

foot single family residence, with an attached 373 square-foot garage and 745 square-feet of deck area. The 1,990 square-foot project site is located at 3688 Bayside Walk, in the Mission Beach Precise Plan and Local Coastal Program plan area. The project is surrounded by residential development to the north, west, and south, with Mission Bay Park to the east. The project is located west of Bayside Walk, south of Santa Clara Place, east of Bayside Lane, and north of Ostend Court. (Attachments 1, 2, and 3)

The property is located in the Mission Beach Planned District (MBPD) R-S (Residential South Subdistrict) zone (Attachment 4), in the Coastal Height Limit Overlay Zone (Proposition "D"), Coastal Permit Overlay Zone (Appealable Area), the Residential Tandem Parking Overlay Zone, the Transit Overlay Zone, the Parking Impact Overlay Zone (Beach and Coastal), and is within the First Public Roadway (Attachment 5). Since the project is located in the Coastal Overlay Zone, Appealable Area, a CDP, Process 3, is required for the proposed development.

This project is being processed as part of the Sustainable Buildings Expedite Program. A requirement of this program is that 50% of the on-site energy use be provided by a roof-mounted photovoltaic system. Condition 22 of the permit (Attachment 8) requires that construction documents, illustrating this system, be submitted prior to building permit issuance.

The Mission Beach Precise Plan designates this site for residential development, with a maximum density of 36 dwelling unit per acre (du/acre). The proposed project is consistent with the designated use and density identified by the Mission Beach Precise Plan. No deviations are requested as part of this project. As such, the project conforms to the intent of the MBPD-R-S zone, which is to "allow the improvement or development of the standard Mission Beach lots with little or no need for variances." The project is located within the Coastal Height Limit Overlay Zone (Proposition "D") and does not exceed the 30-foot height limit.

A historic review of the existing building on site was conducted by the Planning Department's Historic Review Staff, under project number 392428. Through that review, the structures on the property were determined to not meet local historic designation criteria as an individually significant resource under the adopted criteria of the Historic Resources Board (HRB).

CONCLUSION

Staff has reviewed the application for the Coastal Development Permit and determined the project is consistent with the applicable Coastal Development Regulations, the Mission Beach Precise Plan and Local Coastal Program, and the Land Development Code. Staff recommends that the Hearing Officer approve this project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1446357, with modifications.
2. Deny Coastal Development Permit No. 1446357, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Alex Hempton, AICP
Development Project Manager

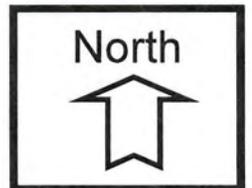
Attachments:

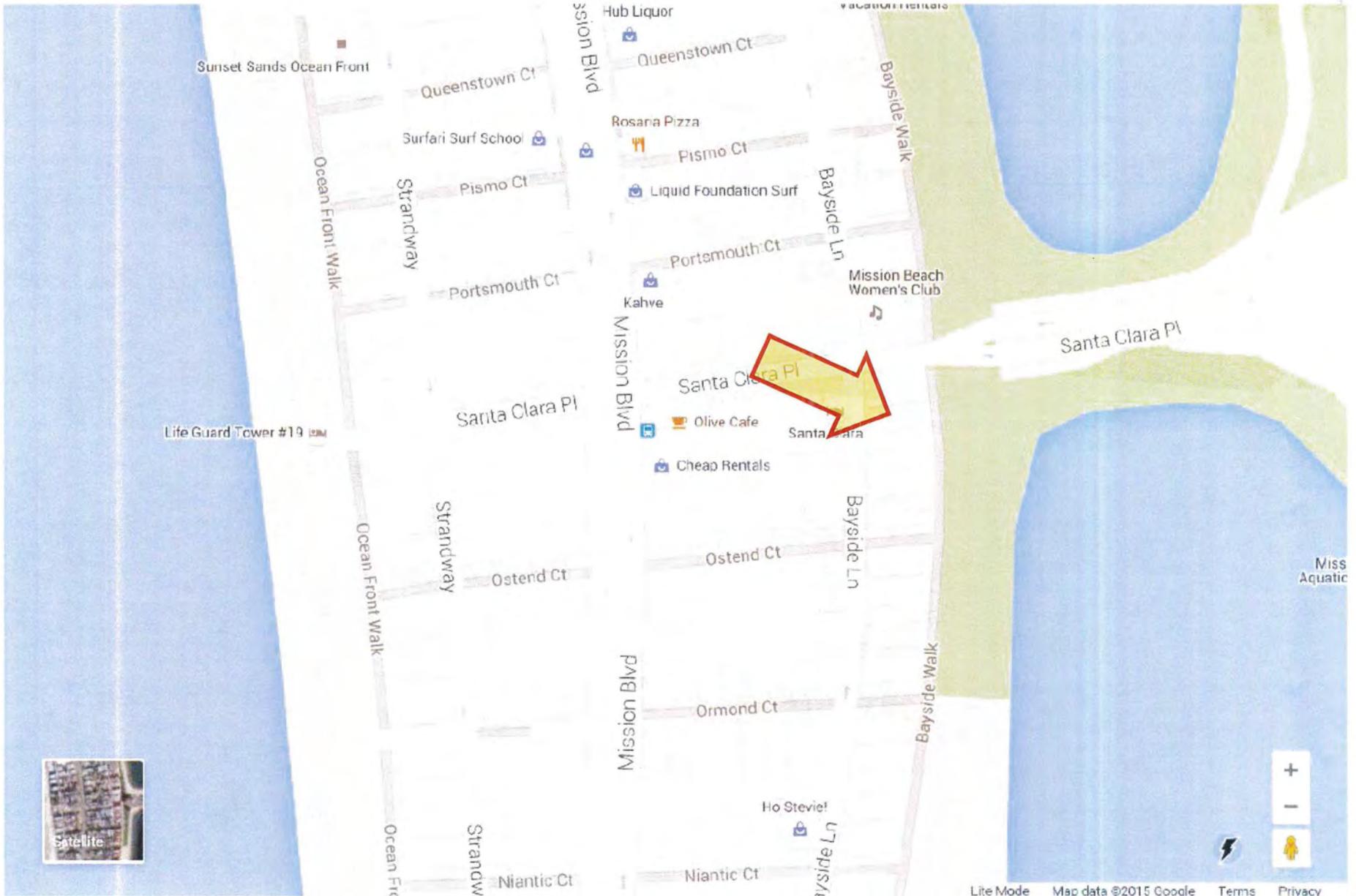
1. Aerial Photo
2. Location Map
3. Community Plan Land Use Map
4. Zoning Map
5. Coastal Map
6. Data Sheet
7. Draft Permit Resolution with Findings
8. Draft Permit with Conditions
9. Notice – Hearing Officer
10. Project Chronology
11. Notice of Right to Appeal – Environmental Exemption
12. Photo Survey
13. Community Planning Group Recommendation
14. Ownership Disclosure Statement
15. Project Plans



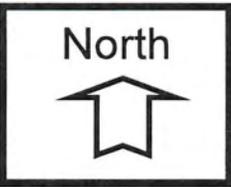
Aerial Photo

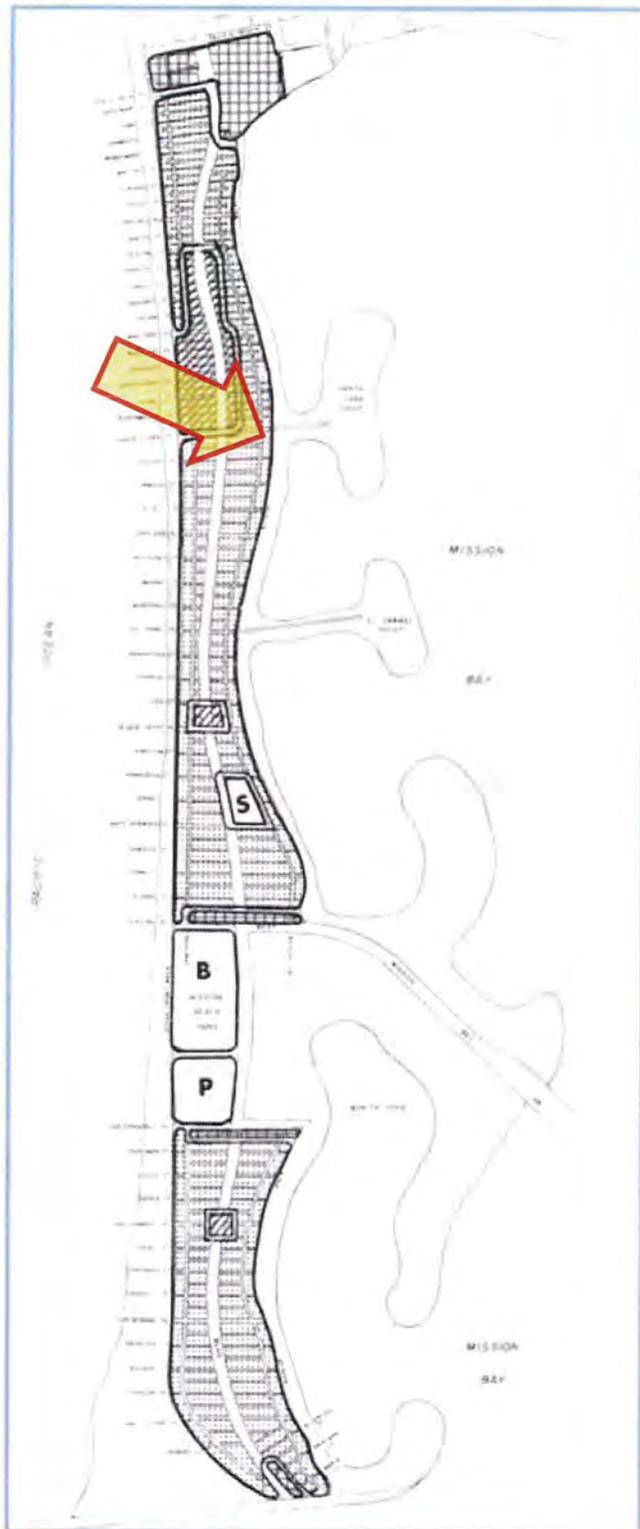
Knowlton Residence – 412692
3688 Bayside Walk





Location Map
Knowlton Residence – Project Number 412692
 3688 Bayside Walk

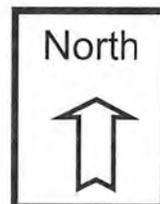




Designated as
“Residential – 36
units per acre”

legend

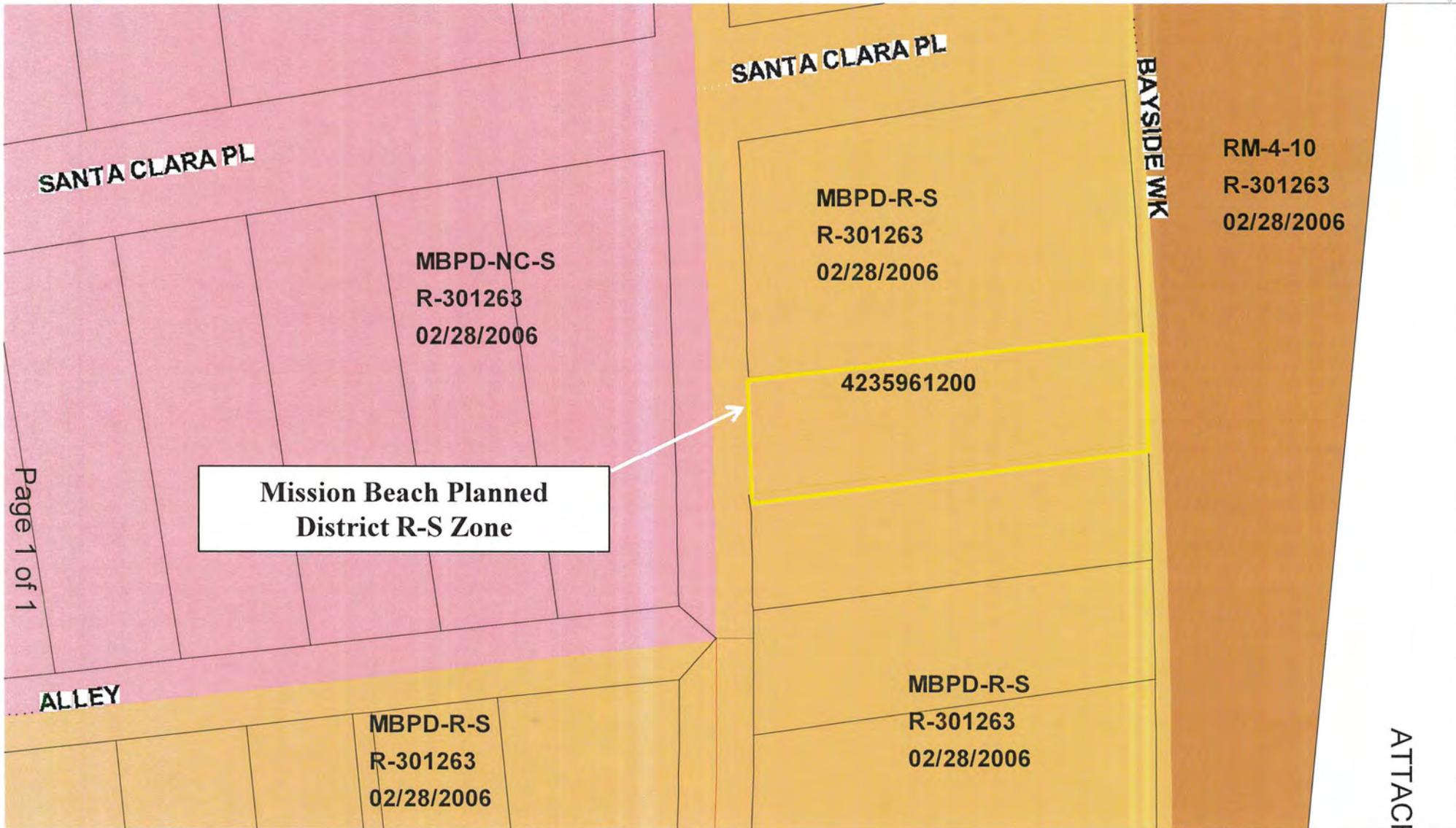
-  residential (36 units per acre)
-  neighborhood commercial
-  commercial recreation
- public facilities
-  parking
-  belmont amusement park
-  school



Land Use Map

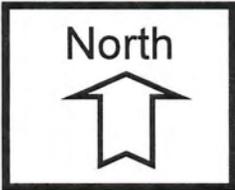
Knowlton Residence – 412692

3688 Bayside Walk



Zoning Map

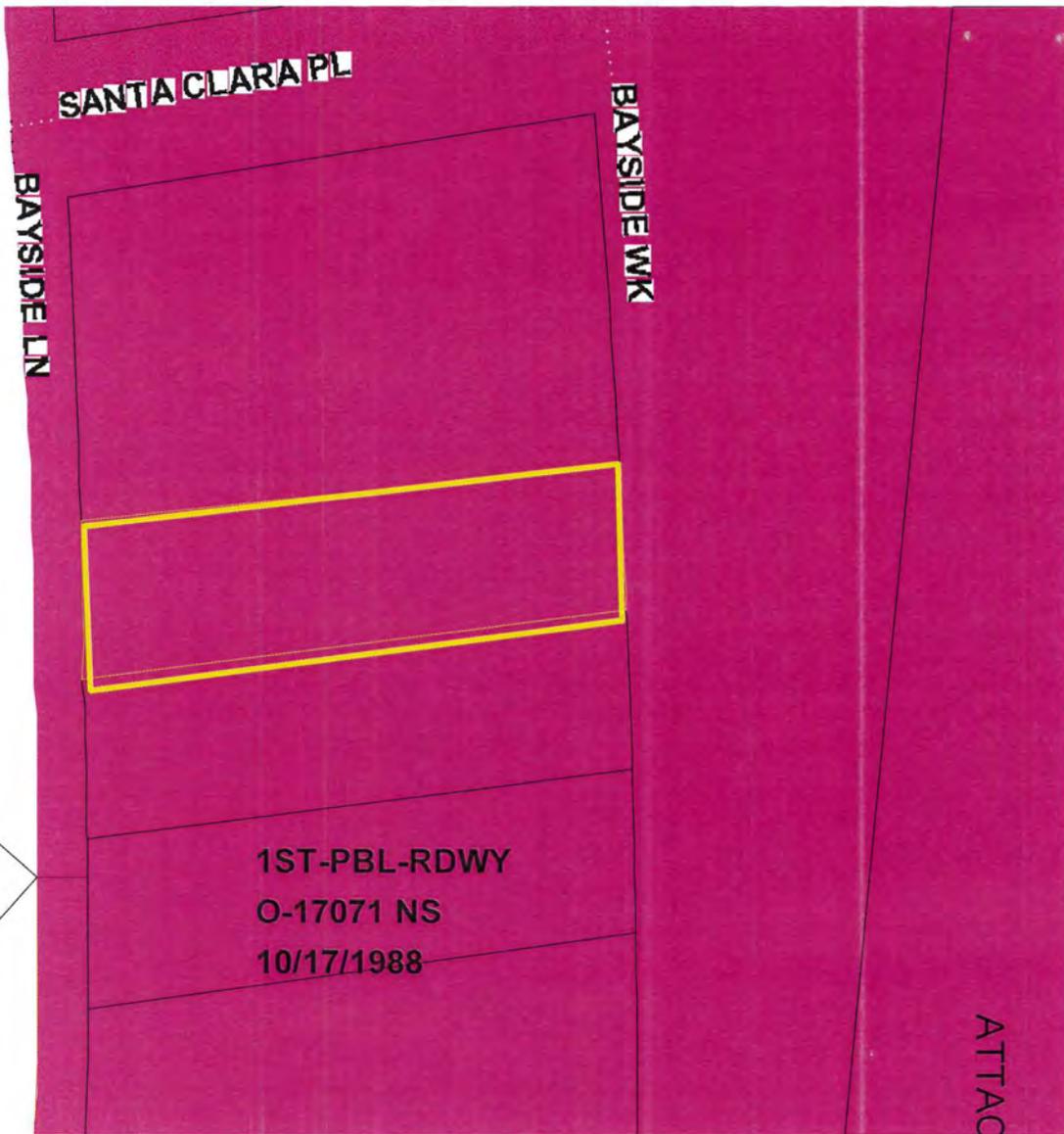
Knowlton Residence – 412692
3688 Bayside Walk



Located within the Coastal
Permit Overlay Zone –
Appealable Area and within the
First Public Roadway

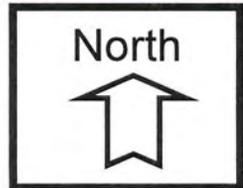
Page 1 of 1

ALLEY



Coastal Map

Knowlton Residence – 412692
3688 Bayside Walk



ATTACHMENT 5

PROJECT DATA SHEET

PROJECT NAME:	Knowlton Residence	
PROJECT DESCRIPTION:	Demolish an existing single family residence and construct a 2,176 square-foot three-story single family residence with a two-car garage, located at 3688 Bayside Walk.	
COMMUNITY PLAN AREA:	Mission Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit (CDP), Process 3	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential – 36 dwelling units per acre	
<u>ZONING INFORMATION:</u>		
ZONE: MBPD-R-S zone of the Mission Beach Planned District (a residential zone allowing 1 dwelling unit per 1,200 square feet of lot area).		
HEIGHT LIMIT: 30-Foot maximum height limit / proposed 29' 11" max height		
LOT SIZE: 1,990 square feet		
FLOOR AREA RATIO: 1.1 max		
FRONT SETBACK: 10 feet (standard setback)		
SIDE SETBACK: 3 feet and 5 feet proposed		
REAR SETBACK: None required, 5 feet proposed for backup space		
PARKING: 2 parking spaces required / 2 parking spaces provided		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; MBPD-R-S	Residential
SOUTH:	Residential; MBPD-R-S	Residential
EAST:	Mission Bay Park; RM-4-10	Mission Bay Park
WEST:	Residential; MBPD-NC-S	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On April 21, 2015, the Mission Beach Precise Planning Board voted 8-0-0 to recommend approval of the project with no conditions.	

