



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: January 21, 2026 REPORT NO. HO-26-003

HEARING DATE: January 28, 2026

SUBJECT: 5646 Chelsea Avenue, Process Three Decision

PROJECT NUMBER: [PRJ-1079635](#)

OWNER/APPLICANT: Daniel Magy

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit to demolish a two-story single-dwelling unit and construct a two-story single-dwelling unit with an attached Accessory Dwelling Unit located at [5646 Chelsea Avenue](#) within the La Jolla Community Plan?

Proposed Actions:

1. APPROVE Coastal Development Permit No. [PMT- 3204594](#)

Fiscal Considerations: None. The applicant funds a deposit account that recovers all costs associated with processing the application.

Code Enforcement Impact: There are no open code enforcement actions on this site.

Housing Impact Statement: The project will demolish the existing single-dwelling unit and construct a new single-dwelling unit and Accessory Dwelling Unit for a total of two dwelling units which add one dwelling unit to the housing stock. Relocation assistance is not required since the project site has one occupant.

Community Planning Group Recommendation: On October 5, 2023, the La Jolla Community Planning Association voted 12-2-1 to recommend approval of the proposed project without conditions (Attachment 6).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The

environmental determination for this project was made on May 13, 2025, and the opportunity to appeal that determination ended on May 28, 2025 (Attachment 7).

BACKGROUND

Site Description:

The 0.11-acre (4,275-square-foot) site contains an existing dwelling unit to be demolished. It is located at 5646 Chelsea Avenue and is approximately 408 feet away from the Pacific Ocean (Attachment 1) in the RS-1-7 zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone, the Transit Area Overlay Zone, and a Transit Priority Area within the La Jolla Community Plan. The project site is a rectangular lot bordered by residential development to the north, east, west, and south within a fully developed residential neighborhood. The site does not contain sensitive coastal bluffs nor does the site contain any sensitive biological resources.

DISCUSSION

Project Description:

The project will demolish the existing two-story single dwelling unit and construct a new 4,174-square-foot, two-story single dwelling unit with a subterranean garage and an attached 780-square-foot accessory dwelling unit (ADU). The project also includes hardscape and a roof deck.

The property is designated Low-Density Residential (0-5 DU/acre) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The replacement of the existing dwelling unit is consistent with the land use designation, density per acre and the San Diego Municipal Code (SDMC), which states in Table [131-04D](#) that the maximum permitted density is one dwelling unit per lot. SDMC section [141.0302\(d\)](#) states that an ADU that does not exceed 800 square feet shall be permitted by right and not count against the total Floor Area Ratio (FAR) of development. The additional dwelling unit is 780 square feet. The dwelling unit will be approximately 24 feet tall, which conforms to the 30-foot height limit. The project does not propose deviations from the SDMC development regulations.

Permits Required: Pursuant to SDMC section [126.0702](#), a Coastal Development Permit is required for new development within the Appealable Area of the Coastal Overlay Zone. This project is within the Appealable Area of the Coastal Overlay Zone.

Community Plan Analysis:

The Residential Element of the LJCP recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. Additionally, the LJCP recommends that in order to promote transitions in scale between new and older structures, to create visual relief through the use of

diagonal or off-setting planes, building articulation, roofline treatment, and variations within front yard setback requirements (Page 76).

The development considers bulk and scale along the street by setting the second story further back than the first, maintaining the low scale along the street frontage and articulating the structure to break up the mass. Furthermore, the new single-dwelling unit and accessory dwelling unit include transitions between each floor and comply with setbacks and height requirements. Therefore, the proposed development is in conformity with the LJCP.

Conclusion:

All issues raised during the review process have been addressed, and the project conforms with the regulations of the Land Development Code and policies of the Community Plan. All required information was disclosed and shared with interested parties during the review process. Therefore, City staff recommends that the Hearing Officer approve Coastal Development Permit PMT-3204594.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3204594 with Modifications.
2. Deny Coastal Development Permit PMT-3204594 if the required findings for the project cannot be affirmed.

Respectfully submitted,

Christian Hoppe
Christian Hoppe
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Resolution with Findings
5. Community Planning Group Recommendation
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Project Plans

Aerial Photograph

Project Site



Aerial Photograph



5646 Chelsea Avenue, Coastal Development Permit
Project No. 1079635

North

Community Plan Location



Community Plan Land Use Map

5646 Chelsea Avenue, Coastal Development Permit
Project No. 1079635



RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009570

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3204594
5646 CHELSEA AVENUE PROJECT NO. PRJ-1079635
HEARING OFFICER

This Coastal Development Permit No. PMT-3204594 is granted by the Hearing Officer of the City of San Diego to DANIEL MAGY, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.11-acre site is located at 5646 Chelsea Avenue in the RS-1-7 zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone, the Transit Area Overlay Zone, and a Transit Priority Area within the La Jolla Community Plan. The project site is legally described as: LOT 9 IN BLOCK "C" OF THE RESUBDIVISION OF A PORTION OF BIRD ROCK CITY BY THE SEA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1138, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 10, 1908.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish the existing single-dwelling unit in order to construct a 4,174-square-foot two-story single-dwelling unit with a subterranean garage and a 780-square-foot accessory dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 28, 2026, on file in the Development Services Department.

The project shall include:

- a. The demolition of the existing single-dwelling unit.
- b. Construction of a 4,174-square-foot, two-story single-dwelling unit with a subterranean garage and a 780-square-foot accessory dwelling unit.
- c. Off-street parking.
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 11, 2029.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

ATTACHMENT 03

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional 5 feet on Abalone Place to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, to remove existing curb and replace it with new curb/gutter per current City standards along the project's frontages on Abalone Place, Chelsea Avenue and Dolphin Place satisfactory to the City Engineer.

ATTACHMENT 03

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of a current City-standard 12-foot wide driveway, adjacent to the site on Abalone Place, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond, the construction of new directional curb ramps at the southwest corner of Dolphin Place and Chelsea Ave, and the northwest corner of Abalone Place and Chelsea Avenue, per the current City standard, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrain(s) on Dolphin Place and all private improvements on Chelsea Ave, public right of way to satisfaction of the City Engineer.

17. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

18. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS

21. Prior to issuance of any building permit, the Owner/Permittee shall dedicate 5 feet of right-of-way along the project's frontage on Abalone Street and assure, by permit and bond, the construction of a 10-foot parkway with a minimum 5-foot sidewalk satisfactory to the City Engineer. These improvements shall be completed and operational prior to first occupancy.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

23. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.
24. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
25. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
27. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree, which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
28. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.
29. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
30. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in

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a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on January 28, 2026 and [Approved Resolution Number].

ATTACHMENT 03

Coastal Development Permit No. PMT-3204594
Date of Approval: January 28, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Christian Hoppe
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Daniel Magy
Owner/Permittee

By _____

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. PMT-3204594
5646 CHELSEA AVENUE PROJECT NO. 1079635

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. DANIEL MAGY, Owner/Permittee, submitted an application to the City of San Diego for a Coastal Development Permit for the demolition of an existing single-dwelling unit and construction of a 4,174 -square-foot two-story house with a subterranean garage and a 780-square-foot accessory dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 5646 CHELSEA AVENUE project.

B. The 0.11-acre site is located at 5646 Chelsea Avenue in the RS-1-7 zone, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable Area), the Parking Impact Overlay Zone, the Transit Area Overlay Zone, and a Transit Priority Area within the La Jolla Community Plan. The project site is legally described as LOT 9 IN BLOCK "C" OF THE RESUBDIVISION OF A PORTION OF BIRD ROCK CITY BY THE SEA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 1138, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 10, 1908;

C. On May 13, 2025, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15332, In-fill Development and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

D. On January 28, 2026, the Hearing Officer considered Coastal Development Permit No. PMT-3204594 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Coastal Development Permit No. PMT-3204594.

A. Coastal Development Permit [SDMC Section 126.0708]

I. **The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program lands use plan, and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 0.11-acre (4,275 square-foot) site is located at 5646 Chelsea Avenue and contains an existing single-dwelling unit. The project proposes demolishing the existing unit and constructing a 4,174-square-foot, two-story single dwelling unit with a subterranean garage and an attached 780-square-foot accessory dwelling unit (ADU). The project also includes hardscape and a roof deck.

The project site is a rectangular lot bordered by residential development to the north, east, west and south within a fully developed residential neighborhood and is approximately 408 feet away from the Pacific Ocean.

The project site is not located between the First Public Roadway and the Sea. The neighborhood surrounding the proposed project is fully developed. The subject property is not identified in the City's adopted La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP) as a public access way as shown in Figure 06 on page 23. There is no existing or proposed physical access way legally used by the public on this property as identified in the LJCP. The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast, legally used by the public or any proposed public access way identified in the LJCP.

The project does not contain a view corridor as shown in Figure 09 on page 36 of the La Jolla Community Plan and will retain its residential designation. Therefore, the dwelling unit will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan, and the proposed coastal development will enhance and

protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

II. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site was developed with a single-dwelling unit in 1990. The project proposes to demolish the existing dwelling unit and construct a two-story single-dwelling unit along with an attached accessory dwelling unit.

The project site is an urbanized area of the La Jolla community. The site does not contain sensitive coastal bluffs nor does the site contain any sensitive biological resources or other environmentally sensitive lands. All surface drainage will be conveyed to the Chelsea Street public right-of-way as a condition of approval, and development will occur on previously graded portions of the site. Therefore, based on the above, the proposed development will not adversely affect environmentally sensitive lands.

III. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified implementation program.

The proposed development will demolish an existing single-dwelling unit and construct a two-story, single-dwelling unit with an attached ADU in an area identified for low-density residential uses (0-5 DU/acre) within the La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). The replacement of the existing dwelling unit is consistent with the land use designation at five dwelling units per acre and the SDMC, which states in Table 131-04D that the maximum permitted density is one dwelling unit per lot. However, section 141.0302(d) states that an ADU that does not exceed 800 square feet shall be permitted by right and not count against the total Floor Area Ratio (FAR) of development. The ADU is 780 square feet. The dwelling unit will be approximately 24 feet tall, which meets the 30-foot height limit, and the front yard setback will be 15 feet where a minimum of 15 feet is required by the city's municipal code table 131-04D. The project does not require or necessitate deviations to the SDMC development regulations.

The Residential Element of the LJCP recommends maintaining the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures. The proposed development takes into consideration adjacent properties. The second-story steps back from the first floor, reducing the bulk of the new structure from the street and articulating the scale of the structure.

The proposed project will comply with all applicable provisions of the Municipal Code and certified LCP and no deviations or variances are requested. Therefore, the proposed development is in conformity with the Certified LCP Land Use Plan.

IV. **For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is not located between the first public roadway and the Pacific Ocean. Therefore, this finding is not required.

2. The above findings are supported by the minutes, maps, and exhibits, all of which

are incorporated by this reference.

3. Based on these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3204594 granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Coastal Development Permit No. PMT-3204594, a copy of which is attached to and made a part of this Resolution by this reference.

Christian Hoppe
Development Project Manager
Development Services

Adopted on: January 28, 2026

IO#: 24009500



**City of San Diego
Development Services**
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name:
5646 Chelsea Street

Project Number:
1079635

Community: La Jolla

For project scope and contact information (project manager and applicant),
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

Select "Search for Project Status" and input the Project Number to access project information.

Vote to Approve
 Vote to Approve with Conditions Listed Below
 Vote to Approve with Non-Binding Recommendations Listed Below
 Vote to Deny

Date of Vote:
October 05, 2023

of Members Yes
12

of Members No
2

of Members Abstain
1

Conditions or Recommendations:

No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Suzanne Baracchini

TITLE: Trustee/Secretary

DATE: October 09, 2023

Attach additional pages if necessary (maximum 3 attachments).

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



THE CITY OF SAN DIEGO

DATE OF NOTICE: May 13, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009500

PROJECT NAME / NUMBER: 5646 Chelsea Av / PRJ-1079635

COMMUNITY PLAN AREA: La Jolla

COUNCIL DISTRICT: 1

LOCATION: 5646 Chelsea Av., San Diego, CA 92037

PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT to demolish an existing two-story single-family residence to construct a two-story 3,335 square foot single family residence and attached accessory dwelling unit, roof deck, and basement. The 0.11 acre lot is located at 5646 Chelsea Avenue in the Low Residential designation of the La Jolla Community Plan and is zoned RS-1-7. The project site is in the Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Additionally, the project site is within the Coastal Height Limitation Overlay Zone (CHLOZ), the Parking Impact Overlay Zone (Coastal), and the Transit Area Overlay Zone. Council District 1. (LEGAL DESCRIPTION: Lot 9 in Block "C" of the resubdivision of a portion of Bird Rock City by the Sea, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1138, filed in the Office of the County Recorder of San Diego County, June 10, 1908. ASSESSOR'S PARCEL NUMBER: 357-424-0600.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15332, In-fill Development.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The project meets the criteria set forth in CEQA Section 15332 which allows for the construction of infill development within an urbanized area. The project is consistent with the applicable General Plan designation and policies as well as zoning designation and regulations. The project site occurs within City of San Diego's jurisdiction and is surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species, nor would the project result in any significant impacts to

biological resources, historical resources, traffic, noise, air quality, or water quality. Lastly, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. Therefore, this exemption is deemed appropriate for infill development of residential units. Further, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environmental were identified; the project is not adjacent to a scenic highway. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Christian Hoppe
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5293 / choppe@sandiego.gov

On May 13, 2025 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (May 28, 2025). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 5/13/2025

REMOVED: 5/28/2025

POSTED BY: Leilani Phillips



**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: Magy Residence **Project No. For City Use Only:** _____

Project Address: 5646 Chelsea Ave. La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):

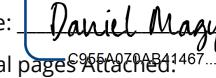
Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Daniel Magy Owner Tenant/Lessee Successor Agency
 Street Address: 1331 Fern Street
 San Diego
 City: _____ State: CA Zip: 92102
 Phone No.: DocuSigned by: _____ Fax No.: _____ Email: magy.daniel@gmail.com
 Signature:  Date: 2/14/2023
 C955A070AB41467...
 Additional pages Attached: Yes No

Applicant

Name of Individual: Daniel Magy Owner Tenant/Lessee Successor Agency
 Street Address: 1331 Fern Street
 San Diego
 City: _____ State: CA Zip: 92102
 Phone No.: DocuSigned by: _____ Fax No.: _____ Email: magy.daniel@gmail.com
 Signature:  Date: 2/14/2023
 C955A070AB41467...
 Additional pages Attached: Yes No

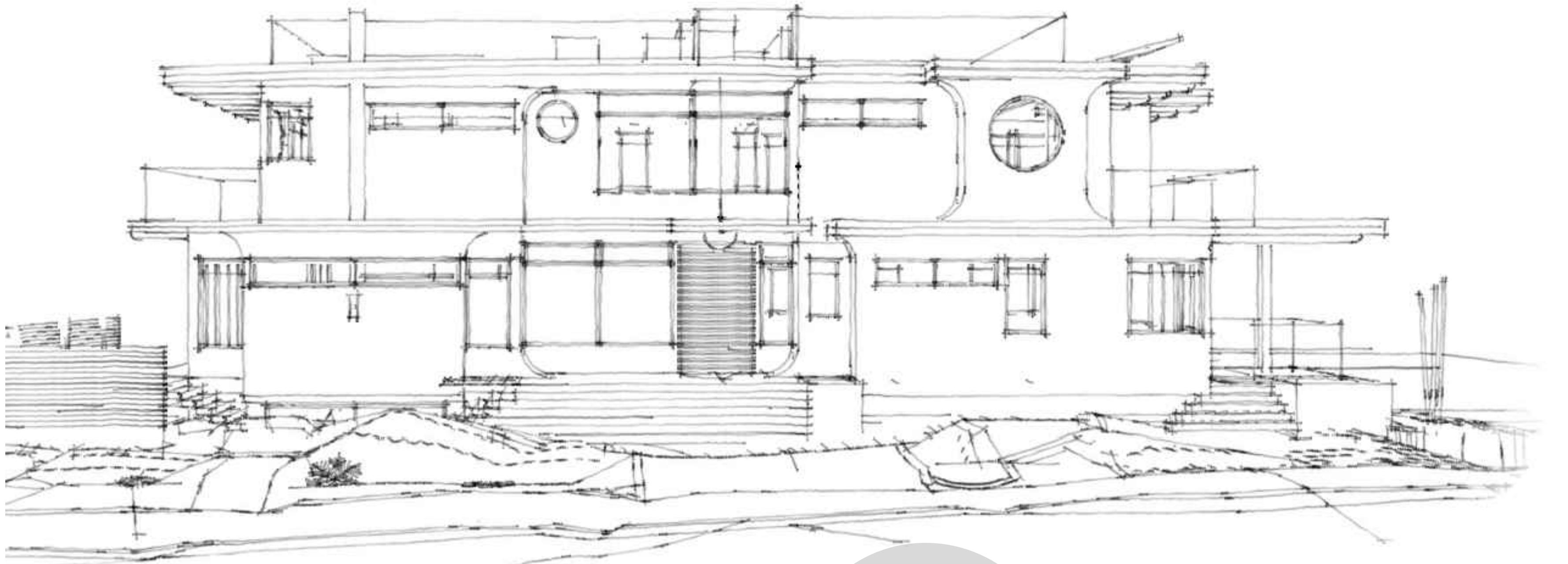
Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

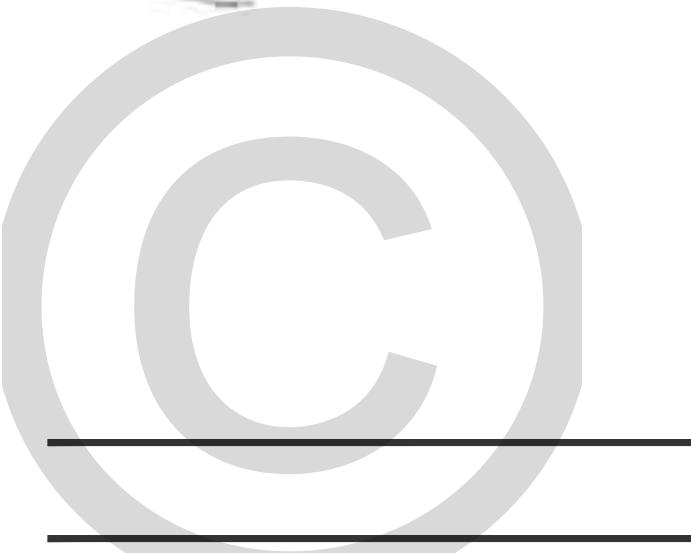
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

MAGY RESIDENCE

5646 Chelsea Ave. La Jolla, CA 92037
Coastal Development Permit No. 3204594



CONCEPTUAL 3D



BUILDING CODES

THIS PROJECT SHALL COMPLY WITH THE:

2022 CALIFORNIA RESIDENTIAL CODE,
2022 CALIFORNIA BUILDING CODE,
2022 CALIFORNIA ELECTRICAL CODE,
2022 CALIFORNIA PLUMBING CODE,
2022 CALIFORNIA MECHANICAL CODE,
2022 CALIFORNIA FIRE CODE,
2022 CALIFORNIA GREEN BUILDING
STANDARDS CODE

LOCAL MUNICIPAL CODES & OVERLAY ZONES:

CH. 12, ART. 6, DIV. 1: COASTAL DEVELOPMENT
CH. 13, ART. 2, DIV. 4: COASTAL OVERLAY ZONE
CH. 13, ART. 2, DIV. 5: COASTAL HEIGHT LIMIT
OVERLAY ZONE
CH. 13, ART. 2, DIV. 8: PARKING IMPACT OVERLAY
ZONE: BEACH IMPACT

NOTES ON ADU FLOOR AREA EXEMPTION:

PER 141.0302 (C)(2)(D)

A MAXIMUM OF ONE ADU WITH A GROSS FLOOR AREA OF 800 SQUARE FEET OR LESS SHALL BE PERMITTED ON A PREMISES WITH AN EXISTING OR PROPOSED DWELLING UNIT REGARDLESS OF MAXIMUM LOT COVERAGE, MAXIMUM FLOOR AREA RATIO, FRONT YARD SETBACK, AND MINIMUM OPEN SPACE REQUIREMENTS. THE DEVELOPMENT SHALL COMPLY WITH THE FLOOR AREA RATIO OF THE UNDERLYING BASE ZONE UNLESS THE DEVELOPMENT INCORPORATES AN EXISTING STRUCTURE THAT EXCEEDS THE ALLOWABLE FLOOR AREA RATIO OR IS UNDER THE ALLOWABLE FLOOR AREA RATIO BY LESS THAN 800 SQUARE FEET, IN WHICH CASE AN ADU

PROJECT TEAM

HOMEOWNER:

Daniel Magy
(760) 224-3393
5646 Chelsea Ave.
La Jolla, CA 92037
daniel.magy@gmail.com

ARCHITECT:

Samuel J. Koob
License No. C 37854
sk7 design studios, inc.
(858) 345-7591
sam@sk7designstudios.com
3904 Groton St., Suite 102
San Diego, CA 92110

SURVEYOR/CIVIL ENGINEER:

Edgardo C. Fordan
License No. RCE 52276
J&B ENGINEERS, SURVEYORS
(858) 513-1741
jbsurvey@bcbglobal.net
13610 Danielson St., Ste. G
Poway, CA 92064

LANDSCAPE ARCHITECT:

Kyle Jon Simon
License No. 6230
SIMON LANDSCAPE ARCHITECTURE
kjsimon@simonlandscapearchitecture.com
(619) 370-1020
7180 Hillendale Dr.
San Diego, CA 92120

PROJECT INFO

HOMEOWNER:

DANIEL MAGY

APN:

351-424-06-00

ADDRESS:

5646 CHELSEA AVE.
LA JOLLA, CA 92037

LEGAL DESCRIPTION:

TR 1138 BLK C LOT 9*

SITE AREA:

4,215 S.F. (0.11 ACRES)

ZONING:

RS-1-T

COMMUNITY PLAN AREA:

LA JOLLA

TYPE OF CONSTRUCTION:

VB

YEAR BUILT:

1990

OCCUPANCY: (EXISTING & PROPOSED)

R-3 RESIDENTIAL

(E) NON-SPRINKLERED (N) SINGLE-FAMILY HOME AND ADU TO BE SPRINKLERED

PARKING:

2 SPACES PER DWELLING UNIT
W/IN (N) SUBTERRANEAN GARAGE

(D) MAIN FLOOR AREA: 1,491 S.F. (D) SECOND FLOOR AREA: 714 S.F. (D) GARAGE AREA: 401 S.F.

HOME AREA CALCS:

(N) SUBTERRANEAN GARAGE
AREA: 616 S.F.
(N) BASEMENT LEVEL AREA: 1,007 S.F.
(N) MAIN FLOOR AREA: 1,058 S.F.
(N) SECOND FLOOR AREA: 1,493 S.F.
(N) ROOFTOP DECK AREA: 1,266 S.F.

(N) ADU CALCS:

780 S.F.

FAR & GFA CALCS:

TOTAL SITE AREA: 4,215 S.F.
FLOOR AREA RATIO: 0.60 (RS-1-T)
MAX. ALLOWED GFA: 2,565 S.F.
TOTAL PROPOSED GFA: 2,551 S.F. (PASS)
TOTAL PROPOSED GFA w/ADU: 3,335 S.F.

SITE HARDCAPE CALCS:

CHELSEA:
FRONT YARD AREA
(TO THE SIDEWALK): 1,120 S.F.
HARDCAPE IN FRONT YARD 118 S.F.
% HARDCAPE: 15%

STREET YARD AREA (TO THE PL): 424 S.F.
HARDCAPE IN FRONT YARD: 110 S.F.
% HARDCAPE: 25%

ABALONE:
FRONT YARD
(TO THE SIDEWALK): 1,009 S.F.
HARDCAPE IN FRONT YARD: 521 S.F.
% HARDCAPE: 51%

STREET YARD AREA (TO THE PL): 806 S.F.
HARDCAPE IN FRONT YARD: 453 S.F.
% HARDCAPE: 56%

SCOPE OF WORK

THE SCOPE OF WORK INVOLVES THE FOLLOWING:

- DEMO OF THE (E) STRUCTURES
- CONSTRUCTING A NEW HOME AND ATTACHED ADU. A NEW DRIVEWAY, SUBTERRANEAN GARAGE, BASEMENT AND ROOF DECK WILL BE PART OF THE NEW HOME AS WELL.

