



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 25, 2023 REPORT NO. HO-23-057

HEARING DATE: November 1, 2023

SUBJECT: Moore Residence. Process Three Decision

PROJECT NUMBER: 690364

OWNER/APPLICANT: The David and Vanessa Moore Family Revocable Trust / Christian Rice Architects, Inc.

SUMMARY

Issue: Should the Hearing Officer approve the demolition of an existing 3,079-square-foot dwelling unit, addressed as 963 Braemar Lane, and construction of a new 3,437-square-foot, two-story single dwelling unit with two-car garage, and an attached 463-square-foot accessory dwelling unit in the Pacific Beach Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 2550760.

Community Planning Group Recommendation: On October 13, 2021, the Pacific Beach Community Planning Group voted 10-1-0 to recommend approval of the proposed project without conditions/recommendations.

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15302 (Replacement or Reconstruction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 16, 2022, and the opportunity to appeal that determination ended May 31, 2022.

BACKGROUND

Project Description

The 0.13-acre site is located at 963 Braemar Lane, in the Residential Single Dwelling Unit (RS-1-7) Base Zone, the Coastal Overlay Zone (Appealable Area), the Coastal Height Limitation, First Public Roadway, Parking (Beach) Impact, Transit Area, and Transit Priority Area Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program (Community Plan).

The site is currently developed with a two-story single dwelling unit and attached garage for a total of 3,079 square feet. The Community Plan Land Use Designation is Residential (6-9 dwelling units per acre) and the 0.13-acre site can support a density range of one to two dwelling units on the site. The proposed development of one dwelling unit with an accessory dwelling unit is consistent with the Community Plan Land Use Designation. The site is in a residential community consisting of one and two-story single and multiple dwelling units.

Historic Review is required per SDMC Section [143.0212](#) for structures 45 or more years old to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. The existing dwelling unit at 963 Braemar Lane was built in 1957 and staff has reviewed site photos, Assessor's Building Record, water and sewer records and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach. Historic Review staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

Discussion of Issues

The project proposes to demolish the existing dwelling unit and construct a new 3,437-square-foot, two-story dwelling unit with two-car garage and attached 463-square-foot accessory dwelling unit. The 0.13-acre site is in the Residential Single Dwelling Unit (RS-1-7) Base Zone, Coastal Overlay (Appealable), Coastal Height Limit, and First Public Roadway Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The project site is located south of Pacific Beach Drive and is directly adjacent to Bayside Walk, approximately 107 feet from Mission Bay. The Community Plan identifies public coastal access in Figure 15, Ocean and Bay Access Points. Sail Bay access is provided from Bayside Walk, adjoining the south side of the property. Pacific Ocean access is provided from Ocean Front Walk approximately 1,467 feet eastward of the Ocean. The site is within the First Public Roadway and less than 300 feet from the inland extent of the beach and the mean high tide line. Further, Pacific Beach Drive to the north of the project site allows intermittent views south to Sail Bay. A view is possible southward on an unnamed alley adjoining the eastern property line of the site.

The proposed development is entirely within private property and observes the standard and adjusted setbacks of the Residential Zone and Re-subdivided Corner Lots regulations. The project proposes a Floor Area Ratio (FAR) of 0.59 consistent with the 0.59 FAR allowed for the lot size per SDMC Maximum Floor Area Ratio Table 131-04J. Additionally, the site is within the Coastal Height Overlay zone and will observe a maximum height of 29.35 feet in conformance with the 30-foot height limit.

Conclusion

The proposed project is in conformance with the Community Plan goals, policies, and land use designation as well as in conformance with the implementing Residential Single Dwelling Unit Base Zone and overlay zones. The Pacific Beach Community Planning Group reviewed the project and recommended approval. The project was found to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines section 15302 (Replacement or

Reconstruction). Staff recommends approval of the project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2550760, with modifications.
2. Deny Coastal Development Permit No. 2550760, if the findings required to approve the project cannot be affirmed.

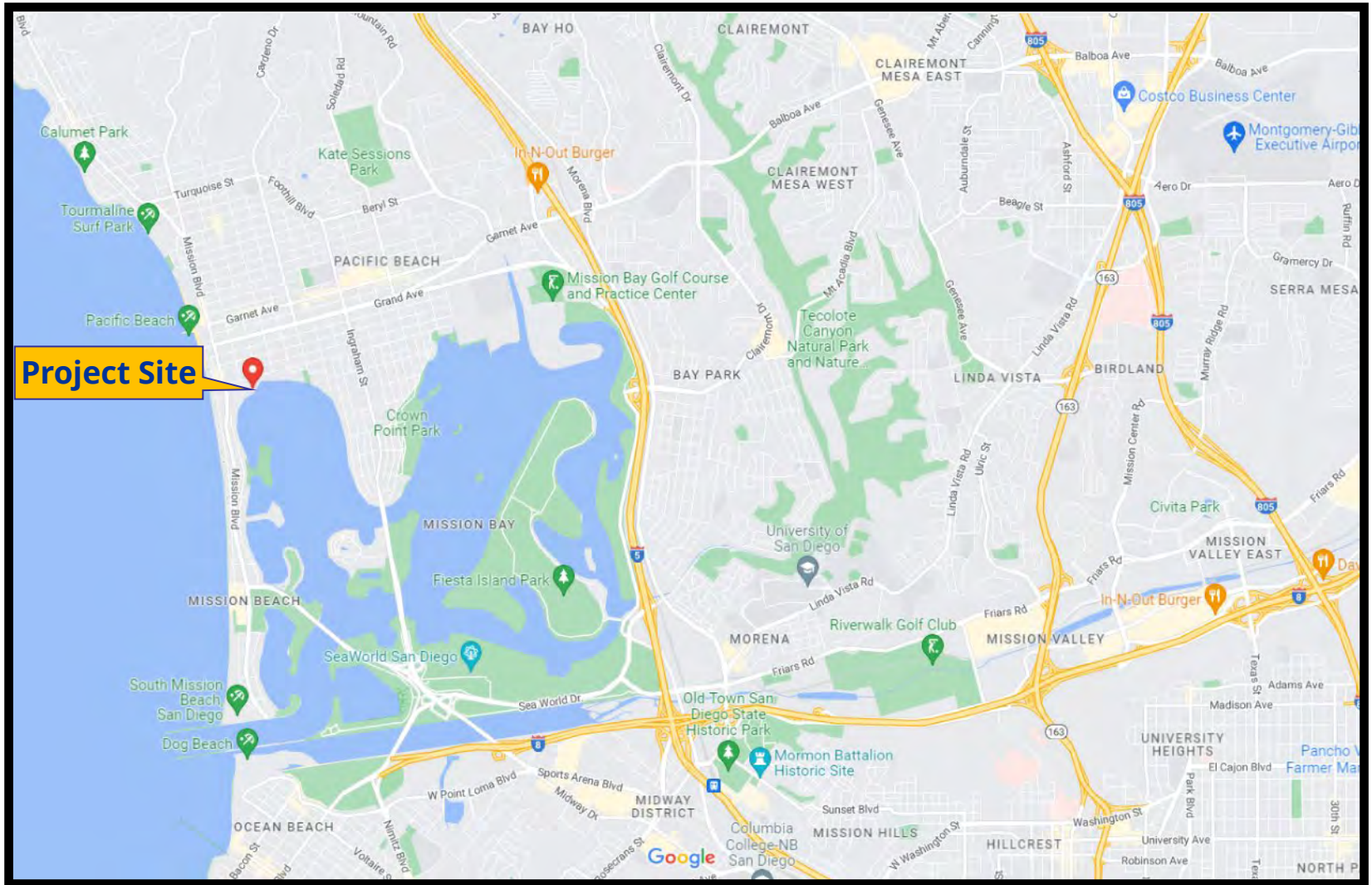
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Karen Bucey", is written over a horizontal line.

Karen Bucey, Development Project Manager

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Draft Resolution
4. Draft Permit
5. Environmental Exemption
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Plans

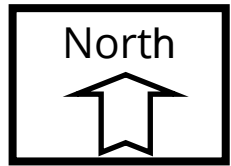


Project Site



Project Location Map

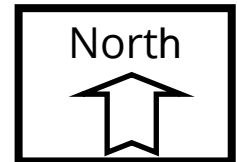
Moore CDP; Project No. 690364
959 and 963 Braemar Lane





Aerial Photograph

Moore CDP; Project No. 690364
959 and 963 Braemar Lane



HEARING OFFICER RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 2550760
MOORE RESIDENCE NO. 690364

WHEREAS, DAVID R. MOORE and VANESSA P. MOORE, Trustees of The David and Vanessa Moore Family Revocable Trust, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing 3,079-square-foot (S.F.) single dwelling unit, and construct a new 3,437-S.F., two-story single dwelling unit with two-car garage, and an attached 463-S.F. accessory dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2550760), on portions of a 0.13-acre site.

WHEREAS, the project site is located at 963 Braemar Lane in the Residential Single Dwelling Unit (RS-1-7) Base Zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limit, First Public Roadway, Parking (Beach) Impact, Transit Area, and Transit Priority Area Overlay Zones of the Pacific Beach Community Plan and Local Coastal Program;

WHEREAS, the project site is legally described as: That portion of Lot B of Braemar Extension in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1927, filed in the Office of the County Recorder of San Diego County on July 12, 1926, lying south of a line which is parallel with and distant 140 feet southerly at right angles from the south line of Block 8 of said Braemar Extension and lying east of a line and the southerly extension thereof which is parallel with and distant 93 feet westerly at right angles from the west line of Block 9 of said Braemar Extension.

Excepting therefrom any portion thereof heretofore, or now lying below the mean high tide line of Mission or False Bay. Assessor's Parcel Number: 423-330-0900.

WHEREAS, on May 16, 2022, 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 Guidelines Section 15302 (Replacement or Reconstruction) 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 November 1, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2550760 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2550760:

A. COASTAL 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 Coastal Development Permit proposes the demolition of an existing 3,079-square-foot (S.F.) single dwelling unit, addressed as 963 Braemar Lane, and construction of a new 3,437-S.F., two-story single dwelling unit with two-car garage, and an attached 463-S.F. accessory dwelling unit. The 0.13-acre site is in the Residential Single Dwelling Unit (RS-1-7) Base Zone, Coastal Overlay (Appealable), Coastal Height Limit, and First Public Roadway Overlay Zones within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan area.

The project site is located south of Pacific Beach Drive and is directly adjacent to Bayside Walk, approximately 107 feet from Mission Bay. The Community Plan identifies public coastal access in Figure 15, Ocean and Bay Access Points. Sail Bay access is provided from Bayside Walk, adjoining the south side of the property. The site is within the First Public Roadway and less than 300 feet from the inland extent of the beach and the mean high tide line. The project is entirely within private property and 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.

Pacific Beach Drive to the north of the project site allows intermittent views south to Sail Bay along an unnamed alley adjoining the eastern property line. The 6.29-foot front yard setback along the unnamed alley shall be preserved as a deed restricted visual corridor retaining the potential for intermittent views. Additionally, the proposed project height is 29.35 feet consistent with the 30-foot Coastal 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 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.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The site is not within, or adjacent to, the Multiple Species Conservation Program/Multi-Habitat Planning Area (MSCP/MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in SDMC Section 113.0103. The site is predominately flat with an elevation of 7.1 feet above median sea level (AMSL) and dropping slightly to a low of 6.5 feet AMSL along the eastern portion of the site. The site is not within the flood zone. Additionally, the environmental review has determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The exemption allows for the replacement of existing structures with new ones and where the structures would be located on the same site and would have substantially the same purpose and capacity. Therefore, it has been determined that the proposed coastal development will not adversely affect Environmental 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 project site is within the Pacific Beach Community Plan and Local Coastal Program Land Use Plan. The site is designated Single Dwelling Unit Residential (5-9 dwelling units per acre). The 0.13-acre site could yield between one and two dwelling units. The proposed developed use with one existing and one proposed dwelling unit is consistent with the land use designation.

Historic Review per SDMC Section 143.0212 is for structures 45 years old or older to determine whether a potentially significant historical resource exists on site prior to issuance of a permit. 963 Braemar Lane was built in 1957 and staff has reviewed the photos, Assessor's Building Record, water and sewer records, and considered all other information received from the applicant as well as any input received through applicable public noticing and outreach. The Historic Review staff have determined that the properties do not meet local designation criteria as individually significant resources under any adopted Historical Resources Board Criteria.

The Community Plan Residential Elements encourages design compatible with existing

residential development. The proposed development is a two-story contemporary structure similar in size and architectural features to the residential development in the vicinity of the project. The design includes offsetting planes on each side of the structure, as well as balconies on the north and south facades to soften the bulk and scale of the structure. The site will include solid fencing along the rear and sides of the property and open or transparent fencing along the southeastern frontage adjoining Bayside Walk. Landscaping and hardscaping will be included throughout the site to further soften the structure size. The project conforms to the existing surrounding development and reflects the scale and character of the neighborhood.

The Project has been designed in conformance with the implementing Residential Single Dwelling Unit (RS-1-7) Base Zone regulations. The project is a re-subdivided corner lot and has been designed to observe the following setbacks: the front (facing the unnamed alley) is 6.29 feet; the side setback (directly opposite the front setback) is 6.35 feet; the Standard north side setback is 7.40 feet but will utilize an adjusted setback allowed per SDMC Section 113.0246(f), Re-subdivided Corner Lots in Residential Zones, of 5.0 feet with the remaining 2.40 feet added to the rear standard setback of 7.395 for an adjusted rear (along Bayside Walk) setback of 9.79 feet. The setbacks of the project are in conformance with the SDMC regulations of the Base Zone and Re-subdivided Corner Lot regulations. The project proposes a Floor Area Ratio of 0.59 consistent with the 0.59 FAR allowed for the lot size per SDMC Maximum Floor Area Ratio Table 131.04J. Additionally, the site is within the Coastal Height Overlay zone and will observe a maximum height of 29.35 feet in conformance with the 30-foot height limit. Due to these factors, the proposed development meets all applicable regulations and policy documents and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. The proposed development is in conformity with the Pacific Beach Community Plan and Local Coastal Program Land Use Plan.

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.

The 0.13-acre site is located within an established residential neighborhood approximately 107 feet from Mission Bay and 1,467 feet eastward of the Pacific Ocean. The proposed development does not contain public access crossing the site but does front on an unnamed alley to the east and Bayside Walk; a pedestrian and bicycle accessway to the south. The development will be entirely within private property and not encroach on formal or informal accessways to the shore or recreational opportunities. Therefore, the development is in conformity with the public access and public recreation policies 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.

ATTACHMENT 3

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2550760 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2550760, a copy of which is attached hereto and made a part hereof.

Karen Bucey
Development Project Manager
Development Services

Adopted on: November 1, 2023

IO#: 24008903

DRAFT

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

INTERNAL ORDER NUMBER: 24008903

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2550760
MOORE RESIDENCE PROJECT NO. 690364
HEARING OFFICER

This Coastal Development Permit No. 2550760 is granted by the Hearing Officer of the City of San Diego to DAVID R. MOORE and VANESSA P. MOORE, Trustees of The David and Vanessa Moore Family Revocable Trust, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0704. The 0.13-acre site is located at 963 Braemar Lane, in the Residential Single Dwelling Unit (RS-1-7) Base Zone, Coastal (Appealable Area), Coastal Height Limit, First Public Roadway, Parking (Beach) Impact, Transit Area, and Transit Priority Area Overlay Zones of the Pacific Beach Community Plan and Local Coastal Program. The project site is legally described as: That portion of Lot B of Braemar Extension in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1927, filed in the Office of the County Recorder of San Diego County on July 12, 1926, lying south of a line which is parallel with and distant 140 feet southerly at right angles from the south line of Block 8 of said Braemar Extension and lying east of a line and the southerly extension thereof which is parallel with and distant 93 feet westerly at right angles from the west line of Block 9 of said Braemar Extension.

Excepting therefrom any portion thereof heretofore, or now lying below the mean high tide line of Mission or False Bay. Assessor's Parcel Number: 423-330-0900.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to demolish a detached single dwelling unit at 963 Braemar Lane and construct a new two-story dwelling unit with two-car garage, and an attached accessory dwelling unit. The scope is described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated November 1, 2023, on file in the Development Services Department.

The project shall include:

- a. Demolition of an existing 3,079-square-foot single dwelling unit, addressed as 963 Braemar Lane, and construction of a new 3,437-square-foot, two-story single dwelling unit with two-car garage, and an attached 463-square-foot accessory dwelling unit;
- b. Landscaping, hardscape, pool and spa improvements;

- 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.

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 December 6, 2026.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. 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.).
8. 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.

9. 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.

10. 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.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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:

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the proposed non-standard driveway, private

storm drainpipe and connection, landscape and irrigation in the alley right of Way, satisfactory to the City Engineer.

14. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a nonstandard driveway, adjacent to the alley, satisfactory to the City Engineer.

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.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of any construction permit for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.

17. Prior to issuance of any construction permit for public improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

18. Prior to issuance of any construction permit for building (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

19. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area'.

20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/ Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy [Final Inspection for Single-Dwelling Unit development].

PLANNING/DESIGN REQUIREMENTS:

22. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

23. The accessory dwelling unit may not be sold or conveyed separately from the primary dwelling unit.

24. The accessory dwelling shall not be used for a rental term of less than 30 consecutive days.

25. A visual corridor of not less than 6.29-feet located on the eastern portion of the premises abutting the alley shall be preserved as a deed restriction. Open fencing and landscaping may be permitted within the view corridor, provided such improvements do not significantly obstruct public views of the ocean. Landscaping shall be planted and maintained to preserve public views.

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 Hearing Officer of the City of San Diego on November 1, 2023, and Resolution No. HO-_____.

Coastal Development Permit Type Approval No. 2550760
Date of Approval: November 1, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Karen Bucey
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.

**The David and Vanessa Moore Family
Revocable Trust**

Owner/Permittee

By _____
David R. Moore
Trustee

**The David and Vanessa Moore Family
Revocable Trust**

Owner/Permittee

By _____
Vanessa P. Moore
Trustee

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



THE CITY OF SAN DIEGO

Date of Notice: May 16, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Jo No. 24008903

PROJECT NAME / NUMBER: 690364/Moore CDP

COMMUNITY PLAN AREA: Pacific Beach

COUNCIL DISTRICT: 2

LOCATION: 959 and 963 Braemar Lane, San Diego, CA.

PROJECT DESCRIPTION: Coastal Development Permit (CDP), for demolition of an existing two-story single-family residence and the construction of a new 6,045-square foot two-story single-family residence with a guest quarter and an 800-square-foot accessory dwelling unit, pool and spa. The 0.26-acre site is located at 959 and 963 Braemar Lane in the RS-1-7 Zone and the Coastal Overlay (Appealable) Zone, within the Pacific Beach Community Plan area. Council District 2.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego, Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorical Exemption Section 15302 (Replacement or Reconstruction)

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego, Development Services Department

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review and determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction). The exemption allows for the replacement of existing structures with new ones and where the structures would be located on the same site and would have substantially the same purpose and capacity. Since the project would replace one residence with another residence the project qualifies to be categorical exempt from CEQA. Additionally, the site is located in an area where public services exist, is devoid of sensitive resources, and the exceptions listed in CEQA Section 15300.2 do not apply.

DEVELOPMENT PROJECT MANAGER: Karen Bucey

MAILING ADDRESS: 1222 First Avenue, Third Floor, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL: 619-446-5049/ Kbucey@sandiego.gov

On May 16, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on May 31, 2022.

During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: Send the appeal by email to Hearings1@sandiego.gov; your email appeal will be acknowledged within 24 hours. The [appeal application can be obtained here](#). You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

- 2) Appeals filed via US Mail: Send the appeal by US Mail to City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. Appeals filed by US Mail must have a United States Postal Service (USPS) postmark by the appeal deadline to be considered valid. The [appeal application can be obtained here](#). You must separately mail the required appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be postmarked within 5 business days of the date the appeal is filed.

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

POSTED IN THE OFFICE OF DSD

Posted MAY 16 2022 *ml*

Removed MAY 31 2022

Posted by *myralo*



City of San Diego
Development Services

Community Planning Committee Distribution Form

Project Name:

959-963 Braemar Lane Digital Moore CDP

Project Number:

690364

Community:

Pacific Beach

For project scope and contact information (project manager and applicant),
log into OpenDSD at <https://aca.accela.com/SANDIEGO>.

Select "Search for Project Status" and input the Project Number to access project information.

Vote to Approve

Vote to Approve with Conditions Listed Below

Vote to Approve with Non-Binding Recommendations Listed Below

Vote to Deny

of Members Yes

10

of Members No

1

of Members Abstain

0

Conditions or Recommendations:

No Action


(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Ed Gallagher

TITLE: Chair, Development Subcommittee

DATE: October 13, 2021

Attach additional pages if necessary (maximum 3 attachments).

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

Project Title: Moore Residence **Project No. For City Use Only:** 690364
Project Address: 959 & 963 Braemar Lane, San Diego, CA 92109

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 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: DAVID + Vanessa Moore TRUST Owner Tenant/Lessee Successor Agency
 Street Address: 104 Moreland Ct
 City: Folsom State: CA Zip: 95630
 Phone No.: 916 834 2284 Fax No.: _____ Email: d.moore@rexmoore.com
 Signature: David R Moore HE Date: 3/17/21
 Additional pages Attached: Yes DM No

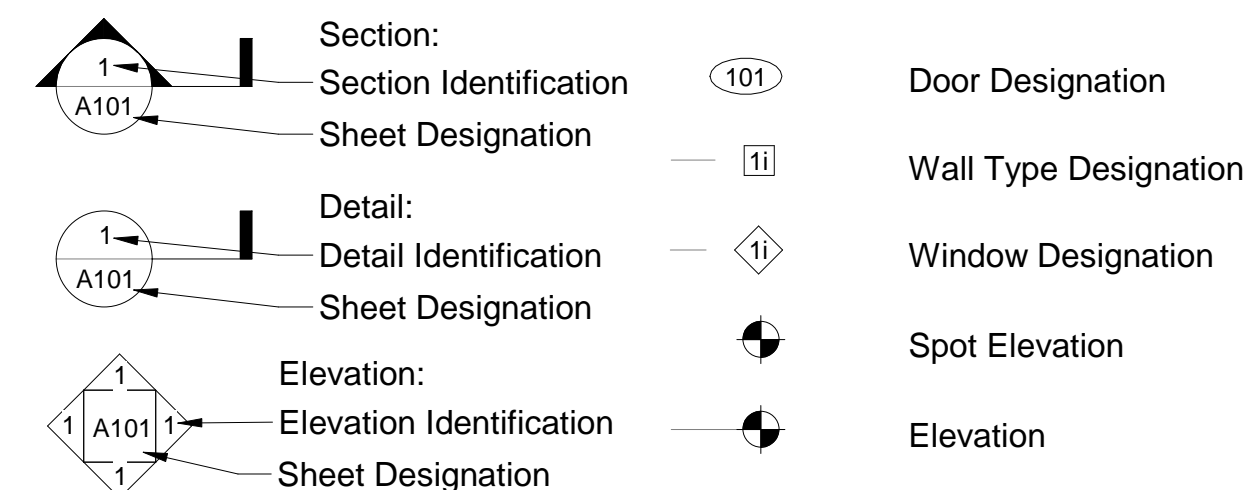
Applicant

Name of Individual: DAVID + Vanessa Moore TRUST Owner Tenant/Lessee Successor Agency
 Street Address: 104 Moreland Ct
 City: Folsom State: CA Zip: 95630
 Phone No.: 916 834 2284 Fax No.: _____ Email: d.moore@rexmoore.com
 Signature: David R Moore HE Date: 3/17/21
 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

Symbols:



Approval Stamps:

Building Department Information:

Area of existing building to be demolished: 3,079 sq. ft.

Project Totals:

First Floor:	Main Dwelling:	1,576 sq.ft.
	ADU:	463 sq.ft.
Second Floor:	Main Dwelling:	1,338 sq.ft.
Total Conditioned Area:		3,377 sq. ft.
Garage :		523 sq.ft.
Covered Entry:		43 sq.ft.
Outdoor Living:		561 sq.ft.
Patio:		263 sq.ft.
Terrace:		971 sq.ft.

Drawing Index:

T1	Title Sheet
TS1	Topographic Survey
C01	Preliminary Grading Plan
C02	Preliminary Grading Plan
L-1	Conceptual Landscape Plan
L-2	Conceptual Landscape Plan
L-3	Landscape Diagram & Hydrozone Map
A1	Plot Plan
A2	First Floor Plan
A3	Second Floor Plan
A4	Roof Plan
A5	Building Elevations
A6	Building Elevations
A7	Building Sections

Vicinity Map:



Project Directory:

Owner: David & Vanessa Moore
963 Braemar Lane .
San Diego, California 92109
p 916.834.2284

Civil Engineer: Christensen Engineering & Surveying
Antony K. Christensen, RCE 54021
7888 Silverton Ave. Suite J
San Diego, CA 92126
p 858.271.9901

Project Architect: christian rice architects, inc.
Christian Rice, AIA
CA Lic. # C-31139
1127 Loma Ave.
Coronado, California 92118
p 619.522.9040
cr@christianrice.com

Landscape Architect: Linear Landscape Architecture
Joe Dodd, ASLA
3571 Ingraham ST.
San Diego, CA 92109
888.203.6628
joe@linearlandarch.com

Project Information:

Project Description: Scope of work includes the demolition of the existing single family home, and the construction of a new two-story single-family residence w/ an attached ADU. The scope of work includes:

- Discretionary Approval: Coastal Development Permit
- Demolition of all existing structures
- Construction of a new two-story single-family residence with an attached ADU
- New electric meter upgrade
- New water meter upgrade
- New landscape
- New perimeter fencing and low retaining walls
- New outdoor pool & spa (under separate building permit)

Legal Description: The easterly 63 feet of block 'B' of Braemar extension, in the City of San Diego, County of San Diego, state of California, according to map thereof no. 1927, filed in the office of the County Recorder of San Diego County, July 12, 1926, excepting therefrom the NLY 90'.

Assessor's Parcel Number: 423-330-09
Construction Type: V B - Wood Frame
Occupancy Classification: R3
Automatic Fire Sprinklers: Yes
Stories: Two
Height: 29'-4 1/4" (Max Height: 30'-0")
Parking: 2 covered

San Diego Zoning: RS-1-7
Lot Area: 5,826 sq. ft.

Gross Floor Area (GFA) Calculations:

First Floor(Main)	1,576 sq. ft.
Second Floor(Main)	1,338 sq.ft.
ADU:	463 sq. ft.
Garage:	523 sq. ft.
SUBTOTAL:	3,900 sq. ft.
	- 463 sq.ft. (ADU)
Total:	3,437 sq.ft.

FAR: 59% (3,437 sq.ft. / 5,826 sq.ft.)

Architectural Abbreviations:

ADJ.	Adjacent	F.E.	Fire Extinguisher	P.C.F.	Pounds Per Cubic Foot
A.F.F.	Above Finish Floor	F.F.	Finish Floor	PERF.	Perforated
ALUM.	Aluminum	FLR.	Floor	P.L.F.	Pounds Per Linear Foot
ALT.	Alternate	F.O.	Face of	P.L.Y.	Plywood
ARCH.	Architectural	F.O.C.	Face of Concrete	P.S.F.	Pounds Per Square Foot
AVG.	Average	F.O.M.	Face of Masonry	P.S.I.	Pounds Per Square Inch
		F.O.S.	Face of Stud	P.T.	Pressure Treated
BD.	Board	FP.	Fireplace	RAG.	Return Air Grille
BDLG.	Building	FRMG.	Framing	REF.	Reference
BLKG.	Blocking	FRZR.	Freezer	REFR.	Refrigerator
BM.	Beam	FT.	Feet, Foot	REQ'D.	Required
BTWN.	Between	FTG.	Footing	REV.	Revision
CA.TV.	Cable Television	G.	Gas	RM.	Room
CBC.	California Building Code	GA.	Gauge	R.O.	Rough Opening
C.I.P.	Cast-In-Place Concrete	GALV.	Galvanized	SECT.	Section
C.J.	Control Joint	G.C.	General Contractor	S.F.	Square Foot
CLG.	Ceiling	G.F.I.	Ground Fault Interrupter	SHWR.	Shower
CLR.	Clear	GL.	Glass	SIM.	Similar
C.M.U.	Concrete Masonry Unit	HDR.	Header	SPECS	Specifications
COL.	Column	HGR.	Hanger	SQ.	Square
CONC.	Concrete	HORIZ.	Horizontal	S.S.	Stainless Steel
CONT.	Continuous	HT.	Height	STD.	Standard
CPT.	Carpet	HTG.	Heating	STL.	Steel
C.T.	Ceramic Tile	HVAC.	Heating/Ventilating/Air-Conditioning	SUSP.	Suspended
CTR.	Center	H.W.	Hot Water	SYS.	System
C.W.	Cold Water			TEL.	Telephone
D.F.	Douglas Fir	INCL.	Included/Including	THK.	Thickness
DIA.	Diameter	INFO.	Information	T.O.C.	Top Of Concrete
DIM.	Dimension	INSUL.	Insulation	T.O.B.	Top Of Beam
D.L.	Dead Load	INT.	Interior	T.O.S.	Top Of Slab
DN.	Down	LAV.	Lavatory	T.O.W.	Top Of Wall
DW.	Dishwasher	LB. (LBS.)	Pound(s)	TYP.	Typical
DWG.	Drawing	L.F.	Linear Foot	UBC	Uniform Building Code
DWR.	Drawer	L.L.	Live Load	UC	Undercounter
EA.	Each	MAX.	Maximum	U.O.N.	Unless Otherwise Noted
E.I.F.S.	Exterior Insulation Finish System	MECH.	Mechanical	V.I.F.	Verify In Field
E.J.	Expansion Joint	MFR.	Manufacturer	VNR.	Veneer
ELEC.	Electrical	MICRO	Microwave	V.A.	Vinyl Tile
ELEV.	Elevation	MIN.	Minimum	W/	With
E.O.S.	Edge of Slab	MISC.	Miscellaneous	W.C.	Water Closet
EQ.	Equal	MTL.	Metal	WD.	Wood
EQUIP.	Equipment	N/A.	Not Applicable	W/D.	Washer/Dryer
EXT.	Exterior	NO.	Number	W/O.	Without
F.C.U.	Fan Coil Unit	N.T.S.	Not To Scale	WP.	Waterproof
F.D.	Floor Drain	O.C.	On Center	WT.	Weight
FDN.	Foundation				

Moore Residence
963 Braemar Lane, San Diego, CA 92109

christian rice architects, inc.
1127 loma ave, coronado, ca 92118 p 619.522.9040



drawn by:
HA

drawing date:
April 14, 2021

revisions:

revision	date	notes
1	06/14/23	Design Change

Title Sheet

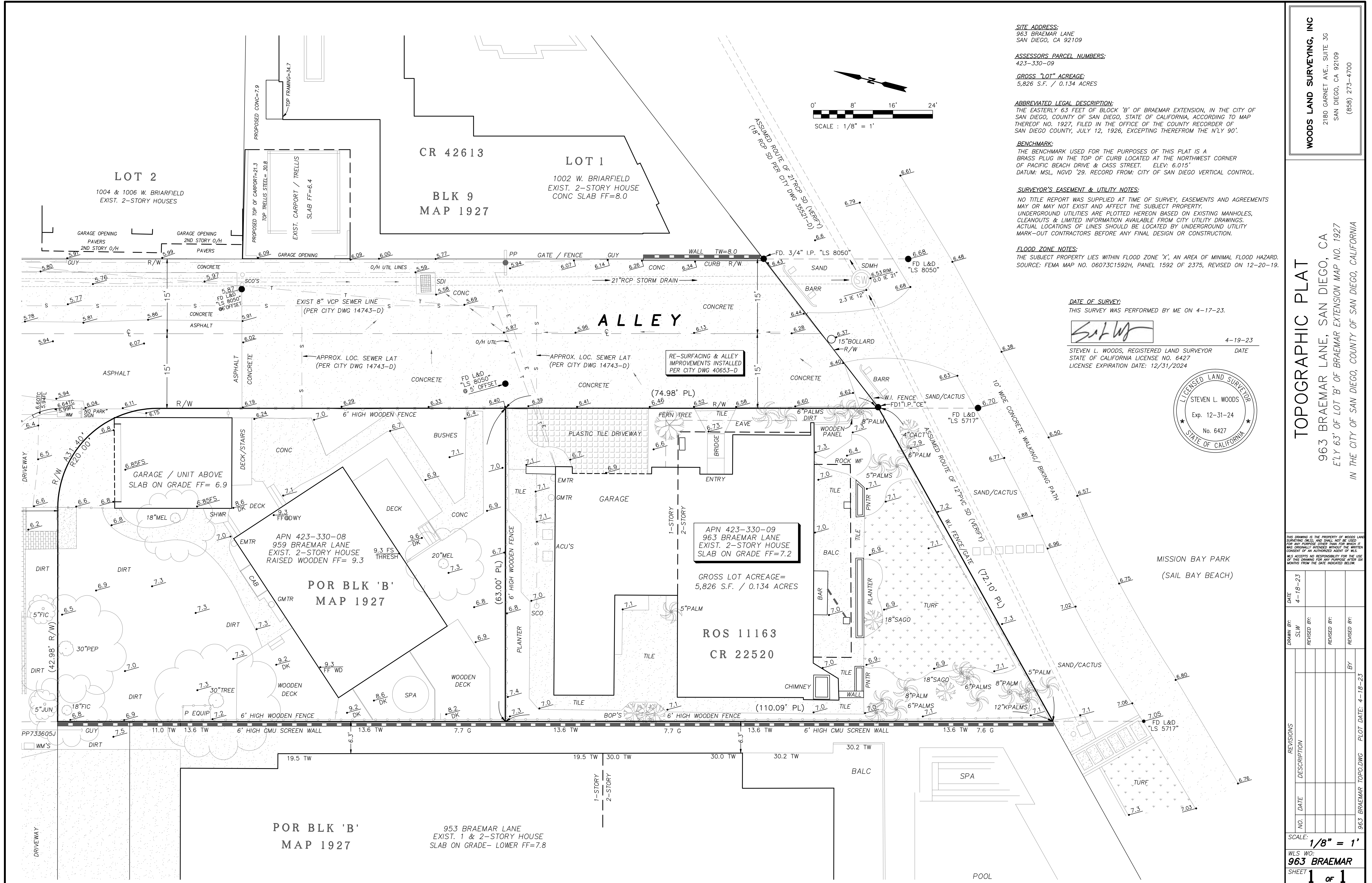
T1

project:

architect:

sheet title:

drawing number:



SITE ADDRESS:
963 BRAEMAR LANE
SAN DIEGO, CA 92109

ASSESSORS' PARCEL NUMBERS:
423-330-09

GROSS "LOT" ACREAGE:
5,826 S.F. / 0.134 ACRES

ABBREVIATED LEGAL DESCRIPTION:
THE EASTERLY 63 FEET OF BLOCK 'B' OF BRAEMAR EXTENSION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1927, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 12, 1926, EXCEPTING THEREFROM THE N'LY 90'.

BENCHMARK:
THE BENCHMARK USED FOR THE PURPOSES OF THIS PLAT IS A BRASS PLUG IN THE TOP OF CURB LOCATED AT THE NORTHWEST CORNER OF PACIFIC BEACH DRIVE & CASS STREET. ELEV: 6.015'
DATUM: MSL, NGVD '29. RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL.

SURVEYOR'S EASEMENT & UTILITY NOTES:
NO TITLE REPORT WAS SUPPLIED AT TIME OF SURVEY, EASEMENTS AND AGREEMENTS MAY OR MAY NOT EXIST AND AFFECT THE SUBJECT PROPERTY. UNDERGROUND UTILITIES ARE PLOTTED HEREON BASED ON EXISTING MANHOLES, CLEANOUTS & LIMITED INFORMATION AVAILABLE FROM CITY UTILITY DRAWINGS. ACTUAL LOCATIONS OF LINES SHOULD BE LOCATED BY UNDERGROUND UTILITY MARK-OUT CONTRACTORS BEFORE ANY FINAL DESIGN OR CONSTRUCTION.

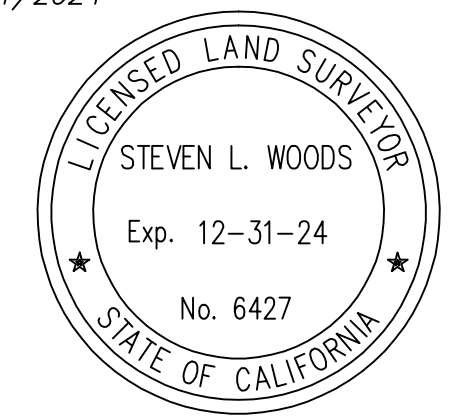
FLOOD ZONE NOTES:
THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE 'X', AN AREA OF MINIMAL FLOOD HAZARD. SOURCE: FEMA MAP NO. 06073C1592H, PANEL 1592 OF 2375, REVISED ON 12-20-19.

DATE OF SURVEY:
THIS SURVEY WAS PERFORMED BY ME ON 4-17-23.

Signature of Steven L. Woods

4-19-23

STEVEN L. WOODS, REGISTERED LAND SURVEYOR
STATE OF CALIFORNIA LICENSE NO. 6427
LICENSE EXPIRATION DATE: 12/31/2024



WOODS LAND SURVEYING, INC
2180 GARNET AVE., SUITE 3G
SAN DIEGO, CA 92109
(858) 273-4700

TOPOGRAPHIC PLAT
963 BRAEMAR LANE, SAN DIEGO, CA
E'LY 63' OF LOT 'B' OF BRAEMAR EXTENSION MAP NO. 1927
IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, CALIFORNIA

THIS DRAWING IS THE PROPERTY OF WOODS LAND SURVEYING (WLS), AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF WLS. WLS ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED BELOW.

DATE	REVISIONS	DESCRIPTION	NO.	DATE	BY
4-18-23					
4-19-23					

963 BRAEMAR TOPO.DWG PLOT DATE: 4-18-23

SCALE: 1/8" = 1'

WLS NO: 963 BRAEMAR

SHEET 1 of 1

COASTAL DEVELOPMENT PERMIT PTS NO. 690364

LEGEND	
PROPERTY LINE/TM BNDRY	
EXISTING CONTOUR	
EXISTING ELECTRICAL LINE	
EXISTING GAS LINE	
EXISTING SEWER LINE	
EXISTING TELEPHONE LINE	
EXISTING WATER LINE	
EXISTING 4" PVC SEWER LATERAL TO REMAIN	
PROPOSED 1" WATER SERVICE (PUBLIC)	
EX WATER SERVICE TO BE RETAINED AS IRRIGATION SERVICE	
PROPOSED PVC DRAIN (PRIVATE)	
PROPOSED ONSITE WATER FEATURE	
PROPOSED PUBLIC 8" CURB PER CURRENT STD	
PROPOSED AREA DRAIN	
PROPOSED 12" DRIVEWAY PER CURRENT STD	

LEGAL DESCRIPTION:

THE EASTERLY 63 FEET OF BLOCK B OF BRAEMAR EXTENSION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1927, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY JULY 12, 1926.

BASIS OF BEARINGS

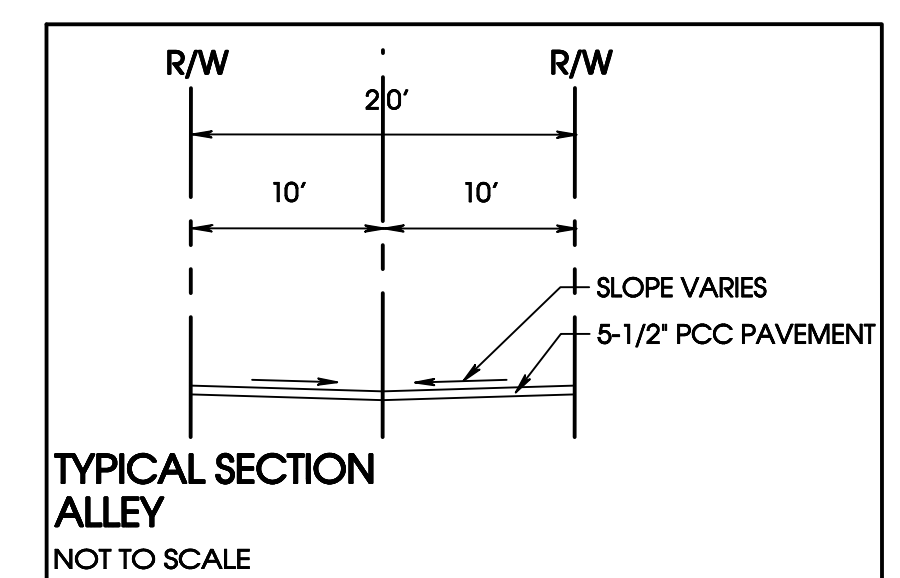
THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE NORTHEASTERLY LINE OF BLOCK 1, OF MAP NO. 1307 AS SHOWN ON RECORD OF SURVEY NO. 12708, I.E S 15°29'09" WEST.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTHWEST CORNER OF CASS STREET AND PACIFIC BEACH DRIVE. ELEVATION 6.015' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY WOODS LAND SURVEYING, INC., DATED APRIL 18, 2023.
2. THE ASSESSOR PARCEL NUMBERS FOR THIS PROPERTY ARE : 423-330-09-00.
3. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.1337 ACRES.
4. THE PROPOSED USE IS NEW SINGLE-FAMILY RESIDENCE AND APPURTENANCES WITH REMOVAL OF ONE EXISTING SINGLE FAMILY RESIDENCE.
5. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
6. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
7. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.
8. ONE EXISTING EASEMENT IS SHOWN ON SHEET C-2.
9. AN ENCROACHMENT MAINTENANCE AGREEMENT FOR 6" PVC STORM DRAIN, WATER SERVICE AND SEWER LATERAL.
10. SITE IMPERVIOUS SURFACE RUNOFF WILL BE DIRECTED TO LANDSCAPED AREAS BEFORE DISCHARGING FROM THE SITE.
11. FOR LANDSCAPE AND HARDSCAPE, SEE LANDSCAPE PLAN.
12. ALL PROPOSED PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF THEIR CONSTRUCTION.



JUNE 10, 2023
Date
ANTHONY K. CHRISTENSEN, RCE 54021
LS 7508

Prepared By:
CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
PHONE (858)271-9901

Project Address:
963 BRAEMAR LANE
SAN DIEGO, CA 92109

- Revision 5:
- Revision 4:
- Revision 3:
- Revision 2: 06-10-23 REVISE DESIGN
- Revision 1: 08-25-21 ADDRESS CITY COMMENTS

Project Name:
MOORE RESIDENCE

Original Date: MARCH 31, 2021

Sheet Title:

Sheet 1 of 2 Sheets

CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 EMAIL: ceands@aol.com

PRELIMINARY GRADING PLAN

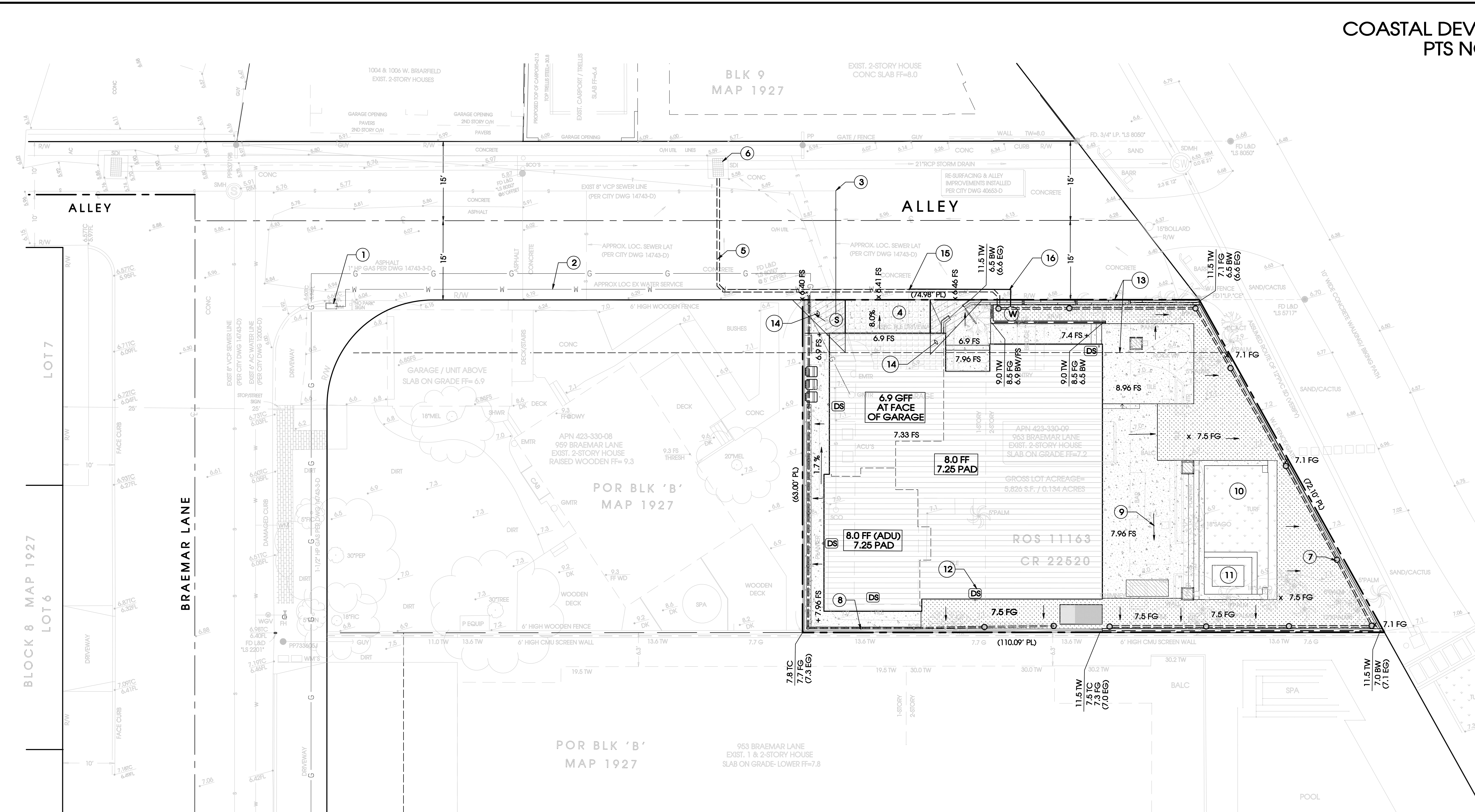
C01

**COASTAL DEVELOPMENT PERMIT
PTS NO. 690364**

CONSTRUCTION NOTES

- ① EXISTING WATER METER TO BE RETAINED
- ② EXISTING WATER SERVICE TO BE RETAINED
- ③ EXISTING SEWER LATERAL TO BE RETAINED
- ④ PROPOSED PRIVATE 16' NON-STANDARD DRIVEWAY
- ⑤ PROPOSED 6" PVC DRAIN FROM ONSITE DRAIN SYSTEM TO EX PUBLIC STORM DRAIN CATCH BASIN. EMA REQUIRED.
- ⑥ EX PUBLIC STORM DRAIN CATCH BASIN (0.8 IE +/-) PER DWG 40653-D POINT OF CONNECTION OF PRIVATE 6" PVC DRAIN
- ⑦ PROPOSED 6" AREA DRAIN (TYPICAL)
- ⑧ PROPOSED 4" AREA DRAIN (TYPICAL)
- ⑨ PROPOSED DRAINAGE DIRECTION
- ⑩ PROPOSED POOL
- ⑪ PROPOSED SPA
- ⑫ PROPOSED DOWNSPOUT (TYPICAL).
- ⑬ EX 10' PRIVATE UTILITY EASEMENT IN FAVOR OF J. CHESTER FOX REC 08-30-48, IN BK 2929, PGS 207-209 OF DEEDS
- ⑭ VISIBILITY TRIANGLE (NOTHING GREATER THAN 36' IN HEIGHT ALLOWED IN THIS AREA)
- ⑮ POINT OF CONNECTION TO EX WATER SERVICE TO EXTEND IT TO NEW LOCATION
- ⑯ PROPOSED NEW WATER SERVICE LOCATION WITH BACKFLOW PREVENTER

NOTE:
AN ENCRoACHMENT MAINTENANCE AGREEMENT WILL BE REQUIRED FOR PRIVATE SEWER LATERAL, WATER SERVICE AND STORM DRAIN



GRADING DATA

AREA OF SITE - 0.1337 AC (5,826 SF)
 AREA OF SITE TO BE GRADED - 0.2619 AC
 PERCENT OF SITE TO BE GRADED - 100%
 AREA OF SITE WITH SLOPES GREATER THEN 25% - 0.0
 PERCENT OF SITE WITH SLOPES GREATER THEN 25% - 0%

NO ENVIRONMENTALLY SENSITIVE LANDS EXIST ONSITE

AMOUNT OF CUT - 0 C.Y.
 AMOUNT OF FILL - 64 C.Y.
 AMOUNT OF IMPORT - 64 C.Y.
 MAXIMUM HEIGHT OF FILL SLOPE - N/A
 MAXIMUM DEPTH OF FILL UNDER BUILDING FOOTPRINT - 2'
 MAXIMUM DEPTH OF FILL OUTSIDE OF BUILDING FOOTPRINT - 2'
 MAXIMUM DEPTH OF CUT SLOPE - N/A
 MAXIMUM DEPTH OF CUT UNDER BUILDING FOOTPRINT - 0'
 MAXIMUM DEPTH OF CUT OUTSIDE OF BUILDING FOOTPRINT - 0'

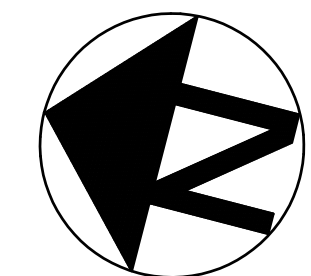
EARTHWORK IS APPROXIMATE AND ASSUMES 0.75 BUILDING SLAB AND BASE AND 0.33' WALKWAYS

RETAINING WALL: 5 FEET MAX. HT.(2' RETAINING)
 55 FEET TOTAL LENGTH

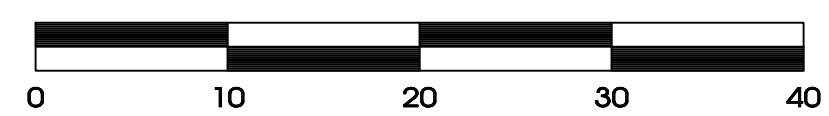
EXISTING IMPERVIOUS AREA: 3,975 SF (68.2%)
 PROPOSED CREATED/REPLACED IMPERVIOUS AREA: 4,280 SF (73.5%) (INCLUDING POOL)
 3,934 SF (67.5%) WITHOUT POOL (RUNOFF ABSTRACTED)

NOTES

ALL PROPOSED ONSITE UTILITIES SHALL BE UNDERGROUND.
 RUNOFF FROM IMPERVIOUS AREAS TO FLOW OVER LANDSCAPING BEFORE DISCHARGING FROM SITE



SCALE: 1" = 10'



PRELIMINARY JUNE 10, 2023
 ANTONY K. CHRISTENSEN, RCE 54021 Date



Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (858)271-9901

Project Address:
 963 BRAEMAR LANE
 SAN DIEGO, CA 92109

Project Name:
 MOORE RESIDENCE

Sheet Title:

PRELIMINARY GRADING PLAN

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2: 05-20-23 REVISE DESIGN
 Revision 1: 08-25-21 ADDRESS CITY COMMENTS

Original Date: MARCH 31, 2021

Sheet 2 of 2 Sheets

C02



MOORE RESIDENCE

963 BRAEMER LANE
SAN DIEGO, CA

**CONCEPTUAL
LANDSCAPE PLAN**

DESIGN INTENT:

THE INTENT OF THE LANDSCAPE DESIGN IS TO PROVIDE A CONTEMPORARY LOOK THAT COMPLIMENTS THE DESIGN OF THE ARCHITECTURE WHILE AT THE SAME TIME CREATING CURB APPEAL AND USING PLANT MATERIAL AND BUILDING MATERIALS THAT COMPLIMENTS THE AESTHETIC OF THE BAY NEIGHBORHOOD. THE PLANTING DESIGN CONSISTS OF DROUGHT TOLERANT PLANT MATERIAL WHICH UTILIZE LOW FLOW IRRIGATION.

IRRIGATION DESIGN:

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0402(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

MAINTENANCE:

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNER. 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

LOW IMPACT DEVELOPMENT BMP:

THIS DESIGN UTILIZES PRECAST AND POURED IN PLACE CONCRETE WITH POURIOUS JOINTS. ROOF DRAINS WILL DISCHARGE BY UNDERGROUND PIPE AT THE STREET.

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

NO TREES OR SHRUBS EXCEEDING THREE (3) FEET IN HEIGHT AT MATURITY SHALL EXIST WITHIN FIVE (5) FEET OF ANY PUBLIC WATER FACILITIES, OR WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITIES

NOTE: A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5)

NOTES

ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION

THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

CONTRACTOR TO PROVIDE CLIENT WITH SAMPLES OF ALL STONE MATERIAL, DECOMPOSED GRANITE, AND GROUT. CLIENT AND DESIGNER SHALL APPROVE SAMPLES BEFORE ORDERING MATERIALS

ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.

1. BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.

2. CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.

3. CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.

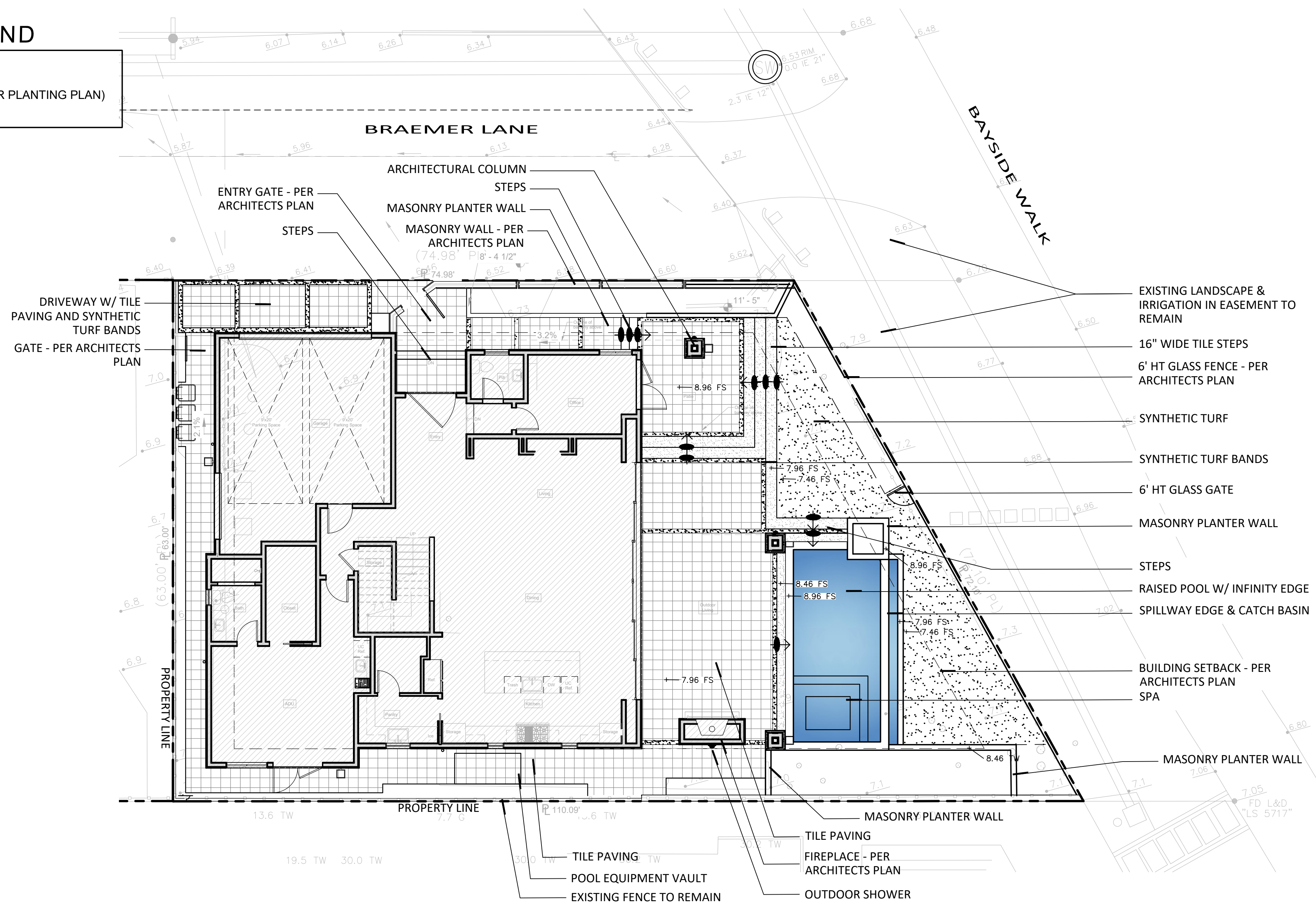
4. IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

5. CONTRACTOR TO INSPECT SITE PROIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.

6. CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.

SYMBOL LEGEND

- STEP UP
- P.A. PLANTING AREA (PER PLANTING PLAN)



PREPARED FOR

DAVE MOORE
963 BRAEMER LANE
SAN DIEGO, CA

PREPARED BY

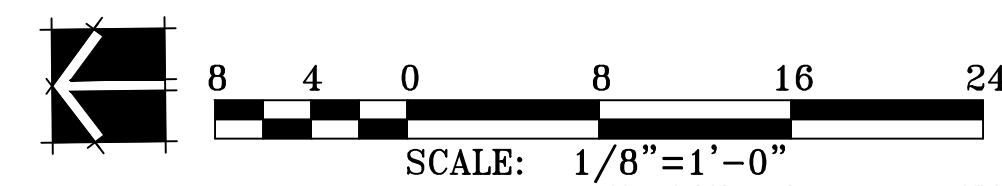
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L-01

SHT

01 OF 3





MOORE RESIDENCE
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**CONCEPTUAL
LANDSCAPE PLAN**

CONCEPT PLANT SCHEDULE

PROPOSED PLANTS

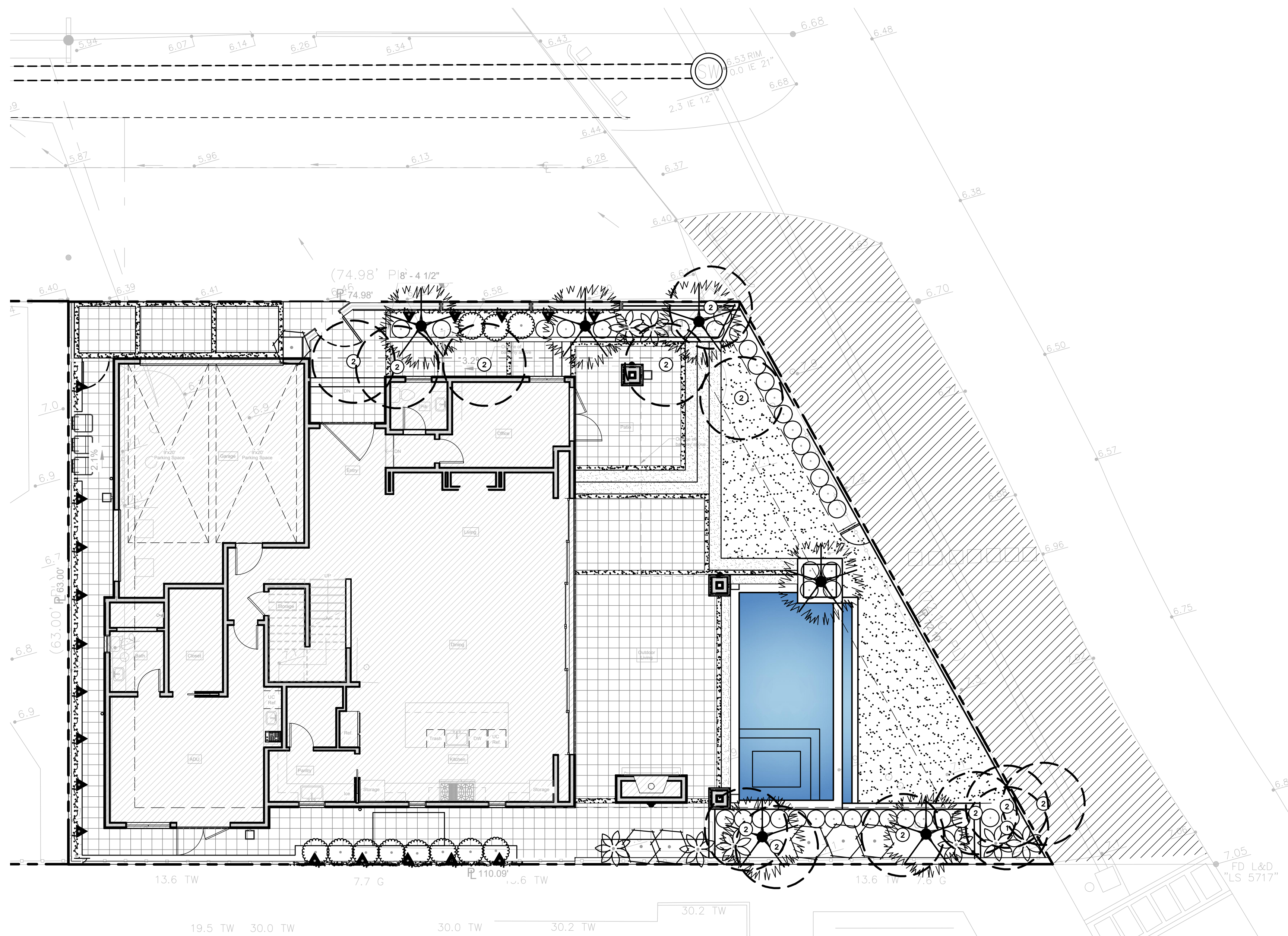
QTY	BOTANICAL NAME	COMMON NAME	FORM	FUNCTION	MATURE SPREAD X HEIGHT	SIZE
6	TREES Phoenix dactylifera 'medjool'	Date Palm	UPRIGHT PALM	ACCENT	10' X 40'	12' BTH
6	ACCENT SHRUBS Alpinia sanderae Phormium tenax 'Yellow Wave' Yucca elephantipes Phoenix roebelenii	Variiegated Ginger New Zealand Flax Soft-tipped Yucca Pigmy Date Palm Multi-Trunk	UPRIGHT VASE SHAPED SWORD SHAPED MULTI-TRUNK	ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR	3' X 6' 3' X 3' 3' X 8' 8' X 12'	15 GAL/ 100%
6	FOUNDATION/SCREENING SHRUBS Laurus nobilis Podocarpus macrophyllus maki Zamia furfuracea	Sweet Bay Shrubby Yew Cardboard Palm	COLUMNAR COLUMNAR VASE SHAPED	EVERGREEN/FOUNDATION EVERGREEN/FOUNDATION EVERGREEN/FOUNDATION	8' X 12' 4' X 10' 4' X 4'	15 GAL/ 50% 5 GAL/ 50%
11	MEDIUM SHRUBS Buxus microphylla japonica Gardenia jasminoides 'Vetichii' Pittosporum tenuifolium 'Golf Ball' Pittosporum tobira 'Wheeler's Dwarf'	Japanese Boxwood Veitch Jasmine Tawhiwhi Dwarf Pittosporum	ROUNDED ROUNDED MOUNDING MOUNDING	EVERGREEN/MASSING EVERGREEN/MASSING ACCENT/COLOR ACCENT/COLOR	4' X 4' 3' X 3' 2' X 2' 5' X 2'	5 GAL/ 50% 1 GAL/ 50%
40	SMALL SHRUBS Aeonium x 'Mint Saucer' Agapanthus x 'Baby Pete' Agave angustifolia Agave attenuata 'Nova' Asparagus meyeri Bromeliad neo cruenta selecta sun Dianella tasmanica 'Variegata' Graptopetalum paraguayense Lantana montevidensis Liriope muscari Sansevieria trifasciata 'Laurentii' Senecio mandraliscae 'Blue Chalk Sticks'	Mint Saucer Aeonium Baby Pete African Lily Caribbean Century Plant Blue Clone Foxtail Fern Quesnelia Bromeliad Flax Lily Ghost Plant Purple Trailing Lantana Lilyturf Sansevieria Senecio	MOUNDING VASE SHAPED RADIAL RADIAL SWORD SHAPED SPREADING VASE SHAPED SPREADING SPREADING VASE SHAPED UPRIGHT/FLOWER SPREADING	ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR ACCENT/COLOR	2' X 2' 1' X 1' 2' X 2' 4' X 6' 2' X 2' 2' X 1' 2' X 2' 3' X 1' 3' X 1' 2' X 2' 1' X 4' 2' X 1'	5 GAL/ 50% 1 GAL/ 50%
13	VINES Ficus pumila Bougainvillea x 'Barbara Karst'	Creeping Fig La Jolla Bougainvillea Trellis	SPREADING CLIMBING	ACCENT/COLOR EVERGREEN	6' 12'	15 GAL/ 50% 5 GAL/ 50%