**HEARING OFFICER RESOLUTION NO. HO-XXXX
COASTAL DEVELOPMENT PERMIT NO. 1446357
KNOWLTON RESIDENCE - PROJECT NO. 412692**

WHEREAS, FORREST KNOWLTON and PAULA DUNN, Owners/Permittees, filed an application with the City of San Diego for a permit to demolish an existing single family residence and construct a 2,176 square-foot three-story single family residence with a two-car garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1446357), on portions of a 1,990 square-foot site;

WHEREAS, the project site is located at 3688 Bayside Walk within the MBPD-R-S Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Coastal Impact and Beach Impact Areas), Residential Tandem Parking Overlay Zone, within the First Public Roadway, and the Mission Beach Precise Plan and Local Coastal Program plan area;

WHEREAS, the project site is legally described as Lot 3 of Resubdivision of Block 170 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1771, filed in the Office of the County Recorder of San Diego County, December 13, 1923;

WHEREAS, on July 8, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1446357 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on May 27, 2015, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

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 July 8, 2015.

FINDINGS:

Coastal Development Permit - Section 126.0708

A. Findings for all Coastal Development Permits

- 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 proposed project is located at 3688 Bayside Walk, approximately 100 feet from Mission Bay and 770 feet from the Pacific Ocean. The proposed project is located in an urbanized, developed residential neighborhood in the Mission Beach Precise Plan and Local Coastal Program plan area.

ATTACHMENT 7

As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The site is not located on the ocean and does not contain any existing physical access way or proposed access way to the coast. The project site is not located within any identified view corridor, public vantage point, or physical access route identified in the Mission Beach Precise Plan. Furthermore, no see-through or public views to the ocean exist through the site. The proposed development adheres to the MBPD-R-S zone development regulations and no deviations are requested, consistent with the intent of the MBPD-R-S zone, which is to "allow the improvement or development of the standard Mission Beach lots with little or no need for variances." Additionally, the proposed development complies with the 30-foot Coastal Height Limit Overlay zone and the proposed height is consistent with the residential development located immediately to the north and south. Based on the location and design of this project, the proposed 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. Although the development is not located in a public view corridor identified in the Mission Beach Precise Plan and Local Coastal Program, the development adheres to the MBPD development regulations and the 30-foot Coastal Height Limit, and no variances or deviations are requested. The project will therefore enhance and protect public views toward Mission Bay, by complying with the applicable development regulations and land use plans.

2. The proposed coastal development will not adversely affect environmentally sensitive lands.

The proposed project is located at 3688 Bayside Walk, approximately 100 feet from Mission Bay and 770 feet from the Pacific Ocean. The proposed project is located in an urbanized, developed residential neighborhood in the Mission Beach Precise Plan and Local Coastal Program plan area. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The existing developed site is essentially flat and is surrounded by existing residential development and Mission Bay Park to the east, opposite Bayside Walk. No environmentally sensitive lands are located on-site. A Water Quality Study was prepared for this project, to determine potential impacts from this project to the surrounding watersheds. The impervious area of the existing site is 1,741 square-feet or 86.9% of the site and the impervious area of the proposed development will be 1,545 square-feet or 77.1% of the site. As the impervious area of the site is decreasing, the project will not intensify the level of storm water runoff. The project is not a priority project according to the "Storm Water Requirements Applicability Checklist" and hydromodification and on-site storm water retention is not required. Treatment of storm water runoff will be through on-site landscaped areas. As there are no environmentally sensitive lands located on the premises and the potential impacts to off-site environmentally sensitive lands from storm water runoff will not increase, the proposed project 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 project is located at 3688 Bayside Walk, approximately 100 feet from Mission Bay and 770 feet from the Pacific Ocean. The proposed project is located in an urbanized, developed residential neighborhood within the Mission Beach Precise Plan and Local Coastal Program plan area. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

The proposed development is designated for residential development, with a maximum density of 36 dwelling units per acre (du/acre) as identified in the Mission Beach Precise Plan. The project proposes one dwelling unit on a 1,990 square-foot lot for a density of approximately 22 dwelling units per acre. The project is consistent with the designated use and density in the plan. Therefore, the proposed residential project conforms to the identified land use in the Mission Beach Precise Plan, the Local Coastal Program and 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 proposed project is located at 3688 Bayside Walk, approximately 100 feet from Mission Bay and 770 feet from the Pacific Ocean. The proposed project is located in an urbanized, developed residential neighborhood within the Mission Beach Precise Plan and Local Coastal Program plan area. As a component of the proposed project, the structure incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Although Bayside Walk, a public road, is located immediately to the east of this project, the subject property is located between the first public roadway, defined as Bayside Lane, and Mission Bay. The California Coastal Act (CCA) states that access to the shore should not be prevented. In this case, Mission Bay would be considered the nearest shore, located approximately 100 feet to the east of this project and separated from this project by Bayside Walk and a grass landscaped section of Mission Bay Park. Santa Clara Place, a public road, is located approximately 55 feet to the north of this property, and access to Mission Bay can be obtained using that road. This development does not preclude public access to Mission Bay, nor does it preclude recreational activities from occurring in Mission Bay Park. The development is consistent with the surrounding development pattern, conforms to the Mission Beach Planned District, and conforms with the Mission Beach Precise Plan and Local Coastal Program. No deviations are requested as part of this project. Based on these considerations, the project is in conformance with the public access and public recreation policies of Chapter 3 of the CCA.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1446357 is hereby GRANTED by the Hearing Officer to the referenced

ATTACHMENT 7

Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1446357, a copy of which is attached hereto and made a part hereof.

Alex Hempton, AICP
Development Project Manager
Development Services

Adopted on: July 8, 2015

Job Order No. 24005670

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24005670

COASTAL DEVELOPMENT PERMIT NO. 1446357
KNOWLTON RESIDENCE - PROJECT NO. 412692
HEARING OFFICER

This COASTAL DEVELOPMENT PERMIT NO. 1446357 is granted by the Hearing Officer of the City of San Diego to FORREST KNOWLTON and PAULA DUNN, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 1,990 square foot site is located at 3688 Bayside Walk. The project site is located within the MBPD-R-S Zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Coastal Impact and Beach Impact Areas), Residential Tandem Parking Overlay Zone, within the First Public Roadway area, and the Mission Beach Precise Plan and Local Coastal Program Addendum. The project site is legally described as: Lot 3 of Resubdivision of Block 170 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1771, filed in the Office of the County Recorder of San Diego County, December 13, 1923.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees to demolish an existing single story residence and construct a three-story, single family residence, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 8, 2015, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing single story residence;
- b. Construction of a three-story, 2,176 square-foot single family residence, including a 373 square-foot two-car garage, and 745 square-feet of balconies and roof deck areas;
- c. Landscaping (planting, irrigation and landscape related improvements);

- d. Off-street parking;
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with Council Policy 900-14; 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 **July 22, 2018**.
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 Owners/Permittees sign and return 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall secure all necessary building permits. The Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owners/Permittees 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, Owners/Permittees 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 Owners/Permittees 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 Owners/Permittees shall not be

required to pay or perform any settlement unless such settlement is approved by Owners/Permittees.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

14. 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 Appendix E of the City's Storm Water Standards.

15. Prior to the issuance of any foundation inspection, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of construction permits for grading or building, the Owners/Permittees shall submit a landscape plan consistent with Approved Exhibit "A" [Landscape Development Plan]. The planting plan shall show the required 50% front yard landscaped area in a crosshatch pattern and labeled "Landscape Plan" as well as any trees proposed to be located in the required yards for Courts and Places [LDC 1513.0402].

17. The Owners/Permittees shall install and maintain all landscaping proposed in public view corridors to not obstruct public views of the ocean as specified in Section 132.0403(e) of the Land Development Code [LDC], Coastal Overlay Zone Regulations. Landscape materials shall not encroach or overhang into the Courts and Places rights-of-way below a height of 8 feet above the finish surface or finish grade, as measured at the trunk [LDC 1513.0402(a)(2)].

18. The Owners/Permittees shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards 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 in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

19. 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, the Owners/Permittees shall repair and/or replace it 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:

20. Owners/Permittees shall maintain a minimum of two 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.

21. 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 Owners/Permittees.

22. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with Council Policy 900-14.

23. 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:

24. Prior to issuance of any construction permits, the Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 July 8, 2015, and Resolution No. HO-XXXX.

DRAFT

Permit Type/PTS Approval No.: CDP No. 1446357
Date of Approval: July 8, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Alex Hempton, AICP
Development Project Manager

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

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

By _____
Forrest Knowlton
Owner/Permittee

By _____
Paula Dunn
Owner/Permittee

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 23, 2015

NOTICE OF PUBLIC HEARING HEARING OFFICER

DEVELOPMENT SERVICES DEPARTMENT

DATE OF HEARING:	July 8, 2015
TIME OF HEARING:	8:30 A.M.
LOCATION OF HEARING:	Council Chambers, 12th Floor, City Administration Building, 202 C Street, San Diego, California 92101
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT, PROCESS 3
PROJECT NO:	<u>412692</u>
PROJECT NAME:	<u>KNOWLTON RESIDENCE</u>
APPLICANT:	Brian Britton, Golba Architects
COMMUNITY PLAN AREA:	Mission Beach
COUNCIL DISTRICT:	District 2
CITY PROJECT MANAGER:	Alex Hempton, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5349 / ahempton@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for the demolition of an existing residence and construction of a new three-story, 2,176 square-foot single-unit residence with an attached two-car garage. The 1,990 square-foot site is located at 3688 Bayside Walk in the MBPD-R-S zone. The development is within the Coastal Overlay Zone (Appealable). The application was filed on March 5, 2015.

The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic).

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. The appeal must be made within 10 business days of the Hearing Officer's decision. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101

The decision made by the Planning Commission is the final decision by the City.

This project was determined to be categorically exempt from the California Environmental Quality Act on May 27, 2015 and the opportunity to appeal that determination ended June 10, 2015.

Appeals to the Coastal Commission must be filed with the Coastal Commission at 7575 Metropolitan Drive, Suite 103, San Diego, CA 92108. (Phone: 619-767-2370) Appeals must be filed within 10 business days of the Coastal Commission receiving a Notice of Final Action from the City of San Diego, Development Services Department. Please do not e-mail appeals as they will not be accepted. If you want to receive a Notice of Final Action, you must submit a written request to the City Project Manager listed above.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order Number: 24005670

Revised 11-17-14 wjz

DEVELOPMENT SERVICES

Project Chronology
Knowlton Residence – Project No. 412692

Date	Action	Description	City Review Time (Working Days)	Applicant Response (Working Days)
3/5/2015	First Submittal	Project Deemed Complete		
4/1/2015	First Assessment Letter		18	
4/27/2015	Second Submittal			18
5/8/2015	Second Assessment Letter		9	
5/13/2015	Third Submittal			3
5/26/2015	Reviews Complete		8	
5/27/2015	Environmental Determination –Exemption-NORA prepared		1	
7/8/2015	Hearing Officer - Public Hearing		29	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	65 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		21 days
TOTAL PROJECT RUNNING TIME			86 days = 2.87 months	



THE CITY OF SAN DIEGO

Date of Notice: May 27, 2015

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24005670

PROJECT NAME/NUMBER: KNOWLTON RESIDENCE / 412692

COMMUNITY PLAN AREA: Mission Beach Precise Plan and Local Coastal Program

COUNCIL DISTRICT: 2

LOCATION: 3688 Bayside Walk, San Diego, California 92109

PROJECT DESCRIPTION: A COASTAL DEVELOPMENT PERMIT to demolish one existing residence and construct one 2,176-square-foot three-story single-dwelling residence with an attached 373-square-foot two-car garage. A balcony and deck area would also be constructed, totaling 745-square-feet. The height of the new single-dwelling residence would be 29 feet and 11 inches. Various site improvements would also be constructed that include associated hardscape and landscape. The proposed project would conform to the Council Policy 900-14 criteria by generating 50 percent or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). The 0.0457 acre (1,990-square-feet) project site is located at 3688 Bayside Walk. The land use designation for the project site is residential (36 dwelling units per acre) per the Community Plan. Furthermore, the project site is located in the MBPD-R-S (Mission Beach Planned District, Residential South Sub-district) zone and within the Mission Beach Precise Plan and Local Coastal Program Addendum. Additionally, the project site is within the Coastal Height Limitation Overlay Zone (Prop D), Coastal Overlay Zone (Appealable Area), Parking Impact Overlay Zone (Beach and Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and First Public Roadway. (LEGAL DESCRIPTION: Block 170, Lot 3 in Map 001771.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15302 which allows for the replacement or reconstruction of existing structures and facilities where the new structure will be

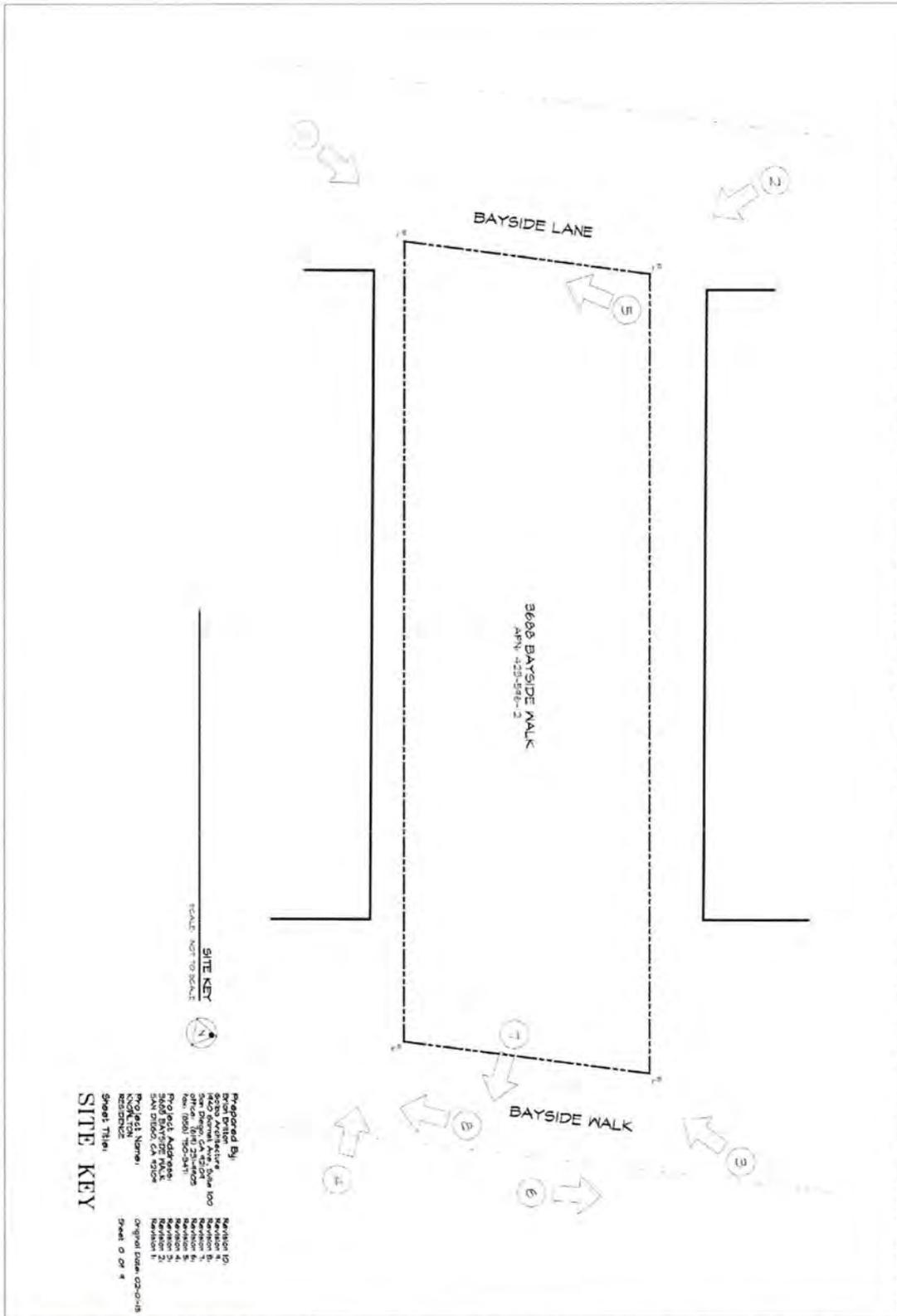
located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project also meets the criteria set forth in CEQA Section 15303, which allows the construction of limited numbers of new structures, including one single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; nor is the project identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Laura Black
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego CA 92101
PHONE NUMBER: 619-236-6327

On May 27, 2015, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (June 10, 2015). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.





KNOWLTON RESIDENCE
3688 BAYSIDE WALK
SAN DIEGO, CA

GOLBA ARCHITECTURE OF

Architecture • Space Planning • Interior Design
1420 Carnegie Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (619) 231-9905



1



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3

4



5



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8



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning
Committee
Distribution Form Part 2

Project Name: Knowlton Residence		Project Number: 412692		Distribution Date: 3/5/2015	
Project Scope/Location: MISSION BEACH "SUSTAINABLE EXPEDITE PROGRAM" Coastal Development Permit (PROCESS3) to demolish the existing residence and construct a three-story, 2,176 square foot residence with attached two car garage. The 1,990 square foot site is located at 3688 Bayside Walk in the MBPD R-S Zone, Coastal - Appealable Area, Mission Beach Precise Plan, and Local Coastal Program Area. Council District 2. Notice Cards = 1.					
Applicant Name: Brian Britton, Golba Architecture Inc.			Applicant Phone Number: 619.231.9905		
Project Manager: Laura C. Black		Phone Number: (619) 236-6327	Fax Number: (619) 321-3200	E-mail Address: lblack@sandiego.gov	
Committee Recommendations (To be completed for Initial Review):					
<input checked="" type="checkbox"/> Vote to Approve		Members Yes 8	Members No 0	Members Abstain 0	
<input type="checkbox"/> Vote to Approve With Conditions Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> Vote to Deny		Members Yes	Members No	Members Abstain	
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)				<input type="checkbox"/> Continued	
CONDITIONS:					
NAME: DENNIS LYNCH			TITLE: PLAN REVIEWER		
SIGNATURE: Dennis Lynch			DATE: MARCH 2, 2015		
<i>Attach Additional Pages If Necessary.</i>			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



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

KNOWLTON RESIDENCE

Project No. For City Use Only

412692

Project Address:

3688 BAYSIDE WALK

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):
 Forrest Knowlton

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 2902 W Porter Rd

City/State/Zip:
 San Diego, CA 92106

Phone No: 4156062122 Fax No:

Signature: Date: 02/26/2015

Name of Individual (type or print):
 Paula Dunn

Owner Tenant/Lessee Redevelopment Agency

Street Address:
 2902 W Porter Rd

City/State/Zip:
 San Diego, CA 92106

Phone No: 4154073911 Fax No:

Signature: Date: 02/26/2015

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:
Knowlton Residence

Project No. (For 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. _____
 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):

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:

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):

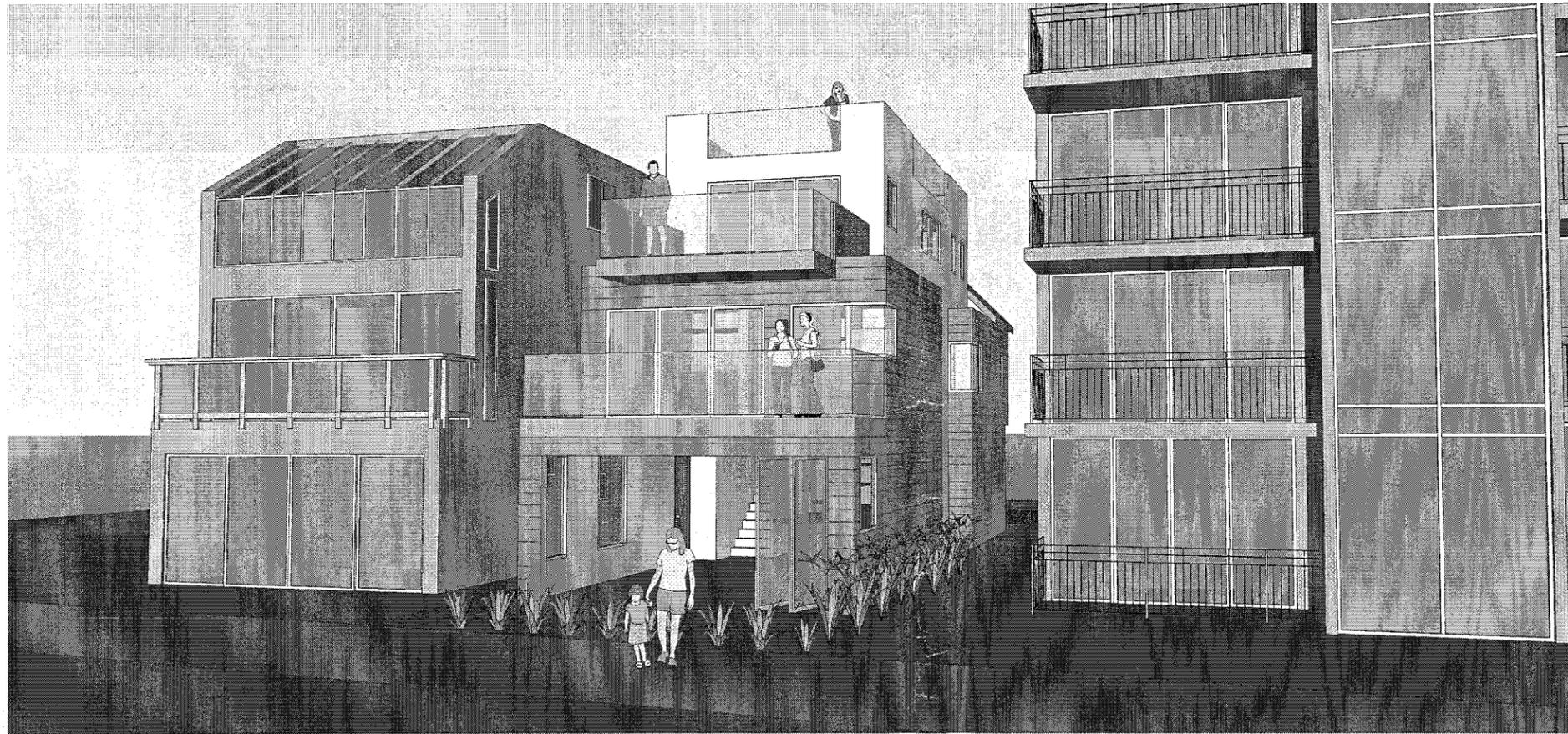
Title (type or print):

Signature :

Date:

KNOWLTON RESIDENCE

A SUSTAINABLE PROJECT



COASTAL DEVELOPMENT PERMIT SUBMITTAL SET

Prepared By:
 Brian Britton
 Golba Architecture
 1940 Garnet Ave., Suite 100
 San Diego, CA 92109
 office: (619) 231-9905
 fax: (858) 750-3471

Project Address:
 3688 BAYSIDE WALK
 SAN DIEGO, CA 92109

Project Name:
 KNOWLTON
 RESIDENCE

Sheet Title:

COVER SHEET

Revision 10:
 Revision 9:
 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2: 05-13-15
 Revision 1: 04-27-15

Original Date: 02-25-15

Sheet 1 of 10

GOLBA ARCHITECTURE
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave. #100 San Diego California 92109
 Phone: (619) 231-9905 Fax: (858) 750-3471

KNOWLTON RESIDENCE
 3688 BAYSIDE WALK
 SAN DIEGO, CA



GOLBA
 ARCHITECTURE
 T 1.0

SPECIAL PLAN NOTE S1:
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 (GRADING REGULATIONS) OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

SPECIAL PLAN NOTE S2:
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 APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 50'-0" ABOVE THE GRADE (SDMC 132.0505(g)).

NOTE:
SEE SHEETS A10 & A11 FOR DETAILED FLOOR & ROOF PLANS

NOTE:
ALL VEGETATION AND GROUND-COVER TO BE MAINTAINED AT 36" OR LESS. ALL FRONT YARD WALLS TO BE NO GREATER THAN 36" IN HEIGHT.

SITE NOTES:

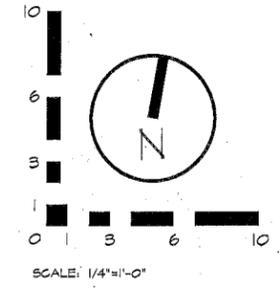
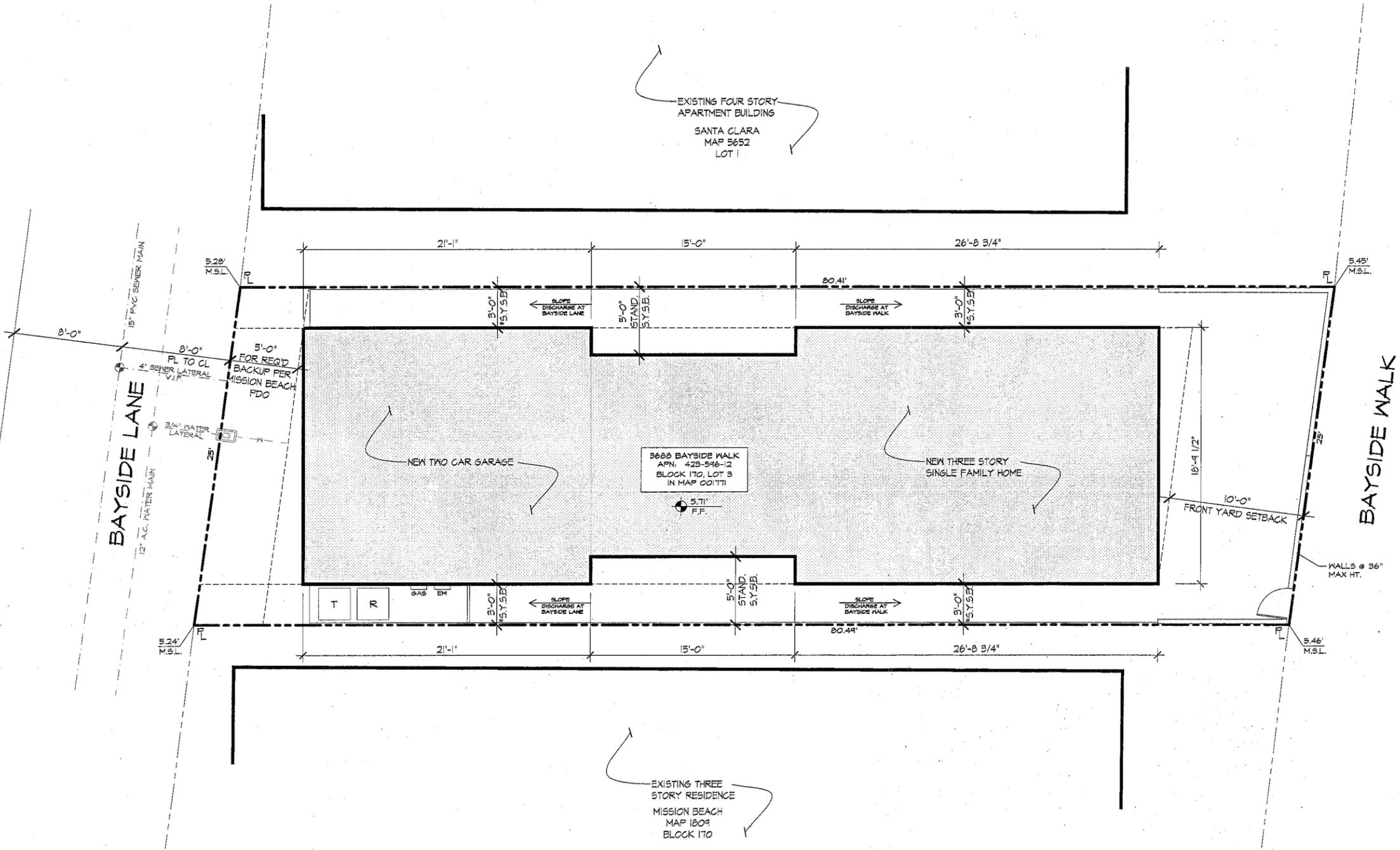
THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, (UPC 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".
METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
THERE IS NO PROPOSED GRADING EXCEPT FOR MINOR SLOPES TO DRAIN.
THIS PROJECT DRAINS ROOF DRAINS TO LANDSCAPED AREAS OR BRICK AND LANDSCAPED AREA ADJACENT TO THE HOUSING UNIT. ALL RUNOFF WILL BE DISCHARGED TO PAVED SURFACES IN THE PUBLIC RIGHT-OF-WAY.

WALL LEGEND

	2X4 @ 16" O/C STUD WALL
	ONE HOUR RATED, 2X4 @ 16" O/C STUD WALL
	PLI-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECS. ICG REPORT ESR-2041.
	LINE OF WALL ABOVE
	SMOKE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	CARBON MONOXIDE DETECTOR - SEE NOTES ON SHT. T11
	EXHAUST FAN TO PROVIDE A MIN. OF 3 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T11 FOR VENTILATION NOTES.

SITE KEY

	AREA OF PROPOSED RESIDENCE
	AREA OF PROPOSED CONCRETE
	AREA OF TURF BLOCK
	AREA OF SOFTSCAPE
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE
	SPOT ELEVATION



Prepared By:
Brian Britton
Golba Architecture
1940 Garnet Ave, Suite 100
San Diego, CA 92109
office: (619) 231-9905
fax: (658) 750-3471

Project Address:
3688 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
KNOWLTON RESIDENCE

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 05-13-15
Revision 1: 04-27-15

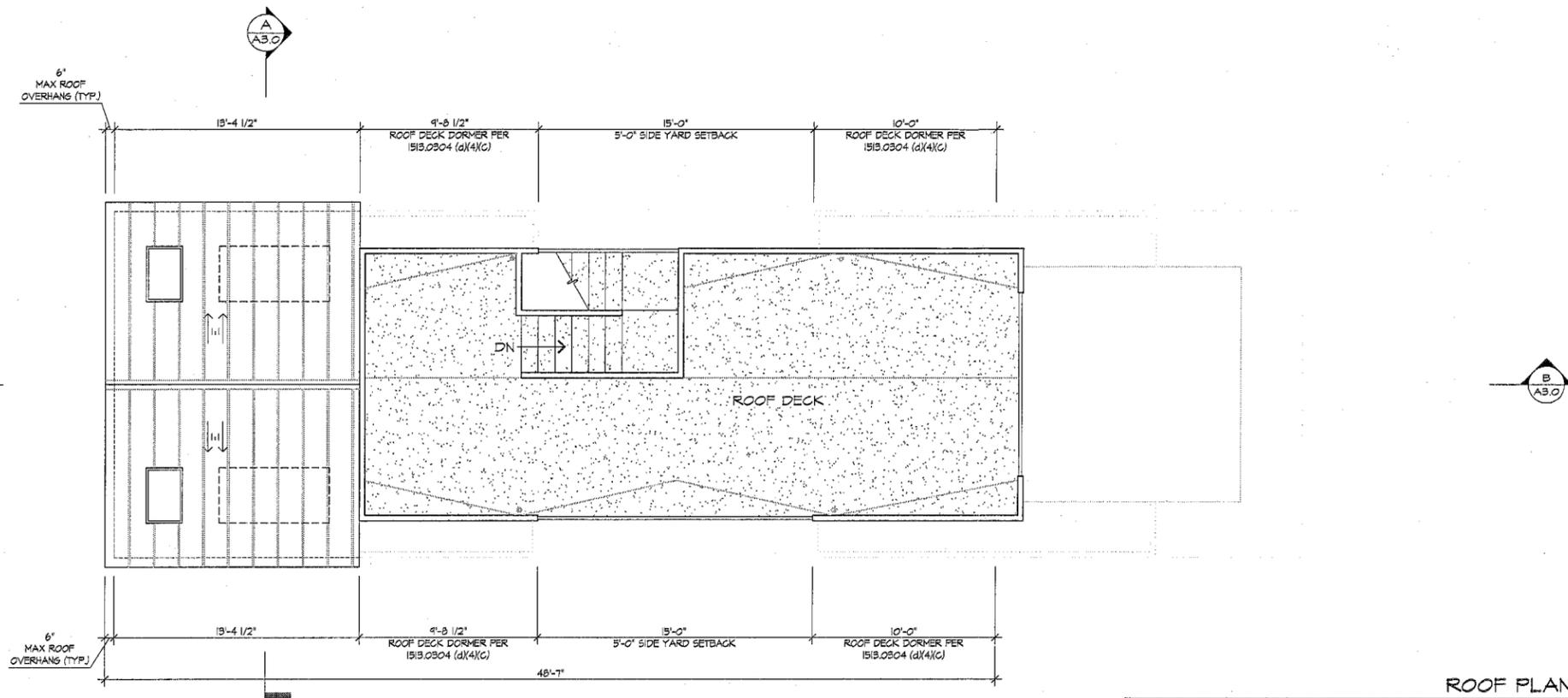
Original Date: 02-25-15
Sheet 4 of 10

GRADING TABLE

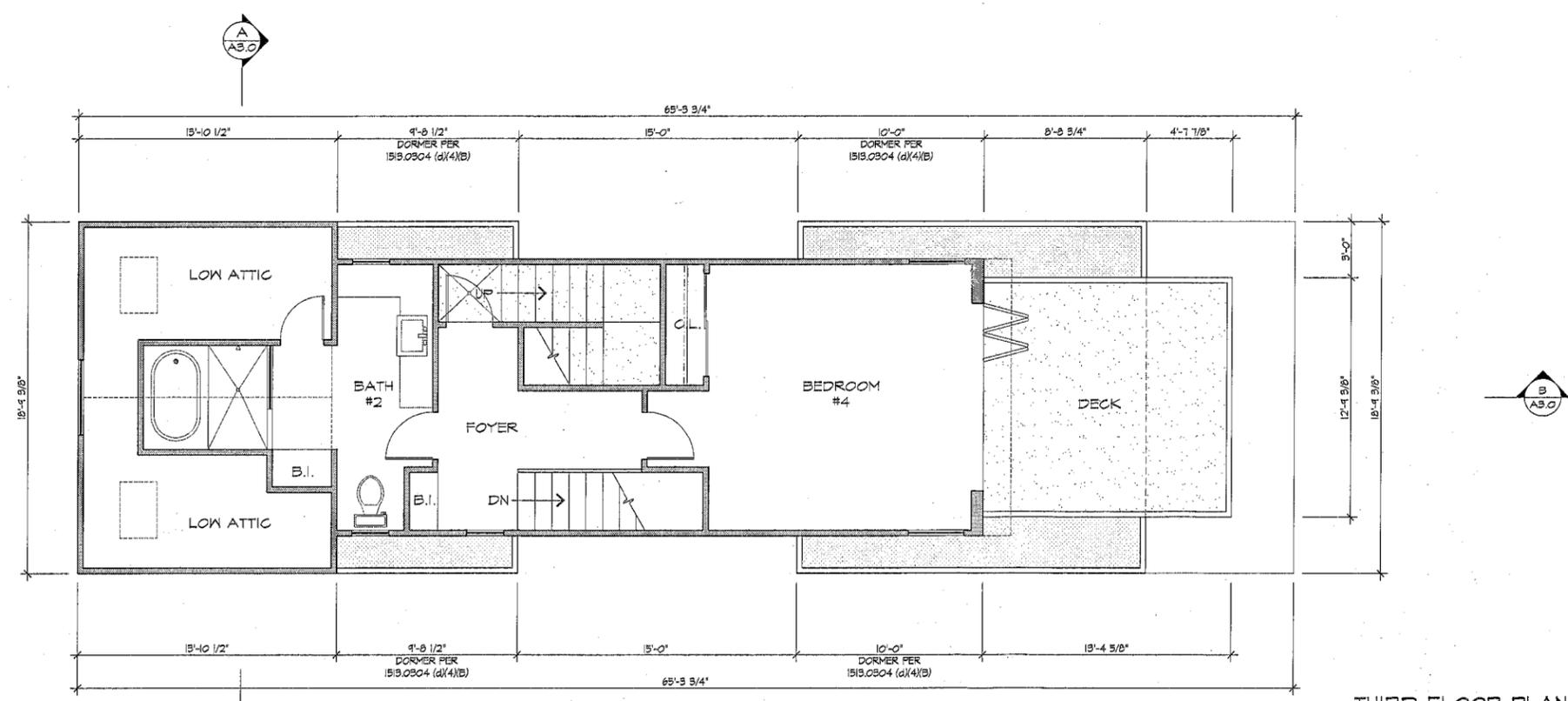
AMOUNT OF DISTURBANCE AREA:	1120 S.F.
AMOUNT OF CUT:	41.5 CU. YDS.
HEIGHT OF CUT:	1'-6" FOUNDATION FOOTING
NO AMOUNT TO FILL	

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





ROOF PLAN



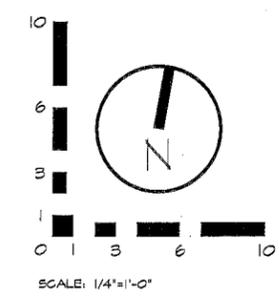
THIRD FLOOR PLAN

WALL LEGEND

- 2x4 @ 16" O/C STUD WALL
- ONE HOUR RATED, 2x4 @ 16" O/C STUD WALL
- FLI-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECS. ICC REPORT ESR-2041.
- LINE OF WALL ABOVE
- SMOKE DETECTOR
- TEMPERED GLASS WINDOW/DOOR
- CARBON MONOXIDE DETECTOR - SEE NOTES ON SHT. T.I.
- EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 5 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.

GARAGE AND HABITABLE SPACE ABOVE SHALL BE PROTECTED BY RESIDENTIAL FIRE SPRINKLER SYSTEM, CONNECTED AND INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION R309 OR NFPA 13D.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.



Prepared By:
 Brian Britton
 Golba Architecture
 1940 Garnet Ave., Suite 100
 San Diego, CA 92109
 Office: (619) 231-9905
 Fax: (619) 750-3471

Project Address:
 3688 BAYSIDE WALK
 SAN DIEGO, CA 92109

Project Name:
 KNOWLTON RESIDENCE

Revision 10:
 Revision 9:
 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
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 Revision 1: 04-27-15

Original Date: 02-25-15
 Sheet 6 of 10

FLOOR & ROOF PLANS
 SCALE: 1/4"=1'-0"



GOLBA ARCHITECTURE inc.
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave., #100 San Diego, California 92109
 Phone: (619) 231-9905 Fax: (619) 750-3471

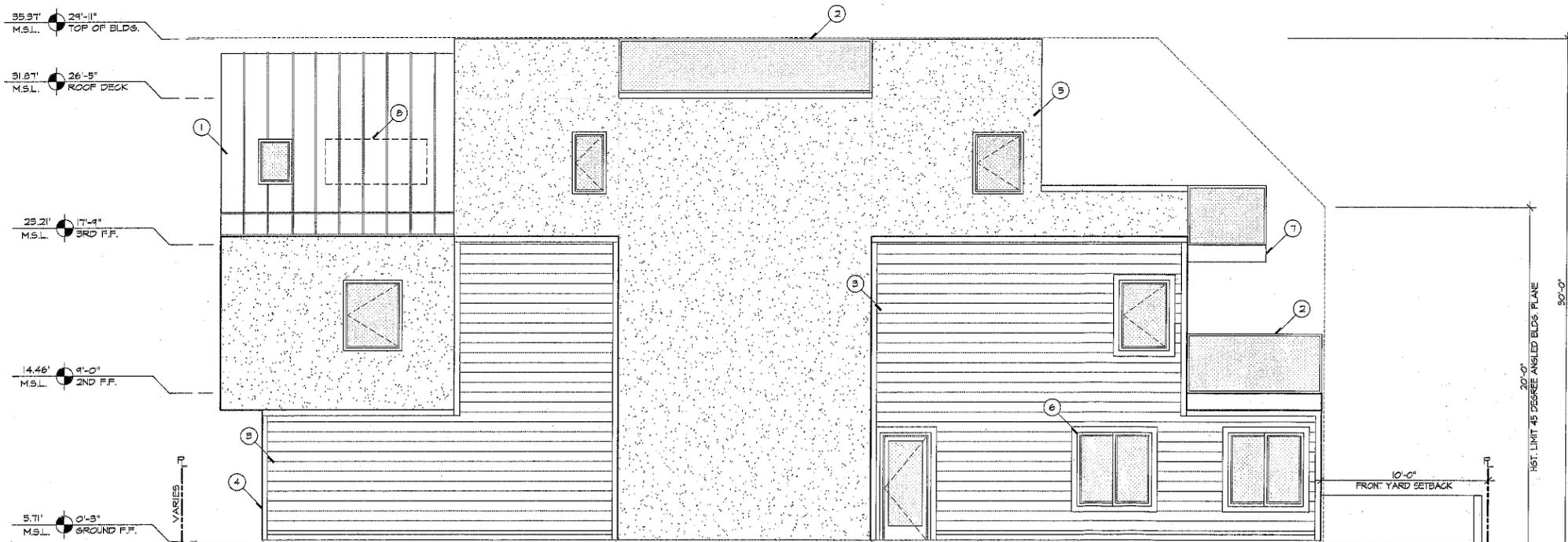
KNOWLTON RESIDENCE
 3688 BAYSIDE WALK
 SAN DIEGO, CA



GOLBA ARCHITECTURE
 A1.1



NORTH ELEVATION



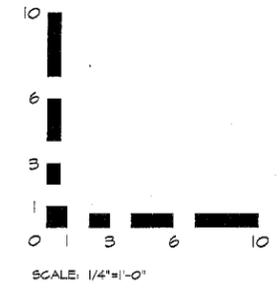
SOUTH ELEVATION

BUILDING ELEVATIONS

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

- ELEVATION NOTES:**
- ① STANDING SEAM METAL ROOF PANELS, CLASS 'A' FIRE RATED ASSEMBLY, TYP.
 - ② 1 1/2" SQ. ALUMIN. GUARDRAIL W/ TEMPERED GLASS PANELS BETWEEN POSTS, 42" ABOVE FINISHED FLOOR
 - ③ 1 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH
 - ④ 4" TRIM FINISH, RUSTIC CEDAR FINISH
 - ⑤ 1/8" EXTERNAL CEMENT STUCCO
 - ⑥ ANDERSON '100' COMPOSITE FRAMED WINDOWS W/ COASTAL HARDWARE PACKAGE, TYP. INSTALL PER MANUF. SPECIFICATIONS.
 - ⑦ ALUMINUM FASCIA
 - ⑧ SOLAR PANELS

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SOMC, SEC. 132.0305).



Prepared By:
 Brian Britton
 Golba Architecture
 1940 Garnet Ave., Suite 100
 San Diego, CA 92109
 office: (619) 231-9905
 fax: (658) 750-3471

Project Address:
 3688 BAYSIDE WALK
 SAN DIEGO, CA 92109

Project Name:
 KNOWLTON RESIDENCE

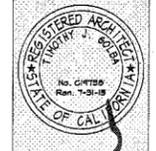
Sheet Title:
 BUILDING ELEVATIONS

Revision 10:
 Revision 9:
 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2: 05-13-15
 Revision 1: 04-27-15

Original Date: 02-25-15
 Sheet 8 of 10

GOLBA ARCHITECTURE inc
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave. #100 San Diego California 92109
 Phone: (619) 231-9905 Fax: (858) 750-3471

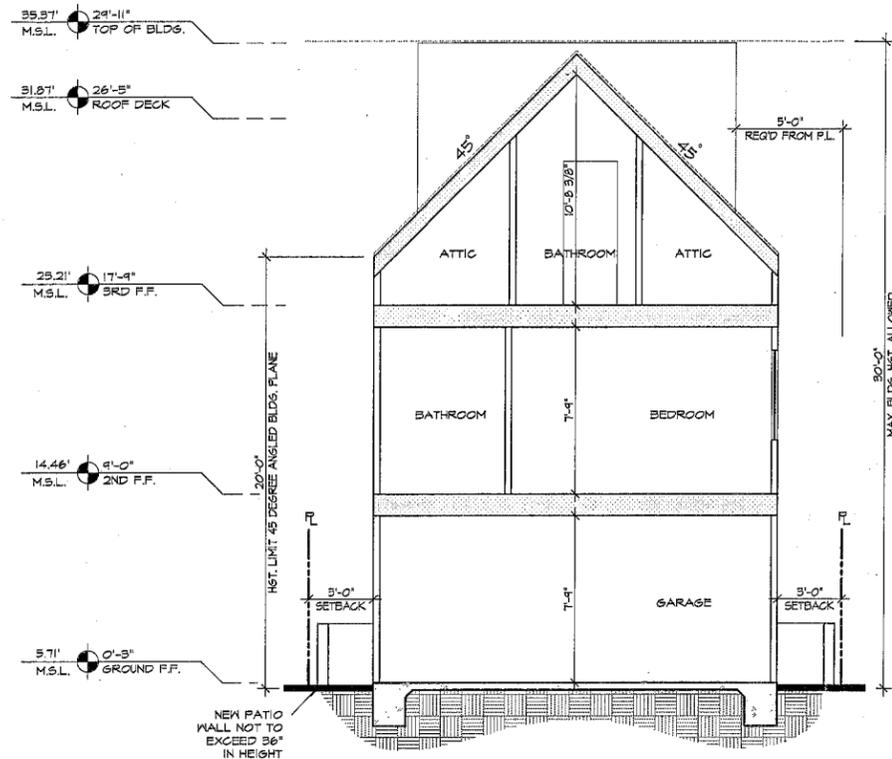
KNOWLTON RESIDENCE
 3688 BAYSIDE WALK
 SAN DIEGO, CA



golba INC

A21

PROFESSIONAL DESIGN, THE DRAWING DESIGNER, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIC PROJECT, AND ARE NOT TO BE REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PREPARE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND INFORMATION WITHIN GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO PATENT PAYMENTS TO GOLBA ARCHITECTURE.

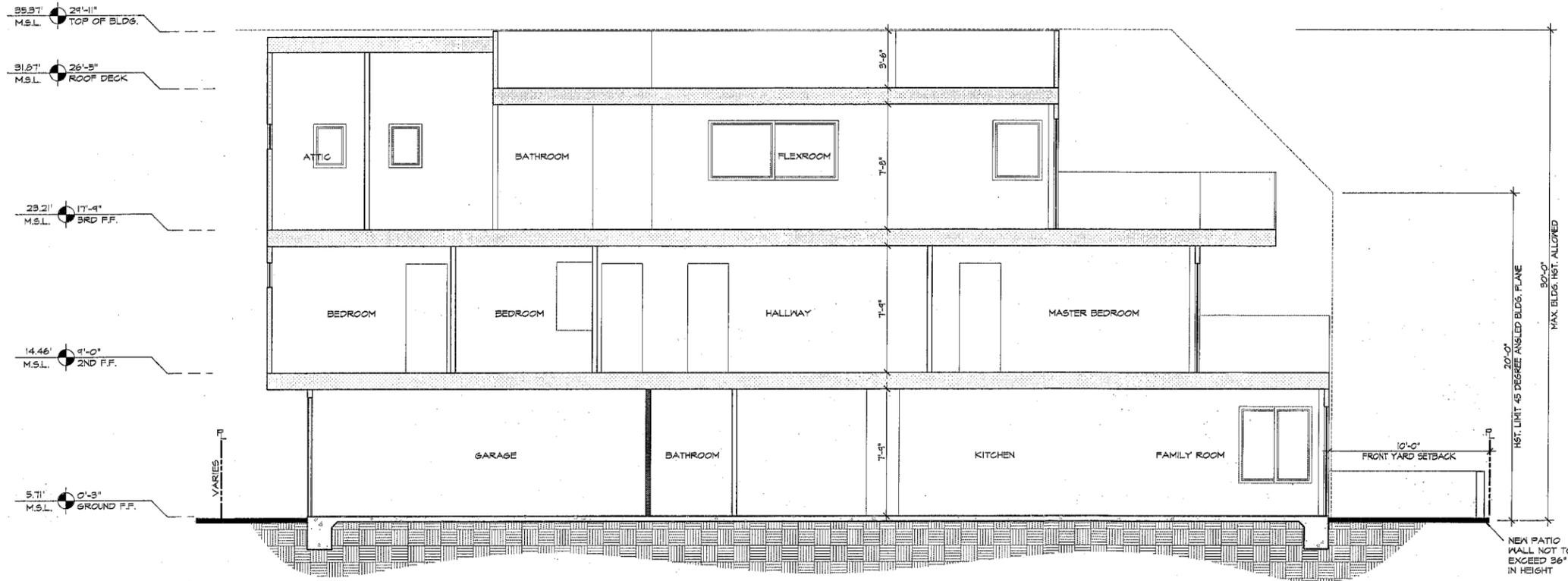


SECTION A

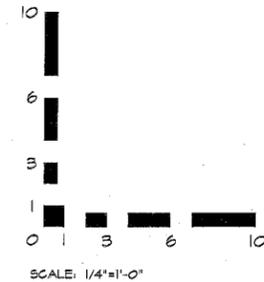
WALL LEGEND	
	2x4 @ 16" O/C STUD WALL
	ONE HOUR RATED, 2x4 @ 16" O/C STUD WALL
	PLI-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECS. ICC REPORT ESR-2047.
	LINE OF WALL ABOVE
	SMOKE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	CARBON MONOXIDE DETECTOR - SEE NOTES ON SHIT. TJI
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE TJI FOR VENTILATION NOTES.

GARAGE AND HABITABLE SPACE ABOVE SHALL BE PROTECTED BY RESIDENTIAL FIRE SPRINKLER SYSTEM CONNECTED AND INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION R313 OR NFPA 13D.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.



SECTION B



Prepared By:
 Brian Britton
 Golba Architecture
 1940 Garnet Ave., Suite 100
 San Diego, CA 92109
 office: (619) 231-9905
 fax: (858) 750-3471

Project Address:
 3688 BAYSIDE WALK
 SAN DIEGO, CA 92109

Project Name:
 KNOWLTON
 RESIDENCE

Sheet Title:

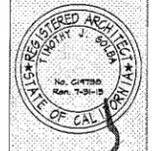
BUILDING SECTIONS

- Revision 10:
- Revision 9:
- Revision 8:
- Revision 7:
- Revision 6:
- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2: 05-13-15
- Revision 1: 04-27-15

Original Date: 02-25-15
 Sheet 9 of 10

GOLBA ARCHITECTURE
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave., #100 San Diego California 92109
 Phone: (619) 231-9905 Fax: (858) 750-3471

KNOWLTON RESIDENCE
 3688 BAYSIDE WALK
 SAN DIEGO, CA



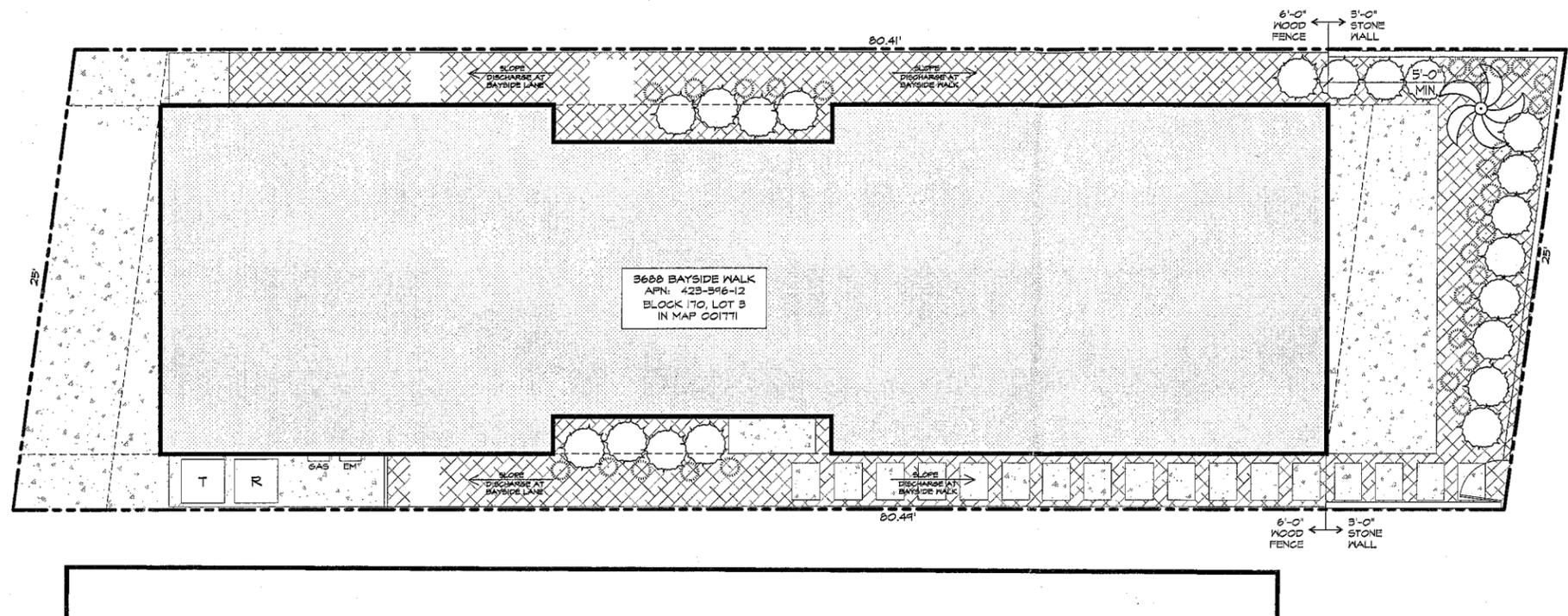
Golba
 INC
A 3.0

LANDSCAPE DESIGN STATEMENT:

THIS SINGLE-FAMILY RESIDENCE WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THE WALK ASSOCIATED WITH THIS BAYSIDE NEIGHBORHOOD. SALT-TOLERANT, WATER-CONSERVING PLANTS WILL BE EMPLOYED TO CREATE A SEMI-PRIVATE PATIO. HEDGE AND GRASS-LIKE SHRUBS BODERING BAYSIDE WALK WILL BE SET IN LAWN WITHIN THE EXISTING PROPERTY WALL. CONCRETE PADS WILL BE SET IN LAWN TO ACT AS A WALKWAY TO THE FORMAL FRONT ENTRANCE. HEDGE-SHRUBS FLANK THE RESIDENCE, CREATING A NEIGHBORLY LANDSCAPE THAT CONFORMS TO THE CITY COUNCIL POLICY 900-14 AND THE CITY OF SAN DIEGO GENERAL PLAN.

NOTES:

1. ALL LANDSCAPE & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, & ALL OTHER CITY & REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMC 142.0405).
3. LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRUCH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8FT ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 159.0402(a)(2)).
4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
5. ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
6. ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
7. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0415(b)).
8. 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-0" IN HEIGHT AND PAVED AREAS (LDC 159.0402(a)(1)).
9. PER THE MISSION BEACH PRECISE PLAN, A MINIMUM OF 20% OF THE TOTAL LOT MUST BE LANDSCAPED.

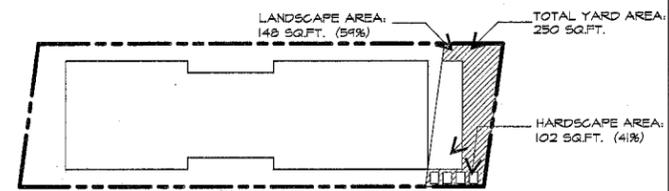


LANDSCAPE PLAN

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



LANDSCAPE REQUIREMENTS



ALL REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT IS NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3 FEET IN HEIGHT AND PAVED AREAS.

LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS, WALKS, AND PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRUCH OR OVERHANG INTO THE COURTS, WALKS, AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

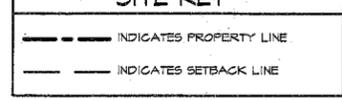
PLANT LEGEND

PROPOSED PLANT MATERIAL:	QTY. / % / SIZE	MATURE SIZE
PALMS SUCH AS: 50' TALL X 15' WIDE HEIGHT SYAGRUS ROMANZOFFIANUM BRAHEA ECULIS HOWEA FORSTERIANA	1 / 100% / 8' 5TH	"QUEEN PALM" 50H X 20W "GUADALUPE PALM" 50H X 15W "PARADISE PALM" 60H X 20W
HEDGE SHRUBS SUCH AS: 2' TALL X 5' WIDE MATURE HT. BERBERIS THUNBERGII CONCORDE BARBERRY JAPANESE BARBERRY	18 / 100% / 5 GAL.	"CONCORDE BARBERRY" 24 X 3W "DIARF BARBERRY" 24 X 3W "JADE CAROUSEL BARBERRY" 3H X 3W
GRASS-LIKE SHRUBS SUCH AS: 3' TALL X 3' WIDE MATURE HT. PHORMIUM TENAX 'BRONZE BABY' MULLENBERGIA RIGENS PHORMIUM TENAX	20 / 100% / 5 GAL.	"NEW ZEALAND FLAX" 3H X 3W "FLAX LILY" 24 X 2W "HARAKEKE" 3H X 3W
3" HIGH GROUND COVER SUCH AS: LAWN PASPALUM VAGINATUM FRAGARIA CHILOENSIS DYMONDIA MARGARETAE	AS REQ'D / 100% / 50D	"SEASHORE PASPALUM" "BEACH STRAWBERRY" NGN
PAVING MATERIAL		
CONCRETE		

SITE NOTES:

1. THIS PROJECT SHALL NOT EXCEED 90' IN HEIGHT IN CONFORMANCE WITH SDMG SECTION 132.0505(a).
2. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
3. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
4. PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW & EXISTING STRUCTURES VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UPC 901.4.4) MIN. SIZE OF NUMBERS SHALL BE 12".
5. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.

SITE KEY



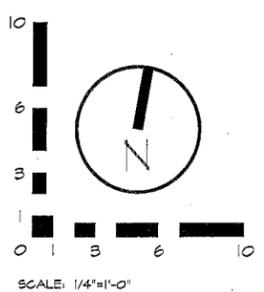
NOTE:
ALL PROPOSED LANDSCAPING IN REQ. YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF 3' OR LOWER. ALL FRONT YARD WALLS TO BE NO GREATER THAN 3' IN HEIGHT.

MIN. TREE SEP. DISTANCE:

UNDERGROUND UTILITY LINES:	5 FT.
ADV. GND. UTILITY STRUCT.:	10 FT.
DRIVEWAYS (ENTRIES):	10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS):	25 FT.
SEWER LINE:	10 FT.

LANDSCAPE CALCULATIONS:

TOTAL WALK YARD AREA:	250 SQ. FT.
TOTAL WALK LANDSCAPED AREA:	148 SQ. FT.
TOTAL WALK HARDSCAPE AREA:	102 SQ. FT.
50% X TOTAL WALK YARD AREA (250 SQ. FT.) = 125 SQ. FT. REQ'D LANDSCAPED	
TOTAL LANDSCAPED WALK AREA (148 SQ. FT.) > 125 SQ. FT. REQ'D	
20% X TOTAL LOT AREA (1,190 SQ. FT.) = 238 SQ. FT. REQ'D LANDSCAPED	
TOTAL LOT LANDSCAPED AREA (551 SQ. FT.) > 238 SQ. FT. REQ'D	
551 SQ. FT. = 26% OF LOT AREA (LANDSCAPED)	



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fax: (658) 750-3471

Revision 10:
Revision 9:
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Revision 4:
Revision 3:
Revision 2: 05-13-15
Revision 1: 04-27-15

Project Address:
3688 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name: KNOWLTON RESIDENCE
Original Date: 02-25-15
Sheet 10 of 10

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN

GOLBA ARCHITECTURE
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KNOWLTON RESIDENCE
3688 BAYSIDE WALK
SAN DIEGO, CA



golba
L10

PROPRIETARY DESIGN. THE ORIGINAL DESIGN AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE AND ARE DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART TO PROVIDE INFORMATION TO PRODUCE, CONTRACT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PANELS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

KNOWLTON RESIDENCE

A SUSTAINABLE PROJECT



COASTAL DEVELOPMENT PERMIT SUBMITTAL SET

Prepared By:
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Project Address:
3688 BAYSIDE WALK
SAN DIEGO, CA 92109

Project Name:
KNOWLTON
RESIDENCE

Sheet Title:

COVER SHEET

Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
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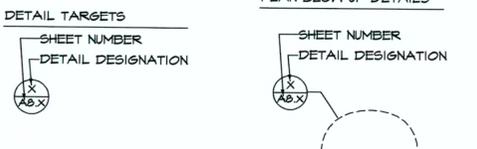
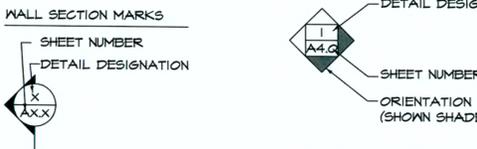
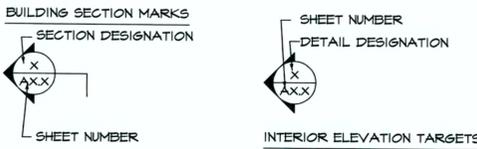
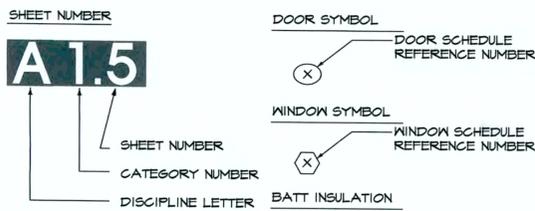
GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 3688 BAYSIDE WALK RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTO VOLTAIC SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE.
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE.
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

SYMBOLS



COMPLETENESS REVIEW

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

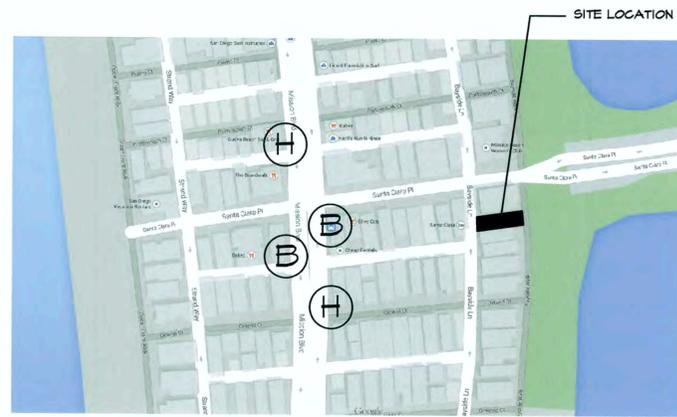
- I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;
- I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;
- I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;
- MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;
- SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;
- IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND
- THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME I, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME:

SIGNATURE: *[Signature]* DATE: 6/17/15

VICINITY MAP

NO SCALE



ABBREVIATIONS

ACOUS.	ACOUSTICAL	E.J.	EXPANSION JOINT	MATL.	MATERIAL	RM.	ROOM
A.C.T.	ACOUSTICAL CEILING TILE	E. PNL.	ELECTRICAL PANEL	MAX.	MAXIMUM	R.O.	ROUGH OPENING
ADJ.	ADJUSTABLE	EQ.	EQUAL	MECH.	MECHANICAL	S.	SOUTH
A.F.F.	AT FINISHED FLOOR	EQUIP.	EQUIPMENT	MEMB.	MEMBRANE	SAN. SCHED.	SANITARY SCHEDULE
AGG.	AGGREGATE	E.W.C.	ELECTRIC WATER COOLER	MEZZ.	MEZZANINE	SECT.	SECTION
ALUM.	ALUMINUM	EXH.	EXHAUST	MFR.	MANUFACTURER	SECUR.	SECURITY
ALT.	ALTERNATE	EXT.	EXISTING	MISC.	MISCELLANEOUS	S.F.	SQUARE FOOT
A.P.	ACCESS PANEL	EXP.	EXPANSION	M.O.	MASONRY OPENING	SHR.	SHOWER
APPROX.	APPROXIMATE	EXT.	EXTERIOR	MOV.	MOVABLE	SHT.	SHEET
ARCH.	ARCHITECTURAL	F.D.	FLOOR DRAIN	MTD.	MOUNTED	SIM.	SIMILAR
ASPH.	ASPHALT	FDN.	FOUNDATION	ML.	MILLION	S.L.	SLOPE
ASST.	ASSISTANT	F.E.	FIRE EXTINGUISHER	N.	NORTH	S.P.	STANDPIPE
AUTO.	AUTOMATIC	F.F.	FINISH FLOOR	N.I.C.	NOT IN CONTRACT	SEC.	SECTION
BD.	BOARD	F.H.C.	FIRE HOSE CABINET	NO.	NUMBER	SECUR.	SECURITY
BLDG.	BUILDING	FIN.	FINISH	NOM.	NOMINAL	SQ.	SQUARE
BOT.	BOTTOM	FL.	FLOOR	N.T.S.	NOT TO SCALE	SQ.	SQUARE
B.U.R.	BUILT UP ROOFING	FLEX.	FLEXIBLE	OA.	OVERALL	S.S.T.	STAINLESS STEEL
		FLUOR.	FLUORESCENT	O.C.	ON CENTER	STD.	STANDARD
		FT.	FOOT	O.D.	OUTSIDE DIAMETER	STL.	STEEL
		FRUN.	FURNITURE	O.F.D.	OVERFLOW DRAIN	STOR.	STORAGE
		FURR.	FURRING	OFF.	OFFICE	STRUC.	STRUCTURAL
		FUT.	FUTURE	OH.	OVERHEAD	SUSP.	SUSPENDED
		GA.	GAUGE	OPNG.	OPENING	SYM.	SYMMETRICAL
		GEN.	GENERAL	OPP.	OPPOSITE	T.	TREAD
		GL.	GLASS	PAV.	PAVING	T.O.	TOP OF
		GND.	GROUND	P.C.	PRE-CAST	T.#B.	TOP AND BOTTOM
		GR.	GRADE	PL.	PLATE	T.#G.	TONGUE AND GROOVE
		GYP. BD.	GYP(SUM) BOARD	PLAM.	PLASTIC LAMINATE	TEL.	TELEPHONE
		H.C.	HARD CORE	PLAS.	PLASTER	TEMP.	TEMPERED
		HDWD.	HARDWARE	PLBS.	PLUMBING	TER.	TERRAZZO
		H.M.	HOLLOW METAL	PLND.	PLYWOOD	THK.	THICK
		HORIZ.	HORIZONTAL	PNT.	PAINT	TLT.	TOILET
		HR.	HOUR	POL.	POLISHED	TOPO.	TOPOGRAPHY
		HT.	HEIGHT	PROP.	PROPERTY	T.V.	TELEVISION
		HTG.	HEATING	P.S.F.	POUNDS PER SQUARE FOOT	TYP.	TYPICAL
		H.V.A.C.	HEATING, VENTILATION HOT WATER	PTD.	PAINTED	UNEXC.	UNEXCAVATED
		H.W.	HOT WATER	PTN.	PARTITION	UNF.	UNFINISHED
		IN.	(INCHES)	PT.	POINT	UNO.	UNLESS OTHERWISE NOTED
		INCL.	INCLUDED	QTY.	QUANTITY	UTL.	UTILITY
		INSL.	INSULATED	R.	RUBBER	VAC.	VACUUM
		INT.	INTERIOR	RECEP.	RECEPTION	V.C.T.	VINYL COMPOSITION TILE
		INTERM.	INTERMEDIATE	REINF.	REINFORCING	VENT.	VENTILATION
		JAN.	JANITOR	REIN.	REINFORCED	VERT.	VERTICAL
		JT.	JOINT	R.O.W.	RIGHT OF WAY	V.F.	VERIFY IN FIELD
		KIT.	KITCHEN	RAD.	RADIUS	VOL.	VOLUME
		LAM.	LAMINATE	R.B.	RUBBER BASE	V.T.	VINYL TILE
		LAUN.	LAUNDRY	R.C.P.	REFLECTED CEILING PLAN	W.	WEST
		LAV.	LAVATORY	R.D.	ROOF DRAIN	W.C.	WATER CLOSET
		LB(S)	POUNDS	REC.	RECESSED	WD.	WOOD
		L.F.	LINEAR FOOT	REF.	REFERENCE	W.F.	WIDE FLANGE
		LT.	LIGHT	REFR.	REFRIGERATOR	WH.	WATER HEATER
		MACH.	MACHINE	REINF.	REINFORCED	WIN.	WINDOW
		MAINT.	MAINTENANCE	REQD.	REQUIRED	WM.	WIRE MESH
		MAS.	MASONRY	RESL.	RESULTANT	WTF.	WATERPROOFING
				REV.	REVISION	WT.	WATER
				RFG.	ROOFING	W.W.F.	WELDED WIRE MESH
						YD.	YARD

3688 BAYSIDE WALK

SITE ADDRESS: 3688 BAYSIDE WALK SAN DIEGO, CA 92104
 ASSESSORS PARCEL NUMBER: 423-516-12
 LEGAL DESCRIPTION: BLOCK 170 LOT 3 IN MAP 00171
 LOT USE: EXISTING: SINGLE FAMILY RESIDENCE PROPOSED: SINGLE FAMILY RESIDENCE
 LOT ZONING: MBPD-R-S
 LOT SIZE: 1,990 S.F.
 ALLOWABLE F.A.R.: 2,184 S.F. (1.1 X 1,990 S.F.)
 LOT COVERAGE: 1,120 S.F. / 1,990 S.F. = 56% < 60% LOT COVERAGE

SQUARE FOOTAGE TOTALS:

3688 BAYSIDE WALK
 F.A.R. ALLOWED = 2,184 S.F. (1.1 X 1,990 S.F.)
HABITABLE AREA:
 LIVING AREA:
 GROUND LEVEL = 687 S.F.
 SECOND LEVEL = 464 S.F.
 THIRD LEVEL = 525 S.F.
 2,176 S.F.
NON-HABITABLE AREA:
 GARAGE = 373 S.F. (UP TO 400 S.F. EXEMPT)
 TOTAL LIVING AREA = 2,176 S.F. < 2,184 S.F. ALLOWABLE
BALCONY & DECK AREA:
 SECOND FLOOR BALCONY = 140 S.F.
 THIRD FLOOR BALCONY = 160 S.F.
 ROOF DECK = 445 S.F.
 TOTAL DECK AREA = 745 S.F.
PARKING CALCULATIONS:
 2 PARKING SPACES REQUIRED AND PROVIDED PER MISSION BEACH PDO
LANDSCAPE CALCULATIONS:
 TOTAL WALK YARD AREA: 250 SQ. FT.
 TOTAL LANDSCAPED AREA: 140 SQ. FT.
 50% X TOTAL WALK YARD AREA (250 SQ. FT.) = 125 SQ. FT. REQ'D LANDSCAPED
 TOTAL LANDSCAPED AREA (140 SQ. FT.) > 125 SQ. FT. REQ'D

PROJECT DIRECTORY

GENERAL
 T1.0 COVER SHEET
 T1.1 LEGEND AND PROJECT DATA
CIVIL
 C1.0 TOPOGRAPHICAL SURVEY
ARCHITECTURAL
 A0.0 SITE PLAN
 A1.0 FLOOR PLANS
 A1.1 FLOOR & ROOF PLANS
 A2.0 BUILDING ELEVATIONS
 A2.1 BUILDING ELEVATIONS
 A3.0 BUILDING SECTIONS
LANDSCAPING
 L1.0 LANDSCAPE DEVELOPMENT PLAN

GENERAL PROJECT DATA

PROJECT DESCRIPTION: SCOPE OF WORK IS FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME, AND CONSTRUCTION OF A NEW 2,176 S.F. THREE STORY SINGLE FAMILY HOME WITH A TWO CAR GARAGE. PERMIT REQUESTED AS PER CDP PERMIT PROCESS 3
OCCUPANCY: R-3
BUILDING CODES: 2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA PLUMBING CODE
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA GREEN BUILDING CODE
ZONING OVERLAYS: COASTAL, COASTAL HEIGHT LIMIT, TRANSIT AREA, RESIDENTIAL TANDEM PARKING, PARKING IMPACT OVERLAY ZONE (COASTAL IMPACT AREA) FIRST PUBLIC ROADWAY
CONSTRUCTION TYPE: TYPE VB, SPRINKLERED (NFFA 13D) *SPRINKLERS TO BE DEFERRED
NUMBER OF STORIES: EXISTING: 1 PROPOSED: 3
BUILDING HEIGHT: EXISTING: 12' PROPOSED: 29'-11"
YEAR EXISTING STRUCTURES BUILT: 1925
EXISTING SOIL CONDITIONS: PREVIOUSLY DISTURBED
GEOLOGICAL HAZARD CATEGORY: ZONES 31 & 52

HISTORICAL CLEARANCE

OWNER: FORREST KNOWLTON 2902 W. PORTER ROAD SAN DIEGO, CA 92106
ARCHITECT: GOLBA ARCHITECTURE, INC. 1940 GARNET AVE. #100 SAN DIEGO, CA 92104 TEL. (619) 231-4905 CONTACT: BRIAN BRITTON
LANDSCAPE: GOLBA ARCHITECTURE, INC. 1940 GARNET AVE. #100 SAN DIEGO, CA 92104 TEL. (619) 231-4905 CONTACT: BRIAN BRITTON
CIVIL: SAN DIEGO LAND SURVEYING & ENGINEERING, INC. 9665 CHESAPEAKE DRIVE, SUITE #445 SAN DIEGO, CA 92123 TEL. (658) 565-8562 CONTACT: ROBERT BATEMAN

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Revision 10:
 Revision 9:
 Revision 8:
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 Revision 3:
 Revision 2: 05-13-15
 Revision 1: 04-27-15

Project Name: KNOWLTON RESIDENCE
Original Date: 02-25-15
Sheet Title: LEGEND & PROJECT DATA
Sheet 2 of 10

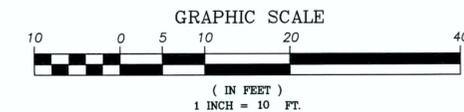
GOLBA ARCHITECTURE inc
 Architecture ■ Space Planning ■ Interior Design
 1940 Garnet Ave. #100 San Diego California 92109
 Phone: (619) 231-9905 Fax: (858) 750-3471

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 3688 BAYSIDE WALK
 SAN DIEGO, CA

REGISTERED ARCHITECT
 No. C4786
 Exp. 7-31-15
 STATE OF CALIFORNIA

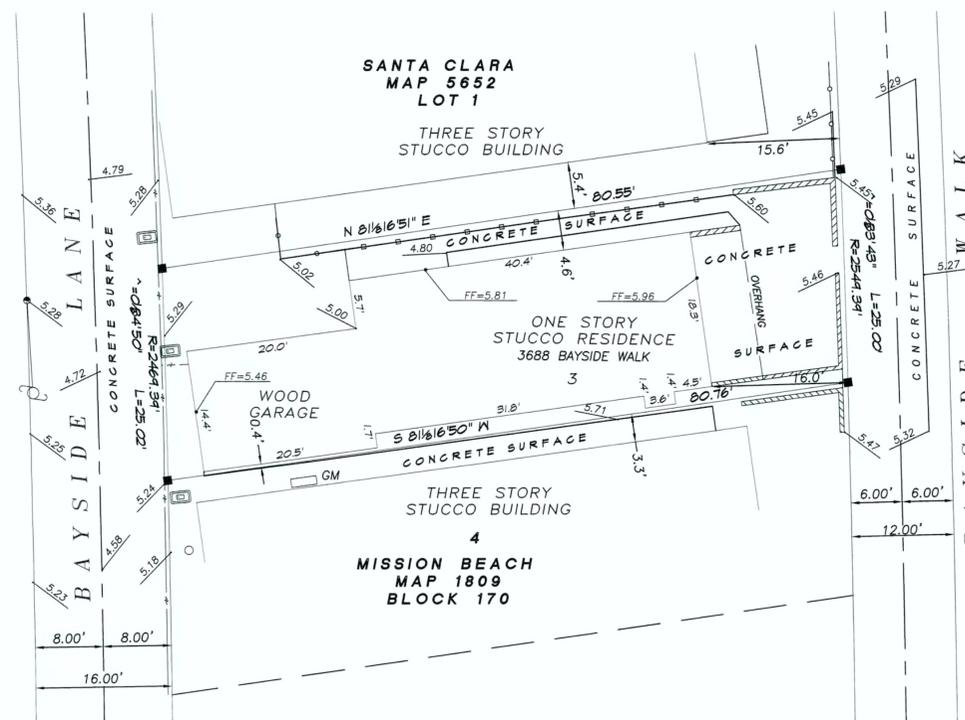
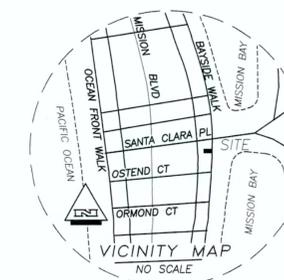
INC

T 1.1



LEGEND:

- ⊕ INDICATES UTILITY POLE
- ⬤ INDICATES UTILITY POLE ANCHOR
- ⊠ INDICATES WATER METER
- GM INDICATES GAS METER
- ⌋ INDICATES STREET SIGN
- ⊗ INDICATES WATER GATE VALVE
- INDICATES WOOD FENCE
- INDICATES WROUGHT IRON FENCE
- ▨▨▨▨ INDICATES BLOCK WALL
- +— INDICATES OVERHEAD WIRES



BENCH MARK:

CITY OF SAN DIEGO BENCH MARK. "M-10" MONUMENT
AT THE INTERSECTION OF THE EASTERLY 4 FOOT LINE OF
MISSION BOULEVARD AND THE CENTERLINE OF OSTEND
COURT. ELEVATION = 5.096 M.S.L. NGVD 1929



ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHICAL SURVEY		
For the exclusive use of: FORREST KNOWLTON 2902 W. Porter Road SAN DIEGO, CA 92109		
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: 11/24/2014	Revised:	Revised:
Scale: 1"=10'	Drawn by: W.P.T.	Sheet 1 of 1 Sheet
Drawing: BaysideWalk3688TS	A.P.N. 423-596-12	

SPECIAL PLAN NOTE #1:
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 MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

SPECIAL PLAN NOTE #2:
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 APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMG 192.0505(a)).

NOTE:
SEE SHEETS A1.0 & A1.1 FOR DETAILED FLOOR & ROOF PLANS

NOTE:
ALL VEGETATION AND GROUND-COVER TO BE MAINTAINED AT 36" OR LESS. ALL FRONT YARD WALLS TO BE NO GREATER THAN 36" IN HEIGHT.

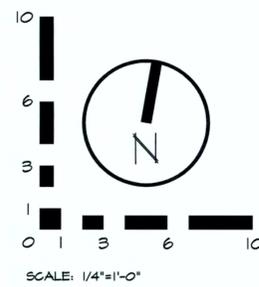
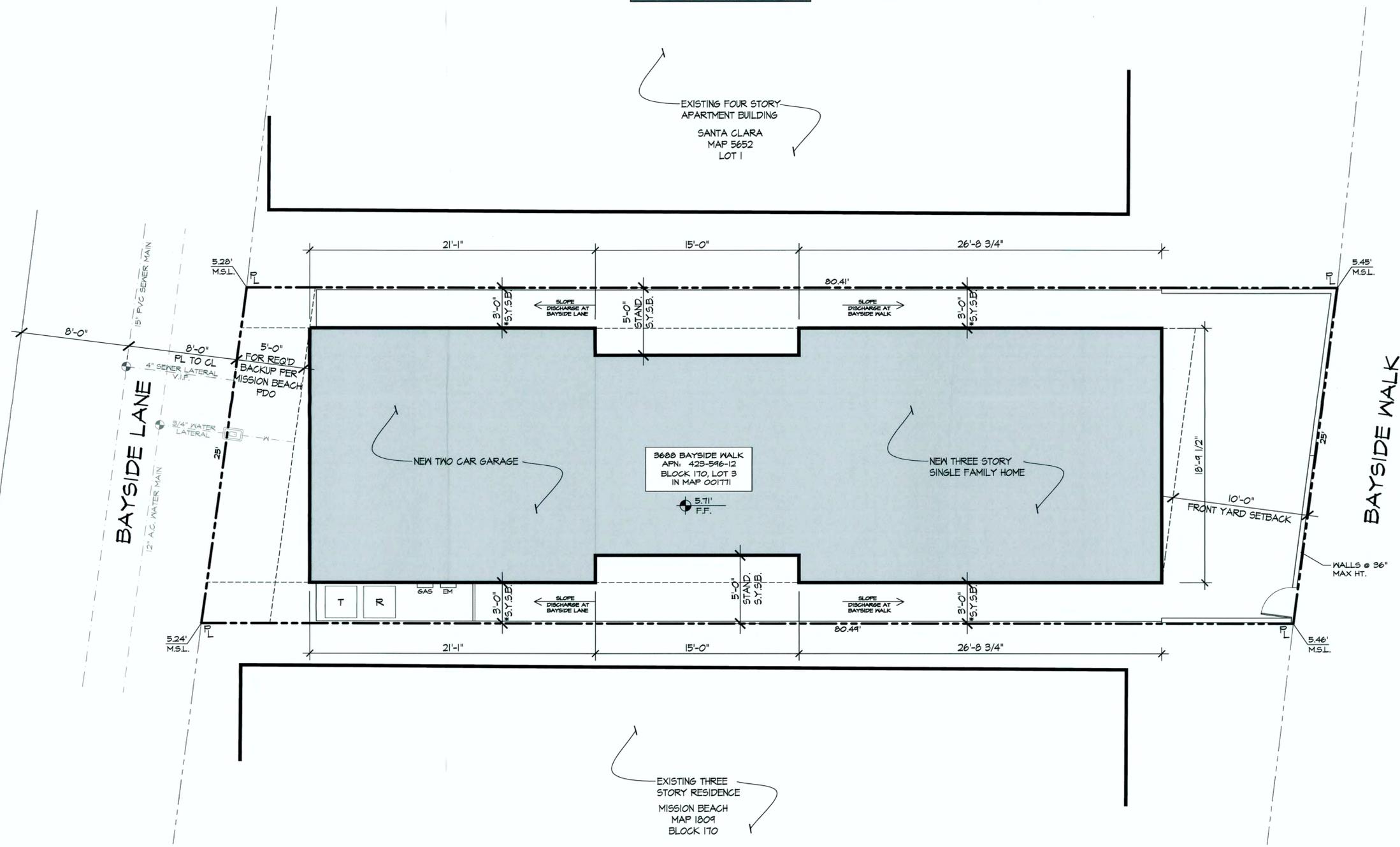
SITE NOTES:
THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW AND EXISTING STRUCTURES VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UGC 901.4.4). MIN. SIZE OF NUMBERS SHALL BE 12".
METER LOCATIONS ARE SUBJECT TO APPROVAL BY SD64E.
THERE IS NO PROPOSED GRADING EXCEPT FOR MINOR SLOPES TO DRAIN.
THIS PROJECT DRAINS ROOF DRAINS TO LANDSCAPED AREAS OR BRICK AND LANDSCAPED AREA ADJACENT TO THE HOUSING UNIT. ALL RUNOFF WILL BE DISCHARGED TO PAVED SURFACES IN THE PUBLIC RIGHT-OF-WAY.

WALL LEGEND

	2X4 @ 16" O/C STUD WALL
	ONE HOUR RATED, 2X4 @ 16" O/C STUD WALL
	FLI-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECS. ICC REPORT ESR-2047.
	LINE OF WALL ABOVE
	SMOKE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	CARBON MONOXIDE DETECTOR - SEE NOTES ON SHT. T11
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/ HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T11 FOR VENTILATION NOTES.

SITE KEY

	AREA OF PROPOSED RESIDENCE
	AREA OF PROPOSED CONCRETE
	AREA OF TURF BLOCK
	AREA OF SOFTSCAPE
	INDICATES PROPERTY LINE
	INDICATES SETBACK LINE
	SPOT ELEVATION



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Project Address:
3688 BAYSIDE WALK
SAN DIEGO, CA 92109

Original Date: 02-25-15
Sheet 4 of 10

Sheet Title:
SITE PLAN

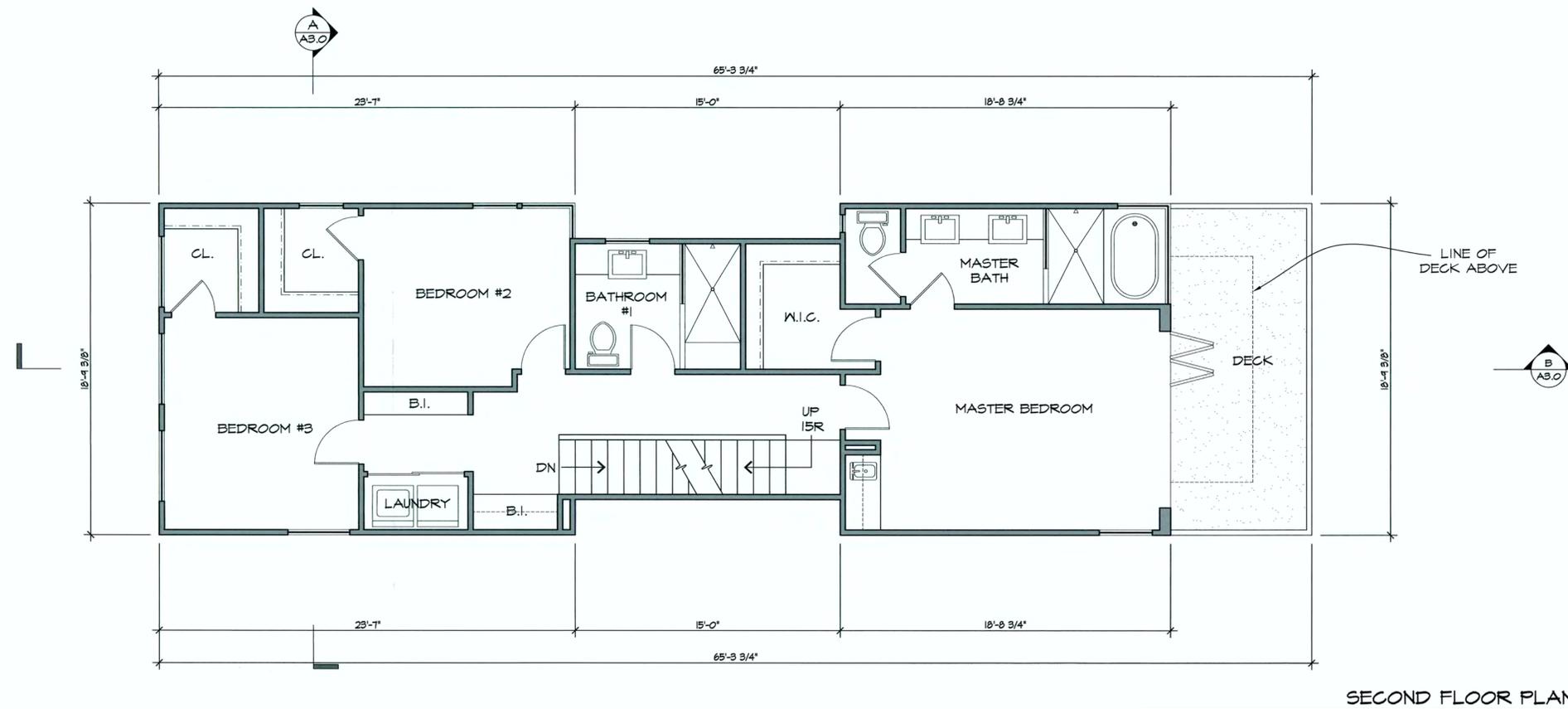
GRADING TABLE

AMOUNT OF DISTURBANCE AREA:	1120 S.F.
AMOUNT OF CUT:	41.5 CU. YDS.
HEIGHT OF CUT:	1'-6" FOUNDATION FOOTINGS
NO AMOUNT TO FILL	

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



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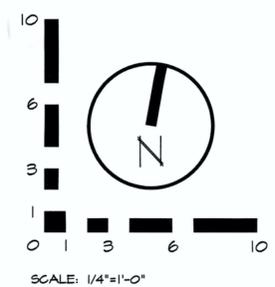
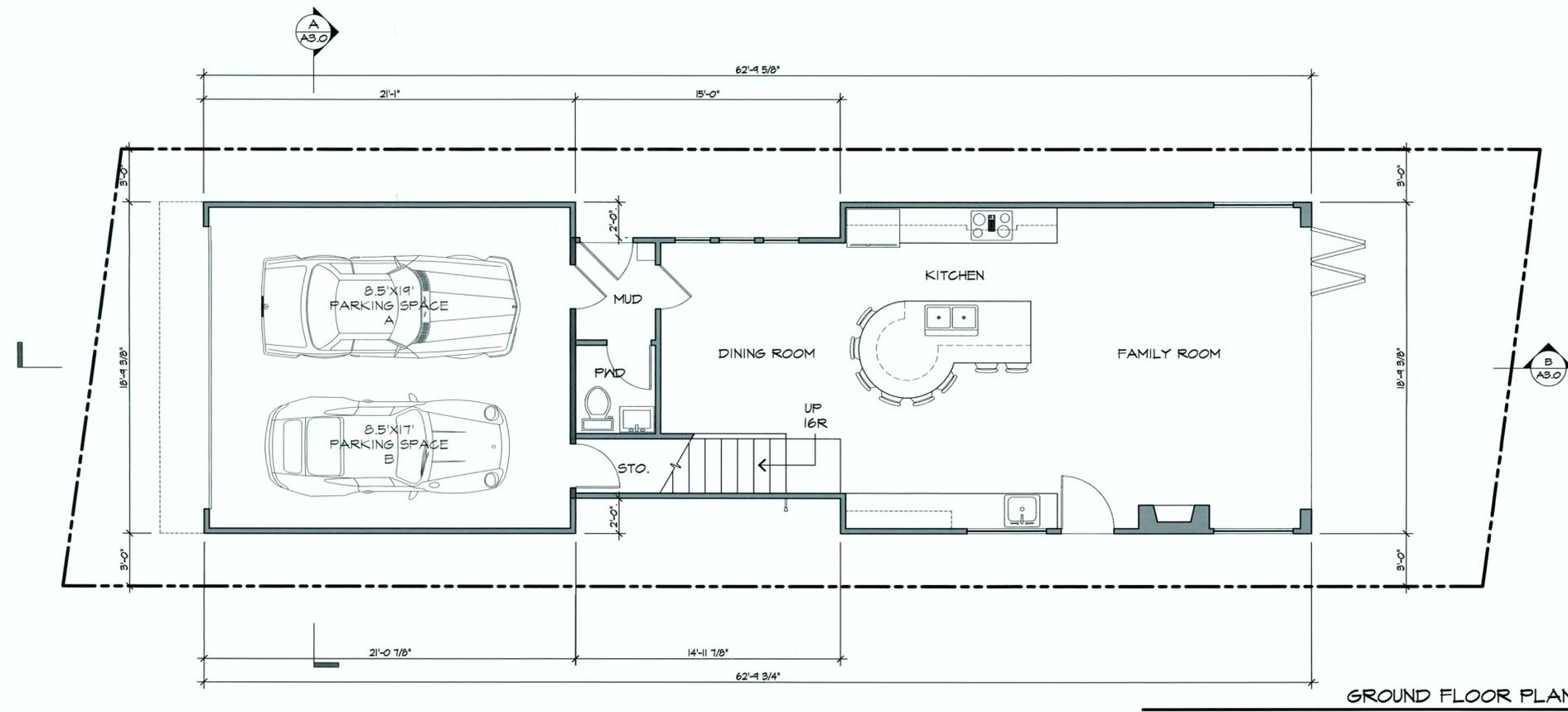


WALL LEGEND

- 2x4 @ 16" O/C STUD WALL
- ONE HOUR RATED, 2x4 @ 16" O/C STUD WALL
- FILL-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECS. ICC REPORT ESR-2041.
- LINE OF WALL ABOVE
- SMOKE DETECTOR
- TEMPERED GLASS WINDOW/DOOR
- CARBON MONOXIDE DETECTOR - SEE NOTES ON SHT. T.I.
- EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.

GARAGE AND HABITABLE SPACE ABOVE SHALL BE PROTECTED BY RESIDENTIAL FIRE SPRINKLER SYSTEM, CONNECTED AND INSTALLED IN ACCORDANCE WITH A FIRE SPRINKLER SYSTEM THAT COMPLIES WITH SECTION R319 OR NFPA 13D.

THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.



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Project Address:
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Project Name:
 KNOWLTON RESIDENCE

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 Revision 6:
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 Revision 3:
 Revision 2: 05-13-15
 Revision 1: 04-27-15

Original Date: 02-25-15
Sheet 5 of 10

Sheet Title:
FLOOR & ROOF PLANS

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

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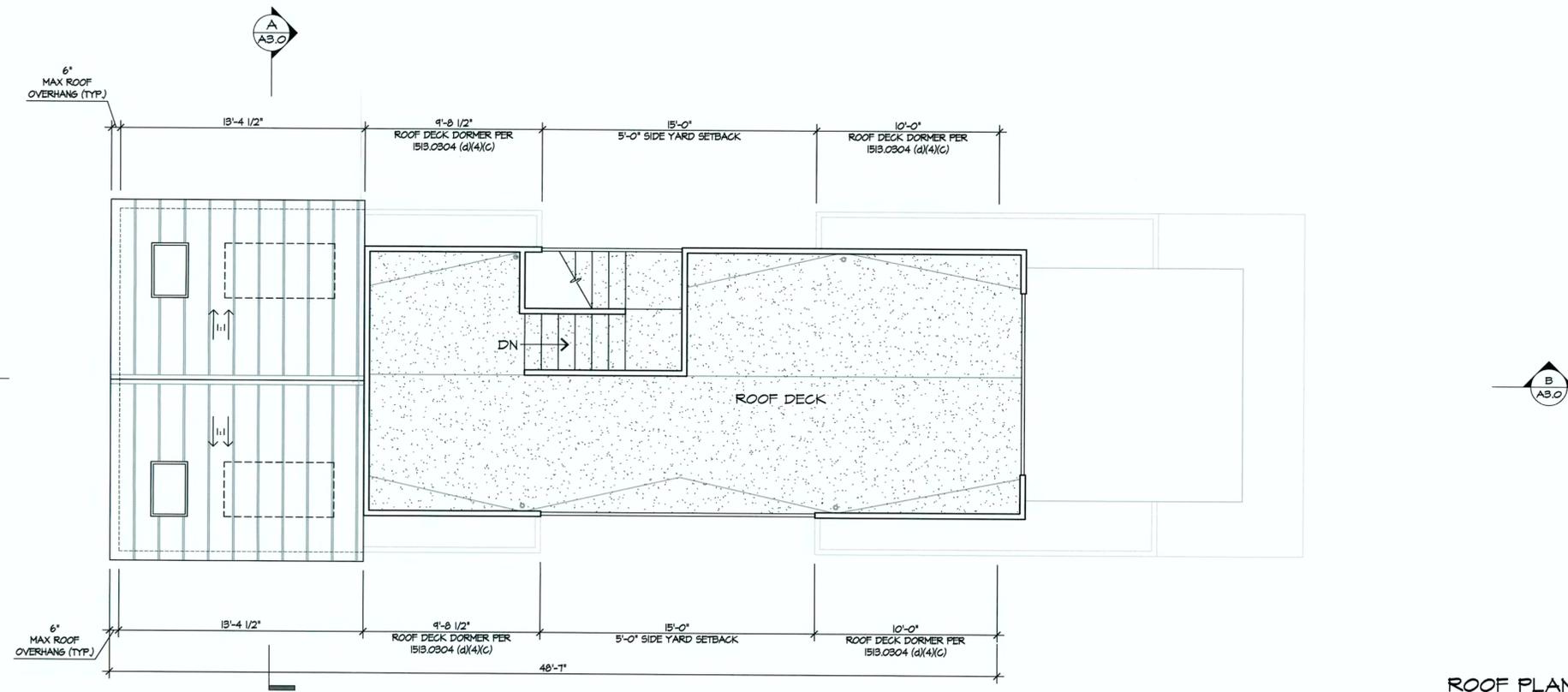
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 SAN DIEGO, CA

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 GOLBA
 No. C4756
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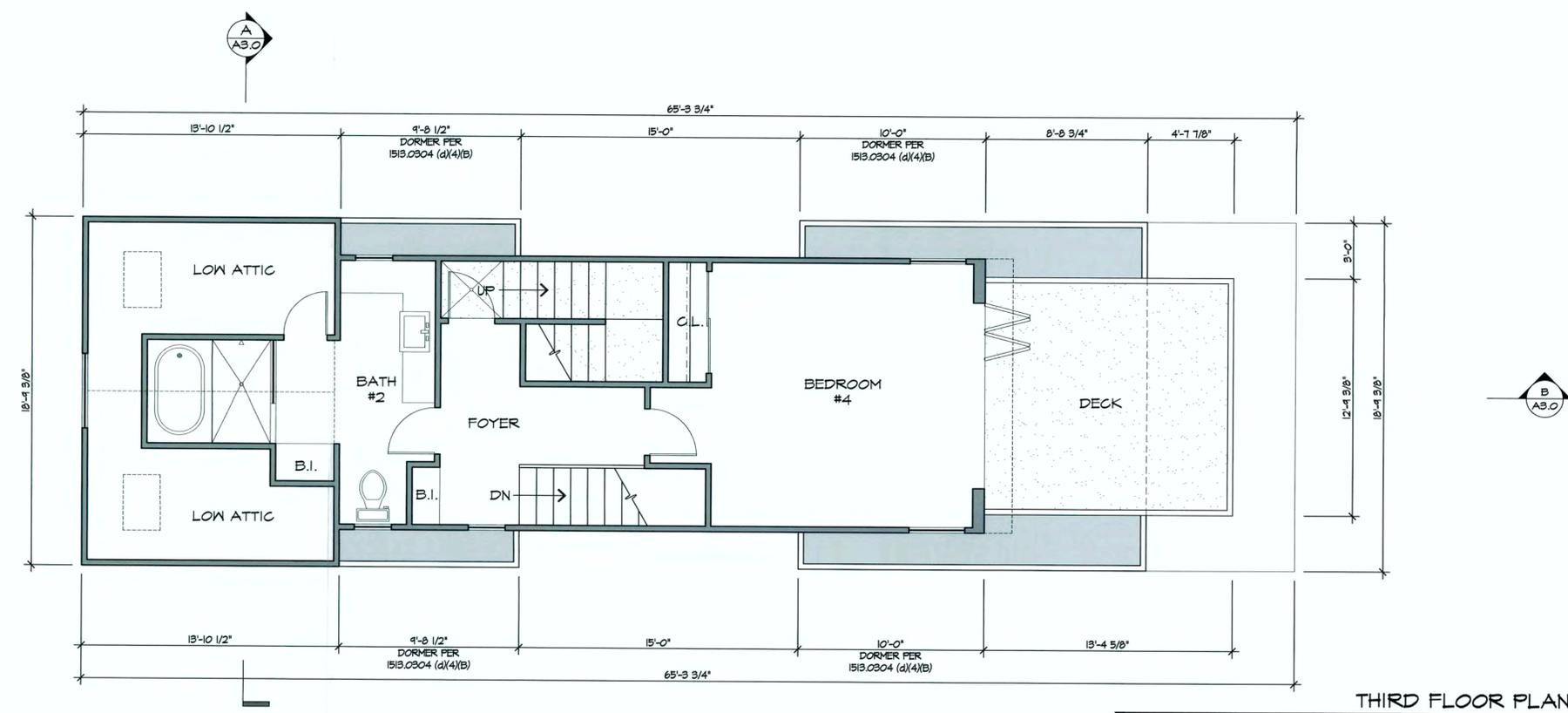
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ROOF PLAN



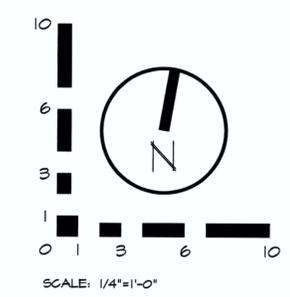
THIRD FLOOR PLAN

WALL LEGEND

	2x4 @ 16" O/C STUD WALL
	ONE HOUR RATED, 2x4 @ 16" O/C STUD WALL
	'PLI-DECK' WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECS. ICC REPORT ESR-2047.
	LINE OF WALL ABOVE
	SMOKE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	CARBON MONOXIDE DETECTOR - SEE NOTES ON SHT. T.I.
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 3 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.

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THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75-INCH IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 0.5-INCH FOR OTHER DOORS.



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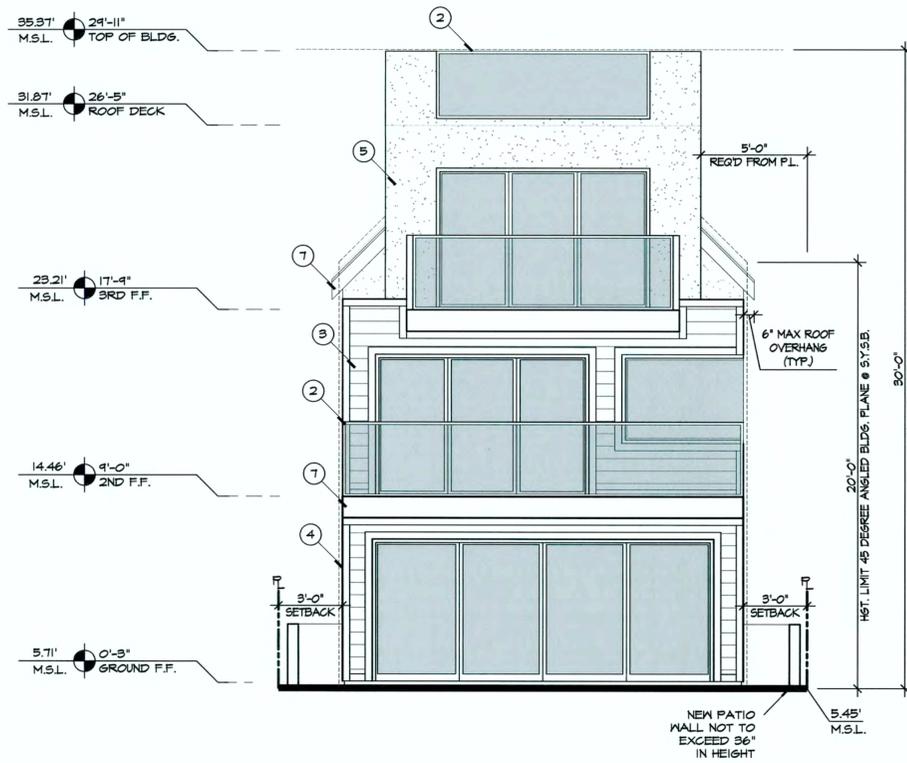
Project Address:
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Original Date: 02-25-15
 Sheet 6 of 10

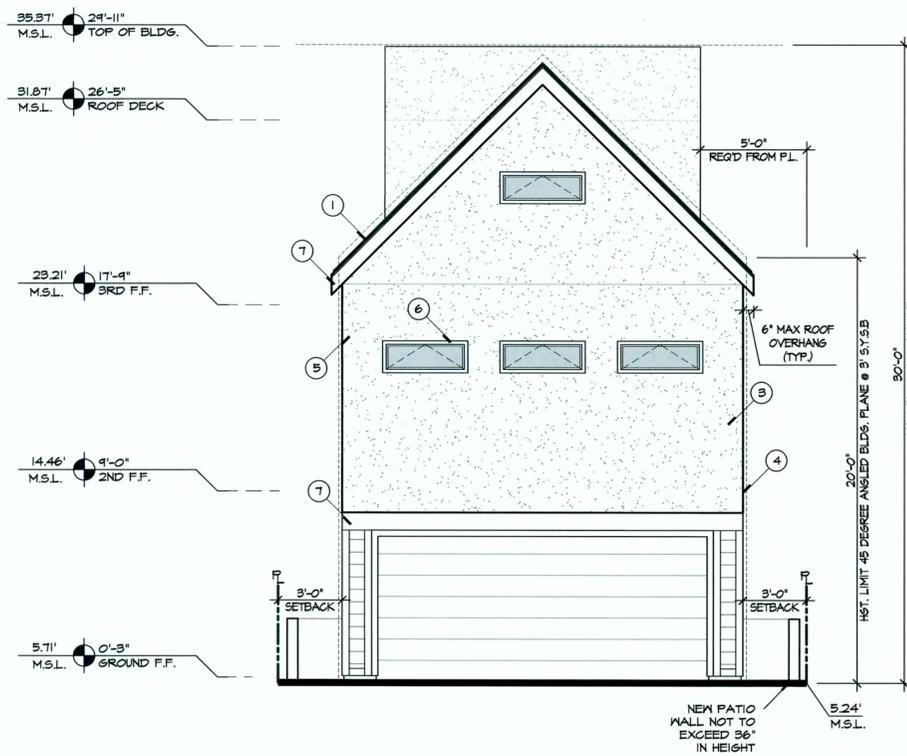
Project Name:
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Sheet Title:
 FLOOR &
 ROOF PLANS





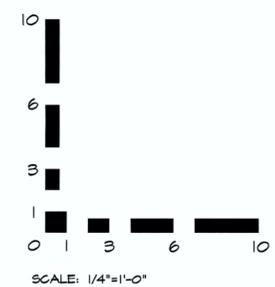
EAST ELEVATION



WEST ELEVATION

- ELEVATION NOTES:**
- 1 STANDING SEAM METAL ROOF PANELS. CLASS 'A' FIRE RATED ASSEMBLY, TYP.
 - 2 1 1/2" SQ. ALUMIN. GUARDRAIL W/ TEMPERED GLASS PANELS BETWEEN POSTS. 42" ABOVE FINISHED FLOOR
 - 3 1 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH.
 - 4 4" TRIM FINISH, RUSTIC CEDAR FINISH
 - 5 7/8" EXTERNAL CEMENT STUCCO
 - 6 ANDERSON 100' COMPOSITE FRAMED WINDOWS W/ COASTAL HARDWARE PACKAGE, TYP. INSTALL PER MANUF. SPECIFICATIONS.
 - 7 ALUMINIUM FASCIA
 - 8 SOLAR PANELS

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE (SDMC, SEC. 132.0505).



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Sheet 7 of 10

Sheet Title:
**BUILDING
 ELEVATIONS**

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

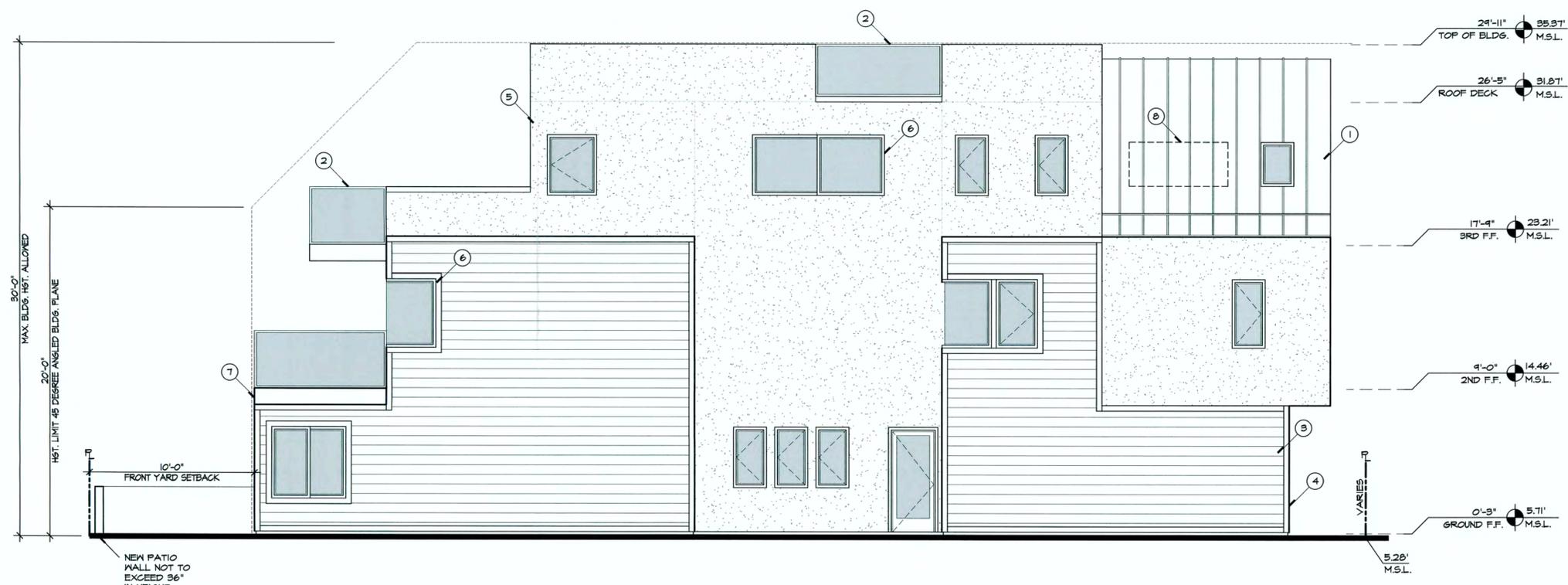
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 SAN DIEGO, CA

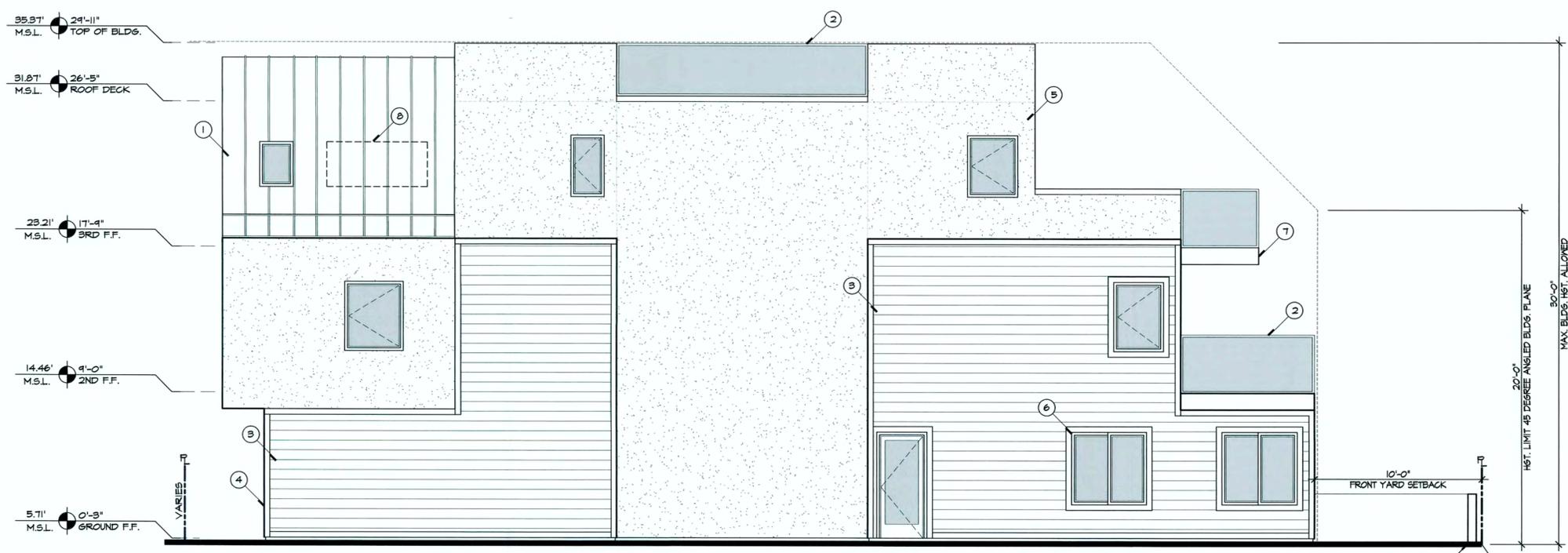


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NORTH ELEVATION



SOUTH ELEVATION

BUILDING ELEVATIONS

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

- ELEVATION NOTES:**
- 1 STANDING SEAM METAL ROOF PANELS, CLASS 'A' FIRE RATED ASSEMBLY, TYP.
 - 2 1 1/2" SQ. ALUMIN. GUARDRAIL W/ TEMPERED GLASS PANELS BETWEEN POSTS. 42" ABOVE FINISHED FLOOR.
 - 3 1 1/4" (6" EXPOSURE) LAP SIDING, RUSTIC CEDAR FINISH.
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 Sheet 8 of 10

Sheet Title:
**BUILDING
 ELEVATIONS**

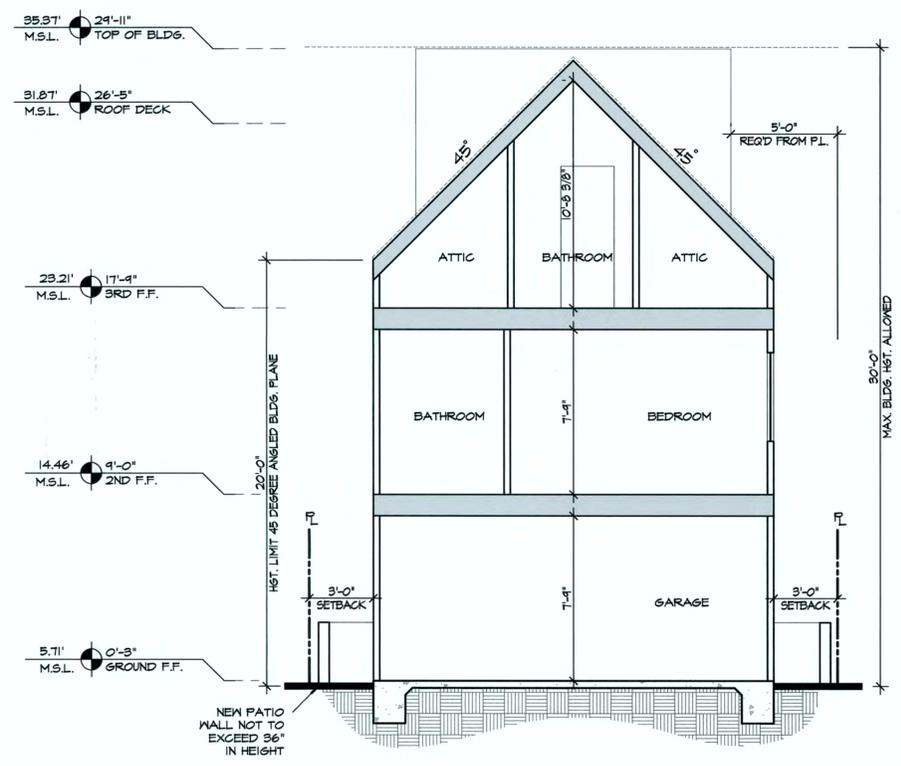
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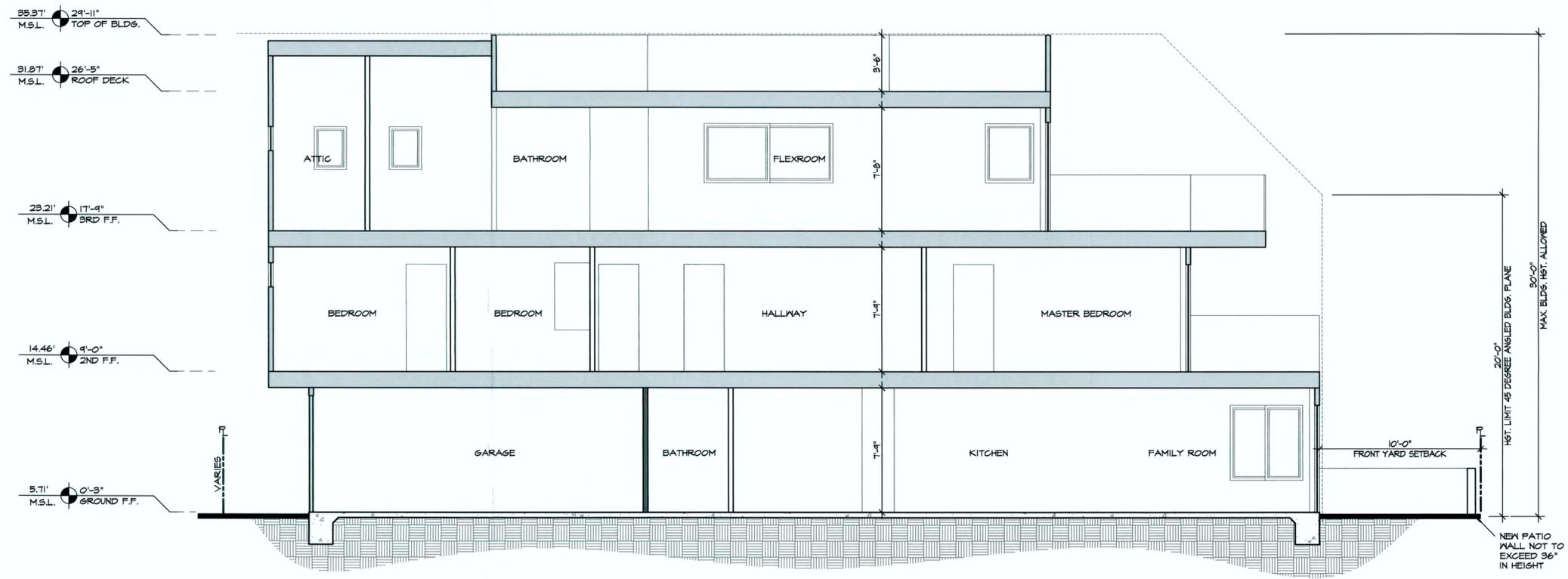


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SECTION A

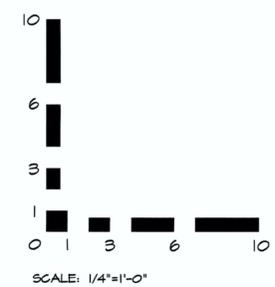


SECTION B

WALL LEGEND	
	2X4 @ 16" O/C STUD WALL
	ONE HOUR RATED, 2X4 @ 16" O/C STUD WALL
	T&I-DECK WATERPROOFING DECK SURFACE. INSTALL PER MANUF. SPECS. ICC REPORT ESR-2047.
	LINE OF WALL ABOVE
	SMOKE DETECTOR
	TEMPERED GLASS WINDOW/DOOR
	CARBON MONOXIDE DETECTOR - SEE NOTES ON SHT. T.I.
	EXHAUST FAN TO PROVIDE A MIN. OF 5 AIR CHANGES/HR. DISCHARGE TO THE OUTSIDE NO CLOSER THAN 5 FT. FROM ANY EXTERIOR OPENING. SEE T.I. FOR VENTILATION NOTES.

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Project Name:
 KNOWLTON
 RESIDENCE

Sheet Title:
 BUILDING
 SECTIONS

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 Sheet 9 of 10

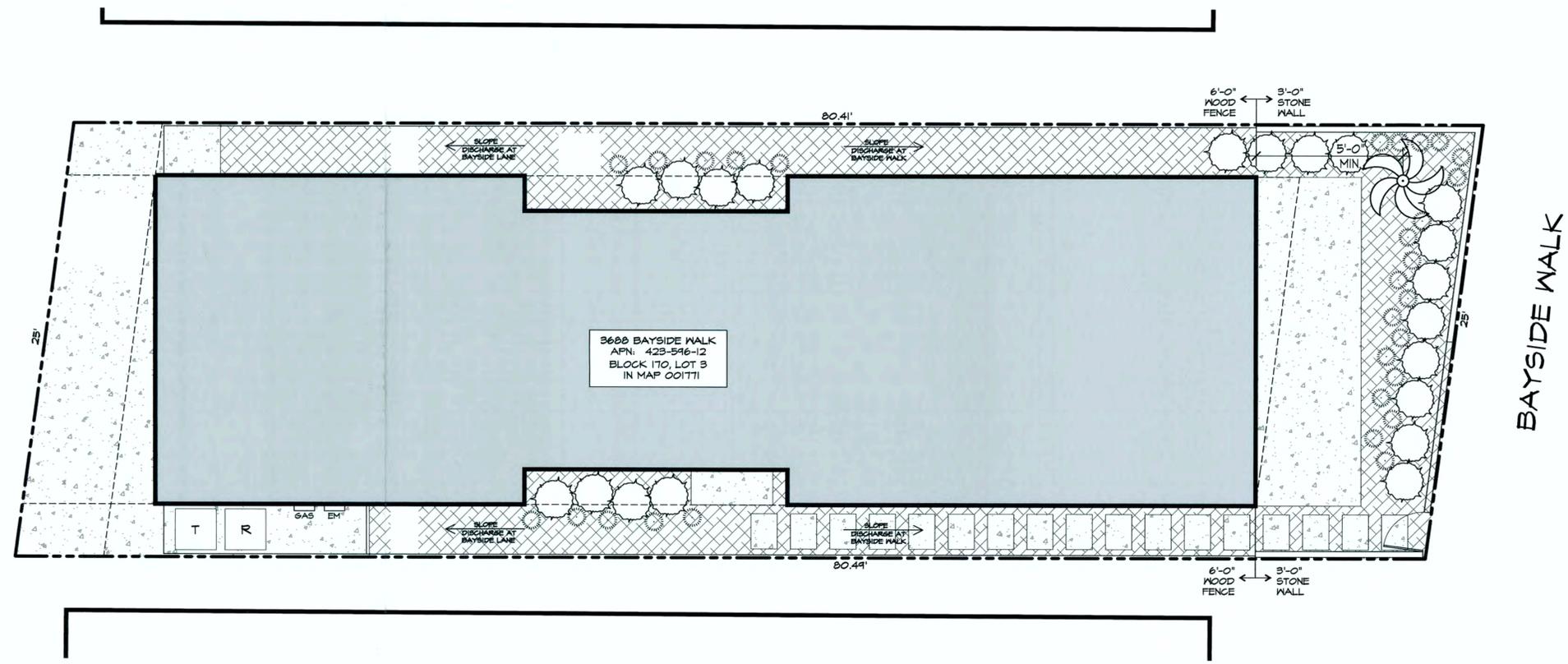
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LANDSCAPE PLAN

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

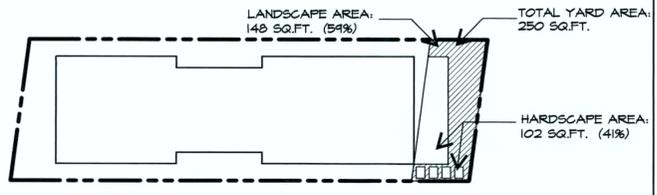
LANDSCAPE DESIGN STATEMENT:

THIS SINGLE-FAMILY RESIDENCE WILL BE IMMERSSED IN A LANDSCAPE THAT RESPECTS THE INTIMATE CHARACTER OF THE WALK ASSOCIATED WITH THIS BAYSIDE NEIGHBORHOOD. SALT-TOLERANT, WATER-CONSERVING PLANTS WILL BE EMPLOYED TO CREATE A SEMI-PRIVATE PATIO, HEDGE AND GRASS-LIKE SHRUBS BORDERING BAYSIDE WALK WILL BE SET IN LAWN WITHIN THE EXISTING PROPERTY WALL. CONCRETE PADS WILL BE SET IN LAWN TO ACT AS A WALKWAY TO THE FORMAL, FRONT ENTRANCE. HEDGE-SHRUBS FLANK THE RESIDENCE, CREATING A NEIGHBORLY LANDSCAPE THAT CONFORMS TO THE CITY COUNCIL POLICY 900-14 AND THE CITY OF SAN DIEGO GENERAL PLAN.

NOTES:

1. ALL LANDSCAPING & IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT CODE, LANDSCAPE REGULATIONS, THE LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE MISSION BEACH PLANNED DISTRICT, & ALL OTHER CITY & REGIONAL STANDARDS.
2. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM (SPRAY) SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, & MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE (SDMC 142.0403).
3. LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS & PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRUCH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8 FT ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC-RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL (LDC 1513.0402(g)(2)).
4. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED IN A FREE OF DEBRIS & LITTER CONDITION & ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
5. ALL LANDSCAPING & IRRIGATION WITHIN THE RIGHT-OF-WAY SHALL BE DEVELOPED WITH THE LANDSCAPING GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
6. ALL PLANTERS WITHIN PROPERTY NOT TO EXCEED 3'-0" IN HEIGHT.
7. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b)).
8. 100% OF ALL REQUIRED YARDS EXCEPT INTERIOR AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS, AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3'-0" IN HEIGHT AND PAVED AREAS (LDC 1513.0402(a)(1)).
9. PER THE MISSION BEACH FRESH PLAN, A MINIMUM OF 20% OF THE TOTAL LOT MUST BE LANDSCAPED.

LANDSCAPE REQUIREMENTS



ALL REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL BE LANDSCAPED WITH A MIN. OF AT LEAST 50% AND SHALL BE A COMBINATION OF TREES, SHRUBS AND GROUND COVER. THE REMAINING 50% MAY INCLUDE, BUT IS NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES, AND DECKS NOT EXCEEDING 3 FEET IN HEIGHT AND PAVED AREAS.

LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS, WALKS, AND PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING TALL TREES WITH CANOPY AREAS AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRUCH OR OVERHANG INTO THE COURTS, WALKS, AND PLACES RIGHTS-OF-WAY BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISH GRADE, AS MEASURED AT THE TRUNK. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

PLANT LEGEND

PROPOSED PLANT MATERIAL:	QTY. / % / SIZE	MATURE SIZE
PALMS SUCH AS: 30" TALL X 15" WIDE HEIGHT SYAGRUS ROMANZOFFIANUM BRAHEA EDULIS HOWEA FORSTERIANA	1 / 100% / 8" BTH	'QUEEN PALM' 50H X 20W 'GUADALUPE PALM' 30H X 15W 'PARADISE PALM' 60H X 20W
HEDGE SHRUBS SUCH AS: 2" TALL X 3" WIDE MATURE HT. BERBERIS THUNBERGII CONCORDE BARBERRY JAPANESE BARBERRY	18 / 100% / 5 GAL.	'CONCORDE BARBERRY' 2H X 3W 'DWARF BARBERRY' 2H X 3W 'JADE CAROUSEL BARBERRY' 3H X 5W
GRASS-LIKE SHRUBS SUCH AS: 3" TALL X 3" WIDE MATURE HT. PHORMIUM TENAX 'BRONZE BABY' MULLENBERGIA RIGENS PHORMIUM TENAX	20 / 100% / 5 GAL.	'NEW ZEALAND FLAX' 3H X 3W 'FLAX LILY' 2H X 2W 'HARAKEKE' 3H X 3W
3" HIGH GROUND COVER SUCH AS: LAWN PASPALUM VASINATUM FRASARIA CHILOENIS DYMONDIA MARGARETAE	AS REQ'D / 100% / SOD	'SEASHORE PASPALUM' 'BEACH STRAWBERRY' NCN
PAVING MATERIAL		CONCRETE

MIN. TREE SEP. DISTANCE:

UNDERGROUND UTILITY LINES:	5 FT.
ABV. GND. UTILITY STRUCT.:	10 FT.
DRIVEWAYS (ENTRIES):	10 FT.
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS):	25 FT.
SEWER LINE:	10 FT.

LANDSCAPE CALCULATIONS:

TOTAL WALK YARD AREA: 250 SQ. FT.
 TOTAL WALK LANDSCAPED AREA: 148 SQ. FT.
 TOTAL WALK HARDSCAPE AREA: 102 SQ. FT.

50% X TOTAL WALK YARD AREA (250 SQ. FT.) = 125 SQ. FT. REQ'D LANDSCAPED

TOTAL LANDSCAPED WALK AREA (148 SQ. FT.) > 125 SQ. FT. REQ'D

20% X TOTAL LOT AREA (1,990 SQ. FT.) = 398 SQ. FT. REQ'D LANDSCAPED

TOTAL LOT LANDSCAPED AREA (557 SQ. FT.) > 398 SQ. FT. REQ'D

557 SQ. FT. = 28% OF LOT AREA (LANDSCAPED)

SITE NOTES:

1. THIS PROJECT SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMC SECTION 152.0509(a).
2. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
3. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS.
4. PROVIDE BUILDING ADDRESS NUMBERS FOR ALL NEW & EXISTING STRUCTURES VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (UTC 901.4.4) MIN. SIZE OF NUMBERS SHALL BE 12".
5. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SD641E.

SITE KEY



NOTE: ALL PROPOSED LANDSCAPING IN REG. YARD AREAS SHALL BE MAINTAINED AT A HEIGHT OF 3' OR LOWER. ALL FRONT YARD WALLS TO BE NO GREATER THAN 3' IN HEIGHT.

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Revision 10:
 Revision 9:
 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2: 05-13-15
 Revision 1: 04-27-15

Project Name: KNOWLTON RESIDENCE
Project Address: 3688 BAYSIDE WALK, SAN DIEGO, CA 92104
Original Date: 02-25-15
Sheet 10 of 10

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN