# La Jolla Shores Planned District Advisory Board Online Virtual Meeting

Please provide the following information on this form for calendaring your project on an upcoming La Jolla Shores Planned District Advisory Board meeting.

# For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): C70093/PTS 670093\_\_\_\_\_\_
- Address and APN(s): \_8561 El Paseo Grande, La Jolla/346-090-20-00\_\_\_\_\_
- Project contact name, phone, e-mail: \_Claude-Anthony Marengo, 619-417-1111, CAMarengo@M2A.io
- Project description: Demolition of 3,044 sf house and construction of 5,946 sf 2-story family dwelling unit\_\_\_\_\_\_
- In addition, provide the following:
  - lot size: \_6,330 sf\_\_\_\_
  - existing structure square footage and FAR (if applicable): 3,044 sf/.48\_\_\_\_\_
  - proposed square footage and FAR: 5,946 sf/.94 \_\_\_\_\_
  - existing and proposed setbacks on all sides: front: 21.3"/15'-0" Side North 7'-10"/5'-0"-10'-6" Side South 8'-8"/5'-0" - 7'-6" Rear 21'-0"/4'-0" - 5'-10"\_\_\_\_\_
  - height if greater than 1-story (above ground): \_29'-9"\_\_\_\_

# For Information Items

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): \_Barlow Capital Investments, LLC \_\_\_\_\_\_
- Address and APN(s): \_\_\_\_same as above\_\_\_\_\_
- Project contact name, phone, e-mail: \_\_\_same as above\_\_\_\_\_\_
- Project description: \_Same as above\_\_\_\_\_\_
- In addition to the project description, please provide the following:
  - lot size: \_same\_\_\_\_
  - existing structure square footage and FAR (if applicable): same\_\_\_\_\_
  - proposed square footage and FAR: \_same\_\_\_\_
  - existing and proposed setbacks on all sides: \_\_same\_\_\_
  - height if greater than 1-story (above ground): \_\_\_same\_\_
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): \_\_seek groups approval that building conforms to the surrounding houses \_\_\_\_\_

# Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website for view by the public:

- All exhibits should be sized to 8 1/2" X 11" format
- Exhibits, which can contain the following:

A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;

## (CONTINUED ON THE NEXT PAGE)

- B. Elevations for all sides;
- C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
- D. If the proposal is for a building with more than one story, show:
  - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
  - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
  - > the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

# **Meeting Presentation –** *updated 8/31/20*

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter so that they may share their screen and run their presentation.

## PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to:

Marlon I. Pangilinan Senior Planner Planning Department 9485 Aero Drive MS 413 San Diego CA 92123 619-235-5293 www.sandiego.gov/planning

# BARLOW CAPITAL INVESTMENTS LLC 8561 EL PASEO GRANDE, LA JOLLA, CA 92037



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ARCHI	<b>FECTURAL</b>
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A-6.5	PROPOSED SECTION E

# PROJECT TEAM

OWNERS Barlow Capital Investments LLC Ms. Sasha Lowther 8561 El Paseo Grande La Jolla, CA 92037 Telephone: (619) 770-4036

# ARCHITECT

Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo <u>CAMarengo@m2a.io</u> Cell: (619) 417-1111

# DESIGNER

Gracia Studio Calle Coahuila 8206 Int. 201, Zona Centro C.P. 22100 Tijuana, BC, Mexico Contact: Benjamin Huerta Telephone: (664) 638-4663

4492 Camino de la Plaza, Suite 281 San Ysidro, CA 92173 Telephone: (619) 795-7864 **GEOTECHNICAL ENGINEER** Accutech Engineering Systems, Inc.

3435 Carleton St. San Diego, CA 92106 Telephone: (619) 261-2619 Fax: (619) 224-6888 info@accutechengineering.com

SURVEYOR Spencer-Luey Inc. 220 Linda Mar Dr, Solana Beach, CA 92075 Telephone: (858) 792-9242

# SCOPE OF WORK

- DEMOLITION OF A 3,044 SQ FT HOUSE
- CONSTRUCTION OF A 5,946 SQ FT 2-STOR FAMILY DWELLING UNIT OVER BASEME
- SEEKING LA JOLLA SHORES PDOSEEKING COASTAL DEVELOPMENT PERM
- SEEKING SAN DIEGO DEVELOPMENT SER BUILDING PERMIT
- PROPOSED DEVELOPMENT SHALL REQUIRE A THREE SITE DEVELOPMENT PERMIT AND CO. DEVELOPMENT PERMIT 126.0704(A)(5) FOR DE OF AND CONSTRUCTION OF A SINGLE DWELD WITHIN THE LA JOLLA SHORES PLANNED DIS



