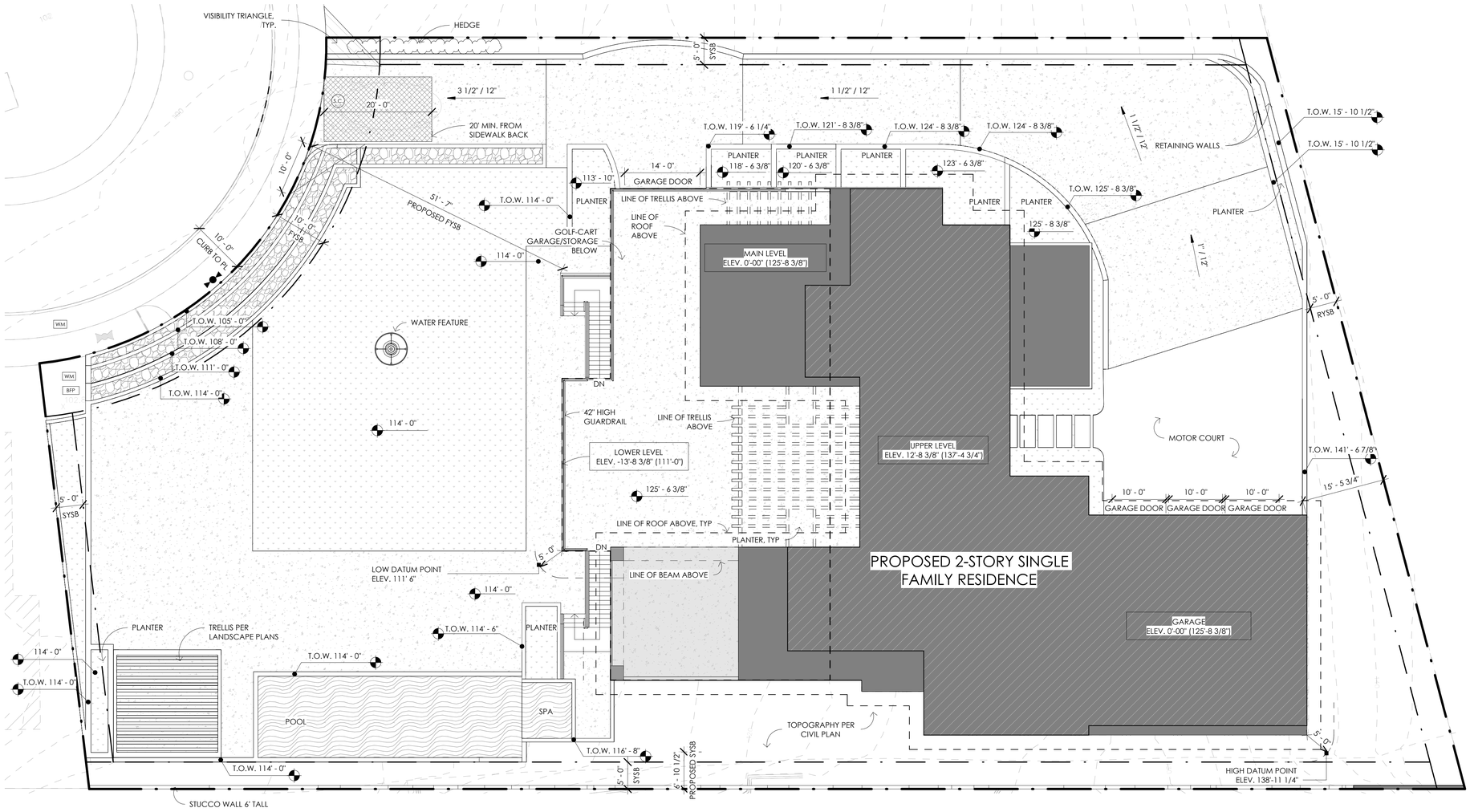
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

A002.a

LOT 2 - RENDERINGS

04/28/2025

ACCURATE AS OF TIME: 28/04/2025 13:24:09 - Autodesk Docs://2020 Cielo Mar Owner - Cielo Mar LEGA JOLLA SHORES - LOT 2 - CDP.rvt



1 LOT 3 - SITE PLAN

SCALE = 3/32" = 1'-0"

SITE LEGEND

- BFP — BACKFLOW PREVENTER. REFER TO G002 FOR SIZE **TYPE; (F) = FIRE (I); IRRIGATION; (D) DOMESTIC**
- WM — WATER METER. REFER TO SHEET G002 FOR SIZE **TYPE; (F) = FIRE (I); IRRIGATION; (D) DOMESTIC**
- FIRE HYDRANT LOCATED 6' FROM FACE OF CURB W/ BLUE REFLECTIVE PAVEMENT MARKER. CFC 507 (PROVIDE 3'-0" DIA. MIN. CLEAR AREA, CFC 507.5.5)
- S.C. — SEWER CLEANOUT
- HATCH INDICATES PROPOSED MAIN LEVEL RESIDENCE
- LINE INDICATES LOWER LEVEL RESIDENCE
- HATCH INDICATES UPPER LEVEL RESIDENCE
- HATCH INDICATES HARDSCAPE AREA
- HATCH INDICATES COVERED AREA
- LANDSCAPE PER LANDSCAPE PLANS

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPS, AND WCPC.
7. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
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I. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE

II. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

W·F ARCHITECTS

WILL & FOTSCH ARCHITECTS

1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

JOB #:

CIELO MAR - LOT 3 - ALLOS

8303 LA JOLLA SHORES DR, SAN DIEGO, CA 32037

DATE:	ISSUE:
02/24/2023	CDP SUBMITTAL
10/03/2023	2ND CDP SUBMITTAL
03/18/2024	3RD CDP SUBMITTAL
08/16/2024	4TH CDP SUBMITTAL
12/13/2024	5TH CDP SUBMITTAL
04/28/2025	6TH CDP SUBMITTAL
09/04/2025	7TH CDP SUBMITTAL

A003

LOT 3 - SITE PLAN

10/22/2025

PLOT DATE AND TIME: 2/11/2025 1:10:35 AutoDesk Docs://2220-Cielo Mar Overall - Cielo Mar LJ LA JOLLA SHORES - LOT 3 - CDP.rvt