

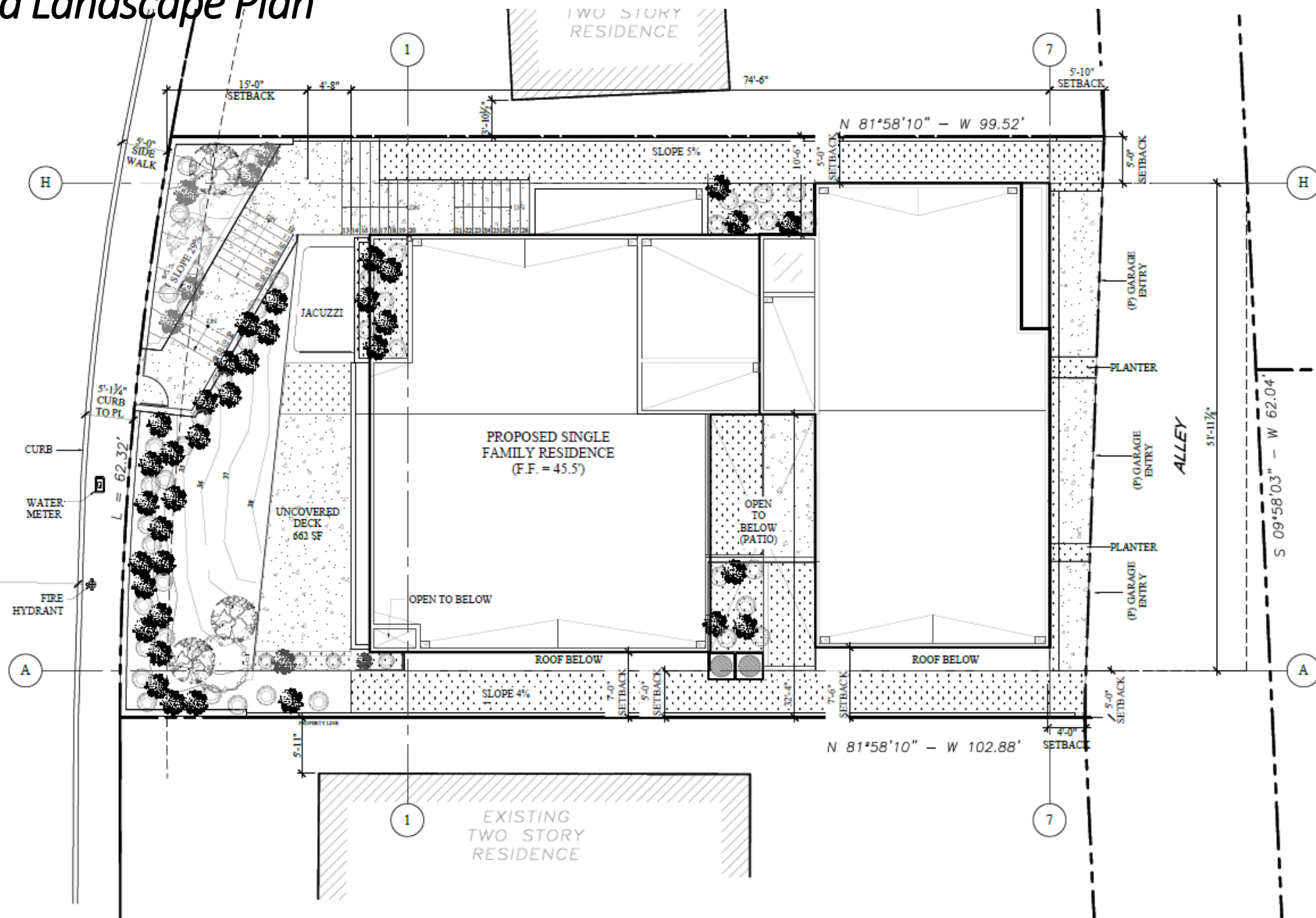


Barba Residence Presentation for the La Jolla Shores Advisory Board

Wednesday, June 16, 2021



Previously Approved Lot Coverage Calcs		
Landscape Area	2,049	32.37
Hardscape	1,018	1.09
Structure	3,263	52.00
Total	6,330	100.00



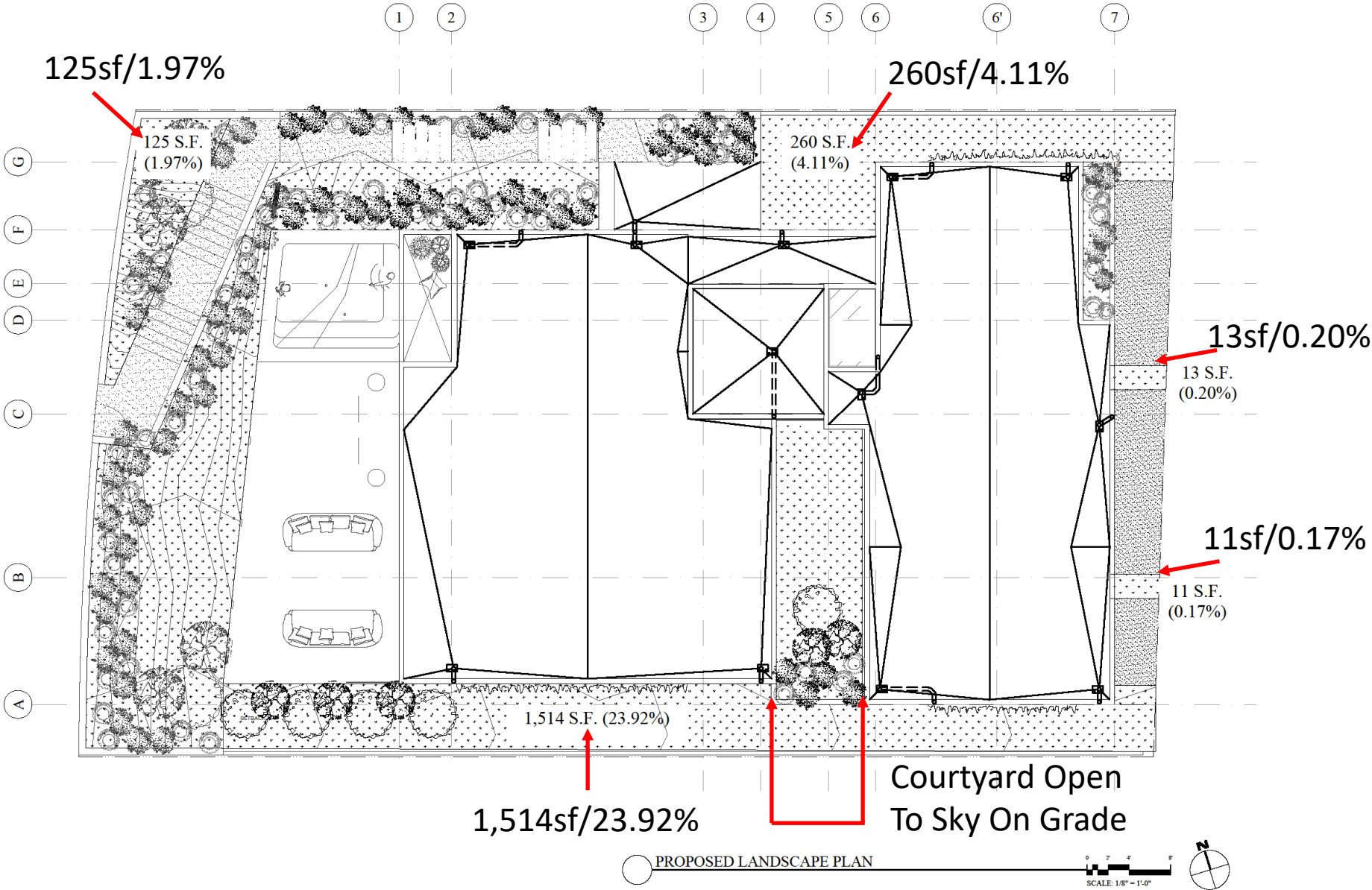
Proposed Landscape Plan

No roof or deck planters were counted

All planting on ground floor

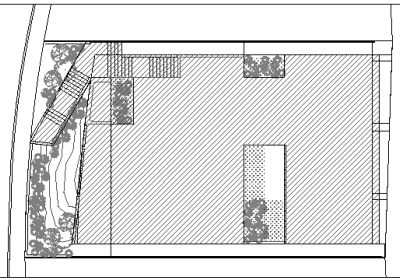
Walkway and stepping stones are not counted in the landscape number

Proposed Lot Coverage Calcs		
Landscape Area	1,923	30.37
Hardscape	1,152	18.20
Structure	3,075	51.43
Total	6,330	100.00



Previously Approved Site Plan

IMPERVIOUS AREA N.T.S.



SITE SURFACE AREA TABLE

A. TOTAL SITE AREA:	HATCH	6,331 S.F.
B. TOTAL DISTURBANCE AREA:		5,719 S.F.
C. EXISTING AMOUNT OF IMPERVIOUS AREA:		3,945 S.F. (62%)
D. EXISTING AMOUNT OF PERVIOUS AREA:		2,329 S.F. (38%)
E. PROPOSED AMOUNT OF IMPERVIOUS AREA:		4,610 S.F. (73%)
F. PROPOSED AMOUNT OF PERVIOUS AREA:		1,777 S.F. (28%)

EARTHWORK AREA CALCULATIONS

CUT QUANTITIES:	799.35 CYD
FILL QUANTITIES:	120.22 CYD
EXPORT:	257.12 CYD
MAX CUT DEPTH UNDER BLDG. FOOTPRINT:	5'-6"
MAX CUT DEPTH OUTSIDE BLDG. FOOTPRINT:	2'-10 1/2"
MAX FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT:	4'-0"

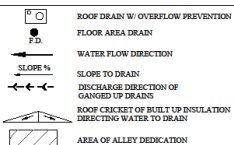
GENERAL SITE NOTES

- THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION, THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATIONS TO ALL NEW OR EXISTING WALLS, EASEMENTS OF ANY, EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS OF ANY UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICT OR DISCREPANCY OCCURS BETWEEN THE INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
- LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.
- ALL GRADES SHOWN PROPOSED ARE EXISTING.
- NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 7'-0" AT MATURITY SHALL BE INSTALLED WITHIN 7'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
- NO EXISTING OR PROPOSED TRANSIT STOPS AT SITE.
- PROVIDE BUILDING ADDRESS NUMBER, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PDPS POLICY P-00-6 (CPC 961.4.6).
- THE PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING COASTAL BLUFF AREAS.
- AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-ERODIBLE VELOCITIES.
- MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 14 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2.2, DIVISION 1 (GRASSING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- PER SDMC SECTION 14.14(H)(1) ONLY NATIVE OR OTHER DROUGHT-TOLERANT PLANT SPECIES SHALL BE USED IN LANDSCAPED AREAS IN ORDER TO MINIMIZE IRRIGATION REQUIREMENTS AND TO REDUCE POTENTIAL SLIDE HAZARDS DUE TO OVER-WATERING OF THE COASTAL BLUFFS.
- NEW SITE DRAINAGE SYSTEM TO CONNECT TO EXISTING SIDEWALK UNDERPASS FOR DISCHARGE TO PUBLIC CONVEYANCE.
- PROPOSED DRAINAGE SHEET FLOWING INTO NEIGHBORING PROPERTIES CANNOT EXCEED EXISTING GROUND FLOW.
- ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
- NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 7' AT MATURITY SHALL BE INSTALLED WITHIN 7' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
- THE PROJECT IS LOCATED WITHIN THE AAS WATERSEWER TREATMENT/PLANT/PERMITTEE WILL BE REQUIRED TO COMPLY WITH ALL AAS WATERSEWER REQUIREMENTS.