	PRC	DJECT [	DATA		1	3ARLOW CAPITAL NVESTMENTS LLC 8561 EL PASEO GRANDE LA JOLLA, CA 92037
RY SINGLE	PROJECT INFORMATION					
ENT GARAGE	PROJECT ADDRESS:		ASEO GRANE	ЭЕ		
ENI UAKAUE	ASSESSORS PARCEL NUMBER:	LA JOLLA 346-090-20	/			
MIT	LEGAL DESCRIPTION:	340-090-20	-00			A T IS
RVICES	LOT: 14 MAP No. 6087					
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A PROCESS	YEAR BUILT 1969					BARLOW ( NVESTME 8561 EL PASE LA JOLLA,
DASTAL			DENTIAL CO NDMENTS II	DE (CRC), 2019 J SDMC	EDITION &	
DEMOLITION				C) BASED ON 2	019 IBC.	85 85
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ISTRICT				E (CMC), 2019		
				(CPC), 2019 EE AL CODE (SDC		
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			THE 2019 CI		.,	REVISIONS 06/18/2020 START OF PROJECT
	OCCUPANCY TYPE:		1 (RESIDENT			12/21/2020 COMMUNITY SUBMITTAL
	No. OF DWELLINGS & BEDROOMS: CONSTRUCTION TYPE:		VER TYPE 1	>		1/18/21 2nd COMMUNITY SUBMITTAL
	NUMBER OF STORIES:			/ PROPOSED	TWO STORY	
			BTERRANEA	N GARAGE.		
	LOT AREA:	6,330 S.F.				
	ZONING INFORMATION ZONE: LJSPD-SF BASE					
	OVERLAY ZONES: COASTAL (N-A					
	IMPACTS, PARI		· · · · · · · · · · · · · · · · · · ·		· · · · ·	PHASE
	RESIDENTIAL T	,				COASTAL
	DEMAND, LA J GEOHAZARD Z					
	SHORES DR & (	· · · · ·				project no. 2020-17
	SETBACKS	EXISTING	DDODOSED	DIFFERENCE		
	FRONT (STREET FRONTAGE):	21'-3"		6'-3"		REVIEWED BY CAM
	INTERIOR SIDE NORTH:	7'-10"		2-10" / + 2'-8"		
Aquarium Visitor Lot	INTERIOR SIDE SOUTH:	8'-8"		3'-8" / 1'-2"		DRAWN BY DC
Aquanum visitor Lot	REAR:	21'-0"		17'-0"		DRAWN BY PC
	BUILDING HEIGHT LIMITATIONS: PARKING SPACES:	30'-0"	29'-9"	0'-3" 3		
GRANDE		5	,	5		DATE 01/20/2021
~	BUILDING AREAS:	EXISTING	ADDITION	ΤΟΤΑΙ		
	FIRST FLOOR	1,776 S.F.	1,256 S.F.	3,032 S.F.		Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data plans specifications reports documents or
	SECOND FLOOR	1,268 S.F.	1,646 S.F.	2,914 S.F.		<ul> <li>while citating parties, indicates solve to be consistently. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or</li> </ul>
	TOTAL AREA:	3,044 S.F.	2,902 S.F.	5,946 S.F.		subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human
OP	GARAGE AREA	561 S.F.	2,624 S.F.	3,185 S.F.		unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the
HORES DRIVE	FIRST FLOOR DECK AREA (N.C.)	1,282 S.F.	-961 S.F.	299 S.F.		product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard conies with the wat signature of the Arybitect of
DEL COLLADO)	SECOND FLOOR DECK AREA	71 S.F.	214 S.F.	285 S.F.		Record are the Architect's Instruments of Service and are the only true contract documents of record.
stinale Watch Way	TOTAL	1,914 S.F.	2,981 S.F.	4,895 S.F.		SHEET TITLE
						TITLE SHEET
	LANDSCAPE REQUIRED:	1,899.18	S.F. (30%)			
N P	LANDSCAPE PROVIDED:		S.F. (32.27%)			
Fines	LOT AREA EXISTING F.A.R.	<u>6,330 S.F</u>				T-1
	PROPOSED F.A.R.	<u>3,044 S.F</u> 5,946 S.F	(48.08%) (0.94%)			
	EXISTING IMPERVIOUS AREA:	<u> </u>	· · · · · ·			
	EAISTING INITER VIOUS AREA.	3,943 S.F	•		I	

ATTACHMENT 3: Barba-Lowther

Marengo

Architects

La Jolla, CA 92037

Tel. (858) 459-3769

Fax. (858) 459-3768

E C-19371 RENEWAL

04/30/2021

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Claude Anthony Marengo Desa

Michael Morton AIA

7724 Girard Ave.

Second Floor

Morton



POST 41.23 A ШЧ POSTS 18 j≥ 20.0ft

15.0ft

ELEVATIONS TIED TO BRASS PLUG LOCATED AT THE SOUTHEAST CORNER OF CAMINO DEL COLLADO & EL PASEO GRANDE. NGVD29 ELEVATION=37.88 FEET PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK PAGE 228.

BOUNDARY TIED TO MAP NO. 6087.

PLOT BY SPENCER-LUEY SURVEY. 858-792-9242

ROBERT SUKUP RCE 28302-EXP: 3/31/22



# LANDSCAPE LEGEND

**SLOPE TO DRAIN** 

LEGEND

4

SLOPE 5%

TOTAL=

TOTAL PARCEL = 6,330.6 S.F. A) LANDSCAPE PLANTING AREA (30% REQUIRED) B) HARDSCAPE (IMPERMEABLE UNPLANTED REC. AREAS, WALKWAYS, DRIVEWAYS, PATIO) C) STRUCTURE (BUILDING)

			LANDSCAPE NOTES	ATTACHMENT 3: Barba-Lowther
AREA (SQ.FT.)	%	A.	THE PLAN IS FOR GENERAL LANDSCAPE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF	
2,049.5	32.37	В.	WORK. 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 THE OTHER LANDSCAPE	2
1,018.1	16.09	C.	RELATED CITY AND REGIONAL STANDARDS. 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	Marengo
3,263	51.54	D.	CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH	Morton Architects
6,330.6	100	E.	THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT'S OFFICE. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3' AT MATURITY SHALL BE INSTALLED WITHIN 5' OF ANY PUBLICLY MAINTAINED	7724 Girard Ave. Second Floor
		F.	WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES. MINIMUM TREE SEPARATION DISTANCE : TO TRAFFIC SIGNALS ( STOP SIGN) : 20 FT. TO UNDERGROUND UTILITY LINES : 5 FT. (10 FT. TO SEWER) TO ABOVE GROUND UTILITY STRUCTURES : 10 FT.	La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768
		G.	INTERSECTIONS (INTERSECTING CURB LINE OF TWO STREETS: 25 FT. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT	Michael Morton AIA Claude Anthony Marengo DESA
		H.	CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE BY <u>5310 C LLC</u> . LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC ROW SHALL BE MAINTAINED BY <u>5310 C LLC</u> . THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE DEBMIT	$* \begin{bmatrix} \mathbf{D} & \mathbf{A} & \mathbf{R} & \mathbf{C} \\ \mathbf{B} & \mathbf{R} & \mathbf{E} & \mathbf{N} \\ \mathbf{C} & \mathbf{C} & \mathbf{R} \\ \mathbf{C} & \mathbf{C} & \mathbf{R} \\ \mathbf{C} & \mathbf{C} & \mathbf{C} \\ \mathbf{M} \\ M$
		I. J.	CONDITIONS OF THE PERMIT . NOT USED PER SD MUNICIPAL CODE 142.0409: MINIMUM OF ONE 24-INCH BOX TREE FOR EVERY 30 FT. OF STREET FRONTAGE OR ONE 10-FOOT BROWN TRUNK HEIGHT PALM TREE FOR EACH 20 FEET OF STREET FRONTAGE.	
		K.	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 THE GRADE OF TRAVEL WAY PER THE SDMC 142.0403(b)(10). LANDSCAPING SHALL BE PLANTED AND MAINTAINED TO NOT	All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without the express
		M.	EXCEED 3FT IN HEIGHT IN ORDER TO PRESERVE PUBLIC VIEWS PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS FOR STRUCTURES, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT	written consent of Marengo Morton Architects, Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or accompanying specifications without the consent of Marengo Morton Architects,
		N.	FOR APPROVAL. OWNER 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 A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE	Incorporated. Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance of all these restrictions.
		0.	MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND	APITAL TS LLC GRANDE A 92037
		Р.	EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE. IN THE SINGLE-FAMILY ZONE, ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT	LOW C. STMEN L PASEO ULLA, C.
		Q.	OF THE TOTAL PARCEL AREA. ALL LANDSCAPING AND IRRIGATION SHALL BE DEVELOPED IN CONFORMANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL. REQUIRED LANDSCAPE AREA SHALL INCLUDE LOW-GROWING WOODY OR HERBACEOUS GROUNDCOVER, TURF, SHRUBS, OR TREES; OR UNATTACHED UNIT PAVERS, LOOSE ORGANIC OR INORGANIC MATERIALS, OR HARDSCAPE. AREAS OF ARTIFICIAL TURF MAY NOT BE USED FOR REQUIRED LANDSCAPE AREA.	BARI INVES 8561 E LAJ
				REVISIONS 06/18/2020 START OF PROJECT 12/21/2020 COMMUNITY SUBMITTAL 1/18/21 2nd COMMUNITY SUBMITTAL
				$ \begin{array}{c} \bigtriangleup \\ \bigtriangleup \\ \bigtriangleup \end{array} \end{array} $
				PHASE COASTAL
				PROJECT NO. 2020-17
				REVIEWED BY CAM
				DRAWN BY PC
				DATE 01/15/2021
N				Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the
T	)			and anoth. Accordingly, an sterior documents are provide to the product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record. SHEET TITLE

