

# ATTACHMENT 3: Calle Del Cielo Residence

## La Jolla Shores Planned District Advisory Board (LJSPDAB) APPLICANT PROJECT INFORMATION FORM

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

### For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):  
PTS-682249 Calle Del Cielo Residence \_\_\_\_\_
- Address and APN(s):  
8305 Calle Del Cielo, La Jolla, CA 92037 346-190-01-00 \_\_\_\_\_
- Project contact name, phone, e-mail:  
Andy Fotsch, 858-224-2486, andy@willandfotsch.com \_\_\_\_\_
- Project description:  
Demolition of an existing 3,731 single family residence to construct a new 9,091 single family residence. \_\_\_\_\_
- Please indicate the action you are seeking from the Advisory Board:  
 Recommendation that the Project is minor in scope (Process 1)  
 Recommendation of approval of a Site Development Permit (SDP)  
 Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)  
 Other: \_\_\_\_\_
- In addition, provide the following:
  - lot size: 29,249 SF \_\_\_\_\_
  - existing structure square footage and FAR (if applicable): 3,731 SF FAR: 0.13 \_\_\_\_\_
  - proposed square footage and FAR: 9,091 SF FAR: 0.31 \_\_\_\_\_
  - existing and proposed setbacks on all sides: 

EXISTING	FYSB: 29', SYSB: 12' - 7 1/4", SYSB: 4' - 9 3/4", RYSB: 105' - 9 1/4"
PROPOSED	FYSB: 76' - 4", SYSB: 12' - 1", SYSB: 4' - 7 1/2", RYSB: 15' - 1"

 \_\_\_\_\_
  - height if greater than 1-story (above ground): Average height above ground is 26' 9" with the highest point of the building not exceeding 30'. \_\_\_\_\_

### For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): \_\_\_\_\_
- Address and APN(s): \_\_\_\_\_
- Project contact name, phone, e-mail: \_\_\_\_\_
- Project description: \_\_\_\_\_
- In addition to the project description, please provide the following:
  - lot size: \_\_\_\_\_
  - existing structure square footage and FAR (if applicable): \_\_\_\_\_
  - proposed square footage and FAR: \_\_\_\_\_
  - existing and proposed setbacks on all sides: \_\_\_\_\_
  - height if greater than 1-story (above ground): \_\_\_\_\_
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): \_\_\_\_\_

## ATTACHMENT 3: Calle Del Cielo Residence

### 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:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" 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;
  - 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 such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

### 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 Advisory Board members 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 no later than a week before the scheduled meeting date:

Marlon I. Pangilinan, Interim Program Coordinator

[mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)

Planning Department

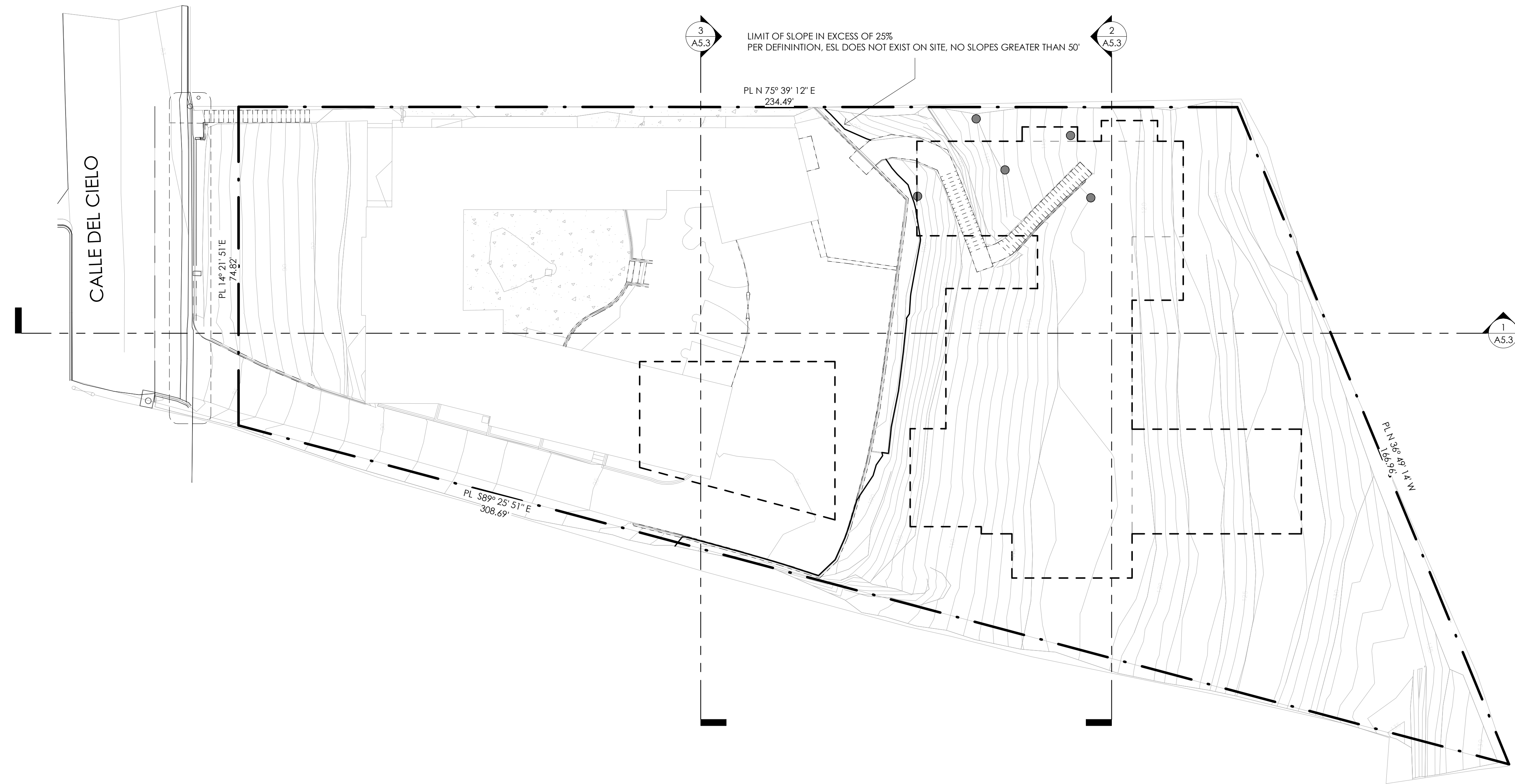
9485 Aero Drive MS 413

San Diego CA 92123

619-235-5293

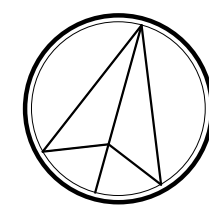


JOB #: 1702



1 DEMO SITE PLAN

SCALE = 1/16" = 1'-0"



LEGEND

- HARDSCAPE
- BUILDING FOOTPRINT
- SOFTSCAPE

KEYNOTES

CITY STANDARD TITLE BLOCK

PREPARED BY: WILL & FOTSCH ARCHITECTS  
Contact: Andy Fotsch  
1298 Prospect Street, Ste. 2S  
La Jolla, CA 92037  
Phone: (858) 224-2486  
Street Address: 8305, CALLE DEL CIELO, LA JOLLA, CA 92037  
APN: 346-190-01-00  
Project Name: CALLE DEL CIELO  
Sheet Title: DEMO SITE PLAN

Revision 14:  
Revision 13:  
Revision 12:  
Revision 11:  
Revision 10:  
Revision 09:  
Revision 08:  
Revision 07:  
Revision 06: 02/17/2022  
Revision 05: 10/12/2022  
Revision 04: 07/06/2022  
Revision 03: 02/24/2022  
Revision 02: 03-29-2021  
Revision 01: 01-06-2021

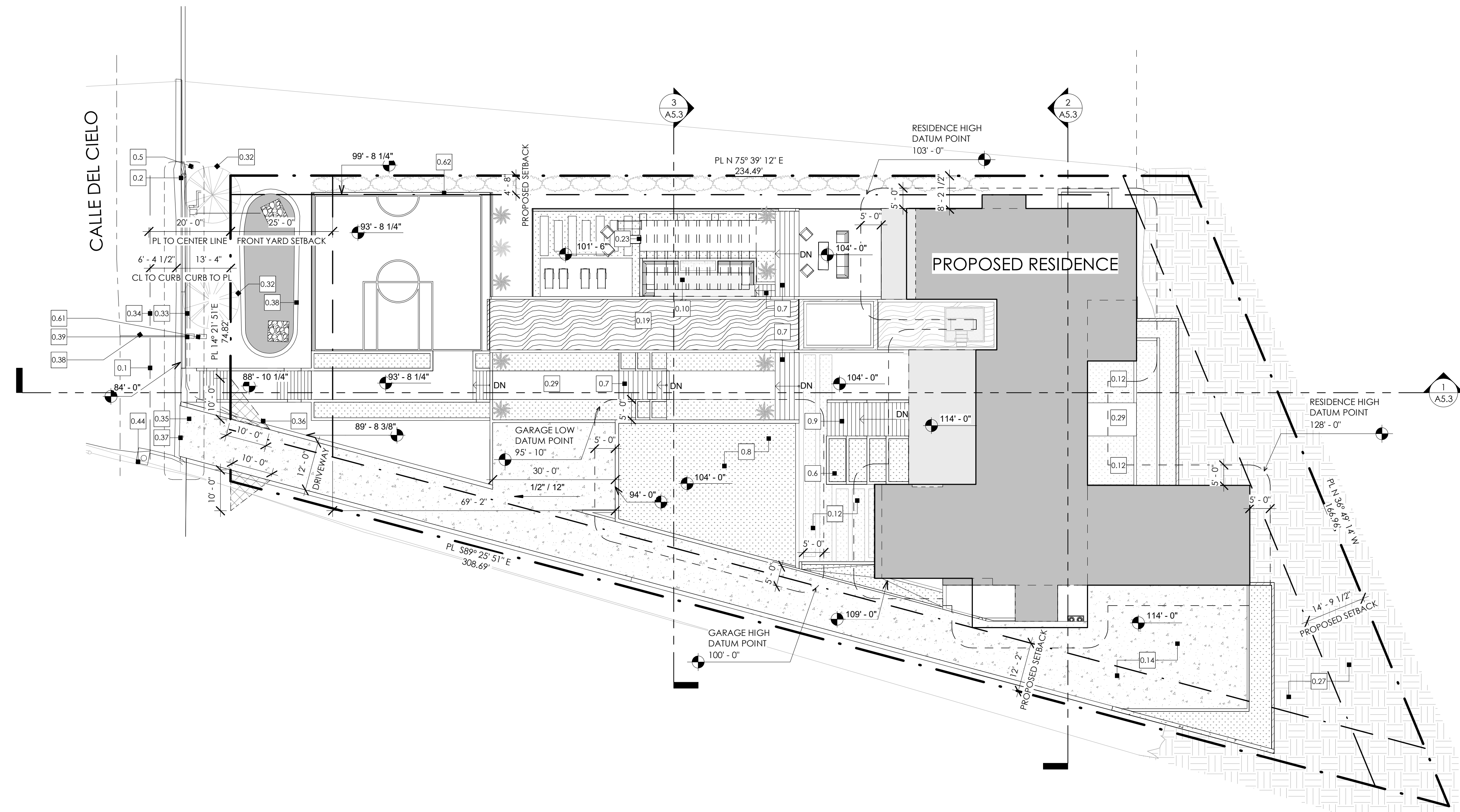
Original Date: 01-06-2021  
Sheet: 5 of 17

DATE:	ISSUE:
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03/29/2021	FULL SUBMITTAL
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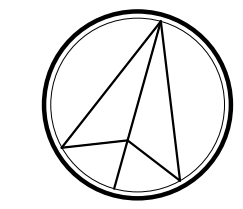
**A0.0**  
DEMO SITE PLAN