FOR MORE INFORMATION PLEASE SEE THE CONSTRUCTION DRAWINGS.

SHEET INDEX

T.1	=	TITLE SHEET
T.2	=	GENERAL NOTES
-	=	SURVEY
C1	=	CONCEPTUAL GRADING PLAN
C2	=	SIGHT DISTANCE ANALYSIS
C3.1	=	SITE PLAN
L1.0	=	LANDSCAPE CONSTRUCTION LEGEND
L1.1	=	LANDSCAPE CONSTRUCTION PLAN
L1.2	=	LANDSCAPE CONSTRUCTION DETAILS
L3.0	=	PLANTING LEGEND AND NOTES
L3.1	=	PLANTING PLAN
L3.2	=	PLANTING DETAILS
L3.3	=	PLANTING DIAGRAMS
A1.1	=	BASEMENT LEVEL FLOOR PLAN
A1.2	=	MAIN FLOOR PLAN
A1.3	=	SECOND FLOOR PLAN
A1.4	=	ROOF DECK FLOOR PLAN
A1.5	=	ROOF PLAN
A2.0	=	CONCEPTUAL 3D's
A2.1	=	BUILDING ELEVATIONS
A2.2	=	BUILDING ELEVATIONS
A3.1	=	BUILDING SECTIONS
A3.2	=	BUILDING SECTIONS

SK7
design studios inc.

ARCHITECTURE FIRM:
sk7 design studios, inc.
3904 Groton St.
Suite 102
San Diego, CA 92110
(858) 345-7591
sam@sk7designstudios.com
www.sk7designstudios.com

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ARCHITECT STAMP:



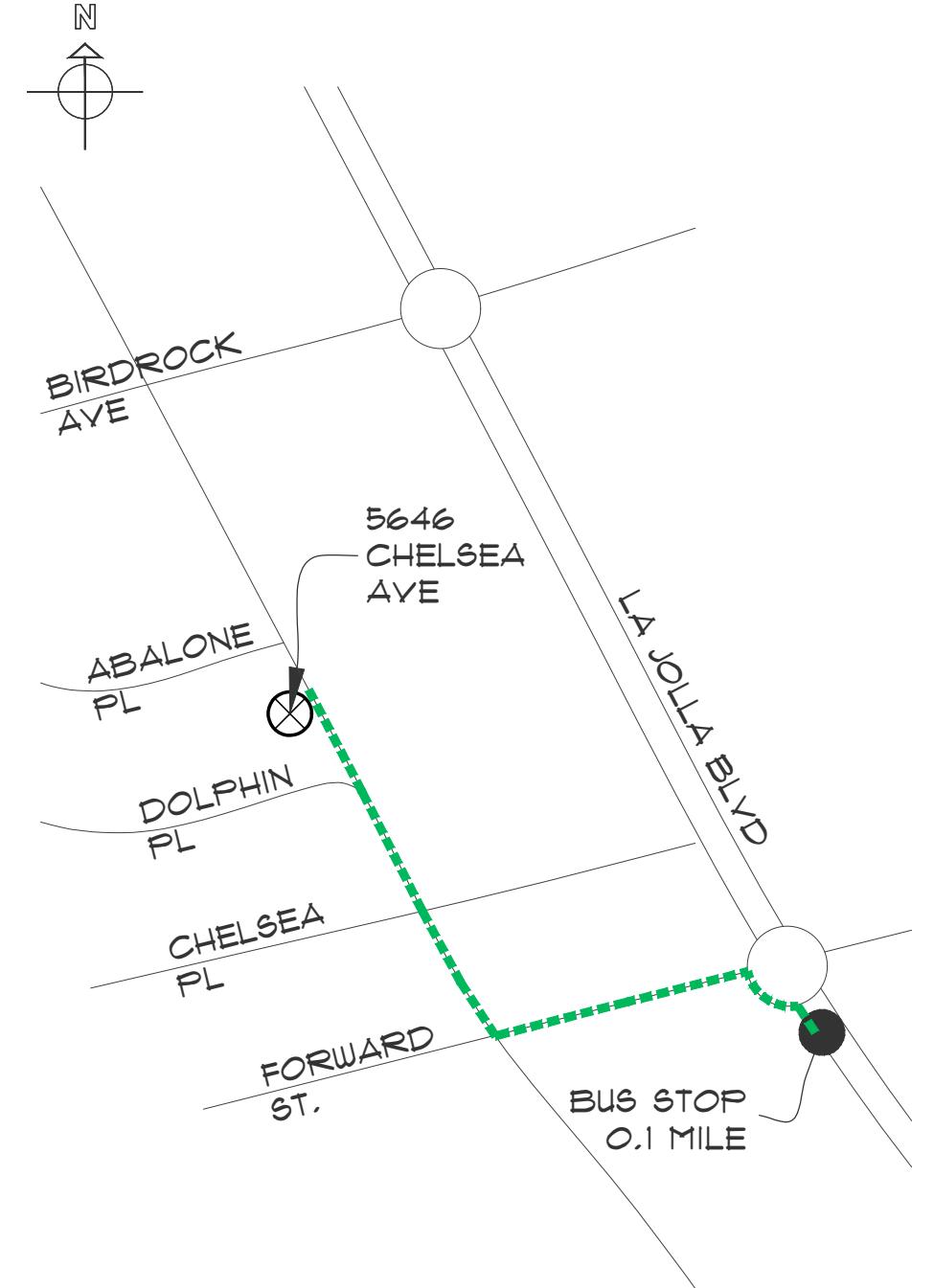
PROJECT TITLE:

MAGY
RESIDENCE

SHEET TITLE:

GENERAL
INFORMATION

VICINITY MAP



DRAWING SET:

NO.	DATE	CD SET
#1	8/6/2024	1ST REVISION SET
#2	4/1/2025	2ND REVISION SET
#3	6/9/2025	3RD REVISION SET
#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET

PROJECT NO: PRJ-1079635

DATE: 10/16/2025

SCALE: N/A

DRAFTED BY: AE

SHEET NO:

T.1

FIFTH SUBMITTAL SET - 10/13/2025

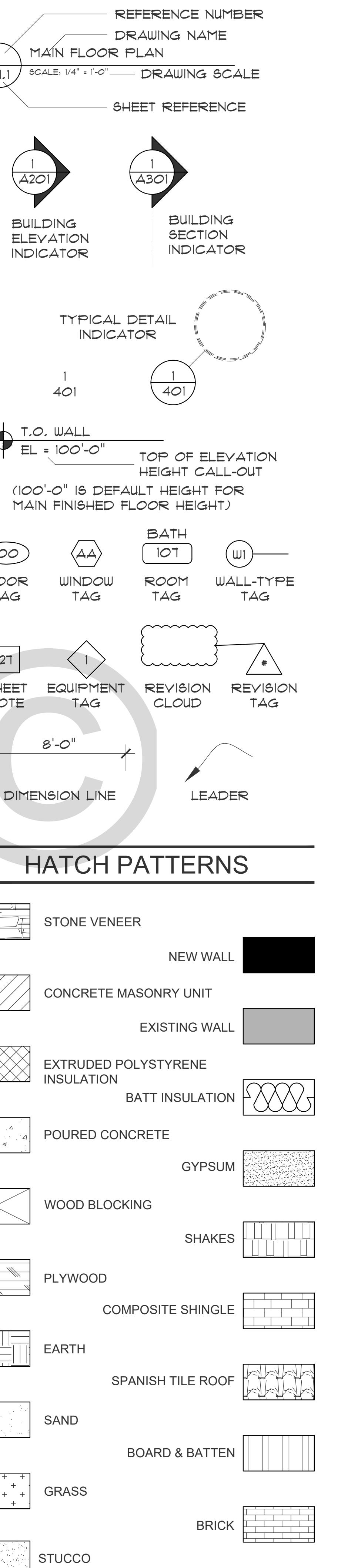
ABBREVIATIONS

AB.	ANCHOR BOLT
ACT.	ACOUSTICAL TILE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
A.P.	ACCESS PANEL
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT
BIT.	BITUMINOUS
BLDG.	BUILDING
B.M.	BENCH MARK
BRG.	BEARING
B.S.	BOTH SIDES
BSBD.	BASEBOARD
BGMT.	BASEMENT
BTWN.	BETWEEN
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLG.	CEILING
CLO.	CLOSET
COL.	COLUMN
C.M.U.	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DBL.	DOUBLE
DEMO.	DEMOLITION
DTL.	DETAIL
DIM.	DIMENSION
DN.	DOWN
D.W.	DISHWASHER
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
E.P.	ELECTRICAL PANEL
EQUIP.	EQUIPMENT
E.W.	EACH WAY
EXT.	EXTERIOR
(E)	EXISTING
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
FIN.	FINISH
FLR.	FLOOR
FTG.	FOOTING
F.R.	FIRE RESISTANT
F.V.	FIELD VERIFY
GALV.	GALVANIZED
GEN.	GENERAL
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDCP.	HANDICAPPED
H.M.	HOLLOW METAL
INSUL.	INSULATION
INT.	INTERIOR
JET.	JOIST
K.D.	KNOCK DOWN
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
N.I.C.	NOT IN CONTRACT
O.A.	OVER ALL
O.C.	ON CENTER
O.S.B.	ORIENTED STRAND BOARD
P.C.	PREFABRICATED CONCRETE
PREFAB.	PREFABRICATED
PREFIN.	PREFINISHED
PSF.	POUNDS PER SQUARE FOOT
PSI.	POUNDS PER SQUARE INCH
P.T.	PORCELAIN TILE
R.C.P.	REFLECTED CEILING PLAN
REF.	REFRIGERATOR
REINF.	REINFORCED
REV.	REVERSE
R.I.	RIGID INSULATION
R.O.	ROUGH OPENING
SAN.	SANITARY
S.B.	SOIL BEARING
SEC.	SECTION
S.D.	SEE DETAIL
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
S.S.	STAINLESS STEEL

ABBREVIATIONS

STL.	STEEL
STD.	STANDARD
STRUCT.	STRUCTURAL
ST.	STREET
T&G	TONGUE & GROOVE
T.M.E.	TO MATCH EXISTING
T.O.B.	TOP OF BEAM
T.O.D.	TOP OF DECK
T.O.F.	TOP OF FOOTING
T.O.J.	TOP OF JOIST
T.O.S.	TOP OF SLAB
TS.	TUBE STEEL
TYP.	TYPICAL
UNEX.	UNEXCAVATED
UNFIN.	UNFINISHED
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITE TILE
W/	WITH
W.C.	WATER CLOSET
W.H.	WATER HEATER
W.S.	WATER SOFTENER
WD.	WOOD
W/O	WITH OUT
WSCT.	WAINGSCOT
(N)	WELDED WIRE MESH
(E)	NEW
(P)	EXISTING PROPOSED

SYMBOL ANNOTATIONS



GENERAL NOTES

- THE WORK INCLUDES ALL LABOR, EQUIPMENT, TRANSPORTATION, AND SERVICES NECESSARY TO ACCOMPLISH THE DEMOLITION AS SHOWN AND NOTED ON THE DRAWINGS AND AS SPECIFIED. THE GENERAL CONDITIONS AND DIVISION 1 APPLY TO THIS SECTION AS FULLY AS IF REPEATED HEREIN.
- THE DRAWINGS SHOW GENERAL INFORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXACT EXISTING CONDITIONS, CHARACTER, AND EXTENT OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED.
- THE FAILURE OR OMISSION OF THE CONTRACTOR TO VISIT THE SITE AND ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM FROM OBLIGATIONS WITH RESPECT TO HIS BID OR TO HIS CONTRACT.
- THE INFORMATION INDICATED ON THE DRAWINGS REPRESENTS THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THEIR LOCATIONS.
- IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THERE IS NO WARRANTY OR GUARANTEED, EITHER EXPRESSED OR IMPLIED, THAT THE EXISTING CONDITIONS REPRESENTED ON THE PLANS REFLECT THE ACTUAL CONDITIONS.
- EXISTING UNDERGROUND LINES SHALL BE VERIFIED PRIOR TO START OF ANY WORK.
- IT IS UNDERSTOOD AND AGREED THAT CERTAIN LINES CANNOT BE OR HAVE NOT BEEN LOCATED, AND NO INDICATION IS CONTAINED ON ANY OF THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS (I.E., STORM DRAINAGE, ELECTRICAL, PLUMBING, SEWER, WATER, OR GAS); THEREFORE, EXERCISE EXTREME CAUTION DURING CLEARING, GRADING, EXCAVATING, TRENCHING, AND LIKE WORK. SHOULD ANY SUCH LINES BE ENCOUNTERED, GIVE NOTICE (IN WRITING) AND DO NOT PROCEED UNTIL ADEQUATE INVESTIGATION HAS BEEN MADE, THE LINE IDENTIFIED, AND INSTRUCTIONS ARE ISSUED AS TO HOW TO PROCEED.
- NEITHER THE OWNER NOR THE ARCHITECT SHALL ENFORCE SAFETY MEASURES OR REGULATIONS. THEY ARE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY.
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR'S WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES AND AGENCY STANDARDS.
- THE PROVISIONS OF THE 21113 CALIFORNIA RESIDENTIAL CODE SHALL APPLY TO THE CONSTRUCTION ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, MAINTENANCE, REMOVAL, AND DEMOLITION OF DETACHED ONE AND TWO-FAMILY DWELLING, TOWNHOUSES NOTE MORE THAN THREE STORES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND STRUCTURES ACCESSORY THERETO.
- CAL-OSHA REQUIREMENT: A CONSTRUCTION ACTIVITY PERMIT IS REQUIRED FOR: CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH AREA FIVE FEET OR DEEPER AND INTO WHICH A PERSON IS REQUIRED TO DESCEND. CONSTRUCTION OF ANY BUILDING, STRUCTURES, SCAFFOLDING OR FALSEWORK, MORE THAN THREE STORIES HIGH OR THE EQUIVALENT HEIGHT (36 FEET), ERECTION OR DISMANTLING OF VERTICAL SHORING SYSTEMS MORE THAN THREE STORIES HIGH, OR THE EQUIVALENT HEIGHT (36 FEET).
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED VOC LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND/OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- FIFTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC -EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW -EMITTING MATERIAL LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOOR SCORE PROGRAM.
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. BUILDING MATERIAL WITH VISIBLE SIGN OF WATER DAMAGE SHALL NOT BE USED. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE ALLOWED TO DRY PRIOR TO ENCLOSURE.
- ANY CHANGES OR SUBSTITUTIONS MADE BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, CORRESPONDENT OR WHOMEVER ELSE, SHALL NOTIFY THE DESIGNER AND OWNER IMMEDIATELY AND RECEIVE APPROVAL IN WRITING BEFORE INSTALLING.
- NOISE ABATEMENT. NOISE SHALL BE KEPT AT A REASONABLE LEVEL AS RELATED TO SPECIFIC ITEMS OF EQUIPMENT USED AND THEIR HOURS OF USE. THIS DOES NOT PRECLUDE USE OF MECHANICAL EQUIPMENT, I.E., JACK HAMMERS, POWER-DRIVEN FASTENERS, ETC. NOISE ABATEMENT CONTROL SHALL CONFORM TO LOCAL ORDINANCES.
- DUST PALLIATION. DURING DEMOLITION AND SITE CLEARING, KEEP DUST, DIRT, AND POLLEN FROM VEGETATION FROM BLOWING OR SPREADING BY MEANS OF WATERING DOWN AT REGULAR INTERVALS AND AS DIRECTED.
- AIR POLLUTION CONTROLS. CONTRACTOR SHALL COMPLY WITH SECTION 11017 OF THE GOVERNMENT CODE AND WITH THE REQUIREMENTS OF THE SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT.
- ALL PRODUCTS, MATERIALS, FINISHES, EQUIPMENT, HARDWARE, PLUMBING/ELECTRICAL/LIGHTING/MECHANICAL FIXTURES, FIREPLACES, AND ITEMS TO BE INSTALLED FOR MANUFACTURER SPECIFICATIONS. MANUFACTURER SPECIFICATIONS OVERRIDE ANY SPECIFICATIONS HERE-IN. IF DESIGNER DETAILS OR INFORMATION CONFLICTS WITH MANUFACTURER SPECIFICATIONS CONTACT DESIGNER IMMEDIATELY IN WRITING AND BEFORE INSTALLING.
- BEFORE COMMENCING ANY WORK ON THE SITE, THE GENERAL CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE DIMENSIONS AND SITE CONDITIONS. THESE INCLUDE BUT

GENERAL NOTES

ARE NOT LIMITED TO PROPERTY LINES, REQUIRED SETBACK LINES TO ALL NEW OR EXISTING BUILDING WALLS, EASEMENTS, EXISTING GRADE LOCATIONS, FINISH FLOOR ELEVATIONS, EXISTING SITE UTILITIES, AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL PROPERTY LINES, EASEMENTS, UNDERGROUND UTILITIES OR ANY OTHER ITEMS AS NEEDED.

- ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- THESE DRAWINGS HAVE BEEN PREPARED FROM THE LATEST INFORMATION AVAILABLE ON EXISTING CONDITIONS. MINOR VARIATIONS MAY OCCUR IN THE ACTUAL CONSTRUCTION. ANY DISCREPANCY OR AREA OF CONFUSION BETWEEN FIELD CONDITIONS AND THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN QUESTION. DO NOT PROCEED WITH WORK IN QUESTION UNTIL THE ARCHITECT ISSUES WRITTEN DIRECTIONS.
- IN CASE OF CONFLICT WITHIN THE DRAWINGS THE ORDER OF PRECEDENCE SHALL BE: 1) SPECIFIC DETAILS, 2) DRAWING NOTES, 3) SPECIFICATIONS AND 4) GENERAL NOTES.
- NEITHER THE OWNER NOR THE ARCHITECT SHALL ENFORCE SAFETY MEASURES OR REGULATIONS. THEY ARE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY.
- THE GENERAL CONTRACTOR AND SUBCONTRACTOR'S WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING CODES AND AGENCY STANDARDS.
- THE PROVISIONS OF THE 21113 CALIFORNIA RESIDENTIAL CODE SHALL APPLY TO THE CONSTRUCTION ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, USE AND OCCUPANCY, LOCATION, MAINTENANCE, REMOVAL, AND DEMOLITION OF DETACHED ONE AND TWO-FAMILY DWELLING, TOWNHOUSES NOTE MORE THAN THREE STORES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS AND STRUCTURES ACCESSORY THERETO.
- CAL-OSHA REQUIREMENT: A CONSTRUCTION ACTIVITY PERMIT IS REQUIRED FOR: CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH AREA FIVE FEET OR DEEPER AND INTO WHICH A PERSON IS REQUIRED TO DESCEND. CONSTRUCTION OF ANY BUILDING, STRUCTURES, SCAFFOLDING OR FALSEWORK, MORE THAN THREE STORIES HIGH OR THE EQUIVALENT HEIGHT (36 FEET), ERECTION OR DISMANTLING OF VERTICAL SHORING SYSTEMS MORE THAN THREE STORIES HIGH, OR THE EQUIVALENT HEIGHT (36 FEET).
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED VOC LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND/OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- FIFTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC -EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW -EMITTING MATERIAL LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOOR SCORE PROGRAM.
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. BUILDING MATERIAL WITH VISIBLE SIGN OF WATER DAMAGE SHALL NOT BE USED. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE ALLOWED TO DRY PRIOR TO ENCLOSURE.
- ANY CHANGES OR SUBSTITUTIONS MADE BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, CORRESPONDENT OR WHOMEVER ELSE, SHALL NOTIFY THE DESIGNER AND OWNER IMMEDIATELY AND RECEIVE APPROVAL IN WRITING BEFORE INSTALLING.
- THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND THE COPYRIGHT OF SK7 DESIGN STUDIOS, INCORPORATED. NO USE, COPIES OR ALTERATIONS OF THIS MATERIAL IS ALLOWED UNLESS THE WRITTEN PERMISSION OF SK7 STUDIOS, INC. INCORPORATED, IS GRANTED PRIOR TO USE, EXCEPT FOR THE TEMPORARY USE TO CONSTRUCT THE SAID WORK DESCRIBED IN THE PROJECT TITLE BLOCK. NO RIGHTS, OWNERSHIP PRIVILEGES OR REUSE OF INFORMATION CONTAINED HEREIN IS CONVEYED, ALLOWED OR TRANSFERRED TO ANY PARTY. © SK7 DESIGN STUDIOS INCORPORATED © STATE OF CALIFORNIA, UNITED STATES OF AMERICA.

