

THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED:	November 10, 2022	REPORT NO. PC-22-059
HEARING DATE:	November 17, 2022	
SUBJECT:	1542 Copa De Oro Substantial Conforman Appeal	ce Review (SCR), Process Two
PROJECT NUMBER:	<u>699239</u>	

OWNER/APPLICANT: Dale Thayer, Trustee of The La Jolla Trust

<u>SUMMARY</u>

<u>Issue:</u> Should the Planning Commission grant or deny an appeal of the Development Services Department's (DSD) decision on a Substantial Conformance Review (SCR) for proposed revisions to the original Project No. 676181; Coastal Development Permit (CDP) No. 2482866 located at 1542 Copa de Oro Drive within the La Jolla Community Plan?

<u>Staff Recommendation</u>: DENY the appeal and AFFIRM the Development Services Department's decision of Substantial Conformance [SCR No. <u>2591116</u>] to the original Project No. 676181; CDP 2482866.

<u>Community Planning Group Recommendation</u>: On June 2, 2022, the La Jolla Community Planning Group voted 13-0-0 to approve the Project without conditions.

<u>Environmental Review</u>: On January 27, 2021, The City of San Diego determined that the original Project was categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA State Guidelines, Section 15301, Existing Facilities. On March 12, 2021, a Notice of Exemption (NOE) was filed with the San Diego County Clerk prepared for the Copa De Oro Project No. 676181; CDP No. 2482866, and no appeals were filed.

The City of San Diego determined that the original Project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities); and where the exceptions listed in Section 15300.2 would not apply. The original Project met the criteria set forth in CEQA Section 15301 (Existing Facilities) which allows for additions to existing structures.

Based upon review of the current Project, there are no substantial changes in circumstances, no new information, and no Project changes that would warrant additional environmental review. Pursuant to CEQA Section 15378(c) the term "Project" refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term "Project" does not mean each separate governmental approval; therefore, this action is not a separate Project for the purpose of CEQA review pursuant to CEQA Guidelines Section 15378(c).

<u>Fiscal Impact Statement</u>: No fiscal impact. All costs associated with the processing of the application is recovered through an account funded by the applicant.

<u>Code Enforcement Impact</u>: None associated with this application.

<u>Housing Impact Statement</u>: The current Project supports the <u>Housing Element of the City of</u> <u>San Diego General Plan</u> by repairing and maintaining existing housing stock through the partial demolition, remodeling, and addition to an existing single-family residence (Page 33).

BACKGROUND

The Copa De Oro SCR Project site is located at 1542 Copa De Oro Drive. The 0.24-acre site is in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable-1), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Beach Impact), Complete Communities Mobility Choices (CCMC) Zone 4, Affordable Housing Parking Demand, Paleontological Sensitive Area, Steep Hillside, Very High Fire Hazard Severity Zone (VHFSZ), within the La Jolla Community Plan Area.

The Project site was originally developed as a one-story 2,873 square-foot (SF) single-family dwelling unit (SFD) with an attached garage for a total of 3,655 square feet. On October 5th, 2020, the applicant submitted for a Coastal Development Permit (CDP) for the partial demolition, remodel, and 782 SF addition to the existing single-family dwelling (SFD) unit. On February 11, 2021, Development Services Department (DSD) approved CDP No. 2482866 for the partial demolition, remodel, and 782 SF addition to the existing SFD.

On December 8, 2021, the applicant submitted a Substantial Conformance Review (SCR) for proposed Project revisions to increase the approved square footage by 281 SF for a total of 3,936 SF.

On October 6, 2022, the applicant submitted a revised title sheet in response to comments related to differences between the information on the existing Exhibit A for the previously issued CDP and the proposed SCR exhibit. The revised title sheet reflects a correction to the existing first-floor area, the existing non-residential area, and the existing Project total to be consistent with the information provided in the original CDP Exhibit A.

DISCUSSION

The original Project approved under Project No. 676181 was for partial demolition of an existing one-story 2,873 SF SFD unit with an attached garage, and a remodel of the SFD unit to include a 782 SF addition for a total 3,655 SF SFD unit.

The proposed Project under the SCR includes the following modifications to the previously approved permit and "Exhibit A" design documents.

- Proposed Permit Modifications
 - Square Footage: There will be a 266 square-foot (SF) increase of habitable area and 15 SF increase of garage area for a total 281 SF increase. A 5'-8 ½" reduction from the previously approved 11'-5 ½" expansion towards the west, and a 4'-0" x 34'-3 ¼" Projection to the north towards the northern property for an increase of 1.5 SF to floor area. The garage space will be expanded 7'-8" to the east. Elevations will remain consistent with the previously approved CDP.

The Development Services Department performed a Substantial Conformance Review in accordance with San Diego Municipal Code section <u>126.0112</u> and determined the proposed revisions are in substantial conformance with the objectives, standards, guidelines, and conditions for the approved Project. The SCR proposed a FAR of 0.37 which is within the allowable FAR required under the zone (281 sf or 7.14 % addition).

On August 31, 2022, DSD issued a Notice of Decision for the Substantial Conformance Review of the Project, with the appeal period ending on September 15, 2022 (Attachment 4).

On September 15, 2022, attorney Cynthia Morgan-Reed filed an appeal on behalf of John Venekamp (Appellant) of the August 31, 2022 decision by the Development Services Department. The grounds for appeal were identified as "Factual Error, New Information, Conflict with other matters, and Findings Not Supported" (Attachment 5).

Legal Standard for Appeal of Department of Development Services Decision

Pursuant to SDMC section <u>112.0504</u> an appeal of a Process Two decision may only be granted with evidence supporting one of the following grounds for appeal:

(1) Factual Error. The statements or evidence relied upon by the decision maker when approving, conditionally approving, or denying a permit, map, or other matter were inaccurate;

(2) New Information. New information is available to the applicant or the interested person that was not available through that person's reasonable efforts or due diligence at the time of the decision;

(3) Findings Not Supported. The decision maker's stated findings to approve, conditionally approve, or deny the permit, map, or other matter are not supported by the information provided to the decision maker; or

(4) Conflicts. The decision to approve, conditionally approve, or deny the permit, map, or other matter is in conflict with a land use plan, a City Council policy, or the Municipal Code.

The Planning Commission can only deny the appeal and uphold approval of the Project if none of the above findings are supported by sufficient evidence. Conversely, the Planning Commission can grant the appeal and deny approval of the Project if it finds one of the above findings is supported by sufficient evidence.

Project Appeal Discussion:

The Appellant's appeal issues are identified below along with City staff's evaluation and responses.

- Appeal Issue No. 1: "Factual Error The statements or evidence relied upon by the decision maker When approving, conditionally approving, or denying a permit, map, or other matter were inaccurate; Documents submitted do not reflect intended project".
- **City Staff Response:** The proposed Project includes a 281 SF or 7.14% addition to the original Project. City staff confirmed the proposed Project is consistent and in conformance with a previously approved permit as there is no significant change in land use.

During the review of the SCR it was determined the pool was in Environmentally Sensitive Lands (ESL), Steep Hillsides, which was removed outside of the ESL to 5 feet from the top of the slope. Erroneous information was deleted from the Cover Sheet and the plans were revised to reflect that in order to substantially conform to the original project.

- Appeal Issue No. 2: "New Information New information is available to the applicant or the interested person that was not available through that person's reasonable effort or due diligence at the time of the decision; Additional information was not provided".
- **City Staff Response:** The appellant did not provide sufficient information related to the new information which the appellant is stating as not being provided.
- **Appeal Issue No. 3:** *"Findings Not Support The decision maker's stated findings to approve, conditionally approve, or deny the permit, map, or other matter are not supported by the information provided to the decision maker; The City's findings are insufficient and do not meet Substantial Conformance Review criteria".*
- **City Staff Response:** In accordance with City of San Diego Informational Bulletin 500, a Substantial Conformance Review determines if the proposed project is consistent and in conformance with a previously approved permit. This includes a review of the revised project against the approved exhibits, permit conditions, environmental documentation, applicable land-use policies and the public record for the prior permit. Staff determined there is no significant change in land use from that which

was approved, no increase in density was proposed, and no change in height. The proposed Project is consistent with the approved CDP and within the Coastal Height Limit. Staff also determined there is no change in parking count, and the proposed changes are similar in style to the architectural style of the approved Project. There is no proposed change of condition to the approved CDP, and the proposed changes are consistent with the La Jolla community plan.

The building floor area was minimally increased from the approved 3,655 SF to 3,936 SF (281 SF or 7.14 % addition) and within the allowed Floor Area Ratio (FAR).

FAR: The lot size is 10,474.36 SF. The proposed building floor area is 3,936 SF. Per San Diego Municipal Code Section 131.0446 Maximum Floor Area Ratio in RS-1-7 Zone in accordance with Table 131-04J is 0.54.

The SCR proposed a FAR of 0.37 and is within the allowable FAR required under the zone. The proposed Project is a one-story SFD and is in conformance with the bulk, scale, and style of its surrounding community.

- **Appeal Issue No. 4:** "Conflicts The decision to approve, conditionally approve, or deny the permit, map, or other matter is in conflict with a land use plan, a City Council policy, or the Municipal Code. The City's decision conflicts with the law".
- **City Staff Response:** The appellant did not provide sufficient information as to what laws are in conflict.

Conclusion:

City staff has analyzed the appeal issues and determined that the Project is in substantial conformance with the Design Guidelines, Development Plans and Permit approved by DSD on February 11, 2011, and the regulations of the Land Development Code and Community Plan. Staff followed the substantial conformance process outlined in San Diego Municipal Code section 126.0112. All information was disclosed and shared with Interested Parties during the review and decision process. The Project complies with the development standards required by Land Development Code and is in substantial conformance with the original Project No. 676181; CDP No. 2482866.

The appellant did not provide sufficient evidence to support any of the required grounds for appeal. Therefore, City staff recommends that the Planning Commission deny the appeal and affirm the August 31, 2022, Development Services Department decision of Substantial Conformance to the original Project No. 676181; CDP No. 2482866.

ALTERNATIVES

- DENY the appeal and MODIFY the Development Services Department's decision of substantial conformance to the original Project No. 676181; CDP No. 2482866, Substantial Conformance Review No. 2591116.
- 2. GRANT the appeal and reverse the Development Services Department decision of substantial conformance to the original Project No. 676181; CDP No. 2482866, Substantial Conformance Review No. 2591116 in accordance with Section 112.0504.

Respectfully submitted,

Renee Mezo Assistant Deputy Director Development Services Department

ose Bautista

Jose Bautista Development Project Manager Development Services Department

Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Process Two, Notice of Decision
- 5. Appeal Application
- 6. Original Permit with Conditions
- 7. Original Permit Exhibit "A"
- 8. Ownership Disclosure Statement
- 9. SCR Project Plans
- 10. SCR Revised Title Sheet
- 11. Environmental Exemption of Original Project
- 12. Community Planning Group Recommendation





Project Location Map

Copa De Oro SCR/ 1542 Copa De Oro Drive PROJECT NO. 699239







Community Land Use Map

Copa De Oro SCR/ 1542 Copa De Oro Drive PROJECT NO. 699239







Project Location Map

Copa De Oro SCR/ 1542 Copa De Oro Drive PROJECT NO. 699239







THE CITY OF SAN DIEGO

DATE OF NOTICE: August 31, 2022

NOTICE OF DECISION

DEVELOPMENT SERVICES DEPARTMENT

PROJECT NO:	699239
PROJECT NAME:	<u>COPA DE ORO</u>
PROJECT TYPE:	SUBSTANTIAL CONFORMANCE REVIEW, PROCESS TWO
APPLICANT:	MICHAEL MORTON
COMMUNITY PLAN AREA:	LA JOLLA
COUNCIL DISTRICT:	1
CITY PROJECT MANAGER:	Jose Bautista, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 557-7983 / <u>JABautista@sandiego.gov</u>

On August 31, 2022, Development Services Department APPROVED an application for a Substantial Conformance Review to revise the proposed project for substantial conformance to previously approved Coastal Development Permit No. 2482866 to approve an increase of square footage for the single family residence from 3,655-squarefeet to 3,936-square-feet. The 0.24-acre site is located at 1542 Copa De Oro Drive. This development is within the Coastal Overlay Zone and the application was filed on January 25, 2022.

If you have any questions about this project, the decision, or wish to receive a copy of the resolution approving or denying the project, contact the City Project Manager above.

The decision by Development Services Department staff can be appealed to the **Planning Commission** no later than ten (10) business days after the decision date. See Information Bulletin 505 "Appeal Procedure", available at <u>www.sandiego.gov/development-services</u>. Appeal procedures are described in <u>Information Bulletin 505</u> (<u>https://www.sandiego.gov/sites/default/files/dsdib505.pdf</u>)</u>. During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the Planning Commission can be filed by email/mail or in person:

- Appeals filed via email/mail: Send the fully completed appeal application <u>DS-3031</u> (including grounds for appeal and supporting documentation in pdf format) via email to <u>PlanningCommission@sandiego.gov</u> by 4:00pm on the last day of the appeal period. When received by the City, the appellant will be invoiced for payment of the required Appeal Fee. Timely payment of this invoice is required to complete processing of the appeal. Failure to pay the invoice within 5 business days of invoice issuance will invalidate the appeal application.
- 2) Appeals filed in person: Bring the fully completed appeal application <u>DS-3031</u> (including grounds for appeal and supporting documentation) to the touchless Payment Drop-Off drop safe in the first-floor lobby of the Development Services Center, located at 1222 First Avenue in Downtown San Diego by 4 p.m. on the last day of the appeal period. The completed appeal package must be clearly marked on the outside as "Appeal"

ATTACHMENT 4

and must include the required appeal fee per this bulletin in the form of a check payable to the City Treasurer. This safe is checked daily, and payments are processed the following business day. All payments must be in the exact amount, drawn on US banks, and be made out to "City Treasurer." Please include in the memo of the check the invoice # or Project # or attach the invoice to the check. Cash payments are only accepted by appointment; email <u>DSDCashiers@sandiego.gov</u> to schedule an appointment.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

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

Internal Order No.: 12002110

cc: Diane Kane, Chair of the La Jolla Community Planning Group

td 04.2020



Development Services Department Jose Bautista / Project No. 699239 1222 First Ave., MS 501 San Diego, California 92101-4140

RETURN SERVICE REQUESTED

ATTACHMENT 5

SD	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Development Permit/ Environmental Determination Appeal Application	00000
	appeal application is successfully acc 5. "Development Permits/Environments	epted and processed, you must read and under al Determination Appeal Procedure."	stand
1. Type of Appeal: X Ap	peal of the Project	Invironmental Determination	
2. Appellant: Please che	eck one D Applicant D Officially recog	inized Planning Committee X *Interested Pers (Per M.C. Sec. 113.01	
Name: John Venekamp	E-mail:	johnvenekamp@gmail.com	
Address: 1552 Copa De C	Dro Drive City: La Jolia State	CA Zip Code: 92037 Telephone: 917 1	53 5809
3. Project Name: COPA	DE ORO Substantial Conformance Re		
4. Project Information Permit/Environmental De	termination & Permit/Document No.;	Date of Decision/Determination City Project	t Manager:
Project NO. 699239		August 31, 2022 Jose B	autista
revise the proposed single Development Permit No. feet to 3,936-square-feet. s. Ground for Appeal(Pla X Factual Error X X Conflict with other ma	e family home construction project for 2482866 to approve an increase of sq ease check all that apply): C New Information atters	ved an application for a Substantial Conforma substantial conformance to previously approv uare footage for the single family residence fr ess Four decisions only)	ed Coastal
described in <u>Chapter 11.</u> The appeal includes, but	for Appeal (Please relate your descr Article 2, Division 5 of the San Diego I is not limited to, the grounds outlined I	iption to the allowable reasons for appeal as n <u>Municipal Code</u> . Attach additional sheets if ne below. The appeal will be supplemented with a ic Record Act Request for Project No. 699239	ecessary.) additional
denying a permit, map, or (2) New Information. Ne person's reasonable effor (3) Findings Not Support or other matter are not su not meet Substantial Con (4) Conflicts. The decision	other matter were inaccurate; <u>Docum</u> w information is available to the applic ts or due diligence at the time of the d ted. The decision maker's stated find ipported by the information provided to formance Review criteria.	he decision maker when approving, conditiona pents submitted do not reflect intended project cant or the interested person that was not avait lecision; <u>Additional information was not provid</u> ings to approve, conditionally approve, or den to the decision maker; <u>The Citv's findings are in</u> or deny the permit, map, or other matter is in c is decision conflicts with the law.	, lable through that ed. y the permit, map, <u>sufficient and do</u>
correct	: I certify under penalty of perjury that	the foregoing, including all names and addres Date: $9 - 14 = 20$	
Signature: 7	-p	Uate: 7777422	
	Anna anna anna		

DOC# 2021-0207198

Mar 17, 2021 10:40 AM OFFICIAL RECORDS Ernest J. Dronenburg, Jr., SAN DIEGO COUNTY RECORDER FEES: \$47.00 (SB2 Atkins: \$0.00)

PAGES: 12

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

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2482866 1542 COPA DE ORO DRIVE CDP PROJECT NO. 676181 DEVELOPMENT SERVICES DEPARTMENT

This Coastal Development Permit No. 2482866 is granted by the Development Services Department of the City of San Diego to Dale Thayer, Trustee of the La Jolla Trust dated September 23, 2019, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 0.24-acre site is located at 1542 Copa De Oro Drive in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable-Area 1), Coastal Height Limit, and Parking Impact Overlay Zones (Coastal Impact) within the La Jolla Community Plan Area. The project site is legally described as: Lot 50 La Jolla Palisades, Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3966, filed In the Office of the County Recorder of San Diego County, September 19, 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a partial demolition, remodel, and addition to an existing single family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 11, 2021, on file in the Development Services Department. The project shall include:

- Partial demolition, remodel and 782 square-foot addition to an existing one-story, 2,873 square-foot single family dwelling unit with attached garage for a total of 3,655 square feet;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

Page 1 of 5

ORIGINAL

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by March 1, 2024.

2. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

3. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

4. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

5. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

6. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

Page 2 of 5

ORIGINAL

discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

CLIMATE ACTION PLAN REQUIREMENTS:

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

ENGINEERING REQUIREMENTS:

10. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing driveway with City standards driveway, adjacent to the site on Copa De Oro Drive, satisfactory to the City Engineer.

11. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a new current city standard sidewalk, adjacent to the site on Copa De Oro Drive, satisfactory to the City Engineer.

12. Prior to the issuance of any construction permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, for the water meter, landscape and irrigation in the Copa De Oro Drive Right of Way, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing water meter cover with a traffic rated cover, adjacent to the site on Copa De Oro Drive, satisfactory to the City Engineer.

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

15. 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.

WATER AND SEWER REQUIREMENTS:

16. Prior to the issuance of any construction permits, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall, assure by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.



Page 3 of 5

17. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

18. Back flow prevention device only required if the project does not meet Information Bulletin 214 requirements.

19. Prior to the issuance of any construction permits, the Owner/Permitte shall assure, by permit and bond, to Install a high rated traffic lid box for the existing water meter.

20. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

21. 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.

PLANNING/DESIGN REQUIREMENTS:

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

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

INFORMATION ONLY:

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

APPROVED by the Development Services Department of the City of San Diego on February 11, 2021and CM-7018.





Coastal Development Permit No. 2482866 PTS Approval No.: 676181 Date of Approval: February 11, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Edith Gutierrez

Development Project Manager

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

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

DALE THAYER, TRUSTEE OF THE LA JOLLA TRUST Owner/Permittee

By Dale Thayer

Trustee of The La Jolla Trust

gee attached

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



A notary public or other officer completing this certificate veri to which this certificate is attached, and not the truthfulness	fies only the identity of the individual who signed the document , accuracy, or validity of that document.
tate of California	The second se
ounty of <u>San Diego</u>	
n March 10, 2021 before me,	Stacie L. Maxwell, Notary Public
Date	Here Insert Name and Title of the Officer
ersonally appearedEdith Gutier	rrez, Development Project Manager
	Name(s) of Signer(s)
STACIE L. MAXWELL Notary Public - California San Diego County	entity upon behalf of which the person acted, execute I certify under PENALTY OF PERJURY under the
Commission # 2165260 My Comm. Expires Sep 22, 2020	laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.
	paragraph is true and correct. WITNESS my hand and official seal.
My Comm. Expires Sep 22, 2020 otary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature of Notary Public
My Comm. Expires Sep 22, 2020 otary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature of Notary Public IONAL deter alteration of the document or
My Comm. Expires Sep 22, 2020 otary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature of Notary Public
My Comm. Expires Sep 22, 2020 otary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of fraudulent reattachment of this	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature ONAL deter alteration of the document or form to an unintended document.
My Comm. Expires Sep 22, 2020 otary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of fraudulent reattachment of this Description of Attached Document	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature ONAL deter alteration of the document or form to an unintended document.
My Comm. Expires Sep 22, 2020 otary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of fraudulent reattachment of this Description of Attached Document Title or Type of Document: <u>1542 Copa de Oro Drive</u> - Document Date: <u>February 11, 2021</u>	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature of Jotary Public Signature of Jotary Public IONAL deter alteration of the document or form to an unintended document. Project No. 676181 Number of Pages:5
My Comm. Expires Sep 22, 2020 otary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of fraudulent reattachment of this Description of Attached Document Title or Type of Document: <u>1542 Copa de Oro Drive -</u> Document Date: <u>February 11, 2021</u> Signer(s) Other Than Named Above: <u>Date</u>	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature of Jotary Public Signature of Jotary Public IONAL deter alteration of the document or form to an unintended document. Project No. 676181 Number of Pages: 5
My Comm. Expires Sep 22, 2020 My Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of fraudulent reattachment of this Description of Attached Document Title or Type of Document: <u>1542 Copa de Oro Drive -</u> Document Date: <u>February 11, 2021</u> Signer(s) Other Than Named Above: <u>Date</u> Capacity(ies) Claimed by Signer(s)	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature
My Comm. Expires Sep 22, 2020 Atary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of fraudulent reattachment of this Description of Attached Document Title or Type of Document: <u>1542 Copa de Oro Drive</u> - Document Date: <u>February 11, 2021</u> Signer(s) Other Than Named Above: <u>Date</u>	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature Signature of Notary Public IONAL deter alteration of the document or form to an unintended document. Project No. 676181Number of Pages:5 e Thayer Signer's Name: Corporate Officer – Title(s):
My Comm. Expires Sep 22, 2020 My Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of fraudulent reattachment of this Description of Attached Document Title or Type of Document: <u>1542 Copa de Oro Drive -</u> Document Date: <u>February 11, 2021</u> Signer(s) Other Than Named Above: <u>Date</u> Capacity(ies) Claimed by Signer(s) Signer's Name: <u>Date</u> Corporate Officer – Title(s):	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature Signature of Notary Public IONAL deter alteration of the document or form to an unintended document. Project No. 676181 Number of Pages: 5 e Thayer Signer's Name: □ Corporate Officer – Title(s): □ Partner – □ Limited □ General
My Comm. Expires Sep 22, 2020 otary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can of fraudulent reattachment of this Description of Attached Document Title or Type of Document: <u>1542 Copa de Oro Drive -</u> Document Date: <u>February 11, 2021</u> Signer(s) Other Than Named Above: <u>Dake</u> Capacity(ies) Claimed by Signer(s) Signer's Name: <u>Dake</u> Corporate Officer - Title(s):	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature Signature of Viotary Public IONAL deter alteration of the document or form to an unintended document. Project No. 676181Number of Pages:5 e Thayer Signer's Name: Corporate Officer – Title(s): Partner – □ Limited □ General □ Individual □ Attorney in Fact
My Comm. Expires Sep 22, 2020 Detary Commission extended pursuant to Executive of Place Notary Seal and/or Stamp Above OPTI Completing this information can be fraudulent reattachment of this Description of Attached Document Title or Type of Document: 1542 Copa de Oro Drive - Document Date: February 11, 2021 Signer(s) Other Than Named Above:Date Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer – Title(s):	paragraph is true and correct. WITNESS my hand and official seal. Order N-71-20 Signature Signature Signature Signature GONAL deter alteration of the document or form to an unintended document. Project No. 676181

©2019 National Notary Association



NOTARY SEAL CERTIFICATION

ATTACHMENT 6

(Government Code 27361.7)

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of the Notary: Chelsea A. Welsh Commission Number: 2346738 Date Commission Expires: 02, 13, 2025 County Where Bond is Filed: Orange County NNA1 Manufacturer or Vendor Number: (Located on both sides of the notary seal border) Signature: Firm Name (if applicable) Place of Execution: San Micgo, CA Date: 031 16 1 2021

Rec Form #R10.1 (Rev. 3/15/16)

A notary public or other officer completing t certificate verifies only the identity of the inc who signed the document to which this cert attached, and not the truthfulness, accuracy validity of that document.	dividual lificate is
State of California County ofOrange	_)
On 3/3/2021 before me	e, Chelsea A. Welsh a Notary Public
	(insert name and title of the officer)
a sussiantly as a sussi Lide Ludver	
subscribed to the within instrument and acknown his/her/their authorized capacity(ies), and that person(s), or the entity upon behalf of which the second se	r evidence to be the person(s) whose name(s) is/are owledged to me that he/she/they executed the same t by his/her/their signature(s) on the instrument the the person(s) acted, executed the instrument. In the laws of the State of California that the foregoing
who proved to me on the basis of satisfactory subscribed to the within instrument and ackno- his/her/their authorized capacity(ies), and tha person(s), or the entity upon behalf of which t I certify under PENALTY OF PERJURY under	owledged to me that he/she/they executed the sam t by his/her/their signature(s) on the instrument the the person(s) acted, executed the instrument.



ATTACHMENT 6

DEVELOPMENT SERVICES RESOLUTION NO. CM-7018 COASTAL DEVELOPMENT PERMIT NO. 2482866 1542 COPA DE ORO DRIVE CDP - PROJECT NO. 676181

WHEREAS, Dale Thayer, Trustee of the La Jolla Trust dated September 23, 2019, Owner/Permittee, filed an application with the City of San Diego for a permit for a partial demolition, remodel, and addition to an existing single family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2482866), on portions of a 0.24-acre site;

WHEREAS, the project site is located at 1542 Copa De Oro Drive in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable-Area 1), Coastal Height Limit, and Parking Impact Overlay Zones (Coastal Impact) within the La Jolla Community Plan Area and Local Coastal Program Land Use Plan;

WHEREAS, the project site is legally described as: Lot 50 La Jolla Palisades, Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3966, filed in the Office of the County Recorder of San Diego County, September 19, 1958;

WHEREAS, on January 27, 2021, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on February 11, 2021, the Development Services Department of the City of San Diego considered Coastal Development Permit No. 2482866 pursuant to the Land Development Code of the City of San Diego;



BE IT RESOLVED by the Development Services Department of the City of San Diego, that it

adopts the following findings with respect to Coastal Development Permit No. 2482866:

A. COSTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. <u>Findings for all Coastal Development Permits:</u>

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

The proposed project is a partial demolition, remodel, and a 782 square-foot addition to an existing one-story, 2,873 square-foot, single family dwelling unit with attached garage, for a total of 3,655 square feet.

The 0.24-acre site is located at 1542 Copa De Oro Drive in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable-Area 1), Coastal Height Limit, and Parking Impact Overlay Zones (Coastal Impact) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area (LJCP/LCP).

The project site, located approximate on mile east of the Pacific Ocean, is not located within the First Public Roadway or within a visual access corridor, as identified within the LJCP/LCP. Additionally, the site is not located near any existing or proposed physical accessway that is legally utilized by the public or within or adjacent to any public vantage points as identified in Figure 9 of the LJCP/LCP. The proposed project is located within the existing disturbed and developed site and is designed in conformance with the RS-1-4 zone development regulations, including required setbacks, floor area ratio, and height; also consistent with the bulk, scale, and style of the surrounding community. The highest point of the residence is approximately 18 feet, well below the allowed 30-foot height limit.

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

 The proposed coastal development will not adversely affect environmentally sensitive lands; and



The proposed project is a partial demolition, remodel, and a 782 square-foot addition to an existing one-story, 2,873 square-foot, single family dwelling unit with attached garage, for a total of 3,655 square feet.

The project site does not contain and is not adjacent to any sensitive biological resources, sensitive coastal bluffs, steep hillsides, or special flood hazard areas, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area. The project site does not contain Environmentally Sensitive Lands and therefore, the project will not adversely affect environmentally sensitive lands.

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

The proposed project is a partial demolition, remodel, and a 782 square-foot addition to an existing one-story, 2,873 square-foot, single family dwelling unit with attached garage, for a total of 3,655 square feet.

The 0.24-acre site is located at 1542 Copa De Oro Drive in the RS-1-4 Zone, Coastal Overlay Zone (Non-Appealable-Area 1), Coastal Height Limit, and Parking Impact Overlay Zones (Coastal Impact) within the La Jolla Community Plan and Local Coastal Program Land Use Plan area (LJCP/LCP).

The project site with within the Very Low-Density Residential designation of the LJCP Land Use plan. The density range is 0 to 5 dwelling units per net residential acre. The proposed density of one dwelling unit per 0.24 acres is in conformance with the prescribed density.

The proposed project is located within the existing disturbed and developed site and is designed in conformance with the RS-1-4 zone development regulations, including required setbacks, floor area ratio, and height; also consistent with the bulk, scale, and style of the surrounding community. The highest point of the residence is approximately 18 feet, well below the allowed 30-foot height limit.

The project site, located approximate on mile east of the Pacific Ocean, is not located within the First Public Roadway or within a visual access corridor, as identified within the LJCP/LCP. Additionally, the site is not located near any existing or proposed physical accessway that is legally utilized by the public or within or adjacent to any public vantage points as identified in Figure 9 of the LJCP/LCP.

The project site does not contain and is not adjacent to any sensitive biological resources, sensitive coastal bluffs, steep hillsides, or special flood hazard areas, and is not located within or adjacent to the City's Multiple Species Conservation Program/Multiple Habitat Planning Area.



Therefore, the proposed remodel is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The proposed project is a partial demolition, remodel, and a 782 square-foot addition to an existing one-story, 2,873 square-foot, single family dwelling unit with attached garage, for a total of 3,655 square feet.

The project site, located approximate on mile east of the Pacific Ocean, is not located within the First Public Roadway or within a visual access corridor, as identified within the LJCP/LCP. Additionally, the site is not located near any existing or proposed physical accessway that is legally utilized by the public or within or adjacent to any public vantage points as identified in Figure 9 of the LJCP/LCP. The proposed remodel is located within the existing disturbed and developed site and is designed in conformance with all applicable development regulations. Therefore, the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the

Development Services Department, Coastal Development Permit No. 2482866 is hereby GRANTED

by the to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in

Permit No. 2482866 a copy of which is attached hereto and made a part hereof.

Edith Gutierrez

Development Project Manager Development Services

Adopted on: February 11, 2021



Page 4 of 4



ATTACHMENT 7

Letter of Request ent Permit Review - 0676181 Project Description: Selectively demolish portions the 2.871 square fost existing single-family residence. With the net addition of 755.85 square foot to the existing first floor habitable area. Remodel of the two-ear garage for an area of 454.8 square feet Expansion of the kitchen, living room and master bedroom of the residence for a total of 3.655 square feet. New early foyer and remodel entire interior of residence with a new roof & raised walls of two feet for a 10-11° ceiling. The propsed home will consists of 4 bedrooms and 3 ½ halts, with a two-ear garage. Provide new exterior decks, pool & spa, new landscaping and other site improvements of the features as shown on the site plans. Marengo Morton Architects 7724 Girard Ave. The Project is consistent with the RS 1-4 zoning & Land use Designations in the City's General Plan and the Community Plan of La Jolfa. The proposed project size, setback and height is consistent with RS 1-4 (single family zone). Second Floor
 Stand Development Permit Criteria

 1. The proposed project loi size conforms to the minimum requirement of the zone - 10,000 sf.

 a. The loi 10.74.3.6 square feet (conforms)

 2. The cossial height limit for this zone is 30,00;

 a. The proposed project leight is 17.4° (conforms)

 3. The proposed project height limit is 17.4° (conforms)

 4. The proposed project height limit is 17.4° (conforms)

 5. The proposed project height limit limit of this zone is 30,00;

 a. The proposed project height limit project limit of the 237 square feet. (conforms)

 5. The proposed home exceeds the required setbacks. (conforms)

 6. The bronse to home exceed the required setbacks. (conforms)

 6. The bronse is a traditional tract ranch home (ton-bistorical)

 b. The bronse is a traditional tract ranch home (ton-bistorical)

 b. The bronse is a traditional tract ranch home (ton-bistorical)

 c. The proposed home will have energy star applines.

 c. The proposed home will have energy star applines

 d. The proposed home will have energy star applines

 d. The proposed home will have energy star applines

 d. The proposed home will have concerging distar file trans and include Reflector Series Asphalt shingle romfilm antarials with a minimum Jayear age distar reflection and thermal emittance of 1.7. (conform)

 e. The proposed home will have concerging distar reflectin an La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Maren 01-14-2021 SEDTARC C-19371 2 RENEWAL 04/30/2021 All design, ideas and arrangements as indicat PROJECT DATA 2020-27 Incorporated or Michael Mor prohibited. There shall be no 542 Copa de Oro Dr All that certain real property situated in the County of San Diego, State of California, described as follows: Lat 50 La J Philosdex, Ual No. 1, In the City of San Diego, State of California, according to Map thereof No. 3966, filed in the Offi County Recenter of San Diego County, September 19, 1983. ent of Marengo I rated. Visual, ph MARIN 1990 CALIFORNIA BUILDING CODE (CBC), 2019 EDITION CALIFORNIA ELECTRICAL CODE (NEC), 2019 EDITION CALIFORNIA MECHANICAL CODE (CMC), 2019 EDITION RESIDENCE) DRIVE 92037 CALIFORNIA PLUMBING CODE (CPC), 2019 EDITION CITY OF SAN DIEGO MUNICIPAL CODE (CSDMC) 2019 EDITION CALIFORNIA RESIDENTIAL CODE (CRC) 2019 EDITION as addend my the City of as Diego Municipal Code Single Family Residence: R-3 & U GARAGE 1542 COPA DE ORO I LA JOLLA, CA 92 TYPE VB - NON RATED SPRINKLEREE One Existing - One Proposed 15'-2" Existing I 10,474.4 S.F. 17'-6" Prop 0.24 ACRES From Survey from San Diego Land Survey 1010.17 10.000 S.F. PRIVATE Minovarn by a Coasal-City, Costal Height Linit, Parking Impac Earthquake Fault Buffer Yes Hazard Categoin - 12 he Story Existing - One Story Proposed - Raised wall height and roof Height Standard 20°-0" 4°-0" 4°-0" 4°-0" Preparal 10:43 Standa Schock 7:4,75° -4-0° 1 Nitisumskie ochock on one side (15%), or can be equation bind statul (12.8 or 12-10° 7:4,75° -4-0° 1 Nitisumskie schock on one side (15%), or can be equation bind statul (12.8 or 12-10° 10:43 Nitisum est schock on Official de la de degit one kan or gane then 100 Coastal Submittal - 09/30/2020 Coastal Cycle, Owner Rev. 11/16/2 Coastal Cycle Response - 12/08/202 Proposed 17'-5 3/4" Coastal Cycle Owner Rev. 12/16/20 30° Minimum - 24' with 30 degree angled planes on street elevations (lots wider that 7) Coastal Cycle Response - 01/14/2 54% No grading of the sit 10,474.36 S.F. tardseape, new pool & spa, new 52.3718 Maximum 005% area for % deviatio 1 DU/ACRES 4.16 DU/ACRES 5.237.2 50% 35% 54% 35% 60% 31% 25% 3.654.9 S.F. 5.656.2 S.F. 3.654.9 S.F. 554.1 S.F. 287.1 S.F. 1.414.0 S.F. Isacense court as vera a second noor overnargs 1532.1
 Per Tuble 131-041
 2001.3 Less than, 004
 923.53 S.P. - Tront Yard Schuck Atea 287.4 360 Sq. Feet New Haulscape Area HASE COASTAL DEVELOPMENT PHASE OFFCTNO 2020-27 25% of allowed FAR Addition 0,00 7/8,2/ 0.0 S.F. on Structure Proposed Existing 2.424.5 S.F. 0.0 S.F. 0.0 S.F. 2.424.5 S.F. Existing Floor New Addition Area included in IEWED BY MRM 718.2 5. Demolition of a portion of se 57,35 2,424.5 S.F. 448.6 S.F 0,0 S.F 448.6 S.F. 3,200.1 5.1 WN BY APM / MRM Remodeled Garage See Site Plan - None -57.4 S.F 454.8 S.F 3.654.9 S.F 230.2 S.F 60.0 S.F 242.3 S.F 420.1 S.F 242.3 S.F 47.7 S.F 1526.4 S.F 936.6 S.F 8690.5 F 788.2 S.F 341.2 S.F 448.6 S.F 2873.1 S.F. 521.2 S.F 305.1 S.F. 9.0 S.F. 12.3 S.F. 47.7 S.F. 1555 S.F. 260.7 S.F. DATE 01-14-2021 FAR Area Ensuing to be replaced with Ne New Enry Walloway New Hardscape New Hardscape 230.23 60.01 490.10 242.34 47.71 1,526.41 New Hardscape New Hardscape New Pool & Spa Total New Hardscape See Landscape See - Site Pian 860.7 S.F. 869.0 S.F. 772.0 S.F. 1.962.8 S.F. 936.6 \$69.00 788.20 341.18 2.022.9 S.F. 0.00 0.0 S.F. 363.00 6.487,4 S.F. 2,935.0 See Landscape See - Site Plan See Landscape See - Site Plan 2,022.9 S.F. 363.0 S.F. 4,957.8 S.F. TITLE SHEET Total Landscare ing Spaces are 9-0" Wile & 18-0" Lon 2 in Garage T-1.1 SHEET | OF 29

La Jolla, CA 92037 358-221-01-00

Bulli in 1960

RS I-

La Jolle

Existing

15.3"

CAL GREEN NOTES	GENERAL PROJECT NOTES	
CAL CREEN SUSTAINABILITY NOTES	GENERAL PROJECT NOTES: 1. These drawings and specifications are the property and the copyright of Marcago Morton Architects, Incorporated. No use, copies or alterations of this material is allowed unless the written permission of Marcago Morton Architects, Incorporated or Michael R. Morton, AIA, is granted prior to use, except for the temperary use to construct the stid work described in the project title block. No tights, ownership privileges or rouse of information contained herein is	GENERAL A The follo
GENERAL 1. After the building permit has been issued, the owner shall be responsible for any costs incurred as a jesuit of changes to the design of the fire spunder system which produce a higher GPM and a larger meter size requirement.	conveyed, allowed or transferred to any party. O Marcingo Morton Architers Incorporated 9 State of California, O United States of America. 8. Before commenting any work on the site, the General Contractor shall verify becautions of all site dimensions and site conditions. These include but are not limited to properly lines, required veback lines to all new or existing building:	2. Califo 3. Califo
OWNER SIGNATURE:	walls, easements (if any), existing grade locations, finish floor elevations, existing site utilities, and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all property lines, easements (if any), and erground utilities or any other leans as needed. A. 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.	4 Calife 5 Calife
3. Per Sec 4.406.1, Joints & openings, innular spaces around pipes, electric eables, conduit, or office openings in plates at exterior walts shall be protected against the passage of rodeuts by closing such openings with centent notrar, concrete masany of similar methad acceptable to the enforcing against. A minimum of 50% of the construction waste generated at the site is diverted or resceed or shatege or FO GDSC section 4408,1 and city ordinance.	 Art construints or differences in the tent of the Construction of the Construction of all dimensions and conditions shall be the sole responsibility of the General Constructor and Subcontractors. These drawings have been prepared from the latest information available on existing conditions. Minor variations may calculate the advection of the destination of the construction. Any discrepance or a rea of confusion between field conditions and these drawings 	6, Calife 7 Calife
OPERATION MANUAL	shall be brought to the attention of the Architect prior to proceedings with vork in question. Do not proceed with work in question until the Architect issues written directions. 5. In case of consults within the devine prior to precedent while be: 1) specific devinas notes, 3) specifications and (4) general and (4) general notes.	 Amer Wester AWP
5 Per Sec 4.410.1 - Before final inspection, a complete operation & maintenance manual shall be provided to the building occupant or owner. Contractor or owner shall submit an affidavit that confirms the delivery of such. The manual shauld include in addition to other aspects the following: a. Direction to the building owner or occupant that the manual shall termin with the building introgradient he life cycle of the structure.	 Neither the Owner nor the Architect shall enforce safety measures or regulations. They are the General Contractor's sole responsibility. The General Contractor and Subcontractor's work shall be in accordance with all applicable federal, state, and local building codes and agency standards. 	Stand B Existing
 Direction for the standing one in decident more manual standing intergence on the second standing on the standing of the standing	Project General Notes 8. The provisions of the 2013 California Building Code (CBC) and/or California Residential Code (CRC) shall apply to the construction alteration, movement, enlargement, replacement, replacement, sequences, location, maintenance,	discrepant C Design L
ii. Roof and yard drainage, including gutters and downspouts. iii. Splace conditioning systems, including condensers and air filters.	removal, and demolition of detached one and two-family dwelling, townhouses note more than three states above grade plane in height with a separate means of egress and structures accessory thereto. All other structures shall comply to the provision of the 2013 california Building Control of the 2013 california Building Control of Control of the 2013 california Building Control of the 2013 california Building Control of Control of Control of the 2013 california Building Control of	1. Floor L 2. Stairs S
 Landscape irrigation systems. Water re-use systems. Information from local subity, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 	9. Cal-OSHA requirement: A Construction activity permit is required for Construction of Iteraches or excavations which area five feet or deeper and into which a person is required to descend. Construction of any building, structures, scaffolding or falsework, more than three stories high or the equivalent height (36 feet), Erection or dismantling of vertical shoring systems more that three stories high or the equivalent height (36 feet)	 Stair Tr Roof Li Balcon
 Imminiation unit constrainty, were and water covery providers of neurons to anner course resource constraints, including response programs and something. Public transportation and/or extrapol options available in the area. Educational material on the positive imports of an interior relative humidity between 30-60 percent and what methods an occupant may a set to maintain such humidity levels. 	10. Adhesives, sealants and caulis shall be compliant with VOC and other toxic compound limits. 1). Paints, stains and other costing shall be compliant with VOC limits. 12 Aerosol pussus and costings shall be confuliant with Pockur weighted MIR limits for VOC and other toxic compounds.	6. Seismic 7. Soil Be
 Information about water-conservation landscape and irrigation design and controllers, which conserve water. Instructions for maintaining gutters and downspouts and the importance of diversing water at least 5 feet away from foundation. 	 Carefore pairs and compliant by the compliant weighted start minis for VOC and once inserve compliants. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. A letter from the contractor and or the building owner certifying what material has been used and its compliante with the Code must be submitted to the Building lower. 	D Foundat 1. Sptca
 Information on required routine maintenance measures, including, but not limited to catalking, painting, grading around the building, etc. Information about state solar energy and incentive programs available. 	(4) Fifty percent of floor area receiving resultant dooring shall comply with the VOC -emission limits defined in the Collaborative for High Performance Schools (CIIPS) Low -emitting Material Jist or be certified under the Resilient Floor Covering Institute (RCF) Floor Scene program.	 Base 1 All for others
j. A copy of all special inspection verifications required by the enforcing agency or this code. A copy of a complete operation and maintrance manual as outlined in the notes above will be delivered to the building owner prior to final inspection. A nowine manual certificate should be completed and signed by either al locensid General Contractor or a homeowner certifying that a copy of the manual has been tellwared, received to	15. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldelayde antission standards. 16. Moisture context of building materials used in wall and floor framing is checked before enclosure. Building material with visible sign of water damage shall not be used. Insulation products, which are visibly wet or have a high moisture content shall	E Concret
the building owner. A copy of the certification from can be obtained from the development services department. MATERIALS.	be allowed to dry prior to enclosure. Site Preparation	2. Slab- 3 Concr
8. Per Sec 4.504.1, Duct openings and other related air distribution component openings shall be covered during construction 9. Per Sec 4.504.2.1, Adhesives, sealans and caulks shall be compliant with VOC & other toxic compound limits.	17. Pror to excessition, General Contractor shall confirm location of underground utilities. 18. In the event that utilities or concealed structures are discovered during construction at exposed or unexposed locations, the General Contractor shall stop work immediately in that area and question or notify the Architect and/or utility company.	 Foatin Forme Slabs-
 Paints, stains and other coatings shall be compliant with VOC limits set in section 4.504.2.2 and Table 4.504.3 of Cal Green. Adhes/ves, stelants, caults, addresives and scalaris used on the project shall meet the requirements of the following tradinads. (Section 5.504.4.1 of California Green Building Code- CAL GREEN) Additiones and scalaris caults, addresives, and scalaris dadisive primers, calardatis, shall comply with local or regional air pollution control or air quality management 	immediately 19. The General Contractor and Subconstractor shall be responsible for the appropriate hook up to all utilities required to support the work.	F Concrete
b) ELEVY Policy rest, about the binding primers, adjustry function, searching, water applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5:504.4.1 and 5:504.4.2 of CAL (REE). (Sec. 5:504.4.1) A letter from the contractor and or the building owner certifying what material has been used and its compliance with the Code must be subbinited to the building laspector.	20. The General Contractor shall protect the adjacent properties, including, but not limited to dust, trash, or damages due to demolition, excavation, construction and/or flooding originating on the site. 2). These contract documents do not contemplate the handling of treatment of ashesios and/or any hazardous wate materials. Should any hazardous materials be discovered, the General Contractor shall notify the Owner immediately by telephone and in writing.	2. An ap 3. Use a
 a. The Contractor shall provide a letter and or the building owner certifying what paint has been used and its compliance with the Cod must be submitted to the building Inspector. 3. Aerosol adhesives, and smaller unit sizes of adhesives, and seelant or cauking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist 	writing. 22. The General Contractor shell install and maintain a phone at the job side for the duration of construction. 23. A soil compaction report shall be provided to the building inspector at the job site prior to placement of concrete for the new foundation if requested by the city.	G Structur
of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.	24. It is the General Contractor's responsibility to grade the site and to slope all grading and concrete work to provide positive drainage away from the building and to area storm drains.	 Mater Fabri
 Architectural paints and costings shall comply with Table 5.509.42 unless more strangent local limits apply (Section 5.504.3 of Califorma Green Building Code) Aerosol Paints and Costings. Aerosol paints and costings shall meet the Product-Weighted MIR Limits for ROC in section 94522(4)3) and other requirements, including prohibitions on use of certain toxic compounds and ezone depleting substances (CCR, Talle 17, Section 94520 (4); (Section 5.504.43.1 of CAL-GHEIN) 	Demolition 25 All exervation and grading shall comply with OSHA and other poverning regulations 25 Complex that has been as the powering regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall comply with OSHA and other poverning regulations 25 Demolition and grading shall co	3. All was Struct
6. A certification completed and signed by either the general contractor or subcontructor, or the building owner certifying that the paint, stain, and adhesives, complete with the requirements of the California Green Building Code. A copy of the form can be obtained from the development services department.	26.Demolition shall confirm to extent shown on the Demolition Plan. No structures are to be removed or modified with notification to the Architect and confirmation that they are in conformance with the approved permit plans. 27.Shoring shall be provided where demolition of support structures occur. 87.Phories the start of any demolition no restruction, the General Contractor (GC) shall inspect and prepare an inventory of all items noted to be relocated or salvaged and verify that these items are in good working condition and able to be relocated.	4. After expos
 Per Sec 4.504.3, Carpet and carpet systems shall be compliant with voc limits. A letter from the contractor / subcontractor and or the huilding owner certifying what material has been used and its compliance with the code must be submitted to the building inspector. 	as more the start of any demonstration, the United as Contractor (CC) shall his peed and proper can invention of a more index of the resource of savaged and very on incention of the Contractor (CC) shall be held responsible for replacing any re-locatable item damaged during the demonstration process. Salvaged items shall be the Owner's choosing and shall be held responsible for replacing any re-locatable item damaged during the demonstration (CC) shall be contracted to be contr	H Rough C I. Lumb Stand
18 Per Sec 4.504.4, 80% of the floor area receiving resilient flooring shall comply with one or more of the following: a VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. b. Products complant with CHPS criteric enrifted under the Greeneuent Children & School program.	Floor Plan	a) -G b) -G
 robusts company with Crise refere control under the creenguate contact as serious program. Certification under the Resilient Floor Covering Institute (RFCI) Floor Score Program. Meet the California Department of public Health, "Standard Method for the Testing and Evaluation of the Volatile Organic Chemical Emissions from indoor Sources 	29. Interior finishes must conform to the requirements of Chapter 12, 2013 CBC or the CRC Chapter 7. All decorative materials are required to be maintained in a flame-retardiant condition. 30. Different floor finishes shall meet under the door, unless otherwise noted. 31. Smole detections shall be provided in all sleeping renows, in adjacent halways, and in areas that are specified in Section 907.2.11.2, 2013 CBC.	c) -N d) -P
Using Environmental Chambers, Version 1.1, Pebruary 2010 (also known as Specification 01350). 9. Hardwood, plwood, particleboard, medium density fiberboard (MDF), composite wood product used on the interjor or exterior of the building shall meet the requirements for	3) Source detectors shart be provided in an steeping rooms, in adjacent nativeys, and in areas this jarge spectrule in between the gamge and the residues for excupancy separation. Refer to Section 700,1, 707,3 9 and Table 707,3 10, 2013 CBC 33. Glass and glazing shall conform to the provisions of Chapter 24, Section 246, 2013 CBC. All glazing panels adjacent to doors and within 18" of walking surfaces shall be tempered.	2. Plywo 1. Lomb
formaldehyde as specified in A.R.B.'s Air Toxic Control Measure for Composite wood as specified in section 4.504.5 and table 4.504.5 of CAL GREEN. 0. A certification completed and signed by the general contractor, subcontractor or building owner certifying that the resilient flooring, composite wood product, plywood, particleboard etc.	34. Provide R-13 insulation in all exterior walls and bathroom walls. Provide R-19 insulation between floors and R-30 in attic space. Refer to Section 720, 2013 CBC. 35. Provide emergency exit doors or windows from sleeping rooms. Net clear opening area shall be ast less than 5.7 sq. ft., (821 sq. in.) Minimum opening height shall be 24". Minimum opening width shall be 20". Maximum finished sill height shall	a) -W b) -S c) -N
comply with the VOC limits and formaldehyde limits specified in the notes above and the California Green Building Code. 11. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when framing members exceed 19% moisture content. 21. The moisture content of building materials used in wall and floor framing is checked before enclosure. Moisture content shall be verified by wither probe type or contact type moisture	be 44" above floor. 36. Provide under-floor crawl space ventilation in foundation walls of not less than 1/150 of area ventilated. Provide corrosion resistant metal mesh screen frame at each opening.	d) -S e) -B
meter. MECHANICAL	37. At transition to exterior balconies and decks shall provide a minimum step down to finish surface of 1 inch (U.N.O.), Rough framing surfaces shall have a minimum 2-inch step down (U.N.O.) Framing	f) -C g) -P
3. Exhaust fans, which terminate outside the building, are provided in every bathroom that contains a shower or tub. Unless functioning as a component of a whole house ventilation system, functional terms of the system.	39. Provide solid blocking in wall framing for all cabinets, countertops, mirrors, shelving, light fixtures, and miscellaneous wall and ceiling mounted or recessed items 39. Contractor shell coordinate soffit framing with the plan to allow adequate space for installation of light fixtures and mechanical equiprized.	4. Fabria 5. Timb
24. Per 2013 Green Code Sec 4 503 1 - Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet sitive shall comply with U.S. EPA Phase II emission limits where applicable. Woodstove, pellet sitives and fireplaces shall also comply with applicable local ordinances. 15. Per 8ce. 4 36(h) Mechanical exhaust flaw shifts to end itself and shall comply with the following:	40. Provide draft stop in the attic space. Attic space shall not exceed 3,000 sq. fl., or 50-0° in horizontal length. 41. Under-Floor Clearance (naised wood floors): wood joist or bottom of wood structure shall be no closer than 18 inches and wood guiders shall be no closer than 12 inches. Under floor areas shall be provide with a minimum 18 inch by 24 inch clear	faster a) A b) N
 a. France shall be ENERGY STAR component of a whole house ventilation as and could be building. b. Unless functioning as a component of a whole house ventilation system, faus must be controlled by a humidistat, which shall be readily accessible. Humidistat controls shall be 	opening. 42. Al) wood within 8" of earth or 1" of concrete shall be redwood or pressure treated, Section 2304.11.2.2, 3 & 4 CBC 2013. 43. Soliways and landings shall be constructed as required by Section 1009.3.1, 2013 CBC.	c) Mi siz
capable of adjustment between a relative humidity range of 50 to 80 percent. 6. Per See 4.507., - The Heating and Air Conditioning equipment was sized, designed and selecting using Energy Pro 5.6.1. Reference T24 calculations on sheet T-2 for more info.	44. Hold down angehors to be ired in place prior to calling for foundation inspection. 454. Floor sheating what Be stereyed and that of theoro joints.	d) W e) Sta
a. A signed affidavit from installer statung method used for the selection of heating and Air Conditioning equipment and that such equipment was installed in accordance to that method is required, this affidavit shall be presented to the Building Inspector BEFORE Final Inspection. 27. At the time of rough installation and during songe on the construction site until final statung of the basing; cooling and ventilating equipment, all duct and other related art distribution	46. Provide fire blocking at floor, ceiling, coves and mid-height of walls over 10-4° in height.	f) Gi fo g) A
27 And a time of bugst instantion and using songe on the construction size and main stanting or the example component operating signal be covered with tape, platic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system. (CAL Green Section: 5:504.3)	Finish 47. Install Duries Tile Backer Board by <u>United States Gryssum</u> or equal on all interior walls, countertops and ceilings to receive tile. Install Duries according to the manufacture's recommended specifications 48. Interior system board corners shall be per interior finish schedule. Interior typsum board texture shall be per interior finish schedule.	23
 In mechanically ventilated buildings, regularly occupied areas of the building shall be provided with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in 	Exterior Exterior In Removed metal flashines shall be painted to match adjacent surfaces. Unless note otherwise	h) Su i) Sh j) Do
the operation and maintenance manual. (CAL Green Section: 5:504.5.3) 9. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5:508.1.1 and 5:508.1.2. IfVAC, refrigeration and fire suppression equipment shall not contain Chicofluorocathons (CFCe) and shall not contain Halons (Section: 5:508.1).	50. A weep screed or weep holes shall be provided at or below the foundation plate line for all exterior stud wall finish on the exterior stucco. Weeps shall be placed a minimum of 4" above grade. 51. No vent pipe or any projection shall project above 30-0" from finish grade, new or pre-existing 5-0" from building face. The highest point of the roof shall not exceed 30-0" (U.N.O.).	I Submitte 1. All su final s
contain Charlonianos (CPCs) and an incompany and a second seco	52. Wond siding: clearance between word siding and earth on the exterior of a building shall not be less than 6 inches (6 ⁴) or less that 2 inches to concrete steps, patio slabs porch slabs or similar horizontal surfaces except were side, sheathing and wall framing are of naturally durable or preservative treated word. Roofing	2 Subm a) -C
National Standards.	Knowing Standing shall be installed in accordance with manufacturer's specific installation instructions. All newly constructed roofs shall be evered with materials identified as Class "A" roof assembly. Class A roof assemblies and roof covering shall be listed and identifies as Class A by an approved testing agency.	b) -N c) -F
consistent with OSHA requirements in CCR, Title K, section 5142, and other related regulations. A water heater pressure and temperature relief drain that terminates outside the building shall comply with Section 408.5 CPC. 3. Routing and termination of the and combustion air intake for water heater shall comply with Ch. 5, CPC 2013 and with manufacturer's specifications.	54. Provide all required shear notal flashing and coulding. Contractor shall provide 40-year meaninum warranty. 55. Provide all required shear sets or in port year and could inder gails react ords of reds of reds of resting the V/ inch.	d) -C e) -Sj J Construe
 Reculting and retirmination of the and control of minate for water interes stant compty with Cir. 2, CPC 2013 and with manufactures spectrasholds. Plumbing Fixtures and Fitting will water conserving and will comply with the 2013 CGBSC Sec. 4 303.1 	maximum. Plumbing	1. All co 2. All fit
5. Plumbing fixtures and fittings shall comply with all the requirements in Section 5.303 in the 2013 California Green Building Code. 16. Per 2013 CGIBSC Sec. 2013.1.2 When a shower is served by more than one showerhead, the combined Buwer ate of all showerhead and/or other shower to outlets controlled by a single	57. All new tolets shawerheads with a maximum flow of 2.0 gallons per minute (2.0 GPM) 57. All new tolets shall be ultra low flosh type, maximum 1.6 gallons per flosh. (1.6 GPM)	3 All st relate
valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time. Handbeld showers are considered showerheads.	58. No C. P. / Diping to be instilled for potable water supply. All water supply lines shall be copper. 39. Permanent vacuum treakers shall be included with all new hose bibles.	4 Prior Gene 5 Joist
37 Per Sec. 4.303.1 Please demonstrate a 0% reduction of Indoor water use. It can be demonstrated by one of the following methods: a. Each plumbing future and fitting shall meet reduced flow rates specified in Table 4.303.2 (below). Plumbing futures (water closets and urinals) and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing (Code (CPC) and Table 1401.1 of the CPC.	60. All water closets or bidet shall have a minimum clearance of 18" (15" is code minimum) from the centerline of the fixture to any sidewall or obstruction, nor closer than thirty (30") incluse center to any similar fixture. The clear space in front of any water closet to bidet shall not be ises than twenty-bud (24") incluses from the front of the fixture.	exteri concr
survey means and the intercontance must be and a container reasoning to be a container to be container	6) All ABS and PVC (piping and fittings shall be enclosed within walls and floors covered with 'type X gypsum board' or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required n2. State Health and Safety Code Sec 17921.9 hans the use of chlorinated polyvinyl chloride (CPVC) and eross-linked polyethylene (PEX) for interim water supply piping. n3. Building dmin and year piping materials shall comply with Section '2010 and 903.0 of the California Plenuma (CdPC).	6 The connect
Green Code, 98 Per 2013 CGBSC Sec. 24.303.3 - Plumbing fectures (water closets and urinals) and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall meet	64. All sanitary system niar materials shall be listed by an approved listing agency. 65. Postble water ping material shall be listed by an approved listing agency.	K Substitu 1. No su
the standards referenced in Table 4.303.3. LANDSCAPE AND CONTROLLERS	66. Residential lavatory inacets shall have a maximum rate of 1.2 gallons per minute at 60 psi and a minimum flow rate of ono less than 0.8 gallons per min, at 20 psi. Funce in common and upiles use area (onuside of develing or stepering units) in residential buildings must have a maximum flow rate of 0.3 gallons per min, at 20 psi.	L Clean U
39. Automatic trigation systems controllers for landscaping provided by the builder and instilled at the time of final response to changes in plant learning. a. Controller shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plant needs as weather conditions change. b. Weather based controllers without mergan lain sensors or communication systems that account for local rainfall shall lave a separate wired or wireless rain sensor, which connects or	67. Exactory Facets in restrooms shall be the self-closing type. (Commercial requirement) 68. Kitchen facets shall have a maximum flow rate of 1.8 gallows per minute at 60 pi and minimum flow rate of not less than 0.8 gallons perm min. at 20 pi 69. Kitchen facets shall have a maximum flow rate of <u>restructure</u> constructure con	2. The C
communicates with the controller's. Soil moisture-based controllers are not required to have rain sensor input. 9. Per 2013 CGBSC 4:304.1 - Irrigation controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply	69 Kitchin fasetti shall have a nazimum flow rate of secure secur	their tools,
with the following: a Controllers shall be weather - or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.		M Final In
b. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor, which connects emission limits where applicable, or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input. UILDING ENVELOPE	Mechanical 72. All mechanical and electrical systems shall be instal to in according from a cover plant and governing rody. EGYOID pechanical systems shall be tested and approved to be in a coper working condition to the satisfaction of the building	 Before occup 4,410
SUDDING EXVELOPE 11. Per Sec. 5.507.4 - Wall and roof-celling assemblies that make up the building envelope shall have an STC rating of at least 50, and exterior windows shall have a minimum STC of 30. UILDING STTE	inspector before the issuence of the certificate of occurance, and the second and	2. Direc cycle
 Show location of recycling area on the site plan. The area should be identified for the recycling of paper, corrugated cardboard, glass, plastics and metal TABLE 4.303.2 	The contract and described systems shall be initial of in accordance over encoded plant and approved plant and proved to be in every working condition to the satisfaction of the halding for the blanch blance of the satisfaction of the mailding for the blanch blance of the satisfaction of the blanch blance of the provesting of the blanch blance of the satisfaction of the blanch blance of the control of the blanch blance of the satisfaction of the blanch blance of the	3 Opera a) Ec sy
IABLE 4.305.2 FIXTURE FLOW RATES [EINTIDE TYPE ELOW BATE MAXIMUM ELOW BATE > 2014	7h. All ductiverk shall be constructed, erected and tente in according to the standard more standard in the opported by the shall be very be by the shall be and the shall be an	b) Ro c) Sp
FIXTURE TYPE FLOW RATE MAXIMUM FLOW RATE ≥ 20% REDUCTION	ASIRAGE handbook of fundamentals. 72 Provide burden versilistic of an on less than five () are temperatures on the star in the control of the star in the c	d) La e) W
Showerheads 2.5 gpm @ 80 psi 2.0 gpm @ 80 psi Lavatory Faucets 2.2 gpm @ 60 psi 1.2 gpm @ 60 psi	80 Exclaust fans which terminate outside the building it o proved in every balance in every balance in the control term and the control term and the control terminate outside the building it o proved in every balance in the control term and the control term and the control terminate outside terminate outside the building it opposed in every balance in the control terminate outside terminate outside terminate outside the building it opposed in every balance in the control terminate outside term	4 Information
Kitchen faucets 2.2 gpm @ 60 psi 1.8 gpm @ 60 psi Water Closets 1.6 gallons / flush 1.28 gallons / flush	Electrical 2/10/2021 Edith Cutioners date 14	5 Publi 6 Educe
Urinal 1.0 gallons / flush 0.5 gallons / flush 1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when 1.4	Electrical 81 All clacuits breaker switched 120V AC light circuits a reconsigning so all 12/20/21 hype GFC1 or AFT CEClitha GUITEPTEZ 22. Electrical outlets located in wet areas, bathrooms and loundry rooms, at the extensor or within 9-0° of the kicken sink, shall be provided with ground faith Merruher switch rOPCH 82. Wring the planums shall be in conduit or conform or Articles 300-21 and 300-22, NEC. 83. Wring the planums shall be in conduit or conform or Articles 300-21 and 300-22, NEC.	7. inforr 8. jastru
tested per ASME A122.19.233.2 for single flush and ASME A112.19 14 for dual flush toilets. 2. Lavatory faucets shall not have a flow rate less than 0.8 gpm at 20 psi.	83. Wring the plenums shall be in conduit or conform 1 Articles 300-21 and 300-22, NEC. Development Project Moneger 94. Attention, repairs and additions: When alteration, in pairs ar additions requiring a permit occur or whereare or more skeping rooms are added or created in existing dwellings. The indit dual dwelling and shall be equipped with sincke alarms located as required for new dwellings.	away a) Ini
TITLE 24 CALCUATIONS	as required for new ownings. S5 Carbon Monoxide Alarms: Locations: Proved smoke alarms in the following locations; 1) outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms(s) 2) on every level of a dwelling unit including basements: 86 Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2015.	9. Inform
		10 A cop
See Sheet T - 5 for Title 24 calculations	87. Carbon Monoxide Alarms: In existing dwelling units, where a permit is required for alterations, repairs or additions exceeding \$1,000 dollars, existing dwelling or sleeping units that have stracked garages or fuel-burning appliances shall be provided with carbon monoxide alarms in the specific dwelling unit or sleeping unit for which the permit was obtained. 88. Battery operated achois monoxide alarms i pe vinited alarm is permitted to be solely hattery operated where repairs or alterations do not result in the removal of a wall and celling finishes or there is no access by	11 A cop the bu

ATTACHMENT 7

RAL PROVISIONS following: Notes apply, unless indicated otherwise as the Project Governing Codes and Standards California Building Code, 2016 Edition (C.B.C.) California Phumburg Code, 2016 Edition (C.B.C.) California Eleverical Code, 2016 Edition (C.F.C.) California Eleverical Code, 2016 Edition (C.F.C.) California Residential Code, 2016 Edition (C.F.C.) California Residential Code, 2016 Edition (C.F.C.) California Residential Code, 2016 Edition (C.F.C.) California Code Cale Darge Code and Project Calculations, 2016 Edition (T-24 - Part of Unit set) American Concrete Institute "Building Code Requirements for Reinforced Concrete." Western Wood Froducts Association Lumiter Grading Standards. WPA Pressure Preservative Treatment Standard for Full Penetration Ground Contact Rating Codes and Standards

WPA, Persure Preservative Treatment Standard for Full Penetration Ground Contact Rating Codes Standards
file Conditions: Verify all existing conductors and dimensions before starting work. Report all reparties involving existing conditions to the architect prior to construction. gn Londar Unlikes Noted Untervise (See structural culculation for design load calculations) out Live Load 00 PS FJ. Uniform Load anier Stringers 100 PS FJ. Uniform Load of Live Load 00 Ubst. Concentrated Load Job Ubst. Concentrated Load Job Ubst. Concentrated Load Job Ubst. Concentrated And Job Ubst. Concentrated Load Job Ubst. Concentrate Job Ubst. Concentrated Load Job Ubst. Concentrate Job Ubst. Concentrate Job Ubst. Concentrate Job Ubst. C

unnum; read footing design: se footings 18 inches minimum below finished grade: Unless noted atherwise. I footings shall rest on firm undisturbed earth or soil with relative compacted of 90%, unless noted towards.

rete Reinforcement: formed bars #2 min. - #6, ASTM A615 Grade 60, fy = 40 KSI, Iap 40 bar diameters. Detormed bars #2 mm. - #6, AS1M A615 Viroate 00, ty - labo-ngrade & other miscellanceous site concrete see drav concrete cover over reinforcement: 'oantings 3' "ormed surfaces exposed to weather or ground 2" labs-on-grade, top and bottom minimum 1-1/2"

rete: infinum ultimate 28-day compressive strength (F/c) shall be 2,500 PSI, unless noted otherwise. approved varie-reducing admixture shall be used in all concrete except footings. se an approved air-entraining admixture in all concrete (structural and non-structural) where exposed to where

An approved water-educing admixance shall be used in all concrete except forming. Use an approved air-instaining admixance shall be used in all concrete except forming. Use an approved air-instaining admixance shall be used in all concrete except forming. Use an approved air-instaining admixance shall be used in the structural and non-structural where exposed to weather. "utertural Steel Material - Bolts, ASTM A255, minimum 1/2" diameter, unless noted reference: Fibrization, AISC specifications for the design, fabrication and erection of structural deel for buildings. Manual OF Steel Construction, Numb Edition Market fabrication, Steep and here shall be fully coated with two applications steel primer. Items permanently exposed to vestiler shall be fully primed and coated per specifications. Market fabrication, Steep and the graded per Western Wood Products Association Lumber grading Sandards. Lumber shall be graded per Western Wood Products Association Lumber grading Sandards. Lumber shall be graded per Western Wood Products Association Lumber grading Sandards. Lumber shall be graded per Western Wood Products Association Lumber grading Sandards. Lumber and Harris Heat Pack Detweet the Sandard Per Sandards. Jording Association null number b) -Grade and species -) -Grading Association null number b) -Grade and species -) -Multipe joints, rafters Douglas-Fit Luchs 2 & better. -) -Multipe joints, rafters Douglas-Fit Luchs 2 & better. -) -Multipe joints, rafters Douglas-Fit Luchs 2 & better. -) -Janum beaux 24F-V4, industrial grade or as specified on structural calculations. () -Post Douglas-Fit Luchs 2 & better. -) -Grade Association and Immig: - unless rode deterwise, the following shall apply: Tabitation. Convention full, and the Simper Te Co. Inc. or approved equal. Location and size of fatterers for structure and sharpes are uninduments shall be as specified by manufacture. -) Multipe joints and rafter action and the set of Structure and the system of the proved energy and Location, and s

-Manufacturer engineered trasses. -Fabricated steel. -Cabinetry and other built-in items. -Special windows.

-Special violators. truction Quality of the highest standards for materials and methods of installation. Il finants materials not selected shall be reviewed and accepted by the Architect and Owner. All subcontractors are responsible for inspecting, correcting, and approving all conjunctive conditions of all chaled prior tacks, prior to beginning their own work. To workmanship and materials not acceptable to subcontractors shall be brought to the attention of the truct of the state of the attention construction.

Inder workmanship and materials not acceptance to succontractuos sum to every one wave more and insertal Contractor prior to commenting construction, not and opening, annular spaces mound pipes, electric cables, conduits or other openings in plates at Action walls shall be protected against the passage of rolents by cloning such openings with traction unareite massenty or similar mathod acceptable the enforcing agency. The contractor is reporting the contractor is reporting to the contr

mer will be used

The war to see the second transmission of the substitution of the second s

um of 50 percent of the construction waste generated at the site is diverted to recycle or salvage p

minimulation and previous in a common and a particulation of waste material and/or rubbish causes the Constructor shall keep the premises free from accumulation of waste material and/or rubbish causes are work. At the completion of each days work, remove all rubbish from and about the building. All obs, scaffolding and surplus materials shall be stored, Bagged, or removed, leaving the job site broom

ean. Imspections and Operations Manuals: cfore final (aspection, a complete operation) and maintenance manual shall be provided to the building auguant or owner. Contractor or owner thall submit an affidavit that confirm the delivery of such (Section 410.1) A sample of the manual is available on the Housing and Community Development We site increation to the building owner or occupant the manual shall remain with the building for throughout the 1 sector to the building owner or occupant the manual shall remain with the building for throughout the 1 set of the structure.

ere or une variations ereation and maintenance instructions for the following: Equipment and appliances include water-serving devices and system, HVAC system, water-heating system and offert moje appliances and equipment. Roof and yard drainage, including guiter and downspoats: Space conditioning systems, include condenses rand air filters.

Space conditioning systems, include condenses and air filters. Landscape imguing in systems. Water re-uses systems, and other building or yite systems. Formation from local utility, water and waste recovery providers on the methods to turther reduced sources consumption, including recycle programs and locations. Allor manopartout on and/or cappool options available in the area. Allor manopartout on and/or cappool options available in the area. Allor manopartout on and/or cappool options available in the area. an 30-60 nercent and w

methods an occupant may use to maintain such humidhy level. Information about water-concervation landscape and trigation design and controllers which concerve wate listerations for maintaining guter and downpouts and the inportance of diverting water at less 5 feet way from foundation. I) Information the required routine maintenance measures including, but not limited to caulking, painting and grading around the building etc. Itormation about sate solar energy and meetive program available X copy of all special inspections verifications required by the enforcing agency or this code X copy of all special inspections.



TITLE 24 ENERGY CALCULATIONS GENERAL NOTES T-1.2 SHEET 2 OF 29

FIRE DEPARTMENT NOTES FIRE DEPARTMENT NOTES, cont. GENERAL PLAN PROVISIONS 4. FIRE EXTINGUISHING SYSTEMS: Complete plans and specifications for fire-extinguishing systems, including automatic sprinklers and wet and dry standpipes; halon systems and other special types of automatic fire-extinguishing systems; basement pipe inlets; and other fire-protection systems and appurtenances thereto shall be submitted to Fire and Life Safety for review and approval prior to installation. [CFC 901.2]
 Differencestinguishing systems shall be installed it accordance with CFC 903. NERAL PLAN PROVISIONS Building undergoing construction, alteration, or demolition shall be in accordance with CFC Chapter 33. (CFC 3301.1) Provide fire protection for the building during construction in accordance with California Title 19 and CFC, chapter 9. Building shall comply with the 2013 CFC Article 81 for high pile combustible stock. tible liquids, flammable gases, and hazardous chemical shall comply with the California Fire Code regulations. 4. Storage, dispensing of use of any flammable of combustible like BUILDING INTERIOR FIRE PROTECTION PROVISIONS b) Pro-exinguising systems snall be installed in accordance with CP 202.
 c) All values controlling the water supply for automatic spinkler systems and water-flow switches on all spinkler systems shall be electronically monitored where the number of sprinklers is 20 or more. [CFC 903.4]
 d) Approved automatic fire extinguishing systems shall be provided for the protection of commercial-type cooking equipment. Separate complete plans for these systems shall be submitted to fire and life safety for review and approval to installation. [CFC 904.11]
 5. FIRE ALARM SYSTEMS ILDING INTERIOR FIRE PROTECTION PROVISIONS
Provide and install a minimum of one 2A 10BC classification fire exinguisher within 75' travel distance for each 3,000 sq. ft. or portion thereof on each floor. Mount handle a maximum of 40° Above Finish Floor (A.F.F.) (CFC 906)
Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. No dead holts, surface bolts, sliding holts, or other locking devices are permitted except as noted in (CBC 1008.1.8). At main entry doors provide a readily visible, durable sign on or adjacent to the door, stating, "This door must remain unlocked during business hours". Letters to be 1° high on a contrasting background and any locking devices shall be readily distinguishable as locked.
Construct to excerce all permitting required by the fire department from the fire prevention burgene provide on accepting this building.
Interior finish shall comply with codes as follows: (CBC Chapter 8), will and finish materials shall not to exceed flame spread classifications per (CBC Section 803.1). All decorative materials shall be maintained in a flame-retardant condition. a) Complete plans and specifications for fire alarm systems shall be submitted to Fire and Life Safety for review and approval prior to Menter infinite shart compty with course so bolives (cube chapter of, wan and minist informations shart not better a line spread classifications of the resistive wall as so bolives insists for acceled per (CE Section 712). Duct penetrations of fire resistive wall construction at built-in fixtures such as Fire Extinguisher cabinets, and electrical panels exceeding 16 sq. in. In area. (CBC Section 906.1) Maintain one hour fire resistive wall construction at built-in fixtures such as Fire Extinguisher cabinets, and electrical panels exceeding 16 sq. in. In area. (CBC Section 906.1) installation. ICFC 907.1.21 b) Installation of fire alarm systems shall be in accordance with CEC 907. b) Installation of fire alarm systems shall be in accordance with CFC 907.
c) An approved audible sprinkler flow alarm shall be provided on the exterior of the building in an approved location. An approved audible sprinkler flow alarm to alert the occupants shall be provided in the interior of the building in an approved location. [CBC 903.4.2]
6. Complete plans and specification for the operation of elevators shall be submitted to fire and life safety for review and approval prior to installation. [CBC Sec. 300.1]
7. Wall, floor and ceiling finishes and materials shall not exceed the interior finish classifications in CBC Table 803.3 and shall meet the flame propagation performance criteria of the California Code of Regulations, Title 19, Division 1. Decorative materials shall be provided to a product or process approved by the State Fire Marshal with appropriate documentation provided to the City of San Diego.
8. Key boxes shall be provided for all (high-rise buildings, poel enclosures, gaues in the path of firefighter travel to structures, secured parking levels, doors giving access to alarm panels and oriannueriators, and any other) structures or areas where access to an area is restricted.
9. Dumpsters and trash containers exceeding 1.5 cubic yards shall be toreful to buildings or placed within 5 feet of combustible walls, openings or combustible roof cave thes unless molected by an approved sprinkler system or located in a Type 1 or 11A structure separated by 10 feet from other structures. Containers larger than 1 cubic yard shall be of non- or limited-combustible materials or similarly protected or separated. CFC 304.3 Maintain one nour the resistive wall construction at built-in fixtures such as Fire Extinguisher canonics, and electrical panels exceeding [10 sq. in. in area, (Link: Section 906.1)
 BULDING CHERGENCY SIGNACE PROVISIONS
 Exit signs and illumination (egress identification) shall be provided per (CBC Section 1011). Exit signs shall be internally illuminated. The word "Exit" shall be in high contrast with their background as noted in this section. Electrically powered, self-luminous and photluminescent exit signs shall be listed and labeled in accordance with UL924 and shall be installed from the street or road froming the property. (CFC 505.1). Address numerals shall be provided for each tenant space. Address letters shall be a minimum of eight (8) inches in height and be installed on installed on accordance with the advection as to be plainly visible and legible from the street or road froming the property. (CFC 505.1). Address numerals shall be provided for each tenant space. Address letters shall be a minimum of eight (8) inches in height and be installed on accordance with tenant space. a contrasting background. Prior to installation have Fire Inspector verify location of address. Provide 'Knox Box' as required per local fire department codes. BUILDING FIRE SUPPRESSION SYSTEM PROVISIONS BULDING FIRE SUPPRESSION SYSTEM PROVISIONS 15. This building (is / is not bequipped with tha approved automatic sprinkler system. Submit design -building plans for modification and upgrades indicating fire department approval to Architect/Owner prior to installations. Changes to accommodate field conditions shall be re-submitted for final approval with no additional charge to the Owner. 16. Fire sprinkler heads shall be centered in ceiling files and soffils. Locate in center of soffit for all conditions unless noted otherwise. Align with centerline of window mullion or center head between mullions only. Center heads between light fixture and adjacent wall. Random or asymmetrical placement of sprinkler heads is not acceptable. Heads shall be recessed as soffit and areas were finished gypsum ceiling occur. 17. Plans for all fixed fire protection equipment such as standpipes, sprinkler systems, site utilities (detector check, Fire Dept. Connection, etc.), and fire alarm systems must be submitted by the installing contractor to, and approved by, the Fire Prevention Bureau, owner's insurance organization, and architect Exits, exit signs, fire alarm panels, hose cabinets, fire extinguisher locations, and standpipe connections shall not be concealed by curtains before this equipment is installed. The installation of automatic sprinkler systems shall comply with the (CBC Section 901.2), for combined systems. Automatic fire sprinkler system shall be design-build. mirrors, or other decorative material. The installation of automatic sprinkler systems shall comply with the (CBC Section 901.2), for combined systems. Automatic tire sprinkler system shall be dosign-build.
 When serving more than 100 sprinklers, automatic sprinkler systems shall be supervised by an approved central, proprietary or remote station service for a local alarm, which will give an audible signal at a constantly attended location. (Approved by the Fire Department).
 In shall be the fire sprinkler contractor's responsibly to review the plans and provide fire sprinklers in all void spaces, canopy overhangs, etc. as required by the uniform fire code and local ordinances. Any access openings shall be coordinated and approved by general contra installation. Fire stops must be provided in accordance with (CBC Section 17) in the following locations:
 In concealed spaces of stud walls and partitions, including furred spaces, at the celling level.
 In concealed spaces of stud walls and partitions, including furred spaces, at 10 foor intervals along the length of the wall
 A all interconnections between concealed vertical and horizontal spaces works accur at softist, done celling and covered cellings.
 At all interconnections between concealed vertical and brizzontal spaces work as occur at softist, done celling and covered cellings. mirrors, or other accorative materials, first, and be an an an an an anti-structure of the state of the structure of the stru wed by general contractor and owner prior to d) In concealed spaces between stair stringers at the soffits, drop ceiling and covered ceilings and in line with the run of stairs if unfinished.
 e) In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels GREEN BUILDING CODE REQUIREMENTS with non combustible materials. with non combustible materials. 1. A fire sprink frequired (as noted on SHEET #T-1), will be supplied and installed at contractor's sole cost and expense. System shall be installed in compliance with all codes, including local. Supply lines, valves, and pop-up heads, without drops, and any necessary temporary threaded galvanized plugs for installed drops and heads to all rooms and areas of the premises required by applicable codes. Monitoring devices, alarms, pulls, enunciator panels, visual and audio warning indicators, strobes, and any other required materials, system testing, inspection approval by the local fire inspector, and monitoring fees including telephone lines, if required, are the responsibility of the contractor. 2. Life safety systems (i.e. smoke alarms and fire detection systems) are the responsibility of the landlord. Landlord is responsible for any monthly monitoring and associated fees. I. Storm water pollution prevention. For projects which disturb less than on acre of land shall prevent the pollution of storm water runnoff from the struction activities through one or more of the following measures (Section 5.106.1): a) Best Practice Management (BMP). Prevent the loss of soil through or water enssion by implementing an effective combination of reosion and sediment control and good howskeeping BMP, See Section 5.106.1,2 for specifics. Low-emitting, fuel-efficient and earpool/van pool parking. Fuel-efficient vehicle parking will be provided in accordance with CGC Section 5.106.5.2. The specific details for the parking must be submitted and approved by City Planning Department.
 Light Pollution reduction. Exterior light pollution must comply with Section 5.106.5.8.
 Grading and Paving. The site grading or a daminage system will manage all surface water flows to keep water from enterng buildings. CGC section 5.106.10.
 Molsture Control. Landscape irrigation systems shall be designed to prevent spray on structures. Exterior entries subject to foot traffic or wind-driven rain shall be designed to prevent water intrusion into the building. CGC Section 5.407.2.1.
 Waste Management. The contractor must submit to the Engineering Department or other Agency that regulates construction wastes management, a Waste Management. The construction wastes is to DCG Section 5.408.1.
 Recycling. A minimum of 50% of construction waste is to be recycled. CGC Section 5.408.1. Documentation shall be descored to construction waste is to be recycled.
 Recycling. An institute of colds 1.40. State is the tree yould be asserted weight of from the ensored or recycled.
 Recycling. An institute (neadily accessible area shall be provided that serves the entire building for collecting recycled.
 Recycling. An institute (neadily accessible separating theant spaces (and tenant spaces (from public spaces) shall have an STC of at least 40. CGC Section 5.507.4.3
 Environmental Confort. Wall and roof assemblies exposed to noise sources shall have an STC of at least 40. CGC Section 5.507.4.3 Entre antry systems (i.e. smoke anims and the orection system) are the responsionity of the antropy is responsible to any monotory monotory monotory and associated res.
 Entre antry is relatively systems in the orection systems are required. This system shall be designed and installed in accordance with the (NFPA 72 AND 72G AS AMENDED IN CHAPTER 60, 6003 AND 6004).
 Accessibility requirements for entreports prior Devices:

 a listall fire alarm pull devices and equipment (64%" A.F.F. to center line or highest operable part.
 b) If emergency warning systems are required, they shall include visual warning devices that are designed and installed per (NFPA 72 AND 72G AS AMENDED IN CHAPTER 60, 6003 AND 6004).
 c) Heare required by shall include visual warning devices that are designed and installed per (NFPA 72 AND 72G AS AMENDED IN CHAPTER 540, 00).
 c) Place visual alarms at 80" A.F.F. to 6" below ceiling line (whichever is higher) in common use areas including lobbies, restrooms and belows.

 d) Visual alarms flash < 60 times per minute shall comply with state fire marshal standards when audible emergency warning systems are supplied. e) Install visual alarms < 50-0" apart in common use areas or max. 100'-0" apart when partitions/ obstacles are < 72" A.F.F., in lieu of hanging. **APPROVED EXHIBIT "A"** c) Install visual alarms < 00-0° apart in common use areas or max, 100-0° apart when partitions' obstacles are < 7.2° A.F.P., in lieu of hangu them from the ceiling, (NFPA 72G)
 f) Locate visual notification devices in common use areas i.e., restrooms, music rooms, corridors, gymnasiums, rooms with excessive noise, multiple purpose rooms, occupational shops, lobbies, meeting rooms. (CBC Section 907.9.1,1).
 FIRE DEPARTMENT REQUIREMENTS
 25, Fire access roadway signsted curbs shall be installed per CFC 503.3.
 C) Either adverted to the structure of the curbs of the curb of th Section 5.507.4.3
 I.E. Aviranmentl Confert, Wall and nord sesemblics exposed to noise sources shall have an STC rating of at least 50, with exterior windows having a minimum STC of 40 in the following locations, per CoC Section 5.507.4.1:
 a) within the 65 CNEL noise contour of an adoptor. S507.4.1:
 b) within the 65 CNEL noise contour of an adoptor. Criticgentro and fire suppression systems will not contain CPC's or Halons, per CoC 5.508.1.
 Cl. Outdoor K1 Public, A stater budget shall be do eloped for landscape inflation use that conforms to the local water efficient landscape and landscap PROJECT NO. 676181 APPROVAL NO(S). CDP 2482866 Fire hydrants shall comply with CFC 507.5.
 Fire hydrant locations shall be identified by the installation of reflective markets. [CFC 901.4.3] APPROVED BY: Develoment Services Dept ON:2/11/2021 devices shall be instance for fundoing polante water bar, room ingrandic volution that and search shall be instance. Second second search and a 2007-2017. 15, Prior to final inspection the increased construction, architect or engineer in responsible behage of the overall construction must provide to the building department official written verification that all applicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3. **DEVELOPMENT SERVICES DEPARTMENT** DATE: 3/18/2021 By: Edith Gutierrez CLASS 200.5.1, 111E 19, SEC. 3.29]
c) A sodium bicarbonate or potassium bicarbonate dry-chemical type portable fire extinguisher having a minimum rating of 10b shall be installed within 30 feet of commercial food heat-processing equipment. [CFC 906.3.2] Development Project Mana

٢



٢

ATTACHMENT 7



CLIMATE ACTION PLAN - CONSISTENCY CHECKLIST INTRODUTION

۲

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION December 2015, the City adopted a Climate Action Plan (CAP) this outlines the attions that City will be the City adopted a Climate Action Plan (CAP) this outlines the attions that City will be the Climate Action Plan Constrainty Official Official State Constraints on recucions. The pool of the Climate Action Plan Constrainty Official Official State Constraints on the CAP provide Action Plan Constrainty Official Official State Constraints (CAP) provide and trigger endionmental revery pursuant to the California Environmental Quality (CON)		CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION Provide the second secon	CAP CONSISTENCY CHECKLIST QUESTIONS Step 1: Land Use Consistency Thefarsus indexmong GP anistency for duration y devisioner practic to descure project condeny with its point proportion date in the devisioner of the CP. The farsus in the device of the device of the duration of the point proportion date in the device of the duration of the point proportion date in the device of the duration of the point provide of the device of the duration of the point provide of the device of the duration of the point provide of the device of the duration of the point provide of the device of the duration of the duration of the point provide of the duration of
Leton- tion of Gie emissions and potential clinate change impacts from new development is required liser EEDA. The CAF is a play for the reduction of CAF demissions in accordance and CEDA duelence into 1518.3.5. Personal to CEDA duelence is sections 356/cHargh 351/3060, and 31680, a projects remental contributor to a cumulative Gi de emissions effect may be determined next to be manually considered in the CAP and contains measures that are excurine to be implemented on a picto-type project hasks to remute that the experiment of the CAP. Interview considered in the CAP and contains measures that are excurine to be implemented on a picto-type project hasks to remute that the experiment of the CAP. Interview considered in the CAP and contains measures that are excurine to be implemented on a picto-type project hasks to remute that the experiment of the CAP. Interview considered in the CAP and contains measures that are excurine to be implemented on a picto-type project hasks to remute that the experiment of the CAP and the implement of the the CAP and determined thready the loss that the contained of the development are considered with the CAP and determined thready the loss that are considered with the CAP must pare a complementer englest determined thready the loss that containing quantification of excerning paylexte GIAP empleted hasks and interportation of the measures in this CAP. So the extern Resolu- mutather implement englest determined in the appleter hask in the containing quantification of excerning paylexte GIAP empleted how excerning and the extern the solution. Including quantification of excerning and paylexte GIAP empleted how excerning and the completer hask in the CAP excerning the extern Resolution and the dimense the total emission of the measures are considered with the CAP excerning the excerning the total emission of the excerning and the completer hask in the completer hask of the impleter based to incordance are noted the externing heading the excerning the total emi	This page intentionally felt blank	Application Information Context Information Project to Tubers Private Residence Property Address 1642 Copa de Oro, La Jolla, CA 92037 Application Information Contact (nais: information) Property Address 1659 A59-3769 Contact (nais: information) Contact (nais: information) Weak constants recomplete the thousait Contact fraits: information When Chose of the property provided information Weak constants recomplete the chosest Immotion@packell.net Propert Information D24 ACRES Information Single Family Residence: RS-14 Convertification for its property transmitter Single Family Residence: RS-14 Once foread its or its property transmitter Single Family Residence: RS-14 Once foread its property transmitter Single Family Residence: RS-14 Once foread its or its property transmitter Single Family Residence: RS-14 Once foread its application and transports Urs If No	Stag 1: Land Use Canadister() Orientitiem The expression of productions and supporting boostmultime in-yoar answell The expression of productions and with the energy Genes Plent and Community Plan land luce ad- and generations and an expression of the energy Genes Plent and Community Plan land luce ad- and generations and the energy Genes Plent and Community Plan land luce ad- and generation of the energy Genes Plent and Community Plan land luce ad- and generation of the energy Genes Plent and Community Plan land luce ad- and generation of the energy design address and address address address address addression of the energy design address addression of the addression addression of the energy design addression addressio
en prepara sealing mutural approval may be incurrents in complete the Checkki Fro excepts graphs a a Community Para International Checky Zoon may be recorded to a the Checkki this waith your international event indust recorded Regulations in the properties community par to obtimize approaching. City Councel Approaching 2017 Arroad June 2017	tay Council Approves (sky 12, 2016 Reveals Date 2017	¹ data stockets testing on stand source into the result of the Checkel Fire events's compacts a Domanos has imposent astac During Zote mig thin spuncts und the Checkel to cardy the manifest and encode the Specement Development Regulations in the proposition and your spuncts guid cables, Development Regulations in the proposition and your spuncts and the Checkel to the Specement Development Regulations in the proposition and your spuncts and the Checkel to the Specement Development Regulations in the proposition and your spuncts and the Checkel to the Specement Development Regulations in the proposition and the Specement and the Specement Development Regulations in the proposition and the Specement and the Specement Development Regulations in the proposition and the Specement and the Specement and the Development Regulations in the proposition and the Specement and the Specement Development Regulations in the proposition and the Specement and the Specement Development Regulations in the proposition and the Specement and the Specement Development Regulations in the proposition and the Specement and the Specement and the Specement Development Regulations in the proposition and the Specement and the Specement and the Specement Development Regulations in the Specement and the Specement a	¹⁷ The student regulate parameters in Minitals (The popul cancellate with SHOAD) fees (D popul caucitor, which was parks before the OF papers), assumed as the Parago papers. ¹⁷ The student regulate the paper caucitor is a student to a series of the papers caucitor is the paper caucitor is a student to a Copy Concern Department. 18 Copy Concern Department of the paper caucitor is a student to a Parameters.
Nameg Anum endførge Veringeste alv hang for anno e finge providele og pri offer pringt, wodd for blen fan fan ender veringer alv blen alv blen veringer Marken levet standar und hen inter od to texted 15 gelinet per marge al ki alv blen blen standar und hen inter od to texted 15 gelinet per marge al ki alv blen blen standar und hen inter od to texted 15 gelinet per marge al ki alv blen blen standar und hen inter od to texted 15 gelinet per marge al ki alv blen blen standar und hen inter od to texted 15 gelinet per marge al ki alv blen blen blen blen blen blen blen blen	Storage 2. Skyping, unbidge, transit 8.Land tab J. Bare: Holds: Gorget 1. Similar in the storage of the storage and the storage of t	3. Sherjetika: The spectraticular structured displayer that was all ausmandes used 10 million to the spectra structure of the data base provide that the spectra structure of the data base provide that the spectra structure of the data base provide that the spectra structure of the data base provide that the spectra structure of the data base provide the spectra structure of the data base provide that the spectra structure of the data base provide the spectra structure of the s	• Origene Pacifies and • Depace racides remembers and remembers, and and registery provides and and remembers, and and registery provides and and remembers, and registery provides and remembers, a
	Penergy & Expedie analysis Transfer Land size A store provide Na station (Sprain Code non-reacted by mind Lates A store provide Na station (Sprain Code non-reacted by mind Lates A store provide Na station (Sprain Code non-reacted by mind Lates A store provide Na station (Sprain Code non-reacted by mind Lates A store provide Na station (Sprain Code non-reacted by mind Lates A store provide Na station (Sprain Code non-reacted by mind Lates A store provide Na station (Sprain Code non-reacted by mind Lates A store provide Na station (Sprain Code non-reacted by mind Lates A store provide Na station (Sprain Code non-reacted by mind Lates) A store provide Na station (Sprain Code non-reacted by mind Lates) A store provide Na station (Sprain Code non-reacted by mind Lates) A store provide Na station (Sprain Code non-reacted by mind Lates) A store provide Na station (Sprain Code non-reacted by mind Lates) A store provide Na station (Sprain Code non-reacted by mind Lates) A store provide Na station (Sprain Code non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na station (Store provide non-reacted by mind Lates) A store provide Na store provide non-reacted by mind Lates) A store provide		
<text><text><text><text><text></text></text></text></text></text>	The sould hence to user a statute for the layout for user as the source for user as the source for user and the source for user and the source for user and the source for the source for user and the source for the source for user and the source for the source	<page-header></page-header>	<page-header><text><text><section-header><section-header><section-header><section-header><text><text><text></text></text></text></section-header></section-header></section-header></section-header></text></text></page-header>

۲

Subject of Statements of an end of the second statement of the second statemen

the proposed project is compatible with the requirements for water and energy

alking, Transick Land Use and Vehicfe Drazinge. The required patking serving this Residence will be relevant to a latted calment how or enclosure to a researcy taking the required space to rained service to alking the first financi setallistics of elever's while to upply component to an elevant, while the draging station if or set by the readent.

ATTACHMENT 7







ATTACHMENT 7



۲

٢

ATTACHMENT 7

SITE LEGEND RESIDENTIAL OUTLINE OF EXISTING ONE STORY STRUCTURE - FIRST FLOOR OUTLINE OUTLINE OF EXISTING FIRST FLOOR OUTLINE OF PROPOSED NEW FIRST STORY ADDITION AREA ----OUTLINE OF EXISTING GARAGE AREA OUTLINE OF EXISTING EASEMENT AREA - FOR PUBLIC UTILITIES - NO PERMANENT STRUCTURES ARE ALLOWE WITHIN CITY EASEMENTS SULLAN CO Marengo AREA OF EXISTING FIRST FLOOR DECK AREA - REMOVED Morton Cino. AREA OF VISIBILITY TRIANGLE - AT DRIVEWAY Architects 7724 Girard Ave. LS LANDSCAPE AREA (EXISTING) Second Floor SITE PLAN NOTES - EXISTING La Jolla, CA 92037 A. The site plan is for informational and 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 and mark locations of all site utilities, dimensions and conditions. These include but are not limited to property lines, setback location to all new or existing walls, easements of the site in the site including under model and a potential. A. The site plan is for informational and general site reference Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA laude Anthony Mare 01-14-2021 (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. The Contractor or subcontractor shall notify the Architect if any C-19371 The contractor of succontractor such and only the Architect of 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. OF CALL Detect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and much existing according the scope of the tenant improvement, all design, ideas and arrangements as indica and mark perimeter of construction zone. Coordinate with other tenants the temporary shutoff of any site utilities Coordinate with other reliance the composity statute of any site entries including but not limited to F. The Architect doses not possess any plans or knowledge on the original building, structural, electrical or mechanical system. G. For Proposed Site Work refer to sheet A-1.2 Reproduction, p SITE PLAN KEYNOTES - EXISTING e drawings or accompany without the consent of Ma hitects, Incorporated. Vis tronic contact or use of th STRUCTURES I. Outline of Proposed One -Story Single-family Residence - See attached specifications shall acceptance of all these re Floor Plan Sheet A-2.2 SITE IMPROVEMENTS 2] Outline of Exiting Site Driveway - To Be Replaced 3] Outline of Existing Site Retaining Wall - To Remain 4] Outline of Existing Site Contours - To Remain RESIDENCE 1542 COPA DE ORO DRIVE LA JOLLA, CA 92037 Not Used Not Used Not Used Not Used 9. Not Used 10. Not Used 11. Not Used ATE SITE UTILITIES ST IE UTILITIES [2] Existing Water Meter - To Remain [3] Existing Water Service Line - I inch - To Remain (Verify Locat) [4] Existing Water Main Back flow Preventer - To Remain [5] Existing 4 Inch Sewer Lateral - To Remain-(Verify Location In PRIV. Field) [6] Existing Gas Meter - To Remain 17. Not Used 18. Not Used 19. Not Used EVISIONS Coastal Submittal - 09/30/2020 OFF SITE ITEMS Coastal Submittal - 09/30/2020 Coastal Cycle, Owner Rev. 11/16/20 Coastal Cycle Response - 12/08/200 Coastal Cycle, Owner Rev. 12/16/20 20. Not Used 21 Existing Concrete Curb - To Remain 22 Existing Driveway Curb Cut - To Remain Coastal Cycle Response - 01/14/200 23 Outline of Exiting Site Driveway Apron Hardscape - To Be Removed and Re-constructed per Current City Standards (Demo- \wedge Replace) 24 Existing Standard Fire Hydrant - 225 feet to Southeast 25 Existing Paved Street - Copa De Oro Drive 6. Not Used COASTAL DEVELOPMENT PHASE ROJECT NO 2020-27 EVIEWED BY MRM DRAWN BY APM / MRM DATE 01-14-2021 errage Morvis Architects, Inc. is providing, by agreene SITE PLAN EXISTING A-1.1

۲

SHEET 6 OF 29



ATTACHMENT 7

Marengo

Morton

SITE L	EGEND	RESIDENTIAL
	OUTLINE OF EXISTING ONE S STRUCTURE - FIRST FLOOR C	
]	OUTLINE OF PROPOSED FIRS AREA	T FLOOR ADDITION
	OUTLINE OF PROPOSED GAR	AGE AREA
	AREA OF PROPOSED FIRST FI	OOR TERRACE
	OUTLINE OF PROPOSED NEW HARDSCAPE AREA	
	OUTLINE OF PROPOSED NEW PERMEABLE STONE / PEBBLE	
11111	OUTLINE OF EXISTING PUBLI Permanent Structures all allowed	
11/2	AREA OF VISIBILITY TRIANG DRIVEWAY	LE - AT
QQ →	ROOF OR DECK DRAIN DISCH SITE DRAINAGE FLOW PATTE	
	PROPOSED LANDSCAPE ARE	A - See Sheet L-1
Lais.c	AREA DRAIN - 18 or 9 inch Squa NDS - Green top	re Catch Basin -

SITE PLAN NOTES - PROPOSED

A. The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work. B. Before commencing any site foundation or slab cutting or excavatio the contractor shall verify and mark locations of all site utilities, dimensions and conditions. These include but are not limited to proper lines, setback location 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 util

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.

D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existi structure and noi part of the scope of the tenant improvement, and mark perimeter of construction zone.

. Coordinate with other tenants the temporary shutoff of any site utilities, including but not limited to The Architect doses not possess any plans or knowledge on the original

building, structural, electrical or mechanical system. G. For Proposed Site Work refer to sheet A-1.2

SITE PLAN KEYNOTES - PROPOSED

Outline of Proposed One -Story Single-family Residence - See Flo Plan Sheet A-2.2

SITE IMPROVEMENTS

Outline of Exiting Site Driveway Hardscape - To be Replaced Outline of Existing Site Retaining Wall - To Remain

Outline of Existing Site Contours - To Remain New Site Hardscape Area - Driveway Area

New Site Hardscape Area - New Entry Walk New Site Hardscape Area - Front Yard Patio

New Concrete Hardscape Area - Rear Yard Walk & BBQ area New Concrete Hardscape Area - Rear Yard Area

New Concrete Hardscape Area - New Pool & Spa

Existing Water Meter - To Remain With a new traffic rated co

Existing Water Service Line - 1 inch - To Remain (Verify Location Existing Water Main Back flow Preventer - To Remain Existing 4 Inch Sewer Lateral - To Remain-(Verify Location In

Existing Gas Meter - To Remain New Water Shut Off Valve & Pressure Regulator - New New Electric Meter -200 Amp Service - Verify Location w/ SDG8 New Telephone / Cable Service Box - To Remain

OFF SITE ITEMS

New 5-Foot-Wide Sidewalk - Per Current City Standard-Existing Concrete Curb - To Remain

Existing Driveway Curb Cut - To Remain

New Site Driveway Hardscape - Per Current SDG-159 Existing Standard Fire Hydrant - 225 feet to Southeast

Existing Paved Street - Copa De Oro Drive New USPS approved Mail Box & support per current USPS

Standards



Coastal Submittal - 09/30/2020

Coastal Cycle,Owner Rev. 11/16/2 Coastal Cycle,Owner Rev. 11/16/2 Coastal Cycle Response - 12/08/20 Coastal Cycle,Owner Rev. 12/16/2 Coastal Cycle Response - 01/14/20

A PHASE COASTAL DEVELOPMENT PHASE

ROJECT NO. 2020-2

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

SITE PLAN PROPOSED

A-1.2 SHEET 7 OF 29



ATTACHMENT 7



ATTACHMENT 7

Fax. (858) 459-3768 Claude Anthony Marengo Des MC-19371 * 1542 COPA DE ORO DRIVE LA JOLLA, CA 92037 Coastal Submittal - 09/30/2020 B Coastal Cycle, Owner Rev. 11/16/202 C Coastal Cycle Response - 12/08/202 D Coastal Cycle, Owner Rev. 12/16/202 Coastal Cycle Response - 01/14/20. DEVELOPMENT PHASE RAWN BY APM / MRM tage Mission Architects. Inc. is providing by agree SITE DRAINAGE PLAN A-1.4

Page 3 of 4 City of San Diago + Development Services - Storm Water Requirements Ap Storm Water Requirements Provide A Storm Water Requirements Provide A Storm Applicability Checklist PART B: Determine Construction Site Priority projects are assigned in indepetition infection valued on if the project has a "high threat to City has aligned the local definition of "high threato water quality" to be risk and the fact control of the statement (CoP). The CoP determines that have based on project Paginet Number Project Address: 1542 Copa de Oro Dr. La Jolla, CA 92037 SECTION 1. Const uction Storm Water BMP Requi All contruction sites are required to implement construction BUPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (COP) with its administrate of the first are Personal Water Outling Control Board. For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B. 1. [] PARTA: Determine Construction Phase Storm Water Requirements Is the project subject to California's statewide General RPDES permit for Storm Water Decharges Associated web Construction Activities, also innover as the State Construction General Permit (GGP) (Typically projects with land disaurkance greater than or equal to 1 area) 2. Ves: SWPPP required, skip questions 2-4 🛛 No; nex: questi Does the project propose construction or demolition activity, including but not limited to, dearing, grading, grabbing, exclusion, or any other activity resulting in ground disturbance and/or contact with scorm water? 3 0 C Yes; WPCP regulated, skip questions: 3-4 No: next question 1: Does the puoper propose postere memoryance to memory and provide mean of grade. Hydradic Topacity, to confi-tual purpose of the facility of projects such as posterior utility regulatements) Yes: WPCP required, skip question 4
 Not next question
 A. Does the project only include the following Fermit types listed below? 4. 🖾 Spacebook Permit, Fire Alarm Permit, Fire Spander Permit, Planting Permit, Sign Permit, Mechanical Permit, Spa Permit, individual Right of Way Permits that exclusively include only ONE of the following atthRies: water service, sever thread, a utility service. SECTION 2. Permanent Storm Water BMP Requirements. Sight of Way Permits with a project flootprint less than 150 linear feet that exclusively include only CNE of the following activities cub ramp, ideaval, and driveway aprior replacement, put holing, turth and guites replacement, and resiming sub-decoastments. J Yes; no document required velopr Check one of the boxes below and dyou checked "Ves" for question 1 a SWPPP is REQUIRED. Continue to PART B If you check with Nor for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. The project proposes less than 5000 course free of ground dictorbance AND has best than a 5 host elevation charge over the entitie project area, a Winner WPCP may be instanced instead. Continue to PART B. It you checked 'No' for all questions 1-3, and checked 'Yes' for question 4 PART II does not apply and no document is required. Continue to Section 2 raio a securació realizaria coloria la manente la estadoria Clear Page 1 Fage 3 of 4 City of San Diego + Development Services - Storm Water Requirements Applicability Checklist PART D: PDP Exempt Requirements PDP Exempt projects are required to implement site design and source reads or, teed to be hydraulically disconnected from paved streets and reads? Or; and with momental answerpents or surfaces in accordance with the Are designed and constructed with permaable pavements or surfaces. Green Streets suidance in the City's Storm Water Standards manual? Ves: PDP exempt requirements apply Does the project ONLY include retroliting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the Crys Storm Water Standards Markal Ves: PDP exempt requirements apply PART I: Determine if Project is a Priority Development Project (PDP). Project that match one of the definitions below are subject to additional requirements including preparation of 3 Storm Water Quality Management Faint (Wolf)? IF "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Pri-ority Development Project". If "no" is checked for every number in PART E, continue to PART F and check the box Jabeled "Standard Development Project".

	outting enclosed structure and does not have the potential to to	sistant storm water?	Dies BN
	Does the project only include the construction of overhead or un creating now impervious surfaces?	ide ground utilities without	
	Does the project fall under routine maintenance? Examples lively roof or exterior structure is afface replatement, resultange or re- lats or existing roadways without expanding the improvem foot replatement of damaged partement (grinding, overlay, and poth-	ide, but are not limited to: tonfiguring surface parking print, and mutine Sle repair).	
			Clear Page
			Ciear Page
P 7	age 4 ef 4 — City of Lan D'ego - Development Services - Sterm Water 1 Non Kevelopment or redevelopment dischbarging directly to 0 Sendtilba Alex — The croker constraints encore resoluce 1200 Source	equirements Applicability Cre un Environmentally - Net: Of impervious surface	ciliti
	Now development or indevelopment discharging directly to Sensitive area. The project creates snoter register 3250 toxin replacitely over project list, and discharges directly to an inver we all SAN. Toxinging directly for inclusion flow that is converse of an stoked flow from the project to the ISAA (a.e. nor containing lands).	onmentally Sensitive Lover and a distance of 200 open channel any distance ed with Rows from adjacent	
8	New development ar receivelopment projects of a retail gasts screate and/or replaces 5.000 aquate feet of impervious surfa- project meets the fellowing citeria: (a) 5,000 squate feet or more Average Daily Fraffic (ADI) of 100 or more vehicles per day.	tine outlet (RGO) that te. The development or (b) has a projected	Oves Bho
9		we repair shops that ous surfaces. Development on (SIC) under 5013, 5014.	TYPE No.
	a other Pollutana Generating Project, The project is not converse results in the disturbance of one more article of and with ex- position of the disturbance of one of the other and pectodes. This does no to an of pockeder and for the other and pectodes. This does no to an of pockeder and for the other and pocked and the other other super loading of more provide a strateging of the other which use a with a energy energy maintenance and an include inter- ending the pervises strates of it may stress how no surrounning pervise with pervises strates of it may stress how to surrounning pervise.	I HELOE projects treating	n Real ⊡ Yes ⊠ NK-
P	ART F: Select the appropriate category based on the outco		ART E.
1.	The project is NOT SUBJECT TO PERMANENT STORM WATER RE		
Į,	The project is a STANDARD DEVELOPMENT PROJECT. She desp BMP requirements apply. See the Starm Water Standards Mark	al for guidance	
	The project is PDP EXEMPT. Site design and source control EMP Size the Size is Water Manufacture Manual for guidance.	requirements apply	
7	The project is a PRIORITY DEVELOPMENT PROJECT. Site design.	en une contrat and	
1 1	tor guidance on determining if project requires a hydromocriticat	on plan management	

on must be completed within this form, noted on the s the right to adjust the priority of projects both befo

ASBS a. Projects located in the ASBS w

High Priority

Medium Priority

er risk. Additional inspection is required for projects within the Are waarshed. NOTE The construction priority does NOT change cons

WPCP projects (25,000s) of ground disturbance) located within the Los Penasquitos watershed management area.

ed for all of the numbers in Part C continue to Part D.

assed on project specific sediment i thin the Areas of Special Biological hange construction BMP requirement

New Development that creates 10,000 square feet or more of impervious surfaces collectively ever the project site. This includes commercial industrial residential, more-due, and public development projects on public or private land. Redevelopment project that creates and/or replaces 3,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious development enrichts, or collic or minimum land. Die Bin New development or redevelopment of a restaurant. Follikis that set prepared for and devisit for consumption, including stationary lanch counters and refraction not star prepared focus; and drawly for innered or consumption (SIC 5812), and refere the land the set of the s Die MN New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square level or more of emperious surface (collectively over the project sits) and where the development will grade on any natural slope that is to know the project sits) and where the development will grade on any natural slope that is to know the project sits) and where the development will grade on any natural slope that is to know the project sits) and where the development will grade on any natural slope that any set of the project site. New development or redevelopment of a parking lot that creates and/or replaces 5.000 source feat or more of impervious surface (collectively over the project site) New development or redevelopment of streets, reads, highways, freeways, and driveways. The project treets and/or replaces 5,000 square feet or more of impervicus undoer indentiative one the project site.

Clear Page 3





Development Projec

THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). In accordance with RWOCB Resolution No. 2012-0031, existing storm water discharges

to an ASBS are allowed only under the following conditions

The discharges are authorized by an NPDES permit issued by the RWQCB;
 The discharges comply with all of the applicable terms, prohibitions, and special
conditions contained in three Special Protections; and
 The discharges:
 a. Are essential for flood control or slope stability, including roof, landscape, road,
 a. Are discharges:
 a. Are discharges:
 a. Are discharges:
 b. Ar

- and parking lot drainage;
 Are designed to prevent soll erosion;
 Occur only during wet weather; and
 Are composed of only storm water runoff.

Non-storm water discharges (i.e. hydrostatic testing, potable water, etc.) to ASBS areas is prohibited as defined in Order No. R9-2010-0003. Discharges shall be located a sufficient distance from such designated areas to assure maintenance of natural water quality conditions in these areas. If discharging to the sanitary sever within the ASBS, a Request for Authorization must be submitted to the City Public Utilities Department for review and approval.

nd Wind Dispersal 2.6 BMPs based on Polential Sources of Rendil Polluter On-site storm drain inlets

Co-site atom drain lines: interior factor dialog and blowton thah sump pumps interior participages fixed for hautin endowr 8 structural pest control and speer/Ductor Previllel UP rooks, pages, poods, detoral we fountains, and other water root areate

Reduite meas Reduite meas Industrial processes Dudow storege of eau prient or materials Storege of eau prient of Mainterantials

V scelarebys Drain or Wash Water Place, oldewaics, and parking lots SC-6A: Large Trash Generating Fedilities SC-6B: Animal Facilities

SC 6EE Amman Agenties SC 6EE Plant, Norsenies and Sarden Centers SC 6EE Augmenive Pacifics Decession / Justification Far all "No" answers shown above

The City of San Diego | Storm Water Standards Jorm 1.44. Lanuary 2018 Edition

the BMP Design Manual for information to impa-

See Design Requirement 3.1 Maintain Netural Draintage Patrologies and Hydrologies

Contenue Natural Areas, Solid, and Vegetation Maintitle Experiedus Area

7 Landscaping with Native or Drought Tolerant Species

Advances for each source noticed add setting in company solution to previously to the Distribution were many the company of the setting of the DBM one described for Company and and setting of the BMP Breight Annual Busicesson specifications on required. We are easy to BMD busicesson approximations on required to the BMP Breight Annual Busicesson specifications on required to the BMP Breight Annual Busicesson specifications on the Residue to Instantional Discossion from BMP Breight Annual Busicesson specifications and the setting and the temperature and the BMP Is not ago table at the project table are not using method these were include the Instance that a discussed by the BMP Is on the project table are not using method tables.

all Harvest and Use Precipitation Reversions / Institution for all 'No' writwers shown above.

The City of San Diego | Storm Water Standards Romit SA Jonuary 2018 Edition

enioregupment vebar uel Dispensing Areas oxfeng Docks ine Sprinkler Test Water

2 Starts Draw Stericling or Signage 3 Protect Outdoor Materials Storage Areas from Rainfall, Run

2.3 Promis And Wind Dispersal 1. Resold, and Wind Dispersal 3.4 Resource Materials Stored in Outdoor Work Areas from Rainfall.

n On, Runoff, and Wind Dispersal 25 Protect Trash Storage Areas from Rainfall, Run Dr. Runoff.

Applied^{et}?

Dres DNO DNA

Dies DNA DN/

 Yes
 No.
 2 / 1//

 Ites
 Ro.
 2 / N//

 Vies
 No.
 2 / N//

 Yes
 Ro.
 2 / N//

 Yes
 Ro.
 2 / N//

 Yes
 No.
 2 / N//

 Yes
 No
 Z N/A

 Yes
 No
 N/A

 Vres
 Bk0
 b//A

 Zyes
 No
 b//A

SD

SD

ATTACHMENT 7



Marengo Architects 7724 Girard Ave. La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Maren 01-14-2021 N ASED *ARCO MERC-193712* RENEWAL 0430/2021 All design, ideas and arrangements as indicate on these drawings are the legal property of Macrogo Morton Architects, incorporated and the specific project for which they were prepared as indicated on the project tille block Reproduction, publication on recurse by any method, in whole or part, without the express writes concern of Macroso Morton Architects tects, Incorporated. Visual, physical DRIVE 92037 1542 COPA DE ORO I LA JOLLA, CA 92 Coastal Submittal - 09/30/2020 Coastal Cycle, Owner Rev. 11/16/20 Coastal Cycle Response = 12/08/20 Coastal Cycle, Owner Rev. 12/16/20 Coastal Cycle Response - 01/14/2 HASE COASTAL DEVELOPMENT PHASE DRAWN BY APM / MRM DATE 01-14-2021 duringe Morton Architects, Inc. is providing, by agreen STORM WATER A-1.5 SHEET10OE29



ATTACHMENT 7


ATTACHMENT 7

۲

DEMOLITION LEGEND Residential EXISTING EXTERIOR WALL - TO REMAIN KXXXXXX EXISTING MASONRY WALL - TO REMAIN EXISTING WALL - TO BE REMOVED -----EXISTING WALL TO REMAIN. OPENING TO BE INFILLED 2222222 DIMENSION DIMENSION OF - WALLS TO BE REMOVED DIMENSION DIMENSION OF - WALLS TO REMAIN ----PERIMETER OF NEW PROPOSED WALLS Marengo C_____ OTHER ITEMS TO BE REMOVED Morton DEMOLITION KEYNOTES Demolsh and complete remove Resing site Courgad Wall (s) Demolsh and complete remove Resing site Courgad Wall (s) Demolsh and complete remove Pasing Concrete Hardscape (s) Carefully remove existing windows - for recycling Carefully remove desisting doorn - for recycling Demolsh and completely remove existing noning it or capet Demolsh and completely remove existing for a recycling Demolsh and the one pletely remove existing for a recycling Demolsh and the one pletely remove existing for a recycling Demolsh and the one pletely remove existing for a recycling Demolsh and the one pletely remove existing for a recycling Demolsh and the one plete remove existing for a recycling Demolsh and the one plete remove existing for a recycling Demolsh and the one plete remove existing for a recycling Demolsh and the one plete remove existing for a recycling Demolsh and the one plete remove existing for a recycling Demolsh and the one plete remove existing for a recycling Demolsh and the one plete remove existing for a recycling Demolsh and the one plete remove plete remove existing for a recycling Demolsh and the one plete remove existing for a recycling Demolsh and the one plete remove plete re Architects 7724 Girard Ave. Second Floor La Jolla CA 92037 Demolish and complete remove Existing Exterior Wall (s) as shown Tel. (858) 459-3769 Remove existing FAU- Recycle unit Fax. (858) 459-3768 Remove existing Water Heater - Recycle unit Demolish and strip all interior gypsum board, stucco, - for recycling Completely remove all landscaping in area of yard and 4 feet around peri Michael Morton AIA Claude Anthony Maren 01-14-2021 Remove existing plumbing fixture - for recycling Remove existing pulmong used - of recycling Bemove existing appliance - for recycling Demolish and completely remove existing fireplace and chimney - for recycling Demolish and completely remove existing roofing, sheathing and roof framing, - for SEDTAR NO recycling Partially remove existing site wall to 3'-0 height - material for recy Demolish and completely remove existing concrete foundation, floor ALE C-19371 * pier and framing. Tag, cut and cap all water lines, sewer lines, gas lines and irrigation lines. Tag, cut and remove all existing electrical, phone lines and TV cable from existing PRENEWAL 04/30/2021 structure. Maintain existing electric interest and sub-panel for a temporary electrical prover, Demolish and remove existing concrete driveway - Prep for new carb and gatter, Demolish and remove existing raised eeek and site stais - material for recycling. Clear and grup entire site within the existing articlence - proper exists for new remote the for new remote the site of the site of the site of the new remote the site of the new remote the site of the new remote the site of the new remote the site of the All design, ideas and arrangements as indicate home. Trim and remove all overhanging vegetation at property line - recycle material Demo stairs and prepare for new stairs. Reproduction, publicati nethod, in whole or part COASTAL DEMOLITION NOTES A. All demolished items and materials to be removed from site and safely disposed of accordance with applicable laws & regulations, unless specified otherwise by owne B. This is a Costal Project. No exterior walks to be demolished other than those specified on this sheet without prior written instruction from architest. Incorporated or Micnas, prohibited. There shall be no change modifications or deviator iese drawings of accompanying spe-without the consent of Marengo M Architects, Incorporated, Visual, phy of these drav DEMOLITION GENERAL NOTES Architect shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until the architect issues directions. Conact Dig Jetr (1-3609.277-2600) to verify the location of all existing until list located on the project site or vicinity affected by the project activities prior to the start of any demolition. Centrator is demolition. Centrator shall verify layout of existing structure, property boundaries, location of site utilities (underground and overhead), and field conditions as shown on the plans prior to demolition. RESIDENCE O DRIVE 92037 CA 92 Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored. Verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition by 1542 COPA DE C LA JOLLA, C damaged during construction. All demolitors material shall be maniported off site and properly disposed of at eigy-approved locations by the contractor. Contractor to verify Durinpter location with owner before demolition commences. Contractor shall so refere 10 too plans and other contraction plans for new work to b PRIVATE incorporated into the project and to proceed with demolition accordingly. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces. When demolition is complete, the site shall be swept clean and be prepared to re when administors is comprese, the site small be swept retain and to grepare to breever new work. Should any period of the structure being removed produce unstable or unsafe conditions, the constrator shall provide temporary shoring and bracing. If soils report not included with this set of documents, the Architect will not be held responsible for any changes, modifications, ordered rest or reports, or other additional status caused by lack of information from those documents. Coastal Submittal - 09/30/2020 issues caused by lack of information from those documents. All demolition work shall include provision for material separation for City Approved construction debris recycling program. It is the contractor's responsibility to obtain "ticket" from debris hauler to verify that "recycled" content will be documented for City Coastal Cycle, Owner Rev. 11/16/20 Coastal Cycle Response - 12/08/2020 Coastal Cycle, Owner Rev. 12/16/202 recycling program. REFER TO SHEETS A-1.1, A-2.2 AND A-4.1 FOR ADDITIONAL DEMOLITIC Coastal Cycle Response - 01/14/20 SPECIAL FRAMING DEMOLITION NOTES Δ FOR COASTAL EXEMPTION - If Applicable A. At least 50% of the existing exterior walls (from the foundation to the top plate) of the principal holdshife floor must be left standing and in place throughout construction and incorporated into the completed structure. The wall must confine to be used as exterior walls in the completed project (may post be used as interior walls or used in a "double wall "configuration with any new wall). Any door or window hoerded within a segment of the wall which is counted low and the length of an existing exterior wall to be left standing and in weal which is counted to ward the length of an existing exterior wall to be left standing (at least 50%) curnot have their location or size modified. The surface of the wall can be modified or removed down to the stude but with both the top and botter plates in place. Removal of the sub walls, even on a temporary basis does not meet exemption criteria for costal exemption). Walls, which are designated to cream, cannot be explaced, heightened or relocated for any reason, including reasons of structural integrity (day rot, termites). The 'existing walls' are those walls, which were in existence on March 17, 1990 (the date of when the endimane adding the 50% provision became Effective). Any walls added after that deave will not conton towards be required 50% for any remodels. Reinforcement in the form of sintering mombers (taids and plates) is purnited. Perioritation through top plates is permitted. only the act on at existing top plate including the study may momber a stating top plate including the study and walls or a stating top plate indication replacement in the form of sintering mombers (studs and plates) is prunited. Frintight with the was and an eve top plate for the purposes of increasing floor to realing platejom. Foundation replacement or repair. HASE COASTAL DEVELOPMENT PHASE PROJECT NO. 2020-27 EVIEWED BY MRM DRAWN BY APM / MRM DATE 01-14-2021 Heir pre-existing position during replacement or require Window may either be replaced or reduced in area or dimension over (filled in), provided that the existing studs and headers be position. Reinforcement in the form of furring is permitted for single wall construction only if in is done in such a manner that the wall is not extended outward. Add construction notes at window and doors identifying whether these elements are existing to remain; to be filled in; to be filled in with smaller opening; to be calarged; to be shifted; to be replaced with new window/door of the same size; etc. DEMOLITION PLAN

A-2.1 SHEET12 OF 29



ATTACHMENT 7



ATTACHMENT 7



ATTACHMENT 7



ATTACHMENT 7

Marengo



e specific project for wi stohibited. There shall b ance of all these



Coastal Submittal - 09/30/2020 Coastal Cycle, Owner Rev. 11/16/20 Coastal Cycle Response - 12/08/20 Coastal Cycle Owner Rev. 12/16/20

- E Coastal Cycle Response 01/14/20
- HASE COASTAL
- DEVELOPMENT PHASE ROJECT NO. 2020-27
- VIEWED BY MRM
- RAWN BY APM / MRM
- DATE 01-14-2021
- arrage Morton Architects, Int. is providing, b be unreasonable and unrealized and copies with the wer signation

BUILDING ELEVATIONS

EXISTING / PROPOSED A-5.1

SHEET 16 OF 29



۲

ATTACHMENT 7

EXTERIOR ELEVATION FINISH KEYNOTES EXTERIOR FINISH KEYNOTES 2020-27

- EXTERIOR FISH REPORT FOR TAILOR TERMENT RELEVINGTES

 EXTERIOR FISH REPORT
 2020-71

 EXTERIOR FISH REPORT
 2020-71

 Issues on the state of paints or Synergy Fine "Texture" finish, Color (A) to be Expo Stuceo TE Diorado TP-6, Color. For to application centracter, to submit at X at sample parel of the stuce to be Sand Finish to Color (A) 258 and Color (B) F12D (Color cent data) the by Synergy Texture finish for Architect and Owner's approval. Color cent data) the by Synergy Texture finish to Color (A) 258 and Color (B) F12D (Color Color cent data) the by Synergy Texture finish to Color (A) 258 and Color (B) F12D (Verify Color with the per mandacturer's specifications. One hyper of Tyxek- hases were by DuPort. Under One-layer Fortifier (Cop.: "Super Jumbo-Tex". Use "IFFY SELAL" 14000 at all corner and horizontal surfaces under thinking upper, Unless detailed othervise.

 [2] Succe Stored: Weep screed# AAFW-3-25-780 at halcony use FAAFW-372-38-780, excited and upper of the stuce of the stuce
- System shall conform to ULS80-Class 90 wind upfilt rated Provide 58° minimum sheating. System shall have a minimum (0-year luber and material warrariy.
 10 Exterior Wood Trell/8/Beam Member: 6 x 12, 6 x 10 or 4 x 8 Grade: Tight Knot Douglas Fir, 543, essmed, hand selected for appearance shape per elevations, with ease dedges Shain and seal with full body stain verify stain color with rechitect. Fasteners shall be Shainless Steened, hand selected for appearance shape per elevations, with ease dedges Shain and seal. Provide coper flashing collar.
 11. Omamental Columns: By Cladsworth fine, or approved equal. Tuscan Order, Polystone composite Columns, round Lupered, design 200, Class A, Type I Exterior Grade Finish, primed painted and sealed. To be fabricated and installed per detail.
 12. Painted: Exposed Wood / Stafing / Tim shall receive Primer & Two Coals of Paint color. Color to follow Interior designer paint schedule and samples approved by architect or laterior Orsegier. Shervin William or Dunn Edwards Paint Sengier. Shervin William or Dunn Edwards Paint Sengier.
 14. Point Distributed and sample for Owner & Architects approval prior to application.
- exterior colors- each unit. Provide sample for Owner & Architects approval prior to application. XTERIOR ORNAMENT S. Guardnils: "Colonial Style" costom picket railing system, Constructed per guardnait details. System shall withstand a 200 lbs, load per linear foot. Minimum height shall 42 inches and specing between pickets shall be no grater than 4", Guardnil shall factory finished in "Sherwin Williams". (See Interior Designers list for specific paint color)
- Handrail System: All components shall be by CRL. finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufactures specifications.
- Steel, ore offens, instant interaction of the Steel of th

- 15(b) stemmatine numer, by a massive numer resonance of the second secon
- copper flashing collar. [20] Fireplace / Exhaust: 16 OZ Copper See Unit detail and manufactures clearance

- [20] Fireplace / Exhansu: 16 OZ Copper See Unit detail and manufactures clearance instructions
 [20] STORM COMPARIANCE Checked and Notes: [20] Window Systemins, See Door Schelale and Notes: [21] Garage Door, New Units, See Door Schelale and Notes: [22] Garage Door, New Unit See Door Schelale and Notes: [23] Carage Door, New Unit See Door Schelale and Notes: [24] Head Flashing: All excirce foot and windows to have 16 oz. Copper head flashing u otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges: HECTRICAL MECHANICAL [25] Light Fixture: See electrical fixture schedule and notes [26] Air Conditioner(): Screened with Indescaping, See Meetianical Plan, [25] Dirper Vent (Wall Vents: Shall be finiscited from 16 oz. copper or 24-gauge stainles see Store transla or paproved equal. See detail. Provide a woren wire inacces recens SPECIALTES [25] New House Numbers: 5^o High Cast Aluminum Hetvetica house numbers by Genini
- SPECIALTIES
 ZZNew House Numbers: 5" High Cast Aluminum Helvetica house numbers by Genini Ine
 L[400)-538-8377 with "Dark Brenze" finish. Blind mounting with stud bolts.
 UTILITIES
 ZDEtectric Service Panel / Meter. Verify location with SDG&E, Prime and paint to match
 ZDEtectric Service Panel / Meter. Verify location with SDG&E, Prime and paint to match
- stucco color [30] Gas Meter. Verify location with SDG&E, Prime and paint to match stucco color [31] Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco accolor.

- color. STRE STRE STRE STRE STRE STREAM STREAM

- EXTERIOR ELEVATION GENERAL NOTE: A. ELEVATION CENERAL NOTE: STRUCTURAL SINEATHING DIAPHRAGM (TOSS). B. ALL ELEVATIONS SHOWN ARE REPRENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SIEET TOPO-1. BENCHMARK OF ELEVATIONS, CITY BENCHMARK

- BENCHMARK C ALL BULDING AND SITE FLEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1.2 D. SEE SHEET A-6.1 FOR BULDING SECTIONS E. SEES SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS. F. FLUE: Chimney or Exhault Pute: Shall be at least two feet higher than all portion of the reof within 10° of the chimney flue. G. WINDOW AND DOOR HEIGHT: See Exterior Elevations H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes





PRIV.

- Coastal Submittal 09/30/2020 Coastal Cycle Owner Rev. 11/16/2 Coastal Cycle Response - 12/08/20 Coastal Cycle, Owner Rev. 12/16/20
- E Coastal Cycle Response 01/14/202
- COASTAL
- DEVELOPMENT PHASE POIECT NO 2020-27
- EVIEWED BY MRM

RAWN BY APM / MRM

DATE 01-14-2021

Marongo Motion Architecta, Inc. is providing, by oppor-ted contain particle materials stored electronically. The pe-tercepting that data, plana, specifications, reports, document that adventation recorded on or transmittee as electronic i reciding plan and certoscarily initial to "CAD documents" "addimentation revenues-tioning but not consultify limiting no au-mission to underscalable alterations, cluber amendments on animotectional, but in streng office conserves, haven read-near the strength of the strength office conserves, haven read-parents in According, all such descentes are provided in parents for attornational proposes table years and an an parent for attornational proposes table years and an an en-tropy of our strength of the strength of the strength of the unany strength of the strength of the strength of the terms and the strength of the unany strength of the strength of th

> BUILDING ELEVATIONS EXISTING / PROPOSED

> > SHEET17 OF 29

BET TITLE

A-5.2



ATTACHMENT 7



EXISTING / PROPOSED

A-5.3

SHEET 18 OF 29



۲

ATTACHMENT 7



C Coastal Cycle Response - 12/08/20. D Coastal Cycle, Owner Rev. 12/16/20 E Coastal Cycle Response - 01/14/2

COASTAL PHASE DEVELOPMENT PHASE PROJECT NO 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

Marrago Morton Arcineters. Int. is providing, by appen-th certain parties, materials stored electronically. The propagate that data, plans, specifications, reports docume

ERT TITL BUILDING ELEVATIONS EXISTING / PROPOSED

A-5.4

SHEET19 OF 29



ATTACHMENT 7





ATTACHMENT 7



ATTACHMENT 7





ATTACHMENT 7



ATTACHMENT 7





ATTACHMENT 7





PROPOSED STREET VIEW #1

PROPOSED STREET VIEW #2

PROPOSED STREET PATIO #3



PROPOSED REAR PATIO #4

PROPOSED REAR YARD #5

PROPOSED REAR YARD PATIO #6





ATTACHMENT 7





PROPOSED STREET VIEW #7

۲

PROPOSED STREET VIEW #8

PROPOSED STREET PATIO #9



۲



Note : THESE RENDERINGS REPRESENT THE OVERALL DESIGN INTENT AND DO NOT REFLECT THE CURRENT UPDATED PLANS AND ELEVATIONS . THESE SHOULD ONLY REFERENCED TO FOR GENERAL SITE CONTEXT AND SCALE .

۲

ATTACHMENT 7

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 Des SEDTAR C-19371 TATION CAL All design, ideas and arrangements as indicat arengo Morton Architecis, the specific project for w ncorporated or Michael prohibited. There shall PRIVATE RESIDENCE 1542 COPA DE ORO DRIVE LA JOLLA, CA 92037 REVISIONS A Coastal Submittal - 09/30/2020 B Coastal Cycle,Owner Rev. 11/16/2024 C Coastal Cycle Response - 12/08/2020 D Coastal Cycle,Owner Rev. 12/16/2024 Coastal Cycle Response - 01/14/202 PHASE COASTAL DEVELOPMENT PHASE ROJECT NO. 2020-27 REVIEWED BY MRM DRAWN BY APM / MRM DATE 01-14-2021 Marcingo Morton Architectis, Inc. is providing, by agreem in overtain parties, materials stored electronically. The pa chiding but not necessarily li subject to undetectable alto mintentional, due to, amon conversion, media degradati crittion. Accordingly, all use SHEET TITLE PROPOSED EXTERIOR RENDERINGS A-9.2 SHEET 27OF 29



ATTACHMENT 7

		12.00
llerinat Herri	Corrections & Tring Tringer Corrections & Tring Tringer 18 guillier Sci	
I M		
aund un (P2) og ternor /ouel	S G ALLING - TOTA - SCHEEN 53	
NERS PAN	Gossi Privel Department handlick - Patri- Tree Navadard 13 gallars	
Kamilia (165) 117 - 109 milion (1720)	12 paller ED ARW ZELLAND FLAX Ehrministan	
renu (P-4)	Thermony terms Synthese Series KLO' may tall 54	Mananga
and Discourt Dennal	MYRTUSC COMPACTA	Marengo
UNDE reli olexandrase Ul Thyw Proj	3 gulline [53]	Morton
	RAPHEDEERS I TENTIE Padre India Hardiary Egilling Sal	Architects
nt hensun tened. 14	GIANT HIRD OF	Concerning of the second se
M Mattania 17 Tanàn tanàn	Service months 10 gallos - Tipe - secon [set]	7724 Girard Ave.
/ terrin peti	Stelling Repairs Stelling Repairs Stelling Type Strong [S-3]	Second Floor La Jolla, CA 92037
ES .		Tel. (858) 459-3769
TRE .	C ⊠ Marana Linka Chatal Maranaga Maranaga / Managa Light Igathersis	Fax. (858) 459-3768
T-1 Trainet		Michael Morton AIA
UL PEAR mit - Everyment	- 1 Galleo - Type - Sand Sile	Claude Anthony Marengo Des
alort T.2	Zamla Faylinaces 44" Pril [STI]	01-14-2021
18	RHAPIS RUMILIS Stender Lade Palm- T Called Sol2	Morte Au
		aniel Morter
NE PREE.	ESPALIERS/TREILIS BOUGAINVILLEA BRASILIENSIS	MERC-19371
	Purple Bougaievilles- 5	RENEWAL 04/30/2021
17	Type - Teellis expalse in vall we fear = [E-1]	10 10
ne 1 Te	COCCO CAMELLIAS TANIRO Zadiro Sha Cowellor S guller [1:2]	OF CALL
(<u>re</u>)	TURF TRASSBRAD	All design, ideas and arrangements as indicated
ANUPINI su-Tz?	WITHIN STA CONTRACTOR AN AND THE VE	on these drawings are the legal property of Marengo Morton Architects, Incorporated and
niv∉.	6" mar stll . GC-1	the specific project for which they were prepared as indicated on the project title block.
TI	TRACHELOSPERMUM IASMINODES Sar Jonnie - Groupd Cover 7-07 min, and (GC-2)	Reproduction, publication or resuse by any method, in whole or part, without the express written uonsent of Marengo Monton Architects,
RUS	IASMINE - Commun White	written rensent of Marenzo Monton Architects, Incorporated or Michael Monton ALA is prohibited. There shall be no changes, substitutions, modifications or deviations from
ENCIN	Assinter Commin White Lowing officials - Grand Grant Start Branning Start type Mathing type type	
1		without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and
RSS LIME	ZOYSIA TENUFOLIA FLATDAM Planeum Zoysig Graus Saddod GG-4	attached specifications shall constitute the acceptance of all these restrictions.
WIMA	CARINBROTUS EDULIS Interested Fig GC-8	
3	TURE BLOCK TOCK	E .
EL ORANGE	Find Department derivery orthogo	N AC
Ð	USE LEGEND: YES, USED IN THIS PROJECT SO, NOT USED IN THIS PROJECT	VATE RESIDEN 2 COPA DE ORO DRIV LA JOLLA, CA 92037
IRRIGATION NO		E 0 0
rrigation shall conform to the al the city-wide landscape re- ber landscape related city an	5 standards of the City of San Diego Landscape Urdinance, the La Jolla guilations and the City of San Diego Land Development manual landscape d renional attenderde.	CA CA
II be completed within 6 mo \$10.0304(b) (2)]	nthe of occupancy or writing one year of the notice of completion of a	R) BE
erial shall be permanently m andscaping material [LDC 15 e to meet the landscape requi	annauned in a growing and neariny condition including trimining as [10,0304(b) (3)]. itement shall be installed as required by the San Diego Landscape Ordinan	EA DLL
 prior to final inspection. ape shall be maintained in a not nermitted unless specific 	disease, weed and litter free condition at all times. Severe pruning or cally noted in this Permit	EA 101
absequent Owner shall be re- tent with the Land Develops	FPS: characteristic of the cuty of San Diego Lacoscope Uninstance, the La Jour- painliers and the Cary of San Diego Land Dievelopment manual lankcape regional standards. The second provide the state of completion of a material state of the second provide the state of completion of a statistical for a growing and healty southings including training as 10.03504(1)-(1)]. rement shall be installed as required by the San Diego Landscape Ordinan direase, weed and little free condition at all times. Severe proming or allo state of the statistical as required by the San Diego Landscape Ordinan direase, weed and little free condition at all times. Severe proming or allo state on this Permit. Severe proming of the statistical as required by the San Diego Landscape Ordinan direase, weed and little free condition at all times. Severe proming or specific for the maintenance of all landscape improvements in the few Maauki. Landscape Standardt. The statistical as a proving on one, The landscape services as provide documents to the statistication of the Development Storvises as provide a statistical of a Development Storvises of er replaced per the conditions of the permit. All landscape serves will breased or of the development is an information of the permit. All landscape used infrastruc- tor phase of permits and the provements including walks, curbs or tree are (3)-6.5. with a strinking of the Development Storvises.	PRIVATE RESIDENCE 1542 COPA DE ORO DRIVE LA JOLLA, CA 92037
on document plans is damag d equivalent size per the app	new plantings, hardscape, kndscape teatures, etc.) indicated on the ed or removed during demolition or construction, it shall be repaired md/o roved documents to the satisfaction of the Development Services	15. 15.
30 days of damage or Final I ince: all required landscape : tebric and littler and all plant	nspection. areas shall be maintained the property owner. The landscape areas shall be material with the maintained in a bealthy around a condition. Discussed as	
shall be satisfactorily treated ay shall also be maintained	for replaced per the conditions of the permit. All landscape and irrigation i by the owner.	REVISIONS
street trees shall be a minute	are placed within 5' of public improvements including walks, curos of stree am of 40 S.F. with a minimum 5' inside dimension.	A. Coastal Submittal - 09/30/2020 B. Coastal Cycle, Owner Rev. 11/16/202
g areas shall be covered with sposed soil areas without ve	am of 40 S.F. with a minimum 5' inside dimension. a mulch to a minimum depth of 2°, excloding areas planted with getation shall also be mulched to this minimum depth	C Coastal Cycle Response - 12/08/2020
ation distance: dop sign) lity lines	20 feet 5 feet	D Coastal Cycle, Owner Rev. 12/16/202 E. Coastal Cycle Response - 01/14/2021
tility structures- es) ins	10 feet 10 feet 25 feet 10 feet	F
	10 feet plete set of landscaping and arrigation plans shall be submitted to the city	A
rdinance, the La Jolla Comm ped areas shall be permaner	In reet picto set of handscaping and arrigation plans shall be submitted to the city pation plans shall be in conformance with the requirements of the San unity plan and the landscape guidelines of the land development manual, ity irrigated and maintained in accordance with the landscape guidelines o	ά
 efficient irrigation system ation maintenance is the rest 	shall be provided to establish and maintain landscaping, sonsibility of the namer,	PHASE COASTAL
rovement separation distant structures - 10 feet; drivewa	e: traffie signals stop signs - 20 feet; underground utility lines - 5 feet; sys - 10 feet - closed-ref. feet of the city wide backgross monthlines and the City of Sar Dash	DEVELOPMENT PHASE
Manual Landscape Standard ance: all required landscape	s and all other landscape related city and regional standards, s and all other landscape related city and regional standards, areas shall be maintained by property owner <u>SKA holding Inc.</u> landscape	PROJECT NO. 2020-27
f debris and litter and all pla shall be satisfactorily treated as or Regulrements	(b) irrigated and manifational macconduces with the landscape guidelines to anotheling serviced to exclude land maintain landscapping. Somheling of the onsert. In traffic signals of the onspins – 20 feets underground utility litters + 5 feet; submarks of the city-web landscape regulations and the City of Son Deg et and all other landscape effect (iv) and regional standards. A standards of the city-web landscape regulations and the City of Son Deg et and all other landscape effect (iv) and regional standards. Some shall be maintened by property ones <u>SRA halding that</u> indicepte for replaced per the conditions of the permit.	REVIEWED BY MRM
	with current City of San Diego requirements and current A.P.W.A. and or encountered in the plans or in the actual field conditions to the cand receive written direction prior to proceeding further with the work in	REVIEWED BY WIRDY
risers with double swing joi ninnle ann. Use Teflon far	and receive written direction prior to proceeding number with the work in nt assembles atilizing <u>Marlex or Orbit</u> . Swing Elbow Joint and a minimum se on all threaded nine connections.	DRAWN BY APM / MRM
alves in new green plastic vi in Notes for additional proje toavating, contractor shall v	ni assembles atilizing <u>Marley or Orbit</u> . Swing Elbow Joint soil a minimum et on all threaded pipe countrations. The branes as manufactured by MDS or equal erfly the levation of all utilities at least two (2) working days prior to or [0] 1600-272-2000. Contractors that levate threads are for [0] 1600-272-2000. Contractors that levate threads are for the dependence of the state of the state of the state of the level of the state of the state of the state of the level of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the state of the val of location point to commercing work. In simal processer equalities with the state of the state of the stare valve distants are of proposed backtion preventer and pressure secons on upper roof case (per plan). Contractor shall obtain owner's	DATE 01-14-2021
g Underground Service Ale n not limited to gas, electri	1 @ 1-800-227-2600. Contractor shall request the mark-out of underground c telephone, water, sewer, lighting, television. Contractor shall be initiater (Discours mark and	Marengo Moreno Architecta, Inc. is providing, by apreement
Location: Contractor to inst r shall obtain owner's appro	all backflow preventer adjacent building wall 18° above finish grade in sid val of location prior to commencing work.	with tortain parties, incatrials scored electronically. The partie recognize that data, plana, specifications reports, documents, e effer information recided on or transmitted as electronic and functional but por prevaiably limited to "Ath Association and and a second
Valve Location: Contractor 18" above finish grade.	to install pressure regulating valve immediately downstream of backflow ster valve downstream of proposed backflow presenter and exercise	 subject to undetectable alteration, either indentional or constrainticial, due to arroug other swares, incentional, conversion, media degradation software error, or human
	sensor on opper roof eave (per plan). Contractor shall obtain owner's	The second secon
ard area (see plan). n: Contractor to install rain		stamped hard copies with the wet signature of the Architect of Received are the Architectal Istarianeets of Service and are the
ard area (see plan). n: Contractor to install rain ocation prior to installation ration: Proposed 3" DIA. P Valer Meter Location: Food	VC schedule, 40 sleeve, per architect plans. Verify exact location in field, ing petable water meter located in right of way in concrete box.	tests that contract domatterits of record
cation: Proposed 3" DIA. P	VC schedule, 40 sloeve, per architeel plans. Verify exact location in field ing petable water meter located in right of way in concrete box.	SULET DILE
cation: Proposed 3" DLA, P' Water Meter Location: Exist c. Contractor shall pull two l; neatly in valve box. connection: Irrigation contras n 18" above finish grade. Ins	C'e schedule. 40 slove, per architer plans. Venty exact locatori in held ingelable saste meter locato in right of way in concrete box. 2) extra wires #14 wires from the irrigation controller in last remote-contri- ctor to instill Copper Tee (line size)- per plan in existing potable water all brass ball vale immediated downstream of Tee prior to backflow.	SITE PLAN
veation: Proposed 3" DLA, P Water Meter Location: Exist s: Contractor shall pull two I; neatly in valve box. "onnection: Irrigation contras n 18" above finish grade. Ins	C'e schedule. 40 slove, per architer plans. Venty exact locatori in held ingelable saste meter locato in right of way in concrete box. 2) extra wires #14 wires from the irrigation controller in last remote-contri- ctor to instill Copper Tee (line size)- per plan in existing potable water all brass ball vale immediated downstream of Tee prior to backflow.	SITE PLAN
veation: Proposed 3" DLA, P Water Meter Location: Exist s: Contractor shall pull two I; neatly in valve box. "onnection: Irrigation contras n 18" above finish grade. Ins	VC schedule, 40 sloeve, per architeel plans. Verify exact location in field ing petable water meter located in right of way in concrete box.	SITE PLAN



٢

ATTACHMENT 7

LANDSCAPE NOTES

LANDUSCAPE INOT IES
 Missing & Initiation Notes
 Inductance and irritegions shall conform to the standards of the La Jolin Shores planned
 district ordinance the La Jolin Commity for an addition of the city whet handsape regulations and
 the Given of the Community for an addition of the city web handsape regulations and
 the Given of the Community of the and the city web handsape regulations and
 the Given of the Community of the and the city web handsape regulations and
 the Given of the Committy of the and the city web handsape regulations and
 the Given of the Completion of a residence.
 All landscepting shall be completed with in 6 months of the occupancy or within one year of
 the notice of completion of a residence.
 All condecepting shall be minimized for of devises and landscape
 areas shall be minimized for of devises and landscape and all plant material shall be
 maintained for a hashiby growing condition. Diseased of devised plant material shall be
 satisfactority treated or replaced per the conditions of the origin.
 Tree root barriers shall be installed where trees are placed within 5 of public improvements
 including withs, cub sort street parsement.
 Tree root barriers shall be trees when the origin of 0.5 E, with a minimum 5 inside
 dimension.

All required planting areas shall be covered with mulch to a minimum depth of 2", exclu

areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.

diminum tree separation distance		
. Traffic signals (stop sign)	20 feet	
. Underground utility lines	05 feet	
Above ground utility structures	10 feet	
Driveway (entries)	10 feet	
. Street intersections	25 feet	

Difference of any building permits, a Street

 Street intersections
 Street intersectintex

feet.
13. 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 ar all other landscape estandards are diversed as transfers.
14. Cong term ministence: all required landscape areas shall be maintained by the owner and landscape areas shall be free of debris and filter and all plant material shall be anointained in healthy growing condition. Discased or dead plant material shall be satisfactorily treated on regulaced per the conditions of the permit.

General Irrigation Notes

Install all irrigation components in conformance with current City of San Diego requiremt and current A.P.W.A. Standards Plans.
 G.The Contector shall bring any discrepancies found or encountered in the plans or in the actual field conditions to the attention of the landscape /architect immediately and receive written direction prior to proceeding further with the work in question.
 Install all sprinkless rises with double swing join assembles utilizing Marlex Street Ells a a minimum S² long PVC seb. 80 nigple arm. Use Teilon tupe on all threaded pipe connections.

a minimum 5° long PVC sch. 80 nipple arm. Use Tellon tape on all threaded pipe connections. 18. Install all controls valves in new green plastic valve boxes as manufactured by NDS or equal. 19. Refer to the Iringinion Notes for addinional project requirements. 20. Dig Alert. Before excavating, contractor shall verify the location of all utilities at least two (2) working days prior to execution by calling Underground Service Alert (a) 18. Boket on the Logas clearity clearloon extra the mark-out of underground utilities including built and unit limited to gast peterit, elevation by earling Underground Service Alert (a) 18. Bocktow Preventer Location: Contractor to install pressure regulating valve immediately downstream of backflow preventer assembly 18° above finish grade inside yard area. Contractor to sinstall pressure negatiating valve immediately downstream of backflow preventer assembly 18° above finish grade inside yard area. Contractor to install pressure negatiating valve immediately downstream of backflow preventer assembly 18° above finish grade. Contractor to install pressure negatiating valve immediately downstream of backflow preventer assembly 18° above finish grade. Statistica valve downstream of proposed backflow preventer and pressure negating valve in yad area (see plan). Constructs all dobain owner's approval for seasor location prior in toinstall to fains for and the pressure regulating valve in yad rest. 21. Pressure Regulating Valve Location: Contractor to install prior backflow preventer and the submet of proposed backflow preventer and pressure regulating valve in yad area. 23. Statisting Domestic Water Meter Location: Existing ponshle water meter location in field. 24. Rata Control Wires: Contractor bail pull two (2) extra wires #14 wires from the irrigation controller to last remote-contoul valve and oid wire methy in valve box.

controller to last remote-control valve and coil wire neatly in valve box

controller to last remote-control varie and con write nearly in varie now. 28. Irrigation Point of Connection: Irrigation contractor to install Copper Tee (line size)- per j in existing polable water service pipe per plan 18° above finish grade. Install brass ball va immediately downstream of Tee prior to backflow assembly.

IRRIGATION EQUIP. SCHEDULE

	MANUFACTURER	A Coastal Submittal - 09/30/2020
WATER SOURCE	EXISTING WATER METER	 B Coastal Cycle, Owner Rev. 11/16/20. C Coastal Cycle Response - 12/08/202 D Coastal Cycle, Owner Rev. 12/16/20.
AUTOMATIC CONTROLLER	RAIN BIRD ESP-12LX+ WITH WCS RAIN GUARD RAIN SENSOR	E Coastal Cycle Response - 01/14/202 F
REDUCED PRESSURE TYPE BACK FLOW PREVENTION DEVICE	1" WILKINS 975XL W/ 1" WILKINS 70 AND PRESSURE REGULATOR	A
REMOTE CONTROL VALVE & LOW VOLUME VALVE ASSEMBLY	RAIN BIRD DV SERIES	PHASE COASTAL
HOSE BIB ASSEMBLY BUBBLIER IN STANDPIPE WITH OBSERVATION WELL	CHAMPION B-402 RAIN BIRD 1401 BUBBLIER IN 18" DEEP STANDPIPE W/3" OBSERVATION WELL	DEVELOPMENT PHASE PROJECT NO. 2020-27
BALL VALVE PVC LATERAL LINE PIPE	DURA TI-010W PACIFIC WESTERN PIPE OR EQUAL	REVIEWED BY MRM
PRESSURE SUPPLY LINE	PACIFIC WESTERN PIPE OR EQUAL	DRAWN BY APM / MRM
PVC SLEEVE	PACIFIC WESTERN PIPE OR EQUAL	DATE 01-14-2021
FULL SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD- XXX SERIES OR EQUAL	Marrange Morton Archivects, Inc. is providing, by agreement with certain number, maternals stored electronicals. The ner-
HALF SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD- XXX SERIES OR EQUAL	recepting that data, plana, specifications, reports, documents, other talknession recorder on or transmented as electronic ime (including but not necessarily latitied to "CAD document?)- subject to another cather alteration, either intentional catherational, due to, savong other causes, transmission, catheration, media dependations, onlyware terms, or human intensities.
ł" SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD- XXX SERIES OR EQUAL	contention, infect approaches consider rates of the infection infermion. Accordingly, all used boxements are provided to product no are a record deciment. Any reliance thereau detended to be unreasonable and memforecable. The segned a thanged hard copies with the set signature of the Architect Record are the Architect Informetion 65 provides on the second are the Architect.
SIDE STRIP SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD- XXX SERIES OR EQUAL	SHEET TITLE CONCEPT LANDSCPE
SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED 🖉 PER 12"	PACIFIC WESTERN PIPE OR EQUAL	PLAN PROPOSED
		AL-1.2 SHEET290F29
	AUTOMATIC CONTROLLER REDUCED PRESSURE TYPE BACK FLOW PREVENTION DEVICE REMOTE CONTROL VALVE & LOW VOLUME VALVE ASSEMBLY BUBBLIER NS TANDPIPE WITH OBSERVATION WELL BALL VALVE PVC LATERAL LINE PIPE PVC LATERAL LINE PIPE PVC SLEEVE FULL SPRINKLER HEAD HALF SPRINKLER HEAD SIDE STRIP SPRINKLER HEAD	AUTOMATIC CONTROLLER RAIN BIRD ESP-J2LX- WITH WCS RAIN GUARD RAIN SENSOR REDUCED PRESSURE TYPE BACK FLOW PREVENTION DEVICE I* WILKINS 975XL W; I* WILKINS 10 AND PRESSURE REGULATOR REMOTE CONTROL VALVE & ASSEMBLY RAIN BIRD DV SERIES HOSE BIB ASSEMBLY BUBBLER IN STANDPIPE WITG DESERVATION WELL RAIN BIRD DV SERIES DBSERVATION WELL CHAMPION 8402 (MAN THE AUTOR WITG DESERVATION WELL CHAMPION 8402 (MAN THE AUTOR WITG DESERVATION WELL DAL UALVE PVC LATERAL LINE PIPE PCL LATERAL LINE PIPE PACIFIC WESTERN PIPE OR EQUAL PACIFIC WESTERN PIPE OR EQUAL FULL SPRINKLER HEAD RAIN BIRD POP-UP SRAY HEAD- XXX SERIES OR EQUAL RAIN BIRD POP-UP SRAY HEAD- XXX SERIES OR EQUAL FJULL SPRINKLER HEAD RAIN BIRD POP-UP SRAY HEAD- XXX SERIES OR EQUAL STE SURLER HEAD RAIN BIRD POP-UP SRAY HEAD- XXX SERIES OR EQUAL SIDE STRIP SPRINKLER HEAD RAIN BIRD POP-UP SRAY HEAD- XXX SERIES OR EQUAL STELS OR EQUAL SIDE STRIP SPRINKLER HEAD RAIN BIRD POP-UP SRAY HEAD- XXX SERIES OR EQUAL STELS OR EQUAL SIDE STRIP SPRINKLER HEAD RAIN BIRD POP-UP SRAY HEAD- XXX SERIES OR EQUAL STELS OR EQUAL





			ATTACHMENT 8			
SD	City of San Diego Development Service 1222 First Ave., MS 30 San Diego, CA 92101 (619) 446-5000		-	closure ement		
فاستر فالمتراسين	أأألهم بتكاسك والمعار أأأت	proval(s) requested; 🗔 Neighborhood lopment Permit: 🔾 Planned Develop Waiver: 🗆 Land Use Plan Amendmer		หมู่หน้า สามารัฐมา	The second se	
Protect Title: 1542.Cop	аландорована и на	hamandamişi (1999) ola	Project No	For City Use Only	-PTS-6992	
Project Address: 1542	Copa On Oro Dr. La Jolia, CA 9203				an a franki i Sasarana da an falanya nga panga mga pangangang	
•				la montraria chaile colona da constructiva da constructiva da constructiva da construcción da construcción da c		
	rship/Legal Status (please		hat write Abherr	s da s di Barli Ports homo porgoji (Gonora) (7,886,8696,994,864,8	n San General de la conservate a la conserva de la	
Corporation D Limit	ed Liability -or - 🖪 General -	What State? CACorporat	te Identification	No. Certificate of Tru	Bt.	
🖪 Partnership 🔾 Indivi	dual					
officers. (A separate pa ANY person serving as A signature is required notifying the Project M ownership are to be giv	age may be attached if neces s an officer or director of th l of at least one of the prop lanager of any changes in o ven to the Project Manager a	f a publicly-owned corporation, inclusary.) If any person is a nonprofit of the nonprofit organization or as treety owners. Attach additional page whership during the time the applitit least thirty days prior to any public result in a delay in the hearing procession.	rganization or ustee or bene ges if needed, cation is being ic hearing on t	a trust, list the nam ficiary of the nonp Note: The applicar processed or cons	es and addresses of rofit organization. It is responsible for idered. Changes in	
Name of Individual: Da	la Phover La Jolla Trust /	n, Dienen alf weisen einigen in ferstellen sterne sen "1500" synthetisteren bestellendet, soler oberen frieder			anonananananananananananananananan TTC:::::::::::::::::::::::::::::::::::	
Street Address: 7911 W		นากกระจะสุมันป ส่วารีกระการจัดรูปประสารปฏิบัติ เขาไปเลขางในสารประการแรง เราะเลขางกระการจะการ 	""", kai uwnei	m renationessee	C Successor Agency	
City: Huntington Beach		ŎſĸĸĬĸĸĸĸĔĸĸĸŧĸĸŎĬŦĿĦĊĬŔġĸĸŎŀĸŦĸŢŊĊĬĦĸŊŊŶĬŎĊŎŢŎŢŎĊŎŎŢŎĸŎŎŎĸŎŎŎĸŎŎŎŎŎŎŎŎŎŎŎŎŎŎŎŎŎŎ	y a when the constitution of the constitution of the second second second second second second second second se	د میں		
	. ////			State: <u>CA</u>		
Phone No.: <u>949-697-664</u>		Eax No.: 714-596-6331			a reconquising consists a configuration of the providence of consists of the state	
Signature:	1 11/1/	กลุกกรุงทุกทาง แต่ทั้งแปลกฎหรือแหน่งๆ หนึ่งแสดงการทั้งแสดงการ รองกับการแล้วและและเป็นและเหลือ และไม่ม	Date: <u>02/02</u>	/2021		
Additional pages Attach Applicant			ale anna ga Mheilleá, ann a sa cannach obaig ge a	. சானை தல் பலால் பாரப்பட்ட புறைய என்றின	.er e e en information de la constanti de la constanti en information de la constanti de la constanti de la con	
	hael Morton - Marengo Morton	nen in sieren nammen einen einen Archittactes Archittactes	E) Owner	🗋 Tanant/i essee	No Sinceson Avenue	
		Ny far fair fair an ann an Anna ann an Anna ann an Anna ann ann				
City: La Jolia		4 jaar waxaa ka aya ga aha aha aha aha aha aha aha aha aha			Zip: 92067	
Phone No.: 858-459-376		Fax No.:				
Signature:		Ton Alle .		2/2021		
		D No		адбалык маналы улар жалар маралар жала калар жара кайта тарына Эмдалык маналык жара жара жара кайта жара кайта тарына	ર કરતા ન અંતા કરી તે પા ફેરી એ તેવું છે. તે તે તે કે વિશે પ્લેશના પ્લાફ કરતા કરી છે. તે પ્લેક્સ કરી કે કે વે ક તે કે વે ક	
Additional pages Attach						
Additional pages Attach	wetal Darman				a ha ha ha an	
Additional pages Attach	ested Persons	na kana kana kana kana kana kana kana k		يو جهر و خاند من م		
Additional pages Attache Other Financially Inter Name of Individual:	ested Persons		Q Owner	ü Tenani/Lessee	C Successor Agency	
Additional pages Attache Other Financially Inter Name of Individual: Street Address:	ested Persons		D Owner		Successor Agenay	
Additional pages Attach Other Financially Inter Name of Individual: Street Address:	ested Persons			CI Tenani/Lessee	C Successor Agency	
Additional pages Attache Other Financially Inter Name of Individual: Street Address: City:	ested Persons		D Owner	CI Tenani/Lessee	Successor Agenay	

Printed on recycled paper. Visit our web site at vacu sandiugo gavdeveloomene services. Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (10-17)