JOB #: 1702



**1 SITE PLAN**  
SCALE = 1/16" = 1'-0"



SITE NOTES	LEGEND	KEYNOTES	CITY STANDARD TITLE BLOCK
<ol style="list-style-type: none"> <li>THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.</li> <li>PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.</li> <li>THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.</li> <li>THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.</li> <li>ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW, per SDMC 1510.0402(h) NO COURT SHALL BE LIGHTED PAST 10PM</li> <li>FIRE HYDRANTS, 1 @ 690'-0" FROM PROPERTY SEE SITE PLAN.</li> <li>REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.</li> <li>WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.</li> <li>AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:                     <ol style="list-style-type: none"> <li>Controllers shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change</li> <li>Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.</li> </ol> </li> <li>NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PER SDMC SECTION 142.0409 (b)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.</li> <li>REMOVAL OF EXISTING STAI/STEPS, WALL, LANDSCAPE &amp; IRRIGATION WILL BE IN ROW PERMIT.</li> </ol>	<p>LEGEND</p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> PROPOSED NEW BUILDING AREA LOWER LEVEL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #999999; border: 1px solid black; margin-right: 5px;"></span> PROPOSED NEW BUILDING AREA MAIN LEVEL</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #666666; border: 1px solid black; margin-right: 5px;"></span> PROPOSED NEW BUILDING AREA UPPER LEVEL</li> </ul>	<p>KEYNOTES</p> <ul style="list-style-type: none"> <li>0.1 CENTER LINE OF STREET</li> <li>0.2 (E) TELECOMMUNICATIONS PEDESTAL</li> <li>0.5 (E) FOUND HOLE IN CONCRETE, ACCEPTED AS LEAD &amp; DISC STAMPED "LS 2717" PER PLAT</li> <li>0.6 PROPOSED PLANTER</li> <li>0.7 PROPOSED SITE STAIRS</li> <li>0.8 DETACHED GARAGE WITH GREEN ROOF ABOVE</li> <li>0.9 PROPOSED CONCRETE STEPS</li> <li>0.10 PROPOSED WOOD DECK</li> <li>0.12 PROPOSED LAWN OR POSSIBLE LIGHTWELL TO BASEMENT</li> <li>0.14 PROPOSED DRIVEWAY PER CIVIL DRAWINGS</li> <li>0.17 FINAL LANDSCAPE AND HARDSCAPE DESIGN TO BE DETERMINED</li> <li>0.19 PROPOSED POOL UNDER SEPARATE PERMIT</li> <li>0.23 TRELLIS ABOVE</li> <li>0.27 EXISTING LANDSCAPE AT SLOPE TO REMAIN</li> <li>0.29 CONCRETE LANDING</li> <li>0.32 ~25" WIDE MAJESTIC BEAUTY OLIVE TREE (24" BOX MIN.) PER LA JOLLA COMMUNITY PLAN PAGE 130. CANOPY MEETS VISIBILITY TRIANGLE REQUIREMENTS</li> <li>0.33 REMOVE EXISTING CURB &amp; REPLACE WITH CURRENT CITY STANDARD CURB &amp; GUTTER</li> <li>0.34 NEW CURRENT CITY STANDARD CURB AND GUTTER</li> <li>0.35 DRIVEWAY TO BE CONSTRUCTED TO CURRENT CITY STANDARD</li> <li>0.36 10' x 10' VISIBILITY TRIANGLE</li> <li>0.37 EXISTING DRIVEWAY CURB CUTS TO REMAIN TO BE EQUIVALENT</li> <li>0.38 BIO-RETENTION BASIN LOCATION, AREA = 775 SF</li> <li>0.39 BACKFLOW PREVENTER LOCATION</li> <li>0.44 WATER UTILITY PER CIVIL DRAWINGS</li> <li>0.61 BACKFLOW PREVENTER TO BE FEBCO 825Y 1" OR EQUIVALENT</li> <li>0.62 6" TALL STUCCO WALL</li> </ul>	<p>CITY STANDARD TITLE BLOCK</p> <p>PREPARED BY: WILL &amp; FOTSCH ARCHITECTS Contact: Andy Fotsch 1298 Prospect Street, Ste. 2S La Jolla, CA 92037 Phone: (858) 224-2486</p> <p>Street Address: 8305, CALLE DEL CIELO, LA JOLLA, CA 92037 APN: 346-190-01-00</p> <p>Project Name: CALLE DEL CIELO</p> <p>Sheet Title: SITE PLAN</p> <p>Revision 14: CDP 1ST SUBMITTAL Revision 13: FULL SUBMITTAL Revision 12: 2ND SUBMITTAL Revision 11: 3RD SUBMITTAL Revision 10: 4TH SUBMITTAL</p> <p>Revision 06: 02/17/2022 Revision 05: 10/12/2022 Revision 04: 07/06/2022 Revision 03: 02/24/2022 Revision 02: 03-29-2021 Revision 01: 01-06-2021</p> <p>Original Date: 01-06-2021 Sheet: 6 of 17</p>

**A1.0**  
SITE PLAN

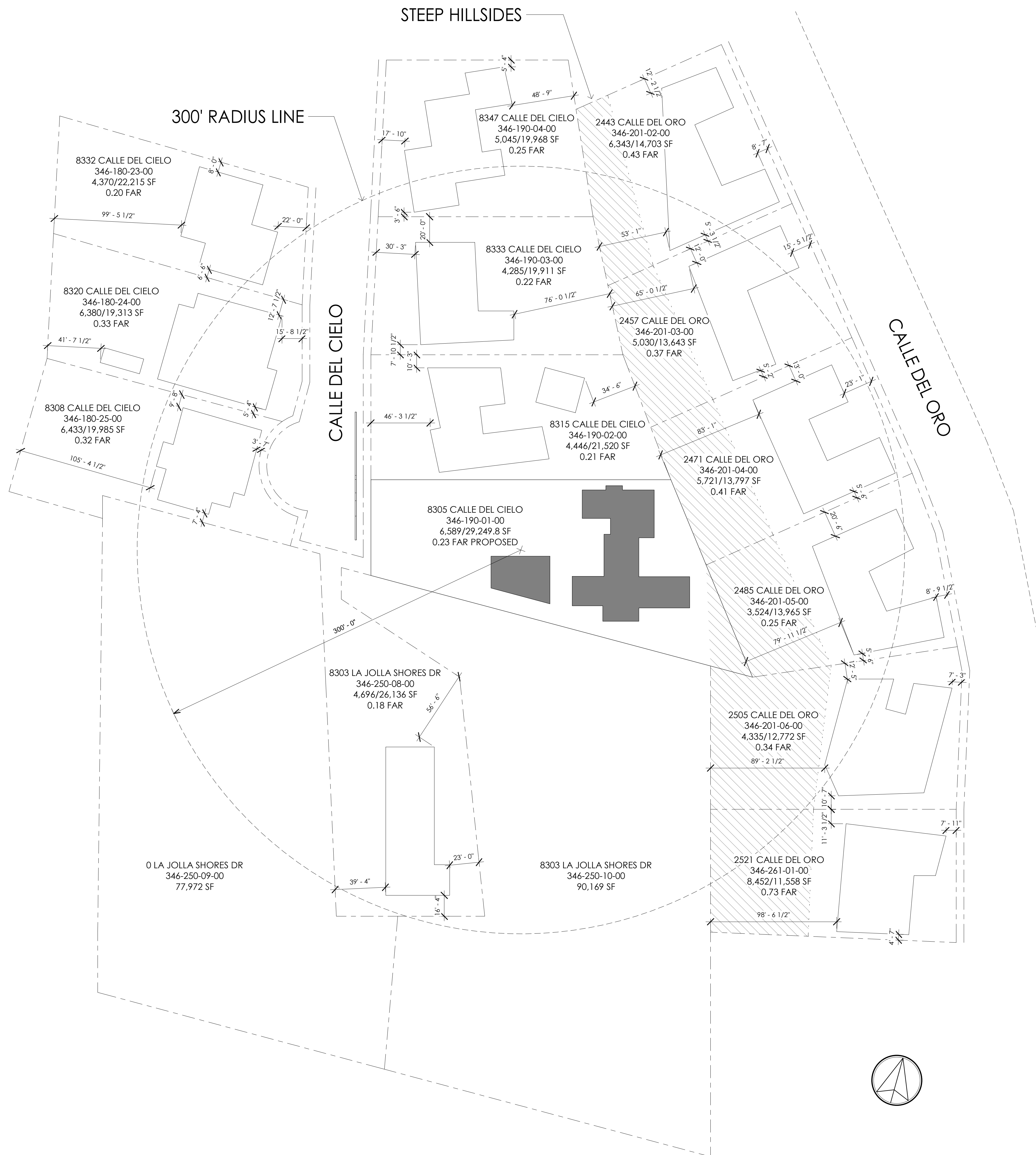


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CITY STANDARD TITLE BLOCK

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8305, CALLE DEL CIELO, LA	Revision 05:
JOLLA, CA 92037	Revision 04:
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Project Name:	Revision 02:
CALLE DEL CIELO	Revision 01:
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SITE PLAN 300 RADIUS	01-06-2021
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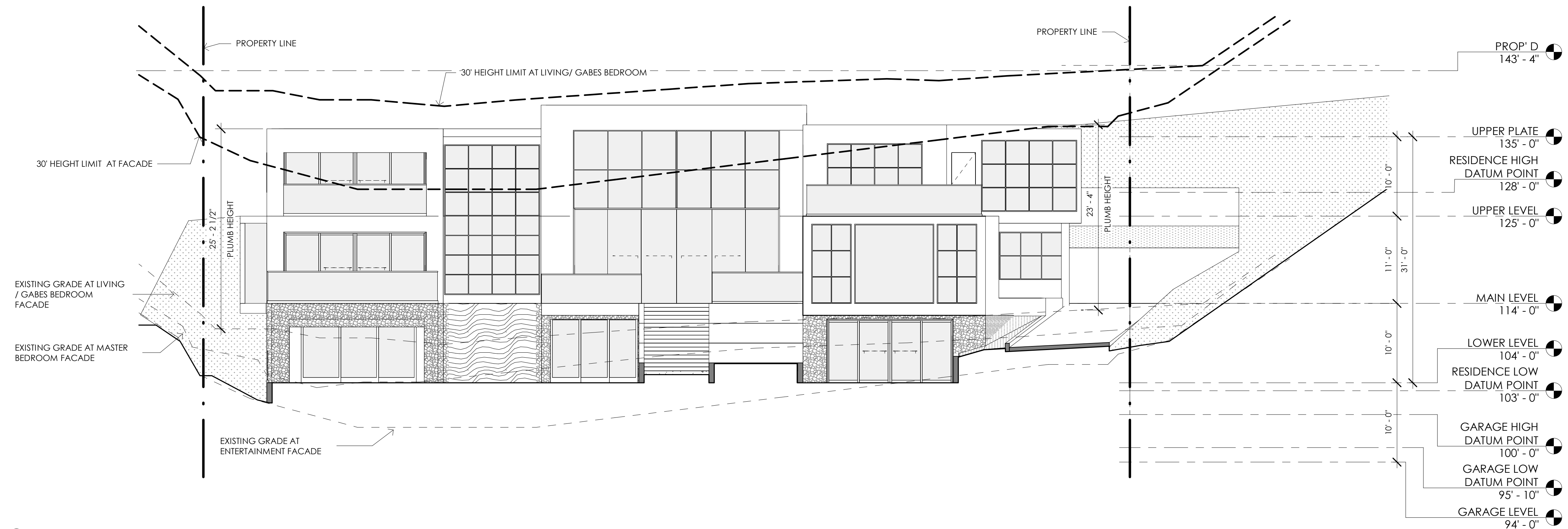


AVERAGE 300' RADIUS INFORMATION

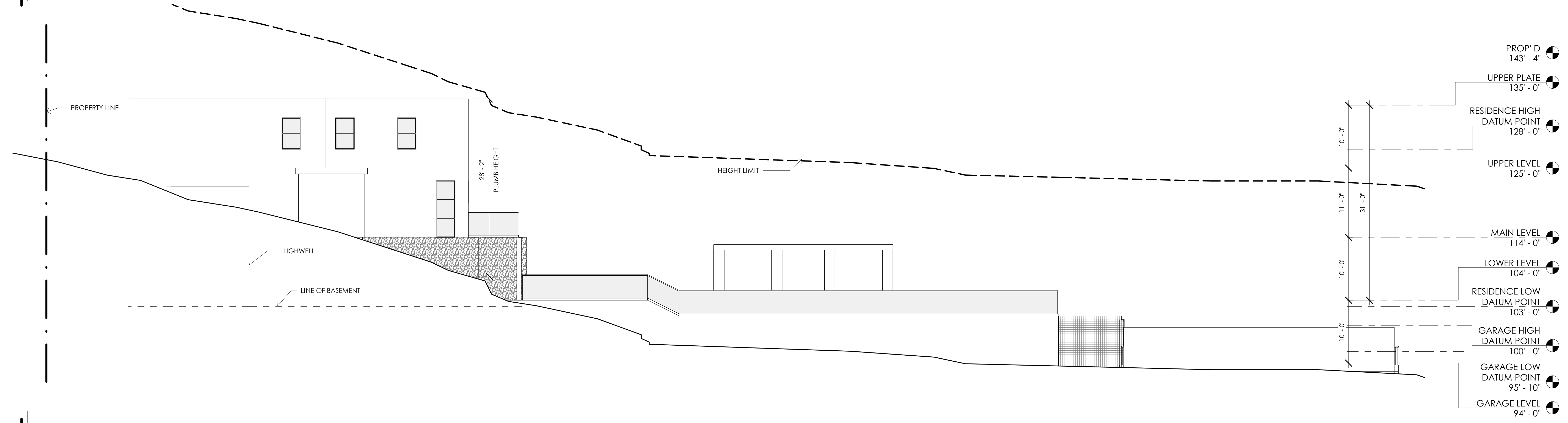
AVERAGE FRONT YARD INFORMATION	17'-6" FT
AVERAGE SIDE YARD INFORMATION (SUM OF SYSB)	18'-9" FT
AVERAGE BACK YARD INFORMATION	59'-4" FT
AVERAGE FAR	0.21

1 SITE PLAN

SCALE = 1" = 40'-0"



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



2 NORTH ELEVATION  
SCALE = 1/8" = 1'-0"

JOB #: 1702

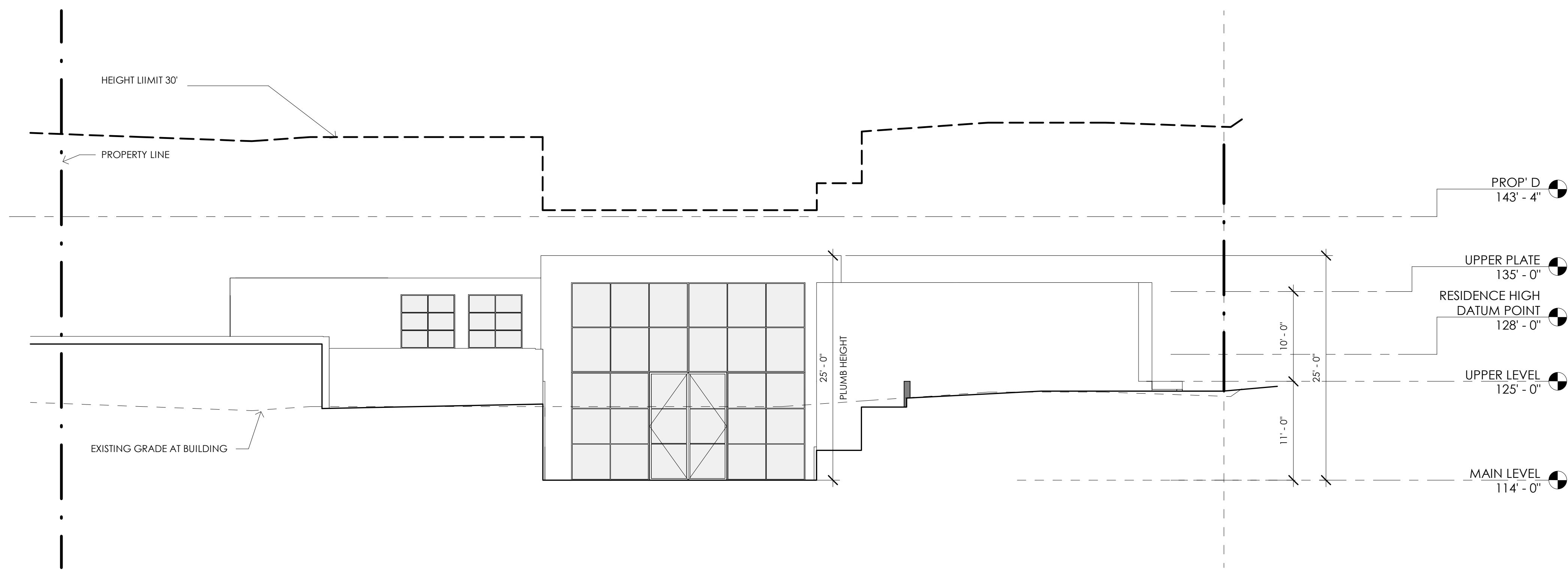
KASSAB RESIDENCE  
8305 CALLE DEL CIELO, LA JOLLA, CA 92037

CITY STANDARD TITLE BLOCK

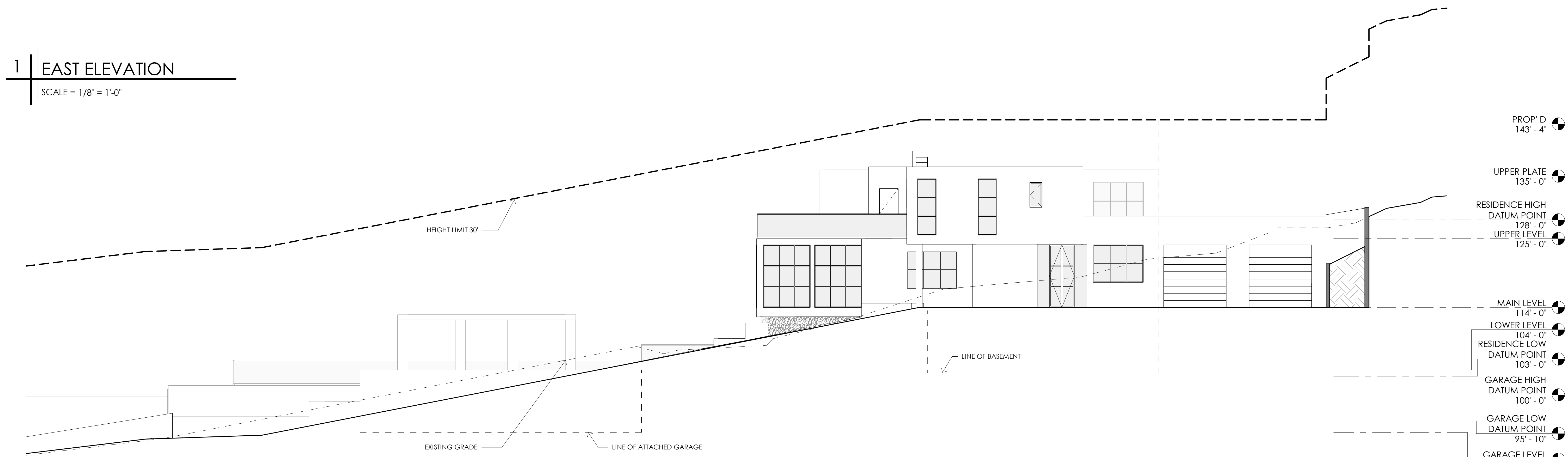
PREPARED BY:	Revision 14:
Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
La Jolla, CA 92037	Revision 09:
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Street Address:	Revision 06: 02/17/2022
8305, CALLE DEL CIELO, LA	Revision 05: 10/12/2022
JOLLA, CA 92037	Revision 04: 07/06/2022
APN: 346-190-01-00	Revision 03: 02/24/2022
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CALLE DEL CIELO	Revision 01: 01-06-2021
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**A4.0**  
EXTERIOR ELEVATIONS



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



2 SOUTH ELEVATION  
SCALE = 1/8" = 1'-0"

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Street Address: 8305, CALLE DEL CIELO, LA JOLLA, CA 92037  
APN: 346-190-01-00  
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Sheet Title: EXTERIOR ELEVATIONS

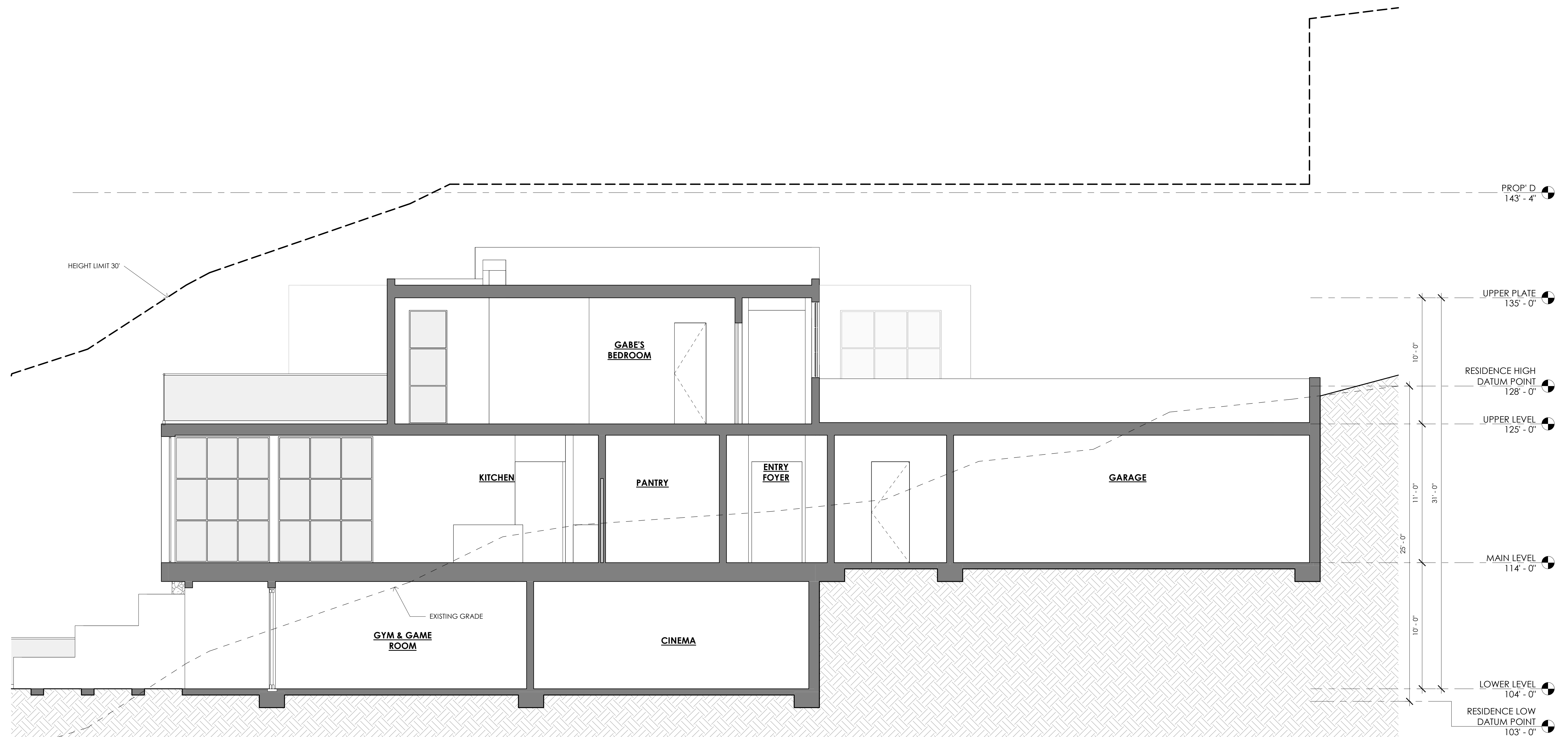
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8305 CALLE DEL CIELO, LA JOLLA, CA 92037

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**A4.1**  
EXTERIOR ELEVATIONS



**1 | SECTION 1**  
SCALE = 1/4" = 1'-0"

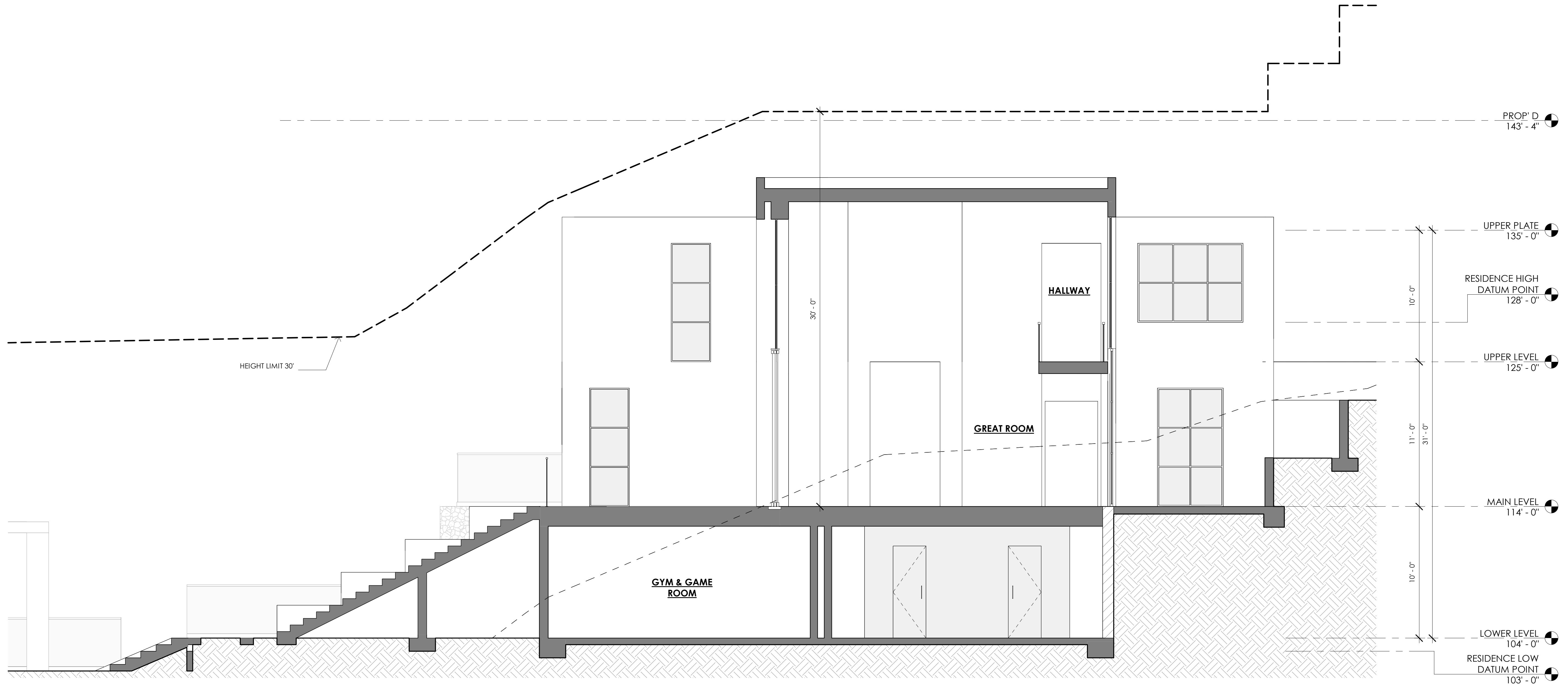
**CITY STANDARD TITLE BLOCK**

PREPARED BY: Name: WILL & FOTSCH ARCHITECTS Contact: Andy Fotsch 1298 Prospect Street, Ste. 2S La Jolla, CA 92037 Phone: (858) 224-2486 Street Address: 8305, CALLE DEL CIELO, LA JOLLA, CA 92037 APN: 346-190-01-00 Project Name: CALLE DEL CIELO Sheet Title: BUILDING SECTIONS	Revision 14: Revision 13: Revision 12: Revision 11: Revision 10: Revision 09: Revision 08: Revision 07: Revision 06: 02/17/2022 Revision 05: 10/12/2022 Revision 04: 07/06/2022 Revision 03: 02/24/2022 Revision 02: 03-29-2021 Revision 01: 01-06-2021 Original Date: 01-06-2021 Sheet: 14 of 17
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**A5.0**  
BUILDING SECTIONS





**2 SECTION 2**  
SCALE = 1/4" = 1'-0"

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 Name: Contact: Andy Fotsch  
 1298 Prospect Street, Ste. 2S  
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 Project Name: CALLE DEL CIELO  
 Sheet Title: BUILDING SECTIONS

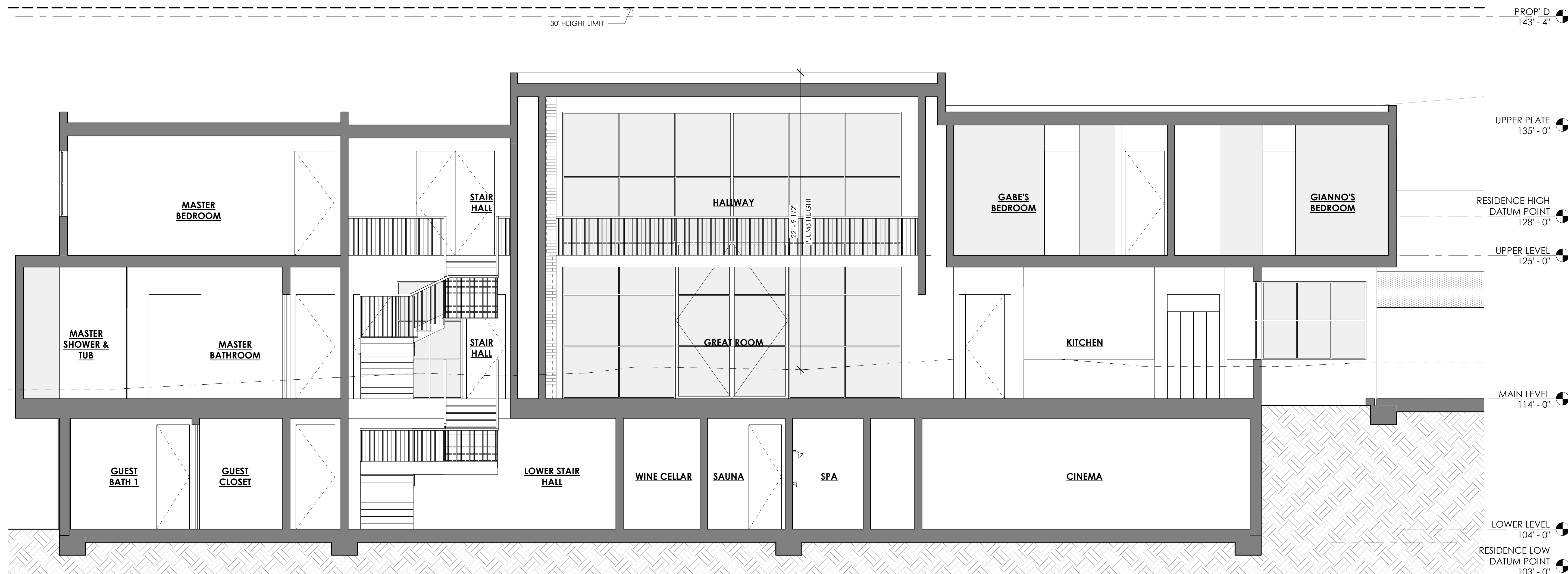
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**A5.1**  
BUILDING SECTIONS  
04/20/2023

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 8305 CALLE DEL CIELO, LA JOLLA, CA 92037  
 04/20/2023 15:52



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

JOB #: 1702

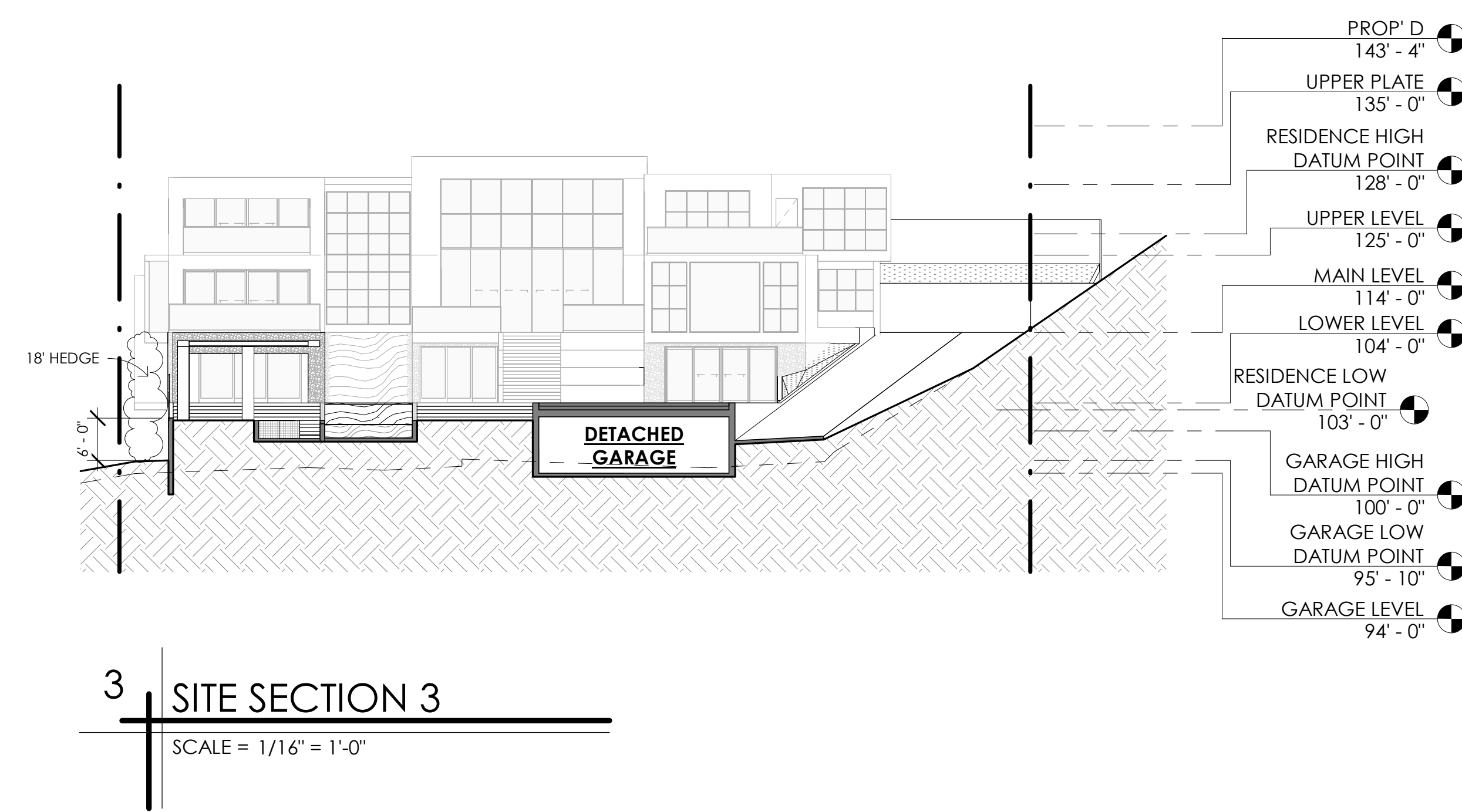
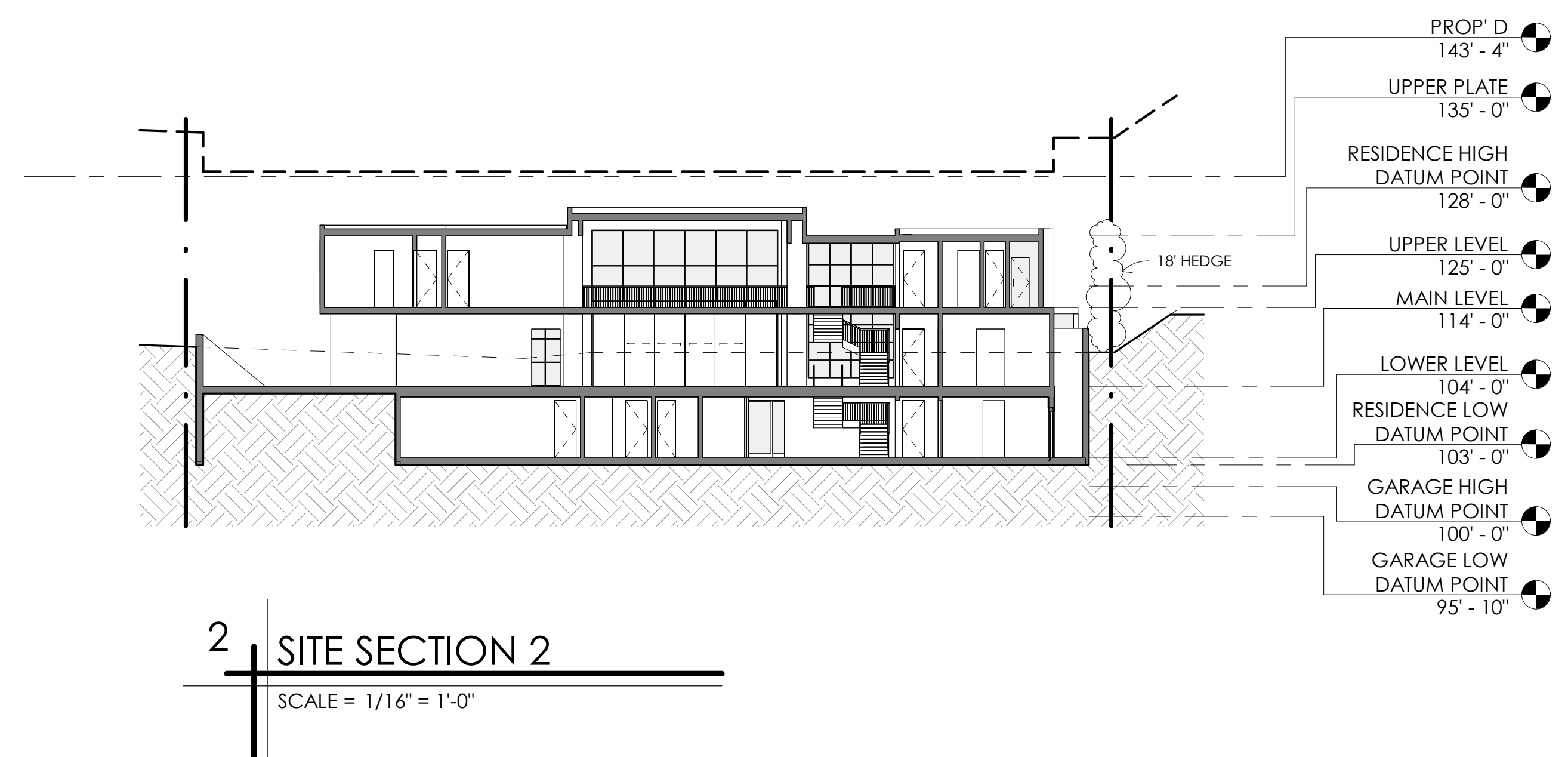
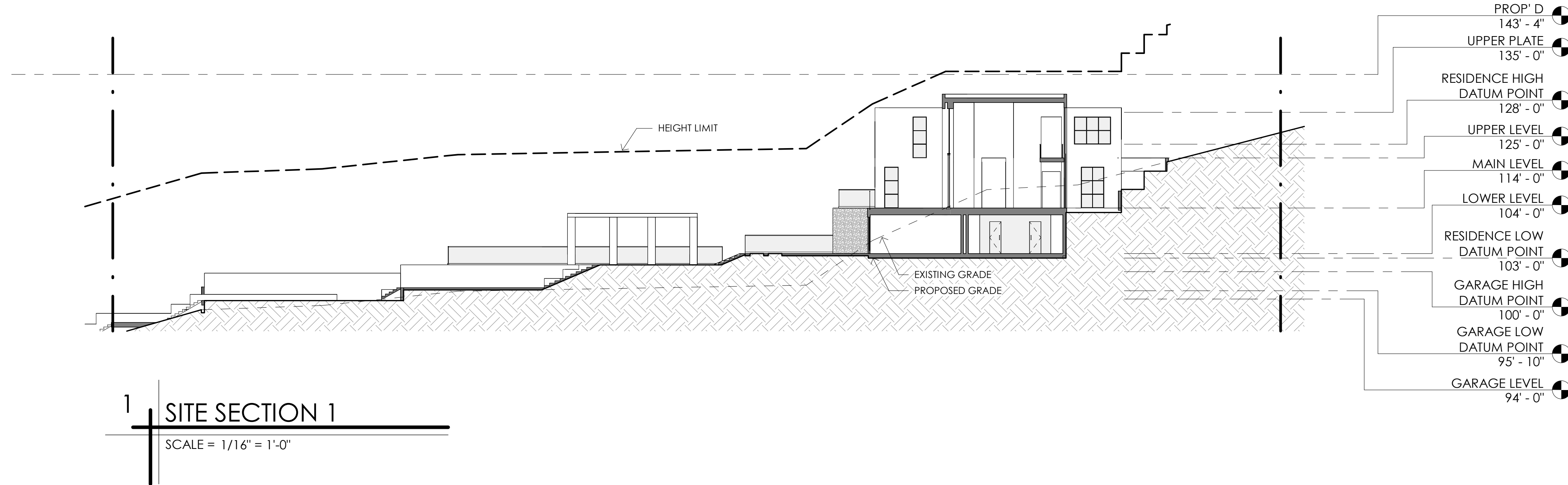
KASSAB RESIDENCE  
8305 CALLE DEL CIELO, LA JOLLA, CA 92037

CITY STANDARD TITLE BLOCK

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Name:	Revision 13:
WILL & FOTSCH ARCHITECTS	Revision 12:
Contact: Andy Fotsch	Revision 11:
1298 Prospect Street, Ste. 2S	Revision 10:
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CALLE DEL CIELO	Revision 01:
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**A5.2**  
BUILDING SECTIONS



JOB #: 1702

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 1298 Prospect Street, Ste. 2S  
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 APN: 346-190-01-00  
 Project Name: CALLE DEL CIELO  
 Sheet Title: SITE SECTIONS

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**A5.3**  
SITE SECTIONS