FIFTH SUBMITTAL SET - 10/13/2025



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ARCHITECT STAMP:



PROJECT TITLE:
MAGY RESIDENCE

GENERAL NOTES

DRAWING SET:

NO.	DATE	CD SET
#1	8/6/2024	1ST REVISION SET
#2	4/1/2025	2ND REVISION SET
#3	6/9/2025	3RD REVISION SET
#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET

PROJECT NO: PRJ-1079635

DATE: 10/16/2025

SCALE:

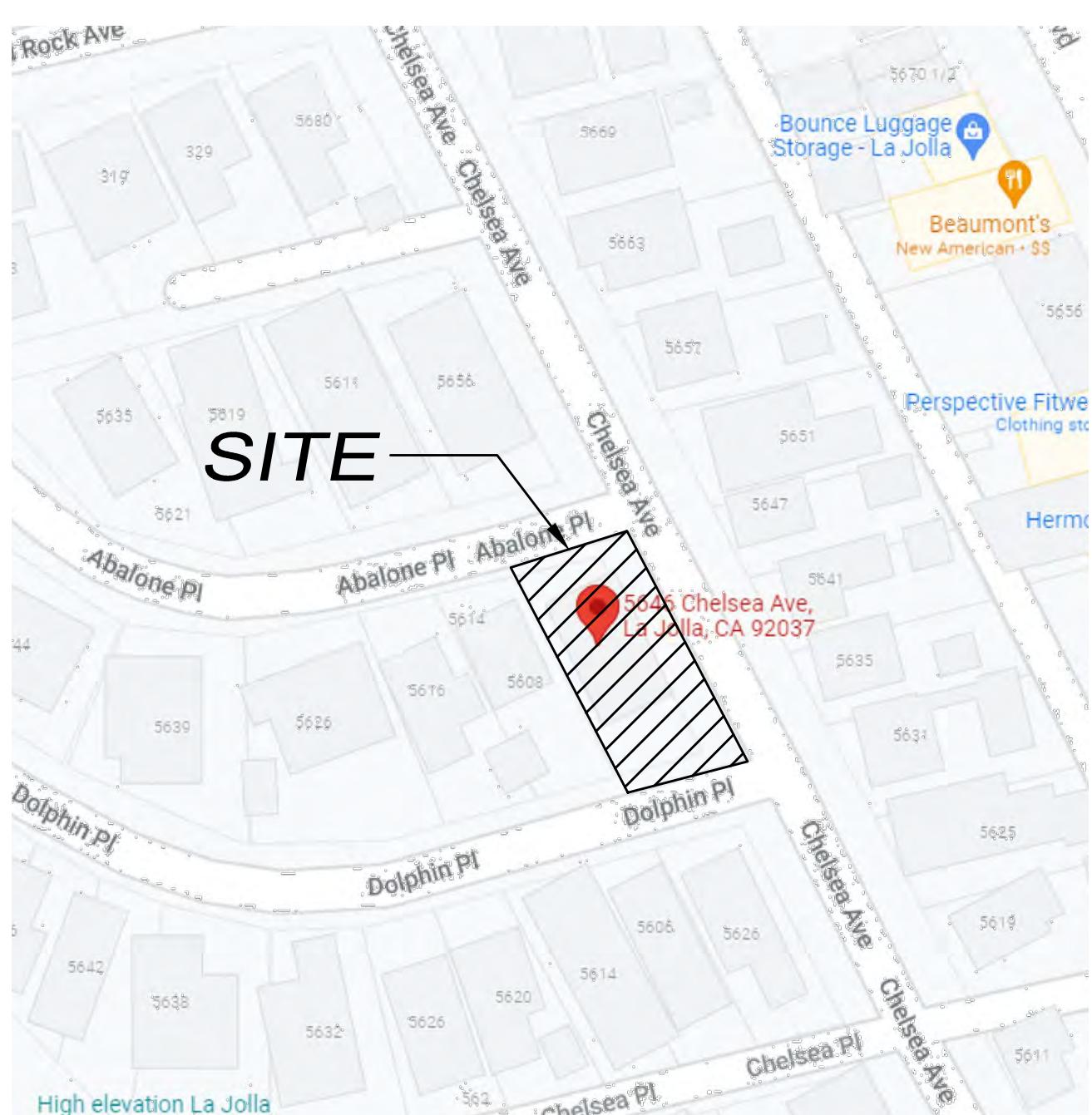
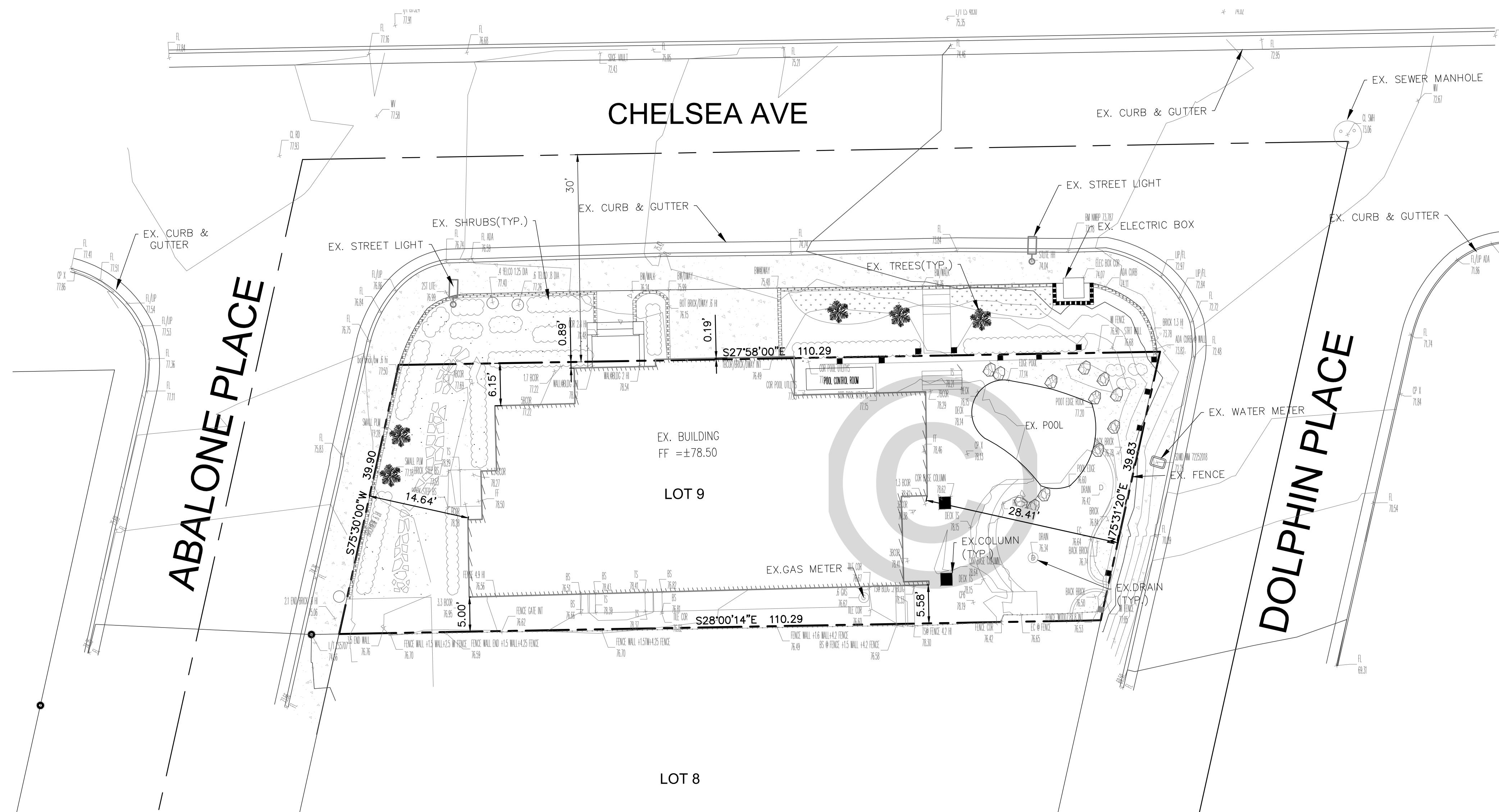
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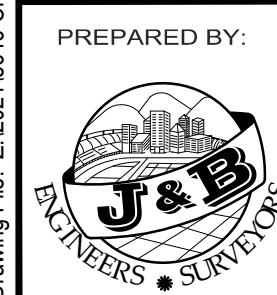
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FIFTH SUBMITTAL SET - 10/13/2025

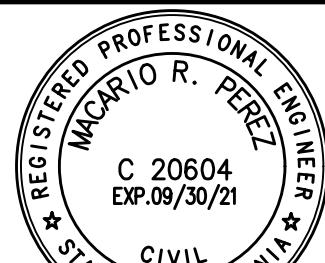
LEGENDS	SYMBOL
Property Line	- - -
EXISTING BUILDING	/ / / / /
Existing Curb and Gutter	
Road Center Line	- - -
Landscape Area	
Existing Concrete	△△△△△
Existing Landscape Header	
Existing Drain	D
Existing Gas Meter	G
Existing Rocks	◆◆◆◆◆
Existing Utilities	○○○○○
Existing Trees & Plants	❀❀❀❀❀
Existing Shrubs (typ.)	○○○○○



VICINITY MAP
NO SCALE



PLANNING ENGINEERING SURVEYING MAPPING
13670 DANIELSON ST., SUITE G POWAY, CA 92064
Ph: 858.513.1741 Fax: 858.513.1744
email: jbsurvey@sbglobal.net



GRAPHIC SCALE
10 0 5 10 20
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

Designed By:

Drawn By:

Checked By:

Plans Prepared Under Supervision Of: Date: 01/23/2022

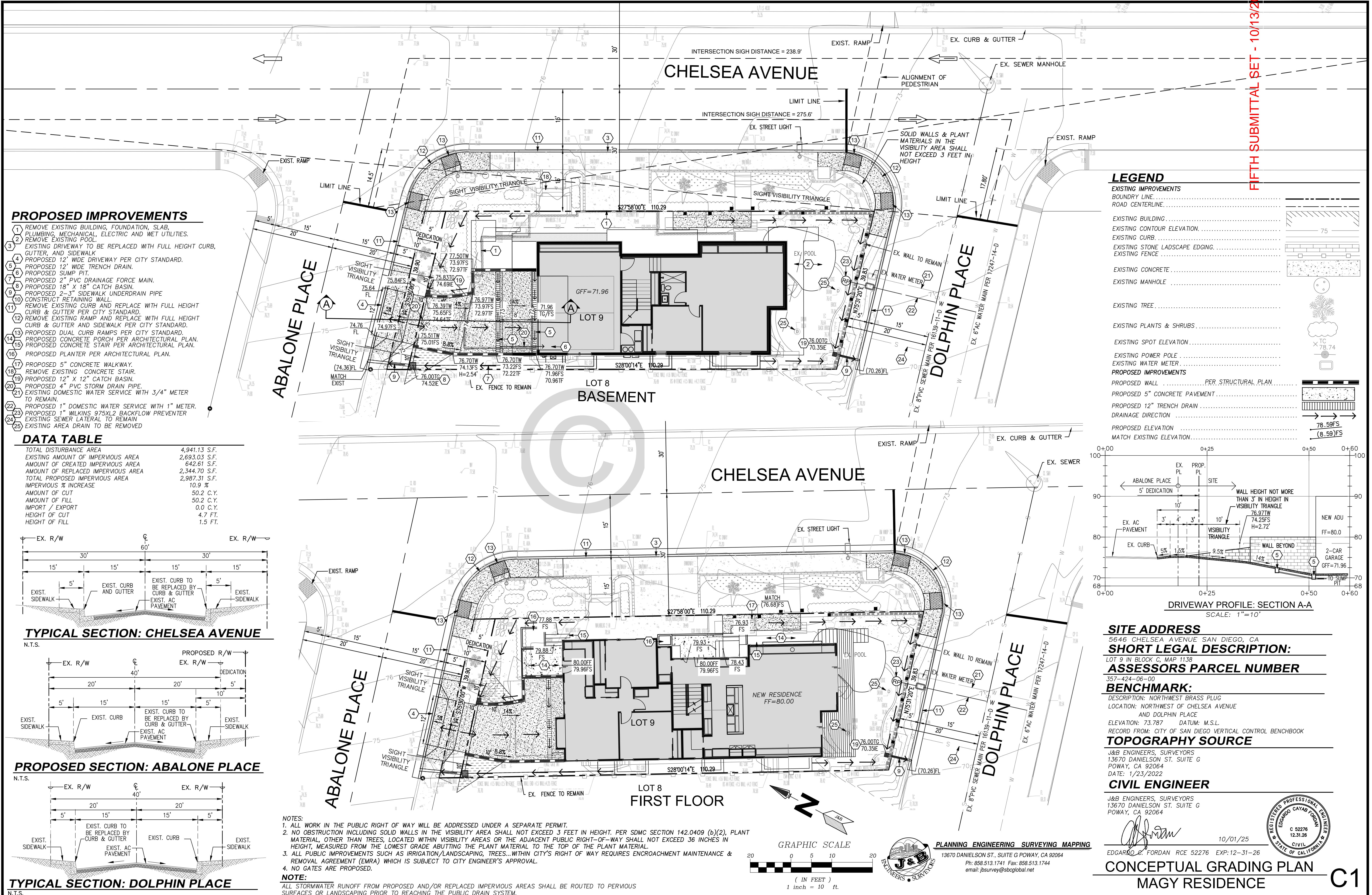
RCE No. _____

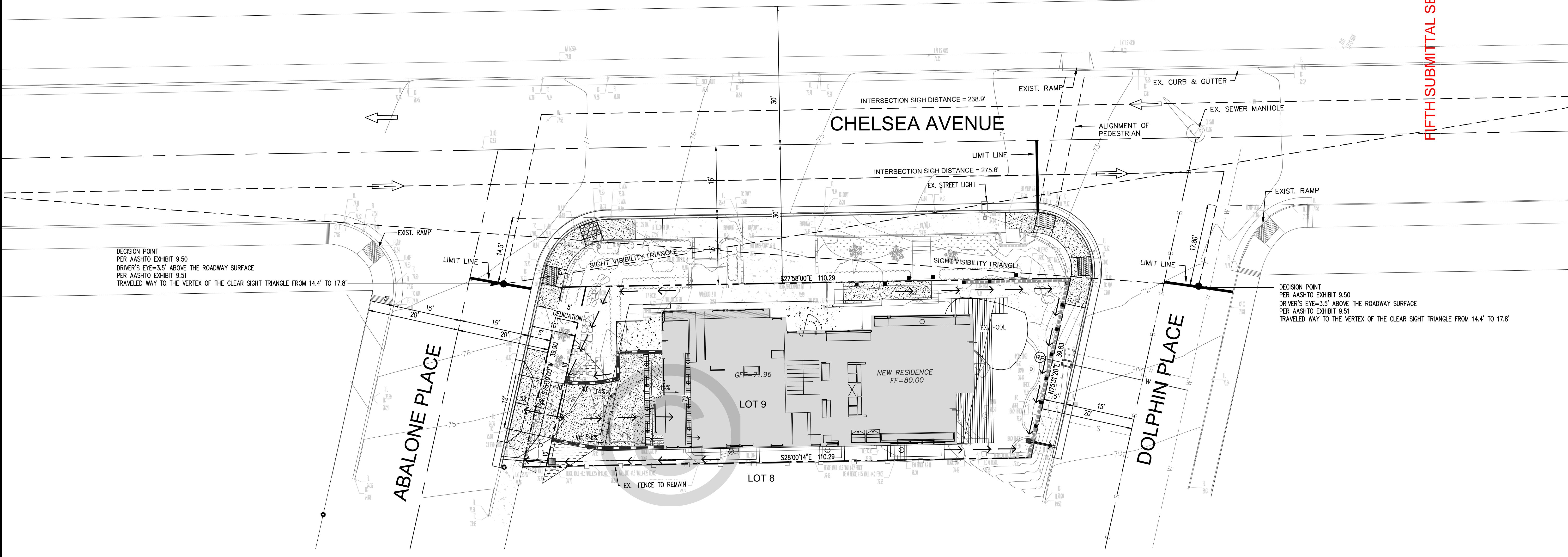
TOPOGRAPHIC SURVEY FOR:

5646 CHELSEA AVENUE SAN DIEGO, CA

SHEET 1 OF 1

DATE: 01/23/2022





ABALONE PLACE SIGHT DISTANCE CALCULATION

CASE B2- RIGHT TURN FROM THE MINOR ROAD
THE INTERSECTION SIGHT DISTANCE ALONG THE MAJOR ROAD IS DETERMINED BY:

Metric	US Customary
$ISD = 0.278 V_{\text{major}} t_g$	$ISD = 1.47 V_{\text{major}} t_g$ (9-1)
where:	where:

ISD = intersection sight distance (length of the leg of sight triangle along the major road) (m)
 V_{major} = design speed of major road (km/h)
 t_g = time gap for minor road vehicle to enter the major road (s)

ISD = intersection sight distance (length of the leg of sight triangle along the major road) (ft)
 V_{major} = design speed of major road (mph)
 t_g = time gap for minor road vehicle to enter the major road (s)

Design vehicle	Time gap (s) at design speed of major road (t_g)
Passenger car	6.5
Single-unit truck	8.5
Combination truck	10.5

$$ISD = 1.47 \times 25 \text{ MPH} \times 6.5 = 238.9$$

DOLPHIN PLACE SIGHT DISTANCE CALCULATION

CASE B1- LEFT TURN FROM THE MINOR ROAD
THE INTERSECTION SIGHT DISTANCE ALONG THE MAJOR ROAD IS DETERMINED BY:

Metric	US Customary
$ISD = 0.278 V_{\text{major}} t_g$	$ISD = 1.47 V_{\text{major}} t_g$ (9-1)
where:	where:

ISD = intersection sight distance (length of the leg of sight triangle along the major road) (m)
 V_{major} = design speed of major road (km/h)
 t_g = time gap for minor road vehicle to enter the major road (s)

ISD = intersection sight distance (length of the leg of sight triangle along the major road) (ft)
 V_{major} = design speed of major road (mph)
 t_g = time gap for minor road vehicle to enter the major road (s)

Design vehicle	Time gap (s) at design speed of major road (t_g)
Passenger car	7.5
Single-unit truck	9.5
Combination truck	11.5

$$ISD = 1.47 \times 25 \text{ MPH} \times 7.5 = 275.6$$

PREPARED BY

J&B ENGINEERS, SURVEYORS
13670 DANIELSON ST. SUITE G
POWAY, CA 92064

EDGARDO C. FORDAN
EDGARDO C. FORDAN
C 52276
12.31.26

10/01/25

RCE 52276 EXP: 12/31/24



SIGHT DISTANCE ANALYSIS

MAGY RESIDENCE

C2

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER / MODEL	COLOR / FINISHES / REMARKS	DETAIL	sheet
	EXISTING CONCRETE PAVING	-	-	-	-
	CONCRETE PAVING	-	NATURAL GRAY / LIGHT BROOM FINISH / DEPTH PER GEOTECHNICAL ENGINEER	A/B	L1.2
	ENHANCED CONCRETE STEPPERS	DAVIS COLORS / MIX READY / TOPCAST FINISH (POWDER BLUE VIOLET)	PEWTER #860 / SAND BLAST / DEPTH PER GEOTECHNICAL REPORT	B	L1.2
	CONCRETE PAVERS	BELGARD	FIELD: "HICKORY" / 80 MM AT VEHICULAR AREAS / 3 PIECE PAVER / INSTALL PER MANUFACTURERS RECOMMENDATIONS BORDER AND BANDS: ENHANCED CONCRETE	D	L1.2
	TILE PAVING	-	PER OWNER	-	-
	ROCK MULCH	SOUTHWEST BOULDER AND STONE	"DOS RIOS PEBBLE" / 3/4" / 3" DEPTH / OR APPROVED EQUAL	C	L1.2
	BARK MULCH	AGRISERVICE, INC.	FOREST FINES / 3" DEPTH / ALL PLANTING AREAS TO RECEIVE BARK MULCH UNLESS OTHERWISE SHOWN ON CONSTRUCTION OR PLANTING PLANS	C	L1.2
	ALUMINUM EDGER	-	-	D	L1.2

*FINAL COLOR AND MATERIAL SELECTION PER OWNER

GENERAL NOTES

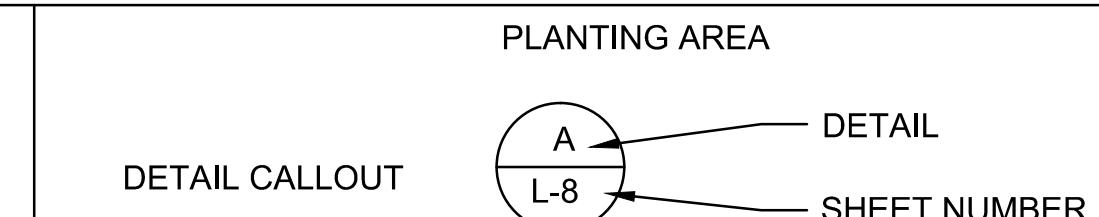
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION.
- EXCEPT AS OTHERWISE INDICATED, THE CONTRACTOR SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) TOGETHER WITH THE LATEST ADOPTED EDITIONS OF THE REGIONAL AND CITY OF SAN DIEGO SUPPLEMENT AMENDMENTS FOR ALL OFF-SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR CONCRETE FLATWORK. ALL FLAT WORK SHALL DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ONE HALF PERCENT (.5%) OR AS INDICATED ON CIVIL ENGINEERS DRAWINGS.
- THE CONTRACTOR SHALL REFER TO ENGINEER'S DRAWING FOR SPOT ELEVATIONS AND DRAINAGE OF FLATWORK.
- ALL DIMENSIONS ARE TO THE FACE OF CURB AND FACE OF WALL UNLESS INDICATED OTHERWISE.
- EXPANSION JOINTS WITH SEALANT SHALL BE INSTALLED WHERE PAVING ABUTS WALLS, COLUMNS, CURBS, STAIRS OR RAMPS AND WHERE SHOWN ON THE DRAWINGS.
- FINISH GRADE SHALL BE THREE INCHES (3") BELOW CONCRETE FLAT WORK FOR BARK MULCH AND GRAVEL AREAS. GRAVEL SURFACE SHALL BE FLUSH WITH ADJACENT SURFACE.
- NO PROPOSED IMPROVEMENTS PENDING EMRA APPROVAL.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH IN 28 DAYS OF 2,500 PSI. CONCRETE PAVING SHALL BE CONSTRUCTED ACCORDING TO SECTIONS 201-1 AND 302-6.1 OF THE "GREEN BOOK" FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).
- REINFORCING SHALL COMPLY WITH SECTIONS 201-2 AND 303-1.7 OF THE "GREEN BOOK" STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION) AND PROJECT CONSTRUCTION DETAILS.
- ALL EXPANSION JOINTS SHALL RECEIVE 3/8-INCH PRE-MOLDED FELT MATERIAL AND INSTALLED MAXIMUM OF 25' O.C., AND AT ALL BUILDINGS, WALLS, LARGE VAULTS AND BOXES, CURB RETURNS, AND FIXED IMPROVEMENTS.
- ALL EXPANSION JOINTS SHALL RECEIVE 1/2-INCH THICK SEALING COMPOUND. COLOR SHALL MATCH ADJACENT SURFACE.
- CONTROL JOINTS SHALL BE PER S.D.R.S.D. G-8
- CONTRACTOR SHALL SAWCUT, REMOVE, SAVE, AND RESET ALL EXISTING 'CONTRACTOR / DATE SIDEWALK IMPRINTS'.
- CONSTRUCTION SHALL BE PER S.D.R.S.D. G-7, G-9, G-10, AND G-11

MIN. TREE / IMPROVEMENT SEPARATION DISTANCE:

TRAFFIC SIGNAL / STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 SEWERS - 10 FEET
 DRIVEWAYS - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

GENERAL LEGEND

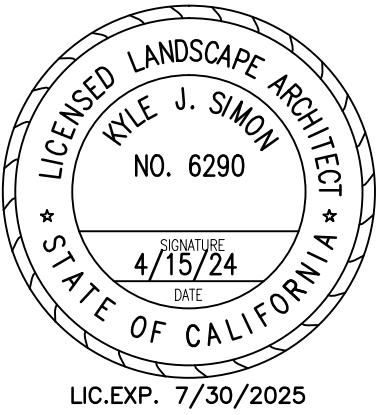
	EXPANSION JOINT
	SAWCUT JOINT
	ALIGNMENT SYMBOL
	CENTERLINE
	PERPENDICULAR
ALN	ALIGN



FIFTH SUBMITTAL SET - 10/13/2025

PROJECT: MAGY RESIDENCE -
 LANDSCAPE DESIGN -
 ADDRESS: 5645 CHELSEA AVE.
 LA JOLLA, CA 92037

Simon.
 landscape architecture



REVISIONS
 DESIGN REVIEW: SLA
 PLAN CHECK: KS
 PLAN CHECK: —
 RESPONSE: —
 PLAN CHECK: —
 RESPONSE: —

ISSUE DATE: 08/15/2024

LANDSCAPE
 CONSTRUCTION
 LEGEND

SHEET NUMBER

L1.0

GENERAL NOTE:

REFER TO CIVIL ENGINEERING PLANS
FOR DIMENSIONS, LOCATIONS AND
ELEVATIONS OF ALL WALLS, CURBS
PAVING AND STEPS.