SPECIFIC SITE NOTES

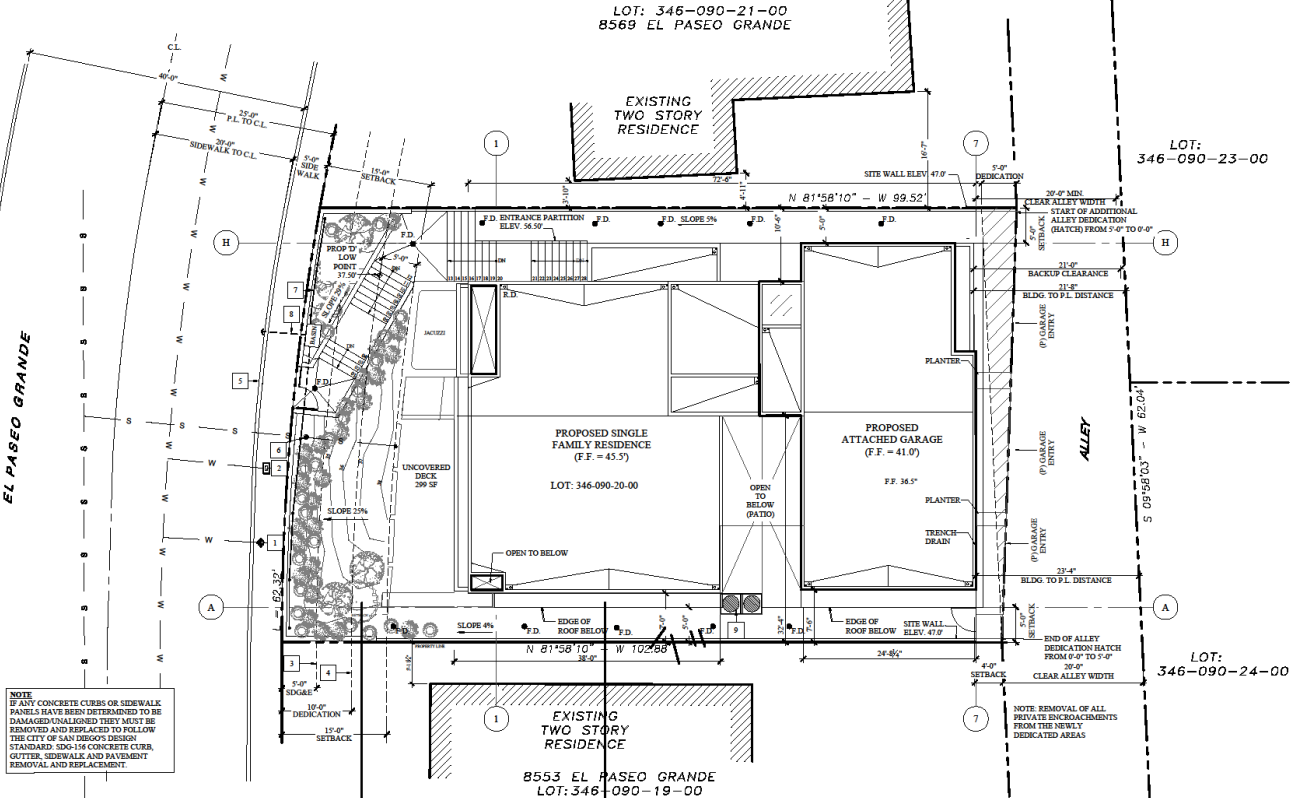
- THE PROJECT PROPOSES TO EXPORT 257.12 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
- THERE IS NO TRANSIT STOP ADJACENT TO THIS PROPERTY.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PDPS POLICY P-00-6 (CPC 961.4.6).
- THE EXISTING SERVICES FOR WATER AND SEWER WILL REMAIN.
- SPECIAL REGULATIONS STATES THAT ALL EQUIPMENT SHALL BE SCREEN FROM PUBLIC VIEW PER SDMC 1510.0402.

SITE LEGEND



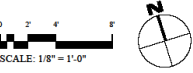
KEY NOTES

- | | |
|--|---|
| 1 (0) FIRE HYDRANT | 6 (0) CLEAN OUT |
| 2 (0) WATER METER | 7 (0) DRAIN LINE |
| 3 (0) 5 FT. SDGAS EASEMENT PER MAP NO. 00807 | 8 (0) DISCHARGE DRAIN UNDER SIDEWALK TO GUTTER PER CITY STANDARDS |
| 4 (0) 10 FT. DEDICATION EASEMENT | 9 (0) HVAC UNITS |
| 5 (0) CURB | |



NOTE: IF ANY CONCRETE CURBS OR SIDEWALK PANELS HAVE BEEN DETERMINED TO BE DAMAGED/DISLOADED THEY MUST BE REMOVED AND REPLACED TO FOLLOW THE CITY OF SAN DIEGO'S DESIGN STANDARD: SDO-104 CONCRETE CURB, OUTER, SIDEWALK AND PAVEMENT REMOVAL AND REPLACEMENT.

PROPOSED SITE PLAN



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



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BARLOW CAPITAL INVESTMENTS LLC
8561 EL PASEO GRANDE
LA JOLLA, CA 92037

REVISION
06/18/2020 START OF PROJECT
12/21/2020 COMMUNITY SUBMITTAL
1/18/21 2nd COMMUNITY SUBMITTAL

PHASE	COASTAL
PROJECT NO.	2020-17
REVIEWED BY	CAM
DRAWN BY	PC
DATE	03/16/2021
SHEET TITLE	PROPOSED SITE PLAN
A-1.1	

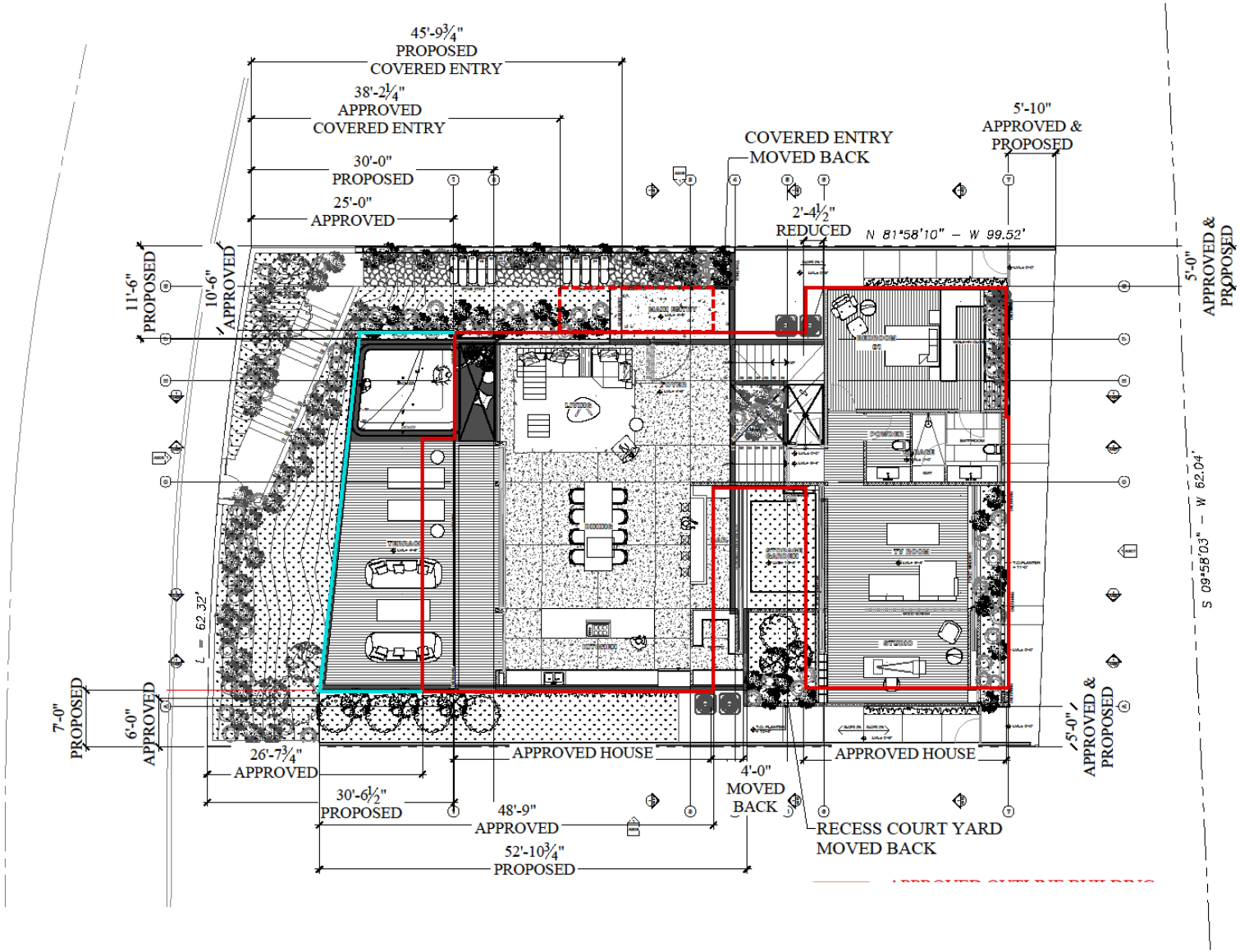
Proposed Site Plan

Approved Outline of Building

Approved Outline of Balcony

Property line to deck remains the same in distance and is 15 feet

- North set back 1'
- South set back 2' in front
- Projected 2' in rear
- Courtyard moves back and rear structure moves back



