

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): 671858
- Address and APN(s): 8157 PRESTWICK DR 346-431-11
- Project contact name, phone, e-mail: TIM MARTIN timc.martin@architecture.com
- Project description: 45 SF 2ND STORY ADD'N; 620 SF OPEN BSB-349-3474
- In addition, provide the following:
 - lot size: 21,552 sf
 - existing structure square footage and FAR (if applicable): covered lanai; 550 sf detached gym; sport court
 - proposed square footage and FAR: 6897 sf (.32)
 - existing and proposed setbacks on all sides: 7447 sf (.35)
 - height if greater than 1-story (above ground): 8' EXIST'G; 5' 6YM SY

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): _____
- 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 Trustee direction on. (community character, aesthetics, design features, etc.): _____

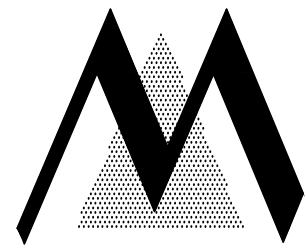
Exhibits and other materials to provide:

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;



GRUSD RESIDENCE
8157 PRESTWICK DR. LA JOLLA , CA 92037

MARTIN A.I.A. ARCHITECTURE
Tim Martin A.I.A.
2333 State Street Suite 100 Carlsbad, CA 92008
760-729-3470 (O) 760-729-3473 (F) 858-349-3474 (C)
tim@martinarchitecture.com

PTS-0677858

SUBMIT 10-26-20
PC 2-9-21

SHEET NO.

C1.1

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SD-1	BCI DETAILS
ME1.1	MAIN LEVEL MECHANICAL/ ELECTRICAL PLAN (GYM ONLY)
T-24	TITLE-24 ENERGY CALC'S. (GYM ONLY)
LR	2019 LOW-RISE FORM

PROJECT DATA

SITE ADDRESS:	8157 PRESTWICK DR. LA JOLLA, CA 92037
APN:	346-431-11-00
LOT AREA:	21,552 SF (.49 ACRE)
BUILT-IN:	1988
HISTORIC:	YES NO
EXISTING USE:	SINGLE FAMILY DWELLING - (NON-SPRINKLERS)
PROPOSED USE:	SINGLE FAMILY DWELLING - (NON-SPRINKLERS)
LEGAL DESC:	TR 4392 LOT 26
OWNER:	BRANDON & LARA GRUSD 8157 PRESTWICK DR. LA JOLLA, CA 92037
BASE ZONE:	LJSPD-SF
OVERLAY ZONES:	COASTAL HEIGHT LIMIT, COASTAL
OCCUPANCY:	R3
CONSTRUCTION TYPE:	V-B
BUILDING HEIGHT:	26'-6"
# OF STORIES EXISTING	2 STORY BUILDING
# OF STORIES PROPOSED	2 STORY BUILDING
PARKING:	NO. OF SPACES REQUIRED: 2 PROVIDED: 4
EASEMENTS & ENCUMBRANCES:	NONE
HEIGHT LIMIT:	THE HIGHEST POINT OF THE ROOF, EQUIPMENT, ANY PIPE VENT, ANTENNA OR ANY OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE, BASE MEASUREMENT (REFERENCE DATUM)
BCS STOPS:	NONE
FIRE DEPT. REQ'MENT:	PROVIDE BUILDING ADDRESS NUMBERS VISIBLE & LEGIBLE FROM STREET / EXIST'G. BLDG. IS NOT FIRE SPRINKLERED / NO FIRE SPRINKLERS SYSTEM REQ'D.

AREA SUMMARIES

GROSS FLOOR AREA SUMMARY	
EXISTING MAIN LEVEL GROSS	3,162 SF
EXISTING UPPER LEVEL GROSS	3,237 SF
EXISTING GARAGE GROSS	498 SF
TOTAL EX. GROSS FLOOR AREA	6,897 SF

PROPOSED DETACHED GYM	550 SF
TOTAL PROPOSED GROSS	7,447 SF

TOTAL EXISTING GROSS	6,897 SF (.32)
TOTAL PROPOSED GROSS	7,447 SF
PROPOSED FAR	7,447 SF / 21,552 SF = .35

HABITABLE FLOOR AREA SUMMARY	
EXISTING MAIN LEVEL HABITABLE	3,162 SF
EXISTING UPPER LEVEL HABITABLE	3,237 SF
TOTAL OF EXISTING HABITABLE	6,399 SF

PROPOSED DETACHED GYM ADDN. (HABITABLE)	550 SF
EXISTING HABITABLE TO REMAIN	6,399 SF
TOTAL NEW HABITABLE	6,949 SF

PROPOSED MAIN LEVEL HABITABLE	3,162 SF
PROPOSED UPPER LEVEL HABITABLE	3,237 SF
PROPOSED DETACHED GYM	550 SF
TOTAL PROPOSED HABITABLE	6,949 SF
EXISTING HABITABLE	-6,399 SF
NET INCREASE	550 SF

SCOPE OF WORK - PERMIT

- EXISTING (6,399 SF) 2 STORY RESIDENCE TO REMAIN (NO NEW WORK)
- NEW DETACHED 550 SF GYM IN REARYARD
- NEW DETACHED 169 SF VIEW DECK IN REARYARD

PROJECT TEAM:

ARCHITECT:	MARTIN ARCHITECTURE J TIMOTHY MARTIN AIA 2333 STATE STREET STE 100 CARLSBAD, CA 92008 760.729.3470
STRUCTURAL ENGINEER:	Patterson Engineering 928 Fort Stockton Drive Suite 200 San Diego, CA 92103 Office:858-805-1414
ENERGY CONSULTANT:	Gallant Energy Consultant 508 W. Mission Avenue Suite 201 Escondido, CA 92025 760-743-5403 Mark Gallant
SURVEYOR:	Christensen Engineering & Surveying 7888 Silverton Ave. Suite J San Diego, CA 92126 (858) -271-9901 Patrick Christensen
GEOTECH ENGINEER:	G.E.I. 7420 Trade Street San Diego, CA 92121

REQUESTED PERMITS:

BUILDING PERMIT

SEPARATE PERMIT:

SWIMMING POOL AND SPA BY SEPARATE PERMIT

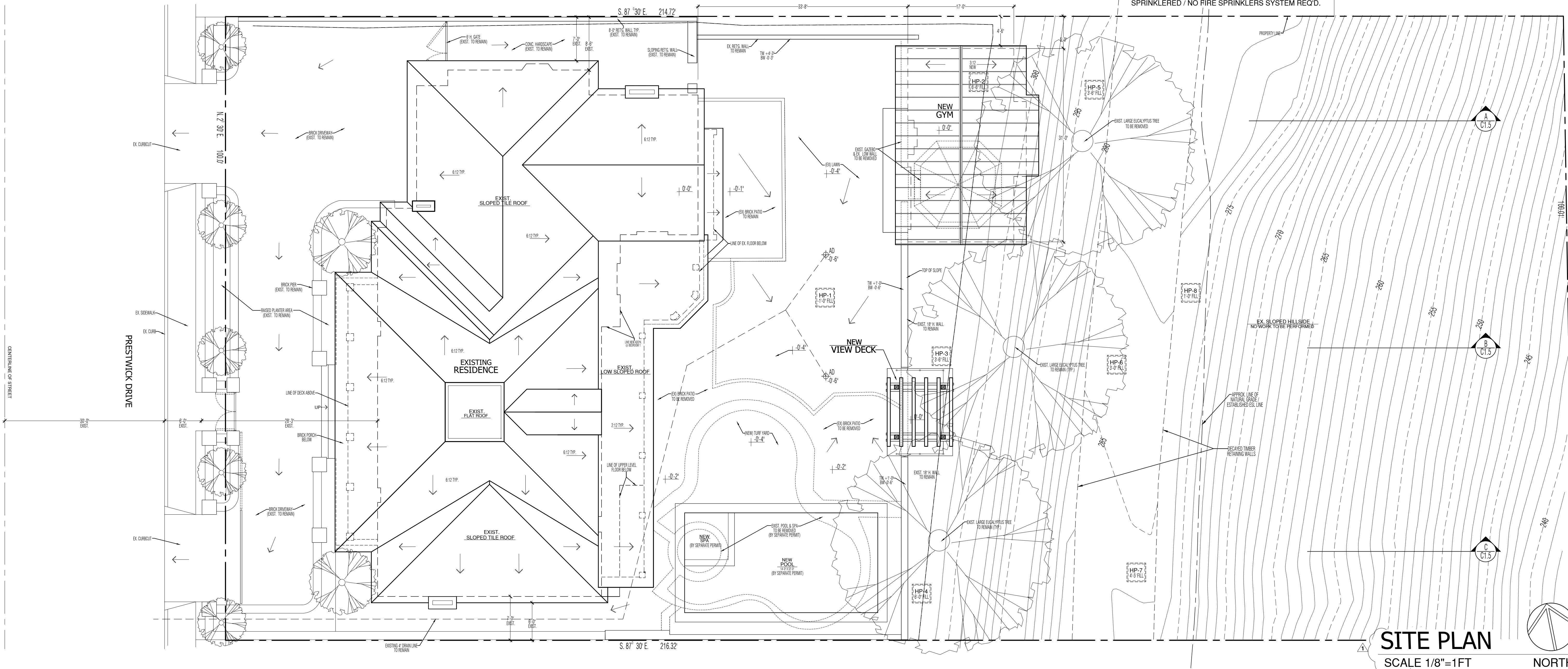


APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 BUILDING ENERGY EFFICIENCY STANDARDS
CITY OF SAN DIEGO LAND DEVELOPMENT CODE (LDC)
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

DEFERRED SUBMITTAL:

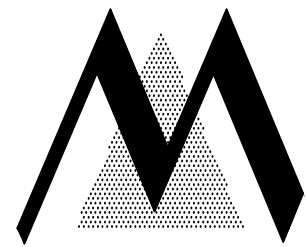
P.V. INSTALL OF 1.25 Kwdc SYSTEM @ NEW GYM BUILDING
PER TITLE-24 REQUIRED SPECIAL FEATURE



SITE PLAN

SCALE 1/8"=1FT

NORTH



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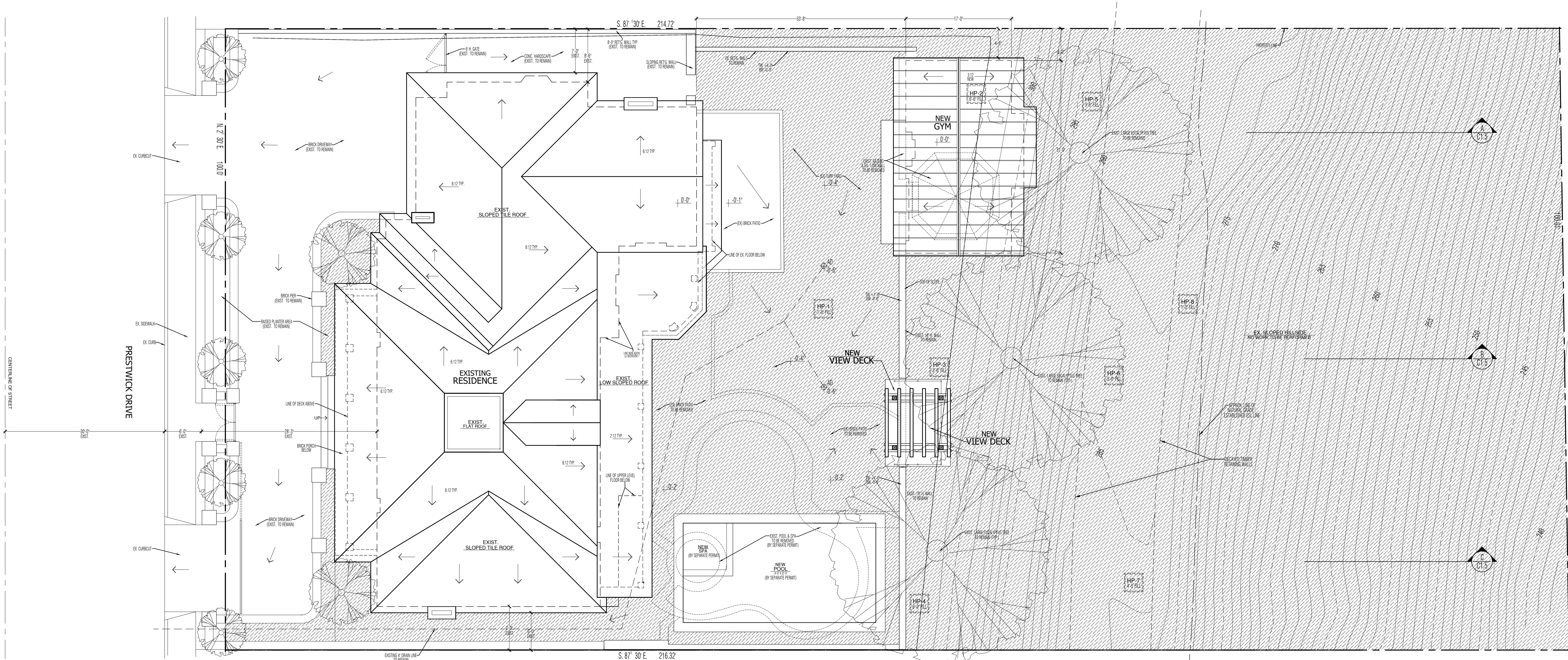
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THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).

In accordance with RWQCB Resolution No. 2012-0031, existing storm water discharges into an ASBS are allowed only under the following conditions:

1. The discharges are authorized by an NPDES permit issued by the RWQCB;
2. The discharges comply with all of the applicable terms, prohibitions, and special conditions contained in these Special Protections; and
3. The discharges:
 - a. Are essential for flood control or slope stability, including roof, landscape, road, and parking lot drainage;
 - b. Are designed to prevent soil erosion;
 - c. Occur only during wet weather; and
 - d. Are composed of only storm water runoff.

Non-storm water discharges (i.e. hydrostatic testing, potable water, etc.) to ASBS areas is prohibited as defined in Order No. R9-2010- 0003. Discharges shall be located a sufficient distance from such designated areas to assure maintenance of natural water quality conditions in these areas. If discharging to the sanitary sewer within the ASBS, a Request for Authorization must be submitted to the City Public Utilities Department for review and approval.

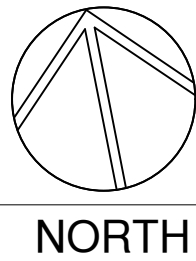


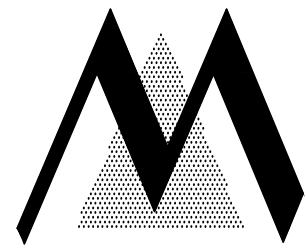
NOTE:
ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITHIN ONE YEAR FOR THE NOTICE OF A COMPLETION OF A RESIDENCE.
ALL LANDSCAPED MATERIAL SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPED MATERIAL.

LANDSCAPED AREA SUMMARY	
LOT SIZE = 21,552 SF (.49 ACRE)	
30% MIN. LANDSCAPED AREA = 21,552 / 3 = 6,466 SF	
PROPOSED LANDSCAPED AREA = 11,358 SF (52%)	

LEGEND	
	LANDSCAPED AREA
	DIRECTION OF DRAINAGE

LANDSCAPED AREA DIAGRAM
SCALE 1/8"=1FT





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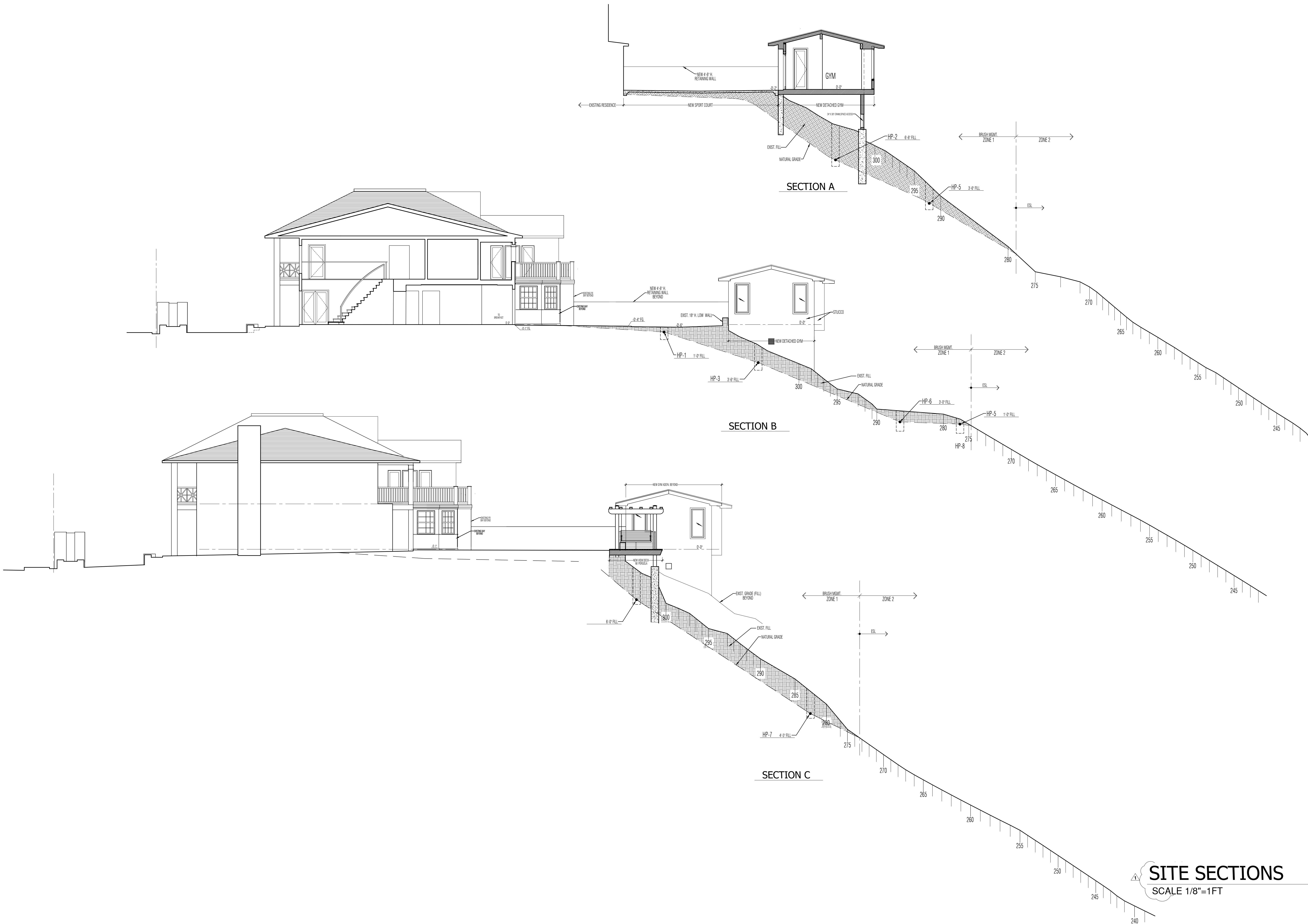
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PC 2-9-21

SHEET NO.

C1.5

SITE SECTIONS
SCALE 1/8"=1FT





TODD FRY LANDSCAPE ARCHITECT A.S.L.A.
Calif. Lic. # 1370
Hawaii Lic. #8878
7920 Princess St.
La Jolla, CA 92037
(858) 459-8005
FAX (858) 459-4279

Date	January 27, 2021	Revision	
Job No.			
Drawn By	JP		
Checked By	TF		

GRUSD RESIDENCE

8157 PRESTWICK DRIVE

LA JOLLA, CA 92037

BRUSH MANAGEMENT PLAN

Written permission on these drawings shall have precedence over scaled dimensions: contractors shall verify, and be responsible for, all dimensions and be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and property of, Todd Fry Landscape Architect AS.L.A. and shall remain the property of Todd Fry Landscape Architect AS.L.A. and shall not be used, copied, reproduced, or otherwise disclosed for use on, and in connection with, the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose without the written consent of Todd Fry Landscape Architect AS.L.A.

Sheet No.

L-1

Project Notes:

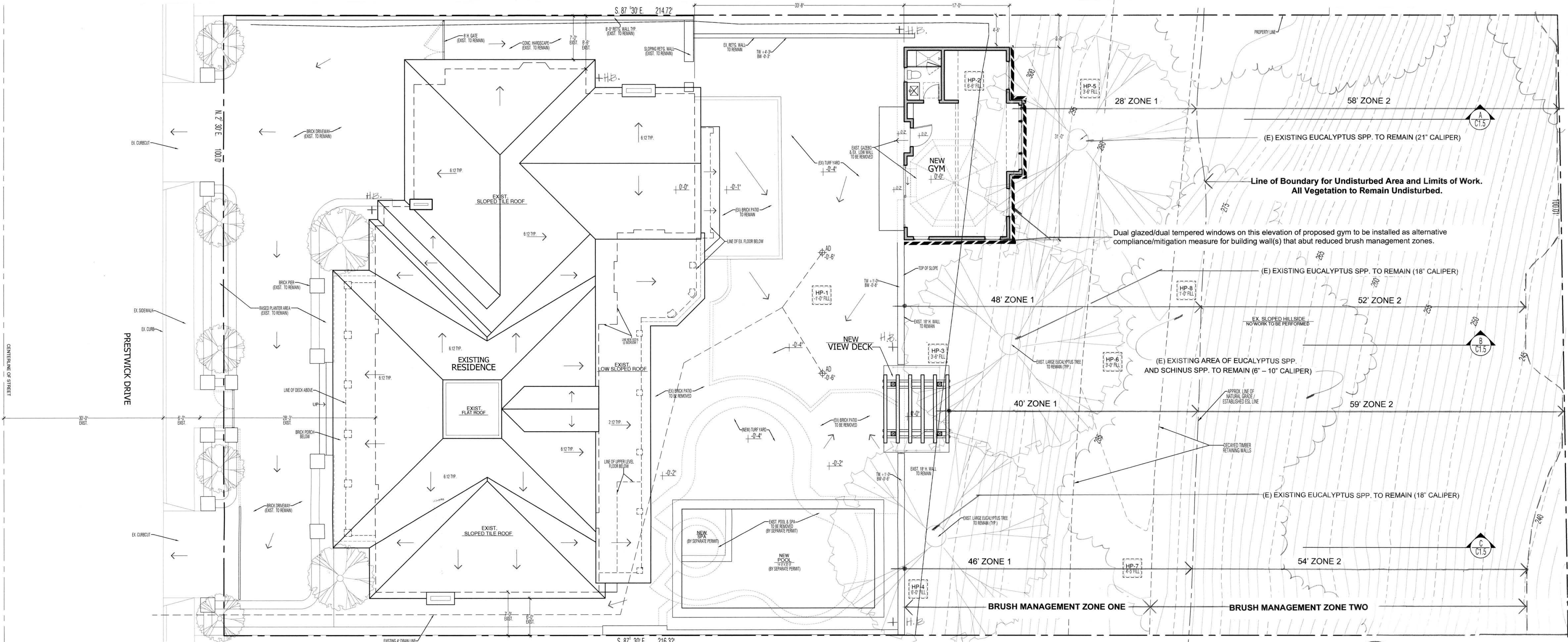
- All landscaping shall be completed within 6 months of occupancy or within one year for the notice of a completion of a residence.
- All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscape material.
- Previously conforming, legal structures (such as wooden fences, gazebos, decks) within Zone One shall be allowed to remain. However, they must meet the fire-rating criteria per SDMC 142.0412(g)(2) upon repair and/or replacement.
- All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.
- Offsite brush management shall be the responsibility of adjacent property owners. For fuel-load maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor - Brush/Weed Complaint line at: (619) 533-4444.
- In lieu of a full irrigation system, hose-bibs within 50-ft of all Zone One areas shall be acceptable for this small scale, single-dwelling unit development.
- Mitigation options where conditions are not met for 100' defensible space (reduced zones) include:
 - Dual glazed/dual tempered windows

BRUSH MANAGEMENT ZONES

ZONE	Standard Width	Provided Width
Zone One	35-feet	28' - 48'
Zone Two	65-feet	52' - 59'

LEGEND:

	Indicates façade where dual glazed/dual tempered windows to be installed as alternative compliance measure for building walls that abut reduced brush management zones.
H.B.	Hose Bib location



BRUSH MANAGEMENT PLAN

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



San Diego Municipal Code: §142.0412 – Brush Management

Brush management is required in all base zones on publicly or privately owned premises that are within 100 feet of a structure and contain native or naturalized vegetation.

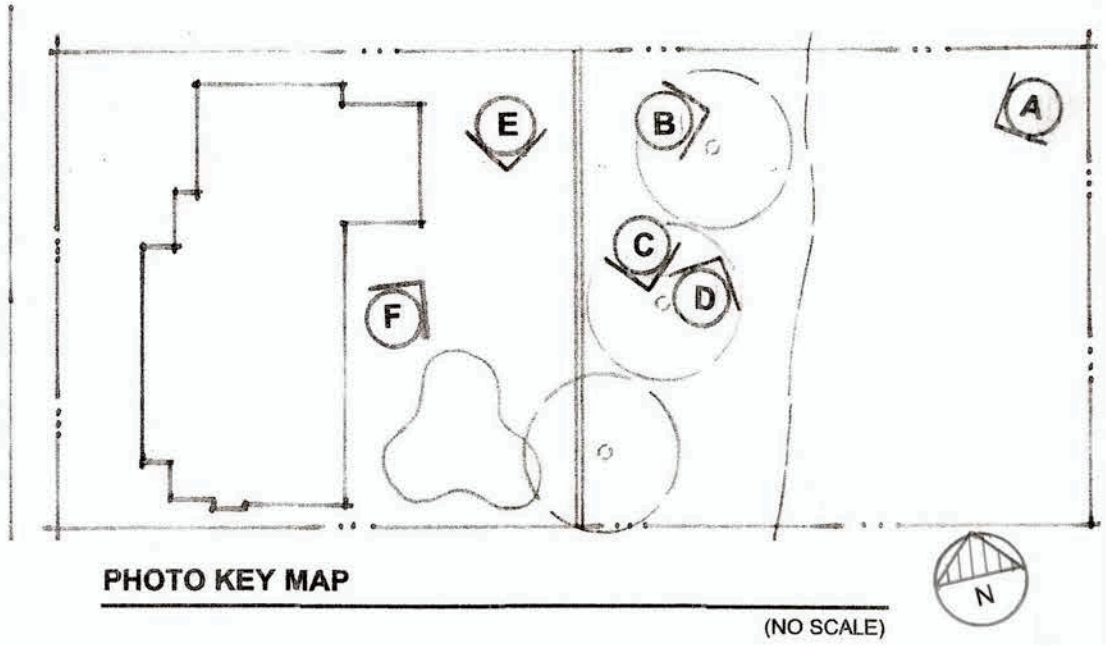
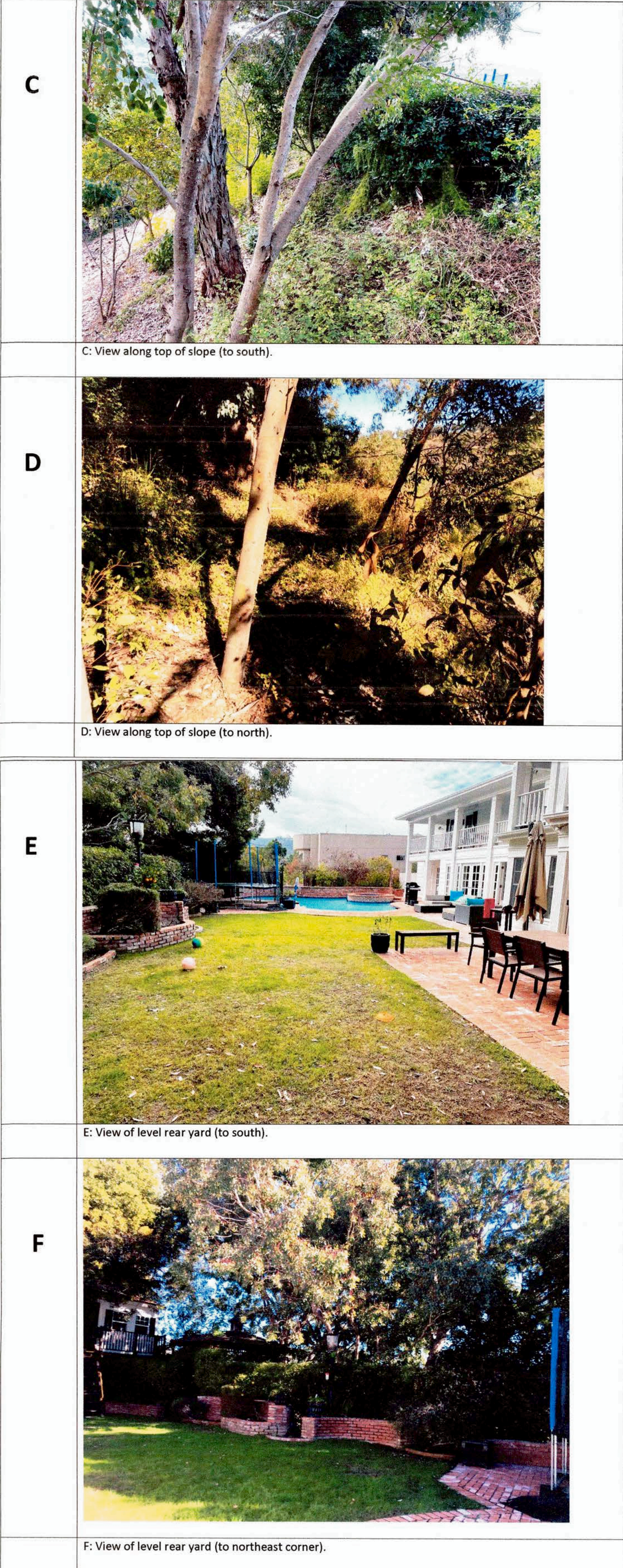
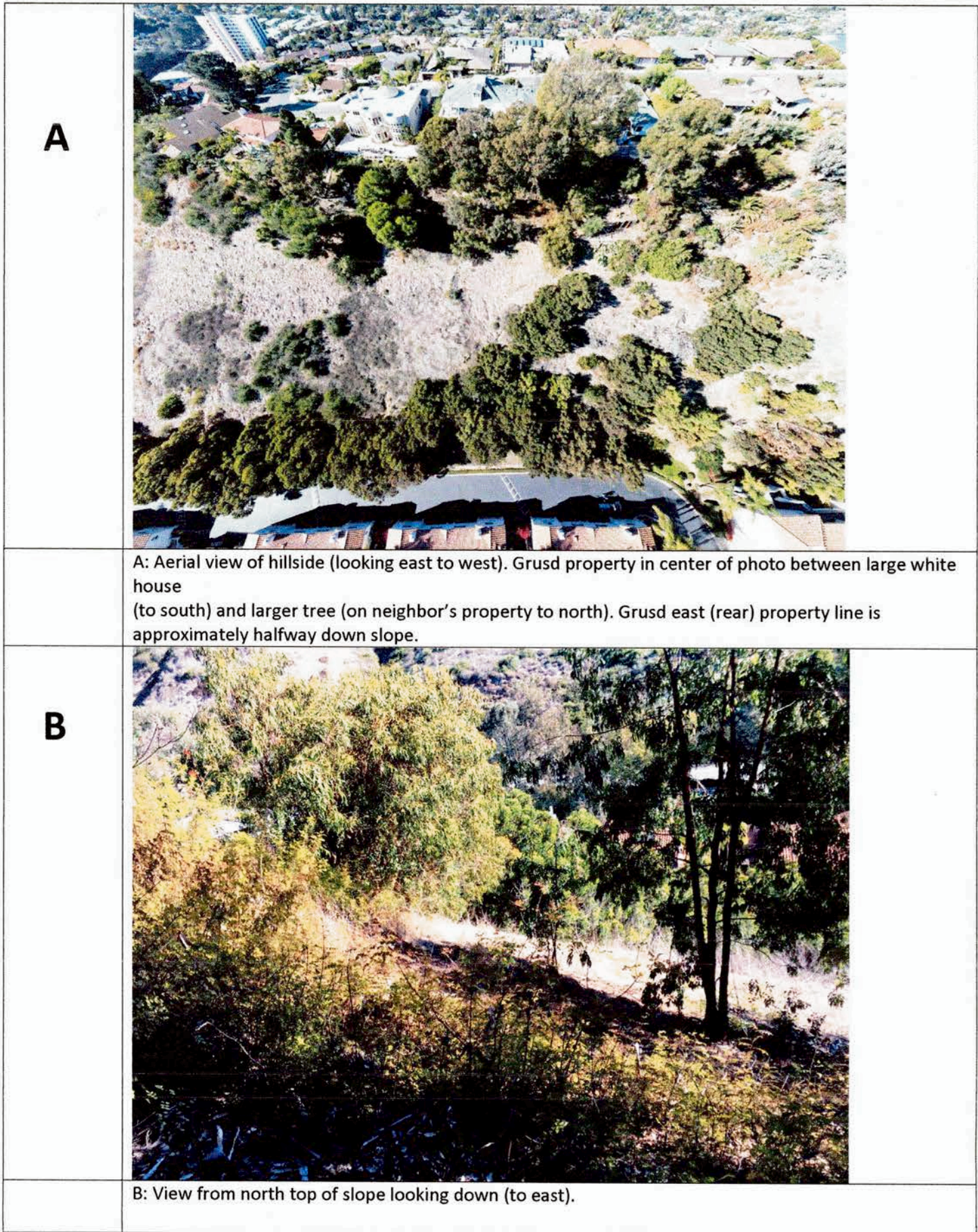
- (a) Brush management activity is permitted within environmentally sensitive lands (except for wetlands) that are located within 100 feet of an existing structure in accordance with Section 143.0110(c)(7).
- (b) Brush Management Zones:
- Where brush management is required, a comprehensive program shall be implemented that reduces fire hazards around structures by providing an effective fire break between all structures and contiguous areas of native or naturalized vegetation. This fire break shall consist of two distinct brush management areas called "Zone One" and "Zone Two" as shown in Diagram 142-04E.
- (1) Brush management Zone One is the area adjacent to the structure, shall be least flammable, and shall typically consist of pavement and permanently irrigated ornamental planting. Brush management Zone One shall not be allowed on slopes with gradient greater than 4:1 (4 horizontal feet to 1 vertical foot) unless the property received tentative map approval before November 15, 1989. However, within the Coastal Overlay Zone coastal development shall be subject to the encroachment limitations set forth in Section 143.0142(a)(4) of the Environmentally Sensitive Lands Regulations.
- (2) Brush management Zone Two is the area between Zone One and any area of native or naturalized vegetation and typically consists of thinned, native or naturalized non-irrigated vegetation.
- (c) The width of Zone One and Zone Two shall not exceed 100 feet and shall meet the width requirements in Table 142-04H unless modified based on existing conditions pursuant to Section 142.0412(i) and the following:
- (1) The establishment of brush management Zones One and Two for new development shall be addressed in a site-specific plan to include all creative site and/or structural design features to minimize impacts to undisturbed native vegetation. Both Zone One and Zone Two shall be provided on the subject property unless a recorded easement is granted by an adjacent property owner to the owner of the subject property to establish and maintain the required brush management zone(s) on the adjacent property in perpetuity.
- (2) Where Zone Two is located within City-owned property, a Right-of-Entry shall be executed in accordance with Section 63.0103 prior to any brush management activity. Zone Two brush management is not permitted in City-owned open space for new development proposals. For properties in the Coastal Overlay Zone, additional requirements for new subdivisions are found in Section 142.0412 (n).
- (3) Zone Two brush management is not permitted in areas designated for habitat mitigation per Section III of the Biology Guidelines in the Land Development Manual.
- (d) Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- (e) Where Zone One width is required adjacent to the MHPA or within the Coastal Overlay Zone, any of the following modifications to development regulations of the Land Development Code or standards in the Land Development Manual are permitted to accommodate the increase in width:
- (1) The required front yard setback of the base zone may be reduced by 5 feet,
- (2) A sidewalk may be eliminated from one side of the public right-of-way and the minimum required public right-of-way width may be reduced by 5 feet, or
- (3) The overall minimum pavement and public right-of-way width may be reduced in accordance with the Street Design Standards of the Land Development Manual.
- (f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.
- (g) Zone One Requirements
- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
- (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one-hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
- (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
- (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
- (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
- (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches
- (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- (2) No structures shall be constructed in Zone Two.
- (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
- (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
- (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
- (C) All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
- (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (i) An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
- (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
- (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
- (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit or noted in the permit file if approved as part of a construction permit.
- (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

San Diego Landscape Standards: Section III – Brush Management

- 3-1 BRUSH MANAGEMENT – DESCRIPTION
- Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.
- 3-2 BRUSH MANAGEMENT- REQUIREMENTS
- 3.2-1 Basic requirements – All Zones
- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the understory plant material or six feet whichever is higher. Dead and excessively twiggy growth shall also be removed.
- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants.
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements – All Structures
- 3.2-2.01 Do not use (remove if necessary) highly flammable plant materials (see Appendix "B").
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- 3.2-3 Zone 2 Requirements – All Structures
- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Notes:

1. Mitigation for new structure(s) within Zone 1 (options where conditions are not met for 100' defensible space [reduced zones] include):
- A. Class A Roofing, Eaves protected, Attachments/projections-ignition resistant, Windows dual pane/single temper - if vinyl welded corners/metal reinforcement-industry standard, Exterior walls non-combustible wall surfaces, Non-combust exterior doors, Gutters prevent debris accumulation, Skylights tempered, Wire mesh for vent openings-prohibited where embers most likely to accumulate, 1/8th - 1/16th" openings where allowed, Spark Arrestor for chimneys, Underfloor enclosed as required for ext. walls. Verify with Structural Review before rescheduling with Fire Review.
2. If in the very high fire severity zone: 35' of Zone 1 and 65' of Zone 2 (Defensible Space = 100' total; Zone 1 shall NOT be less than 35' without additional mitigation(s)). Defensible space reduces the risk that fire will spread from the surroundings to the structure and provides firefighters access/ability to defend the structure. Reduced zones will jeopardize the structure and inhibit fire fighters' defensible space.
4. Within Zone One, combustible accessory structures (including but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshall's approval.
5. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.



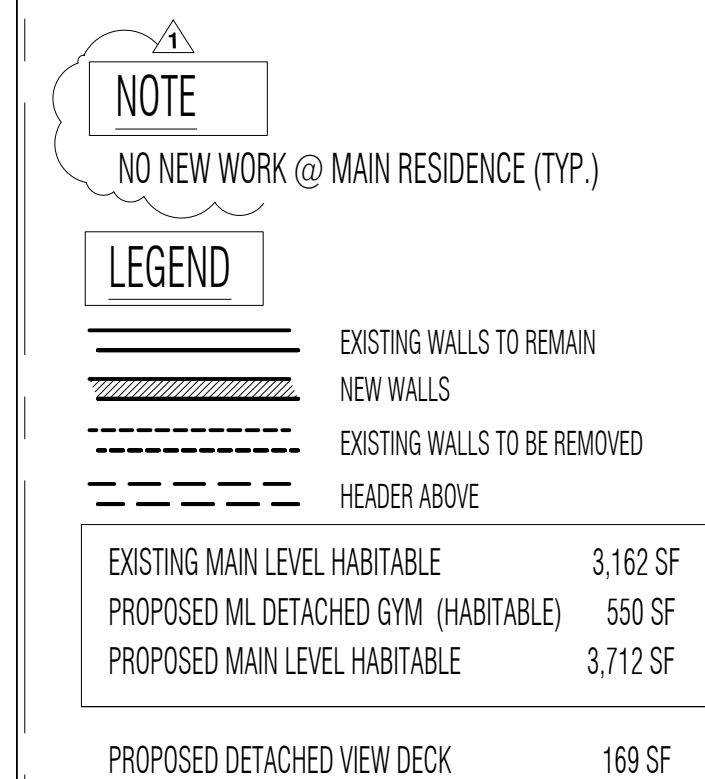
TODD FRY LANDSCAPE ARCHITECT A.S.L.A.
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La Jolla, CA 92037

Date	January 27, 2021	Revision	
Job No.			
Drawn By	JP		
Checked By	TF		

GRUSD RESIDENCE
8157 PRESTWICK DRIVE
LA JOLLA, CA 92037
BRUSH MANAGEMENT NOTES


Written permission on these drawings shall have precedence over scaled dimensions; contractors shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and property of, Todd Fry Landscape Architect A.S.L.A. and were created, evolved and developed for use on, and in connection with, the project shown. These ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Todd Fry Landscape Architect A.S.L.A.

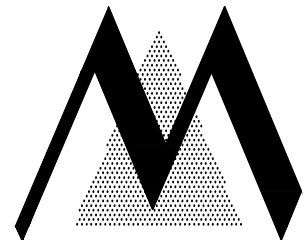


PROPOSED MAIN LEVEL PLAN

DETACHED GYM & VIEW DECK



$1/4" = 1"$



GRUSD RESIDENCE
8157 PRESTWICK DR. LA JOLLA , CA 92037

MARTIN ARCHITECTURE

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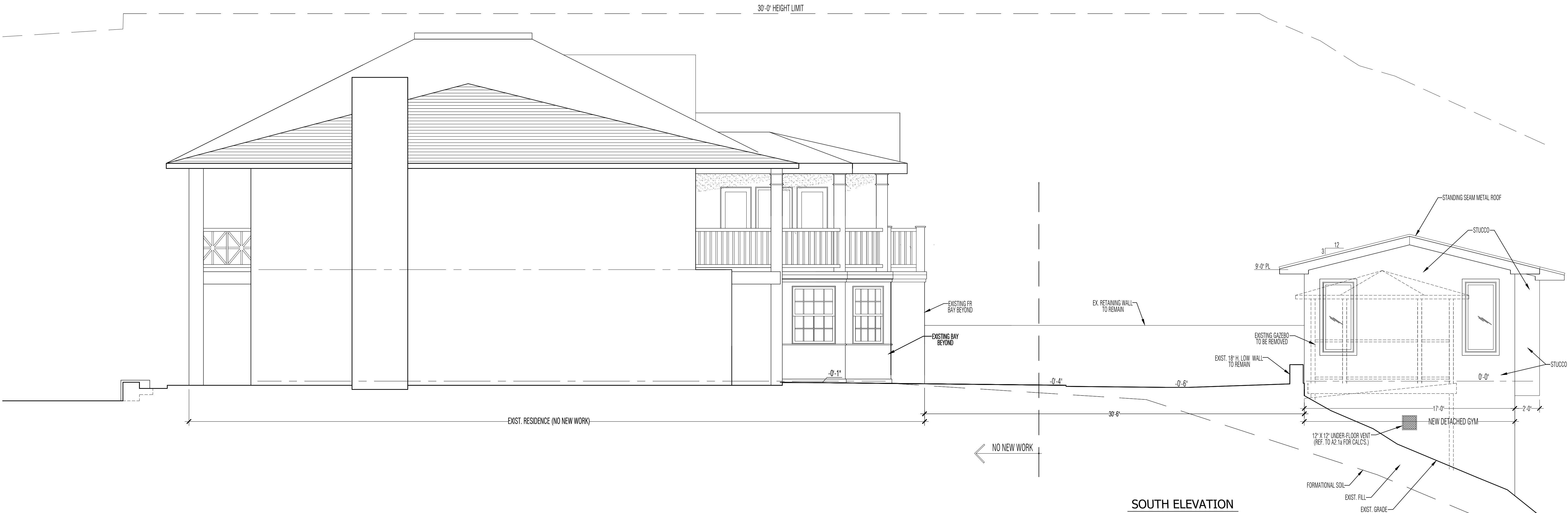
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PC 2-9-21

SHEET NO.

A3.1



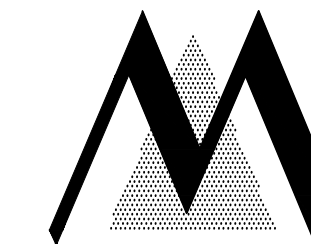
WEST ELEVATION
(NO NEW WORK)



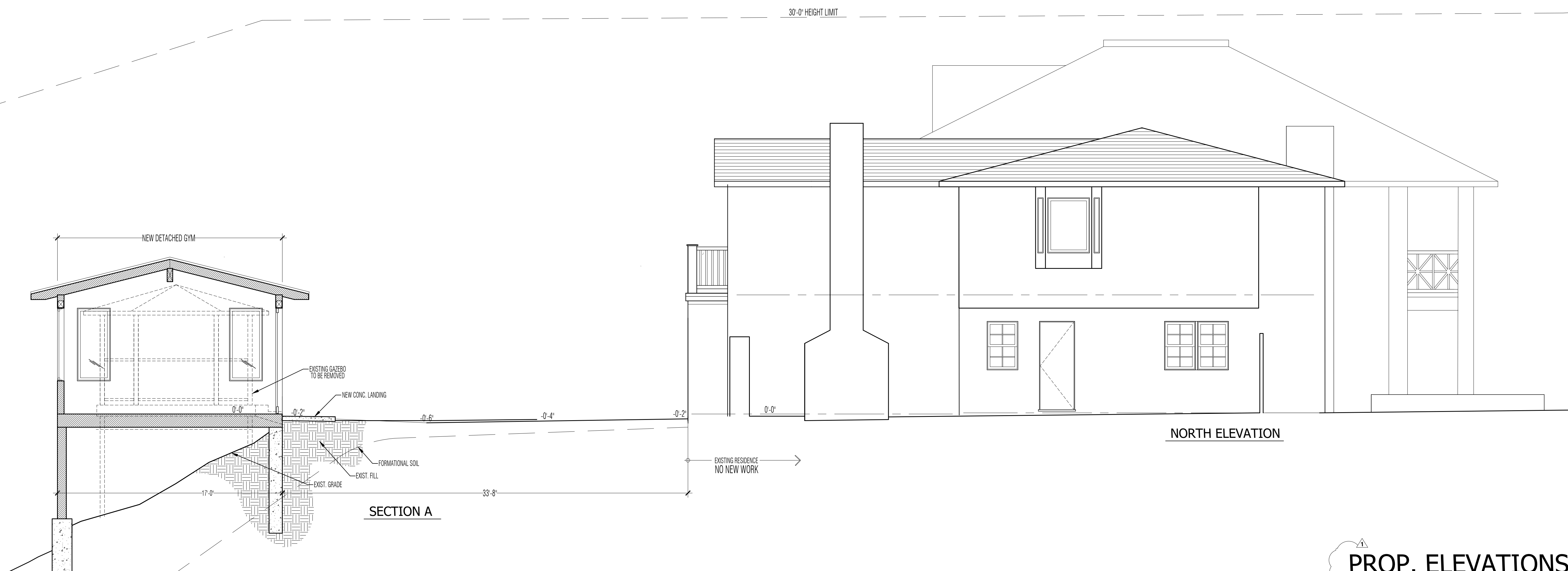
SOUTH ELEVATION

PROP. ELEVATIONS

1/4" = 1'-0"



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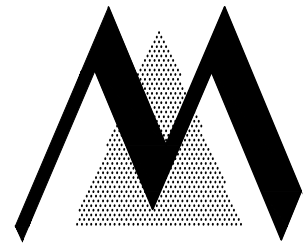
SUBMITTED 10-26-20
PC ^A 2-9-21

SHEET NO.

PROP. ELEVATIONS

1/4" = 1'-0"

A3.2



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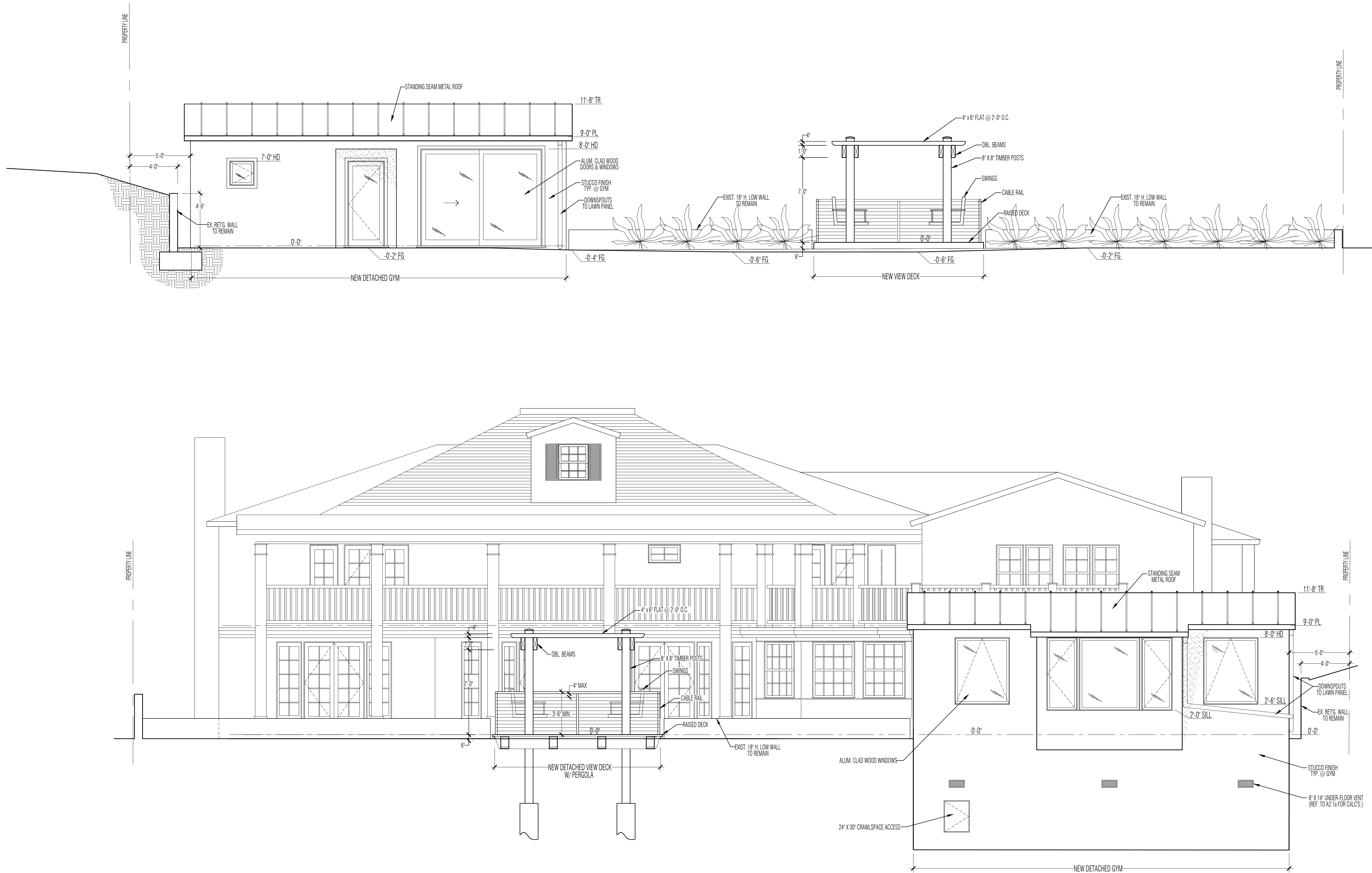
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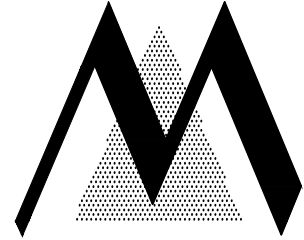
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A3.3



PROP. ELEVATIONS

1/4" = 1'-0"



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A4.1