CONSTRUCTION KEY:

PA	PLANTING AREA
—	EXPANSION JOINT
—	SCORE JOINT
DETAIL CALLOUT	DETAIL
LC-3	SHEET NUMBER
✓	ALIGNMENT SYMBOL
—	CENTERLINE
—	90° ANGLE
EQ	EQUAL DISTANCE
ALN	ALIGN

PROJECT: MAGY RESIDENCE -
LANDSCAPE DESIGN
ADDRESS: 5645 CHELSEA AVE.
LA JOLLA, CA 92037

REVISIONS
DESIGN REVIEW: SLA
PLAN CHECK: KS
PLAN CHECK:
RESPONSE:
PLAN CHECK:
RESPONSE:
—

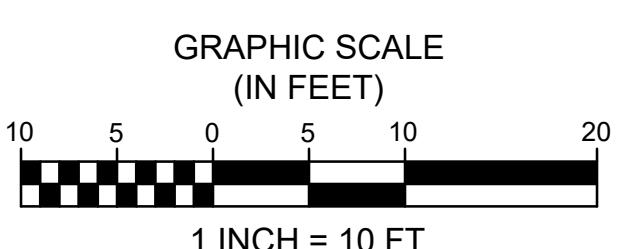
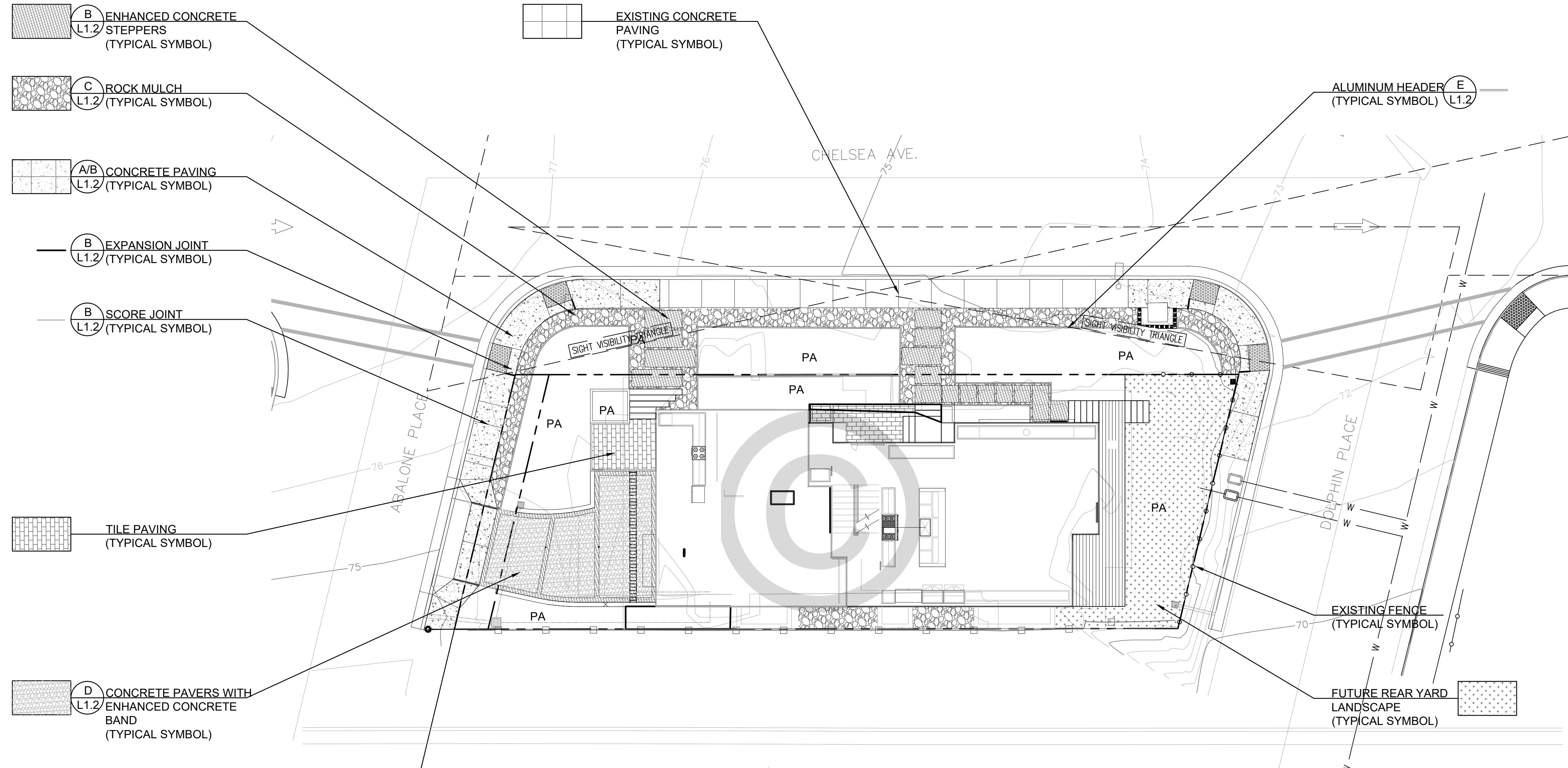
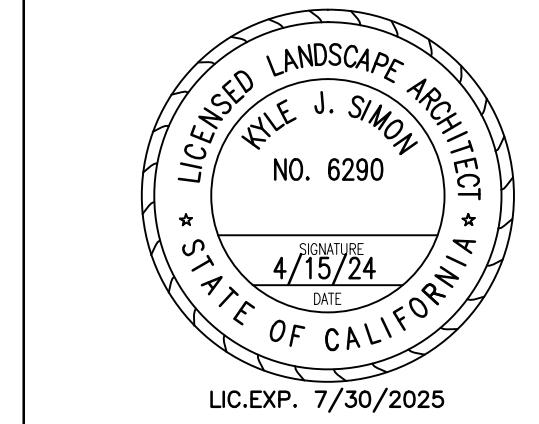
ISSUE DATE: 08/15/2024

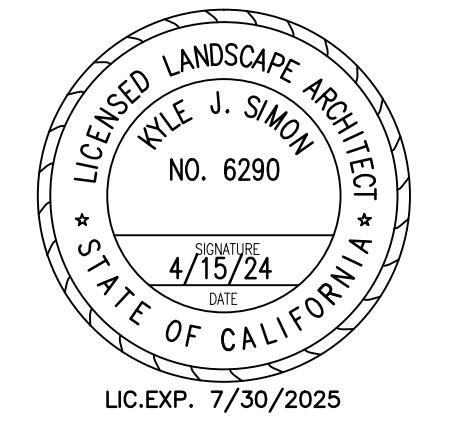
LANDSCAPE
CONSTRUCTION
PLAN

SHEET NUMBER

L 1.1

FIFTH SUBMITTAL SET - 10/13/2025



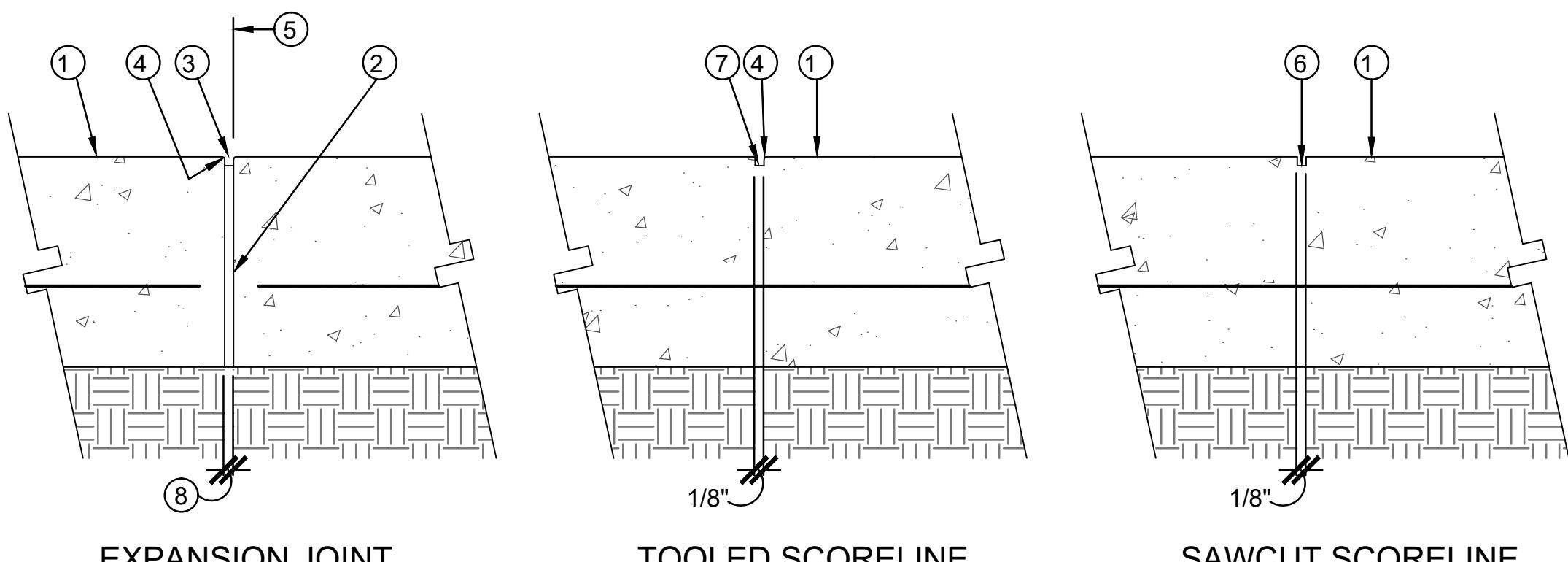


FIFTH SUBMITTAL SET - 10/13/2025

PROJECT: MAGY RESIDENCE -
LANDSCAPE DESIGN -
ADDRESS: 5645 CHELSEA AVE.
LA JOLLA, CA 92037

SHEET NUMBER

L1.2



EXPANSION JOINT

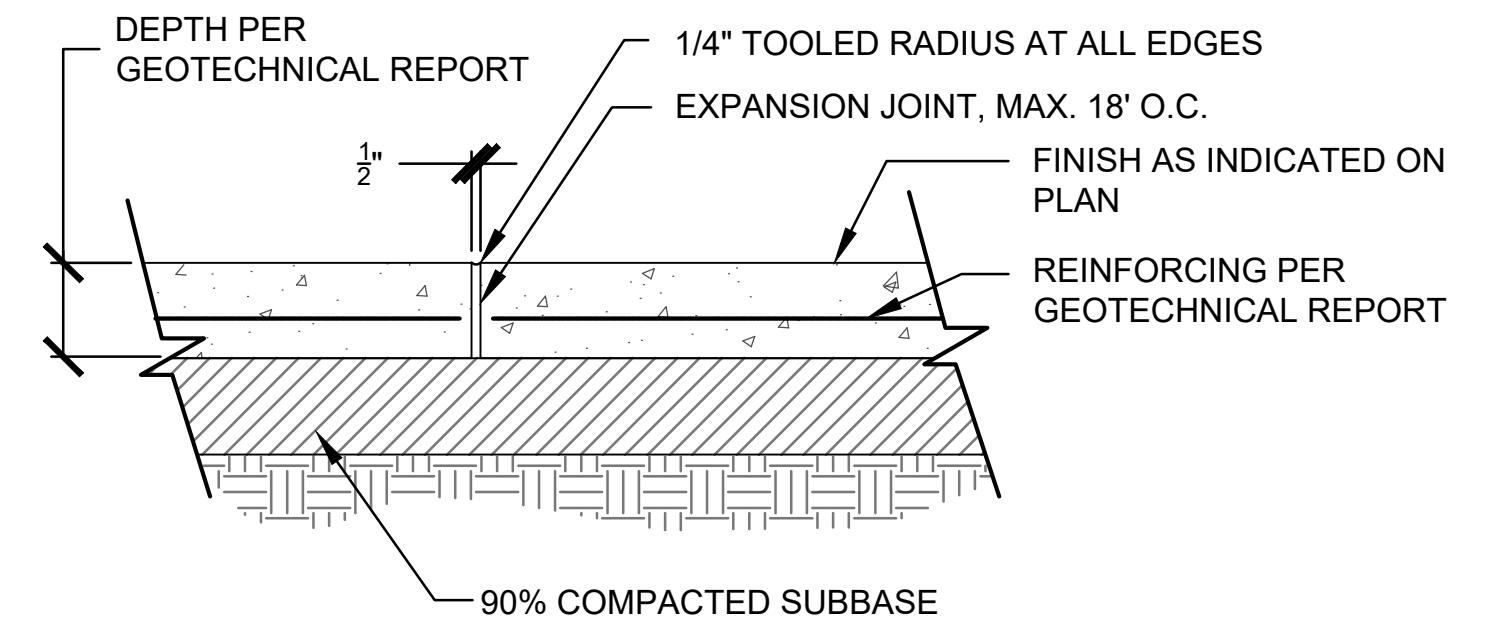
TOOLED SCORELINE

SAWCUT SCORELINE

- ① PAVING PER PLAN - TYPE AND FINISH PER PLAN
- ② FIBER EXPANSION JOINT MATERIAL
- ③ SEALANT-VULCAN OR EQUIVALENT (COLOR SHALL MATCH CONCRETE)
- ④ 1/4" RADIUS, TYPICAL
- ⑤ FACE OF WALL OR CURB - WHERE OCCURS
- ⑥ 1/2" DEEP SAWCUT
- ⑦ 1/2" DEEP TOOLED SCORELINE
- ⑧ 3/8" (PEDESTRIAN ACCENT PAVING) 1/2" (DRIVEWAY PAVING)

NOTES:

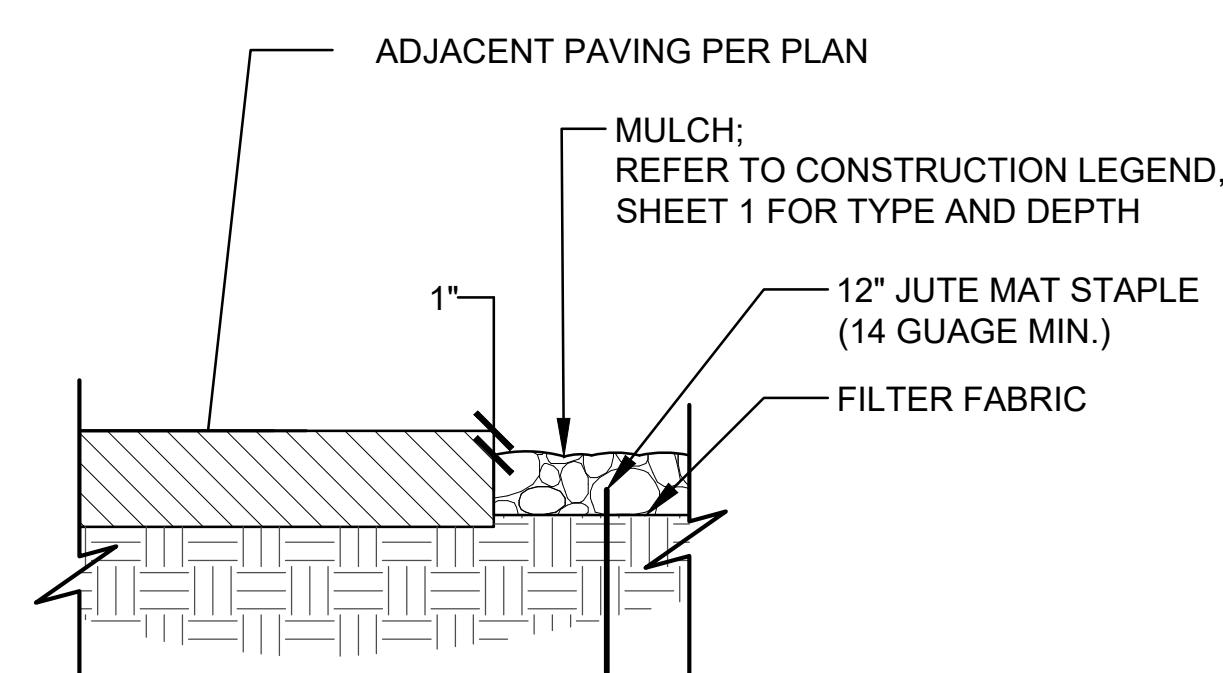
1. REFER TO PLAN FOR LOCATIONS
2. EXPANSION JOINTS TO BE AS SHOWN PER PLAN, BETWEEN BACK OF CURB AND PAVING, ADJACENT TO BUILDING AND COLUMNS.
3. TOOLED SCORELINES TO BE AT 5' INTERVALS UNLESS OTHERWISE NOTED.



NOTES:

1. REFER TO LANDSCAPE CONSTRUCTION LEGEND FOR CONCRETE COLOR AND FINISH.
2. REFER TO LANDSCAPE CONSTRUCTION PLANS FOR LOCATIONS OF EXPANSION AND SAWCUT SCORE JOINTS.
3. REFER TO DETAIL A, ON SHEET L1.3 FOR CONTROL AND SCORE JOINTS.
4. SUBGRADE PREPARATION SHALL BE DONE AS RECOMMENDED BY TEST LAB AND IN ACCORDANCE WITH SECTION 301-1 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION).

A TYPICAL CONCRETE JOINTS

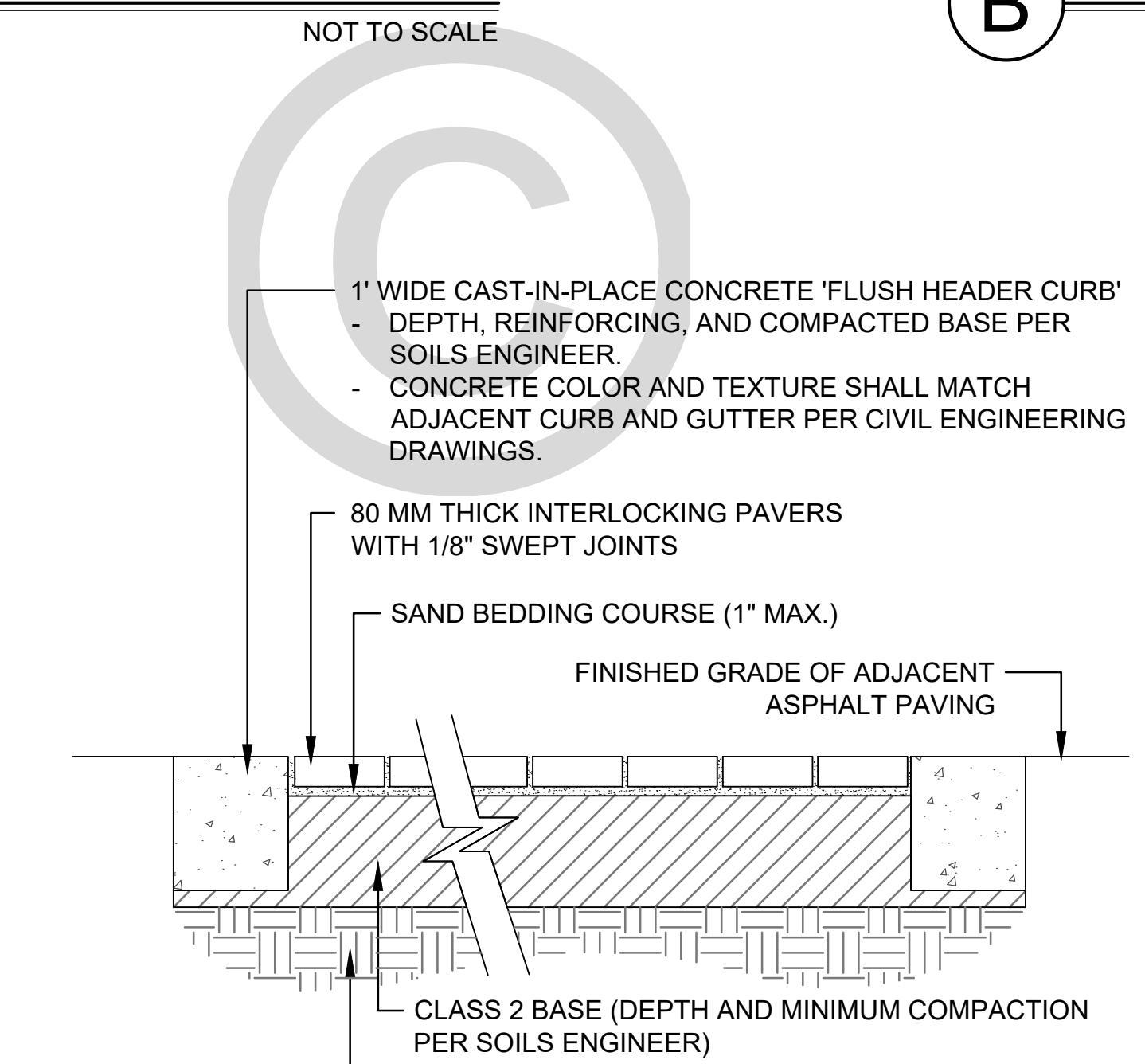


NOTES:

1. PLACE FILTER FABRIC UNDER ALL INORGANIC MULCH AREAS. SECURE EDGES WITH JUTE MAT STAPLES AT CORNERS AND A MINIMUM OF 3' ALONG EDGES. ALLOW 2 INCH CLEARANCE FROM EDGE OF FILTER FABRIC TO PREVENT TEARING AND COVER EDGE OF FABRIC WITH MULCH.
2. PLANTING AREAS INCLUDING AREAS WITH COBBLE SHALL BE ROTOTILLED PER SPEC.
3. FINISH GRADE SHALL BE 4" BELOW TOP OF ADJACENT CONCRETE IMPROVEMENTS.

C MULCH AT HARDSCAPE

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

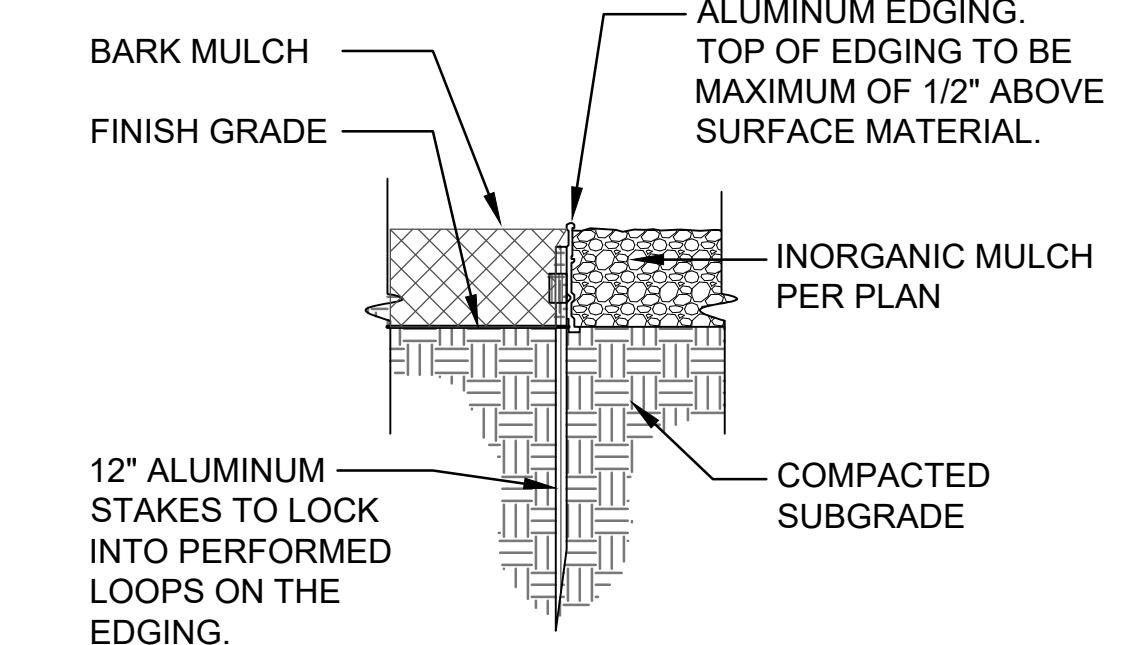


NOTE:

1. DEPTH OF BASE SECTION (OR WHETHER A CONCRETE SLAB IS NEEDED INSTEAD) SHALL BE DETERMINED BY A SOILS ENGINEER.

D CONCRETE PAVERS

SCALE: 3/4" = 1'-0"



NOTE:

1. ALUMINUM EDGING SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

E ALUMINUM EDGING

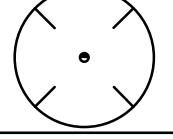
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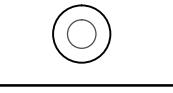
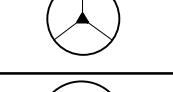
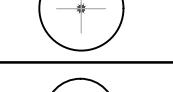
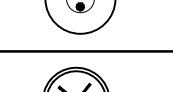
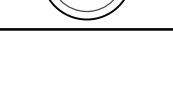
REVISIONS
DESIGN REVIEW: SLA
PLAN CHECK: KS
PLAN CHECK: —
RESPONSE: —
PLAN CHECK: —
RESPONSE: —

ISSUE DATE: 08/15/2024

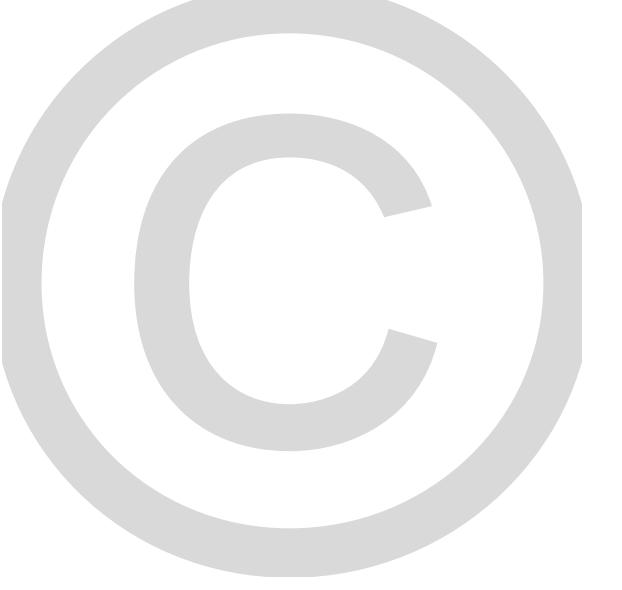
LANDSCAPE CONSTRUCTION DETAILS

PLANT MATERIAL LEGEND

GRAPHIC SYMBOL	SYMBOL	BOTANICAL NAME	COMMON NAME	QUANT	FORM & FUNCTION	MATURE HEIGHT & SPREAD	SIZE	MINIMUM HEIGHT AND SPREAD	REMARKS	DETAIL	SHEET
TREES											
	BAU. BLA.	BAUHINIA BLAKEANA	PINK ORCHID TREE	7	DECIDUOUS CANOPY TREE	15'-5" X 25'	24" BOX	7' X 4'	STANDARD & STRAIGHT TRUNK; FULL HEAD, GOOD CALIPER, STAKE.	A	L3.2

SHRUBS											
	ALO. 'AR'	ALOE x 'ALWAYS RED'	ALWAYS RED ALOE	11	SUCCULENT ACCENT	2' X 1.5'	1 GAL.	10" X 8"	FULL FORM AND COLOR, VIGOROUS	C	L3.2
	DIA. CLA.	DIANELLA 'CLARITY BLUE'	DIANELLA HYBRID	31	ACCENT GRASS	2-3' X 1-2'	1 GAL.	10" X 8"	FULL CLUMPS, GOOD COLOR	C	L3.2
	DIE. BIC.	DIETES BICOLOR	FORTNIGHT LILY	15	ACCENT GRASS	2-3' X 1-2'	1 GAL.	10" X 8"	FULL CLUMPS, GOOD COLOR	C	L3.2
	LOM. PLA.	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED MAT RUSH	18	ACCENT GRASS	3' X 3'	1 GAL.	10" X 8"	FULL CLUMPS, GOOD COLOR, VIGOROUS	C	L3.2
	AGA. ATT.	AGAVE ATTENUATA	FOX TAIL AGAVE	28	SUCCULENT ACCENT	3-4' X 3-4'	5 GAL.	10" X 8"	FULL CLUMPS, GOOD COLOR, VIGOROUS	C	L3.2
	ROS. ICE.	ROSA 'ICEBERG'	ICEBERG ROSE	10	FLOWERING SHRUB	3-4' X 3-4'	1 GAL.	16" X 16"	FULL AND BUSHY TO GROUND, GOOD COLOR	C	L3.2

GROUNDCOVERS											
	TURF	BERMUDA	TIF GREEN BERMUDA	AS NEED	GROUNDCOVER	SOD	SOD	-	WELL ROOTED, GOOD COLOR-	-	-



PLANTING NOTES

- ALL LANDSCAPE SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES. LANDSCAPE AREAS SHALL BE FINISH GRADED AT A MINIMUM OF 2%.
- LANDSCAPE AREAS SHALL BE FINISH GRADED TO REMOVE ROCKS ONE INCH AND LARGER AND EXCESS SOIL. CONTRACTOR SHALL STOCKPILE EXCESS SOIL AND HAUL AWAY AT END OF PROJECT.
- FINISH SOIL SHALL BE 3 INCHES BELOW TOP OF PAVING IN SHRUB AND GROUNDCOVER AREAS.
- THE RECOMMENDATIONS OF THE SOILS REPORT FOR AMENDING SOIL SHALL SUPERSEDE THE RECOMMENDATIONS LISTED IN THE SPECIFICATIONS. CONTRACTOR SHALL SUBMIT AN AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS OF REPRESENTATIVE SOIL SAMPLES TO THE LANDSCAPE ARCHITECT AND/OR OWNER, OR OWNER'S REPRESENTATIVE PRIOR TO ANY PLANTING WORK.
- ALL PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. ALL PLANT MATERIAL NOT APPROVED SHALL BE REMOVED FROM THE SITE.
- PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND/OR OWNER OR OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION FOR HOLES.
- TREES SHALL BE LOCATED A MINIMUM OF 5 FEET FROM STRUCTURES. CENTER OF SHRUBS SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 36 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. GROUNDCOVER SHALL BE LOCATED A MINIMUM AND UNIFORM DISTANCE OF 24 INCHES FROM WALLS AND CONCRETE IMPROVEMENTS. LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT Maturity OR TREES ALLOWED WITHIN 10 FEET OF ANY PUBLIC SEWER / WATER MAINS OR SEWER LATERALS / WATER SERVICES / FIRE HYDRANTS.
- LOCATE AND ALIGN DOUBLE STAKES FOR TREES PERPENDICULAR TO PREVAILING WINDS.
- PLACE A 3 INCH LAYER OF BARK MULCH IN SHRUB AND GROUNDCOVER AREAS, UNLESS OTHERWISE NOTED ON THE PLANS. BARK SHALL BE A "LANDSCAPE BLEND MULCH" BY AGRI-SERVICE INC. DO NOT PLACE BARK MULCH ON SLOPES GREATER THAN THREE TO ONE (3:1).
- ALL REQUIRED PLANTING AREAS AND ALL SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- THE MAINTENANCE PERIOD WILL BEGIN ONLY UPON ACCEPTANCE IN WRITING BY THE LANDSCAPE ARCHITECT AND THE OWNER. THE MAINTENANCE PERIOD WILL BE 90 DAYS.
- QUANTITIES SHOWN ON PLANTING PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. PLANT SYMBOLS INDICATED SUPERSEDE QUANTITIES SHOWN.
- CONTRACTOR SHALL INSTALL ROOT BARRIERS FOR ALL TREES WHICH ARE LOCATED WITHIN 5 FEET OF ANY HARDCAPE, PAVEMENT OR CURB. EXTEND 5 FEET FROM CENTERLINE OF TREE IN BOTH DIRECTIONS ALONG CONCRETE IMPROVEMENT (A SINGLE LENGTH OF ROOTGUARD FOR A SINGLE TREE WOULD BE 10 FEET). ROOT BARRIERS SHALL NOT BE WRAPPED AROUND ROOTBALL.
- A MINIMUM ROOT ZONE OF 40 SQ.FT. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET PER SDMC 142.0403(b)(5).
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE 142.0403(b)(10).
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.

MAINTENANCE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE ID IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.

PROJECT: MAGY RESIDENCE -
LANDSCAPE DESIGN -
ADDRESS: 5645 CHELSEA AVE.
LA JOLLA, CA 92037

REVISIONS
DESIGN REVIEW: SLA
PLAN CHECK: KS
PLAN CHECK: RESPONSE:
PLAN CHECK: RESPONSE: —

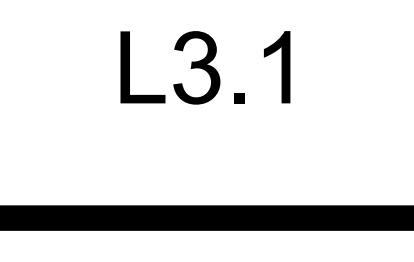
ISSUE DATE: 08/15/2024

PLANTING
LEGEND AND
NOTES

SHEET NUMBER

L3.0





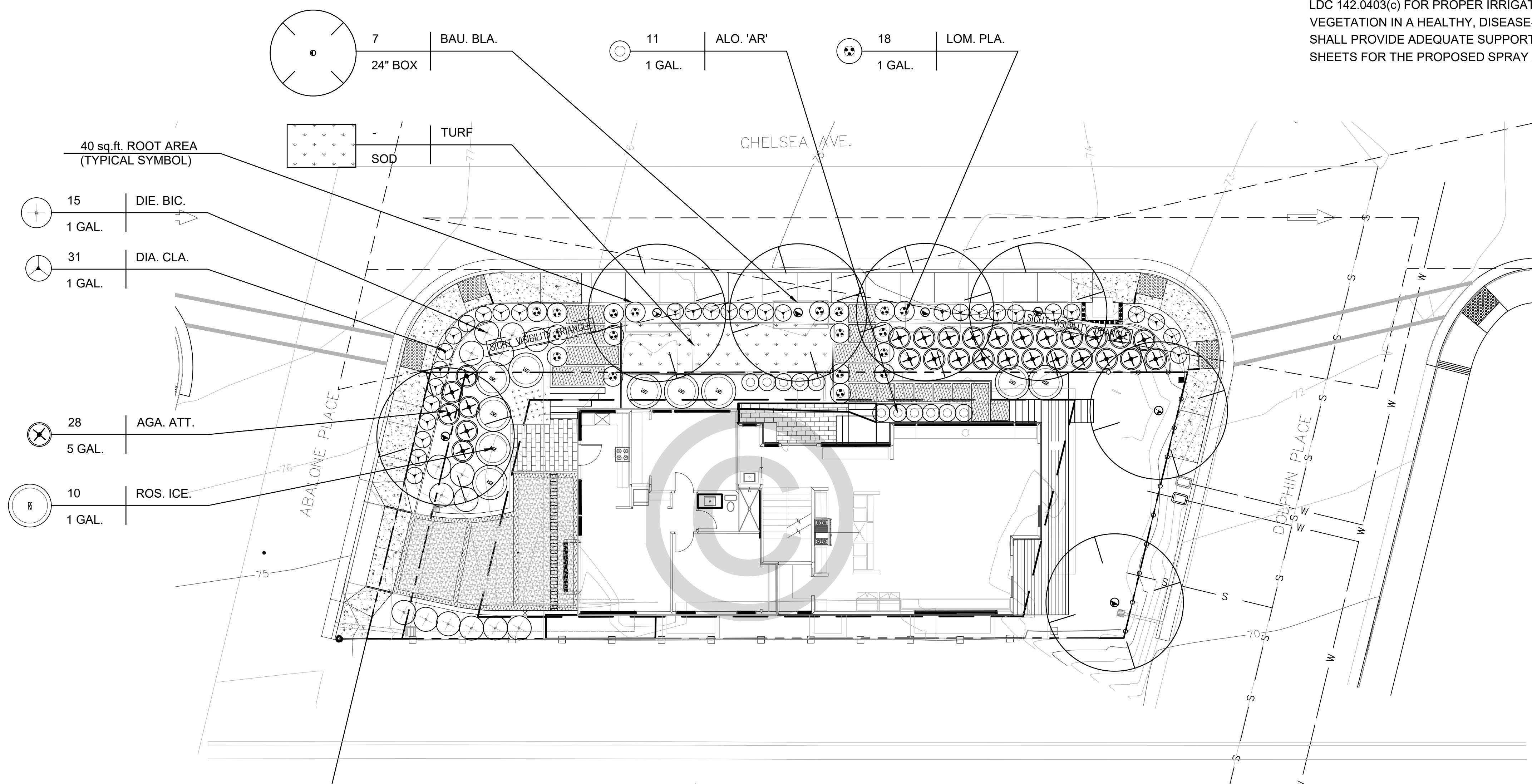
MAINTENANCE:

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IRRIGATION:

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. SEE IRRIGATION SHEETS FOR THE PROPOSED SPRAY AND Drip IRRIGATION SYSTEM.

FIFTH SUBMITTAL SET - 10/13/2025



MINIMUM STREET TREE SEPARATION DISTANCES:	
INTERSECTIONS.....	25 FEET
DRIVEWAYS.....	10 FEET
SEWER LATERALS.....	10 FEET
FRONT OF TRAFFIC SIGNAL, STOP SIGN.....	20 FEET
BACK OF TRAFFIC SIGNAL, STOP SIGN.....	10 FEET
UNDERGROUND UTILITY LINES.....	5 FEET
ABOVE GROUND UTILITY STRUCTURES.....	10 FEET
STREET LIGHTS.....	15 FEET



FIFTH SUBMITTAL SET - 10/13/2025

PROJECT: MAGY RESIDENCE -
LANDSCAPE DESIGN
ADDRESS: 5645 CHELSEA AVE.
LA JOLLA, CA 92037

SHEET NUMBER

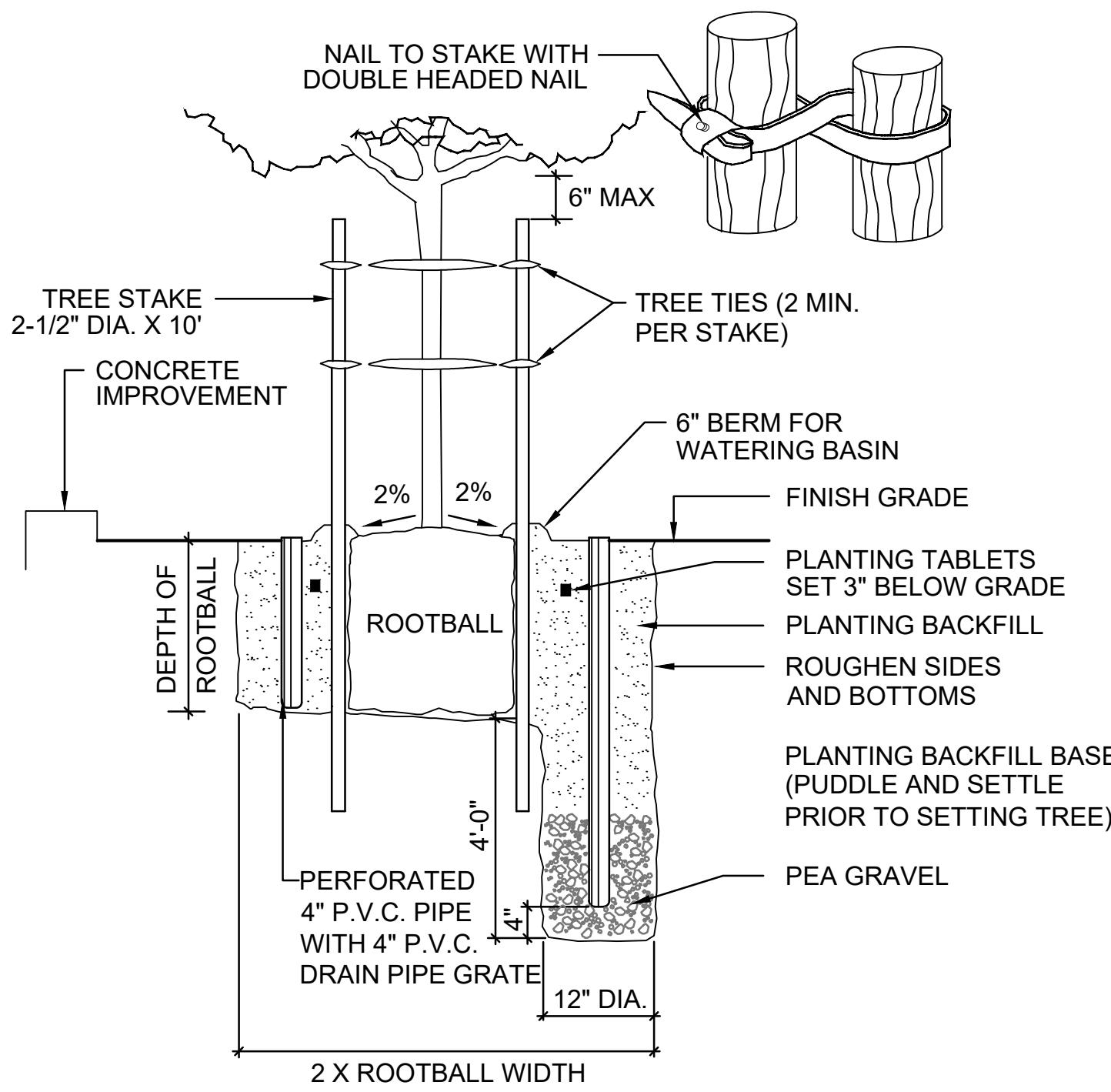
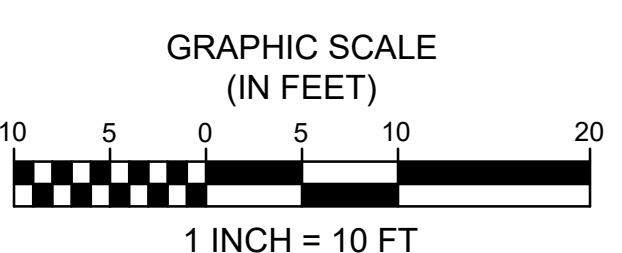
L3.2

PLANTING DETAILS

REVISIONS

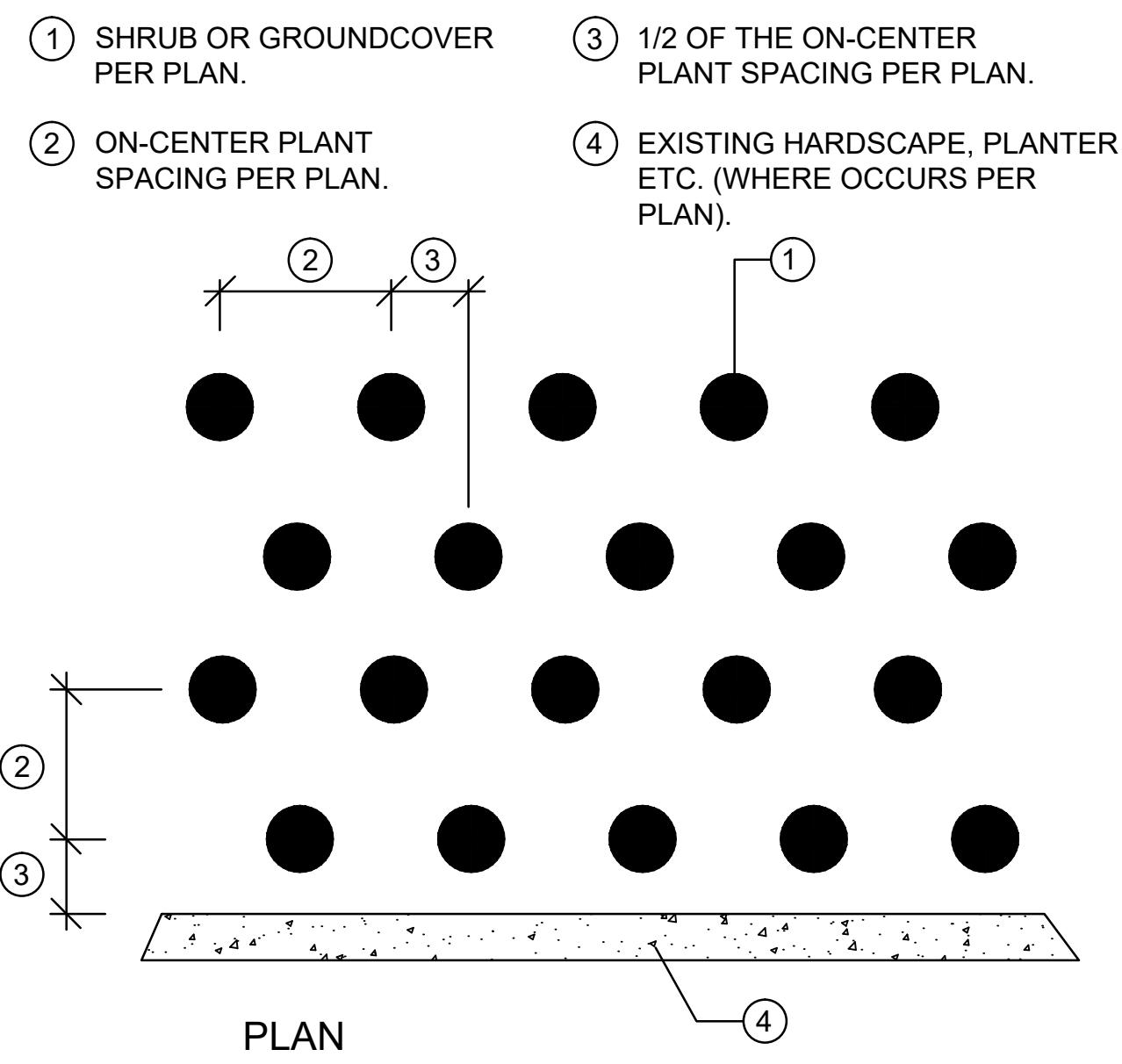
DESIGN REVIEW: SLA
PLAN CHECK: KS
PLAN CHECK:
RESPONSE:
PLAN CHECK:
RESPONSE:

ISSUE DATE: 08/15/2024

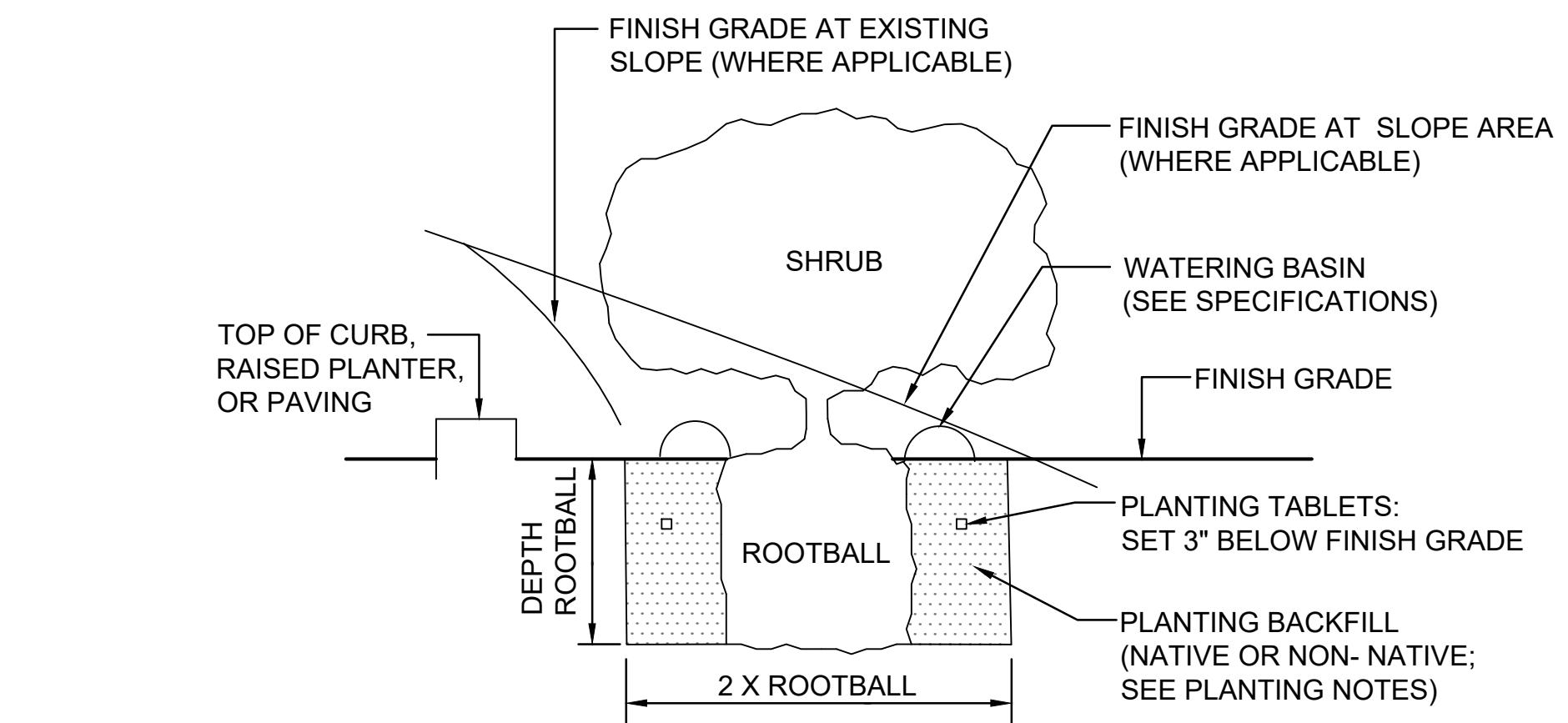


A TREE PLANTING WITH DOUBLE STAKING DETAIL
WITH DRAIN

NO SCALE

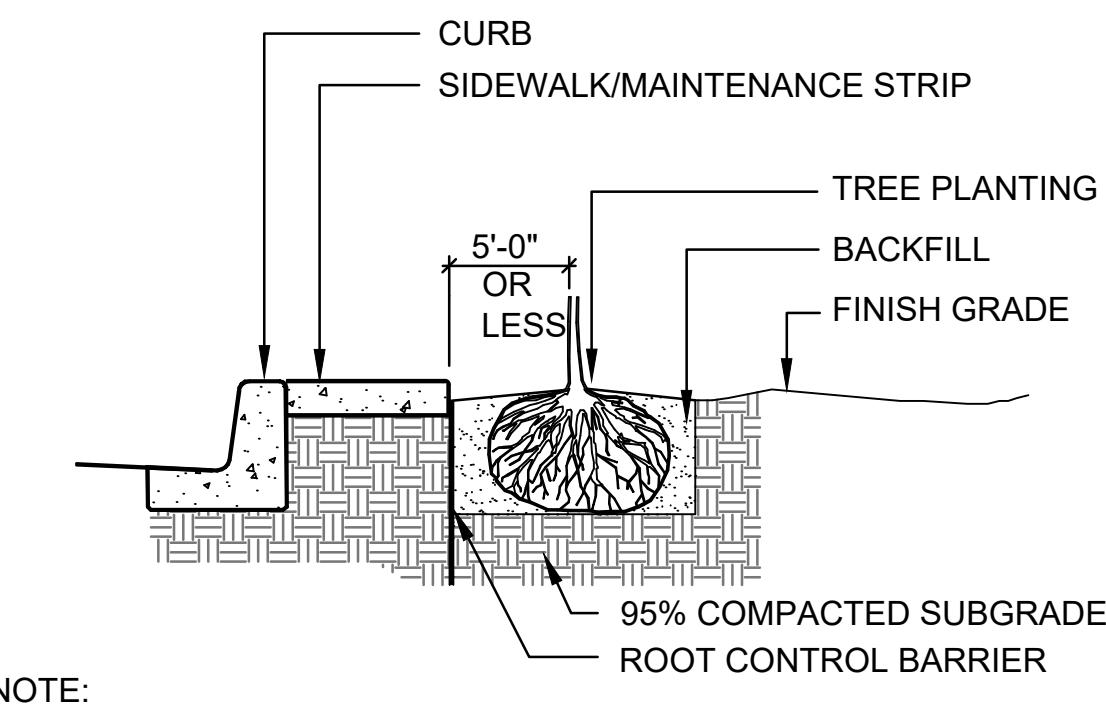


B GROUNDCOVER SPACING

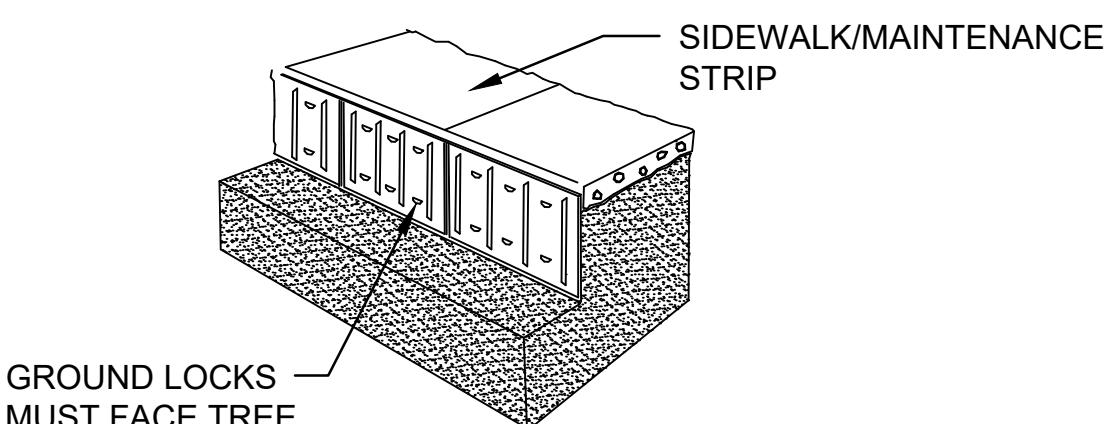


C SHRUB PLANTING DETAIL

NO SCALE



NOTE:
1. TOP OF BARRIER MUST BE AT FINISH GRADE.
2. INSTALL BARRIER WITH RIBS FACING THE TREE,
AND PER MANUFACTURERS RECOMMENDATIONS.



D TREE ROOT BARRIER - 1 SIDE INSTALLATION
DETAIL

NO SCALE



FIFTH SUBMITTAL SET - 10/13/2025

PROJECT: MAGY RESIDENCE -
LANDSCAPE DESIGN
ADDRESS: 5645 CHELSEA AVE.
LA JOLLA, CA 92037

SHADING CALCULATIONS:

ABALONE PLACE:
TOTAL THROUGHWAY ZONE: 160 S.F.
SHADED AREA REQUIRED (50%): 80 S.F.
SHADED AREA PROVIDED: 81 S.F.
PERCENTAGE OF SHADE ACHIEVED: 50%

CHELSEA AVE:
TOTAL THROUGHWAY ZONE: 444 S.F.
SHADED AREA REQUIRED (50%): 222 S.F.
SHADED AREA PROVIDED: 350 S.F.
PERCENTAGE OF SHADE ACHIEVED: 78%

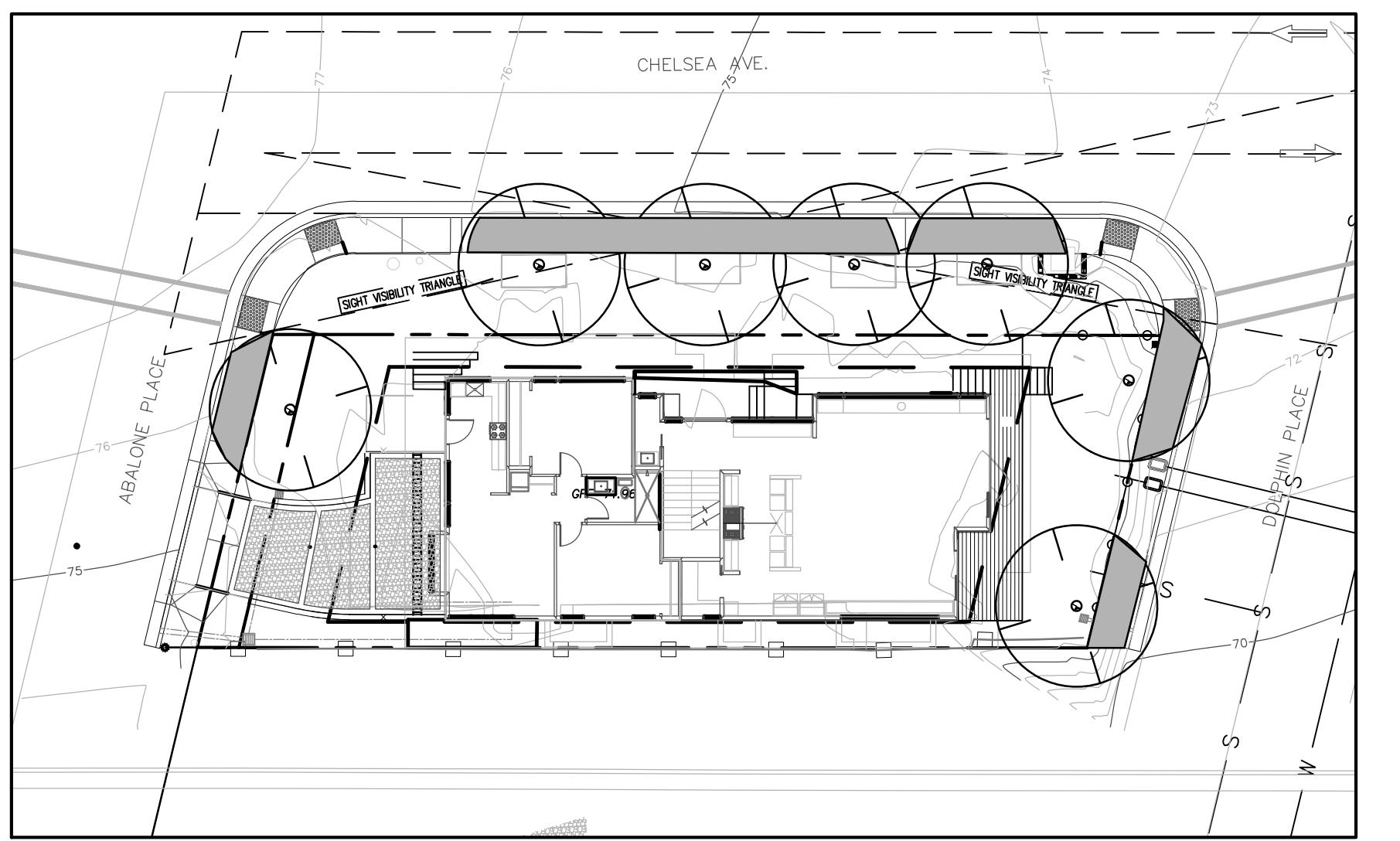
DOLPHIN PLACE:
TOTAL THROUGHWAY ZONE: 160 S.F.
SHADED AREA REQUIRED (50%): 138 S.F.
SHADED AREA PROVIDED: 170 S.F.
PERCENTAGE OF SHADE ACHIEVED: 86%

STREET TREES

ABALONE PLACE:
TOTAL STREET FRONTAGE: 28 L.F.
NUMBER OF STREET TREES REQUIRED: 1
NUMBER OF STREET TREES PROVIDED: 1

CHELSEA AVE:
TOTAL STREET FRONTAGE: 105 L.F.
NUMBER OF STREET TREES REQUIRED: 3
NUMBER OF STREET TREES PROVIDED: 4

DOLPHIN PLACE:
TOTAL STREET FRONTAGE: 40 L.F.
NUMBER OF STREET TREES REQUIRED: 1
NUMBER OF STREET TREES PROVIDED: 2

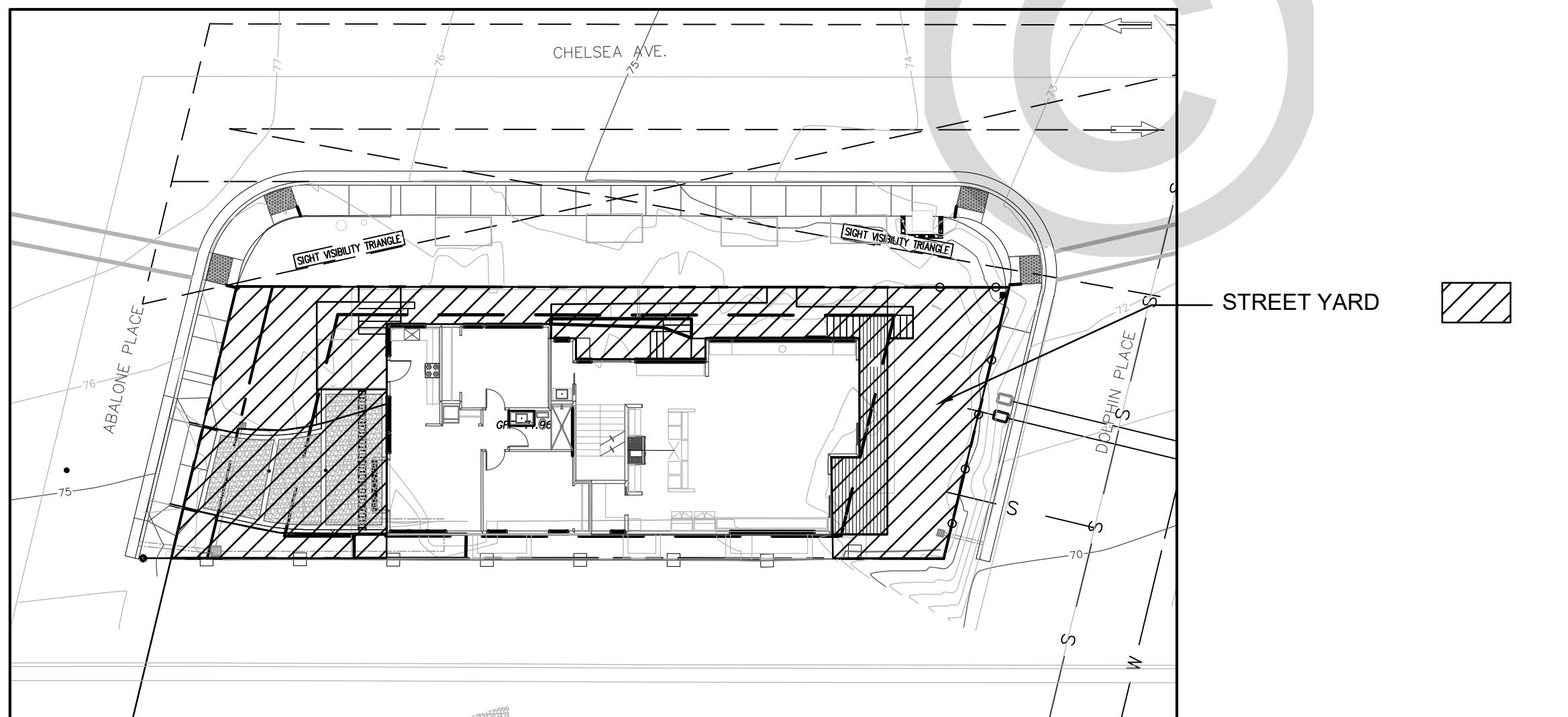


SHADING DIAGRAM
(NOT TO SCALE)

Hardscape Calculations:

STREET YARD

TOTAL STREET YARD AREA: 2,215 S.F.
PAVING / Hardscape Allowed: 1,329 S.F.
PROPOSED PAVING / Hardscape PROVIDED: 1,027 S.F.
% OF TOTAL STREET YARD: 46%

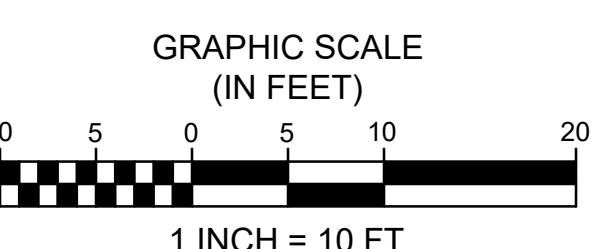


SHADING DIAGRAM
(NOT TO SCALE)

REVISIONS
DESIGN REVIEW: SLA
PLAN CHECK: KS
PLAN CHECK: —
RESPONSE: —
PLAN CHECK: —
RESPONSE: —

ISSUE DATE: 08/15/2024
PLANTING
DIAGRAMS

SHEET NUMBER



L3.3

SHEET NOTES

- 1 BUILT-INS
- 2 CMU RETAINING WALL
- 3 TRENCH DRAIN
- 4 GAS METER
- 5 ELECTRIC METER
- 6 CABINETRY
- 7 CERULELESS PORCELAIN TILE SHOWER
- 8 VANTY
- 9 ELECTRICAL PANEL
- 10 FAU
- 11 WATER SOFTENER
- 12 FLOOR DRAIN
- 13 PRE-FABRICATED WINDOW WELL w/ STEEL COVER FOR EGRESS

ARCHITECTURE FIRM:

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ARCHITECT STAMP:

PROJECT TITLE:

MAGY
RESIDENCE

SHEET TITLE:

BASEMENT
LEVEL FLOOR
PLAN

DRAWING SET:

NO.	DATE	CD SET
#1	8/6/2024	1ST REVISION SET
#2	4/1/2025	2ND REVISION SET
#3	6/3/2025	3RD REVISION SET
#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET

PROJECT NO: PRJ-1079635

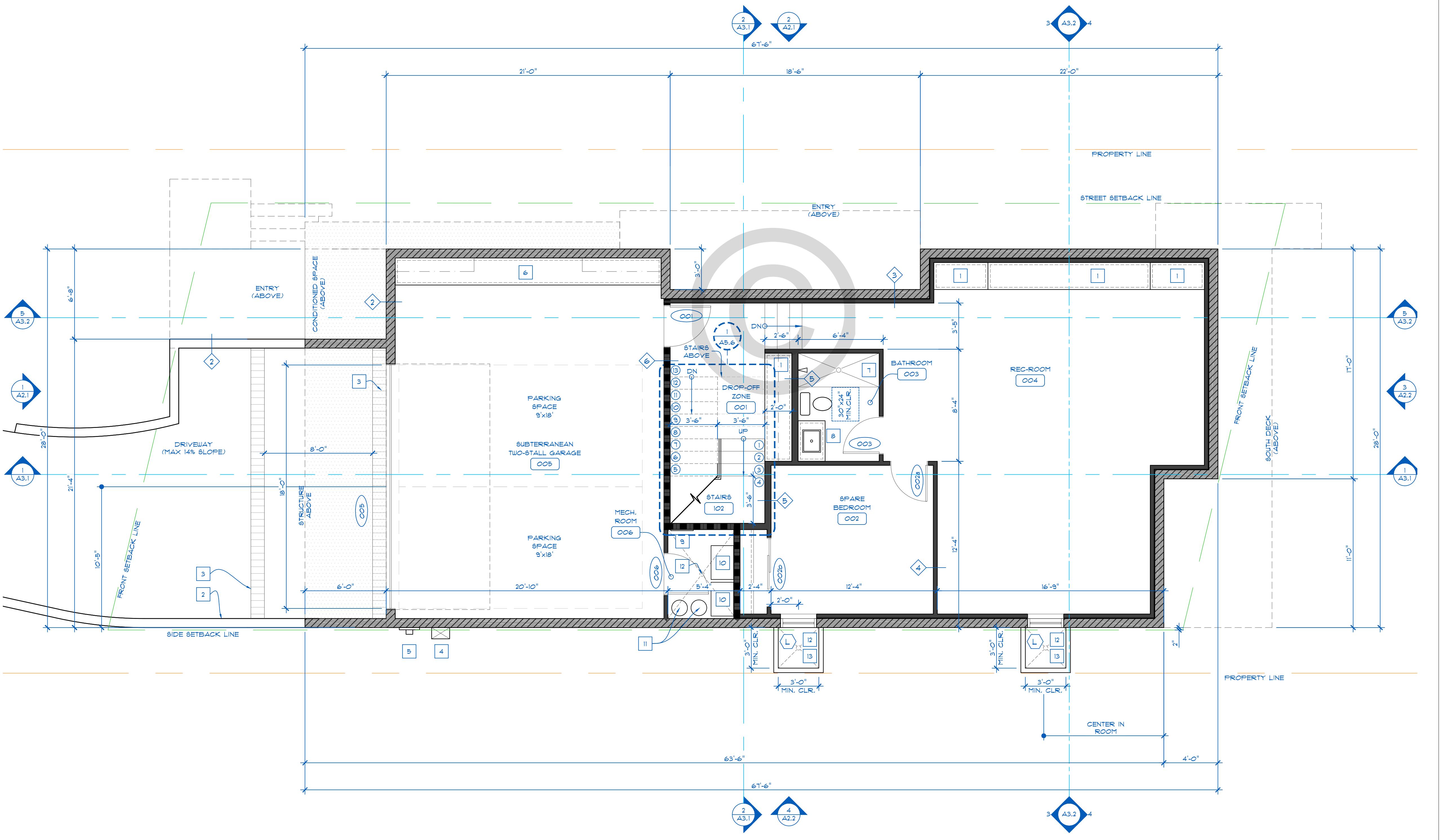
DATE: 10/16/2025

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

DRAFTED BY: AE

SHEET NO:

A1.1



SHEET NOTES

- 1 32" REFRIGERATOR
- 2 STACKING WASHER/DRYER
- 3 48" DOUBLE OVEN
- 4 48" REFRIGERATOR
- 5 APPLIANCE STATION
- 6 16" HIGH FLOATING HEARTH
- 7 WINDOW SEAT
- 8 BUILT-IN MEDIA CENTER w/ FIREPLACE, INSTALL PER MFG. SPECIFICATIONS
- 9 2' DIA. CURVED BASE OF WALL
- 10 PLANTER
- 11 42" HIGH GLASS RAILING
- 12 PRE-FABRICATED WINDOW WELL BELOW w/ STEEL COVER FOR EGRESS
- 13 VANITY
- 14 BUILT-INS
- 15 CURELESS PORCELAIN TILE SHOWER
- 16 DISHWASHER
- 17 24" STOVE
- 18 4'x12' ISLAND
- 19 CUSTOM LOWER AND UPPER CABINERY
- 20 TANKLESS WATER HEATER
- 21 +42" HIGH GUARDRAIL

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ARCHITECT STAMP:



PROJECT TITLE:

MAGY RESIDENCE

SHEET TITLE:

MAIN FLOOR PLAN

DRAWING SET:

NO.	DATE	CD SET
#1	8/6/2024	1ST REVISION SET
#2	4/1/2025	2ND REVISION SET
#3	6/8/2025	3RD REVISION SET
#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET

PROJECT NO: PRJ-1079635

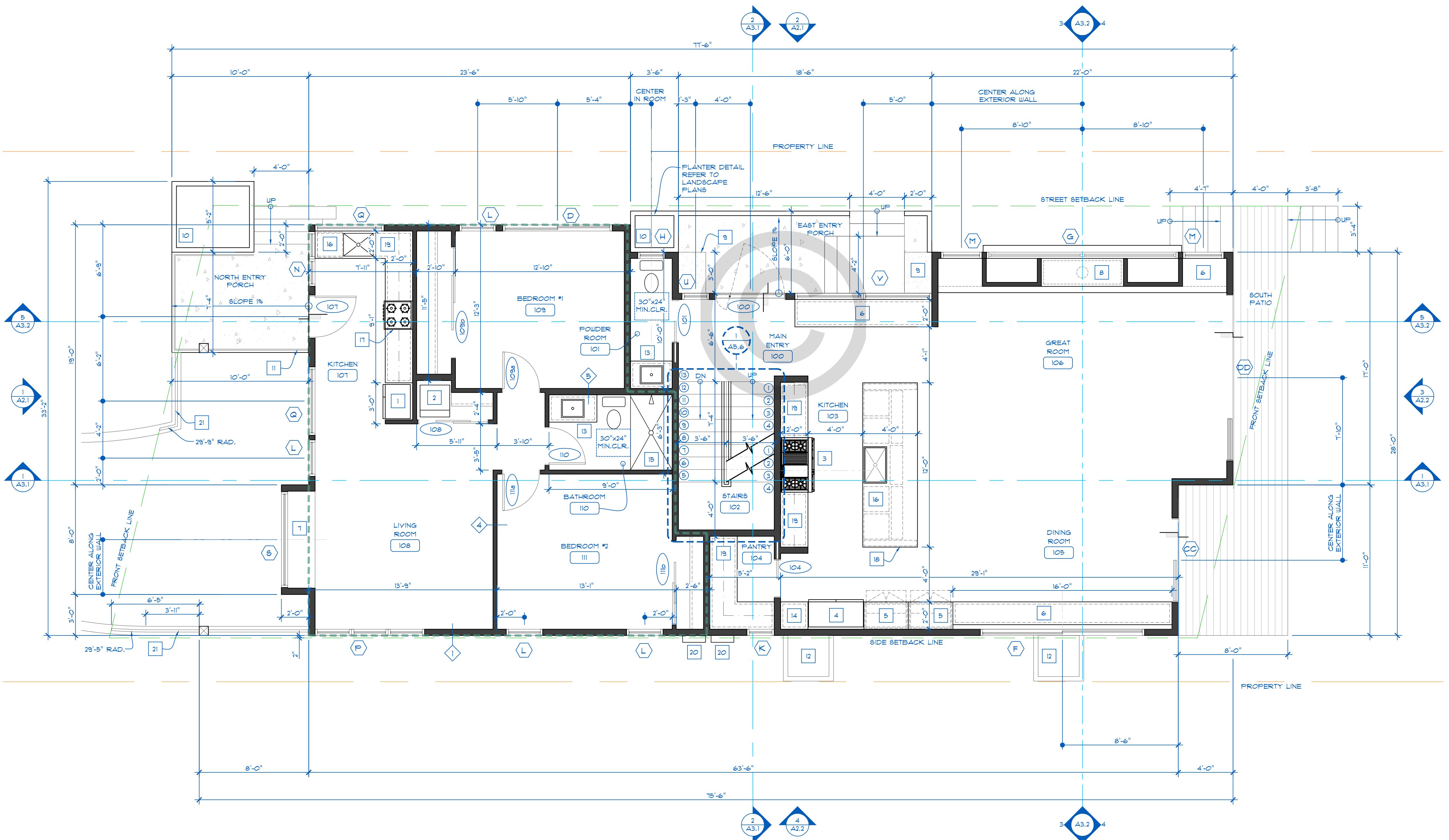
DATE: 10/16/2025

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

DRAFTED BY: AE

SHEET NO:

A1.2



MAIN FLOOR PLAN

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

1

FIFTH SUBMITTAL SET - 10/13/2025

SHEET NOTES

- 1 OPEN SHELVING
- 2 FREESTANDING TUB
- 3 LINEAR DRAIN
- 4 COPPER CHIMNEY FLUE
- 5 WINDOW SEAT
- 6 2' DIA. CURVED BASE OF WALL
- 7 DOUBLE SHAPED 4x12 BEAMS @ 4' O.C.
- 8 VANTY
- 9 DOUBLE VANITY
- 10 42" HIGH GLASS RAILING
- 11 CERULEAN PORCELAIN TILE SHOWER
- 12 PORCELAIN TILE WET ROOM w/TEMPERED GLASS SHOWER DOORS
- 13 4' DIA. OPENING w/HANGING LIGHT CENTERED ON PIVOT DOOR BELOW

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ARCHITECT STAMP:

PROJECT TITLE:

MAGY RESIDENCE

SHEET TITLE:

SECOND FLOOR PLAN

DRAWING SET:

NO.	DATE	CD SET
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#2	4/1/2025	2ND REVISION SET
#3	6/3/2025	3RD REVISION SET
#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET

PROJECT NO: PRJ-1079635

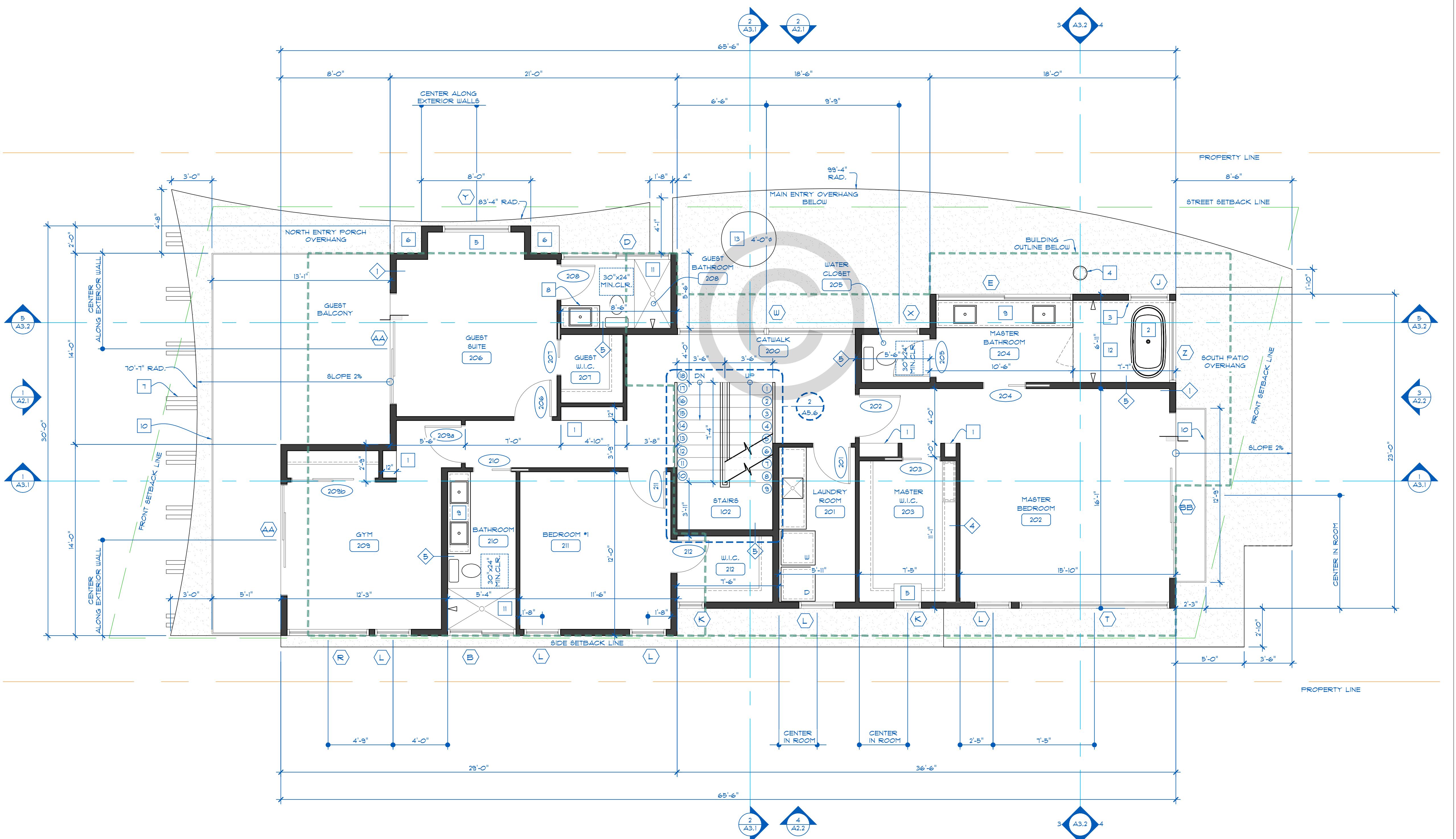
DATE: 10/16/2025

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

DRAFTED BY: AE

SHEET NO:

A1.3



SECOND FLOOR PLAN

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

1

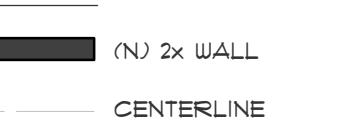
FIFTH SUBMITTAL SET - 10/13/2025

SHEET NOTES

- 1 HOT TUB (BY OTHERS)
- 2 FLOOR DRAIN
- 3 42" GRILL
- 4 GREEN EGG SMOKER
- 5 COPPER CHIMNEY FLUE
- 6 42" HIGH GLASS RAILING
- 7 HEAT PUMP SYSTEM

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FIFTH SUBMITTAL SET - 10/13/2025
WALL KEY:

WALL TYPES:
EXTERIOR:


EXTERIOR WALL
 2x6 STUDS @ 16" O.C.
 w/ R-19 BATT INSULATION, 5/8" GYPSUM WALL
 BOARD w/ LEVEL 4 FINISH ON EXTERIOR SIDE,
 EXTERIOR GRADE SHEATHING w/ VAPOR
 BARRIER, EXTERIOR FINISH (SEE ELEVATIONS).

GENERAL ROOF PLAN NOTES:

1. ROOF WILL BE A CLASS "A" ASSEMBLY.
2. SEE SHEET 51 ROOF FRAMING NOTES FOR ROOF SHEATHING INFORMATION AND ADDITIONAL SPECIFICATIONS.

ATTIC VENTILATION NOTES:

1. VENTILATION TO BE 60% AT BOTTOM/ SOFFIT AREA AND 40% NEAR RIDGES OF ROOF OR USE CONTINUOUS RIDGE VENT PER MFG SPECIFICATIONS.

2. ATTIC OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH w/ $\frac{1}{8}$ " MIN. TO $\frac{1}{4}$ " MAX. OPENINGS, PER SECTION R206.1

"SHINGLEVENT II-3 CLASS A" RIDGE VENT:
 CLASS A FIRE RATING
 MANUFACTURED VENT
 $16 \text{ SQ. IN. NET FREE AREA PER LINEAR FOOT}$
 O'HAGIN ASPHALT SHINGLE "FIRE & ICE" VENTS:
 $26 \text{ GAUGE, G-90 GALVANIZED STEEL}$
 LOW PROFILE (TAPERED)
 $1/4"$ STAINLESS STEEL WIRE MESH NFVA: 12 SQ. IN.

3. ROOF DISCHARGE POINTS (GUTTER DOWNGOUPS)
 SHALL DRAINED ONTO SLOPED PERMANENT
 VEGETATED GROUND COVER. GRADE SHALL BE
 SLOPED TOWARDS VEGETATIVE SWALES,
 VEGETATIVE BLANKETS, AND OR STORM
 WATER/SEWER DRAINS.

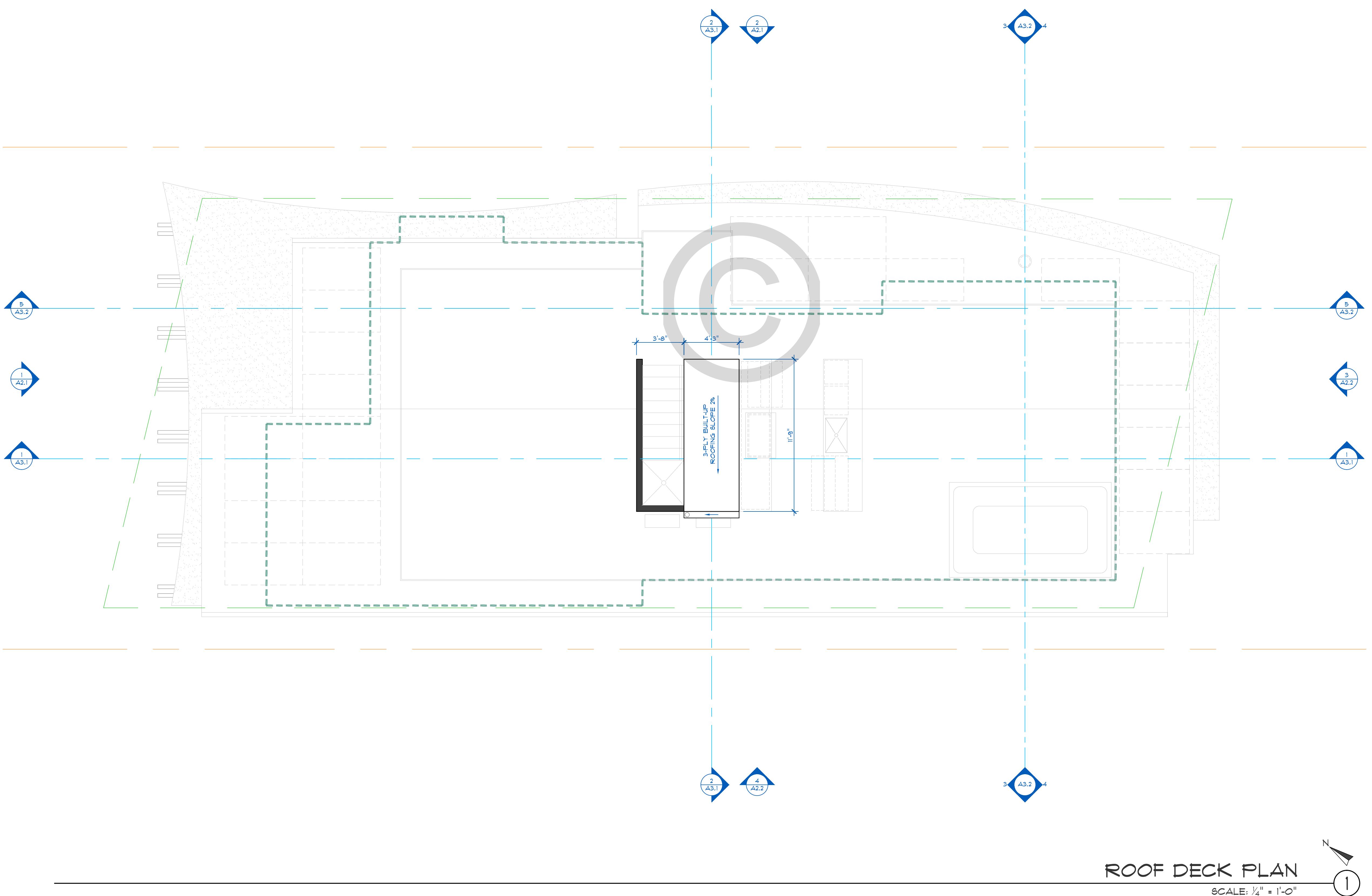

PROJECT TITLE:
MAGY RESIDENCE
SHEET TITLE:
ROOF PLAN
DRAWING SET:

NO.	DATE	CD SET
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#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET

PROJECT NO: PRJ-1079635

DATE: 10/16/2025

SCALE: $1/4" = 1'-0"$
DRAFTED BY: AE

SHEET NO:
A1.5




NORTHWEST CONCEPTUAL RENDERING

SCALE: NTS

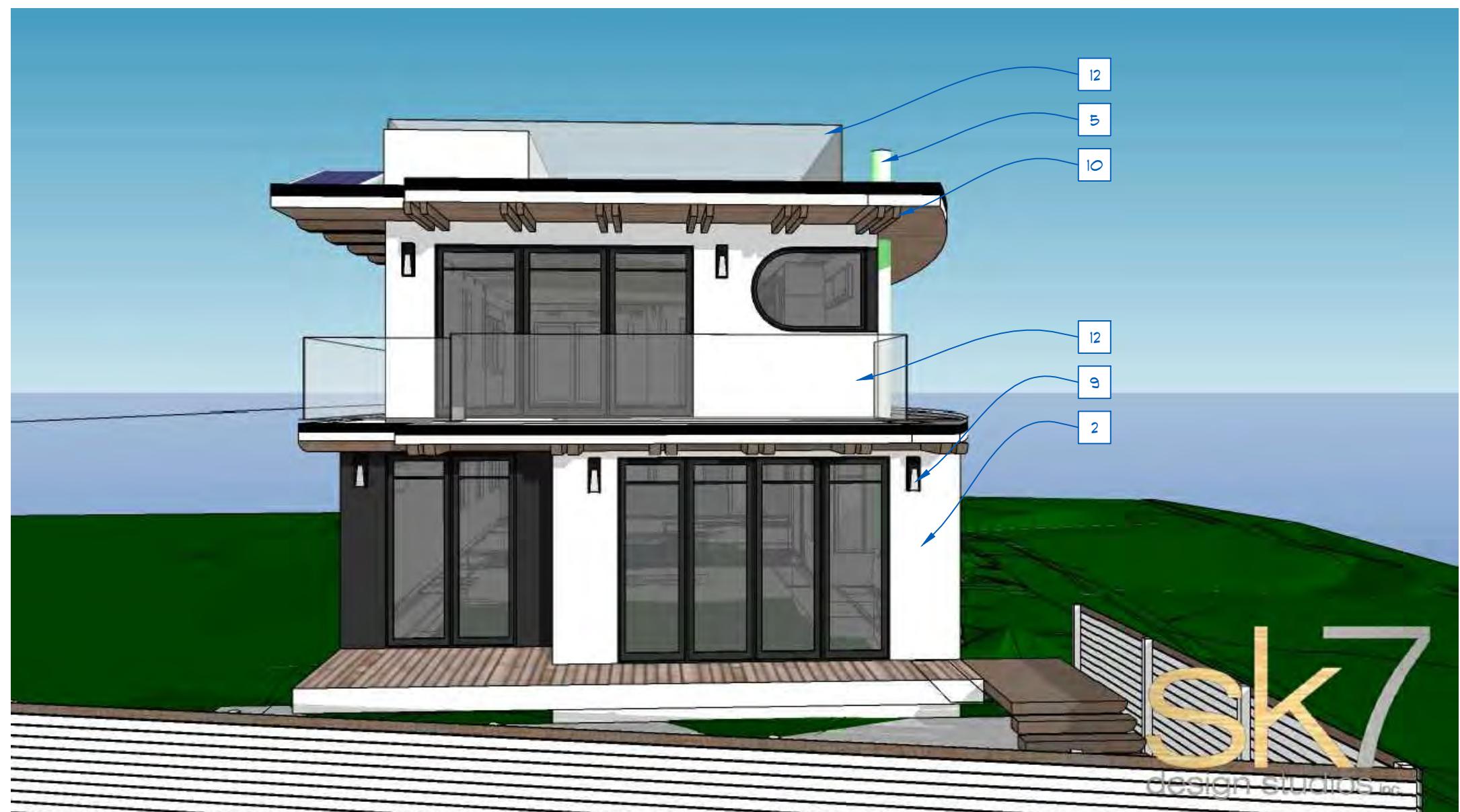
4



EAST CONCEPTUAL RENDERING

SCALE: NTS

1



SOUTH CONCEPTUAL RENDERING

SCALE: NTS

5



NORTHEAST CONCEPTUAL RENDERING

SCALE: NTS

2



SOUTHEAST CONCEPTUAL RENDERING

SCALE: NTS

6



NORTH CONCEPTUAL RENDERING

SCALE: NTS

3

SHEET NOTES

- 1 GRADE MIN 2% SLOPE AWAY FROM HOME PERIMETER 60" OUT
- 2 3-COAT SMOOTH STUCCO
- 3 HORIZONTAL IPE WOOD SIDING
- 4 VERTICAL IPE WOOD SIDING
- 5 CHIMNEY FLUE
- 6 CMU RETAINING WALL
- 7 CONCRETE PLANTER
- 8 HANGING EXTERIOR LIGHT
- 9 EXTERIOR SCONCE
- 10 DOUBLE SHAPED 4X12 BEAMS @ 4' O.C.
- 11 ELEVATION BEYOND
- 12 42" HIGH TEMPERED GLASS RAILING
- 13 HARDIE ARCHITECTURAL COLLECTION PANELING
- 14 PRE-FABRICATED WINDOW WELL w/ STEEL COVER FOR EGRESS
- 15 GUARDRAIL
- 16 ELECTRIC METER
- 17 GAS METER
- 18 TANKLESS WATER HEATER

FIFTH SUBMITTAL SET - 10/13/2025

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design studios inc.

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ARCHITECT STAMP:



PROJECT TITLE:

MAGY
RESIDENCE

SHEET TITLE:

CONCEPTUAL
RENDERINGS

DRAWING SET:

NO.	DATE	CD SET
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#5	10/13/2025	5TH REVISION SET

PROJECT NO: PRJ-1079635

DATE: 10/16/2025

SCALE: N/A

DRAFTED BY: AE

SHEET NO:

A2.0

SHEET NOTES

- 1 GRADE MIN 2% SLOPE AWAY FROM HOME PERIMETER 60" OUT
- 2 3-COAT SMOOTH STUCCO
- 3 HORIZONTAL IPE WOOD SIDING
- 4 VERTICAL IPE WOOD SIDING
- 5 CHIMNEY FLUE
- 6 CMU RETAINING WALL
- 7 CONCRETE PLANTER
- 8 HANGING EXTERIOR LIGHT
- 9 EXTERIOR SCONCE
- 10 DOUBLE SHAPED 4X12 BEAMS @ 4' O.C.
- 11 ELEVATION BEYOND
- 12 42" HIGH TEMPERED GLASS RAILING
- 13 HARDIE ARCHITECTURAL COLLECTION PANELING
- 14 PRE-FABRICATED WINDOW WELL
w/ STEEL COVER FOR EGRESS
- 15 GUARDRAIL
- 16 ELECTRIC METER
- 17 GAS METER
- 18 TANKLESS WATER HEATER

ARCHITECTURE FIRM:

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ARCHITECT STAMP:



PROJECT TITLE:

MAGY RESIDENCE

SHEET TITLE:

BUILDING ELEVATIONS

DRAWING SET.

NO.	DATE	CD SET
#1	8/6/2024	1ST REVISION SET
#2	4/1/2025	2ND REVISION SET
#3	6/9/2025	3RD REVISION SET
#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET

PPS-ITC5-N0 - PPL1070105

PROJECT NO: F-10-1585

DATE: 10/16/2025

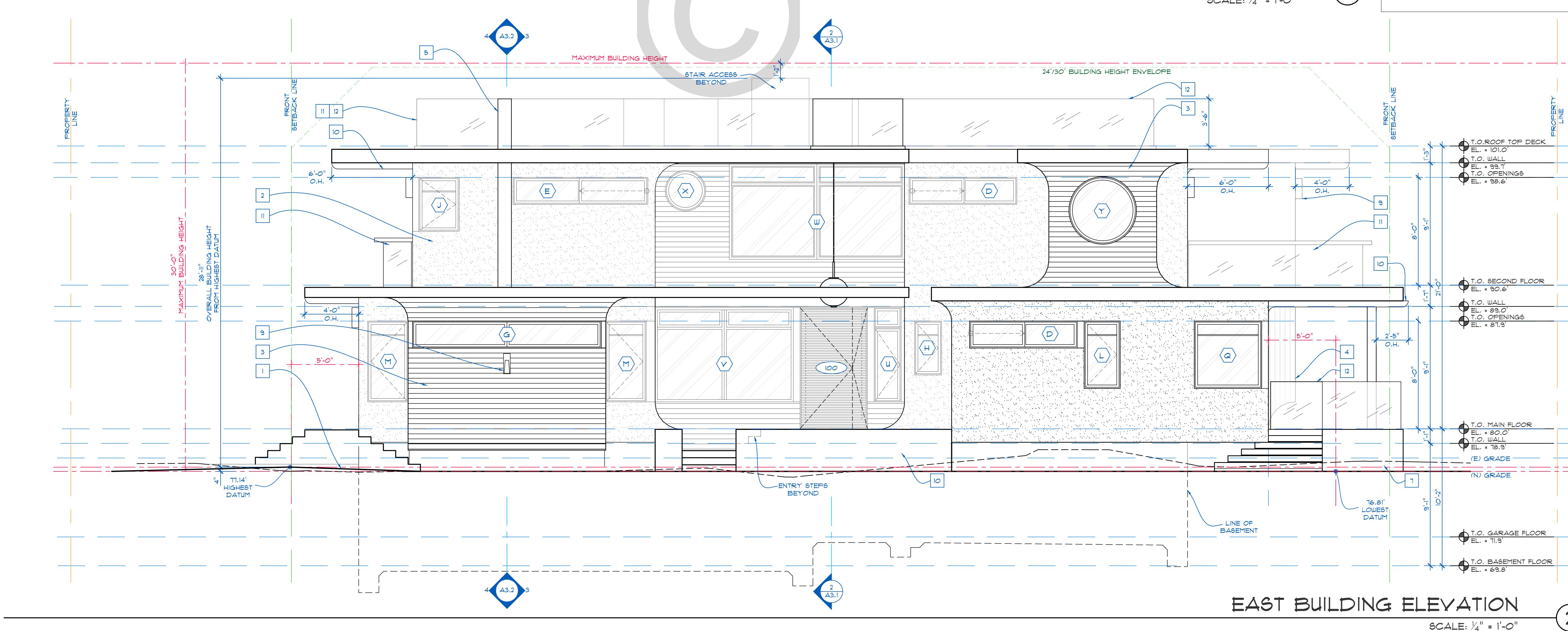
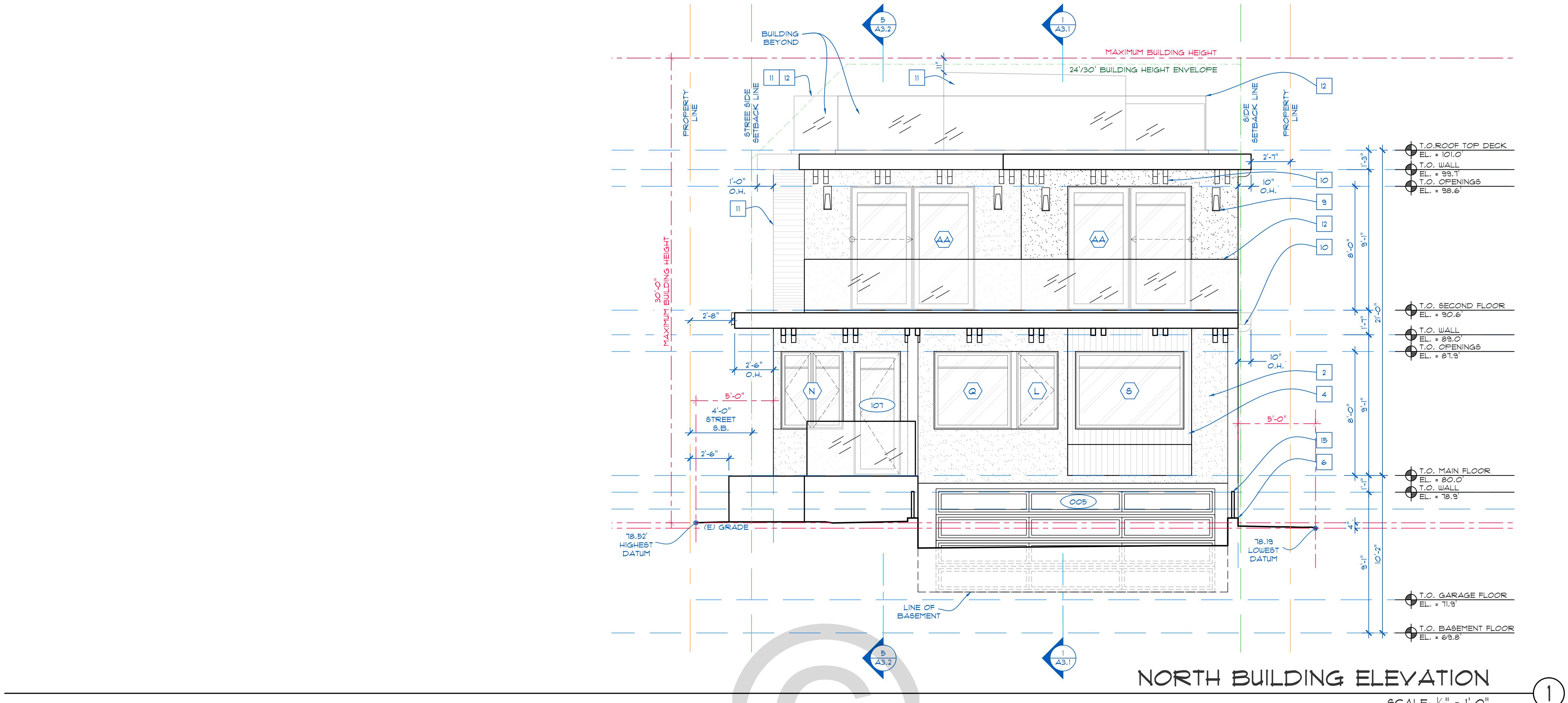
SCALE: 1/4" = 1'-0"

DRAFTED BY: AE

SHEET NO:

八三 1

ANSWER



HEET NOTES

MADE MIN 2% SLOPE AWAY FROM HOME
RIMETER 60" OUT

OAT SMOOTH STUCCO

IRIZONTAL IPE WOOD SIDING

RTICAL IPE WOOD SIDING

MNEY FLUE

U RETAINING WALL

NCRETE PLANTER

NGING EXTERIOR LIGHT

ERIOR SCONCE

UBLE SHAPED 4X12 BEAMS @ 4' O.C.