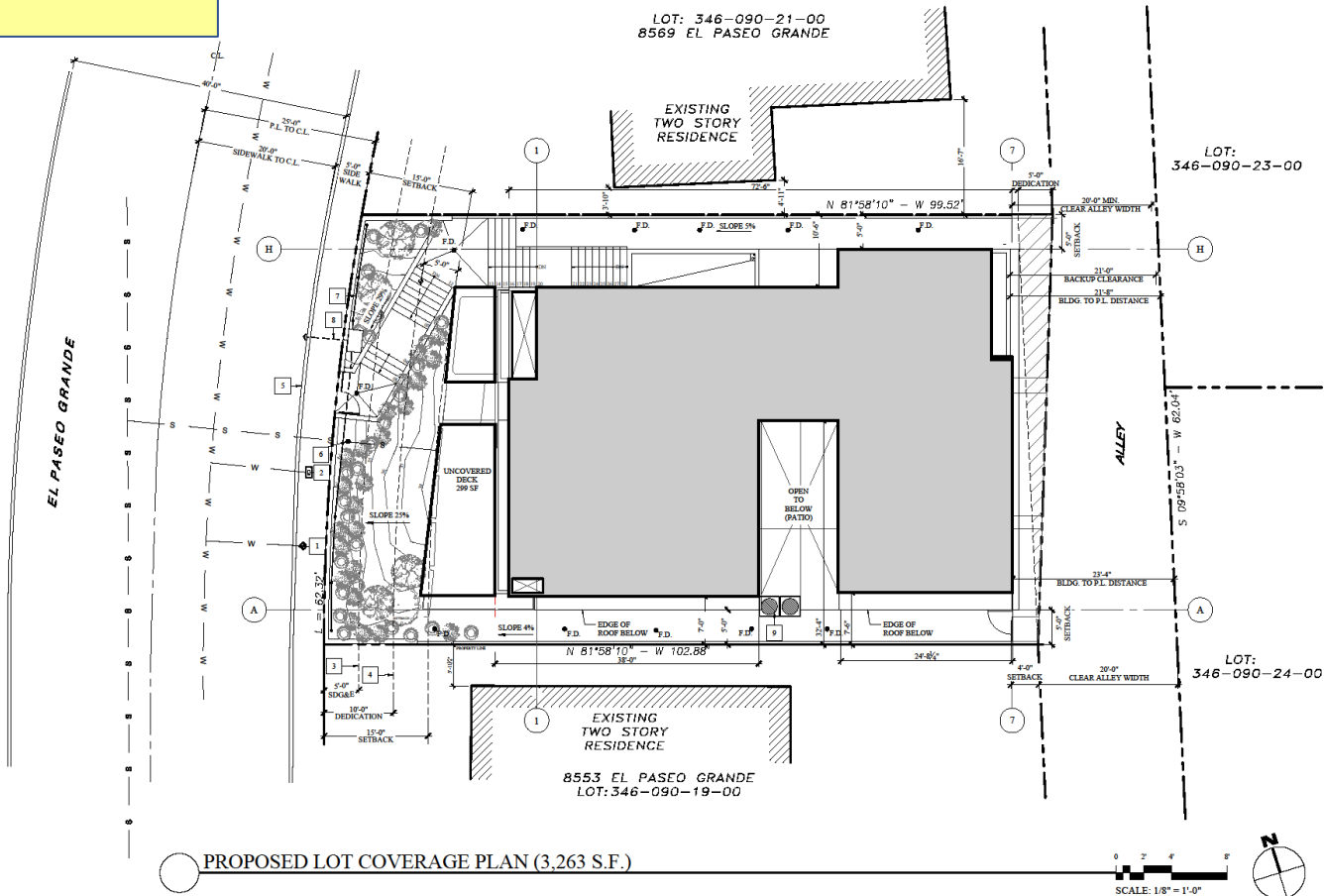
Previously Approved Lot Coverage

Lot Coverage Calcs

Lot Size 6,330 SF

Lot Coverage 3,263 SF

Lot Coverage Percentage 51.50%



GENERAL SITE NOTES

A. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.

B. BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATIONS TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS, IF ANY, UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.

C. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.

D. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWING UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.

E. LOCATE REFUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REFUSE AT CITY-APPROVED LOCATIONS.

F. ALL GRADES SHOWN, PROPOSED ARE EXISTING.

G. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 7'-0" AT MATURITY SHALL BE INSTALLED WITHIN 5'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

H. NO EXISTING OR PROPOSED TRANSIT STOPS AT SITE.

I. PROVIDE BUILDING ADDRESS NUMBER, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY 2-004 (CPC 901.4.4).

J. THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING COASTAL BLUFF AREAS.

K. AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE ENERGY DISSIPATORS ARE TO BE INSTALLED TO REDUCE THE DISCHARGE TO NON-EROSIBLE VELOCITIES.

L. MULTIPLE STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MIMIC THE EXISTING DRAINAGE PATTERN.

M. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS EXCEED 1 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 14 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

N. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

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P. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARD.

Q. PER SDMC SECTION 14-11 (HANG ONLY NATIVE OR OTHER DROUGHT-TOLERANT PLANT SPECIES SHALL BE USED IN LANDSCAPED AREAS IN ORDER TO MINIMIZE PERMANENT REQUIREMENTS AND TO REDUCE POTENTIAL SLIDE HAZARDS DUE TO OVER-WATERING OF THE COASTAL BELTUS.

R. NEW SITE DRAINAGE SYSTEM TO CONNECT TO EXISTING SIDEWALK UNDERGROUND FOR DISCHARGE TO PUBLIC CONVEYANCE.

S. PROPOSED DRAINAGE SHEET FLOWING INTO NEIGHBORING PROPERTIES CANNOT EXCEED EXISTING GROUND FLOW.

T. ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PREVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

U. NO TREES OR SHRUBS WHOSE HEIGHT WILL BE 7' AT MATURITY SHALL BE INSTALLED WITHIN 7' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 19' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.

V. THIS PROJECT IS LOCATED WITHIN THE ASB WATERWASHED THRESHOLD/PERMITTEE WILL BE REQUIRED TO COMPLY WITH ALL ASB WATERWASHED REQUIREMENTS.

SPECIFIC SITE NOTES

1. THE PROJECT PROPOSES TO EXPORT 327.12 CUBIC YARDS OF MATERIAL FROM THE SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

2. THERE IS NO TRANSIT STOP ADJACENT TO THIS PROPERTY.

3. PROVIDE BUILDING ADDRESS NUMBER, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY 2-004 (CPC 901.4.4).

4. THE EXISTING SERVICES FOR WATER AND SEWER WILL REMAIN.

5. SPECIAL REGULATIONS STATES THAT ALL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PER SDMC §1516.0402.

LOT COVERAGE CALCS.

LOT SIZE	6,330 S.F.
LOT COVERAGE	3,263 S.F.
LOT COVERAGE PERCENTAGE	51.50%

SITE LEGEND

ROOF DRAIN W/ OVERFLOW PREVENTION

FLOOR AREA DRAIN

WATER FLOW DIRECTION

SLOPE TO DRAIN

DISCHARGE DIRECTION OF GATED UP DRAINS

ROOF CRICKET OF BUILT UP INSULATION DIRECTING WATER TO DRAIN

AREA OF ALLEY DEDICATION

KEY NOTES

1 (0) FREE HYDRANT	6 (0) CLEAN OUT
2 (0) WATER METER	7 (0) DRAIN LINE
3 (0) 5 FT. SLOPE EASEMENT PER MAP NO. 0907	8 (0) DISCHARGE DRAIN UNDER SIDEWALK TO GUTTER PER CITY STANDARDS
4 (0) 10 FT. DEDICATION EASEMENT	9 (0) HVAC UNITS
5 (0) CURB	

Marengo Morton Architects

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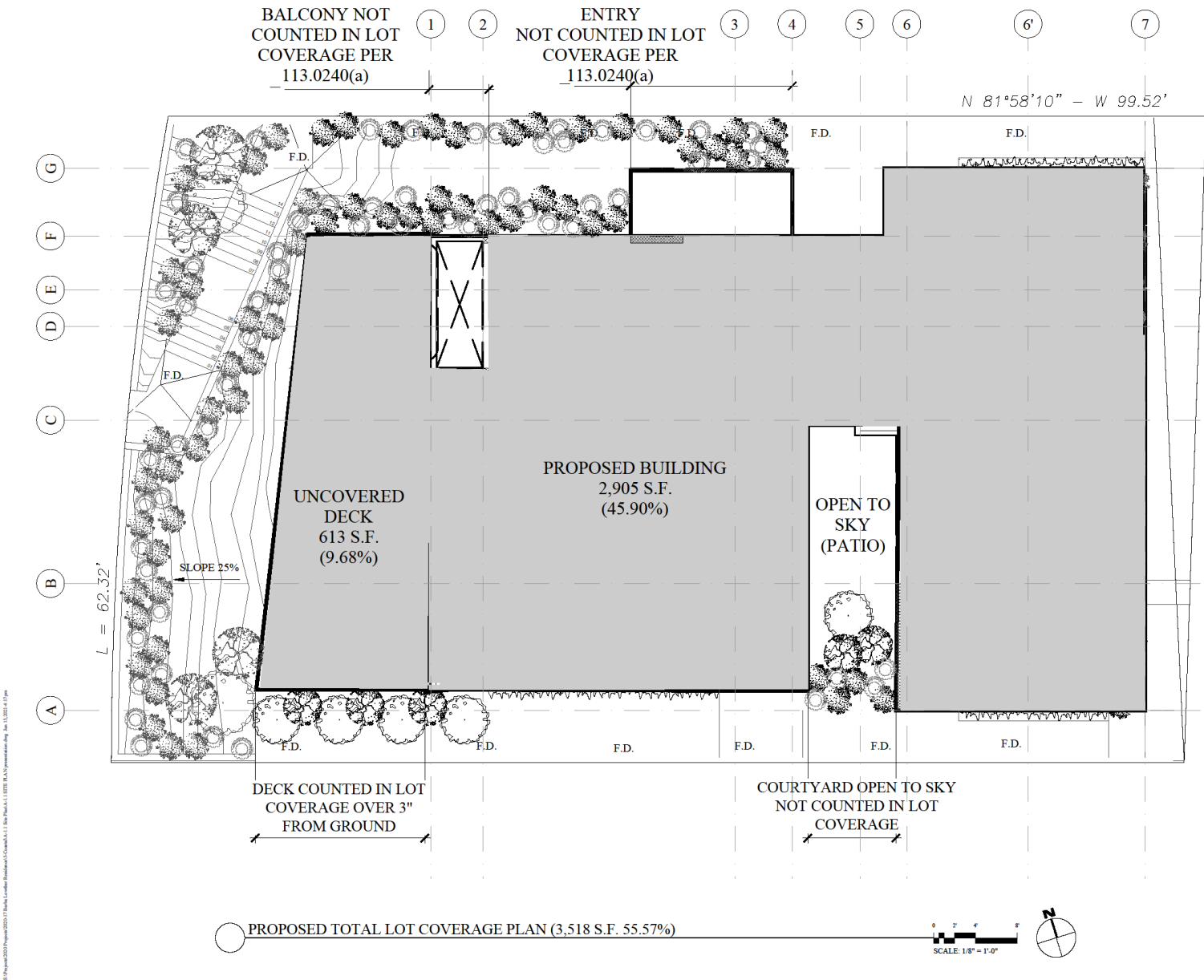
BARLOW CAPITAL INVESTMENTS LLC

8561 EL PASEO GRANDE
LA JOLLA, CA 92037

PROPOSED LOT COVERAGE PLAN

A-1.1.1

Proposed Lot Coverage



Lot Coverage Calcs

Total Lot	6,330 SF	100.00%
Allowable	3,798 SF	60.00%
Main Structure	2,905 SF	45.90%
Entry (not counted per 113.0240(a))		
Uncovered Deck	613 SF	9.68%
Total	3,518 SF	55.57%

