

C:\Transporter\Transporter Library\Projects\2016\Projects\2016-22 Black Halibut - El Paseo Grande\CADD Drawings\Architectural\Coastal Phase (MOVED TO CDD)\Sheet-A-1.2 Proposed Site Plan, Blue Haven El Paseo Grande.dwg Mar 22,2016 5:57pm



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BLACK HALIBUT
8470 EL PASEO GRANDE
LA JOLLA, CA, 92037

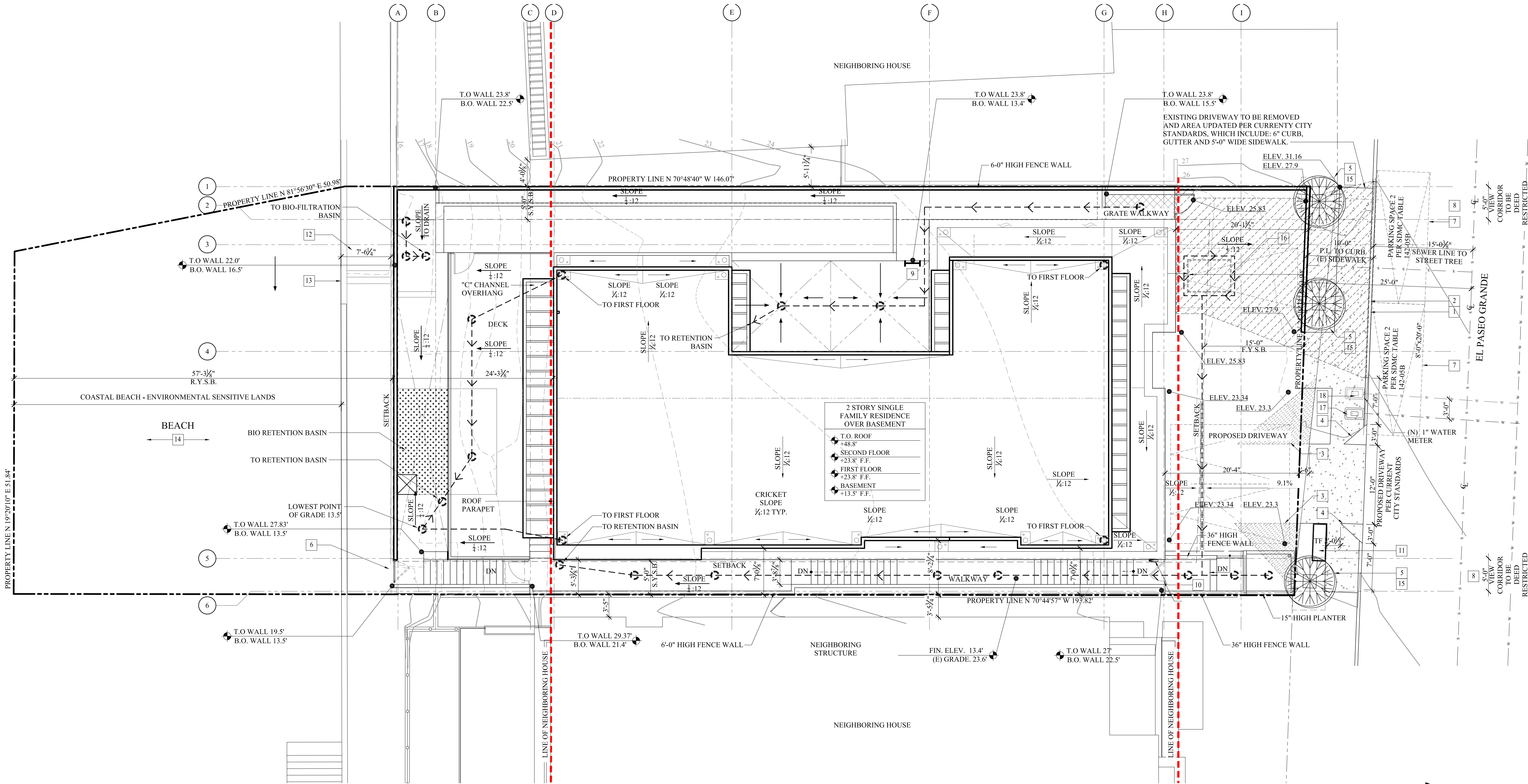
REVISIONS
06/25/2016 START OF PROJECT
03/30/2017 COASTAL RE-SUBMITTAL
08/20/2017 REDESIGN / NEW OWNER
11/08/2017 COASTAL RE-SUBMITTAL
03/23/2018 COASTAL RE-SUBMITTAL

△	PHASE
△	COASTAL
△	PROJECT NO. 2016-22
△	REVIEWED BY CAM
△	DRAWN BY JB
△	DATE 03/23/2018

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SHEET TITLE
PROPOSED
SITE PLAN

A-1.2
SHEET 8 OF 35



1 PROPOSED SITE PLAN

KEYNOTES

- 6" CURB TO BE INSTALLED ALONG THE FRONTAGE OF THE PROJECT SITE IN THE EL PASEO GRANDE R.O.W., PER CURRENT CITY STANDARDS.
- NON-UTILIZED EXISTING DRIVEWAY TO BE CLOSED WITH CURB AND GUTTER PER CURRENT CITY STANDARDS
- VISIBILITY AREA PER CURRENT CITY STANDARDS. SEE GENERAL SITE NOTE "P"
- 3 FT. FLARE AT BOTH SIDES OF DRIVEWAY
- 8FT. TRUNK GOLD MEDALLION TREE (CASSIA LEPTOPHYLLA) W/ 24 SQ. GRATE BOX, 1 TOTAL
- PRIVATE BEACH ACCESS GATE. GATE SHALL BE 75% OPEN AND SHALL NOT SWING INTO THE BEACH RIGHT OF WAY
- FOOTNOTE 1 FOR TABLE 142-05B; SINGLE DWELLING UNITS THAT DO NOT PROVIDE A DRIVEWAY AT LEAST 20 FT. LONG MEASURED FROM THE BACK OF THE SIDEWALK TO THE PORTION OF THE DRIVEWAY MOST DISTANT FROM THE SIDEWALK SHALL PROVIDE 2 ADDITIONAL PARKING SPACES. THESE PARKING SPACES MAYBE ON THE STREET, ABUTTING THE SUBJECT PROPERTY BUT SHALL CONFORM TO SECTION 142.0525(c)(4)
- DEED RESTRICTED VIEW CORRIDOR : NO SOLID STRUCTURE MAY EXCEED 3FT ABOVE STREET GRADE ON THIS AREA. LANDSCAPE SHALL BE PLANTED AND MAINTAINED TO NOT TO EXCEED 3FT. IN HEIGHT IN THIS AREA
- EXIT LADDER FROM BASEMENT LEVEL
- NEW ELECTRICAL PANEL

- EXISTING TRANSFORMER LESS THAN 36" HIGH, TO REMAIN
- 7" WIDE EXISTING BEACH ACCESS
- EXISTING SEA WALL TO REMAIN TYP. SEA WALL IS BOUNDARY OF ENVIRONMENTAL SENSITIVE LANDS
- BEACH: ACCESS EASEMENT - SAND TO REMAIN UNDISTURBED. AREA DEDICATED AS EASEMENT FOR PUBLIC ACCESS & PASSIVE RECREATIONAL USE PER LDC SEC 143.0144(E).
- A MINIMUM ROOT ZONE AREA OF 40 SQUARE FEET IN ARE WITH A MIN. DIMENSION OF 5 FT IN ANY DIRECTION SHALL BE PROVIDED FOR ALL TREES. REMOVABLE CONCRETE LID TO ACCESS MECHANICAL VAULT BELOW.
- EXISTING WATER METER TO BE REMOVED
- NEW 1" WATER METER
- OUTLINE OF WALL BELOW
- 75% OPEN GATE

LEGEND

- BIO-FILTRATION BASIN

GENERAL SITE NOTES

- THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATION TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- 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.
- 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 THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY.

- ALL GRADES SHOWN / PROPOSED ARE EXISTING.
- NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3'-0" AT MATURITY SHALL BE INSTALLED WITHIN 5'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
- NO EXISTING OR PROPOSED EASEMENTS AT SITE.
- NO EXISTING OR PROPOSED TRANSIT STOPS AT SITE.
- PROVIDE BUILDING ADDRESS NUMBER, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-004-6 (UPC 901.4.4).
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING COASTAL BLUFF AREAS.
- AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
- MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
- PER SDMC DIAGRAM 113-02SS: NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 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.
- STRUCTURES OVER 3 FEET IN HEIGHT ARE NOT PERMITTED WITHIN VIEW CORRIDORS AND/OR SCENIC OVERLOOKS.
- THIS PROJECT WILL NOT DISCHARGE ANY STORM WATER RUN-OFF DIRECTLY INTO LA JOLLA ASBS

8486 EL PASEO GRANDE

8466 EL PASEO GRANDE

8460 EL PASEO GRANDE-



8470 EL PASEO GRANDE (OUR PROJECT)

8462 EL PASEO GRANDE



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LA JOLLA, CA, 92037

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PHASE

COASTAL

PROJECT NO. 2016-22

REVIEWED BY CAM

DRAWN BY JCA

DATE	03/23/2018
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SHEET TITLE

BULK / SCALE
STUDY

PH-1

SHEET 30 OF 35



A 8450 EL PASEO GRANDE FRONT
NTS



A2 8450 EL PASEO GRANDE REAR
NTS



B 8454 EL PASEO GRANDE FRONT
NTS



B2 8454 EL PASEO GRANDE REAR
NTS



C 8460 EL PASEO GRANDE FRONT
NTS



C2 8460 EL PASEO GRANDE REAR
NTS



D 8462 EL PASEO GRANDE FRONT
NTS



D2 8462 EL PASEO GRANDE REAR
NTS



E 8466 EL PASEO GRANDE FRONT
NTS



E2 8466 EL PASEO GRANDE REAR
NTS



F 8470 EL PASEO GRANDE FRONT
PROJECT LOCATION



F2 8470 EL PASEO GRANDE REAR
PROJECT LOCATION



G 8486 EL PASEO GRANDE FRONT
NTS



G2 8486 EL PASEO GRANDE REAR
NTS



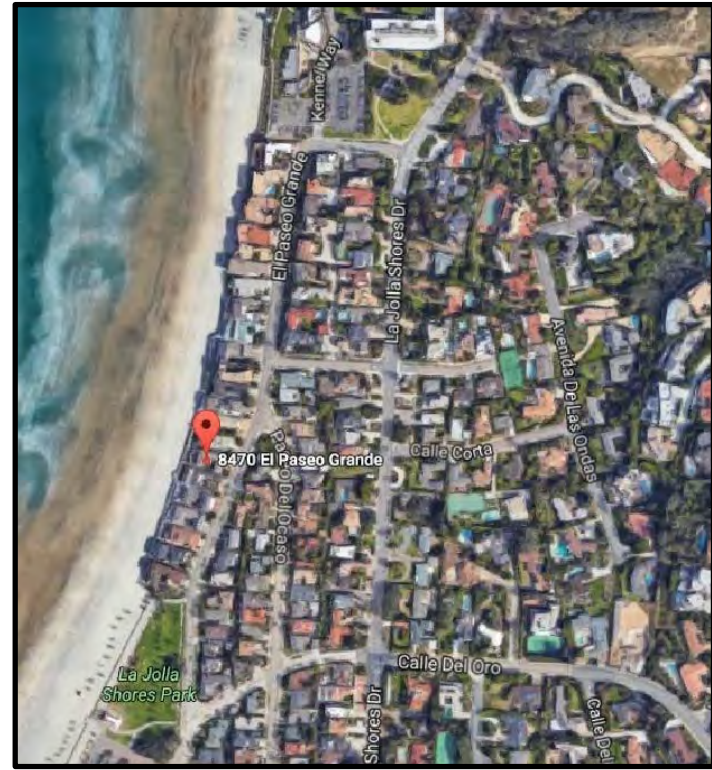
H 8490 EL PASEO GRANDE FRONT
NTS



H2 8490 EL PASEO GRANDE REAR
NTS



AERIAL MAP



VICINITY MAP

NEIGHBORHOOD PHOTO STUDY

M²

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MICHAEL RENE MORTON
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April 30, 2019
STATE OF CALIFORNIA

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△
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△

PHASE
COASTAL

PROJECT NO. 2016-22

REVIEWED BY CAM

DRAWN BY JCA

DATE 03/23/2018

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SHEET TITLE
STREET
PHOTO SURVEY
PH-2
SHEET 31 OF 35

C:\Transporter\Transporter Library\Projects\2016 Projects\2016-22 Black Halibut - El Paseo Grande\CADD Drawings\Architectural\Cosatal Phase - (MOVED TO CD)\Sheets\PH-2 Photo Survey..._El Paseo Grande.dwg Mar 22,2018 4:31pm

La Jolla Shores Setback Analysis - 8470 El Paseo Grande

	Parcel Number	Site Address	City	State	Zip	Gross Floor Area (sf)	Lot Area (sf)	FAR	Front Setback	Right Side Setback	Left Side Setback
SITE	346-050-01-00	8470 El Paseo Grande	LA JOLLA	CA	92037	6,927	11,769	0.59	15	5	5
	346-050-02-00	8466 El Paseo Grande	LA JOLLA	CA	92037	6,965	11,879	0.59	8.54	4.41	4.92
	346-050-03-00	8462 El Paseo Grande	LA JOLLA	CA	92037	2,620	11,680	0.22	15	4	4
	346-050-04-00	8460 El Paseo Grande	LA JOLLA	CA	92037	2,721	11,600	0.23	13.5	3.75	4
	346-050-05-00	8454 El Paseo Grande	LA JOLLA	CA	92037	5,389	11,460	0.47	8.92	3.5	4.25
	346-050-06-00	8450 El Paseo Grande	LA JOLLA	CA	92037	6,020	11,473	0.52	18	4	4
	346-050-11-00	8463 El Paseo Grande	LA JOLLA	CA	92037	1,884	5,919	0.32	15	2.25	3
	346-050-12-00	8471 El Paseo Grande	LA JOLLA	CA	92037	2,706	5,497	0.49	10	0	3
	346-050-13-00	8477 El Paseo Grande	LA JOLLA	CA	92037	2,154	5,654	0.38	12	4	4
	346-050-14-00	8486 El Paseo Grande	LA JOLLA	CA	92037	1,518	11,081	0.14	30	4	6
	346-050-15-00	8490 El Paseo Grande	LA JOLLA	CA	92037	2,262	11,369	0.2	18	4	4
	346-050-16-00	8494 El Paseo Grande	LA JOLLA	CA	92037	4,321	10,589	0.41	18	4	4
	346-050-17-00	8498 El Paseo Grande	LA JOLLA	CA	92037	2,089	10,959	0.19	18	4	3
	346-081-08-00	8454 Paseo del Ocaso	LA JOLLA	CA	92037	1,260	6,307	0.2	15	2	2
	346-081-09-00	8464 Paseo del Ocaso	LA JOLLA	CA	92037	1,931	6,307	0.31	18	4	5.5
	346-081-14-00	8485 Paseo del Ocaso	LA JOLLA	CA	92037	2,969	10,232	0.29	14	12	
	346-081-15-00	8481 Paseo del Ocaso	LA JOLLA	CA	92037	4,027	6,638	0.61	12	4	4
	346-082-08-00	8463 Paseo del Ocaso	LA JOLLA	CA	92037	1,760	5,497	0.32	19.5	4	6
	346-082-09-00	8469 Paseo del Ocaso	LA JOLLA	CA	92037	2,878	5,497	0.52	19.5	10	4
	346-082-10-00	8475 Paseo del Ocaso	LA JOLLA	CA	92037	3,222	5,497	0.59	18	4	3
	346-082-11-00	8481 Paseo del Ocaso	LA JOLLA	CA	92037	1,414	5,497	0.26	20	1	4
	346-082-12-00	8487 Paseo del Ocaso	LA JOLLA	CA	92037	1,742	5,980	0.29	15	4	4
	346-082-13-00	8493 Paseo del Ocaso	LA JOLLA	CA	92037	1,722	7,187	0.24	16.5	4	4
Total Properties		23	Averages			3,065	8,503	0.35	15.98	4.5	4.14



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BLACK HALIBUT

8470 EL PASEO GRANDE

LA JOLLA, CA, 92037

REVISIONS

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03/30/2017 COASTAL RE-SUBMITTAL

08/20/2017 REDESIGN / NEW OWNER

11/08/2017 COASTAL RE-SUBMITTAL

03/23/2018 COASTAL RE-SUBMITTAL

△

△

△

PHASE

COASTAL

PROJECT NO.

2016-22

REVIEWED BY

CAM

DRAWN BY

JCA

DATE

03/23/2018

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SHEET TITLE

STREET SURVEY

PH-3

SHEET 32 OF 35

2

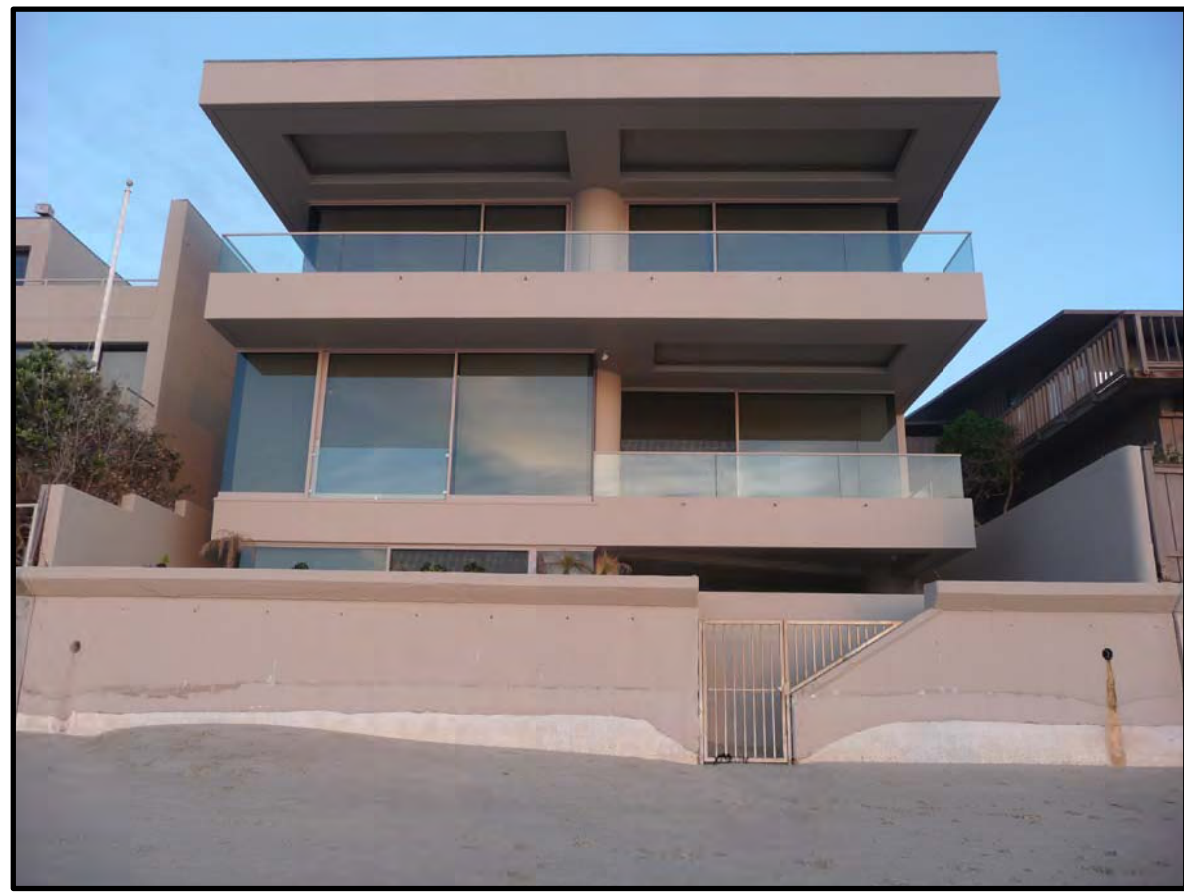
8486 EL PASEO SURVEY - SETBACK/LOT COMPARISON
NTS

1

8486 EL PASEO SURVEY
NTS



A 8504 EL PASEO GRANDE BACK
NTS



C 8546 EL PASEO GRANDE BACK
NTS



E 8545 EL PASEO GRANDE FRONT ONLY
NTS



A2 8504 EL PASEO GRANDE FRONT
NTS



C2 8546 EL PASEO GRANDE FRONT
NTS



B 8550 EL PASEO GRANDE BACK
NTS



D 8564 EL PASEO GRANDE BACK
NTS



B2 8550 EL PASEO GRANDE FRONT
NTS



D2 8464 EL PASEO GRANDE FRONT
NTS



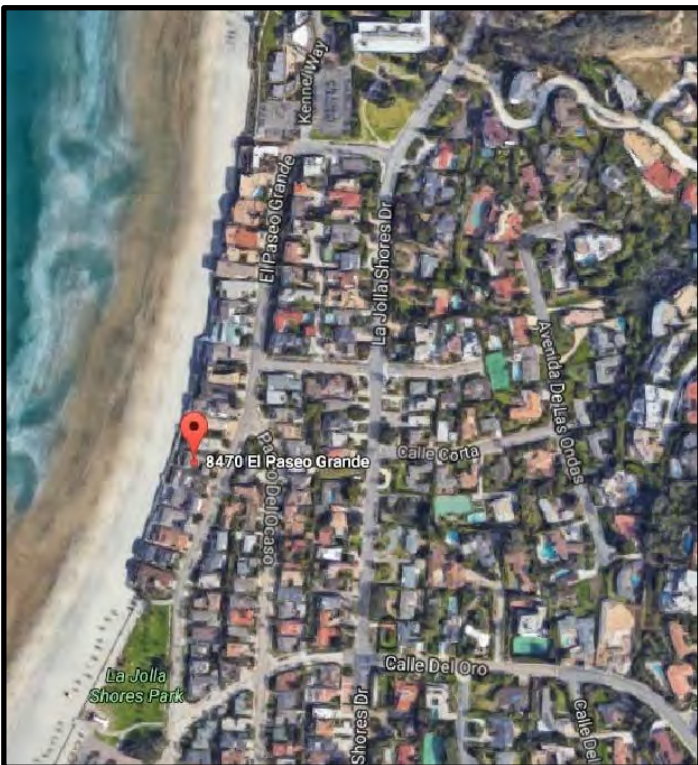
G 8470 EL PASEO GRANDE PROPOSED FRONT
PROJECT LOCATION



G2 8470 EL PASEO GRANDE PROPOSED FRONT
PROJECT LOCATION



AERIAL MAP



VICINITY MAP
NEIGHBORHOOD PHOTO STUDY



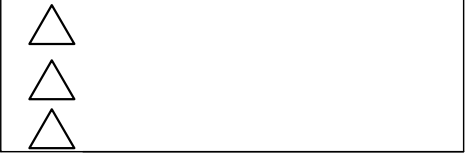
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SHEET TITLE
NEIGHBORHOOD
3 STORY PHOTO SURVEY

PH-4
SHEET 33 OF 35



1 8470 EL PASEO GRANDE PROPOSED STREET FACADE
PROJECT LOCATION



2 8470 EL PASEO GRANDE PROPOSED BEACH FACADE
PROJECT LOCATION



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SHEET TITLE
ENLARGED STREET AND BEACH
FACADE RENDERINGS

PH-5
SHEET 34 OF 35



1 8470 EL PASEO GRANDE PROPOSED REAR ELEVATION (BEACH)
PROJECT LOCATION



2 8470 EL PASEO GRANDE PROPOSED NORTH ELEVATION
PROJECT LOCATION



3 8470 EL PASEO GRANDE PROPOSED SOUTH ELEVATION
PROJECT LOCATION

M²

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April 30, 2019
STATE OF CALIFORNIA

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BLACK HALIBUT
8470 EL PASEO GRANDE
LA JOLLA, CA, 92037

REVISIONS
06/25/2016 START OF PROJECT
03/30/2017 COASTAL RE-SUBMITTAL
08/20/2017 REDESIGN / NEW OWNER
11/08/2017 COASTAL RE-SUBMITTAL
03/23/2018 COASTAL RE-SUBMITTAL

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△

PHASE
COASTAL

PROJECT NO. 2016-22

REVIEWED BY CAM

DRAWN BY CG

DATE 03/23/2018

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SHEET TITLE
ENLARGED SIDE AND BEACH
FACADE RENDERINGS

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SHEET 36 OF 35