EXISTING PLANT LEGEND

	BOTANICAL NAME	COMMON NAME	CALIFER	CONDITION
①	SYAGRUS ROMANZOFFIANA	QUEEN PALM	48"	TO BE REMOVED
②	ARCHONTOPHOENIX ALEXANDREA	KING PALM	20"	TO BE REMOVED

EXISTING SUCCULENTS/GROUNDCOVER TO REMAIN IN PLACE

NOTE:
• ALL EXISTING SHRUBS, TREES, AND GROUNDCOVERS TO BE REMOVED UNLESS OTHERWISE NOTED



NOTES

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS AND IRRIGATION IN P/ROW SHALL BE MAINTAINED ABUTTING PREMISE 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, OR WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION

NOTE: 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

NOTE: A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL E 5 FEET, PER SDMC 142.0403(B)(5)

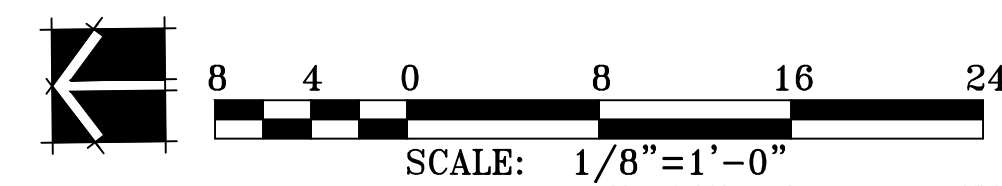
TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER EHCULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0403

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE

NOTE:
FOR ALL OTHER STREET CLASSIFICATIONS, STREET TREES SHALL BE LOCATED NO CLOSER THAN 30-INCHES TO THE FACE OF CURB OR WITHIN MEDIAN ISLANDS NO CLOSER THAN 4 FT TO THE FACE OF CURB

MINIMUM TREE SEPARATION DISTANCE
IMPROVEMENT/ MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
ABOVE GROUND UTILITY STRUCTURES - 10 FEET
DRIVEWAY (ENTRIES) - 10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ROOT BARRIER NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCIRCLE THE ROOT BALL



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L-2

WATER BUDGET

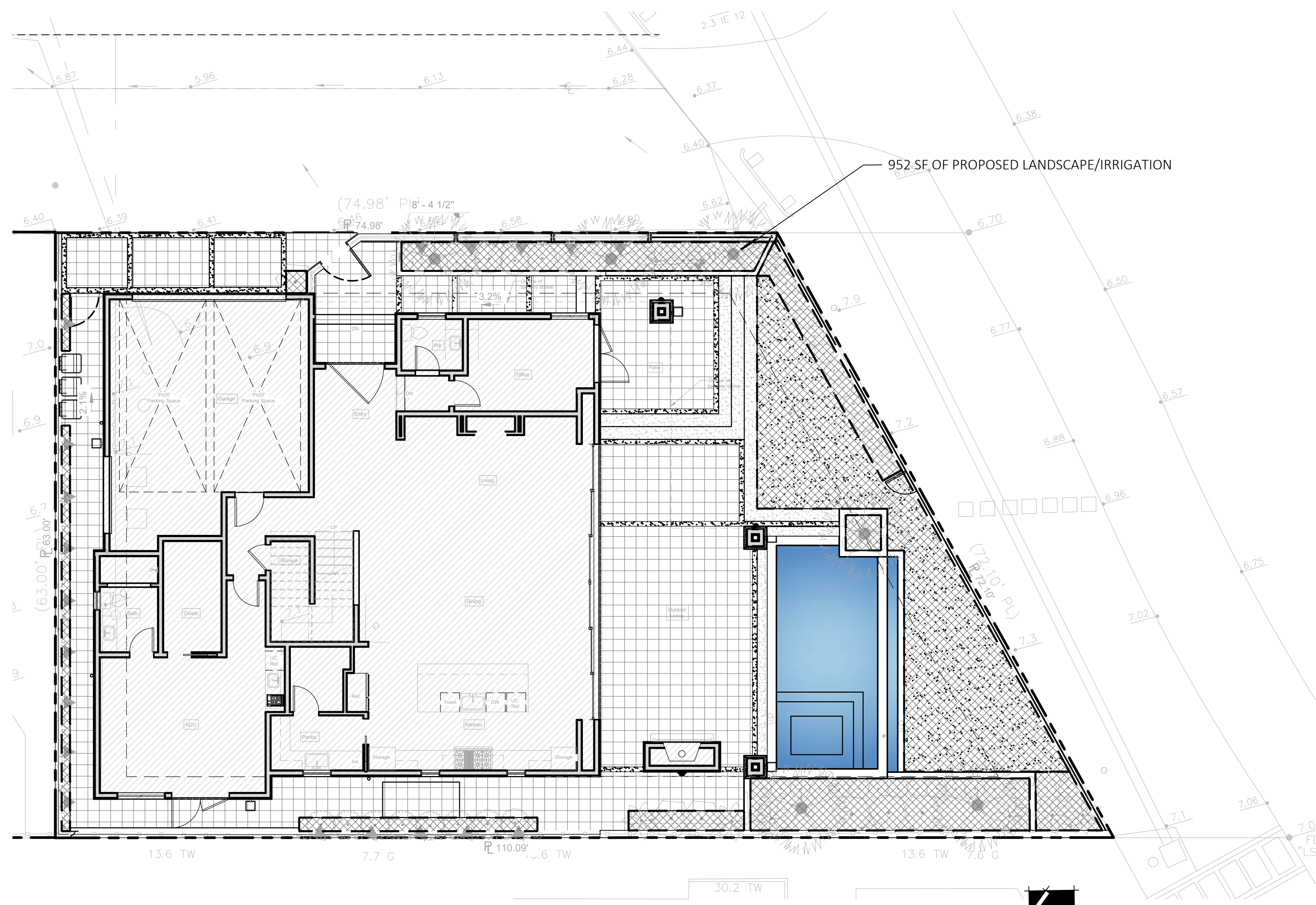
WATER EFFICIENT LANDSCAPE WORKSHEET
Irrigation Point of Connection (P.O.C.) 1

Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS								
1	MEDIUM WATER	0.50	DRIP	0.90	0.56	481	267.22	6793
2	HIGH	1.00	POOL	1.00	1.00	264	264.00	6711
						TOTAL	745	531.22
SPECIAL LANDSCAPE AREAS								
						TOTAL	471	471.00
						TOTAL	471	471
ETWU TOTAL								13504
MAXIMUM WATER ALLOWANCE (MAWA)								15804
IRRIGATION EFFICIENCY (IE) AVERAGE								73.1

Hydrozone Category	PF-Plant Factor
High Water Use	0.7-1.0
Moderate Water Use	0.4-.06
Low Water Use	0.1-0.3
Very Low Water Use	0-.01
Special Landscape Area	1.00
Reclaimed water = Special Landscape Area	
*Artificial Turf & Temporary Irrigated areas = low water u	

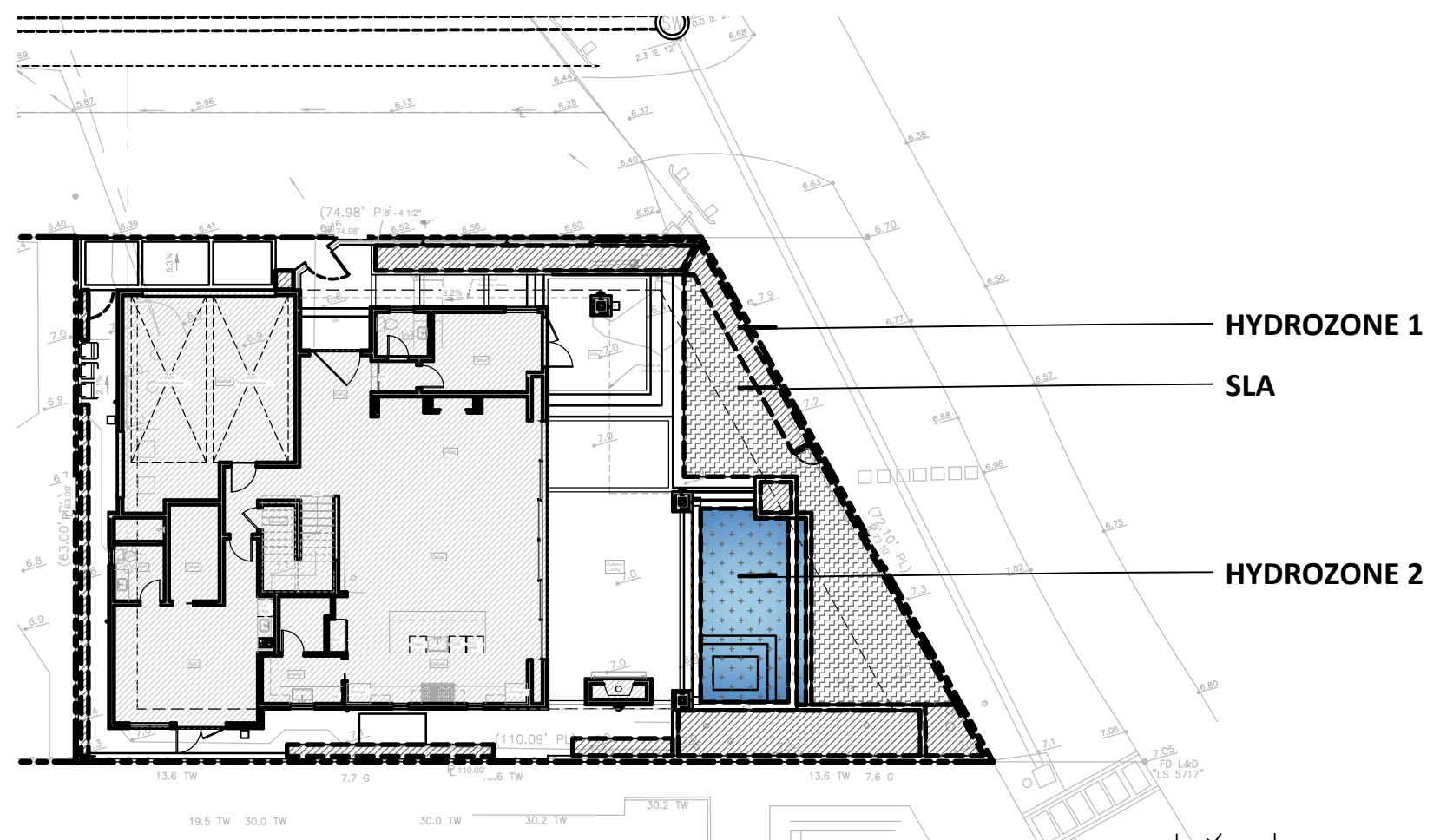
Irrigation Method Code	IE - Irrigation Efficiency
Filler Pipe for Pools/Spa	1.00
Drip/Subsurface	0.90
Bubblers	0.85
Rotors	0.75
Rotators	0.70
Overhead Spray	0.60

ETAF	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE ETAF
REGULAR LANDSCAPE AREAS	531.22	745	0.71	
ALL LANDSCAPE AREAS	1002.22	1216	n/a	0.82



LANDSCAPE DIAGRAM

SCALE: 1"=10'



HYDROZONE MAP

SCALE: 1"=20'



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LANDSCAPE DIAGRAM
& HYDROZONE MAP

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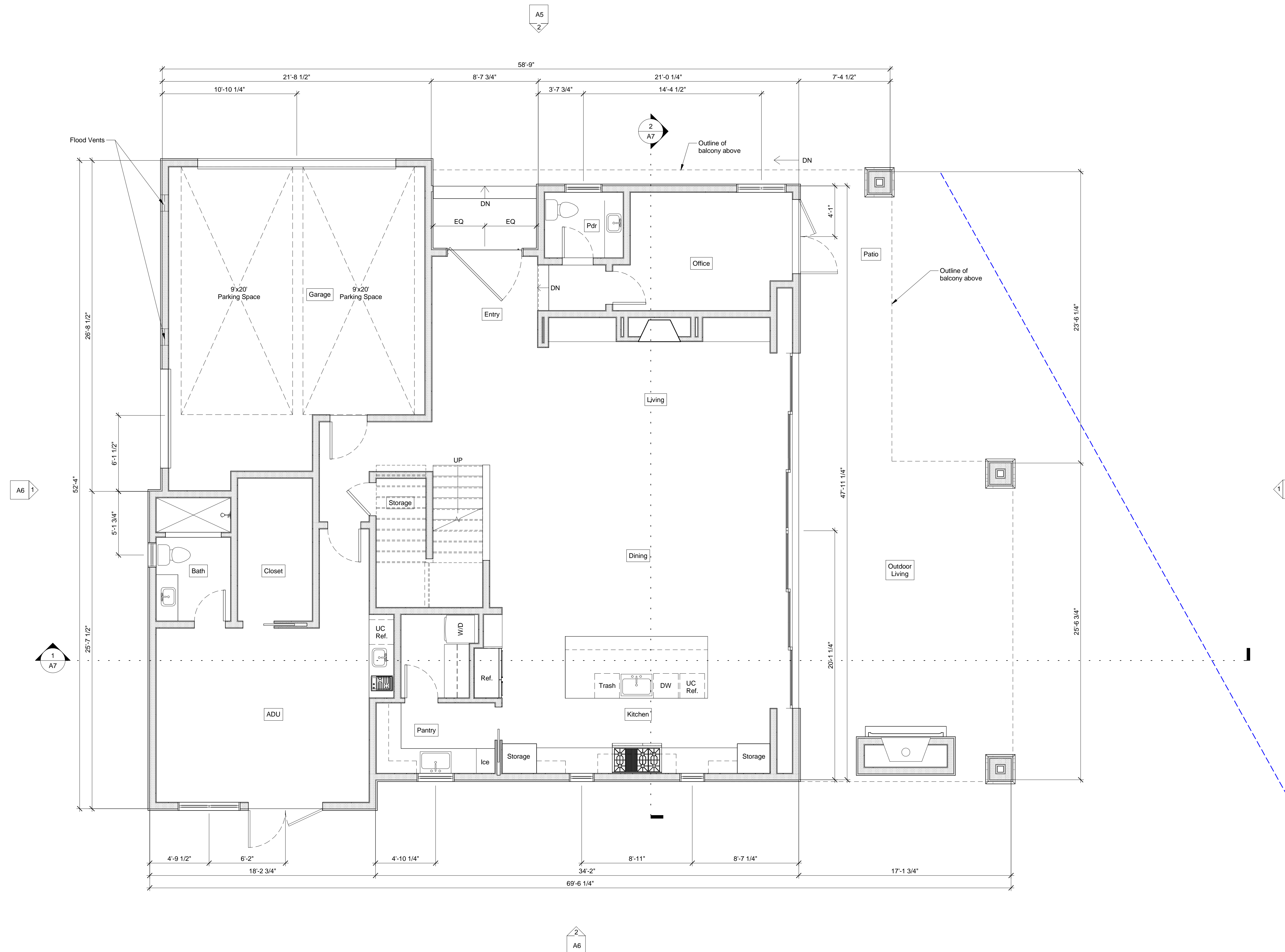
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L-3



1 First Floor Plan
1/4" = 1'-0"

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christian rice architects, inc.
1127 loma ave, coronado, ca 92118 p 619.522.9040



drawn by:
HA
drawing date:
April 14, 2021

revisions:

revision	date	notes

First Floor Plan

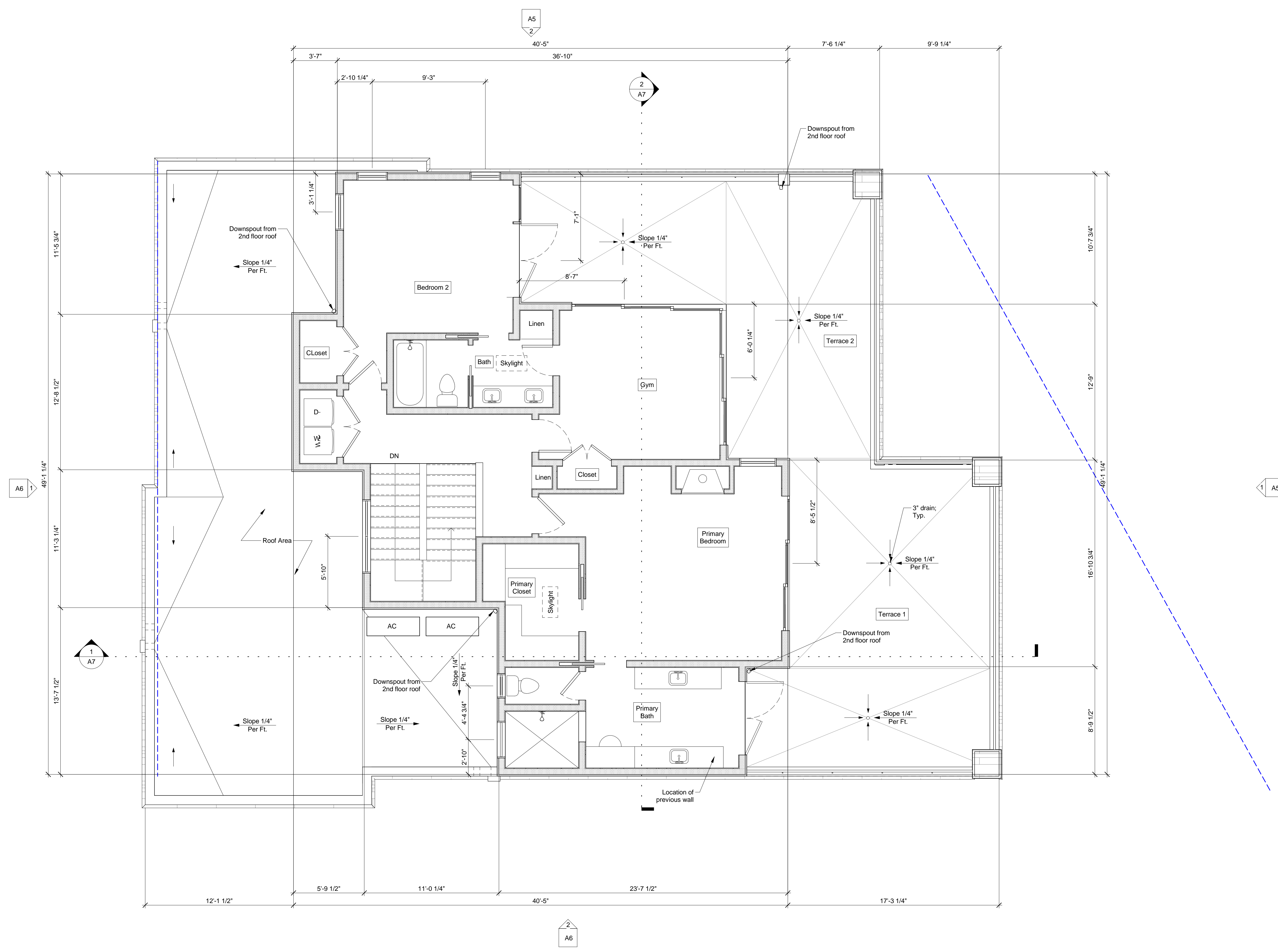
A2

project:

architect:

sheet title:

drawing number:



1 Second Floor Plan
1/4" = 1'-0"

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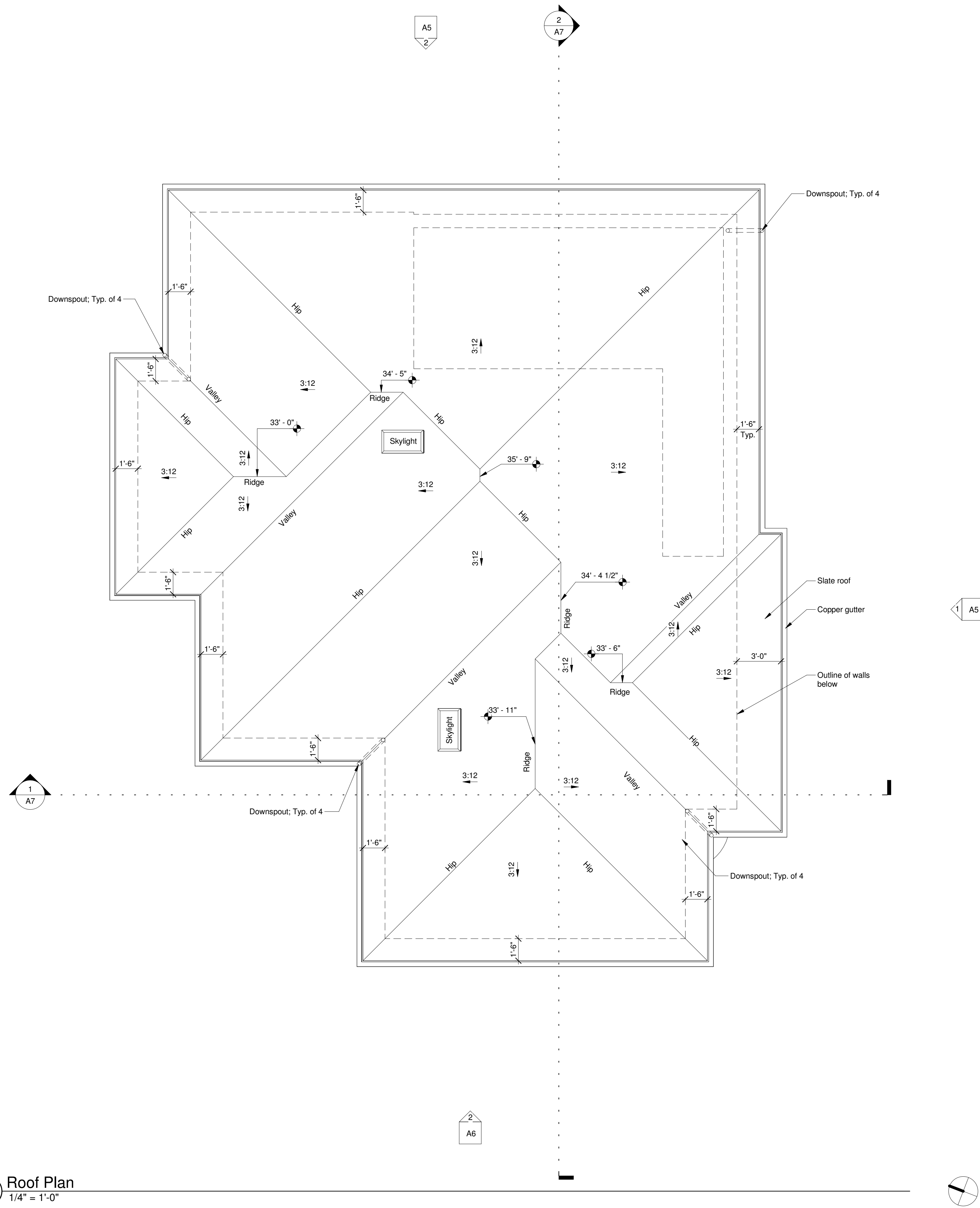
drawn by:
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Second Floor Plan

A3

project: architect: sheet title: drawing number:



1 Roof Plan
1/4" = 1'-0"

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Roof Plan

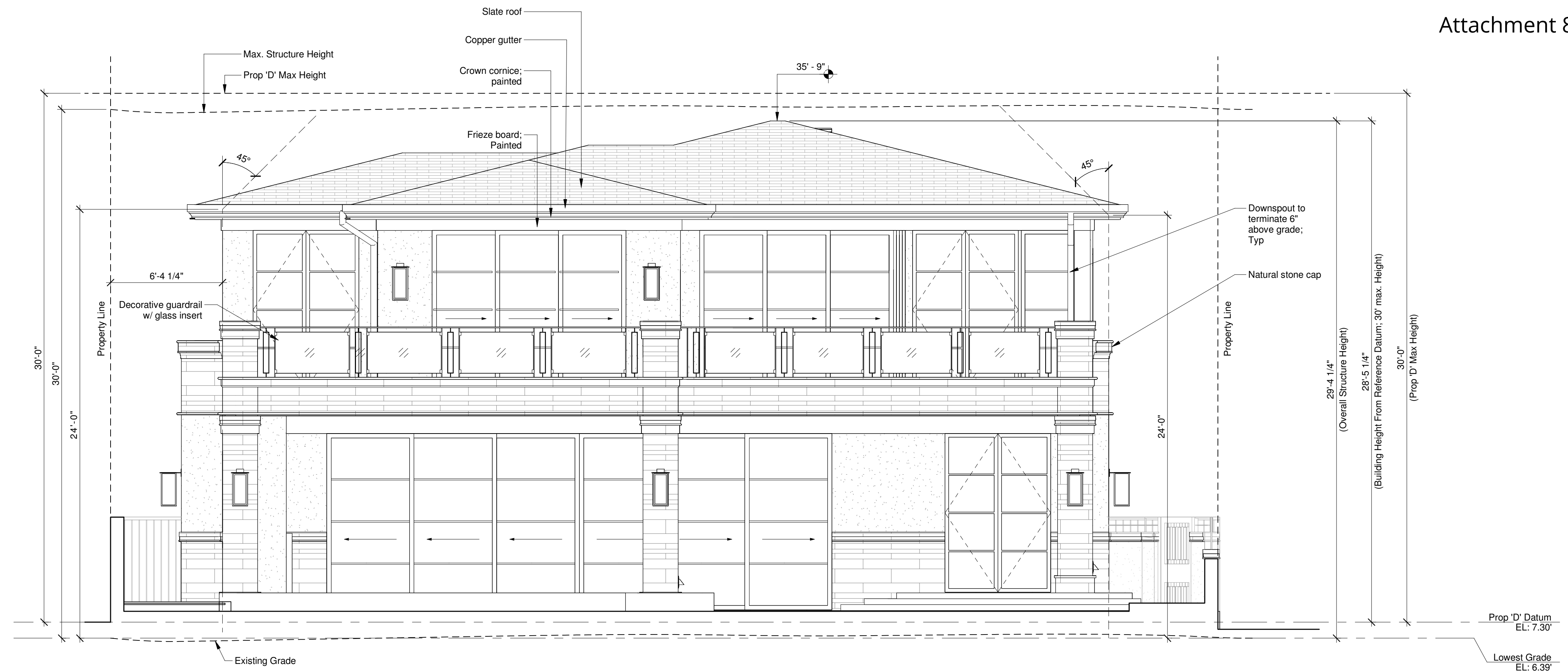
A4

project:

architect:

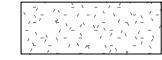
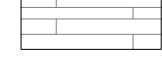
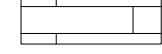
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1 South Elevation
1/4" = 1'-0"

Legend

-  Stucco
-  Natural Stone Tile
-  Slate roof

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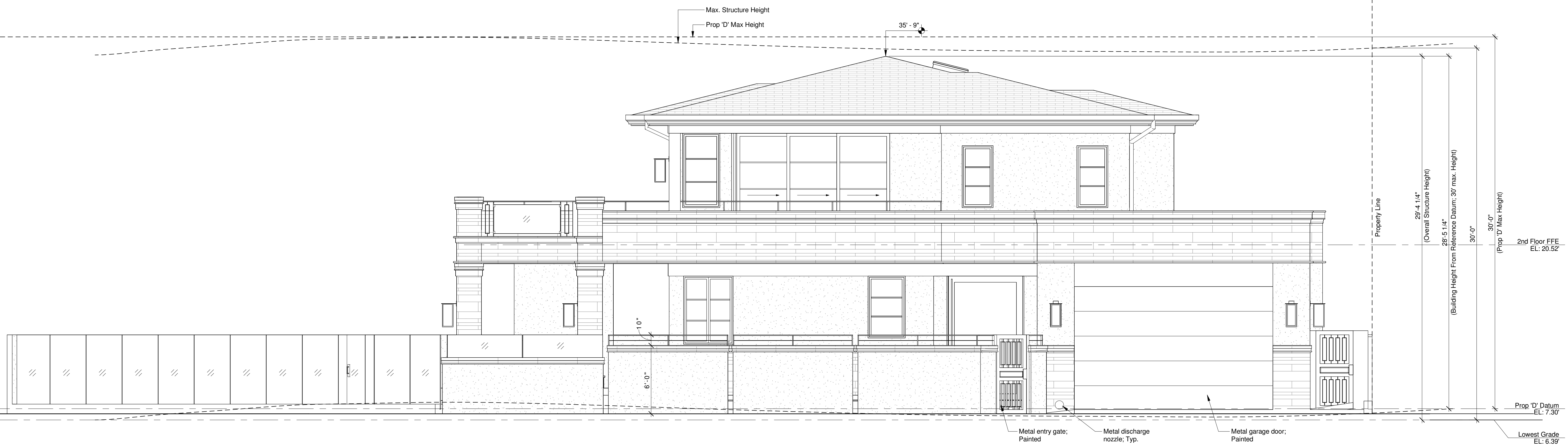


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Building Elevations

A5



2 East Elevation
1/4" = 1'-0"

project:

architect:

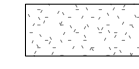
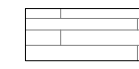
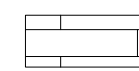
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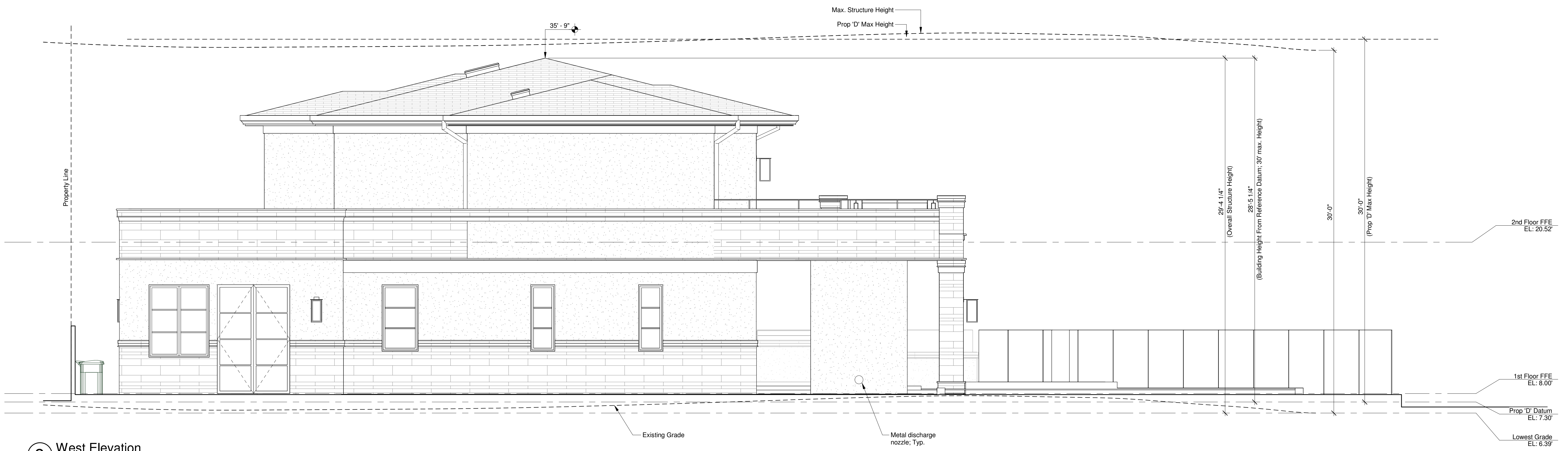
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1 North Elevation
1/4" = 1'-0"

Legend

-  Stucco
-  Natural Stone Tile
-  Slate roof



2 West Elevation
1/4" = 1'-0"

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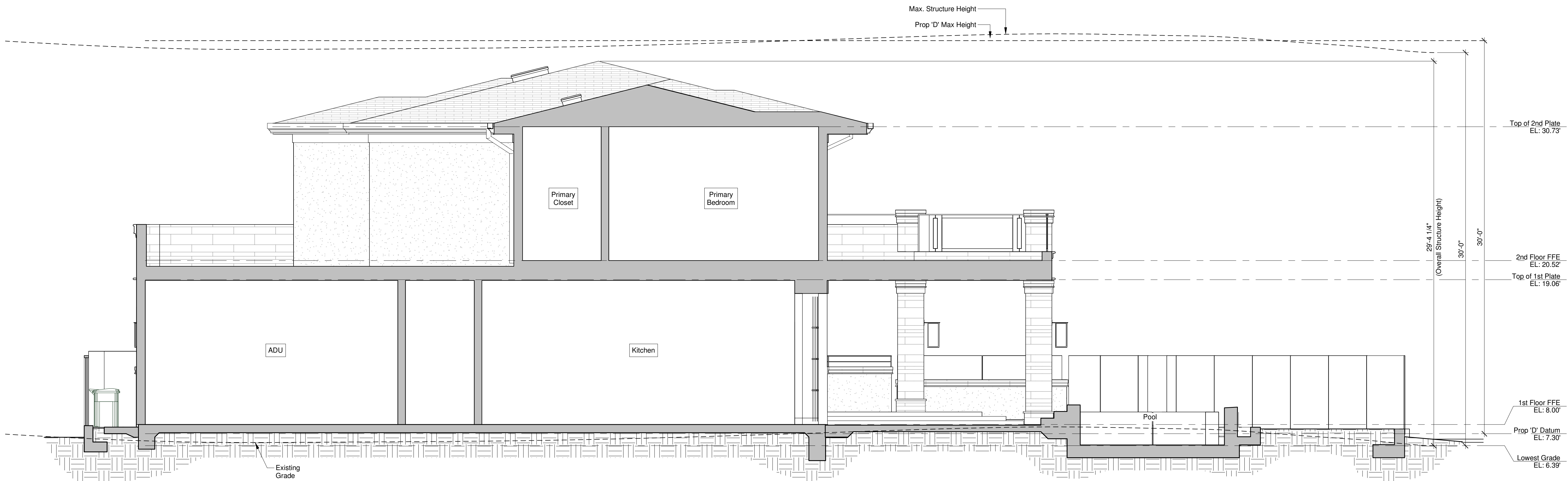
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revision	date	notes

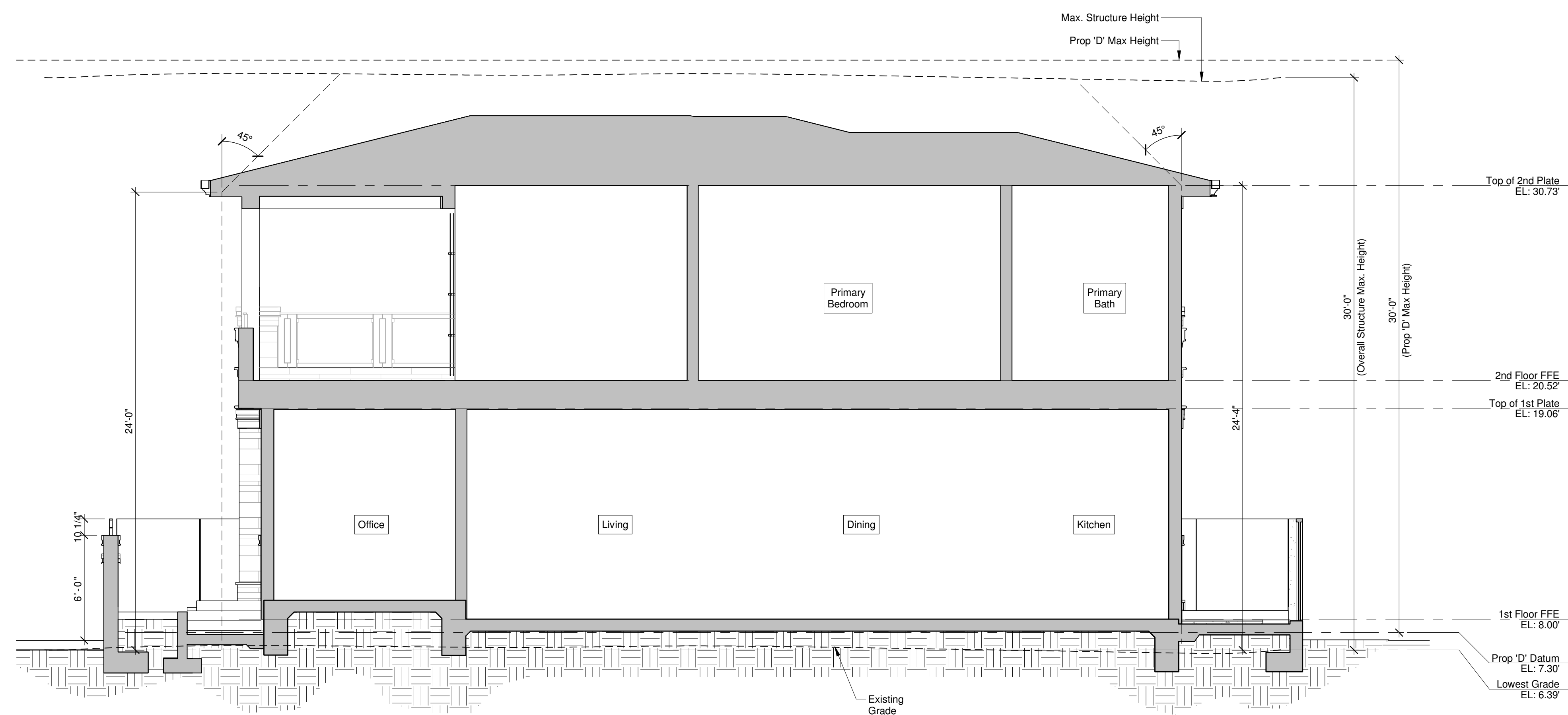
Building Elevations

A6

project: architect: sheet title: drawing number:



1 Building Section
1/4" = 1'-0"



2 Building Section
1/4" = 1'-0"

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Building Sections

A7

project:

architect:

sheet title:

drawing number: