



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 Conformance Review (SCR), Process Two Appeal

PROJECT NUMBER: [699239](#)

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

SUMMARY

Issue: 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?

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

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

Environmental Review: 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).

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

Code Enforcement Impact: None associated with this application.

Housing Impact Statement: The current Project supports the [Housing Element of the City of San Diego General Plan](#) 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 [126.0112](#) 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 [112.0504](#) 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 Hillside, 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:

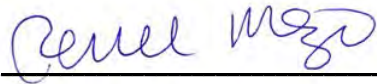
City staff has analyzed the appeal issues and determined that the Project is in substantial conformance with the Design Guidelines, Development Plans and Permit approved by DSD on February 11, 2011, and the regulations of the Land Development Code and Community Plan. Staff followed the substantial conformance 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.

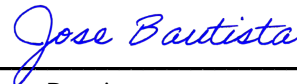
ALTERNATIVES

1. 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,



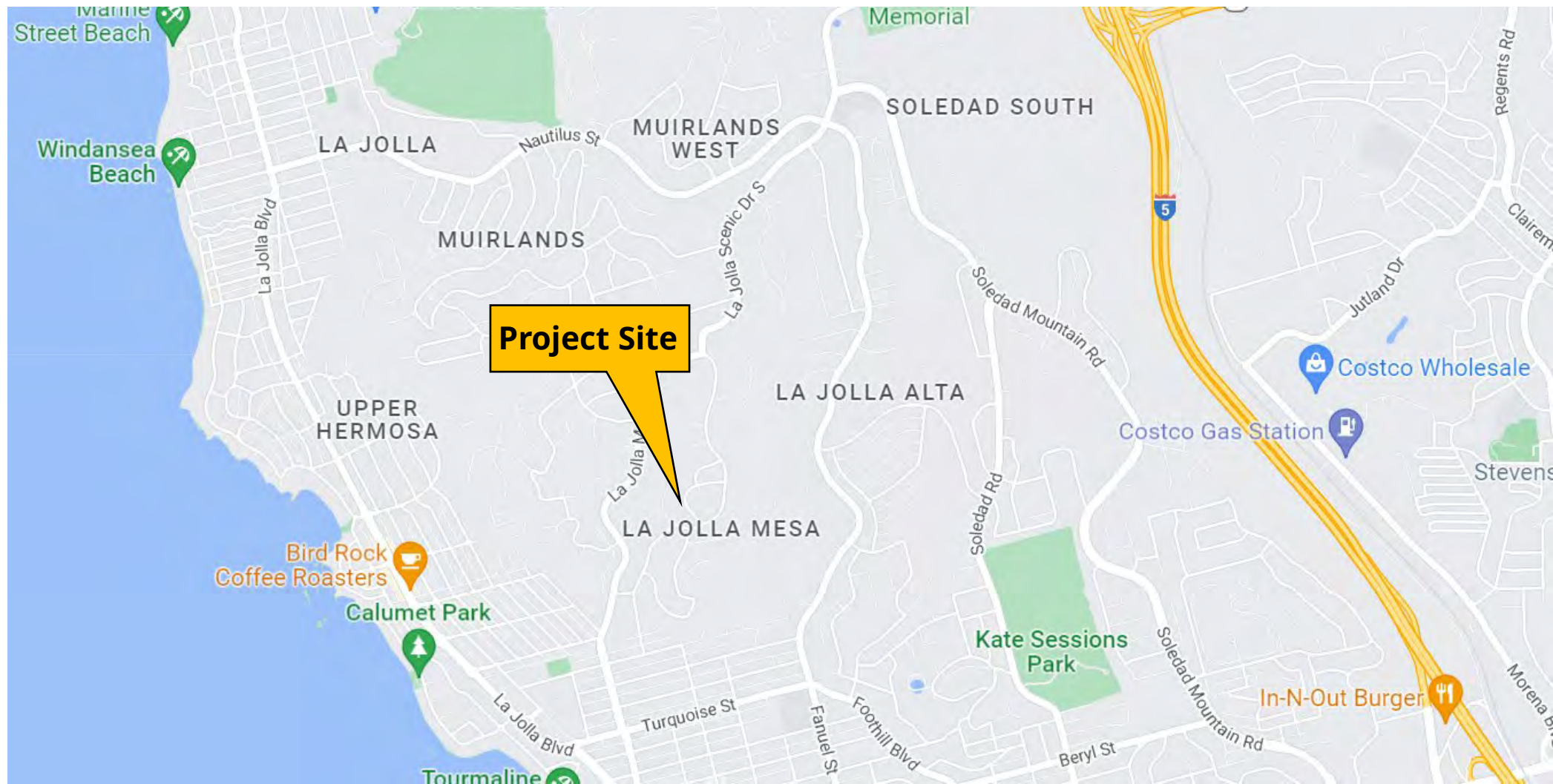
Renee Mezo
Assistant Deputy Director
Development Services Department



Jose Bautista
Development Project Manager
Development Services Department

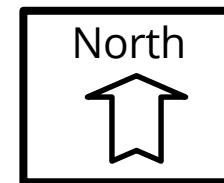
Attachments:

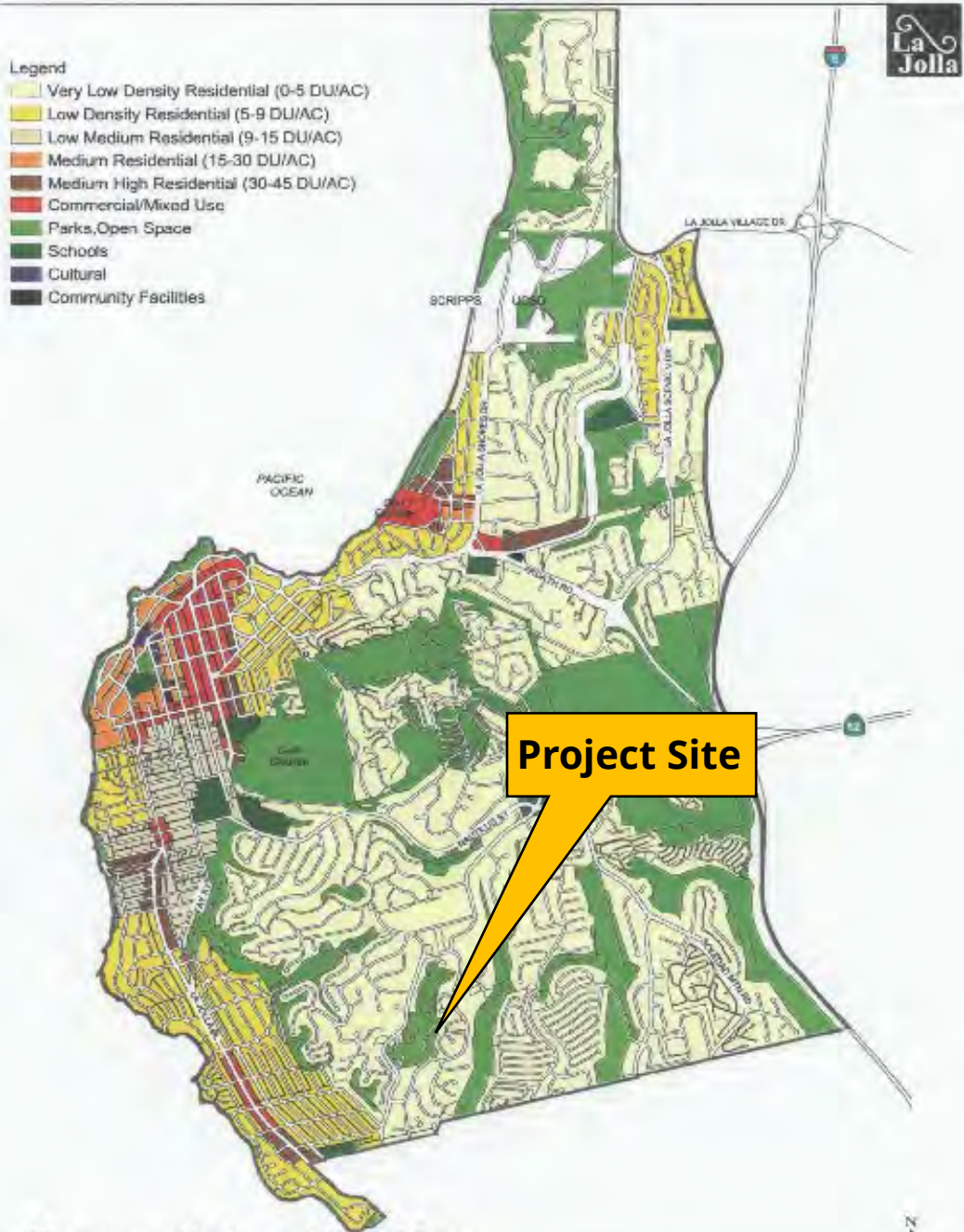
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Process Two, Notice of Decision
5. Appeal Application
6. Original Permit with Conditions
7. Original Permit Exhibit "A"
8. Ownership Disclosure Statement
9. SCR Project Plans
10. SCR Revised Title Sheet
11. Environmental Exemption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



La Jolla Community Plan
City of San Diego - Planning Department

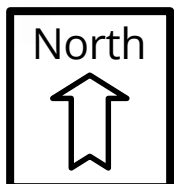


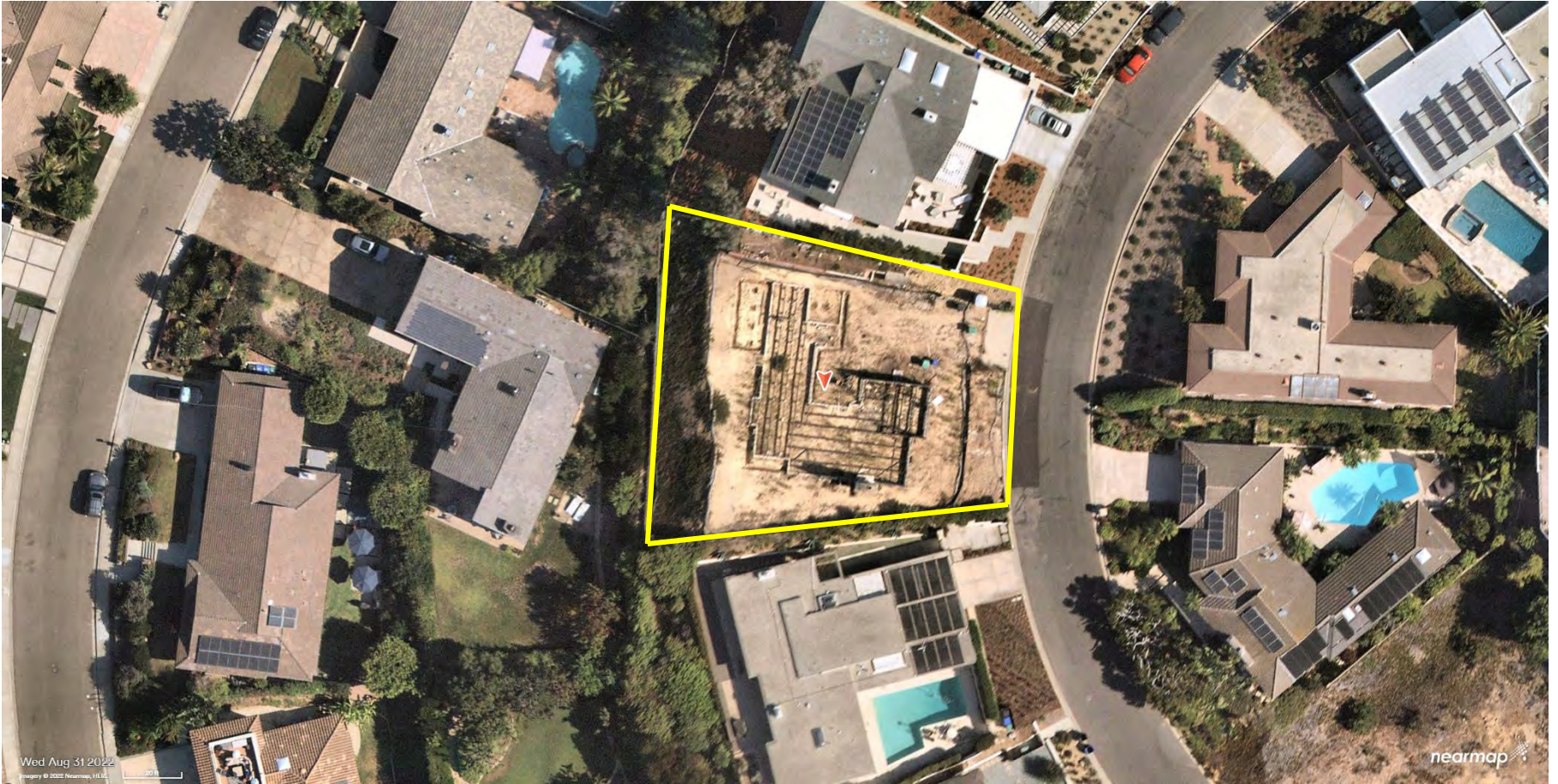
Figure 1



Community Land Use Map

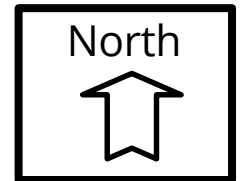
Copa De Oro SCR/ 1542 Copa De Oro Drive
PROJECT NO. 699239





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 / JBautista@sanidiego.gov

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-square-feet 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 www.sandiego.gov/development-services. Appeal procedures are described in [Information Bulletin 505 \(https://www.sandiego.gov/sites/default/files/dsdib505.pdf\)](https://www.sandiego.gov/sites/default/files/dsdib505.pdf). 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:

- 1) Appeals filed via email/mail: Send the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation in pdf format) via email to PlanningCommission@sanidiego.gov 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 [DS-3031](#) (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 DSDCashiers@sandiego.gov 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


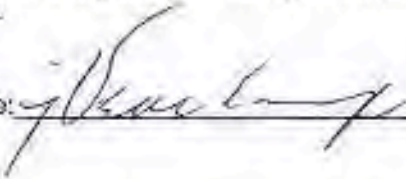
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Development Services Department

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

RETURN SERVICE REQUESTED

	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	Development Permit/ Environmental Determination Appeal Application	FORM DS -3031 November 2017
In order to assure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin 505 , "Development Permits/Environmental Determination Appeal Procedure."			
1. Type of Appeal: <input checked="" type="checkbox"/> Appeal of the Project <input type="checkbox"/> Appeal of the Environmental Determination			
2. Appellant: <i>Please check one</i> <input type="checkbox"/> Applicant <input type="checkbox"/> Officially recognized Planning Committee <input checked="" type="checkbox"/> "Interested Person" (Per M.C. Sec. 113.0103)			
Name: John Venekamp		E-mail: johnvenekamp@gmail.com	
Address: 1552 Copa De Oro Drive		City: La Jolla	State: CA Zip Code: 92037
		Telephone: 917 653 5809	
3. Project Name: COPA DE ORO Substantial Conformance Review Process Two			
4. Project Information			
Permit/Environmental Determination & Permit/Document No.:		Date of Decision/Determination	City Project Manager:
Project NO. 699239		August 31, 2022	Jose Bautista
Decision (Describe the permit/approval decision): On August 31, 2022, Development Services Department approved an application for a Substantial Conformance Review to revise the proposed single family home construction 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-square-feet to 3,936-square-feet.			
5. Ground for Appeal(Please check all that apply):			
<input checked="" type="checkbox"/> Factual Error <input checked="" type="checkbox"/> New Information <input checked="" type="checkbox"/> Conflict with other matters <input type="checkbox"/> City-wide Significance (Process Four decisions only) <input checked="" type="checkbox"/> Findings Not Supported			
Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in Chapter 11, Article 2, Division 5 of the San Diego Municipal Code . Attach additional sheets if necessary.)			
The appeal includes, but is not limited to, the grounds outlined below. The appeal will be supplemented with additional sufficient evidence when the City responds to the pending Public Record Act Request for Project No. 699239 and provides requested information.			
(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; <u>Documents submitted do not reflect intended project.</u> (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; <u>Additional information was not provided.</u> (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; <u>The City's findings are insufficient and do not meet Substantial Conformance Review criteria.</u> (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. <u>The City's decision conflicts with the law.</u>			
6. Appellant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.			
Signature: 		Date: 9-14-2022	

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:

- a. 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.

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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the

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

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.

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/Permittee 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, 2021 and 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

*See attached
CW*

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

ORIGINAL

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego }

On March 10, 2021 before me, Stacie L. Maxwell, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared --Edith Gutierrez, Development Project Manager--
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Commission extended pursuant to Executive Order N-71-20

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: 1542 Copa de Oro Drive - Project No. 676181

Document Date: February 11, 2021 Number of Pages: 5

Signer(s) Other Than Named Above: --Dale Thayer--

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

ORIGINAL

NOTARY SEAL CERTIFICATION

(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:

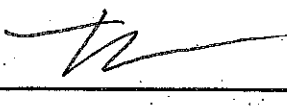
Name of the Notary: Chelsea A. Welsh

Commission Number: 2346738 Date Commission Expires: 02, 13, 2025

County Where Bond is Filed: Orange County

Manufacturer or Vendor Number: NWA1

(Located on both sides of the notary seal border)

Signature:  Tammy Cohen

Firm Name (if applicable)

Place of Execution: San Diego, CA Date: 03, 16, 2021

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 3/3/2021 before me, Chelsea A. Welsh a Notary Public
(insert name and title of the officer)

personally appeared Dale Thayer
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ORIGINAL

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. Findings for all Coastal Development Permits:

- 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.

- b. 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.



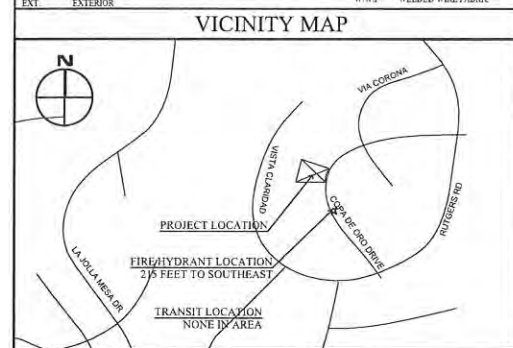
 Edith Gutierrez
 Development Project Manager
 Development Services

Adopted on: February 11, 2021

Private Residence
COASTAL DEVELOPMENT DOCUMENTS PACKAGE
1542 Copa de Oro Dr, La Jolla, California, 92037



ABBREVIATIONS table listing various construction terms and their corresponding abbreviations.



VICINITY MAP - LEGEND table defining symbols for Project Parcel, Fire Hydrant, and Transit Stop.

BASIS FOR STRUCTURAL DESIGN table detailing structural design loads, site coordinates, and soil criteria.

SPECIAL INSPECTION & OFFSITE FABRICATION section detailing inspection requirements and off-site fabrication procedures.

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS section listing specific inspection items.

STRUCTURAL OBSERVATION section detailing the role of the Structural Observer and the Structural Observation Program.

PERMIT REQUESTED FOR SCOPE OF WORK section detailing the Coastal Development Permit and Fire Sprinkler Permit.

SPECIAL COASTAL NOTES and SHEET INDEX sections providing additional project details and sheet references.

PROJECT TEAM section listing the Architect (Marengo Morton Architects), Project Manager (Edith Gutierrez), and other key personnel.

DETAILED SCOPE OF WORK section detailing the demolition and construction work to be performed.

CROSS FLOOR AREA SUMMARY table providing a breakdown of floor areas for various levels of the project.

PROJECT INFORMATION and PROJECT DATA sections providing key project details such as address, lot area, and zoning.

PROJECT INFORMATION table detailing project address, parcel number, and zoning information.

PROJECT DATA table providing detailed zoning and building information.

PROJECT DATA table providing detailed zoning and building information.

Letter of Request

Private Residence Remodel & Addition
1542 Copa de Oro Drive,
La Jolla, CA 92037

PROJECT LETTER OF REQUEST - NARRATIVE
PERMIT REQUESTED
Coastal Development Permit

Project Description
Selectively demolish portions of the 2,871 square foot existing single-family residence.

Land Use Consistency
The Project is consistent with the RS-1 zoning & Land Use Designations in the City's General Plan and the Community Plan of La Jolla.

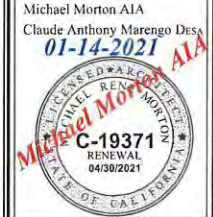
Coastal Development Permit Criteria

- List of Coastal Development Permit Criteria including lot size, height, setbacks, and energy efficiency requirements.



Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037

Telephone: (858) 459-3769
Fax: (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DES
01-14-2021



All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated.

PRIVATE RESIDENCE
1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

REVISIONS
A Coastal Submittal - 09/30/2020
B Coastal Cycle Owner Rev. 11/16/2020
C Coastal Cycle Response - 12/08/2020
D Coastal Cycle Owner Rev. 12/16/2020
E Coastal Cycle Response - 01/14/2021

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM
DRAWN BY APM / MRM

DATE 01-14-2021

Marengo Morton Architects, Inc. is providing its services to the client under a contract. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

SHEET TITLE
TITLE SHEET

T-1.1
SHEET 1 OF 29

CLIMATE ACTION PLAN - CONSISTENCY CHECKLIST INTRODUCTION

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions.

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15188.3.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specific emissions targets identified in the CAP are achieved.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or Federal law.

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CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- The Checklist is required only for projects subject to CEQA review.
If required, the Checklist must be included in the project submittal package.
The requirements in the Checklist will be included in the project's conditions of approval.

Application Information
Project Name: Private Residence
Property Address: 1542 Copa de Oro, La Jolla, CA 92037
Applicant Name/Co: Marango Morton Architects, Inc.
Contact Name: Michael R. Morton AIA

Project Information
1. What is the size of the project parcel? 0.24 ACRES
2. Identify all applicable proposed land uses: Single Family Residence: RS-1.4

City Council Approved July 12, 2016 Revised June 2017

CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project consistency with the land use assumptions used in the CAP.

Checklist Item: Check the appropriate box and provide explanation for your answer.
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?
B. If the proposed project is not consistent with the existing General Plan and zoning designations, does it include a land use plan and/or zoning designation amendment...

Yes, the project is consistent with RS-1.4 area and La Jolla Community Plan.
City Council Approved July 12, 2016 Revised June 2017

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to discretionary development projects that include permits that require a certificate of consistency from the Building Official or project compliance with the building code or other regulatory requirements.

Checklist Item: Check the appropriate box and provide explanation for your answer.
Strategy 1: Energy & Water Efficient Buildings
1. Cool Green Roofs: Would the project include roofing materials with a minimum 3 year albedo reflection and thermal emittance or solar reflectance index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (California Green Building Code)?

Yes, the project asphalt shingle system, which is certified as UL Green product, meets the 3-year aged solar reflection and thermal emittance per the California Green Building Code standard.
City Council Approved July 12, 2016 Revised June 2017

City Council Approved July 12, 2016 Revised June 2017

Strategy 2: Bicycling, Walking, Transit & Land Use
4. Bicycle Parking Spaces: Would the project provide more short- and long-term bicycle parking spaces than required by the Municipal Code Chapter 14.000.02, Bicycle Parking?
City Council Approved July 12, 2016 Revised June 2017

Strategy 3: Bicycling, Walking, Transit & Land Use
4. Bicycle Parking Spaces: Would the project provide more short- and long-term bicycle parking spaces than required by the Municipal Code Chapter 14.000.02, Bicycle Parking?
City Council Approved July 12, 2016 Revised June 2017

Strategy 4: Bicycling, Walking, Transit & Land Use
4. Bicycle Parking Spaces: Would the project provide more short- and long-term bicycle parking spaces than required by the Municipal Code Chapter 14.000.02, Bicycle Parking?
City Council Approved July 12, 2016 Revised June 2017

Strategy 5: Bicycling, Walking, Transit & Land Use
4. Bicycle Parking Spaces: Would the project provide more short- and long-term bicycle parking spaces than required by the Municipal Code Chapter 14.000.02, Bicycle Parking?
City Council Approved July 12, 2016 Revised June 2017

Strategy 6: Bicycling, Walking, Transit & Land Use
4. Bicycle Parking Spaces: Would the project provide more short- and long-term bicycle parking spaces than required by the Municipal Code Chapter 14.000.02, Bicycle Parking?
City Council Approved July 12, 2016 Revised June 2017

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1: Best Practice Values for Green Building Standards. Columns: Land Use Type, Footprint, Maximum Floor Area, Maximum Floor Area, Maximum Floor Area, Maximum Floor Area.

Table 2: Climate Action Plan Consistency Checklist. Columns: Measure, Description, Performance Standard.

Table 3: Requirements for applications and permits for discretionary development projects. Columns: Measure, Description, Performance Standard.

Private Residence
1542 Copa de Oro Drive, La Jolla, California, 92037
APN: 316-221-01-00
PFS: Preliminary Consent Review - PFS-0676383

APPROVED EXHIBIT "A"
PROJECT NO. 676181
APPROVAL NO(S). CDP 2482866
APPROVED BY: Development Services Dept
ON: 2/11/2021
DEVELOPMENT SERVICES DEPARTMENT
By: Edith Gutierrez
Development Project Manager

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 DESA 01-14-2021

ALL design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block.

PRIVATE RESIDENCE
1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

REVISIONS
A Coastal Submittal - 09/30/2020
B Coastal Cycle/Owner Rev. 11/16/2020
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D Coastal Cycle/Owner Rev. 12/16/2020
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F

PHASE COASTAL DEVELOPMENT PHASE
PROJECT NO. 2020-27

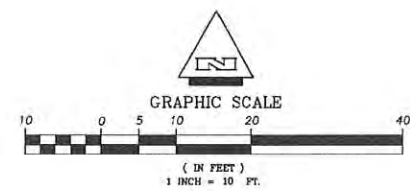
REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

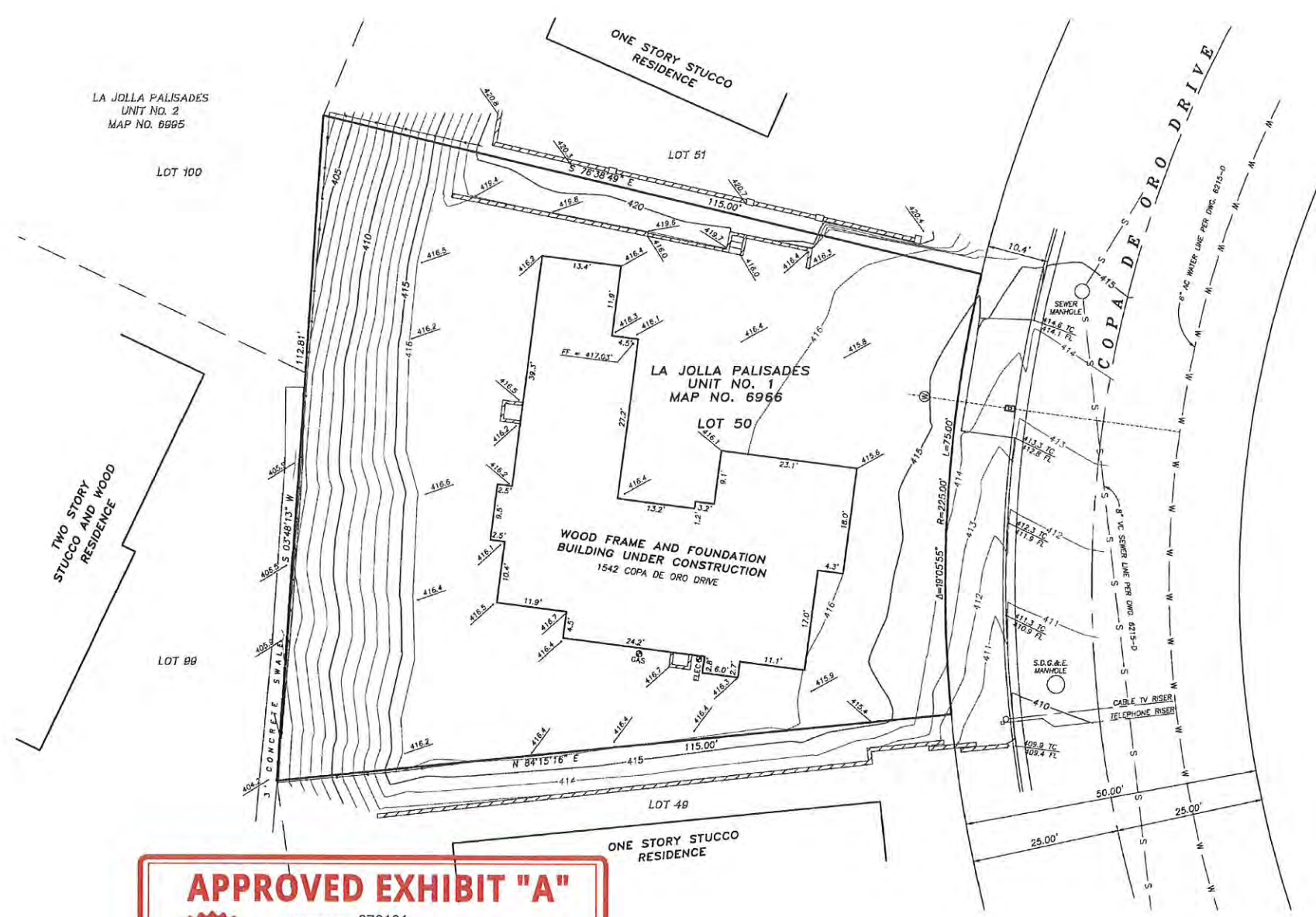
CLIMATE ACTION PLAN CONSISTENCY CHECKLIST

T-1.4 SHEET 4 OF 28



LEGEND:

- ⊠ INDICATES WATER METER
- ⊙ INDICATES GAS METER
- ⊕ INDICATES ELECTRIC METER
- FF INDICATES FINISH FLOOR
- TC INDICATES TOP OF CURB
- FL INDICATES FLOW LINE
- INDICATES PROPERTY LINE
- - - INDICATES CHAIN LINK FENCE
- W — INDICATES WALL
- S — INDICATES SEWER LINE
- M — INDICATES WATER SERVICE



LEGAL DESCRIPTION:
 LOT 50 OF 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.

BASIS OF ELEVATION:
 CITY OF SAN DIEGO BENCHMARK:
 SOUTHWEST BRASS PLUG
 LOCATED AT THE INTERSECTION OF RUTGERS ROAD AND COPA DE ORO DRIVE.
 ELEVATION = 419.828 M.S.L. N.G.V.D. 1929 FEET

APPROVED EXHIBIT "A"

PROJECT NO. 676181
 APPROVAL NO(S) CDP 2482866
 APPROVED BY: Development Services Dept
 ON: 2/11/2021
 DEVELOPMENT SERVICES DEPARTMENT
 DATE: 3/18/2021 By: Edith Gutierrez *EMG*
 Development Project Manager



TOPOGRAPHY SURVEY		
For the exclusive use of: MARENGO MORTON ARCHITECTS 7724 GIRARD AVENUE, 2ND FLOOR LA JOLLA, CALIFORNIA 92037		
San Diego Land Surveying & Engineering, Inc. 7028 Conroy Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 05-07-2020	Revised:	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: Copa De Oro Drive Tapo	A.P.N. 358-221-01	

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 Michael Morton AIA
 Claude Anthony Marengo DESA
 01-14-2021

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PRIVATE RESIDENCE
 1542 COPA DE ORO DRIVE
 LA JOLLA, CA 92037

REVISIONS

A	Coastal Submittal - 09/30/2020
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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

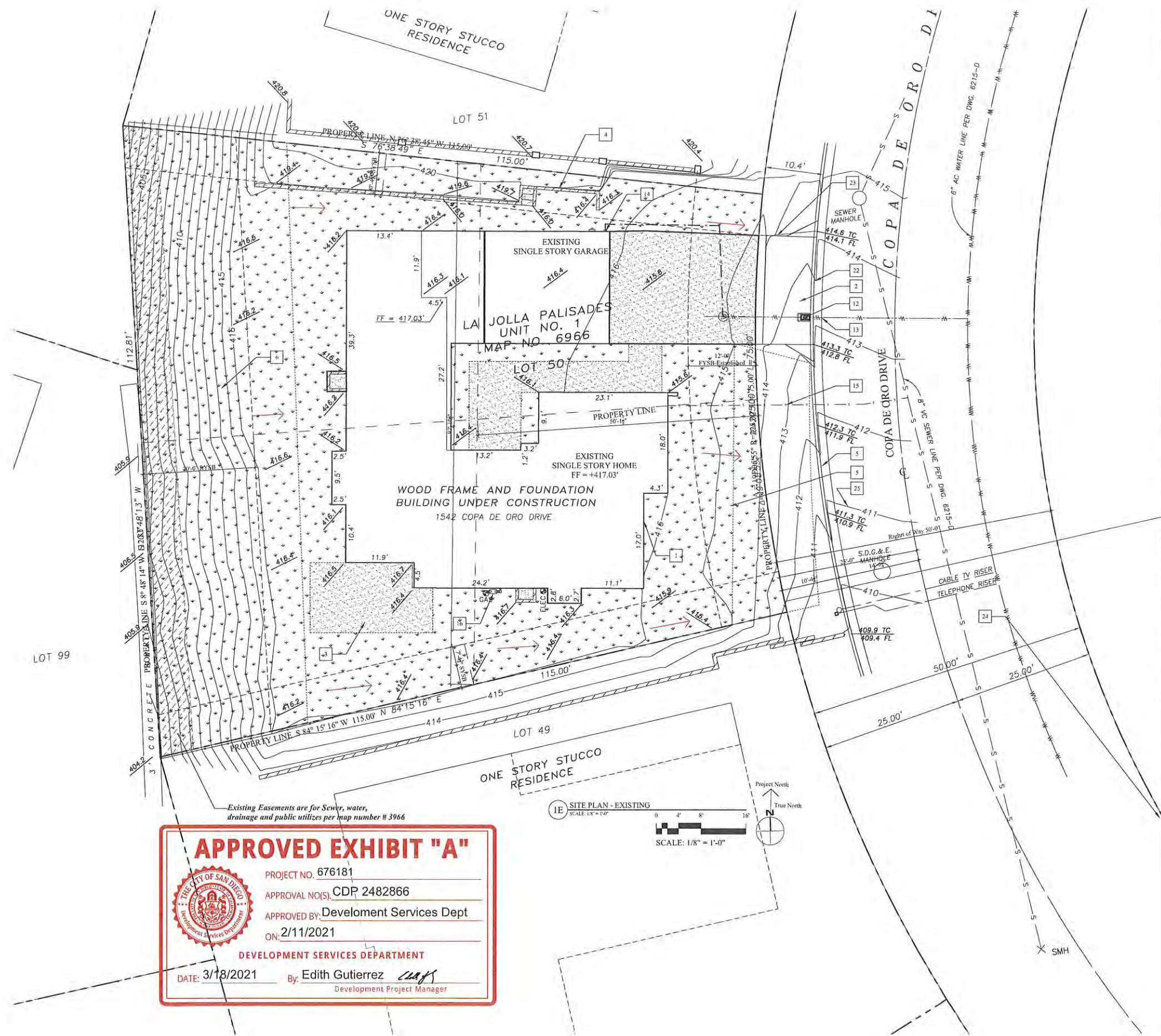
DRAWN BY APM / MRM

DATE 01-14-2021

SHEET TITLE EXISTING SITE TOPOGRAPHIC PLAN

TOPO-1

SHEET 5 OF 29



SITE LEGEND

[Symbol]	RESIDENTIAL
[Symbol]	OUTLINE OF EXISTING ONE STORY STRUCTURE - FIRST FLOOR OUTLINE
[Symbol]	OUTLINE OF EXISTING FIRST FLOOR FLOOR AREA
[Symbol]	OUTLINE OF PROPOSED NEW FIRST STORY ADDITION AREA
[Symbol]	OUTLINE OF EXISTING GARAGE AREA
[Symbol]	OUTLINE OF EXISTING EASEMENT AREA - FOR PUBLIC UTILITIES - NO PERMANENT STRUCTURES ARE ALLOWED WITHIN CITY EASEMENTS
[Symbol]	AREA OF EXISTING FIRST FLOOR DECK AREA - REMOVED
[Symbol]	AREA OF VISIBILITY TRIANGLE - AT DRIVEWAY
[Symbol]	SITE DRAINAGE PATTERN
[Symbol]	LANDSCAPE AREA (EXISTING)

SITE PLAN NOTES - EXISTING

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 (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.

C. 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 existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.

E. Coordinate with other tenants the temporary shutoff of any site utilities, including but not limited to

F. The Architect does 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 - EXISTING**
- STRUCTURES**
- 1) Outline of Proposed One-Story Single-family Residence - See Floor Plan Sheet A-2.2
- SITE IMPROVEMENTS**
- 2) Outline of Existing Site Driveway - To Be Replaced
 - 3) Outline of Existing Site Retaining Wall - To Remain
 - 4) Outline of Existing Site Contours - To Remain
 - 5. Not Used
 - 6. Not Used
 - 7. Not Used
 - 8. Not Used
 - 9. Not Used
 - 10. Not Used
 - 11. Not Used
- SITE UTILITIES**
- 12) Existing Water Meter - To Remain
 - 13) Existing Water Service Line - 1 inch - To Remain (Verify Location)
 - 14) Existing Water Main Back flow Preventer - To Remain
 - 15) Existing 4 Inch Sewer Lateral - To Remain-(Verify Location In Field)
 - 16) Existing Gas Meter - To Remain
 - 17. Not Used
 - 18. Not Used
 - 19. Not Used
- OFF SITE ITEMS**
- 20. Not Used
 - 21) Existing Concrete Curb - To Remain
 - 22) Existing Driveway Curb Cut - To Remain
 - 23) Outline of Existing Site Driveway Apron Hardscape - To Be Removed and Re-constructed per Current City Standards (Demo & Replace)
 - 24) Existing Standard Fire Hydrant - 225 feet to Southeast
 - 25) Existing Paved Street - Copa De Oro Drive
 - 26. Not Used

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 01-14-2021
 C-19371
 RENEWAL
 04/30/2021

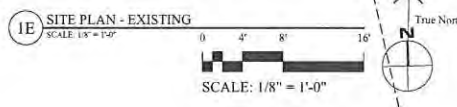
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PRIVATE RESIDENCE
 1542 COPA DE ORO DRIVE
 LA JOLLA, CA 92037

REVISIONS	A Coastal Submittal - 09/30/2020
	B Coastal Cycle Owner Rev. 11/16/2020
	C Coastal Cycle Response - 12/08/2020
	D Coastal Cycle Owner Rev. 12/16/2020
	E Coastal Cycle Response - 01/14/2021
	F
PHASE	COASTAL DEVELOPMENT PHASE
PROJECT NO	2020-27
REVIEWED BY	MRM
DRAWN BY	APM / MRM
DATE	01-14-2021
SHEET TITLE	SITE PLAN EXISTING
A-1.1	
SHEET 6 OF 29	

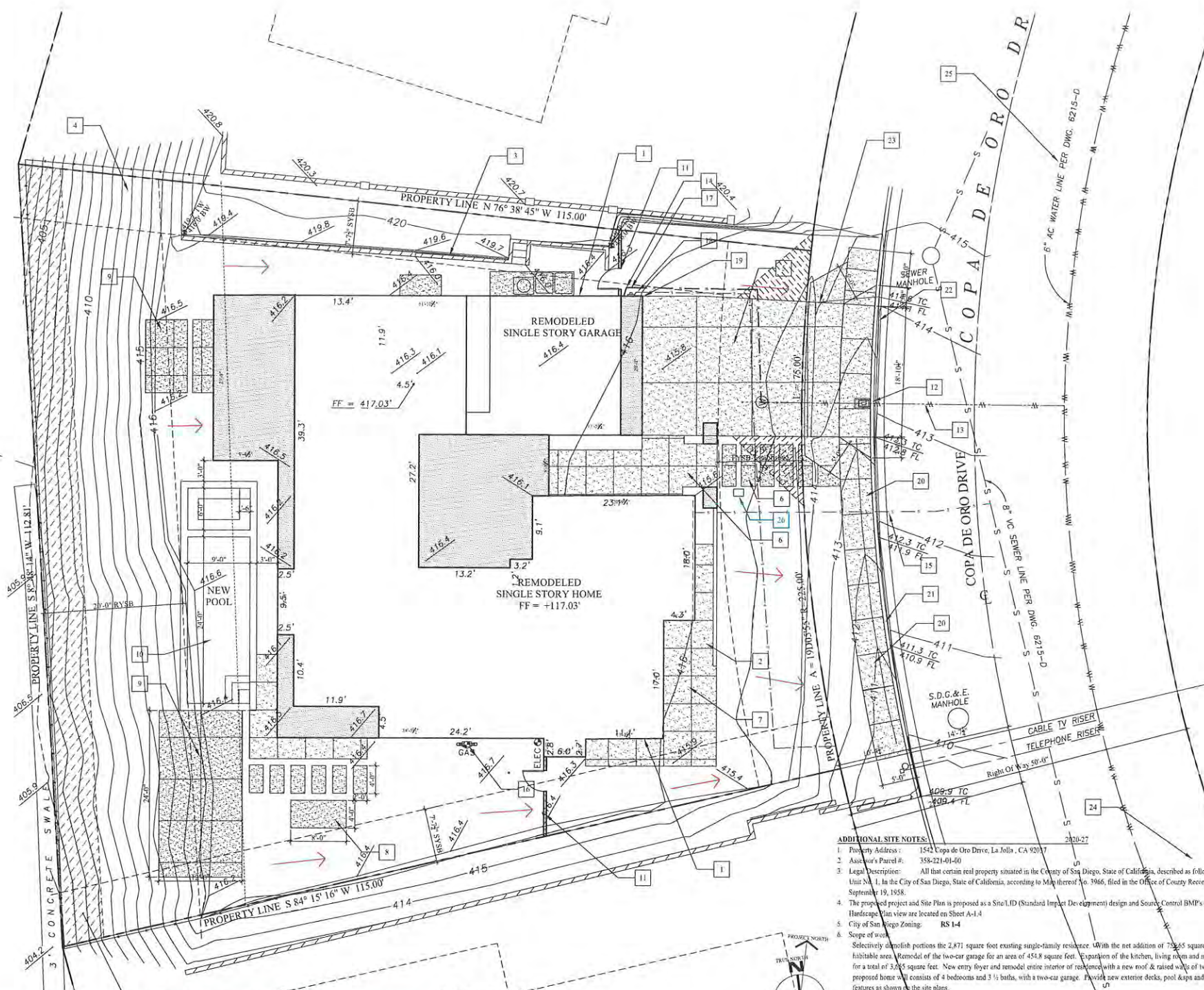
APPROVED EXHIBIT "A"

PROJECT NO. 676181
 APPROVAL NO(S). CDP 2482866
 APPROVED BY: Development Services Dept
 ON: 2/11/2021
 DEVELOPMENT SERVICES DEPARTMENT
 DATE: 3/18/2021 By: Edith Gutierrez
 Development Project Manager



Existing Easements are for Sewer, water, drainage and public utilities per map number # 3966

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SITE LEGEND

RESIDENTIAL

- OUTLINE OF EXISTING ONE STORY STRUCTURE - FIRST FLOOR OUTLINE
- OUTLINE OF PROPOSED FIRST FLOOR ADDITION AREA
- OUTLINE OF PROPOSED GARAGE AREA
- AREA OF PROPOSED FIRST FLOOR TERRACE
- OUTLINE OF PROPOSED NEW HARDSCAPE AREA
- OUTLINE OF PROPOSED NEW PERMEABLE STONE / PEBBLE AREA
- OUTLINE OF EXISTING PUBLIC UTILITY EASEMENT - No Permanent Structures all allowed within city easements
- AREA OF VISIBILITY TRIANGLE - AT DRIVEWAY
- ROOF OR DECK DRAIN DISCHARGE
- SITE DRAINAGE FLOW PATTERN
- PROPOSED LANDSCAPE AREA - See Sheet L-1
- AREA DRAIN - 18 or 9 inch Square Catch Basin - NDS - Green top

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 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 (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
 C. 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 drawings 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 existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
 E. Coordinate with other tenants the temporary shutoff of any site utilities, including but not limited to.
 F. The Architect does 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
- STRUCTURES**
 1 Outline of Proposed One-Story Single-family Residence - See Floor Plan Sheet A-2.2
- SITE IMPROVEMENTS**
 2 Outline of Existing Site Driveway Hardscape - To be Replaced
 3 Outline of Existing Site Retaining Wall - To Remain
 4 Outline of Existing Site Contours - To Remain
 5 New Site Hardscape Area - Driveway Area
 6 New Site Hardscape Area - New Entry Walk
 7 New Site Hardscape Area - Front Yard Patio
 8 New Concrete Hardscape Area - Rear Yard Walk & BBQ area
 9 New Concrete Hardscape Area - Rear Yard Area
 10 New Concrete Hardscape Area - New Pool & Spa
 11 New Site Fencing & Gates
- SITE UTILITIES**
 12 Existing Water Meter - To Remain With a new traffic rated cover
 13 Existing Water Service Line - 1 inch - To Remain (Verify Location)
 14 Existing Water Main Back flow Preventer - To Remain
 15 Existing 4 Inch Sewer Lateral - To Remain-(Verify Location in Field)
 16 Existing Gas Meter - To Remain
 17 New Water Shut Off Valve & Pressure Regulator - New
 18 New Electric Meter -200 Amp Service - Verify Location w/ SDG&E
 19 New Telephone / Cable Service Box - To Remain

- OFF SITE ITEMS**
 20 New 5-Foot-Wide Sidewalk - Per Current City Standard-
 21 Existing Concrete Curb - To Remain
 22 Existing Driveway Curb Cut - To Remain
 23 New Site Driveway Hardscape - Per Current SDG-159
 24 Existing Standard Fire Hydrant - 225 feet to Southeast
 25 Existing Paved Street - Copa De Oro Drive
 26 New USPS approved Mail Box & support per current USPS Standards

ADDITIONAL SITE NOTES

- Property Address: 1542 Copa de Oro Drive, La Jolla, CA 92037
- Assessor's Parcel #: 358-221-01-00
- Legal Description: All that certain real property situated in the County of San Diego, State of California, described as follows: Lot 10 La Jolla Palisades, Unit No. 1, in the City of San Diego, State of California, according to Map thereof No. 3866, filed in the Office of County Recorder of San Diego County, September 19, 1958.
- The proposed project and Site Plan is proposed as a Site/LID (Standard Impact Development) design and Source Control BMPs on the Site Drainage & Hardscape Plan view are located on Sheet A-1.4
- City of San Diego Zoning: RS-14
- Scope of work:
 Selectively demolish portions the 2,871 square foot existing single-family residence with the net addition of 7,245 square foot to the existing first floor habitable area. Removal of the two-car garage for an area of 454.9 square feet. A portion of the kitchen, living room and master bedroom of the residence for a total of 3,095 square feet. New entry foyer and remodel entire interior of residence with a new roof & raised walk of two feet for a 10'-1" ceiling. The proposed home will consist of 4 bedrooms and 3 1/2 baths, with a two-car garage. Provide new exterior decks, pool deck and other site improvements as shown on the site plans.

PROJECT DATA TABLE

Total Lot Area	16,474.36 Square Feet (0.24 Acres)
Total Disturbance Area	2,260.46 Square Feet (0.05 Acres)
Existing amount of Impervious Area	2,915.3 Square Feet
Proposed amount of impervious area	5,175.8 Square Feet (1,478.7 SF of New Hardscape)
New Total Impervious Area	5,175.8 Square Feet

GRADING DATA TABLE

Cut Quantities	74 cu yd. (Pool Only)
Fill Quantities	0 cu yd.
Import/Export	74 cu yd. (Pool Only)
Max cut depth under building footprint	0 ft.
Max cut depth outside building footprint	5.5 ft. (Pool Only)
Max fill depth under building footprint	0 ft.
Max fill depth outside building footprint	0 ft.

A. Existing grade is not modified.
 B. No roof, deck or balcony drains are proposed for this project.
 C. Any increase in runoff resulting from the development of the site shall be directed away from any steep hillside and shall be directed into an existing or newly improved public storm drain system or onto a street developed with a gutter system or public right-of-way designed to carry surface drainage run-off.
 D. This project will not discharge any increase in storm water run-off onto the existing hillside areas.
 E. The existing driveway will be removed & replaced per the current City standards - SDG-159.
 F. Note that the driveway flare shall be 3ft away from the property line, water meter and any other obstruction.
 G. No obstruction including solid walls in the visibility areas shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height measured from the top of the adjacent curb.
 H. Note that the project will be conditioned to obtain an EMO for private walkways, landscape less than 3ft high and irrigation.
 I. An above ground Back Flow device will be shown at the water supply point of connection to the building domestic water supply connection.
 J. All onsite water and sewer facility will be private and will be designed to meet the requirements of the California Uniform Plumbing Code 2019 Edition.
 K. No trees or shrubs exceed three feet in height shall be installed with ten feet of any water or sewer facilities.

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APPROVED BY: Development Services Dept
ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 **By:** Edith Gutierrez *[Signature]*
 Development Project Manager

INFERING NOTES 2020-27

Prior to the issuance of any building 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 services 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. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow preventing devices, on each water service subservice. For any 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 agency and immediately adjacent to the right-of-way.

Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to install a high rated traffic rated box for the existing water meter.

- 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.
- 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.

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 Michael Morton AIA
 Claude Anthony Marengo Des.
 01-14-2021

REGISTERED PROFESSIONAL ARCHITECT
 STATE OF CALIFORNIA
C-19371
 RENEWAL
 04/30/2021

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PRIVATE RESIDENCE

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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

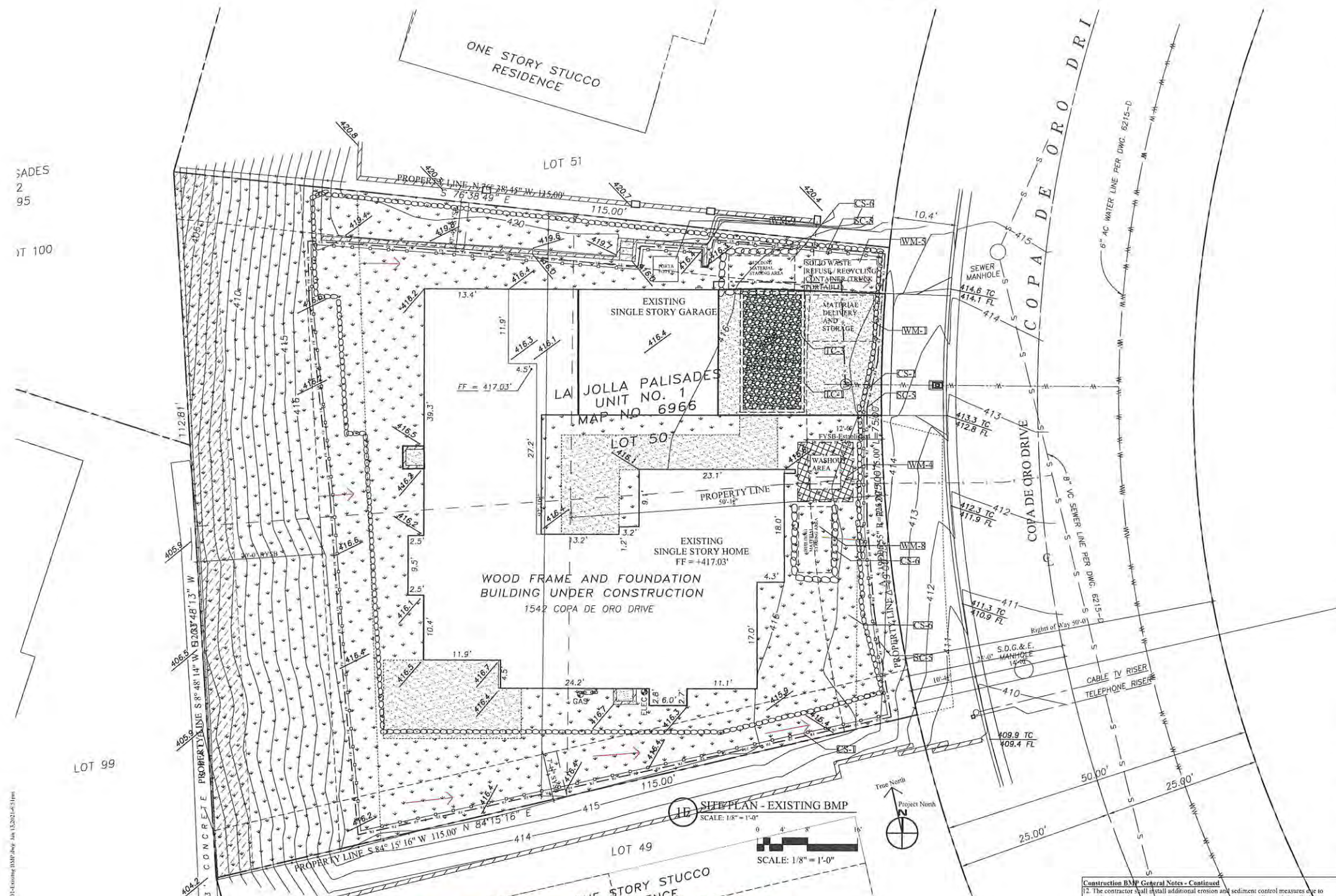
REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

A-1.2

SHEET 7 OF 29



SITE AND BMP LEGEND

[Symbol]	OUTLINE OF EXISTING ONE STORY STRUCTURE	1
[Symbol]	OUTLINE OF EXISTING STRUCTURE - TO BE DEMOLISHED AND REMODELED	2
[Symbol]	AREA OF PROPOSED RESIDENCE	3
[Symbol]	OUTLINE OF PROPOSED ADDITION AREA	
[Symbol]	AREA OF PROPOSED NEW HARDSCAPE SURFACE	
[Symbol]	OUTLINE OF PROPOSED NEW CONCRETE HARDSCAPE - NONE	
[Symbol]	AREA OF VISIBILITY TRIANGLE	
[Symbol]	NEW SITE WALL	
[Symbol]	NEW LANDSCAPE AREA	
[Symbol]	RAISED PLANTER AREA	
[Symbol]	T.O.W. ELEV. (TOP OF WALL SPOT ELEVATION)	
[Symbol]	B.O.W. ELEV. (BOTTOM OF WALL SPOT ELEVATION)	
[Symbol]	LINEAR DECK DRAIN	
[Symbol]	ROUND LANDSCAPE AREA DRAIN	
[Symbol]	LANDSCAPE TRENCH DRAIN	
[Symbol]	SITE SUB-SURFACE DRAIN PIPING - PVC - 4" or 6" DIA. SLOPED # PER 12"	
[Symbol]	SUB-SURFACE DRAIN PIPING - PVC - 4" PERFORATED	
[Symbol]	SITE DRAINAGE PATTERN / SLOPE	
[Symbol]	4" DIAMETER X 8' DEEP FLOW WELL (FOR COLLECTION OF SITE STORM WATER FOR BELOW GRADE PERCOLATION IN SOIL)	
[Symbol]	DRAIN LINE DAYLIGHT LOCATION WITH PEA GRAVEL ENERGY DISSIPATOR	
[Symbol]	EXISTING CONTOURS	
[Symbol]	PROPOSED CONTOURS	
[Symbol]	SILT FENCE (SC-1)	
[Symbol]	FIBER ROLLS (SC-5)	
[Symbol]	GRAVEL BAGS (CS-6), (CS-8)	
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE (TC-1)	
[Symbol]	ENTRANCE/EXIT TIRE WASH (TC-3)	
[Symbol]	WASHOUT AREA/CONCRETE WASTE MANAGEMENT (MW-5)	
[Symbol]	WM-1 MATERIAL DELIVERY AND STORAGE	
[Symbol]	WM-4 SPILL PREVENTION AND CONTROL	
[Symbol]	WM-8 CONCRETE WASTE MANAGEMENT	
[Symbol]	AREA DRAIN - 24,18, or 9 inch Square Catch Basin - NDS - Green top	
[Symbol]	USED	
[Symbol]	NOT USED	