Based on reduced structure

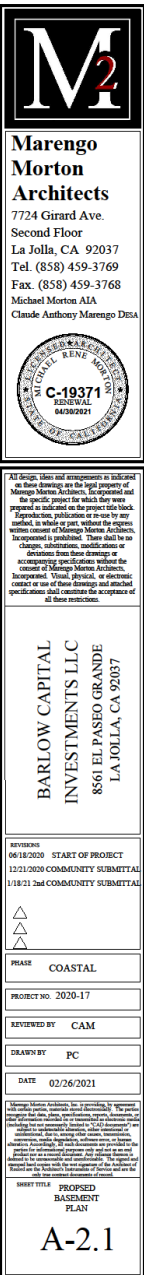
Balcony not counted in lot coverage per 113.0240(a)

Entry not counted in lot coverage per 113.0240(a)

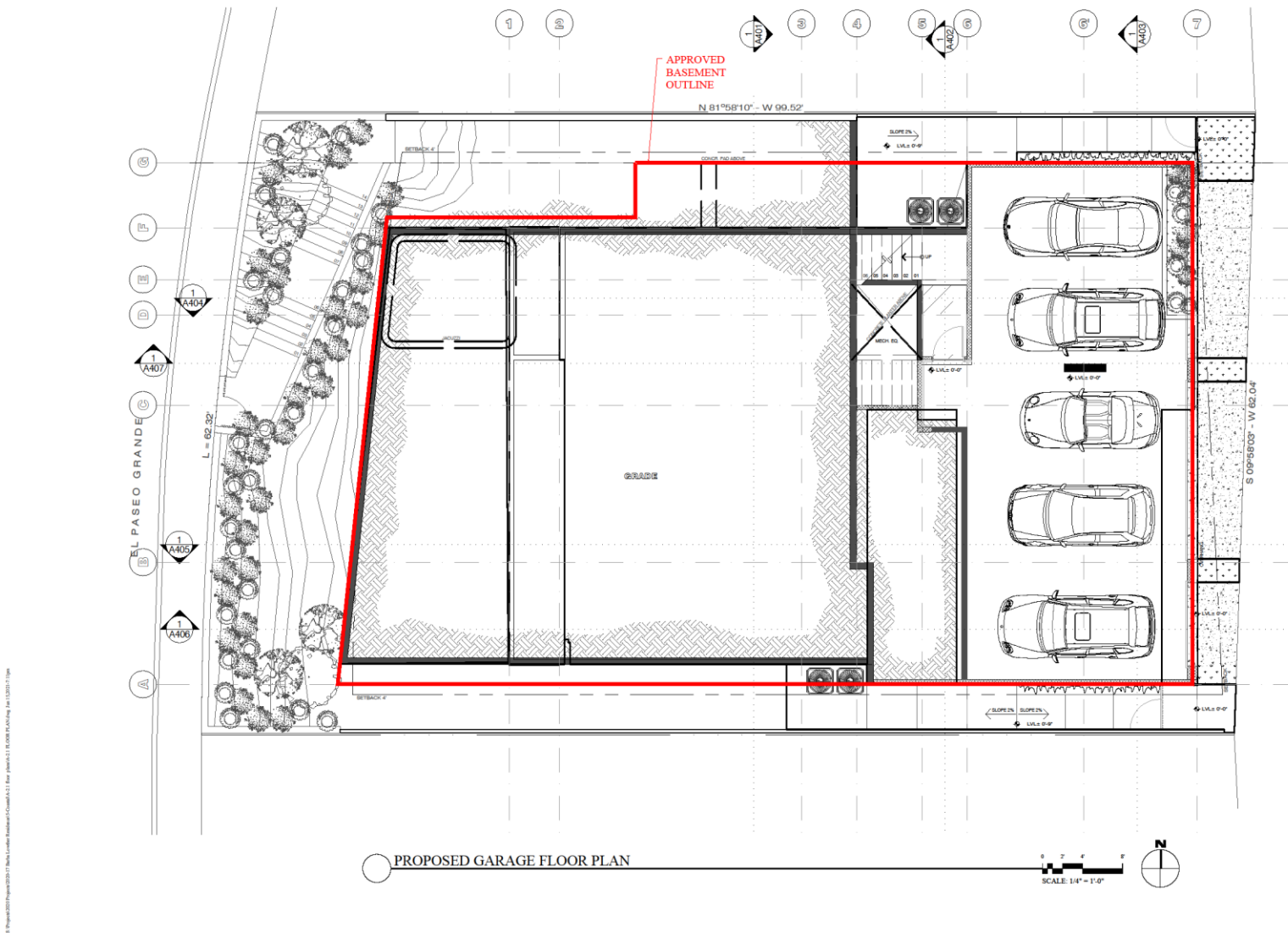
Deck counted in lot coverage over 3' from ground

Courtyard open to sky not counted in lot coverage

8. Project: 2020 Project: 2020-17 Barba Louisa Residence 3-Architectural Drawings CD document/A-2.1 floor plan/A-2.1 FLOOR PLAN.dwg Mdw 01/2021-2-52pax