AVATION BEYOND

HIGH TEMPERED GLASS RAILING

RDIE ARCHITECTURAL COLLECTION PANELING

E-FABRICATED WINDOW WELL
TEEL COVER FOR EGRESS

ARDRAIL

CTRIC METER

S METER

SKLESS WATER HEATER

FIFTY ONE BIMMITAI SET 10/

ARCHITECTURE FIRM:

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ARCHITECT STAMP:



PROJECT TITLE:

MAGY RESIDENCE

MEET THE

BUILDING ELEVATIONS

DRAWING SET:		
O.	DATE	CD SET
1	8/6/2024	1ST REVISION SET
2	4/1/2025	2ND REVISION SET
3	6/9/2025	3RD REVISION SET
4	7/21/2025	4TH REVISION SET
5	10/10/2025	5TH REVISION SET

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PROJECT NO: 1-KS-10150

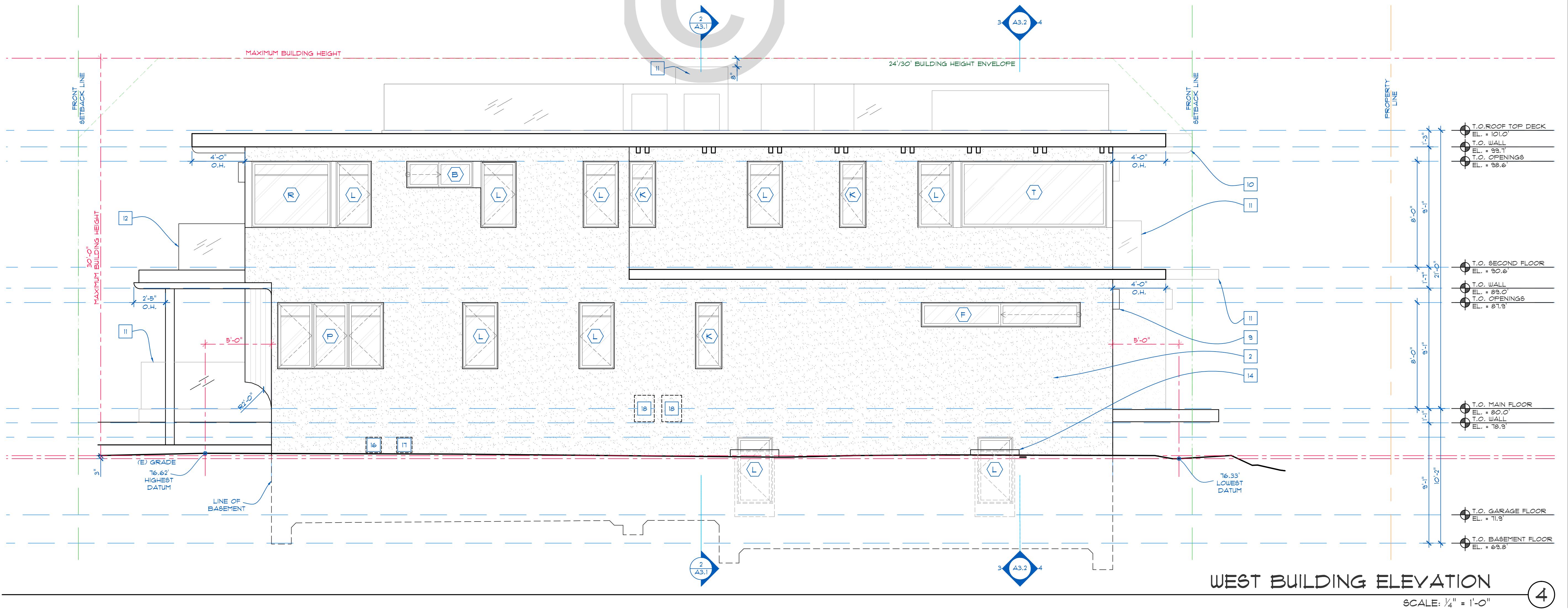
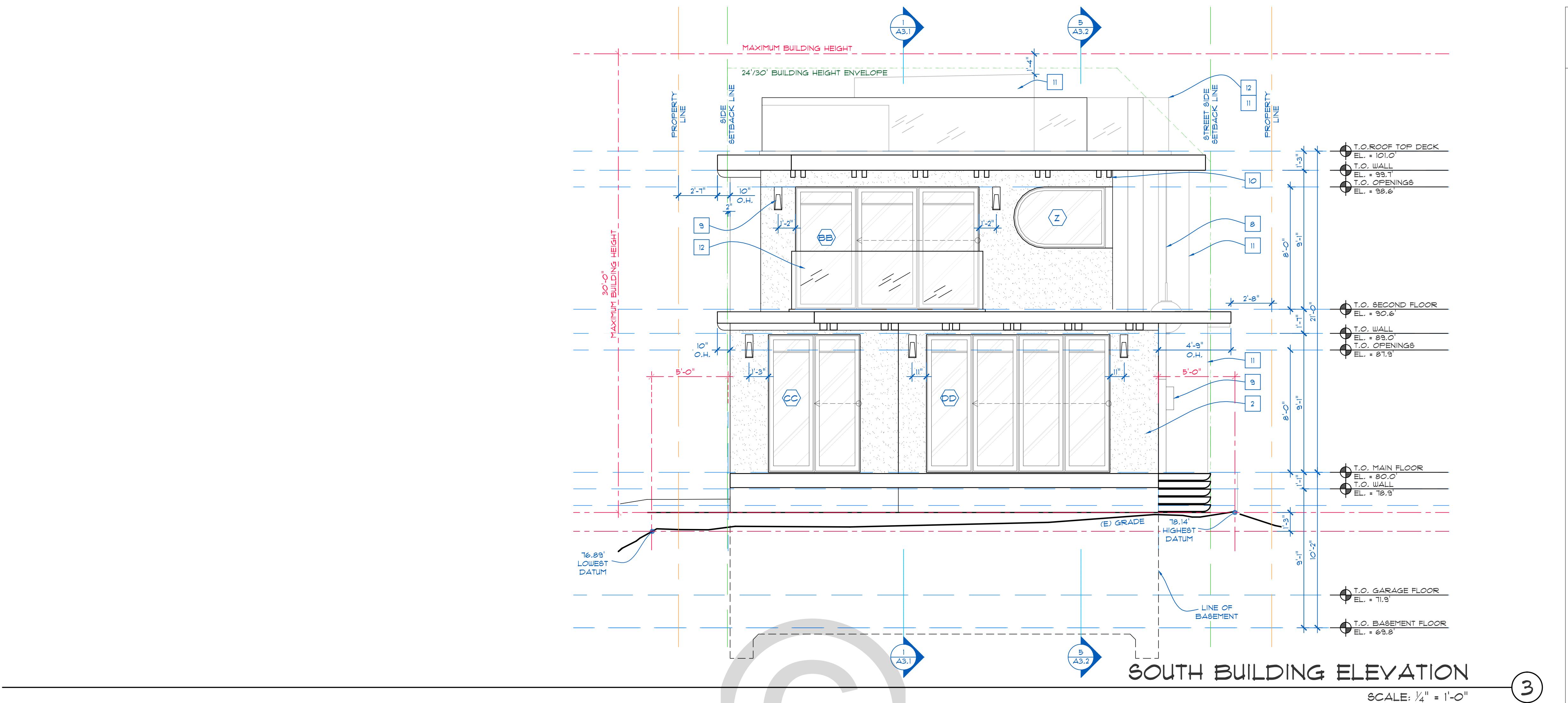
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DRAFTED BY: AE

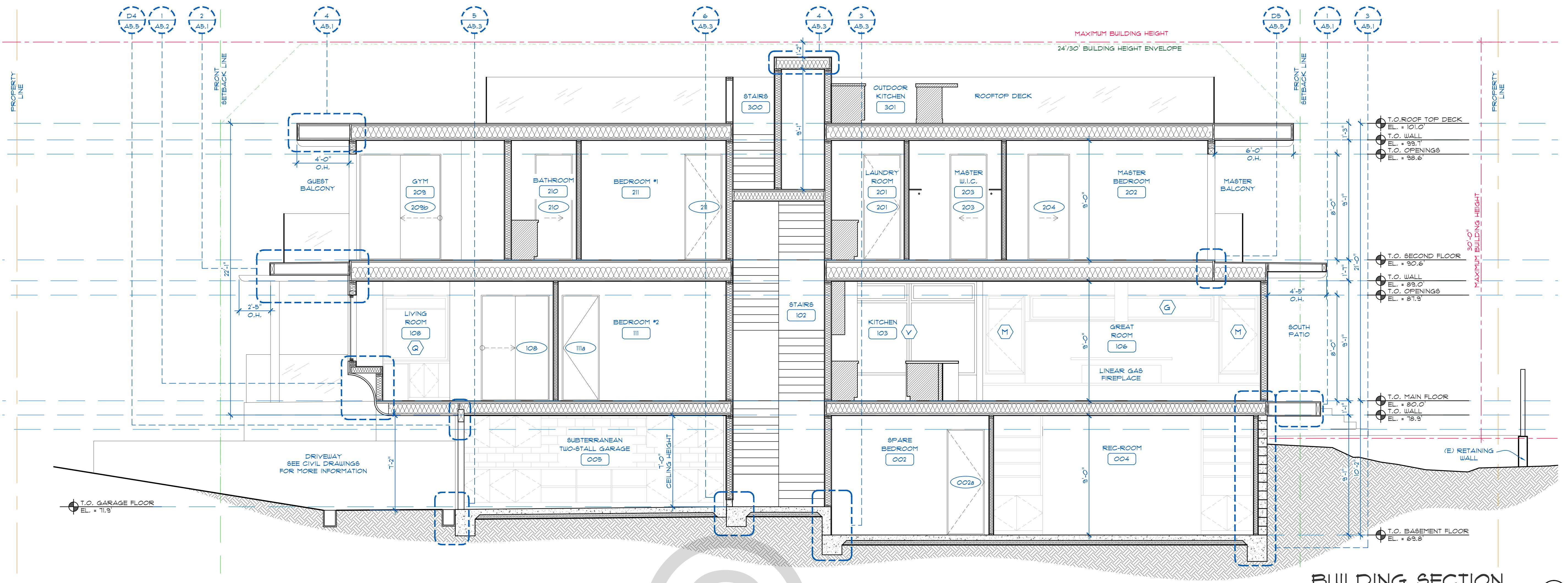
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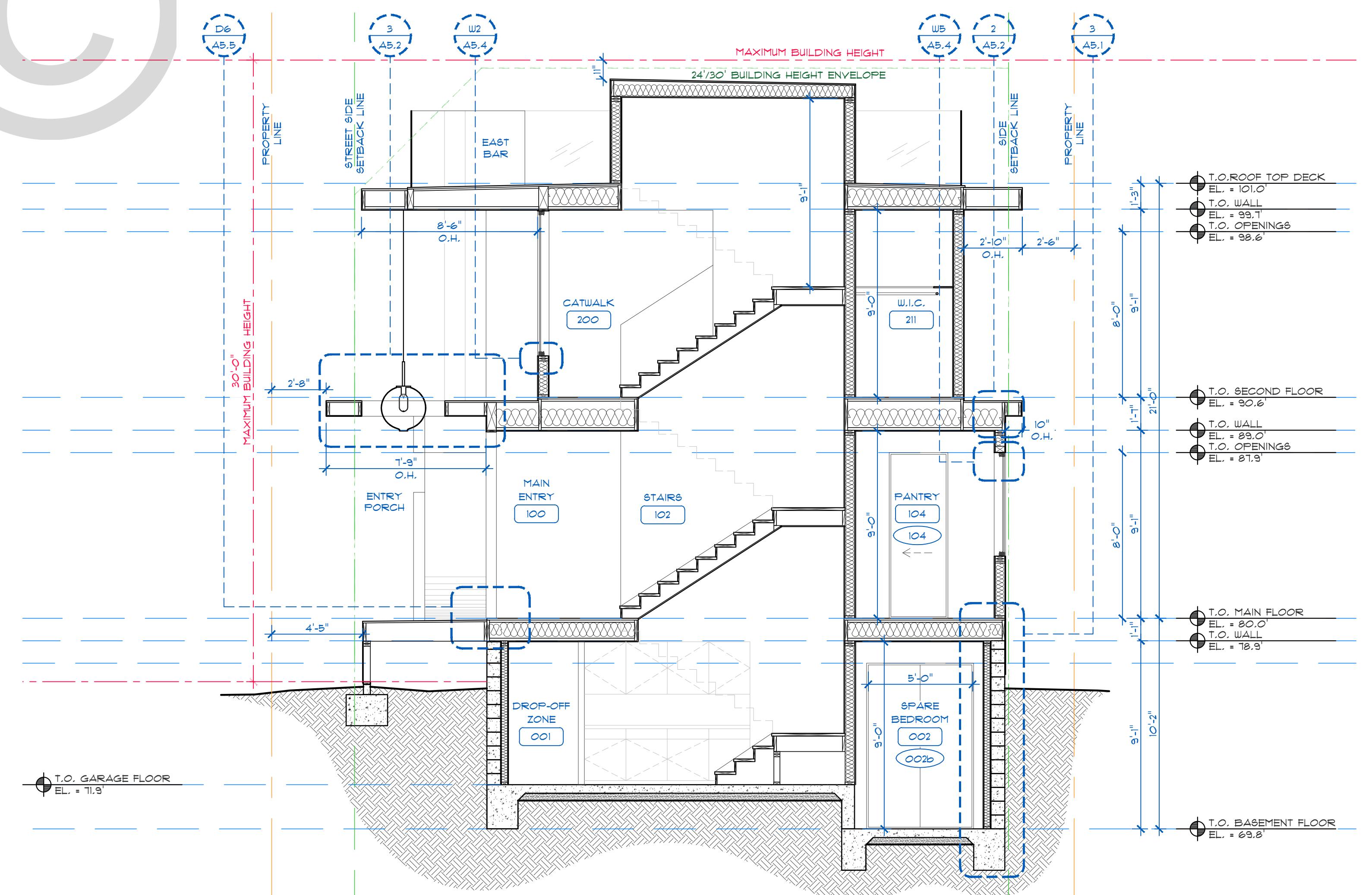




NO.	DATE	CD SET
#1	8/6/2024	1ST REVISION SET
#2	4/1/2025	2ND REVISION SET
#3	6/3/2025	3RD REVISION SET
#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET


BUILDING SECTION 1

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


BUILDING SECTION 2

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

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ARCHITECT STAMP:



PROJECT TITLE:

 MAGY
RESIDENCE

SHEET TITLE:

 BUILDING
SECTIONS

DRAWING SET:

NO.	DATE	CD SET
#1	8/6/2024	1ST REVISION SET
#2	4/1/2025	2ND REVISION SET
#3	6/3/2025	3RD REVISION SET
#4	7/21/2025	4TH REVISION SET
#5	10/13/2025	5TH REVISION SET

PROJECT NO: PRJ-1079635

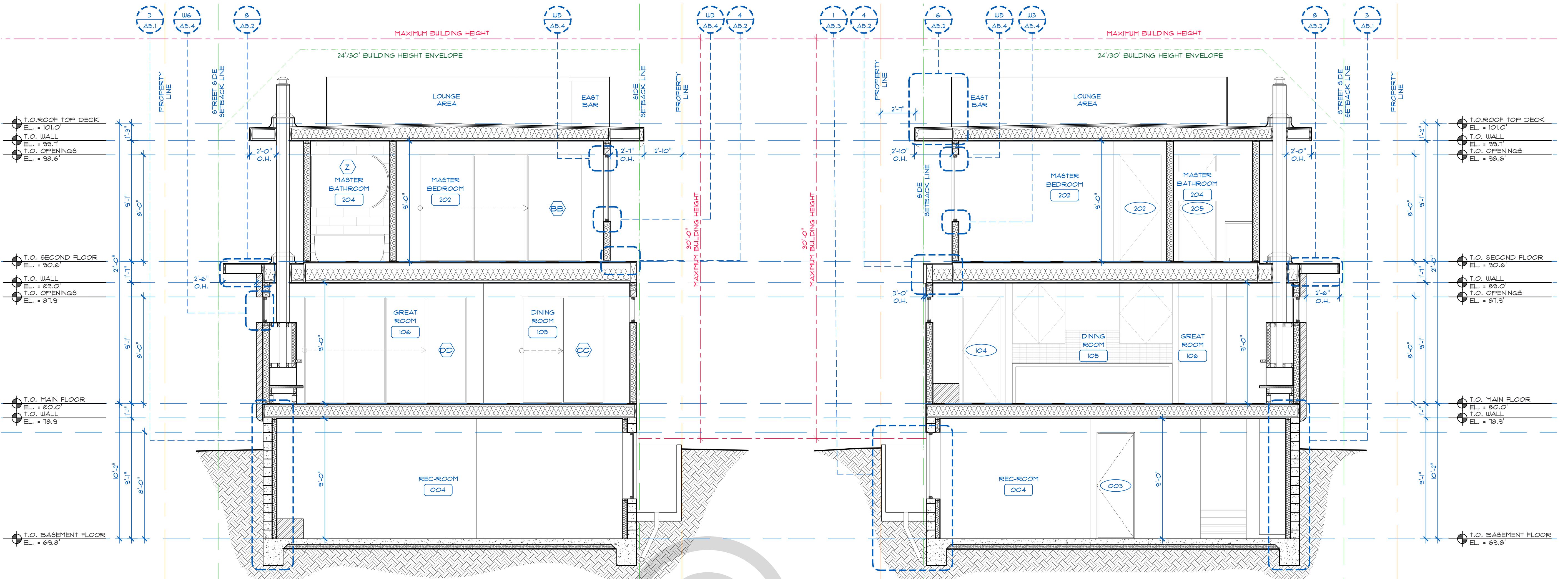
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SCALE: 1/4" = 1'-0"

DRAFTED BY: AE

SHEET NO:

A3.2

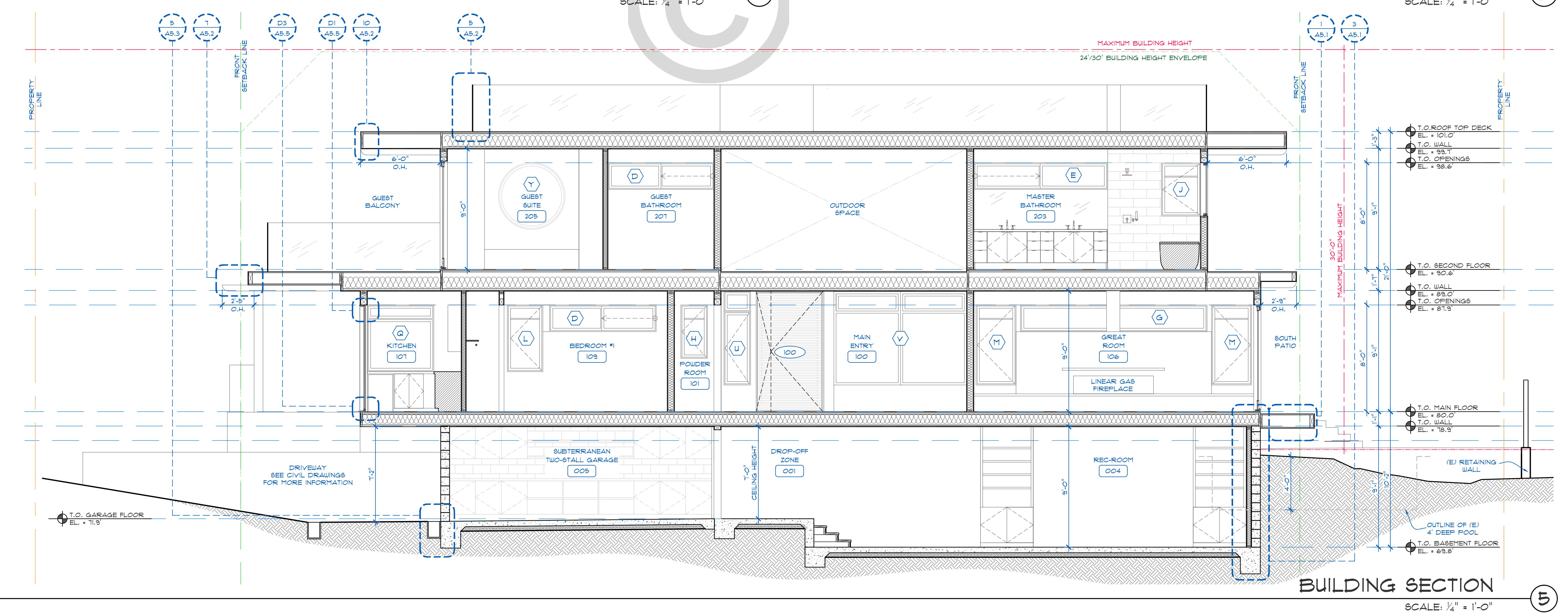


BUILDING SECTION 4

BUILDING SECTION 3

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

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



BUILDING SECTION 5

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