- ### SITE DRAINAGE AND GRADING NOTES
- See Site Disturbance Table on Sheet A-1.5
 - Amount of disturbance area
 - Total Impervious area
 - New Total Impervious areas
 - New Total of Non-Impervious areas
 - For proposed finish grades for the entire site and proposed contour lines - See Sheet A-1.3 - Changes: See Sheet A-1.2 and 4-D on Grading set (if any)
 - Total Square Footage of Impervious Area - See Sheet A-1.2 - New Addition
 - Area of Soil Disturbance - See Sheet A-1.2 - New Addition
 - Proposed drainage area and spot elevations - See Sheet A-1.3
 - Proposed Swales, Drain Inlets, or drainage system used to convey storm water through the site - See Sheet A-1.3 - No Changes: Developed Site
 - Roof Drains, Deck Drains, Landscape, and hardscape drain locations. For Discharge Area of site storm Drain system - See sheet A-1.3
 - For storm water runoff from New Impervious areas for roughing, treatment, and discharge at connection to site storm drain system - See Sheet A-1.3 - See New Landscape Areas on sheet I-1
 - For Site Cross Sections - See Sheets A-6.1 to A-6.5
 - For Site Existing and Proposed Contours - See Sheet A-6.1 to A-6.5 - Changes: See Sheet A-1.2 and 4-D on Grading set
 - For Building Sections and Elevations - See Sheets A-5.1 to A-6.5

- ### CONSTRUCTION BMP GENERAL NOTES
- Prior to any soil disturbance, temporary sediment controls shall be installed by the contractor or qualified person(s) as indicated below:
- All requirements of the city of San Diego "storm water standards manual" must be incorporated into the design and construction of the proposed grading/improvements consistent with the approved storm water pollution prevention plan (SWPPP) and/or water pollution control plan (WPCP) for construction level bmp's and, if applicable, the storm water quality management plan (SWQMP) for post-construction bmp's.
 - The contractor shall install and maintain all storm drain inlet protection. Inlet protection in the public right-of-way must be temporarily removed prior to a rain event to ensure no flooding occurs and reinstalled after rain is over.
 - All construction bmp's shall be installed and properly maintained throughout the duration of construction.
 - The contractor shall only grade, including clearing and grubbing, areas for which the contractor or qualified contact person can provide erosion and sediment control measures.
 - The contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water bmp's and implement such measures. Failure to comply with the approved SWPPP/WPCP will result in the issuance of correction notices, citations, civil penalties, and/or stop work notices.
 - The contractor or qualified contact person shall be responsible for cleanup of all silt, debris, and mud on affected and adjacent street(s) and within storm drain system due to construction vehicle/equipment activity at the end of each work day.
 - The contractor shall protect new and existing storm water conveyance systems from sedimentation, concrete runs, or other construction-related debris and discharges with the appropriate bmp's that are acceptable to the city resident engineer and as indicated in the SWPPP/WPCP.
 - The contractor or qualified contact person shall clear debris, silt, and mud from all ditches and swales prior to and within 3 business days after each rain event or prior to the next rain event, whichever is sooner.
 - If a non-storm water discharge leaves the site, the contractor shall immediately stop the activity and repair the damages. The contractor shall notify the city resident engineer of the discharge, prior to resuming construction bmp standards construction activity. Any and all waste material, sediment, and debris from each non-storm water discharge shall be removed from the storm drain conveyance system and properly disposed of by the contractor.
 - Equipment and workers for emergency work shall be made available at all times. All necessary materials shall be stockpiled onsite at convenient locations to facilitate rapid deployment of construction bmp's when rain is imminent.
 - The contractor shall restore and maintain all erosion and sediment control bmp's to working order year-round.

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APPROVED BY: Development Services Dept

ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez

Development Project Manager

Construction BMP General Notes - Continued

- The contractor shall install additional erosion and sediment control measures due to undesignated circulation to prevent non-storm water and sediment-laden discharges.
- The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.
- All erosion and sediment control measures provided per the approved SWPPP/WPCP shall be installed and maintained. All erosion and sediment controls for interim conditions shall be properly documented and installed to the satisfaction of the city resident engineer.
- As necessary, the city resident engineer shall schedule meetings for the project team (general contractor, qualified contact person, erosion control subcontractor if any, engineer of record/owner/developer, and the city resident engineer) to evaluate the adequacy of the erosion and sediment control measures and other bmp's relative to anticipated construction activities.
- The contractor or qualified contact person shall conduct visual inspections and maintain all bmp's daily and as needed. Visual inspections and maintenance of all bmp's shall be conducted before, during, and after every rain event and every 24 hours during any prolonged rain event. The contractor shall maintain and repair all bmp's as soon as possible as safety allows.
- Construction Entrance and Exit Area.** Temporary construction entrance and exits shall be constructed in accordance with CASQA's sheet TC - 1 or Caltrans fact sheet TC-01 to prevent tracking of sediment and other potential pollutants onto paved surfaces and traveled ways. Width shall be 10' or the minimum necessary to accommodate vehicles and equipment without bypassing the entrance. Non-storm water discharges shall be effectively managed per the San Diego Municipal Code Chapter 4, Article 3, Division 3 "Storm Water Management and Discharge Control".

Appendix E: Construction BMP General Notes E-2 The City Of San Diego Storm Water Standards | October 2018 Edition Part 3 SMH

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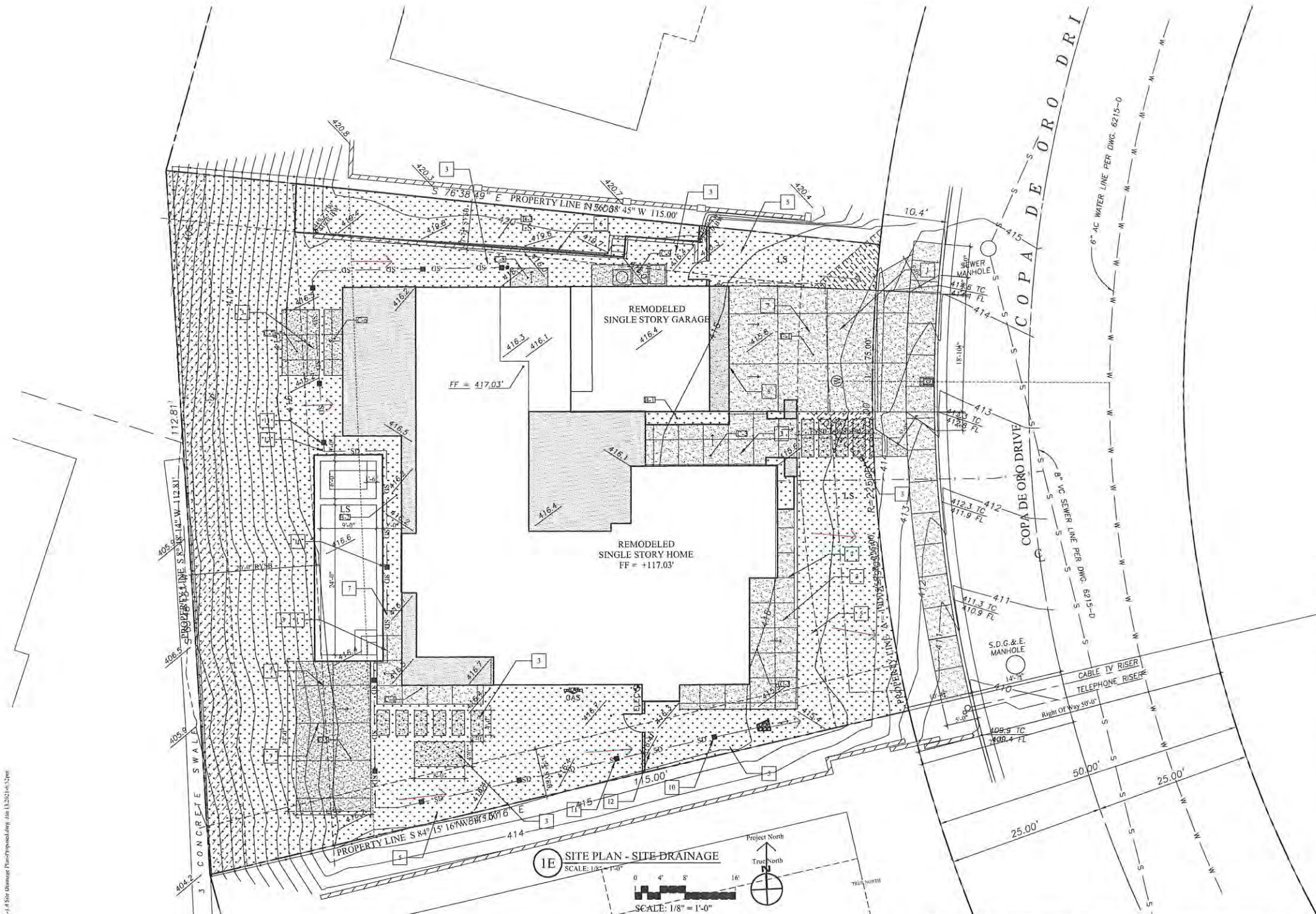
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SHEET NO.	A-1.3 SHEET 8 OF 29

3/18/2021 10:00 AM 1542 Copa de Oro Drive EXISTING BMP PLAN.dwg Jun 13:20:21 1542



HARDSCAPE LEGEND

- NEW SITE WALL - SEE PLAN FOR TYPE
- NEW CONCRETE HARDSCAPE
- NEW STONE / TILE HARDSCAPE
- NEW STONE FLATWORK
- NEW LANDSCAPE AREA
- RAISED LANDSCAPE / PLANTER AREA
- NEW PERMEABLE GRAVEL AREA

T.O.W. ELEV. +000.00' T.O.W. (TOP OF WALL SPOT ELEVATION)

B.O.W. ELEV. +000.00' B.O.W. (BOTTOM OF WALL SPOT ELEVATION)

- LINEAR DECK DRAIN
- ROUND LANDSCAPE AREA DRAIN
- LINEAR LANDSCAPE OR TRENCH DRAIN
- CLEANOUT
- SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED 1/4" PER 12"
- ROOF DRAIN OR DECK DRAIN OUTFALL - SITE DRAINAGE
- DIRECTION OF FLOW - DRAINAGE
- DIRECTION OF SLOPE (GRADE)
- 3' DIAMETER X 7' DEEP FLOW WELL (FOR COLLECTION OF SITE STORM WATER FOR BELOW GRADE PERCOLATION IN SOIL)
- DRAIN LINE DAYLIGHT LOCATION WITH GRAVEL ENERGY DISSIPATER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SITE STORM DRAIN PIPING - PVC - 4" or 6" DIA.
- SUB-SURFACE DRAIN PIPING - PVC - 4" or 4" PERFORATED
- AREA DRAIN - 24, 18, or 9 inch Square Catch Basin - NDS Green Top

USED NOT USED

HARDSCAPE NOTES

A. Written dimension shall take precedence over scaled dimensions and shall be verified on the site. The Architect shall be notified immediately when any discrepancy is found. Do to proceed with work in question until directions are issued by the Architect.

B. Typical Concrete Slab: 5" thick concrete slab, 2500 P.S.I. concrete at 28 days, with #3 at 18 inches on center each way centered in slab. Four slab on 2" sand bed. Provide weakened plane joints at 20'-0" O.C. maximum and expansion joints as shown or required.

C. Verify finish level of concrete slabs where indicated to receive stone / tile finish. Verify thickness of stone / tile and setting bed.

D. For hardscape slabs adjacent to doorways down hardscape to building slab: with #3 dowels 18" O.C. extending 18" both ways.

E. All concrete slabs shall slope away for structure a minimum of 2% (1/4" per foot).

F. Site Stairs shall have a 6" riser and a 12" tread. Unless noted otherwise on plans.

G. Concrete finish texture shall be - Medium "Sand" Finish, unless noted otherwise on plans.

H. Also refer to Project Specifications for additional notes and requirements.

I. See sheet A-2.4, A-2.5 & A-2.6 for Proposed Floor Plans

J. E.J. Indicates expansion joint per detail 1/A-10.1

K. T.J. Indicates tooled joint per detail 1/A-10.1

L. For Site Gate Schedule see sheet 8.2

HARDSCAPE KEYNOTES

1. New Hardscape w/ Stone/Tile Finish: Provide an SR / SF allowance for stone/tile material. Provide a crack isolation membrane above slab on grade. Provide a 4" thick concrete slab base per notes. All hardscape over basement, provide a waterproof membrane per Balcony Notes.

2. Exposed Aggregate Concrete Slab W/ Integral Color: Integral color by Davis Colors #5447 "Mesa Flute" with exposed "pea" gravel finish. Slab shall be per note #3. Provide a sample of proposed aggregate, color and texture to Architect for approval prior to pour.

3. Integral Color Concrete Slab - 5" thick 2,500 P.S.I. concrete minimum #4 rebar at 18" o.c. each way at center of slab. Unless noted otherwise finish with medium broom finish. Integral color by Davis Colors #5447 "Mesa Bluff".

4. Sand Bed - Provide a 2-inch sand bed under new hardscape were poured over soil. Verify that sub-grade is compacted to 90%.

5. Landscape Area - See Landscape sheet for area to be landscaped - (AL-10.1) Site Walls - See Architectural and Structural Details

6. Weakened Plane Joint (Tooled Joint - TJ)

8. Expansion Joint (Saw Cut or Expansion Joint with 1/4" felt separator - EJ)

9. Balcony Trellis Drain: Quick Drain USA PVC linear slot drain or equal (model 1100) ABS - 48 inch min)

10. Landscape Drain: 6" round Green - NDS ABS connected to site drainage system.

11. Storm Water Catch Basin: 18" square - NDS - Catch Basin - Part of Site drain system (Model 18S2) with standard (green) plastic grate, connect with site drainage system.

12. Concealed Site Drainage System: 4" diameter PVC schedule 40 drippage with 1/8" per foot slope. Layout per plan

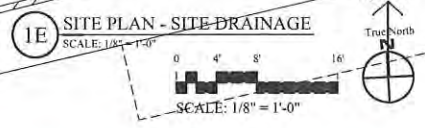
13. Proposed Light Well - Per detail 1/A-10.1 - Provide a Fiberglass standing grate with hatch over opening - McNichols', molded fiberglass grating (model number F24112C4L) or approved equal

14. Trench Drain - Landscape - NDS - Mini Channel Drain - Trench drain system (pre-sloped drain) with standard (green) plastic grate.

15. Permeable gravel bed - 4" deep - 1/2" gravel over 2" bed. Provide color and size sample for approval by Architect.

16. Grass Crete Traffic Surface and Concrete curb - Grass pave 2 - Fire Lane Drive Area - Institute for Manufacturer's Recommendation

17. Flow Well - By NDS - Model FWAS24WT - 29" x 21" part site storm water managements system (A) flow well with sump pump - (B) flow well with gravity drain to street curb - Connect to site storm drain system.



LANDSCAPE / IMPERVIOUS CALCULATIONS				2020-27	
1	LOT AREA:	16,474 S.F.	0.24 ACRES		
2	1542 Copa de Oro Drive, La Jolla, CA 92037				
3	TOTAL DISTURBANCE AREA:	1,344.8 S.F.	10.9%	2.6%	New Structure and Foundation
4	EXISTING IMPERVIOUS AREA:	4,028.6 S.F.	38.5%		Existing Area
5	PROPOSED AMOUNT IMPERVIOUS AREA:	5,153.5 S.F.	49.2%		Proposed Area
6	TOTAL IMPERVIOUS AREA:	5,153.5 S.F.	49.2%		New Total Impervious Area
7	IMPERVIOUS % INCREASE:			-18.7%	Increase Impervious Area
8	TOTAL LANDSCAPE / PERMEABLE AREA:	5,320.9 S.F.	50.8%		Proposed Area
9	Total Composite Area	16,474.4 S.F.	100.0%		00 Balance
10	Hardscape Areas - Non Permeable	Existing	New	Total	
11	Hardscape Area - Front Driveway Area	C-1 521.2 S.F.	456.0 S.F.	456.0 S.F.	
12	Hardscape Area - Entry walkway Area	C-2 305.1 S.F.	230.2 S.F.	230.2 S.F.	
13	Hardscape Area - South Front Yard Area	C-3 9.0 S.F.	242.34 S.F.	242.3 S.F.	
14	Hardscape Area - North Side Yard Area	C-4 12.3 S.F.	60.00 S.F.	60.0 S.F.	
15	Hardscape Area - Rear Yard Area	C-5 260.1 S.F.	462.32 S.F.	462.3 S.F.	
16	Hardscape Area - Retaining Wall - North Yard Area	C-6 47.7 S.F.	47.7 S.F.	47.7 S.F.	
17	Area of New Total Site Hardscape - Non-Permeable	1,155.5 S.F.	1,498.6 S.F.	1,498.6 S.F.	
18	Building Areas - Non Permeable	Existing	New	Total	
19	One Story Existing Structure (A-1)	2,873.1 S.F.	781.8 S.F.	3,654.9 S.F.	
20	Accessory Structure	0.0 S.F.	0.0 S.F.	0.0 S.F.	
21	Total Structure Area on Site	2,873.1 S.F.	781.8 S.F.	3,654.9 S.F.	
22	Landscape Areas	Existing	New	Total	
(A) Landscape Area - Front Yard	B-1 860.7 S.F.	936.6 S.F.	936.6 S.F.		
(B) Landscape Area - South Side Yard	B-2 869.0 S.F.	869.0 S.F.	869.0 S.F.		
(C) Landscape Area - North Front Yard	B-3 772.8 S.F.	788.2 S.F.	788.2 S.F.		
(D) Landscape Area - Rear Yard	B-4 1,962.8 S.F.	341.2 S.F.	341.18 S.F.		
(E) Landscape Area - Existing Rear Yard Slope Area - Rear Yard B-5	2,022.9 S.F.	0.0 S.F.	2,022.90 S.F.		
(G) Landscape Area - New Pool/Spa - Rear Yard	0.0 S.F.	363.0 S.F.	363.00 S.F.		
(G) Landscape Area - New Pool/Spa - Rear Yard	0.0 S.F.	363.0 S.F.	363.00 S.F.		
Area of New Total Landscape	6,487.4 S.F.	3,298.0 S.F.	5,320.88 S.F.		

APPROVED EXHIBIT "A"

PROJECT NO. 676181

APPROVAL NO(S). CDP 2482866

APPROVED BY: Development Services Dept

DATE: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez *Edith Gutierrez*

Development Project Manager

Marengo Morton Architects

7724 Girard Ave.
Second Floor
La Jolla, CA 92037
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Michael Morton AIA
Claude Anthony Marengo Desa
01-14-2021

PRIVATE RESIDENCE

1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

REVISIONS

A Coastal Submittal - 09/30/2020

B Coastal Cycle, Owner Rev. 11/16/2020

C Coastal Cycle Response - 12/08/2020

D Coastal Cycle, Owner Rev. 12/16/2020

E Coastal Cycle Response - 01/14/2021

F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

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SHEET TITLE: SITE DRAINAGE PLAN
PROPOSED

A-1.4

SHEET 9 OF 29

SD City of San Diego Development Services Storm Water Requirements Applicability Checklist FORM DS-560

Page 2 of 4 City of San Diego - Development Services - Storm Water Requirements Applicability Checklist

Page 3 of 4 City of San Diego - Development Services - Storm Water Requirements Applicability Checklist

Page 4 of 4 City of San Diego - Development Services - Storm Water Requirements Applicability Checklist

Source Control BMP Checklist for Standard Projects Form 1-A-4

Site Design BMP Checklist for Standard Projects Form 1-A-5

HARDSCAPE LEGEND RESIDENTIAL
NEW SITE WALL - SEE PLAN FOR TYPE
NEW CONCRETE HARDSCAPE
NEW STONE / TILE HARDSCAPE
NEW STONE FLATWORK
NEW LANDSCAPE AREA
RAISED LANDSCAPE / PLANTER AREA
NEW PERMEABLE GRAVEL AREA
LINEAR DECK DRAIN
ROUND LANDSCAPE AREA DRAIN
LINEAR LANDSCAPE OR TRENCH DRAIN
SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED 1/8" PER 12"

HARDSCAPE NOTES
A. Written dimension shall take precedence over scaled dimensions and shall be verified on the site.
B. Typical Concrete Slab: 5" thick concrete slab, 2500 P.S.I. concrete at 28 days, with #3 at 18 inches on center each way centered in slab.

HARDSCAPE KEYNOTES
1. New Hardscape w/ Stone/Tile Finish: Provide an SR / SF allowance for stone/tile material.
2. Exposed Aggregate Concrete Slab w/ Integral Color: Integral color by Davis Colors #5447 "Mesa Bluff" with exposed "pear" gravel finish.

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Professional Seal: MICHAEL MORTON ARCHITECT, LICENSED PROFESSIONAL ARCHITECT, No. C-19371, RENEWAL 04/30/2021

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PHASE COASTAL DEVELOPMENT PHASE
PROJECT NO. 2020-27
REVIEWED BY MRM
DRAWN BY APM / MRM
DATE 01-14-2021
STORM WATER
A-1.5
SHEET 10 OF 29

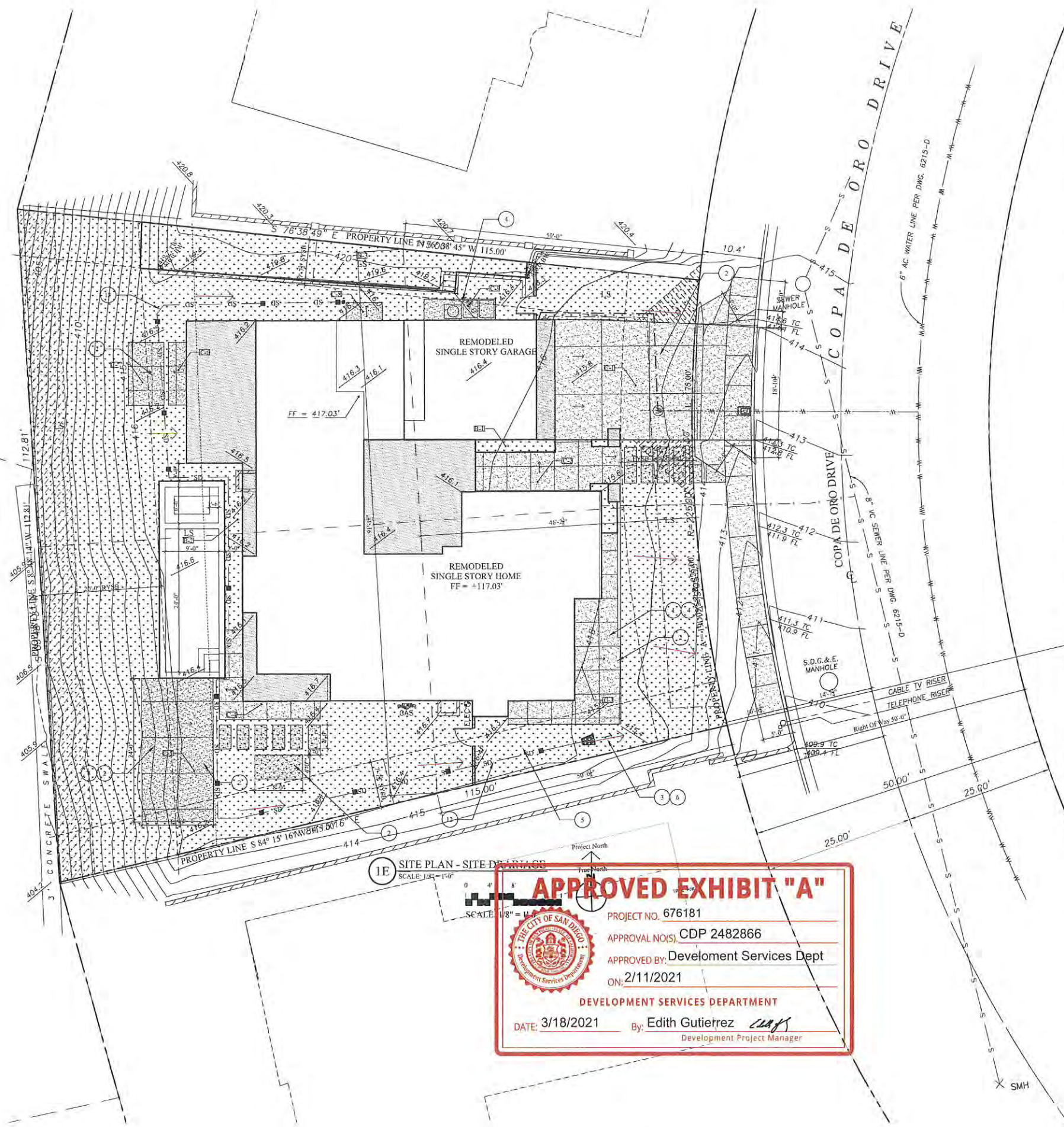
THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).

In accordance with RWQCB Resolution No. 2012-0031, existing storm water discharges into an ASBS are allowed only under the following conditions:

- 1. The discharges are authorized by an NPDES permit issued by the RWQCB;
2. The discharges comply with all of the applicable terms, prohibitions, and special conditions contained in these Special Protections; and
3. The discharges:
a. Are essential to flood control or slope stability, including roof, landscape, road, and parking lot drainage;
b. Are designed to prevent soil erosion;
c. Occur only during wet weather; and
d. 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 sewer within the ASBS, a Request for Authorization must be submitted to the City Public Utilities Department for review and approval.

APPROVED EXHIBIT "A"
PROJECT NO. 676181
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ON: 2/11/2021
DEVELOPMENT SERVICES DEPARTMENT
DATE: 3/18/2021 By: Edith Gutierrez
Development Project Manager



HARDSCAPE LEGEND

- NEW SITE WALL - SEE PLAN FOR TYPE
- NEW CONCRETE HARDSCAPE
- NEW STONE / TILE HARDSCAPE
- NEW STONE FLATWORK
- NEW LANDSCAPE AREA
- RAISED LANDSCAPE / PLANTER AREA
- NEW PERMEABLE GRAVEL AREA

T.O.W. ELEV. +000.00' T.O.W. (TOP OF WALL SPOT ELEVATION)

B.O.W. ELEV. +000.00' B.O.W. (BOTTOM OF WALL SPOT ELEVATION)

- LINEAR DECK DRAIN
- ROUND LANDSCAPE AREA DRAIN
- LINEAR LANDSCAPE OR TRENCH DRAIN
- SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED 1/8" PER 12"
- CLEANOUT
- DIRECTION OF FLOW - DRAINAGE
- DIRECTION OF SLOPE (GRADE)
- 3" DIAMETER X 4' DEEP FLOW WELL (FOR COLLECTION OF SITE STORM WATER FOR BELOW GRADE PERCOLATION IN SOIL)
- DRAIN LINE DAYLIGHT LOCATION WITH GRAVEL ENERGY DISSIPATER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SITE DRAIN PIPING - PVC - 4" or 6" DIA.
- SUB-SURFACE DRAIN PIPING - PVC - 4" PERFORATED
- AREA DRAIN - 24.18, or 9 inch Square Catch Basin - NDS - Green top

USED NOT USED

POST BMP NOTES

LANDSCAPE & IRRIGATION NOTES

PROPOSED SITE LOW IMPACT DEVELOPMENT AND BMP'S PER 2016 CITY OF SAN DIEGO STORM WATER MANUAL:

LOW IMPACT DEVELOPMENT DESIGN ELEMENTS:

- PLANTER/LANDSCAPE AREA TO BE USED FOR RAINWATER INTERCEPTION AND EVAPOTRANSPIRATION
- DIRECT RUN-OFF FROM IMPERVIOUS AREAS TO BE DIRECTED TO LANDSCAPE AREAS.
- ENERGY DISSIPATOR AT DRAINAGE OUTLET TO REDUCE EROSION - LANDSCAPE AREA 1 - 2% SLOPE (ENERGY DISSIPATOR NOT NEEDED)

SOURCE CONTROL BMP'S:

- AIR CONDITIONING CONDENSATE TO BE DISCHARGED INTO ADJACENT LANDSCAPE AREA
- LANDSCAPE AREA TO BE PLANTED WITH DROUGHT TOLERANT AND/OR NATIVE PLANT SPECIES FOR EROSION.

PERMANENT BMP:

- ALL STORMWATER TO BE DIRECTED TO AND DISCHARGED INTO ADJACENT LANDSCAPE AREAS

PROJECT DATA TABLE		2020-27
Total Lot Area:	10,474.36	Square Feet (0.24 Acres)
Total Disturbance Area:	2,260.46	Square Feet (0.05 Acres)
Existing amount of Impervious Area:	2,915.3	Square Feet
Proposed amount of Impervious Area:	5,175.8	Square Feet (1,476.8 TSE, New Hardscape)
New Total Impervious Area:	5,175.8	Square Feet

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01-14-2021

C-19371
RENEWAL
04/30/2021

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C Coastal Cycle Response - 12/04/2020
D Coastal Cycle Owner Rev. 12/16/2020
E Coastal Cycle Response - 01/14/2021
F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO: 2020-27

REVIEWED BY: MRM

DRAWN BY: APM / MRM

DATE: 01-14-2021

A-1.6

SHEET 11 OF 29

APPROVED EXHIBIT "A"

PROJECT NO. 676181

APPROVAL NO(S). CDP 2482866

APPROVED BY: Development Services Dept

ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez *Edith Gutierrez*
Development Project Manager

S:\Projects\2021\Projects\2020-27\1542\Copy\Drawings\Submittal\Coastal\Phase2\Drawings\1542-COPA DE ORO DRIVE.dwg, Jan 13, 2021, 10:45 AM

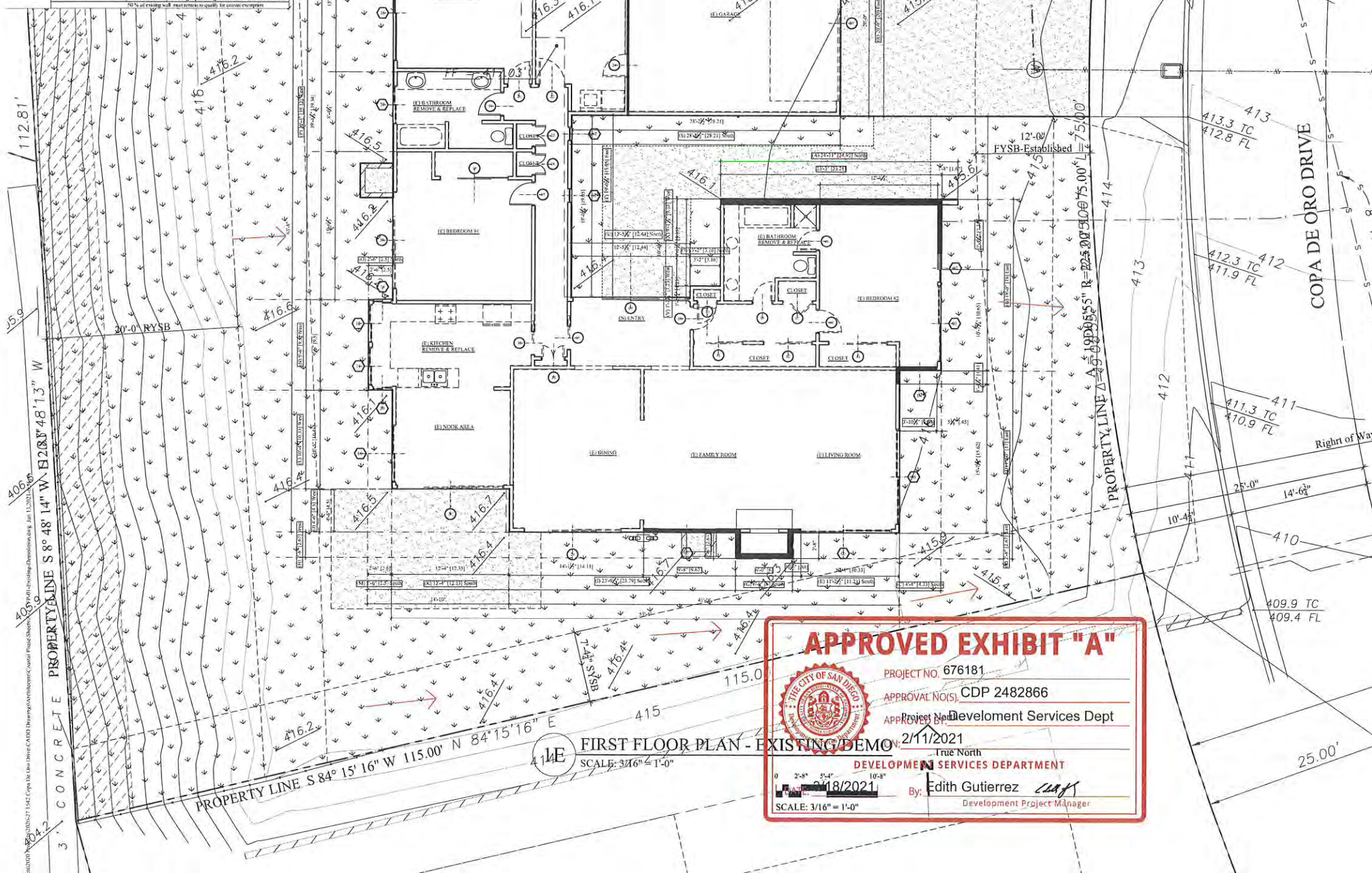
Project Perimeter Calculation Worksheet

Project Name: **Copa Residence**
 M2 Project Number: **2018-21**
 Project Address: **1542 Copa de Oro Drive, La Jolla, CA 92037**

Existing Residence Perimeter Lengths - Existing Residence

Wall	Direction	Existing Wall Faces	Existing Length	Length Remaining	Length Removed
A	North	21.92	LF	21.92	LF
B	East	18.80	LF	7.33	11.47
C	South	4.32	LF	3.88	0.44
D	East	17.80	LF	1.38	16.42
E	South	11.21	LF	0.88	10.33
F	East	2.87	LF	2.87	0.00
G	South	6.08	LF	0.00	6.08
H	West	2.87	LF	2.87	0.00
I	South	23.79	LF	0.00	23.79
J	West	4.58	LF	0.00	4.58
K	South	12.33	LF	0.00	12.33
L	West	19.32	LF	0.00	19.32
M	South	2.58	LF	0.00	2.58
N	West	9.50	LF	0.00	9.50
O	North	2.50	LF	0.00	2.50
P	West	29.33	LF	0.00	29.33
Q	North	47.80	LF	0.00	47.80
R	West	28.80	LF	0.00	28.80
S	South	28.21	LF	0.00	28.21
T	East	19.80	LF	0.00	19.80
U	North	12.40	LF	0.00	12.40
V	West	1.22	LF	0.00	1.22
W	North	3.16	LF	0.00	3.16
X	East	9.19	LF	0.00	9.19
Total Existing Building Perimeter Length		531.86	LF	53.74	478.12
Existing Perimeter Wall Remaining		531.86	LF	53.74	478.12
Total Existing Building Perimeter Length		531.86	LF	53.74	478.12

50% of existing wall must remain to qualify for coastal exemption



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 By: Edith Gutierrez
 Development Project Manager

SCALE: 3/16" = 1'-0"

- DEMOLITION LEGEND** Residential
- EXISTING EXTERIOR WALL - TO REMAIN
 - EXISTING MASONRY WALL - TO REMAIN
 - EXISTING WALL - TO BE REMOVED
 - EXISTING WALL TO REMAIN OPENING TO BE INFILLED
 - DIMENSION OF - WALLS TO BE REMOVED
 - DIMENSION OF - WALLS TO REMAIN
 - PERIMETER OF NEW PROPOSED WALLS
 - OTHER ITEMS TO BE REMOVED
- DEMOLITION KEYNOTES**
1. Demolish and completely remove Existing Site Courtyard Wall (s)
 2. Demolish and completely remove Existing Interior Framed Wall (s)
 3. Demolish and completely remove - Existing Concrete Hardscape (s)
 4. Carefully remove existing windows - for recycling
 5. Carefully remove existing doors - for recycling
 6. Demolish and completely remove existing cabinetry - for recycling
 7. Demolish and completely remove existing flooring, tile or carpet
 8. Demolish and completely remove existing Concrete Hardscape - For Recycling
 9. Demolish and completely remove Existing Exterior Wall (s) as shown
 10. Remove existing FAU- Recycle unit
 11. Remove existing Water Heater - Recycle unit
 12. Demolish and strip all interior gypsum board, stucco, - for recycling
 13. Completely remove all landscaping in area of yard and 4 feet around perimeter of existing structures.
 14. Remove existing plumbing fixture - for recycling
 15. Remove existing appliance - for recycling
 16. Demolish and completely remove existing fireplace and chimney - for recycling
 17. Demolish and completely remove existing roofing, sheathing and roof framing - for recycling
 18. Partially remove existing site wall to 3'-0" height - material for recycling
 19. Demolish and completely remove existing concrete foundation, floor framing and support pier and framing.
 20. Tag, cut and cap all water lines, sewer lines, gas lines and irrigation lines.
 21. Tag, cut and remove all existing electrical, phone lines and TV cable from existing structure.
 22. Maintain existing electric meter and sub panel for a temporary electrical power.
 23. Demolish and remove existing concrete driveway - Prep for new curb and gutter.
 24. Demolish and remove existing raised deck and site stairs - material for recycling.
 25. Clear and grab entire site within the existing site fences - prepare site for new remodel home.
 26. Trim and remove all overhanging vegetation at property line - recycle material.
 27. Demo stairs and prepare for new stairs.

- COASTAL DEMOLITION NOTES**
- A. All demolished items and materials to be removed from site and safely disposed of in accordance with applicable laws & regulations, unless specified otherwise by owner.
 - B. This is a Coastal Project. No exterior walls to be demolished other than those specified on this sheet without prior written instruction from architect.

- DEMOLITION GENERAL NOTES**
1. 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.
 2. Contact Dig Alert (1-800-227-2600) to verify the location of all existing utilities located on the project site or vicinity affected by the project activities prior to the start of any demolition.
 3. Contractor 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.
 4. 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 but damaged during construction.
 5. All demolition material shall be transported off site and properly disposed of at city-approved locations by the contractor.
 6. Contractor to verify Dumpster location with owner before demolition commences.
 7. Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
 8. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
 9. When demolition is complete, the site shall be swept clean and be prepared to receive new work.
 10. Should any portion of the structure being removed produce unstable or unsafe conditions, the contractor shall provide temporary shoring and bracing.
 11. If soils report not included with this set of documents, the Architect will not be held responsible for any changes, modifications, orders test or reports, or other additional issues requested by lack of information from those documents.
 12. All demolition work shall include provision for material separation for City Approved construction debris recycling program. It is the contractor's responsibility to obtain "tickets" from debris hauler to verify that "recycled" content will be documented for City.
 13. REFER TO SHEETS A-1.1, A-2.2 AND A-4.1 FOR ADDITIONAL DEMOLITION

- SPECIAL FRAMING DEMOLITION NOTES FOR COASTAL EXEMPTION - If Applicable**
- A. At least 50% of the existing exterior walls (from the foundation to the top plate) of the principal habitable floor must be left standing and in place throughout construction and incorporated into the completed structure.
 - B. The wall must continue to be used as exterior walls in the completed project (may not be used as interior walls or used in a "double wall" configuration with any new wall).
 - C. Any door or window located within a segment of the wall which is counted toward the length of an existing exterior wall to be left standing (at least 50%) cannot have their location or size modified.
 - D. The surface of the wall can be modified or removed down to the studs but with both the top and bottom plates in place. Removal of the stud walls, even on a temporary basis does not meet exemption criteria (for coastal exemption).
 - E. Walls, which are designated to remain, cannot be replaced, heightened or relocated for any reason, including reasons of structural integrity (dry rot, termites).
 - F. The "existing walls" are those walls which are in existence on March 17, 1990 (the date of when the ordinance adding the 50% provision became effective). Any walls added after that date will not count towards the required 50% for any remodels.
 - G. Reinforcement in the form of sistering members (studs and plates) is permitted.
 - H. Penetration through top plate is permitted - only the width of the actual cut will be included in the calculation (e.g. only actual width of a 2x4 or a 4x4).
 - I. Cripple walls are permitted (Placing a new bottom plate on an existing top plate together with new studs and a new top plate for the purposes of increasing floor to ceiling height).
 - J. Foundation replacement is acceptable only if existing walls can be properly supported in their pre-existing position during replacement or repair.
 - K. Window may either be replaced or reduced in area or dimension or they may be covered over (filled in), provided that the existing studs and headers be retained in their original position.
 - L. Reinforcement in the form of furring is permitted for single wall construction only if it is done in such a manner that the wall is not extended outward.
 - M. 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 enlarged, to be shifted, to be replaced with new window/door of the same size, etc.

M

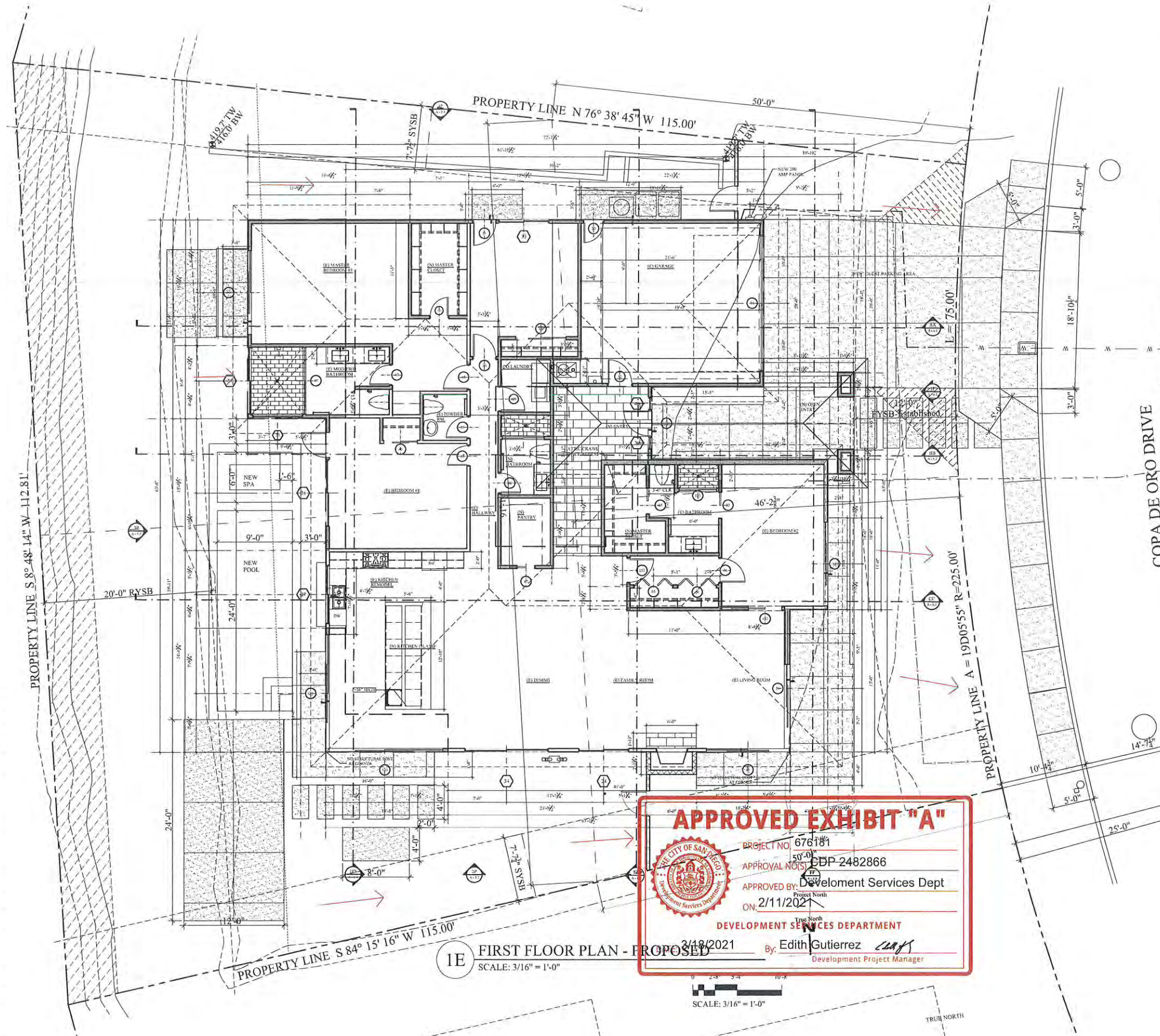
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PHASE COASTAL DEVELOPMENT PHASE
PROJECT NO. 2020-27
REVIEWED BY MRM
DRAWN BY APM / MRM
DATE 01-14-2021
SHEET TITLE DEMOLITION PLAN EXISTING
A-2.1
SHEET 12 OF 29



FLOOR PLAN LEGEND

[Symbol]	EXISTING 2 x 4 WOOD STUD WALLS -
[Symbol]	EXISTING 2 x 6 WOOD STUD WALLS - Note: The majority of the exterior walls are 2 x 6 stud walls
[Symbol]	EXISTING WALLS - TO BE DEMOLISHED AND REMOVED
[Symbol]	EXISTING MASONRY WALL - TO REMAIN
[Symbol]	NEW WALL - 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans
[Symbol]	NEW WALL - 2 X 6 WOOD STUD WALL @ 16" O.C. - or as called out on plans
[Symbol]	NEW MASONRY WALL - SEE ARCHITECTURAL DETAILS OR STRUCTURAL PLANS FOR THICKNESS AND TYPE
[Symbol]	STRUCTURAL STEEL POST OR COLUMN - SEE STRUCTURAL PLAN FOR ITEM
[Symbol]	ONE HOUR CONSTRUCTION 2 X WOOD STUD @ 16" O.C. / 5/8" TYPE 'X' GYP. BD. ONE SIDE W/ 7/8" EXTERIOR PLASTER (STUCCO), SEE DETAIL 7-A-10.2.2
[Symbol]	EXISTING / NEW DOORS AND DOOR SYMBOL - SEE SCHEDULE ON SHEET A-8.1
[Symbol]	EXISTING / NEW WINDOW AND WINDOW SYMBOL - SEE SCHEDULE ON SHEET A-8.1
[Symbol]	SMOKE DETECTOR, CARBON MONOXIDE SENSOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP. VERIFY IN FIELD FOR EXISTING CONDITIONS

LS LANDSCAPE AREAS

FLOOR PLAN LEGEND NOTES

NEW DOOR, INSTALLED WITH 3" CONTEMPORARY JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED

NEW POCKET DOOR, INSTALLED WITH 3" CONTEMPORARY JAMB FROM ADJACENT WALL UNLESS OTHERWISE NOTED

FLOOR PLAN DIMENSIONS

A. EXTERIOR WALL DIMENSIONS TO OUTSIDE FACE OF STUD FOUNDATION OR FACE OF BLOCK / STEM WALL FACE. UNLESS NOTED OTHERWISE (U.N.O.)

B. INTERIOR WALL DIMENSIONS TO CENTERLINE OF WALL STUD (O.N.O.)

C. CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CL

D. EXISTING WALLS MEASURED TO FINISH FACE OF WALL MATERIAL (U.N.O.)

E. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.

PLAN LAYOUT

These plans reflect as accurately as possible the as-built conditions on the site. Small dimensional variation may exist in some locations (generally less than 1 inch). If variations to these plans are encountered greater than this, please notify the Architect. Concealed and / or hidden structural, electrical plumbing or mechanical items may be encountered.

FLOOR PLAN KEYNOTES

1. PARKING SPACE	9'-0" x 19'-0" parking space outline - dashed
2. APPLIANCE	See Appliance Schedule - A-8.2
3. OUTLINE OF ROOF	Existing Revised, See Sheet A-1.2
4. BALCONY - TILED	See Balcony Notes and Details
5. PROPOSED CABINETRY	See Interior Elevations - A-7.1
6. EXTERIOR HARDSCAPE	See Site / Hardscape Plan - A-1.2
7. ELECTRICAL SERVICE	New Service Meter - See AE-11.1
8. FIREPLACE	See Equipment Unit List - A-8.2
9. FORCED AIR UNIT	See Mechanical Plan - AM-13.1
10. GUARDRAIL	42" High Minimum, See Detail 7/A10.8.1
11. GAS METER	See Electrical Plan - AE-11.1
12. HANGING POLE & SHELF	Chrome pole & Escutcheon, Melamine shelf
13. LINE OF BALCONY ABOVE	See Second Floor Plan - A-2.4
14. LINE OF SOFFIT ABOVE	See Reflected Ceiling Plan - A-3.1
15. SITE GATE	See Site / Hardscape Plan - A-1.4
16. PLUMBING FIXTURE	See Plumbing Schedule - A-8.2
17. SITE STAIRS	See Site Plan A-1.3 or Floor Plan A-2.3
18. LAIR HANDRAIL	1-1/2" Diameter min. see Detail 6-10.8.1
19. SITE WALL	See Site / Hardscape Plan - A-1.2
20. UPPER CABINETS	See - Interior Elevation Sheet A-7.1
21. WATER HEATER UNIT	See Mechanical Notes and Schedule - AM-12.1
22. TILESTONE FLOORING	See Floor Plan Schedule - 2.5
23. SITE STAIR AND WALKWAY	See First Floor Plan - See Detail 5/A-10.8.1
24. TRELLIS	See Floor Plan - See Detail 5/A-10.1.4
25. LINE OF DRAPERY POCKET	See Sheet - A-3.1

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.

B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.

C. The Contractor or sub-contractor shall notify the Architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions.

D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of the Architect. Do not proceed with work until written or verbal instructions are issued by the Architect's office.

E. Refer to Site Plan for Site and Utility Information See Sheet A-1.2

F. For Door and Windows See Schedules On Sheet 8.1

G. For Interior Finish See Schedule On Sheet 8.1

H. For Electrical and Electrical Fixtures See Sheet AE-11.1

I. For Demolition See Sheet A-2.1

J. For Plumbing, Appliance and other Fixtures See Schedule on Sheet A-8.2

K. WALL INSULATION: R-13 Batt Insulation at All Exterior 2 X 4 Walls, R-19 @ 2 x 6 walls
R-13 Batt Insulation at all accessible interior walls for sound control
R-19 Batt Insulation at 2 X 12 Raised Floor & none @ concrete floors.
R-19 Batt Insulation at Roof or Attic Areas
R-6 @ Insulation Wrap on All New Supply and Return Ducts.

L. PIPING INSULATION THICKNESS REQUIRED (in inches)
Domestic hot water (above 105°F)
Cooling system refrigerant suction, chilled water and brine lines 1.0 to 1.5 inches
HVAC DUCTS: See Mechanical Notes on Sheet ME-13.1.

M. HVAC Equipment: See Equipment on AM-12.1 and Title-24 calculations on I-1.3

N. WATER HEATER: See Equipment on AM-12.1 and Title-24 calculations on I-1.3

O. SMOKE DETECTORS: Single or multiple-station smoke alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, in access points to reach sleeping areas in each story within a dwelling unit, include basements, but not including crawl space and uninhabitable attics. Provide smoke alarms at the locations, specified on the electrical plans, or floor plans. Detector shall have an alarm audible in all sleeping areas of the unit. (CBC Section 907.2.10.2)

Q. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is derived from a commercial source and shall be equipped with a battery back-up. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.

R. Where more than one smoke alarm is required to be installed, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening door closed. (CBC section 907.2.10.3)

S. Carbon Monoxide alarms, interconnected and hard-wired with battery back-up are required in dwelling units within which fuel-burning appliances are installed or that have attached garages. Carbon Monoxide alarms are required at the following locations: 1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s); 2) On every level of a dwelling unit including basements. (See R315.3)

T. After the building permit has been issued, the owner shall be responsible for any costs incurred as a result of changes to the design of the fire sprinkler system which produce a higher GMP and a larger meter size requirement.

OWNER SIGNATURE:

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Michael Morton AIA
Claude Anthony Marengo Desa
01-14-2021
C-19371 RENEWAL 04/20/2021

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PRIVATE RESIDENCE
1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

REVISIONS

A	Coastal Submittal - 09/30/2020
B	Coastal Cycle Owner Rev. 11/16/2020
C	Coastal Cycle Response - 12/08/2020
D	Coastal Cycle Owner Rev. 12/16/2020
E	Coastal Cycle Response - 01/14/2021
F	

PHASE: COASTAL DEVELOPMENT PHASE

PROJECT NO: 2020-27

REVIEWED BY: MRM

DRAWN BY: APM / MRM

DATE: 01-14-2021

SHEET TITLE: FIRST FLOOR PLAN PROPOSED

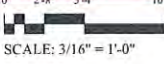
A-2.2
SHEET 13 OF 29

APPROVED EXHIBIT "A"

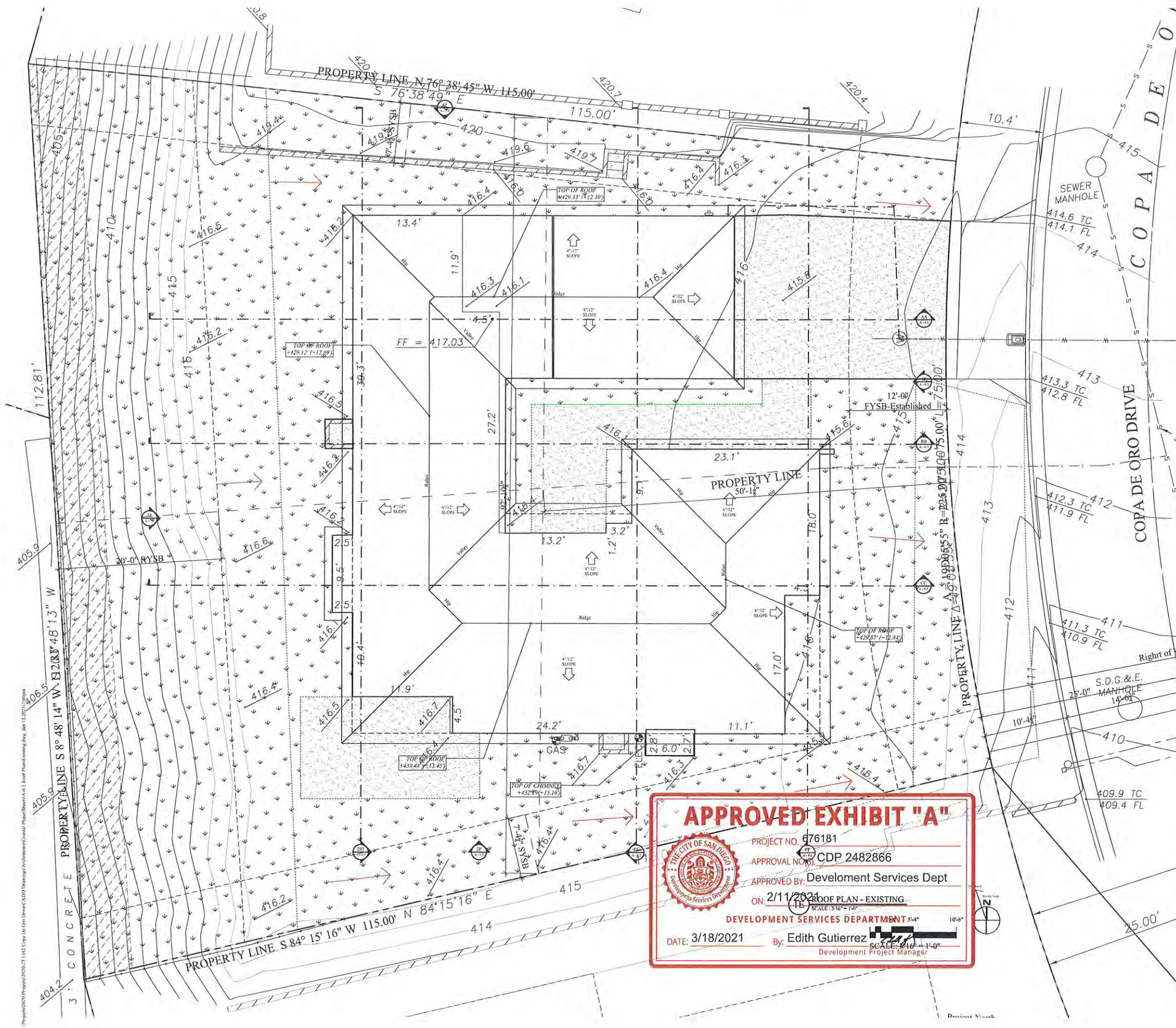
PROJECT NO. 676181
APPROVAL NO. EDP 2482866
APPROVED BY: Development Services Dept
ON 2/11/2021
By: Edith Gutierrez
Development Project Manager

DEVELOPMENT SERVICES DEPARTMENT
3/18/2021

1E FIRST FLOOR PLAN - PROPOSED
SCALE: 3/16" = 1'-0"



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ROOF PLAN LEGEND	
	ROOF SLOPE (SEE PITCH SHOWN ON PLAN)
	ROOF CRICKET
	ROOF DRAIN (RD)
	ROOF OR DECK SCUPPER
	OUTLINE OF WALLS BELOW
	SKYLIGHT
	CHIMNEY
	PLUMBING VENT OR MISC. "B" VENT
	ROOF TOP DORMER VENT
	ROOF EAVE VENT
	BALCONY DECK DRAIN (DD)
	BALCONY DECK OVERFLOW DRAIN (ODD)
	AREA OF NEW ROOFING - SEE ROOF NOTES
	AREA OF NEW ROOF CRICKET - SEE NOTES
	ROOF TOP MECHANICAL UNIT

ROOF PLAN KEYNOTES - EXISTING	
ROOFING KEYNOTES:	
1	Existing Low Sloped Roof - Existing BUR Roof - To Be Completely Removed
2	Roof Overhang - Existing - To Be Completely Removed
3	Mechanical Vents - Existing - To Be Completely Removed
4	Roof Edge Dip, Metal Flashing, and Counter Flashing - Existing - To Be Completely Removed
5	Plumbing Vent - Existing - To Be Completely Removed
6	Roof Crickets - Existing - To Be Completely Removed
7	Parapet, Stucco Surface - Existing - To Be Completely Removed
8	Existing Mechanical Duct - To Be Completely Removed
9	Drain and Overflow - Existing - To Be Completely Removed
10	Roof Vents - Existing - To Be Completely Removed
11	Mechanical Equipment - Existing - To Be Completely Removed
12	Skylights - Existing - To Be Replaced
13	Chimney - Existing - To Be Completely Removed
14	Not Used

Other Existing Roof Notes:
 A. All demolished items and materials to be removed from site and safely disposed of in accordance with applicable laws & regulations, unless specified otherwise by owner.
 B. Existing Roofing and Roof Structure to be completely removed and recycled.

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PHASE COASTAL DEVELOPMENT PHASE
 PROJECT NO 2020-27
 REVIEWED BY MRM
 DRAWN BY APM / MRM

DATE 01-14-2021

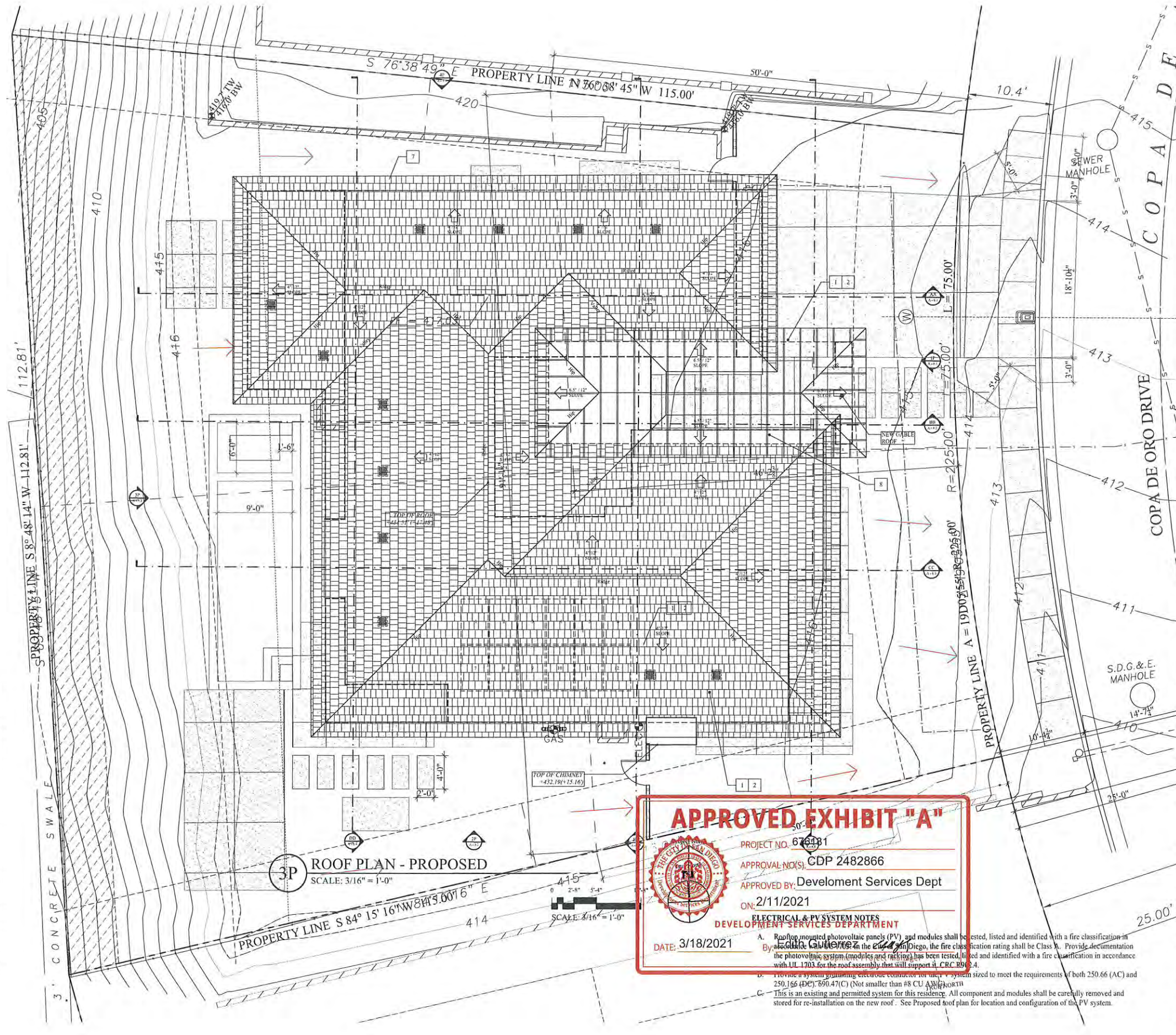
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SHEET TITLE
 EXISTING ROOF PLAN
A-4.1
 SHEET 14 OF 29

APPROVED EXHIBIT "A"

PROJECT NO. 676181
 APPROVAL NO. CDP 2482866
 APPROVED BY: Development Services Dept
 ON 2/11/2021
 DEVELOPMENT SERVICES DEPARTMENT
 DATE: 3/18/2021 By: Edith Gutierrez
 Edith Gutierrez
 Development Project Manager

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ROOF PLAN LEGEND

Residential

- ROOF SLOPE (SEE PITCH SHOWN ON PLAN)
- ROOF CRICKET
- ROOF DRAIN & OVERFLOW DRAIN COMBINATION (RD)
- ROOF OR DECK SCUPPER
- OUTLINE OF WALLS BELOW
- SKYLIGHT UNIT
- CHIMNEY & SPARK ARRESTOR
- PLUMBING VENT OR MISC. "B" VENT
- ROOF TOP DORMER VENT
- ROOF EAVE VENT
- BALCONY DECK DRAIN (DD)
- BALCONY DECK OVERFLOW DRAIN (ODD)
- AREA OF NEW ROOFING - SEE ROOF NOTES
- AREA OF NEW ROOF CRICKET - SEE NOTES
- ROOF TOP MECHANICAL UNIT
- ROOF MOUNTED PHOTO VOLTAIC PANEL UNIT - Previous Permit - Approval 1624360, PTS 464315 (Separate Re-Install Permit may be required)

- ### ROOF PLAN KEYNOTES
- Asphalt Roofing System: By GAF Roofing - "Timberline High Definition Shingles" Premium Shingles (or Architect approved equal). 4:12 roof slope or per plan. Install per manufacturer's instructions. Provide with 5/8" thick Plywood Roof Sheathing. Provide (2) layers roofing underlayment. Color of membrane to be - "Charcoal". Roofing system shall be a UL class "A" rated - ESR-1389 and have a minimum 10-year labor and material warranty.
 - Roofing Underlayment - 3/12 or greater slope (2) Layers of "Diamond Deck" by CertainTeed Roofing or "Deck-A-Rama" by GAF (or architect approved equal) Roofing Underlayment. Classified by UL to be a suitable underlayment for use in any UL Class A fire rated shingle system equivalent to #40 fiberglass reinforced felt underlayment sheet. Install per manufacturer's instructions.
 - Water Guard HT" by CertainTeed Corp. (or architect approved equal). Install at all valleys, edges or other low slope areas. Install per manufacturer's instructions. Install a 240 fiberglass reinforced felt sheet over.
 - Roofing Sheathing System: Roofing system shall be installed by a certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" CDX or equal, minimum roof sheathing.
 - Membrane Roof - By Carlisle - Sure-Weld Reinforced TPO Membrane Mechanically fastened and Adhered Roofing System. Provide a 1/4" per foot minimum roof slope. Install per manufacturer's instruction. Provide (2) layers of roofing underlayment. 1/4" thick Carlisle Sure-Weld Reinforced TPO Membrane. Color to be Dark Grey. Roofing system shall be a UL class "A" rated - ESR-1463 and have a minimum 10-year labor and material warranty. Per specification Division 07050, Section F.
 - Roof Alternate - Built-Up Roofing System - By CertainTeed Corporation. FRB-A14 - Tri-Laminar Premium FRP Cap system with - Three Ply Hot Mopped torch down Modified Bitumen Roofing System. Provide a 1/4" per foot minimum roof slope. Install per manufacturer's instruction. Color to be Grey. Roofing system shall be a UL class "A" rated and have a minimum 10-year labor and material warranty. Per specification Division 07050 Section F.
 - New Low Slope Roofing - Slope 1/2 in 12" as shown on plan. System shall be a double diaphragm system with 5/8" CD plywood on top layer to create roof slope (or architect approved equal).
 - Roof Edge Drip, Metal Flashing and Counter Flashing: All exterior flashing to be 16 OZ copper, unless otherwise noted. Solder or seal all seams. Hem all exposed edges.
 - Metal Roofing System: (Not Used on This Project) "Design Span" system by AEP SPAN or equal, telephone (800) 272-2466. With narrow batten, 16" panel width, roof material - "Cool ZACIQUE II" or Approved Equal. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied finish. Roofing system installed by an AEP SPAN certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum roof sheathing. Roofing system shall have a minimum 10-year labor and material warranty.
 - Plumbing Vents: ABS plastic with 16 OZ Copper or equal sheet metal primary, secondary flashing and storm collar per notes, sealed to vent. Combine vents in attic for one roof penetration.
 - Roof Crickets: To be prefabricated foam type or fabricated from 5/8" thick plywood. See Detail.
 - Parapet, Transitions and other Horizontal Stucco Surface Waterproofing: Membrane waterproofing shall be JFFEY SEAL 140/60 by Protego Wron or approved equal. Extend membrane a minimum of 6" below edge of parapet, each side. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap. ESR-1677.
 - Roof Drain and Overflow: Roof drain and roof overflow drain shall be TPO-RD3NH - 3 inch no hub roof drain and TPO-RD2NH - 2" no hub roof overflow drain, by Thunderbird Products with 10" ABS dome strainer (verify) with 16 oz. copper base, with TOP coating. Telephone (800) 658-2473 Provide separate drain roof overflow drain lines. Provide 3" I.D. ABS drain line and 2" I.D. overflow from roof to foundations. (I.N.G.) - Alternate units - RDCBH23NH - 3 inch no hub roof drain & overflow and RDCBH22NH - 2" no hub roof drain & overflow.
 - Manufactured Skylights: (Not Used on This Project) Skylights shall be by Valux USA. Unit size and model as noted on the schedule, skylight glazing shall be at minimum dual glazed units with a minimum rated "U" value of 0.50 and SHGC of .29, unit size and type per plan. All units motorize with remote with motorized internal blackout screens. I.A.M. P.O. Number #199. All units shall have Bronze powder coated exterior and interior. All operable units shall have matching screens. See door and window schedule and notes.
 - Trellis Members: a. Option (A) Wood - 6x12, 6x10 or 6x8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eaved edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar. b. Mechanical Vents - Shall be Stainless Steel - mill finish, set in sealant and sealed.
 - Metal Drip Edge System: Material - AEP Span "Cool ZACIQUE II" or 16 OZ Copper. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied mill finish. Roofing system installed by a certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum roof sheathing. Roofing system shall have a minimum 10-year labor and material warranty.
 - Roof Vents: Concealed Roof Vent by "Hagan". Unit vent color shall be installed to match roof color. Attic ventilation openings shall be covered with corrosion-resistant (bronze) metal mesh with mesh openings of 1/4 inch in dimension.
 - New Eave Vents: by AMICO Vinyl Soffit Screed-model 3" soffit screed AMSV300-785 for 3-inch-wide vented, continuous eave vent were shown on eave. Where eave vents are installed, insulation shall not block the free flow of air. A minimum of 1" of space shall be provided between the insulation and the roof sheathing. Vents shall be painted to match adjacent surfaces.
 - Alternate Eave Vents: By Fry Regel - Aluminum Soffit Vent - Unit number FCP-PCS75V300 - 3" soffit screed. Vents shall be painted to match adjacent surfaces.
 - Exhaust Vents: All exposed components shall be 16 OZ Copper or equal with mill finish. See Detail.
 - New Chimney & Chimney Shroud: Per Detail & Exterior Finish Key Notes.
 - Not Used.
- Other Roof Notes:**
 A. Conduit for Photovoltaic system shall be installed to access roof and to electrical system.
 B. The roofing shall be reviewed with architect and contractor prior to completion of perimeter flashing.

APPROVED EXHIBIT "A"

PROJECT NO. 624381
 APPROVAL NO(S) CDP 2482866
 APPROVED BY: Development Services Dept
 ON: 2/11/2021

ELECTRICAL & PV SYSTEM NOTES
 DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021

A. Roof mounted photovoltaic panels (PV) and modules shall be listed and identified with a fire classification in accordance with the California Building Code. In the City of San Diego, the fire classification rating shall be Class A. Provide documentation of the photovoltaic system (modules and racking) has been tested, listed and identified with a fire classification in accordance with UL 1703 for the roof assembly that will support it. CRC 02-4.

B. Provide a system grounding electrode conductor for the PV system sized to meet the requirements of (both 250.66 (AC) and 250.166 (DC), 690.47(C) (Not smaller than #8 CU AWG) per NFPA 70E.

C. This is an existing and permitted system for this residence. All component and modules shall be carefully removed and stored for re-installation on the new roof. See Proposed roof plan for location and configuration of the PV system.

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 RENEWAL
 04/30/2021

PRIVATE RESIDENCE

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F	

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

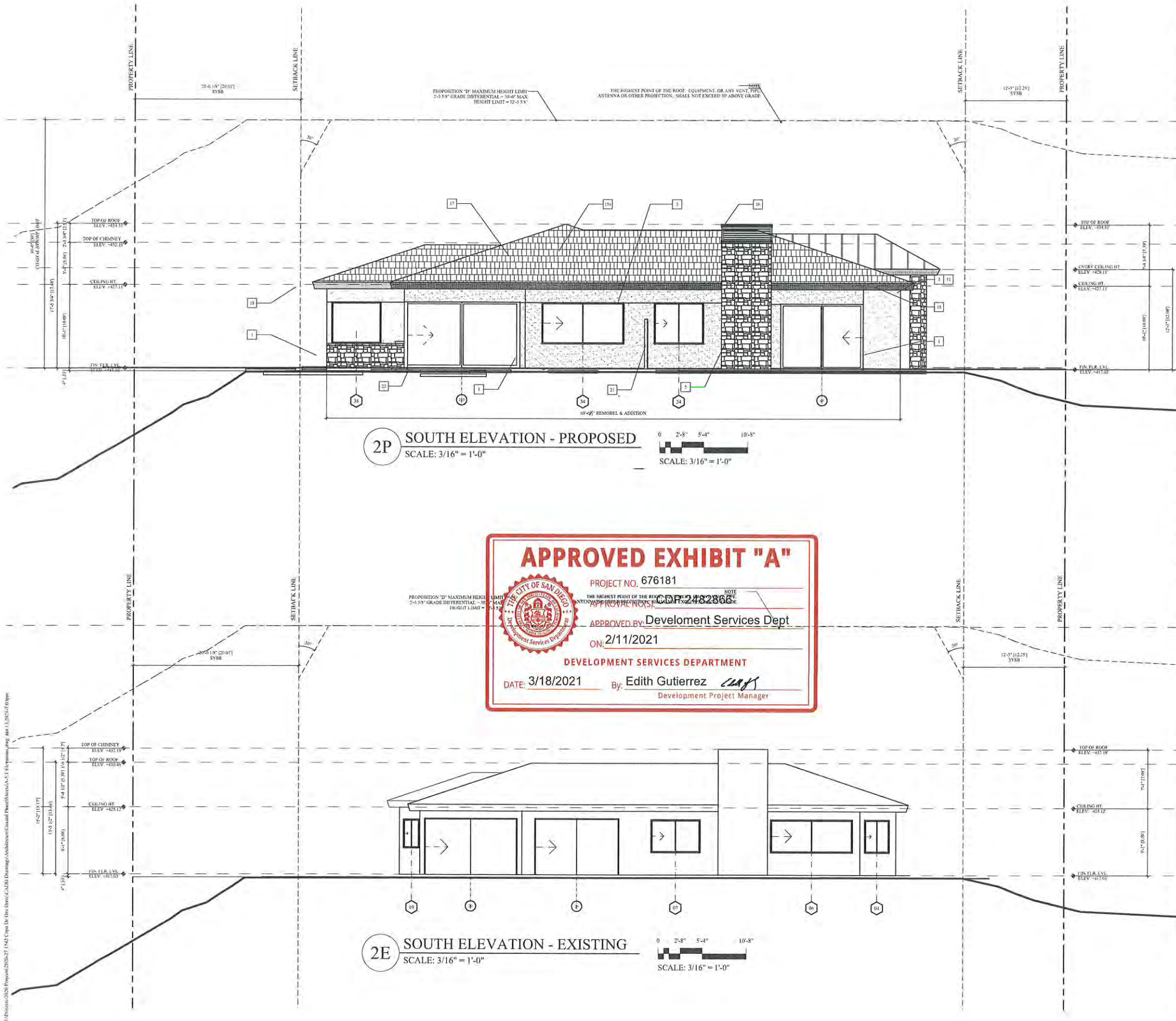
DATE 01-14-2021

SHEET TITLE

ROOF DECK PLAN PROPOSED

A-4.2

SHEET 15 OF 29



EXTERIOR ELEVATION FINISH KEYNOTES

- EXTERIOR FINISH KEYNOTES** 2020-27
1. Stucco: New 7/8" thick Exterior Plaster (Stucco) Finish coat to be hand applied. Finish texture to be Sand Finish or Synergy Fine "Texture" finish. Color (A) to be Expo Stucco "El Dorado" #P-6. Color. Prior to application contractor, to submit a 4' x 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - Color (A) #258 and Color (B) #122 (Verify color with interior Designer color finish schedule)
 2. Weatherproof Building Wrap: Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont. Under One-layer Fortifiber Corp. "Super Jumbo-Tex". Use "JIFFY SEAL" 140-60 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
 3. Stucco Sereed: Weep screed# AMFWS-25-780 at balcony use #AMFWS-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "J" termination, use AM66-EZ-780
 4. Stucco Expansion Screed: Type "M" - AMCIM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 859-5363. Install per manufacturer's specifications.
 5. Stucco Reveal: 3/4" reveal and 3/4" ground by AMICO - Model # AMSR500-750- prime and Paint - Beige to match stucco
 6. Tile Veneer "A": Stone Veneer - New veneer "Hewn Stone" style -Veneer Stone-by Cultured Stone Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
 7. Tile Veneer "B": "Reverse Reale"- 6" x 48" Ancient (AN) finish (TNM011424) by Ancesta from Versa Tile (FS) S56-146. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
 8. Wood & Door Trim: 2 x 4 Clear DF, "Hardie" Trim", or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (Verify)
 9. Exterior Wood Siding - 1 x 7.25 Lap Siding - Smooth Finish- with 6-inch exposure: James Hardi Cementitious Siding - Hardie Trim 5/4 x 3.5" smooth, Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize. Alternate: 2 x 10 Bevel Siding with 6" exposure, Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance.
 10. Exterior Metal Fascia System: Material - 16 OZ. Copper or Dark Bronze Anodized Aluminum. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied finish. Fascia System shall be installed by a certified roofing contractor. System shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum sheathing. System shall have a minimum 10-year labor and material warranty.
 11. Exterior Wood Trellis/Beam Member: 6 x 12, 6 x 10 or 4 x 8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
 12. Painted: Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to follow Interior designer paint schedule and samples approved by architect or Interior Designer. Sherwin Williams or Dunn Edwards Paint - Semi Gloss - (4) Four exterior colors- each unit. Provide sample for Owner & Architects approval prior to application.
 13. Guardrails: "Colonial Style" custom picket railing system, - Constructed per guardrail details. System shall withstand a 200 lbs. load per linear foot. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Sherwin Williams". (See Interior Designers list for specific paint color)
 14. Handrail System: All components shall be by CRL - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufacturers specifications.
 15. Roofing: Asphalt Roofing - See Roofing notes.
 16. Membrane Roof - By Callisle - Sure-Weld Reinforced TPO Membrane - See Roofing notes.
 17. Chimney Shroud: Copper - See Roof Notes
 18. Roof Vents: See Roof Notes
 19. Roof Eave Vents: See Roof Notes
 20. Trellis/Beam Members: Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
 21. Fireplace / Exhaust: 16 OZ Copper - See Unit detail and manufactures clearance instructions.
 22. Window System: New Units. See Window Schedule and Notes.
 23. Garage Door: New Unit See Door Schedule and Notes
 24. Head Flashing: All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Here all exposed edges.
 25. Electrical/Mechanical
 26. Light Fixture: See electrical fixture schedule and notes
 27. Air Conditioner(s): Screened with landscaping. See Mechanical Plan.
 28. Dryer Vent / Wall Vents: Shall be fabricated from 16 oz. copper or 24-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop. See Mechanical Plan
 29. Specialties
 30. New House Numbers: 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
 31. Utility
 32. Electric Service Panel / Meter: Verify location with SDG&E, Prime and paint to match stucco color
 33. Gas Meter: Verify location with SDG&E, Prime and paint to match stucco color
 34. Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco color.
 35. Site
 36. Existing Grade: See Site Notes
 37. Proposed Finish Grade: See Site/ Hardscape Plan
 38. New Site Wall: See Site Hardscape Plan
 39. Existing Site Wall: See Site Plan for location and information
 40. New Finish Hardscape Levels: See Hardscape plan for more information
 41. New Site Fencing: New wood fencing per detail
 42. Site Gates: Per Door schedule or detail - finish per detail
- EXTERIOR ELEVATION GENERAL NOTES**
- A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING DIAPHRAGM (TOSS)
 - B. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOP-1. BENCHMARK OF ELEVATIONS, CITY BENCHMARK
 - C. ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1.2
 - D. SEE SHEET A-6.1 FOR BUILDING SECTIONS
 - E. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
 - F. FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the chimney flue.
 - G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
 - H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



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REVISIONS
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 B Coastal Cycle/Owner Rev. 11/16/2020
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 E Coastal Cycle Response - 01/14/2021
 F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

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SHEET TITLE
 BUILDING ELEVATIONS
 EXISTING / PROPOSED
A-5.2
 SHEET 17 OF 29

APPROVED EXHIBIT "A"

PROJECT NO. 676181

CDP 2482866

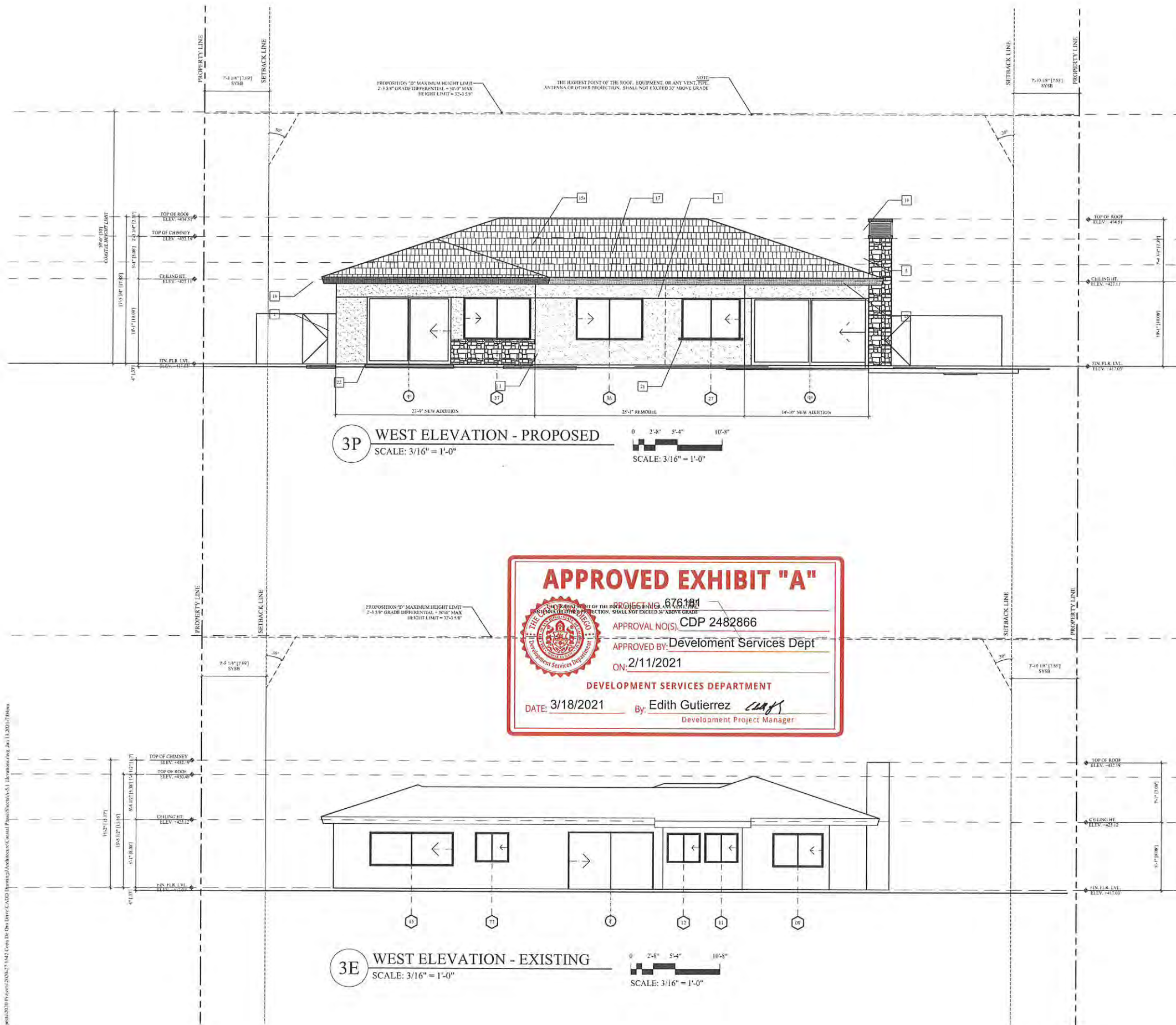
APPROVED BY: Development Services Dept

ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez

Development Project Manager



- EXTERIOR ELEVATION FINISH KEYNOTES**
- EXTERIOR FINISH KEYNOTES 2020-27
- Stucco: New 7/8" thick Exterior Plaster (Stucco) Finish coat to be hand applied. Finish texture to be Sand Finish or Syntex "Tuxedo" finish. Color (A) to be Expo Stucco "El Dorado" #P-6. Color. Prior to application contractor, to submit a 4' x 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Syntex - Texture Finish - Color (A) #258 and Color (B) #122. (Verify color with interior Designer color finish schedule)
 - Weatherproof Building Wrap: Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont, Under One-layer Fortifiber Corp. "Super Jumbo-Tek". Use "JIFFY SEAL" 14060 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
 - Stucco Scream: Weep screed# AMFWS-425-780 at balcony use #AMFWS-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "T" termination, use AM66E2-780
 - Stucco Expansion Scream: Type "M" - AMCIM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 859-5363. Install per manufacturer's specifications.
 - Stucco Reveal: 3/4" reveal and 3/4" ground by AMICO - Model # AMSR500-750- prime and Paint - Beige to match stucco
 - Tile Veneer - "A" - Stone Veneer - New veneer "Hewn Stone" style - Veneer Stone - by Cultured Stone Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
 - Tile Veneer - "B" - "Rivers Reale" - 6" x 18" Ancient (AN) Finish (TSM011241) by Ariseta from Versa Tile (SS) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
 - Wood & Door Trim: 2 x 4 Clear DF - "Hardie" Trim", or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (verify)
 - Exterior Wood Siding - 1 x 7.25 Lap Siding - Smooth Finish - with 6-inch exposure: James Hardi Cementitious Siding - Hardie Trim 5/4 x 3.5" smooth, Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. Alternate: 2 x 10 Bevel Siding with 6" exposure. Grade-Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance.
 - Exterior Metal Fascia System: Material - 16 OZ. Copper or Dark Bronze Anodized Aluminum. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied finish. Fascia System shall be installed by a certified roofing contractor. System shall conform to UL 580-Class 90 wind uplift rated - Provide 5/8" minimum sheathing. System shall have a minimum 10-year labor and material warranty.
 - Exterior Wood Trellis/Beam Member: 6 x 12, 6 x 10 or 4 x 8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
 - Ornamental Columns: By Chadsorth Inc. or approved equal. Tuscan Order, Polystyrene composite Columns, round, tapered, design 200, Class A, Type I Exterior Grade Finish, primed painted and sealed. To be fabricated and installed per detail.
 - Painted: Exposed Wood / Siding Trim shall receive Primer & Two Coats of Paint color. Color to follow interior designer paint schedule and samples approved by architect or Interior Designer. Sherwin Williams or Dunn Edwards Paint - Semi Gloss - (4) Four exterior colors- each unit. Provide sample for Owner & Architects approval prior to application.
- EXTERIOR ORNAMENT**
- Guardrails: "Colonial Style" custom picket railing system. - Constructed per guardrail details. System shall withstand a 200 lbs. load per linear foot. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be 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 manufacturer specifications.
- ROOFING**
- Roofing: Asphalt Roofing - See Roofing notes.
 - Membrane Roof - By Carlisle - Sure-Weld Reinforced TPO Membrane - See Roofing notes.
 - Chimney Shroud: Copper - See Roof Notes
 - Roof Vents: See Roof Notes
 - Roof Eave Vents: See Roof Notes
 - Trellis/Beam Members: Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
 - Fireplace / Exhaust: 16 OZ Copper - See Unit detail and manufactures clearance instructions.
- FENESTRATION**
- Window System: New Units, See Window Schedule and Notes.
 - Doors: New Units, See Door Schedule and Notes.
 - Change Door: New Unit See Door Schedule and Notes.
 - Head Flashing: All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.
- ELECTRICAL / MECHANICAL**
- Light Fixture: See electrical fixture schedule and notes
 - Air Conditioners: Screened with landscaping. See Mechanical Plan.
 - Dryer Vent / Wall Vents: Shall be fabricated from 16 oz. copper or 24-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop. See Mechanical Plan
- SPECIALTIES**
- New House Numbers: 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
 - Electric Service Panel / Meter: Verify location with SDG&E, Prime and paint to match stucco color
 - Gas Meter: Verify location with SDG&E, Prime and paint to match stucco color
 - Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco color.
- UTILITIES**
- Existing Gas: See Site Notes
 - Proposed Finish Grade: See Site/ Landscape Plan
 - New Site Wall: See Site Hardscap Plan
 - Existing Site Wall: See Site Plan for location and information
 - New Finish Hardscap Level: See Hardscap plan for more information
 - New Site Fencing: New wood fencing per detail
 - Site Gates: Per Door schedule or detail - finish per detail
- EXTERIOR ELEVATION GENERAL NOTES**
- ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING (DIAPHRAGM (TOSS)).
 - ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCHMARK OF ELEVATIONS, CITY BENCHMARK
 - ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1-2
 - SEE SHEET A-6.1 FOR BUILDING SECTIONS
 - SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS
 - FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the chimney flue.
 - WINDOW AND DOOR HEIGHT: See Exterior Elevations
 - TEMPERED GLAZING: See Window and Door Schedule & Notes



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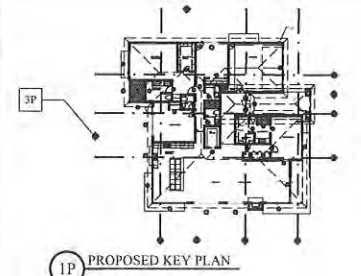
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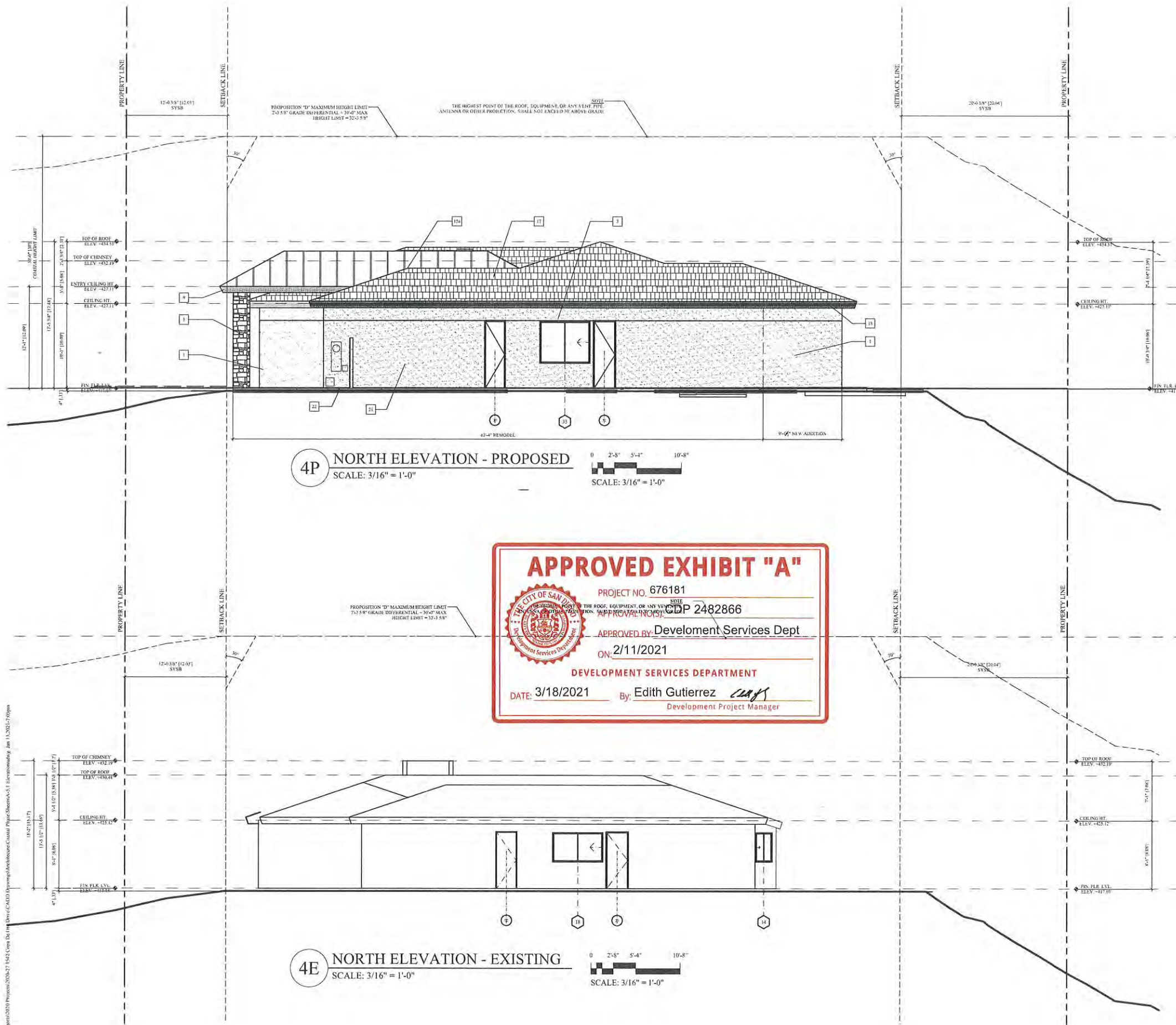
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PHASE COASTAL DEVELOPMENT PHASE
 PROJECT NO. 2020-27
 REVIEWED BY MRM
 DRAWN BY APM / MRM

DATE 01-14-2021

BUILDING ELEVATIONS
 EXISTING / PROPOSED
A-5.3
 SHEET 18 OF 29





APPROVED EXHIBIT "A"

PROJECT NO. 676181
TITLE: **CDP 2482866**

APPROVED BY: Development Services Dept
ON: 2/11/2021

DATE: 3/18/2021 By: Edith Gutierrez
Development Project Manager

- EXTERIOR ELEVATION FINISH KEYNOTES**
2020-27
1. Stucco: New 7/8" thick Exterior Plaster (Stucco) Finish coat to be hand applied. Finish texture to be Sand Finish or Synergy Face "Texture" finish. Color (A) to be Expo Stucco "El Dorado" #P-6, Color. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture Finish - Color (A) #258 and Color (B) #122 (Verify color with Interior Designer color finish schedule).
 2. Weatherproof Building Wrap: Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont, Under One-layer Fertilizer Corp. "Super Jumbo-Tex". Use "TIFFY SEAL" 149/60 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
 3. Stucco Seread: Weep screed AMFWS-425-780 at balcony use AMFWS-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "T" termination, use AM66-EZ-780
 4. Stucco Expansion Seread: Type "M" - AMCIM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 859-5363. Install per manufacturer's specifications.
 5. Stucco Reveal: 3/4" reveal and 3/4" ground by AMICO - Model # AMSR500-750- prime and Paint - Beige to match stucco
 6. Tile Veneer: "A": Stone Veneer - New veneer "Hewn Stone" style -Veneer Stone-by Cultured Stone Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
 7. Tile Veneer: "B": "Riverside Reel" - 4" x 48" Ancient (AS) Finish (DN011214) by Aristonera from Vera Tile (855) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
 8. Wood & Door Trim: 2 x 4 Clear DF, Hardie "Trim", or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (Verify)
 9. Exterior Wood Siding - 1 x 7.25 Lap Siding - Smooth Finish- with 6-inch exposure; James Hardi Cementitious Siding - Hardie Trim 3/4 x 3.5" smooth. Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. Alternate: 2 x 10 Bevel Siding with 6" exposure. Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance.
 10. Exterior Metal Fascia System: Material - 16 OZ. Copper or Dark Bronze Anodized Aluminum. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied finish. Fascia System shall be installed by a certified roofing contractor. System shall conform to UL 580-Class 50 wind uplift rated - Provide 5/8" minimum sheathing. System shall have a minimum 10-year labor and material warranty.
 11. Exterior Wood Trellis/Beam Member: 6 x 12, 6 x 10 or 4 x 8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
 12. Ornamental Columns: By Chadsworth Inc. or approved equal. Tuscan Order, Polystone composite Columns - round, tapered, design 209, Class A, Type I Exterior Grade Finish, primed painted and sealed. To be fabricated and installed per detail.
 13. Painted: Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to follow interior designer paint schedule and samples approved by architect or Interior Designer. Sherwin Williams or Dunn Edwards Paint - Semi Gloss - (4) Four exterior colors- each unit. Provide sample for Owner & Architects approval prior to application.
 14. Handrail System: All components shall be by CRL - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufacturer specifications.
- EXTERIOR ORNAMENT**
15. Guardrails: "Colonial Style" custom picket railing system - Constructed per guardrail details. System shall withstand a 200 lbs. load per linear foot. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Sherwin Williams". (See Interior Designers list for specific paint color)
- ROOFING**
16. Roofing: Asphalt Roofing - See Roofing notes.
 17. Membrane Roof - By Caliste - Sure-Weld Reinforced TPO Membrane - See Roofing notes.
 18. Chimney Stroud: Copper - See Roof Notes
 19. Roof Vents: See Roof Notes
 20. Roof Eave Vents: See Roof Notes
 21. Trellis/Beam Members: Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
 22. Fireplace / Exhaust: 16 OZ Copper - See Unit detail and manufacturer's clearance instructions.
- FENESTRATION**
23. Window System: New Units, See Window Schedule and Notes.
 24. Doors: New Units, See Door Schedule and Notes.
 25. Garage Door: New Unit See Door Schedule and Notes
 26. Head Flashing: All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.
- ELECTRICAL MECHANICAL**
27. Light Fixture: See electrical fixture schedule and notes
 28. Air Conditioner(s): Screened with landscaping. See Mechanical Plan.
 29. Dryer Vent / Wall Vents: Shall be fabricated from 16 oz. copper or 24-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop. See Mechanical Plan
- SPECIALTIES**
30. New House Numbers: 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-800-438-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
- UTILITIES**
31. Electric Service Panel / Meter: Verify location with SDG&E, Prime and paint to match stucco color
 32. Gas Meter: Verify location with SDG&E, Prime and paint to match stucco color
 33. Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco color.
- NOTE**
34. Existing Grade: See Site Notes
 35. Proposed Finish Grade: See Site: Hardscape Plan
 36. New Site Wall: See Site Handscap Plan
 37. Existing Site Wall: See Site Plan for location and information
 38. New Finish Handscap Level: See Handscap plan for more information
 39. New Site Fencing: New wood fencing per detail
 40. Site Gates: Per Door schedule or detail - finish per detail
- EXTERIOR ELEVATION GENERAL NOTES**
- A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING DIAPHRAGM (TOSS).
 - B. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCHMARK OF ELEVATIONS, CITY BENCHMARK.
 - C. ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1-2
 - D. SEE SHEET A-6.1 FOR BUILDING SECTIONS
 - E. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
 - F. FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the chimney flue.
 - G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
 - H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

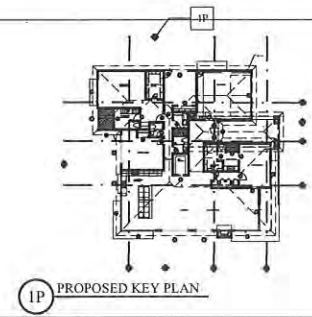
DATE 01-14-2021

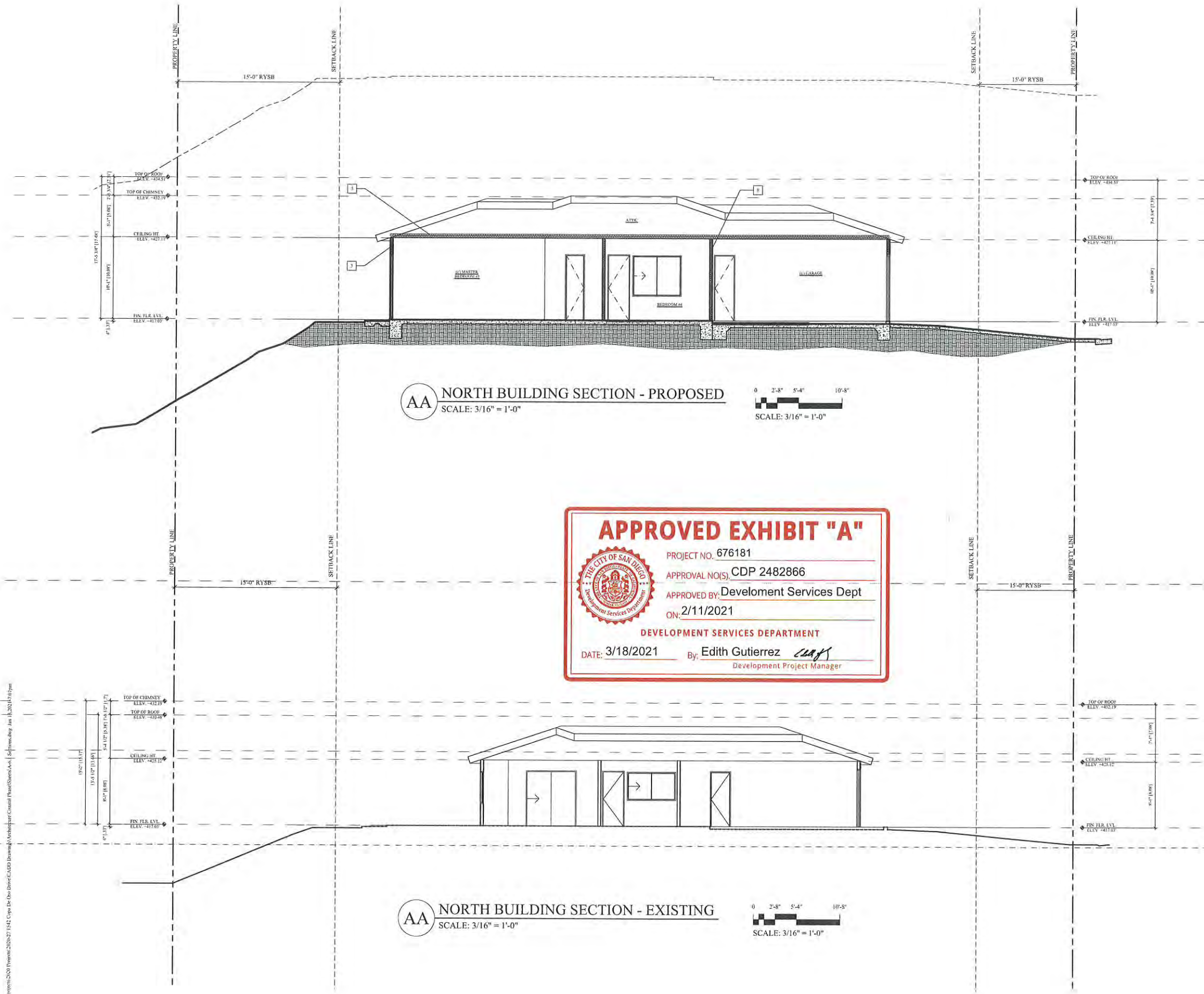
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SHEET TITLE: BUILDING ELEVATIONS EXISTING / PROPOSED

A-5.4

SHEET 19 OF 29





AA NORTH BUILDING SECTION - PROPOSED
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

AA NORTH BUILDING SECTION - EXISTING
SCALE: 3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

APPROVED EXHIBIT "A"

PROJECT NO. 676181
APPROVAL NO(S). CDP 2482866
APPROVED BY: Development Services Dept
ON: 2/11/2021
DEVELOPMENT SERVICES DEPARTMENT
DATE: 3/18/2021 By: Edith Gutierrez *Edith Gutierrez*
Development Project Manager

SECTION LEGEND

- Existing Site Grade Line
- - - Proposed Site Grade Line
- - - Proposed Finish Floor Elevation Line
- TOP OF PARPET - 2 ELEV. -216.00 Proposed Building Datum Point
- - - Proposed Top of Wall or Top of Structure Line
- - - 30' High - Coastal Height Limit Line
- - - Proposition D - Maximum Height Line

SECTION NOTES

A. ELEVATIONS CALL-OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOS).

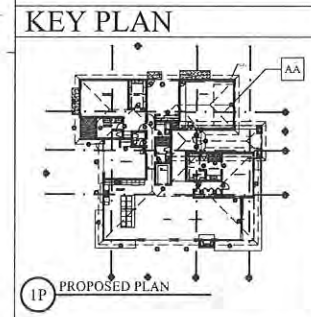
B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON SITE PLAN ON SHEET A-1.2 OR FLOOR PLAN.

C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS AND FOR EXTERIOR FINISH NOTES.

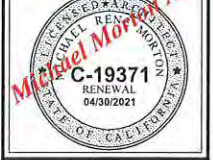
D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.

- SECTION KEYNOTES**
- 1 R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS, AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE
 - 2 PROVIDE R-19 BATT INSULATION - AT ALL INTERIOR 2X6 WALLS OR R-13 FOR SOUND INSULATION
 - 3 R-15 BATT INSULATION - AT 2 X 4 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE
 - 4 PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION
 - 5 R-35 BATT INSULATION - AT CEILINGS AND ROOF ATTIC AREAS AS SHOWN
 - 6 R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS
 - 7 R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS
 - 8 PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDER 1-HOUR RATED WALLS & CEILINGS (CBC Sec. 406.1.4)

- PLAN AND SECTION NOTES**
- Guards and Glass Handrails:**
- Guard shall be located along open-sided walking surfaces including stairs, ramps and landing, that are located more than 30 inches vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
 - Handrail and Guard Design Leads* handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment device and supporting structure to transfer this loading to appropriate structural elements of the building. (CBC 1607.8.1.1)
 - Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed of either single fully tempered glass, laminated full tempered glass or laminated heat-strengthened glass. Glazing in railing in fill panels shall be of an approved safety glazing material that conforms to the provisions of Section 2406.1.1 (C.B.C.) for all Glazing types, the minimum nominal thickness shall be 1/2 inch (1/2 shall be used). Full tempered glass and laminated glass shall comply with Category II of C.P.S.C. 16 CFR 1201, listing in Chapter 25 (Sec. 2407.1 - C.B.C.)
 - Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place should on baluster panel fail. Glass balusters shall not be installed with an attached handrail or guard.
 - Glass Panels design loads: the glass panel in handrails and guards and their support system, shall be designed to withstand the loads specified in section 1607.7. A safety factor of four (4) shall be used. Provide structural calculations to justify design of support and connections.
- Building Height:**
- A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues will be added the tier in inspections).
- Other Plan Notes:**
- Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No. 26 gauge sheet steel or other approved material and shall have no opening in the garage. Garage floor surfaces shall be of approved non-combustible material and the area of the floor used for parking of automobiles and other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
 - Clothes dryer in a closet: when a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for makeup air shall be provided in the door or by other approved means.



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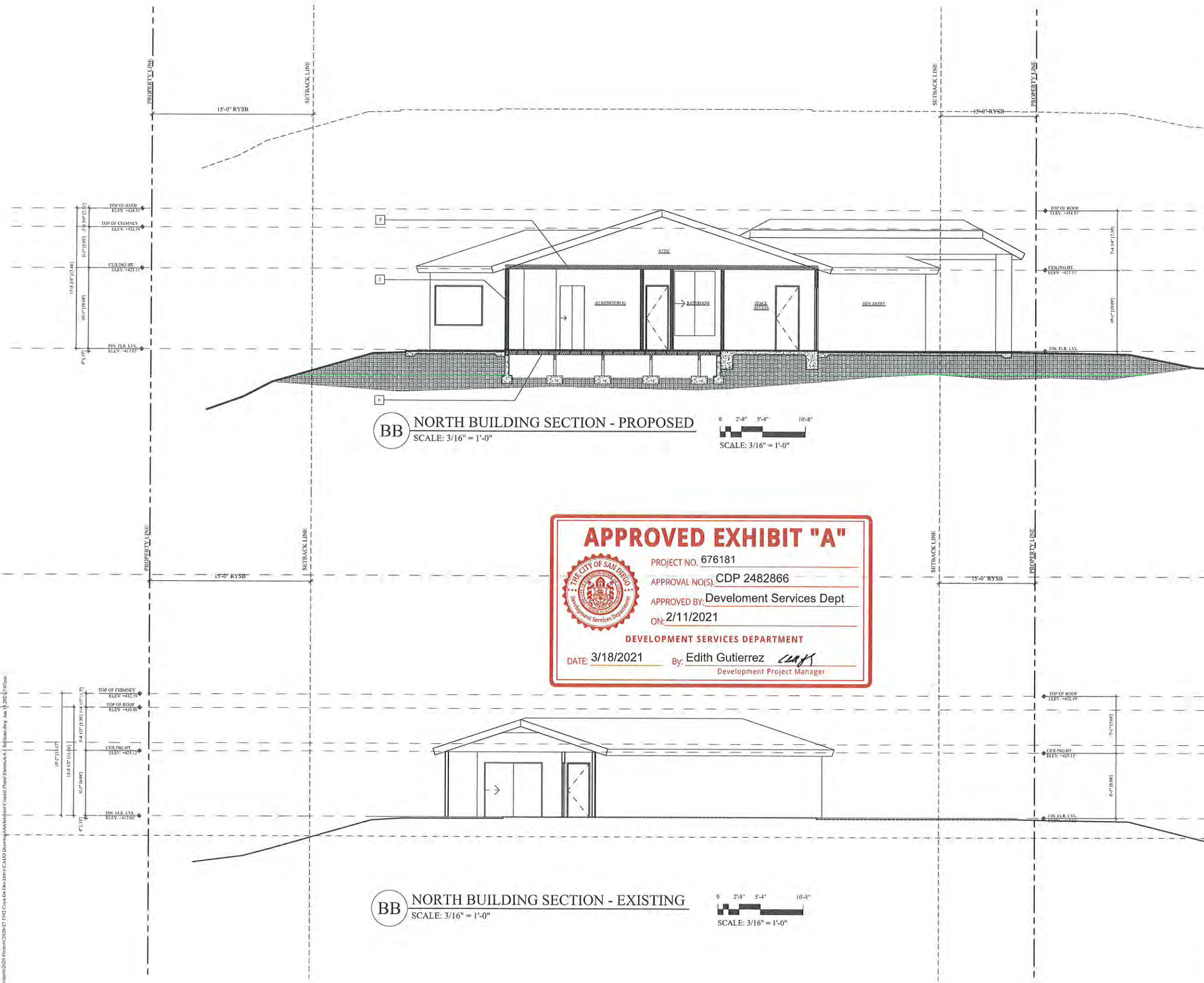
REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

SHEET TITLE
BUILDING SECTIONS
EXISTING / PROPOSED

A-6.1
SHEET 200F29



APPROVED EXHIBIT "A"

PROJECT NO. 676181

APPROVAL NO(S). CDP 2482866

APPROVED BY: Development Services Dept

ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez *EAJ*
Development Project Manager

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- Proposed Building Datum Point
- Proposed Top of Wall or Top of Structure Line
- 30' High - Coastal Height Limit Line
- Proposition D - Maximum Height Line

SECTION NOTES

- A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOS).
- B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON SITE PLAN ON SHEET A-12 OR FLOOR PLAN.
- C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS AND FOR EXTERIOR FINISH NOTES.
- D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.

SECTION KEYNOTES

- 1 R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE.
- 2 PROVIDE R-19 BATT INSULATION - AT ALL INTERIOR 2X6 WALLS OR R-13 FOR SOUND INSULATION.
- 3 R-15 BATT INSULATION - AT 2 X 4 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE.
- 4 PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION.
- 5 R-30 BATT INSULATION - AT CEILINGS AND ROOF ATTIC AREAS AS SHOWN.
- 6 R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS.
- 7 R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS.
- 8 PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDED (1-HOUR RATED WALLS & CEILINGS) (CBC Sec. 406.1.4)

PLAN AND SECTION NOTES

Guard and Glass Handrails:

1. Guard shall be located along open-sided walking surfaces including stairs, ramps and landing, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
2. Handrail and Guard Design Loads: handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied to in any direction at any point along the top, and have attachment device and supporting structure to transfer this loading to appropriate structural elements of the building. (CBC 1607.8.1.1)
3. Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed of either single fully tempered glass, laminated full tempered glass or laminated heat-strengthened glass. Glazing in railing in fill panels shall be of an approved safety glazing material that conforms to the provisions of Section 2406.11 (C.B.C.) for all Glazing types, the minimum nominal thickness shall be 1/2 inch (1/2 shall be used). Full temper glass and laminated glass shall comply with Category II of C.P.S.C. 16 CFR 1201, listing in Chapter 25 (Sec. 2407.1 - C.B.C.)
4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place should a baluster panel fail. Glass balusters shall not be installed with an attached handrail or guard.
5. Glass Panels design loads: the glass panel in handrails and guards and, their support system, shall be designed to withstand the loads specified in section 1607.7. A safety factor of four (4) shall be used. Provide structural calculations to justify design of support and connections.

Building Height:

6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).

Other Plan Notes:

7. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be construction of minimum No. 26 gauge sheet steel or other approved material and shall have no opening in the garage.
8. Garage floor surfaces shall be of approved non-combustible material and the area of the floor used for parking of automobiles and other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
9. Clothes dryer in a closet: when a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for makeup air shall be provide in the door or by other approved means.

KEY PLAN

REVISIONS

A	Coastal Submittal - 09/30/2020
B	Coastal Cycle Owner Rev. 11/16/2020
C	Coastal Cycle Response - 12/08/2020
D	Coastal Cycle Owner Rev. 12/16/2020
E	Coastal Cycle Response - 01/14/2021
F	

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

SHEET TITLE

BUILDING SECTIONS EXISTING / PROPOSED

A-6.2

SHEET 21 OF 29

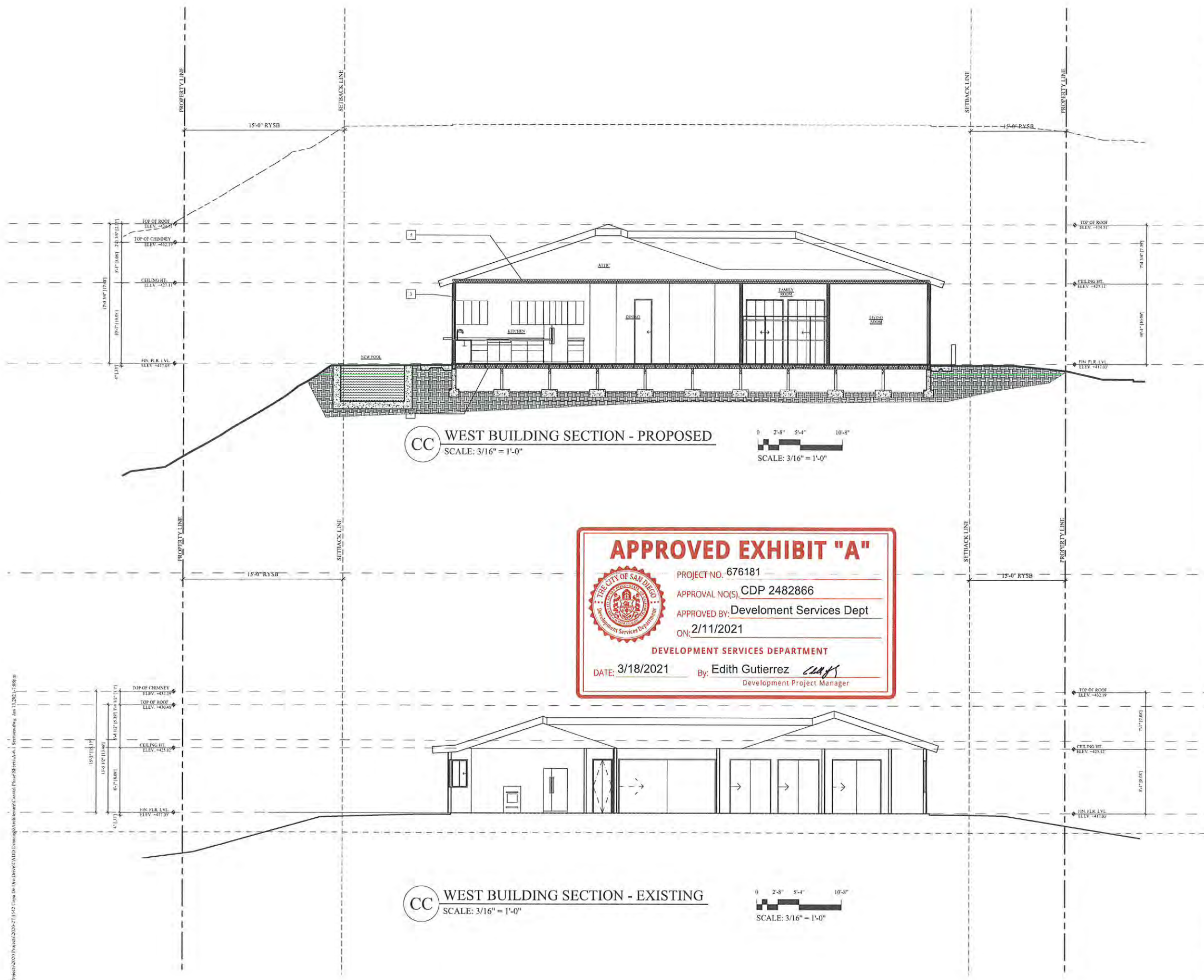
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La Jolla, CA 92037
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Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo Desg
01-14-2021

REGISTERED ARCHITECT
C-19371
RENEWAL
04/30/2021

PRIVATE RESIDENCE

1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

S:\Projects\2021\Projects\2020-27_1542_Copa_De_Oro_Drive\CAUD\Drawings\Architectural\Coastal\Phase1\Sheet\A-6.2.dwg, Jan 14, 2021, 15:59:00



APPROVED EXHIBIT "A"

PROJECT NO. 676181

APPROVAL NO(S). CDP 2482866

APPROVED BY: Development Services Dept

ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez *EWG*
Development Project Manager

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- TOP OF GARAGE - 2 ELEV. -118.00'
- Proposed Building Datum Point
- Proposed Top of Wall or Top of Structure Line
- 30' High - Coastal Height Limit Line
- Proposition D - Maximum Height Line

SECTION NOTES

A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOSS).

B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON SITE PLAN ON SHEET A-2 OR FLOOR PLAN.

C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS AND FOR EXTERIOR FINISH NOTES.

D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.

- SECTION KEYNOTES**
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 - 2 PROVIDE R-19 BATT INSULATION - AT ALL INTERIOR 2X6 WALLS OR R-13 FOR SOUND INSULATION.
 - 3 R-15 BATT INSULATION - AT 2 X 4 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE.
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 - 7 R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS.
 - 8 PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDED (1-HOUR RATED WALLS & CEILING).

- PLAN AND SECTION NOTES**
- Guards and Glass Handrails:**
1. Guard shall be located along open-sided walking surfaces including stairs, ramps and landing, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
 2. Handrail and Guard Design Loads" handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied in any direction at any point along the top, and have attachment device and supporting structure to transfer this loading to appropriate structural elements of the building. (CBC 1607.8.1.1)
 3. Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed of either single fully tempered glass, laminated full tempered glass or laminated heat-strengthened glass. Glazing in railing in full panels shall be of an approved safety glazing material that conforms to the provisions of Section 2406.1.1 (C.B.C.) for all Glazing types, the minimum nominal thickness shall be 1/2 inch (1/2 shall be used). Full temper glass and laminated glass shall comply with Category II of C.P.S.C. 16 CFR 1201, listing in Chapter 25 (Sec. 2407.1 - C.B.C.).
 4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place should a baluster panel fail. Glass balusters shall not be installed with an attached handrail or guard.
 5. Glass Panels design loads: the glass panel in handrails and guards and, their support system, shall be designed to withstand the loads specified in section 1607.7. A safety factor of four (4) shall be used. Provide structural calculations to justify design of support and connections.
- Building Height:**
6. A pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).
- Other Plan Notes:**
7. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be construction of minimum No. 26 gauge sheet steel or other approved material and shall have no opening in the garage.
 8. Garage floor surfaces shall be of approved non-combustible material and the area of the floor used for parking of automobiles and other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
 9. Clothes dryer in a closet: when a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for makeup air shall be provide in the door or by other approved means.

REVISIONS

- A Coastal Schematic - 09/30/2020
- B Coastal Cycle Owner Rev. 11/16/2020
- C Coastal Cycle Response - 12/08/2020
- D Coastal Cycle Owner Rev. 12/16/2020
- E Coastal Cycle Response - 01/14/2021
- F

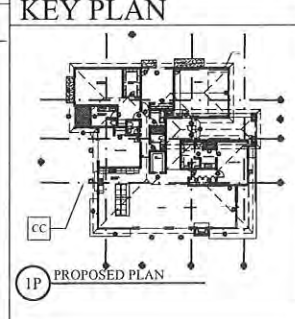
PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021



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Michael Morton AIA
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01-14-2021



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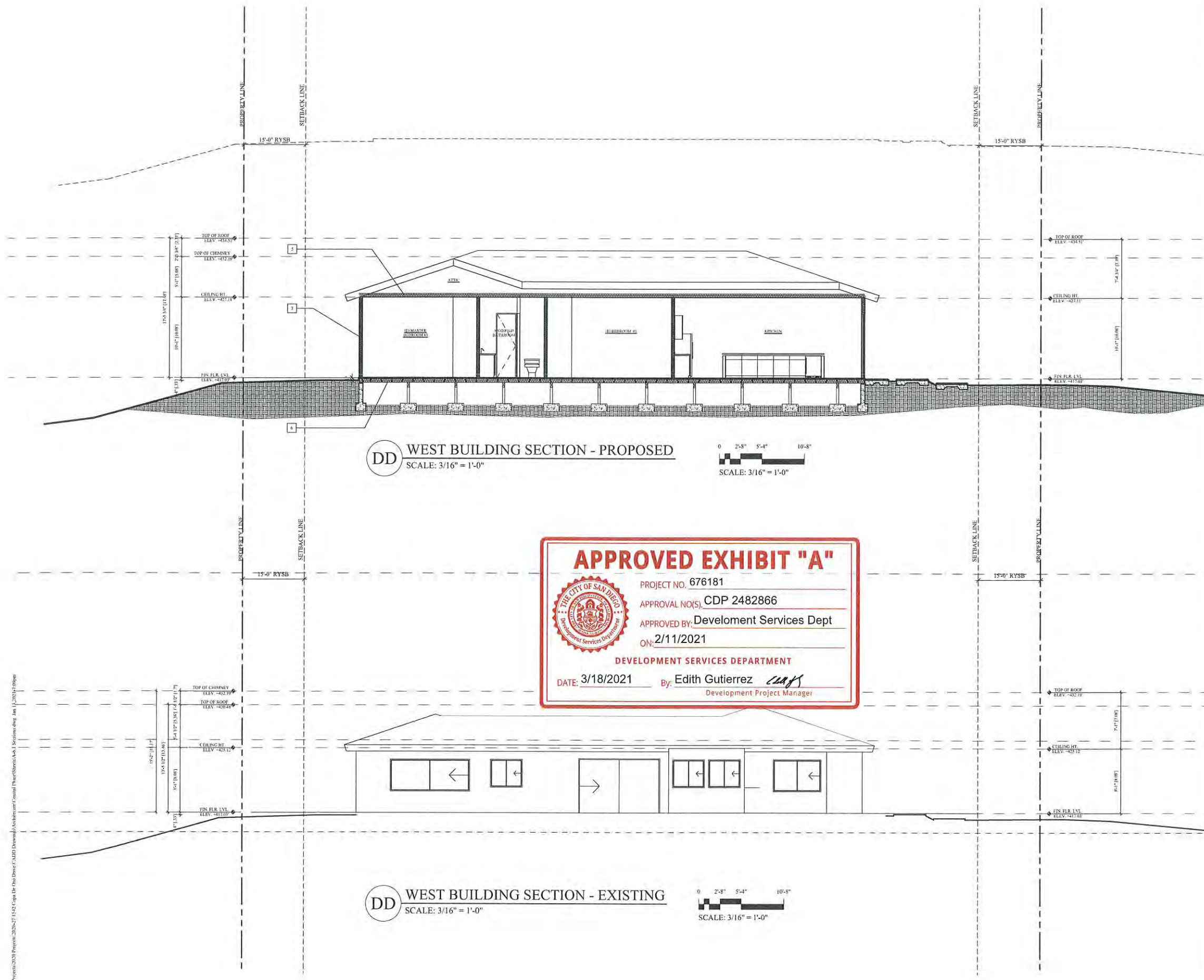
1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

SHEET TITLE

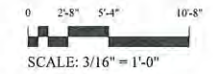
BUILDING SECTIONS
EXISTING / PROPOSED

A-6.3

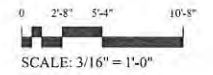
SHEET 22 OF 29



DD WEST BUILDING SECTION - PROPOSED
SCALE: 3/16" = 1'-0"



DD WEST BUILDING SECTION - EXISTING
SCALE: 3/16" = 1'-0"



APPROVED EXHIBIT "A"

PROJECT NO. 676181

APPROVAL NO(S). CDP 2482866

APPROVED BY: Development Services Dept

ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez *EMG*

Development Project Manager

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- Proposed Building Datum Point
- Proposed Top of Wall or Top of Structure Line
- 36' High - Coastal Height Limit Line
- Proposition D - Maximum Height Line

SECTION NOTES

- A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOSS).
- B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON SITE PLAN ON SHEET A-2 OR FLOOR PLAN.
- C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS AND FOR EXTERIOR FINISH NOTES.
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- SECTION KEYNOTES**
- 1 R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE.
 - 2 PROVIDE R-19 BATT INSULATION - AT ALL INTERIOR 2X6 WALLS OR R-13 FOR SOUND INSULATION.
 - 3 R-15 BATT INSULATION - AT 2 X 4 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE.
 - 4 PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION.
 - 5 R-38 BATT INSULATION - AT CEILINGS AND ROOF ATTIC AREAS AS SHOWN.
 - 6 R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS.
 - 7 R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS.
 - 8 PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDED (1-HOUR RATED WALLS & CEILINGS) (CBC Sec. 406.1.4)

PLAN AND SECTION NOTES

Guards and Glass Handrails:

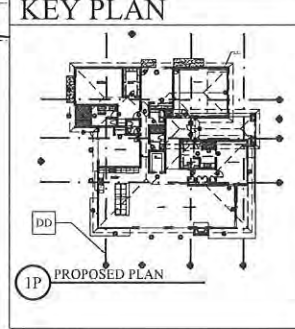
1. Guard shall be located along open-sided walking surfaces including stairs, ramps and landing, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
2. Handrail and Guard Design Loads¹ handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied to in any direction at any point along the top, and have attachment device and supporting structure to transfer this loading to appropriate structural elements of the building. (CBC 1607.8.1.1)
3. Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed of either single fully tempered glass, laminated full tempered glass or laminated heat-strengthened glass. Glazing in railing or fill panels shall be of an approved safety glazing material that conforms to the provisions of Section 2406.1.1 (C.B.C.) for all Glazing types, the minimum nominal thickness shall be 1/2 inch (1/2 shall be used). Full temper glass and laminated glass shall comply with Category II of C.P.S.C. 16 CFR 1201, listing in Chapter 25 (Sec. 2407.1 - C.B.C.).
4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place should a baluster panel fail. Glass balusters shall not be installed with an attached handrail or guard.
5. Glass Panels design loads: the glass panel in handrails and guards and, their support system, shall be designed to withstand the loads specified in section 1607.7. A safety factor of four (4) shall be used. Provide structural calculations to justify design of support and connections.

Building Height:

6. A pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).

Other Plan Notes:

7. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be construction of minimum No. 26 gauge sheet steel or other approved material and shall have no opening in the garage. Garage floor surfaces shall be of approved non-combustible material and the area of the floor used for parking of automobiles and other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
8. Clothes dryer in a closet: when a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for makeup air shall be provide in the door or by other approved means.



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01-14-2021

PRIVATE RESIDENCE

1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

REVISIONS

- A Coastal Submittal - 09/30/2020
- B Coastal Cycle, Owner Rev. 11/16/2020
- C Coastal Cycle Response - 12/08/2020
- D Coastal Cycle, Owner Rev. 12/16/2020
- E Coastal Cycle Response - 01/14/2021
- F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

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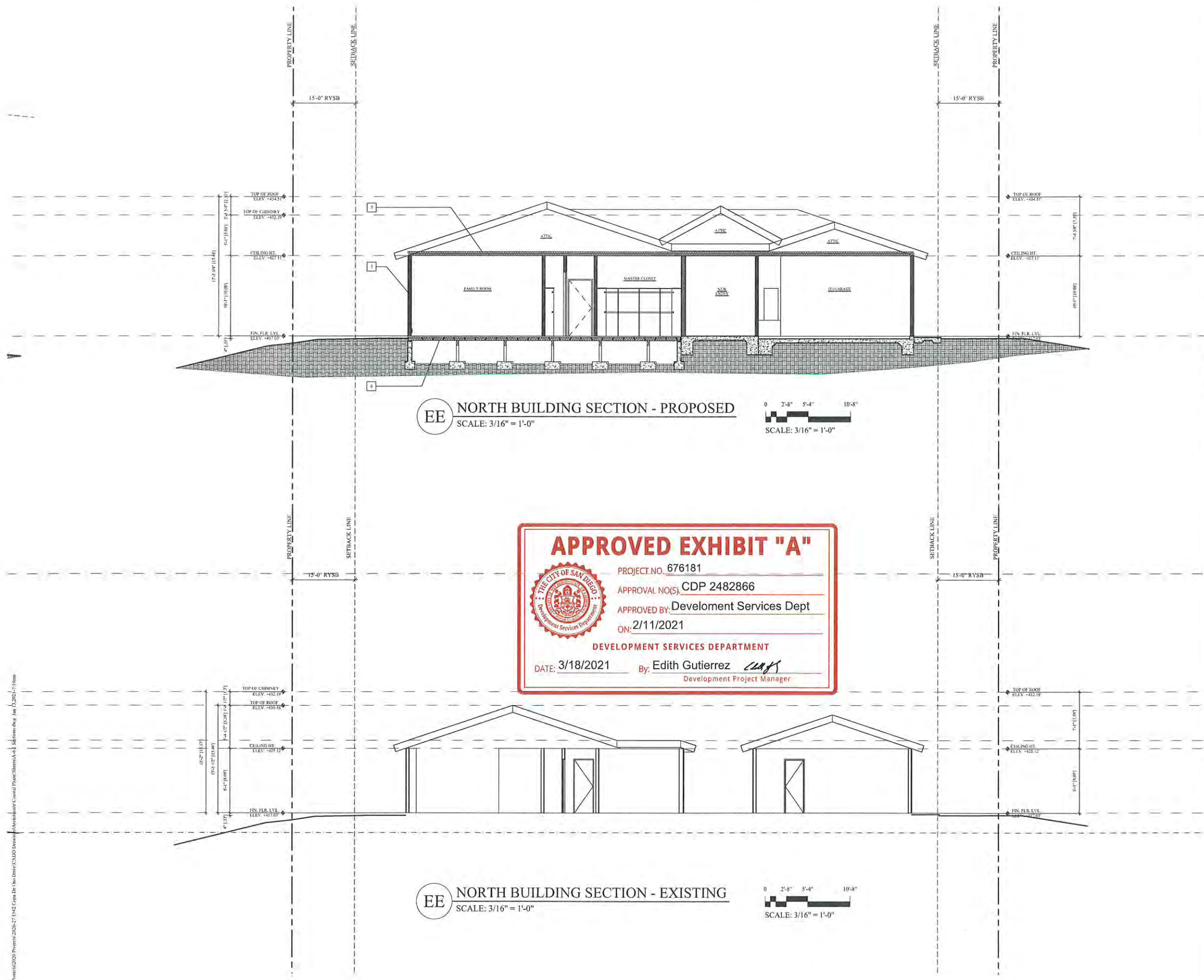
DATE 01-14-2021

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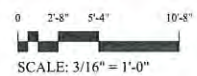
BUILDING SECTIONS
EXISTING / PROPOSED

A-6.4

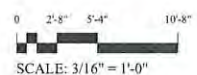
SHEET 23 OF 29



EE NORTH BUILDING SECTION - PROPOSED
SCALE: 3/16" = 1'-0"



EE NORTH BUILDING SECTION - EXISTING
SCALE: 3/16" = 1'-0"



APPROVED EXHIBIT "A"

PROJECT NO. 676181

APPROVAL NO(S) CDP 2482866

APPROVED BY: Development Services Dept

ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez *LMJ*

Development Project Manager

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- Proposed Building Datum Point
- Proposed Top of Wall or Top of Structure Line
- 30' High -Coastal Height Limit Line
- Proposition D -Maximum Height Line

SECTION NOTES

- A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOS).
- B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON SITE PLAN ON SHEET A 1.2 OR FLOOR PLAN AND FOR EXTERIOR FINISH NOTES.
- C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS AND FOR EXTERIOR FINISH NOTES.
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SECTION KEYNOTES

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PLAN AND SECTION NOTES

Guards and Glass Handrails:

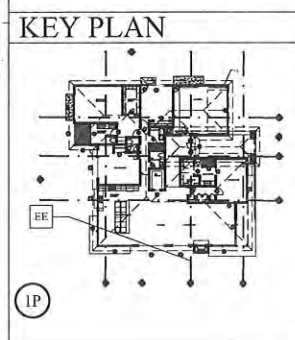
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01-14-2021



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PRIVATE RESIDENCE
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REVISIONS
A Coastal Submittal - 09/30/2020
B Coastal Cycle, Owner Rev. 11/16/2020
C Coastal Cycle Response - 12/08/2020
D Coastal Cycle, Owner Rev. 12/16/2020
E Coastal Cycle Response - 01/14/2021
F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO 2020-27

REVIEWED BY MRM

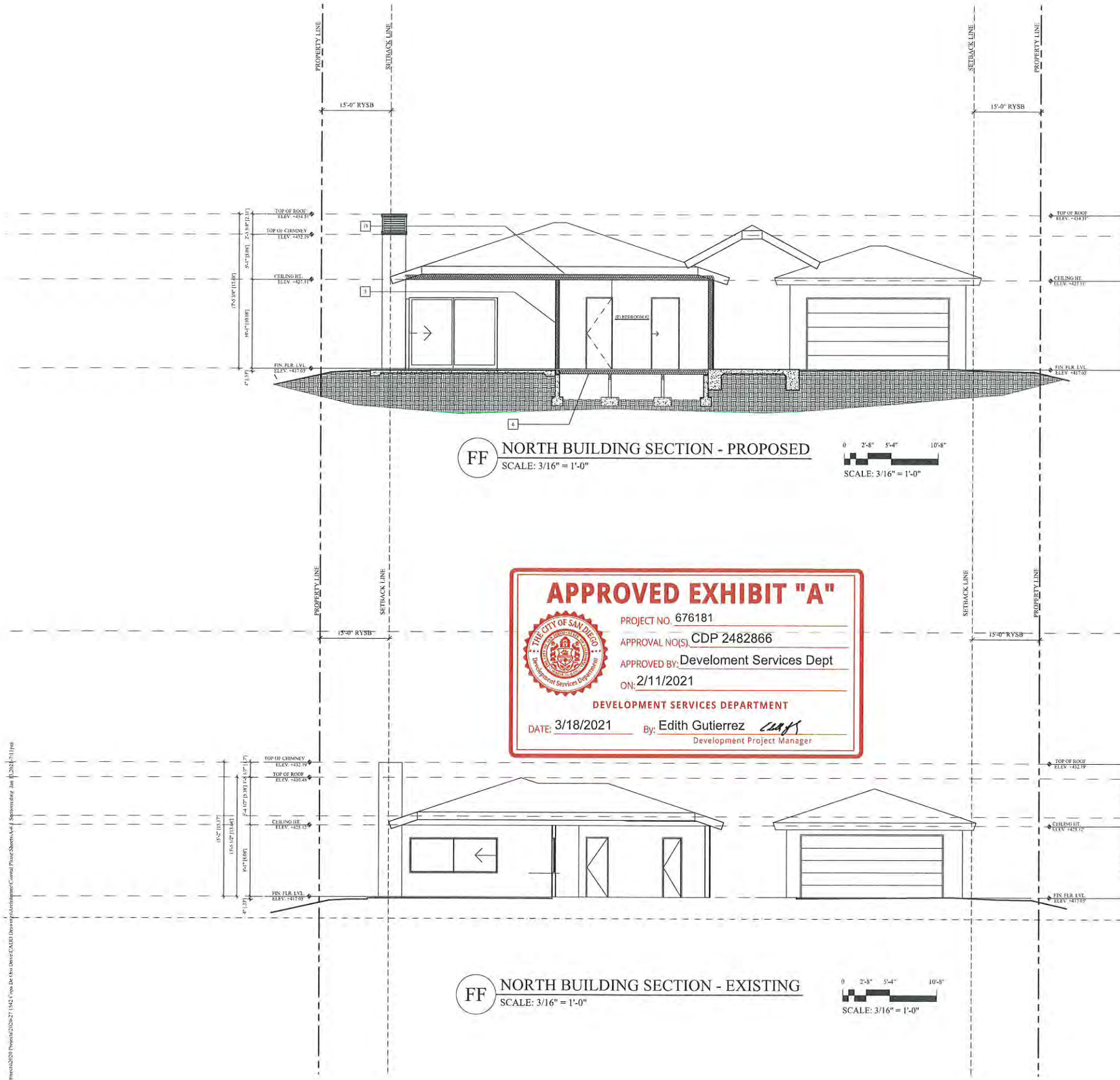
DRAWN BY APM / MRM

DATE 01-14-2021

Marengo Morton Architects, Inc. is providing its agreement with certain parties, approval issued electronically. The parties responsible for this design, plans, specifications, reports, documents, etc. (including but not necessarily limited to "CD documents") are the architect, engineer, geotechnical engineer, environmental engineer, etc. All drawings, reports, specifications, etc. shall be prepared in accordance with the applicable laws and regulations. Accordingly, all such documents are provided to the parties for their review and approval only and shall not be construed as a record of the project. The sign and stamp of the architect, engineer, geotechnical engineer, etc. shall be the responsibility of the respective professional and shall not be construed as an approval of the project by Marengo Morton Architects, Inc.

SHEET TITLE
BUILDING SECTIONS
EXISTING - PROPOSED
A-6.5
SHEET 24 OF 29

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APPROVED EXHIBIT "A"


 PROJECT NO. 676181
 APPROVAL NO(S) CDP 2482866
 APPROVED BY: Development Services Dept
 ON: 2/11/2021
 DATE: 3/18/2021 By: Edith Gutierrez
 Development Project Manager

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- Proposed Building Datum Point
- Proposed Top of Wall or Top of Structure Line
- 30' High - Coastal Height Limit Line
- Proposition D - Maximum Height Line

SECTION NOTES

A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOSS).

B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON SITE PLAN ON SHEET A.1.2 OR FLOOR PLAN AND FOR EXTERIOR FINISH NOTES.

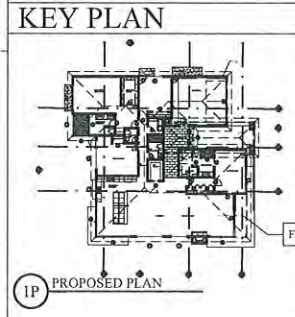
C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS AND FOR EXTERIOR FINISH NOTES.

D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.

- SECTION KEYNOTES**
- 1 R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS, AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE.
 - 2 PROVIDE R-19 BATT INSULATION - AT ALL INTERIOR 2X6 WALLS OR R-13 FOR SOUND INSULATION.
 - 3 R-15 BATT INSULATION - AT 2 X 4 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE.
 - 4 PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION.
 - 5 R-8 BATT INSULATION - AT CEILINGS AND ROOF ATTIC AREAS AS SHOWN.
 - 6 R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS.
 - 7 R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS.
 - 8 PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDED (1-HOUR RATED WALLS & CEILINGS) (CBC Sec. 406.1.4)

- PLAN AND SECTION NOTES**
- Guards and Glass Handrails:**
1. Guard shall be located along open-sided walking surfaces including stairs, ramps and landing, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
 2. Handrail and Guard Design Loads* handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds applied in any direction at any point along the top, and have attachment device and supporting structure to transfer this loading to appropriate structural elements of the building. (CBC 1607.8.1.1)
 3. Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed of either single fully tempered glass, laminated full tempered glass or laminated heat-strengthened glass. Glazing in railing in fill panels shall be of an approved safety glazing material that conforms to the provisions of Section 2406.1.1 (C.B.C.) for all Glazing types, the minimum nominal thickness shall be 1/2 inch (1/2 shall be used). Full tempered glass and laminated glass shall comply with Category I of C.S.C. 16 CFR 1201, listing in Chapter 25 (Sec. 2407.1 - C.B.C.)
 4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place should a baluster panel fail. Glass balusters shall not be installed with an attached handrail or guard.
 5. Glass Panels design loads: the glass panel in handrails and guards and, their support system, shall be designed to withstand the loads specified in section 1607.7. A safety factor of four (4) shall be used. Provide structural calculations to justify design of support and connections.

- Building Height:**
6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).
- Other Plan Notes:**
7. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be construction of minimum No. 26 gauge sheet steel or other approved material and shall have no opening in the garage. Garage floor surfaces shall be of approved non-combustible material and the area of the floor used for parking of automobiles and other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
 8. Clothes dryer in a closet: when a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for makeup air shall be provided in the door or by other approved means.



M

Marengo Morton Architects
 7724 Girard Ave.
 Second Floor
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 Tel. (858) 459-3769
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 Michael Morton AIA
 Claude Anthony Marengo Desg
 01-14-2021
 Michael Morton AIA
 C-19371
 RENEWAL
 04/30/2021

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PRIVATE RESIDENCE

1542 COPA DE ORO DRIVE
LA JOLLA, CA 92037

- REVISIONS**
- A Coastal Submittal - 09/30/2020
 - B Coastal Cycle, Owner Rev. 11/16/2020
 - C Coastal Cycle Response - 12/08/2020
 - D Coastal Cycle, Owner Rev. 12/16/2020
 - E Coastal Cycle Response - 01/14/2021
 - F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

Marengo Morton Architects, Inc. is providing its services as a professional architectural firm. The parties agree that this plan, specification, report, document or other information provided or transmitted by electronic means including but not necessarily limited to "cloud computing" and other digital means, shall be deemed to be a true and correct copy of the original. Accordingly, all such documents are provided in electronic form as a record document. Any reliance placed on a document in electronic form shall be deemed to be a true and correct copy of the original. The original shall be maintained in the electronic form and shall be the only true and correct copy of the original.

SHEET TITLE
 BUILDING SECTIONS
 EXISTING / PROPOSED
A-6.6
 SHEET 25 OF 29

S:\Projects\2020\Projects\2020-27\1542_Copa_De_Oro_Drive\Drawings\Development\General\Phase6\A-6.6.dwg, 01/14/2021, 11:11 AM



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

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01-14-2021

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LA JOLLA, CA 92037

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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

Marengo Morton Architects, Inc. is providing its services to you under a contract. This contract is the legal basis for our relationship. The parties to this contract are Marengo Morton Architects, Inc. and you. This contract includes the terms, conditions, and specifications of our services. It is your responsibility to read and understand this contract before you sign it. If you do not agree to the terms, conditions, and specifications of this contract, you should not sign it. If you sign it, you agree to the terms, conditions, and specifications of this contract. This contract is a legal document and it is your responsibility to read and understand it before you sign it. If you do not agree to the terms, conditions, and specifications of this contract, you should not sign it. If you sign it, you agree to the terms, conditions, and specifications of this contract.

SHEET TITLE PROPOSED EXTERIOR RENDERINGS
A-9.1
SHEET 26 OF 29

1 PERSPECTIVE RENDERINGS
SCALE: NONE

APPROVED EXHIBIT "A"

PROJECT NO. 676181
APPROVAL NO(S). CDP 2482866
APPROVED BY: Development Services Dept
ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez
Development Project # 2020-27

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.

S:\Projects\2020\Projects\2020-27_182_Copy 04-09-2021\CDP Drawings\Architectural\Coastal Phase\08-01-21\182-1.dwg



PROPOSED STREET VIEW #7



PROPOSED STREET VIEW #8



PROPOSED STREET PATIO #9

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 01-14-2021

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PRIVATE RESIDENCE
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 - E Coastal Cycle Response - 01/14/2021
 - F



PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 01-14-2021

Marengo Morton Architects, Inc. is providing this approval with certain parties, materials, methods, etc. The parties responsible for such parties, specifications, approvals, etc. are not intended to be construed as electronic seals or signatures for purposes of the California Electronic Seal Act. Marengo Morton Architects, Inc. is not responsible for any errors or omissions in these drawings or specifications. Any reliance on these drawings or specifications is at the user's sole risk. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals. The user shall be responsible for obtaining all necessary permits and approvals.

SHEET TITLE PROPOSED EXTERIOR RENDERINGS
A-9.2
 SHEET 27 OF 29

APPROVED EXHIBIT "A"

PROJECT NO. 676181
 APPROVAL NO(S). CDP 2482866
 APPROVED BY: Development Services Dept
 ON: 2/11/2021

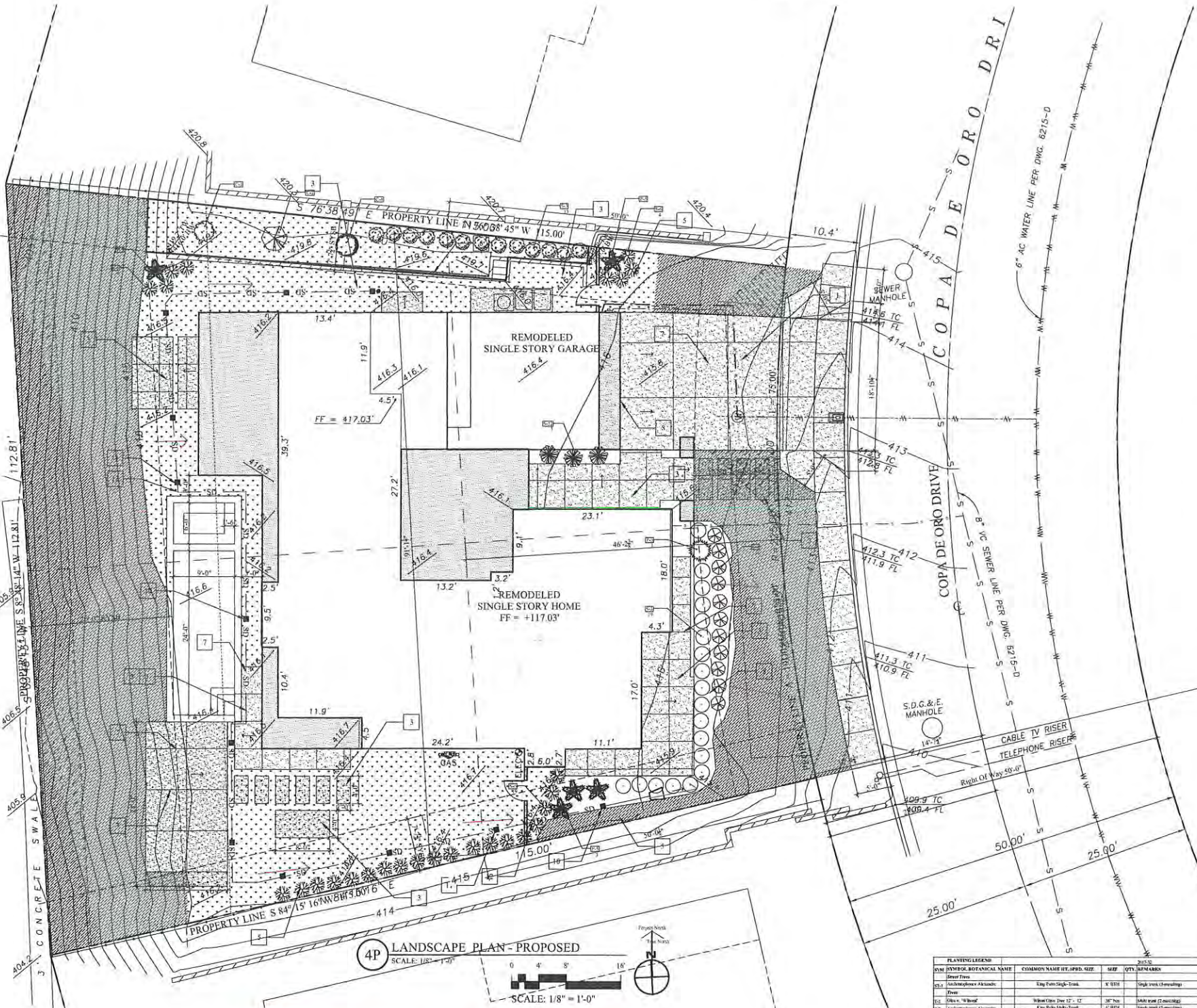
DEVELOPMENT SERVICES DEPARTMENT

DATE: 3/18/2021 By: Edith Gutierrez *EG*
 Development Project Manager

1 PERSPECTIVE RENDERINGS
 SCALE: NONE

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 .

S:\Projects\2020\Projects\2020-27\142_Cop1_1542_Copa_Drivo_CAD\Drawings\Architectural\Coastal Phase\Sheets\A-9.1 - Rendering - Materials-Proposed.dwg, Jan 13, 2021, 2:14pm



LANDSCAPE PLAN - PROPOSED

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

APPROVED EXHIBIT "A" stamp from the City of San Diego, including project number 676181, approval date 3/18/2021, and signature of Edith Gutierrez.

LANDSCAPE CALCULATIONS table showing lot area, minimum landscaping, and actual landscaping coverage percentages.

PLANTING LEGEND table listing botanical names, common names, sizes, and quantities for various plants like Palm, Olive, and Citrus.

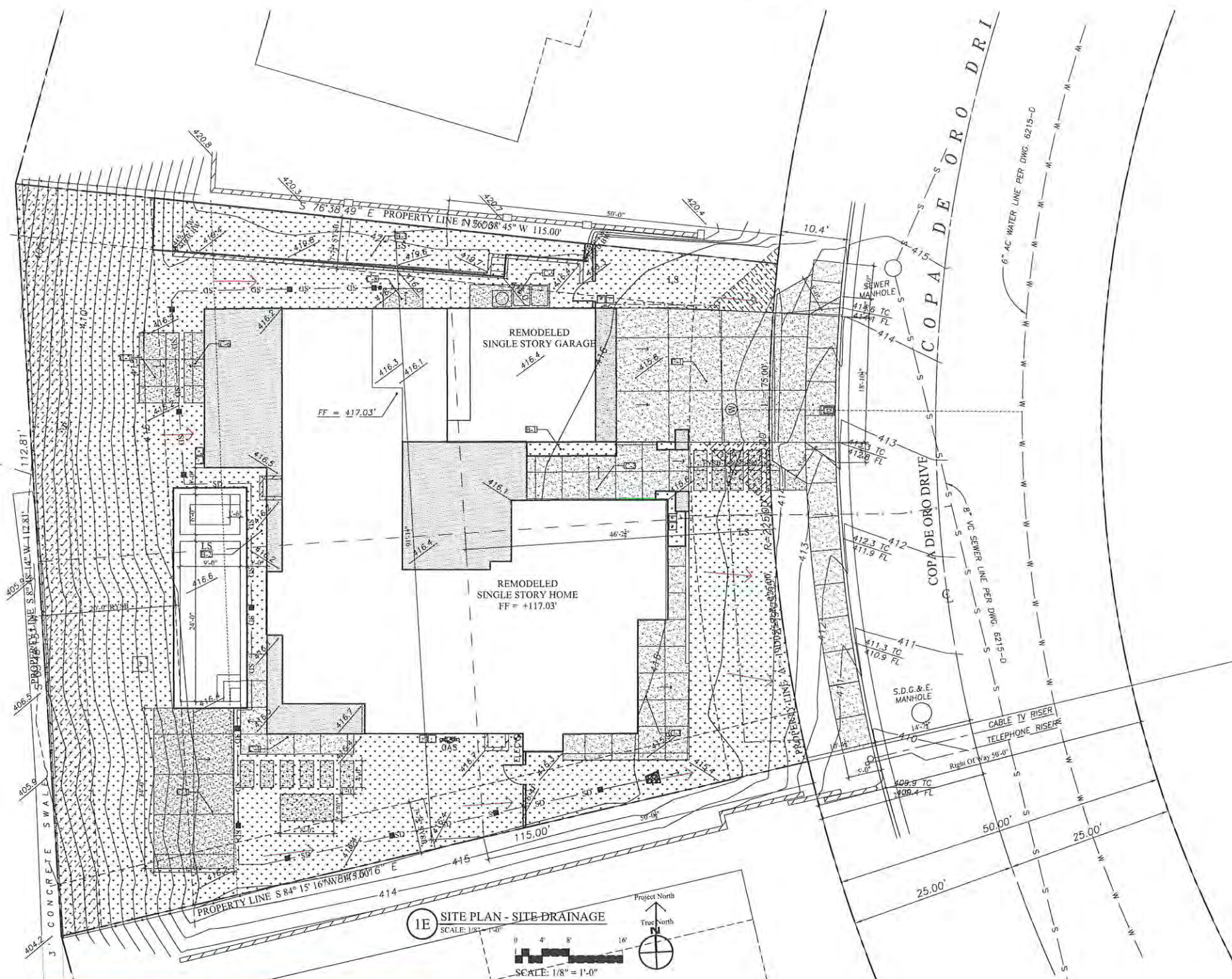
LANDSCAPE LEGEND section detailing symbols for various plants, trees, and irrigation components.

LANDSCAPE & IRRIGATION NOTES section containing 15 numbered points regarding landscaping standards, irrigation systems, and maintenance requirements.

Marengo Morton Architects logo and contact information, including address, phone, fax, and website.

PRIVATE RESIDENCE 1542 COPA DE ORO DRIVE LA JOLLA, CA. 92037

Project information including phase (Coastal Development Phase), project number (2020-27), reviewed by (MRM), and sheet title (AL-1.1 SHEET 28 OF 29).



APPROVED EXHIBIT "A"

PROJECT NO. 676181
 APPROVAL NO(S). CDP 2482866
 APPROVED BY: Development Services Dept.
 ON: 2/11/2021

DEVELOPMENT SERVICES DEPARTMENT
 DATE: 3/18/2021 By: Edith Gutierrez
 Development Project Manager

NOTE:
 SEE A-1.4 FOR HARDSCAPE KEYNOTES

LANDSCAPE IMPERVIOUS CALCULATIONS			
1. LOT AREA:	16,474.4 S.F.		
2. 1542 Copa de Oro Drive, La Jolla, CA 92037	0.24 ACRES		
3. EXISTING IMPERVIOUS AREA:	4,344.8 S.F.	26.3%	2.6%
4. PROPOSED AMOUNT IMPERVIOUS AREA:	5,155.5 S.F.	31.3%	2.0%
5. TOTAL IMPERVIOUS AREA:	9,500.3 S.F.	57.6%	
6. IMPERVIOUS % INCREASE:	18.2%		
7. TOTAL LANDSCAPE PERMEABLE AREA:	7,173.9 S.F.	43.3%	
8. TOTAL Composite Area:	16,474.4 S.F.	100.0%	0.0 Balance
9. Hardscape Areas - Non-Permeable	Existing	New	Total
10. Hardscape Area - Front Driveway Area	C-1 521.2 S.F.	456.0 S.F.	977.2 S.F.
11. Hardscape Area - Entry Walkway Area	C-2 305.1 S.F.	230.2 S.F.	535.3 S.F.
12. Hardscape Area - South Front Yard Area	C-3 90.0 S.F.	242.3 S.F.	332.3 S.F.
13. Hardscape Area - North Side Yard Area	C-4 123.5 S.F.	60.0 S.F.	183.5 S.F.
14. Hardscape Area - Rear Yard Area	C-5 206.1 S.F.	462.3 S.F.	668.4 S.F.
15. Hardscape Area - Retaining Wall - North Yard Area	C-6 47.2 S.F.	47.2 S.F.	94.4 S.F.
16. Area of New Total Site Hardscape - Non-Permeable	1,155.5 S.F.	1,498.6 S.F.	2,654.1 S.F.
17. Hardscape Areas - Non-Permeable	Existing	New	Total
18. One Story Living Structure (A-1)	2,871.1 S.F.	781.5 S.F.	3,652.6 S.F.
19. Accessory Structure	0.0 S.F.	0.0 S.F.	0.0 S.F.
20. Total Structure Area on Site	2,871.1 S.F.	781.5 S.F.	3,652.6 S.F.
21. Landscaping Areas	Existing	New	Total
(A) Landscaping Area - Front Yard	B-1 960.7 S.F.	396.5 S.F.	1,357.2 S.F.
(B) Landscaping Area - South Side Yard	B-2 809.0 S.F.	809.0 S.F.	1,618.0 S.F.
(C) Landscaping Area - North Side Yard	B-3 772.0 S.F.	788.2 S.F.	1,560.2 S.F.
(D) Landscaping Area - Rear Yard	B-4 1,962.8 S.F.	341.2 S.F.	2,304.0 S.F.
(E) Landscaping Area - Landscaping Area - Rear Yard	B-5 2,022.9 S.F.	60.0 S.F.	2,082.9 S.F.
(F) Landscaping Area - New Pool/Spa - Rear Yard	B-6 0.0 S.F.	363.0 S.F.	363.0 S.F.
(G) Landscaping Area - New Pool/Spa - Rear Yard	6,457.4 S.F.	3,209.0 S.F.	9,666.4 S.F.
Area of New Total Landscaping			

LANDSCAPE NOTES

- All landscape and irrigation shall conform to the standards of the La Jolla Shores planned district ordinance, the La Jolla Community plan and the city-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related city and regional standards.
- All landscaping shall be completed within 6 months of the occupancy or within one year of the notice of completion of a residence.
- Long term maintenance: all required landscape areas shall be maintained by the property owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. All landscape and irrigation in the public right of way shall also be maintained by the owner.
- Tree root barriers shall be installed where trees are placed within 5' of public improvements including walls, curbs or street pavement.
- Tree grates around street trees shall be a minimum of 40 S.F. with a minimum 5' inside dimension.
- All required planting areas shall be covered with mulch to a minimum depth of 2", excluding areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
- Minimum tree separation distance:
 - Traffic signals (stop sign) 20 feet
 - Underground utility lines 05 feet
 - Above ground utility structures 10 feet
 - Driveway (entrance) 10 feet
 - Street intersections 25 feet
 - Sewer lines 10 feet
- Prior to issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the city manager for approval. The landscaping and irrigation plans shall be in conformance with the requirements of the La Jolla planned district ordinance, the La Jolla Community plan and the landscape guidelines of the land development manual.
- All required landscaped areas shall be permanently irrigated and maintained in accordance with the landscape guidelines of the land development manual.
- An automatic, water-efficient irrigation system shall be provided to establish and maintain landscaping.
- Landscape and irrigation maintenance is the responsibility of the owner.
- All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
- Minimum tree / improvement separation distance: traffic signals - stop signs - 20 feet; underground utility lines - 5 feet, above ground utility structures - 10 feet; driveways - 10 feet.
- All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related city and regional standards.
- Long term maintenance: all required landscape areas shall be maintained by the owner and landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

- General Irrigation Notes**
- Install all irrigation components in conformance with current City of San Diego requirements and current A.W.A. Standards Plans.
 - The Contractor 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 sprinkler risers with double swing joint assemblies utilizing Marlex Street Elbs and a minimum 5" long PVC sch. 80 nipple arm. Use Teflon tape on all threaded pipe connections.
 - Install all control valves in new green plastic valve boxes as manufactured by NDS or equal. Refer to the Irrigation Notes for additional project requirements.
 - Dig Alert: Before excavating, contractor shall verify the location of all utilities at least two (2) working days prior to excavation by calling Underground Service Alert @ 1-800-227-2600. Contractor shall request the mark-out of underground utilities including but not limited to, gas, electric, telephone, water, sewer, lighting, television. Contractor shall be responsible to posthole to verify exact location of utilities following mark-out.
 - Backflow Preventer Location: Contractor to install backflow preventer adjacent building wall 18" above finish grade inside yard area. Contractor shall obtain owner's approval of location prior to commencing work.
 - Pressure Regulating Valve Location: Contractor to install pressure regulating valve immediately downstream of backflow preventer assembly 18" above finish grade.
 - Master Valve Location: Contractor to install master valve downstream of proposed backflow preventer and pressure regulating valve in yard area (see plan).
 - Rain Sensor Location: Contractor to install rain sensor on upper roof eave (per plan). Contractor shall obtain owner's approval for sensor location prior to installation.
 - Proposed Sleeve Location: Proposed 3" DIA. PVC schedule 40 sleeves, per architect plans. Verify exact location in field.
 - Existing Domestic Water Meter Location: Existing potable water meter located in right of way in concrete box.
 - Extra Control Wires: Contractor shall pull two (2) extra wires #14 wires from the irrigation controller to last remote-control valve and coil wire neatly in valve box.
 - Irrigation Point of Connection: Irrigation contractor to install Copper Tee (line size) - per plan in existing potable water service pipe per plan 18" above finish grade. Install brass ball valve immediately downstream of Tee prior to backflow assembly.

IRRIGATION EQUIP. SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER
W	WATER SOURCE	EXISTING WATER METER
C	AUTOMATIC CONTROLLER	RAIN BIRD ESP-12LX - WITH WCS RAIN GUARD RAIN SENSOR
RP	REDUCED PRESSURE TYPE BACK FLOW PREVENTION DEVICE	1" WILKINS 975XL W/ 1" WILKINS 70 AND PRESSURE REGULATOR
RV	REMOTE CONTROL VALVE & LOW VOLUME VALVE ASSEMBLY	RAIN BIRD DV SERIES
HB	HOSE BIB ASSEMBLY	CHAMPION B-402
BV	BUBBLER IN STANDPIPE WITH OBSERVATION WELL	RAIN BIRD 1401 BUBBLER IN 18" DEEP STANDPIPE W/3" OBSERVATION WELL
LV	BALL VALVE PVC LATERAL LINE PIPE	DURA T1-610W PACIFIC WESTERN PIPE OR EQUAL
PS	PRESSURE SUPPLY LINE	PACIFIC WESTERN PIPE OR EQUAL
SL	PVC SLEEVE	PACIFIC WESTERN PIPE OR EQUAL
FS	FULL SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
HS	HALF SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
SP	SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
SS	SIDE STRIP SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
SD	SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED 1/2" PER 12'	PACIFIC WESTERN PIPE OR EQUAL



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MICHAEL MORTON AIA
 LICENSED ARCHITECT
 STATE OF CALIFORNIA
 C-19371
 RENEWAL
 04/30/2021

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 LA JOLLA, CA 92037

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 F

PHASE COASTAL
 DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY: MRM

DRAWN BY: APM / MRM

DATE 01-14-2021

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SHEET TITLE:
 CONCEPT LANDSCAPE
 PLAN PROPOSED
AL-1.2
 SHEET 29 OF 29

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other **SUBSTANTIAL CONFORMANCE REVIEW**

Project Title: 1542 Copa De Oro Project No. For City Use Only: PTS-699239

Project Address: 1542 Copa De Oro Dr. La Jolla, CA 92037

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. Certificate of Trust

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Dale Thayer, La Jolla Trust Owner Tenant/Lessee Successor Agency

Street Address: 7911 Warner Avenue

City: Huntington Beach State: CA Zip: 92647

Phone No.: 949-697-6646 Fax No.: 714-596-6331 Email: dale@wcrsi.com

Signature:  Date: 02/02/2021

Additional pages Attached: Yes No

Applicant

Name of Individual: Michael Morton - Marengo Morton Architects Owner Tenant/Lessee Successor Agency

Street Address: 7724 Girard Ave.

City: La Jolla State: CA Zip: 92067

Phone No.: 858-458-3769 Fax No.: Email: michael@m2a.io

Signature:  Date: 02/02/2021

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Owner Tenant/Lessee Successor Agency

Street Address:

City: State: Zip:

Phone No.: Fax No.: Email:

Signature: Date:

Additional pages Attached: Yes No

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 Upon request, this information is available in alternative formats for persons with disabilities.