Proposed Basement Plan



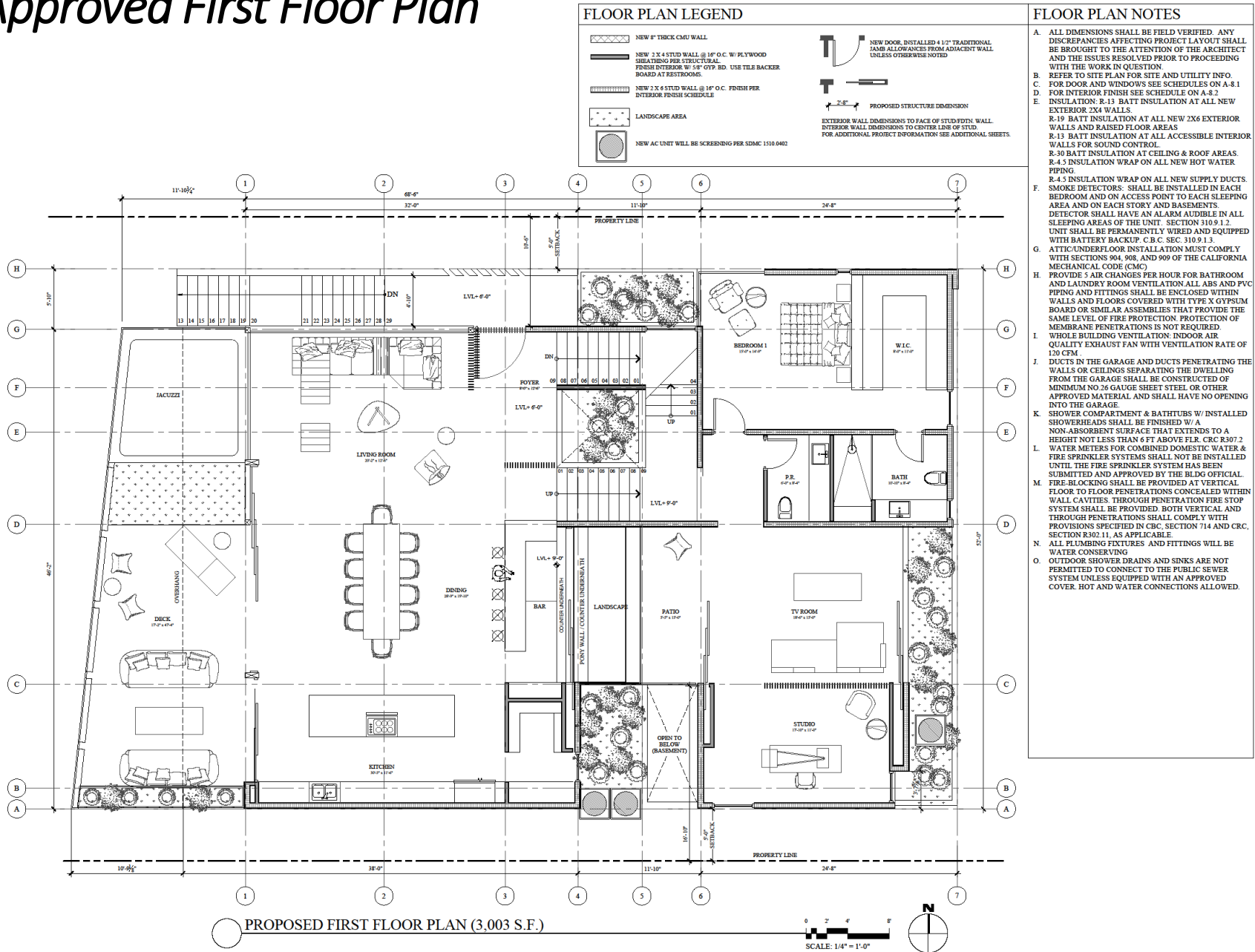
Removed
underground
basement

Garage at ground
alley level

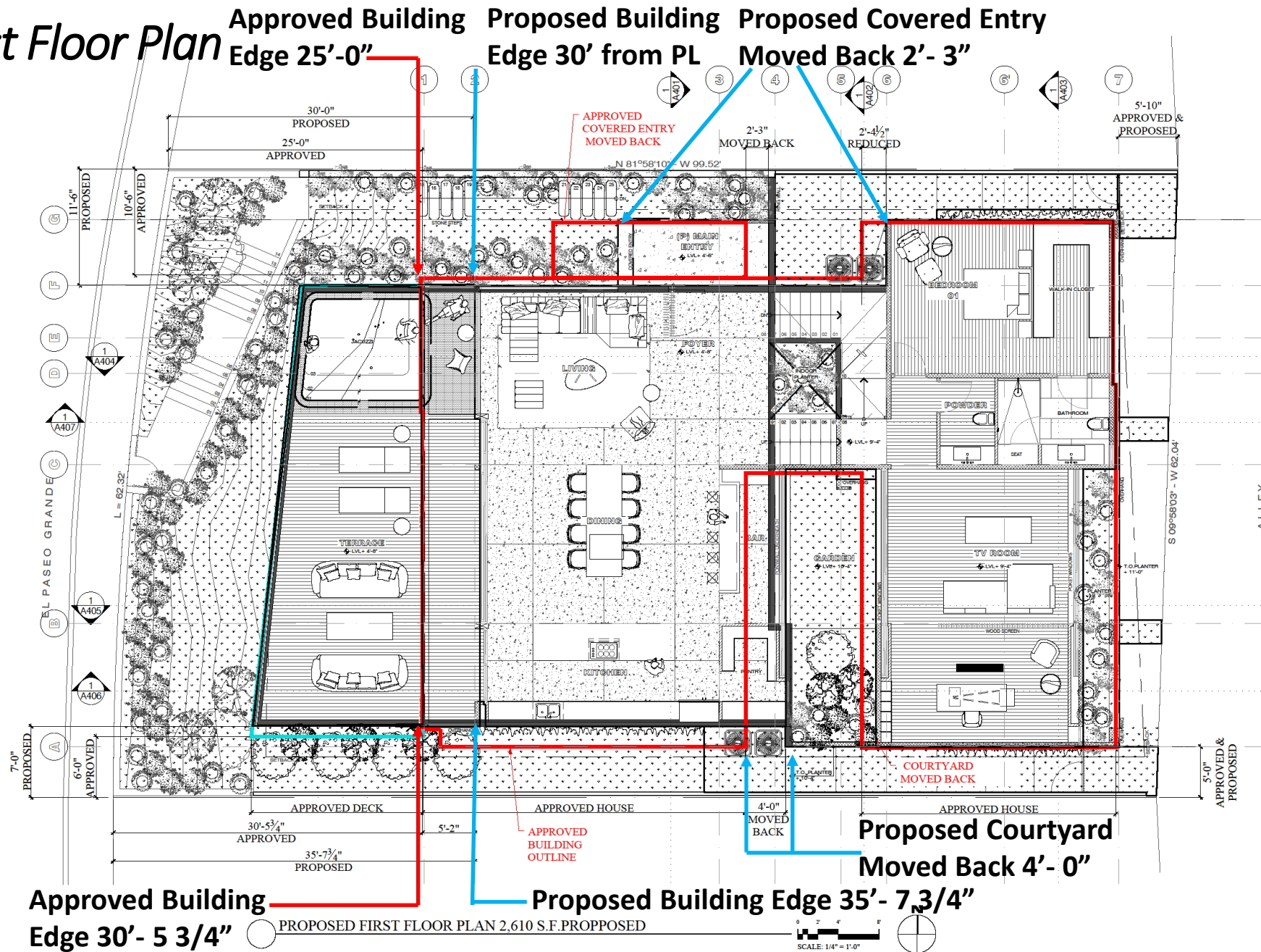
Perimeter wall
represents
foundation



Previously Approved First Floor Plan

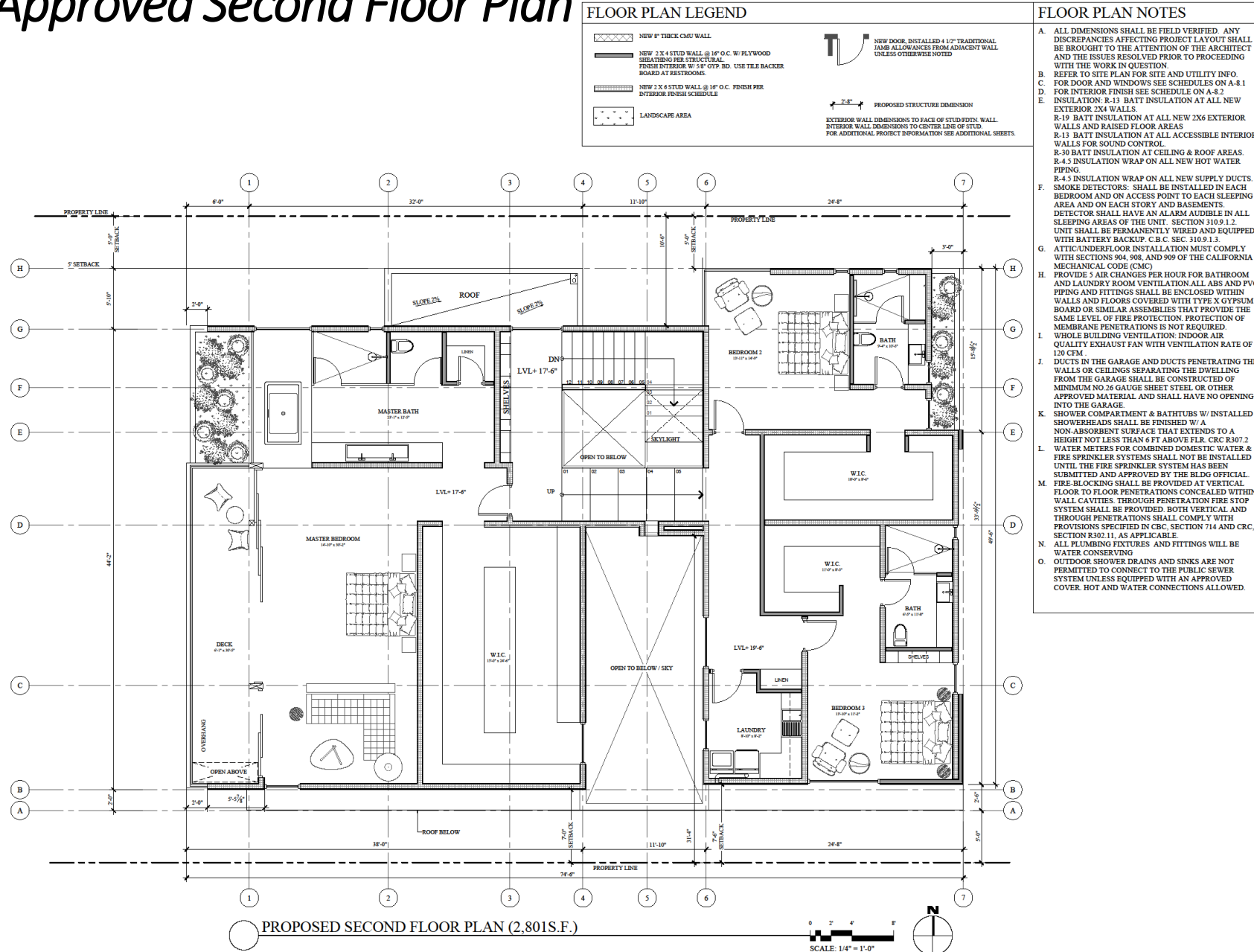


Proposed First Floor Plan



**Approved
Outline
Building**

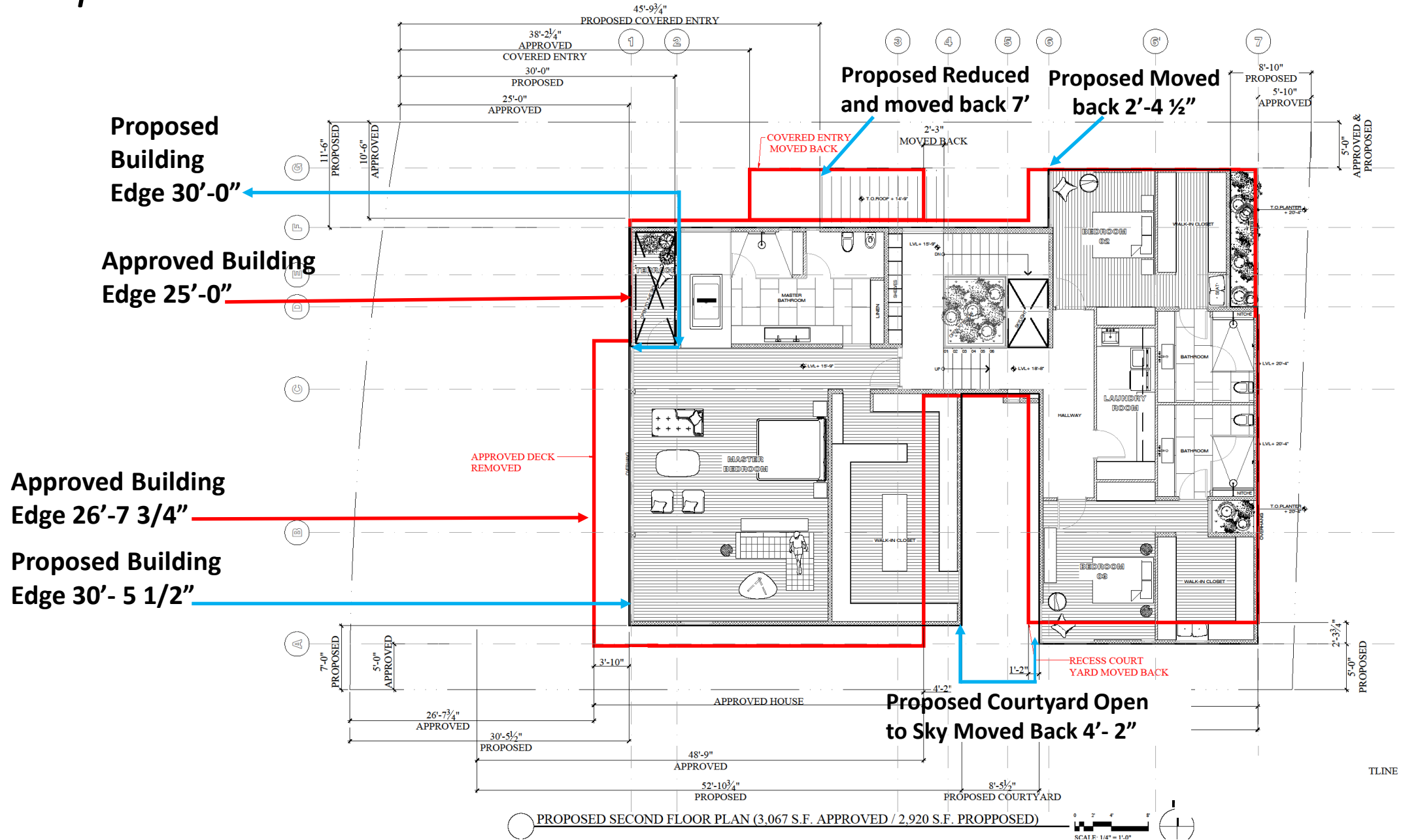
Previously Approved Second Floor Plan



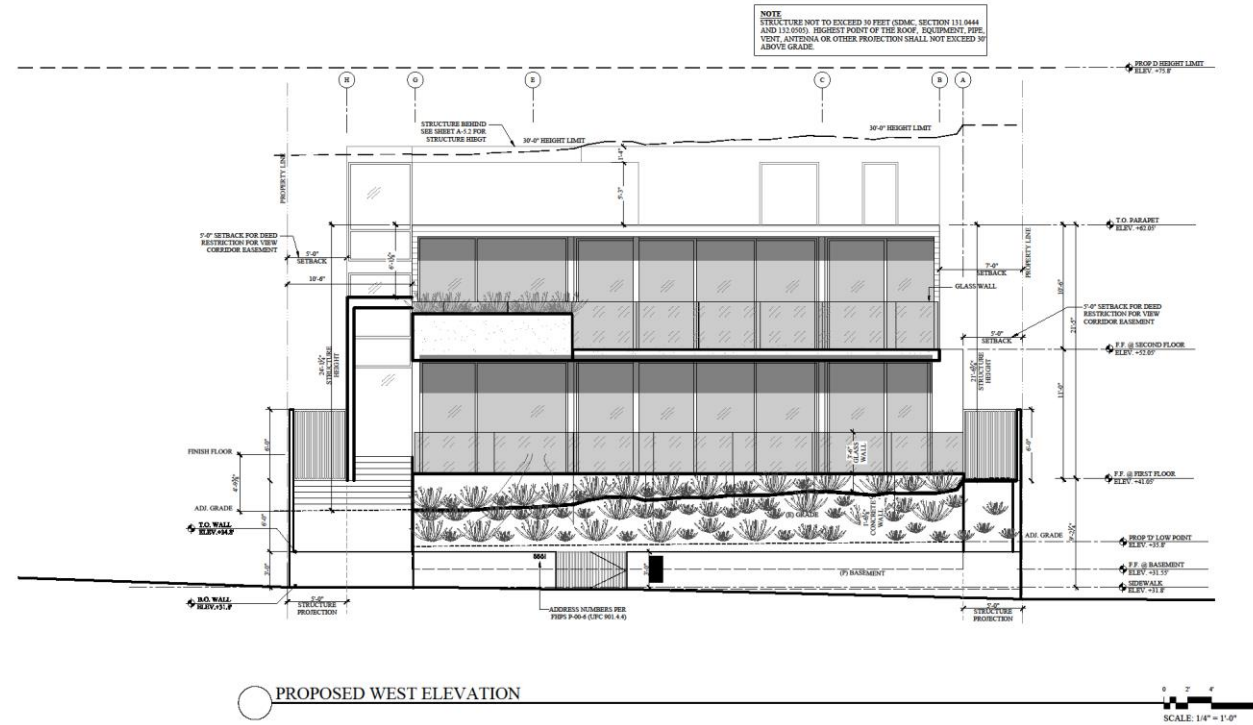
Project 2020-17 Barba Louder Residence b-Architectural Drawings CD document A-2.1 floor plan A-2.1 FLOOR PLAN.dwg Mar 01, 2021 10:25am

