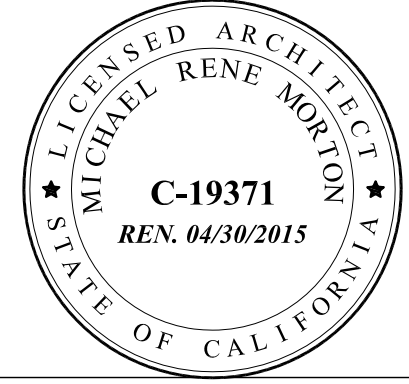


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Claude Anthony Marengo Desa



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SU CASA  
6738 LA JOLLA BLVD  
LA JOLLA, CA, 92037

REVISIONS
2015-04-22 Completeness Submittal
2015-05-14 Full City Submittal
2015-08-27 Full City Resubmittal
2015-11-10 Full City Resubmittal
2016-03-08 Full City Resubmittal
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PHASE	DESIGN
PROJECT NO.	2014-26
REVIEWED BY	CAM
DRAWN BY	GR
DATE	08-22-2016

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SHEET TITLE PROPOSED BASEMENT LEVEL EGRESS PLAN

A-2.5  
SHEET OF

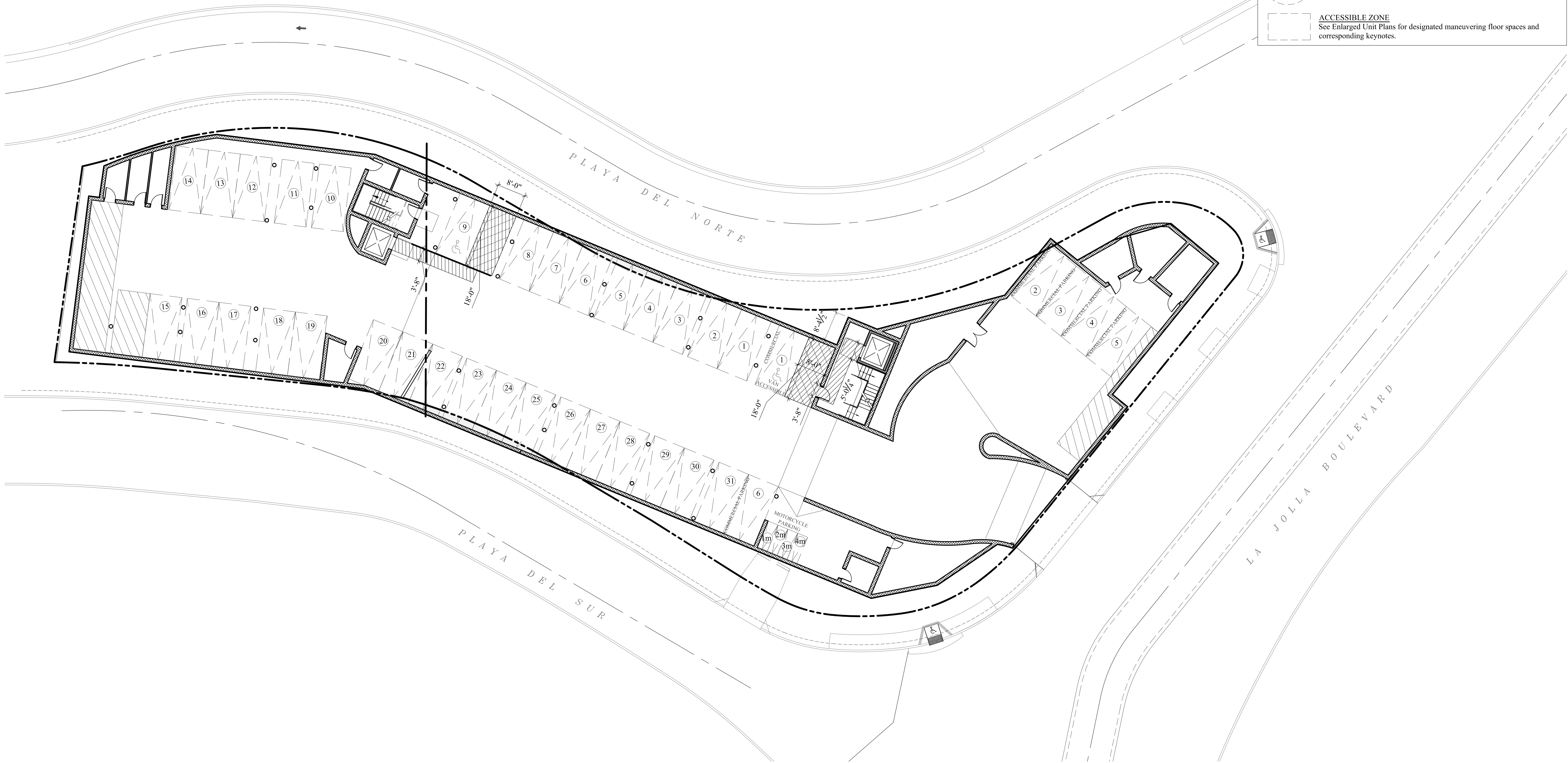
ACCESSIBILITY LEGEND

**ACCESSIBLE PATH OF TRAVEL**  
Accessible path of travel as indicated is barrier free access without abrupt vertical changes exceeding 1/4" inches and 1:2 maximum slope except at door thresholds and level changes do not exceed 1/4" vertical distance. Maximum cross slope of 2% typical. The contractor shall verify that the paths of travel indicated complete to this criteria

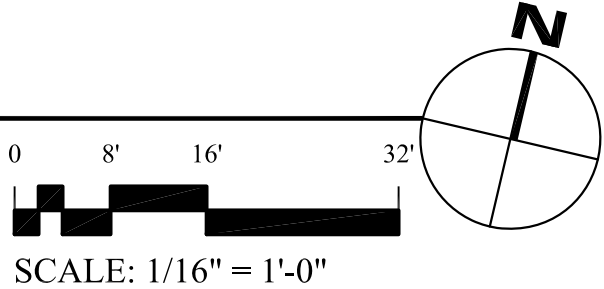
**CLEAR PATH**  
36 inch clear unit interior accessible route  
48 inch clear exterior accessible route  
44 inch clear general accessible route

**TURNING RADIUS**  
60 Inch turning radius, clear floor area

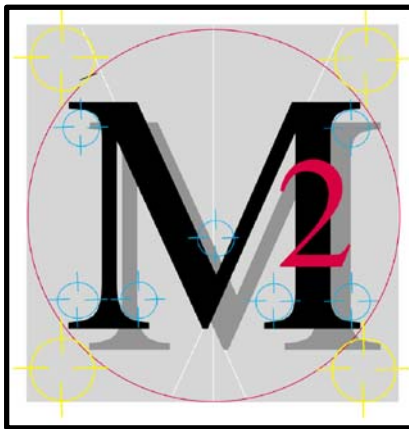
**ACCESSIBLE ZONE**  
See Enlarged Unit Plans for designated maneuvering floor spaces and corresponding keynotes.



1 PROPOSED BASEMENT LEVEL ACCESSIBILITY PLAN







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SHEET TITLE PROPOSED GROUND LEVEL ACCESSIBILITY PLAN

A-2.6  
SHEET OF

ACCESSIBILITY LEGEND

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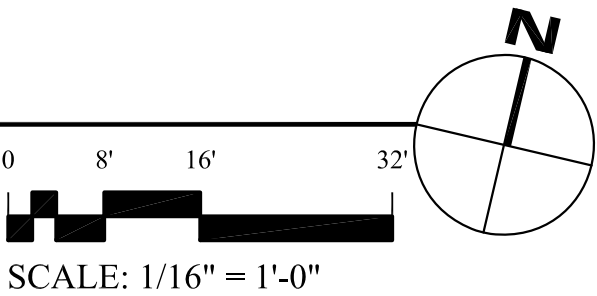
**CLEAR PATH**  
36 inch clear unit interior accessible route  
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44 inch clear general accessible route

**TURNING RADIUS**  
60 Inch turning radius, clear floor area

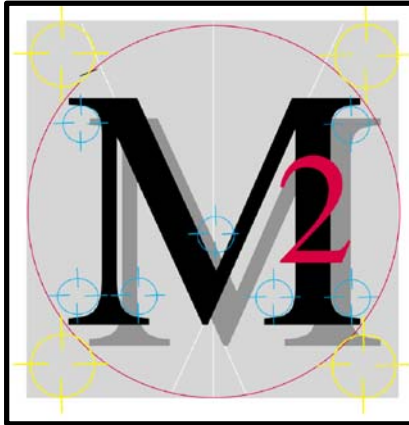
**ACCESSIBLE ZONE**  
See Enlarged Unit Plans for designated maneuvering floor spaces and corresponding keynotes.



1 PROPOSED GROUND LEVEL ACCESSIBILITY PLAN

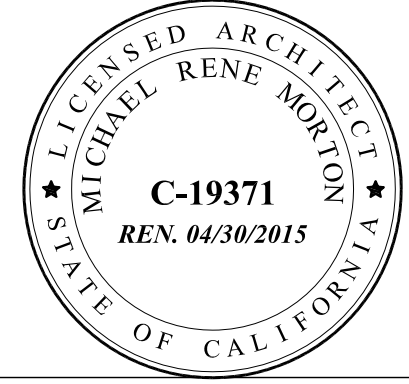






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SHEET TITLE PROPOSED SECOND FLOOR ACCESSIBILITY PLAN

A-2.7  
SHEET OF

ACCESSIBILITY LEGEND

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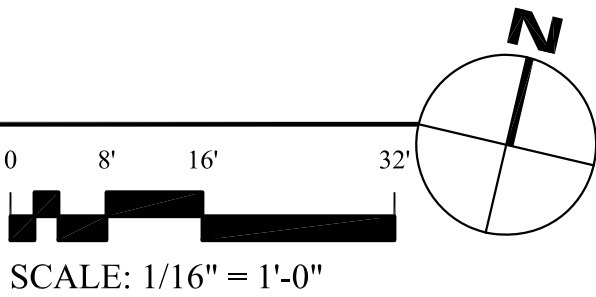
**CLEAR PATH**  
36 inch clear unit interior accessible route  
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44 inch clear general accessible route

**TURNING RADIUS**  
60 Inch turning radius, clear floor area

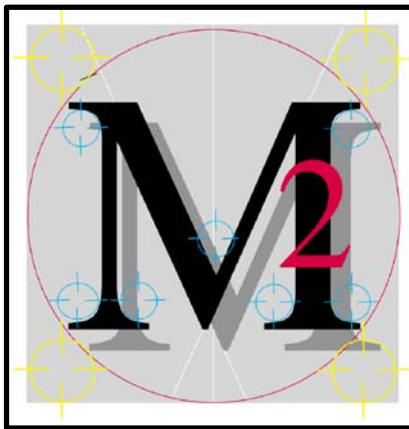
**ACCESSIBLE ZONE**  
See Enlarged Unit Plans for designated maneuvering floor spaces and corresponding keynotes.



1 PROPOSED SECOND LEVEL ACCESSIBILITY PLAN

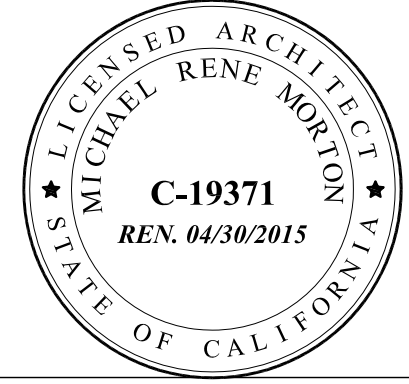






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PHASE  
**DESIGN**

PROJECT NO. 2014-26

REVIEWED BY **CAM**

DRAWN BY **GR**

DATE 08-22-2016

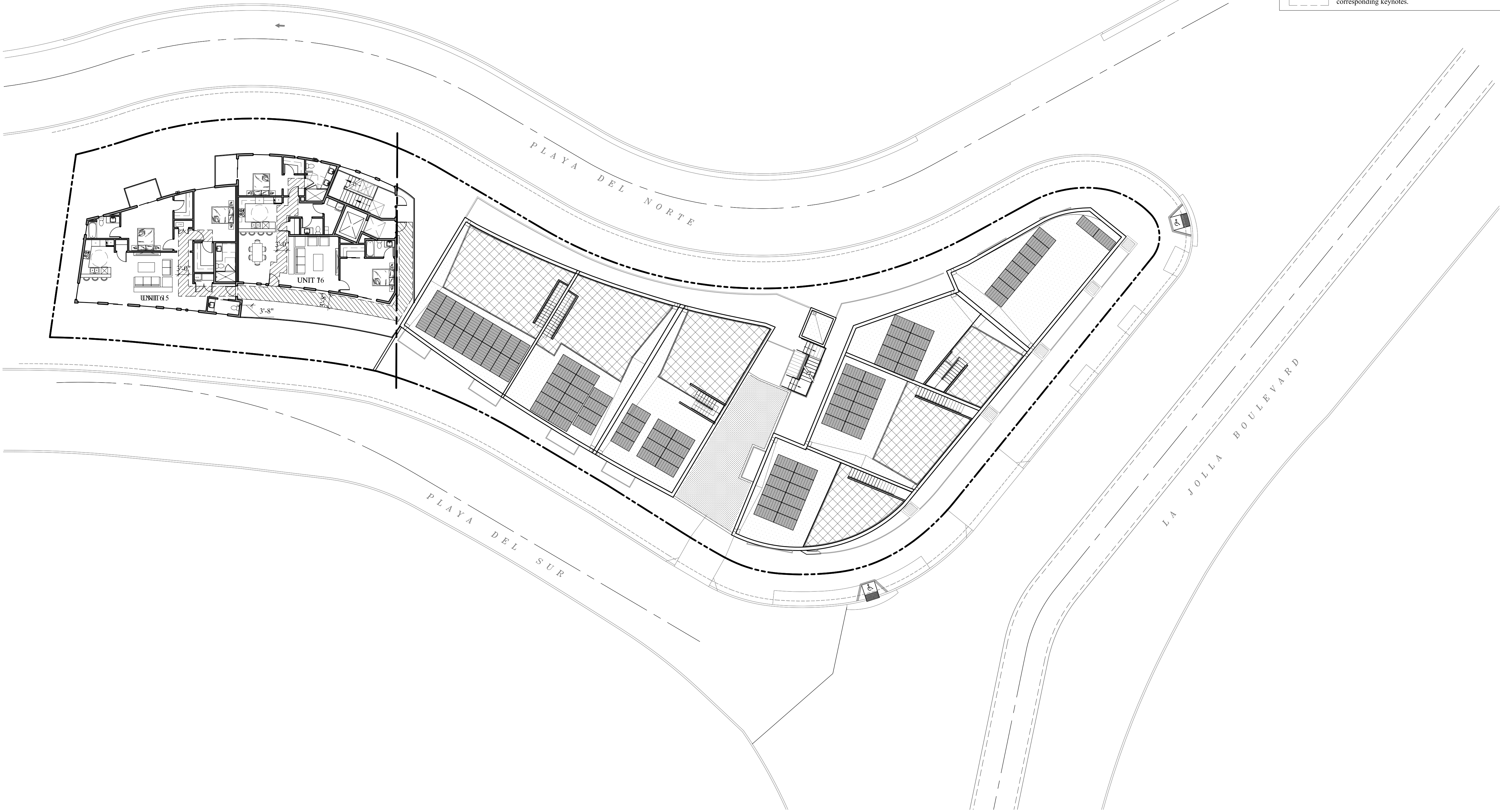
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SHEET TITLE  
**PROPOSED  
THIRD LEVEL  
ACCESSIBILITY PLAN**

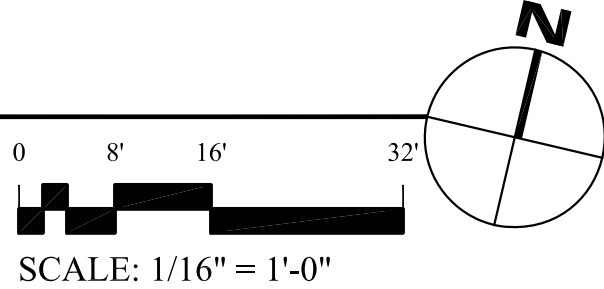
**A-2.8**  
SHEET OF

**ACCESSIBILITY LEGEND**

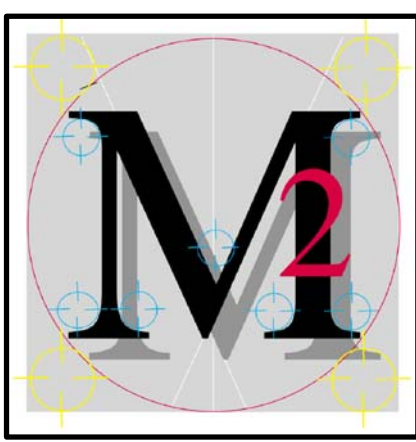
- ACCESSIBLE PATH OF TRAVEL**  
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- CLEAR PATH**  
36 inch clear unit interior accessible route  
48 inch clear exterior accessible route  
44 inch clear general accessible route
- TURNING RADIUS**  
60 Inch turning radius, clear floor area
- ACCESSIBLE ZONE**  
See Enlarged Unit Plans for designated maneuvering floor spaces and corresponding keynotes.



**1 PROPOSED THIRD LEVEL ACCESSIBILITY PLAN**







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PROJECT NO. 2014-26

REVIEWED BY CAM

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SHEET TITLE PROPOSED ROOF PLAN

A-4.1  
SHEET OF

STORM DRAINAGE NOTES

1. THE PRIMARY STORM DRAINAGE SYSTEM SHALL CONNECT TO THE BUILDING STORM WATER THAT CONNECTS TO AN UNDERGROUND PUBLIC STORM SEWER
2. THE SECONDARY ROOF DRAINAGE SYSTEM SHALL DISCHARGE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL

HEIGHT NOTES

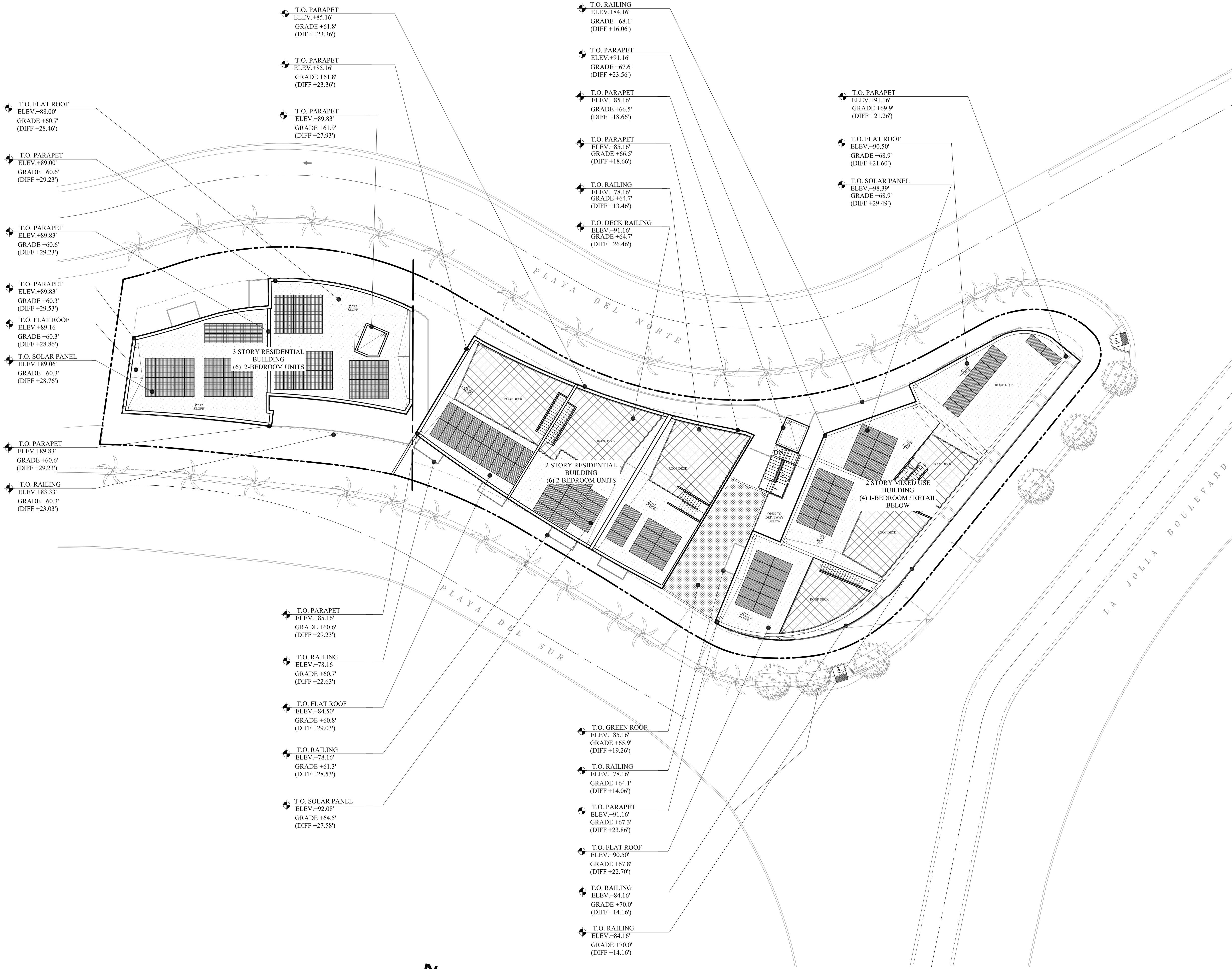
1. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
2. NO PORTION OF THE PROPOSED STRUCTURE WILL EXCEED THE EXISTING BUILDING HEIGHT, PROPOSED HEIGHT TO BE FIELD VERIFIED TO ENSURE COMPLIANCE

ROOF NOTES

1. **Roofing Underlayment** slope 3:12 or less: "Ice and Water Shield" by W.R. Grace, ESR-1677, or "Winter Guard HT" by Certain Teed Corp. ESR-1492 (or architect approved equal). Install per manufacturer's instructions. Install a #40 fiberglass reinforced felt sheet over roof membrane.
2. **Counter-slopes:** 1/4" per 12" (minimum) towards drains created using G-26 (latex -cement) flooring underlayment by Crossfield Products Corp.
3. **Roof Edge Drip, Metal Flashing, Panel Clips and Counter Flashing:** All exterior flashing to be 16 oz copper unless otherwise noted. Solder or seal all seams. Hem all exposed edges.
4. **Built-Up Roofing System:** By GAF, GAFGLAS 4-Ply Hot Mopped Modified Bitumen Mineral Surfaced Roofing System. Proved a 1/4" per foot minimum roof slope. Install per manufactures instruction. Roofing system shall have a minimum 10 year labor and material warranty. Per specification Division 7.1, section G. For Flashing, "Springlok" flashing system, Type STX. By Fry Reglet Corp. Material 26 ga. Provide "Windlok" clips and prefabricated mitered corner sections. Install per manufacturer's specifications. **Roofing system shall be a UL class "A" rated, ICC Report ESR-1274.**
5. **Plumbing Vent:** ABS plastic to be flashed with Carlisle-Syntec TPO Pre-Molded pipe flashing.
6. **Parapet, Transitions and other Horizontal Stucco Surface Waterproofing:** Membrane waterproofing shall be JIFFY SEAL 140/60 by Protecto Wrap. Extend membrane a minimum of 6" below edge of parapet, each side. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap. ESR-1127.
7. **Roof Drain:** Roof drain shall be TPO-RD2NH - 2" TPO-clad no-hub bottom outlet drain by Thunderbird Products with A.B.S. dome strainer. Telephone (800) 658-2473. Provide 3" I.D. ABS drain lines with min 1/2" x 1' slope. Connect to building storm water.
8. **Fireplace Vent:** Fireplace vent shall be Type B Stainless Steel as required by fireplace manufacturer. Minimum size mesh in spark arrestor shall be 1/2". Mesh shall be stainless steel or copper.
9. **Roof Vent:** TPO Pre-molded roof venting see detail 6/A-10.4.1
10. **Clay Tile Roofing:** Roofing shall be two-Piece Mission Tile, to be "Carmel Blend by US Tile, ESR-1017. Provide a 3'x3' Sample of Mock of Tale Patter N and Color For Owner and Architects Approval Prior to Ordering Material. Install with Random Exposure Pattern. Provide 20% Random Field Boosters. Install Per Manufacturers Instructions Over 40# Roofing Felt Underlayment at Roof With a Minimum of 3 to 12 Slope. All Roofing Materials Shall be Class "A".
11. **Roof gutters** shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. All roof gutters and downspouts shall be constructed of non-combustible materials.
12. Drip edge flashing used at the free edges of roofing materials shall be non-combustible.
13. Valley flashings shall be not less than 0.019" (#26 galvanized sheet gauge) corrosion-resistant metal installed over a min. 36"-wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
14. Turbine attic vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
15. Enclosed rafter assemblies not required to be vented per CRC R806.5.
16. The entire roof shall be covered with a fire-retardant roof covering that is at least Class 'A' when the area of the addition to the existing building is more than twenty-five percent (25%) of the original floor area of the building (SDMC 149.0902(a)(2)).

ROOF PLAN LEGEND

- SOLAR PANELS
- ROOF DECK
- ROOF DRAIN W/ SCUPPER





ELEVATION KEYNOTES

- 1

OPAQUE, REFLECTIVE, OR DARK TINTED GLAS SHALL NOT BE USED FOR ANY PORTIONS OF THE GROUND FLOOR DEVELOPED FOR RETAIL USE.
- 2

EXPO STUCCO; SANTA BARBARA FINISH. COLOR #479
- 3

EXTERIOR TILE; DAL TILE: SANTINO COLLECTION, SN07 CHIARO
- 4

EXTERIOR TILE; ARIZONA TILE, ECLIPSE BEIGE, 6 x 24
- 5

WINDOW PER SCHEDULE, LOEWEN, COLOR: COPPER
- 6

ACCENT TILE; PRATT AND LARSON, 6 x 6 INTAGLIO J, W40 FOUNTAIN TILE
- 7

SUNSHADE+, GRATING PACIFIC INC., CLEAR ANODIZED METAL
- 8

EXPO STUCCO; SANTA BARBARA FINISH. COLOR #487 TUMBLEWEED, BASE 4
- 9

ACCENT TILE; PORCELANOSA, WOOD MODUL
- 10

WINDOW PER SCHEDULE, LOEWEN, COLOR: CHAMPAGNE
- 11

TUO SOGNO ACCENT TILE; SEE SAMPLE
- 12

EXPO STUCCO; SANTA BARBARA FINISH. COLOR #2037, BASE 4
- 13

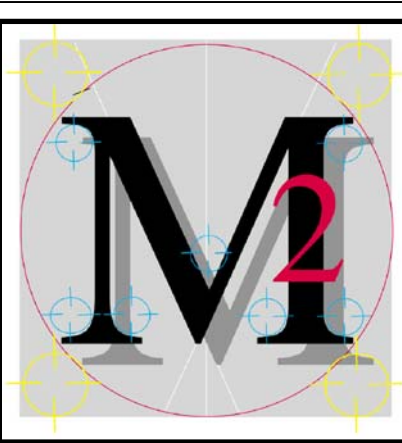
EXPO STUCCO; SANTA BARBARA FINISH. COLOR #224 BENA VENTO, BASE 4
- 14

EXPO STUCCO; SANTA BARBARA FINISH. COLOR #227 NAVAJO WHITE
- 15

WINDOW PER SCHEDULE, LOEWEN, COLOR: CLEAR
- 16

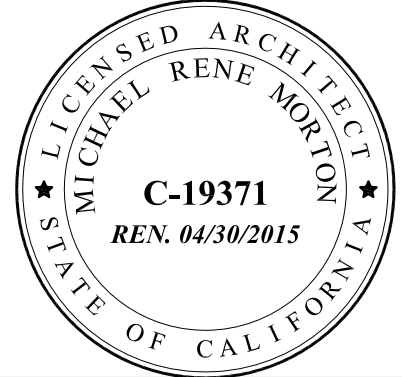
EXTERIOR PLASTER: TEXSTON - TERRA GREEN, CODE: VPC-3388I-090909
- 17

EXTERIOR SIDING: HARDIE PLANK, HEATHERED MOSS



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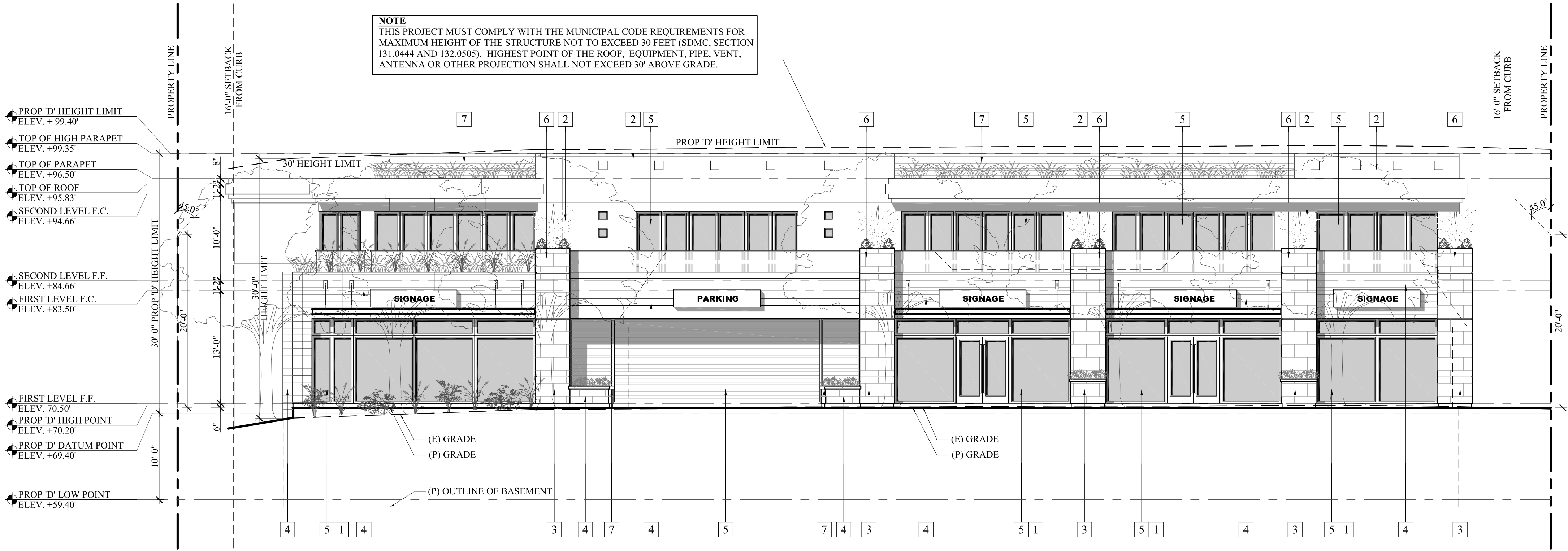
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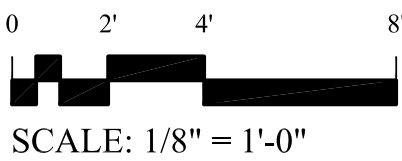
SHEET TITLE  
PROPOSED ELEVATIONS

A-5.1

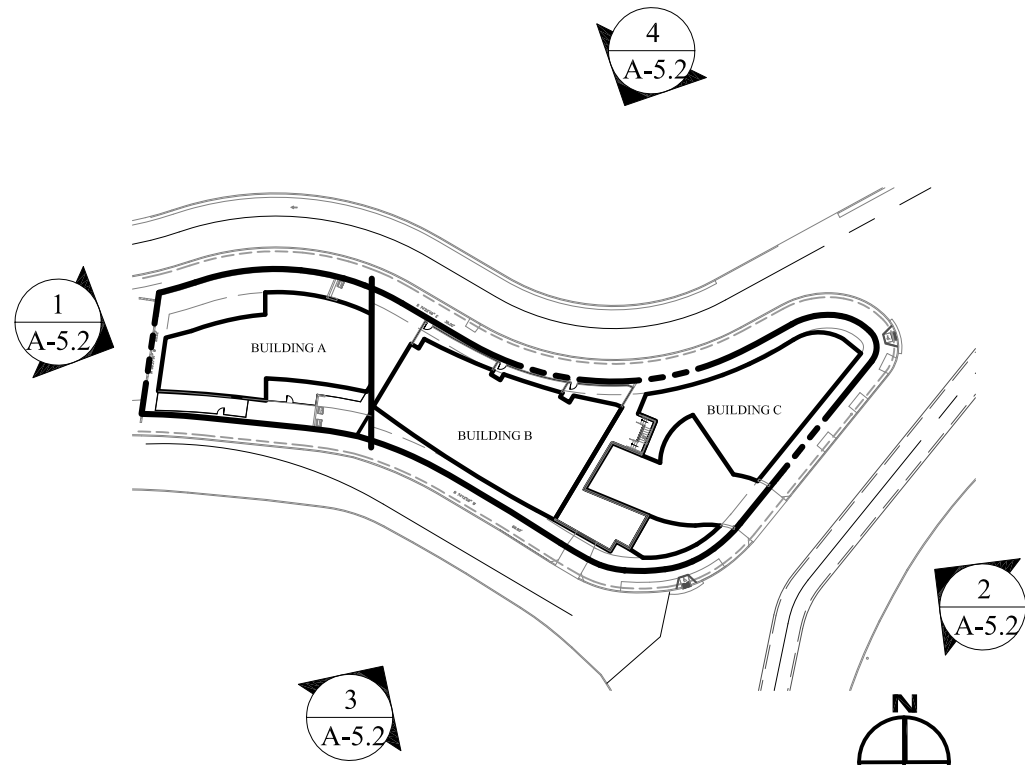
SHEET OF



2 PROPOSED EAST ELEVATION

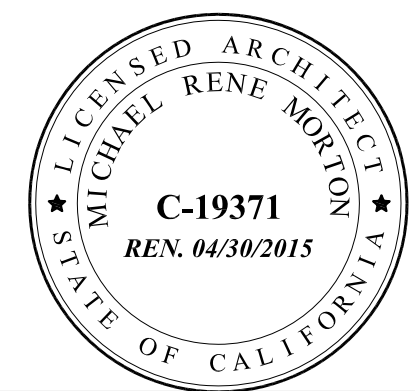


KEYMAP





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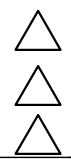


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DATE 08-22-20

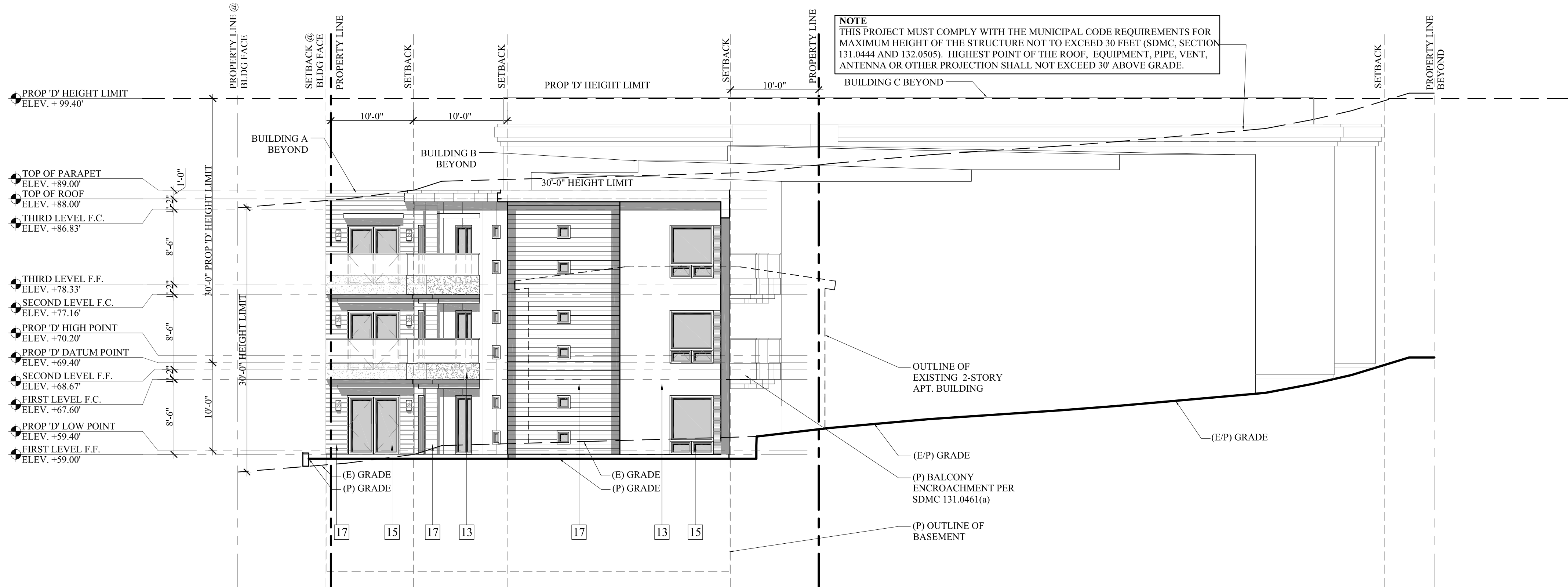
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SHEET TITLE PROPOSED  
ELEVATIONS

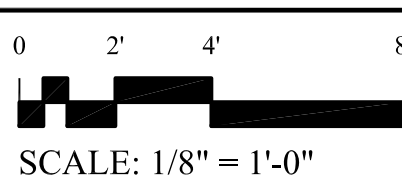
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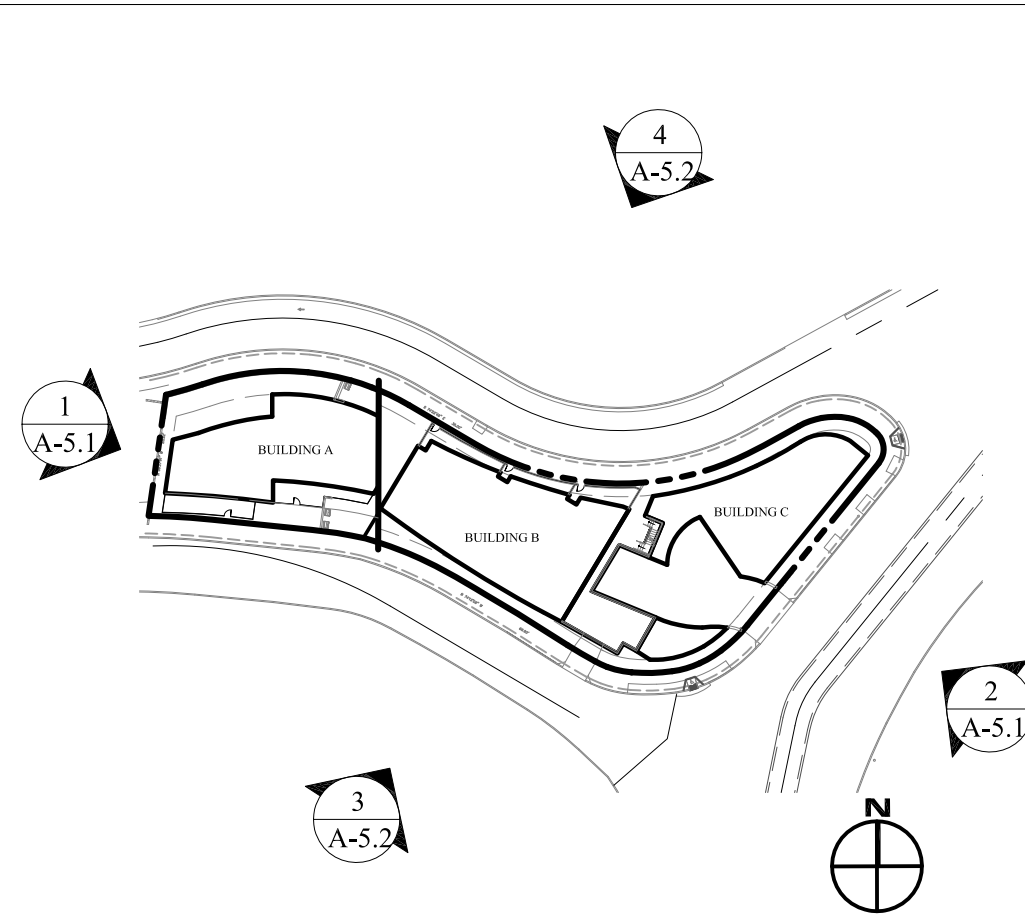
1	OPAQUE, REFLECTIVE, OR DARK TINTED GLAS SHALL NOT BE USED FOR ANY PORTIONS OF THE GROUND FLOOR DEVELOPMENT FOR RETAIL USE.
2	EXPO STUCCO; SANTA BARBARA FINISH. COLOR #479
3	EXTERIOR TILE; DAL TILE: SANTINO COLLECTION, SN07 CHIARO
4	EXTERIOR TILE; ARIZONA TILE, ECLIPSE BEIGE, 6 x 24
5	WINDOW PER SCHEDULE, LOEWEN, COLOR: COPPER
6	ACCENT TILE; PRATT AND LARSON, 6 x 6 INTAGLIO J, W40 FOUNTAIN TILE
7	SUNSHADE+; GRATING PACIFIC INC., CLEAR ANODIZED METAL.
8	EXPO STUCCO; SANTA BARBARA FINISH. COLOR #487 TUMBLEWEED, BASE 4
9	ACCENT TILE; PORCELANOSA, WOOD MODUL
10	WINDOW PER SCHEDULE, LOEWEN, COLOR: CHAMPAGNE
11	TUO SOGNO ACCENT TILE; SEE SAMPLE
12	EXPO STUCCO; SANTA BARBARA FINISH. COLOR #2037, BASE 4
13	EXPO STUCCO; SANTA BARBARA FINISH. COLOR #224 BENA VENTO, BASE 4
14	EXPO STUCCO; SANTA BARBARA FINISH. COLOR #227 NAVAJO WHITE
15	WINDOW PER SCHEDULE, LOEWEN, COLOR: GREEN
16	EXTERIOR PLASTER: TEXTSON - TERRA GREEN, CODE: VPC-33881-090909
17	EXTERIOR SIDING: HARDIE PLANK, HEATHERED MOSS



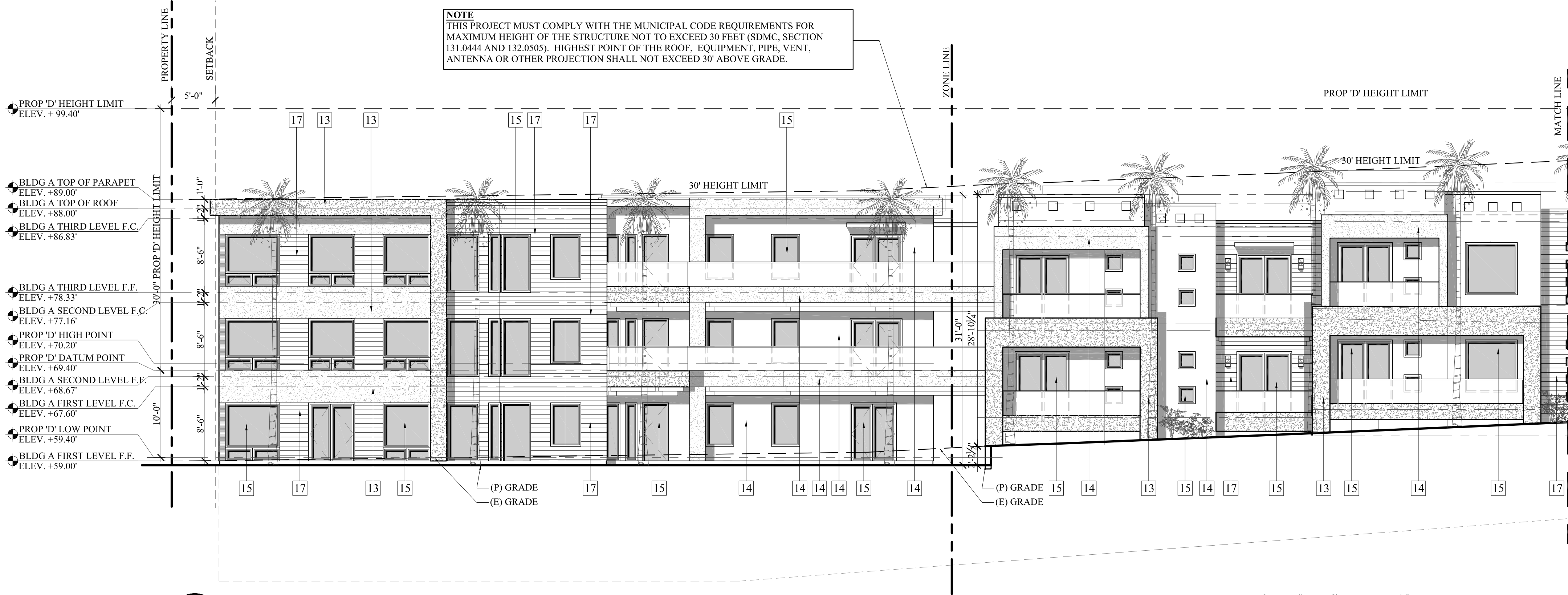
## 1 PROPOSED WEST ELEVATION



## KEYMAP



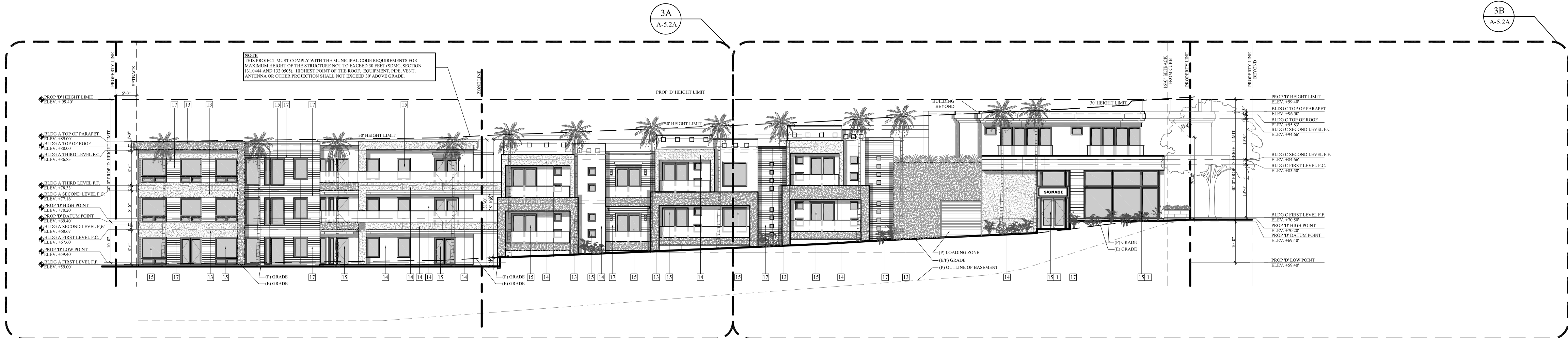




3A PROPOSED SOUTH ELEVATION  
PARTIAL 1



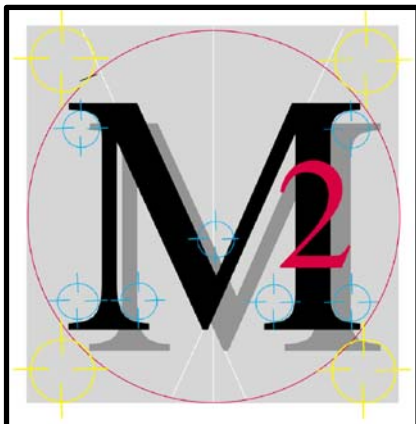
3B PROPOSED SOUTH ELEVATION  
PARTIAL 2



3 PROPOSED SOUTH ELEVATION KEYMAP

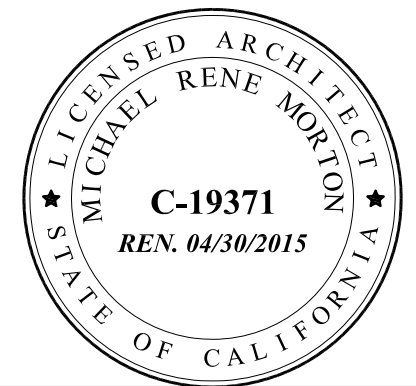
## ELEVATION KEYNOTES

- OPAQUE, REFLECTIVE, OR DARK TINTED GLAS SHALL NOT BE USED FOR ANY PORTIONS OF THE GROUND FLOOR DEVELOPED FOR RETAIL USE.
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- SUNSHADE+, GRATING PACIFIC INC., CLEAR ANODIZED METAL
- EXPO STUCCO; SANTA BARBARA FINISH. COLOR #487 TUMBLEWEED, BASE 4
- ACCENT TILE; PORCELANOSA, WOOD MODUL
- WINDOW PER SCHEDULE, LOEWEN, COLOR: CHAMPAGNE
- TUO SOGNO ACCENT TILE; SEE SAMPLE
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- EXPO STUCCO; SANTA BARBARA FINISH. COLOR #224 BENA VENTO, BASE 4
- EXPO STUCCO; SANTA BARBARA FINISH. COLOR #227 NAVAJO WHITE
- WINDOW PER SCHEDULE, LOEWEN, COLOR: CLEAR
- EXTERIOR PLASTER: TEXSTON - TERRA GREEN, CODE: VPC-3388L-090909
- EXTERIOR SIDING: HARDIE PLANK, HEATHERED MOSS



## Marengo Morton Architects

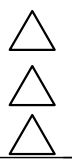
7724 Girard Ave.  
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Fax. (858) 459-3768  
Michael Morton AIA  
Claude Anthony Marengo Desa



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REVISIONS  
2015-04-22 Completeness Submittal  
2015-05-14 Full City Submittal  
2015-08-27 Full City Resubmittal  
2015-11-10 Full City Resubmittal  
2016-03-08 Full City Resubmittal  
2016-08-22 Full City Resubmittal



PHASE DESIGN

PROJECT NO. 2014-26

REVIEWED BY CAM

DRAWN BY AB

DATE 08-22-2016

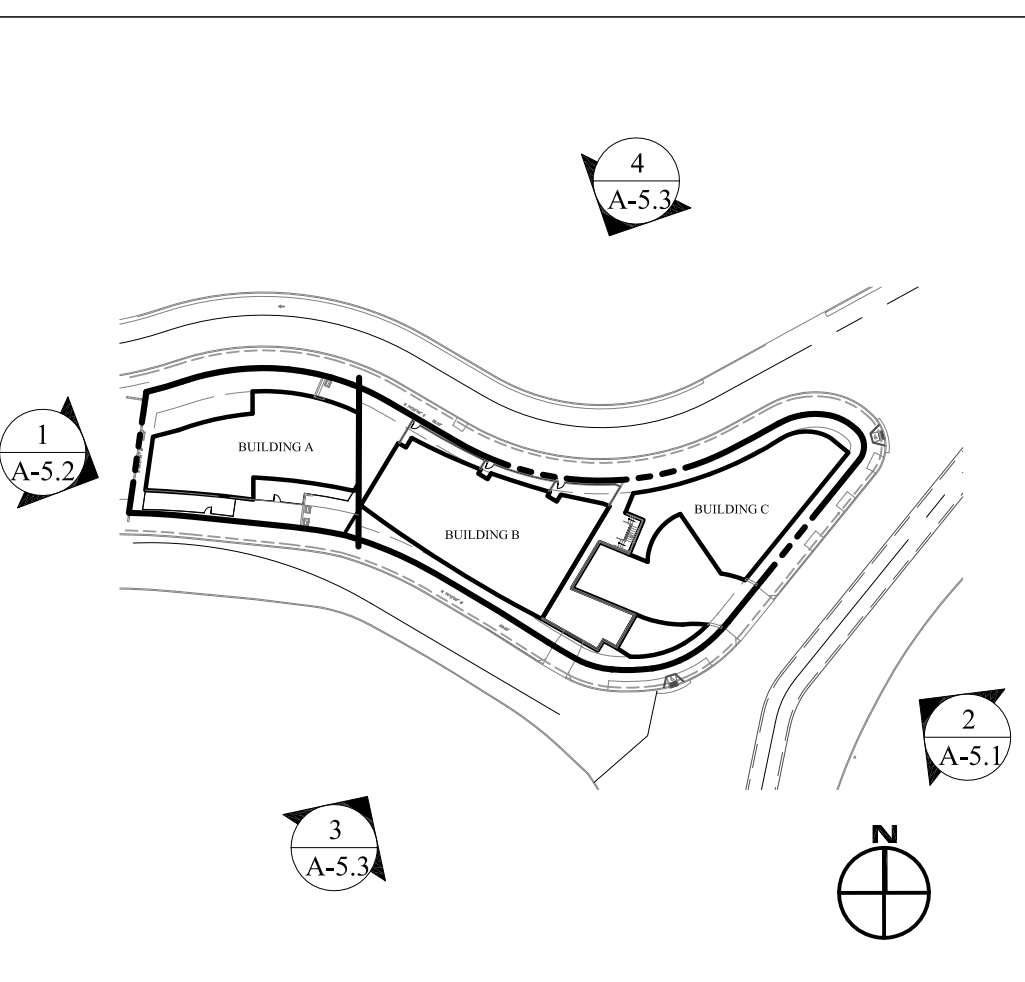
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SHEET TITLE PROPOSED  
ELEVATIONS

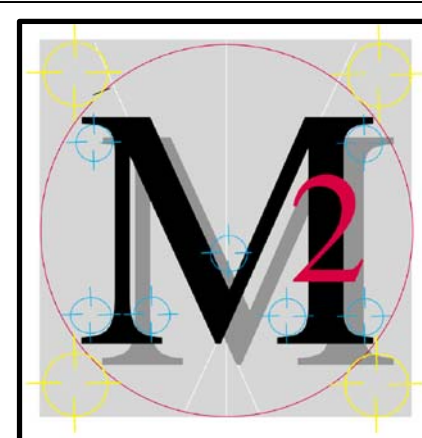
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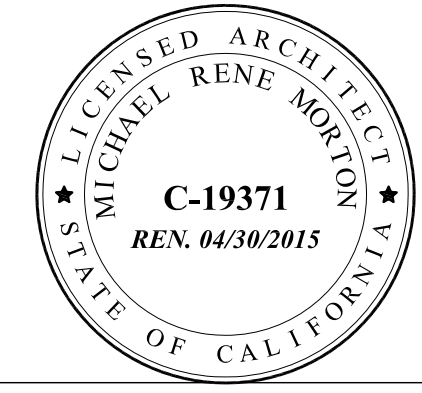
## KEYMAP







**Marengo Morton Architects**  
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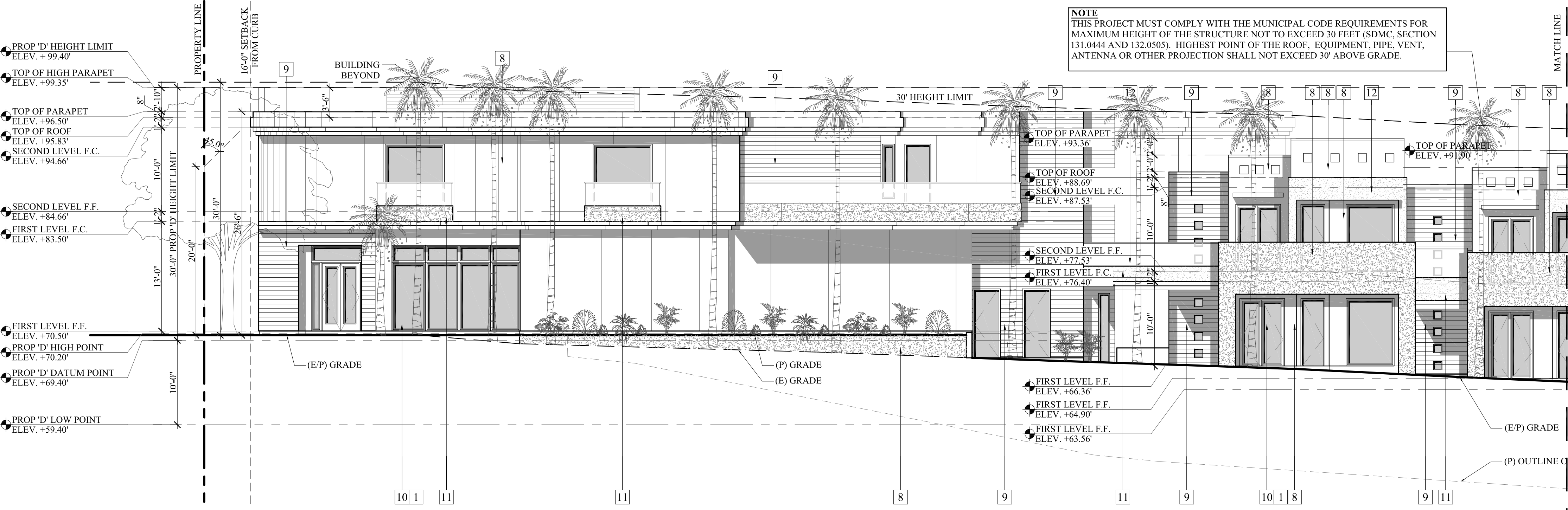
SHEET TITLE PROPOSED ELEVATIONS

A-5.4  
SHEET OF

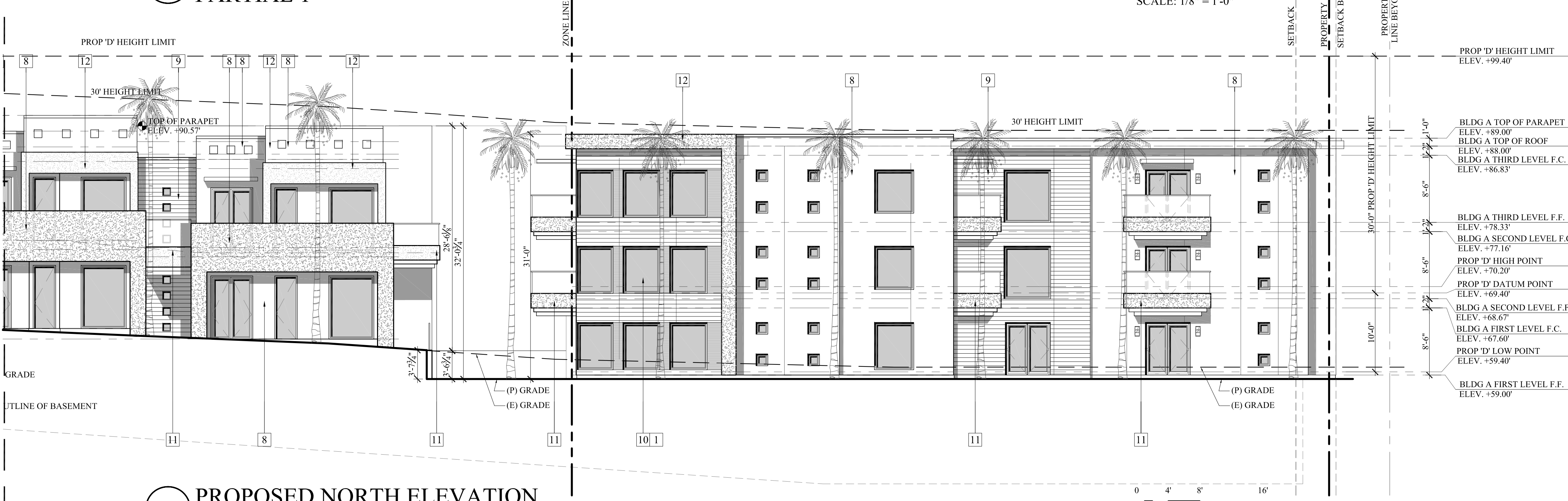
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- EXTERIOR TILE; ARIZONA TILE, ECLIPSE BEIGE, 6 x 24
- WINDOW PER SCHEDULE, LOEWEN, COLOR: COPPER
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- SUNSHADE+, GRATING PACIFIC INC., CLEAR ANODIZED METAL
- EXPO STUCCO; SANTA BARBARA FINISH. COLOR #487 TUMBLEWEED, BASE 4
- ACCENT TILE; PORCELANOSA, WOOD MODUL
- WINDOW PER SCHEDULE, LOEWEN, COLOR: CHAMPAGNE
- TUO SOGNO ACCENT TILE; SEE SAMPLE
- EXPO STUCCO; SANTA BARBARA FINISH. COLOR #2037, BASE 4
- EXPO STUCCO; SANTA BARBARA FINISH. COLOR #224 BENA VENTO, BASE 4
- EXPO STUCCO; SANTA BARBARA FINISH. COLOR #227 NAVAJO WHITE
- WINDOW PER SCHEDULE, LOEWEN, COLOR: CLEAR
- EXTERIOR PLASTER: TEXTON - TERRA GREEN, CODE: VPC-33881-090909
- EXTERIOR SIDING: HARDIE PLANK, HEATHERED MOSS

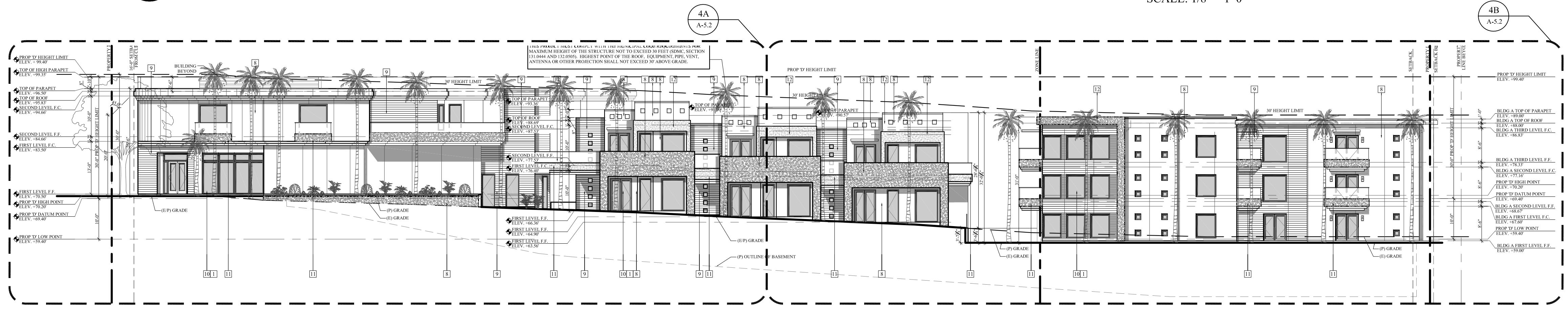
NOTE  
THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMG, SECTION 131.0444 AND 132.0505). HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.



4A PROPOSED NORTH ELEVATION PARTIAL 1

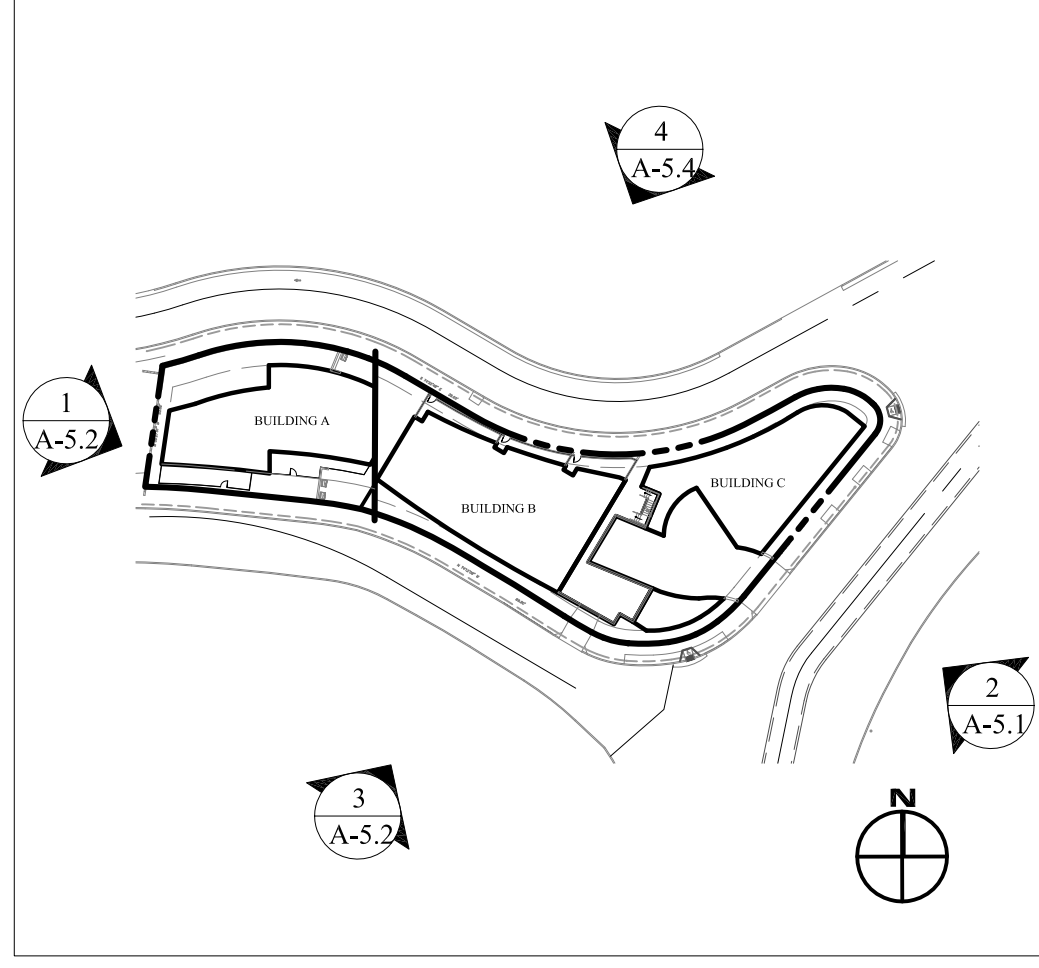


4B PROPOSED NORTH ELEVATION PARTIAL 2



4 PROPOSED NORTH ELEVATION KEYMAP

KEYMAP



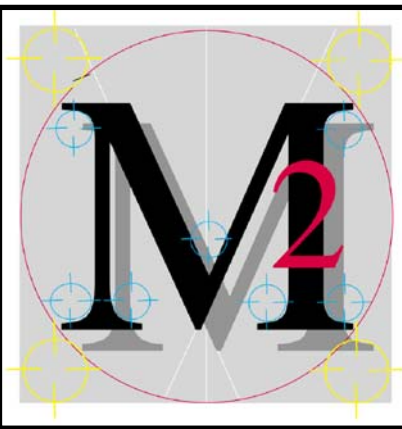


FENESTRATION CALCULATIONS

TOTAL S.F. OF FRONTAGE AREA 2ND FLOOR	1,848.9 S.F.
ALLOWABLE GLAZING 2ND FLOOR (40% OF TOTAL 2ND FLOOR S.F.)	739.56 S.F.
TOTAL S.F. OF GLAZING SECOND FLOOR	656.7 S.F.

FENESTRATION LEGEND

- OUTLINE OF SECOND FLOOR AREA
- GLAZING AREA SECOND FLOOR



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2016-08-22 Full City Resubmittal



PHASE  
DESIGN

PROJECT NO. 2014-26

REVIEWED BY CAM

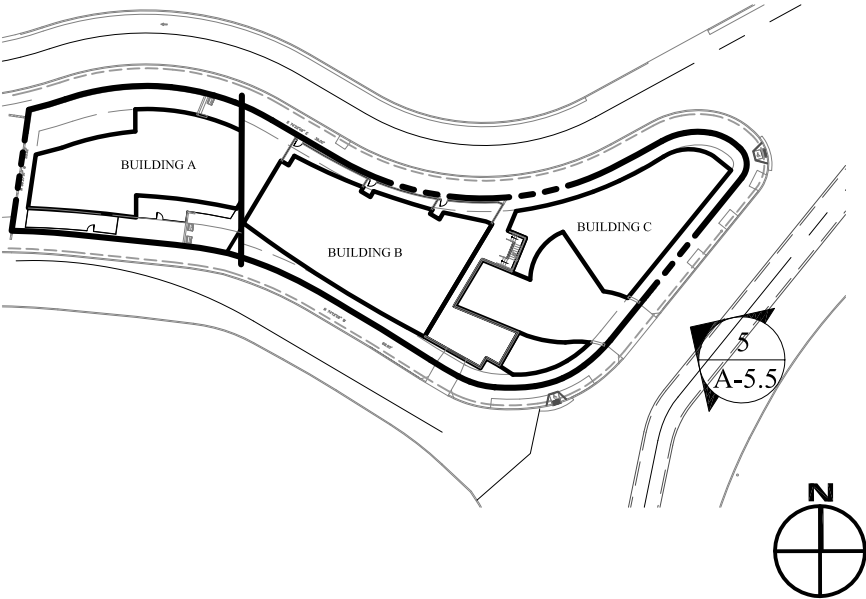
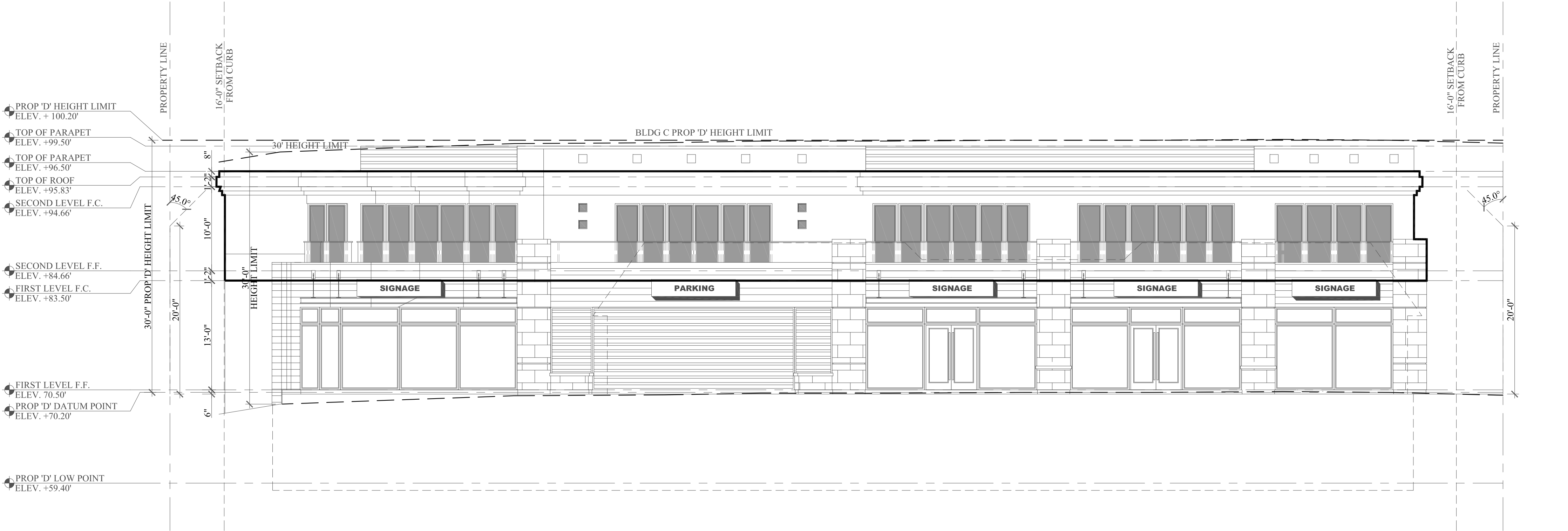
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SHEET TITLE  
FENESTRATION DIAGRAM  
BLDG C

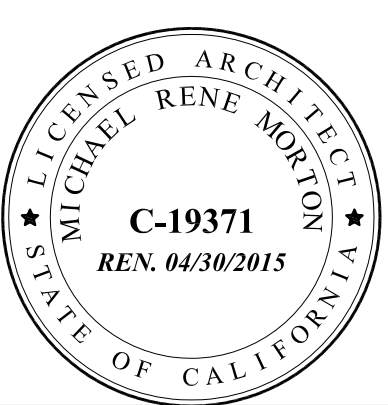
A-5.5  
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5 BUILDING C - FENESTRATION DIAGRAM



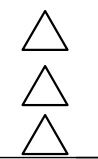
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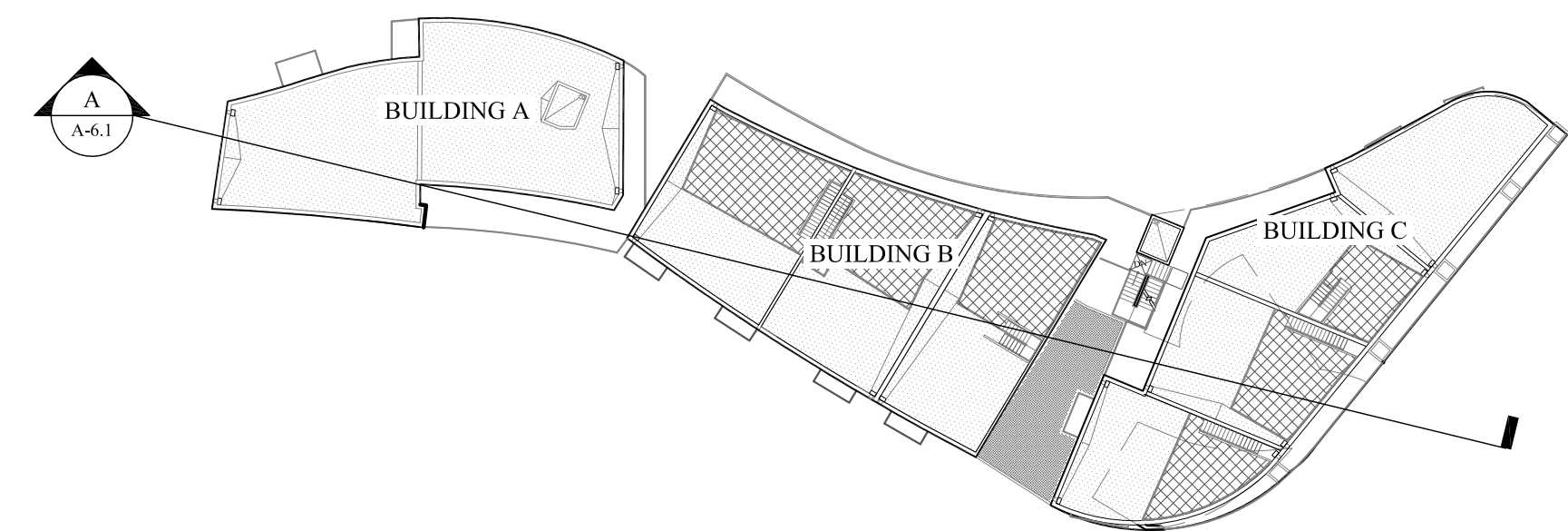
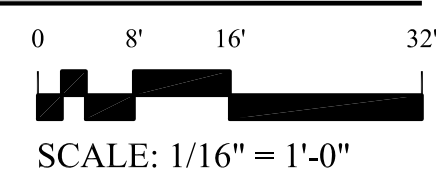
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DATE 08-22-2016

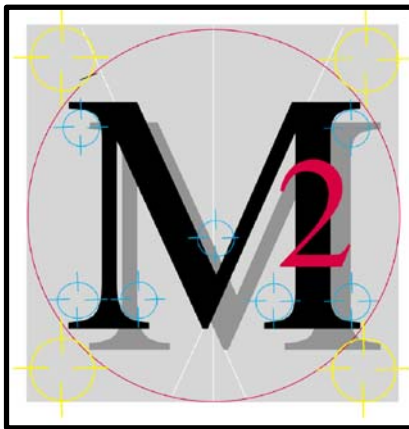
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## A-6.1

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Architects**

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DESIGN

PROJECT NO. 2014-26

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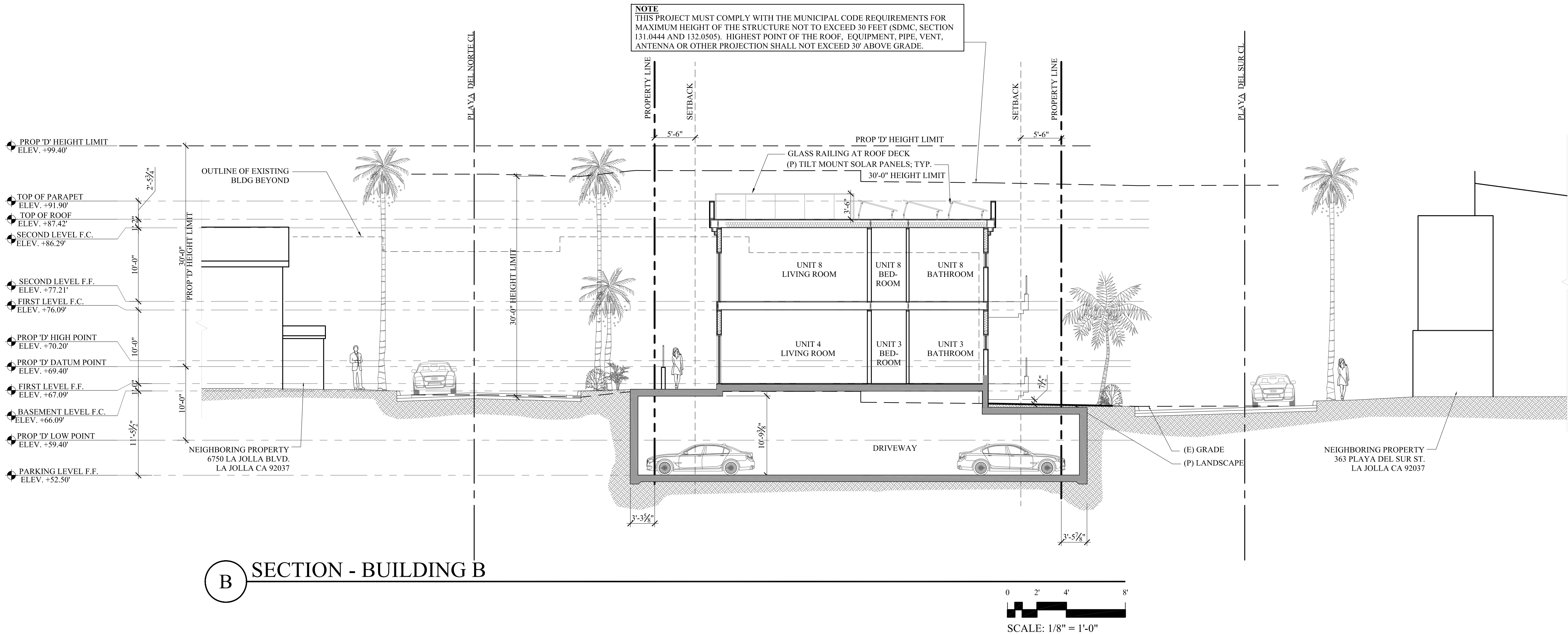
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DATE 08-22-2016

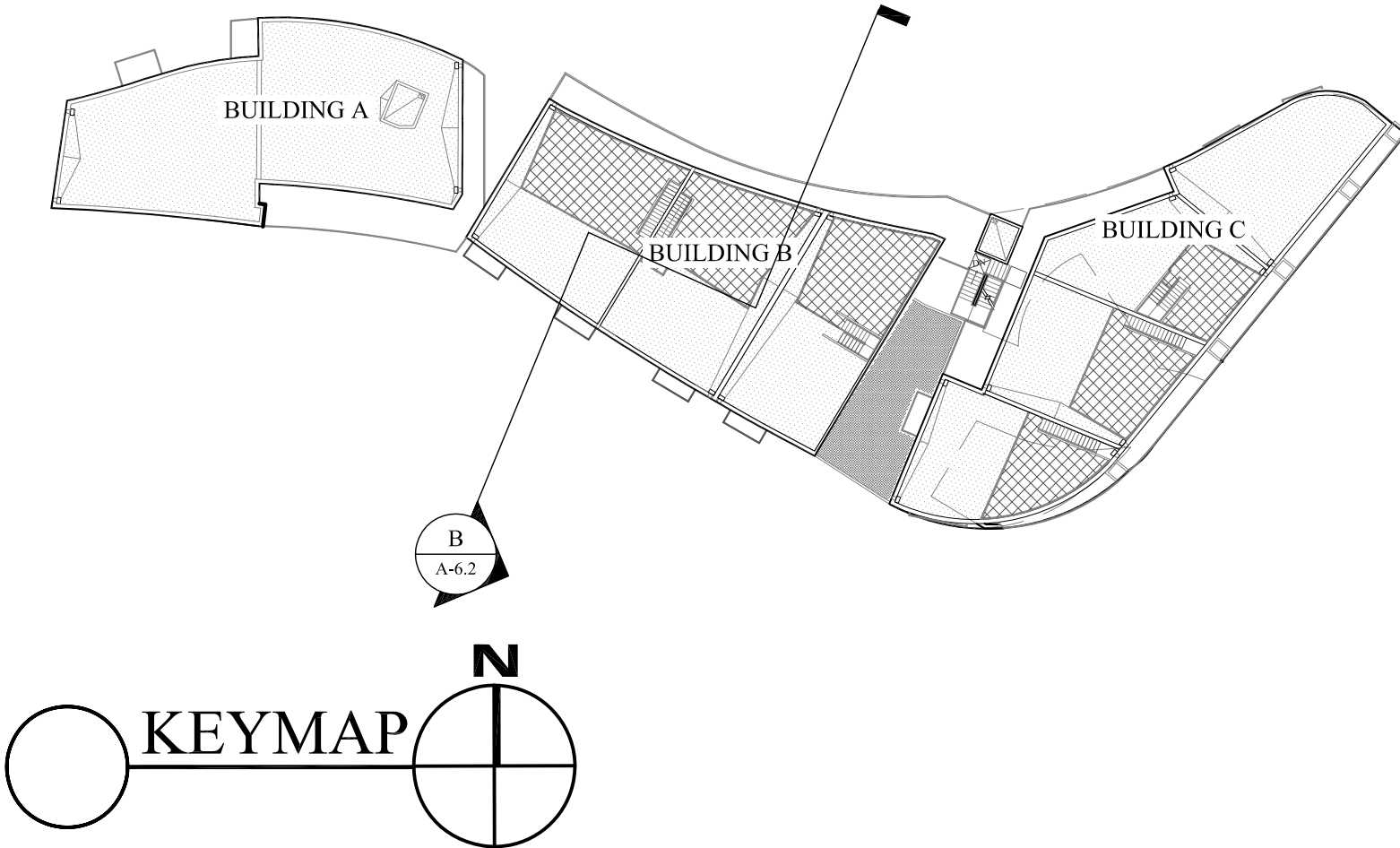
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SHEET TITLE  
PROPOSED  
SECTIONS

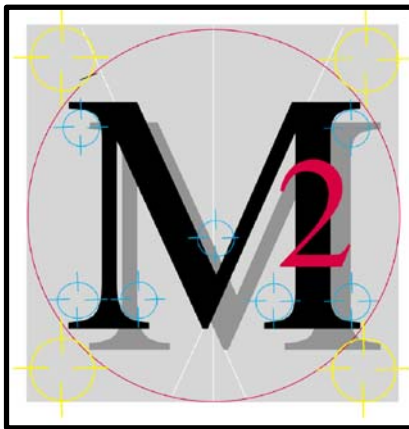
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B SECTION - BUILDING B

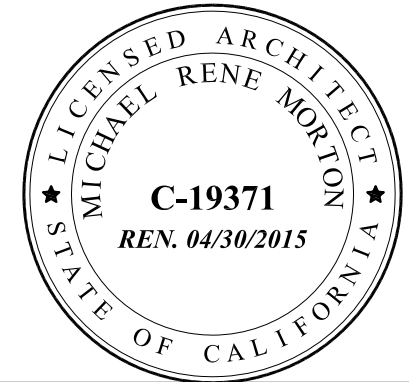






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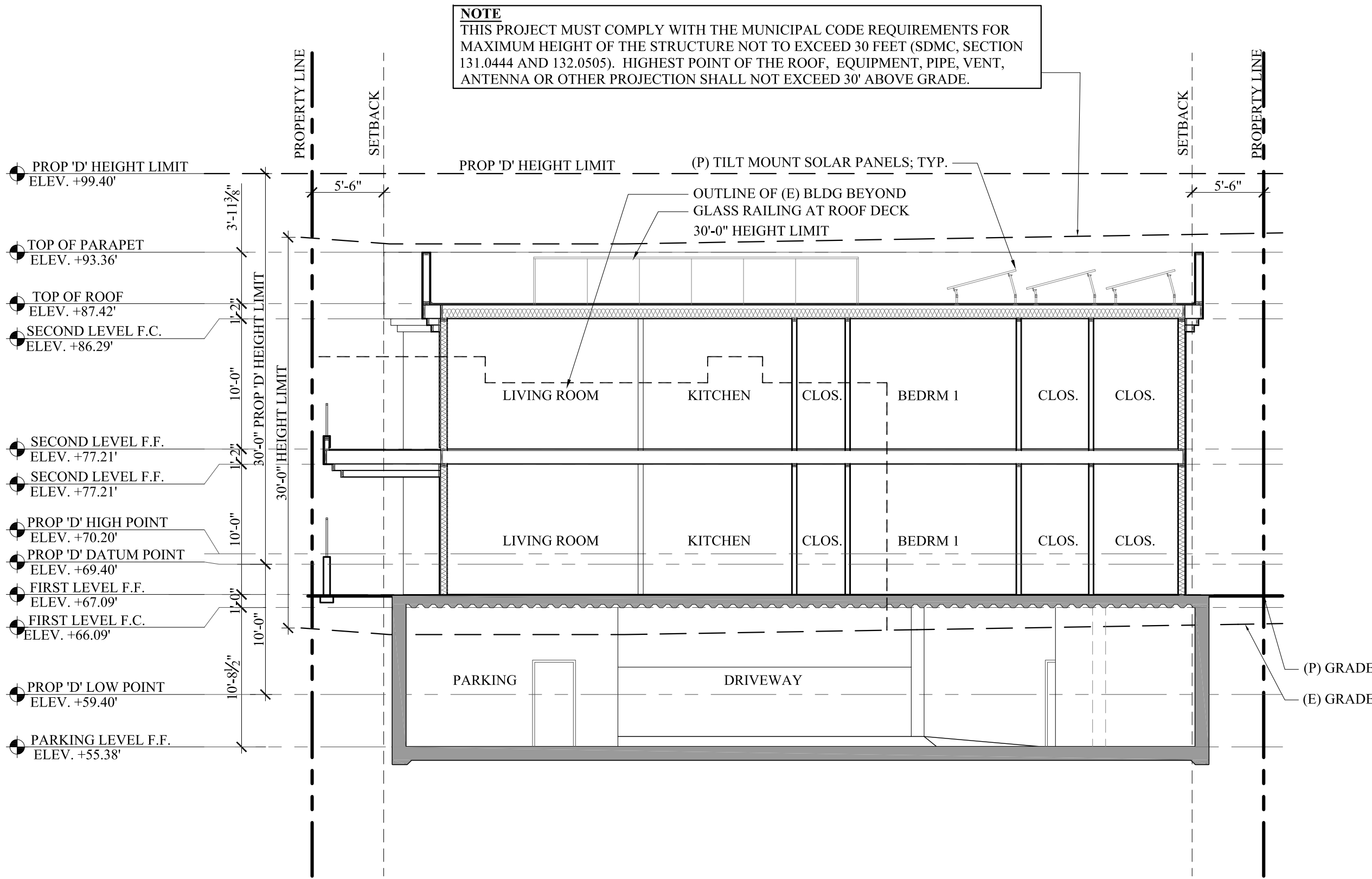


PHASE	DESIGN
PROJECT NO.	2014-26
REVIEWED BY	CAM
DRAWN BY	SD
DATE	08-22-2016

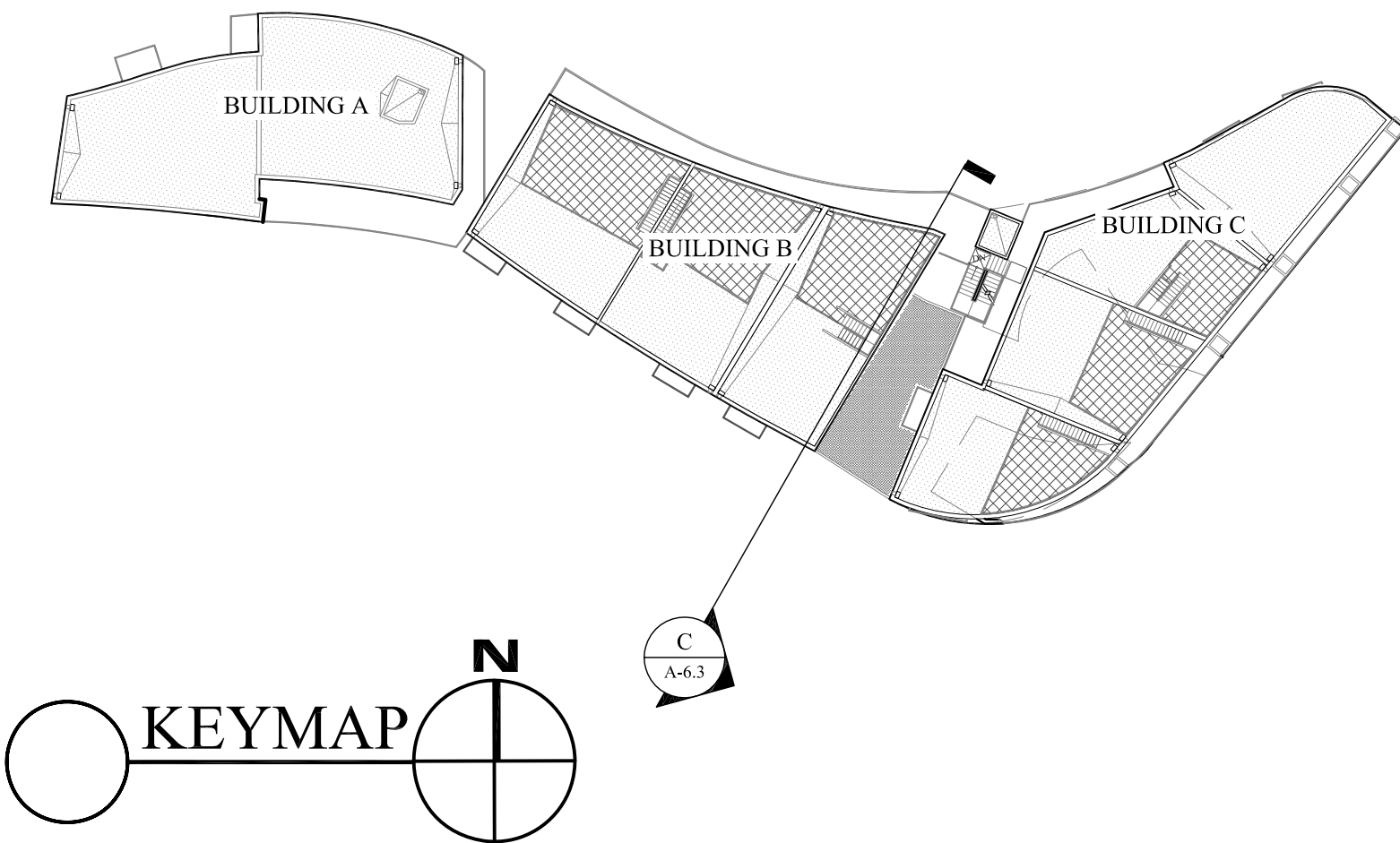
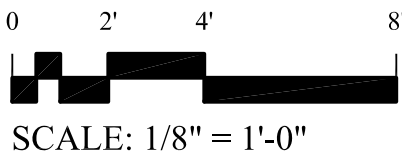
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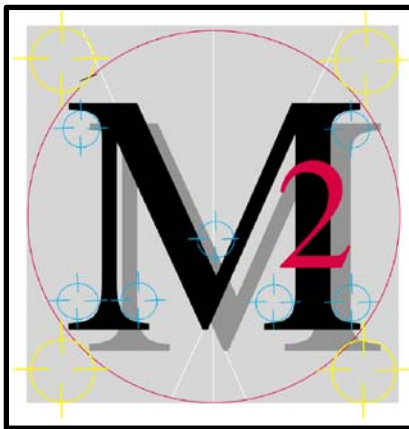
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C SECTION - BUILDING B

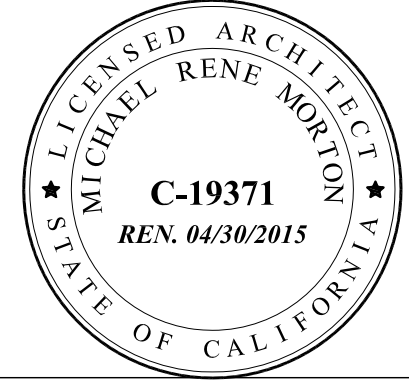






Marengo  
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PROJECT NO. 2014-26

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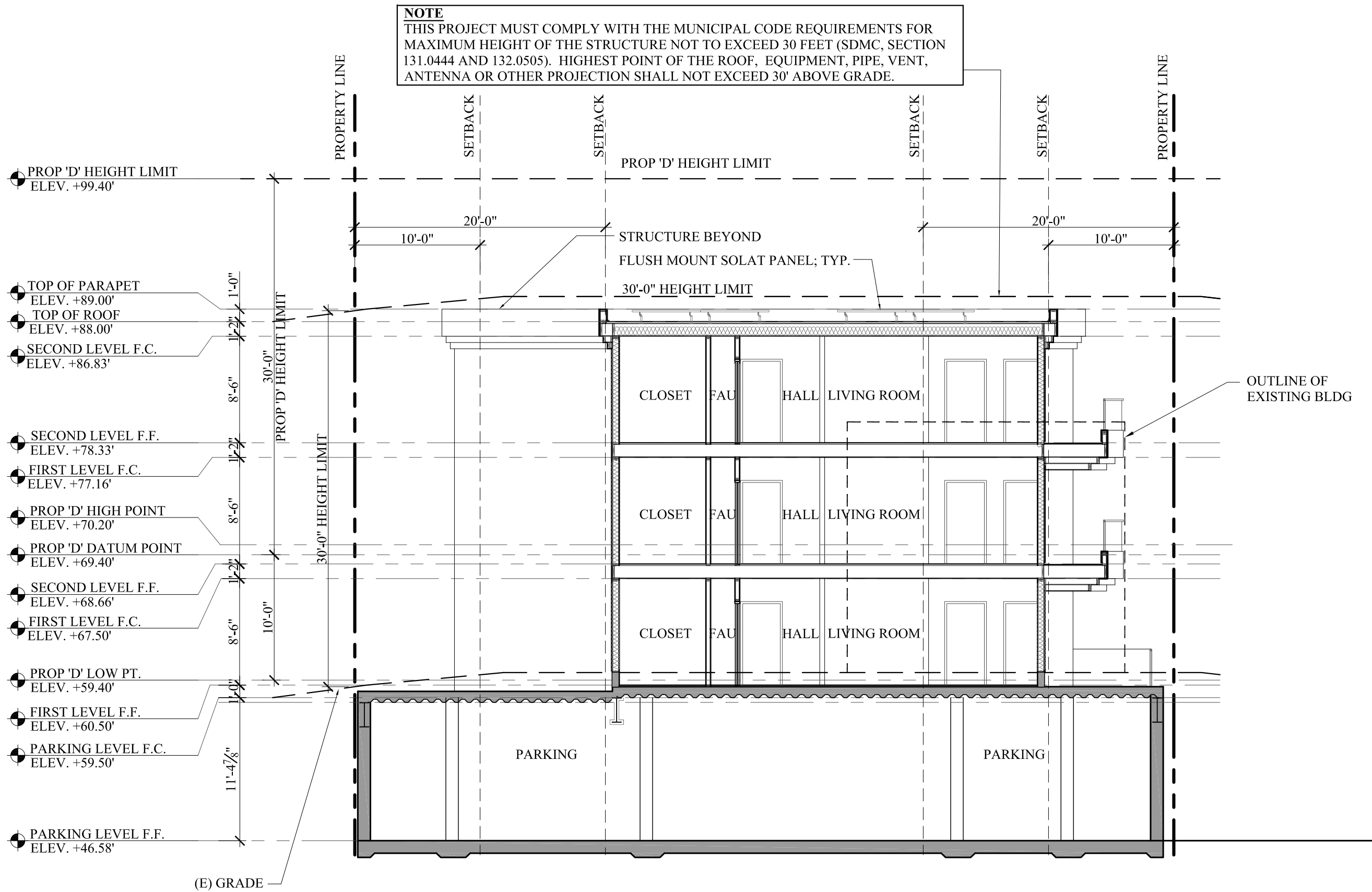
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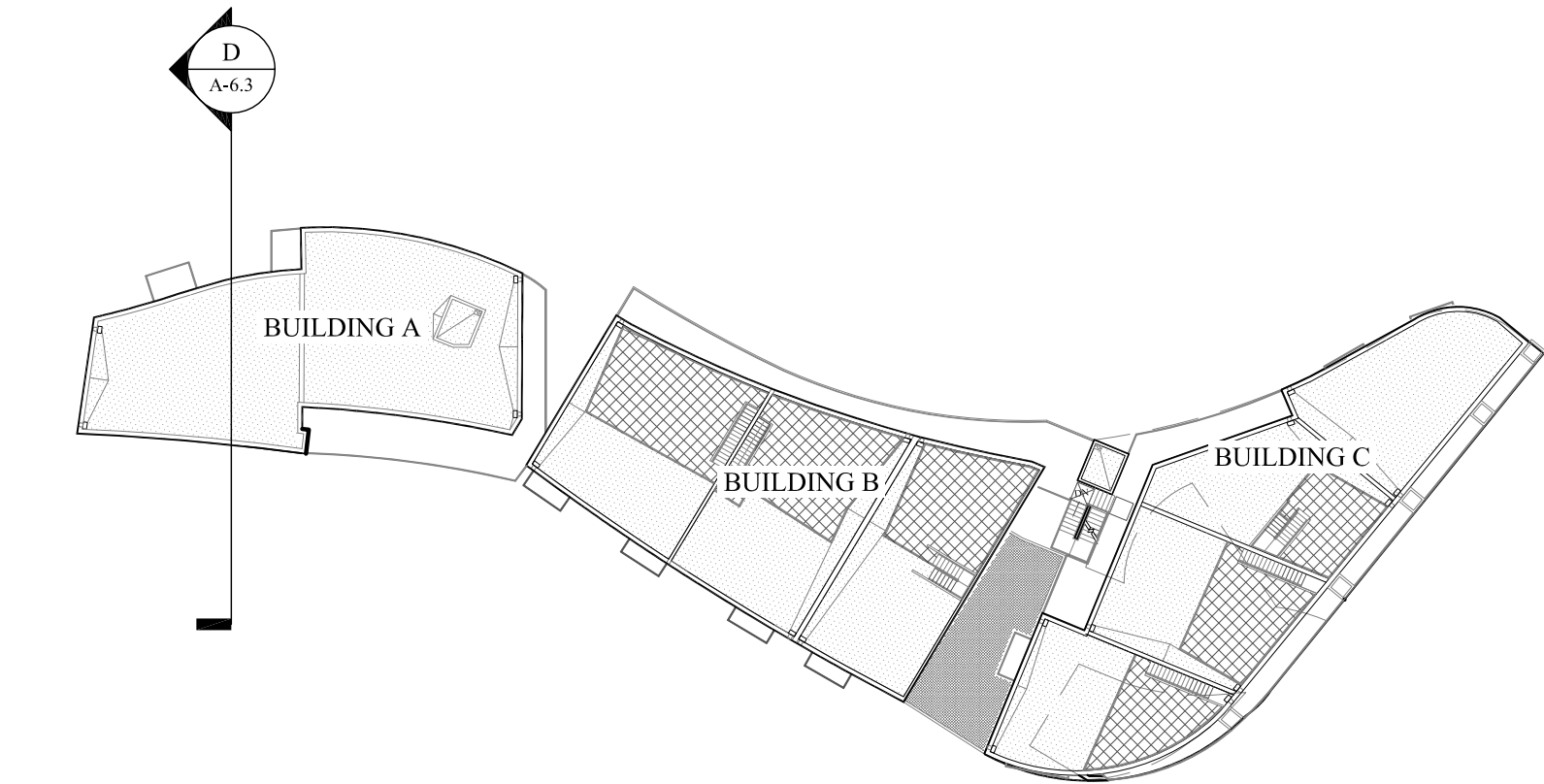
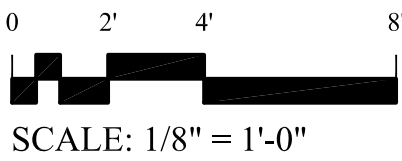
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SHEET TITLE  
PROPOSED  
SECTIONS

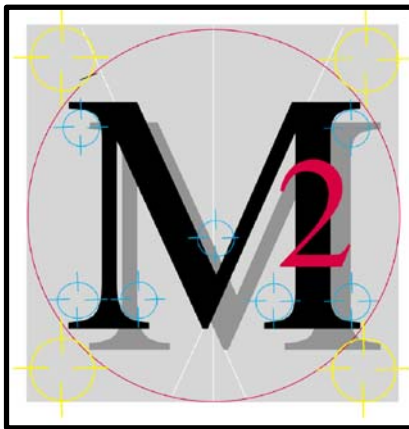
A-6.4  
SHEET OF



D SECTION - BUILDING A

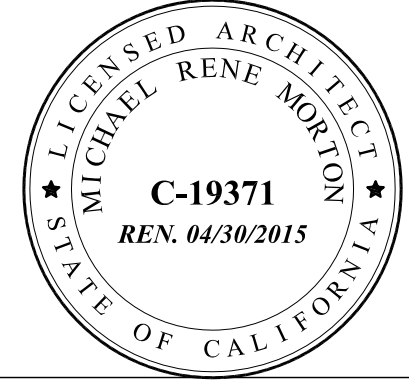






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SU CASA  
6738 LA JOLLA BLVD  
LA JOLLA, CA, 92037

REVISIONS
2015-04-22 Completeness Submittal
2015-05-14 Full City Submittal
2015-08-27 Full City Resubmittal
2015-11-10 Full City Resubmittal
2016-03-08 Full City Resubmittal
2016-08-22 Full City Resubmittal



PHASE  
DESIGN

PROJECT NO. 2014-26

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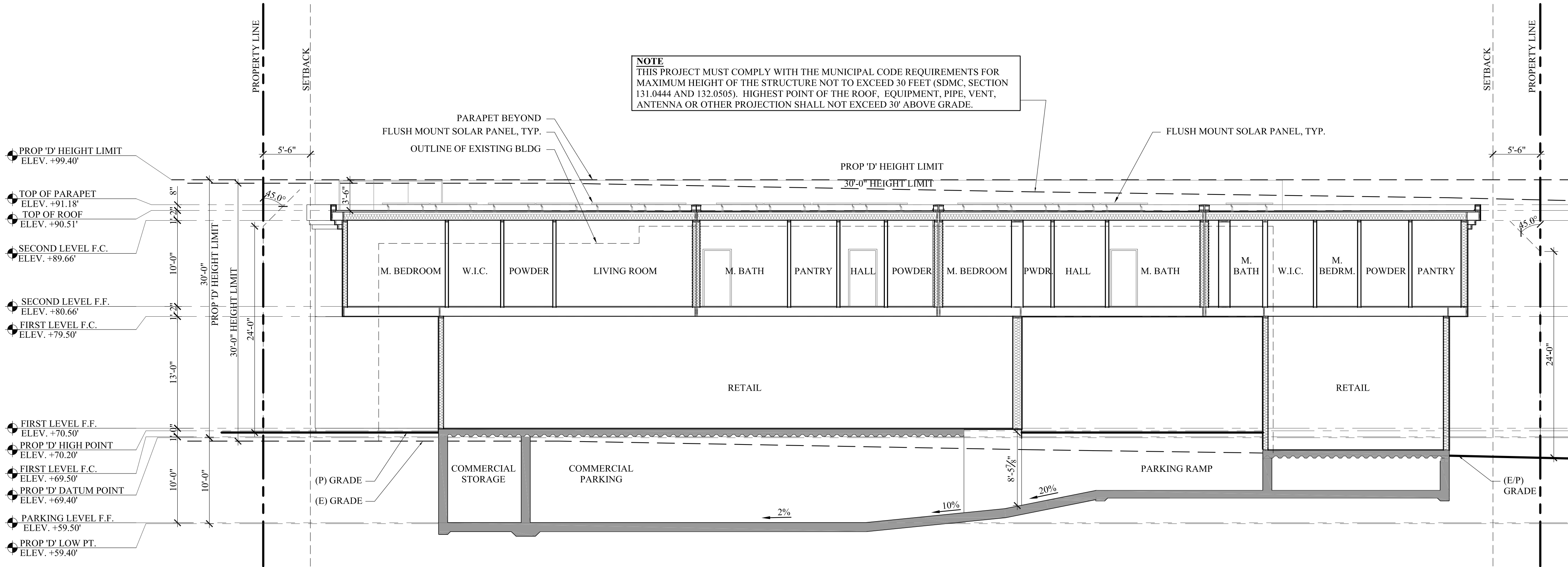
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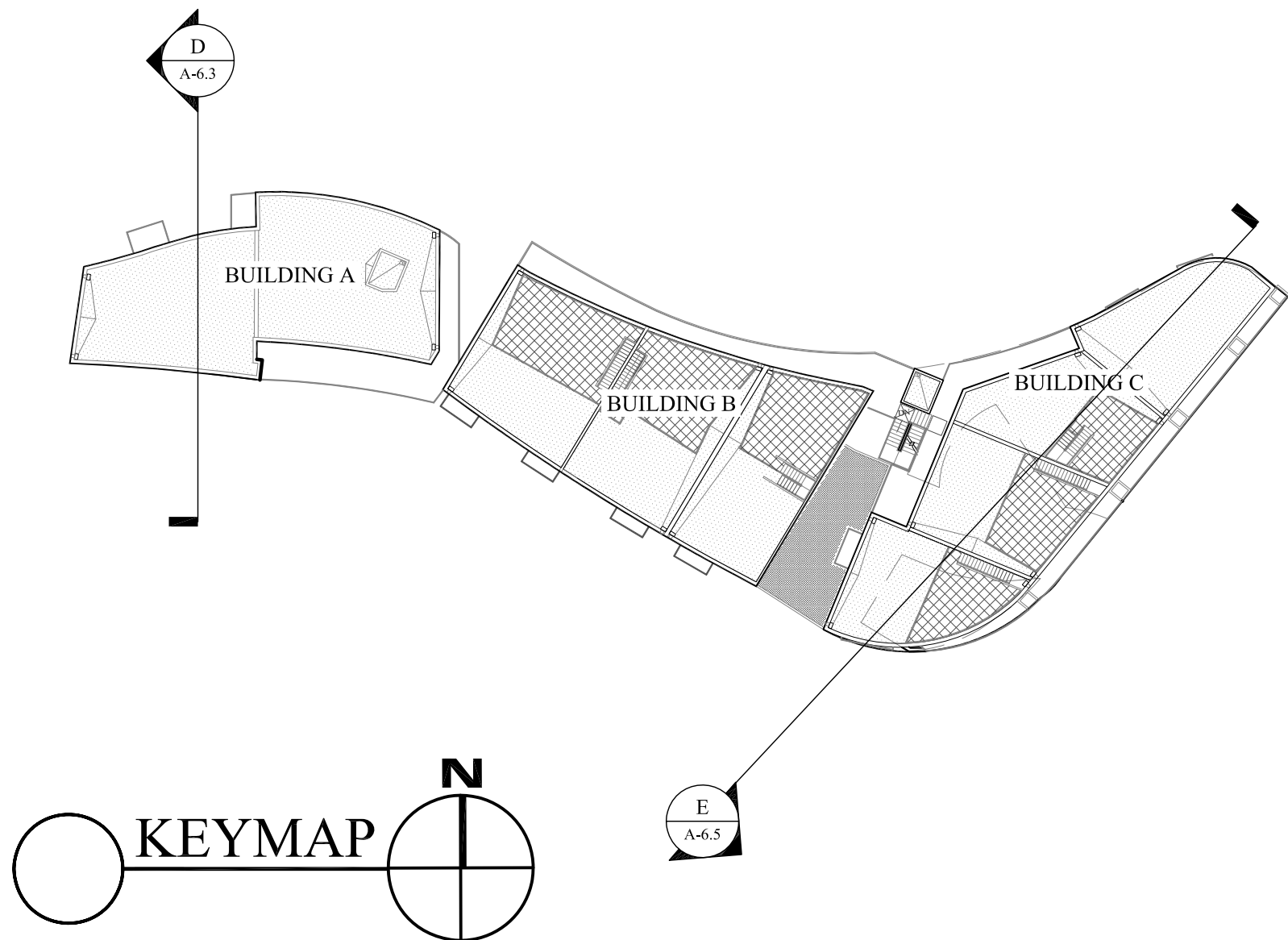
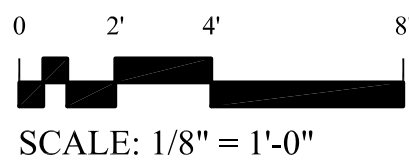
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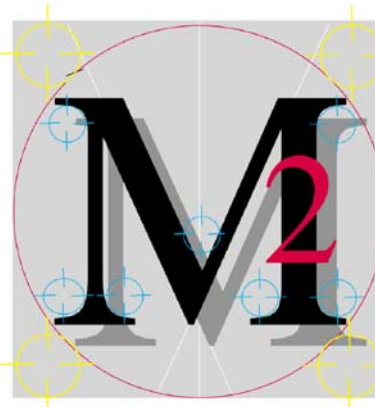
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SHEET OF



E SECTION - BUILDING C

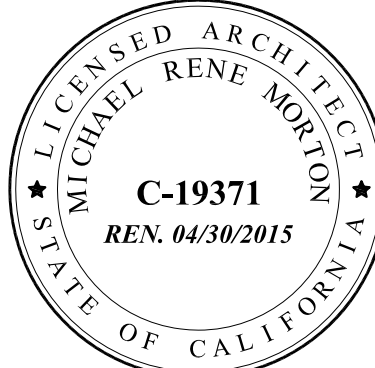






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SHEET TITLE  
PROPOSED  
LANDSCAPE PLAN  
L-1.1  
SHEET OF

LANDSCAPE CALCULATIONS

RM-3-7: LANDSCAPE PER SDMC 142.0401-142.0413				
LJPDO-4: LANDSCAPE OPTION B PER SDMC 159.0403				
	RM 3-7 ZONE	AREA %	LJPDO-4 ZONE	AREA %
LOT AREA	6,581.72SF	--	15,459.24 SF	--
(P) BUILDING FOOTPRINT	3,359.34 SF	51.04 %	8,345.5 SF	53.98 %
(P) LANDSCAPED AREA	3,222.38 SF	48.96 %	4,942.63 SF	31.91 %
(P) DRIVEWAY AREA	0 SF	0 %	2,171.11 SF	14.11 %

STREET TREE CALCULATIONS

Per SD Municipal Code, one 24-inch box tree for every 30 feet of street frontage or one 10-foot brown trunk height palm for each 20 feet of street frontage.

PLAYA DEL SUR ST. Per Code Lot RM-3-7 102'/30= 3.4 trees Lot LJR-D-4 153'/30= 5.1 trees	PROPOSED QUANTITY 5 PALMS 8 PALMS
--	---

LA JOLLA BLVD. Per Code Lot LJR-D-4 181'/30= 6.1 trees	6 TREES
PLAYA DEL NORTE ST. Per Code Lot RM-3-7 109'/30= 3.6 trees Lot LJR-D-4 230'/30= 7.6 trees	5 PALMS 12 PALMS

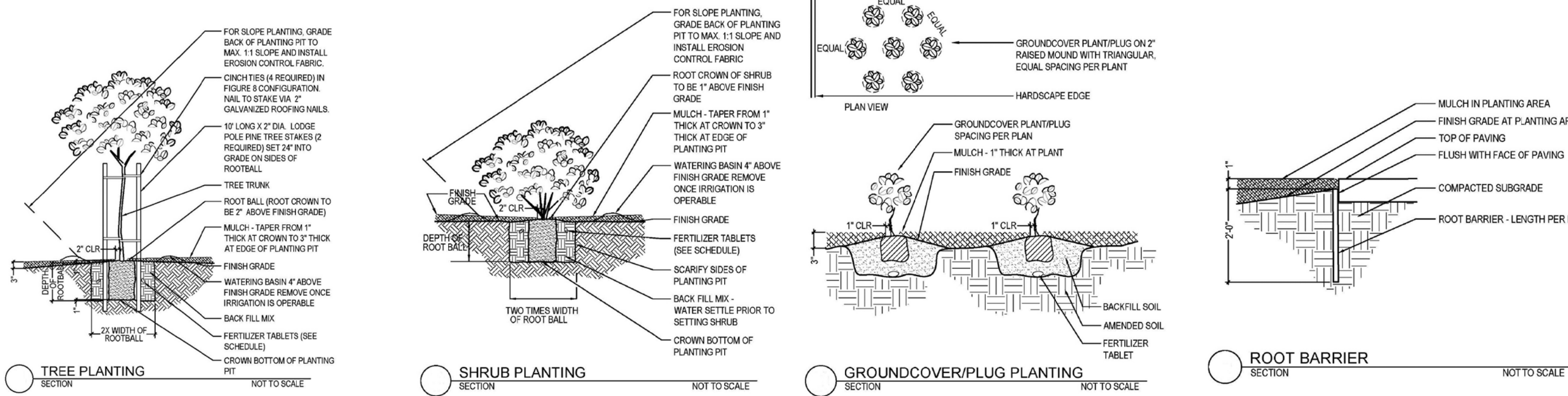
LANDSCAPE CALCULATIONS (Lot RM-3-7) PER SDMC 142.0401-142.0413	LANDSCAPE CALCULATIONS (Lot LJPDO-4) PER SDMC 142.0401-142.0413
<b>RESIDENTIAL DEVELOPMENT</b>	<b>RESIDENTIAL DEVELOPMENT</b>
STREET YARD 2880 SF x 50% 1440 S.F. REQUIRED 1547.9 S.F. PROVIDED	STREET YARD 3985 SF x 50% 1992.5 S.F. REQUIRED 1547.9 S.F. PROVIDED
2880 SF x 0.05 144.00 POINTS REQUIRED 1/2 POINTS TO BE TREES	3985 SF x 0.05 199.25 POINTS REQUIRED 1/2 POINTS TO BE TREES
(P) 24-IN TREE 5 50 POINTS	(P) 24-IN TREE 6 60 POINTS
(P) 15-GAL TREE 10 100 POINTS	(P) 15-GAL TREE 17 170 POINTS
(P) 15-GAL SHRUB 4 40 POINTS	(P) 15-GAL SHRUB 7 70 POINTS
(P) 5-GAL SHRUB 6 60 POINTS	(P) 5-GAL SHRUB 31 310 POINTS
250 PROVIDED	610 PROVIDED
<b>REMAINING YARD</b>	<b>REMAINING YARD</b>
REMAINING YARD AREA 301.2 SF	REMAINING YARD AREA 660.0 SF
# OF RESIDENTIAL UNITS 6 EA. BUILDING = 60 POINTS	# OF RESIDENTIAL UNITS 10 EA. BUILDING = 60 POINTS
1 BUILDINGS x 60 60 POINTS REQUIRED	2 BUILDINGS x 60 120 POINTS REQUIRED
(P) 24-IN TREE 2 20 POINTS	(P) 24-IN TREE 3 60 POINTS
(P) 15-GAL SHRUB 7 70 POINTS	(P) 15-GAL TREE 2 20 POINTS
90 PROVIDED	(P) 15-GAL SHRUB 4 40 POINTS 120 PROVIDED

LANDSCAPE LEGEND

	OUTLINE OF PROPOSED STRUCTURE
	VISIBILITY TRIANGLE
	PROPOSED PATIO AREA
	PROPOSED HARDSCAPE AREA
	PROPOSED STREET FRONT LANDSCAPE
	PROPOSED REMAINING LANDSCAPE
	PROPOSED DRIVEWAY
	PROPOSED DRIVEWAY GUARDRAIL
	PROPOSED SITE WALL
	EXISTING TREE TO REMOVE
	EXISTING PALM TO REMOVE

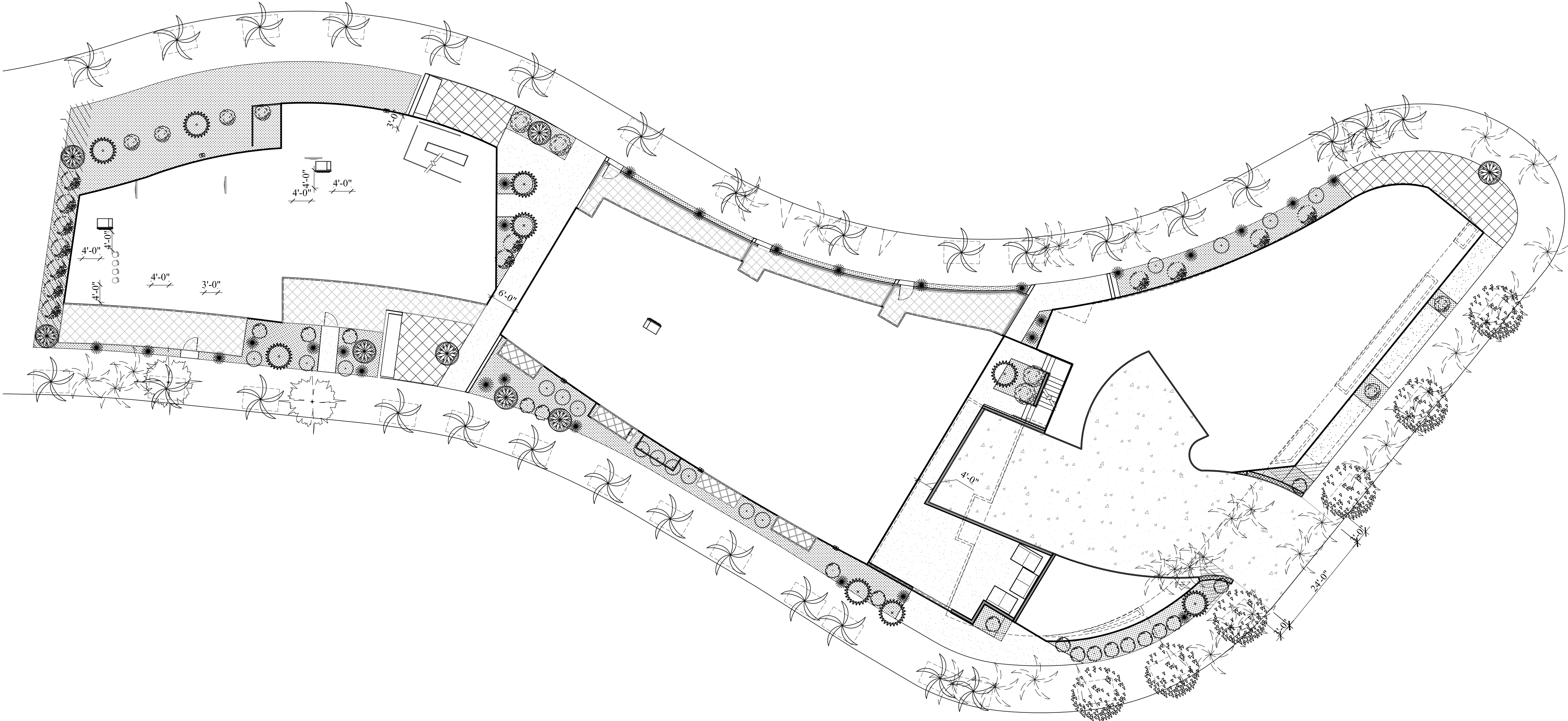
TREE SPECIES	
	JACARANDA - STREET TREE <i>Jacaranda mimosaefolia</i> 25'-40' tall - 48" box Medium water needs Quantity: 6
	QUEEN PALM - STREET TREE <i>Arecastrum romanzoffianum</i> 25'-40' tall - 48" box Medium water needs Quantity: 30
	CALIFORNIA BUCKEYE <i>Aesculus californica</i> 20'-0" max. tall - 24-in box Low water needs Quantity: 9
	WESTERN RED BUD <i>Cercis occidentalis</i> 15'-0" max. tall - 24" box Low water needs Quantity: 8
	ELECTRIC PINK GRASS TREE <i>Cordylina banksii - sprilecpink</i> 8'-0" max. tall - 15-gal Low water needs Quantity: 28
SHRUBS	
	INDIA HAWTHORNE <i>Raphiolepis Indica</i> 5'-0" max. tall - 5-gal Quantity: 16
	BIG LEAF HYDRANGEA <i>Hydrangea Macrophylla 'Pia'</i> 3'-0" max. tall - 5-gal Quantity: 20
	BOUGAINVILLEA <i>Bougainvillea</i> 15'-40" tall - 15-gal Quantity: 8
	SILVER SHEEN KOHUHU <i>Pinuspon tenuifolia</i> 20'-0" max. tall - 15-gal Quantity: 13

NOTE:  
- ALL TREES NOT IDENTIFIED AS EXISTING TO REMAIN ARE PROPOSED TREES  
- NO OBSTRUCTIONS OVER 36" TALL SHALL BE WITHIN THE VISIBILITY TRIANGLE AREA



PLANTING & MULCHING NOTES

- SEE SPECIFICATIONS FOR ITEMS NOT COVERED ON THESE PLANS.
- THE CONTRACTOR SHALL RECONCILE THE CALLOUT QUANTITIES WITH THE GRAPHIC QUANTITIES AND SHALL PROVIDE PLANTS EQUAL TO THE GRAPHIC QUANTITIES SHOWN ON THE PLANS.
- ALL PLANT MATERIAL IS TO BE SUPPLIED AND INSTALLED BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE ARCHITECT SHALL RETAIN THE OPTION TO TAG BOXED TREE MATERIAL AT A WHOLESALE NURSERY OF THEIR CHOICE AFTER THE BID HAS BEEN AWARDED.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OR REJECTION BY THE LANDSCAPE ARCHITECT UPON DELIVERY TO THE SITE.
- PLANT MATERIAL LOCATIONS ON THE PLANTING PLAN ARE APPROXIMATE AND SHALL BE ADJUSTED AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- ALL GROUNDCOVER PLANTS SHALL BE FULLY ROOTED PLANT MATERIAL IN FLATS, PLUGS OR POTS.
- BUDS AND BLOOMS ON ALL PLANTS MUST BE PROTECTED AT ALL TIMES, INCLUDING TRANSPORTATION AND INSTALLATION.
- STAKE AND/OR GUY ALL TREES AS DIRECTED IN THE LEGEND AND PER THE PLANTING DETAILS.
- TREES AND SHRUBS SHALL BE SHAPED AND PRUNED DURING THE MAINTENANCE PERIOD ONLY AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE SHRUBS, GROUNDCOVERS AND PERENNIALS FOR A PERIOD OF THREE MONTHS AND TREES FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- ALL PLANTING AREAS (EXCEPT LAWN) SHALL RECEIVE A 3" LAYER OF ORGANIC MULCH. SEE DETAILS.
- ALL PLANTING WITHIN THE VACATED ALLEYS ARE DROUGHT-TOLERANT, NATIVE OR NON-INVASIVE, WITH A MAXIMUM HEIGHT OF 3 FEET AT MATURITY.



1 PROPOSED LANDSCAPE PLAN

PLANTING NOTES

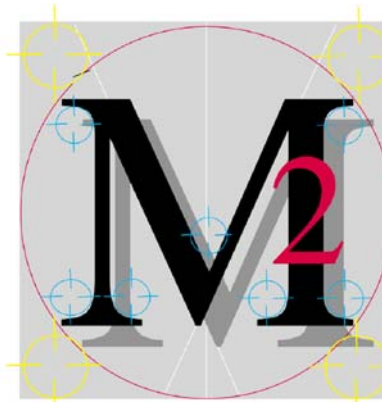
- DEDICATED LANDSCAPE IRRIGATION METERS SHALL BE REQUIRED IN ALL NEW DEVELOPMENT WITH A LANDSCAPE AREA GREATER THAN OR EQUAL TO 5,000 SQUARE FEET; EXCEPT THAT THIS REQUIREMENT SHALL NOT APPLY TO NEW SINGLE DWELLING UNIT DEVELOPMENT OR TO THE COMMERCIAL PRODUCTION OF AGRICULTURAL CROPS OR LIVESTOCK.
- LANDSCAPE IRRIGATION SUBMETERS SHALL BE REQUIRED IN THE FOLLOWING DEVELOPMENTS:  
(A) NEW SINGLE DWELLING UNIT DEVELOPMENT;  
(B) IMPROVEMENTS TO EXISTING INDUSTRIAL, COMMERCIAL AND MULTIPLE DWELLING UNIT DEVELOPMENT WHEN:  
(I) THE IMPROVEMENT REQUIRES A BUILDING PERMIT AS IDENTIFIED IN TABLE 142-04A; AND  
(II) THE LANDSCAPE AREA IS 1,000 SQUARE FEET AND GREATER.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
- THE OWNER/PERMITTEE SHALL PROCESS ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENTS, FOR ALL ACCEPTABLE ENCROACHMENTS INTO THE WATER AND SEWER EASEMENT, INCLUDING BUT NOT LIMITED TO STRUCTURES, ENHANCED PAVING, OR LANDSCAPING; NO STRUCTURES OR LANDSCAPING SHALL BE INSTALLED IN OR OVER THE WATER AND SEWER EASEMENT THAT WOULD INHIBIT VEHICULAR ACCESS TO REPLACE A SECTION OF MAIN OR PROVIDE ACCESS TO ANY APPURTENANCE OR ISOLATED SECTION OF MAIN.
- THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO CITY OF SAN DIEGO WATER AND SEWER FACILITIES IN THE VICINITY OF THE PROJECT SITE, DUE TO THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT, IN ACCORDANCE WITH MUNICIPAL CODE SECTION 142.0607. IN THE EVENT THAT ANY SUCH FACILITY LOSES INTEGRITY THEN, THE OWNER/PERMITTEE SHALL REPAIR OR RECONSTRUCT ANY DAMAGED PUBLIC WATER AND SEWER FACILITY IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0405(b)(5).
- MINIMUM TREE SEPARATION DISTANCE:  
TRAFFIC SIGNALS/STOP SIGNS - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS - 25 FEET
- IF ANY REQUIRED LANDSCAPE 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 APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY

LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY. 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 MATERIAL SHALL BE SATISFACTORYLY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

- IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING MEASURES MUST BE PROVIDED:  
1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREE AT DRIP LINE.  
2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE AND MATERIAL

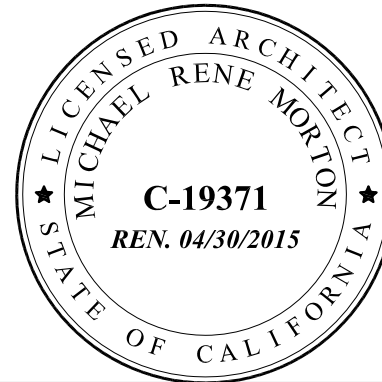
STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.  
3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.  
4. ALL DAMAGED TREES WILL BE REPLACED WITH ON OF EQUAL OR GREATER SIZE.





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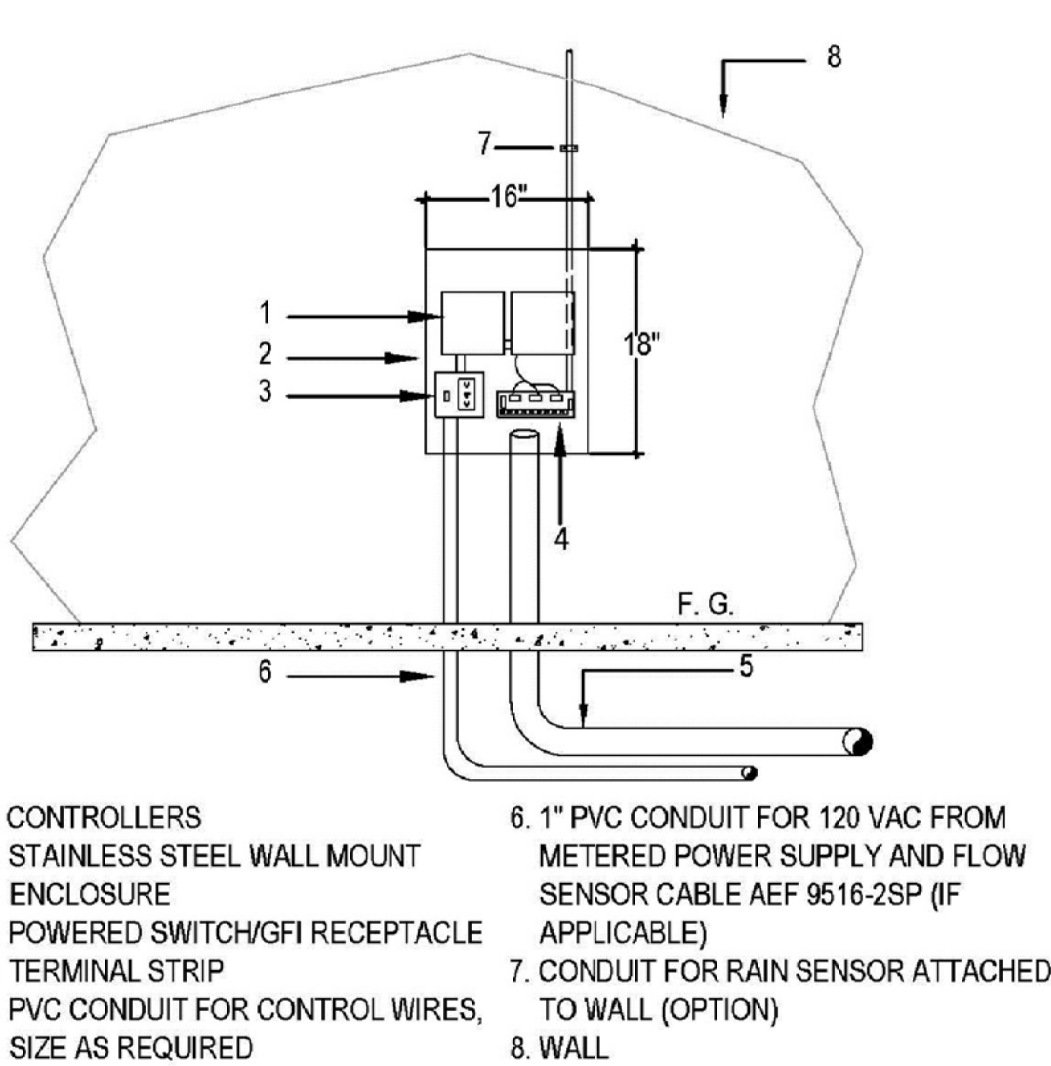
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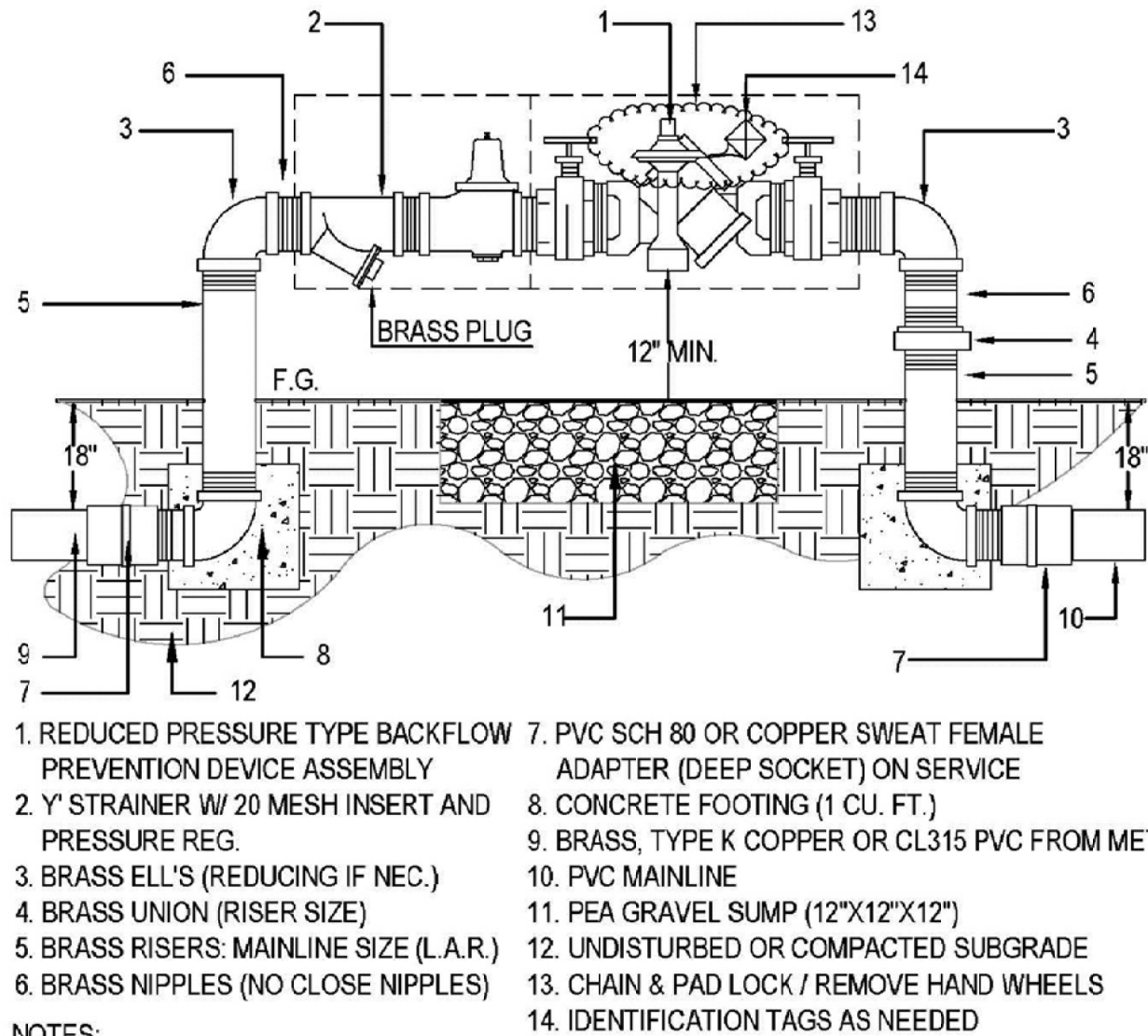
SHEET TITLE  
PROPOSED  
IRRIGATION DETAILS

L-1.2  
SHEET OF



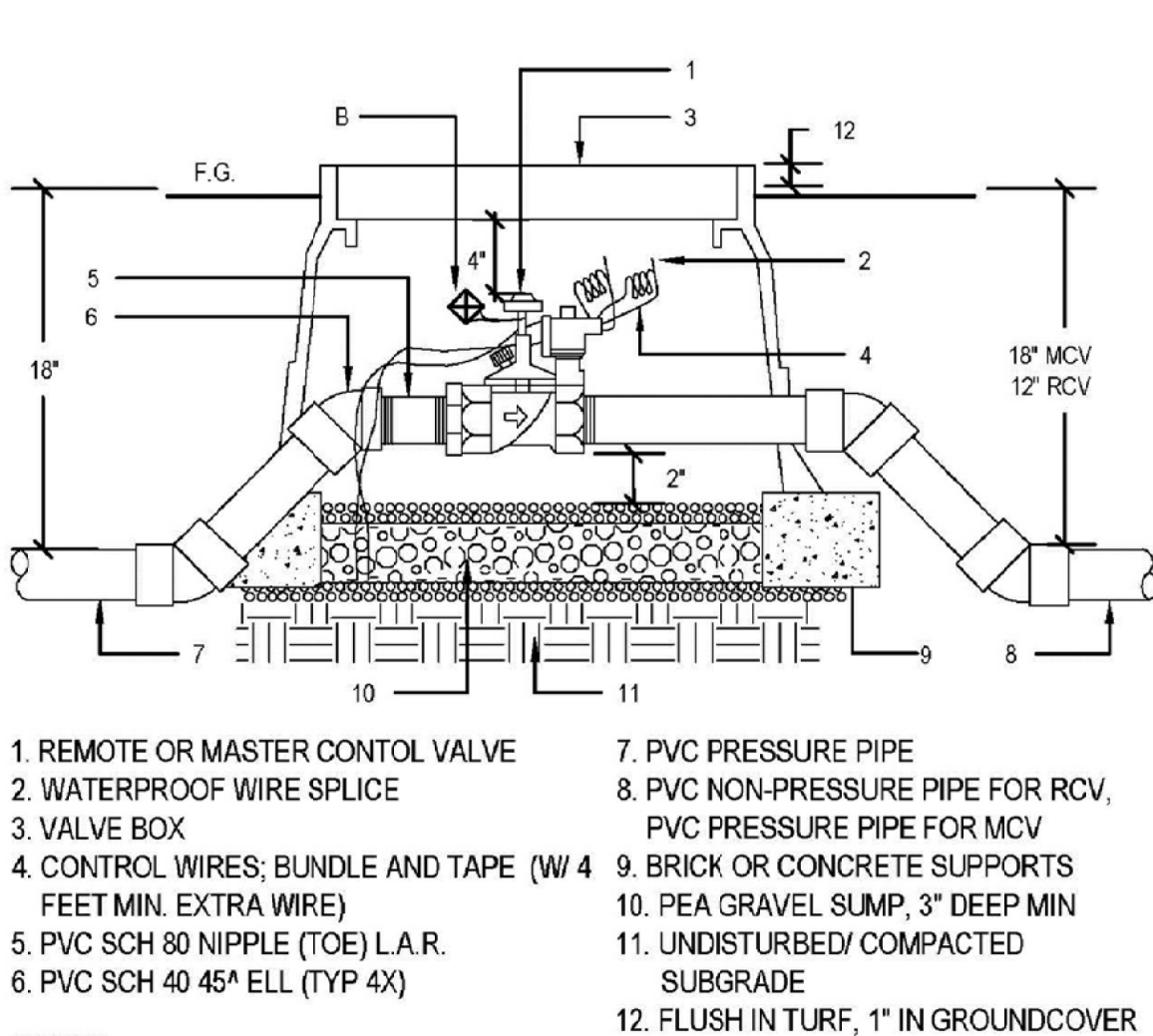
NOTE:  
A. CONTRACTOR SHALL FOLLOW MANUFACTURERS INSTRUCTIONS FOR MOUNTING & GROUNDING.

A IRRIGATION CONTROLLER - OUTDOOR WALL-MOUNT SECTION NOT TO SCALE



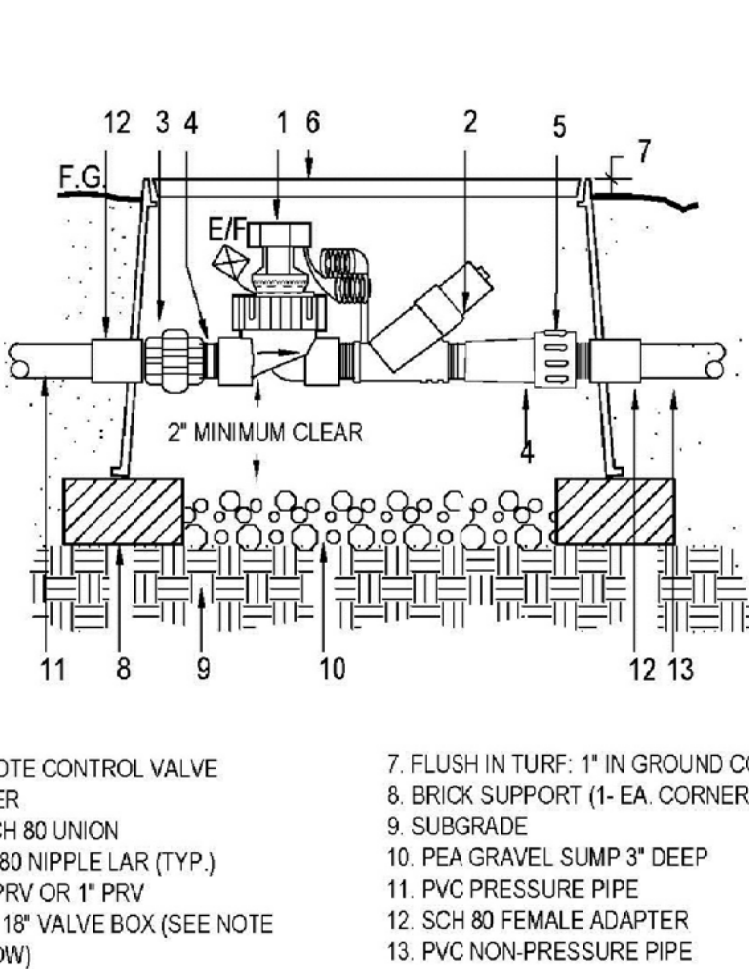
NOTES:  
1. BACKFLOW PREVENTION DEVICE ASSEMBLY SHALL BE INSTALLED IN ACCORDANCE TO GOVERNING CODES AND ORDINANCE.  
2. WRAP SUBSURFACE BRASS PIPING WITH 10 MILL UPC PIPE WRAP.

B BACKFLOW PREVENTION DEVICE SECTION NOT TO SCALE



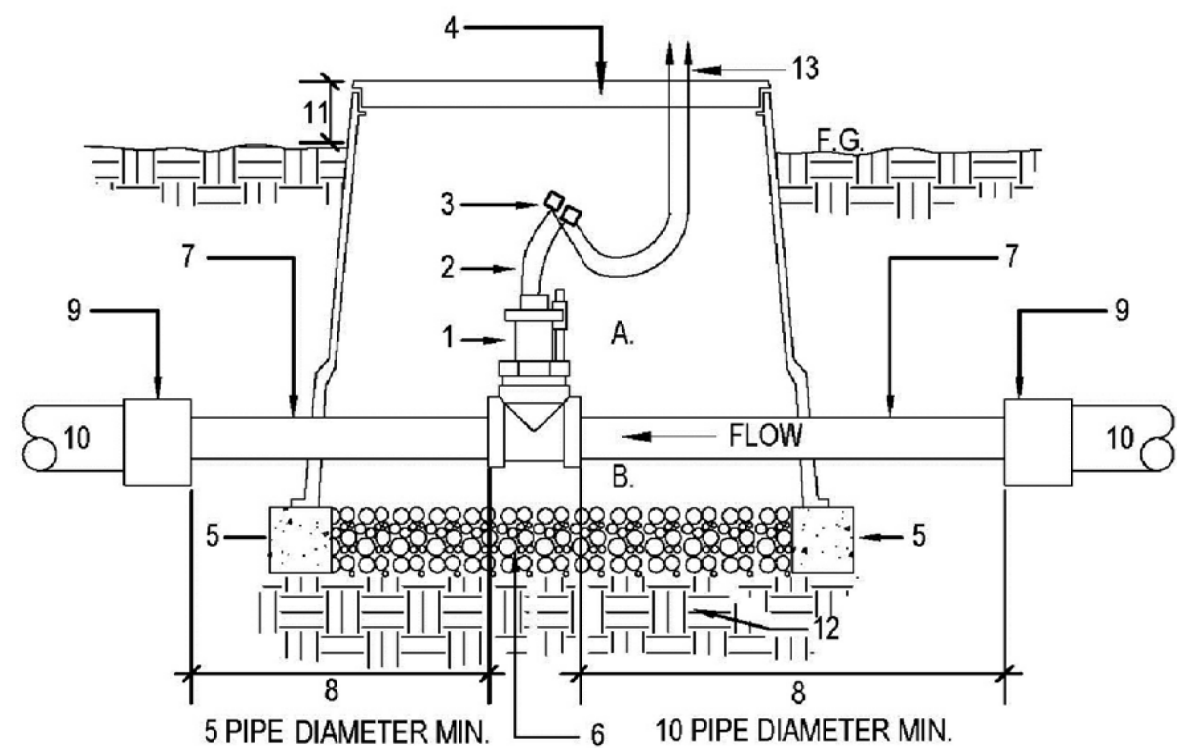
NOTES:  
A. VALVE BOX LID SHALL BE BRANDED TO IDENTIFY VALVE.  
B. CONTRACTOR SHALL INCLUDE A CHRISTY'S IRRIGATION I.D. (OAE) TAG ATTACHED TO VALVE BONNET BOLT. TAG SHALL INDICATE CONTROLLER AND STATION NUMBER. INCLUDE RW WARNING IF APPLICABLE.

C REMOTE & MASTER CONTROL VALVE SECTION NOT TO SCALE



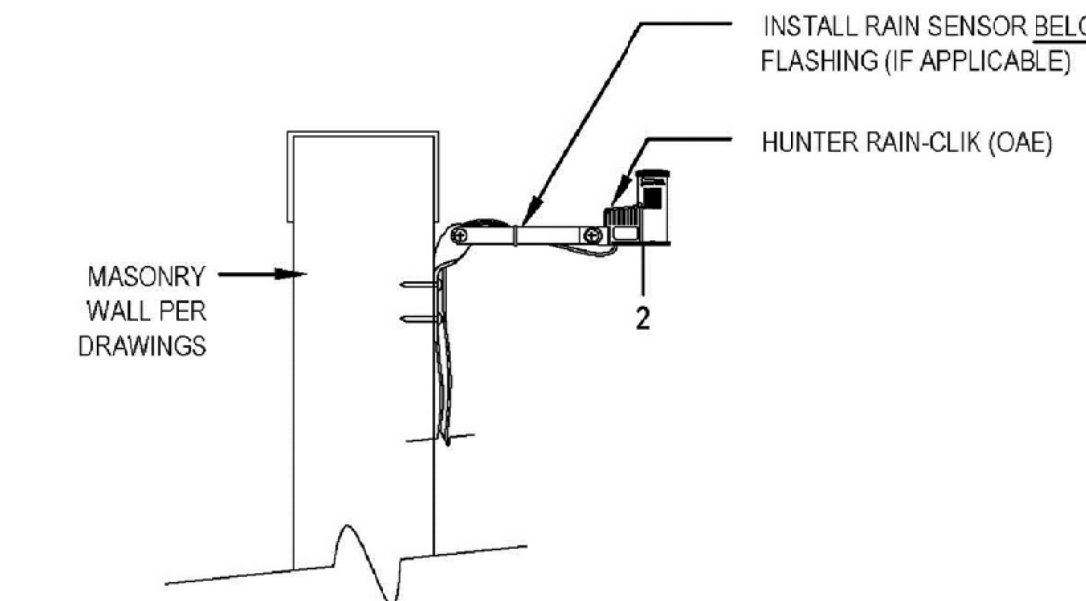
NOTES:  
A. FOR FLOWS TO 4 G.P.M. USE 3/4\"/>

D REMOTE CONTROL VALVE W/ PRESSURE REGULATOR AND FILTER SECTION NOT TO SCALE



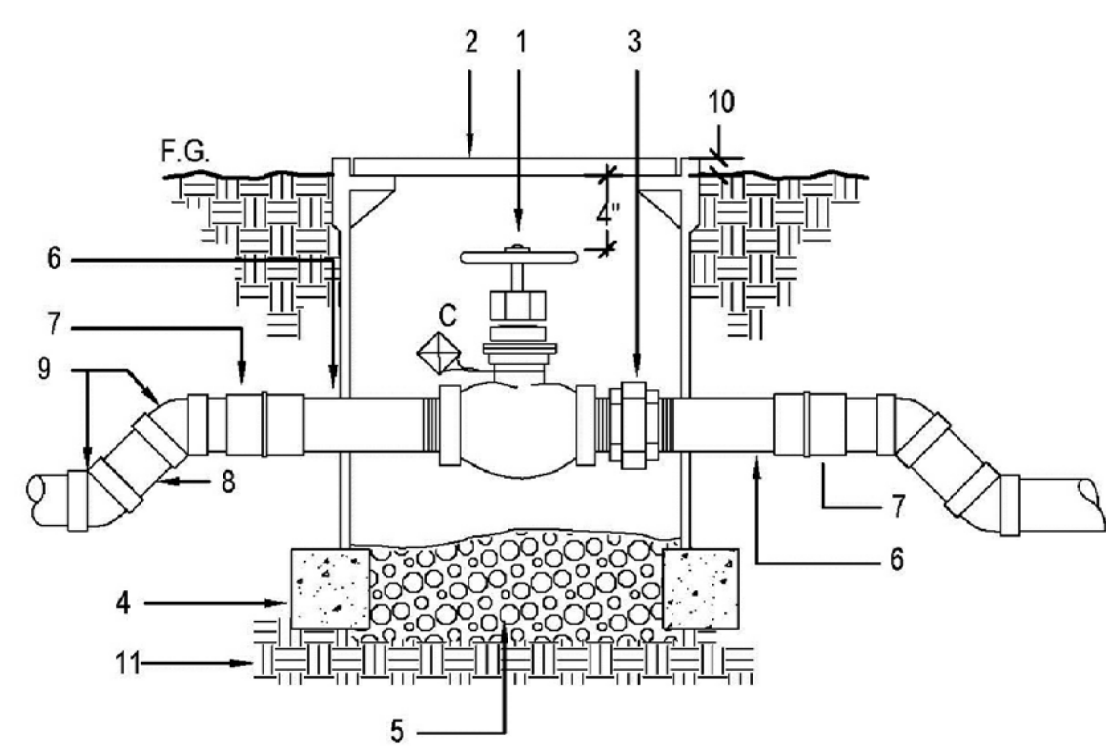
NOTES:  
A. FOLLOW MANUFACTURERS DIRECTIONS FOR CORRECT INSTALLATION.  
B. NO SIZE OR DIRECTION CHANGE WITHIN 10x PIPE DIAMETER UPSTREAM AND 5x PIPE DIAMETER DOWNSTREAM OF SENSOR.

E FLOW SENSOR SECTION NOT TO SCALE



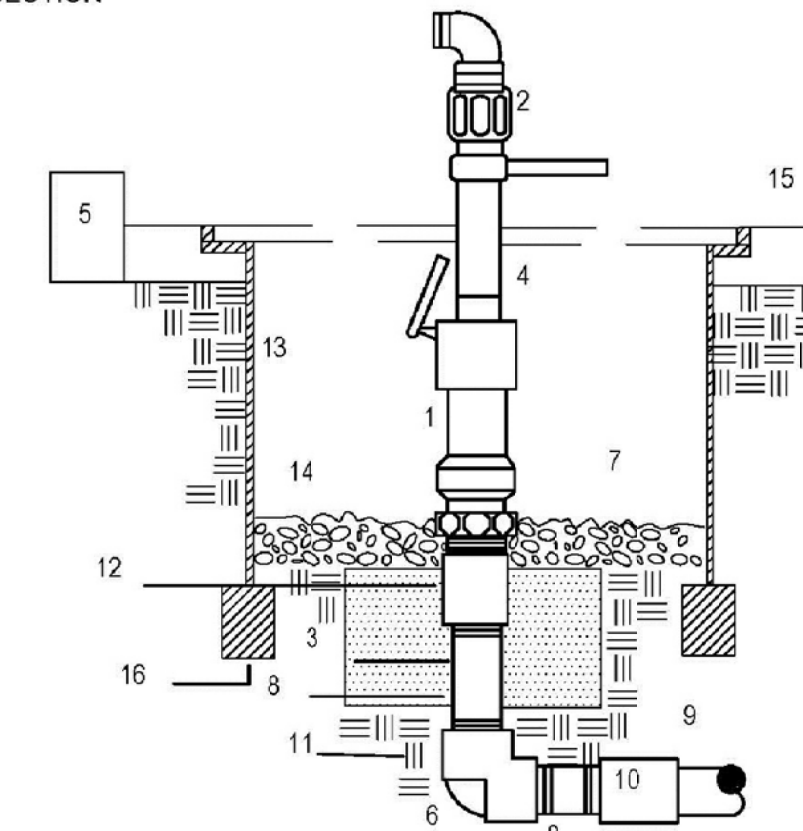
NOTE:  
1. VERIFY RAIN SENSOR LOCATION S UNOSTRUCTURED FROM RAIN FALL.  
2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

F RAIN SENSOR SECTION NOT TO SCALE



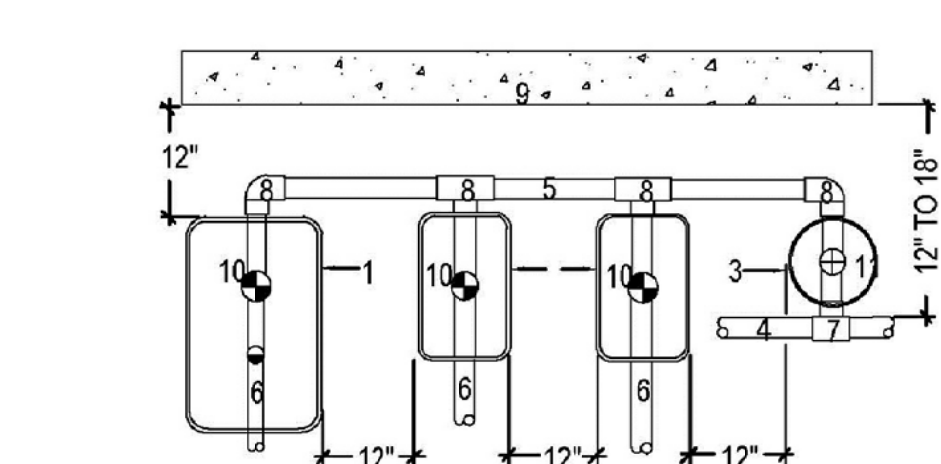
NOTES:  
A. VALVES UP TO 3\"/>

G ISOLATION VALVE SECTION NOT TO SCALE



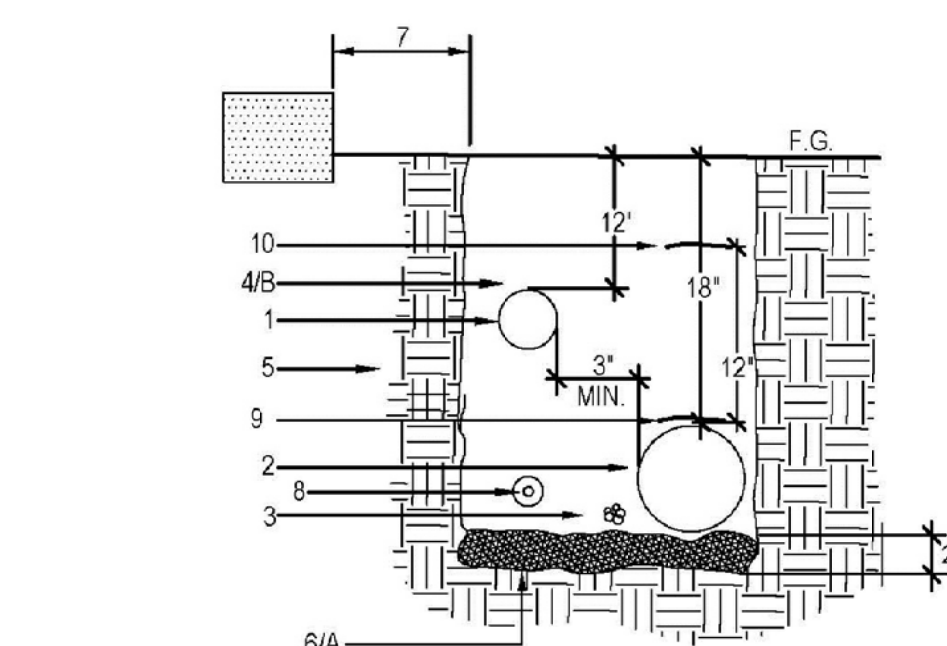
NOTE:  
QUICK COUPLER VALVES SHALL BE OF A TYPE APPROVED FOR RECYCLED WATER USE.

H QUICK COUPLING VALVE SECTION NOT TO SCALE



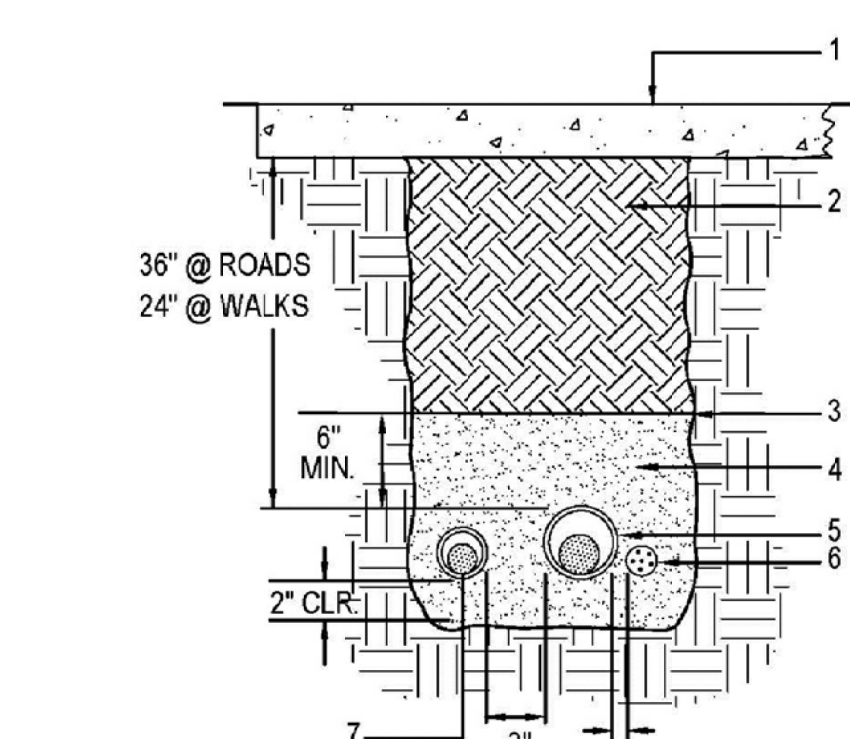
NOTES:  
A. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.  
B. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.  
C. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.  
D. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS & MAINTENANCE.  
E. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOP AT FINISH GRADE IN TURF AREAS OR ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.  
F. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.  
G. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTION AROUND VALVE BOX.  
H. SEE ALSO INDIVIDUAL VALVE DETAILS.

I VALVE MANIFOLD & VALVE BOX ORIENTATION PLAN NOT TO SCALE



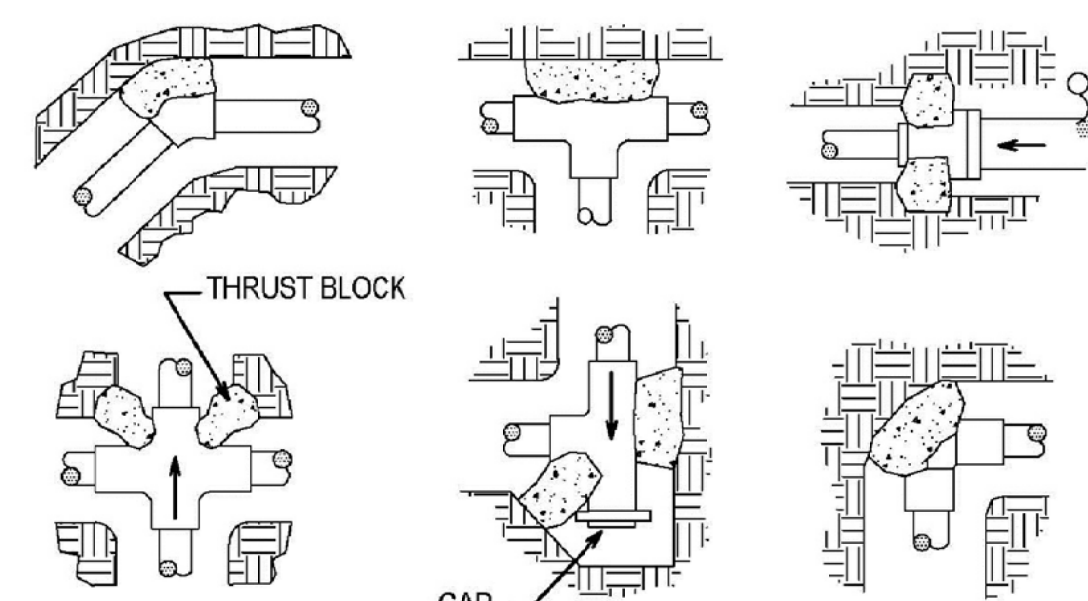
NOTES:  
A. TRENCH BOTTOM TO BE FIRM, STABLE AND SMOOTH TO SUPPORT PIPE EVENLY. SUITABLE BEDDING BACKFILL MAY BE NEEDED TO PROVIDE THIS REQUIREMENT.  
B. THERE SHALL BE NO STONES OR OTHER HARD OBJECTS LARGER THAN 1/2\"/>

J TRENCHING SECTION NOT TO SCALE



NOTES:  
A. ALL SLEEVES UNDER WALKWAYS TO BE PVC SCH 40 PIPE, ALL SLEEVES UNDER ROADS TO BE PVC SCH 80 PIPE.  
B. ALL SLEEVES TO BE SIZED TWICE THE DIA. OF THE PIPE (2\"/>

K TRENCHING UNDER PAVING SECTION NOT TO SCALE



NOTES:  
1. ALL PRESSURE PIPE TO BE INSTALLED ACCORDING TO THESE DETAILS UNLESS OTHERWISE NOTED OR DETAILED.  
2. THE PORTLAND CEMENT USED FOR CONCRETE THRUST BLOCKS SHALL BE 420-C-2000 CEMENT.  
3. FOLLOW DIRECTION INDICATED BY ARROW.  
4. ALL CHANGES IN DIRECTION OF PIPE SHALL HAVE CONCRETE THRUST BLOCK.

L THRUST BLOCKS FOR PRESSURE PIPING PLAN NOT TO SCALE