



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 9, 2018 REPORT NO. HO-18-030

HEARING DATE: May 16, 2018

SUBJECT: ROSEMONT DUPLEX TM. Process Three Decision

PROJECT NUMBER: [508381](#)

OWNER/APPLICANT: TRX Holdings, LLC, Owner/Robert Bateman, Land Surveyor, Applicant

SUMMARY

Issue: Should the Hearing Officer approve the conversion of a duplex into two residential condominium units located at 654 and 656 Rosemont Street within the La Jolla Community Plan area?

Staff Recommendation:

1. Approve Coastal Development Permit No. 1842517; and
2. Approve Tentative Map No. 1857520.

Community Planning Group Recommendation: On September 7, 2017, the La Jolla Community Planning Association voted 14-0-2 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 Sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 15, 2017 and the opportunity to appeal that determination ended October 31, 2017.

BACKGROUND

The 0.137-acre project site is located at 654 and 656 Rosemont Street, in the RM-1-1 Zone, and the Coastal Overlay Zone (Non-appealable). The La Jolla Community Plan designates the site as Low-Medium Density Residential (9-15 du/ac). The site is located along the eastern edge of a developed, single-family residential neighborhood. Land to the east and south is mostly undeveloped, zoned

RS-1-1, and designated for Parks and Open Space within the La Jolla Community Plan. A bike path, a park, and undeveloped open space are adjacent to the project site.

The existing duplex was remodeled (second floor additions) in March 2016, under Building Permit Project No. 352105. The onsite structure was deemed ineligible for historic designation.

DISCUSSION

The project proposes to subdivide a duplex into condominium interests. Subdivision of land within the Coastal Zone requires a Coastal Development Permit (CDP) pursuant to [SDMC 126.0707\(a\)](#). Condominium conversions require a Tentative Map (TM) pursuant to [SDMC 125.0410 and 125.0430](#).

Residential condominium conversions are subject to [Chapter 14, Article 4, Division 5](#) of the SDMC (Condominium Conversion Regulations). These regulations require the Subdivider to provide a Building Conditions Report, provide noticing to prospective buyers, and to upgrade landscaping, building features, and other site amenities. As conditions of approval, public improvements include a new sidewalk, driveway, curb ramp, and curb and gutter along both Rosemont Street and Draper Avenue frontages.

SDMC section [144.0240](#) et. seq. requires tentative maps to underground existing, privately-owned utilities serving a subdivision. However, a waiver of this requirement can be considered by the decision maker concurrently with a tentative map approval. The applicant requests a waiver of the requirement to underground existing public utilities within the right-of-way per SDMC [144.0242\(c\)\(1\)\(B\)](#). Staff supports granting the waiver because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility.


Staff supports a determination that the proposed project is consistent with the requirements of the Condominium Conversion Regulations, the recommended land use, and development standards in effect for this site pursuant to the La Jolla Community Plan and the San Diego Municipal Code. Staff has prepared draft findings and draft conditions of approval, and recommends approval of the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1842517 and Tentative Map No. 1857520 (including a waiver of the requirement to underground existing utilities) with modifications.

2. Deny Coastal Development Permit No. 1842517 and Tentative Map No. 1857520 (including a waiver of the requirement to underground existing utilities), if the findings required to approve the project cannot be affirmed.

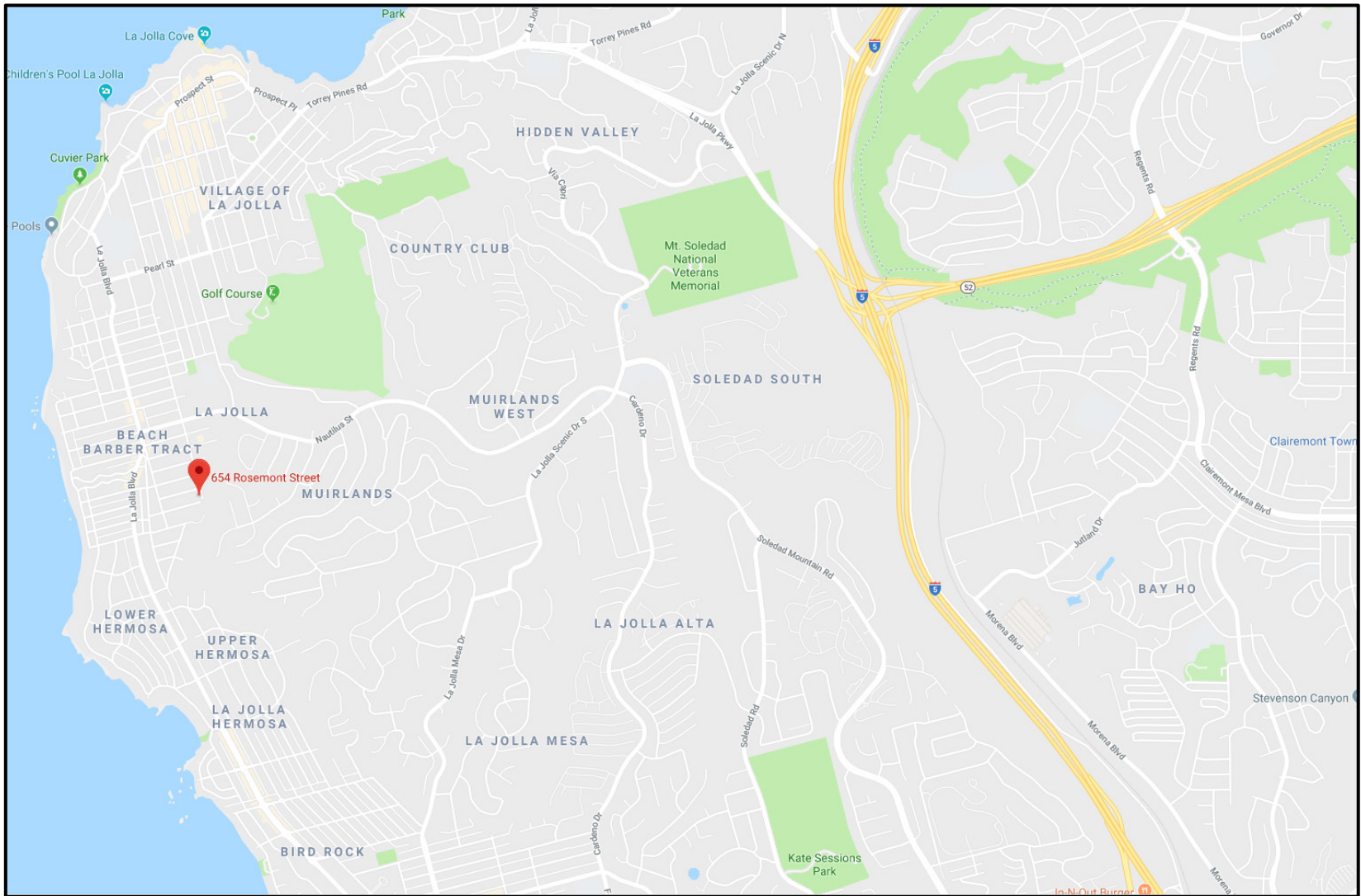
Respectfully submitted,



Francisco Mendoza
Development Project Manager

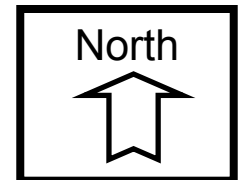
Attachments:

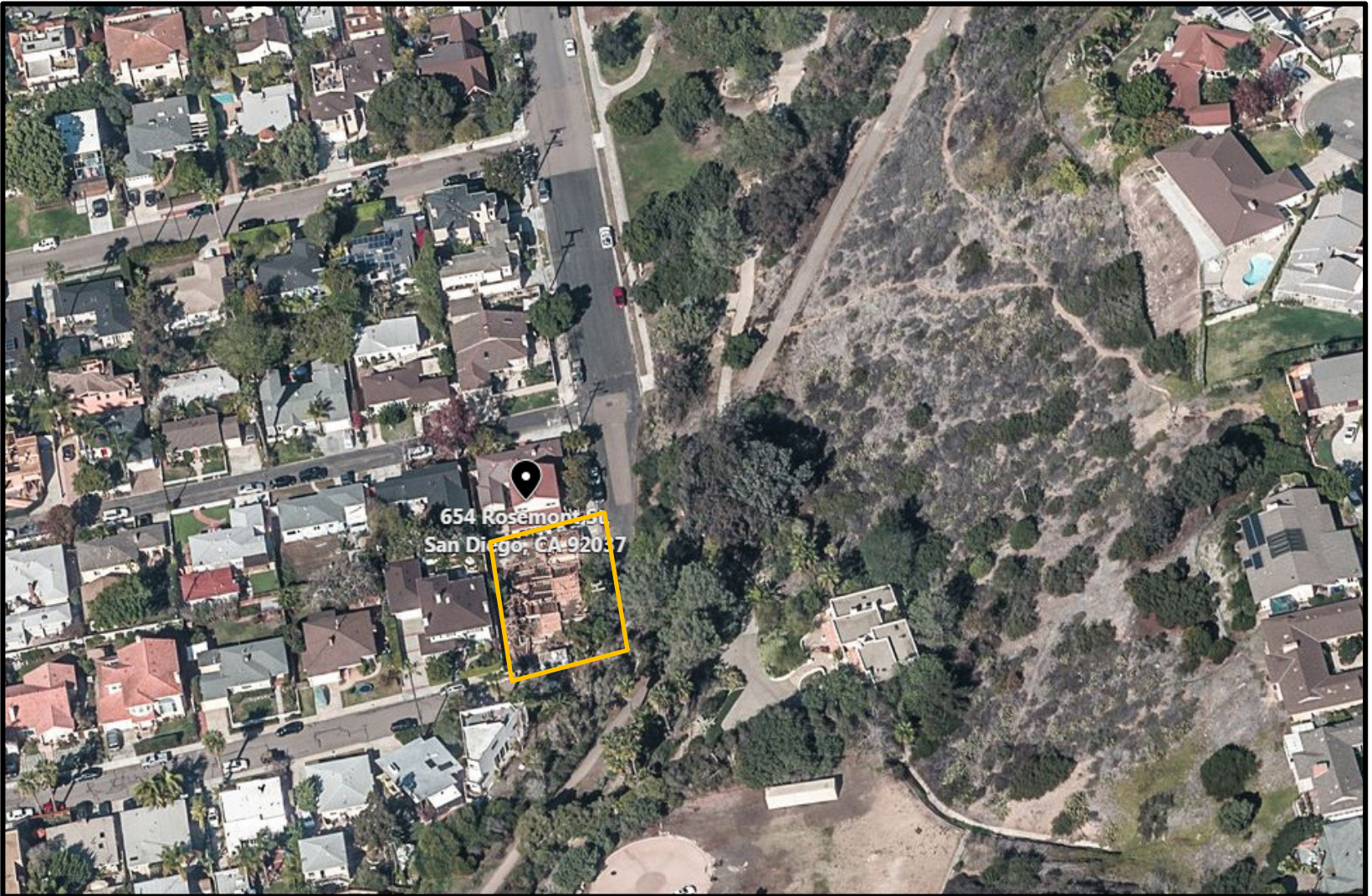
1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Draft Map Resolution
7. Draft Map Conditions
8. Environmental Exemption
9. Community Planning Group Recommendation
10. Ownership Disclosure
11. Map Exhibit-Tentative Map Waiver



Project Location Map

Rosemont Duplex - TM
Project No. 508381 - 654/656 Rosemont Street

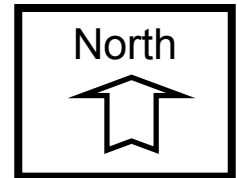




Aerial Photograph

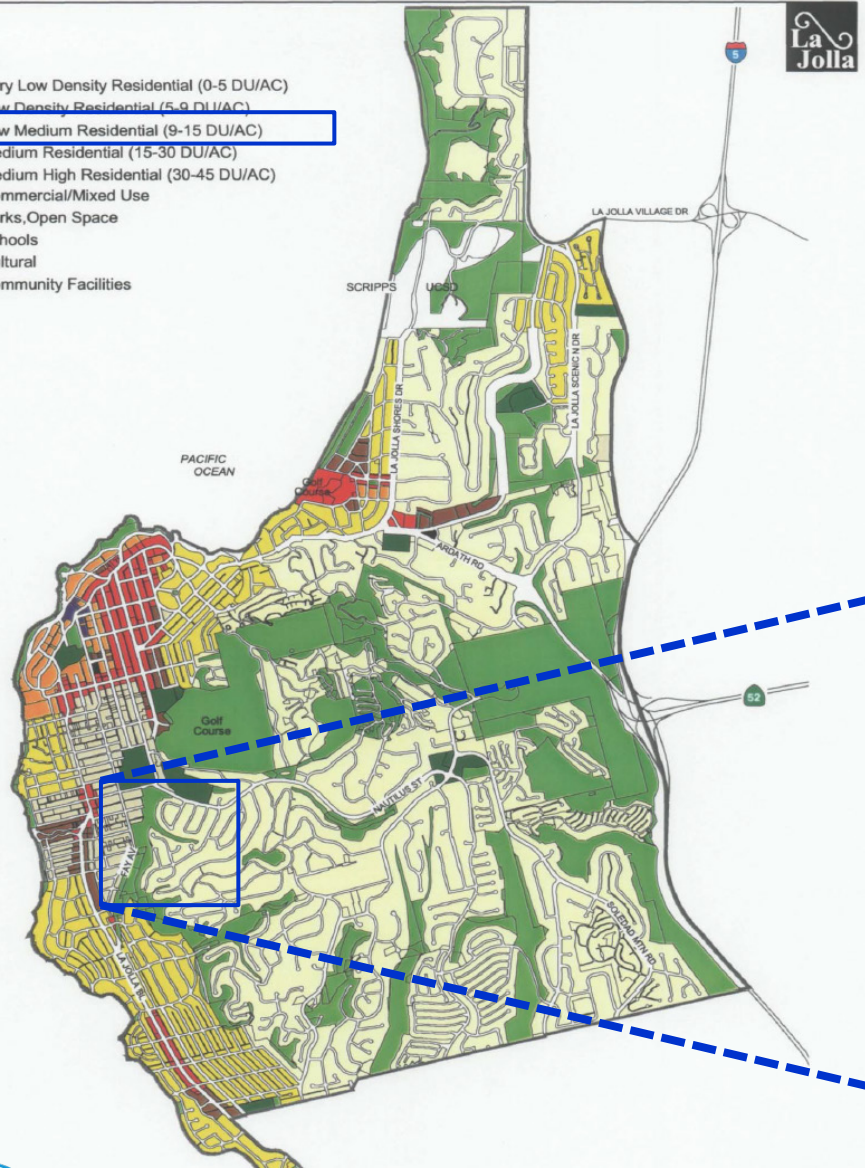
Rosemont Duplex - TM

Project No. 508381 - 654/656 Rosemont Street



Legend

- Very Low Density Residential (0-5 DU/AC)
- Low Density Residential (5-9 DU/AC)
- Low Medium Residential (9-15 DU/AC)
- Medium Residential (15-30 DU/AC)
- Medium High Residential (30-45 DU/AC)
- Commercial/Mixed Use
- Parks, Open Space
- Schools
- Cultural
- Community Facilities

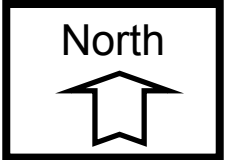


Project Site



Land Use Map

Rosemont Duplex - TM
Project No. 508381 - 654/656 Rosemont Street



HEARING OFFICER RESOLUTION NO. HO _____
COASTAL DEVELOPMENT PERMIT NO. 1842517
ROSEMONT DUPLEX - PROJECT NO. 508381

WHEREAS, TRX HOLDINGS, LLC, a Texas limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to subdivide one (1) lot into two (2) residential condominium units (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1842517), on portions of a 0.138-acre site; and

WHEREAS, the project site is located at 654 and 656 Rosemont Street in the RM-1-1 Zone, Coastal Overlay (Non-Appealable) Zone, and the Coastal Height Limitation Overlay Zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan; and

WHEREAS, the project site is legally described as: the South 100 Feet of Lot 24 I Block "H" of Starkey's Prospect Park in the County of San Diego, State of California, according to Map thereof No. 1729, filed in the Office of the County Recorder of San Diego County, on May 6, 1922; and

WHEREAS, on October 15, 2017, 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 sections 15301 and 15305, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, on May 16, 2018, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1842517 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. 1842517:

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 project site is located at 654 and 656 Rosemont Street in the RM-1-1 zone of the La Jolla Community Plan and Local Coastal Program Land Use Plan (the Plan). The two dwelling units proposed for subdivision exist on the site, and no physical development is proposed other than public improvements within an established public right of way. The site is not located between the first public roadway and the Pacific Ocean or San Diego Bay, and the Plan does not specify physical accessways or view corridors across the property. There are no public views identified in the Plan along Rosemont Street. Therefore, the proposed coastal development will not have any impact to existing or proposed public accessways, nor will it impact public views to and along the ocean or other scenic coastal area identified in the Plan.

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

No physical development is proposed with the subdivision other than public improvements within the established public right of way. No Environmentally Sensitive Lands (ESL) have been identified on the site. The site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). Therefore, the proposed coastal development 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 subdivision conforms to the adopted Local Coastal Program land use plan's Residential Low-Medium Density land use designation and density range of 9-12 dwelling units per acre (du/ac). The resulting 14.6 du/ac remains in compliance with the Plan's recommendation for the property. No physical development is proposed other than public improvements within the existing public right of way. Therefore, the project would remain in conformity with the 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 Act.**

The proposed project is not located between the first public roadway and the sea. Therefore, this finding does not apply.

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 Hearing Officer, Coastal Development Permit No. 1842517 is hereby GRANTED by the Hearing Officer to TRX HOLDINGS, LLC, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1842517, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

Adopted on: May 16, 2018

IO#: 24006933

fm 7-17-17

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: 24006933

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1842517
ROSEMONT DUPLEX - PROJECT NO. 508381
HEARING OFFICER

This Coastal Development Permit No. 1842517 (Permit) is granted by the Hearing Officer of the City of San Diego, to TRX HOLDINGS, LLC, a Texas limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702(a). The 0.138-acre site is located at 654 and 656 Rosemont Street in the RM-1-1 Zone, Coastal Overlay (Non-Appealable) Zone, and the Coastal Height Limitation Overlay Zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan. The project site is legally described as: the South 100 Feet of Lot 24 I Block "H" of Starkey's Prospect Park in the County of San Diego, State of California, according to Map thereof No. 1729, filed in the Office of the County Recorder of San Diego County, on May 6, 1922;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert a duplex into two (2) residential condominium units described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 16, 2018, on file in the Development Services Department.

The project shall include:

- a. The conversion of a duplex into two (2) residential condominium units;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. 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 June 1, 2021.
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 building and/or other ministerial 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.
9. 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.

10. 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.

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of any building or other ministerial permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

LANDSCAPE REQUIREMENTS:

12. Prior to issuance of any building permit, 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)(5).

13. 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.

14. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, 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.

PLANNING/DESIGN REQUIREMENTS:

15. The Owner/Permittee shall maintain the off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.

16. 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.

17. 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 Hearing Officer of the City of San Diego on May 16, 2018, and Resolution No. HO-_____.

ATTACHMENT 5

Coastal Development Permit No. 1842517
Date of Approval: May 16, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

TRX Holdings, LLC,
a Texas limited liability company
Owner/Permittee

By _____
Rami Amir
President

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

HEARING OFFICER RESOLUTION NUMBER HO-_____
TENTATIVE MAP NO. 1857520
ROSEMONT DUPLEX - PROJECT NO. 508381

WHEREAS, TRX HOLDINGS, LLC, Subdivider, and Robert Bateman, Surveyor, submitted an application to the City of San Diego for a Tentative Map No. 1857520 for the conversion of a duplex into two (2) residential condominiums; and

WHEREAS, the project site is located at 654 and 656 Rosemont Street in the RM-1-1 Zone, Coastal Overlay (Non-Appealable) Zone, and the Coastal Height Limitation Overlay Zone in the La Jolla Community Plan and Local Coastal Program Land Use Plan; and

WHEREAS, the property is legally described as: the South 100 Feet of Lot 24 I Block "H" of Starkey's Prospect Park in the County of San Diego, State of California, according to Map Thereof No. 1729, filed in the Office of the County Recorder of San Diego County, on May 6, 1922; and

WHEREAS, the map proposes the subdivision of a 0.138-acre site into one (1) lot for two (2) residential condominium units, and

WHEREAS, on October 15, 2017, 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 sections 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

WHEREAS, a preliminary soils and geological reconnaissance report are waived by the City Engineer pursuant to Subdivision Map Act section 66491(a) and San Diego Municipal Code sections 144.0220(a) and 144.0220(b); and

WHEREAS, the subdivision is a condominium project as defined in California Civil Code section 4125 and filed pursuant to the Subdivision Map Act. The total number of condominium dwelling units is two; and

WHEREAS, the project applicant requested a waiver of the requirement to underground the existing overhead utilities pursuant to San Diego Municipal Code section 144.0242(c) because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility; and

WHEREAS, on May 16, 2018, the Hearing Officer of the City of San Diego considered Tentative Map No. 1857520, including the waiver of the requirement to underground existing offsite overhead utilities, and pursuant to San Diego Municipal Code sections 125.0440, 125.0444, and 144.0240 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1857520:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The La Jolla Community Plan (the Plan) designates the site for Low-Medium Density Residential (9-15 du/ac) and the property is developed in accordance with this use and density at 14.5 du/ac. The proposed subdivision would create two residential condominium units on one parcel, which would continue to facilitate implementation of the land use designation. The Plan goal of enhancing existing public access to the ocean, beaches, and parks is met by the construction of sidewalks and curb ramp at the frontage of the property. These improvements facilitate public access to the adjacent park, bike path, and open space. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project site is located in the RM-1-1 zone, which allows multiple-dwelling unit development. Two dwelling units currently exist on the parcel and the subdivision to convert the two units to condominiums is consistent with the RM-1-1 zone's allowed uses. The subdivision complies with all development regulations including lot size, lot width and no deviations are proposed. The project is eligible for a waiver of the requirement to underground existing public utilities because the conversion involves a short span of overhead facility (less than a full block in length) and would not represent a logical extension to an underground facility. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The site is developed with two dwelling units on a previously graded, generally flat site. The site is located in a developed, urban neighborhood with similarly subdivided lots containing similar types and densities of development. The property is served by existing public utilities and there are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project is located in a developed, urban neighborhood. There are no watercourses, Environmentally Sensitive Lands (ESL) or Multi-Habitat Planning Area (MHPA) lands located on or adjacent to the site. The design of the subdivision includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code, which control pollution or runoff from the site during construction. Therefore, the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife on their habitat

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project includes conditions and corresponding exhibits of approvals to achieve compliance with the regulations of the San Diego Municipal Code. To facilitate public safety, a sidewalk, curb and gutter will be constructed on both frontages of the property. Therefore, the design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The proposed subdivision does not contain or propose any new easements for the development. The site is previously graded with frontage along all sides where public access will be maintained or improved. Therefore, the design of the subdivision and proposed improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The site is developed with two dwelling units. The proposed subdivision of two residential condominium units will not impede or inhibit any future passive or natural heating and cooling opportunities. Future development in accordance with the applicable zone will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide for future passive or natural heating and cooling opportunities to the extent feasible.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The subdivision creates two residential condominium units from an existing residential development. The applicant will comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (Inclusionary Affordable Housing Regulations) by paying to the City of San Diego the Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project. Public services in the nearby area include parks, bike paths, nearby transit, commercial centers, and community resources. Therefore, the effects of the proposed subdivision are balanced with the needs of public services and available fiscal and environmental resources, consistent with the housing needs anticipated for the La Jolla Community Planning area.

9. The notices required by San Diego Municipal Code section 125.0431 have been given in the manner required.

Notices required by San Diego Municipal Code section 125.0431 were not required under the circumstances because the property is currently unoccupied and not for rent. No new tenants have applied to rent a unit or moved into the units during the processing of the subject Tentative Map. Therefore, this finding does not apply.

10. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

The existing dwelling units on the property were developed in 2016 as a private project that was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. Therefore, this finding does not apply.

11. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.

The existing dwelling units on the property were developed in 2016 as a private project that was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing. Therefore, this finding does not apply.

The above findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1857520, including the waiver of the requirement to underground existing offsite overhead utilities, is hereby granted to TRX Holdings, LLC, subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Francisco Mendoza
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24006933

Revised: 5/19/2014 by WJZ

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. 1857520
ROSEMONT DUPLEX - PROJECT NO. 508381

ADOPTED BY RESOLUTION NO. HO-_____ ON MAY 16, 2018

GENERAL

1. This Tentative Map will expire June 1, 2021.
2. Compliance with all the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
3. Prior to the expiration of the approved tentative map, a Parcel Map subdividing the property into two (2) residential condominium units shall be recorded in the office of the San Diego County Recorder.
4. Prior to the recordation of the Parcel Map, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.
5. The Subdivision shall conform to the provisions of Coastal Development Permit 1842517.
6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

CONDOMINIUM CONVERSION

7. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
 - a. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.

8. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code section 144.0504(c)).
9. Prior to the recordation of the Parcel Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

AFFORDABLE HOUSING

10. Prior to issuing the first residential building permit or any other construction permit, Owner/Permittee shall comply with the provisions of Chapter 14, Article 2, Division 13 of the San Diego Municipal Code (Inclusionary Affordable Housing Regulations) by paying to the City of San Diego the full Inclusionary Affordable Housing Fee based upon the aggregate square footage of all residential units in the project, on terms set forth within the Inclusionary Affordable Housing Regulations.

ENGINEERING

11. The Subdivider shall construct a new curb ramp, with current City Standard curb ramp with Detectable/Tactile Warning Tile, adjacent to the site on Draper Avenue and Rosemont Street, satisfactory to the City Engineer.
12. The Subdivider shall dedicate and improve a triangular area at the southeast corner of the property, the corner of Draper Ave. and Rosemont Street, as shown on the approved Exhibit "A," to the satisfaction of the City Engineer.
13. The Subdivider shall construct new sidewalk, along the property frontage on Rosemont Street and Draper Avenue, with current City standard sidewalk, satisfactory to the City Engineer.
14. The Subdivider shall construct new curb and gutter along the property frontage on Rosemont Street and Draper Avenue, with current City standard curb and gutter, satisfactory to the City Engineer.
15. The Subdivider shall install a new 17-foot-wide driveway per current City Standards adjacent to the site on Draper Avenue, satisfactory to the City Engineer.
16. The Subdivider shall obtain a bonded grading permit for the grading required to install the public improvements, as shown on the approved Exhibit "A." All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.
17. The Subdivider 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.
18. Prior to the issuance of a grading permit, the Subdivider 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.

19. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
20. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

LANDSCAPE

21. Prior to issuance of any grading permit, the Subdivider 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, Stormwater 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.
22. Prior to issuance of any public improvement permit, the Subdivider 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.
23. The Subdivider 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.
24. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed during demolition or construction, the Subdivider 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.

MAPPING

25. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].

26. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
27. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the Subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required

ATTACHMENT 7

permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24006933



THE CITY OF SAN DIEGO

Date of Notice: October 17, 2017

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24006933

PROJECT NAME/NUMBER: Rosemont Duplex MW/508381

COMMUNITY PLAN AREA: La Jolla Community Plan Area

COUNCIL DISTRICT: 1

LOCATION: 654 and 656 Rosemont Street, La Jolla, CA 92037

PROJECT DESCRIPTION: Tentative Map (TM) and Coastal Development Permit (CDP) for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is located within Base Zone RM-1-1, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), Parking Impact Overlay Zone (Coastal), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and the La Jolla Community Plan, Council District 1.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 and Section 15305

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Faculties) and 15305 (Minor Alterations in Land Use Limitations). 15301 allows for division of existing multiple family or single-family residences into common interest ownership where no physical changes occur which are not otherwise exempt; 15305 allows for minor alterations land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The exemptions are appropriate because since the project is TM and CDP for the conversion of an existing duplex into two residential condominium units. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effects on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Francisco Mendoza
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER: (619) 446-5433

On October 17, 2017 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 (October 31, 2017). The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

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

POSTED IN THE OFFICE OF DSD
Posted OCT 13 2017 *rw*
Removed NOV 01 2017
Posted by *De M. White*



La Jolla Community Planning Association

Date: September 19, 2017

To: Francisco Mendoza

cc. Robert Bateman

Subject: La Jolla Community Planning Association Vote

RE: Rosemont Duplex MW-654-656 Rosemont Street

On September 7, at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **The Rosemont Duplex MW-654-656 Rosemont Street** as an Action Item on Full Review.

Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

The LJCPA made the following motion to recommend the project.

Findings can be made for a Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. 14-0-2.

Sincerely,

Helen Boyden, Vice President

La Jolla Community Planning Association

Project Title: ROSEMONT DUPLEX	Project No. (For City Use Only) 508381
-----------------------------------	--

Part II - To be completed when property is held by a corporation or partnership

Legal Status (please check):

Corporation Limited Liability -or- General) What State? _____ Corporate Identification No. _____
 Partnership

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, 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 names, titles and addresses of **all** persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all corporate officers, and all partners in a partnership who own the property). A signature is required of at least one of the corporate officers or partners who own the property. 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. **Additional pages attached** Yes No

Corporate/Partnership Name (type or print):
TRX HOLDINGS, L.L.C. a limited Liability Company

Owner Tenant/Lessee

Street Address:
10201 Bay Area Blvd.

City/State/Zip:
Pasadena, TX. 77507

Phone No: _____ Fax No: _____
713-545-3551

Name of Corporate Officer/Partner (type or print):
Rami Amir

Title (type or print):
President

Signature : _____ Date: 8/4/14

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

Title (type or print):

Signature : _____ Date: _____

Corporate/Partnership Name (type or print):

Owner Tenant/Lessee

Street Address:

City/State/Zip:

Phone No: _____ Fax No: _____

Name of Corporate Officer/Partner (type or print):

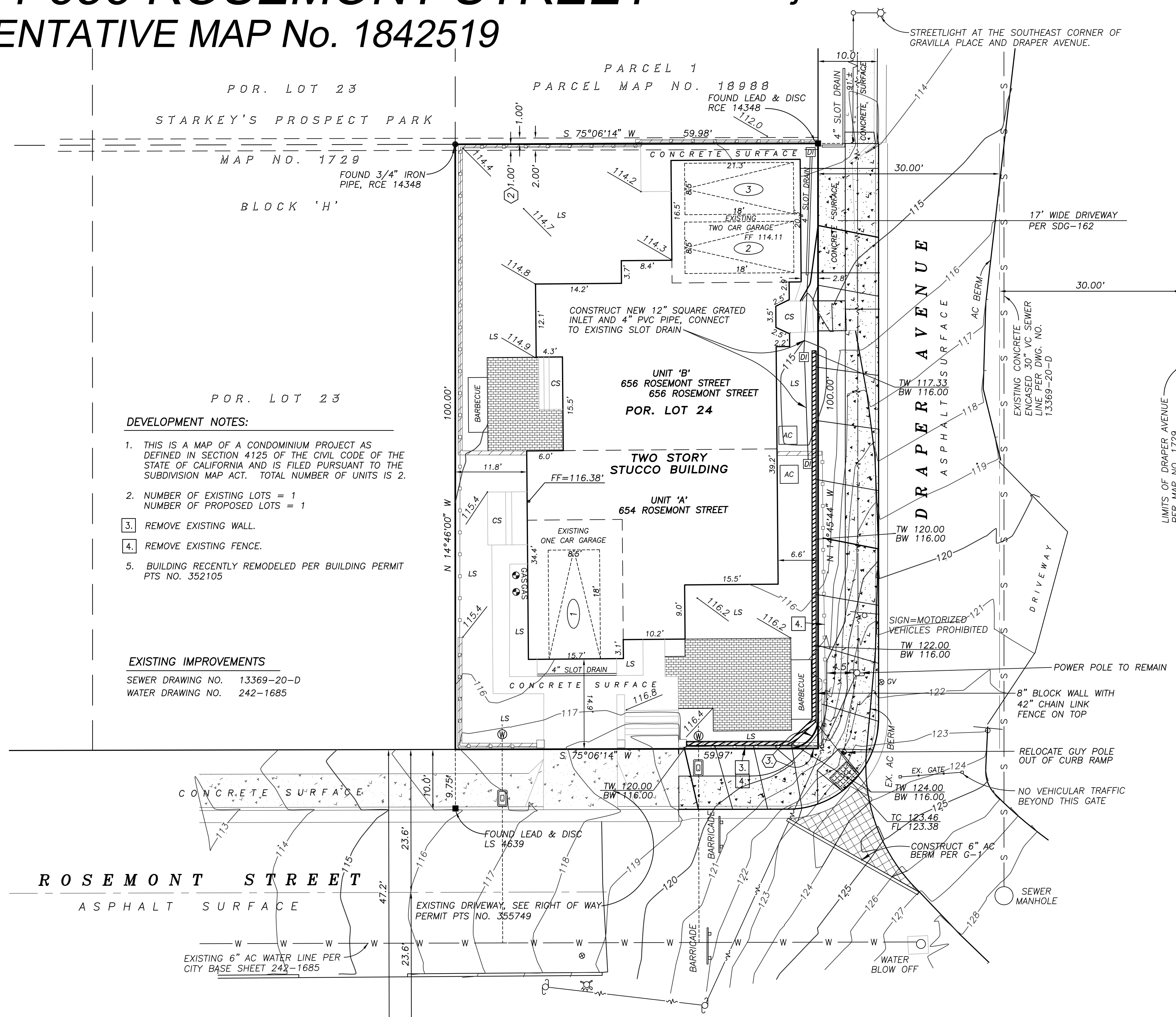
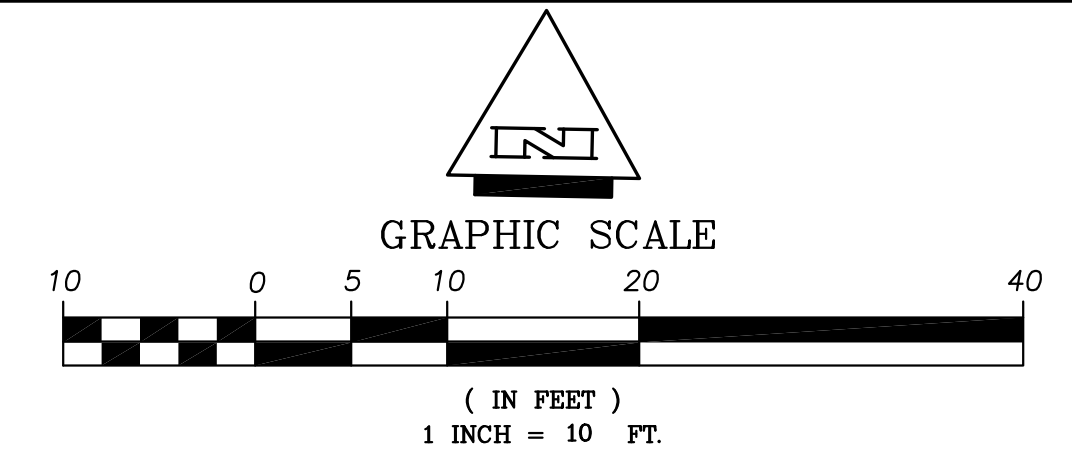
Title (type or print):

Signature : _____ Date: _____

654-656 ROSEMONT STREET

TENTATIVE MAP No. 1842519

Project No. 508381



- DEVELOPMENT NOTES:**
- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF UNITS IS 2.
 - NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 1
 - REMOVE EXISTING WALL.
 - REMOVE EXISTING FENCE.
 - BUILDING RECENTLY REMODELED PER BUILDING PERMIT PTS NO. 352105

EXISTING IMPROVEMENTS
SEWER DRAWING NO. 13369-20-D
WATER DRAWING NO. 242-1685

ZONING INFORMATION
EXISTING AND PROPOSED ZONE: RM-1-1
COMMUNITY PLAN NAME: LA JOLLA
OVERLAY ZONES: COASTAL HEIGHT LIMITATION
COASTAL PARKING IMPACT
RESIDENTIAL TANDEM PARKING
TRANSIT AREA

UNIT AREAS LIVING SPACE

TYPE OF UNIT	NUMBER OF TYPE	SQUARE FOOTAGE PER UNIT
2 BR UNIT 'A'	1	1,724
2 BR UNIT 'B'	1	1,939
TOTAL	2	3,663

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X

MONUMENTATION & MAPPING
A PARCEL MAP WILL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE PARCEL MAP.

- EXISTING & PROPOSED EASEMENTS:**
- AN EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR A LINE OF SEWER AND WATER PIPE LINES AND INCIDENTAL PURPOSES RECORDED OCTOBER 21, 1924 IN BOOK 1042 OF DEEDS, PAGE 120. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION AND THEREFORE COULD NOT BE PLOTTED
 - AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR POLES AND WIRES AND INCIDENTAL PURPOSES RECORDED SEPTEMBER 17, 1925 IN BOOK 1112 OF DEEDS, PAGE 359. PLOTTED HEREON.
 - PROPOSED RIGHT OF WAY DEDICATION.

- LEGEND:**
- INDICATES WATER METER
 - INDICATES GAS METER
 - INDICATES UTILITY POLE
 - INDICATES UTILITY POLE ANCHOR
 - INDICATES FIRE HYDRANT
 - INDICATES WATER GATE VALVE EXCEPT AS NOTED
 - INDICATES STREET SIGN
 - INDICATES STREET LIGHT
 - INDICATES PARKING SPACE
 - INDICATES FINISHED FLOOR
 - INDICATES AIR CONDITIONING UNIT
 - INDICATES LANDSCAPE AREA
 - INDICATES CONCRETE SURFACE
 - INDICATES DRAIN INLET
 - INDICATES GAS GATE VALVE
 - INDICATES CURB RAMP PER SDG-130, SDG-132
 - INDICATES NEW RETAINING WALL WITH 42" CHAIN LINK FENCE
 - INDICATES CURB AND GUTTER PER SDG-151
 - INDICATES PCC SIDEWALK PER SDG-155
 - INDICATES PCC DRIVEWAY PER SDG-159
 - INDICATES SEWER LATERAL
 - INDICATES WATER SERVICE
 - INDICATES WATER LINE
 - INDICATES SEWER LINE
 - INDICATES OVERHEAD WIRES
 - INDICATES WOOD FENCE
 - INDICATES WALL
 - INDICATES BRICK SURFACE
 - INDICATES AC PAVING SDG-113
 - INDICATES PROPERTY LINE/TM BOUNDARY

OWNER/DEVELOPER:
TRX HOLDINGS, LLC
10201 BAY AREA BOULEVARD
PASADENA, TEXAS 77507

- CITY OF SAN DIEGO DEVELOPMENT SUMMARY**
- SUMMARY OF REQUEST:
TENTATIVE MAP TO CONVERT/CREATE 2 RESIDENTIAL CONDOMINIUM UNITS
 - STREET ADDRESS: 654-656 ROSEMONT STREET
N S E W SIDE
BETWEEN TYRIAN STREET AND DRAPER AVENUE
 - SITE AREA:
TOTAL SITE AREA: (5997.75 SF) (0.138 ACRE)
NET SITE AREA: (5997.75 SF) (0.138 ACRE)
 - DENSITY: (RESIDENTIAL)
MAXIMUM NO. DWELLING UNITS ALLOWED PER ZONE: 2
NUMBER OF EXISTING UNITS TO REMAIN ON SITE: 2
NUMBER OF PROPOSED DWELLING UNITS ON SITE: 0
TOTAL NUMBER OF UNITS PROVIDED ON THE SITE: 2
 - PARKING:
PARKING CRITERIA:
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 MIXED USE OTHER

TYPE OF UNIT	NUMBER OF TYPE	PARKING REQUIRED PER UNIT	TOTAL PER TYPE
2 BR UNIT	2	1	2
TOTAL REQUIRED BY ZONE			2
TOTAL PROVIDED ON-SITE			3

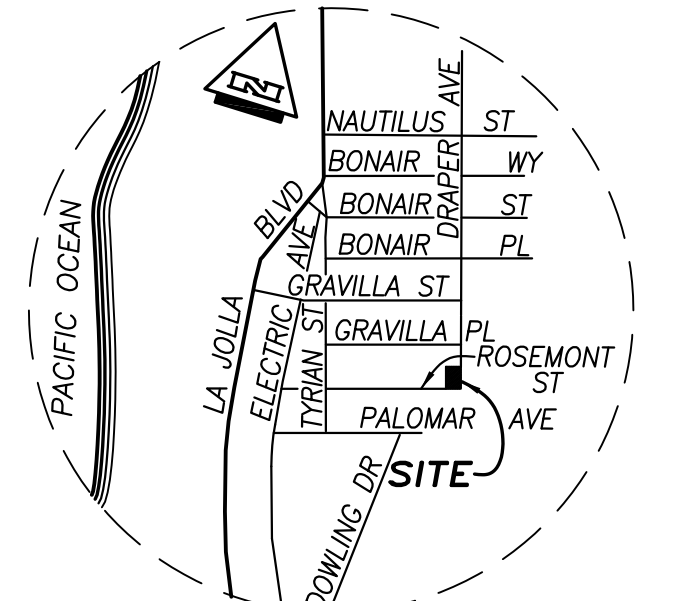
PROFESSIONAL LAND SURVEYOR:
SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858) 565-8362
PROJECT NO. 351-492-13 Rosemont 654-656.dwg
Robert J. Bateman 04/30/2018
ROBERT J. BATEMAN, P.L.S. 7046 DATE



Prepared By:
SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CA 92123-1354
PHONE: 858-565-8362
FAX: 858-565-4354 EMAIL: rbateman@sdlse.com

Consultants:

Basis of Bearings:
THE NORTHERLY RIGHT-OF-WAY LINE OF ROSEMONT STREET AS SHOWN ON PARCEL MAP NO. 20635.
I.E. N 75°06'14" E



Benchmark:
NORTHWEST BRASS PLUG AT THE INTERSECTION OF ROSEMONT STREET AND TYRIAN STREET
ELEVATION= 97.104 M.S.L.

Project Soil Condition: Existing developed site.

Source of Topography:
Field survey by San Diego Land Surveying on 3-15-2017

Project Legal Description:
THE SOUTH 100 FEET OF LOT 24 IN BLOCK "H" OF STARKY'S PROSPECT PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1729 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON MAY 6, 1922.

Project Permits Required:
TENTATIVE MAP
Coastal Development Permit

Project Data:
Number of Stories: 2
Proposed use: Residential
Existing use: Residential
Zone Designation: RM-1-1
La Jolla Planned District,
Year of Construction: 1940

LAMBERT COORDINATES:
NAD 27 = 242-1685 NAD 83 = 1,882-6,245
A.P.N. 351-492-13

Project Name:
654 - 656 Rosemont Street

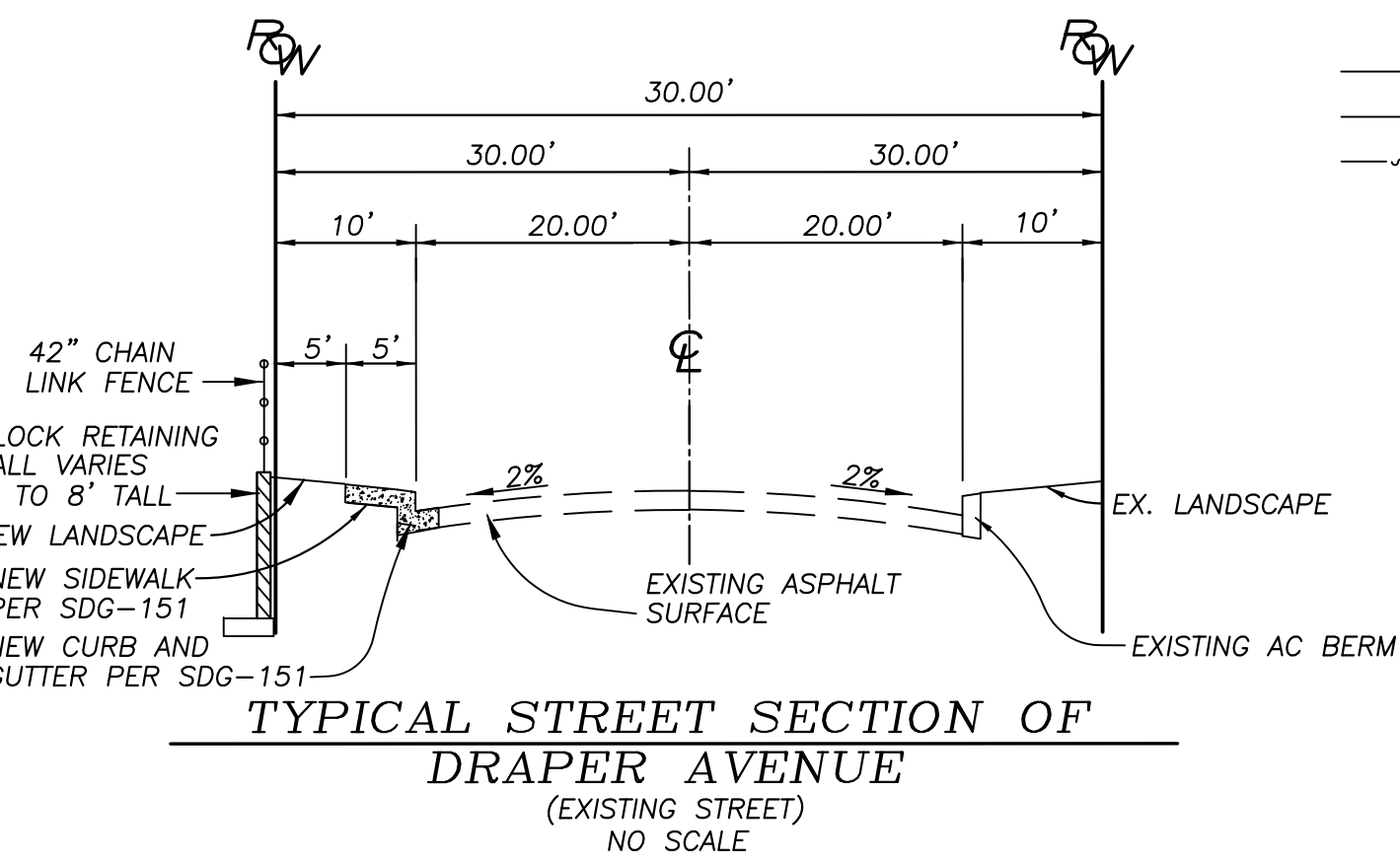
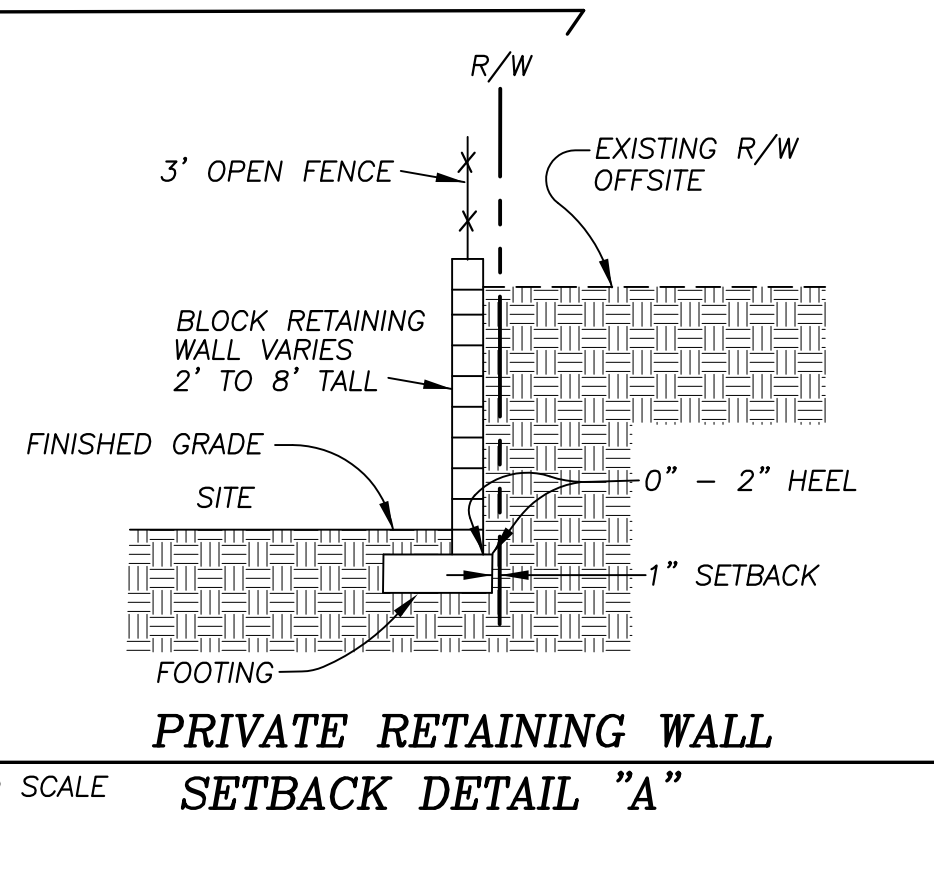
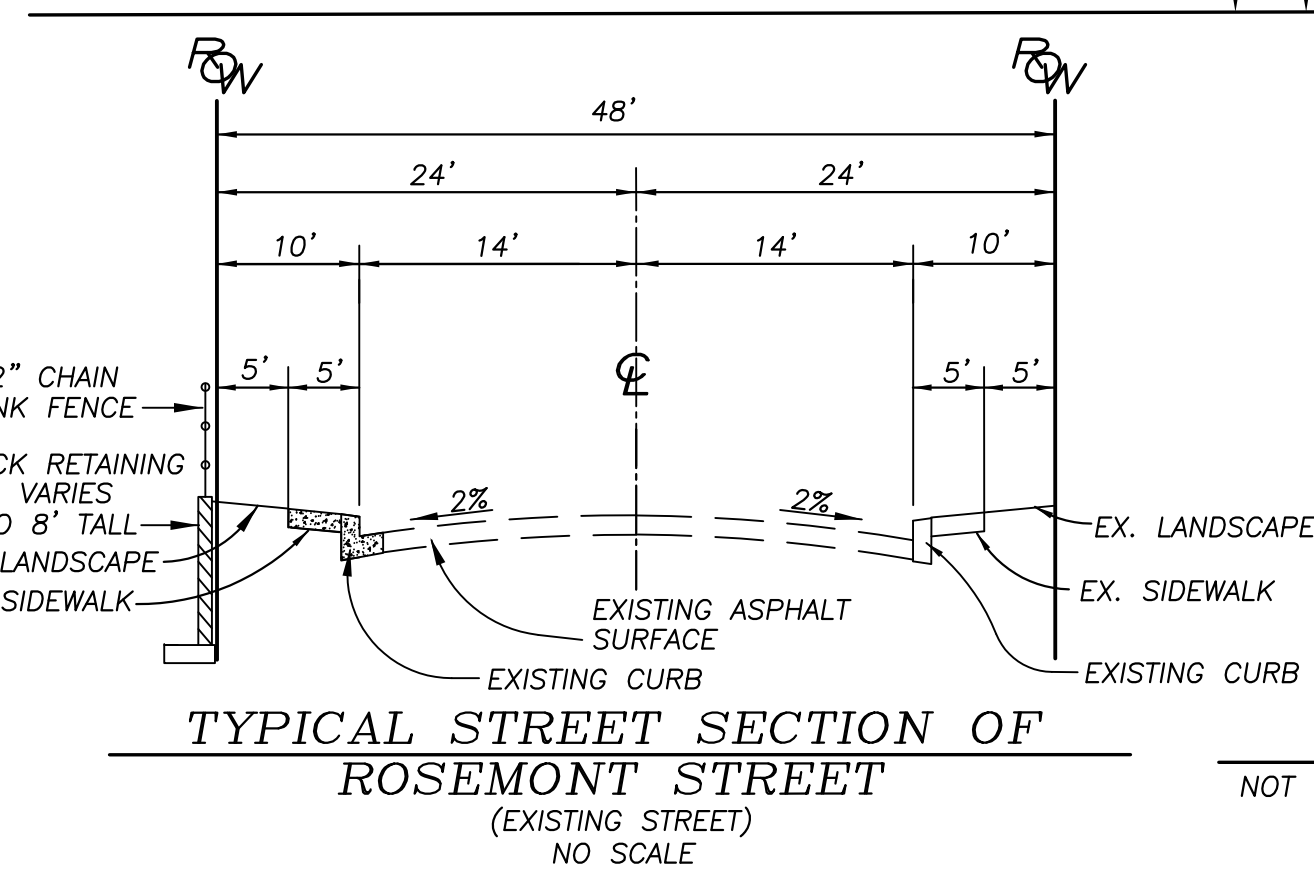
Project Address:
654 & 656 Rosemont St
La Jolla, CA 92037

Project Owner:
TRX HOLDINGS, LLC.
6540 LUSK BOULEVARD
SAN DIEGO, CA 92121

Sheet Title:
TENTATIVE MAP NO. 1842519
I.O. No. 24006933 Project No. 508381

Scale: 1" = 10'
Original Date: May 15, 2016
Revised: September 22, 2017
Revised: November 28, 2017

RAMI AMIR, MANAGING MEMBER



LANDSCAPE ARCHITECTURE PLANS FOR:

ROSEMONT DUPLEX 654 & 655 ROSEMONT STREET LA JOLLA, CA 92037

NOTES:

1. The contractor shall obtain all necessary permits and pay all related fees.
2. The contractor shall be appropriately licensed in the State of California.
3. The contractor shall notify the Owner prior to beginning the work and shall be responsible for coordinating with the Owner, Landscape Architect, Local Agencies, and other trades.
4. The Contractor shall notify the Landscape Architect immediately of any errors, omissions or discrepancies in the existing conditions or with the plans prior to starting the work.
5. Determination of "or equal" substitutions shall be the responsibility of the Landscape Architect.
6. The Landscape Architect shall be notified no less than 24 hours prior to any required site observations and/or meetings.
7. Site observations by the Landscape Architect during the installation of this project does not relieve the Contractor of his responsibility to perform all work in accordance with the plans, specifications and governing codes.
8. This firm does not practice or consult in the Field of Safety Engineering. This firm does not direct the construction operation and is not responsible for the safety of any persons other than our own on the site. The safety of others is the responsibility of the Contractor. The Contractor shall notify the Owner and the Landscape Architect if any of the recommendations presented herein are considered to be unsafe.

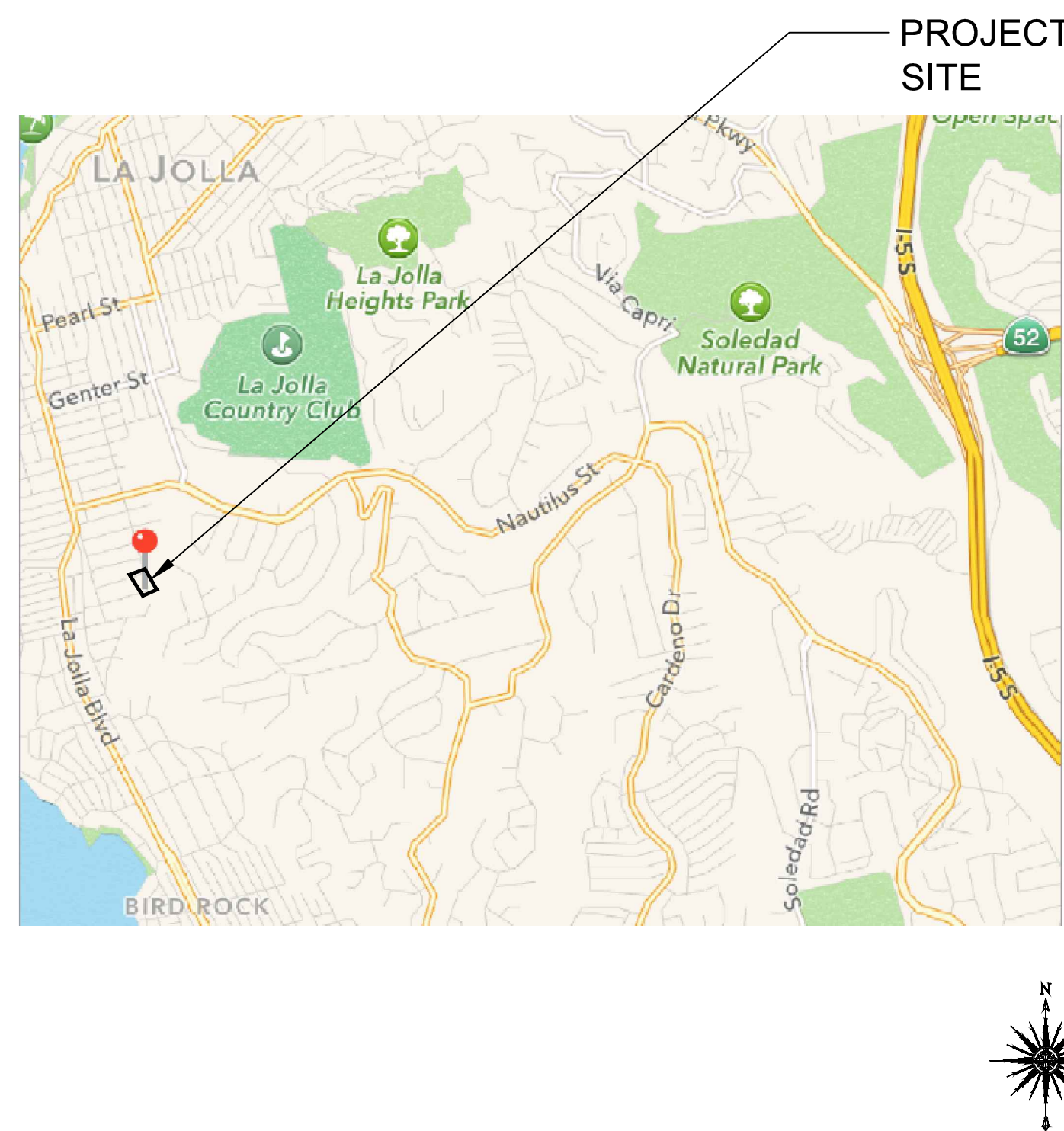
REFERENCE DOCUMENTS:

Unless otherwise noted or specified, the work shall be performed in accordance with the following reference documents:

1. California Building Code 2016, Current Editions of California Fire Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Residential Code.
2. Americans with Disabilities Act.
3. Title 24 Accessibility Codes.



VICINITY MAP:



PROJECT DESCRIPTION:

Renovation of a residential duplex. New landscape, hardscape, irrigation and a barbecue counters.

PROJECT DIRECTORY:

OWNER

BUILDER:


LANDSCAPE ARCHITECT:
TOPIA
5055 North Harbor Drive, Suite 200
San Diego, CA 92106
Telephone: (858) 458-0555

Frank Marczynski
Frank@topialand.com

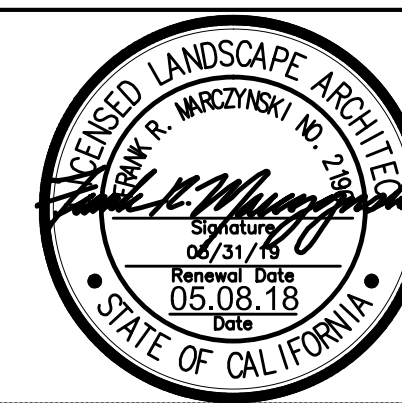
SHEET INDEX:

SHEET: DESCRIPTION:

COVER	COVER
L-2.0	CONSTRUCTION NOTES & LEGEND
L-2.1	CONSTRUCTION PLAN
L-2.2	CONSTRUCTION DETAILS
L-2.3	CONSTRUCTION DETAILS
L-3.0	IRRIGATION NOTES & LEGEND
L-3.1	IRRIGATION PLAN
L-3.2	IRRIGATION DETAILS
L-3.3	IRRIGATION DETAILS
L-4.0	PLANTING NOTES & LEGEND
L-4.0.1	LANDSCAPE AREA DIAGRAM - LANDSCAPE AREA CALCULATIONS
L-4.0.2	LANDSCAPE AREA DIAGRAM - HYDROZONES & CALCULATIONS
L-4.1	PLANTING PLAN
L-4.2	PLANTING DETAILS



5055 N. Harbor Drive, Suite 200
San Diego, California 92106
T: 858.458.0555 F: 858.458.0554



DATE	05.08.18		
REVISION		DATE	BY
	CITY SUBMITTAL	05.08.18	
PROJECT #	15010.00		

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction, publication, or use in any method, in whole or in part without express written consent of TOPIA is prohibited. Use of the plans and specifications remain in TOPIA's possession. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET
COVER
OF

CONSTRUCTION NOTES:

- A. ALL DIMENSIONS ARE TAKEN FROM CURB FACE OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON PLAN. THE DIMENSIONS ARE SHOWN FOR APPROXIMATE LINE AND ALL RADII AND CURVES ARE TO HAVE CONTINUOUS AND SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- B. ALL FORMS AND ALIGNMENT OF PAVING SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO POURING (GIVE A MINIMUM OF 48 HOURS NOTICE).
- C. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- D. CONTRACTOR SHALL NOTE AND INSTALL SLEEVE LOCATIONS SHOWN ON IRRIGATION PLAN AND CONSTRUCTION PLANS.
- E. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE 2010 CALIFORNIA BUILDING CODE.
- F. THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- G. CONTRACTOR MUST CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- H. CONDITIONS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO THE DETAILS FOR THE RESPECTIVE MATERIALS.
- I. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. ALL BRACING, TEMPORARY SUPPORTS SHORING, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OBSERVATION VISITS TO THE JOB SITE BY THE LANDSCAPE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION METHODS AND SAFETY CONDITIONS AT THE WORKSITE. THESE VISITS SHALL NOT BE CONSTRUED AS CONTINUOUS AND DETAILED INSPECTIONS.
- J. DESIGN, MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, LANDSCAPE ARCHITECT AND THE APPLICABLE GOVERNING CODE AUTHORITY.
- K. PER CALIFORNIA GREEN BUILDING CODE SECTION 5.408.3, RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION OR DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

CONSTRUCTION KEY REFERENCES

KEY NO.	DESCRIPTION	FINISH SCHEDULE
1	CONSTRUCT 5" THICK CONCRETE PAVING, AT DRIVEWAY. SEE DETAIL B, SHEET L-2.2.	INTEGRAL COLOR: TO BE SELECTED FINISH: RETARDANT FINISH
2	CONSTRUCT 3-1/2" THICK CONCRETE PAVING. SEE DETAIL A, SHEET L-2.2.	INTEGRAL COLOR: TO BE SELECTED FINISH: RETARDANT FINISH
3	CONSTRUCT CONCRETE ENTRY STEPS. SEE DETAIL C SHEET L-2.2.	CONCRETE INTEGRAL COLOR - TBD; CONCRETE FINISH: RETARDANT FINISH TILE INSET:
4	INSTALL CONCRETE INTERLOCKING PAVERS. SEE DETAIL E, SHEET L-2.2.	MANUFACTURER: MODEL: COLOR:
5	CONSTRUCT NEW 5'-0" HIGH MASONRY PILASTERS. SEE DETAIL F, SHEET L-2.2.	STUCCO COLOR: TBD STUCCO FINISH: TBD
6A	CONSTRUCT NEW 3'-0" HIGH STUCCO WALL OVER EXISTING RETAINING WALL. SEE DETAIL B, SHEET L-2.3.	STUCCO COLOR: TBD STUCCO FINISH: TBD
6B	CONSTRUCT NEW 5'-2" HIGH STUCCO WALL OVER NEW RETAINING WALL. SEE DETAIL D, SHEET L-2.3.	STUCCO COLOR: TBD STUCCO FINISH: TBD
7A	CONSTRUCT 3'-0" HIGH STUCCO WALL. SEE DETAIL G, SHEET L-2.2.	STUCCO COLOR: TBD STUCCO FINISH: TBD
7B	CONSTRUCT 6'-0" HIGH STUCCO WALL. SEE DETAIL G, SHEET L-2.2.	STUCCO COLOR: TBD STUCCO FINISH: TBD
8	CONSTRUCT BBQ COUNTER. SEE DETAIL A, SHEET L-2.3.	STUCCO COLOR: TBD STUCCO FINISH: TBD
9	CONSTRUCT CONCRETE STEPS. SEE DETAIL C, SHEET L-2.2.	CONCRETE INTEGRAL COLOR - TBD; CONCRETE FINISH: RETARDANT FINISH
10	CONSTRUCT NEW 6'-0" HIGH WOOD FENCE PER DETAIL C, SHEET L-2.3.	FINISH: TO BE SELECTED
11	INSTALL TURF EDGING STRIP. SEE DETAIL H, SHEET L-2.2.	SEE DETAIL FOR PRODUCT INFORMATION.
12	ENTRY STEPS AND LANDING PER ARCHITECTS PLANS.	

EQUIPMENT SCHEDULE

2	BARBECUE-GAS-COUNTER	AER CORPORATION	PGS-S36T 39" STAINLESS STEEL COMMERCIAL GRILLE WITH BUILT-IN 60 MINUTE TIMER, NATURAL GAS, 75,000 BTU	STAINLESS STEEL
2	ACCESS DOORS	FIREMAGIC	#43934S ACCESS DOORS 30" X 15" WITH LOCK	STAINLESS STEEL

TOPIA

5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

ISSUED
Issue Date
City 02/06/17
Submittal
City 09/22/17
Submittal
City 05/08/18
Submittal

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

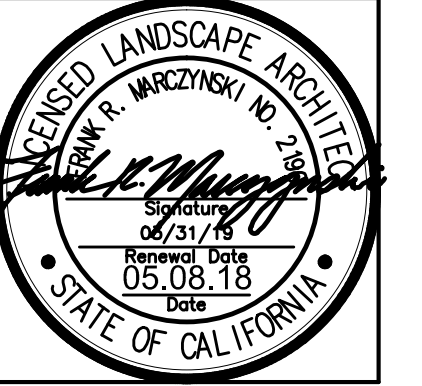
Construction Notes and Legend

DATE: 05.08.18
SCALE:

L-2.0

TOPIA

5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

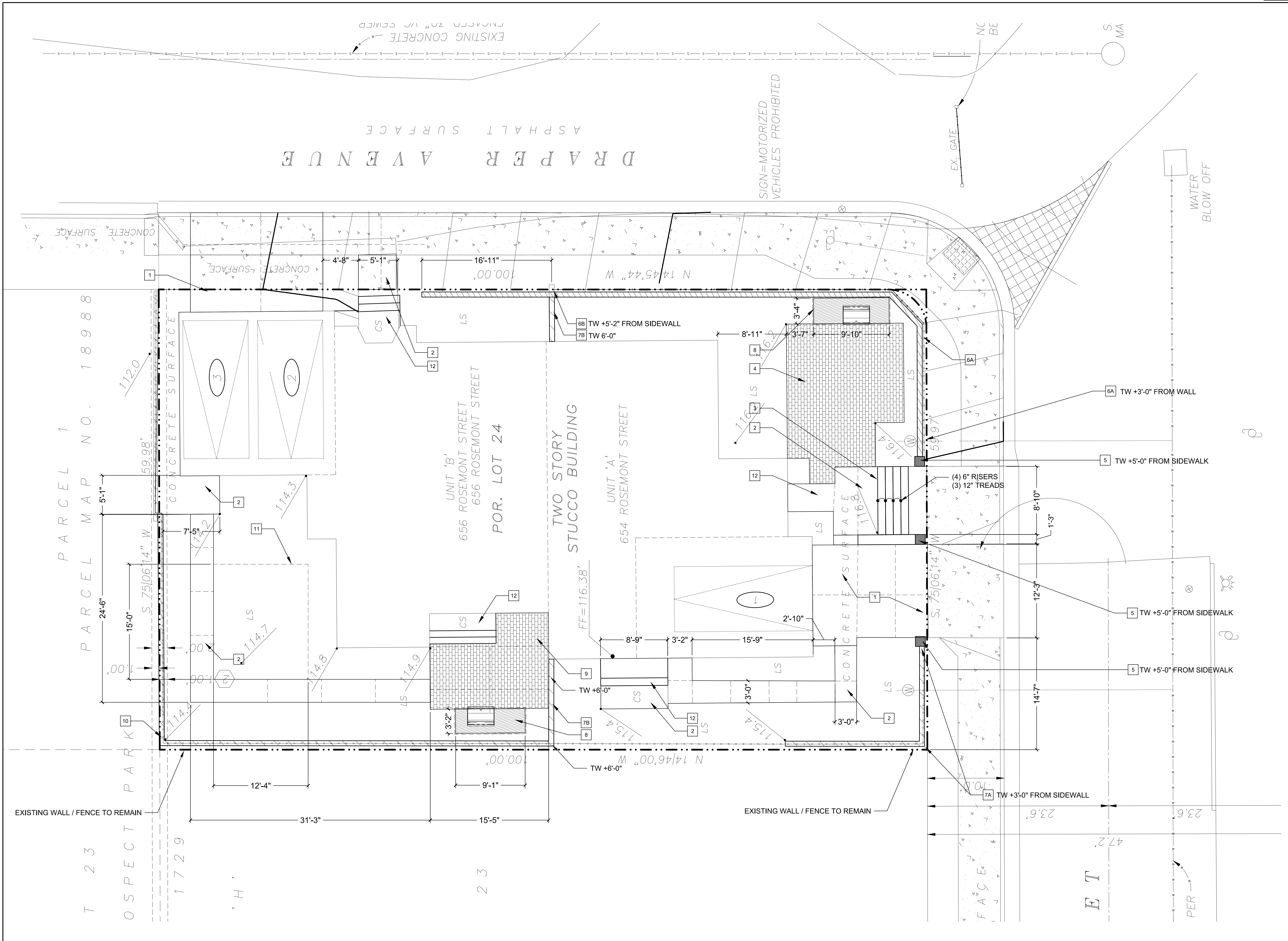
ISSUED	Issue	Date
	City	02/06/17
	Submittal	
	City	09/22/17
	Submittal	
	City	05/08/18
	Submittal	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Construction Plan

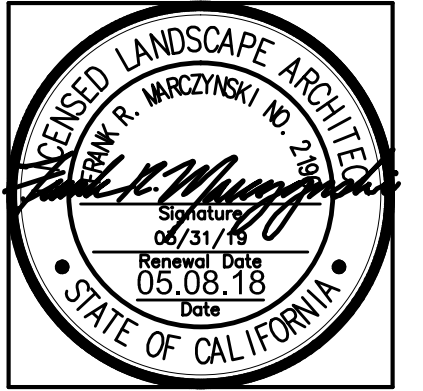
DATE: 05.08.18
SCALE: 3/16" = 1'-0"

L-2.1



TOPIA

5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont
Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR
CONSTRUCTION

Issue	Date
City	02/06/17
Submittal	
City	09/22/17
Submittal	
City	05/08/18
Submittal	

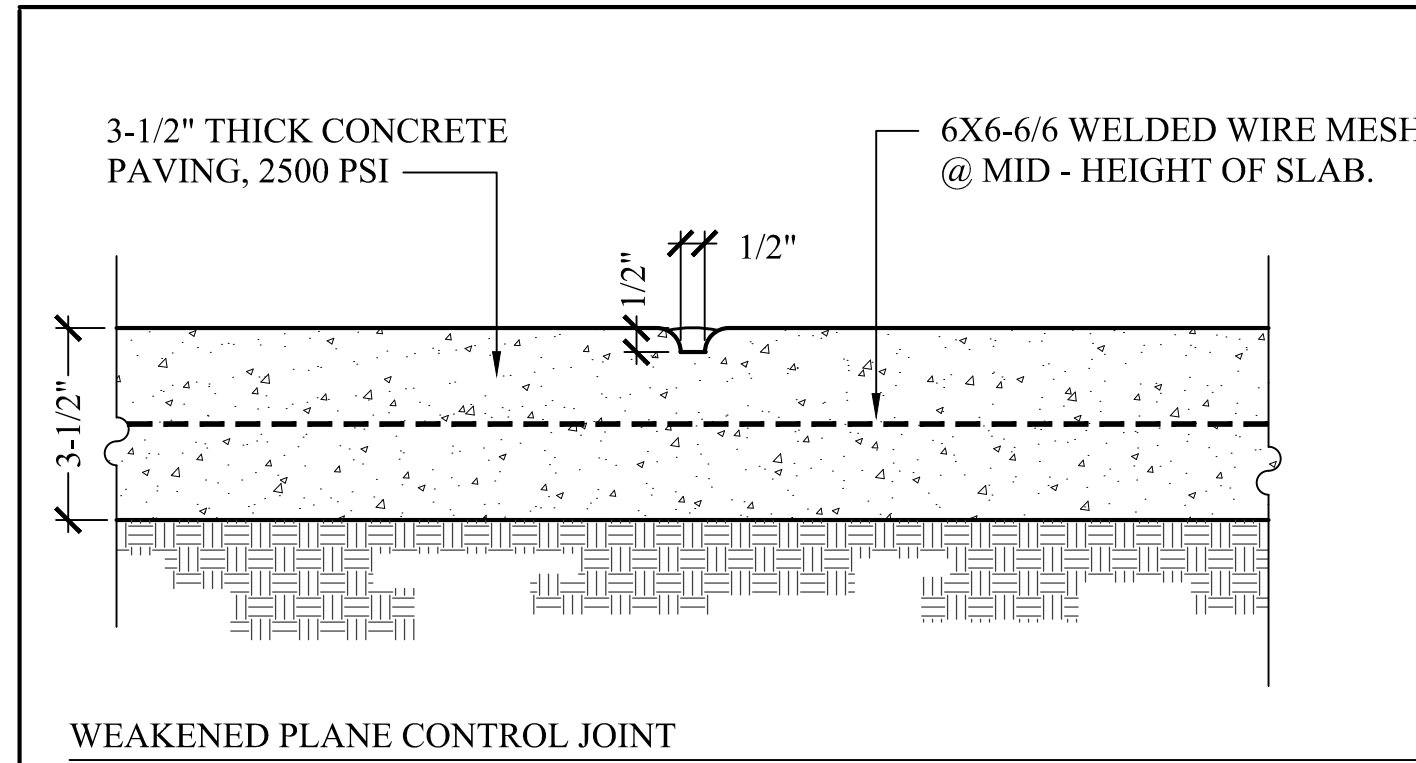
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Construction
Details

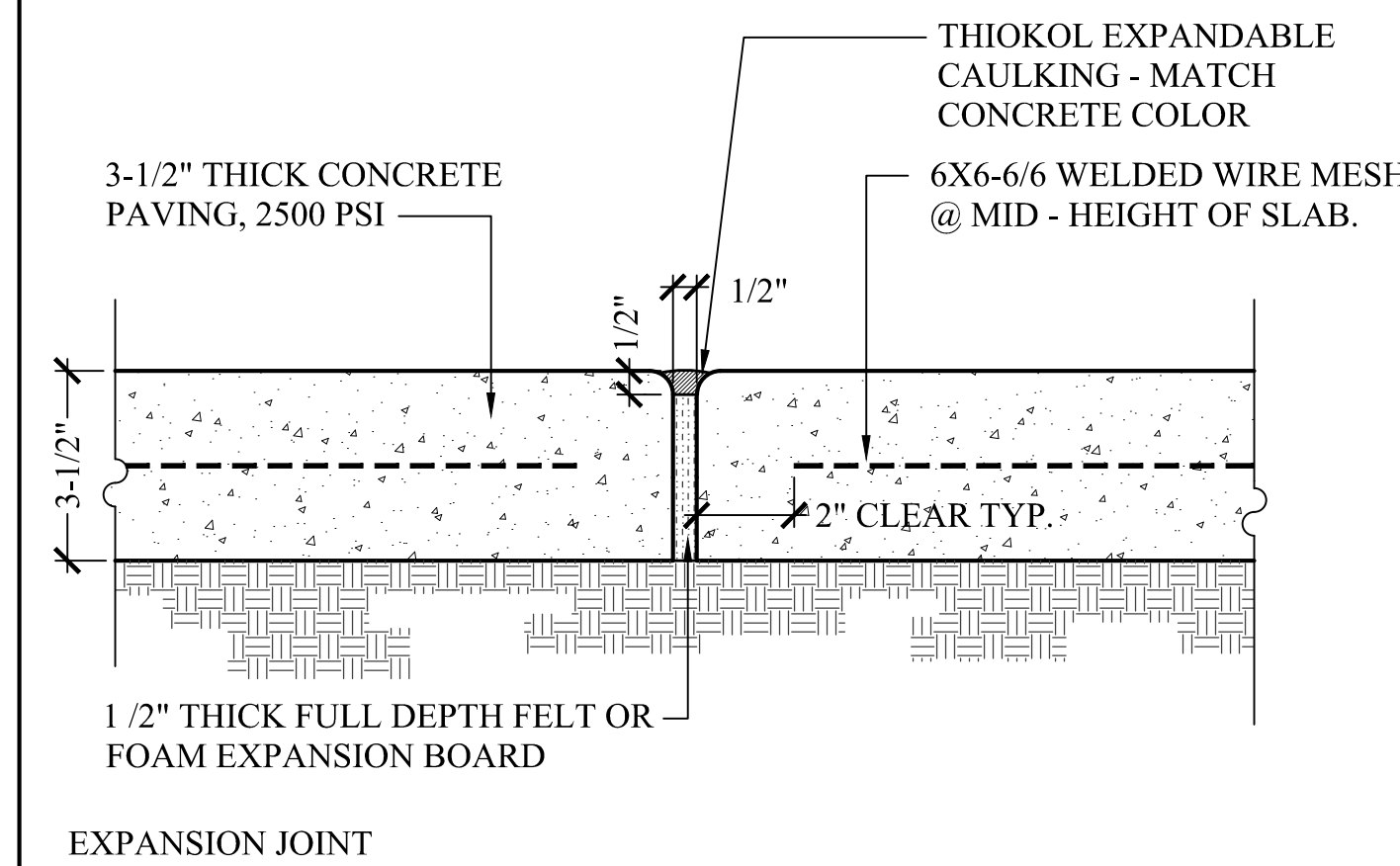
DATE: 05.08.18

SCALE:

L-2.2



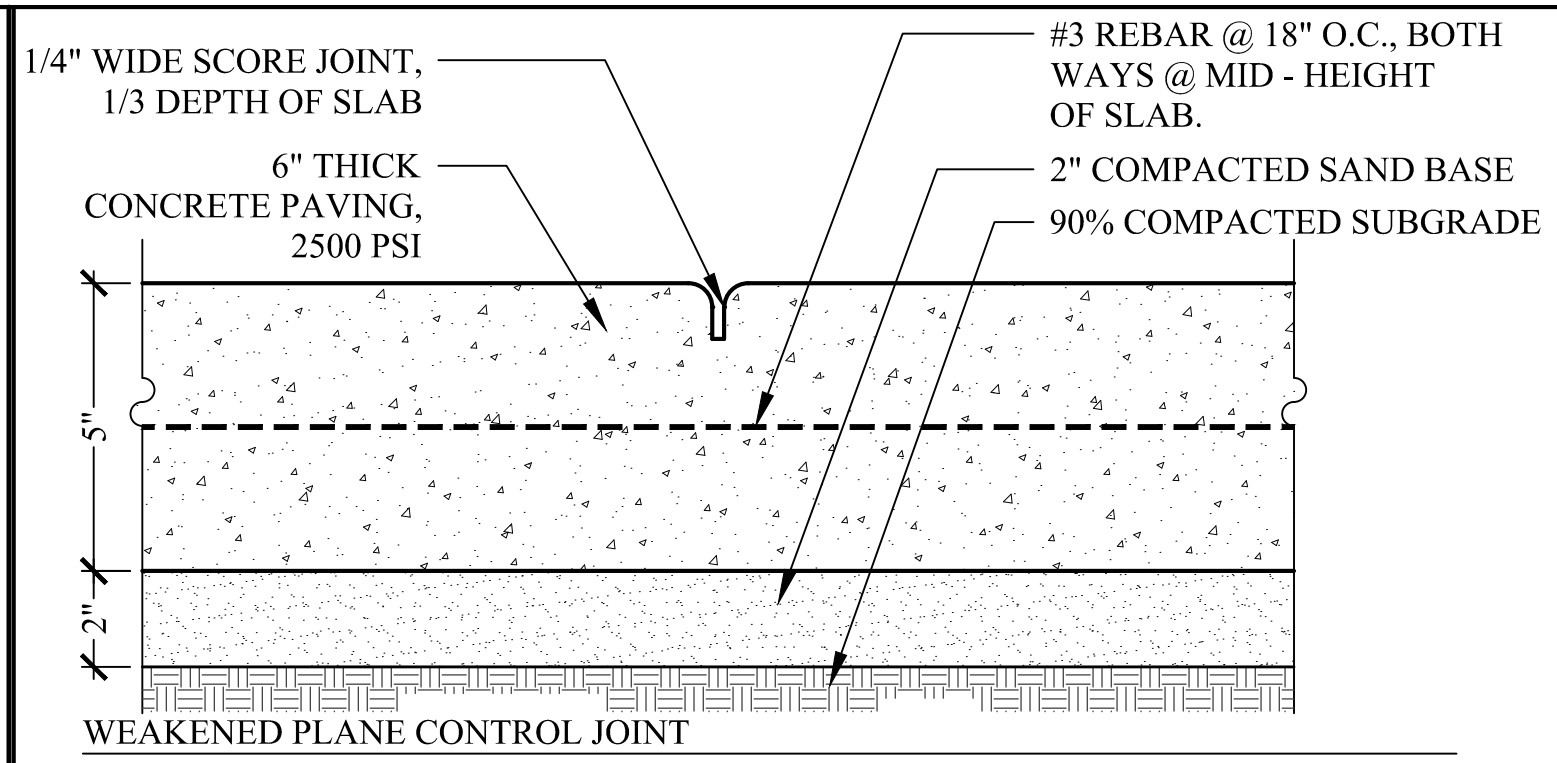
WEAKENED PLANE CONTROL JOINT



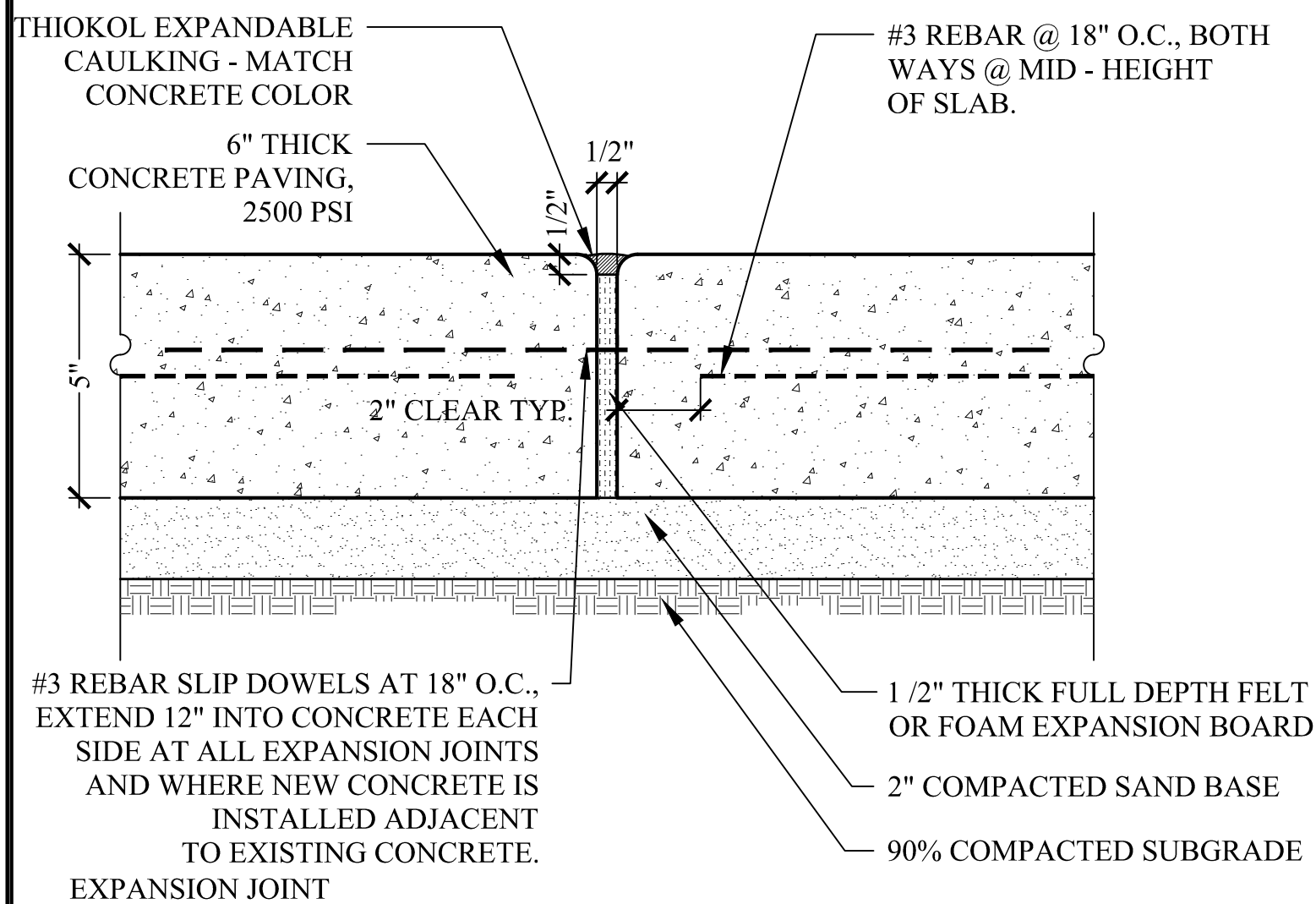
EXPANSION JOINT

NOTE:
A. SOIL ENGINEER SHALL INSPECT SUBGRADE SOILS FOR PROPER MOISTURE CONDITIONING AND COMPACTION 48 HOURS PRIOR TO CONCRETE POURING.
B. SEE FINISH SCHEDULE FOR INTEGRAL COLOR AND FINISH.

A 3- 1/2" CONCRETE PAVING SCALE: 3" = 1'-0"

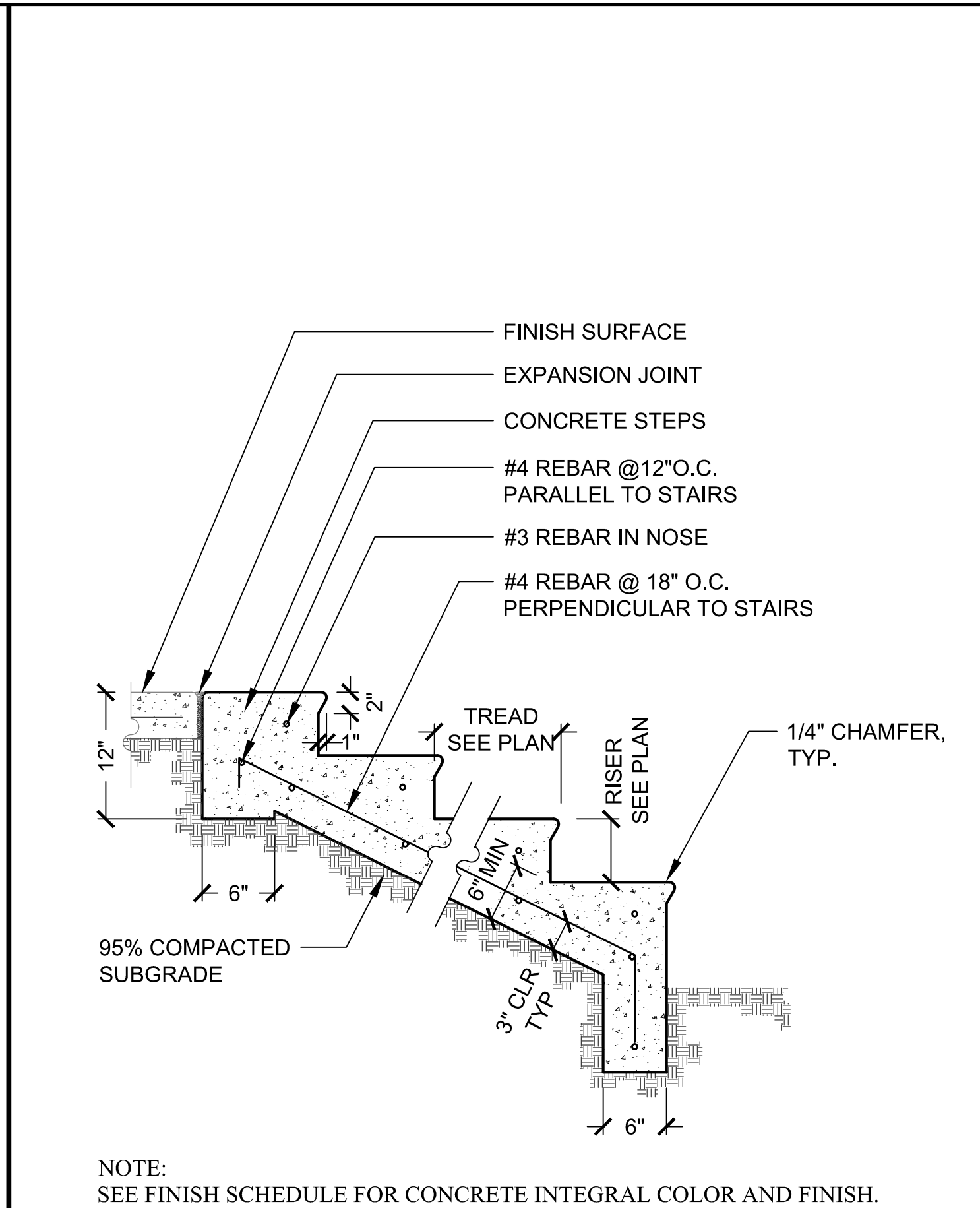


WEAKENED PLANE CONTROL JOINT



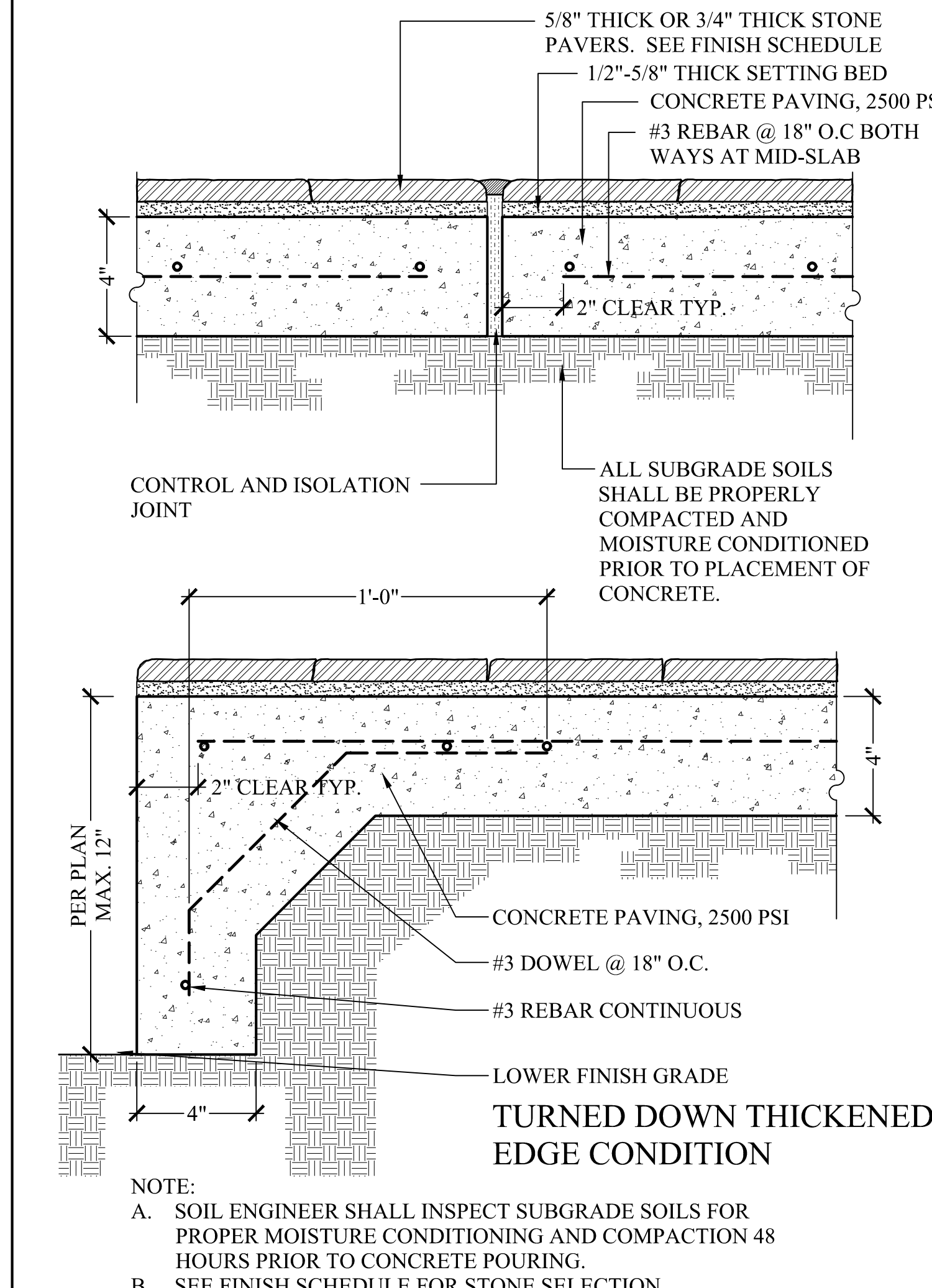
NOTE:
A. SOIL ENGINEER SHALL INSPECT SUBGRADE SOILS FOR PROPER MOISTURE CONDITIONING AND COMPACTION 48 HOURS PRIOR TO CONCRETE POURING.
B. SEE FINISH SCHEDULE FOR INTEGRAL COLOR AND FINISH.
C. INSTALL EXPANSION JOINTS @ 20' O.C. MAX. AND WHERE PAVING ABUTS EXISTING PAVING, BUILDING SLABS, STRUCTURES, TYP.

B 5" CONCRETE PAVING SCALE: 1" = 1'-0"

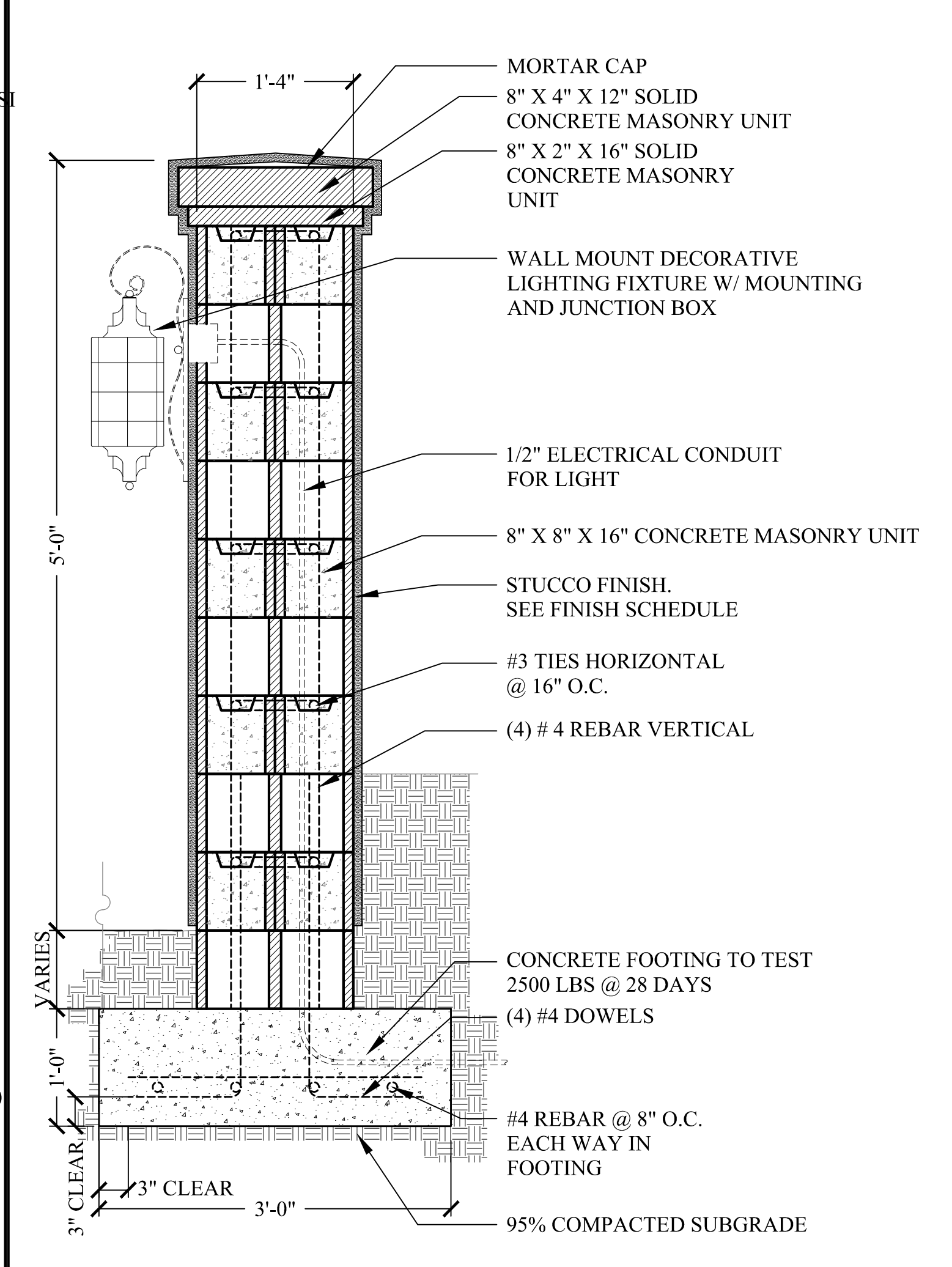


NOTE:
SEE FINISH SCHEDULE FOR CONCRETE INTEGRAL COLOR AND FINISH.

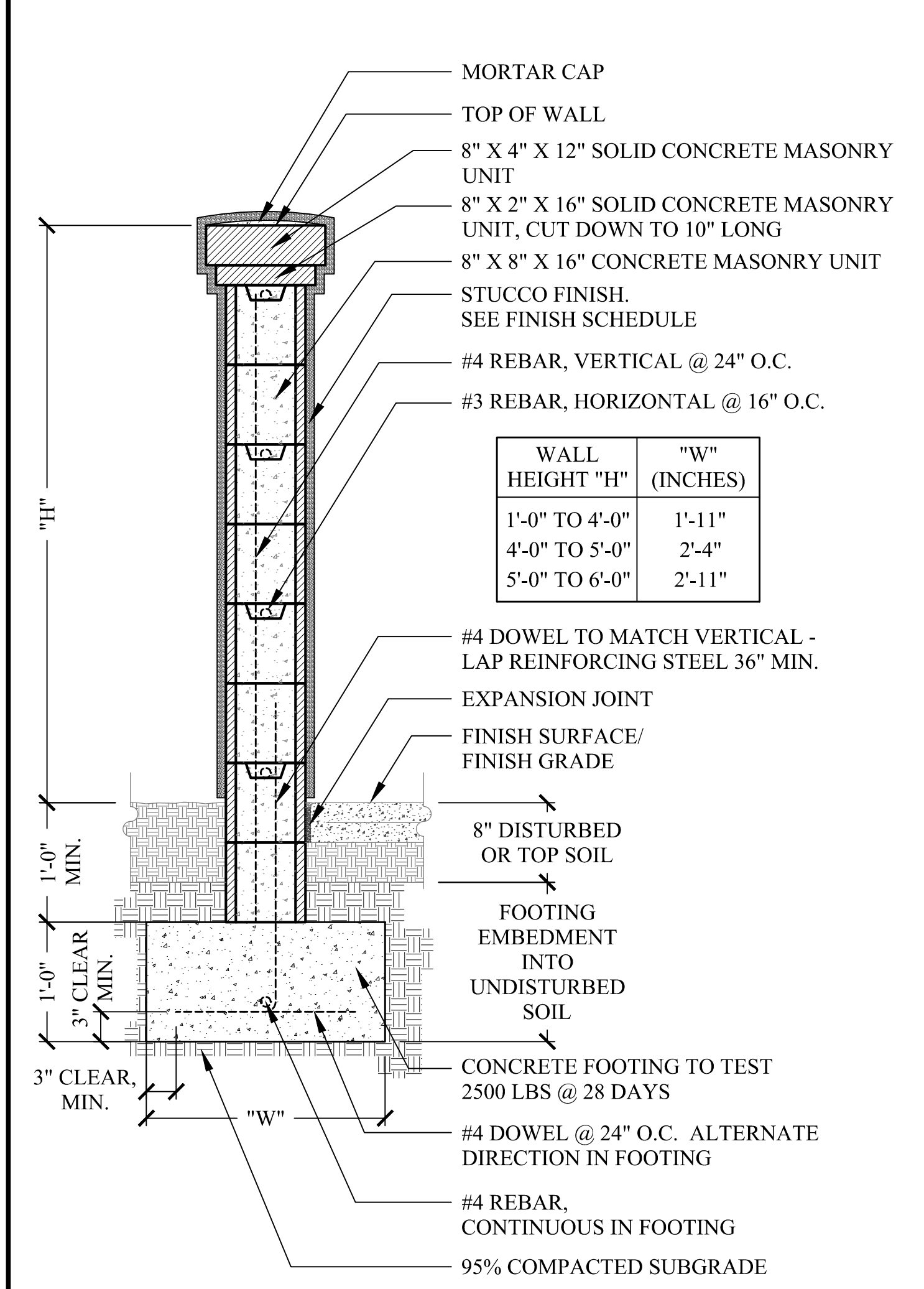
C CONCRETE STEPS SCALE: 1" = 1'-0"



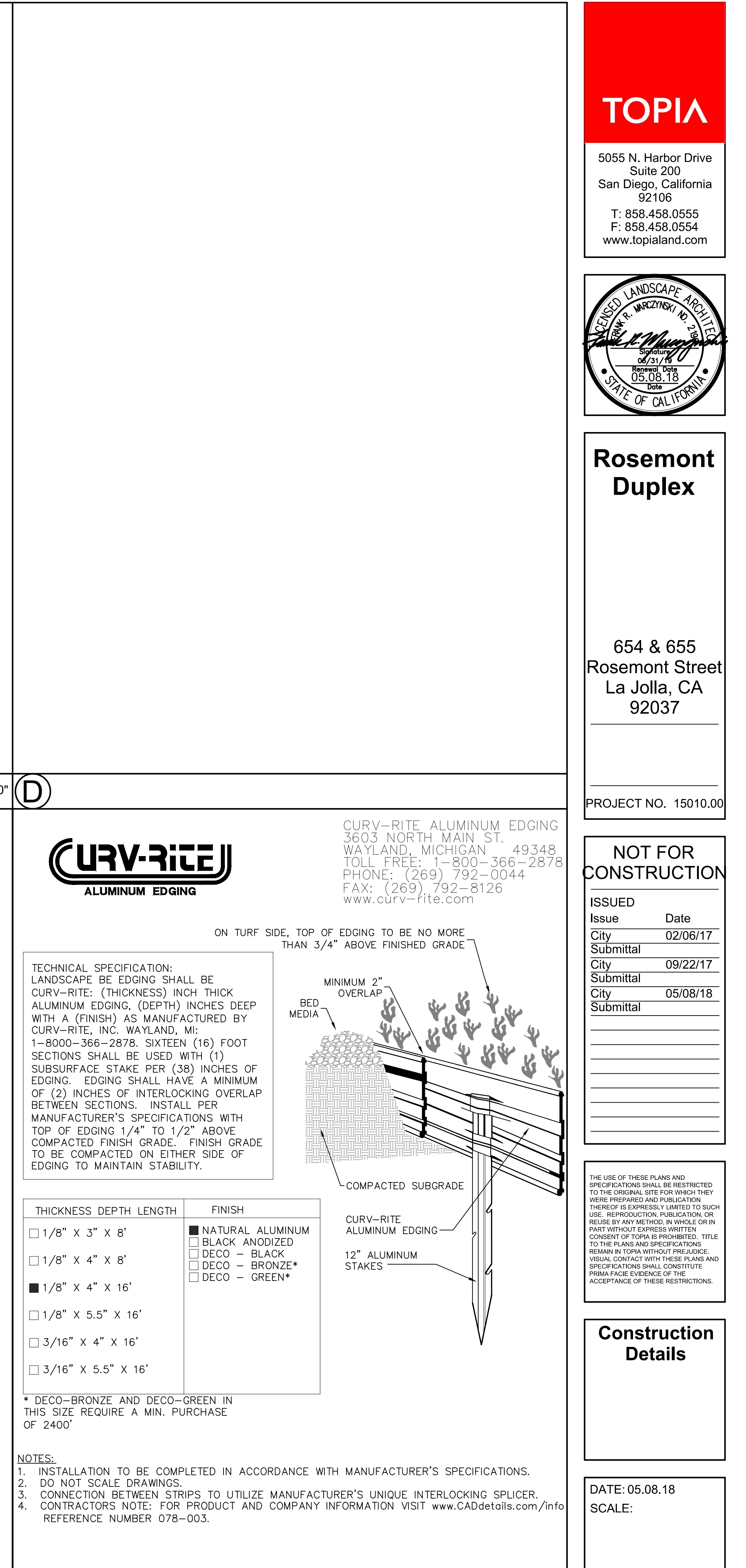
E INTERLOCKING PAVERS SCALE: 3" = 1'-0"



F MASONRY PILASTER AT ENTRY SCALE: 1" = 1'-0"



G FREE STANDING STUCCO WALL SCALE: 1" = 1'-0"



D ALUMINUM EDGING SCALE: 1" = 1'-0"

CURV-RITE
ALUMINUM EDGING

3603 NORTH MAIN ST.
WAYLAND, MICHIGAN 49348
TOLL FREE: 1-800-366-2878
PHONE: (269) 792-0044
FAX: (269) 792-8126
www.curv-rite.com

ON TURF SIDE, TOP OF EDGING TO BE NO MORE THAN 3/4" ABOVE FINISHED GRADE

MINIMUM 2" OVERLAP

COMPACTED SUBGRADE

CURV-RITE ALUMINUM EDGING

12" ALUMINUM STAKES

TECHNICAL SPECIFICATION:
LANDSCAPE BE EDGING SHALL BE CURV-RITE: (THICKNESS) INCH THICK ALUMINUM EDGING, (DEPTH) INCHES DEEP WITH A (FINISH) AS MANUFACTURED BY CURV-RITE, INC. WAYLAND, MI: 1-800-366-2878. SIXTEEN (16) FOOT SECTIONS SHALL BE USED WITH (1) SUBSURFACE STAKE PER (38) INCHES OF EDGING. EDGING SHALL HAVE A MINIMUM OF (2) INCHES OF INTERLOCKING OVERLAP BETWEEN SECTIONS. INSTALL PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1/4" TO 1/2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON EITHER SIDE OF EDGING TO MAINTAIN STABILITY.

THICKNESS	DEPTH	LENGTH	FINISH	
<input type="checkbox"/>	1/8"	3"	8'	<input checked="" type="checkbox"/> NATURAL ALUMINUM
<input type="checkbox"/>	1/8"	4"	8'	<input type="checkbox"/> BLACK ANODIZED
<input type="checkbox"/>	1/8"	4"	8'	<input type="checkbox"/> DECO - BLACK
<input type="checkbox"/>	1/8"	4"	8'	<input type="checkbox"/> DECO - BRONZE*
<input checked="" type="checkbox"/>	1/8"	4"	16'	<input type="checkbox"/> DECO - GREEN*
<input type="checkbox"/>	1/8"	5.5"	16'	
<input type="checkbox"/>	3/16"	4"	16'	
<input type="checkbox"/>	3/16"	5.5"	16'	

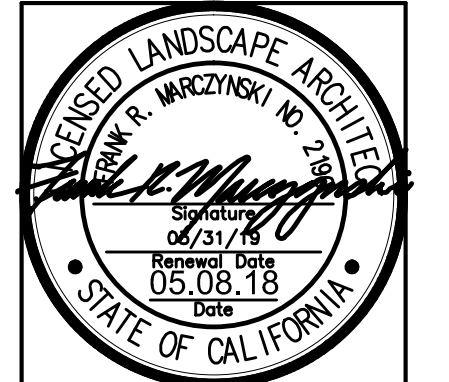
* DECO-BRONZE AND DECO-GREEN IN THIS SIZE REQUIRE A MIN. PURCHASE OF 2400'

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONNECTION BETWEEN STRIPS TO UTILIZE MANUFACTURER'S UNIQUE INTERLOCKING SPLICER.
4. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 078-003.

H ALUMINUM EDGING SCALE: 1" = 1'-0"

TOPIA

5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

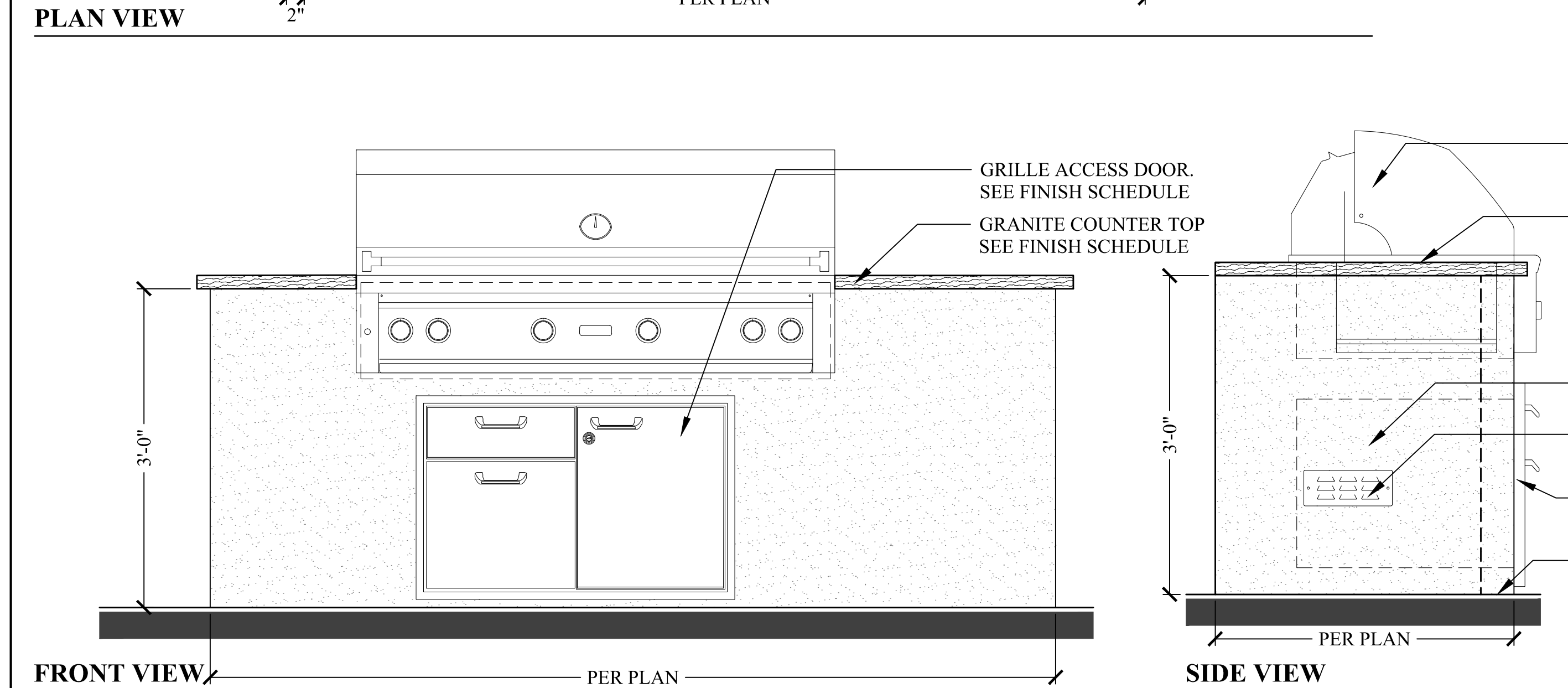
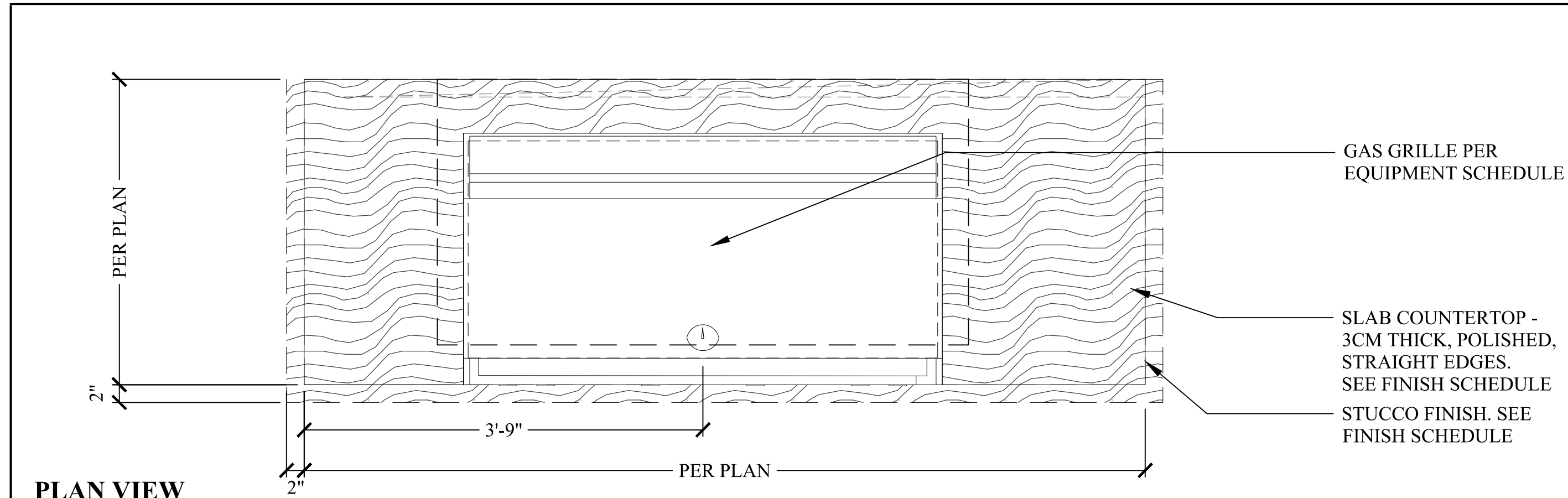
Issue	Date
City Submittal	02/06/17
City Submittal	09/22/17
City Submittal	05/08/18

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Construction Details

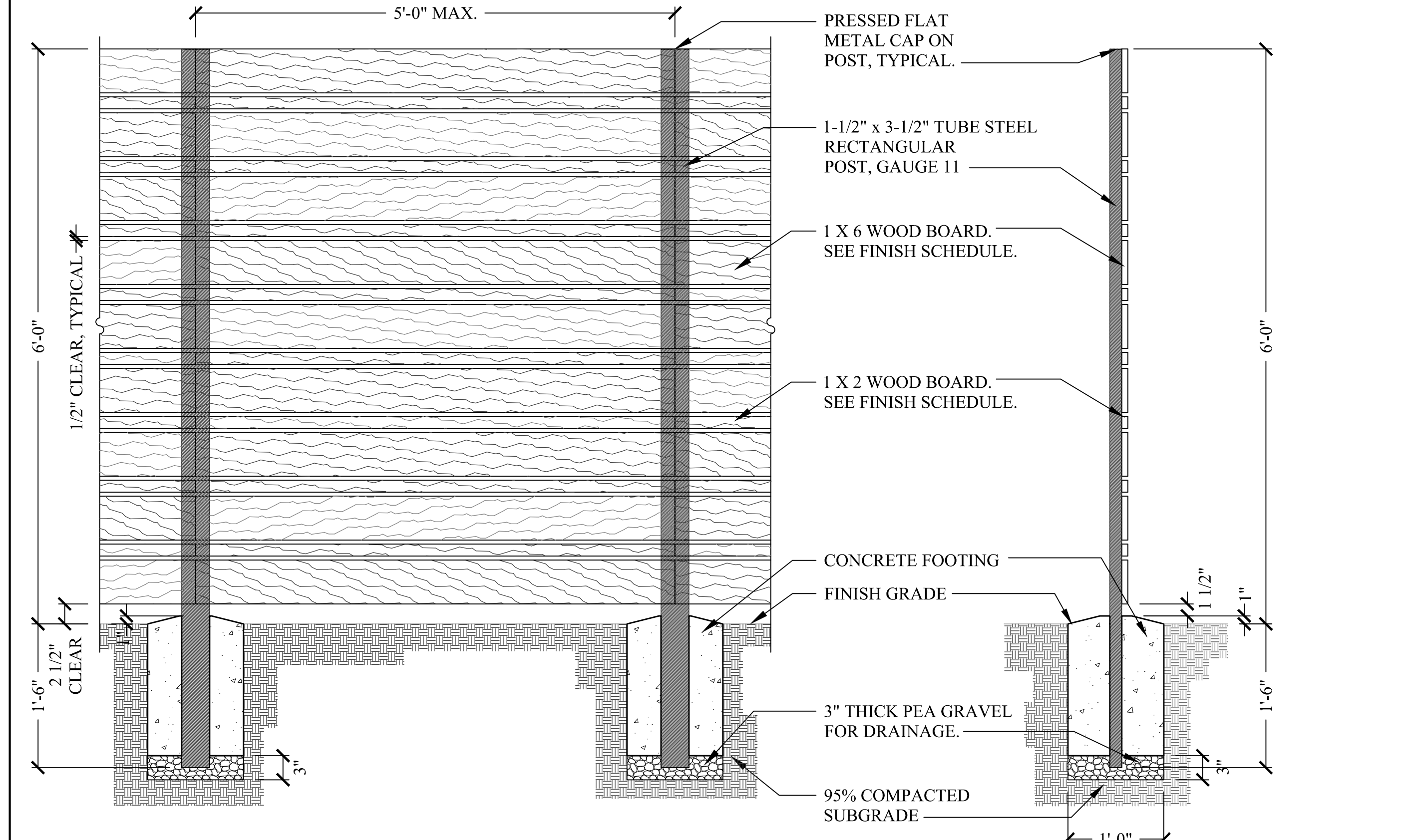
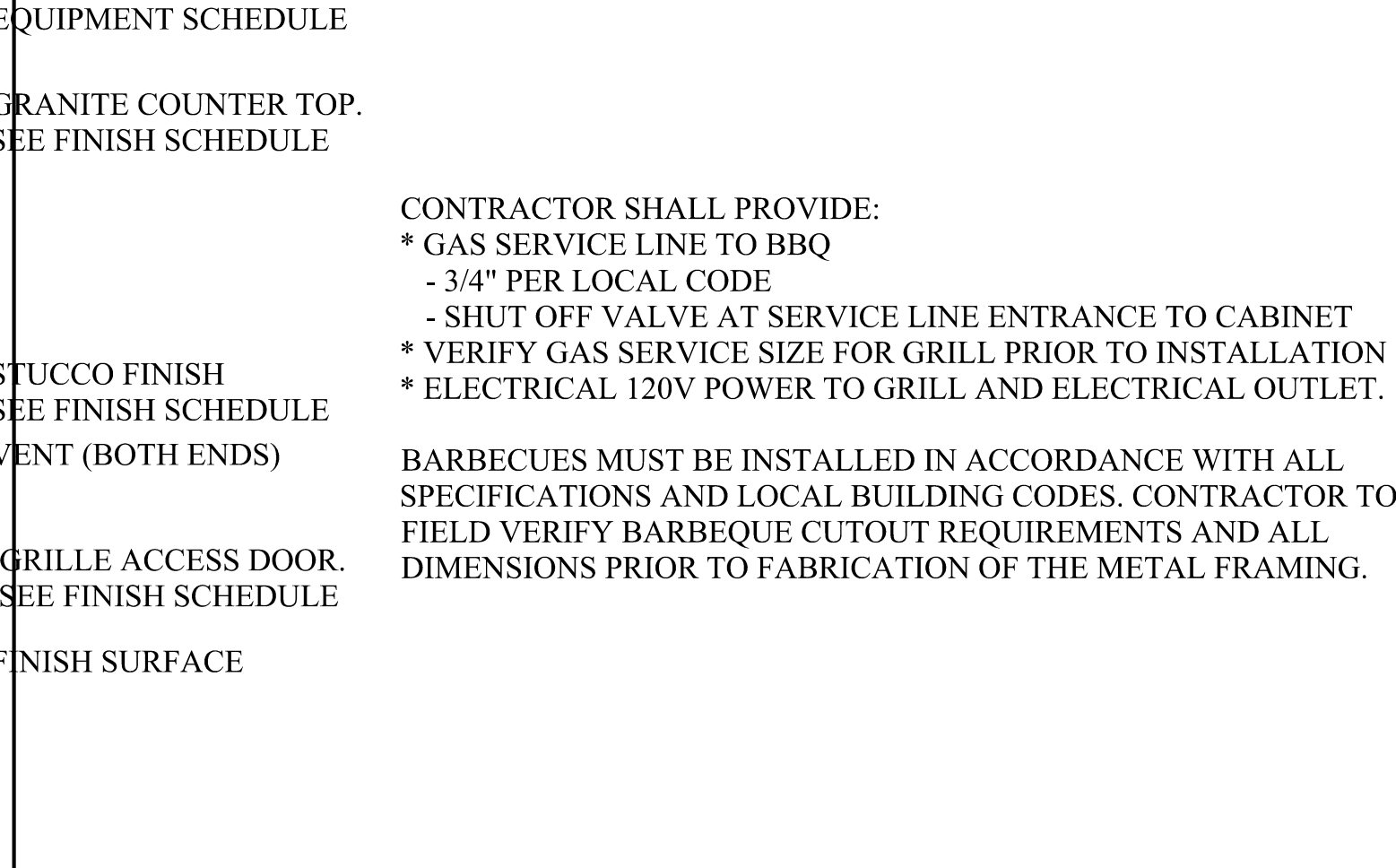
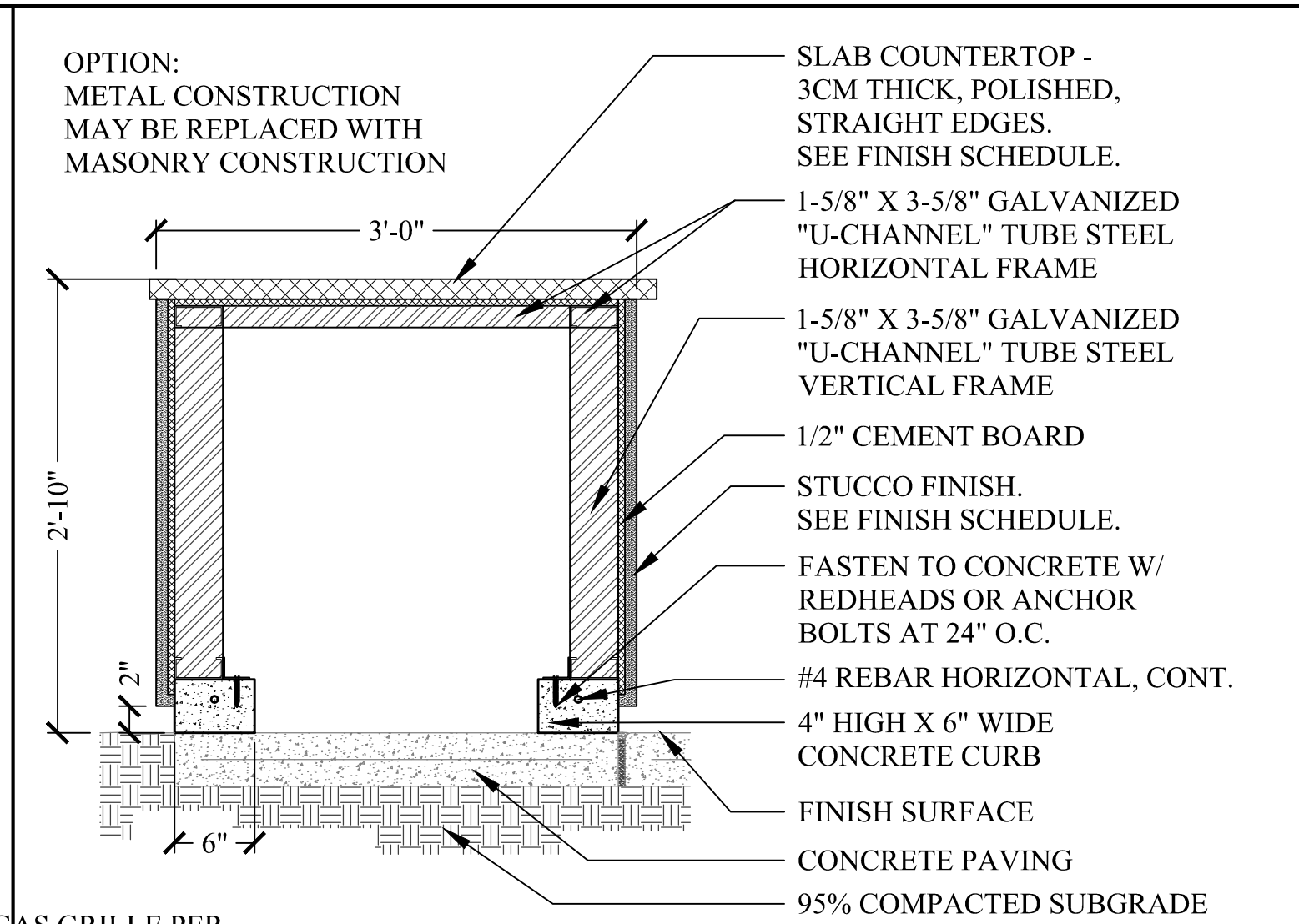
DATE: 05.08.18
SCALE:

L-2.3



A BBQ COUNTER

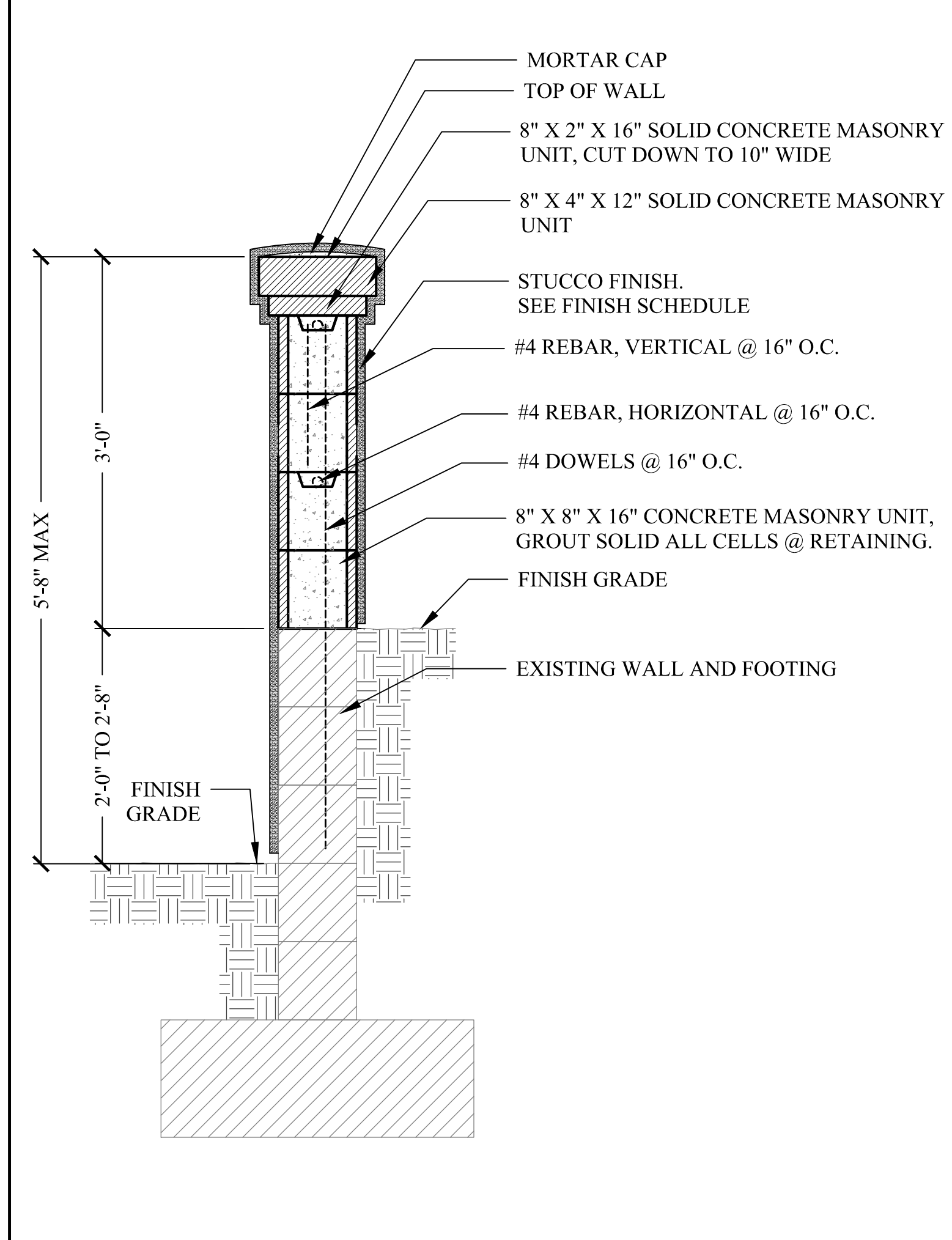
SCALE: 1"=1'-0"



NOTE:
1. ALL METAL SHALL BE PRE-GALVANIZED MATERIAL INSIDE AND OUT (MIN. F(c) = 2500 PSI U.N.O.). CONNECTIONS SHALL BE CONTINUOUSLY WELDED (MIN. 1/8" FILLET WELD). GRIND ALL WELDS SMOOTH. ALL EXPOSED END OF TUBING SHALL BE WELDED PLUGGED (1/8" CAP PLT.). TOUCH UP WELD JOINTS WITH SPRAY-GALV IN SHOP AND IN FIELD. REMOVE ALL SLAG AND SPATTER. TO PREPARE THE METAL FOR PAINT, THE MATERIAL MUST BE CLEANED WITH A PHOSPHATE BATH AND ACID ETCHED. ALL METAL SHALL RECEIVE ONE (1) COAT OF POLYURETHANE PRIMER AND ONE (1) COAT OF POLYURETHANE FINISH COLOR PER FINISH SCHEDULE.
2. FASTEN WOOD BOARDS TO POSTS WITH GALVANIZED HARDWARE PER LOCAL CODE.

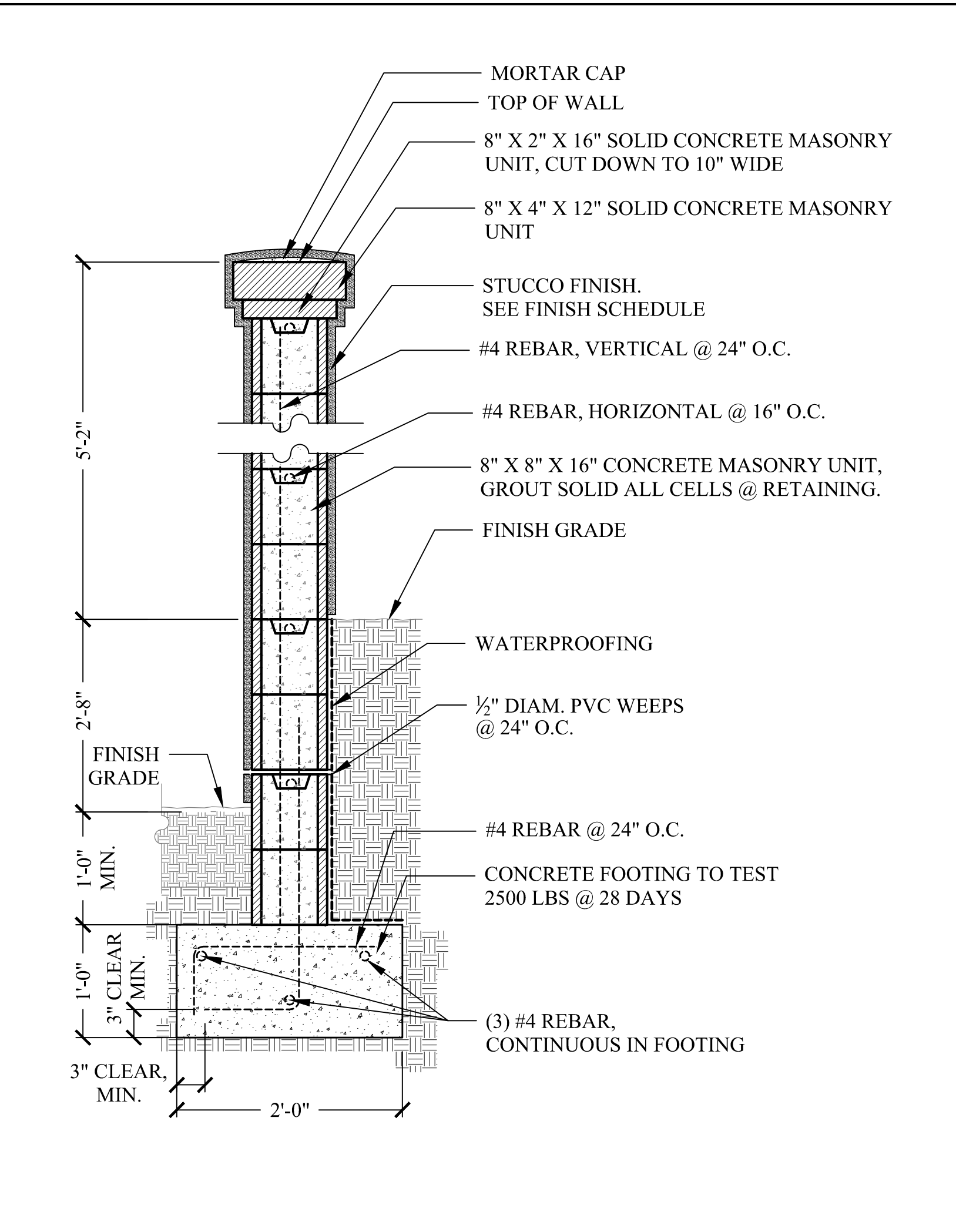
C WOOD FENCE

SCALE: 1"=1'-0"



D 3'-0" HIGH WALL ON EXISTING WALL

SCALE: 1"=1'-0"



B MASONRY WALL ON RETAINING WALL

SCALE: 1"=1'-0"



E

IRRIGATION NOTES:

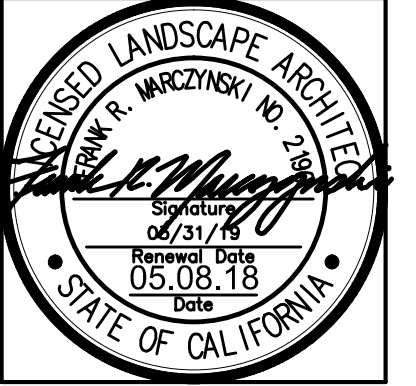
1. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
3. PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTION OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGED AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
4. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED.
5. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, WALLS, STREETS, ETC.
6. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS OR BUILDING AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
8. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT NOTIFICATIONS ARE NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
9. ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
10. ALL EQUIPMENT SHALL BE INSTALLED AS DETAILED. USE TEFLON TAPE ON MALE THREADS OF ALL THREADED CONNECTIONS.
11. ALL SPRINKLER HEADS ADJACENT TO PEDESTRIAN WALKS, CURBS, ROADS, IN AND ADJACENT TO TURF AREAS SHALL BE POP UP TYPE SPRINKLERS AS LISTED IN THE LEGEND AND AS INDICATED ON THE PLANS.
12. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE, WITH THE EXCEPTION OF SLOPE CONDITIONS WHERE THE HEAD SHALL BE SET BETWEEN PLUMB AND NORMAL TO SLOPE. ALL SPRINKLER HEADS SHALL BE SET AT THE HEIGHT AS SHOWN IN THE DETAIL DRAWINGS.
13. IT IS ASSUMED THAT THE IRRIGATION METER IS ALREADY IN PLACE ON THE EXISTING SYSTEM, AND THAT THEY MEET ALL LOCAL AND STATE CODES. THIS SCOPE OF WORK DOES NOT, IN ANY WAY, MODIFY OR CHANGE THAT EXISTING CONNECTION.

IRRIGATION LEGEND

SYMBOL	MFG.	MODEL NUMBER/DESCRIPTION	PSI	GPM	RADIUS	NOZZLE	NOTES
	RAINBIRD	1804-MPR-10H TURF POP UP	20	0.65	8 FT	10H	SEE DETAIL C, L-3.2
	RAINBIRD	1804-MPR-8H TURF POP UP	20	0.42	6 FT	8H	SEE DETAIL C, L-3.2
	RAINBIRD	1804-MPR-8Q TURF POP UP	20	0.21	6 FT	8Q	SEE DETAIL C, L-3.2
	RAINBIRD	1806-MPR-10H SHRUB POP UP	20	0.65	8 FT	12H	SEE DETAIL B, L-3.2
	RAINBIRD	1806-MPR-8H SHRUB POP UP	20	0.42	6 FT	8H	SEE DETAIL B, L-3.2
	RAINBIRD	1806-MPR-8Q SHRUB POP UP	20	0.21	6 FT	8Q	SEE DETAIL B, L-3.2
	RAINBIRD	1806-MPR-5H SHRUB POP UP	20	0.16	4 FT	5H	SEE DETAIL B, L-3.2
	RAINBIRD	1806-MPR-5Q SHRUB POP UP	20	0.08	4 FT	5Q	SEE DETAIL B, L-3.2
	RAINBIRD	1806-5SST-B SHRUB POP UP	20	1.0	5 FT	5SST	SEE DETAIL B, L-3.2
	RAINBIRD	1806-5CST-B SHRUB POP UP BUBBLER	20	0.5	5 FT	5-CST-B	SEE DETAIL B, L-3.2
	RAINBIRD	1806-5F-B SHRUB POP UP BUBBLER	20	1.5	5 FT	5F-B	SEE DETAIL B, L-3.2
	RAINBIRD	PEB - SERIES REMOTE CONTROL VALVES, SEE PLAN FOR SIZE					SEE DETAIL A, L-3.3
	RAINBIRD	MODEL #ESP-SMTE AUTOMATIC IRRIGATION CONTROLLER					SEE DETAIL A, L-3.2
	FEBCO	MODEL #765 PRESSURE TYPE BACKFLOW PREVENTER, 1-1/2" SIZE					SEE DETAIL F, L-3.2
	RAINBIRD	MODEL #33D-LRC QUICK COUPLER VALVE					SEE DETAIL D, L-3.2
	NIBCO	MODEL #F113 GATE VALVE, LINE SIZE					SEE DETAIL E, L-3.2
	APPROVED	PVC CL 315 MAINLINE, SIZE 2" AND LARGER					SEE DETAIL B, L-3.3
	APPROVED	PVC SCH 40 MAINLINE, SIZE 1-1/2" AND SMALLER					SEE DETAIL B, L-3.3
	APPROVED	PVC CL 200 LATERAL LINE, SEE PLAN FOR SIZE					SEE DETAIL B, L-3.3
	APPROVED	PVC SCH 40 SLEEVE, SEE PLAN FOR SIZE					SEE DETAIL B, L-3.3
	EXISTING	WATER METER					
		3. = VALVE/CONTROLLER SEQUENCE 2. = GALLONS PER MINUTE 1. = VALVE SIZE					

TOPIA

5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

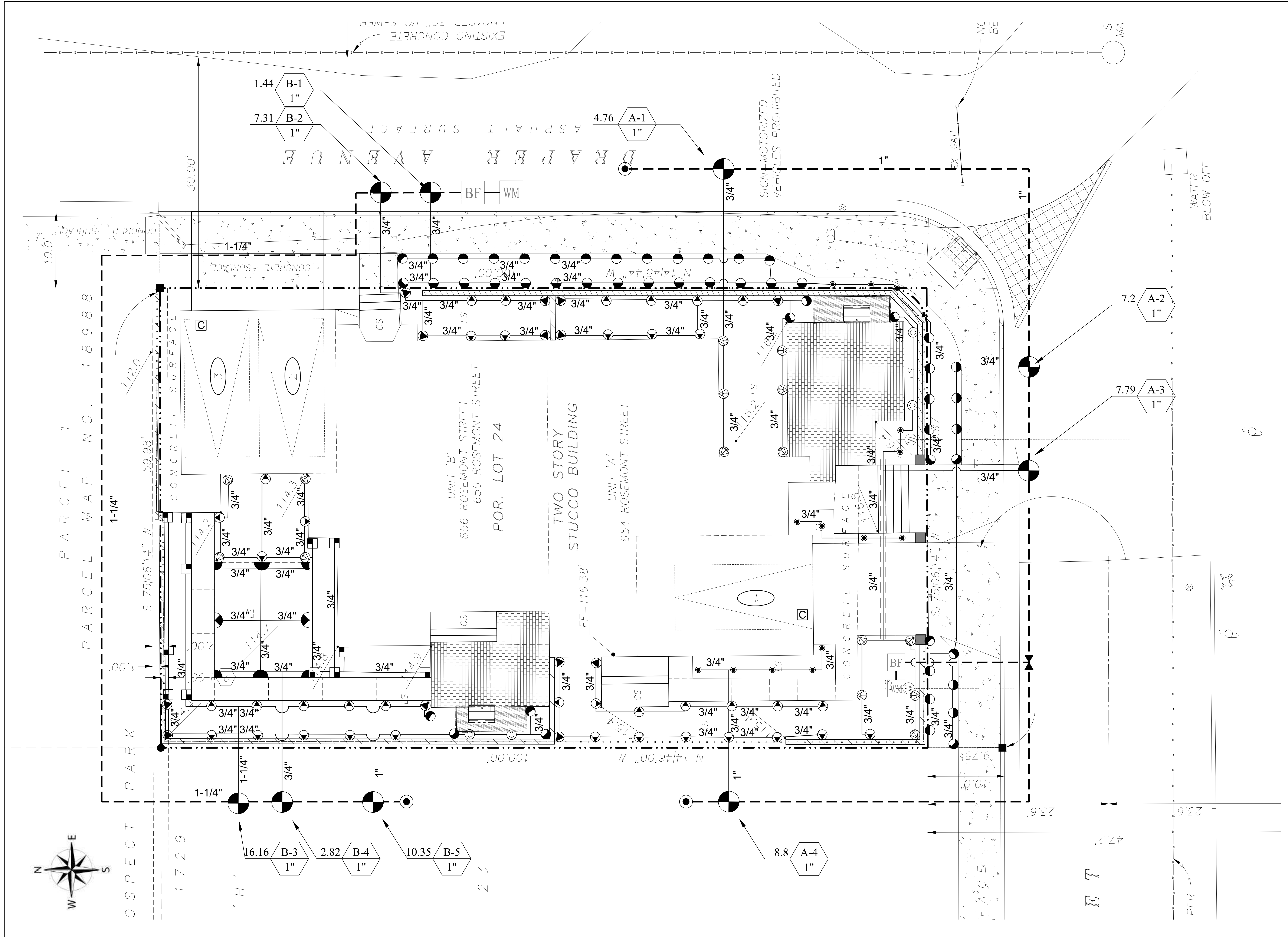
ISSUED	Issue	Date
City	02/06/17	
Submittal		
City	09/22/17	
Submittal		
City	05/08/18	
Submittal		

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Irrigation Notes and Legend

DATE: 05.08.18
SCALE:

L-3.0



5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

Issue	Date
City Submittal	02/06/17
City Submittal	09/22/17
City Submittal	05/08/18

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Irrigation Plan

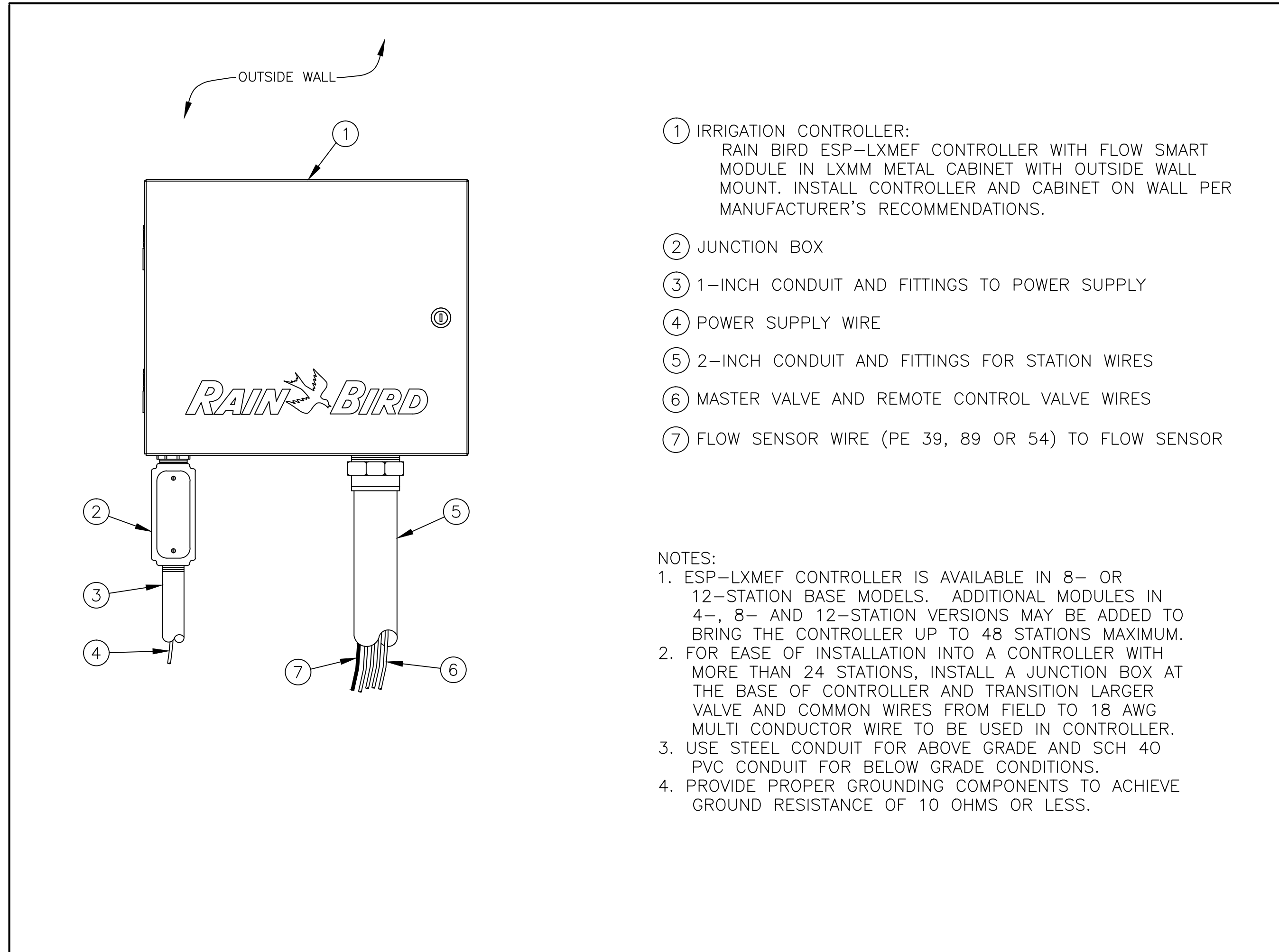
DATE: 05.08.18
SCALE: 3/16" = 1'-0"

L-3.1

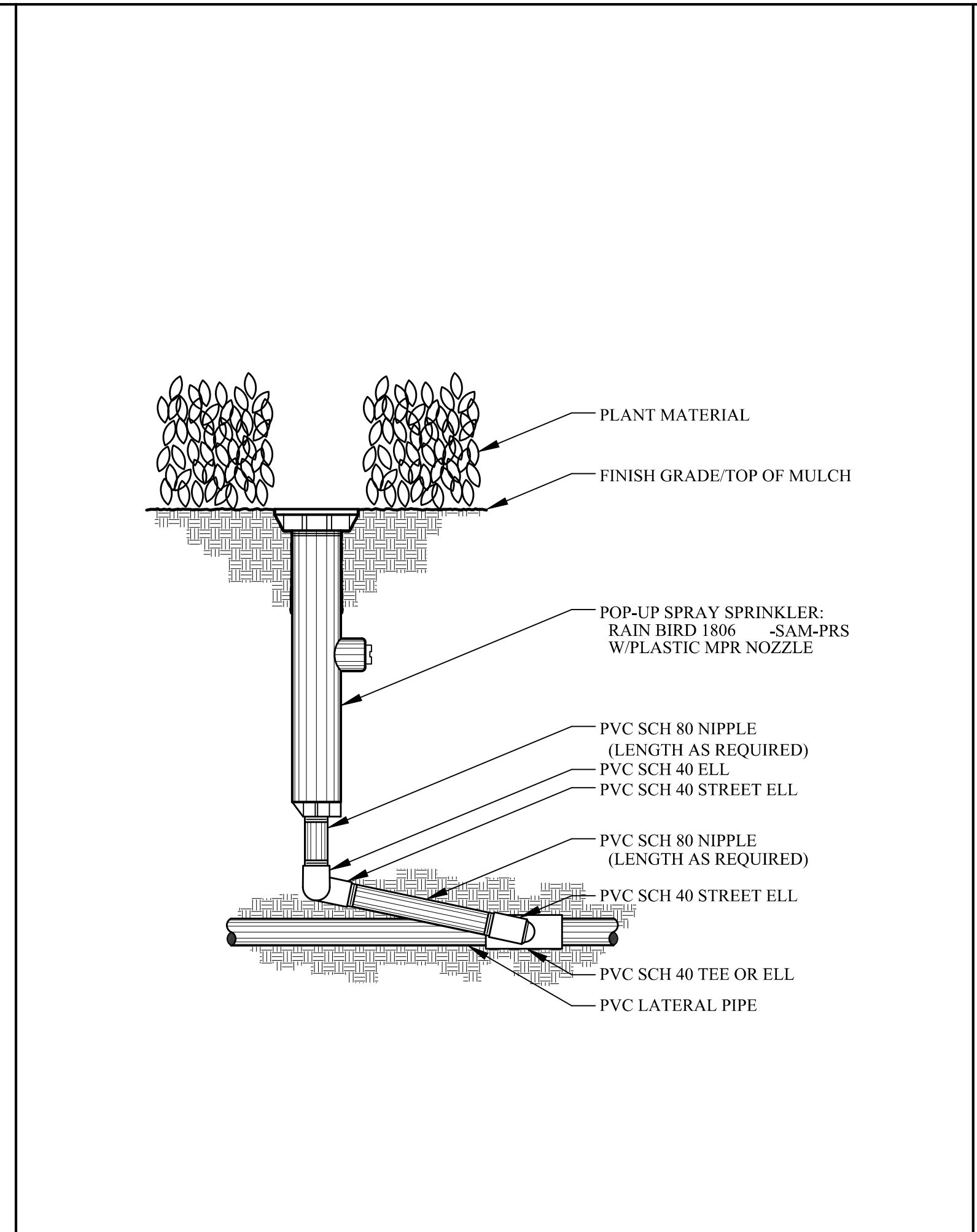


ISSUED	Date
Issue	02/06/17
City	
Submital	
Issue	09/22/17
City	
Submital	
Issue	05/08/18
City	
Submital	

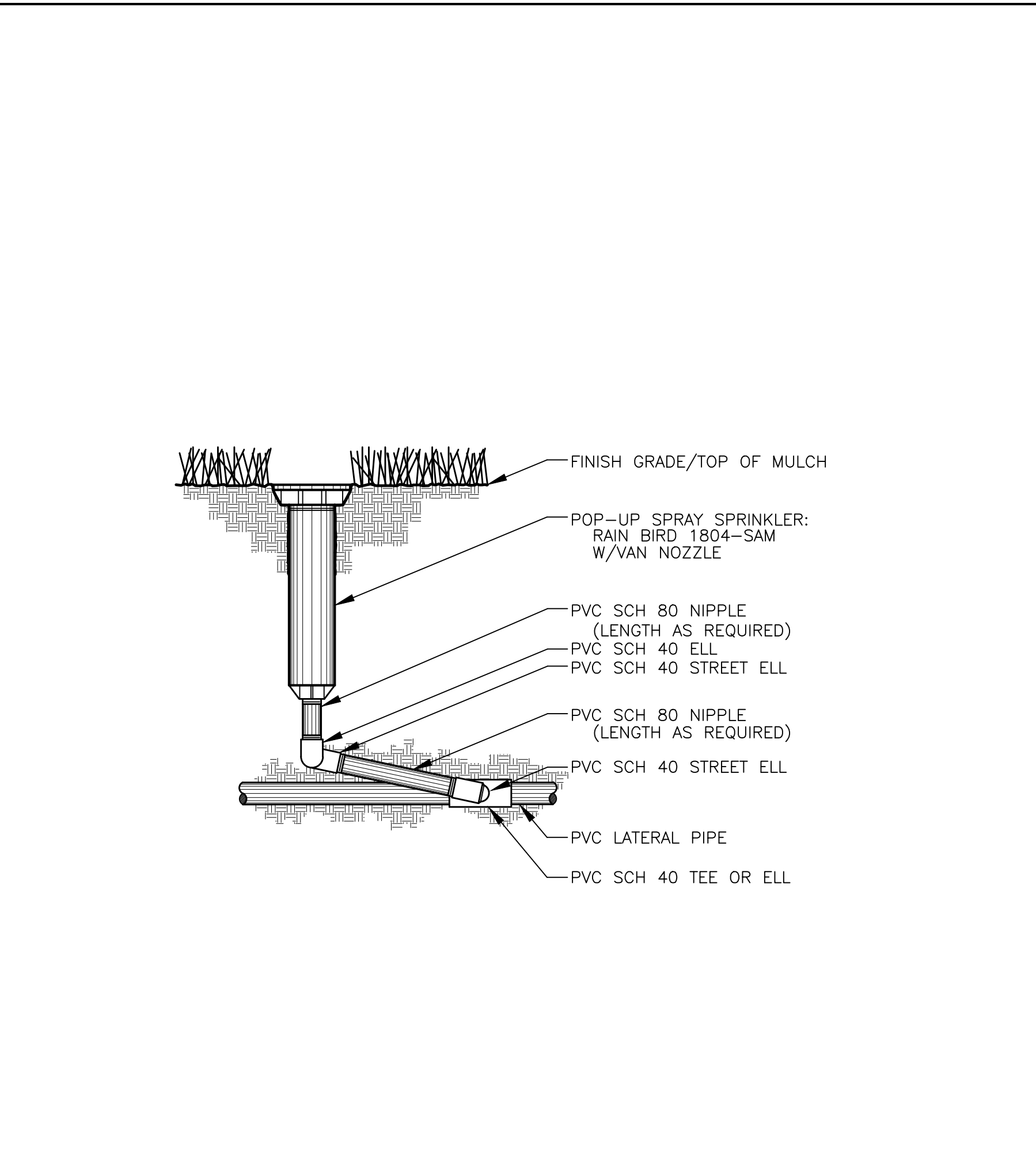
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



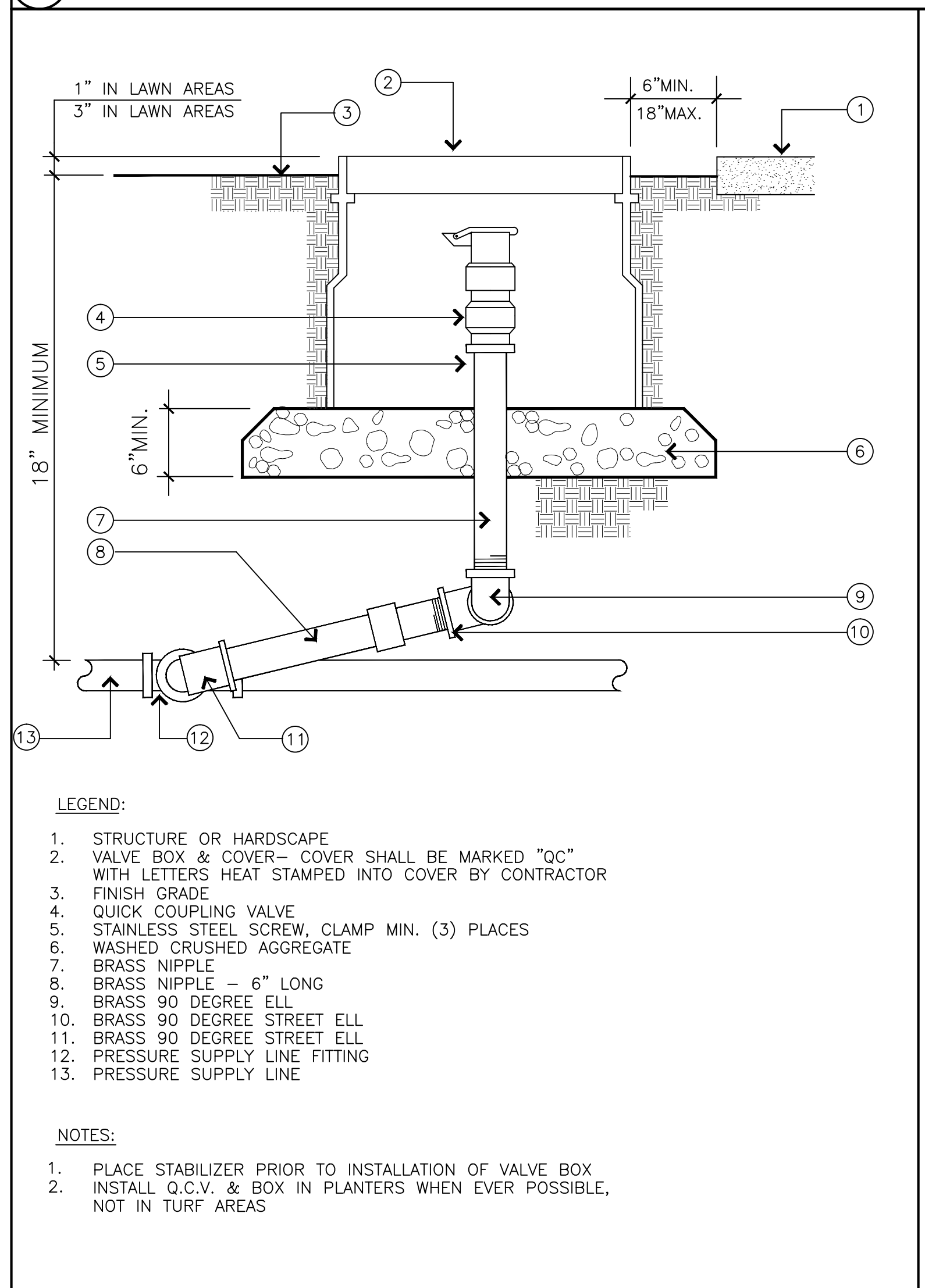
A IRRIGATION CONTROLLER



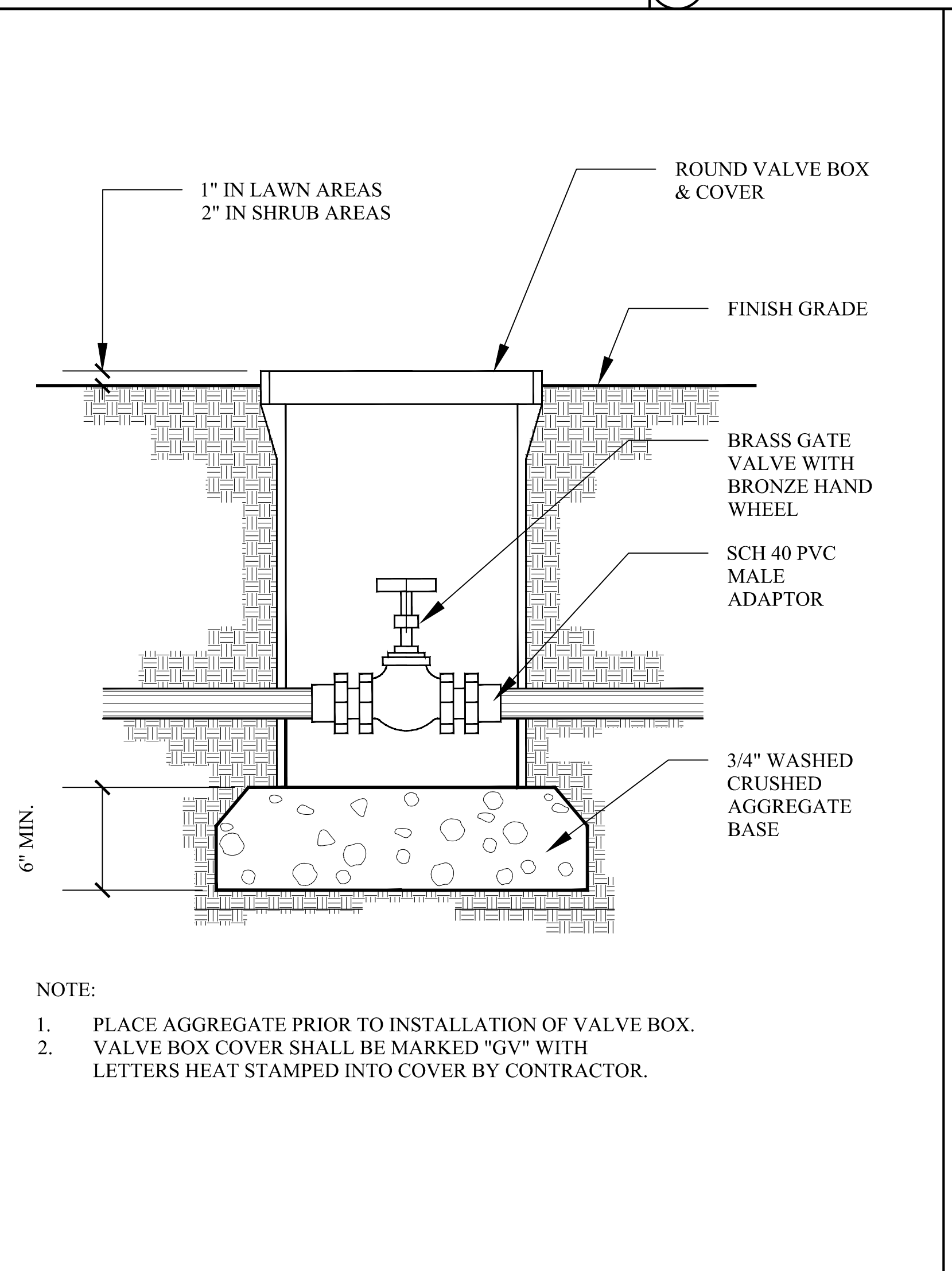
B SHRUB POP-UP



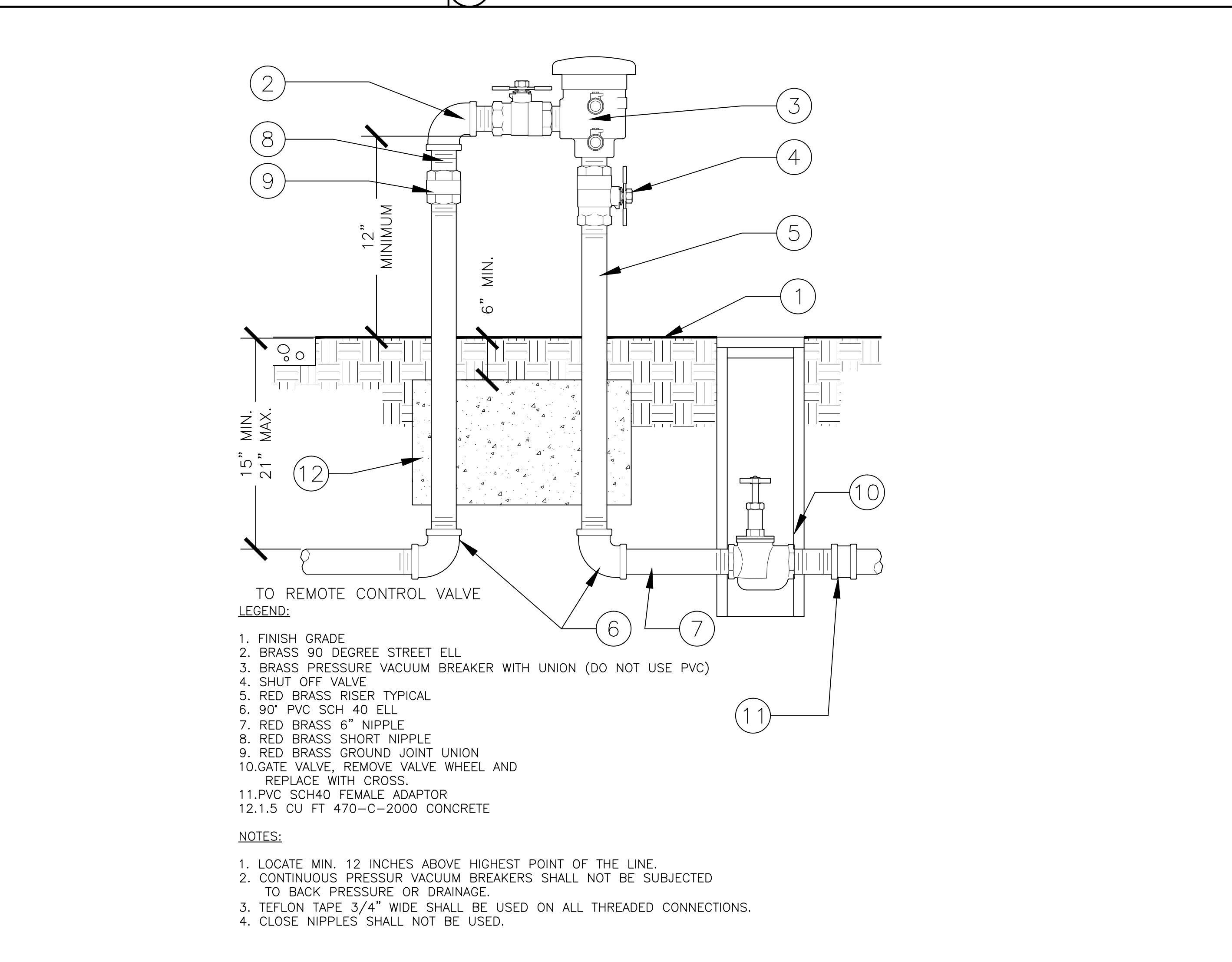
C TURF POP-UP



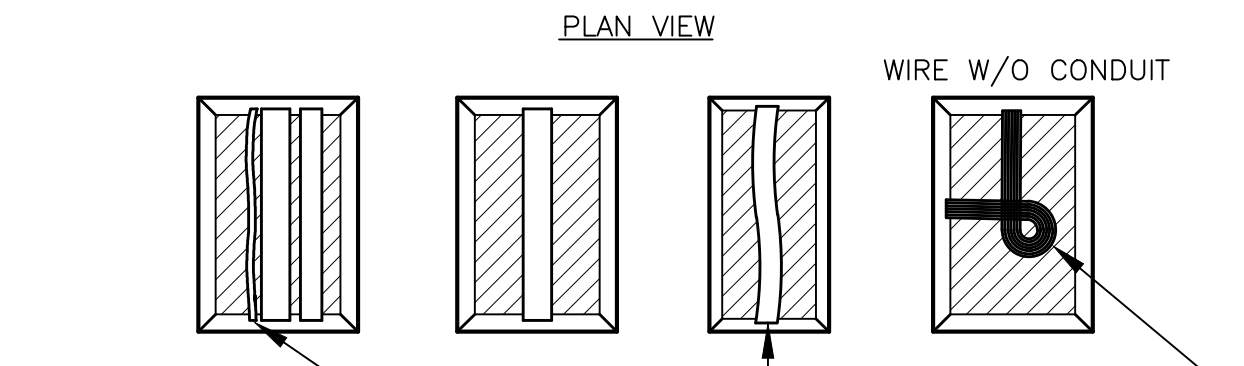
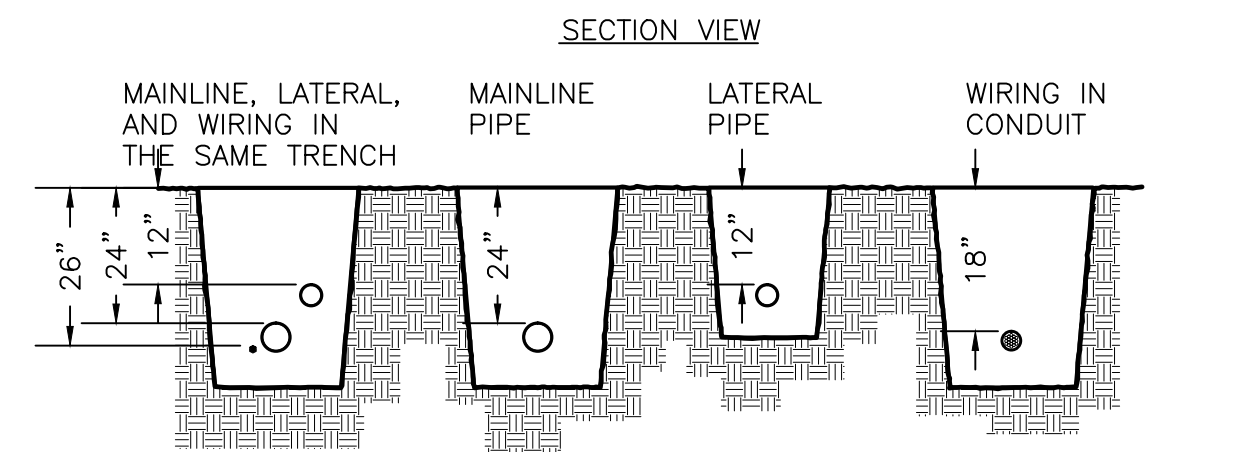
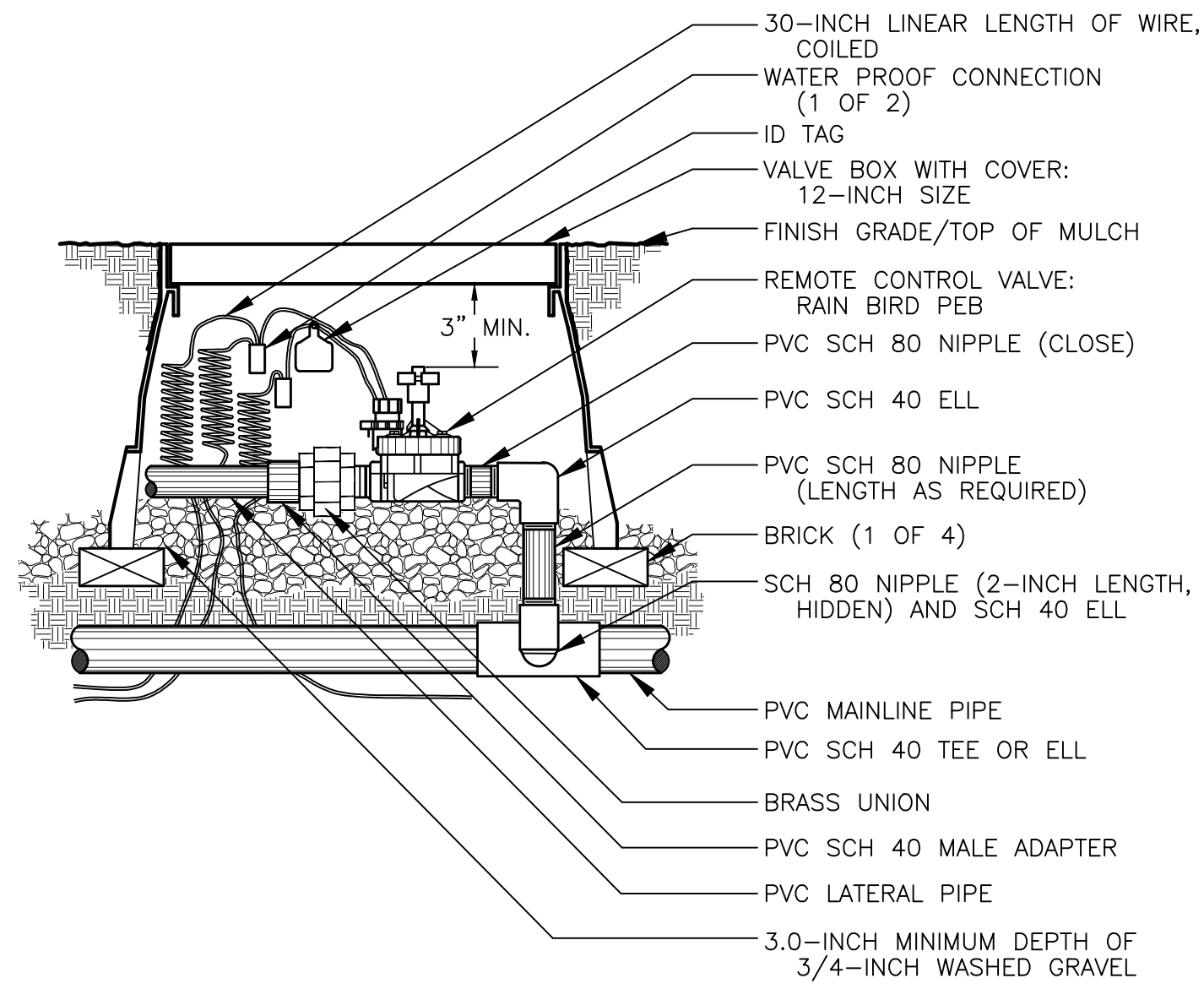
D QUICK COUPLER VALVE



E GATE VALVE



F BACKFLOW PREVENTER



RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.
 ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
 TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.

- NOTES:
- SLEEVE BELOW ALL HARDSCAPE ELEMENTS AS FOLLOWS WITH THE SLEEVE SIZE BEING TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN:
 - PROVIDE SCH 40 SLEEVE WITH 24" COVER UNDER DRIVEWAYS.
 - PROVIDE SCH 40 SLEEVE WITH 18" COVER FOR MAINLINES AND WIRING UNDER PEDESTRIAN PAVING.
 - PROVIDE SCH 40 SLEEVE WITH 12" COVER FOR LATERAL LINES UNDER PEDESTRIAN PAVING.

A REMOTE CONTROL VALVE

B PIPING & WIRING

TOPIA

5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont
Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR
CONSTRUCTION

ISSUED	Date
Issue	02/06/17
City	
Submittal	
City	09/22/17
Submittal	
City	05/08/18
Submittal	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Irrigation
Details

DATE: 05.08.18
SCALE:

L-3.3

PLANTING NOTES:

- A. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
- B. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR, ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
- C. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SEEDED AND SODDED TURF, HYDROMULCHES AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS, THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKING AND GUYING OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
- D. GROUNDCOVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
- E. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER PRIOR TO INSTALLATION.
- F. ALL BOXED TREES SHALL BE SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT.
- G. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND RUNNERS ESPALIERED TO ADJACENT WALL.
- H. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE SUBCONTRACTOR. THE REPORT SHALL BE IMMEDIATELY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.
- I. THE SOIL AMENDMENTS SPECIFIED HEREIN ARE FOR BIDDING PURPOSES ONLY. FOR THE AREA TO BE LANDSCAPED, THE FOLLOWING SOIL AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUAL INTO THE TOP 6" OF SOIL.
AMOUNT PER 1,000 SQUARE FEET
2 CU. YDS NITROGEN STABILIZED ORGANIC AMENDMENT DERIVED FROM REDWOOD, FIR OR CEDAR SAWDUST
200 LBS. GRO-POWER PLUS FERTILIZER
- J. THE PLANTING PITS FOR TREES, SHRUBS AND CONTAINER PLANTS SHALL BE EXCAVATED TWICE THE DIAMETER OF THE ROOTBALL, WITH A MINIMUM OF 6" FROM THE BOTTOM OF THE ROOTBALL TO THE BOTTOM OF THE PLANTING PIT. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
6 PARTS NATIVE, ON-SITE SOIL
4 PARTS NITROLIZED REDWOOD SHAVINGS
18 LBS. GRO-POWER PLUS PER CUBIC YARD OF MIX
ALL PLANTS WHICH SETTLE DEEPTER THAN SPECIFIED ABOVE SHALL BE RAISED TO THE CORRECT LEVEL. AFTER THE PLANT HAS BEEN PLACE, ADDITIONAL BACKFILL SHALL BE ADDED TO THE HOLE TO COVER APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE ROOT BALL. AT THIS STAGE, WATER SHALL BE ADDED TO THE TOP OF THE PARTLY FILLED HOLE TO THOROUGHLY SATURATE THE ROOT BALL AND ADJACENT SOIL.

AFTER THE WATER HAS COMPLETELY DRAINED, PLANTING TABLETS SHALL BE PLACED AS INDICATED IN FOLLOWING NOTES AND THE REMAINDER OF THE HOLE SHALL BE BACKFILLED.
- K. THIRTY (30) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH GRO-POWER PLUS, APPLIED AT THE RATE OF TWENTY POUNDS (20 LBS.) PER 1,000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
- L. FERTILIZER TABLETS SHALL BE GRO-POWER, 7 GRAM TABLETS (12-8-8) IN QUANTITIES AS FOLLOWS:
3 TABLETS PER 1 GALLON CONTAINERS
8 TABLETS PER 5 GALLON CONTAINERS
15 TABLETS PER 15 GALLON CONTAINERS
16 TABLETS PER 20-24" BOX MATERIAL
FOR LARGER SIZES USE 3-4 TABLETS PER EACH 1/2" CALIPER.
- M. ALL SHRUB AND GROUNDCOVER AREAS SHALL BE CLEANED AND GRUBBED OF ALL EXISTING IVY OR WOODY OR HERBAL GROUNDCOVER. AFTER INSTALLATION OF NEW PLANT MATERIALS, ALL AREAS (EXCEPT FOR TURF OR THOSE AREAS COVERED BY A NON-LIVING GROUNDCOVER) SHALL RECEIVE A TOP-DRESSING OF 2" THICK "REDWOOD SHAVINGS" MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- N. FOR ALL GROUNDCOVER PLANTING, SEE DETAIL A, SHEET L-4.2. FOR ALL SHRUB PLANTING, SEE DETAIL B, SHEET L-4.2. FOR ALL TREE PLANTING, SEE DETAIL C, SHEET L-4.2. FOR ALL PALM PLANTING, SEE DETAIL D, SHEET L-4.2. NOTE: ALL TREE SIZES SHALL BE GUYED PER DETAIL.

LANDSCAPE MAINTENANCE REQUIREMENTS

1. LANDSCAPE MAINTENANCE IS A CONSTANT AND ON-GOING ACTIVITY THAT MAY INCLUDE, BUT NOT BE LIMITED TO: WEEDING; REMOVAL AND REPLACEMENT OF DEAD, DYING AND/OR DISEASED PLANTS; PRUNING; ADJUSTING WATERING SCHEDULES; REPAIRING BROKEN LINES/HEADS, ETC. AND PERIODIC FERTILIZATION.
2. WEED CONTROL: THE PLANTING AREA SHALL BE KEPT FREE OF WEEDS. WEED CONTROL MAY INCLUDE: THE USE OF ORGANIC MULCH, CHEMICAL CONTROL OR MANUAL LABOR.
3. SHRUB MANAGEMENT: SHRUBS ARE INTENDED TO FILL PLANTING SPACES AND ALLOW THEIR "NATURAL" FORM TO DEVELOP AS MUCH AS POSSIBLE. THEREFORE, THE SHEARING OR PRUNING OF SHRUBS SHOULD ONLY BE DONE ON AN AS-NEEDED BASIS SUCH AS TO REMOVE BROKEN OR OVERCROWDING BRANCHES.
4. GROUNDCOVER MANAGEMENT: GROUNDCOVER AREAS ARE INTENDED TO UNIFORMLY FILL-IN AND SURROUND A DESIGNATED PLANTING AREA AND UNDER NO CIRCUMSTANCE SHOULD BE ALLOWED TO THIN-OUT OR BECOME BARE OF PLANTINGS. HOLD BACK GROUNDCOVERS FROM THE BASE OF TREES AND SHRUBS. KEEP AREAS FREE OF WEEDS AND GRASSES AND REPLACE BARE AREAS AS NECESSARY.
5. WATER MANAGEMENT PRACTICES:
 - 5.1. MONITOR AND CHECK, ON AN ON-GOING BASIS, WATER PATTERNS AND MOISTURE LEVELS OF SOIL TO ENSURE PROPER WATER APPLICATION RATES AND TO AVOID OVER-WATERING AND/OR WASTE OF WATER RESOURCES. SOILS SHOULD BE ALLOWED TO DRY TO A 50% MOISTURE DEPLETION BETWEEN PLANTING WATERING CYCLES TO AVOID ROOT ROT, CHEMICAL BUILD-UP AND/OR DEPLETION OF OXYGEN IN THE SOIL.
 - 5.2. CONSTANTLY MAINTAIN ALL COMPONENTS OF THE PLANTING SYSTEM ON AN ONGOING BASIS TO ENSURE PROPER WORKING ORDER, AS PER MANUFACTURERS SPECIFICATIONS.
 - 5.3. SPRAY HEADS, PLANTING LINES, VALVES, CONTROLLERS, ETC., SHOULD BE RANDOMLY CHECKED ON AN ON-GOING BASIS SUCH THAT THE ENTIRE SYSTEMS HAS BEEN CHECKED EACH MONTH. MALFUNCTIONING COMPONENTS SHALL BE IMMEDIATELY REPAIRED AS NECESSARY. REPLACEMENT PARTS SHOULD BE OF THE SAME MAKE AND MODEL AS WAS ORIGINALLY INSTALLED.
 - 5.4. QUARTERLY ADJUST PLANTING CONTROL TIMES, OR AS NECESSARY, TO ADJUST WATERING SCHEDULE TO SEASONAL WEATHER CHANGES.
6. TREE PRUNING
 - 6.1. TREES SHALL BE PRUNED USING THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI, A-300 TREE CARE OPERATION MANUAL STANDARDS FOR PURPOSES OF ELIMINATING CROWDING OR X-CROSSING BRANCHES, TO REMOVE DEAD OR BROKEN LIMBS, AND TO REMOVE STRUCTURALLY WEAK BRANCH ATTACHMENTS.
 - 6.2. TREE TOPPING IS PROHIBITED EXCEPT IN CASES OF EMERGENCY SITUATIONS NECESSARY TO PROTECT PROPERTY AND THE PUBLIC. "TOPPING" IS DEFINED AS THE SEVERE CUTTING BACK OF LIMBS TO STUBS OR LATERAL BRANCHES THAT ARE TOO SMALL TO ASSUME THE TERMINAL ROLE, REDUCING OR REMOVING THE NORMAL CANOPY OF THE TREE.
 - 6.3. ALL PRUNING SHALL COMPLY WITH THE CLASS 2, NATIONAL ARBORISTS ASSOCIATION/INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING GUIDELINES.
 - 6.4. NO MORE THAN 20% OF TREE CANOPY SHALL BE REMOVED DURING A GROWING SEASON.
 - 6.5. BRANCHES MAY BE REMOVED AS NEEDED TO ALLOW FOR A 14-FOOT VEHICULAR PATH CLEARANCE AND AN 8-FOOT PEDESTRIAN PATH CLEARANCE.
 - 6.6. ALL PRUNING SHALL BE SUPERVISED BY A CERTIFIED OR CONSULTING ARBORIST.

ADDITIONAL NOTES:

1. ALL THE LANDSCAPE TO MEET THE 25% AREA REQUIREMENT SHALL BE INSTALLED PER THE LA JOLLA PLANNED DISTRICT AND SDMC 142.0404. PRIOR TO FINAL INSPECTION.
2. OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE: MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE 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.
3. MINIMUM TREE SEPARATION DISTANCE
 - A. TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 - B. UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
 - C. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 - D. DRIVEWAY (ENTRIES) - 10 FEET*
 - E. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
*5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER.

PLANTING LEGEND:

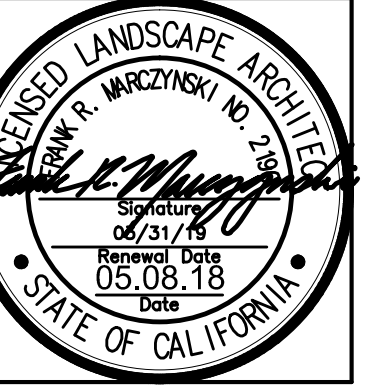
TREES AND PALMS					
SYMBOL		SIZE	BOTANICAL NAME	COMMON NAME	NOTES
CAS LEP		24" BOX	CASSIA LEPTOPHYLLA	Gold Medallion	Single Trunk
CER CAN		24" BOX	CERCIS CANADENSIS 'FOREST PANSY'	Red Bud	Single Trunk
ARE ROM		36" BOX	ARECASTRUM ROMANZOFFIANUM	Queen Palm	Single Trunk

SHRUBS AND VINES					
SYMBOL		SIZE	BOTANICAL NAME	COMMON NAME	NOTES
A		15 GAL.	AGAVE ATTENUATA	Foxtail Agave	Single Trunk
AL		15 GAL.	ALCANTAREA IMPERIALIS 'RUBRA'	Imperial Bromeliad	
AE		5 GAL.	ASPIDISTRA ELATIOR	Cast Iron Plant	
AF		15 GAL.	AZALEA 'FIELDERS WHITE'	Azalea	
BMJ		5 GAL.	BUXUS MICROPHYLLA JAPONICA	Japanese Boxwood	Plant @ 18" O.C.
HS		1 GAL.	HELICHRYSUM ITALICUM	Curry Plant	
LD		5 GAL.	LAVANDULA DENTATUM	French Lavender	
L		5 GAL.	LAVANDULA STOECHAS	Spanish Lavender	
LT		15 GAL.	LIGUSTRUM JAPONICUM 'TEXANUM'	Texas Privet	
MP		1 GAL.	MYOPORUM PACIFICUM	Creeping Myoporum	Plant @ 12" O.C.
N		1 GAL.	NASSELLA TENUISIMA	Mexican Feather Grass	
PB		15 GAL.	PHORMIUM TENAX 'AMAZING RED'	New Zealand Flax	
PC		15 GAL.	PRUNUS CAROLINIANA 'BRIGHT-N-TITE'	Cherry Laurel	
PT		15 GAL.	PITTOSPORUM TOBIRA	Mock Orange	
PV		15 GAL.	PITTOSPORUM TOBIRA 'VARIEGATA'	Variegated Mock Orange	
PO		15 GAL.	PODOCARPUS HENKLEII	Long-Leafed Yellowwood	
R		5 GAL.	ROSA 'ICEBERG WHITE'	Rose	
SL		5 GAL.	SALVIA LEUCANTHA	Mexican Sage	
SN		15 GAL.	STRELITZIA NICOLAI	Giant Bird of Paradise	

GROUNDCOVER AND MISCELLANEOUS					
SYMBOL		SIZE	BOTANICAL NAME	COMMON NAME	NOTES
			ANNUAL COLOR	Annuals	ALLOW FOR 4 FLATS OF ANNUAL COLOR TO BE PLACED BY LANDSCAPE ARCHITECT
			MULCH - 2" THICK	Shredded Bark Mulch - Submit sample for approval prior to installation.	All areas of planting shall receive a covering of mulch.
		SODDED	MARATHON IIe TURFGRASS	Grass	Alternate is Artificial Turf.
			ALUMINUM TURF EDGING STRIP		See Detail F, Sheet L-4.2.

TOPIA

5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

ISSUED	Date
Issue	
City Submittal	02/06/17
City Submittal	09/22/17
City Submittal	05/08/18

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Planting Notes and Legend

DATE: 05.08.18
SCALE:

L-4.0



5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

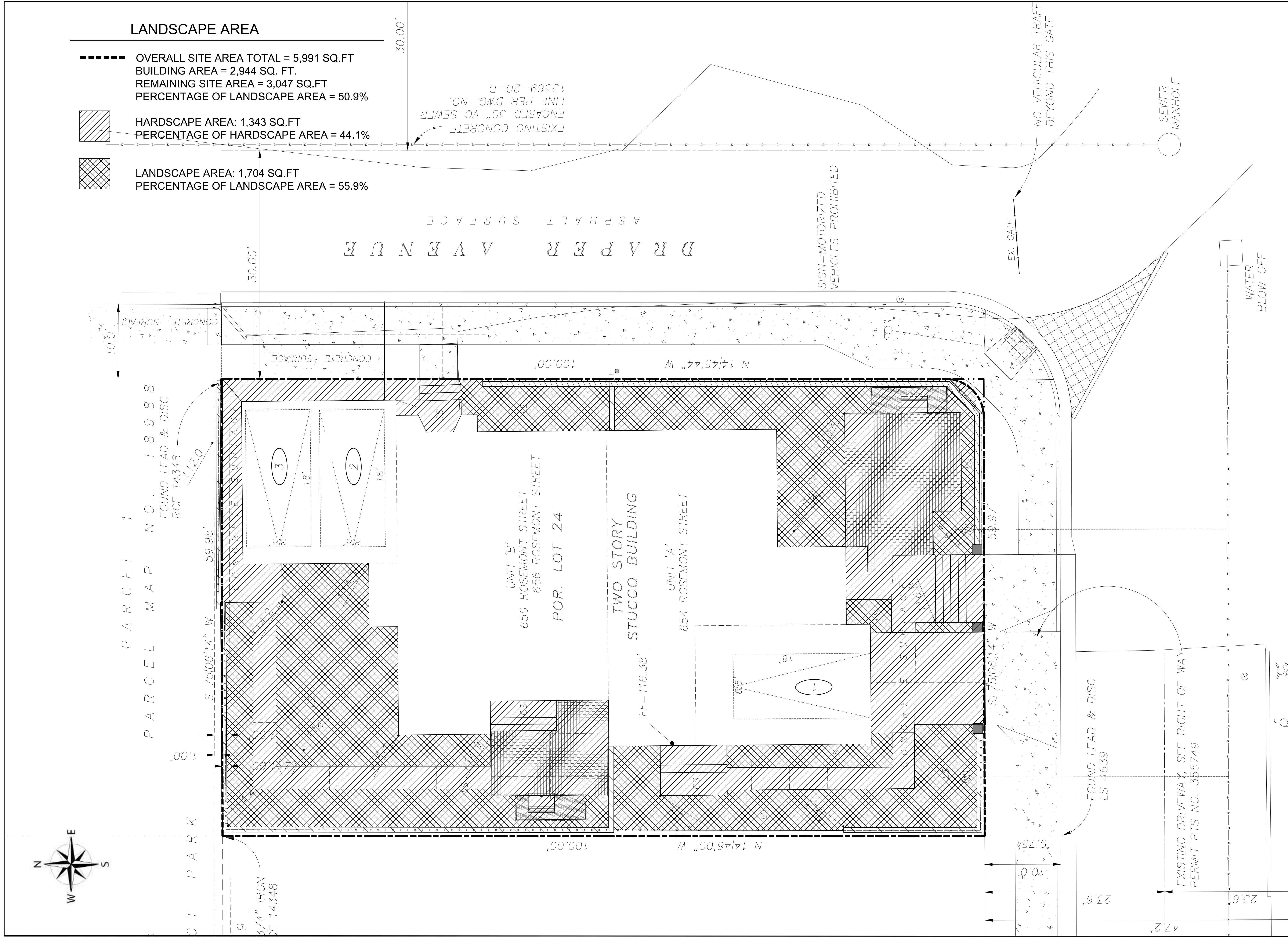
ISSUED	Date
Issue	02/06/17
City	02/06/17
Submittal	
City	09/22/17
Submittal	
City	05/08/18
Submittal	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Landscape Area Diagram

DATE: 05.08.18
SCALE: 3/16" = 1'-0"

L-4.0.1



LANDSCAPE AREA

----- OVERALL SITE AREA TOTAL = 5,991 SQ.FT
BUILDING AREA = 2,944 SQ. FT.
REMAINING SITE AREA = 3,047 SQ.FT
PERCENTAGE OF LANDSCAPE AREA = 50.9%

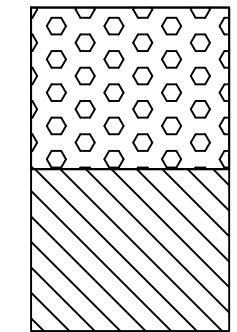
[Hatched Box] HARDSCAPE AREA: 1,343 SQ.FT
PERCENTAGE OF HARDSCAPE AREA = 44.1%

[Cross-hatched Box] LANDSCAPE AREA: 1,704 SQ.FT
PERCENTAGE OF LANDSCAPE AREA = 55.9%



HYDROZONE AREAS

OVERALL SITE AREA = 5,991 SQ.FT.
 LANDSCAPE AREA = 1,704 SQ. FT
 PERCENTAGE OF LANDSCAPE AREA = 28.4%



HYDROZONE 1 = TURF
 HIGH WATER USE - 185 SQ. FT.

HYDROZONE 2 = FULL SHADE / PARTIAL SHADE
 MEDIUM WATER USE - 1,519 SQ. FT.

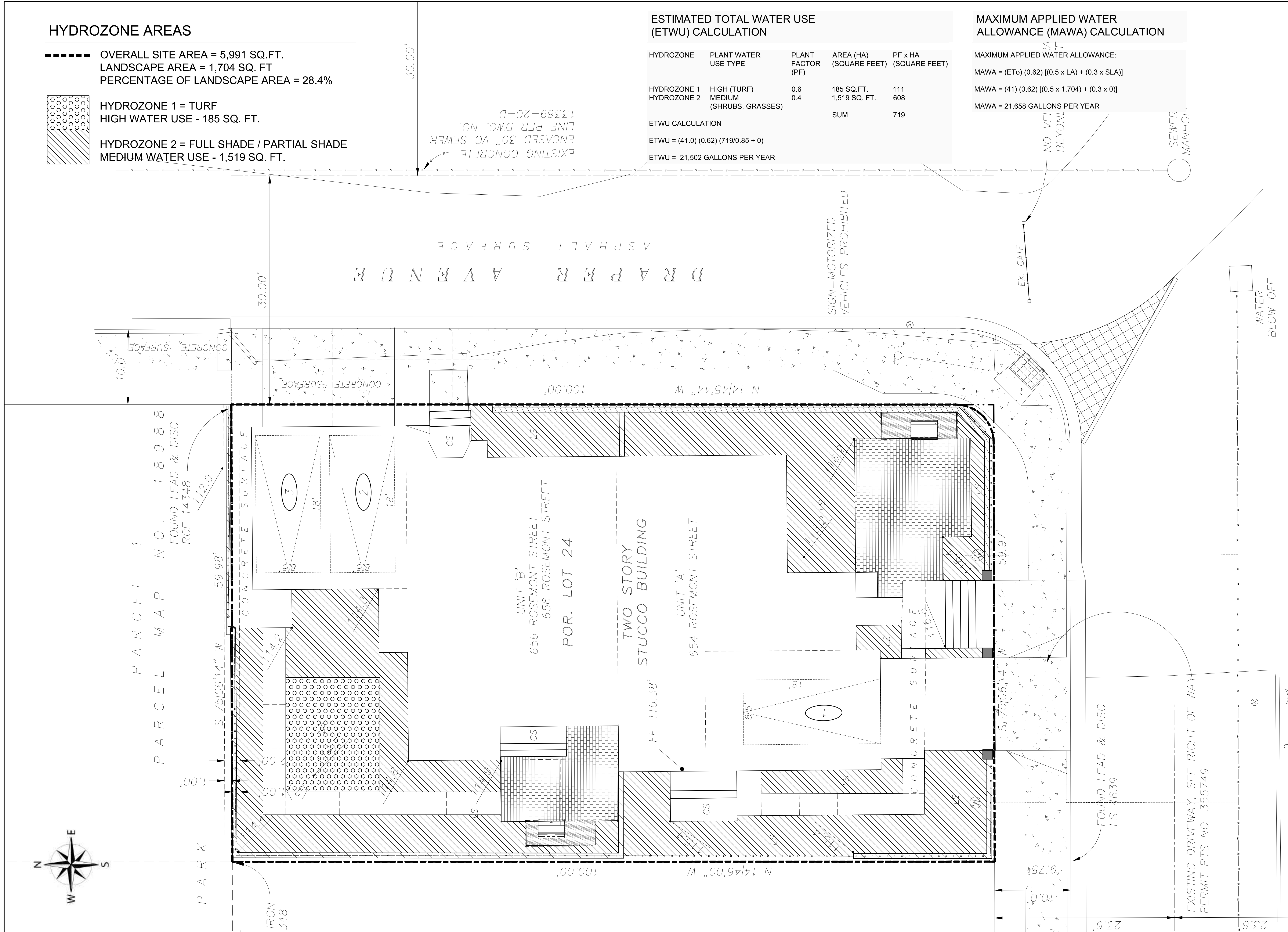
ESTIMATED TOTAL WATER USE (ETWU) CALCULATION

HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	AREA (HA) (SQUARE FEET)	PF x HA (SQUARE FEET)
HYDROZONE 1	HIGH (TURF)	0.6	185 SQ.FT.	111
HYDROZONE 2	MEDIUM (SHRUBS, GRASSES)	0.4	1,519 SQ. FT.	608
			SUM	719

ETWU CALCULATION
 ETWU = (41.0) (0.62) (719/0.85 + 0)
 ETWU = 21,502 GALLONS PER YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE:
 MAWA = (ETo) (0.62) [(0.5 x LA) + (0.3 x SLA)]
 MAWA = (41) (0.62) [(0.5 x 1,704) + (0.3 x 0)]
 MAWA = 21,658 GALLONS PER YEAR



5055 N. Harbor Drive
 Suite 200
 San Diego, California
 92106
 T: 858.458.0555
 F: 858.458.0554
 www.topialand.com



Rosemont Duplex

654 & 655
 Rosemont Street
 La Jolla, CA
 92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

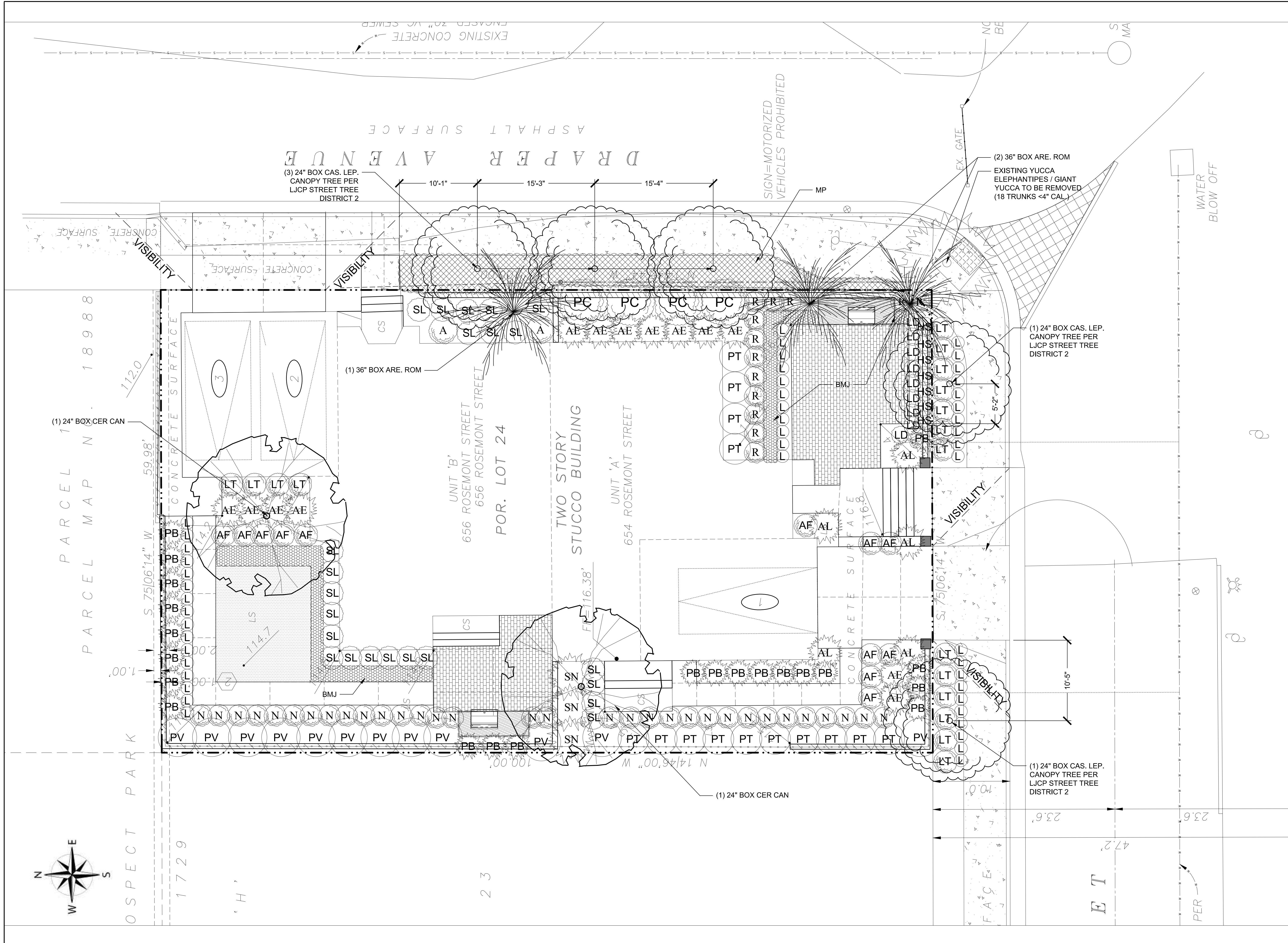
ISSUED	Date
Issue	02/06/17
City	09/22/17
Submittal	05/08/18
City	
Submittal	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

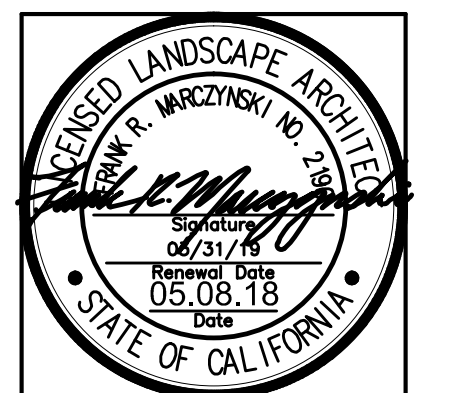
Landscape Area Diagram

DATE: 05.08.18
 SCALE: 3/16" = 1'-0"

L-4.0.2



TOPIA
 5055 N. Harbor Drive
 Suite 200
 San Diego, California
 92106
 T: 858.458.0555
 F: 858.458.0554
 www.topialand.com



Rosemont Duplex

654 & 655
 Rosemont Street
 La Jolla, CA
 92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

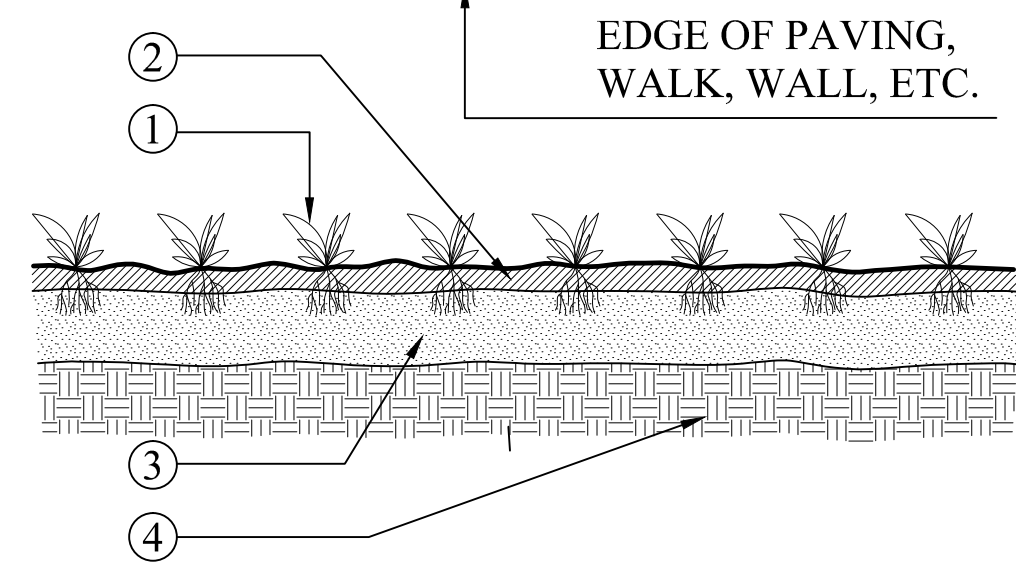
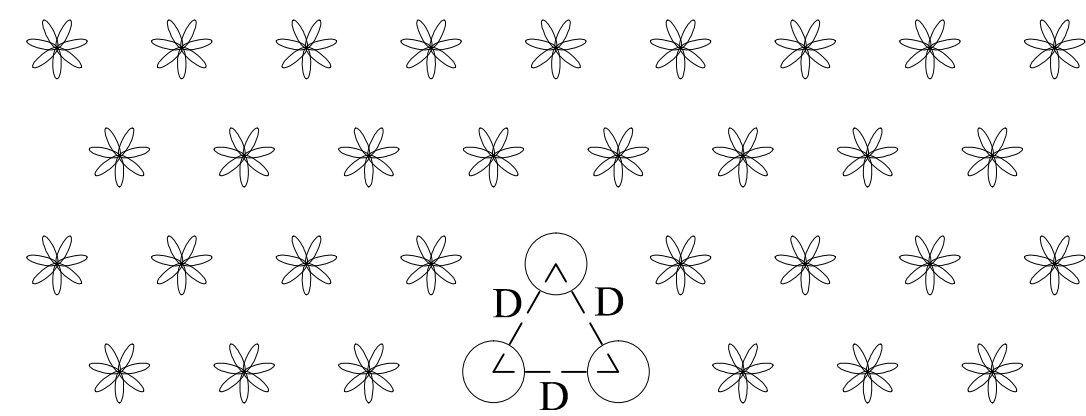
Issue	Date
City Submittal	02/06/17
City Submittal	09/22/17
City Submittal	05/08/18

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Planting Plan

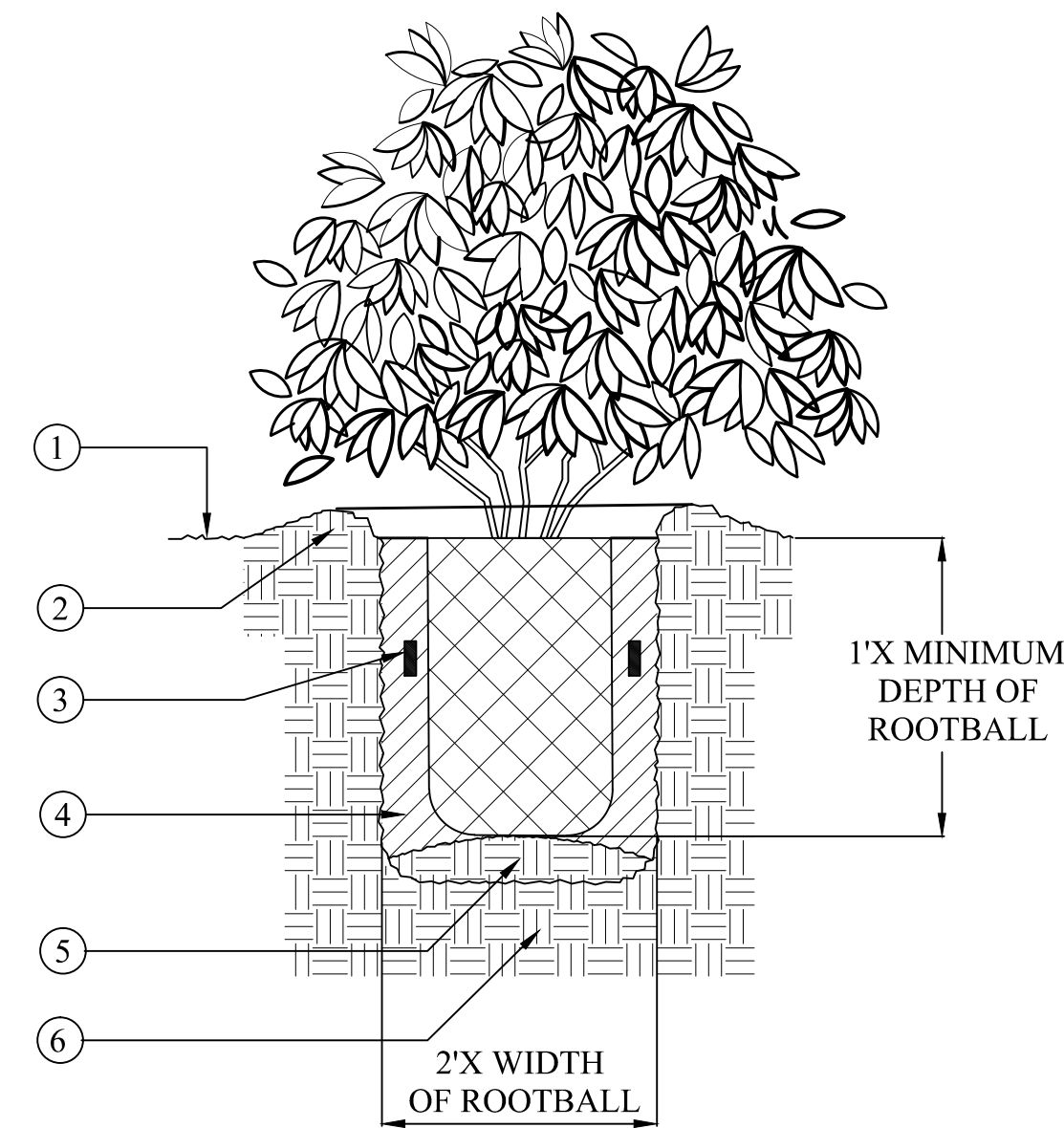
DATE: 05.08.18
 SCALE: 3/16" = 1'-0"

L-4.1

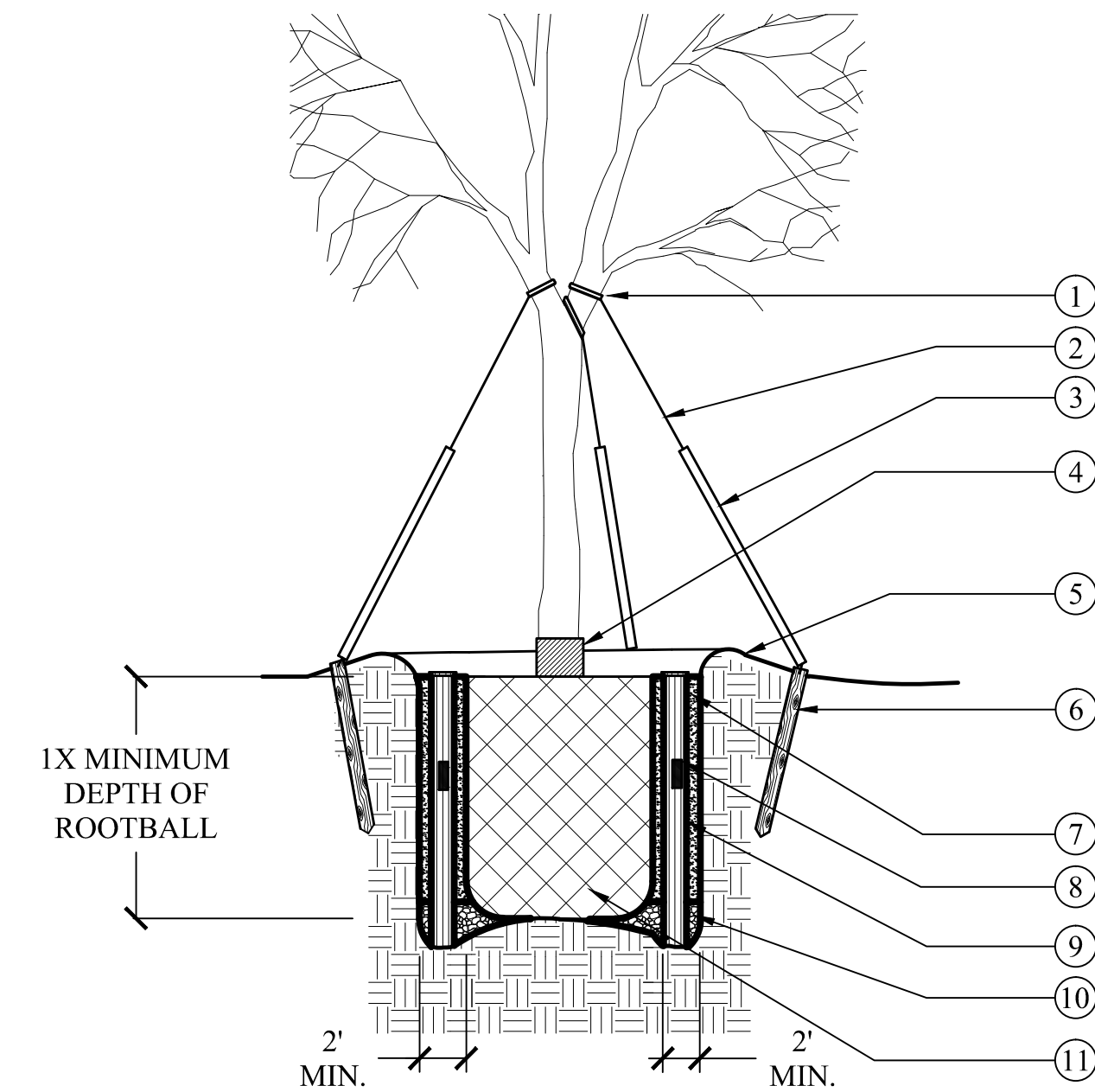


- 1. GROUND COVER
- 2. MULCH
- 3. AMENDED SOIL
- 4. SUBGRADE

NOTE: LOCATE PLANTS EQUIDISTANT (D) FROM EACH OTHER AS SHOWN. D = SPACING AS SHOWN ON PLANTING PLAN.

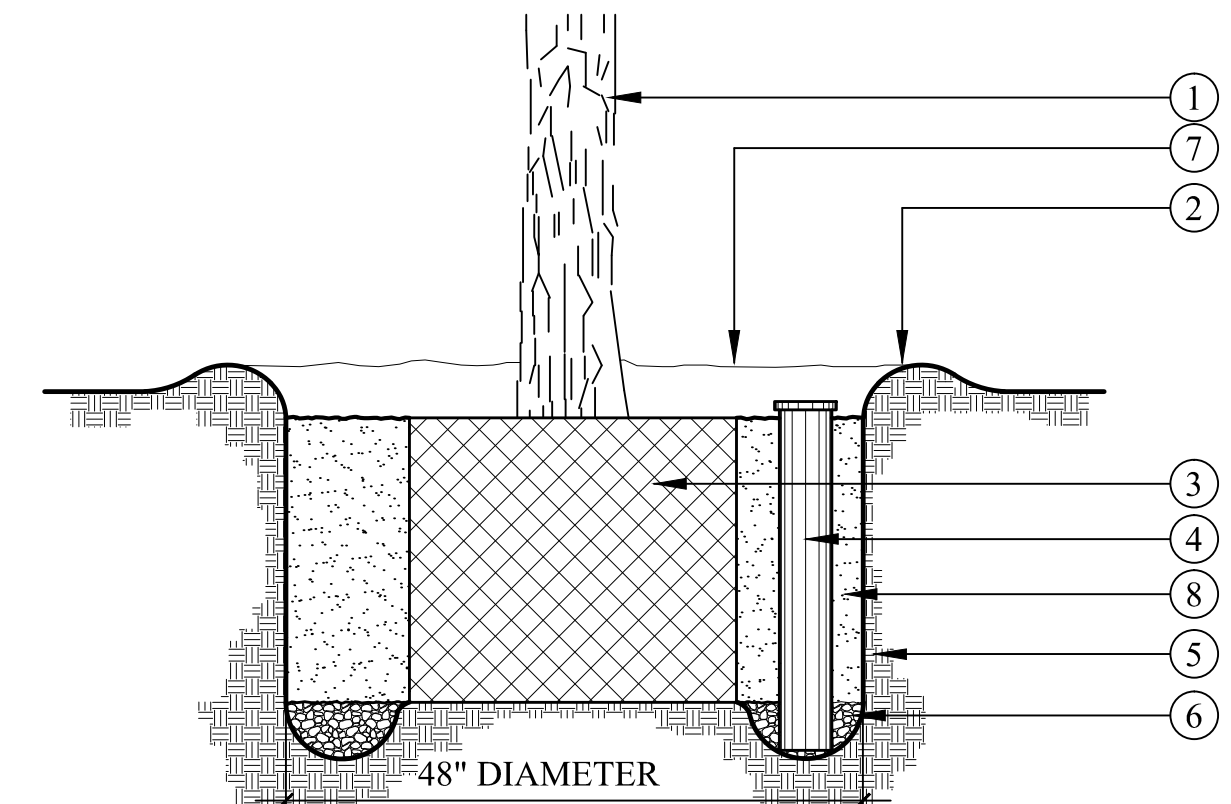


- 1. FINISH GRADE.
- 2. WATER RETENTION BASIN - 4" HIGH
- 3. FERTILIZER TABLETS PER PLANTING NOTES.
- 4. BACKFILL MIX PER PLANTING NOTES.
- 5. MOUND BOTTOM OF HOLE - PUDDLE AND SETTLE BACKFILL PRIOR TO REPLACEMENT OF PLANT.
- 6. NATIVE SOIL



- LEGEND**
- 1. RUBBER OR PLASTIC HOSE AROUND TRUNK
 - 2. 12 GA. GALV. GUYING WIRE TIED TWICE AROUND TRUNK AND TO EACH END OF TURNBUCKLE. USE TURNBUCKLE AT EACH END OF WIRE.
 - 3. GUYING WIRE, HOSE AND TURNBUCKLE W/ 3/8" WHITE NEOPRENE TUBE AROUND ALL WIRE. MIN. 3 GUY SUPPORTS PER TREE.
 - 4. ARBOR GUARD FOR TREES PLANTED IN TURF AREAS
 - 5. TEMP. WATERING BASIN
 - 6. 2"x2"x3'-0" REDWOOD STAKE. SET FLUSH TO GRADE.
 - 7. BACKFILL MIX
 - 8. FERTILIZER TABLETS
 - 9. (2) - 4" PERFORATED PVC STANDPIPE WITH FILTER FABRIC AND SOCK AND 4" DRAIN CAP
 - 10. 3/4" WASHED CRUSHED AGGREGATE
 - 11. ROOTBALL

NOTE: INSTALL DEEP ROOT BARRIERS WHEN TREES ARE WITHIN 4" OF HARDSCAPE.



- LEGEND:**
- 1. PALM TRUNK (SKIN)
 - 2. 6" HIGH MOUND FOR WATER BASIN
 - 3. PALM ROOT BALL
 - 4. 4" PERFORATED PVC STANDPIPE WITH FILTER FABRIC SOCK AND 4" DRAIN CAP. STANDPIPE TO BE THE DEPTH OF ROOTBALL AND 6" ABOVE FINISH GRADE.
 - 5. NATIVE SOIL
 - 6. 3/4" WASHED CRUSHED AGGREGATE
 - 7. 2" SHREDDED MULCH IN PLANTER BED
 - 8. WASHED PLASTER SAND BACKFILL

- NOTES:**
- 1. ALL PALMS SHALL BE TRIMMED AND TIED PRIOR TO PLANTING. LEAVE TIED 30 DAYS MIN.
 - 2. TRIMMED PALM TO HAVE 6-8 FRONDS MAX.
 - 3. UPON INSTALLATION, REPRESENTATIVES OF THE CITY, THE LANDSCAPE ARCHITECT AND THE LANDSCAPE CONTRACTOR SHALL DETERMINE IF PALMS REQUIRE GUYING.

(A) GROUND COVER PLANTING

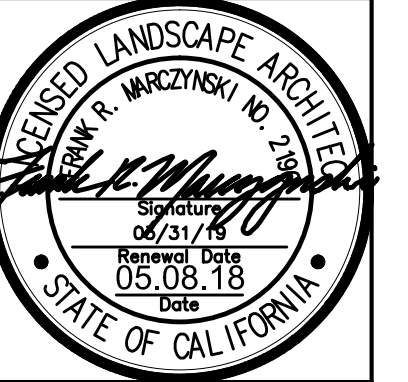
(B) SHRUB PLANTING

(C) TREE GUYING / PLANTING

(D) PALM PLANTING

TOPIA

5055 N. Harbor Drive
Suite 200
San Diego, California
92106
T: 858.458.0555
F: 858.458.0554
www.topialand.com



Rosemont Duplex

654 & 655
Rosemont Street
La Jolla, CA
92037

PROJECT NO. 15010.00

NOT FOR CONSTRUCTION

ISSUED	Issue	Date
	City	02/06/17
	Submittal	
	City	09/22/17
	Submittal	
	City	05/08/18
	Submittal	

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT OF TOPIA IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAIN IN TOPIA WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Planting Details

DATE: 05.08.18
SCALE:

L-4.2