ATTACHMENT 3: Barba-Lowther

PROPOSED LANDSCAPE PLAN

L-1.1

\_\_\_\_

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<b>DEMOLITION NOTES</b>	ATTACHMENT 3: Barba-Lowther
<ul> <li>DEMOLITION NOTES</li> <li>1. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY WHEN ANY DISCREPANCY WITH ARCHITECTURAL OR STRUCTURAL DRAWINGS ARE FOUND AT THE PROJECT SITE. ALL DRAWINGS MAY HAVE TO BE MODIFIED UPON REMOVAL OF EXISTING CONSTRUCTION. DO NOT PROCEED WITH WORK IN QUESTION UNTIL THE ARCHITECT ISSUES DIRECTIONS.</li> <li>2. CONTRACTOR SHALL VERIFY LAYOUT OF EXISTING STRUCTURE, PROPERTY DOUDDADIES LOGATION OF SUFFICIENT UNDER CROLIND AND</li> </ul>	$\overline{2}$
BOUNDARIES, LOCATION OF SITE UTILITIES - UNDERGROUND AND OVERHEAD, AND FIELD CONDITIONS AS SHOWN ON THE PLANS PRIOR TO DEMOLITION. 3. BEFORE START OF DEMOLITION CONTRACTOR SHALL VERIFY WITH THE	
OWNER ANY ITEM TO BE SAVED (S), COVERED, OR STORED, VERIFY STORAGE LOCATIONS WITH OWNER BEFORE DEMOLITION COMMENCES. 4. ANY OUTDOOR STRUCTURES OR LANDSCAPING MARKED TO BE SAVED, SHALL BE PROTECTED, FENCED AND/OR COVERED TO AVOID DAMAGE.	Marengo
<ul> <li>5. ALL DEMOLITION MATERIAL SHALL BE TRANSPORTED OFF SITE AND PROPERLY DISPOSED AT CITY-APPROVED LOCATIONS BY THE CONTRACTOR.</li> <li>6. CONTRACTOR TO VERIFY DUMPSTER LOCATION WITH ARCHITECT BEFORE</li> </ul>	Morton A rebitoets
DEMOLITION COMMENCES. 7. CONTRACTOR SHALL ALSO REFER TO FLOOR PLANS AND OTHER CONSTRUCTION PLANS FOR NEW WORK TO BE INCORPORATED INTO THE PROJECT AND TO PROCEED WITH DEMOLITION ACCORDINGLY.	Architects 7724 Girard Ave.
<ol> <li>CAREFULLY REMOVE STRUCTURE AS SHOWN ON PLAN. REMOVE ALL MATERIALS CAREFULLY TO AVOID DAMAGE TO ADJACENT SURFACES.</li> <li>CONTRACTOR SHALL NOTIFY ARCHITECT IF ANY OF THE EXPOSED WOOD SHOW EVIDENCE OF ACTIVE WATER LEAKS, TERMITES OR DRY ROT.</li> <li>PREPARE EXISTING WINDOW FRAMING OPENINGS (TO REMAIN) TO</li> </ol>	Second Floor La Jolla, CA 92037 Tel. (858) 459-3769
RECEIVE NEW WINDOW UNITS. SEE NEW FLOOR PLAN AND ELEVATIONS FOR NEW WINDOW SIZE. 11. WHEN DEMOLITION IS COMPLETE, THE STRUCTURE AND SITE SHALL BE BROOM CLEAN AND READY TO RECEIVE NEW WORK.	Fax. (858) 459-3768 Michael Morton AIA
12 REMOVE ALL EXISTING LANDSCAPE AND TREE ROOTS WITH IN 3 FEET OF THE OUTLINE OF NEW STRUCTURE. IF THE REMOVAL OF TREE ROOTS PRODUCES POTENTIALLY UNSTABLE TREES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT A TREE SPECIALIST TO MAKE A RECOMMENDATION.	Claude Anthony Marengo Desa $S \in D \star A_R C_H$ $R \in N_E M$
<ol> <li>DEMOLITION OF OPENINGS IN ROOF AND EXTERIOR WALLS SHALL BE COVERED EACH NIGHT WITH PLASTIC TARPS AND SECURED TO PREVENT WATER AND DUST FROM ENTERING THE BUILDING.</li> <li>EXISTING FLOORS SHALL BE COVERED DURING CONSTRUCTION. OPENINGS SHALL BE TAPED AND SEALED TO WALLS AT EDGES OF</li> </ol>	LD 3 OL NO
CONSTRUCTION ZONE TO MINIMIZE DUST. TEMPORARY WALL SHALL BE BUILT AND SEALED AS IF NEEDED OR SHOWN ON PLANS. 15. SHOULD ANY PORTION OF THE STRUCTURE BEING REMOVED PRODUCE UNSTABLE OF UNSAFE CONDITIONS THE CONTRACTOR SHALL PROVIDE SHORING AND BRACING.	$\begin{array}{c} \bullet \geq \mathbf{C-19371} \geq \bullet \\ & \text{RENEWAL} \\ & \forall \\$
16. EXISTING FAU & WATER HEATER SHALL BE TURNED OFF AND SALVAGED UNITS REMOVED AND STORED FOR RE-USE. EXISTING NATURAL GAS SERVICE SHALL BE TURNED OFF AND LINES TEMPORARILY CAPED AT RESIDENCE.	
<ol> <li>ELECTRICAL SERVICE SHALL BE TURNED OFF AT RESIDENCE AND PROVISIONS FOR TEMPORARY POWER MADE DURING CONSTRUCTION.</li> <li>PLEASE BE ADVISED THIS IS A REMODEL PROJECT. CONCEALED CONDITIONS OF ALL TYPES SHALL BE TAKEN INTO ACCOUNT AND/OR VERIFIED PRIOR TO COMPLETION OF FINAL PROJECT BID.</li> </ol>	All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block.
19. CONTRACTOR SHALL VERIFY IN THE FIELD THE CONDITION OF ALL FOUNDATIONS, STEM WALLS, SILL ATTACHMENTS, PIER-FOOTING CONDITIONS AND ATTACHMENT TO FRAMING. DEFICIENCIES, CRACKS OR OTHER STRUCTURAL ISSUES IN FOUNDATIONS OR FOOTINGS OR LACK	Reproduction, publication or re-use by any method, in whole or part, without the express written consent of Marengo Morton Architects, Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or
<ul> <li>THEREOF SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.</li> <li>20. EXISTING FRAMING AND FLOOR SURFACES MAY BE OUT OF PLUMB AND NOT LEVEL. THEY SHALL BE INSPECTED AND MADE PLUMB AND LEVELED UPON NOTIFICATION TO THE ARCHITECT AND A WRITTEN APPROVAL HAS BEEN DOCUMENTED. WOOD FRAMING ADJACENT TO SOIL MAY BE</li> </ul>	accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance of all these restrictions.
ENCOUNTERED AND MODIFICATIONS AND/OR PROTECTION MEASURES SHALL BE TAKEN. 21. ELEVATION CHANGES BETWEEN DOOR OPENINGS AND ADJACENT GRADE SHALL BE VERIFIED IN THE FIELD AND IF DISCREPANCIES EXIST	
BETWEEN FIELD CONDITIONS AND PLANS EXIST, NOTIFY THE ARCHITECT TO MAKE MODIFICATIONS AND/OR OTHER CORRECTIVE MEASURES. 22. IF SOILS REPORT OR SURVEY NOT INCLUDED WITH THIS SET OF DOCUMENTS, THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY CHANGES, MODIFICATIONS, ORDERED REPORTS OR SURVEY OR OTHER ADDITIONAL ISSUES CAUSED BY LACK OF INFORMATION FROM THOSE DOCUMENTS.	CAPITAL NTS LLC 0 GRANDE CA 92037
COASTAL PROJECTS ADDITIONAL NOTES A.THIS IS A COASTAL PROJECT. NO EXTERIOR WALLS SHALL BE DEMOLISHED OTHER THAN THOSE SPECIFIED ON THE DEMOLITION SHEET WITHOUT PRIOR WRITTEN INSTRUCTION FROM ARCHITECT.	OW C <sup>1</sup> TMEN Paseo DLLA, C <sup>1</sup>
B.IT IS THE <u>GENERAL CONTRACTORS SOLE RESPONSIBILITY</u> THAT ALL EXISTING WALL SHOWN TO REMAIN SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES DURING THE PROJECT CONSTRUCTION.	BARLOW CAPITA INVESTMENTS LI 8561 EL PASEO GRANI LA JOLLA, CA 92037
DEMOLITION NOTES FOR COASTAL EXEMPTION	
A. AT LEAST 50% OF THE EXISTING EXTERIOR WALLS (FROM THE FOUNDATION TO THE TOP PLATE) OF THE PRINCIPAL HABITABLE FLOOR MUST BE LEFT STANDING AND IN PLACE THROUGHOUT CONSTRUCTION	REVISIONS 06/18/2020 START OF PROJECT 12/21/2020 COMMUNITY SUBMITTA
<ul> <li>AND INCORPORATED INTO THE COMPLETED STRUCTURE.</li> <li>B. THE WALL MUST CONTINUE TO BE USED AS EXTERIOR WALLS IN THE COMPLETED PROJECT (MAY NOT BE USED AS INTERIOR WALLS OR USED IN A "DOUBLE WALL" CONFIGURATION WITH ANY NEW WALL)</li> <li>C. ANY DOOR OR WINDOW LOCATED WITHIN A SEGMENT OF THE WALL</li> </ul>	1/18/21 2nd COMMUNITY SUBMITTA
<ul> <li>WHICH IS COUNTED TOWARD THE LENGTH OF AN EXISTING EXTERIOR</li> <li>WALL TO BE LEFT STANDING (AT LEAST 50%) CANNOT HAVE THEIR</li> <li>LOCATION OR SIZE MODIFIED.</li> <li>D. THE SURFACE OF THE WALL CAN BE MODIFIED OR REMOVED DOWN TO</li> </ul>	
THE STUDS BUT WITH BOTH THE TOP AND BOTTOM PLATES IN PLACE. REMOVAL OF THE STUD WALLS, EVEN ON A TEMPORARY BASIS DOES NOT MEET EXEMPTION CRITERIA (FOR COASTAL EXEMPTION) AND IS NOT TO BE DONE.	PHASE COPAST SUBILITY PROJECT NO. 2020-17
<ul> <li>E. WALLS, WHICH ARE DESIGNATED TO REMAIN, <u>CANNOT BE REPLACED</u>, <u>HEIGHTENED</u> OR <u>RELOCATED</u> FOR ANY REASON, INCLUDING REASONS OF STRUCTURAL INTEGRITY (DRY ROT, TERMITES).</li> <li>F. REINFORCEMENT IN THE FORM OF SISTERING MEMBERS (STUDS AND PLATES) IS PERMITTED AS LONG AS THEY DO NOT INTERRUPT THE</li> </ul>	REVIEWED BY CAM
<ul> <li>PLATES) IS PERMITTED AS LONG AS THEY DO NOT INTERRUPT THE ASSEMBLY OF TOP PLATE STUDS AND SILL.</li> <li>G. PENETRATION THROUGH TOP PLATE IS PERMITTED - ONLY THE WIDTH OF THE ACTUAL CUT WILL BE INCLUDED IN THE CALCULATION (E.G. ONLY ACTUAL WIDTH OF A 2X4 OR A 4X4 GOING THROUGH THE TOP PLATE WILL</li> </ul>	DRAWN BY PC
DEDUCT THAT AMOUNT) H. CRIPPLE WALLS ARE PERMITTED (PLACING A NEW BOTTOM PLATE ON AN EXISTING TOP PLATE TOGETHER WITH NEW STUDS AND A NEW TOP PLATE FOR THE PURPOSES OF INCREASING FLOOR TO CEILING HEIGHT).	DATE 01/15/2021 Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The partie
<ul> <li>FOUNDATION REPLACEMENT IS ACCEPTABLE ONLY IF EXISTING WALLS CAN BE PROPERLY SUPPORTED IN THEIR PRE-EXISTING POSITION DURING REPLACEMENT OR REPAIR.</li> <li>A WINDOW MAY BE REPLACED OR MAY BE REDUCED IN AREA OR</li> </ul>	recognize that data, plans, specifications, reports, documents, o other information recorded on or transmitted as electronic med (including but not necessarily limited to "CAD documents") and subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingity all such documents are provided to th
DIMENSION OR MAY BE COVERED OVER (FILLED IN) PROVIDED THAT THE EXISTING STUDS AND HEADERS ARE RETAINED IN THEIR ORIGINAL POSITION.	another Accordingly, and a such according and provided to in parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforeable. The signed an stamped hard copies with the wet signature of the Architect o Record are the Architect's Instruments of Service and are the only true contract documents of record.
K. REINFORCEMENT IN THE FORM OF FURRING IS PERMITTED FOR SINGLE WALL CONSTRUCTION ONLY IF IT IS DONE IN SUCH A MANNER THAT THE	SHEET TITLE

