



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 17, 2017 REPORT NO. HO-17-034

HEARING DATE: May 24, 2017

SUBJECT: BLUE HERON-CHELSEA CDP/SDP, Process Three Decision

PROJECT NUMBER: [502954](#)

OWNER/APPLICANT: 5310C LLC, Owner/Claude-Anthony Marengo, Applicant

### SUMMARY:

Issue: Should the Hearing Officer approve a Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a three-story over basement, single dwelling unit with an attached two-car garage located at 5228 Chelsea Street in the La Jolla Community Planning area?

### Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 502954 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1771447; and
3. APPROVE Site Development Permit No. 1771464.

Community Planning Group Recommendation: On November 3, 2016, the La Jolla Community Planning Association voted 9-2-1 to recommend denial of the project with no conditions. (Attachment 8).

Environmental Review: A Mitigated Negative Declaration No. 502954 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

## BACKGROUND

The project site is currently developed with an existing residential dwelling unit, originally built in 1951, located on the west side of Chelsea Street directly adjacent to the Pacific Ocean at 5228 Chelsea Street (Attachment 1). The surrounding properties are fully developed and form a well-established, single dwelling unit residential neighborhood (Attachment 3). The existing structure is more than 45 years old and was evaluated for historical significance by City Staff. Based on the materials submitted, staff concluded that the existing building is not significant, and not eligible for historic designation under local, state or federal criteria.

The 8,900-square-foot project site is located in the RS-1-7 Zone (Single Family Zone), Coastal Overlay Zone (appealable), Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, and within the First Public Roadway (Chelsea Street) within the La Jolla Community Planning area. A Coastal Development Permit is required by San Diego Municipal Code (SDMC) Section 126.0702 for the proposed demolition and construction on a property within the Coastal Overlay Zone. A Site Development Permit is required by SDMC Section 143.0110 for development on a premises containing Environmentally Sensitive Lands (ESL) in the form of Coastal Bluffs.

At the La Jolla Community Planning Association meeting on November 3, 2016, the denial recommendation was due to concerns regarding the roof deck, the mass and "wall" configuration of the design which places active outdoor and living spaces on the third level of the roof and deck. The group stated that the Coastal Development Permit and Site Development Permit Findings could not be made, however, they were not specific as to which required finding(s) and the reason they could not be made in the affirmative (Attachment 8).

## DISCUSSION

The project proposes to demolish an existing residence and construct a new 4,984-square-foot, three-story over-basement residential dwelling unit with an attached two-car garage on an 8,900-square-foot property. The developable portion of project site has been fully disturbed by previous development; however the site contains ESL in the form of a Coastal Bluffs along the western portion of the site. San Diego Municipal Code (SDMC) Section 142.0340(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet or more from the coastal bluff edge unless supported by the geotechnical analysis. This project proposes a bluff edge setback of 25 feet. The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development at the 25-foot bluff setback, provided all recommendations outlined in the reports are followed. All of those recommendations have been made conditions of the draft permit (Attachment 6).

All surface drainage run-off has been designed to drain away from the coastal bluff and to discharge onto Chelsea Street. The driveway is proposed at a maximum width of 12 feet to maximize on-street parking and comply with the Coastal and Beach Parking Impact Overlay Zone regulations. The

applicant has designed the project to conform to all the applicable regulations of the RS-1-7 Zone, Coastal Overlay Zone and Sensitive Coastal Overlay Zone.

The homes in the neighborhood vary in building height and structural massing. In general, the older homes tend to be smaller in both height and mass. The newer homes tend to be two stories, at or near the 30 foot height limit. with greater massing. The proposed residence is similar in height and massing to the newer homes in the neighborhood. The proposed residence will include sand finish stucco and burnished stucco exterior walls with dark bronze color fascia, panel finish garage door, western bronze colored aluminum frame windows and flat polyurethane foam roofing system. The project proposes 4,813 cubic yards of cut and export grading, and zero cubic yards of fill. The proposed residence will be approximately 29 feet, 8 inches in height, in compliance with the maximum 30-foot height limit.

The project site is located east of the Pacific Ocean coastline, however is not located within or adjacent to a public view, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan (Attachment 10). As the project site is located within the First Public Roadway (Chelsea Street) and the sea, it is required to protect side yard views. As a condition of the permit, View Corridor Easements will be recorded to protect and maintain these side yard views (Attachment 6, Condition Nos. 34 and 35). The site is located on the west side of Chelsea Street which has an Alternative Pedestrian Access (Attachment 11) along the street frontage within the public right-of-way that will be maintained.

As the project is in conformance with public access, coastal public views and sensitive coastal resources the proposed redevelopment of this property was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

#### ALTERNATIVES

1. Approve Coastal Development Permit No. 1771447 and Site Development Permit No. 1771464, with modifications.
2. Deny Coastal Development Permit No. 1771447 and Site Development Permit No. 1771464, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

  
Glenn Gargas, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings

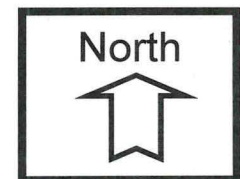
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. La Jolla Community Plan – Figure H – Subarea H Bird Rock – Visual Access
11. La Jolla Community Plan – Figure H – Subarea H Bird Rock – Physical Access
12. Project Plans

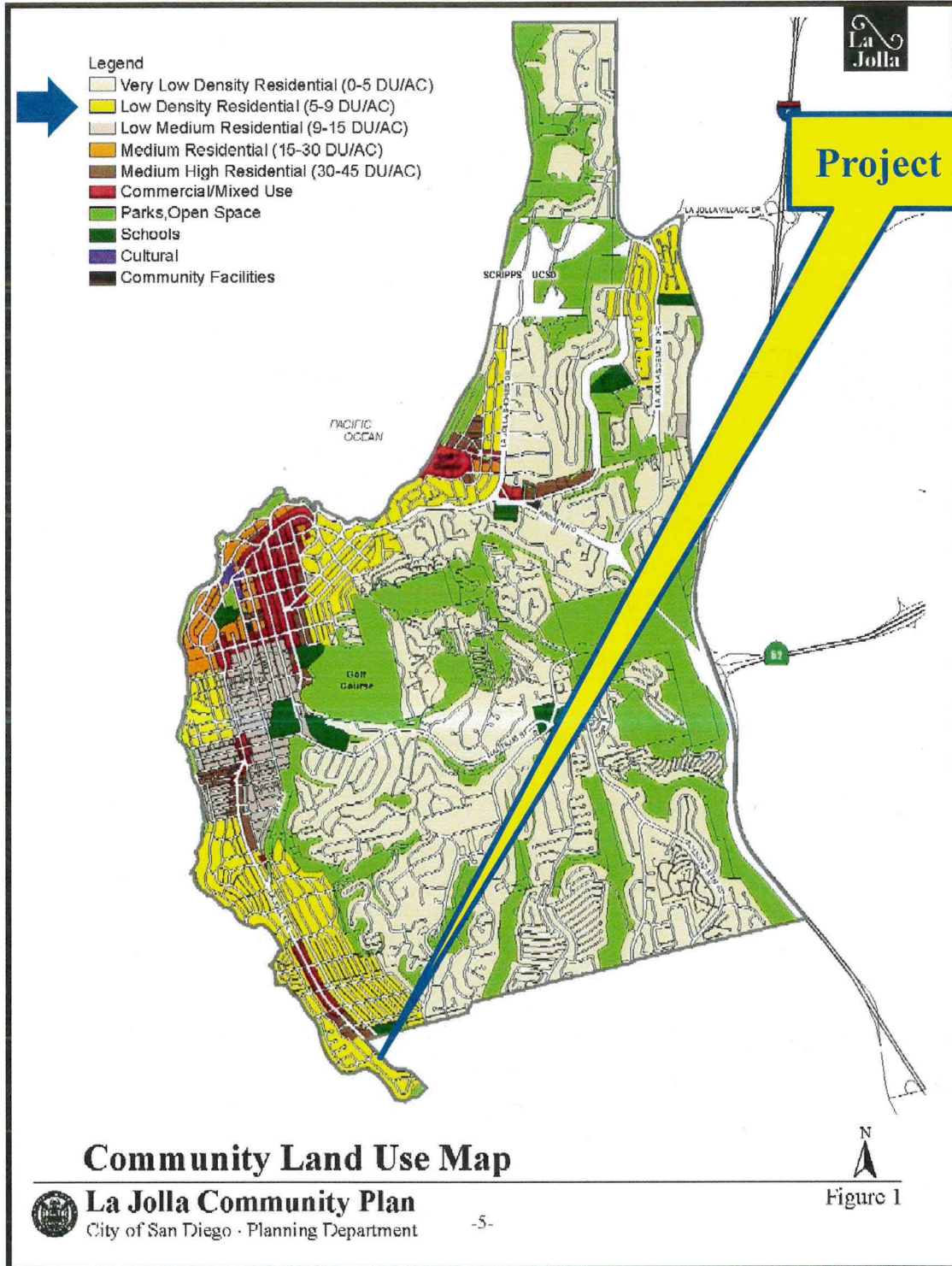




## Project Location Map

**BLUE HERON-CHELSEA CDP/SDP - 5228 CHELSEA STREET**  
**PROJECT NO. 502954**





## Land Use Map

**BLUE HERON-CHELSEA CDP/SDP - 5228 CHELSEA STREET**  
**PROJECT NO. 502954 La Jolla**







## Aerial Photo

BLUE HERON-CHELSEA CDP/SDP - 5228 CHELSEA STREET  
PROJECT NO. 502954





## PROJECT DATA SHEET

<b>PROJECT NAME:</b>	Blue Heron-Chelsea CDP / SDP – Project No. 502954	
<b>PROJECT DESCRIPTION:</b>	CDP & SDP for demolition of an existing residence and construction of a new, three-story over basement, 4,984 square-foot single-family residence with a two-car garage on a 8,900 square foot property.	
<b>COMMUNITY PLAN AREA:</b>	La Jolla	
<b>DISCRETIONARY ACTIONS:</b>	Coastal Development Permit & Site Development Permit	
<b>COMMUNITY PLAN LAND USE DESIGNATION:</b>	Low Density Residential (5-9 DUs per acre)	
<b><u>ZONING INFORMATION:</u></b> <b>ZONE:</b> RS-1-7 Zone <b>HEIGHT LIMIT:</b> 30/24-Foot maximum height limit. <b>LOT SIZE:</b> 7,000 square-foot minimum lot size – existing lot 8,900 sq. ft. <b>FLOOR AREA RATIO:</b> 0.56 maximum - 0.56 proposed <b>FRONT SETBACK:</b> 10 foot minimum – 10 feet proposed <b>SIDE SETBACK:</b> 8 foot minimum - 4 feet (north) & 12 feet (south) proposed * <b>STREETSIDE SETBACK:</b> NA <b>REAR SETBACK:</b> 20 foot minimum - 20 feet proposed – 25 foot minimum to coastal bluff <b>PARKING:</b> 2 parking spaces required – 4 proposed.		
<b><u>ADJACENT PROPERTIES:</u></b>	<b>LAND USE DESIGNATION &amp; ZONE</b>	<b>EXISTING LAND USE</b>
<b>NORTH:</b>	Low Density Residential; RS-1-7 Zone	Single Family Residence
<b>SOUTH:</b>	Low Density Residential; RS-1-7 Zone	Vacant Residential Lot
<b>EAST:</b>	Low Density Residential; RS-1-7 Zone	Single Family Residence
<b>WEST:</b>	Open Space; OP-1-1 Zone	Pacific Ocean
<b>DEVIATIONS OR VARIANCES</b>	None	



## ATTACHMENT 4

<b>REQUESTED:</b>	
<b>COMMUNITY PLANNING GROUP RECOMMENDATION:</b>	The La Jolla Community Planning Association voted 9-2-1 to recommended denial of the project at their November 3, 2016 meeting.

\* For lots greater than 50 ft. in width, the required side setbacks may be reallocated where the combined dimension of each side setback would meet or exceed the combined total required in table 131-04d, in which case side setbacks shall not be reduced to less than 4 feet, and the street side setbacks shall not be reduced to less than 10 feet.

HEARING OFFICER RESOLUTION NO. \_\_\_\_  
COASTAL DEVELOPMENT PERMIT NO. 1771447 AND  
SITE DEVELOPMENT PERMIT NO. 1771464  
BLUE HERON-CHELSEA CDP/SDP - PROJECT NO. 502954 [MMRP]

WHEREAS, 5310C LLC, a Nevada Limited Liability Company, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence and construct a three-story over basement single dwelling unit with an attached two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1771447 and 1771464), on portions of a 0.204-acre property;

WHEREAS, the project site is located at 5228 Chelsea Street, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, within the First Public Roadway and within the La Jolla Community Plan area;

WHEREAS, the site is legally described as; Lot 10, Block 4 of Pacific Riviera Villas Unit No. 1, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 2531, filed in the office of the County Recorder of said county, December 2, 1948.

WHEREAS, on May 24, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1771447 and Site Development Permit No. 1771464, pursuant to the Land Development Code of the City of San Diego; Now Therefore,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated May 24, 2017.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

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

The project site is currently developed with a one-story dwelling unit. This project proposes to demolish the residence and construct a new three-story over basement single dwelling unit. The new residence will be situated in approximately the same location as the existing residence. The project site is located directly adjacent to the Pacific Ocean coastline. The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast. The project site is located within the First Public Roadway (Chelsea Street) and the Pacific Ocean. The site has an Alternative Pedestrian Access identified by the La Jolla Community Plan and Local Coastal Land Use Plan. The Alternative Pedestrian Access is along the project site's street frontage within the Chelsea Street public right-of-way. This pedestrian access is existing will remain open and will be maintained in its current form.

There is no identified public view on or adjacent to the project site, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. The project site is located along the west side of Chelsea Street and there are intermittent views along that public right of way between the residences. Intermittent views provided through the north and south side setback areas are being preserved and enhanced through the recording of view corridor easements along those setback areas as a condition of the permit. The proposed project meets all of the development standards, such as building setbacks and bulk and scale required by the underlying zone. Thus, the proposed residential dwelling unit development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed redevelopment will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

### **2. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.**

The project site has been fully graded and developed with a single family dwelling unit in its current state since 1951. The site contains environmentally sensitive resources in the form of coastal bluffs on the project's west side. The project proposes to demolish the existing residence and construct a new three-story over basement, residential dwelling unit with an attached, two-car garage in approximately the same location on the lot as the existing residence. The western portion of the site contains the coastal bluff area, which will remain and be protected with the recording of a covenant of easement as a condition of the permit. Site drainage currently exists and is designed to drain toward the public street. All surface drainage will be conveyed to the Chelsea Street public right-of-way. An environmental review determined that this project may have a significant environmental effect on Paleontological Resources and the City prepared a Mitigated Negative Declaration (MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Paleontological Resources, to reduce the potential impacts to a level below significance. The project was previously graded and redevelopment of this site proposes 4,813 cubic yards of cut, zero cubic yards of fill, for a total export of 4,813 cubic yards for the basement area. Based on the above, this proposed redevelopment of an existing residence will not adversely affect Environmentally Sensitive Lands.

### **3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The proposed development to demolish an existing residence and construct a new three-story, over-basement, single dwelling unit and is located in an area identified as Low density (5-9 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation at 5 DU/acre. The project is designed to conform to all of the applicable development regulations of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and the Sensitive Coastal Overlay Zone. San Diego Municipal Code (SDMC) Section 142.0340(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet or more from the coastal bluff edge unless supported by the geotechnical analysis. This project proposes a bluff edge setback of 25 feet. The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's



gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development at the 25-foot bluff setback, provided all recommendations outlined in the reports are followed. All of those recommendations have been made permit conditions. The proposed residence will be approximately 29 feet, 8 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 10 feet, the required side setback of 8 and 4 feet, the rear setback of 13 feet and the maximum floor area ratio of 0.56.

The project site is located directly adjacent to the coastline with identified intermittent views between the structures from the public right of way of Chelsea Street, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. As a permit condition, the project will record view easements through each side setback area to preserve these intermittent views. The project site is located in an area identified as containing Alternative Pedestrian Access along the Chelsea Street frontage which will be enhanced with improved public sidewalks. Project development will be fully contained within the existing legal lot area. Therefore, the proposed project has been determined to be in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 8,900-square-foot site, currently developed with an existing residence, is located within a well developed residential neighborhood directly adjacent to the Pacific Ocean coastline. The project site is located on privately owned property within the first public road (Chelsea Street) and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The project site is identified as containing potential intermittent views between the structures from the public right of way of Chelsea Street, as identified within the La Jolla Community Plan and Local Coastal Land Use Plan. As a permit condition, the project will record view easements down each side setback area to preserve these intermittent views. The proposed redevelopment of the property will maintain the existing public walkway within the public right-of-way. Due to these factors the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

**Site Development Permit - Municipal Code Section 126.0504**

**1. The proposed development will not adversely affect the applicable land use plan.**

The proposed demolition of an existing residence and construction of a 4,984-square-foot, three-story over basement, residential dwelling unit with an attached two-car garage. The proposed project is located in an area identified as Low density (5-9 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation at 5 DU/acre. The proposed development has been found consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Land Use Plan, and the RS-1-7 Zone development regulations, allowed density and design recommendations. Thus, this residential dwelling unit redevelopment will not adversely affect the La Jolla Community Plan and Local Coastal Land Use Plan.



**2. The proposed development will not be detrimental to the public health, safety and welfare.**

The proposed demolition of an existing residence and construction of a new 4,984-square-foot, three-story over-basement, residential dwelling unit with an attached two-car garage has been designed to comply with all of the applicable development regulations, including those of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and the Sensitive Coastal Overlay Zone. An environmental review determined that this project may have a significant environmental effect on Paleontological Resources requiring the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures into the project for potential impacts to Paleontological Resources, to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**3. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The proposed demolition of an existing residence and construction of a new 4,984-square-foot, three-story over basement, single dwelling unit with an attached two-car garage, will comply with the development regulations of the RS-1-7 Zone, Coastal Overlay Zone, Sensitive Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. San Diego Municipal Code (SDMC) Section 142.0340(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet or more from the coastal bluff edge unless supported by the geotechnical analysis. This project proposes a bluff edge setback of 25 feet. The submitted Geotechnical Investigation Reports were prepared and reviewed to analyze bluff stability and any other potential geologic hazards. According to the reports, the project site's gross slope stability was found to be adequate with a factor of safety over 1.5 and, overall, the site was found to be suitable for the proposed development at the 25-foot bluff setback, provided all recommendations outlined in the reports are followed. All of those recommendations have been made permit conditions. The proposed residence will be approximately 29 feet, 8 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 10 feet, the required side setback of 8 and 4 feet, the rear setback of 13 feet and the maximum floor area ratio of 0.56. There are no proposed variances or deviations to the development regulations of the Land Development Code. The building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

**Supplemental Findings--Environmentally Sensitive Lands****1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;**

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs. The proposed new residence will be located in approximately the same location of the existing residence, with a proposed 25-foot coastal bluff setback and will not reduce or negatively impact any public views identified in the La Jolla Community Plan and Local Coastal Land Use Plan. Based on staff's review of the proposed grading plans, landscape plans and the project's Geologic Reports it was determined that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 25-foot coastal bluff setback, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent coastal bluffs (Environmentally Sensitive Lands). Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Chelsea Street public right-of-way. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and BMP filters to collect all run-off and avoid any drainage to public areas from private improvements. The project site is relatively flat and grading operations would entail approximately 4,813 cubic yards of cut, zero cubic yards of fill and 4,813 cubic yards of export from the site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

**2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;**

The grading plans, landscape plans and geologic reports determined that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 25-foot coastal bluff setback, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent Coastal Bluffs (Environmentally Sensitive Lands). To avoid erosional forces on the adjacent bluff area, site drainage from the improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Chelsea Street public right-of-way. Compliance with the geology and engineering permit conditions will ensure that new structure would be built to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;**

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs. The proposed development will take place entirely within private property and not encroach on to the



coastal bluff area or any Environmentally Sensitive Lands. The proposed grading plans, landscape plans and the project's geologic reports demonstrate that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 25-foot coastal bluff setback, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent coastal bluffs (Environmentally Sensitive Lands). Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Chelsea Street public right-of-way.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse affects to those persons or other properties in the vicinity. The project is adding catch basins and Best Management Practices filters to collect all run off and avoid any potential drainage from spilling on to the public areas from private improvements. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

**4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;**

The project proposes to demolition of an existing residence and construction of a new 4,984-square-foot, three-story over basement, single family residence with an attached two-car garage and landscaping. The site is located at 5228 Chelsea Street, RS-1-7 zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and within the La Jolla Community Planning area.

The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA). Therefore, the subject finding does not apply to this project.

**5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and**

The proposed development takes place entirely within private property and stays within the area of existing development. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. The project is adding catch basins and BMP filters to collect all runoff and avoid any potential drainage from happening on to the public areas from private improvements. The project site is relatively flat and grading operations for the proposed basement and foundation would entail approximately 4,813 cubic yards of cut and export from the site and zero cubic yards of fill. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project proposes to demolish an existing residence and construct a new 4,984-square-foot, three-story, residential dwelling unit with an attached two-car garage and landscaping. The site is located at 5228 Chelsea Street, RS-1-7 zone, within the La Jolla Community Planning area within the Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone.

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact following areas:

- Paleontological Resources;

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to paleontological resources in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1771447/Site Development Permit No. 1771464 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1771447 and 1771464, a copy of which is attached hereto and made a part hereof.

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Glenn R. Gargas  
Development Project Manager  
Development Services

Adopted on: May 24, 2017.

Job Order No. 24006870



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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24006870

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1771447 AND SITE DEVELOPMENT PERMIT NO. 1771464  
**BLUE HERON-CHELSEA CDP/SDP - PROJECT NO. 502954 [MMRP]**  
HEARING OFFICER

This Coastal Development Permit No. 1771447 and Site Development Permit No. 1771464 are granted by the Hearing Officer of the City of San Diego to 5310C, LLC, a Nevada Limited Liability Company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0402. The 0.204-acre site is located at 5228 Chelsea Street, in the RS-1-7 zone, Coastal (appealable) Overlay Zone, Sensitive Coastal Resource Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, First Public Roadway and within the La Jolla Community Plan area. The project site is legally described as: Lot 10, Block 4 of Pacific Riviera Villas Unit No. 1, in the City of San Diego, County of San Diego, State of California, According to Map thereof No. 2531, filed in the office of the County Recorder of said county, December 2, 1948.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing dwelling unit and construct a three-story over basement, single family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 24, 2017, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single dwelling unit and construction of a 4,984-square-foot, three-story over basement, single dwelling unit on a 0.204-acre single lot;
- b. Coastal Bluff setback of 25 feet;
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Site walls, pond/water features, spa and fences; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in

accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June \_\_, 2020 (Pending appeal period to California Coastal Commission).
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.



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

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

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

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

**ENVIRONMENTAL/MITIGATION REQUIREMENTS:**

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration, No. 502954, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration, No. 502954, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction

of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Paleontological Resources

**CLIMATE ACTION PLAN REQUIREMENTS:**

15. The Owner/Permittee shall comply with The Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements."

16. The Climate Action Plan strategies as identified on Exhibit "A" shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

17. The project proposes to export 4813 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for private landscaping/tree/irrigation and non-standard driveway on Chelsea Street.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 12-foot driveway per Standard Drawing G-159 adjacent to the site on Chelsea Street.

21. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate an additional public right of way on Chelsea Street to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

22. 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.

23. 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 SDMC, into the construction plans or specifications.



24. 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.

**LANDSCAPE REQUIREMENTS:**

25. 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 for approval. The construction documents shall be consistent with approved Exhibit "A" the La Jolla Community Plan, and the Land Development Manual - Landscape Standards.

26. Prior to issuance of any engineering permits for public right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

27. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public 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 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.

28. 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 equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

**PLANNING/DESIGN REQUIREMENTS:**

29. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

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

31. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Coastal Bluffs, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal

description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

32. Prior to the issuance of any construction permits, the Owner/Permittee shall record a four (4) foot View Corridor Easement along the north setback area and twelve (12) foot wide View Corridor Easement along the south setback area as shown on Exhibit "A," in accordance with SDMC section 132.0403.

33. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

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

**GEOLOGY REQUIREMENTS:**

35. Prior to the issuance of any construction permit, the Owner/ Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically address the proposed construction plans. The geotechnical investigation of slope stability shall be conducted in accordance with Section 6.4.1 of the City's "Guidelines for Geotechnical Reports." The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services.

36. No portion of any foundation or footing for the proposed primary residential structure or any accessory structure shall be permitted within 25 feet of the coastal bluff edge as shown on Figure No. 1 of the "Response to City Review Comments Cycle Type 12 LDR-Geology, 5228 Chelsea Street, La Jolla California," prepared by TerraCosta Consulting Group, dated March 29, 2017 (their project no. 2918). This condition supersedes and has priority over any information presented on Exhibit 'A'.

37. The Owner/Permittee shall accept a deed restriction to waive all rights to a coastal protective device associated with the subject property (SDMC 143.0143(f) (1)). Coastal protective devices include, but may not be limited to, a seawall, rock revetment, gabion wall, breakwater, concrete facing, concrete grouting, piers, piles, caissons, grade beams, etc.



**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on May 24, 2017, by Resolution \_\_\_\_.

**ATTACHMENT 6**

Permit Type/PTS Approval No.: CDP No. 1771447 & SDP No. 1771464  
Date of Approval: May 24, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Glenn R. Gargas  
Development Project Manager

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

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

5310C LLC, a Nevada Limited Liability Company  
Owner/Permittee

By \_\_\_\_\_  
David Lessnick  
Manager

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



RESOLUTION NUMBER R-\_\_\_\_\_

ADOPTED ON \_\_\_\_\_

WHEREAS, on August 16, 2016, Marengo Morton Architects submitted an application to Development Services Department for a Coastal Development Permit and a Site Development Permit for the Blue Heron - Chelsea Project; and

WHEREAS, the matter was set for a public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on May 24, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 502954 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

## ATTACHMENT 7

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department, 1222 First Avenue, San Diego, CA 92101.

By: \_\_\_\_\_  
Glenn Gargas, Development Project Manager

ATTACHMENT(S):      Exhibit A, Mitigation Monitoring and Reporting Program



EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

PROJECT NO. 502954

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 502954 shall be made conditions of **COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT** as may be further described below.

**A. GENERAL REQUIREMENTS – PART I**  
**Plan Check Phase (prior to permit issuance)**

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, **"ENVIRONMENTAL/MITIGATION REQUIREMENTS."**

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

**B. GENERAL REQUIREMENTS – PART II**  
**Post Plan Check (After permit issuance/Prior to start of construction)**

**1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Paleontologist

**Note:**

**Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.**

**CONTACT INFORMATION:**

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

**2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) #502954 and /or Environmental Document # 502954, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc)

**Note:**

**Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.**

**3. OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

***Not Applicable***

**4. MONITORING EXHIBITS**

All consultants are required to submit , to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.



**NOTE:**

**Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.**

**5. OTHER SUBMITTALS AND INSPECTIONS:**

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

<b>DOCUMENT SUBMITTAL/INSPECTION CHECKLIST</b>		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontological Resources	Monitoring Report(s)	Monitoring Report
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

**C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS****PALEONTOLOGICAL RESOURCES MITIGATION**

- I. Prior to Permit Issuance
  - A. Entitlements Plan Check
    1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
  - B. Letters of Qualification have been submitted to ADD
    1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
    2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
    3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

## II. Prior to Start of Construction

## A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

## B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
  - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
  - a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
- b. 3. When Monitoring Will Occur
  - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
  - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

## III. During Construction

## A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or



when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via the Consultant Site Visit Record (CSVSR). The CSVSR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance

1. The PI shall evaluate the significance of the resource.
  - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
  - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
  - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
  - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
  - a. No Discoveries  
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVSR and submit to MMC via fax by 8AM on the next business day.
  - b. Discoveries  
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
  - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

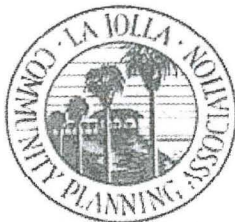
- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
  - B. If night work becomes necessary during the course of construction
    1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
    2. The RE, or BI, as appropriate, shall notify MMC immediately.
  - C. All other procedures described above shall apply, as appropriate.
- V. Post Construction
- A. Preparation and Submittal of Draft Monitoring Report
    1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
      - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
      - b. Recording Sites with the San Diego Natural History Museum  
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
    2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
    3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
    4. MMC shall provide written verification to the PI of the approved report.
    5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
  - B. Handling of Fossil Remains
    1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
    2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
  - C. Curation of fossil remains: Deed of Gift and Acceptance Verification
    1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
    2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
  - D. Final Monitoring Report(s)



## **ATTACHMENT 7**

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



## La Jolla Community Planning Association

PO Box 889, La Jolla, CA 92038 ♦ 858.456.7900 ♦ <http://www.LaJollaCPA.org> ♦ [info@LaJollaCPA.org](mailto:info@LaJollaCPA.org)

Glenn Gargas  
Development Project Manager  
City of San Diego  
Development Services Dept.

Date: November 9, 2016

Subject: La Jolla Community Planning Association Findings

RE: "Blue Heron"

At the November 2016 Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **BLUE HERON 5228 Chelsea Street** as an Action Item.

### As Noticed: BLUE HERON 5228 Chelsea Street CDP & TM Waiver ACTION ITEM

(Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot. The 0.19-acre site is located within the Coastal Overlay zone (Appealable), Sensitive Coastal Overlay zone - CB and First Public Roadway at 5228 Chelsea Street in the RS-1-7 zone(s) of the La Jolla Community Plan. The lot area is 8900 sf. The first floor is 2736 sf, and the second floor is 2050 sf. The top floor enclosed area is 198 sf and the adjacent open deck areas total 916 sf. The GFA for the project is 4984 sf, and 8,963 if the basement is included, but that is not a part of the floor area calculations. FAR is 0.56.

DPR RECOMMENDATION: Findings CANNOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot at 5228 Chelsea Street due to the deck at the roof, the mass and "wall" configuration fronting the street, the poor transition between the old and new structures, and the configuration of the design which places active outdoor and living spaces on the third level roof and deck. 4-2-1 The project was presented and explained by C.A. Marengo. Project Developer and joint venture partner D. Lesnek answered questions about the Project Developer.

Motion to Adopt the recommendation of the DPR committee and Reject the project. (Little/Brady 9-2-1). Motion Carries. (Opposed: Ahern, Will; Abstaining: Boyden)

Sincerely,

*Cindy Greatrex*  
Cindy Greatrex

Chair

858-456-7900





THE CITY OF SAN DIEGO

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

# Ownership Disclosure Statement

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

**Project Title**

Blue Heron - Chelsea

Project No. For City Use Only

502954

**Project Address:**

5228 Chelsea Street La Jolla, CA 92037

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Additional pages attached** ☐ Yes ☐ No

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Project Title:

Project No. (if not City Use Only)

**Part II - To be completed when property is held by a corporation or partnership****Legal Status (please check):**

☐ Corporation ☒ Limited Liability -or- ☐ General) What State? \_\_\_\_\_ Corporate Identification No. 47-4409687  
☐ Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. Attach additional pages if needed. **Note:** The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process. Additional pages attached ☒ Yes ☐ No

Corporate/Partnership Name (type or print):

5310C LLC

☒ Owner ☐ Tenant/Lessee  
 1900 Western Avenue

Street Address:

Las Vegas, NV 89102

City/State/Zip:

(702) 353-0104

Phone No:

Fax No:

David Lessnick

Name of Corporate Officer/Partner (type or print):

Manager

Title (type or print):

Signature :

Date:

7/6/16

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:

Corporate/Partnership Name (type or print):

☐ Owner ☐ Tenant/Lessee

Street Address:

City/State/Zip:

Phone No:

Fax No:

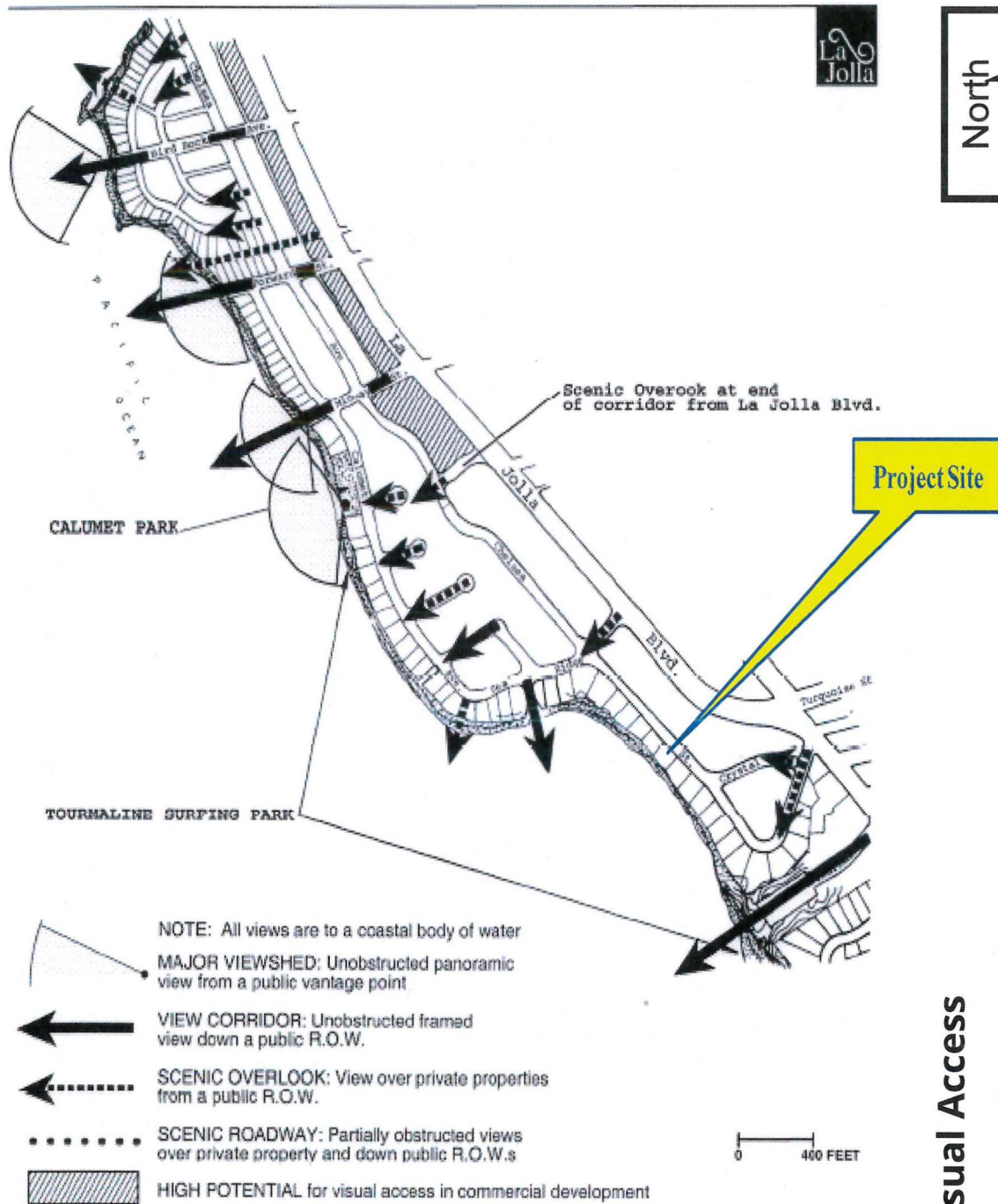
Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature :

Date:





## Subarea H: Bird Rock - Visual Access



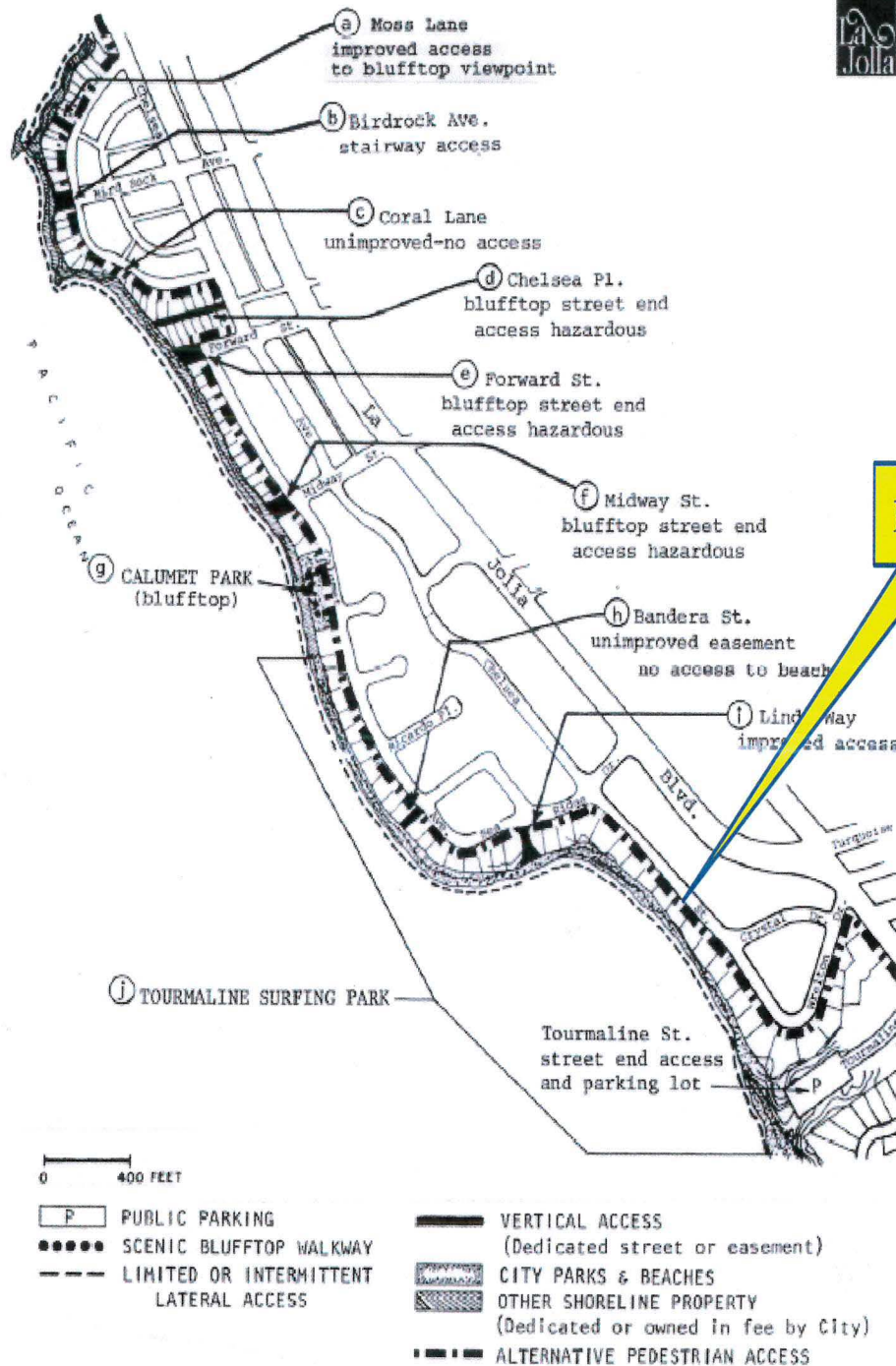
**La Jolla Community Plan**  
City of San Diego - Planning Department

Figure H

**Visual Access**

**BLUE HERON-CHELSEA CDP / SDP - 5228 CHELSEA STREET**  
**PROJECT NO. 502954**





Project Site

Physical Access

BLUE HERON-CHELSEA CDP / SDP - 5228 CHELSEA STREET  
PROJECT NO. 502954

### Subarea H: Bird Rock - Physical Access



La Jolla Community Plan  
City of San Diego • Planning Department

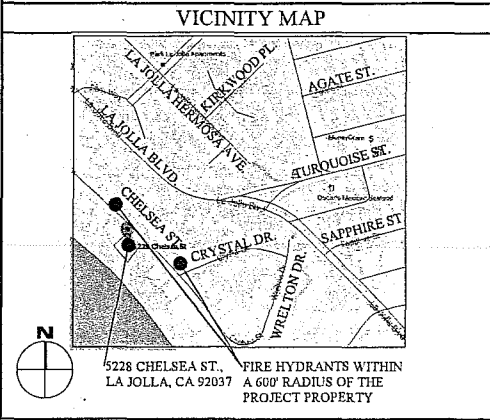
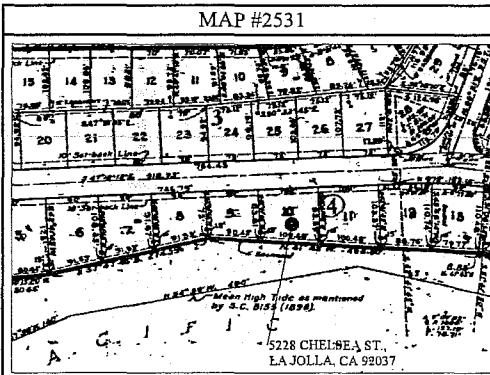
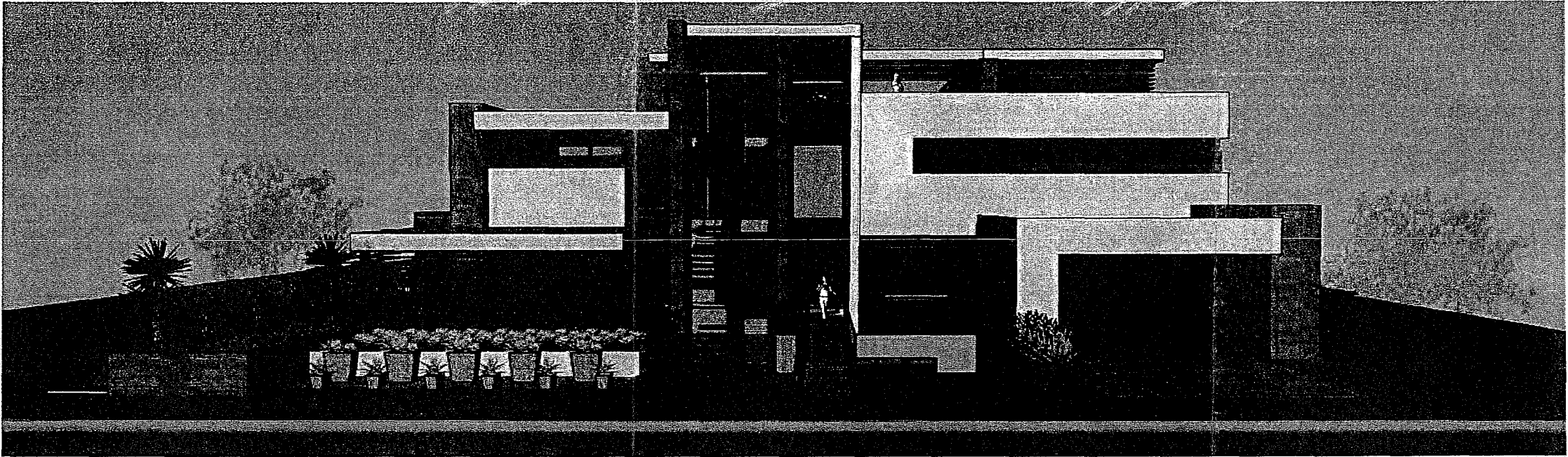
Figure H





# BLUE HERON - CHELSEA

5228 CHELSEA STREET, LA JOLLA, CALIFORNIA 92037  
CONSTRUCTION DOCUMENT PACKAGE



SHEET INDEX	
ARCHITECTURAL	
T-1.1	TITLE SHEET
TOPO	TOPOGRAPHICAL SURVEY MAP
L-1.1	PROPOSED LANDSCAPE PLAN
A-1.1	DEMOLITION SITE PLAN
A-1.2	PROPOSED SITE PLAN
A-1.3	PROPOSED BMP PLAN
A-2.0	PROPOSED BASEMENT PLAN
A-2.1	PROPOSED FIRST FLOOR PLAN
A-2.2	PROPOSED SECOND FLOOR PLAN
A-2.3	PROPOSED THIRD FLOOR PLAN
A-4.1	PROPOSED ROOF PLAN
A-5.1	PROPOSED EXTERIOR ELEVATIONS
A-5.2	PROPOSED EXTERIOR ELEVATIONS
A-5.3	PROPOSED EXTERIOR ELEVATIONS
A-5.4	PROPOSED EXTERIOR ELEVATIONS
A-5.5	PROPOSED EXTERIOR ELEVATIONS
A-5.6	PROPOSED EXTERIOR ELEVATIONS
A-6.1	PROPOSED BUILDING SECTIONS
A-6.2	PROPOSED BUILDING SECTIONS
A-6.3	PROPOSED BUILDING SECTIONS
A-6.4	PROPOSED BUILDING SECTIONS

SCOPE OF WORK	
DEMOLITION OF EXISTING SINGLE STORY 1,359 S.F. RESIDENCE. CONSTRUCTION OF PROPOSED 3 STORY 4,984 S.F. SINGLE FAMILY RESIDENCE OVER BASEMENT.	
PROJECT IS REQUESTING A COASTAL DEVELOPMENT PERMIT AND A SITE DEVELOPMENT PERMIT.	
PROJECT TEAM	
OWNER'S SIR LLC 1900 Western Avenue Las Vegas, NV 89101	ELECTRICAL COMPANY ADDRESS CONTACT: TELEPHONE
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 cmarengo@comcast.net Cell: (619) 417-1111	PLUMBING COMPANY ADDRESS CONTACT: TELEPHONE
DESIGNER Blue Heron Design Build 4575 W. Trow Ave. Ste. 200 Las Vegas, NV 89118	
LAND SURVEYOR San Diego Land Surveyor & Engineering, Inc. 9645 Chemsopack Drive, Suite 445 San Diego, CA 92123-1254 Contact: Robert J. Batesman Telephone: (619) 565-8361 Fax: (619) 565-4364	
CONTRACTOR COMPANY ADDRESS CONTACT: TELEPHONE:	
STRUCTURAL Cultural Engineering 9577 Camdenia Dr. 1st Fl. Top San Diego, CA 92123-1254 Contact: Thomas Cullen Telephone: (619) 282-9114 tcullen@culturaleng.com	
MECHANICAL Primory Mechanical, Inc. 215 Deane Way El Cajon, CA 92020 Contact: Bert Eave & Josh Huffer Telephone: (619) 328-5613 bert@primorymechanical.com	

PROJECT DATA	
PROJECT INFORMATION	3228 CHELSEA STREET
PROJECT ADDRESS	LA JOLLA, CA 92037
ASSESSORS PARCEL NUMBER	413-067-10-00
LEGAL DESCRIPTION	LOT 10 IN BLOCK 4 OF PACIFIC RIVERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 02, 1948.
YEAR BUILT	1951
BUILDING CODE	CALIFORNIA RESIDENTIAL CODE (CRC), 2013 EDITION & ASSOCIATED AMENDMENTS IN SDMC; CALIFORNIA BLDG CODE (CBC) BASED ON 2013 IBC; NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION; NATIONAL MECHANICAL CODE (CMC), 2013 EDITION; CALIFORNIA PLUMBING CODE (CPC), 2013 EDITION; CITY OF SAN DIEGO MUNICIPAL CODE (SDMC)
OCCUPANCY TYPE	R-3, U (SPRINKLERED)
CONSTRUCTION TYPE	V-N
NUMBER OF DWELLINGS	1
NUMBER OF STORIES	EXISTING SINGLE STORY / PROPOSED 3 STORY
OVER BASEMENT	
LOT AREA	8,900.00 SF
ZONING INFORMATION	RS-1-7
OVERLAY ZONES	Coastal Height Limit Overlay Zone, Coastal City (Non-Appealable) Overlay Zone, First Public Road-Way Zone, Parking Impact Zone, Residential Tandem Parking Zone, Transit Area Zone.
GEO HAZARD ZONE	53, 44
SETBACKS	ALLOWED PROPOSED
FRONT (STREET FRONTAGE)	10'-0" 10'-0" BASED OFF ESTABLISHED SETBACKS (MAP 2531)
INTERIOR SIDE	8'-0" 4'-0"
INTERIOR SIDE	8'-0" 12'-0"
REAR	20'-0" 20'-0"
BUILDING HEIGHT LIMITATIONS	30'-0" 29'-8" (29' 7")
Max FLOOR AREA RATIO (F.A.R.)	0.36 0.36
PARKING SPACES	2 4
BUILDING AREAS	PROPOSED GFA
BASEMENT	3,979 S.F.
FIRST FLOOR	2,736 S.F.
SECOND FLOOR	2,050 S.F.
THIRD FLOOR	198 S.F.
TOTAL AREA	8,963 S.F. 4,984 S.F.
SECOND FLOOR DECK AREA	175 S.F.
THIRD FLOOR DECK AREA	740 S.F.
TOTAL	916.0 S.F.
LANDSCAPE REQUIRED	
LANDSCAPE PROVIDED	831.47 S.F.
LOT AREA	8,900 S.F.
PROPOSED F.A.R.	4.984 S.F.
ALLOWABLE F.A.R.	4.984 S.F.
EXISTING IMPERVIOUS AREA	3,457.03 S.F.
PROPOSED IMPERVIOUS AREA	1,040.73 S.F.

**Marengo Morton Architects**  
7724 Girard Ave.  
Second Floor  
La Jolla, CA 92037  
Tel. (858) 459-3769  
Fax. (858) 459-3768  
Michael Morton AIA  
Claude Anthony Marengo DESA

**blue heron**  
DESIGN + BUILD

CUSTOM RESIDENCE

5228 CHELSEA ST.  
LA JOLLA, CA 92037

REVISIONS

07/27/2016 COMPLETENESS SUB.  
08/15/2016 FULL SUBMITTAL  
11/07/2016 BEGIN CONSTRUCTION

PHASE CONSTRUCTION DOCUMENT

PROJECT NO. 2016-18

REVIEWED BY CAM

DRAWN BY PD

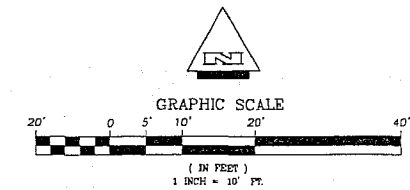
DATE 3/09/2017

Michael Morton Architects, Inc. is providing the information contained herein as a service to its client. The information is provided for the client's use only and is not to be used for any other purpose. The client is responsible for the accuracy and completeness of the information provided. The client is also responsible for the accuracy and completeness of the information provided. The client is also responsible for the accuracy and completeness of the information provided.

SHEET TITLE

**T-1.1**

SHEET 1 OF 21



**LEGAL DESCRIPTION:**  
LOT 10 IN BLOCK 4 OF PACIFIC RIVERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 02, 1948.

**BASIS OF ELEVATION:**  
CITY OF SAN DIEGO BENCHMARK:  
NORTHERLY BRASS PLUG LOCATED AT THE INTERSECTION OF CALUMET AVENUE AND BANDERA STREET.  
ELEVATION = 37.825 M.S.L. NGVD29

- LEGEND:**
- B INDICATES WATER METER
  - ( ) INDICATES RECORD DATA PER MAP NO. 2531
  - GM INDICATES GAS METER/VALVE
  - PP INDICATES UTILITY POLE
  - INDICATES VINAL FENCE
  - INDICATES WIRE FENCE, EXCEPT AS NOTED.
  - ▨ INDICATES BRICK SURFACE
  - ▨ INDICATES WALL
  - INDICATES PROPERTY LINE
  - FF INDICATES FINISHED FLOOR
  - TC INDICATES TOP OF CURB
  - FL INDICATES FLOWLINE
  - CS INDICATES CONCRETE SURFACE
  - P INDICATES PLANTER
  - LS INDICATES LANDSCAPE SURFACE
  - INDICATES SEWER LATERAL
  - INDICATES WATER SERVICE
  - W— INDICATES WATER LINE
  - S— INDICATES SEWER LINE
  - +— INDICATES OVERHEAD WIRES



Robert J. Bateman  
ROBERT J. BATEMAN, P.L.S. 7045

TOPOGRAPHY SURVEY		
For the exclusive use of: D. Marin Development 1900 Western Avenue Las Vegas, NV 89102		
San Diego Land Surveying & Engineering, Inc. 9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 03-03-2016	Revised: 03-30-2016	Revised:
Scale: 1"=10'	Drawn by: W.P.T.	Sheet 1 of 1 Sheet
Drawing: Chelsea St 5228-TS	A.P.N. 415-062-10	

CUSTOM RESIDENCE  
5310C LLC  
5228 CHELSEA ST.  
LA JOLLA, CA 92037

△  
△

BASE CONSTRUCTION  
DOCUMENT

PROJECT NO. 2016-18

REVIEWED BY CAM

DRAWN BY GR

DATE 4/20/2017

ultrasonic pulses, materials moved electrostatically. The purpose was to shift plate, specifications require, the amount of information recorded on it transferred in electronic mode.

Moreover, besides departmental software control, the business plan. Accordingly, all such documents are provided to the agency for informational purposes only and not as an end

and are the Publisher's Instruments of Service and will be  
sent you by express delivery of record.

LANDSCAPE PLAN

L-1.1



## GENERAL NOTES

- A. THE PLAN IS FOR GENERAL LANDSCAPE REFERENCE ONLY. REFER TO OFFICE CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- B. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO STANDARDS AND SPECIFICATIONS OF THE CALIFORNIA REGIONAL OFFICE OF THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DIMENSIONS ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF ANY 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 ANY OF THE ABOVE REQUIREMENTS. WRITTEN VERIFICATION OF THE FIELD SHALL BE ISSUED BY THE ARCHITECT'S OFFICE.
- D. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3" AT MATURITY SHALL BE REMOVED OR TRIMMED IF PUBLICLY MAINTAINED WATER FACILITIES ARE WITHIN 10' OF ANY PUBLICLY MAINTAINED WATER FACILITIES.
- E. MINIMUM TREE SEPARATION DISTANCE:
- TO TRAFFIC SIGNALS: 10 FT.
- TO UNDERGROUND UTILITY LINES: 5 FT. (10 FT. TO SFWIR)
- TO ABOVE GROUND UTILITY STRUCTURES: 10 FT.
- TO DRIVEWAYS: 10 FT.
- F. TO INTERSECTIONS INTERSECTING CURB LINES OF TWO STREETS: 25 FT
- G. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED DRIP IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER MAINTENANCE OF THE VEGETATION. THE IRRIGATION SYSTEM SHALL BE IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- H. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE RESPONSIBLE FOR LONG-TERM MAINTENANCE BY § 510 C L.L.C. LANDSCAPE AREAS (IRRIGATION AREAS) SHALL BE MAINTAINED BY § 510 C L.L.C. BY § 510 C L.L.C. 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 IMMEDIATELY TREATED OR REMOVED PER THE STANDARDS OF THE PERMIT.
- I. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF THE PERMITTING OR WITHIN ONE YEAR OF THE NOTICE OF COMPLETION OF A RESIDENT.
- J. PER SD MUNICIPAL CODE 12-09-006, MINIMUM (1) ONE 3-4"X16" BOX TRAP EVERY 30 FT. OF STREET OR ONE 4-6"X16" BROWN TRAP EVERY TRUNK HEALTHY TREE FOR EACH 20 FT. OF STREET FRONTAGE.
- K. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER THE TRAVEL WAY SHALL BE REMOVED. THE TRUNKS SHALL BE TRIMMED AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF TRAVEL WAY. THE CODE 12-09-001(b)(6) USE.
- L. MINIMUM ROAD DUMP FOR 60 SF IN AREA SHALL BE PROVIDED FOR ALL TRIPS. THE MINIMUM DUMPION FOR THIS AREA SHALL BE 5 FEET PER SD 12-09-001(b)(5).

### REQUIRED LANDSCAPE AREA

LANDSCAPE REQUIREMENTS (SDMC 151.0.030-1.4)	AREA (SQ.FT.)	PERCENTAGE
LOT AREA	8,888.03	
REQUIRED LANDSCAPING	2,666.4	30%
PROPOSED LANDSCAPE AREA		
LANDSCAPE AREA A (ORNAMENTAL)	105.93	1.2%
LANDSCAPE AREA B (NATIVE MATERIALS)	509.5	6.4%
LANDSCAPE AREA C (EXTERIOR GRASS)	2,696.71	30.3%
TOTAL PROPOSED LANDSCAPE	3,372.14	37.9%

## WATER CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) =

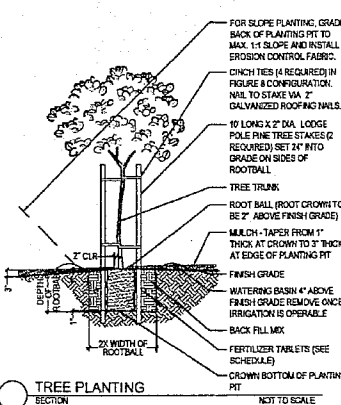
$$(\text{ETo})(0.62) [(0.55)(\text{LA}) + (0.45)(\text{SLA})]$$

$$(41)(0.62 \text{ GAL}) + (0.55)(3,372.14 \text{ Sq. Ft.}) + (0.45)(0) = 47,145.89 \text{ Gal/Yr.}$$

\_\_\_\_\_

ESTIMATED TOTAL WATER USE (ETWU) =

$$\{E_{ToK0.62}\} \{PF_{K11A}/E_1 + (SLA)\}$$

$$(41)(0.62 \text{ GAL.}) + (0.4)(3.3721470.8) + 0 = 42.859.9 \text{ GAL/Yr.}$$


**TREE PLANTING**  
SECTION

NOT TO SCALE



A circular professional seal for Michael Rene Morton, a Licensed Architect in the State of California. The seal contains the text: "LICENSED ARCHITECT", "MICHAEL RENE MORTON", "C-19371", "REN. 04302017", and "STATE OF CALIFORNIA".



CUSTOM RESIDENCE  
5228 CHELSEA ST.  
LA JOLLA, CA 92037

7/27/2016 COMPLETENESS SUB.  
8/15/2016 FULL SUBMITTAL  
1/07/2016 BEGIN CONST DOCS.



PHASE CONSTRUCTION  
DOCUMENT

PROJECT NO. 2016-18

REVIEWED BY CAM

DRAWN BY JR

DATE 3/09/2017

Source: Bureau Reaching, Ltd. (providing by agreement to the writer). Several sources have been contacted. The picture is that data, plans, specifications, reports, documents, or other information generated or transmitted to electronic media involving Luf was severely limited to "Cold War issues," and that to maintain the situation, rather information in mechanical, *ie*, among other cases, maintenance, transportation, machine operation, software error, or human error, was sought, and that the Luf was not particularly diligent in its efforts and perhaps only aware of it as it had occurred or at a great disadvantage. Only adequate software is assumed to be successful and non-transferable. The spread of such kind of use with the net operation at the hands of the user in the Aircraft's maintenance of Service and as the *only* use, *ie*, each other, is not possible.

SHEET TITLE

DEMOLITION  
SITE PLAN

A-1.1

SHEET 4 OF 21

A. 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 CONCRETE POUR, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO POWER LINES, SEWBACK LOCATION TO ALL OWNED AND ADJACENT PROPERTIES, EXISTING AND PROPOSED SIDEWALKS, 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 PROPOSED BUILDING. THE CONTRACTOR SHALL LOCATE ALL UTILITIES, PROPERTY LINES, EASEMENTS (IF ANY), AND UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.

B. ALL CONDITIONS OF THE SITE SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER VERBAL INSTRUCTIONS FROM THE ARCHITECT OR THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTOR.

C. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THE INFORMATION PROVIDED BY THE ARCHITECT AND THE INFORMATION NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNLESS WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.

D. LOCATE REBAR AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FROM WHICH TRAFFIC WILL BE OBSERVED. ALL GRADES SHOWN/PROPOSED ARE EXISTING.

E. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 3-4' TO 6' IN ANY QUARTER SHALL BE REMOVED WITHIN THE PROPOSED LOT OR ADJACENT STANDED WOODS FACILITIES OR WITHIN 40' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

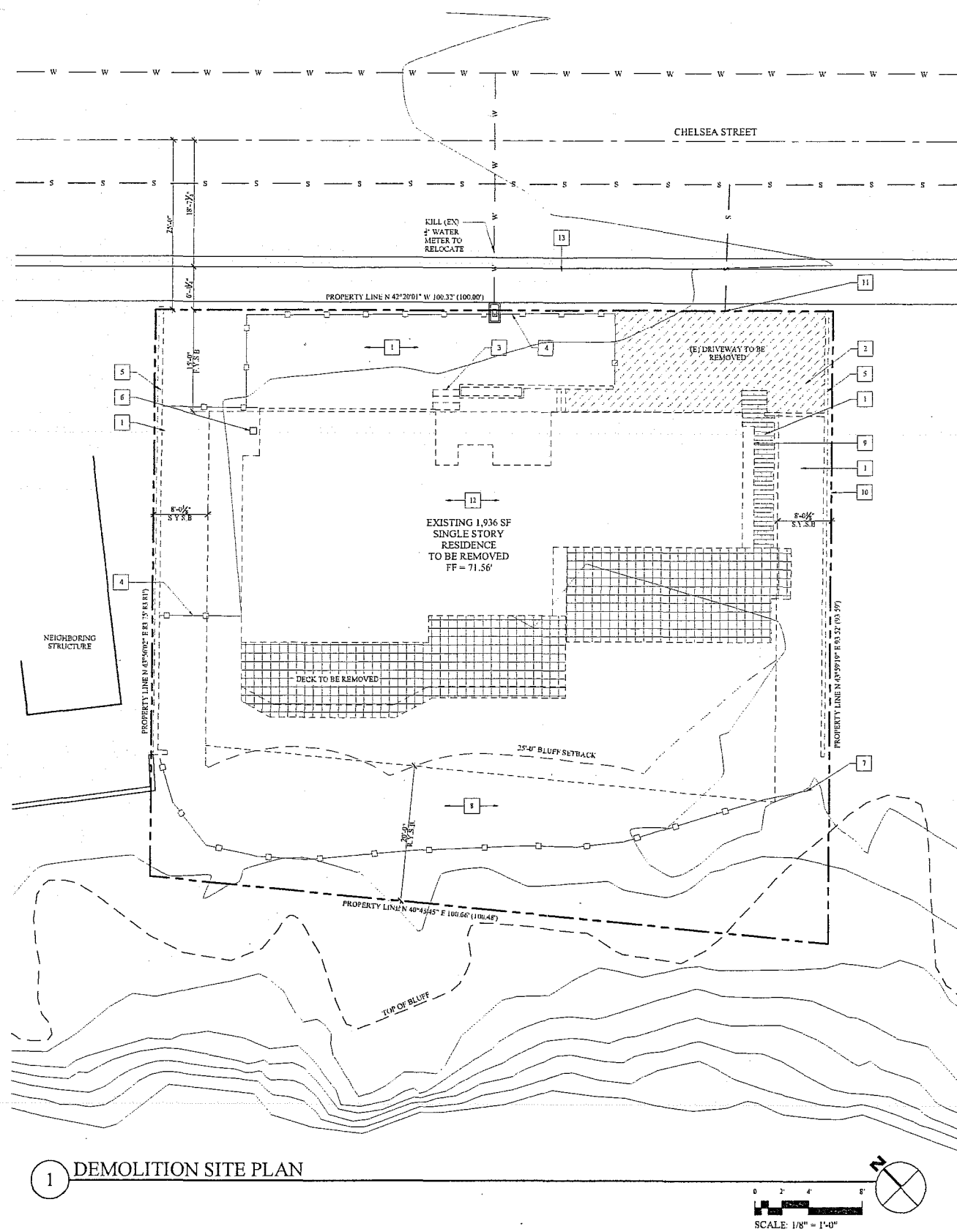
(E) CONCRETE SURFACE TO BE REMOVED

(E) BUILDING TO BE REMOVED

(E) PATIO TO BE REMOVED

BRICK WALKWAY TO BE REMOVED

1	EXISTING HARDSCAPE TO BE REMOVED AND TREE ROOTS TO BE CLEARED FOR EXCAVATION
2	EXISTING CONCRETE DRIVEWAY TO BE REMOVED
3	EXISTING SITE STAIR TO BE REMOVED
4	EXISTING WOOD FENCE TO BE REMOVED
5	EXISTING CMU/ SITE WALL TO BE REMOVED
6	EXISTING GAS METER TO BE SHUT OFF AND RELOCATED
7	EXISTING FENCE TO REMAIN
8	ANY DEMO IN THE 25' BLUFF SET BACK AREA IS TO BE REMOVED CAREFULLY AND SHALL NOT CAUSE EROSION OR SODDING
9	ELECTRICAL DISCONNECTED AND TRANSFERRED TO TEMP POWER POLE
10	TEMP FENCE WITH NEW SCREENING PUT INTO THE SOIL ON P.L. TO MAINTAIN CONTROL OF AREA TO BE EFFECTED
11	REMOVE SEWER LINE AND CAP. CAMERA SEWER LATERAL TO DETERMINE IF WE CAN KEEP OR NEED TO REPLACE
12	DEMO RESIDENCE. REMOVE FLOOR JOISTS AND CONCRETE STEM WALLS
13	CHECK SIDE WALK FOR DAMAGE AND/OR REPAIR AND DEMO AS NECESSARY

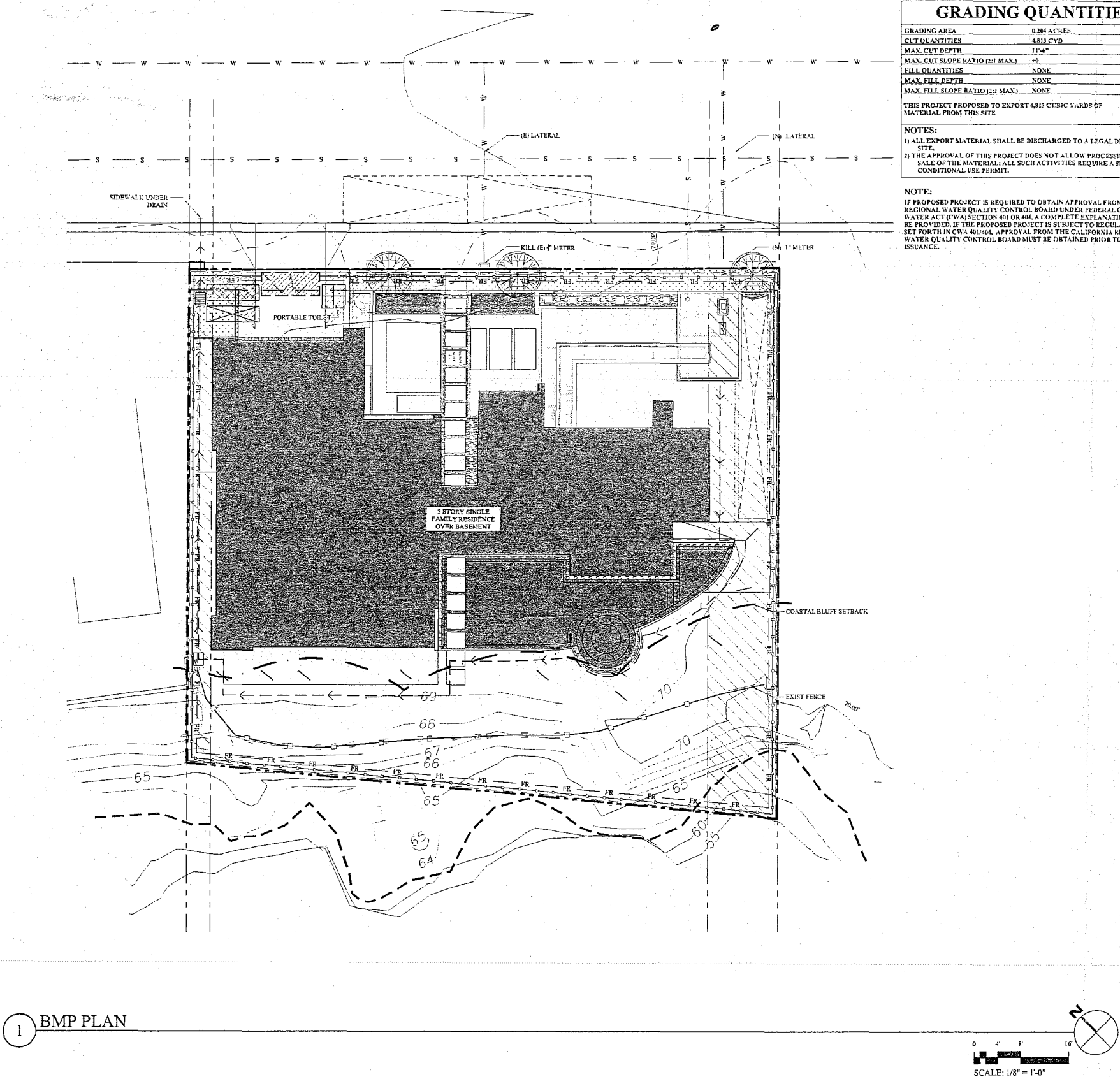


# 1 DEMOLITION SITE PLAN

0 2' 4'

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





GRADING QUANTITIES	
GRADING AREA	0.3M ACRES
CUT QUANTITIES	4,813 CYD
MAX. CUT DEPTH	11'-6"
MAX. CUT SLOPE RATIO (H:V MAX.)	4:1
FILL QUANTITIES	NONE
MAX. FILL DEPTH	NONE
MAX. FILL SLOPE RATIO (H:V MAX.)	NONE
THIS PROJECT PROPOSED TO EXPORT 4,813 CUBIC YARDS OF MATERIAL FROM THIS SITE	
NOTES:	
1) ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE.	
2) THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL; ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.	

NOTE:  
IF PROPOSED PROJECT IS REQUIRED TO OBTAIN APPROVAL FROM THE REGIONAL WATER QUALITY CONTROL BOARD UNDER FEDERAL CLEAN WATER ACT (CWA) SECTION 401 OR 404, A COMPLETE EXPLANATION MUST BE PROVIDED. IF THE PROPOSED PROJECT IS SUBJECT TO REGULATIONS AS SET FORTH IN CWA 401/404, APPROVAL FROM THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD MUST BE OBTAINED PRIOR TO PERMIT ISSUANCE.

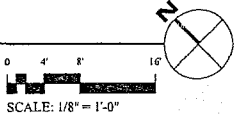
BMP LEGEND	
	6\"/>
	SILT FENCE PER CALTRANS STORMWATER HANDBOOK DETAIL SE-1
	FIBER ROLLS PER CALTRANS STORMWATER HANDBOOK DETAIL SE-3
	WASHOUT AREA PER CALTRANS STORMWATER HANDBOOK DETAIL WM-4
	CORRUGATED STEEL PANELS AT CONSTRUCTION ENTRANCE/EXIT PER CALTRANS STORMWATER HANDBOOK DETAIL TC-1
	MATERIAL STORAGE AND STAGING AREA PER CALTRANS STORMWATER HANDBOOK DETAILS WM-1, WM-3, WM-1
	PORTABLE TOILET PER CALTRANS STORMWATER HANDBOOK WM-6
	VEHICLE FUELING AREA PER CALTRANS STORMWATER HANDBOOK DETAIL NS-9
	4\"/>
	DRAINAGE DIRECTION

- SITE/LID NOTES**
- (P) HVAC CONDENSATE LINES TO RUN TO LANDSCAPED AREA
  - (P) IRRIGATION TO BE CONTROLLED PER CAL GREEN NOTES ON T-1.2 TYPICAL
  - (P) IMPERVIOUS TRASH AREA, CANS TO HAVE LIDS
  - NATURAL DRAINAGE PATHWAYS TO BE MAINTAINED PER SD-1
  - EXISTING VEGETATION TO REMAIN PER SD-2
  - RUNOFF TO BE COLLECTED PER SD-6

- BMP NOTES**
- BMP SCHEDULE TO BE PROVIDED PER CALTRANS STORMWATER HANDBOOK DETAIL SC-1
  - EXISTING VEGETATION TO BE MAINTAINED WHERE POSSIBLE PER CALTRANS STORMWATER HANDBOOK DETAIL EC-3
  - WATER USE TO BE MINIMIZED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-1
  - CONTRACTOR TO REPORT ILLEGAL DISCHARGE PER CALTRANS STORMWATER HANDBOOK DETAIL NS-8
  - POTABLE WATER TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-7
  - CONCRETE CURING AND FINISHING TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-12, NS-14
  - SOLID AND HAZARDOUS WASTE TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-5, WM-6
  - CONTAMINATED SOILS TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-7
  - LIQUID WASTE FROM DRILLING TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-10

- STORM WATER QUALITY CONSTRUCTION BMP'S**
- THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.
- NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS, DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREETS. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
  - ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
  - A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
  - THE CONTRACTOR SHALL RESTORE ALL EROSION / SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
  - ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
  - THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

1 BMP PLAN



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Tel. (858) 459-3769  
Fax. (858) 459-3768  
Michael Morton AIA  
Claude Anthony Marengo DCSA



**CUSTOM RESIDENCE**  
5310C LLC  
5228 CHELSEA ST.  
LA JOLLA, CA 92037

REV. 08/15/2016  
07/27/2016 COMPLETENESS SUB.  
08/15/2016 FULL SUBMITTAL  
11/07/2016 BEGIN CONST. DOCS.

HAZARD CONSTRUCTION DOCUMENT

PROJECT No. 2016-18

REVIEWED BY CAM

DRAWN BY PD

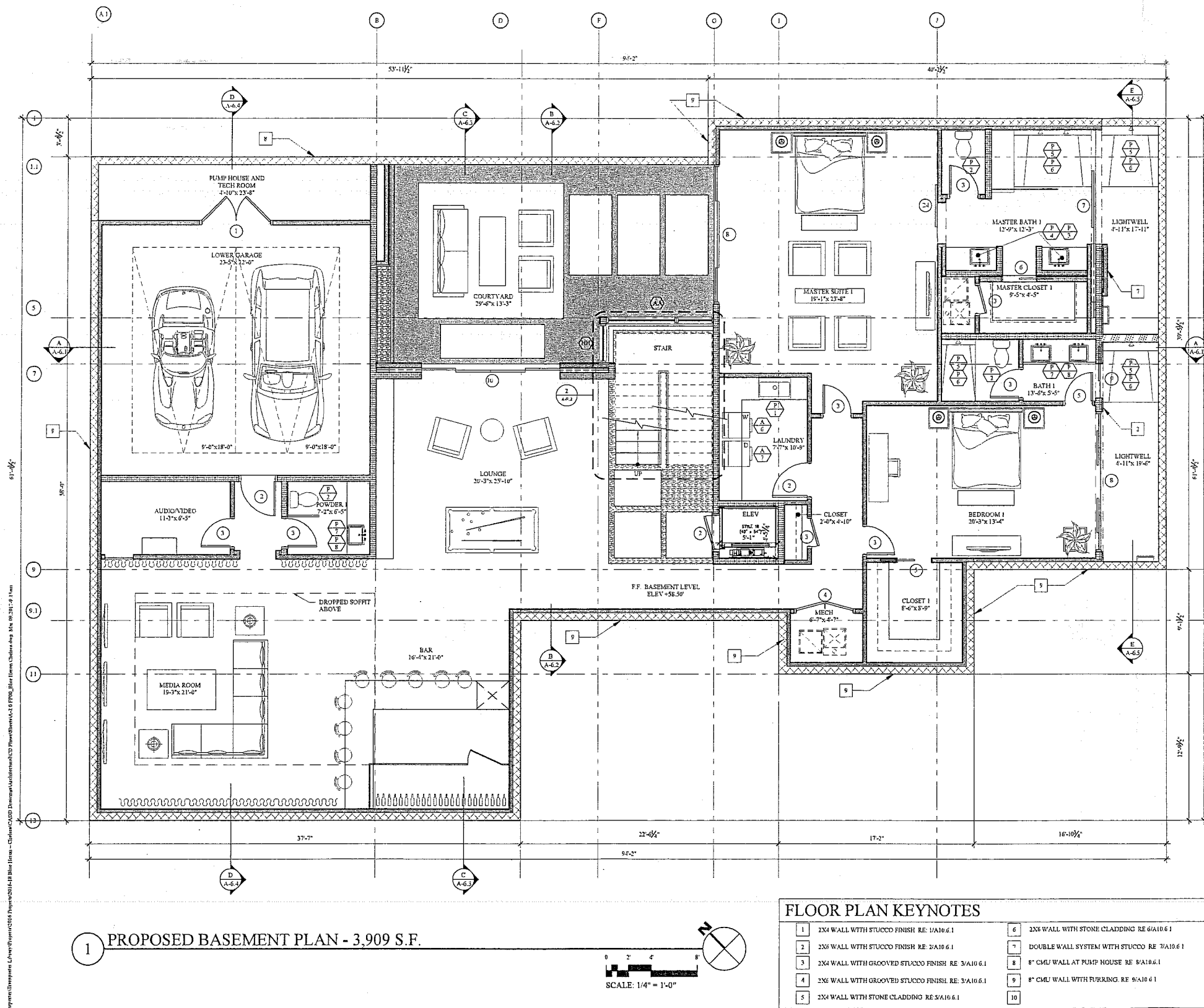
DATE 4/20/2017

Sheet Title: PROPOSED BMP PLAN

**A-1.3**

6





- FLOOR PLAN NOTES**
- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
  - B. Refer to Site Plan for Site and Utility Information.
  - C. For Door and Windows See Schedules On Sheet A-8.1
  - D. For Interior Finish See Schedule On Sheet A-8.2
  - E. For Lighting/RCT see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
  - F. For demolition, see sheets A-2.1 & A-2.2
  - G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
  - H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.
  - I. R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Areas
  - J. R-13 Batt Insulation at all accessible interior walls for sound control.
  - K. R-30 Batt Insulation at Ceiling & Roof Areas.
  - L. R-4.5 Insulation Wrap On All New Hot Water Piping.
  - M. R-4.5 Insulation Wrap On All New Supply Ducts.
  - N. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
  - O. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
  - P. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
  - Q. SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3.
  - R. WATER HEATER: New Aquastar 240Kw instant gas water heater, 81 EF (or eq) type of 1, TANKLESS
  - S. HVAC: New Rheem RGP10N-AMER, 80,000 BTU gas FAU, .80 AFUE (or eq) type of 1
  - T. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
  - U. Provide 5 air changes per hour for bathroom and laundry room ventilation.
  - V. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
  - W. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm.
  - X. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge steel sheet or other approved material and shall have no opening into the garage.
  - Y. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2

- FLOOR PLAN LEGEND**
- NEW 2" X 4 STUD WALL @ 16" O.C. W/ PLANKWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS SEE SHEET A-10.6.1
  - NEW 2" X 6 STUD WALL @ 16" O.C. SEE SHEET A-10.6.1 FINISH PER INTERIOR FINISH SCHEDULE
  - ONE HOUR CONSTRUCTION  
2X4 WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE. SEE DETAIL 5A10.3.
  - 8" SHOTCRETE
  - NEW DOORS AND DOOR SYMBOL SEE SCHEDULE ON A-8.1
  - NEW WINDOW AND WINDOW SYMBOL SEE SCHEDULE ON A-8.1
  - FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
  - PROPOSED EXTERIOR LIGHTING
  - NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
  - PROPOSED STRUCTURE DIMENSION
  - EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTN. WALL
  - INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD
  - FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.

**M2**

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**blueheron**  
DESIGN • BUILD

**CUSTOM RESIDENCE**  
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LA JOLLA, CA 92037

**PHASE CONSTRUCTION DOCUMENT**  
PROJECT NO. 2016-18  
REVIEWED BY CAM  
DRAWN BY PD  
DATE 3/09/2017

**A-2.0**  
SHEET 7 OF 21

M<sub>2</sub>

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LICENSED ARCHITECT  
RENE NOTARY  
C-19371  
REN 04/30/2017

STATE OF CALIFORNIA

blue heron

DESIGN • BUILD

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REVISIONS

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11/07/2016 BEGIN CONST. DOCS

PHASE CONSTRUCTION DOCUMENT

PROJECT NO. 2016-18

REVIEWED BY CAM

DRAWN BY PD

DATE 3/09/2017

1/8" = 1'-0"

1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN

A-2.1

SHEET 8 OF 21

- FLOOR PLAN NOTES
- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.

B. Refer to Site Plan for Site and Utility Information.

C. For Door and Windows See Schedules On Sheet A-8.1

D. For Interior Finish See Schedules On Sheet A-8.2

E. For Lighting/RCP See A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4

F. For Demolition, see sheets A-2.1 & A-2.2

G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2

H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.  
R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Areas  
R-13 Batt Insulation at all accessible interior walls for sound control.  
R-30 Batt Insulation at Ceiling & Roof Areas.  
R-4.5 Insulation Wrap On All New Hot Water Piping.  
R-4.5 Insulation Wrap On All New Supply Ducts.  
HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3

I. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2

J. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2

K. SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3.

L. WATER HEATER: New Aquastar 240K BTU gas water heater, 81 EF (or eq) type of 1, TANKLESS

M. HVAC: New Rheem RGP10N-AHMER, 80,000 BTU gas FAU, 80 AFUE (or eq) type of 1, TANKLESS

N. All Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)

O. Provide 5 air changes per hour for bathroom and laundry room ventilation.

P. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.

Q. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm.

R. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.

S. Shower compartment and bathtub with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2

T. Building will utilize energy efficient lighting systems. Euroscreen shading, solar panels, energy efficient appliances, and is stepped to provide deep overhangs for shading.

- FLOOR PLAN LEGEND
- NEW 2 X 4 STUD WALL @ 16" O.C. W/PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS

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

ONE HOUR CONSTRUCTION  
1X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE. SEE DETAIL S/A10.3.

NEW DOORS AND DOOR SYMBOL. SEE SCHEDULE ON AS.1

NEW WINDOW AND WINDOW SYMBOL. SEE SCHEDULE ON AS.1

SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP. VERIFY IN FIELD FOR EXISTING CONDITIONS

FLOOR DRAIN (FD) SLOPE 1/4" PER 1'-0"

FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS

PROPOSED EXTERIOR LIGHTING

NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED

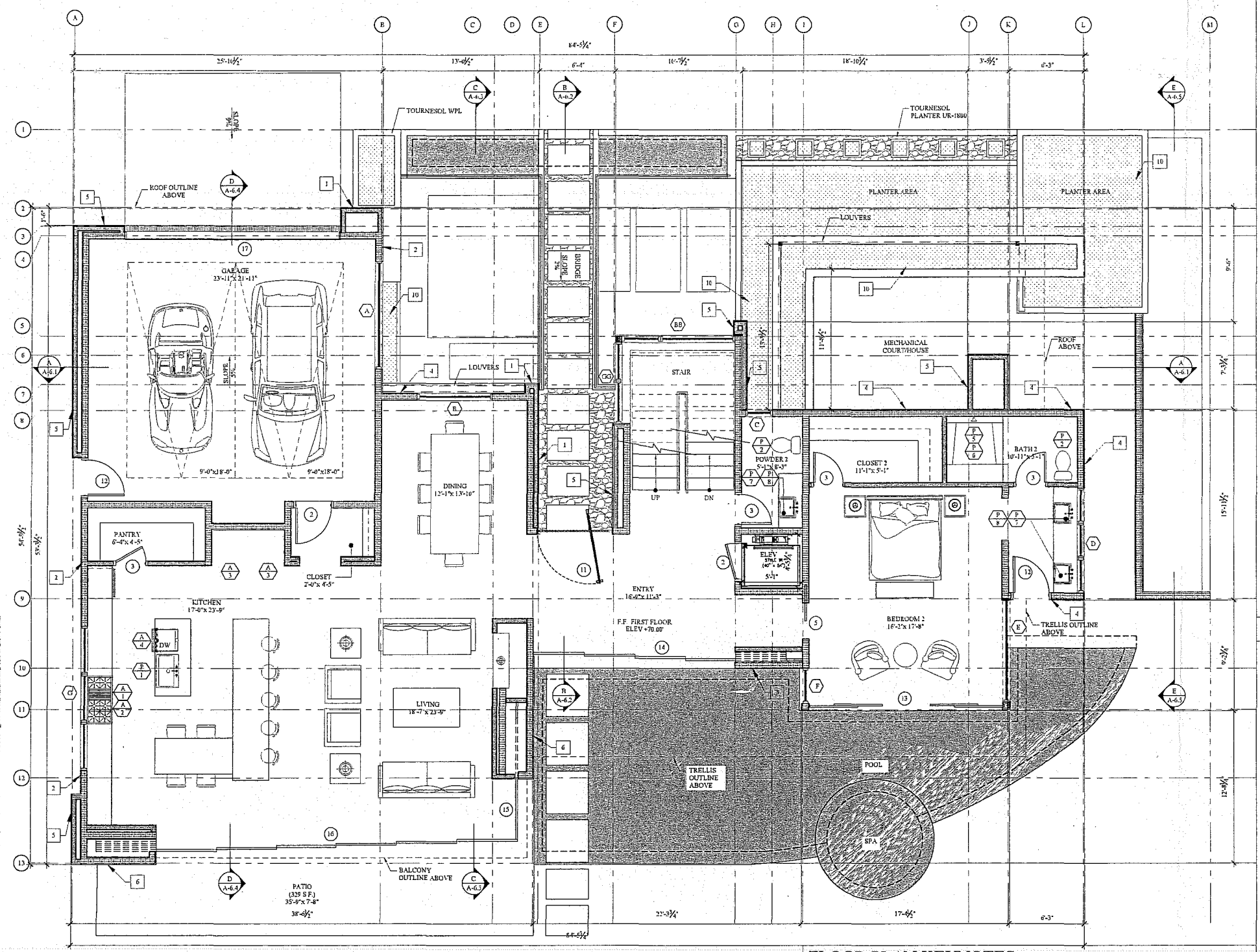
1/2" U.O.N.

1/4" U.O.N.

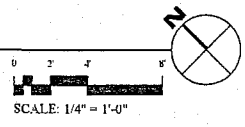
EXISTING STRUCTURE DIMENSION

PROPOSED STRUCTURE DIMENSION

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FTD. WALL INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.



1 PROPOSED FIRST FLOOR PLAN - 2,736 S.F.



- FLOOR PLAN KEYNOTES
- 1 2X4 WALL WITH STUCCO FINISH RE 1/A10.6.1

2 2X6 WALL WITH STUCCO FINISH RE 2/A10.6.1

3 2X4 WALL WITH GROOVED STUCCO FINISH RE 3/A10.6.1

4 2X6 WALL WITH GROOVED STUCCO FINISH RE 3/A10.6.1


5 2X4 WALL WITH STONE CLADDING RE 5/A10.6.1

6 2X6 WALL WITH STONE CLADDING RE 6/A10.6.1

7 DOUBLE WALL SYSTEM WITH STUCCO RE 7/A10.6.1

8 8\"/>





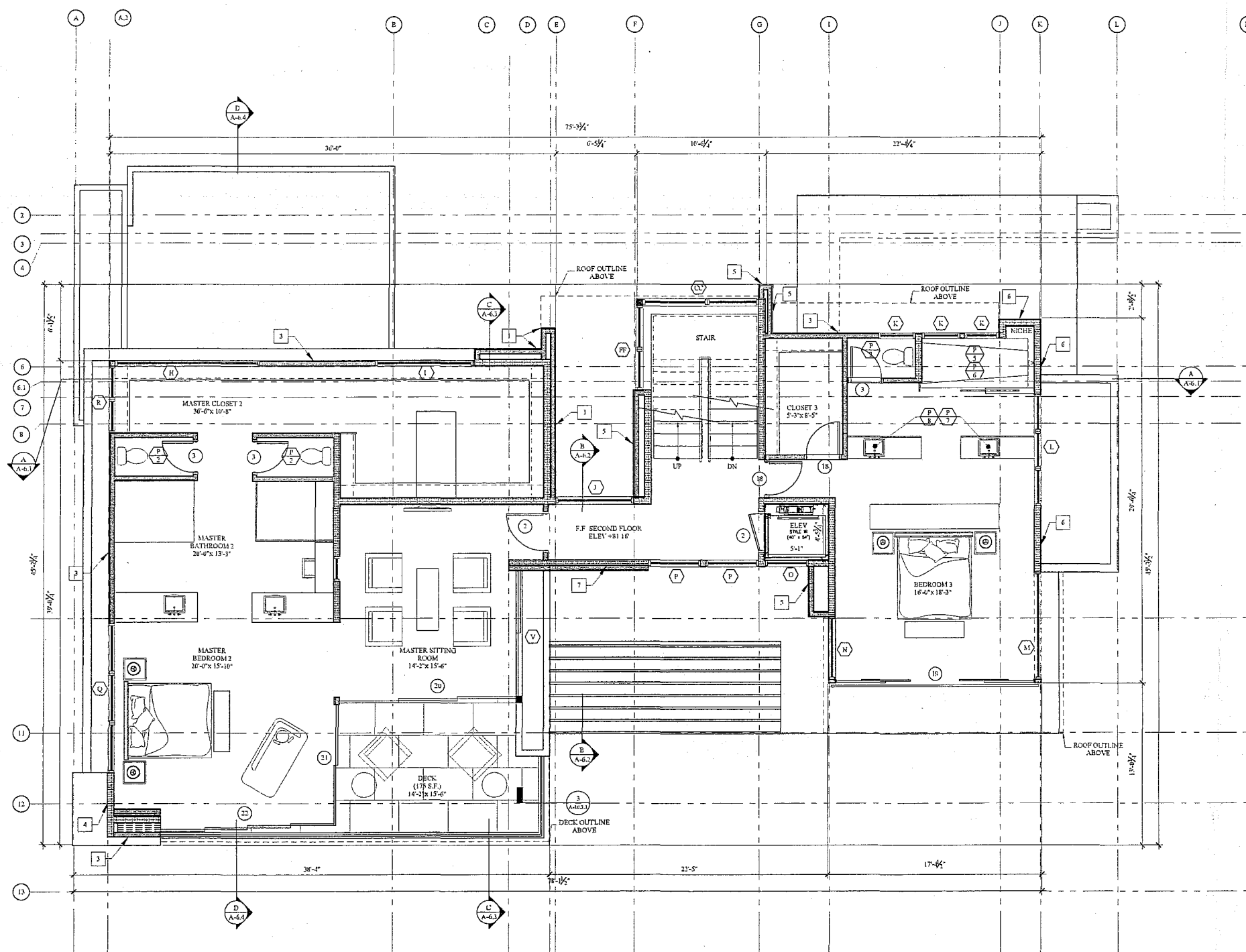
CUSTOM RESIDENCE  
5228 CHELSEA ST.  
T. A. VOYE, A. C. A. 93037

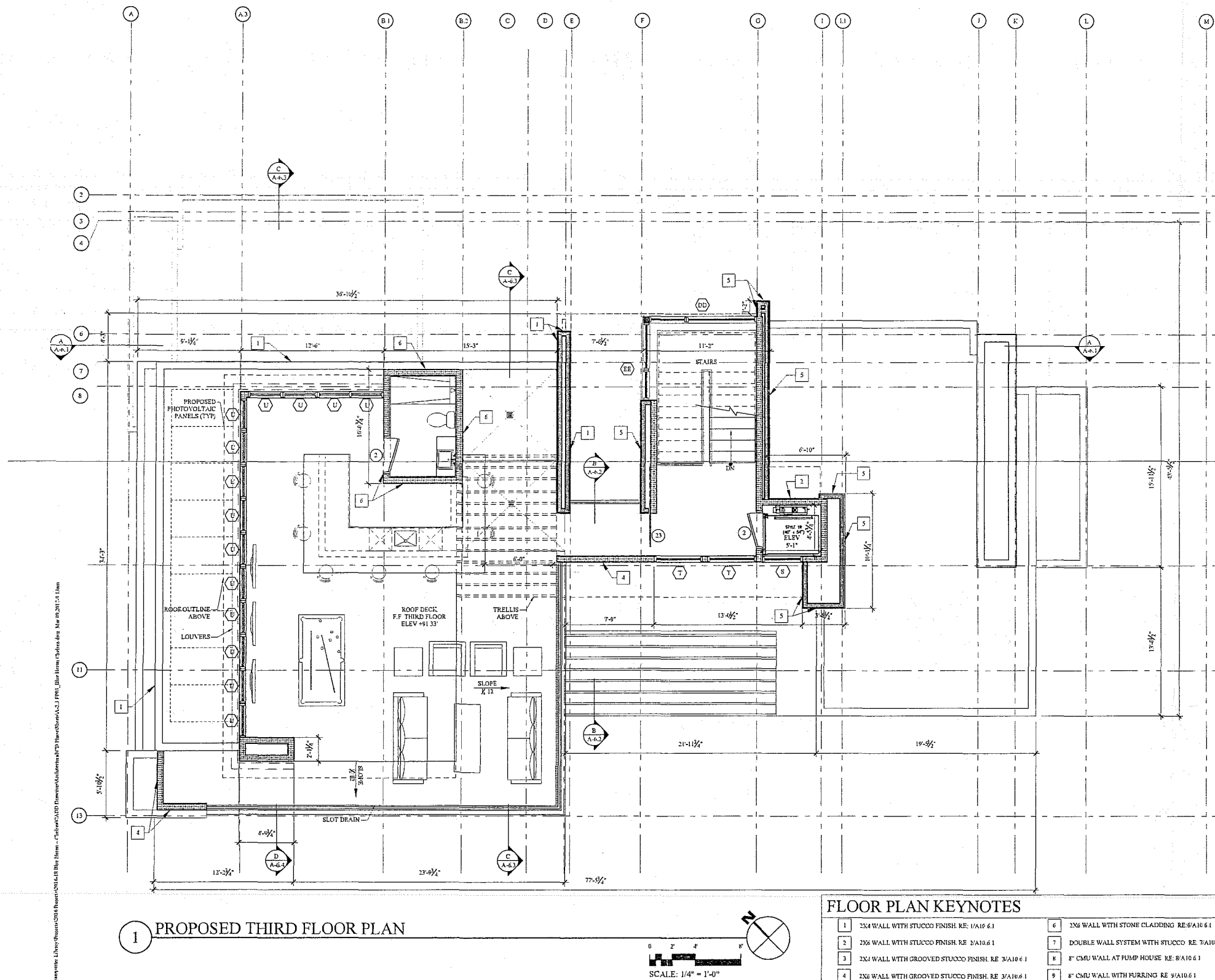
SHEET 9 OF 2

### FLOOR PLAN LEGEND

1	2X4 WALL WITH STUCCO FINISH. RE. 1/A10 6.1	6	2X6 WALL WITH STONE CLADDING RE 6/A10 6.1
2	2X6 WALL WITH STUCCO FINISH RE 2/A10 6.1	7	DOUBLE WALL SYSTEM WITH STUCCO RE 7/A10 6.1
3	2X4 WALL WITH GROOVED STUCCO FINISH. RE. 3/A10 6.1	8	8" SHOTCRETE WALL AT PUMP HOUSE RE 8/A10 6.1
4	2X4 WALL WITH GROOVED STUCCO FINISH. RE. 3/A10 6.1	9	8" SHOTCRETE WALL WITH FURRING RE WA10 6.1
5	2X4 WALL WITH STONE CLADDING. RE.5/A10 6.1	10	

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





FLOOR PLAN NOTES


- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP See A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For Demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.  
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R-4.5 Insulation Wrap On All New Hot Water Piping.  
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- I. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
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- M. WATER HEATER: New Rheem RGP10NAMER, 80,000 BTU gas FAU, .80 AFUE (or eq) typ of 1, TANKLESS
- N. HVAC: New Rheem RGP10NAMER, 80,000 BTU gas FAU, .80 AFUE (or eq) typ of 1
- O. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- Q. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm.
- S. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No. 26 gauge sheet steel or other approved material and shall have no opening into the garage.
- T. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2
- U. Building will utilize energy efficient lighting systems, Euroscreen shading, solar panels, energy efficient appliances, and is stepped to provide deep overhangs for shading.

FLOOR PLAN LEGEND


- NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" O.T.P. BD. USE TILE BACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
- ONE HOUR CONSTRUCTION  
2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP BD. EACH SIDE. SEE DETAIL S/A10.3
- NEW DOORS AND DOOR SYMBOL SEE SCHEDULE ON A-8.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A-8.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP. VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE "X" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER ON BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD/BDTN WALL. INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS

FLOOR PLAN KEYNOTES

- |   |   |    |  |
|---|---|----|--|
| 1 | 2X4 WALL WITH STUCCO FINISH RE: 1/A10.6.1         | 6  | 2X6 WALL WITH STONE CLADDING RE: 6/A10.6.1   |
| 2 | 2X6 WALL WITH STUCCO FINISH RE: 2/A10.6.1         | 7  | DOUBLE WALL SYSTEM WITH STUCCO RE: 7/A10.6.1 |
| 3 | 2X4 WALL WITH GROOVED STUCCO FINISH RE: 3/A10.6.1 | 8  | 8" CMU WALL AT PUMP HOUSE RE: 8/A10.6.1      |
| 4 | 2X6 WALL WITH GROOVED STUCCO FINISH RE: 4/A10.6.1 | 9  | 8" CMU WALL WITH FURRING RE: 9/A10.6.1       |
| 5 | 2X4 WALL WITH STONE CLADDING RE: 5/A10.6.1        | 10 |  |



**Marengo Morton Architects**  
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Michael Morton AIA  
Claude Anthony Marengo DESA



**blue heron**  
DESIGN • BUILD

CUSTOM RESIDENCE  
5228 CHELSEA ST.  
LA JOLLA, CA 92037

REVIEWED  
07/27/2016 COMPLETENESS SUB.  
08/15/2016 FULL SUBMITTAL  
11/07/2016 BEGIN CONST. DOCS

FRAME CONSTRUCTION DOCUMENT

PROJECT NO. 2016-18

REVIEWED BY CAM

DRAWN BY PD

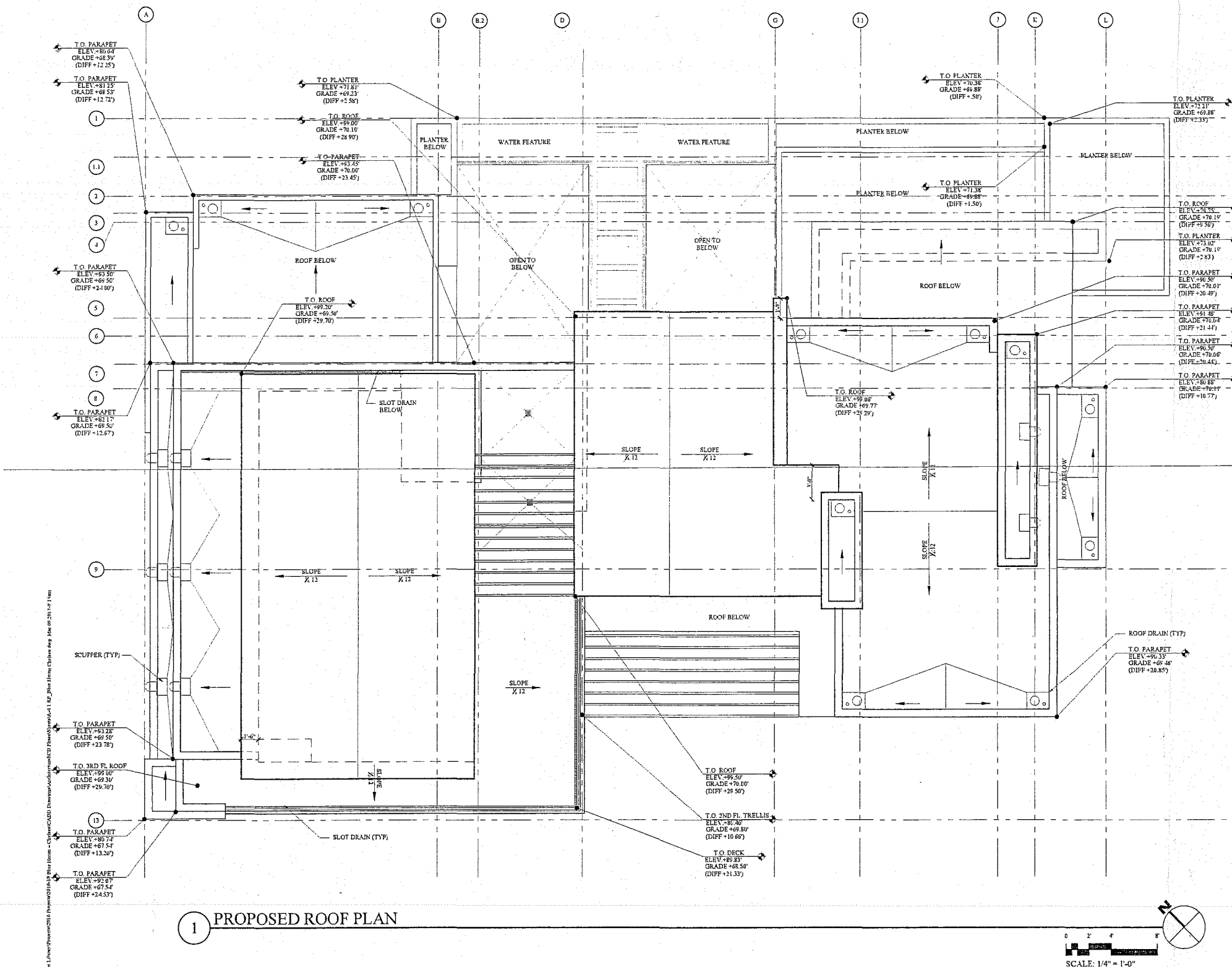
DATE 3/09/2017

Sherrill Moore Architects, Inc. is providing its services as a general contractor for the construction of the project. The project is a custom residence located at 5228 Chelsea St., La Jolla, CA 92037. The project is being constructed by Sherrill Moore Architects, Inc. and is being managed by Marengo Morton Architects. The project is being constructed in accordance with the plans and specifications provided by Marengo Morton Architects. The project is being constructed in accordance with the California Building Code and all applicable laws and regulations. The project is being constructed in accordance with the California Building Code and all applicable laws and regulations. The project is being constructed in accordance with the California Building Code and all applicable laws and regulations.

SHEET TITLE PROPOSED THIRD FLOOR PLAN

**A-2.3**  
SHEET 10 OF 21





- STORM DRAINAGE NOTES**
  - The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer.
  - The secondary roof drainage system shall discharge above grade, in a location observable by the building occupants or maintenance personnel.
- HEIGHT NOTES**
  - THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 36" ABOVE GRADE.
  - NO PORTION OF THE PROPOSED STRUCTURE WILL EXCEED THE EXISTING BUILDING HEIGHT. PROPOSED HEIGHT TO BE FIELD VERIFIED TO ENSURE COMPLIANCE.
- ROOF NOTES**
  - Roofing Underlayment slope 3:12 or less: "Ice and Water Shield" by W.R. Grace, ESR-1077, or "Water Guard HT" by Certain Teed Corp. ESR-1492 (or unlisted approved equal). Install per manufacturer's instructions. Install a #40 fiberglass reinforced felt sheet over roof membrane.
  - Counter-slopes: "K" per 1" (minimum) towards drains created using G-26 (inter-cement) flooring attachment by Crestfield Products Corp.
  - Roof Edge Drip, Metal Flashing, Panel Clips and Counter Flashing: All exterior flashing to be 16 oz copper unless otherwise noted. Solder or seal all seams. Hem all exposed edges.
  - Built-Up Roofing System: By GAF, GAFCLAS 4-7p; Hot Mopped Modified Bitumen Mineral Surface Roofing System. Provide a 5/8" per foot minimum roof slope. Install per manufacturer's instructions. Roofing system shall have a minimum 10 year labor and material warranty. Per specification Division 7.1, section G. For Flashing, "Springdale" flashing system, Type STN. By Ego Roofing Corp. Material 26 ps. Provide "Windok" clips and pre-drilled metal corner sections. Install per manufacturer's specifications. Roofing system shall be a UL class "A" rated. ICC Report ESR-1274.
  - Flashing Vent: ABS plastic to be flashed with Curitel-5 Series TPO Pre-Molded pipe flashing.
  - Parapet, Transitions and other Horizontal Surface Waterproofing: Membrane waterproofing shall be JIFFY SEAL 1410/80 by Protekco Wipac. Extend membrane a minimum of 6" below edge of parapet, each side. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane sheets vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap ESR-1127.
  - Roof Drain: Roof drain shall be TPO-RD/NH - 2" TPO-dish no-hub bottom outlet drain by Thunderbird Products with A.B.S. dome strainer. Telephone (800) 628-2473. Provide 3" LD ABS drain lines with min. 1/4" slope. Connect to building storm water.
  - Fireplace Vent: Fireplace vent shall be Type B Stainless Steel as required by fireplace manufacturer. Minimum size mesh in spark arrester shall be 1/2". Mesh shall be stainless steel or copper.
  - Roof Vent: TPO Pre-molded roof venting see detail 6/A-10.4.1
  - Clay Tile Roofing: Roofing shall be two-piece Mission Tile, to be "Camel Blend" by US Tile, ESR-1017. Provide a 3"x2" Sample of Mock-up Tile, Pattern N and Color For Owner and Architect's Approval Prior to Ordering Material. Install with Random Exposure Pattern. Provide 20% Random Field Breakers. Install Per Manufacturer's Instructions Over 4/8" Roofing Felt Underlayment at Roof With a Minimum of 3 to 12 Slope. All Roofing Materials Shall be Class "A".
  - Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.
  - Drip edge flashing used at the free edges of roofing materials shall be non-combustible.
  - Valley flashings shall be not less than 18" (18" copper gage) corrosion-resistant metal installed over a min. 36" wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
  - Trunkline attic vents shall be equipped to allow one-way direction rotation only and shall not live again in both directions.
  - Exhausted roller assemblies not required to be vented per CAC E206.5.
  - The entire roof shall be covered with a fire-retardant roof covering that is at least Class "A" when the area of the addition to the existing building is more than twenty-five percent (25%) of the original floor area of the building (SDMC 149.1907(a)(2)).

1 PROPOSED ROOF PLAN

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**CUSTOM RESIDENCE**  
5228 CHELSEA ST.  
LA JOLLA, CA 92037

**NOTES:**  
07/07/2016 COMPLETENESS SUB.  
08/15/2016 FULL SUBMITTAL  
11/07/2016 BEGIN CONST. DOCS

**PHASE CONSTRUCTION DOCUMENT**

**PROJECT NO.** 2016-18

**REVIEWED BY** CAM

**DRAWN BY** PD

**DATE** 3/09/2017

Having Heretofore Accepted the responsibility for preparing the drawings, the undersigned hereby certifies that the drawings were prepared by the undersigned or under the direct supervision and control of the undersigned, and that the undersigned is a duly Licensed Architect in the State of California. The undersigned further certifies that the drawings were prepared in accordance with the provisions of the California Building Code, and that the undersigned is not aware of any violation of the provisions of the California Building Code. The undersigned further certifies that the drawings were prepared in accordance with the provisions of the California Building Code, and that the undersigned is not aware of any violation of the provisions of the California Building Code.

**SHEET TITLE** PROPOSED ROOF PLAN

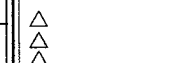
**A-4.1**  
SHEET 11 OF 21

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REVISIONS  
07/27/2016 COMPLETENESS SUB.  
08/15/2016 FULL SUBMITTAL  
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PHASE CONSTRUCTION  
DOCUMENT

PROJECT NO. 2016-18

REVIEWED BY CAM

DRAWN BY PD

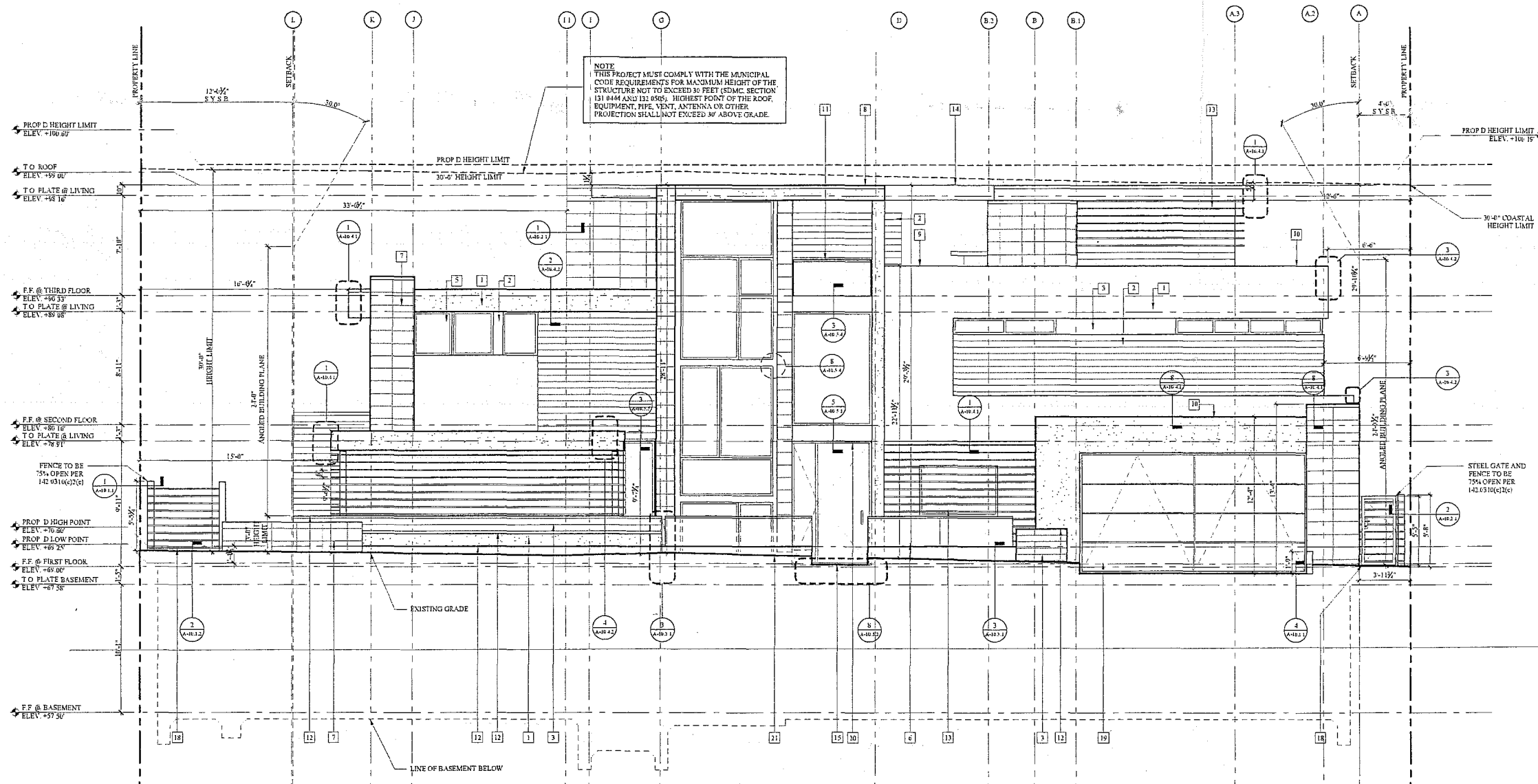
DATE 3/09/2017

Although Martin Luther King, Jr. is perhaps best associated with certain power struggles that developed domestically, the same recognizes the data point of international aspects, documents, and

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SECRET TITLE PROPOSED  
EXTERIOR  
ELEVATIONS

A-5.1  
SHEET 12 OF 21



1 PROPOSED EAST ELEVATION

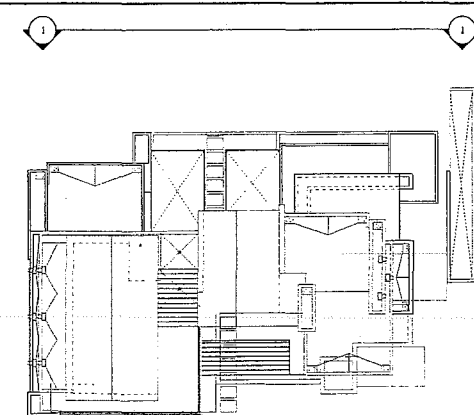
0 2' 4'

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

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. Refer to sheet A-6.1 and A-6.2 for Building Sections.
- D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-2000 3B criteria with the approval of the Architect for locations.

1	PRIMARY EXTERIOR COLOR & MATERIALS: SAND FINISH STUCCO PAINTED WITH ELASTOMERIC PAINT DUNN EDWARDS D6380 - CLOUDY VISION - LRV 59	11	PROPOSED BALCONY
2	SECONDARY EXTERIOR COLOR & MATERIALS: BURNISHED STUCCO PAINTED TO MATCH WINDOW FRAMES FRAZZE COLORLIFE CL317N - TOPSOIL - LRV	12	PROPOSED FINER
3	SPECIAL FINISH STUCCO: BURNISHED FINISH WITH ELASTOMERIC COATING V-GROOVE SCORE LINES 6" SPACING	13	ICARUS FINER ICA-150 POWDER COATED SUN SHADING PANELS
4	DOOR ALUMINUM CLAD: WESTERN BRONZE ALUMINUM OR SIMILAR	14	PROPOSED ALUMINUM TRELLIS POWDERCOATED TO MATCH PRIMARY STUCCO SEE ROOF PLAN AND DETAIL --A-10.4--
5	MULLED WINDOWS IN BREAK METAL. SEE NOTE KEYNOTE 20 FOR FINISH	15	PROPOSED BRIDGE. SEE SECTION A-6 -- AND DETAIL --A-10.1--
6	GLASS GUARDRAIL W/ C.R. LAURANCE BRUSHED STAINLESS STEEL CAP RAIL	16	PROPOSED FREE STANDING STUCCO WALL 6' HIGH MAX SEE DETAIL --A-10.1--
7	BASALT STONE MORTAR SET OVER BROWN. SCRATCH COATS OF STUCCO	17	PROPOSED REFLECTING POOL. SEE SECTION A-6.3 FOR DEPTH.
8	PROPOSED FLAT SPRAY POLYURETHANE FOAM ROOFING SYSTEM WITH ELASTOMERIC PROTECTIVE COAT. SHERWIN WILLIAMS GRIS #7659 LRV 35 BY ICC-ES REPORT ---	18	PROPOSED POWDER COATED ALUMINUM FENCE AND STEEL GATE FENCE 75% OPEN PER 14.2 0110(c)(2)
9	PROPOSED DECK. SEE DETAIL --A-10.4.1	19	PROPOSED GARAGE DOOR WINDOW PANEL FINISH
10	PROPOSED PARAPET SEE DETAIL --A-10.4.1	20	PROPOSED BREAK METAL. FRAZZE COLORLIFE CL317N - TOPSOIL
		21	PROPOSED GRADE
		22	TELEVISION
			ELECTRICAL PANEL 400 AMP

## KEYMAP



SECRET TITLE PROPOSED  
EXTERIOR  
ELEVATIONS

M<sub>2</sub>

Marengo Morton Architects

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LICENSED ARCHITECT  
MICHAEL RENE MORTON  
C-19371  
REN. 04/30/2017  
STATE OF CALIFORNIA

blue heron

DESIGN • BUILD

CUSTOM RESIDENCE

5228 CHELSEA ST.  
LA JOLLA, CA 92037

REVISIONS

07/27/2016 COMPLETENESS SUB.  
08/15/2016 FULL SUBMITTAL  
11/07/2016 BEGIN CONST. DOCS

PHASE CONSTRUCTION DOCUMENT

PROJECT NO. 2016-18

REVIEWED BY CAM

DRAWN BY PD

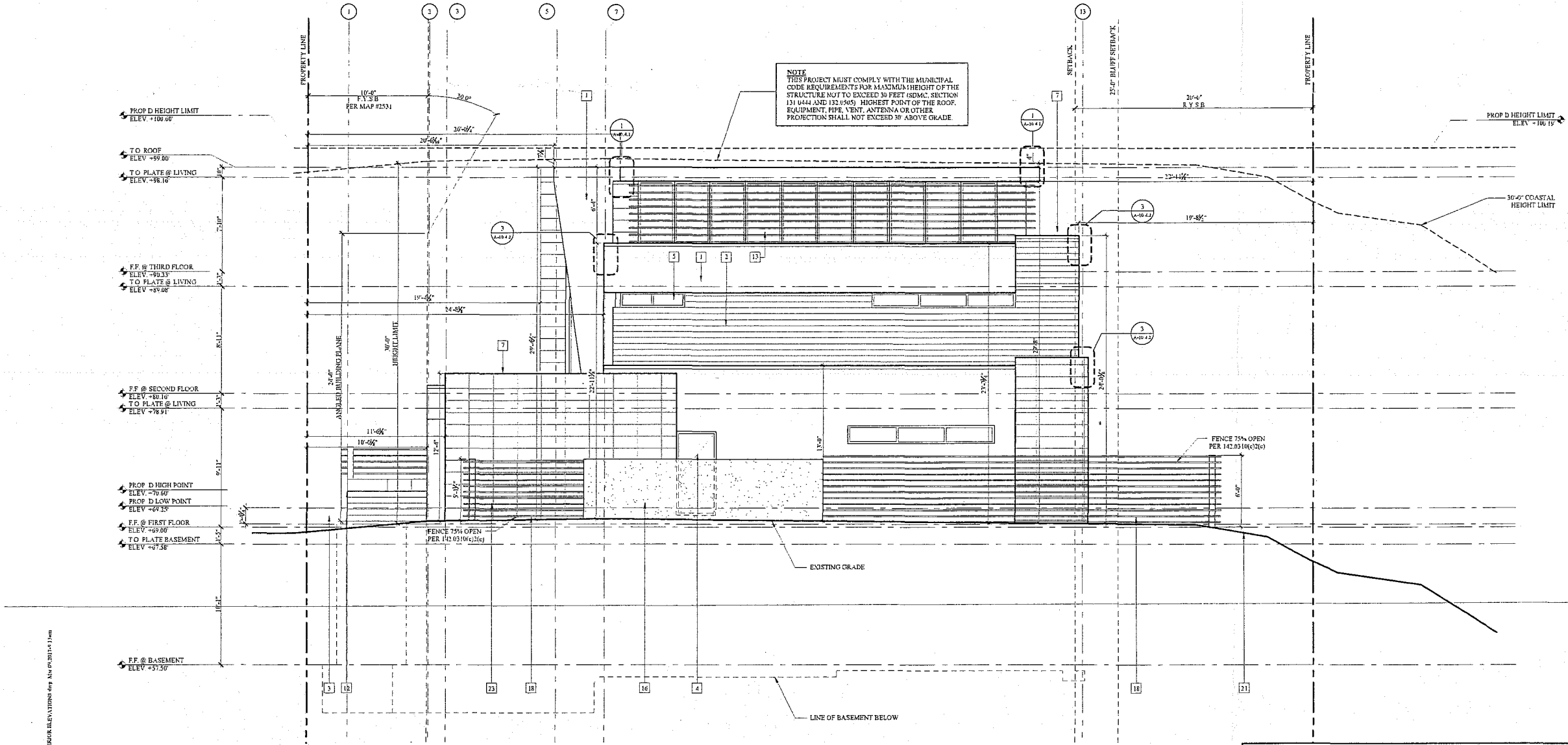
DATE 3/09/2017

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PROPOSED  
EXTERIOR  
ELEVATIONS

A-5.2

SHEET 13 OF 21

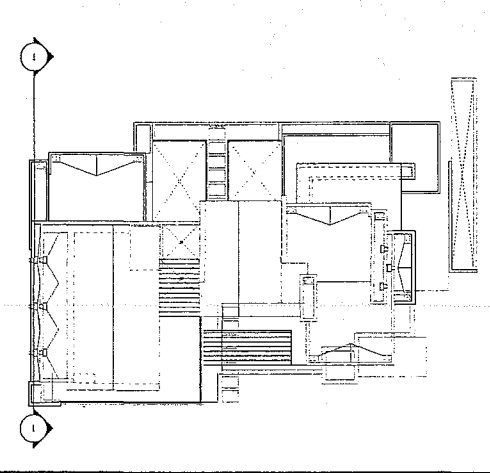


1 PROPOSED NORTH ELEVATION

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

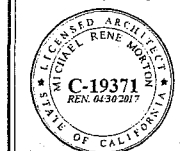
ELEVATION NOTES	ELEVATION KEYNOTES
A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.	1 PRIMARY EXTERIOR COLOR & MATERIALS: SAND FINISH STUCCO PAINTED WITH ELASTOMERIC PAINT, DUNN EDWARDS DE6380 - CLOUBED VISION - LRV 59
B. Refer to Site Plan for Site and Utility Information.	2 SECONDARY EXTERIOR COLOR & MATERIALS: BURNISHED STUCCO PAINTED TO MATCH WINDOW FRAMES FRAZZEE COLORLIFE CL3217N - TOPSOIL - LRV
C. Refer to sheet A-6.1 and A-6.2 for Building Sections.	3 SPECIAL FINISH STUCCO: BURNISHED FINISH WITH ELASTOMERIC COATING, V-GROOVE SCORE LINES 6" SPACING
D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.	4 DOOR ALUMINUM CLAD: WESTERN BRONZE ALUMINUM OR SIMILAR
E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.	5 MULLED WINDOWS IN BREAK METAL. SEE NOTE KEYNOTE 30 FOR FINISH
	6 GLASS GUARDRAILW/C RLAURANCE BRUSHED STAINLESS STEEL CAP RAIL
	7 BASALT STONE MORTAR SET OVER BROWN, SCRATCH COATS OF STUCCO
	8 PROPOSED FLAT SPRAY POLYURETHANE FOAM ROOFING SYSTEM WITH ELASTOMERIC PROTECTIVE COAT SHERWIN WILLIAMS GRIS #7659 LRV 35 BY - ICC-ES REPORT -
	9 PROPOSED DECK: SEE DETAIL -A-10.4.1
	10 PROPOSED PARAPET: SEE DETAIL -A-10.4.1
	11 PROPOSED BALCONY
	12 PROPOSED PLANTER
	13 ICARUS FIXED ICA-15% POWDER COATED SUN SHADING PANELS.
	14 PROPOSED ALUMINUM TRELLIS POWDERCOATED TO MATCH PRIMARY STUCCO. SEE ROOF PLAN AND DETAIL -A-10.4.1.
	15 PROPOSED BRIDGE. SEE SECTION A-6-- AND DETAIL -A-10.4.1.
	16 PROPOSED FREE STANDING STUCCO WALL 6' HIGH MAX. SEE DETAIL -A-10.4.1.
	17 PROPOSED REFLECTING POOL. SEE SECTION A-6.3 FOR DEPTH.
	18 PROPOSED POWDER COATED ALUMINUM FENCE AND STEEL GATE FENCE 75% OPEN PER 142.0316(c)(2)(c)
	19 PROPOSED GARAGE DOOR WINDOW PANEL FINISH
	20 PROPOSED BREAK METAL. FRAZZEE COLORLIFE CL3217N - TOPSOIL - LRV
	21 PROPOSED GRADE
	22 TELEVISION
	23 ELECTRICAL PANEL 400 AMP

KEYMAP





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DESIGN + BUILD

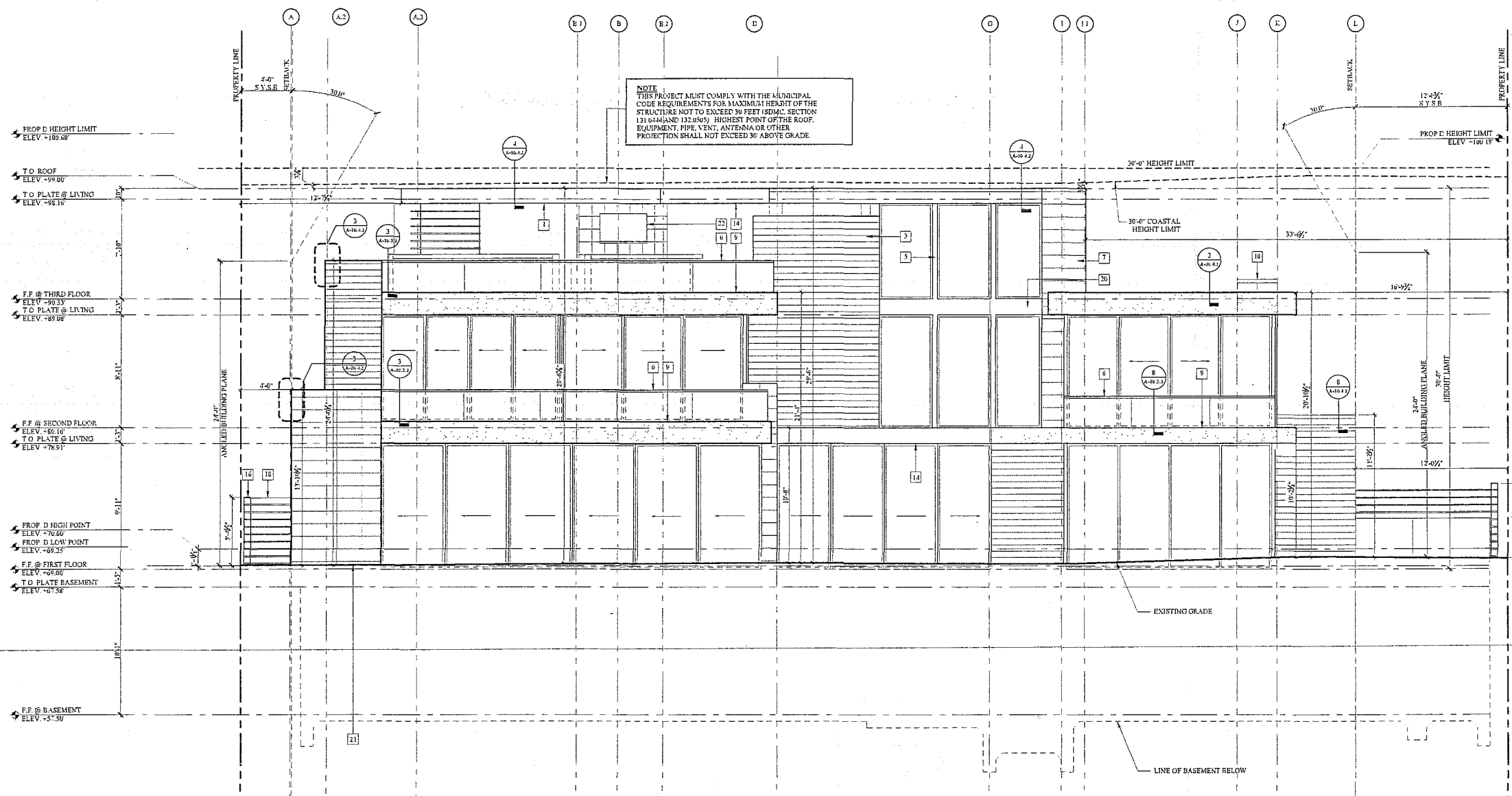
CUSTOM RESIDENCE  
5228 CHELSEA ST.  
LA JOLLA, CA 92037

REVISIONS  
07/27/2016 COMPLETENESS SUB  
08/15/2016 FULL SUBMITTAL  
11/07/2016 BEGIN CONST DOCS

△ △ △	PHASE	CONSTRUCTION
	DOCUMENT	
	PROJECT NO. 2016-18	
	REVIEWED BY	CAM
	DRAWN BY	JR
	DATE	3/09/2017

**SHEET TITLE** PROPOSED  
EXTERIOR  
ELEVATIONS

**SHEET 14 OF 21**



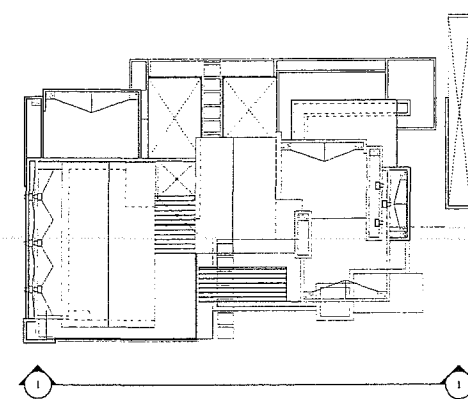
1 PROPOSED WEST ELEVATION

0 2' 4'

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

ELEVATION NOTES		ELEVATION KEYNOTES	
A.	All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.	1	PRIMARY EXTERIOR COLOR & MATERIALS: SAND FINISH STUCCO PAINTED WITH ELASTOMERIC PUTTY DUNN EDWARDS DE680 - CLOUDIED VISION - LRV 59
B.	Refer to Site Plan for Site and Utility Information.	2	SECONDARY EXTERIOR COLOR & MATERIALS: BURNISHED STUCCO PAINTED TO MATCH WINDOW FRAMES FRAZEE COLORLINE CL317N - TOPSOIL - LRV
C.	Refer to sheet A-6.1 and A-6.2 for Building Sections.	3	SPECIAL FINISH STUCCO: BURNISHED FINISH WITH ELASTOMERIC COATING V-GROOVE SCORE LINES 6" SPACING
D.	For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.	4	DOOR ALUMINUM CLAD: WESTERN BRONZE ALUMINUM OR SIMILAR
E.	Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200.3B criteria with the approval of the architect for locations.	5	MULLED WINDOWS IN BREAK METAL. SEE NOTE KEYNOTE 20 FOR FINISH
		6	GLASS GUARDRAIL: W/CL LAURANCE BRUSHED STAINLESS STEEL CAP RAIL
		7	BAKALT STONE MORTAR SET OVER BROWN SCRATCH COAT OF STUCCO
		8	PROPOSED FLAT SPRAY POLYURETHANE FOAM ROOFING SYSTEM WITH ELASTOMERIC PROTECTIVE COAT. SHERWIN WILLIAMS ORIS #7659 LRV 39 BY - INCES REPORT -
		9	PROPOSED DECK SEE DETAIL -A-10.4.1
		10	PROPOSED PARAPET. SEE DETAIL -A-10.4.1
		11	PROPOSED BALCONY
		12	PROPOSED PLANTER
		13	ICARUS FIXED ICA.150 POWDER COATED SUN SHADING PANELS.
		14	PROPOSED ALUMINUM TRELLIS POWDERCOATED TO MATCH PRIMARY STUCCO. SEE ROOF PLAN AND DETAIL -A-10.4.
		15	PROPOSED BRIDGE. SEE SECTION A-6. AND DETAIL -A-10.4.1
		16	PROPOSED FREE STANDING STUCCO WALL 6" HIGH MAX SEE DETAIL -A-10.4.2
		17	PROPOSED REFLECTING POOL. SEE SECTION A-6.3 FOR DETPH.
		18	PROPOSED POWDER COATED ALUMINUM FENCE AND STEEL GATE FENCE 75% OPEN PER 14.0310(c)(2)
		19	PROPOSED GARAGE DOOR WINDOW PANEL FINISH
		20	PROPOSED BREAK METAL FRAZEE COLORLINE CL317N - TOPSOIL - LRV
		21	PROPOSED GRADE
		22	TELEVISION
		23	ELECTRICAL PANEL 400 AMP

## KEYMAP



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07/27/2016 COMPLETENESS SUB.  
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PHASE CONSTRUCTION  
DOCUMENT

PROJECT NO. 2016-18

REVIEWED BY CAM

DRAWN BY JR

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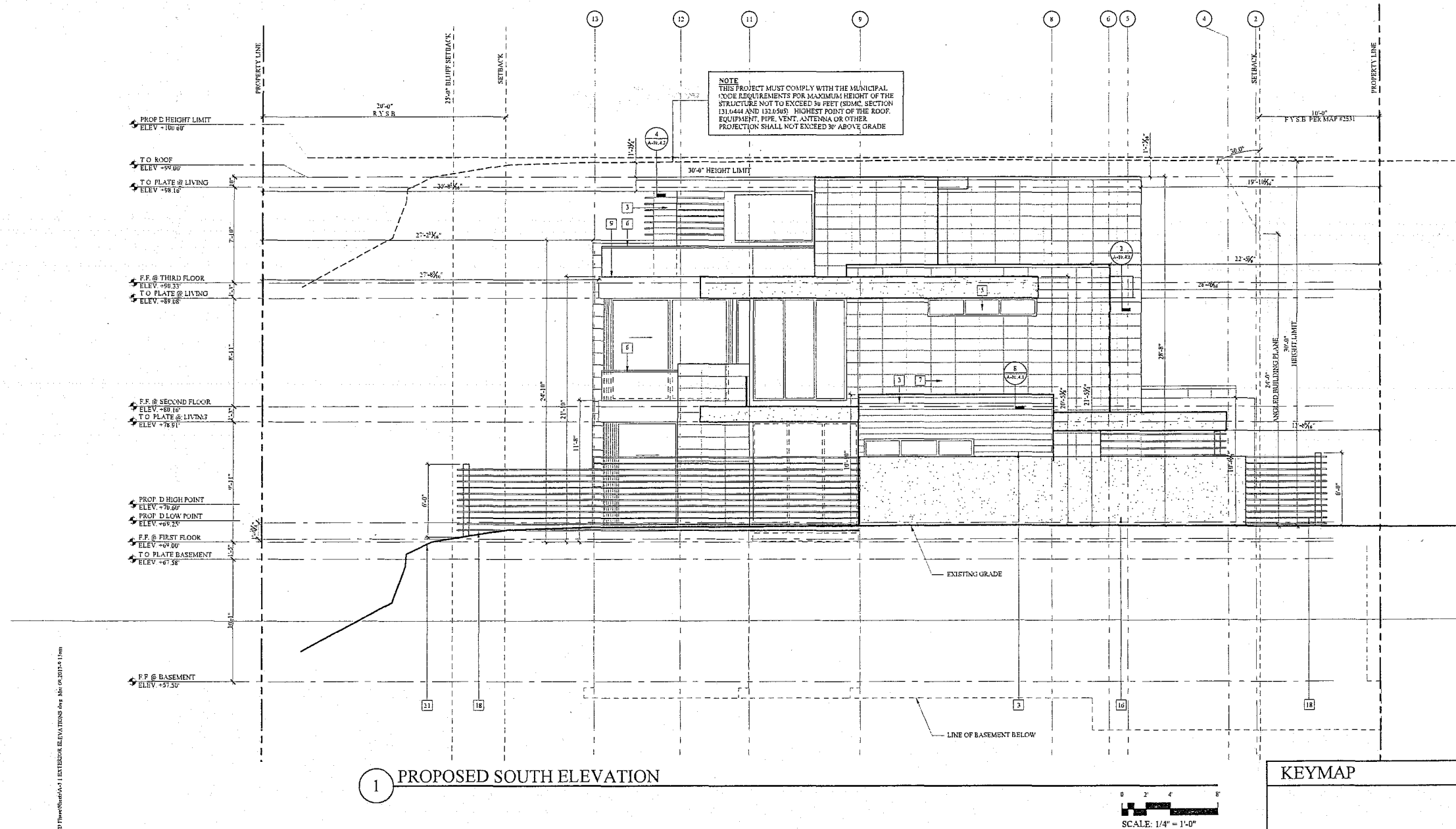
Messages: Martin Auerbach, Inc. is providing its services on an "as is" basis without any warranty, either express or implied. The firm

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SHEET TITLE PROPOSED  
EXTERIOR  
ELEVATIONS

A-5.4

SHEET 15 OF 21



1 PROPOSED SOUTH ELEVATION

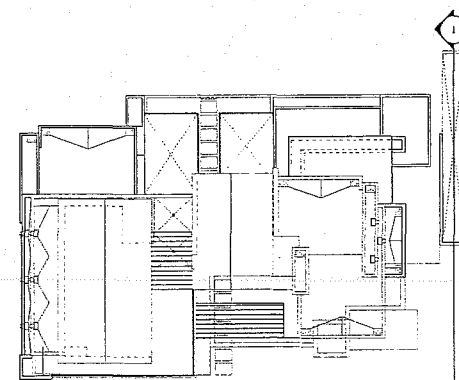
### ELEVATION NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. Refer to sheet A-6.1 and A-6.2 for Building Sections.
- D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200.3 BC criteria with the approval of the architect for locations.

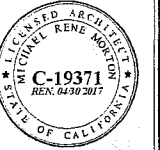
ELEVATION KEYNOTES

- |    |   |    |  |
|----|---|----|--|
| 1  | PRIMARY EXTERIOR COLOR & MATERIALS: SAND FINISH STUCCO PAINTED WITH ELASTOMERIC PAINT DUNN EDWARDS D6380 - CLOUDY DIVER - LRV 59              | 11 | PROPOSED BALCONY   |
| 2  | SECONDARY EXTERIOR COLOR & MATERIALS: BURNISHED STUCCO PAINTED TO MATCH WINDOW FRAMES FRAZEE COLORLIFE CL3217N - TOPSOIL - LRV                | 12 | PROPOSED PLANTER   |
| 3  | SPECIAL FINISH STUCCO - BURNISHED FINISH WITH ELASTOMERIC COATING V-GROOVE SCORE LINES 6" SPACING   | 13 | ICARUS FIXED ICA-150 POWDER COATED SUN SHADING PANELS  |
| 4  | DOOR ALUMINUM CLAD, BREAKDOWN BRONZE ALUMINUM OR SIMILAR  | 14 | PROPOSED ALUMINUM TRELLIS POWDERCOATED TO MATCH PRIMARY STUCCO. SEE ROOF PLAN AND DETAIL -A-10.1-<br>PROPOSED BRIDGE. SEE SECTION A-6- AND DETAIL -A-10.1-<br>PROPOSED REFLECTING POOL. SEE SECTION A-6.3 FOR DEPTH. |
| 5  | MULDED WINDOWS IN BREAK METAL. SEE NOTE KEYNOTE 20 FOR FINISH   | 16 | PROPOSED FREE STANDING STUCCO WALL 6" HIGH MAX SEE DETAIL -A-10.1-<br>PROPOSED GARAGE DOOR ALUMINUM PANEL FINISH   |
| 6  | GLASS GUARDRAIL W/ C.P.L. RAILING BRUSHED STAINLESS STEEL CAP RAIL  | 17 | PROPOSED POWDER COATED ALUMINUM FENCE AND STEEL GATE FENCE 75% OPEN PER 14.0310(g)(2)(c)   |
| 7  | BASALT STONE MORTAR SET OVER BROWN SCRATCH COATS OF STUCCO  | 19 | PROPOSED GARAGE DOOR ALUMINUM PANEL FINISH   |
| 8  | PROPOSED FLAT SPRAY POLYURETHANE FOAM ROOFING SYSTEM WITH ELASTOMERIC PROTECTIVE COAT. SHERWIN WILLIAMS GRIS #7659 LRV 35 BY ICC-ES REPORT -- | 20 | PROPOSED BREAK METAL. FRAZEE COLORLIFE CL3217N - TOPSOIL LRV   |
| 9  | PROPOSED DECK. SEE DETAIL -A-10.4.1   | 21 | PROPOSED GRADE   |
| 10 | PROPOSED PARAPET. SEE DETAIL - A-10.4.1   | 22 | TELEVISION   |
|    |   | 23 | ELECTRICAL PANEL 400 AMP   |

## KEYMAP



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△  
△  
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PROJECT No. 2016-18

REVIEWED BY CAM

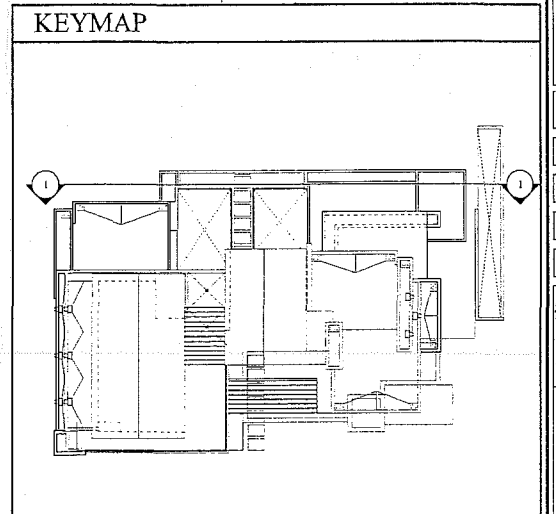
RAIYN BY JR

DATE 3/09/2017

page Martin Armstrong, it is possible for someone to obtain papers and records differently. The papers themselves have little reflection on the community, information is revealed in an unorganized or chaotic way, and what is not necessarily limited to "CIA documents", nor will it be necessarily accurate, with additional or incorrect data, due to many other causes. Furthermore, even after the degradation, retrieval, or loss of data, there is already all such documents not provided to the user for the same reason. The user will not be able to find the information they need, and there is no way to find it. It is said to be unsearchable and unmanageable. The report and good handling are with the most apparent of the Archivist of the United States, the Archivist of the United States, and the United States Department of State.

**SHORT TITLE** PROPOSED  
EXTERIOR  
ELEVATIONS

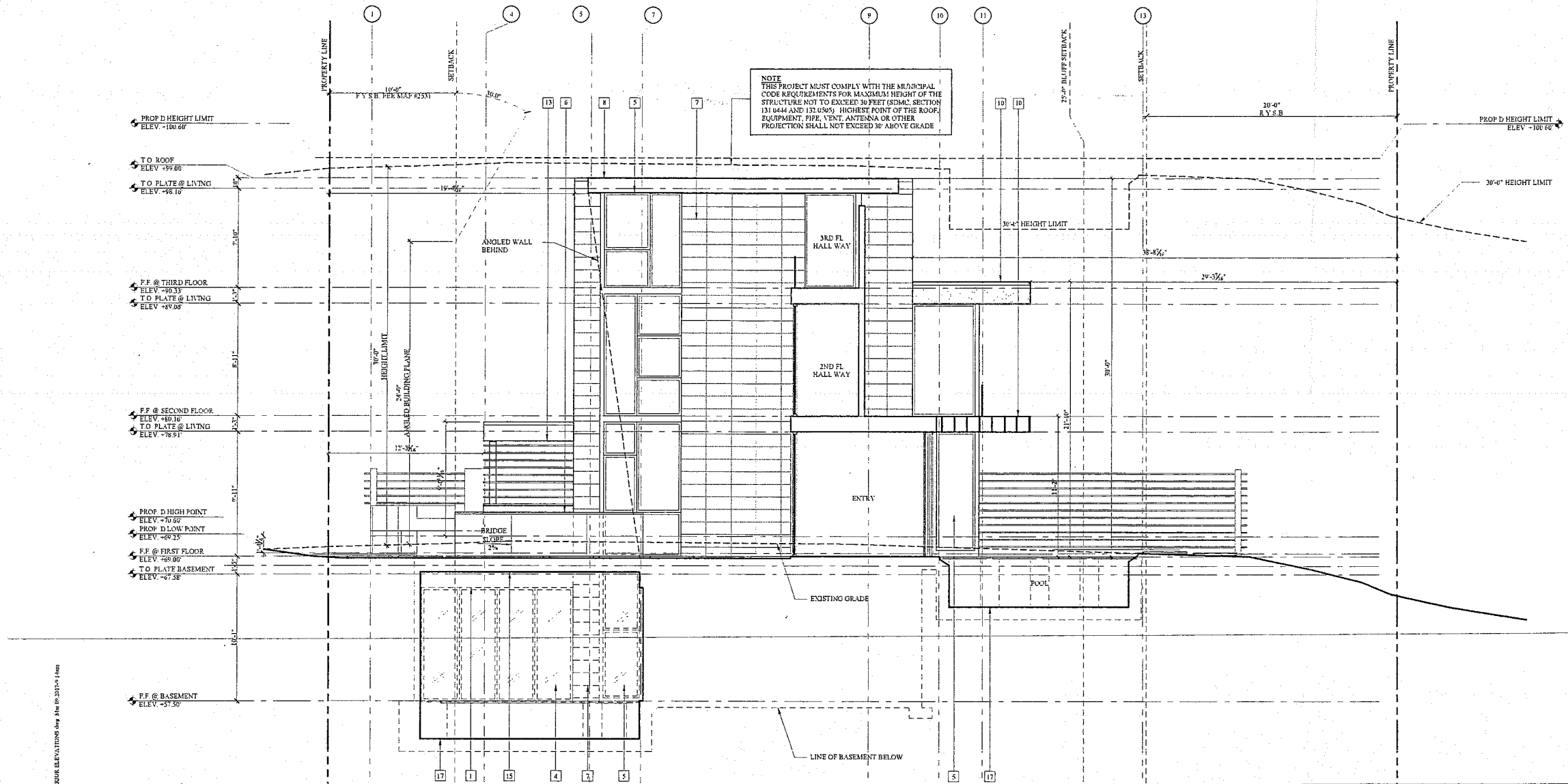
A-5.5  
SHEET 16 OF 21



1 PROPOSED EAST ELEVATION AT ENTRY BRIDGE

ELEVATION NOTES		ELEVATION KEYNOTES	
A.	All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.	1	PRIMARY EXTERIOR COLOR & MATERIALS: SAND FINISH STUCCO PAINTED WITH ELASTOMERIC PAINT DUNN EDWARDS D5986 - CLOUDED VISION - LRV 59
B.	Refer to Site Plan for Site and Utility Information.	2	SECONDARY EXTERIOR COLOR & MATERIALS: BURNISHED STUCCO PAINTED TO MATCH WINDOW FRAMES FRAZEE COLORLIFE CL317N - TOPSOIL - LRV
C.	Refer to sheet A-6.1 and A-6.2 for Building Sections.	3	SPECIAL FINISH STUCCO: BURNISHED FINISH WITH ELASTOMERIC COATING V-GROOVE SCOPE LINES 6" SPACING
D.	For Door and Windows See Schedules on sheet A-8.1 and A-8.2.	4	DOOR ALUMINUM CLAD: WESTERN BRONZE ALUMINUM OR SIMILAR
E.	All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.	5	MILLED WINDOWS IN BREAK METAL. SEE NOTE KEYNOTE 26 FOR FINISH
F.	Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet S-2 Div. 09-200 3B criteria with the approval of the architect for locations.	6	GLASS GUARDRAIL W/ C.R. LAURANCE BRUSHED STAINLESS STEEL CAP RAIL
		7	BASALT STONE MORTAR SET OVER BROWN SCRATCH COATS OF STUCCO
		8	PROPOSED FLAT SPYKAY POLYURETHANE FOAM ROOFING SYSTEM WITH ELASTOMERIC PROTECTIVE COAT. SHERWIN WILLIAMS GRIS #7659 LRV 39 BY ICC-ES REPORT --
		9	PROPOSED DECK SEE DETAIL --A-10 4.1
		10	PROPOSED PARAPET SEE DETAIL --A-10 4.1
		11	PROPOSED BALCONY
		12	PROPOSED PLANTER
		13	ICARUS FIXED ICE 150 POWDER COATED SUN SHADING PANELS.
		14	PROPOSED ALUMINUM TRELLIS POWDERCOATED TO MATCH PRIMARY STUCCO. SEE ROOF PLAN AND DETAIL --A-10 4.4
		15	PROPOSED BRIDGE. SEE SECTION A-6.6 -- AND DETAIL --A-10 4.6
		16	PROPOSED FREE STANDING STUCCO WALL 6" HIGH MAX SEE DETAIL --A-10 --
		17	PROPOSED REFLECTING POOL. SEE SECTION A-6.3 FOR DEPTH.
		18	PROPOSED POWDER COATED ALUMINUM FENCE AND STEEL GATE FENCE 75% OPEN PER 142 6316(c)(2)(c)
		19	PROPOSED GARAGE DOOR WINDOW PANEL FINISH
		20	PROPOSED BREAK METAL FRAZEE COLORLIFE CL3217N - TOPSOIL - LRV
		21	PROPOSED GRADE
		22	TELEVISION
		23	ELECTRICAL PANEL 400 AMP

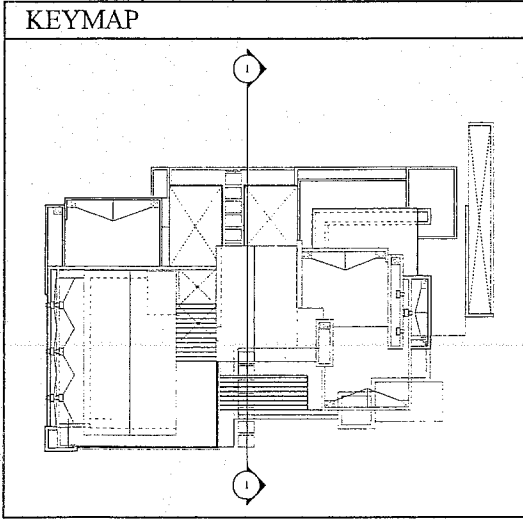




1 PROPOSED NORTH ELEVATION AT ENTRY BRIDGE

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

ELEVATION NOTES	ELEVATION KEYNOTES
A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.	1 PRIMARY EXTERIOR COLOR & MATERIALS: SAND FINISH STUCCO PAINTED WITH ELASTOMERIC PAINT DUNN EDWARDS DESIGN - CLAUDED VISION - LEV 59
B. Refer to Site Plan for Site and Utility Information.	2 SECONDARY EXTERIOR COLOR & MATERIALS: BURNISHED STUCCO PAINTED TO MATCH WINDOW FRAMES FRAZEE COLORLIFE CL3217N - TOPSOIL - LRV
C. Refer to sheet A-6.1 and A-6.2 for Building Sections.	3 SPECIAL FINISH STUCCO: BURNISHED FINISH WITH ELASTOMERIC COATING V-GROOVE SCORE LINES 5" SPACING
D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.	4 DOOR ALUMINUM CLAD: WESTERN BRONZE ALUMINUM OR SIMILAR
E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.	5 MULLED WINDOWS IN BREAK METAL. SEE NOTE KEYNOTE 10 FOR FINISH
	6 GLASS GUARDRAIL W/ C R LAURANCE BRUSHED STAINLESS STEEL CAP RAIL
	7 BASALT STONE MORTAR SET OVER BROWN SCRATCH COATS OF STUCCO
	8 PROPOSED FLAT SPRAY POLYURETHANE FOAM ROOFING SYSTEM WITH ELASTOMERIC PROTECTIVE COAT. SHERWIN WILLIAMS CRIS #7059 LRV 39 BY - ICC-ES REPORT -
	9 PROPOSED DECK. SEE DETAIL -A-10.4.1
	10 PROPOSED PARAPET. SEE DETAIL -A-10.4.1
	11 PROPOSED BALCONY
	12 PROPOSED PLANTER
	13 ICARUS FIXED ICA150 POWDER COATED SUN SHADING PANELS
	14 PROPOSED ALUMINUM TRELLIS POWDERCOATED TO MATCH PRIMARY STUCCO. SEE ROOF PLAN AND DETAIL -A-10.4-
	15 PROPOSED BRIDGE. SEE SECTION A-6-- AND DETAIL -A-10--
	16 PROPOSED FREE STANDING STUCCO WALL 6' HIGH MAX. SEE DETAIL -A-10--
	17 PROPOSED REFLECTING POOL. SEE SECTION A-6.3 FOR DEPTH.
	18 PROPOSED POWDER COATED ALUMINUM FENCE AND STEEL GATE. FENCE 75% OPEN PER 143 0316(g)(4)
	19 PROPOSED GARAGE DOOR WINDOW PANEL FINISH
	20 PROPOSED BREAK METAL. FRAZEE COLORLIFE CL3217N - TOPSOIL - LRV
	21 EXISTING GRADE
	22 TELEVISION
	23 ELECTRICAL PANEL 400 AMP



M<sub>2</sub>

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REGISTERED ARCHITECT  
MICHAEL RENE MORTON  
C-19371  
REN. 04/30/2017  
STATE OF CALIFORNIA

blue heron  
DESIGN • BUILD

CUSTOM RESIDENCE  
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LA JOLLA, CA 92037

REVISIONS  
07/27/2016 COMPLETENESS SUB.  
08/15/2016 FULL SUBMITTAL  
11/07/2016 BEGIN CONST. DOCS

PHASE CONSTRUCTION DOCUMENT  
PROJECT NO. 2016-18  
REVIEWED BY CAM  
DRAWN BY JR  
DATE 3/09/2017

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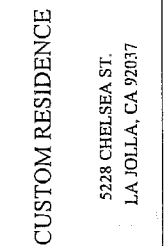
PROPOSED EXTERIOR ELEVATIONS

A-5.6

SHEET 17 OF 21



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PROJECT NO. 2016-18

REVIEWED BY CAM

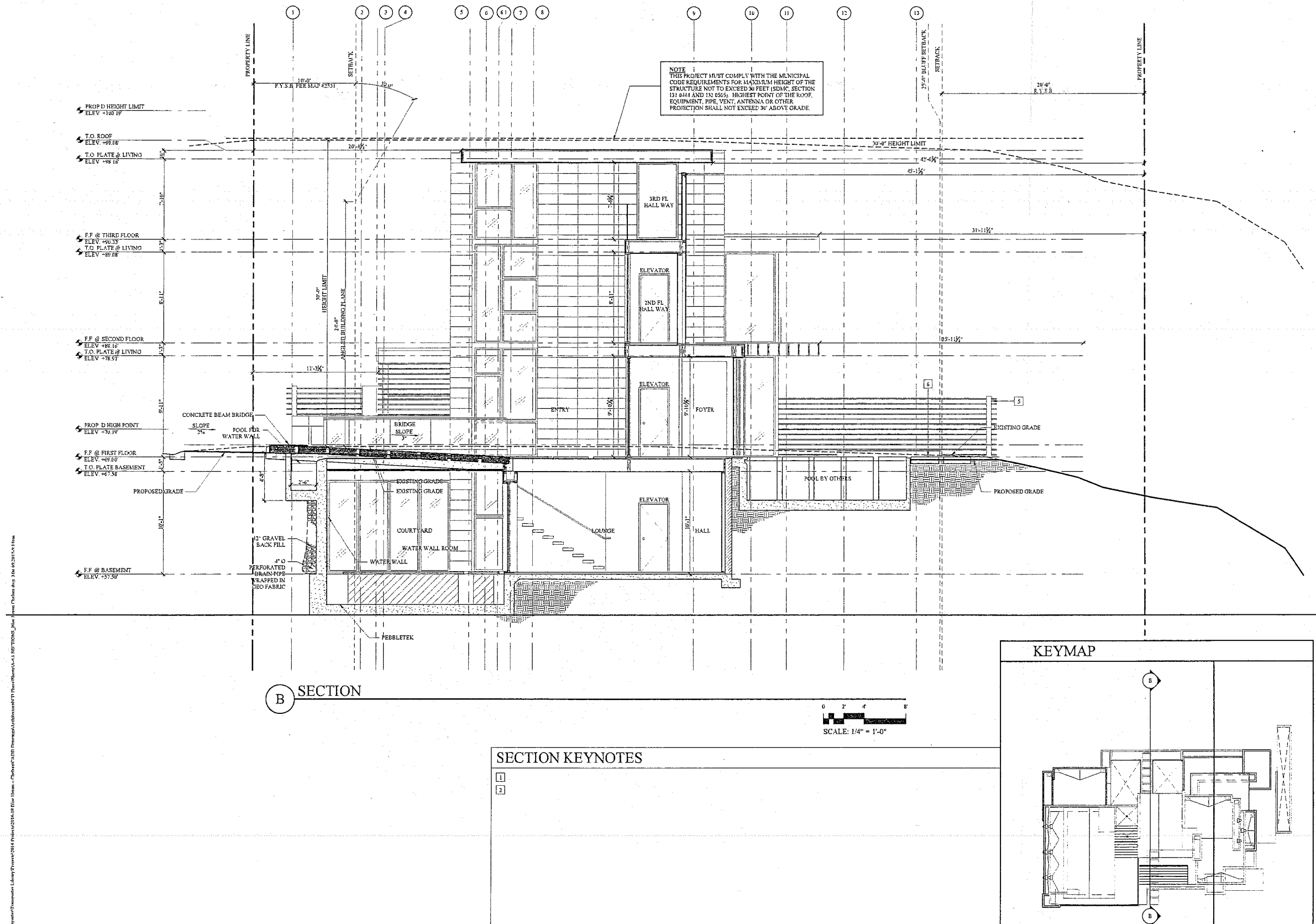
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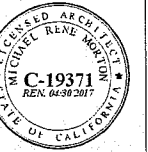
SHEET TITLE	PROPOSED SECTIONS
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A-6.2  
SHEET 19 OF 21





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**THE**

LA JOLLA, CA 92037

EXTENSIONS  
7/27/2016 COMPLETENESS SUB  
8/15/2016 FULL SUBMITTAL  
11/07/2016 BEGIN CONST DOCS



PHASE CONSTRUCTION  
DOCUMENT

PROJECT NO 2016-18

REVIEWED BY CAM

DRAWN BY JR

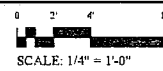
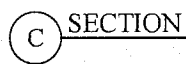
DATE 3/09/2017

Leungs Marine Architects Inc. is, according to agreement, retaining papers, models and drawings. The papers include the design plans, specifications, reports, documents, and exhibits now retained as to construction or otherwise in case of a lawsuit. The agreement also provides that the architect is not to be unduly influenced, either directly or indirectly, by the owner, or by any other factor, in connection with the design, construction, or otherwise. The agreement also provides that the architect is to be held responsible for any errors or omissions in the design or construction, and that the architect is to be held responsible for any errors or omissions in the design or construction, and that the architect is to be held responsible for any errors or omissions in the design or construction.

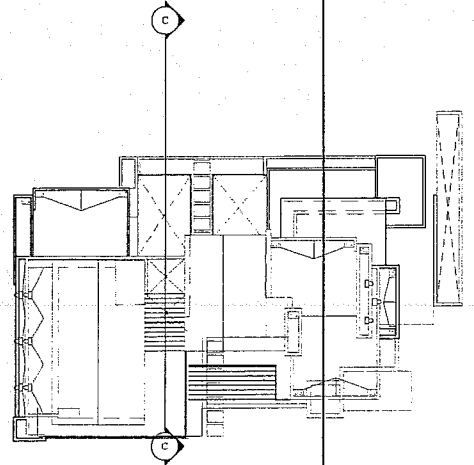
**SHEET TITLE** PROPOSED  
SECTIONS

A-6.3

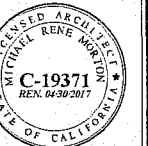
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- 2



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PROJECT NO. 2016-18

VIEWED BY CAM

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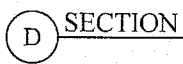
DATE 3/09/2017

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**SHEET TITLE** PROPOSED  
SECTIONS

A-6.4

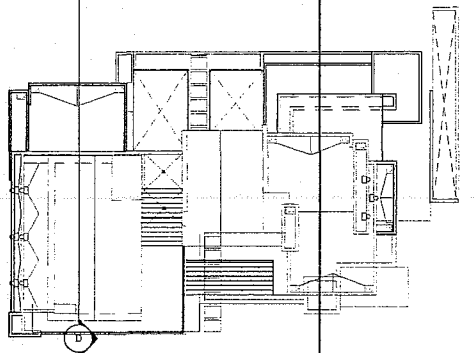
SHEET 21 OF 21



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

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