

FLOOR AREA SUMMARY - EXISTING + NEW								
KEY	PROGRAM	AREA - SF						
		Basement - Lower Exempt from GFA	Basement - Lower	Basement - Upper Exempt from GFA	Basement - Upper	Ground Floor	Second Floor	TOTAL PER USE
	Gallery	9,867	12,522	3,083	2,075	32,428	0	59,975
	Gallery-Transit Zone (TZ)	0	3,854	7,712	0	13,040	0	24,606
	Café	0	0	0	0	1,608	0	1,608
	Accessory Use	178	1,773	2,172	620	0	4,730	9,473
	Garage	7,277	2,075	0	0	0	0	9,352
	TOTAL SF PER FLOOR	17,322	20,224	12,967	2,695	47,076	4,730	105,014
						PROPOSED GFA (MINUS EXEMPT AREAS):		74,725
							FAR:	67%

NOTE: SOME FLOOR AREAS ARE NEGATIVE DUE TO PROPOSED CHANGES IN FINISH FLOOR ELEVATIONS. WHEN THIS OCCURS, THE CORRESPONDING AREA SHIFTS AND THE SQUARE FOOTAGE IS CALCULATED ON A DIFFERENT FLOOR.

*GROSS AREAS ARE INCLUSIVE OF EXTERIOR WALLS

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MCASD
700 PROSPECT STREET
LA JOLLA, CA 92037

GROSS FLOOR AREA SUMMARY

G-007.00

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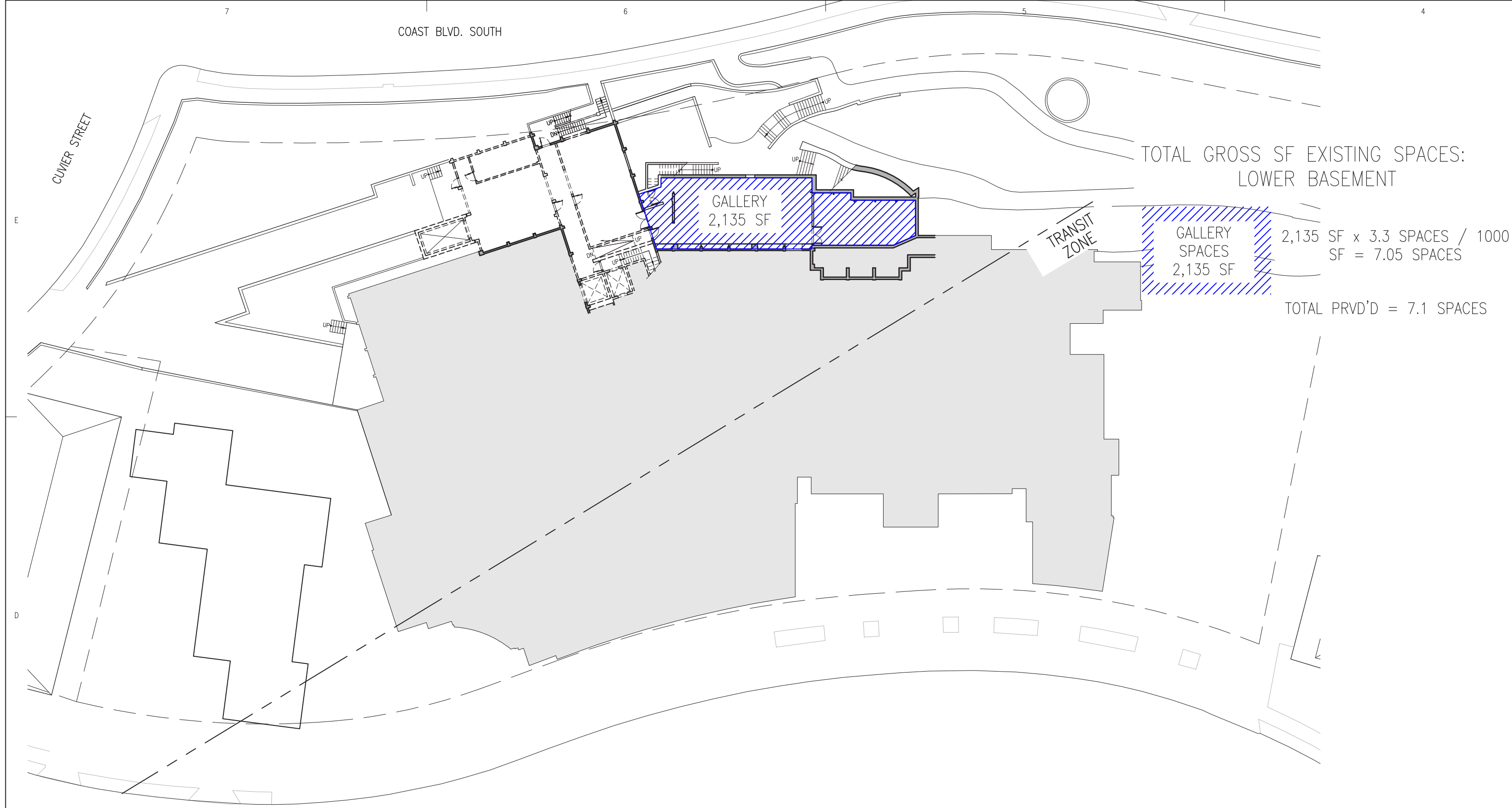
KEY PLAN

SEAL & SIGNATURE

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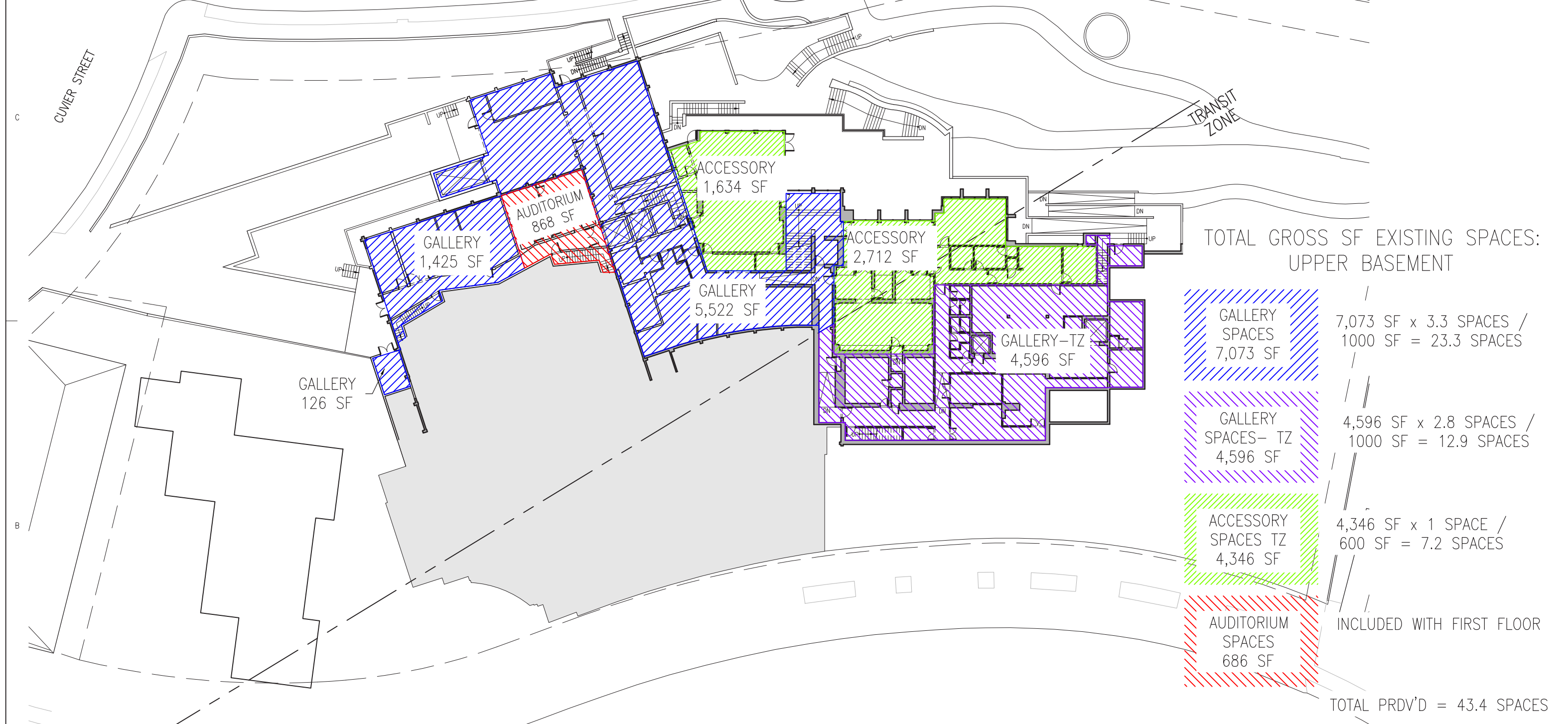
#	DATE	DESCRIPTION	CHK
1	2014.07.18	100% CONCEPT DESIGN PHASE	LK
2	2015.01.15	CDP SUBMITTAL	LK
3	2015.05.05	CDP RE-SUBMITTAL	LK
4	2015.08.14	CDP	LK
5	2016.11.10	CDP EXHIBIT A	PK

PROJECT NO: 140333 MCASD
DRAWN BY: MR
DATE:
LAST SUB. DATE:
SCALE (SHEET): 1/32" = 1'-0"
PAGE NO. SHEET 8 OF 34



LOWER BASEMENT PLAN - 1/32" = 1'-0"

COAST BLVD. SOUTH



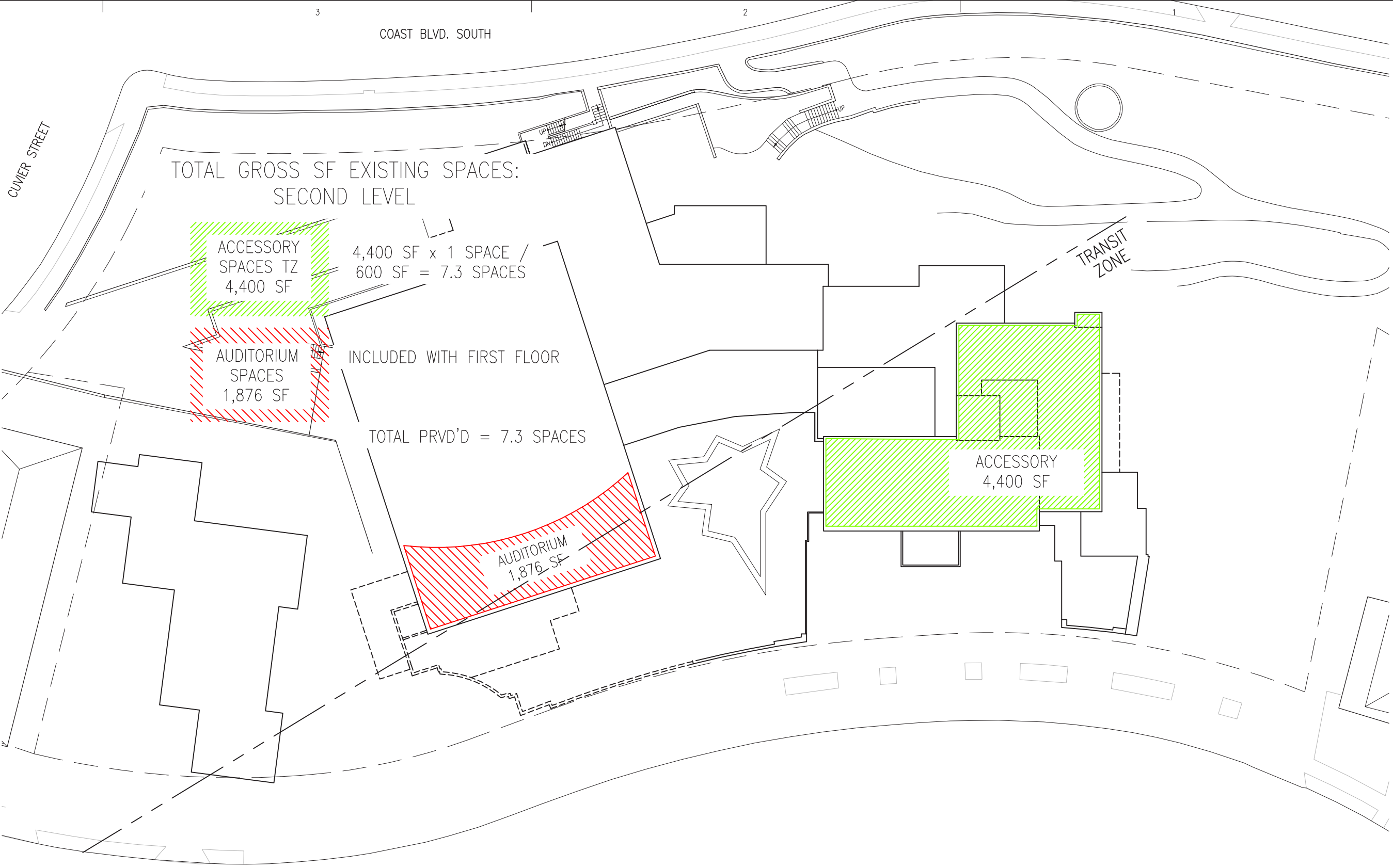
UPPER BASEMENT PLAN - 1/32" = 1'-0"

- KEY:
- CAFE SPACE (1 SPACE/600 SF) PER SDMC 159 APPENDIX E
 - GALLERY SPACE (3.3 SPACE/1000 SF) PER SDMC TABLE 142.05G
 - GALLERY SPACE IN TRANSIT ZONE (TZ) (2.8 SPACE/1000 SF) PER SDMC TABLE 142.05G
 - ACCESSORY SPACE IN TRANSIT ZONE (TZ) (1 SPACE/600 SF) PER SDMC 159 APPENDIX E
 - AUDITORIUM SPACE (1 SPACE/3 SEATS) PER SDMC TABLE 142.05G

EXISTING CDP 96-0257 REQUIRES 24 OFF-STREET PARKING SPACES.

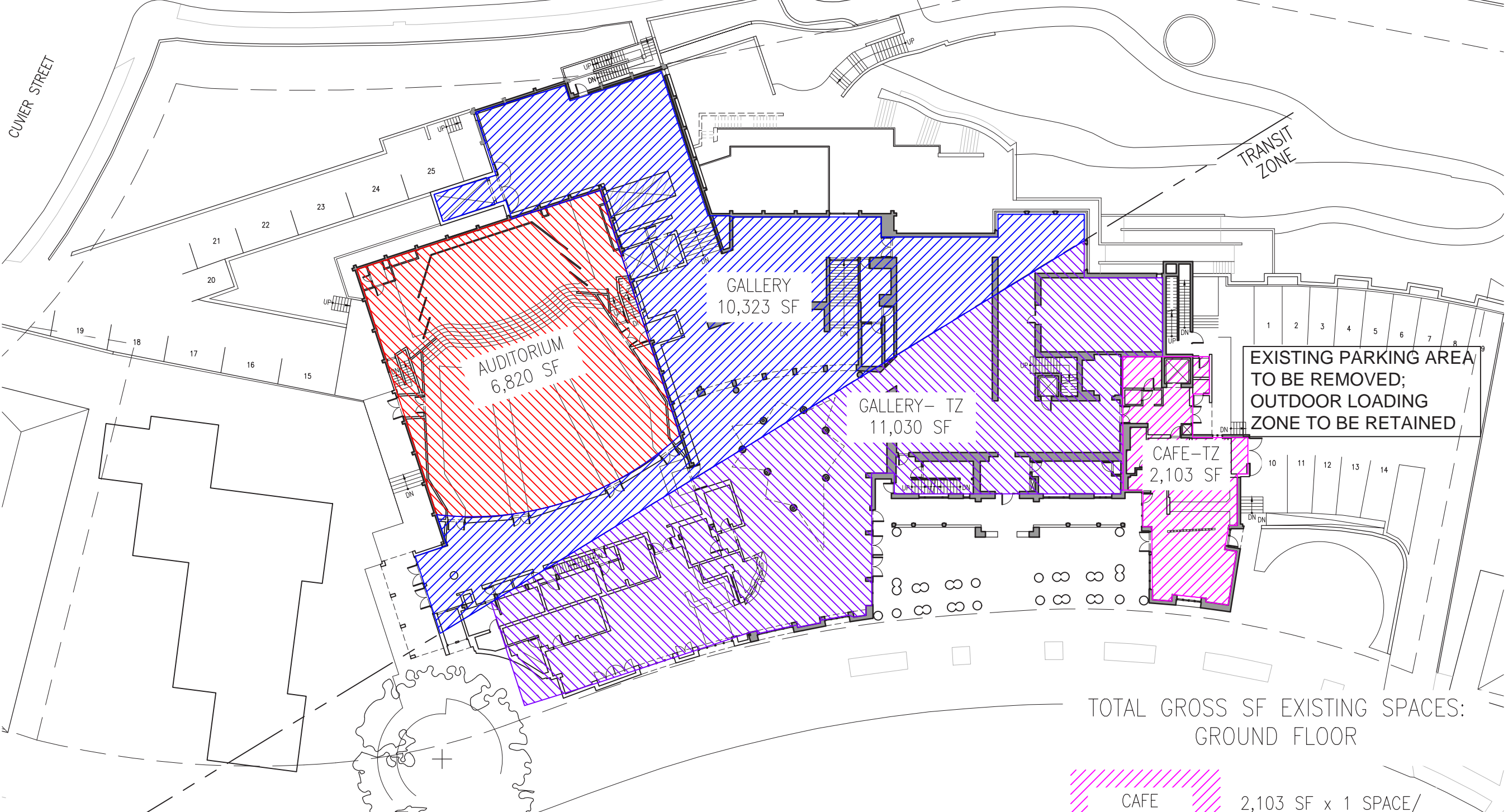
PARKING CALCULATIONS - Existing	
LEVEL	# OF SPACES REQUIRED
Basement- Lower	7.1
Basement-Upper	43.4
Ground Floor	235.2
Second Floor	7.3
TOTAL Existing	293.0

NOTE: ALL AREAS SHOWN ARE EXCLUSIVE OF EXTERIOR WALLS.



SECOND FLOOR PLAN - 1/32" = 1'-0"

COAST BLVD. SOUTH



GROUND FLOOR PLAN - 1/32" = 1'-0"

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KEY PLAN

SEAL & SIGNATURE

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#	DATE	DESCRIPTION	CHK
1	2016.01.15	CDP SUBMISSION	LK
2	2016.02.10	CDP SUBMISSION	LK
3	2016.05.05	CDP RE-SUBMISSION	LK
4	2016.08.14	CDP RESUBMISSION	LK
5	2016.11.10	CDP EXHIBIT A	PB

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EXISTING PARKING CALCULATIONS

PROJECT NO: 140333 MCASD
DRAWN BY: CM
DATE:
LAST SUB. DATE:
SCALE (SHEET): 1/32" = 1'-0"
PAGE NO. SHEET 9 OF 34

G-008.00

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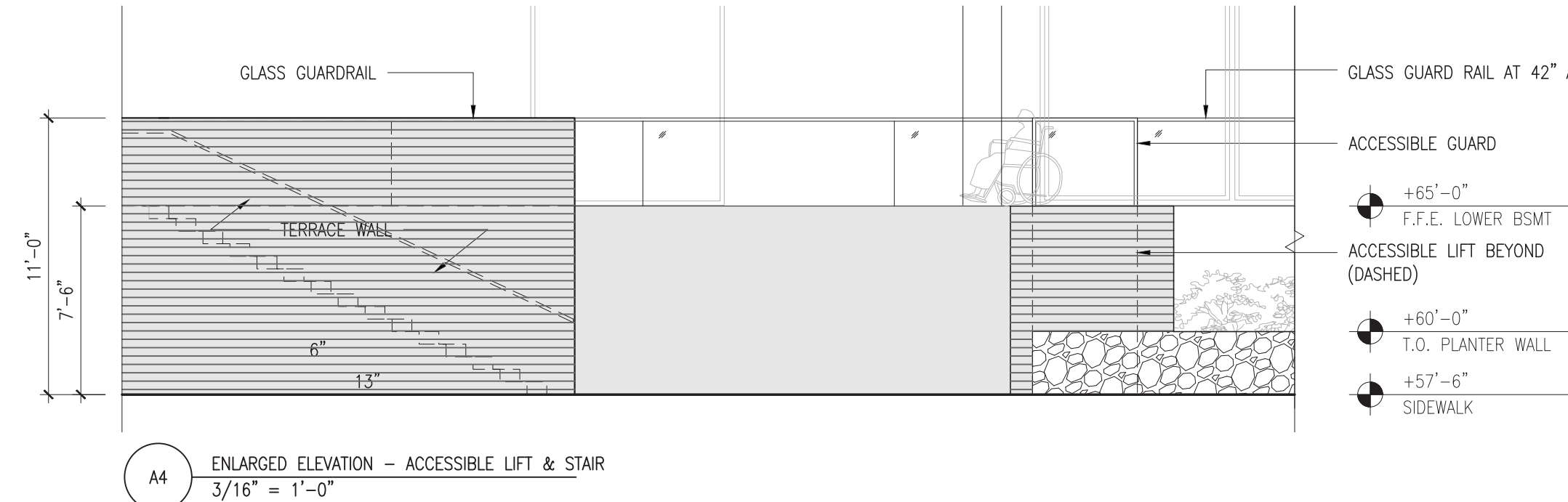
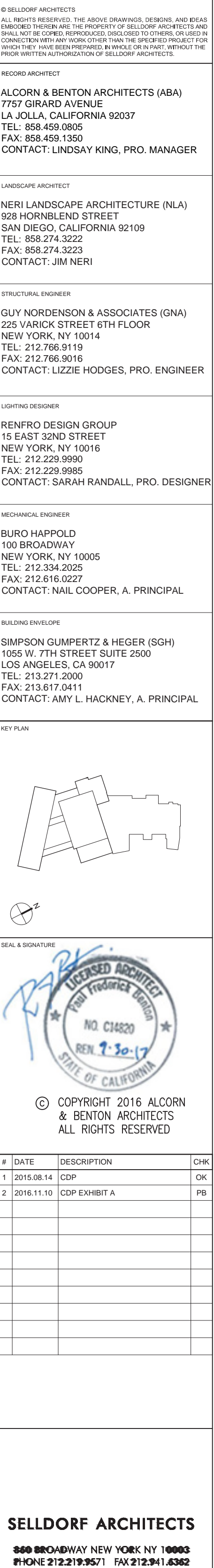
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PROPOSED PARKING CALCULATIONS

PROJECT NO. 14033 MCASD
DRAWN BY: CM
DATE:
LAST SUB. DATE:
SCALE (SHEET): 1/32" = 1'-0"
PAGE NO. SHEET 9 OF 34

G-009.00

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DEVIATIONS	
1. ACCESSIBLE LIFT AND STAIR ON COAST BLVD.	
2. ENTRY TRELLIS ON PROSPECT STREET	
3. HEIGHT OF PROPOSED GALLERY BUILDING	
4. EGRESS STAIR ON SOUTH END OF PROPOSED GALLERY BUILDING	
LEGEND	
	EXISTING NOT IN SCOPE
	PROPERTY LINE
	SETBACK LINE
	LINE OF VIEW CORRIDOR
	5'-0" OFFSET

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MCASD
700 PROSPECT STREET
LA JOLLA, CA 92037

DEVIATION KEY PLAN

PROJECT NO. 14028D MCASD

DRAWN BY:	
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DO	
DATE:	

	G-011 00
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LAST SUB. DATE: 9-01-00

SCALE (24x36):	
1:11.25"=1'-0"	

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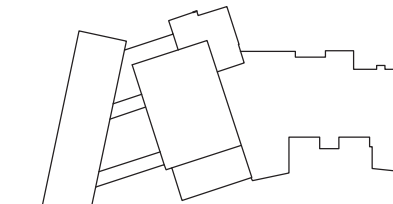
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KEY PLAN



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[illegible]**SELLDORF ARCHITECTS**

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MCASD

700 PROSPECT STREET
LA JOLLA, CA 92037

PARKING AND LOADING

PROJECT NO. 1402SD MCAS

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DCO

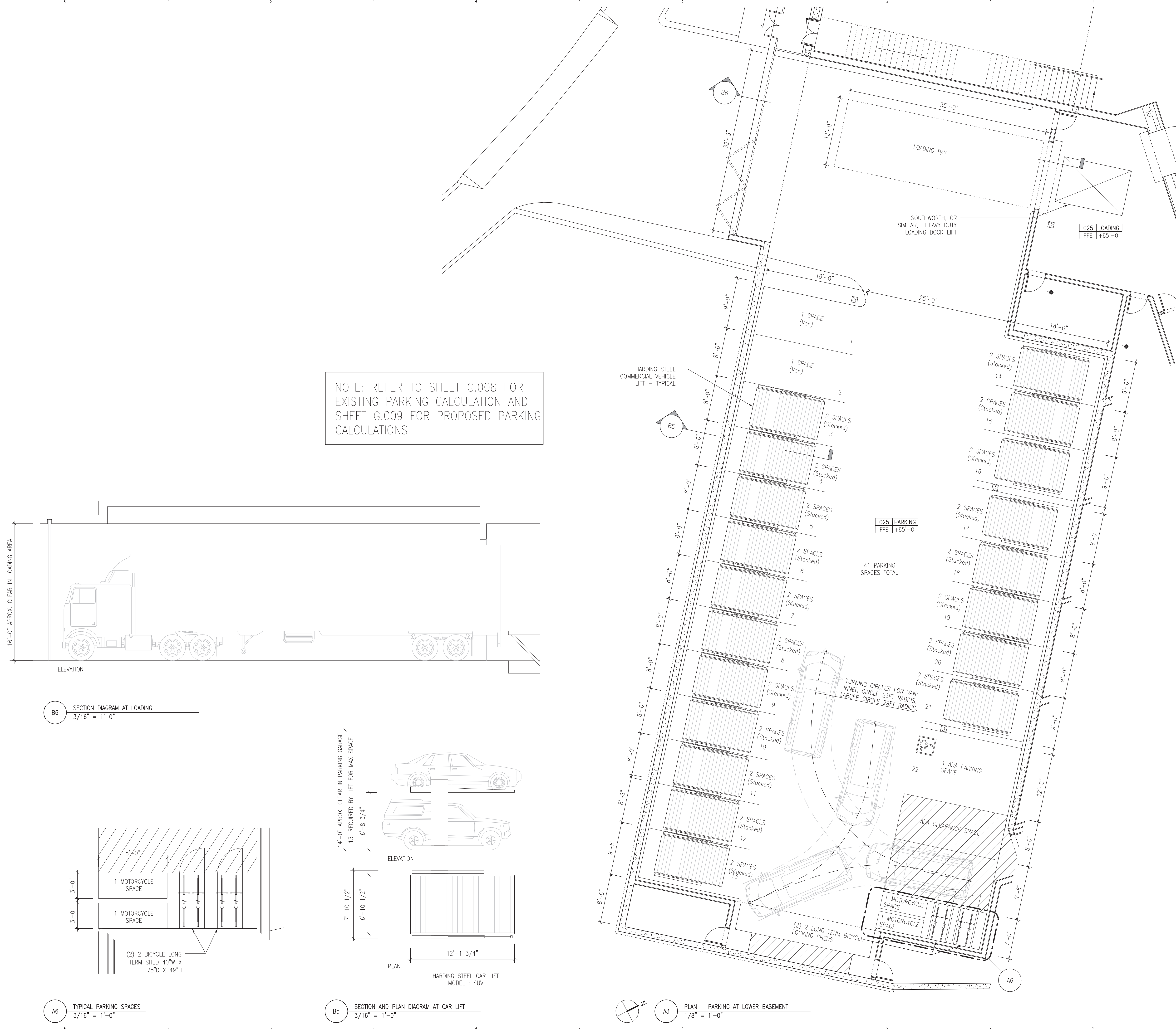
DATE:

LAST SUB DATE

G-012

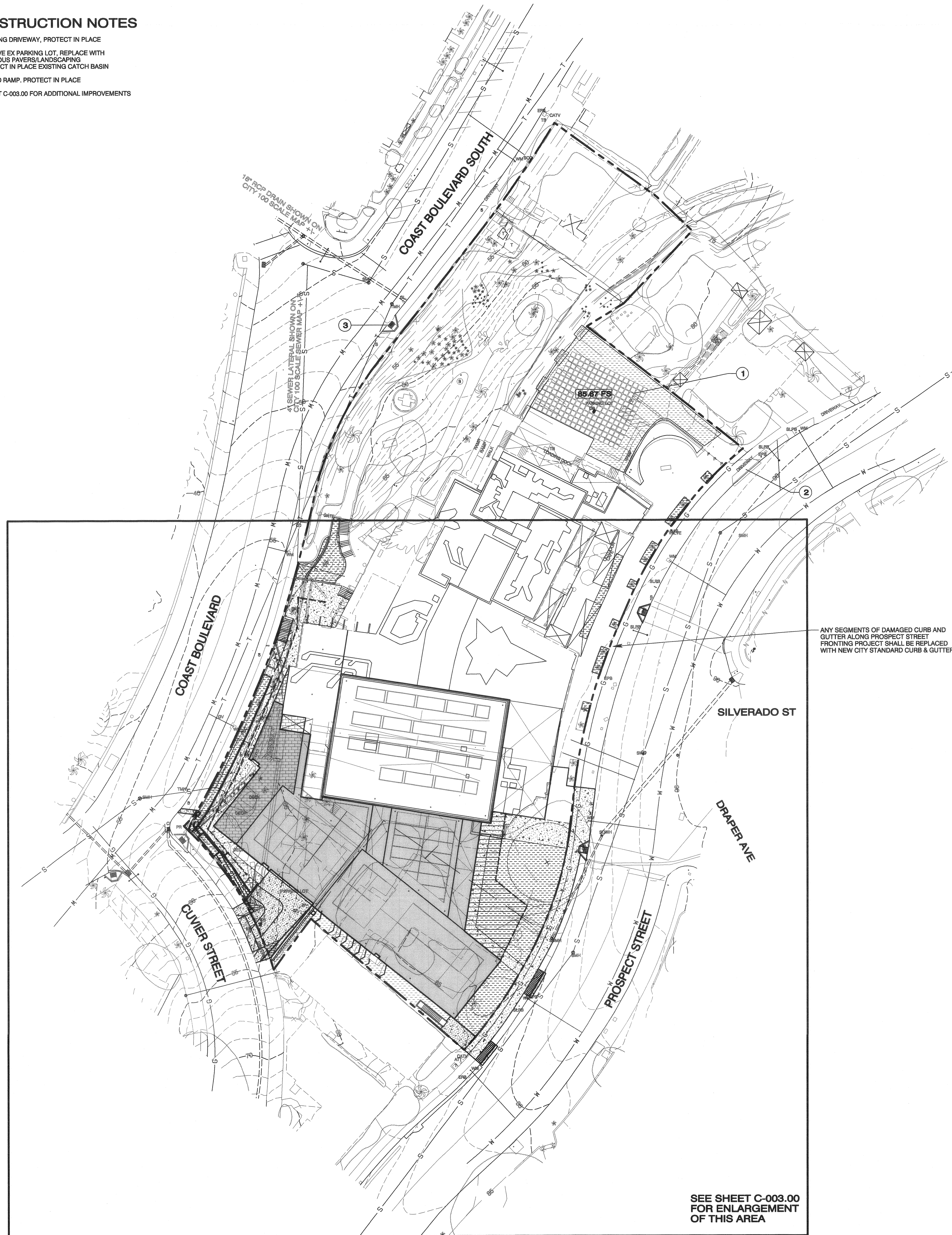
1/16"=1'-0"

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CONSTRUCTION NOTES

- 1 EXISTING DRIVEWAY, PROTECT IN PLACE
 - 2 REMOVE EX PARKING LOT, REPLACE WITH PERVIOUS PAVERS/LANDSCAPING
PROTECT IN PLACE EXISTING CATCH BASIN
 - 3 EX PED RAMP, PROTECT IN PLACE
- SEE SHEET C-003.00 FOR ADDITIONAL IMPROVEMENTS



SEE SHEET C-003.00
FOR ENLARGEMENT
OF THIS AREA

LEGEND

PROPERTY LINE	---
EXISTING CONTOUR	---
EXISTING OVERHEAD UTILITY	—E—E—
EXISTING GAS LINE	—G—G—
EXISTING SEWER LINE	—S—S—
EXISTING WATER LINE	—W—W—
EX. SPOT ELEVATION	FS EL. 27.0'
PROPOSED SPOT ELEVATION	27.8 FS
EXISTING RETAINING WALL	—V—V—
PROPOSED RETAINING WALL	—V—V—
AREA/DECK DRAIN	●
PVC DRAIN	—
FILTERRA UNIT	□
CONCRETE SURFACE	▨
DIRECTION OF DRAINAGE	→
SEWER CLEANOUT	○ SCO
LANDSCAPED SURFACE (SEE LANDSCAPE PLAN)	▨
SITE WALL (NON-RETAINING)	—
CURB OUTLET	○
AREA OF D/W REMOVAL	▨
LOWER LEVEL FOOTPRINT	▨
ROOF DRAIN	RD
PROPOSED BACKFLOW PREVENTER	■ BFP

LEGAL DESCRIPTION

PORTIONS OF BLOCK 35 AND STREET CLOSINGS OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 362, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY MARCH 22, 1987. SEE LEGAL DESCRIPTION FOR FULL DESCRIPTION. LEGAL DESCRIPTION NOT PROVIDED.

APN / ADDRESS

ASSESSOR'S PARCEL NUMBERS: 350-171-03.06 AND 10

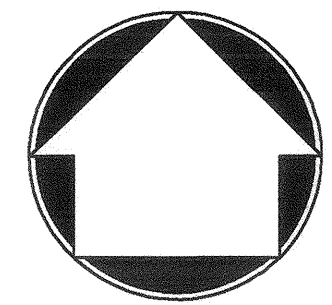
ADDRESS: 636 AND 700 PROSPECT STREET AND
725 COAST BOULEVARD, SOUTH
LA JOLLA, CA 92037

NOTES

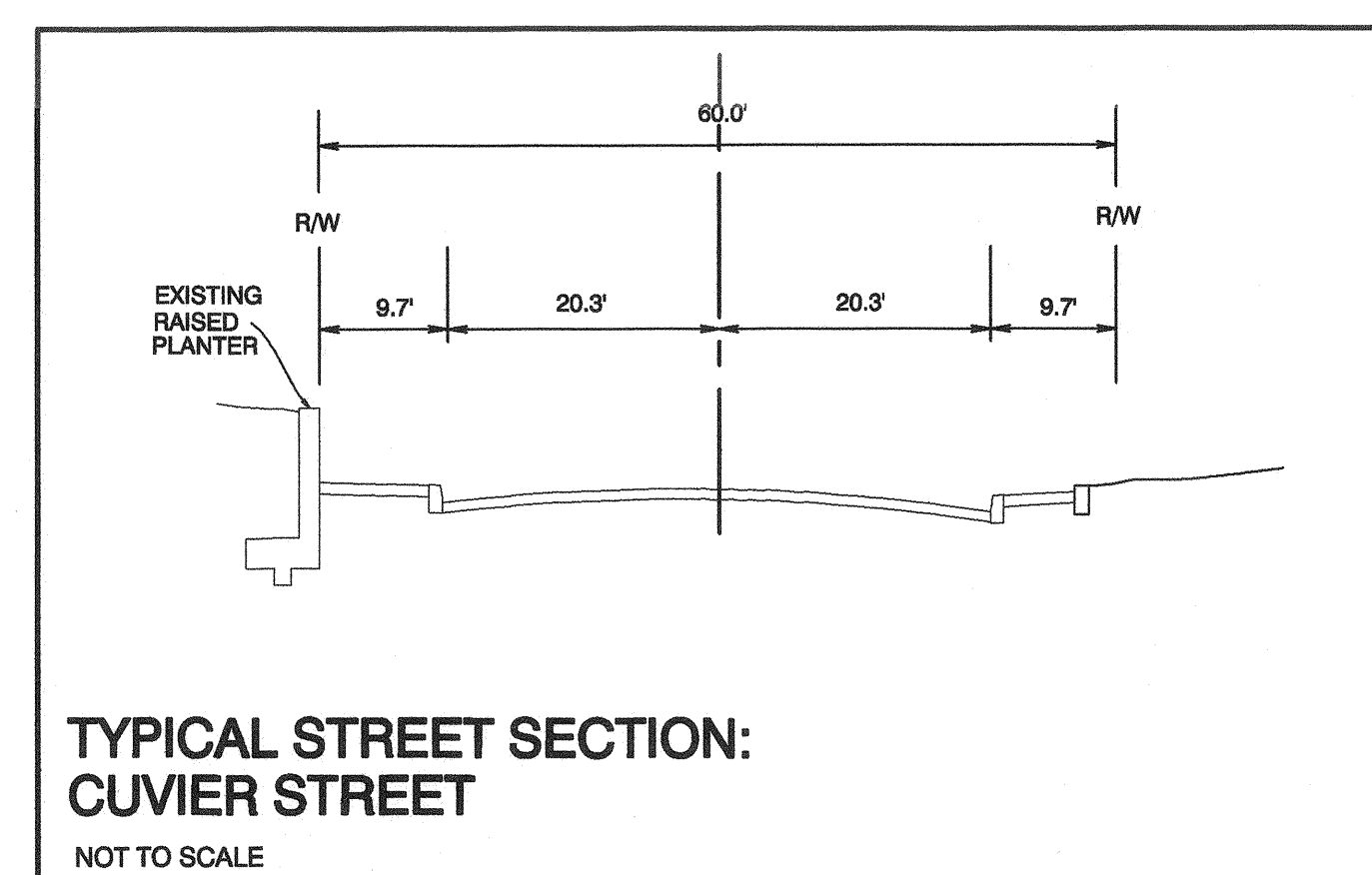
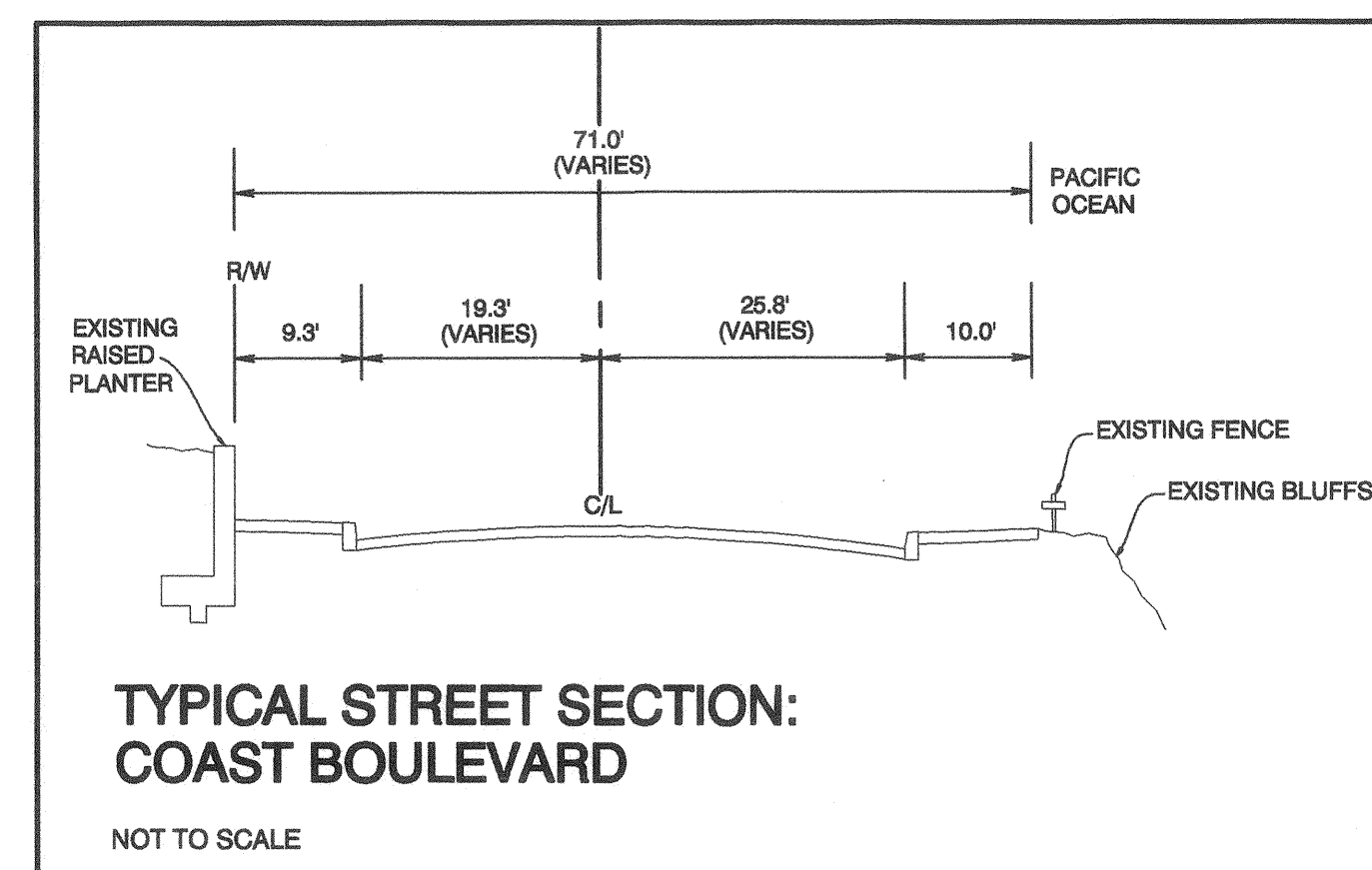
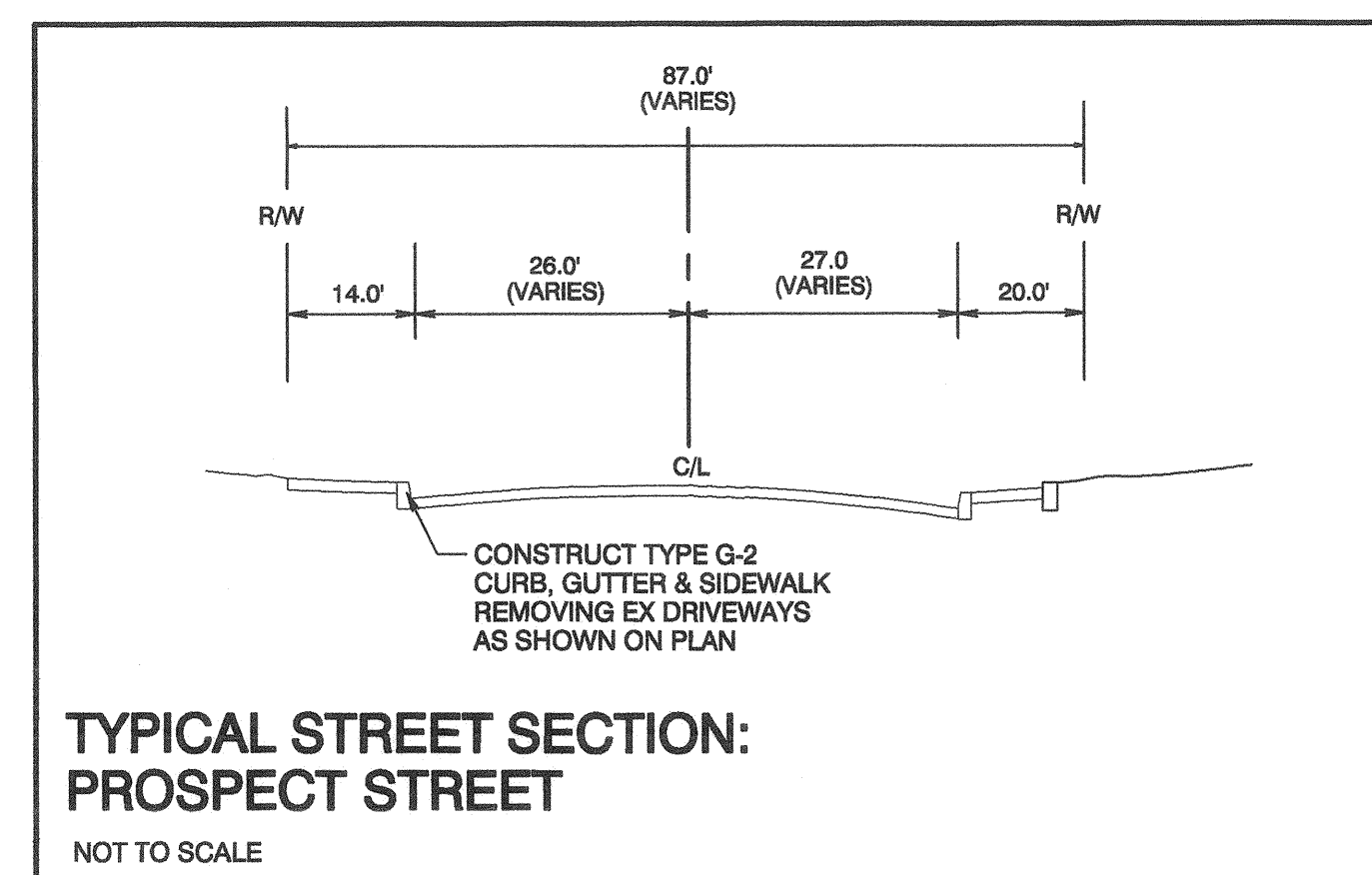
1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS A PHOTOGRAMMETRIC AND ON THE GROUND SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING IN FEBRUARY 2014 AND JANUARY 2015.
2. THE SUBJECT PROPERTY IS SERVED BY CITY OF SAN DIEGO SANITARY SEWER LATERAL AND WATER SERVICE.
3. IT IS UNKNOWN IF EASEMENTS EXIST, TITLE REPORT NOT PROVIDED.
4. BENCHMARK: CITY OF SAN DIEGO BENCHMARK BRASS PLUG IN TOP OF CURB AT THE NORTHEAST CORNER OF PROSPECT STREET AND SILVERADO STREET. ELEVATION 90.57' MEAN SEA LEVEL (N.G.V.D. 1929).
5. ONLY A PORTION OF THE SITE IS TO BE DEVELOPED, AS SHOWN.

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
CATV	CABLE TELEVISION BOX
CB	CATCH BASIN
CI	CURB INLET
CONC	CONCRETE
EL	ELEVATION
EPB	ELECTRIC PULL BOX
FDC	FIRE DEPARTMENT CONNECTION
HB	HEADER BOARD
P	POST
PR	PEDESTRIAN RAMP
S	SIGN
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
T	TRANSFORMER
TB	TELEPHONE BOX
TMH	TELEPHONE MANHOLE
TPB	TELEPHONE PULL BOX
TW	TOP OF WALL
WM	WATER METER
WV	WATER VAULT



SCALE: 1" = 30'



ANTHONY K. CHRISTENSEN
RCE 54021
EXP. 12-31-15

AUGUST 10, 2015
Date



Prepared By:
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Project Address:
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LA JOLLA, CA 92037

Project Name:
MUSEUM OF CONTEMPORARY ART
SAN DIEGO

Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1: 07-27-15 ADDRESS CITY COMMENTS

Sheet Title:

PRELIMINARY GRADING PLAN

Original Date: APRIL 30, 2015

C-002.00

GRADING DATA

AREA OF SITE - 2.548 AC
 AREA OF SITE TO BE GRADED (RE-DEVELOPED) - 0.839 AC
 PERCENT OF SITE TO BE GRADED - 32.9%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - NA,
 PERCENT OF TOTAL SITE - NA
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS.
 (LDC SEC. 143.0110): 0.5F (NO NATURAL SLOPES EXIST, ENTIRE SITE PREVIOUSLY DISTURBED)

AMOUNT OF CUT - 7,400 C.Y.
 AMOUNT OF FILL - 0 C.Y.
 AMOUNT OF EXPORT - 7,400 C.Y.
 MAXIMUM HEIGHT OF FILL - 3' VERTICAL FILL (DRIVEWAY)
 MAXIMUM FILL SLOPE RATIO NONE
 MAXIMUM FILL SLOPE HEIGHT: NONE

MAXIMUM HEIGHT OF CUT 22' VERTICAL (GARAGE)
 MAXIMUM HEIGHT OF CUT SLOPE - 3'
 MAXIMUM CUT SLOPE RATIO - 2:1

EARTHWORK IS APPROXIMATE

LENGTH OF SITE RETAINING WALL - 240'
 MAX HEIGHT OF SITE RETAINING WALL - 7.5' (WALKWAY)

IMPERVIOUSNESS:

EXISTING IN AREA TO BE DEVELOPED - 0.587 AC
 PROPOSED IN AREA TO BE DEVELOPED - 0.580 AC

NOTE:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCCP). THE WPCCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

AN EMRA WILL BE REQUIRED FOR PRIVATE CURB OUTLET IN RIGHT OF WAY.

RUNOFF WILL BE TREATED BY FLOW OVER LANDSCAPING AND BY FILTERRA UNIT BEFORE BEING CONVEYED OFFSITE, AS SHOWN ON THE PLAN AND DETAILED IN THE WQTR.

LESS THAN 50% OF THE SITE IS TO BE REDEVELOPED AND SO NO RETROFIT TO THE REMAINING SITE IS REQUIRED IN ACCORDANCE WITH THE STORM WATER STANDARDS MANUAL (2012), PAGE 2-3. ONLY THE NEW IMPERVIOUS AREA MUST BE INCLUDED IN THE BMP TREATMENT DESIGN.

CONSTRUCTION NOTES

- 1 REMOVE EXISTING DRIVEWAY
REPLACE WITH CURB, GUTTER
AND SIDEWALK PER SDG-151
- 2 REMOVE EX DW
REPLACE WITH 24' DRIVEWAY
PER SDG-159-1
- 3 EXISTING WATER SERVICE
PROTECT IN PLACE
- 4 EXISTING SEWER LATERAL
PROTECT IN PLACE
- 5 CURB OUTLET PER D-25
Q 100 - 1.82 CFS
- 6 4' X 16' FILTERRA BIOFILTRATION UNIT
QW/QV = 0.10 CFS
62.0 TG
61.0 FL IN
58.5 FL OUT
SEE SHEET C-004.00 FOR DETAILS
- 7 AREA DRAIN
(TYPICAL)
- 8 PVC DRAIN
(TYPICAL)
- 9 EX 4" FIRE SERVICE
PROTECT IN PLACE
- 10 EX PED RAMP
PROTECT IN PLACE
- 11 EX PED RAMP
REPLACE WITH
PED RAMP PER SDG-132
- 12 PROPOSED RETAINING WALL
- 13 EX RETAINING WALL
PROTECT IN PLACE
- 14 REMOVE AND REPLACE EX CURB, GUTTER
AND SIDEWALK PER SDG-151 & SDG-155
- 15 VISIBILITY TRIANGLE
NOTHING GREATER THAN 36"
IN HEIGHT ALLOWED IN THIS AREA
- 16 PROPOSED ROOF DRAIN
(TYPICAL)
- 17 EX WATER SERVICE TO BE KILLED
- 18 PROPOSED CATCH BASIN
- 19 PROPOSED LANDSCAPE AREA
(TYPICAL)
- 20 PROPOSED CATCH BASIN WITH DRAIN
THROUGH WALL
- 21 LIMIT LINE OF SUBTERRANEAN CONSTRUCTION
NOT BELOW BUILDING SURFACE FOOTPRINT
- 22 EX COBBLE WALL, PROTECT IN PLACE
- 23 ROOF DRAIN TIGHT LINE TO BMP TREATMENT
- 24 CONSTRUCT BACKFLOW PREVENTER ON EX
WATER SERVICE PER SDW-155
- 25 CONSTRUCT BACKFLOW PREVENTER ON EX
4" FIRE SERVICE PER SDW-105
- 26 EX 6" VC SEWER LATERAL, PROTECT IN PLACE
- 27 REMOVE AND REPLACE DAMAGED CURB & GUTTER
ALONG PROSPECT STREET FRONTING PROJECT SITE
PER SDG-151

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Project Address:
 700 PROSPECT STREET
 LA JOLLA, CA 92037

Project Name:
 MUSEUM OF CONTEMPORARY ART
 SAN DIEGO

Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 07-27-15 ADDRESS CITY COMMENTS

Sheet Title:

Original Date: APRIL 30, 2015

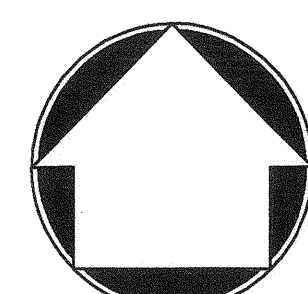
PRELIMINARY GRADING PLAN

C-003.00

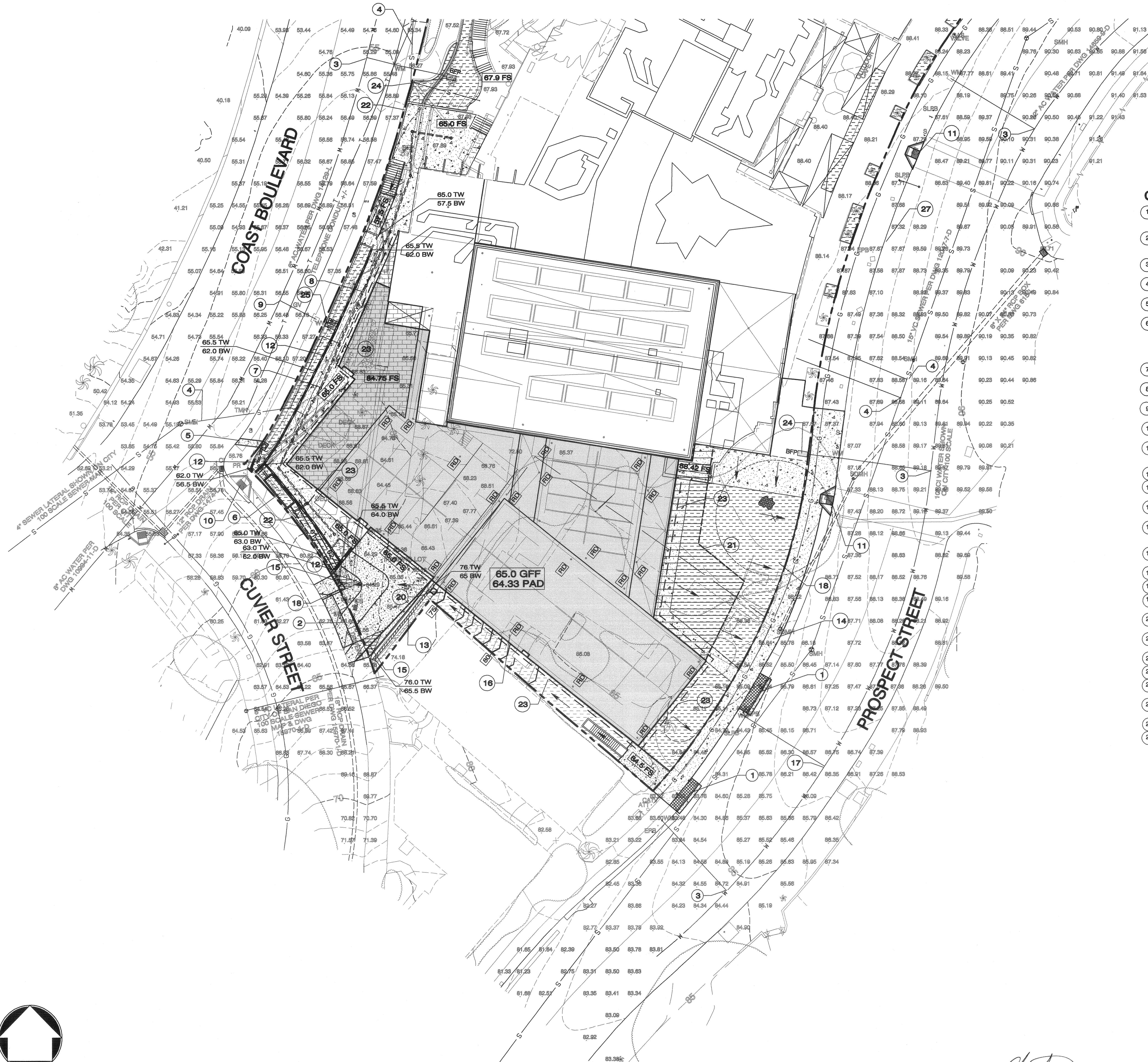
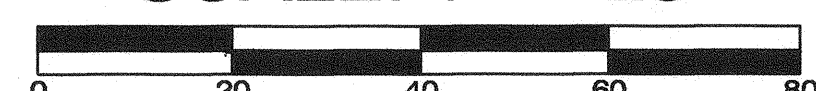


ANTHONY K. CHRISTENSEN
 RCE 54021
 EXP. 12-31-15

AUGUST 10, 2015
 Date



SCALE: 1" = 20'



APPLICABILITY:

LA JOLLA PLANNED DISTRICT ZONE 5A & 6A LANDSCAPE REQUIREMENTS:
ALL REQUIRED YARDS SHALL BE FULLY LANDSCAPED IN ACCORDANCE WITH
CITY-WIDE LANDSCAPE REGULATIONS OF LAND DEVELOPMENT CODE
CHAPTER 14, ARTICLE 2, DIVISION 4 (LANDSCAPE REGULATIONS) AND LA
JOLLA PLANNED DISTRICT ORDINANCE (159.0403E, F, & H).

SEE LANDSCAPE CALCULATIONS WORKSHEET ON SHEET L-102.00

ACCORDING TO TABLE 142-04A OF THE SDMC: ADDITIONS TO STRUCTURES OR ADDITIONAL STRUCTURES ON DEVELOPED PROPERTIES THAT EXCEED 1,000 SF FLOOR AREA SHOWN OR THAT INCREASE THE GROSS FLOOR AREA BY 10 PERCENT, AND ARE PROPOSING COMMERCIAL DEVELOPMENT SHALL COMPLY WITH REGULATIONS 142.0403-142.0407, 142.0409, 142.0410 (A), AND 142.0413

SEE GFA CALCULATIONS ON SHEET L-102

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

2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.

3. GRADE SITE TO DIRECT GROUND WATER AWAY FROM BUILDING AND NEW ADDITION AND LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.

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

5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.

6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET. ALL PROPOSED STREET TREE PALMS SHALL HAVE A MINIMUM OF 10' BROWN TRUNK HEIGHT (BTH).

7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.

8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.

9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.

10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS IN THE RIGHT-OF WAY CONSISTENT WITH THE LA JOLLA PLANNED DISTRICT ORDINANCE.

12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, THE LA JOLLA PLANNED DISTRICT STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.

13. 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.

14. ANY MODIFICATIONS OR CHANGES TO THE "LANDSCAPE PLAN" AND EXISTING OR PROPOSED PLANT MATERIAL, AS SHOWN ON THE APPROVED EXHIBIT "A", LANDSCAPE DEVELOPMENT PLAN, IS PERMITTED PROVIDED THE RESULTING LANDSCAPE MEETS THE MINIMUM AREA REQUIREMENTS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE.

15. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.

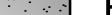
16. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN SAN DIEGO MUNICIPAL CODE SECTION 142.0411, TABLE 142-04 AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.


17. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.403 (b)(10)

18. ALL REQUIRED LANDSCAPED AREAS SHALL BE PERMANENTLY IRRIGATED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.

HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

	HARDSCAPE PAVING 'A'	4,531 SF (43%)
	Non-porous pedestrian paving such as:	
	<u>"Uncolored Concrete with Sand Finish"</u> <u>"Uncolored Concrete with Broom Finish"</u>	

	HARDSCAPE PAVING 'B'	3,520 SF (33%)
	Enhanced porous pedestrian paving such as:	
	<i>"Tile Pavers with planted joints"</i>	
	<i>"Stone Pavers with planted joints"</i>	
	<i>"Brick Pavers with planted joints"</i>	

HARDSCAPE PAVING 'C'	2,581 SF (24%)
Existing enhanced paving	

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>DESCRIPTION</u>
1	RIGHT OF WAY CONCRETE PAVING WITH GRID PATTERN TO MATCH EXISTING
2	10' VISIBILITY AREAS - NO OBSTRUCTION, INCLUDING LANDSCAPING OR WALLS, IN THE VISIBILITY TRIANGLE AREAS SHALL EXCEED 3 FEET IN HEIGHT.
3	EXISTING TREE TO REMAIN, TYP SYM
4	EXISTING PALM TO BE REMOVED, TYP SYM
5	BUILDING SETBACK
6	EXISTING PLANTING AREA TO REMAIN
7	EXISTING WALL TO BE PROTECTED IN PLACE
8	EXISTING WATER SERVICE. PROTECT IN PLACE.
9	EXISTING SEWER LATERAL. PROTECT IN PLACE.
10	EXISTING 4" FIRE SERVICE. PROTECT IN PLACE.
11	EXISTING WATER SERVICE TO BE KILLED- SEE CIVIL DRAWINGS
12	BIOFILTRATION UNIT - SEE CIVIL DRAWINGS
13	REFUSE & RECYCLING AREA
14	BICYCLE PARKING

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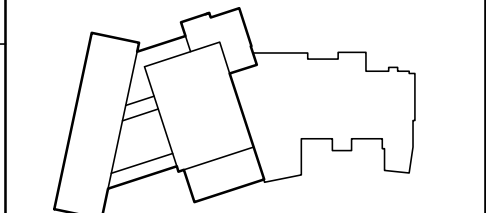
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#	DATE	DESCRIPTION	CHK
1	2015.01.15	CDP Submission	
2	2015.02.10	CDP Submission	
3	2015.05.05	CDP Re-Submission	

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LA JOLLA, CA 92037

LANDSCAPE DEVELOPMENT PLANTING PLAN

PROJECT NO. 1402SD MCA8D	
DRAWN BY:	<div style="text-align: center; font-size: 2em; font-weight: bold;">L-100.00</div>
DATE:	
LAST REV. DATE:	
SCALE (24x36):	
PAGE NO. SHEET 14 OF 30	

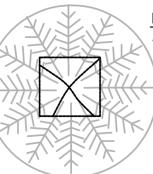
PRELIMINARY - NOT FOR CONSTRUCTION

THE LANDSCAPE DESIGN OF THIS PROJECT IS TO RETAIN AND ENHANCE THE LOOK & FEEL CONSISTENT WITH AND HARMONIOUS WITH THE HISTORIC CHARACTER OF THE COMMUNITY OF LA JOLLA. LOW-IMPACT DESIGN (LID) STRATEGIES FILTER STORM WATER RUNOFF FROM IMPERVIOUS SURFACES. NON-INVASIVE, WATER-CONSERVING PLANTS WILL BE USED TO CREATE AN EXTERIOR THAT WILL ENHANCE THE ARCHITECTURE. STREET TREES ON ARE SELECTED PER THE EXISTING TREES FRONTING THE SITE & SELECTED FROM THE LA JOLLA PLANNED DISTRICT APPROVED STREET TREE LIST TO FULFILL THE STREET TREE REQUIREMENT.

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
INTERSECTIONS	25 FEET
SEWER LINES	10 FEET

EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:

1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
4. ALL DAMAGED TREES/SHRUBS WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

EXISTING PLANT MATERIAL LEGEND:		QTY / % / SIZE
	EXISTING TREES TO REMAIN <i>Ficus macrophylla</i>	
	EXISTING TREES TO TRANSPLANTED <i>Araucaria heterophylla</i>	
	EXISTING PALMS TO REMAIN <i>Washingtonia robusta</i> (PROTECTED) <i>Phoenix canariensis</i>	
	EXISTING PALMS TO BE REMOVED <i>Washingtonia robusta</i>	
	EXISTING PALMS TO BE TRANSPLANTED (SUBJECT TO CITY APPROVAL) <i>Washingtonia robusta</i>	

STREET TREE REPLACEMENT	
PALMS	
Palm - 40' tall x 10' wide, such as:	14 +9 / 100% / 8' BTH
<i>Brahea edulis</i>	"Guadalupe Fan Palm"
<i>Howea forsteriana</i>	"Sentry Palm"
<i>Phoenix dactylifera</i>	"Date Palm"

ACCENT TREES	
Medium scale tree - 25' tall x 25' wide, such as:	4 / 100% / 48" BOX
<i>Dracaena draco</i>	"Dragon Tree"
<i>Metrosideros excelsa</i>	"New Zealand pohutukawa"
<i>Quercus tomentella</i>	"Island Oak"

Existing on-site tree - 100' tall x 40' wide:	1 / 100% / 15' BOX
<i>Araucaria heterophylla</i>	"Norfolk Island Pine"

Low-growing shrub - 2' tall x 4' wide, such as:	45 / 100% / 5 gallon
Carissa macrocarpa 'Green Carpet'	"Green Carpet Natal Plum"
Mahonia repens	"Creeping Mahonia"
Ceanothus gloriosus 'Heart's Desire'	"California Lilac"

Vine - spreading, such as:	13 / 100% / 5 gallon
Parthenocissus tricuspidata	"Boston Ivy"
Ficus pumila	"Creeping Fig"

Medium scale shrub - 3' tall x 3' wide, such as:	7 / 100% / 15 gallon
Astelia 'Silver Shadow'	"Silver Spear"
Agave attenuata	"Foxtail Agave"
Phormium 'Yellow Wave'	"Yellow Wave Flax"

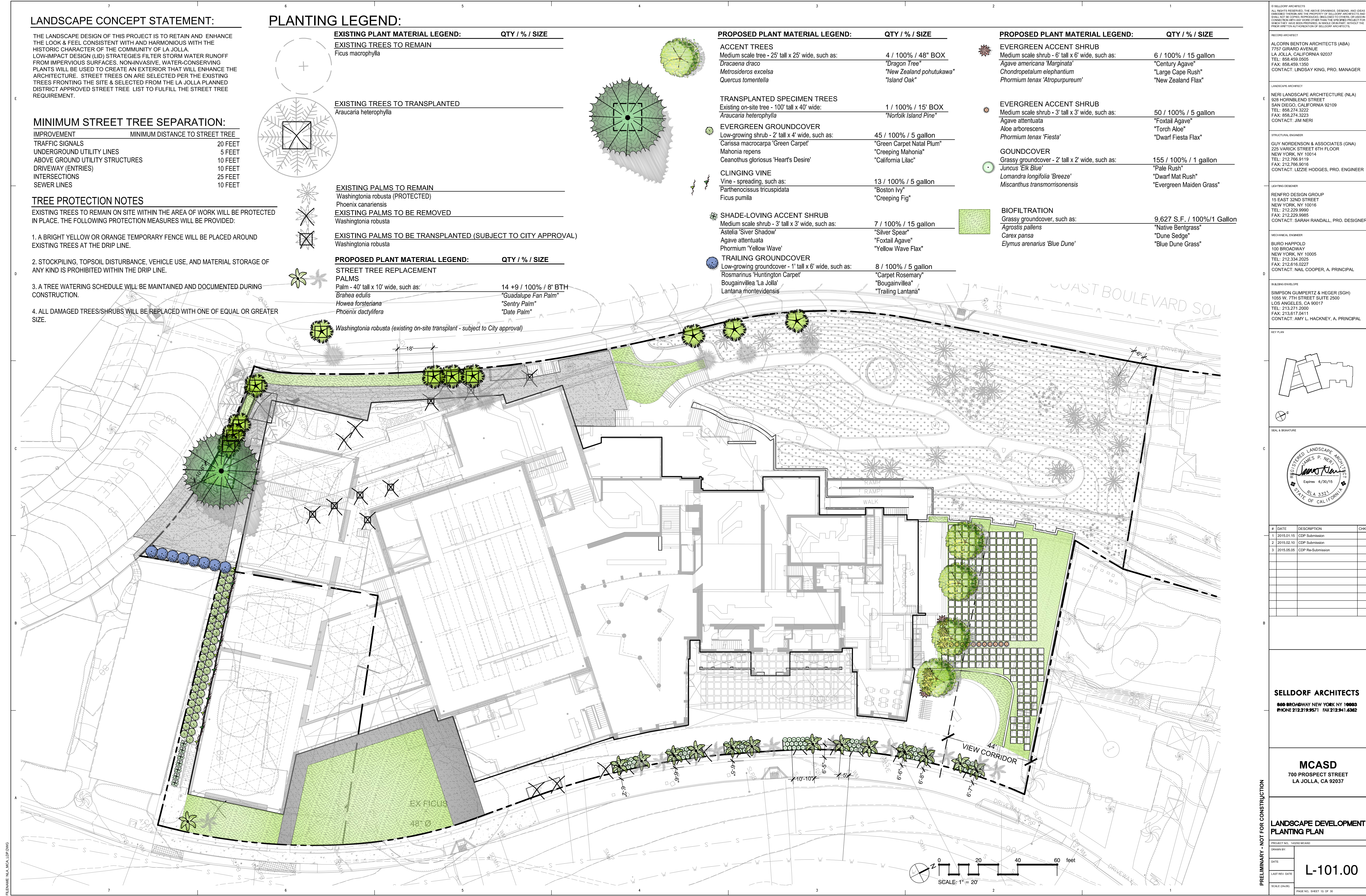
Low-growing groundcover - 1' tall x 6' wide, such as:	8 / 100% / 5 gallon
Rosmarinus 'Huntington Carpet'	"Carpet Rosemary"
Bougainvillea 'La Jolla'	"Bougainvillea"
Lantana montevidensis	"Trailing Lantana"

EVERGREEN ACCENT SHRUB	
Medium scale shrub - 6' tall x 6' wide, such as:	6 / 100% / 15 gallon
<i>Agave americana</i> 'Marginata'	"Century Agave"
<i>Chondropetalum elephantium</i>	"Large Cape Rush"
<i>Phormium tenax</i> 'Atropurpureum'	"New Zealand Flax"

Medium scale shrub - 3' tall x 3' wide, such as:	50 / 100% / 5 gallon
<i>Agave attenuata</i>	"Foxtail Agave"
<i>Aloe arborescens</i>	"Torch Aloe"
<i>Phormium tenax 'Fiesta'</i>	"Dwarf Fiesta Flax"

Grassy groundcover - 2' tall x 2' wide, such as:	155 / 100% / 1 gallon
<i>Juncus</i> 'Elk Blue'	"Pale Rush"
<i>Lomandra longifolia</i> 'Breeze'	"Dwarf Mat Rush"
<i>Miscanthus transmorrisonensis</i>	"Evergreen Maiden Grass"

Grassy groundcover, such as:	9,627 S.F. / 100%/1 Gallon
<i>Agrostis pallens</i>	"Native Bentgrass"
<i>Carex pansa</i>	"Dune Sedge"
<i>Elymus arenarius</i> 'Blue Dune'	"Blue Dune Grass"



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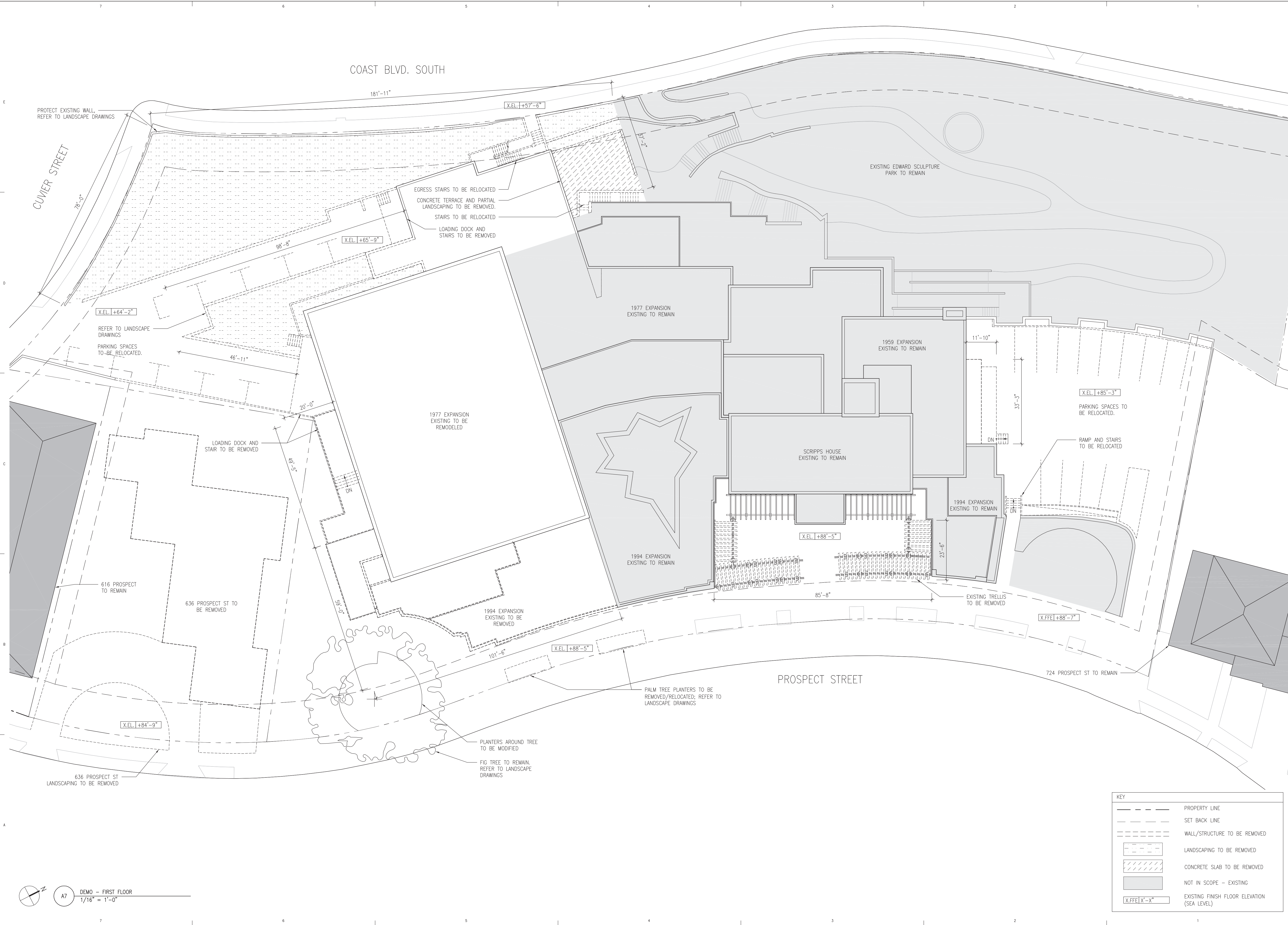
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LANDSCAPE DEVELOPMENT PLANTING PLAN

PROJECT NO. 1402SD MCASD	
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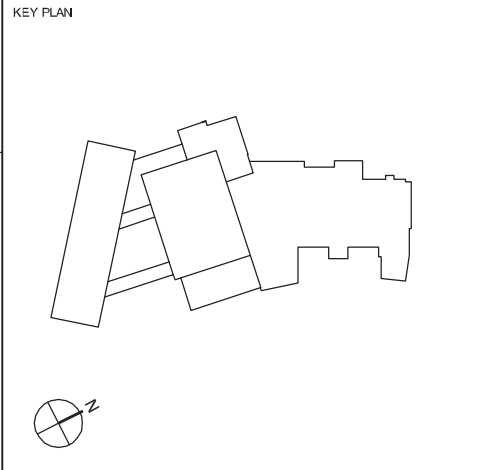
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3	2015.05.05	CDP RE-SUBMISSION	
4	2015.08.14	CDP	OK

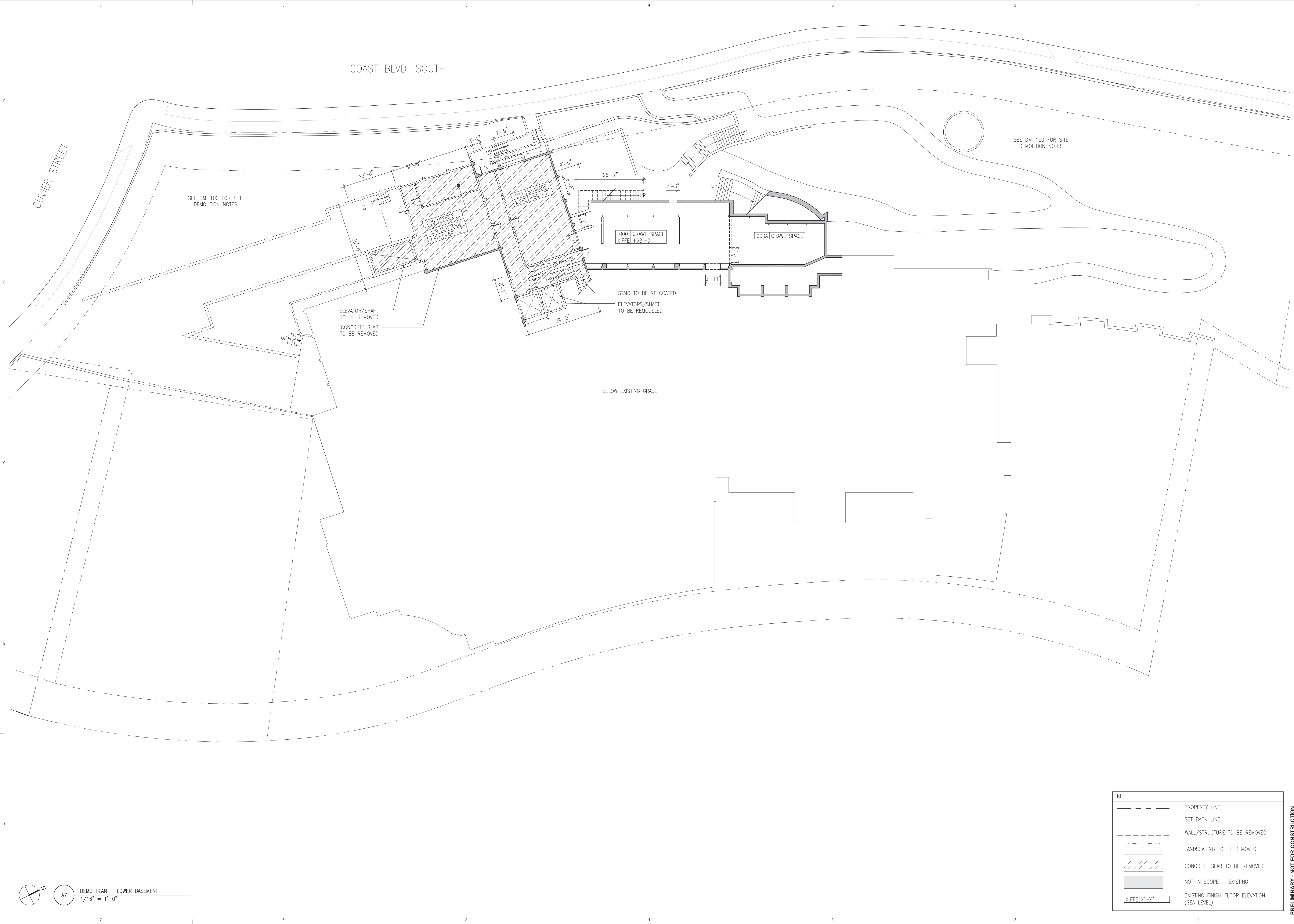
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**SITE
DEMOLITION PLAN**

PROJECT NO. 14002 MCASD
DRAWN BY: DCO
DATE:
LAST SUB. DATE:
SCALE (SHEET): 1/16"=1'-0"
PAGE NO. SHEET 21 OF 34

DM-100.00



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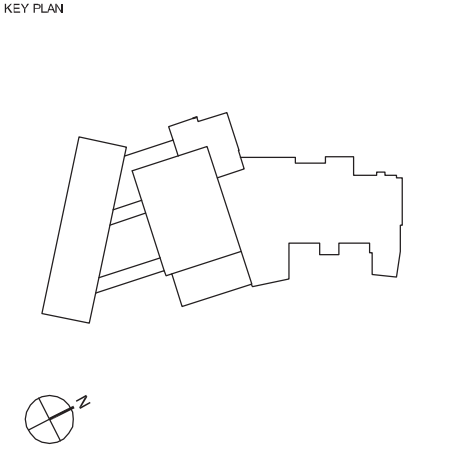
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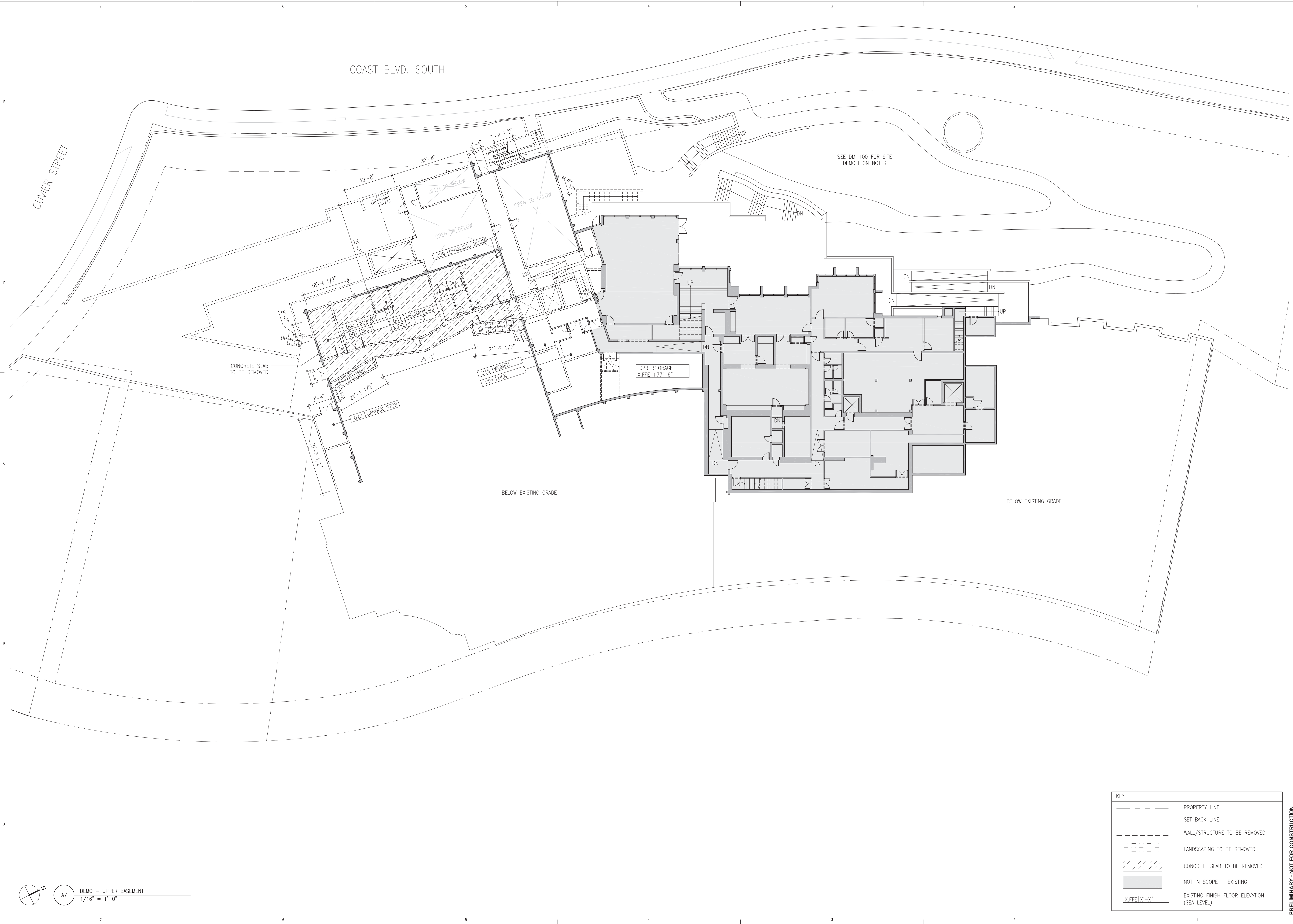
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3	2015.05.05	CDP RE-SUBMISSION	
4	2015.08.14	CDP	OK

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MCASD
700 PROSPECT STREET
LA JOLLA, CA 92037

**LOWER BASEMENT
DEMOLITION PLAN**

PROJECT NO. 140322 MCASD	
DRAWN BY: DCO	
DATE:	
LAST SUB. DATE:	DM-101.00
SCALE (SHEET): 1/16"=1'-0"	PAGE NO. SHEET 22 OF 34



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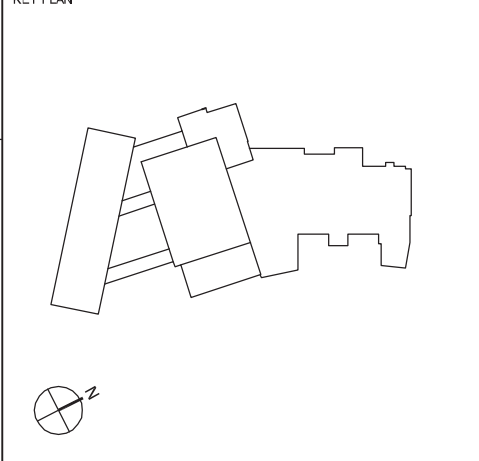
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1	2015.01.15	CDP SUBMISSION	CL
2	2015.02.10	CDP SUBMISSION	OK
3	2015.05.05	CDP RE-SUBMISSION	
4	2015.08.14	CDP	OK

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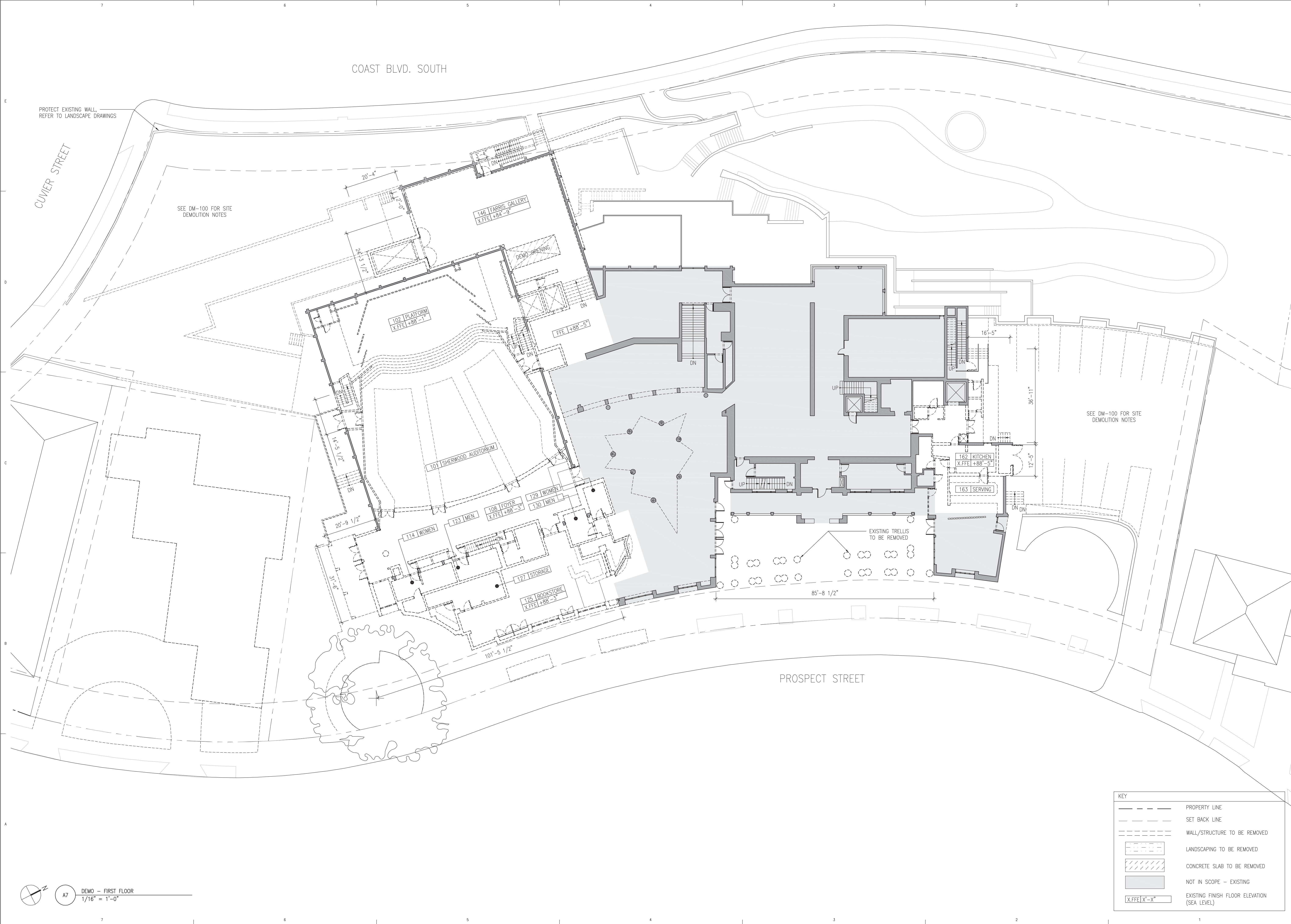
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LA JOLLA, CA 92037

**UPPER BASEMENT
DEMOLITION PLAN**

PROJECT NO.: 14002 MCASD
DRAWN BY: DCO
DATE:
LAST SUB. DATE:
SCALE (SHEET): 1/16"=1'-0"
PAGE NO.: SHEET 23 OF 34

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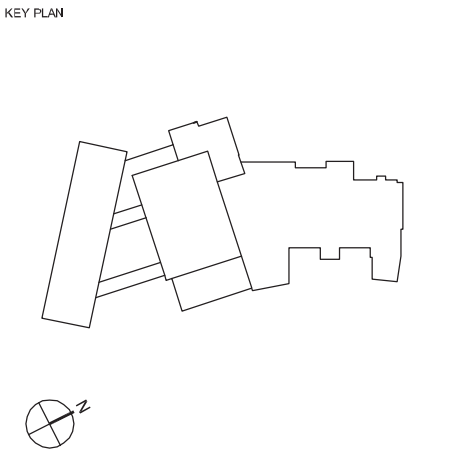
LANDSCAPE ARCHITECT
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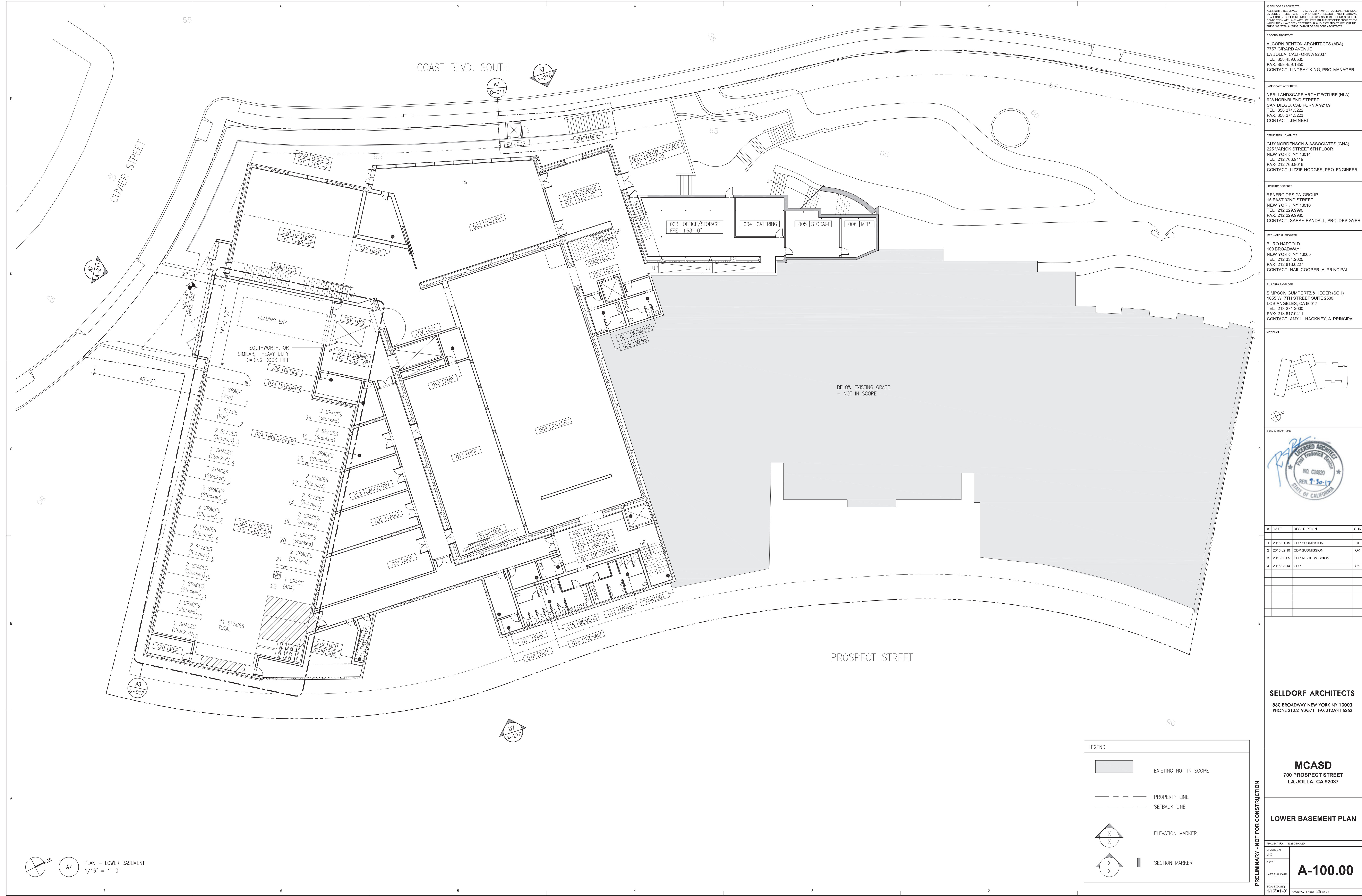
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**FIRST FLOOR
DEMOLITION PLAN**

PROJECT NO.: 140322 MCASD
DRAWN BY:
ZC
DATE:
LAST SUB. DATE:
SCALE (SHEET):
1/16"=1'-0"
PAGE NO.: SHEET 24 OF 34

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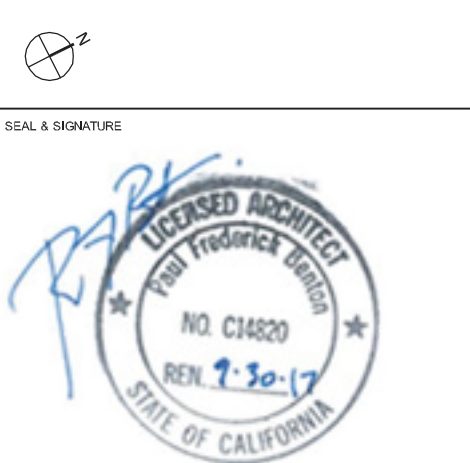
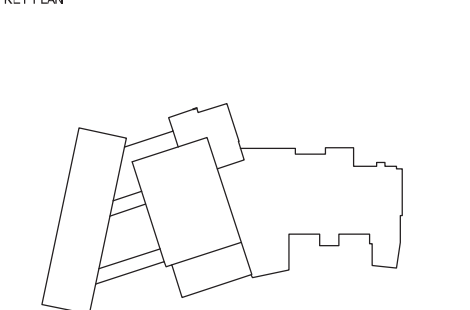
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LOWER BASEMENT PLAN

PROJECT NO. 14002 MCASD
DRAWN BY: ZC
DATE:
LAST SUB. DATE:
SCALE (SHEET): 1/16"=1'-0"
PAGE NO. SHEET 25 OF 34

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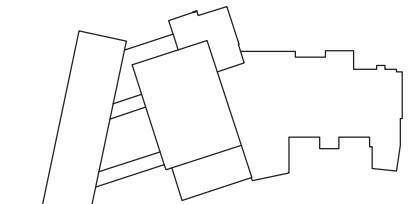
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UPPER BASEMENT PLAN

PROJECT NO. 14028D MCASE

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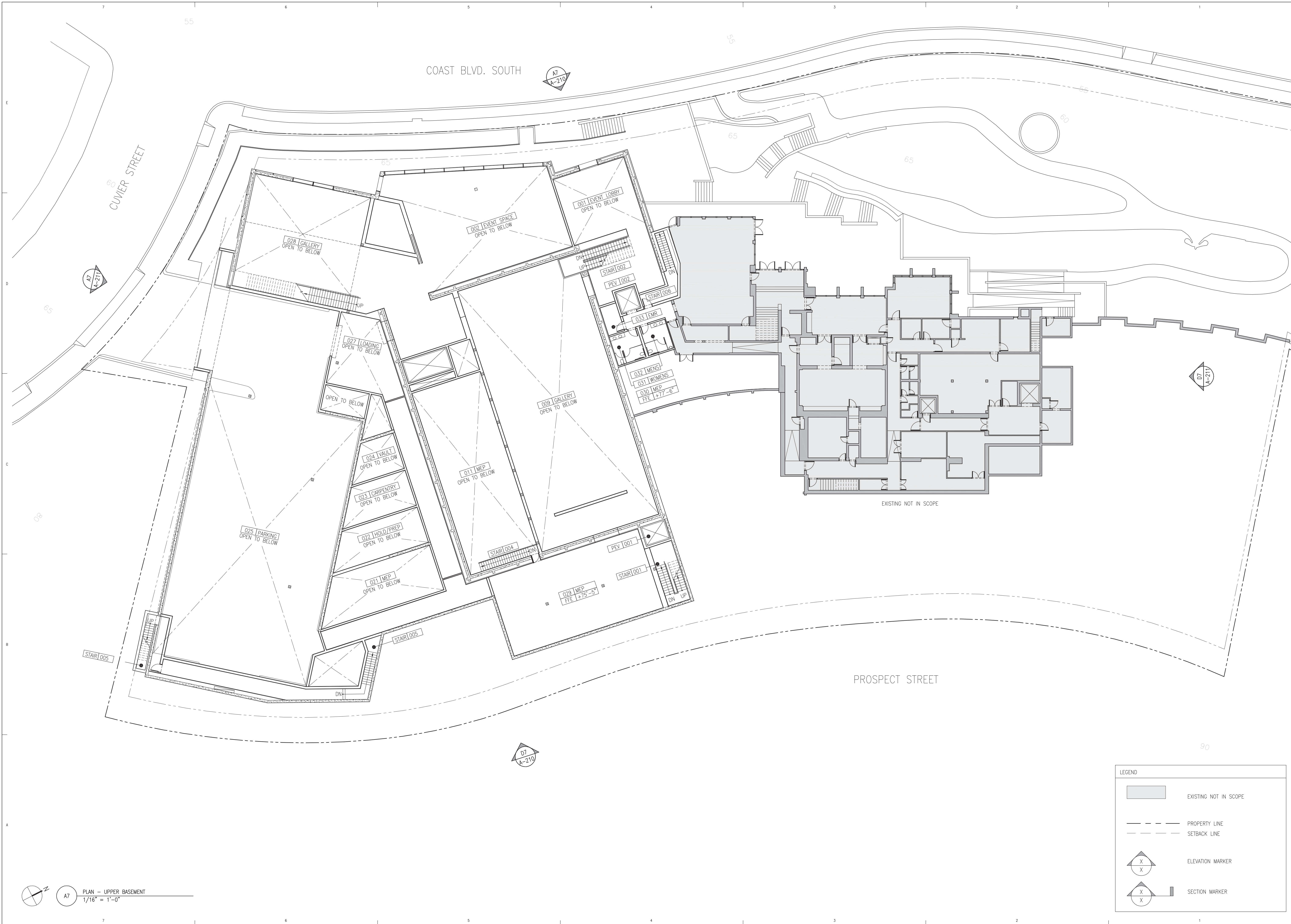
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SCALE (2)

1'-0"	0.0000	0.0000	28.00
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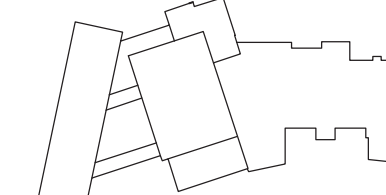
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MCASD

700 PROSPECT STREET
LA JOLLA, CA 92037

FIRST FLOOR PLAN

PROJECT NO. 140250 NCAS

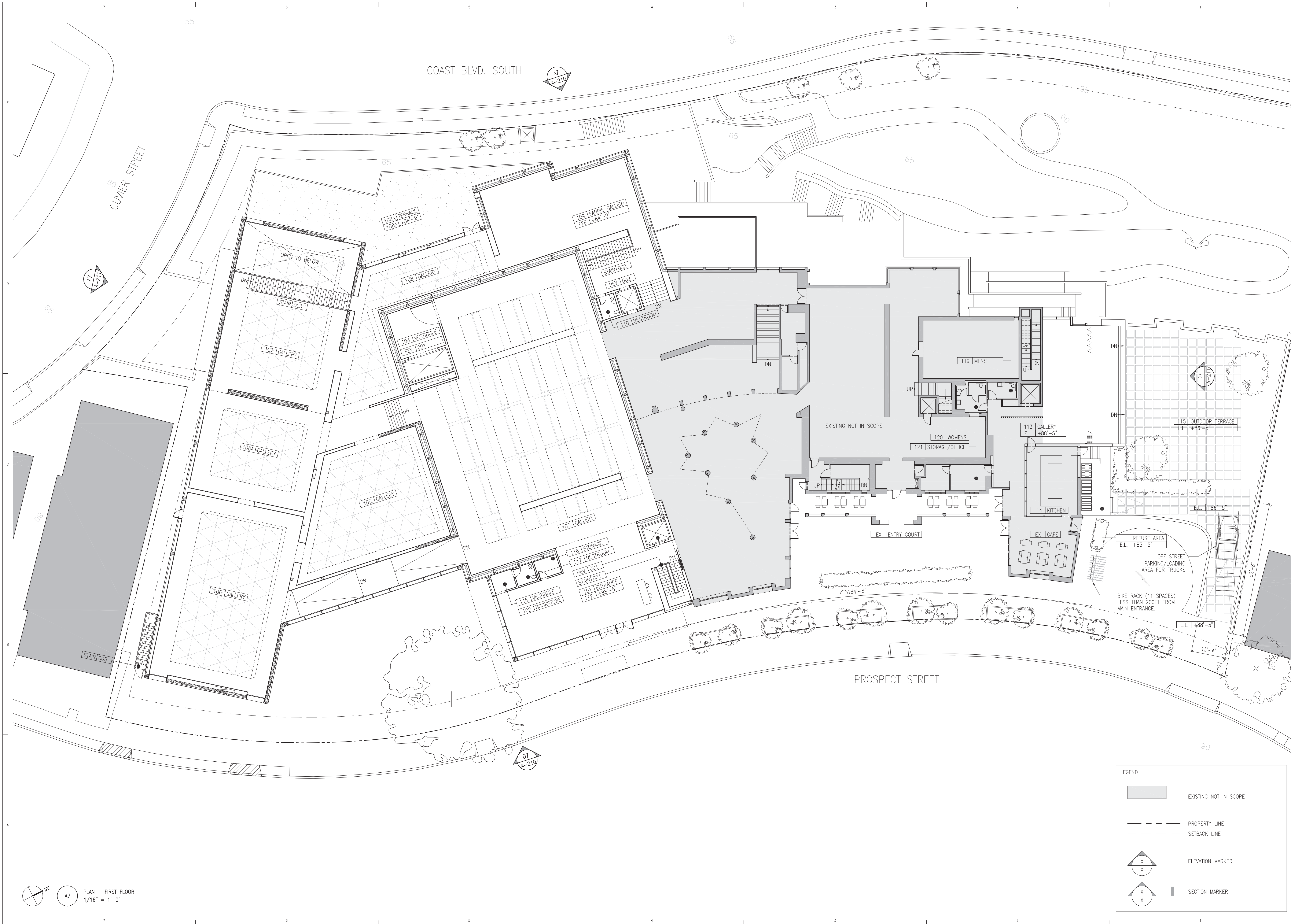
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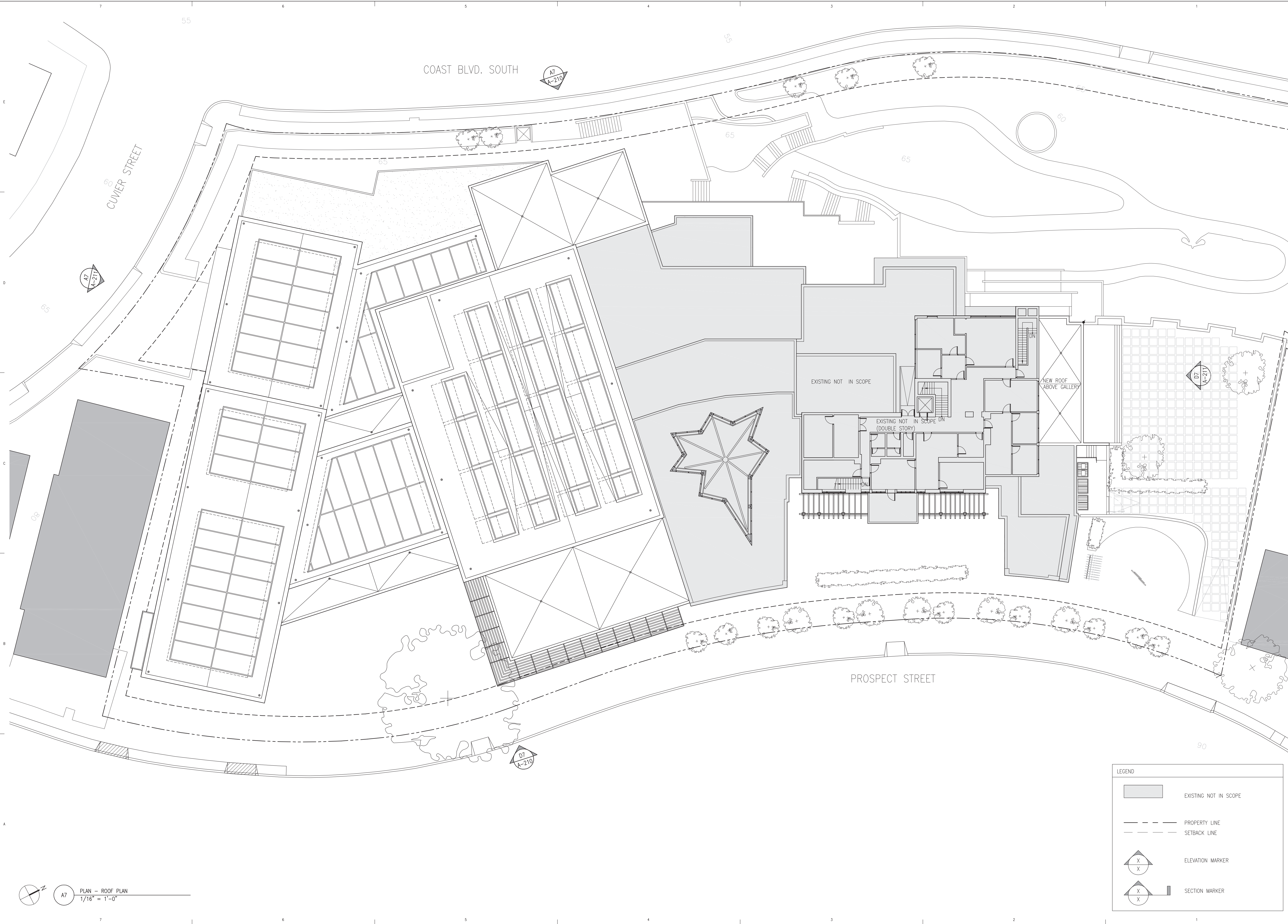
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1/16"=1'-0" PAGE NO. SHEET 27 OF





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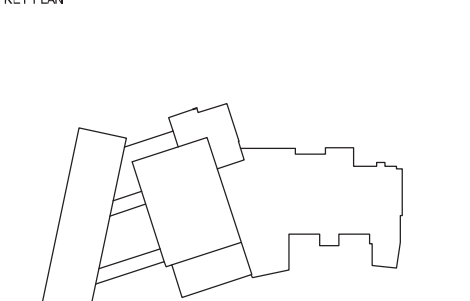
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SECOND FLOOR PLAN

PROJECT NO.: 14032 MCASD
DRAWN BY: ZC
DATE:
LAST SUB. DATE:
SCALE (SHEET): 1/16"=1'-0"
PAGE NO.: SHEET 28 OF 34
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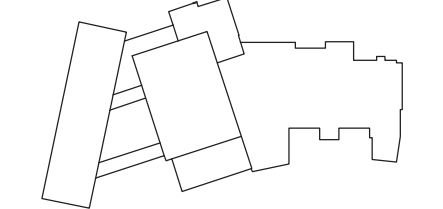
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TABLE 1



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2	2015.01.15	CDP SUBMISSION	(
3	2015.02.10	CDP SUBMISSION	(
4	2015.06.05	CDP RE-SUBMISSION	(
5	2015.08.14	CDP	(

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MCASD

700 PROSPECT STREET
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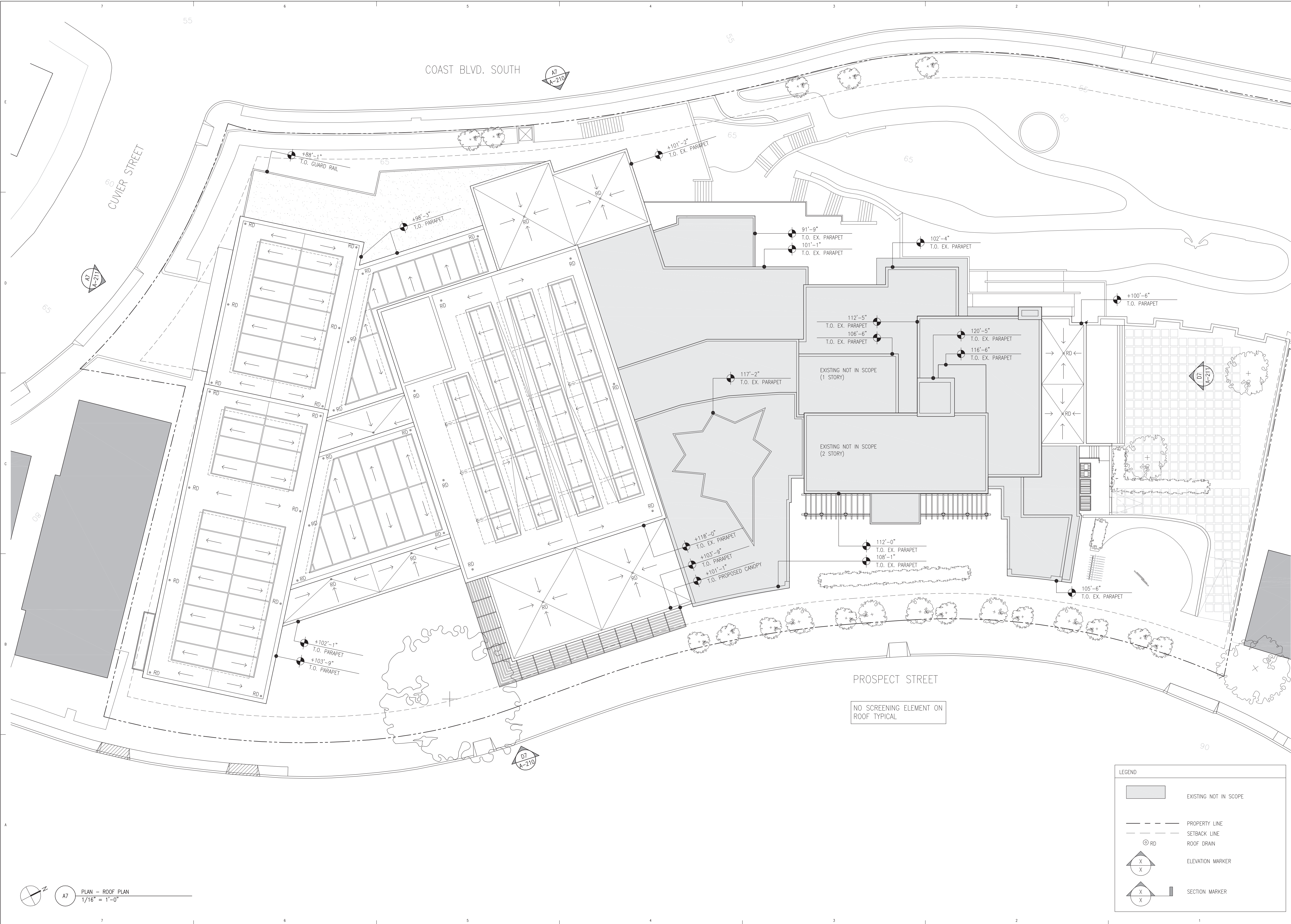
ROOF PLAN

PROJECT NO. 14628D MCAS

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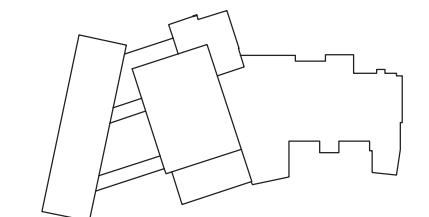
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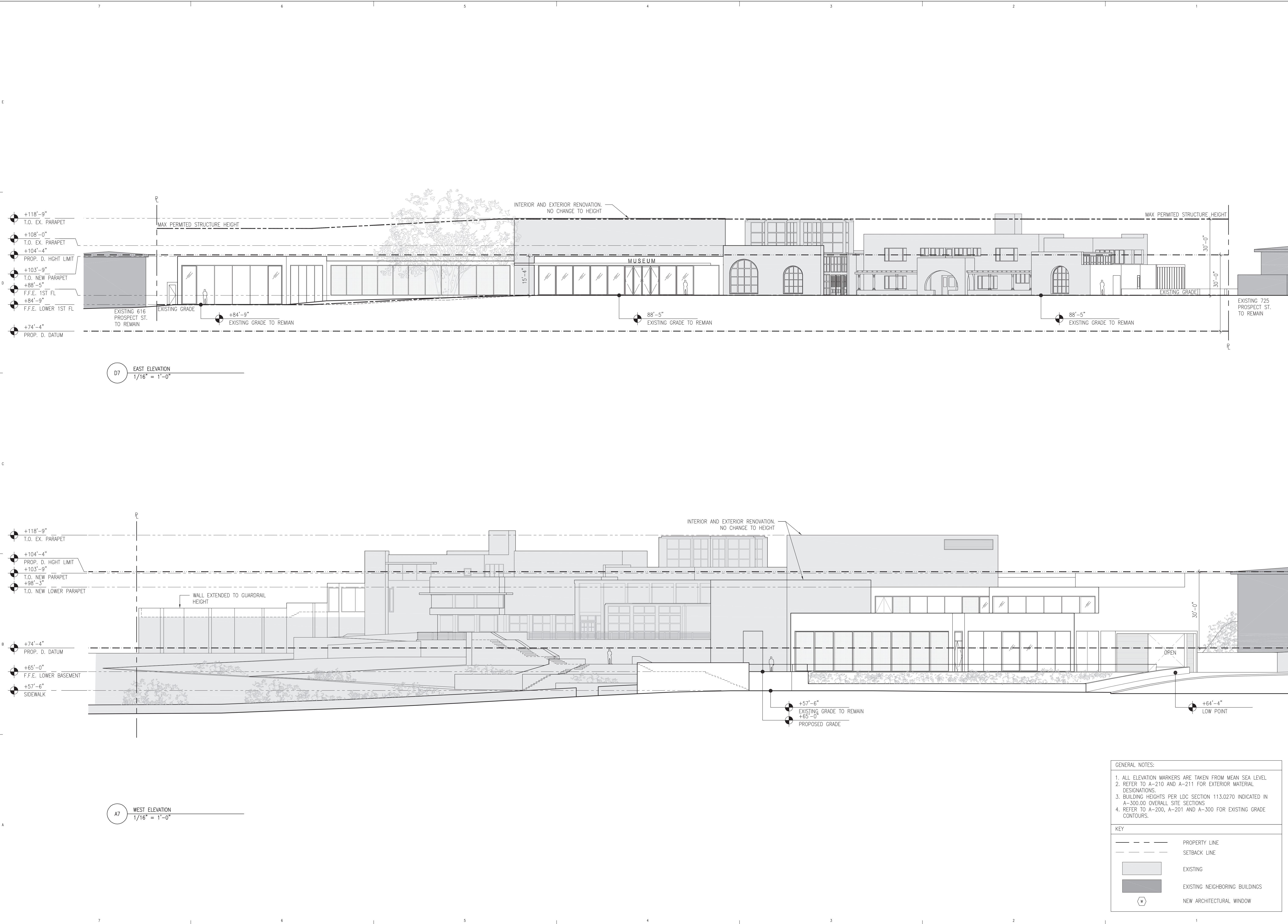
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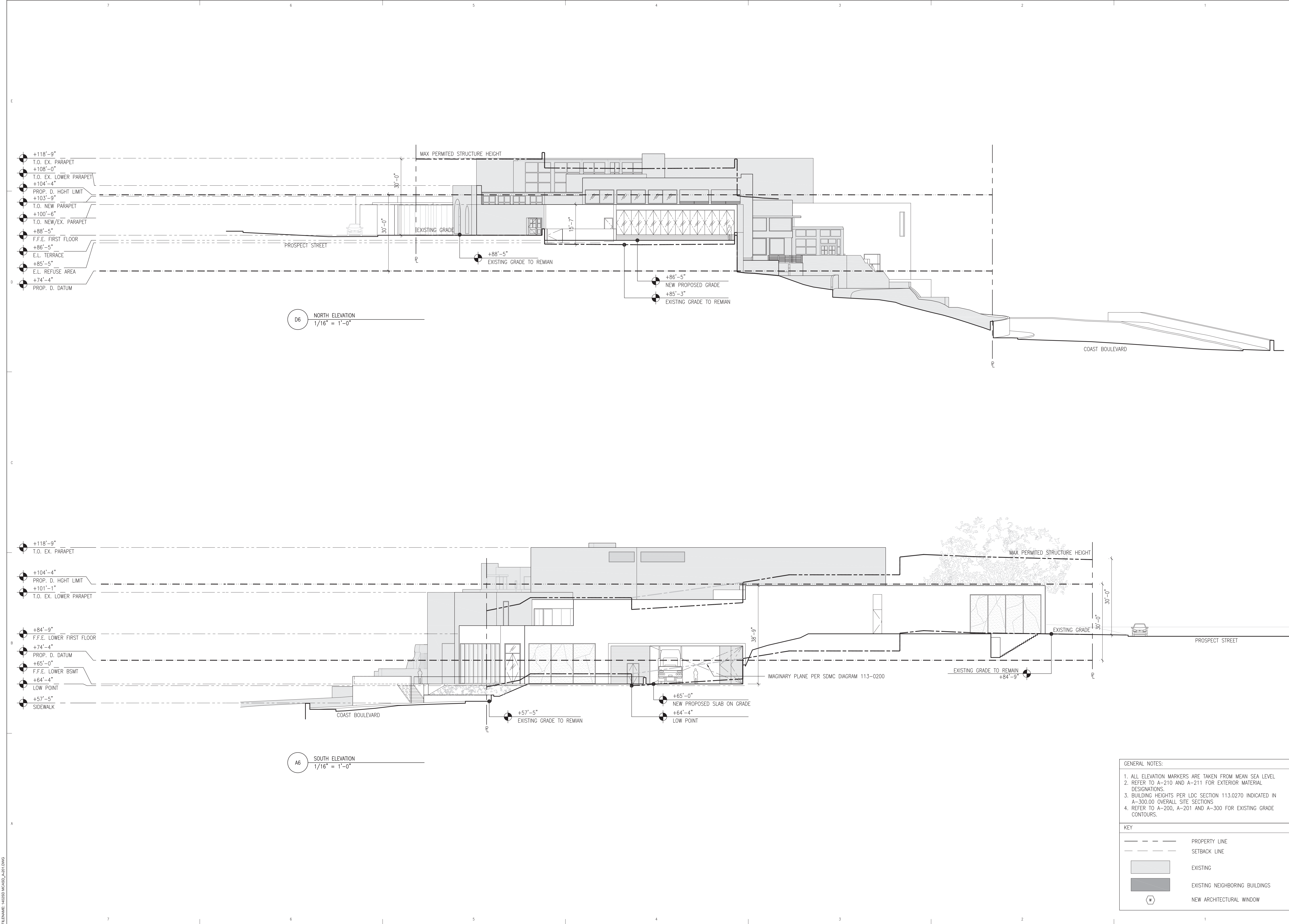
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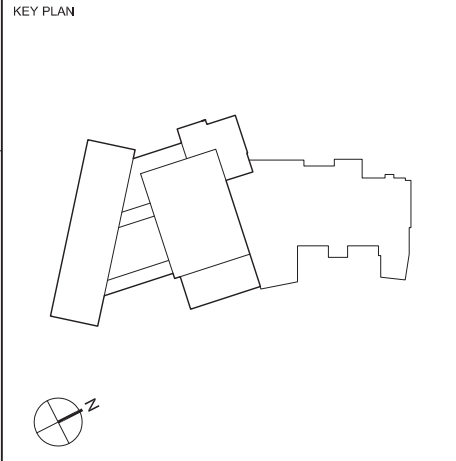
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#	DATE	DESCRIPTION	CHK
1	2015.01.15	CDP SUBMISSION	OK
2	2015.02.10	CDP SUBMISSION	OK
3	2015.05.05	CDP RE-SUBMISSION	
4	2015.08.14	CDP	OK
5	2016.11.10	CDP EXHIBIT A	

SELLDORF ARCHITECTS
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PHONE 212.219.9571 FAX 212.941.6362

MCASD
700 PROSPECT STREET
LA JOLLA, CA 92037

**NORTH AND SOUTH
SITE ELEVATIONS**

PROJECT NO. 1402SD-MCASD	
DRAWN BY: DCO	A-201.00
DATE:	
LAST REV. DATE:	
SCALE (SHEET): 1/16"=1'-0"	PAGE NO. SHEET 31 OF 34

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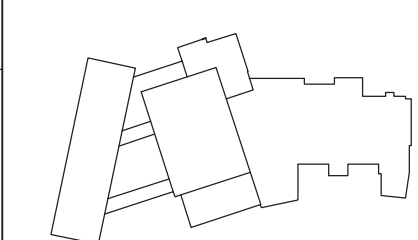
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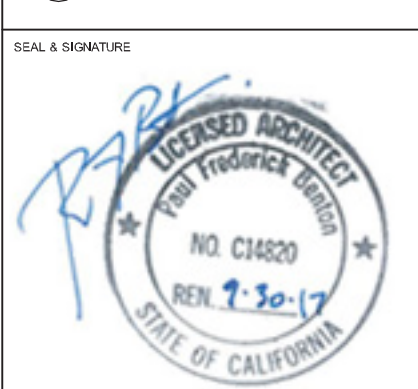
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KEY PLAN



SEAL & SIGNATURE



#	DATE	DESCRIPTION	CHK
1	2015.01.15	CDP SUBMISSION	CL
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3	2015.05.05	CDP RE-SUBMISSION	
4	2015.08.14	CDP	OK

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MCASD
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EAST AND WEST ELEVATIONS

PROJECT NO.: 14032 MCASD

DRAWN BY:
DCO

DATE:

LAST SUB. DATE:

A-210.00

SCALE (SHEET):
1/8"=1'-0"

PAGE NO.: SHEET 32 OF 34

PRELIMINARY - NOT FOR CONSTRUCTION



GENERAL NOTES:

1. ALL ELEVATION MARKERS ARE TAKEN FROM MEAN SEA LEVEL
2. REFER TO A-210 AND A-211 FOR EXTERIOR MATERIAL DESIGNATIONS.
3. BUILDING HEIGHTS PER LDC SECTION 113.0270 INDICATED IN A-300.00 OVERALL SITE SECTIONS
4. REFER TO A-200, A-201 AND A-300 FOR EXISTING GRADE CONTOURS.

KEY

---	PROPERTY LINE
---	SETBACK LINE
■	EXISTING
■	EXISTING NEIGHBORING BUILDINGS
⬢	NEW ARCHITECTURAL WINDOW

FINISHES

PL-1	STUCCO - WHITE
S-1	NATURAL STONE - GRAY
S-2	NATURAL STONE - TO MATCH EXISTING
SC-1	RESIN SCREEN - WHITE
M-1	ALUMINUM - ANODIZED
WD-1	WOOD
CT-1	BOARD FORMED CONCRETE

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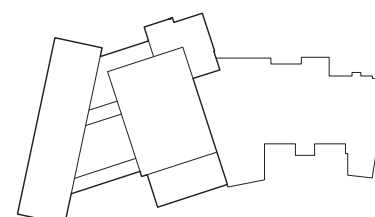
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KEY POINT



SEAL & SIGNATURE



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MCASD

700 PROSPECT STREET
LA JOLLA, CA 92037

NORTH AND SOUTH ELEVATIONS

PROJECT NO. 1402SD MCA50

DRAWN BY:	
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DCO

DATE: _____

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A-211.00

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