WETLAND OR SAND DUNE, OR WITHIN 100 FEET OF THE EDGE OF A COASTAL BLUFF WITHOUT FIRST OBTAINING APPROVAL FROM THE GOVERNING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

A-1.2





City of San Diego Storm Water Dequirements	Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist	
Development Services SLOTTI VVALET REQUITETTETTS	PART B: Determine Construction Site Priority	
San Diego, CA 92101 (619) 446-5000 Applicability Checklist	This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction	
Project Address:	projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk	All
Project Address: 856 EL PASEO GEANDE, LA JOLLA, CA 93037 Project Number: 670093 SECTION 1. Construction Storm Water BMP Requirements:	and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Sig-	Apr Not
All construction sites are required to implement construction BMPs in accordance with the performance standards	nificance (ASBS) watershed. <b>NOTE:</b> The construction priority does <b>NOT</b> change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.	
in the <u>Storm Water Standards Manual</u> . Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP) <sup>1</sup> , which is administered by the State Regional Water Quality Control Board.		4.2.
For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.	Complete PART B and continued to Section 2	4.2
PART A: Determine Construction Phase Storm Water Requirements.	1. ASBS a. Projects located in the ASBS watershed.	4.2 On,
	2. High Priority	4.2. Rur
<ol> <li>Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)</li> </ol>		4.2
Yes; SWPPP required, skip questions 2-4 🚺 No; next question	a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed. b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS	and 4.2.
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?	watershed.	0
	3. Medium Priority	
Yes; WPCP required, skip questions 3-4 No; next question 3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or origi- nal purpose of the facility? (Projects such as pipeline/utility replacement)	a. Projects that are not located in an ASBS watershed or designated as a High priority site. b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS	
	watershed. c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos	P
Yes; WPCP required, skip question 4 No; next question 4. Does the project only include the following Permit types listed below?	watershed management area.	Fo
Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit,	<ul> <li>4. Low Priority         <ul> <li>a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS</li> </ul> </li> </ul>	In
<ul> <li>Spa Permit.</li> <li>Individual Right of Way Permits that exclusively include only ONE of the following activities: water service,</li> </ul>	watershed.	
sewer lateral, or utility service.	SECTION 2. Permanent Storm Water BMP Requirements.	F
<ul> <li>Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.</li> </ul>	Additional information for determining the requirements is found in the <u>Storm Water Standards Manual</u> .	L
Yes; no document required	PART C: Determine if Not Subject to Permanent Storm Water Requirements. Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "rede-	N
Check one of the boxes below, and continue to PART B:	velopment projects" according to the <u>Storm Water Standards Manual</u> are not subject to Permanent Storm Water BMPs.	P St
	If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Perma-	
If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B	nent Storm Water BMP Requirements".	50
If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.	If "no" is checked for all of the numbers in Part C continue to Part D.	Dis
of ground disturbance AND has less than a 5-root elevation change over the entire project area, a Minor WPCP may be required instead. <b>Continue to PART B.</b>	1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	
If you checked "No" for all questions 1-3, and checked "Yes" for question 4 PART B does not apply and no document is required. Continue to Section 2.	2 Does the project only include the construction of overhead or underground utilities without	
	<ul> <li>2. Does the project only include the construction of overhead of underground dulities without creating new impervious surfaces?</li> <li>3. Does the project fall under routine maintenance? Examples include, but are not limited to:</li> </ul>	
More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/stormwater/regulations/index.shtml	3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	
	replacement of damaged payement (gripding, overlay, and pothole repair)	
Printed on recycled paper. Visit our web site at <u>www.sandiego.gov/development-services</u> . Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (11-18)	replacement of damaged pavement (grinding, overlay, and pothole repair).	
Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (11-18)	Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist	
Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (11-18) Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7.       New development or redevelopment discharging directly to an Environmentally         7.       New development or redevelopment discharging directly to an Environmentally         7.       New development or redevelopment discharging directly to an Environmentally	
Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (11-18) Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist PART D: PDP Exempt Requirements.	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7.       New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the FSA, or conveyed in a pipe or open channel any distance	
Upon request, this information is available in alternative formats for persons with disabilities.         DS-560 (11-18)         Page 3 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         PART D: PDP Exempt Requirements.         PDP Exempt projects are required to implement site design and source control BMPs.         f "yes" was checked for any questions in Part D, continue to Part F and check the box labeled	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7.       New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance	All
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DS-560 (11-18) Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist PART D: PDP Exempt Requirements. PDP Exempt projects are required to implement site design and source control BMPs. If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt." If "no" was checked for all questions in Part D, continue to Part E.	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7.       New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA), "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).	
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Upon request, this information is available in alternative formats for persons with disabilities.         DS-560 (11-18)         Page 3 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         PART D: PDP Exempt Requirements.         PDP Exempt projects are required to implement site design and source control BMPs.         If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled         'PDP Exempt."         If "no" was checked for all questions in Part D, continue to Part E.         1.       Does the project ONLY include new or retrofit sidewalks, blcycle lanes, or trails that:         • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;         • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7.       New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).       Image: Project site of the Project to the ESA (i.e. not commingled with flows from adjacent register and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.       Image: Project to the ESA (i.e. and intervible sperifies)         0       No	of t Not 4.3 Fea
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Dependent this information is available in alternative formats for persons with disabilities. DS-560 (11-18) Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist PART D: PDP Exempt Requirements. PDP Exempt projects are required to implement site design and source control BMPs. If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt." If "no" was checked for all questions in Part D, continue to Part E. 1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or; • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7.       New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed on a pipe or open channel any distance as an isolated flow from the projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.         9.       New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.         9.       New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.         9.       New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more or impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.         10.       Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants projects categorized in a stopacterides. This does not include projecist creating <td>of 1 Not 4.3 Fea 4.3 4.3</td>	of 1 Not 4.3 Fea 4.3 4.3
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Upon request, this information is available in alternative formats for persons with disabilities.         DS-560(11-18)         Page 3 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         PART D: PDP Exempt Requirements.         PDP Exempt projects are required to implement site design and source control BMPs.         f "yes" was checked for any questions in Part D, continue to Part F and check the box labeled 'PDP Exempt."         f mo" was checked for all questions in Part D, continue to Part E.         1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:         • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;         • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?         Q Yes; PDP exempt requirements apply       No; next question         2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed with the Green Streets guidance in the City's Storm Water Standards manual?	Page 4 of 4       City of San Diago - Development Services - Storm Water Requirements Applicability Checklist         7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 Square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA) "Discharging directly of includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA (i.e. not commingled with flows from adjacent law of the project or the ESA (i.e. not commingled with flows from adjacent law of the project to the ESA (i.e. not commingled with flows from adjacent law of the project to the ESA (i.e. not commingled with flows from adjacent law of the project to the ESA (i.e. not commingled with flows from adjacent law of the project to the ESA (i.e. not commingled with flows from adjacent law of the project (treita: (a) 5,000 square feet or impervious surface. The development project adjor replaces 5,000 square feet or impervious surface. The development law of the project or elevelopment projects of a retail gasoline outlet (RGO) that creates and/or replaces 5,000 square feet or impervious surfaces. Development law of the start of the 100 or more vehicles per day.         9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or impervious surfaces. Development project creates and/or replaces 5,000 square feet or impervious surfaces. Development projects creating bits of the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticles. This does not include projects creating post construction, such as fartilizers and pesticles. This does not include projects creating of the source are forte and for areplace advide replaces are for infraeuent belo	of 1 Not 4.3 Fea 4.3 4.3 4.3 4.3