[illegible]

Proposed 2nd Floor Plan



8. *Proposed 2020 Progress Report* (2020-17) *Bella Luvette Handmade Soap* (2020-17) *Elle-mans Baby* (2020-17) *Aug. Jan. 15, 2021-4, 2 days*



Proposed West Elevation

Proposed 4'-4"
Step back 4' – 5'

Approved Distance to PL 10'- 6"
Proposed Distance to PL 11'- 6"

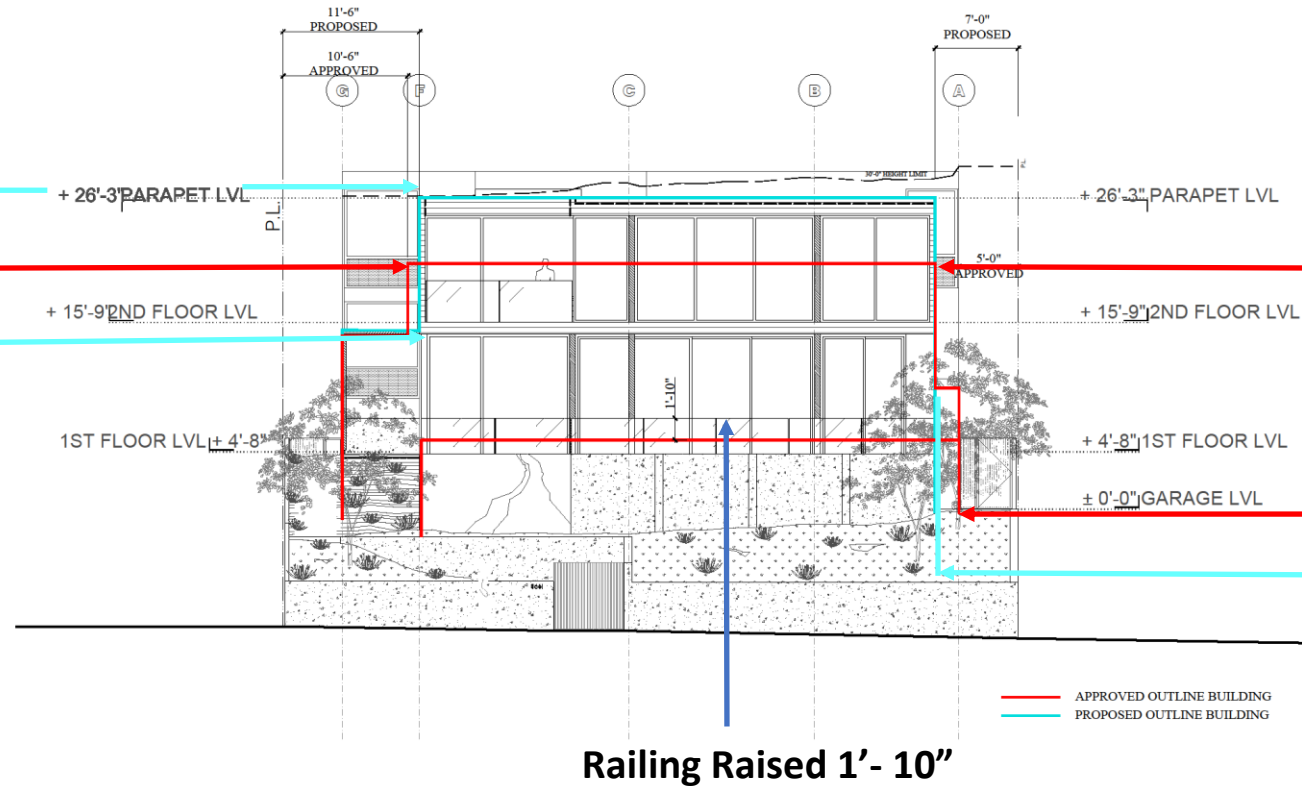
Approved Outline of Building

Proposed Outline Building

Approved

Approved 5'

– **Proposed 7'**



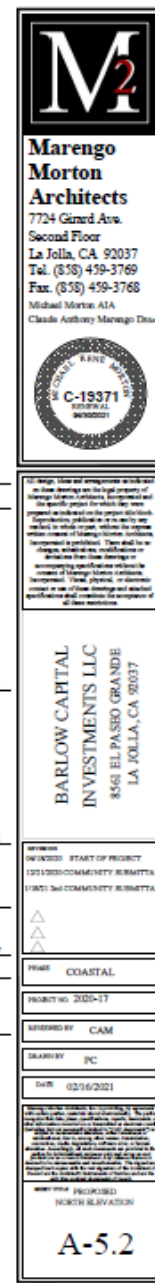
PROPOSED WEST ELEVATION

0 2' 4'

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



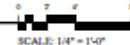
Copyright © 2009 John Wiley & Sons, Ltd. *J. Forecast.* **29**, 120–136 (2010)
DOI: 10.1002/for




Proposed moved back 2'- 4"




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 Second Floor
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 Fax: (858) 459-3768
 Michael Morton AIA
 Claude Anthony Marengo DAA



As design, time and engineering is critical in the design process, we have prepared the following preliminary design. This preliminary design is intended to provide a general impression of the specific program for which the new production building is to be constructed. It is not intended to be a final design. It is intended to provide a general impression of the design and to provide a basis for the selection of the building system, materials, and construction. The design is based on the information provided by the client and is subject to change. The design is based on the information provided by the client and is subject to change. The design is based on the information provided by the client and is subject to change.

BARLOW CAPITAL INVESTMENTS LLC
 8468 EL PASO GRANDE
 LA JOLLA, CA 92037

PROJECT
 SOUTHWEST COMMUNITY REHABILITATION
 1001 S. 10TH STREET, LOS ANGELES, CA 90015

PHASE
 COASTAL

PROJECT NO. 2020-17

DESIGNED BY
 PC

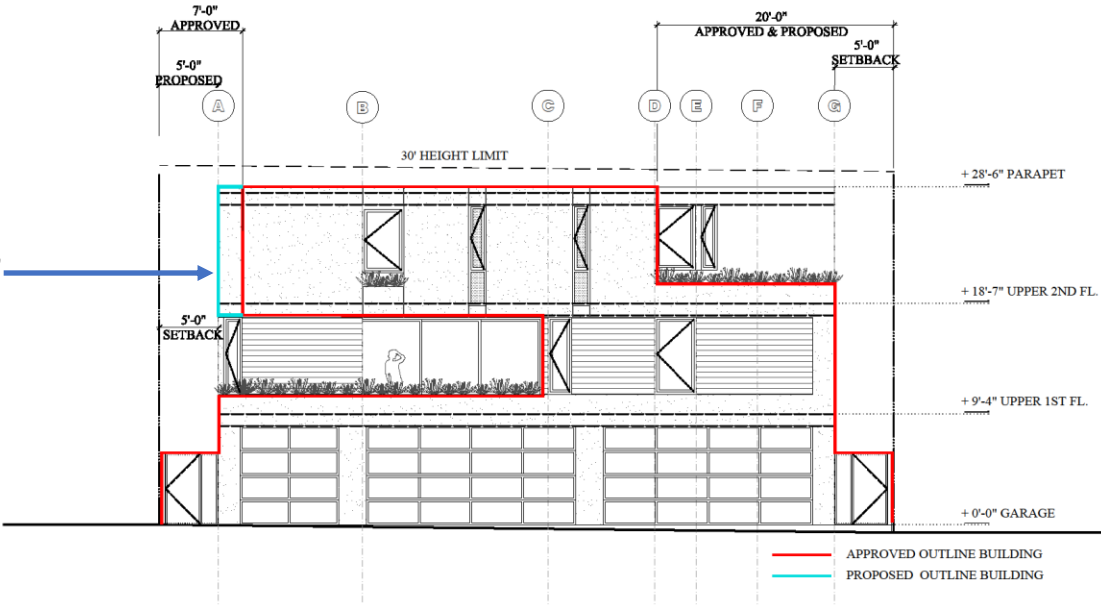
DATE 02/16/2021

REVISIONS

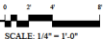
NO.	DESCRIPTION	DATE
1	REVISION 1	02/16/2021
2	REVISION 2	02/16/2021
3	REVISION 3	02/16/2021
4	REVISION 4	02/16/2021
5	REVISION 5	02/16/2021
6	REVISION 6	02/16/2021
7	REVISION 7	02/16/2021
8	REVISION 8	02/16/2021
9	REVISION 9	02/16/2021
10	REVISION 10	02/16/2021
11	REVISION 11	02/16/2021
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26	REVISION 26	02/16/2021
27	REVISION 27	02/16/2021
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79	REVISION 79	02/16/2021
80	REVISION 80	02/16/2021
81	REVISION 81	02/16/2021
82	REVISION 82	

Proposed East Elevation

Proposed 5'



PROPOSED EAST ELEVATION

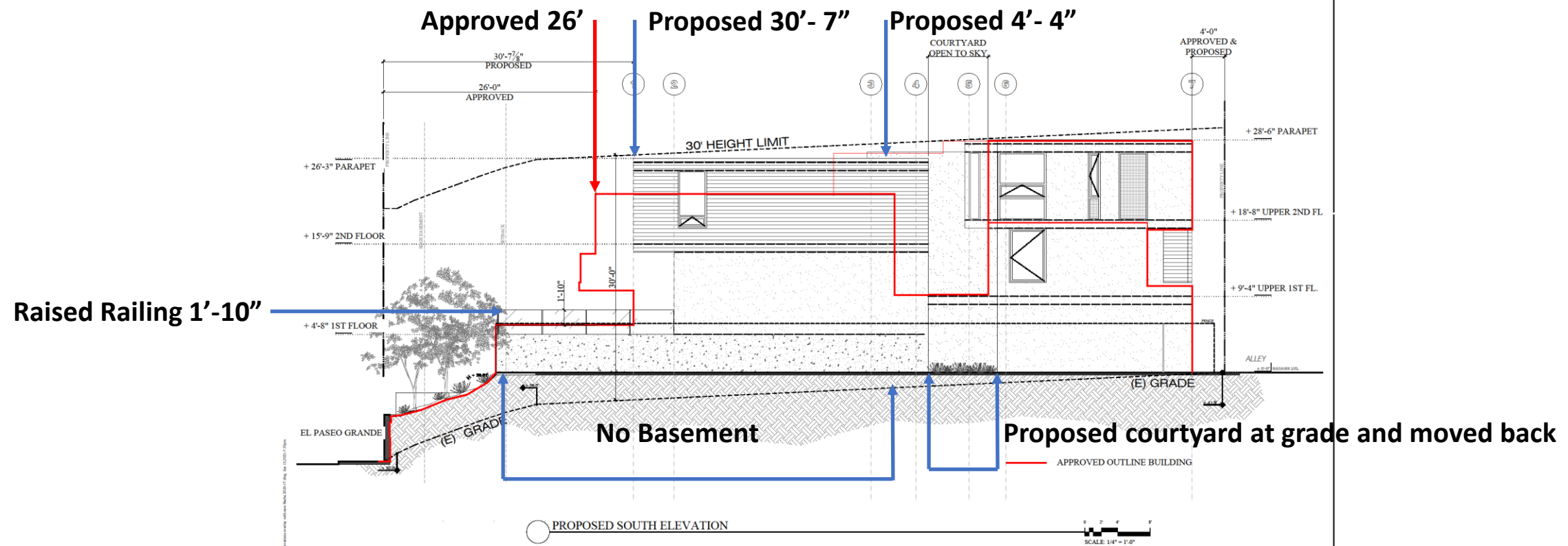


NOTE:
STRUCTURE NOT TO EXCEED 30 FEET (SDMC SECTION 131.0444 AND 131.0503). HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GLAZE.

PROPOSED SOUTH ELEVATION

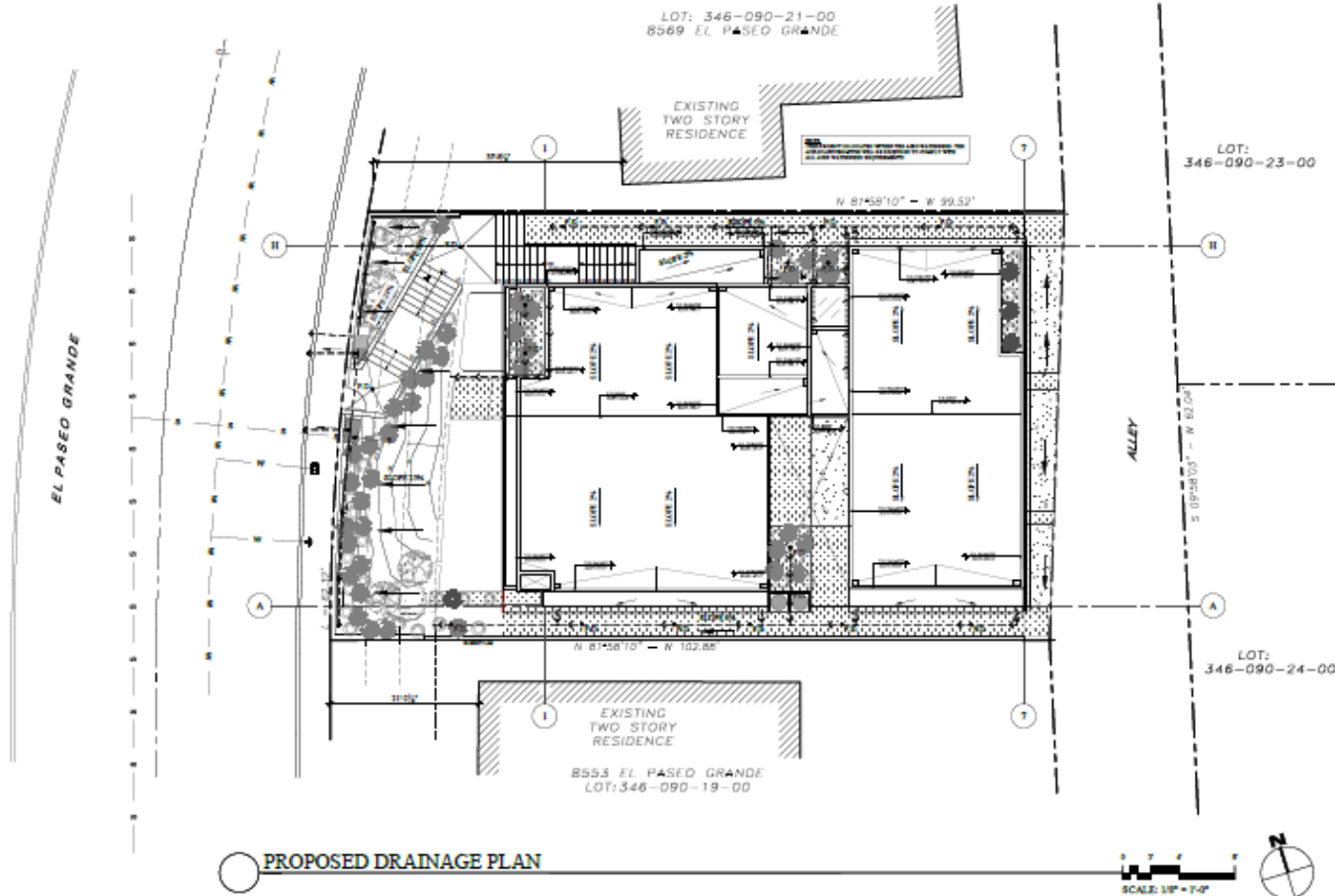
SCALE: 1/4" = 1'-0"

Proposed South Elevation



Previously Approved Drainage Plan

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GENERAL SITE NOTES

- THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- BEFORE COMMENCING ANY SITE FOUNDATION OR BLANK CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE SHALL BE NOTED AND NOTED TO THE PROPERTY OWNER, SURFACE LOCATION TO ALL NEW OR EXISTING UTILITIES, DIMENSIONS OF ANY, EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE UTILITIES WHICH COULD APPEAR IN ANY WAY THE CONSTRUCTION OF THE BUILDING, ROAD OR OTHER WORK MARK ALL LOCATIONS OF SITE PROPERTY LINES, DIMENSIONS OF ANY INDEPENDENT UTILITIES, AND INDICATE UTILITY TYPE.
- ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. MEASURE DIMENSIONS SHALL BE PRECISELY TO THE SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND BE INDICATED TO THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THE INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DIMENSIONS, WIDTHS OR VERTICALS. INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
- LOCATE SURVEY MARKS AT APPROVED ON SITE LOCATIONS. CONTRACTOR SHALL REMOVE ALL SITE MARKS AT CITY-APPROVED LOCATIONS.
- ALL GRADES (INTERIOR, EXTERIOR, AND EXISTING) NOTED OR DIMENSIONS WHICH REPORT WILL BE 3'-0" AT MATURITY SHALL BE NOTED WITHIN 3'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES, WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES.
- NO EXISTING OR PROPOSED TRUNK STOPS AT SITE.
- PROVIDE BUILDING ADDRESS 15 NUMBER, VISIBLE AND USABLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER CITY POLICY 15-04-01C, 15-04-02, 15-04-03.
- THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO THE EXISTING COASTAL BLUFF AREA.
- AT THE STORM WATER DISCHARGE LOCATIONS, SUITABLE EROSION CONTROL SHALL BE INSTALLED TO REDUCE THE DISCHARGE TO NON-EROSIVE VELOCITIES.
- NEUTRAL STORM WATER DISCHARGE LOCATIONS WILL BE USED TO MATCH THE EXISTING DRAINAGE PATTERN.
- NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 1 FOOT IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREA SHALL NOT EXCEED 10 FEET IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.
- PRIOR TO THE BEGAIN OF ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO A MAINTENANCE AGREEMENT FOR THE EXISTING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO THE BEGAIN OF ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 15, ARTICLE 1, DIVISION 1 REGULATIONS OF THE SAN DIEGO MUNICIPAL CODE, AND THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE BEGAIN OF ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS IN PART 1 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY STORM WATER STANDARDS.
- PER BOND SECTION 15.04.01C ONLY A NATIVE OR OTHER DISCOUNT TO PLANT PLANT SPECIES SHALL BE USED IN LANDSCAPED AREAS IN ORDER TO MANAGE REDUCTION AND TO REDUCE POTENTIAL SLOW DAMAGE DUE TO OVERWATERING OF THE COASTAL BLUFFS.
- NEW SITE DRAINAGE SYSTEM TO CONNECT TO EXISTING SEWERAGE UNDERGROUND FOR DISCHARGE TO PUBLIC CONVEYANCE.
- PROPOSED CALCULATE DRAINAGE INTO VEHICULAR PROPERTIES. CANNOT EXCEED EXISTING QM FLOW.
- ALL EXISTING SLOPES FROM PROPOSED AND/OR REPLACED SURFACES SHALL BE ROUTED TO PREVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
- NO TREES OR SHRUBS WHICH REPORT WILL BE 3'-0" AT MATURITY SHALL BE NOTED WITHIN 3'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10'-0" OF ANY PUBLICLY MAINTAINED WATER FACILITIES. THE PROJECT IS LOCATED WITHIN THE SAME WATERWAYS. THE APPLICANT/PREPARER WILL BE REQUIRED TO COMPLY WITH ALL APPROPRIATE WATERWAY REQUIREMENTS.

SITE LEGEND

- ROOF DRAINAGE OVERFLOW PREVENTION
- FLOOR AREA DRAIN
- WATER FLOW DIRECTION
- SLOPE N
- SLOPE S
- DISCHARGE DIRECTION OF DRAINAGE
- PROPOSED AT UNIT
- ROOF DRAINAGE OF BUILDING DRAINAGE DRAINAGE WATER TO DRAIN
- AREA OF HARDSCAPE
- AREA OF LANDSCAPE
- AREA OF LANDSCAPE TREES



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Second Floor
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Tel. (858) 459-3769
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Michael Morton, AIA
Claudia Anthony, Manager, Design

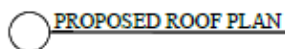


BARLOW CAPITAL INVESTMENTS LLC
8561 EL PASEO GRANDE
LA JOLLA, CA 92037

PROJECT: 2020-17
DESIGNED BY: CAM
DRAWN BY: JC
DATE: 02/26/2021

PROPOSED DRAINAGE PLAN
A-1.3

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0 7 8
SCALE: 1/4" = 1'-0"



- 1 CRACKS
- 2 REINFORCING
- 3 ROOF DRAIN WITH OVERFLOW



all design ideas and arrangements in relation to the drawings and the layout property of the drawings. Inventions, however, are not the specific property which they are proposed in relation to the project idea itself. Interpretation, publication or monetary use thereof, in whole or part, without the express written consent of the drawings license recipient is prohibited. There shall be no disclosure, reproduction or distribution of the drawings from these drawings or any copy thereof specifically created without the written consent of the drawings license holder. Inventions, designs, physical, or electronic copies or use of these drawings and related qualifications shall constitute the complete

BARLOW CAPITAL
INVESTMENTS LLC
8561 EL PASO GRANDE
LA JOLLA, CA 92037

06/18/2000	START OF PROJECT
12/11/2000	COMMUNITY SUBMITTAL
1/18/2001	COMMUNITY SUBMITTAL



INLAND COASTAL

2020-17

ADVERTISED BY CAM

DLBART-17

06/09/2021

Many studies indicate that it is possible to improve the quality of life of patients with chronic pain, even when the pain is not completely relieved. The most common method of achieving this is through the use of cognitive-behavioral therapy (CBT). CBT is a type of psychotherapy that helps patients to change their thoughts and behaviors in order to cope with their pain. It is based on the idea that our thoughts, feelings, and behaviors are all interconnected and can influence each other. By changing our thoughts and behaviors, we can change our feelings and, in turn, our pain. CBT is typically done in a series of sessions with a therapist, but there are also self-help programs available. Some of the benefits of CBT for chronic pain include: reduced pain, improved mood, and increased ability to function in daily life. However, it is important to note that CBT is not a cure for chronic pain, and it may not work for everyone. It is always best to consult with a healthcare professional before starting any new treatment.

PROPOSED
ROOF PLAN

A-4.1

Color Model

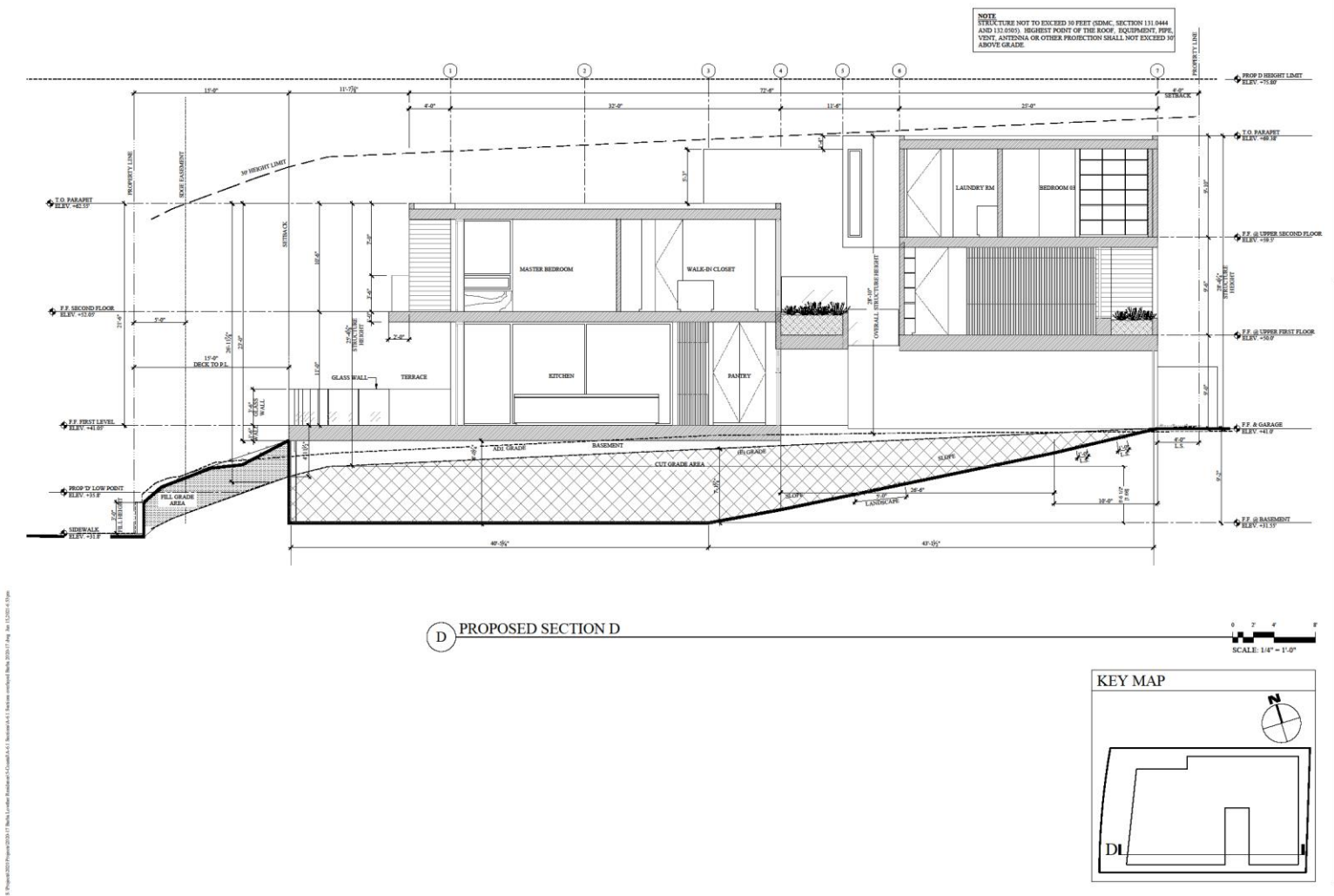
Red – Existing House



Yellow – Proposed

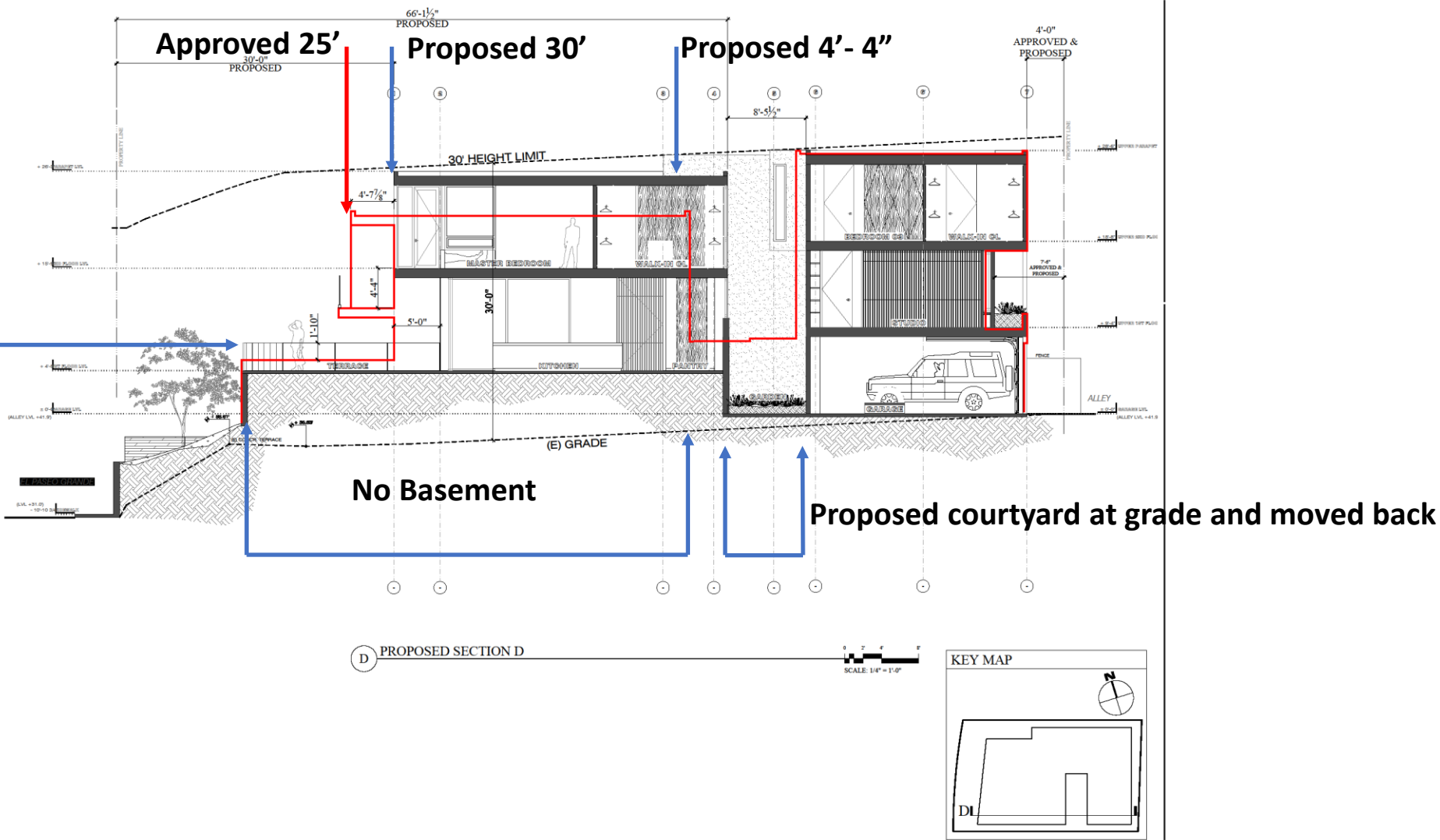


Previously Approved Section D



Proposed Section D

Raised Railing 1'-10"



City of San Diego – Lot Coverage

From: Geiler, Gary [<mailto:GGeiler@saniego.gov>]
Sent: Tuesday, June 15, 2021 8:22 AM
To: Claude Anthony Marengo <CAMarengo@m2a.io>
Subject: RE: lot coverage

LJSPDO

(d) Maximum Lot Coverage-No building or structure shall be erected, constructed, altered, moved in or enlarged to cover more than 60 percent of the lot or parcel.

Does not define lot coverage, so Citywide definition can be used:

Lot coverage means that portion of a lot that is occupied by buildings or structures that are roofed or otherwise covered or that are unroofed and have a finished floor that extends more than 3 feet above grade. Lot coverage is expressed as a percentage. See Section 113.0240 for additional information on calculating lot coverage.

As long as it is not more than 3' above grade, it would not count. Grade is defined as *Grade means the elevation of the surface of the ground*, it does not use the existing or proposed grade definitions.

City of San Diego – Lot Coverage

From: Claude Anthony Marengo <CAMarengo@m2a.io>

Sent: Tuesday, June 15, 2021 8:26 AM

To: Geiler, Gary <GGeiler@sandiego.gov>

Subject: [EXTERNAL] RE: lot coverage

So I can add grade and not expose it more than 3 ft in your eyes and that should be ok to you? That's how its drawn now and has not raised any review comments ? except Phil; merten

Thank you,

Claude-Anthony "C.A." Marengo

From: Geiler, Gary [<mailto:GGeiler@sandiego.gov>]

Sent: Tuesday, June 15, 2021 8:52 AM

To: Claude Anthony Marengo <CAMarengo@m2a.io>

Subject: RE: lot coverage

Correct.