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Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (11-18)  arage 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist  ART D: PDP Exempt Requirements. PDP Exempt projects are required to implement site design and source control BMPs. f "yes" was checked for any questions in Part D, continue to Part F and check the box labeled PDP Exempt Project on all questions in Part D, continue to Part E. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or; • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standard's manual?	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7.       New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replace 2,200 square feet of impervious surface (collectively over project site) and discharges directly to a nicrommentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel and y distance as an isolated flow from the project to the ESA, i.e. not commingled with flows from adjacent lands).       Ives interpret to the SA, or conveyed in a pipe or open channel and y distance as an isolated flow from the project to the ESA, i.e. not commingled with flows from adjacent lands).       Ives interpret to the SA, or conveyed in a pipe or open channel and y distance as an isolated flow from the project to the ESA, or conveyed in a pipe or open channel and y distance the open conveyed in a pipe or open channel and y distance. The development project meets the following criteria: (a) 5.000 square feet or more or flow provious surfaces. Development project categorized in any one of standard industrial classification (SIC) codes 5013, 5014, 1541, 7532-7534, or 7356-7539.       Ives interpret to require regular project is a fortilizers and pesticides. This does not include projects creating pesticables and fertilizers, such as sope stabilization using native plants. Calculation of the project is a standard industrial classification using native plants. Calculation of the project is a standard bet of the y sheet flow to surrounding pervious surfaces.         10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of on or more acces or bio(re) devetstria using in	of No 4.3 Fe 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3
Upon request, this information is available in alternative formatis for persons with disabilities. D5:560 (11-18)         age 3 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         ART D: PDP Exempt Requirements.       PDP Exempt projects are required to implement site design and source control BMPs.         f "yes" was checked for any questions in Part D, continue to Part F and check the box labeled PDP Exempt."         f "no" was checked for all questions in Part D, continue to Part E.         • Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:         • Are designed and constructed to the hydraulically disconnected from paved streets and roads? Or;         • Are designed and constructed to the hydraulically disconnected from paved streets and roads? Or;         • Are designed and constructed to the Green Streets guidance in the City's Storm Water Standards manual?         • Yes; PDP exempt requirements apply       No; next question         • No: project NILY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed with Green Streets guidance in the City's Storm Water Standards Manual?         • Yes; PDP exempt requirements apply       No; project not exempt.         PART E: Determine if Project is a Priority Development Project (PDP).         rojects that match one of the definitions below are subject to additional requirements including preparation of 15 storm Water Quality Management Plan (SWQMP).         f'ros' is checked for any number in PAR	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7. New development or redevelopment discharging directly to an Environmentally         Sensitive Area.       The project creates and/or replaces 2,500 spatial feet of impervious surface for one connon and any distance of 200 feet or less from the project to the ESA, crosswerged in a pipe or open channel any distance as an isolated flow from the project to the ESA, crosswerged in a pipe or open channel any distance as an isolated flow from the project to the ESA, crosswerge in a pipe or open channel any distance are the development or redevelopment projects of a retail gasoline outlet (RGO) that project to the ESA, crosswerge in a pipe or open channel and subtrace in the distormation of the project to a subtrace in the distormation of the project to a crosswerge in a pipe and the project of the open connel and subtrace. The development projects projects for a netaling asoline outlet (RGO) that project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected were pair shapes that creates and/or replaces 5,000 square feet or more or (b) has a projected and for teplaces 1,000 square feet or more or (b) has a projected and for teplaces 1,000 square feet or more or (b) has a projected prove the project is not covered in the categories above, results in the disturbance of one or more acces of land and is expected to generate pollution of the square project. The project is not covered in the categories above, results in the disturbance of one or more acces of land and is expected to generate pollution of the square for distormed and for expected parts, and the area for infrequent which use, such as emergency maintenance access or bipde pedestrian use, if they are built were were were the square for solation or include line pathwas thatare for infrequent which expreace of the sol	of No 4.3 Fe 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3 0 1 0 1 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3
Jupon request, this information is available in aternative formatis for persons with disabilities.         D25-560(11-18)         age 3 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         ART D: PDP Exempt Requirements.         PDP Exempt projects are required to implement site design and source control BMPs.         f*nor* was checked for any questions in Part D, continue to Part F and check the box labeled         f*nor* was checked for all questions in Part D, continue to Part E.         Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:         • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;         • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;         • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual?         ches; PDP exempt requirements apply       No; no; next question         • No; project not exempt.         PART E: Determine if Project is a Priority Development Project (PDP).         rejets that match one of the definitions below are subject to additional requirements including preparation of Storm Water Quality Management Plan (SWQM?).         f*ree*       is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".         f*ros* is checked for any	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7.       New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replace 2,200 square feet of impervious surface (collectively over project site) and discharges directly to a nicrommentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel and y distance as an isolated flow from the project to the ESA, i.e. not commingled with flows from adjacent lands).       Ives interpret to the SA, or conveyed in a pipe or open channel and y distance as an isolated flow from the project to the ESA, i.e. not commingled with flows from adjacent lands).       Ives interpret to the SA, or conveyed in a pipe or open channel and y distance as an isolated flow from the project to the ESA, or conveyed in a pipe or open channel and y distance the open conveyed in a pipe or open channel and y distance. The development project meets the following criteria: (a) 5.000 square feet or more or flow provious surfaces. Development project categorized in any one of standard industrial classification (SIC) codes 5013, 5014, 1541, 7532-7534, or 7356-7539.       Ives interpret to require regular project is a fortilizers and pesticides. This does not include projects creating pesticables and fertilizers, such as sope stabilization using native plants. Calculation of the project is a standard industrial classification using native plants. Calculation of the project is a standard bet of the y sheet flow to surrounding pervious surfaces.         10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of on or more acces or bio(re) devetstria using in	of No 4.3 Fee 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3 4.3 10 Di 01
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Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist  Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist  ART D: PDP Exempt Requirements.  PDP Exempt projects are required to implement site design and source control BMPs.  If "no" was checked for any questions in Part D, continue to Part F and check the box labeled  of the mone-ordible permeable areas? Or;  • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;  • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;  • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;  • Are designed and constructed to the premeable pavements or surfaces in accordance with the Green Sfreets guidance in the City's Storm Water Standard's manual?  Pes: PDP exempt requirements apply No; next question  • Ves: PDP exempt requirements apply No; not next project (PDP).  Projects that match nee of the definitions below are subject to additional requirements including preparation of a Storm Water Standard's manual?  • Ves: PDP exempt requirements apply No; project not exempt.  • Matter Determine if Project 19.  • More Standard's manual?  • Ves: PDP exempt requirements apply No; not next project (PDP).  • Projects that match nee of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).  • More Development Project?.  • Mev Development Project for.  • Meved Development project for. • Troindure to PART F and check the box labeled "Phi- * Troindure that creates and/or replaces 5,000 square feet or more of * impervious surfaces on an existing size of 10,000 square feet or more of * impervious surfaces * on a existing size of 10,000 square feet or more of * impervious surfaces * on on existing size of 10,000 square fee	Page 4 of 4       City of San Diego • Development Services • Storm Water Requirements Applicability Checklist         7. New development or redevelopment discharging directly to an Environmentally Science of the project to the SA, or conveyed in a pipe or open channel any distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance of 200 feet or less from the project to the ESA, or conveyed in the conveyor to be as a projected of the development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5.000 square feet of impervious surface. The development or development or redevelopment projects of an automother repair those that create and/or reglaces and development and discopted to generate policitants post construction, such as fertilizers and pesticides. This does not include projects reating less than 5.000 of of impervious surface and where added landscapied to generate policitants post construction, such as fertilizers and pesticides. This does not include projects reating less than 5.000 of impervious surface and where added landscapied to generate policitants post construction, such as fertilizers and pesticides. This does not include projects reating less than 5.000 of impervious surface and where added landscapit does not requiper that are for infrequent we with per	(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)
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Page 3 of 4 City of San Diego • Development Services - Storm Water Requirements Applicability Checklist PART D: PDP Exempt Requirements. PDP Exempt projects are required to implement site design and source control BMPs. If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt rojects are required to direct storm water runoff to adjacent vegetated areas, or other non-erofible permeable areas? Or;	Page 4 of 4       City of San Diego - Development Services - Storm Water Requirements Applicability Checklist         7. New development or redevelopment discharging directly to an Environmentally term (Construction of the Construction	() () () () () () () () () () () () () (
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		No; next question
2.	Does the project ONLY include retrofitting or redever and constructed in accordance with the Green Street	oping existing paved alleys, streets or roads designed s guidance in the <u>City's Storm Water Standards Manua</u>
		project not exempt

ECKI	101	
Page 2 of 4	City of San Diego • Development Services • Storm Water Requirements Applicability Che	ecklist
	termine Construction Site Priority	
he city rese	ition must be completed within this form, noted on the plans, and included in the SW ves the right to adjust the priority of projects both before and after construction. Co	nstruction
Lity has align	assigned an inspection frequency based on if the project has a "high threat to water q ed the local definition of "high threat to water quality" to the risk determination appro	oach of the
and receiving	iction General Permit (CGP). The CGP determines risk level based on project specific s water risk. Additional inspection is required for projects within the Areas of Special R	Biological Sig-
hat apply to	3S) watershed. NOTE: The construction priority does NOT change construction BMP projects; rather, it determines the frequency of inspections that will be conducted by	city staff.
	ART B and continued to Section 2	
×	ASBS a. Projects located in the ASBS watershed.	
	High Priority	
lund	a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Pe (CGP) and not located in the ASBS watershed.	ermit
	<ul><li>(CGP) and not located in the ASBS watershed.</li><li>b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the CGP and</li></ul>	
	watershed.	
	<b>Medium Priority</b> a. Projects that are not located in an ASBS watershed or designated as a High priority	v site
	b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in a	
	watershed. c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquito	os
	watershed management area. Low Priority	
الدمنا	a. Projects not subject to a Medium or High site priority designation and are not loca	ated in an ASBS
	watershed.	
	Permanent Storm Water BMP Requirements.	
	ormation for determining the requirements is found in the <u>Storm Water Standards M</u> cermine if Not Subject to Permanent Storm Water Requirements.	anual.
ojects that lopment p	are considered maintenance, or otherwise not categorized as "new development proj ojects" according to the <u>Storm Water Standards Manual</u> are not subject to Permanent	jects" or "rede- t Storm Water
MPs.		
"yes" is cl ent Storm	necked for any number in Part C, proceed to Part F and check "Not Subject Water BMP Requirements".	ct to Perma-
"no" is ch	ecked for all of the numbers in Part C continue to Part D.	
Does the	project only include interior remodels and/or is the project entirely within an	
existing	inclosed structure and does not have the potential to contact storm water?	Yes 🛛 No
creating	project only include the construction of overhead or underground utilities without new impervious surfaces?	Yes 🕅 No
Does the roof or e	project fall under routine maintenance? Examples include, but are not limited to: sterior structure surface replacement, resurfacing or reconfiguring surface parking	
lots or ex	isting readways without expanding the impervious footprint, and routine	Yes No
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Source Control BMP C for Standard				For	m l-	4A
ment projects must implement source control BMPs. Refe of the BMP Design Manual for information to implement BM ected BMPs must be shown on the construction plans.	r to	Chap	ter			klist.
Source Control Requirement			Ap	plied	(1)?	
ntion of Illicit Discharges into the MS4	$\checkmark$	Yes	Ď	No	С	N/A
Drain Stenciling or Signage		Yes		No	$\checkmark$	N/A
ct Outdoor Materials Storage Areas from Rainfall, Run- and Wind Dispersal	V	Yes		No	С	N/A
ct Materials Stored in Outdoor Work Areas from Rainfall, noff, and Wind Dispersal	$\checkmark$	Yes		No	Ľ	N/A
ct Trash Storage Areas from Rainfall, Run-On, Runoff, Dispersal	V	Yes		No		N/A
based on Potential Sources of Runoff Pollutants				_		
orm drain inlets	$\checkmark$	Yes		No		N/A
oor drains and elevator shaft sump pumps	$\checkmark$	Yes		No		N/A
arking garages	$\checkmark$	Yes		No		N/A
future indoor & structural pest control	$\checkmark$	Yes		No		N/A
e/Outdoor Pesticide Use		Yes	$\checkmark$	No		N/A
as, ponds, decorative fountains, and other water features	$\checkmark$	Yes		No		N/A
rice		Yes		No	$\checkmark$	N/A
eas	$\checkmark$	Yes		No		N/A
processes		Yes		No	$\checkmark$	N/A
storage of equipment or materials		Yes		No	$\checkmark$	N/A
quipment Repair and Maintenance		Yes		No	$\checkmark$	N/A
ensing Areas		Yes		No	$\checkmark$	N/A
Docks		Yes		No	$\checkmark$	N/A
kler Test Water		Yes		No	$\checkmark$	N/A
eous Drain or Wash Water	$\checkmark$	Yes		No	Г	N/A
dewalks, and parking lots	$\checkmark$	Yes		No		N/A
rge Trash Generating Facilities		Yes		No	$\checkmark$	N/A
imal Facilities		Yes		No	$\checkmark$	N/A
ant Nurseries and Garden Centers		Yes		No	$\checkmark$	N/A
itomotive Facilities	Ē	Yes		No	$\checkmark$	N/A
/ justification for <u>all</u> "No" answers shown above:						

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Site Design BMP Checklist Form I-5A for Standard Projects nent projects must implement site design BMPs. Refer to Chapter 4 and Appendix E Design Manual for information to implement BMPs shown in this checklist. ected BMPs must be shown on the construction plans. Applied<sup>(1</sup>)? √Yes No N/A Site Design Requirement in Natural Drainage Pathways and Hydrologic 

 ✓ Yes
 No
 N/A

 ve Natural Areas, Soils, and Vegetation ize Impervious Area ze Soil Compaction ous Area Dispersion Collection aping with Native or Drought Tolerant Species

and Use Precipitation justification for <u>all</u> "No" answers shown above:

e using drought tolerant species and mixing with other vegetation types, but majority plerant.

r each source control and site design category shall be pursuant to the following: neans the project will implement the BMP as described in Chapter 4 and/or Appendix E BMP Design Manual. Discussion / justification is not required.

neans the BMP is applicable to the project but it is not feasible to implement. Discussion ication must be provided.

means the BMP is not applicable at the project site because the project does not include ature that is addressed by the BMP (e.g., the project has no outdoor materials storage . Discussion / justification may be provided.

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SD



# FLOOR PLAN LEGEND

LANDSCAPE AREA

NEW 8" THICK CMU WALL

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 $\vee$   $\vee$   $\vee$ 

FLOOR DRAIN

V V V

NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL. FINISH INTERIOR W/ 5/8" GYP. BD. /STUCCO EXTERIOR

NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE



2'-8'' PROPOSED STRUCTURE DIMENSION EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTN. WALL. INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD.

FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.



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INVE

only true contract documents of record.

A-2.

BASEMENT PLAN

SHEET TITLE PROPSED

NDE

GRAN A 9203

8561 EL PASEO ( LA JOLLA, CA









ATTACHMENT 3: Barba-Lowther













0 2' 4' 8' 

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

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record. SHEET TITLE PROPOSED WEST ELEVATION

A-5.1





rojects/2020 Projects/2020-17 Barba Lowther Residence/3-Architectural Drawings CD document/A-5.1 Elevations/A-5.1 Elevations for presentation 2021-01-21.dwg Jan 21,2021-5:04pr





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ATTACHMENT 3: Barba-Lowther







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