THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 4, 2013 REPORT NO. HO 13-102

ATTENTION: Hearing Officer

SUBJECT: GAXIOLA RESIDENCE
PROJECT NUMBER 207195

LOCATION: 2414 Calle Del Oro Street

APPLICANT: Michael Morton of Morengo Morton Architects, on behalf of Manchester Class LTD

SUMMARY

Issue: Should the Hearing Officer approve a permit to demolish a single family residence and construct a new, two-story residence located at 2414 Calle Del Oro within the La Jolla Community Plan Area?

Staff Recommendation: APPROVE Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864.

Community Planning Group Recommendation: On March 7, 2013 the La Jolla Community Planning Association voted 9-6-1 to recommend approval of the proposed project with no conditions (Attachment 8). This was not a majority approval as the group has 18 seated members.

Other Recommendation: On April 16, 2013, the La Jolla Shores Advisory Board voted 5-0 to recommend approval of the project with no conditions (Attachment 9).

Environmental Review: Mitigated Negative Declaration No. 207195 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified within the environmental review process.

BACKGROUND/DISCUSSION

The project site is located at 2414 Calle Del Oro within the La Jolla Community Planning area. The site is zoned SF (Single Family) within the La Jolla Planned District and within the

non-appealable area of the Coastal Overlay Zone. The site is also located within the Parking Impact Overlay Zone (Campus Impact Area). The 0.66-acre site is designated for low density residential development. The proposed project would demolish an existing residence and construct a new,11,879 square-foot, two-story, seven bedroom residence with a 4-car garage, 3 surface parking spaces, basement, swimming pool and spa. Due to the sites location within the Parking Impact Overlay Zone, a total of 7 parking spaces are required. The project would re-grade approximately 60 percent of the site consisting of 800 cubic yards of excavation and 800 cubic yards of fill. A maximum cut depth of 13 feet into existing manufactured slope on-site would be required for the new residence.

Staff has determined that the existing residence to be demolished is not a designated resource nor is it located in any existing historic district. The project complies with all of the development regulations of the SF zone and is consistent with the land use designation of the La Jolla Community Plan.

The property is located within an urbanized, built-out neighborhood developed with a variety of multi-level single family homes of varying architecture. The project requires a Coastal Development Permit for both the demolition of an existing structure and construction of a new residence within the Coastal Overlay Zone and, a Site Development Permit for a La Jolla Shores Planned District Permit for new construction within the planned district.

Environmental Analysis:

The property does not contain environmentally sensitive lands, nor is it located adjacent to environmentally sensitive lands. The project required the preparation of Mitigated Negative Declaration for potential impacts to cultural (archaeology) resources. Due to the proposed substantial soil disturbance on site and the site's close proximity to known recorded archaeological sites, the project has the potential to significantly impact archaeological resources. A Mitigation, Monitoring and Reporting program (MMRP) will be implemented which includes the requirement for a qualified archaeological monitor to be present during grading activities as outlined in Section V of the Mitigated Negative Declaration. Implementation of the MMRP will ensure that any impacts to cultural resources would be mitigated to below a level of significance.

Conclusion:

Staff has determined that the project complies with the development regulations of all applicable sections of the Land Development Code. Staff has also determined that the required findings for the Permits can be made as the project meets the applicable San Diego Municipal Code regulations, requirements and land use policies in affect for the site as outlined in the draft Findings of Fact for consideration in Attachment 5. Therefore, staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864, with modifications.

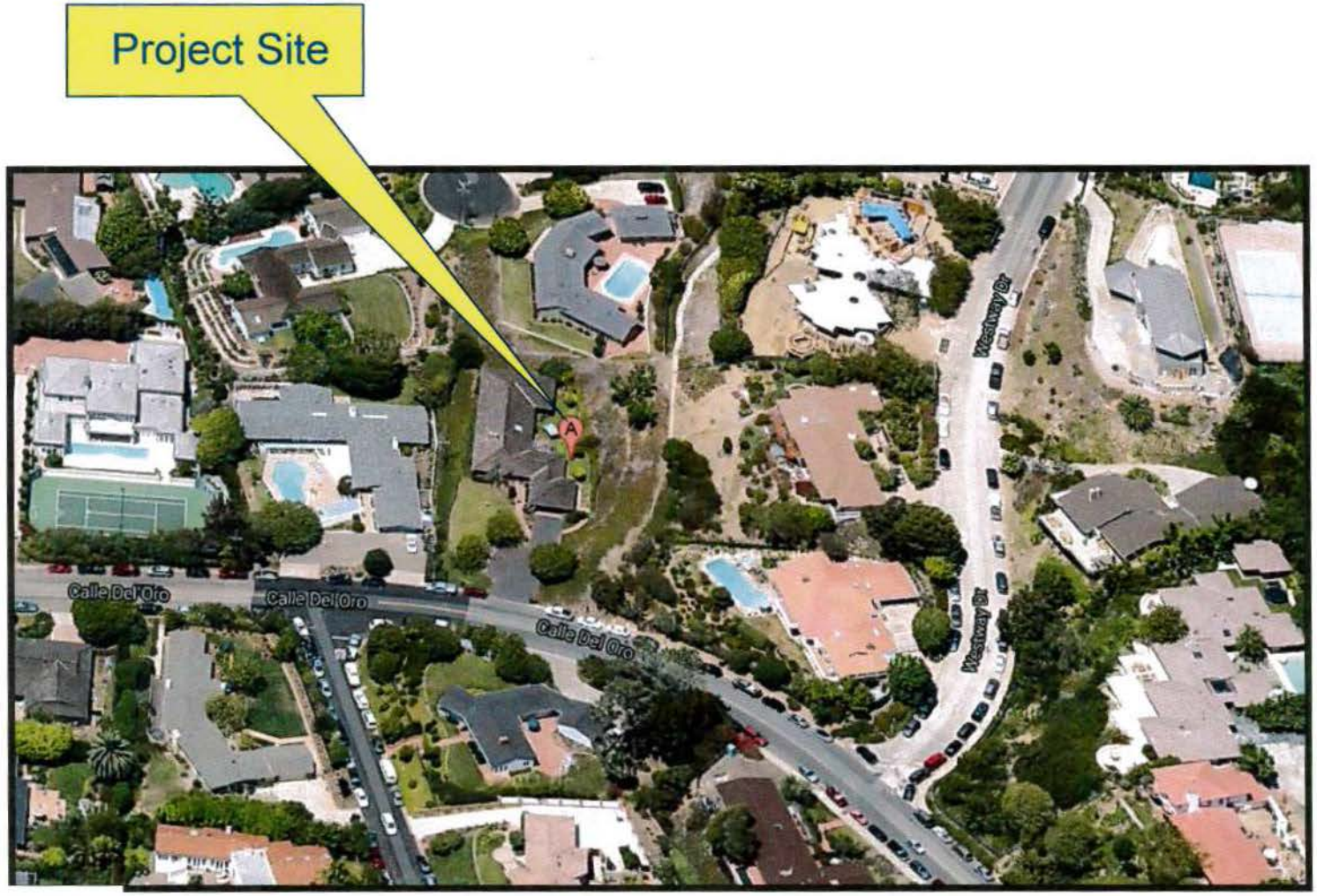
2. Deny Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Morris E. Dye, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Resolution
8. Community Planning Group Recommendation
9. La Jolla Shores Advisory Board Recommendation
10. Ownership Disclosure Statement
11. Project Plans



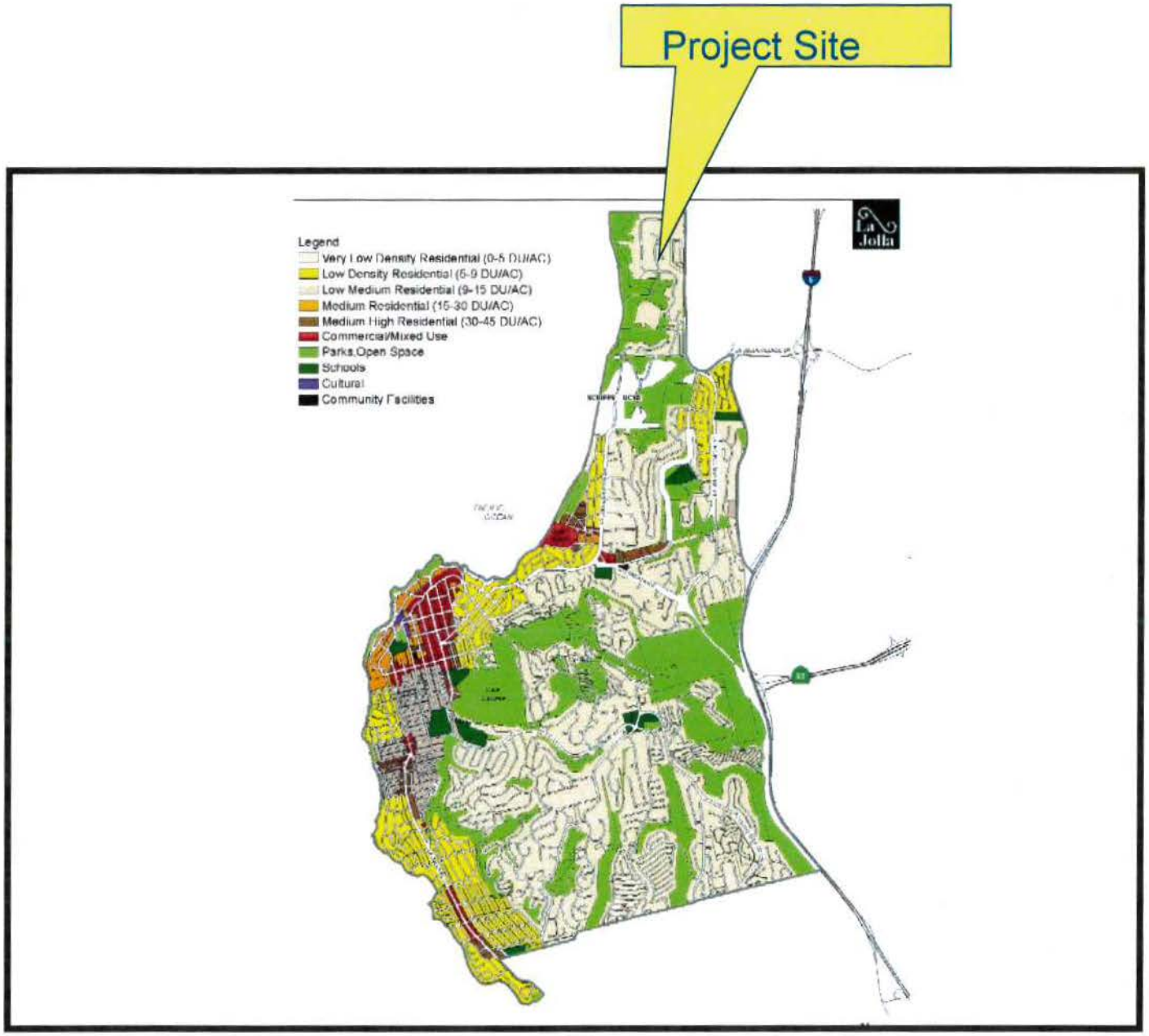
Aerial Photo

Gaxiola Residence– 2414 Calle Del Oro
PROJECT NO. 207195

North

ATTACHMENT 1

ATTACHMENT 2



Land Use Map

Gaxiola Residence– 2414 Calle Del Oro
207195.

North

Project Location Map

Gaxiola Residence– 2414 Calle Del Oro
PROJECT NO. 207195

North

ATTACHMENT 3

PROJECT DATA SHEET

PROJECT NAME:	Project No. 207195 – Gaxiola Residence
PROJECT DESCRIPTION:	Construct an 11,855 sq.ft. single dwelling unit
COMMUNITY PLAN AREA:	La Jolla
DISCRETIONARY ACTIONS:	Site Development Permit (Process 3)/Coastal Development Permit in La Jolla Shores Planned District (LJSPD) and the Coastal Overlay Zone
COMMUNITY PLAN LAND USE DESIGNATION:	Very Low Density Residential (0-5 DU/AC)

ZONING INFORMATION:

ZONE: LJSPD – SF (Single Family)
HEIGHT LIMIT: 30' max; 29'- 4" proposed
LOT SIZE: 29,052 sq.ft.
FLOOR AREA RATIO: no max in SF zone; 0.41 proposed (11,856 s.f./29,052 s.f.)
FRONT SETBACK: general conformity; 51' proposed
SIDE SETBACK: general conformity; 15' proposed
STREETSIDE SETBACK: n/a
REAR SETBACK: general conformity; 20' proposed
PARKING: 7 spaces required; 9 spaces provided

ADJACENT PROPERTIES:	**LAND USE DESIGNATION & ZONE**	**EXISTING LAND USE**
NORTH:	Single Family; LJSPD-SF	Single Family
SOUTH:	Single Family; LJSPD-SF	Single Family
EAST:	Single Family; LJSPD-SF	Single Family
WEST:	Single Family; LJSPD-SF	Single Family

DEVIATIONS OR VARIANCES REQUESTED:	none
COMMUNITY PLANNING GROUP RECOMMENDATION:	March 7, 2013 La Jolla Community Planning Association voted 9-6-1 to approve – no conditions. April 16, 2013, La Jolla Shores Advisory Board approved 5-0– no conditions.

HEARING OFFICER
RESOLUTION NO. _____
COASTAL DEVELOPMENT PERMIT NO. 1078520
SITE DEVELOPMENT PERMIT NO. 11211864
GAXIOLA RESIDENCE - PROJECT NO. 207195
MMRP

WHEREAS, MANCHESTER CLASS LTD, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing residence and construct a new residence (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864) on portions of a 0.66-acre lot.

WHEREAS, the project site is located at 2414 Calle Del Oro in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone(Campus Impact Area and, Coastal Height Limit Overlay Zone within the La Jolla Community Plan Area;

WHEREAS, the project site is legally described as Lot 11, La Jolla Shores Terrace Map No. 2996;

WHEREAS, on December 4, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, the building, structure, or improvements for which Coastal Development Permit No. 1078520 and Site Development Permit No 11211864 conforms to the regulations contained in the La Jolla Shores Planned District.

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 4, 2013.

FINDINGS:

Coastal Development Permit Findings - Section 126.0708

1. **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 is the demolition of an existing residence and the construction of an 11,879 square-foot, two-story residence with 4-car garage, basement, and swimming pool on a 0.66-acre site located at 2412 Calle Del Oro. The site does not contain a public physical accessway to the ocean nor is it designated as having a proposed accessway or a public view corridor within the La Jolla

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

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

The project is the demolition of an existing residence and the construction of a11,879 square-foot, two story residence with 4-car garage, basement, and swimming pool on a 0.66-acre site located at 2412 Calle Del Oro. The property does not contain nor is it adjacent to, environmentally sensitive lands. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

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

The project is the demolition of an existing residence and the construction of an11,879 square-foot, two story residence with 4-car garage, basement, and swimming pool on a 0.66-acre site located at 2412 Calle Del Oro. The site is designated for residential development within the La Jolla Community Plan. The project complies with all of the development regulations of the SF zone of the La Jolla Shores Planned District. The La Jolla Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway to the ocean nor as having a proposed accessway or a public view corridor. Therefore, 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.

4. **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 project is the demolition of an existing residence and the construction of an11,879 square-foot, two story residence with 4-car garage, basement, and swimming pool on a 0.66-acre site located at 2412 Calle Del Oro. The site is not located between the nearest public road and the sea or the shoreline of any body of water located with the Coastal Overlay Zone.

<u>Site Development Permit Findings- Section 126.0504</u>

1. **The proposed development will not adversely affect the applicable land use plan.**

The project is the demolition of an existing residence and the construction of an 11,879 square-foot, two story residence with 4-car garage, basement, and swimming pool on a 0.66-acre site located at 2412 Calle Del Oro. The site is designated for low density residential development within the La Jolla Community Plan.

The proposed project is consistent with the land use designation of the community plan by replacing an existing single-family structure with another single-family structure. The development would meet the goals of the La Jolla Community Plan/Local Coastal Program by maintaining the residential development and not interfering with public access or public views to the beaches and bays. The site is not located on or adjacent to any existing physical accessway. The residence would be constructed entirely within private property and would observe all required setbacks, building height requirements, and floor area ratio. The La Jolla Community Plan and Local Coastal Program do not identify the site as containing a public physical accessway nor as having a proposed accessway or a public view corridor. The La Jolla Community Plan recommends that community character be maintained through several measures including 1) new developments provide a high quality residential environmental respective of the sea, hillsides and open space; 2) reduce bulk and scale; and 3) maintain the character of residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to existing between the bulk and scale of new and existing developments. This project incorporates the following elements in order to enhance the existing streetscape and neighborhood as follows:

The proposed project incorporates a variety of terraced elements that gently step up the façade from the auto court to the second story terrace. The auto court allows a large open turn around with permeable hardscape and gravel areas to soften and create an open and pedestrian-friendly streetscape. The neighborhood character will be enhanced with the use of multiple of King Palms to enhance and define the streetscape of the La Jolla Shore Area. The basic theme of the house incorporates the indoor/outdoor lifestyle and outdoor terraces as defined as part of the La Jolla Shores Planned District Ordinance. The home will reflect the character of the area as part of a community of single-family homes.

The proposed home will meet the land use regulations of the certified Implementation Program including compliance with the Land Development Code regulations which includes building height, coverage, parking and landscape. The project proposes no deviations or variances from the applicable land use regulations for the site, and is consistent with the goals and recommendations within the applicable policy documents. Therefore, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The project is the demolition of an existing residence and the construction of an 11,879 square-foot, two story residence with 4-car garage, basement, and swimming pool on a 0.66-acre site located at 2412 Calle Del Oro. The property is zoned SF of the La Jolla Shorts Planned District within the La Jolla Community Planning area. The site is designated for low residential development.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, public improvements, repairs, fire protection and landscaping. All Uniform Building, Fire and Mechanical Codes governing the construction and continued operation of the development will apply to this site to

prevent adverse affects to those persons or other properties in the vicinity. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare

3. **The proposed development will comply with the applicable regulations of the Land Development Code.**

The project is the demolition of an existing residence and the construction of an 11,879 square-foot, two story residence with 4-car garage, basement, and swimming pool on a 0.66-acre site located at 2412 Calle Del Oro. The site is designated for low density residential development within the La Jolla Community Plan. The project is consistent with the development regulations of the SF zone and all other pertinent regulations of the Land Development Code which include building height, setbacks, coverage, parking and landscape. The project proposes no deviation or variances from the applicable regulations. The project presents a basic bulk, mass, scale and lot coverage that is proportionate to the surrounding neighborhood. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864, a copy of which is attached hereto and made a part hereof.

_____

Morris E. Dye
Development Project Manager
Development Services

Adopted on: December 4, 2013

Job Order No. 24000764

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000764

COASTAL DEVELOPMENT PERMIT NO. 1078520
SITE DEVELOPMENT PERMIT NO. 11211864
GAXIOLA RESIDENCE - PROJECT NO. 207195
HEARING OFFICER
MMRP

This Coastal Development Permit No. 1078520/Site Development Permit No. 11211864 is granted by the Hearing Officer of the City of San Diego to MANCHESTER CLASS LTD, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0708 and 1510.0201. The 0.66-acre site is located at 2414 Calle Del Oro in the La Jolla Community Plan Area. The project site is zoned SF zone of the La Jolla Shores Planned District, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone (Campus Impact Area) and Coastal Height Limit Overlay Zone within the La Jolla Community Plan Area. The project site is legally described as Lot 11, La Jolla Shores Terrace Map No. 2996.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing residence and construct an 11,879 square-foot, two-story, single family residence (as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 4, 2013) on file in the Development Services Department.

The project shall include:

a. Demolition of an existing single family residence and the construction of an 11,879 square-foot, two-story residence;

b. Swimming pool and spa;

b. Off-street parking; and

c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 18, 2016.

2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.

3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:

a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and

b. The Permit is recorded in the Office of the San Diego County Recorder.

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.

13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 191215 shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

14. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 191215 to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Cultural Resources (Archaeology)

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the replacement of the existing rolled curb with City standard curb and gutter, along the project frontage on Calle del Oro, per Standard Drawings G-2 and SDG-100, satisfactory to the City Engineer.

16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.

17. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of City standard sidewalk, along the project frontage on Calle del Oro, per Standard Drawings G-7 and G-9, satisfactory to the City Engineer.

18. Prior to the issuance of any construction permit, the Owner/Permittee shall assure by permit and bond the construction of a City standard driveway on Calle Del Oro, satisfactory to the City Engineer.

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

20. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

21. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

22. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

23. Prior to issuance of a grading or building permit, the permittee shall submit a site/plot plan consistent with the plans submitted for a building permit showing the required 30% landscaped area in a crosshatch pattern and labeled "Landscape Area Diagram."

24. The following note shall be provided on the "Landscape Area Diagram": All of the landscape to meet the 30% area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance prior to final inspection."

25. Any modifications or changes to the "Landscape Area Diagram" and existing or proposed plant material, as shown on the approved Exhibit "A" Landscape Concept Plan, are permitted provided the resulting landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance.

26. Prior to issuance of any engineering permits for grading, construction documents for the revegetation and hydroseeding of all disturbed land shall be submitted in accordance with the Landscape Standards 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 Office of the Development Services Department.

27. Prior to issuance of any Certificate of Occupancy, the Owner/Permittee shall install all required landscape and obtain all required landscape inspections. The Owner/Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Landscape Standards. A "No Fee" Street Tree Permit shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

28. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

PLANNING/DESIGN REQUIREMENTS:

29. Owner/Permittee shall maintain a minimum of seven (7) off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." The site is located within the Parking Impact Overlay Zone (Campus Impact Area). 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.

30. 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.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use 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 December 4, 2013 and Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864 and Resolution No.____.

Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864
Approval Date: December 4, 2013.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Morris E. Dye
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.

MANCHESTER CLASS LTD,
Owner/Permittee

By _____
ALEJANDRO GAXIOLA,
VICE PRESIDENT

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

RESOLUTION NUMBER_____

ADOPTED ON December 4, 2013

WHEREAS, on June 10, 2010, MANCHESTER CLASS LTD, submitted an application to Development Services Department for a Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864 to demolish an existing residence and an 11,879 square-foot, two story, single family residence on an 0.66-acre site located at 4214 Calle Del Oro; and

WHEREAS, the matter was set for public hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 207195 prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously identified in the Initial Study, that there is no substantial evidence that the Project will have a significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record of proceedings upon which the approval is based are available to the public at the office of the Development Services Department 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the Project.

APPROVED:

By: MORRIS DYE
DEVELOPMENT PROJECT MANAGER

ATTACHMENT(S): Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

Coastal Development Permit No. 1078520 and Site Development Permit No. 11211864

V. MITIGATION, MONITORING AND REPORTING PROGRAM: To ensure that site development would avoid significant environmental impacts, a Mitigation, Monitoring, and Reporting Program (MMRP) is required. Compliance with the mitigation measures shall be the responsibility of the applicant. The mitigation measures are described below.

A. GENERAL REQUIREMENTS – PART I
Plan Check Phase (prior to permit issuance)

1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.

2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "**ENVIRONMENTAL/MITIGATION REQUIREMENTS**."

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website: http://www.sandiego.gov/development-services/industry/standtemp.shtml

4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.

5. **SURETY AND COST RECOVERY** – The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

B. GENERAL REQUIREMENTS – PART II
Post Plan Check (After permit issuance/Prior to start of construction)

1. **PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT.** The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

   Qualified Archaeologist

   Note: Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

   CONTACT INFORMATION:

   a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division – 858-627-3200**
   b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. **MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) 282667, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

   Note: Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. **OTHER AGENCY REQUIREMENTS:** Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

   Not Applicable

4. **MONITORING EXHIBITS:** All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When

necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE: Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. **OTHER SUBMITTALS AND INSPECTIONS:** The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist

Issue Area	*Document submittal*	*Assoc Inspection/Approvals/ Notes*
General Meeting	Consultant Qualification Letters	Prior to Pre-construction
General Construction Meeting	Consultant Const. Monitoring Exhibits	Prior to or at the Pre-
Archaeology observation	Archaeology Reports	Archaeology/Historic site
Bond Release Bond Release	Request for Bond Release letter	Final MMRP Inspections prior to Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

CULTURAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must

have completed the 40-hour HAZWOPER training with certification documentation.

2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search
   1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
   2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
   3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings
   1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Native American consultant/monitor (where Native American resources may be impacted), Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
      a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
   2. Identify Areas to be Monitored
      a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
      b. The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
   3. When Monitoring Will Occur
      a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
      b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of

excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor(s) Shall be Present During Grading/Excavation/Trenching

1. The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.**
2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process

1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.

a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. **Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.**
c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification
1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.

C. If Human Remains **ARE** determined to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in

accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.

4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
   a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
   b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
   c. In order to protect these sites, the Landowner shall do one or more of the following:
      (1) Record the site with the NAHC;
      (2) Record an open space or conservation easement on the site;
      (3) Record a document with the County.
   d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.

D. If Human Remains are **NOT** Native American
   1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
   2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
   3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract
   1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
   2. The following procedures shall be followed.
      a. No Discoveries
         In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
      b. Discoveries

All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV – Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.

c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction and IV-Discovery of Human Remains shall be followed.

d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. **It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.**
   a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
   b. Recording Sites with State of California Department of Parks and Recreation
   The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued

2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.

C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV – Discovery of Human Remains, Subsection 5.

D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

The above mitigation monitoring and reporting program will required additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.

DPR Action #B (Jan. 2013): Findings can not be made for a Coastal Development Permit for construction at 1328 Virginia Way. Specifically, the proposed project is not in conformity with the specified implementation program (ie the Municipal Code requirement for Coastal Development Permit for the demolition of the previous building). 8-0-1
CPA Action (Jan 2013): Pulled from Consent Agenda by Trustee LaCava.
CPA Action (Feb 2013): Presentation postponed by applicant.

Presentation again postponed by applicant (2/27/13).

13. Gaxiola Residence – Action Item

2414 Calle del Oro – SDP and CDP to demolish existing 1-story 3,178 sf residence and construct a new 2-story 11,696 sf residence (of which 4,744 is phantom floor) with 4 bedrooms, 7 bathrooms and 2 car garage, attached guest quarters (parking in driveway), swimming pool and retaining walls on a 29,120 sf lot. Square footage includes extensive non-habitable space.
PRC Action (Oct. 2012): The findings can be made for a SDP & CDP based on plans dated July 22, 2012 and presented today with square footage corrected to 11,696 including 4,744 sf phantom floor. 3-2-1.
CPA Action (Feb 2013): Pulled from Consent Agenda by Myrna Nagle.

Applicant: Gricel Cedillo; presentation and handout by architect, **Michael Morton**.

Approved Motion: To approve the project and to recommend SDP and CDP to demolish existing 1-story 3,178 sf residence and construct a new 2-story 11,696 sf residence at 2414 Calle del Oro as presented; landscaping as shown on sheet A9.1 dated 7 March 2013, (Fitzgerald/LaCava, 9-6-1).
In favor: Brady, Collins, Conboy, Fitzgerald, LaCava, Manno, Merten, Thorsen.
Opposed: Bond, Burstein, Costello, Courtney, Little, Lucas, Zimmerman.
Abstain: Crisafi.

Trustee Election Results

Election Chair **Tim Lucas** presented the vote count to **President Crisafi**, who then announced the results: Elected to three year terms: Patrick Ahern, Helen Boyden, Gail Forbes, Bob Steck, Ray Weiss and Frances O'Neill Zimmerman. Elected to a two-year term to fill a vacancy: Janie Emerson, and elected to a one-year term to fill a vacancy: Myrna Nagle. The number of ballots cast was 71.

President Crisafi announced that results can be challenged until Thursday, March 14, 5:00 pm. If no challenge, the ballots will be destroyed.

President Crisafi thanked Election Chair **Trustee Tim Lucas** for, once again, running a flawless election, and thanked all of the Community Members who graciously contributed their time assisting **Trustee Lucas**. **Trustees** expressed their gratitude.

14. Pham Residence – Action Item

7411 Olivetas Street - Variance to reduce the required street sideyard setback for a 855 sq ft addition to an existing single family residence on a 0.05 acre site.
DPR ACTION (JAN 2013): Findings can be made for a Variance to reduce the required street sideyard setback from 10ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St. 4-2-1
CPA Action (Feb 2013): Pulled from Consent Agenda by Trustee Zimmerman

Presentation by architect **Mark Mitchell. Carole Barin** commented.

Approved Motion: Findings can be made for a Variance to reduce the required street sideyard setback from 10ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St., (Thorsen/Conboy, 8-6-2).
In favor: Brady, Burstein, Conboy, Costello, Fitzgerald, LaCava, Manno, Thorsen.
Opposed: Bond, Collins, Courtney, Little, Merten, Zimmerman.
Abstain: Crisafi, Lucas.

LA JOLLA SHORES PLANNED DISTRICT

Applicant: Manchester Class L.T.D.

Item: #1 Gaxiola Residence

Date: April 16, 2013

To: Planning Director
From: La Jolla Shores Planned District Advisory Board
Subject: Proposal Within La Jolla Shores Planned District

The La Jolla Shores Planned District Advisory Board has reviewed the applicant for:

Compatible with adjacent community + materials - Appropriate scale, siting, use of materials, landscaping. Adequate parking, setback from street, etc.

located

and recommends:

- [x] A. Approval because of conformity to criteria and design standards adopted by the City Council
- [ ] B. Denial because of nonconformity to criteria and design standards adopted by the City Council. (Reasons for nonconformity on reverse side.)
- [ ] C. Approval subject to the following modifications to ensure conformity to criteria and design standards adopted by the City Council.
- [ ] D. Denial because of lack of four affirmative votes.

Board Signatures

Approving Item: 5

Disapproving Item: 0

Suzanne Kerson
Jane Potter
Dan Jones

Absentees:

Chairman

MARENGO MORTON ARCHITECTS, INC.

7724 Girard Avenue, Suite 200
La Jolla CA 92037

Telephone (858) 459-3769
Fax (858) 459-3768

Date: November 5, 2013 19, 2013

Project: Gaxiola Residence at 2414 Calle Del Oro, La Jolla, California, 92037

Dear, Sandra

The following is a list of the directors of Manchester Class LTD and their titles.

Santiago Gaxiola Clouthier	Director/President
Monica Coppel Luken	Director/Secretary
Alejandro Gaxiola Coppel	Director/Vicepresident
Javier Gaxiola Coppel	Director/Vicepresident
Agustin Gaxiola Coppel	Director/Vicepresident
Santiago Gaxiola Coppel	Director/Vicepresident

If you need anything else, please let me know

Sincerely,

Michael R. Morton A.I.A
Principal

CC: Project File

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit ☐ Neighborhood Development Permit ☒ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title — **Project No.** *For City Use Only*

GAXIOLA RESIDENCE

Project Address:

24141 CALLE DEL ORO

Part I - To be completed when property is held by individual(s)

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 owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names 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 individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. 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

Name of Individual (type or print):	Name of Individual (type or print):
☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency	☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address: 24141 CALLE DEL ORO	Street Address:
City/State/Zip: LA JOLLA CA.	City/State/Zip:
Phone No: (619) 2933026 Fax No:	Phone No: Fax No:
Signature : Date: 3/15/10	Signature : Date:
Name of Individual (type or print):	Name of Individual (type or print):
☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency	☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency
Street Address:	Street Address:
City/State/Zip:	City/State/Zip:
Phone No: Fax No:	Phone No: Fax No:
Signature : Date:	Signature : Date:

Project Title: GAXIOLA RESIDENCE

Project No. (For City Use Only)

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):

☒ Owner ☐ Tenant/Lessee

Street Address: 2414 CALLE DEL ORO

City/State/Zip: LA JOLLA CA.

Phone No: (619) 2933026 Fax No:

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

Title (type or print): SANTIAGO GAXIOLA.

Signature: Date: 3/15/10

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:

RESOLUTION OF THE BOARD OF DIRECTORS

OF

MANCHESTER CLASS LTD.

We, Santiago Gaxiola Clouthier, Monica Coppel Luken, Alejandro Gaxiola Coppel, Javier Gaxiola Coppel, Agustin Gaxiola Coppel and Santiago Gaxiola Coppel, being the Directors of the company MANCHESTER CLASS LTD., a corporation duly incorporated under the laws of the British Virgin Islands, hereby consent to the adoption of the following resolutions:

RESOLVED:

1. THAT a seal, an imprint of wich is affixed here to, be adopted as the Common Seal of the Company

2. THAT this company issues 1,000 no par value shares, that constitute the authorized capital of the corporation.

3. TO assign a value of US$1.00 to each of the no par value shares.

4. TO authorize the President, together with the Secretary of the corporation, to subscribe and issue, under the Common Seal of the Company, prior receipt of the corresponding payment, the respective stock certificates, as follows:

Certificate	Shares	Value	Issued to
Certificate No. 1	100 shares	US$1.00 each	Santiago Gaxiola Clouthier
Certificate No. 2	100 shares	US$1.00 each	Monica Coppel Luken
Certificate No. 3	200 shares	US$1.00 each	Alejandro Gaxiola Coppel
Certificate No. 4	200 shares	US$1.00 each	Javier Gaxiola Coppel
Certificate No. 5	200 shares	US$1.00 each	Agustin Gaxiola Coppel
Certificate No. 6	200 shares	US$1.00 each	Santiago Gaxiola Coppel

5. THAT the following persons be and hereby are appointed officers of the Company:

Santiago Gaxiola Clouthier	Director / President
Monica Coppel Luken	Director / Secretary
Alejandro Gaxiola Coppel	Director / Vicepresident
Javier Gaxiola Coppel	Director / Vicepresident
Agustin Gaxiola Coppel	Director / Vicepresident
Santiago Gaxiola Coppel	Director / Vicepresident

Dated this twenty -fifth (25th) day of August, 2009.

Santiago Gaxiola Clouthier

Monica Coppel Luken

GAXIOLA RESIDENCE

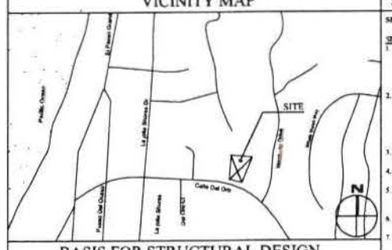
COASTAL PERMIT PACKAGE

2414 Calle Del Oro
La Jolla , CA 92037

ABBREVIATIONS

Ø	DIAMETER	FDN	FOUNDATION	O.A.	OVERALL
□'	SQUARE FOOT/FEET	F.D.	FLOOR DRAIN	O.C.	ON CENTER
&	AND	F.F.	FINISH FLOOR	O.D.	OUTSIDE DIAMETER
@	AT	FINISH		OFD	OVERFLOW DRAIN
℄	CENTERLINE	FIX.	FIXTURE	OPG.	OPENING
#/#	POUND OR NUMBER	FDCT.	FLOOR FLR.	OPP.	OPPOSITE
(E)	EXISTING	FLUOR.	FLUORESCENT		
A.B.	ANCHOR BOLT	F.H.	FIRE HYDRANT	PARTN	PARTITION
ABV.	ABOVE	F.O.M.	FACE OF MASONRY	P.L.	PROPERTY LINE
A/C	AIR CONDITIONING	F.O.S.	FACE OF STUD	PLAS.	PLASTER
A.C.	ASPHALTIC	FS	FINISH SURFACE	PLBG.	PLUMBING
CONCRETE		F.S.	FLOOR SINK	PLYWD	PLYWOOD
A.D.	AREA DRAIN	F.S.R.	FIRE SPRINKLER	P.O.C.	POINT OF CONNECTION
ACOUS.	ACOUSTICAL	RISER		POLP.	POLYPROPYLENE
AFF	ABOVE FINISH	FT.	FOOT/FEET	PR.	PAIR
FLOOR		FTG.	FOOTING	P.T.	PRESSURE TREATED
ALUM.	ALUMINUM	FURR.	FURRING		
APPROX.	APPROXIMATE	FUT.	FUTURE	Q.T.	QUARRY TILE
ARCH.	ARCHITECTURAL			R.	RISER
BD.	BOARD	GA.	GAUGE	RAD.	RADIUS
BLDG.	BUILDING	GALV.	GALVANIZED	R.D.	ROOF DRAIN
BLK.	BLOCK	G.C.	GENERAL	REF.	REFERENCE
BLKG.	BLOCKING	CONTRACTOR		REINF	REINFORCED
BM.	BEAM			REQ.	REQUIRED
B.N.	BOUNDARY	G.I.	GALVANIZED IRON	RM.	ROOM
BNDRY		G.L.B.	GLU-LAM BEAM	R.O.	ROUGH OPENING
BOT.	BOTTOM	GL.	GLASS	R.O.W.	RIGHT OF WAY
BTWN	BETWEEN	GND.	GROUND	R.S.	REDAWN
CATV	CABLE TELEVISION	GR.	GRADE		
C.B.	CATCH BASIN	GYP.	GYPSUM	S.	SOUTH
CBC	CALIFORNIA	H.B.	HOSE BIBB	S.C.	SOLID CORE
	BUILDING CODE	H.C.	HOLLOW CORE	SCHED.	SCHEDULE
CEM.	CEMENT	HDR.	HEADER HDR.	SECT.	SECTION
CER.	CERAMIC	HDW	HARDWARE	SHT.	SHEET
C.I.	CAST IRON	HT.	HEIGHT	SHTG.	SHEATHING
C.J.	CONTROL JOINT	H.M.	HOLLOW METAL	SIM.	SIMILAR
C.L.	CENTER LINE	HORIZ	HORIZONTAL	SPEC.	SPECIFICATION
CLG.	CEILING	HTG.	HEATING	SQ.	SQUARE
CLR.	CLEAR	HDWD	HARDWOOD	SS.	STAINLESS STEEL
C.M.U.	CONCRETE MASONRY	HVAC	HEATING,	STD.	STANDARD
	UNIT		VENTILATION &	STL.	STEEL STL.
COL.	COLUMN COL.		AIR CONDITIONING	STOR.	STORAGE
CONC.	CONCRETE			STRUCT.	STRUCTURAL
CONN.	CONNECTION	I.D.	INSIDE DIAMETER	S.O.V.	SHUT OFF VALVE
CONST.	CONSTRUCTION	I.E.	INVERT	SYM.	SYMMETRICAL
CONT.	CONTINUOUS		ELEVATION		
CONTR.	CONTRACTOR	IN.	INCH	T.	TREAD
C.Y.	CUBIC YARD	INSUL.	INSULATION	T.O.C.	TOP OF CURB
		INT.	INTERIOR	T&G	TONGUE AND GROOVE
DBL.	DOUBLE			THK.	THICK
DEPT.	DEPARTMENT	JT.	JOINT	T.O.P.	TOP OF PARAPET
DET.	DETAIL	LAM.	LAMINATED	T.O.S.	TOP OF SHEATHING
DFR	DOUGLAS FIR	LAV.	LAVATORY	T.O.W.	TOP OF WALL
D.F.	DRINKING FOUNTAIN	LT.	LIGHT	TYP.	TYPICAL
DIA.	DIAMETER				
DIM.	DIMENSION			U.B.C.	UNIFORM BUILDING
DN.	DOWN	MAX.	MAXIMUM		CODE
DR.	DOOR	M.B.	MACHINE BOLT	U.O.N.	UNLESS OTHERWISE
DS	DOWNSPOUT	MECH.	MECHANICAL		NOTED
DWG.	DRAWING	MET.	METAL	VERT.	VERTICAL VERT.
		MFR.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
EA.	EACH	MIN.	MINIMUM		
E.C.	EVAPORATIVE	MISC.	MISCELLANEOUS	W.	WEST
COOLER		M.O.	MASONRY OPENING	W/	WITH
E.J.	EXPANSION JOINT	MTD.	MOUNTED	W/O	WITHOUT
ELEC.	ELECTRICAL	MUL.	MULLION	W.C.	WATER CLOSET
EL.	ELEVATION			WD.	WOOD
E.P.	ELECTRICAL PANEL	N.	NORTH	W.H.	WATER HEATER
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
EQUIP.	EQUIPMENT	NO.	NUMBER	W.P.J.	WEAKENED PLAN JOINT
E.W.	EAGLE WAY	NOM.	NOMINAL	W.R.	WATER RESISTANT
EXIST.	EXISTING	N.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR				

VICINITY MAP



BASIS FOR STRUCTURAL DESIGN

STRUCTURAL DESIGN LOADS:	
ROOF DEAD LOAD:	16 PSF
ROOF LIVE LOAD:	15 PSF
FLOOR DEAD LOAD:	40 PSF
FLOOR LIVE LOAD:	60 PSF
DECK DEAD LOAD:	55 PSF
CANTILEVER DECK LIVE LOAD	60 PSF

SEISMIC CRITERIA	CATEGORY D
GEOLOGICAL HAZARD	
DISTANCE TO SEISMIC SOURCE:	2.6 MILES
SOIL BEARING CAPACITY	1,000 PSF
DESIGN SPEED	45 MPH EXP. 'B'
SOIL SITE CLASS:	D
SITE COEFFICIENT, Fa:	1.00
SITE COEFFICIENT, Fv:	1.50
SOIL EXPANSION INDEX:	76
Sds:	1.034 g
Sd1:	0.606 g

FOUNDATIONS / SOILS CRITERIA:

- ☐ BY SOILS ENGINEER: FOUNDATION ENGINEERING CONSULTANTS, INC. - REPORT #1214 DATED: MAY 30, 2012
- ☐ EXPANSION INDEX HAS BEEN DETERMINED TO BE GREATER THAN 20 AND THE RECOMMENDATIONS OF THE SOIL ENGINEER HAVE BEEN INCORPORATED INTO THESE PLANS
- ☐ EXPANSION INDEX HAS BEEN DETERMINED TO BE 20 OR LESS AND NO SPECIAL DESIGN RECOMMENDATIONS ARE REQUIRED
- ☒ AS A CALIFORNIA LICENSED ARCHITECT, I HAVE CLASSIFIED THE UNDISTURBED NATIVE SOILS TO BE A - SANDY CLAY AND PER TABLE 1804.2 AND THE 2010 CBC I HAVE ASSIGNED A FOUNDATION PRESSURE OF 1,500 PSF FOR THE DESIGN OF FOUNDATIONS RELATED TO THIS PROJECT.

MICHAEL R. MORTON AIA — NAME — SIGNATURE — DATE — ☒ LICENSED ARCHITECT ☐ LICENSED ENGINEER
(#5911)

- ☐ IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATIONS OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND SUPPLEMENTAL OR PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED MAY BE REQUIRED.

SPECIAL INSPECTION & OFF-SITE FABRICATION

SPECIAL INSPECTION: ☒ Yes ☐ No

SPECIAL INSPECTION NOTES:

1. "Notice to the Applicant Owner/Owner's Agent/Architect or Engineer of Record. By using this permitted construction drawings for construction/installation of this work specified herein, you agree to comply with the requirements of the City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contain in the statement of special inspections and, as required by the California Construction Codes"
2. "Notice to the Contractor/Builder/Installer/Sub-contractor/Owner-builder. By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of the requirements contained in the statement of special inspection, you agree to comply with the requirements of the City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contain in the statement of special inspections and, as required by the California Construction Codes"
3. The Special Inspector must be Certified by the City of San Diego, Development Services, in the category of work required to have special inspection.
4. The Construction Material Testing Laboratory must be approved by the City of San Diego, Development Services, for testing of material, systems, components, and equipment
5. A Property Owners' Final Report form for work required to have special inspections, testing and structural observations must be completed by the property owner, property owner's agent of record, architect of record or, engineer of record and submitted the Inspection Services Division
6. The special inspection identified on plans are, in addition to, and not a substitute for, those inspections required to be performed by a City's Building Inspector.
7. Special inspections, Structural test and Structural observations shall comply with applicable provision of Chapter 17 of 2010 California Building Code

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:
See Structural Sheet S-1
SEE SHEET S-1 FOR COMPLETE LIST OF SPECIAL INSPECTION ITEMS (IF PART OF SET)

OFF-SITE FABRICATION: ☒ Yes ☐ No

A. An Application To Perform Off-Site Fabrication is required and must be submitted to the Inspection Services Division for approval prior to fabrication.
B. A Certificate of Off Site Fabrication is required and must be submitted to the Inspection Services Division for approval.
C. Fabricator must be registered and approved by the City of San Diego, Development Services for the fabrication of members and assemblies on the premises of fabricator's shop. (Sec. 1704.2.2)
D. "Fabricator shall submit an "shop welding - Application to perform off-site fabrication" to the Inspection Services Division for approval prior to commencement of fabrication"
E. Specify on plans, name and address of the fabricator where products and assemblies area going to be fabricated.
F. "Shop welding fabricator must be registered and approved by the city of san Diego, development services for fabrication of members and assemblies on the premises of the fabricator's shop"
G. "Steel Fabricator shall submit a "Certificate of compliance for off-site fabrication" to the inspection services division prior to erection of fabricated items and assemblies"

STRUCTURAL OBSERVATION
STRUCTURAL, SOILS ENGINEER OR GEOTECHNICAL OBSERVATION: ☒ Yes ☐ No

1. Structural Observation Report are required and must be performed and submitted to the building inspector.
2. The Structural Observer shall submit a written statement to Inspection Services a written statement that site visit have been made and identifying any reported deficiencies that the best of structural observer's knowledge have not been remedied.
3. The structure will not be in compliance until the registered professional has notified Inspection Services that all deficiencies are resolved".
4. This report must be stamped, signed and dated by the Registered Design Professional in responsible charge.
5. Structural Observations Must Be Provided By The Engineer Or Architect Of Record Responsible For The Structural Design, Or Another Engineer Or Architect Designated By The Engineer Or Architect Responsible For The Structural Design. As Outlined In The Structural Observation Program.

STRUCTURAL, SOILS ENGINEER, OR GEOTECHNICAL OBSERVATION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

1. Grading and Site Excavation

REFER TO SHEET ____ FOR "STRUCTURAL OBSERVATION PROGRAM"

PERMIT REQUESTED FOR SCOPE OF WORK

PERMITS REQUESTED -
- COASTAL REVIEW - PTS# 207195
- COASTAL DEVELOPMENT PERMIT- PTS# 207195 / APPROVAL # 735301
- SITE DEVELOPMENT PERMIT - PTS # 207195 / APPROVAL #735302
- COMBINATION PERMIT -

SPECIAL COASTAL NOTES

HEIGHT LIMIT AREA ☒ YES ☐ NO

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.

PROJECT TEAM

SITE ADDRESS:
Gaxiola Residence
2414 Calle Del Oro
La Jolla, CA 92037
APN - 346-112-04-00

OWNER:
Gaxiola-Cano Ltd
Mr. Santiago Gaxiola and Stephanie Gaxiola
Billing Address:
1851 Commercial Centre
San Diego, CA 92123-1996
Santiago Gaxiola
858-784-1800
Email: sgaxiola@gaxiolaco.com / stephanie.gaxiola@gaxiolaco.com

CVS - Orbach Coffin - Deco Development Inc
1440 Pearl Street, Suite 107C
San Diego, CA 92161
Gerhard Coffin (C) 619-917-0667
Email: gerhardcoffin@yahoo.com

ARCHITECT
Marengo Morton Architects
7724 Girard Avenue, Suite 200
La Jolla, CA 92037
Telephone: (858) 459-3769
Fax: (858) 459-3768
Principal in Charge
Michael Morton AIA
michael@marengomorton.com / claude@marengomorton.com
Cell: (619) 857-6244
Project Team
Omar Zaki

CIVIL ENGINEER
Victor Rodriguez - Fernandez
4901 Morena Blvd., STE 1 400
San Diego, CA 92117
Ph: (858) 865-0483

GEOTECHNICAL ENGINEER
Christian Wheeler Engineering
3980 Home Avenue
San Diego, CA 92105
Ph: 619-584-7788 Fax: 858-496-8758
Dwell Resnell - Cell 1721-Cell (619) 921-4824
dresnell@christianwheeler.com / michael.dunn@christianwheeler.com

Alta Earth Technologies - Dated June 7, 2011

Archaeology
Brian F Smith and Associates, Inc.
14010 Poway Road, Suite A,
Poway, CA 92064
Ph. 858-679-8218

LAND SURVEYOR
Victor Rodriguez - Fernandez
4901 Morena Blvd., STE # 400
San Diego, CA 92117
Ph: (858) 865-0483

DETAILED SCOPE OF WORK

General Development Permit and Site Development Permit to demolish existing 3,496 square foot one story, single-family residence. Grade and partially excavate site for new basement, hardscape, site walls, and new proposed residence. Build a new two story single-family residence of 11,879 square feet with a new four-car garage. New lower level to include habitable space with basement storage, pool equipment and mechanical areas. House will also have pool terrace and other terraces off the upper floor. Provide other miscellaneous site improvements as shown on the site plan such as new pool, site walls, fences, new landscape and hardscape.

SHEET INDEX

PROJECT DATA

PROJECT INFORMATION — Gaxiola Residence

PROJECT ADDRESS:	2414 Calle Del Oro La Jolla, CA 92037
ASSESSORS PARCEL NUMBER:	346-112-04-00
LEGAL DESCRIPTION:	Lot 24 of La Jolla Shores Tracts, in the City of San Diego, State of California, according to Map thereof No. 2996, filed in the Office of the County Recorder of San Diego County, May 28, 1952
	Extension / City and / City-owned per map 2996
YEAR BUILT:	1950
BUILDING CODE:	CALIFORNIA BUILDING CODE (CBC), 2010 EDITION CALIFORNIA ELECTRIC ALL CODE (CEC), 2010 EDITION CALIFORNIA MECHANICAL CODE (CMC), 2010 EDITION CALIFORNIA PLUMBING CODE (CPC), 2010 EDITION SAN DIEGO COUNTY WATER FULL CODE (CWFC) 2011 EDITION
OCCUPANCY TYPE:	Single Family Residence, R-3 & U - Private Garage
CONSTRUCTION TYPE:	TYPE V - B - Non Rated
NUMBER OF STORIES:	One Existing - Two Proposed
BUILDING HEIGHT:	30' 0" (max height over and existing)
LOT AREA:	19,856.00 SF 0.45" ACRES

ZONING INFORMATION — Gaxiola Residence

ZONING:	LJSPD-SF (Single Family) Zone of the La Jolla Shores Planned District		
OVERLAY ZONES:	Coastal (Single Land Use) Overlay Zone, Coastal Overlay Zone non-appealable area (2) Beach Impact Area of the Parking Impact Overlay Zone - Coastal Beach (Sec. 2)		
NUMBER OF DWELLINGS:	1		
NUMBER OF STORIES:	One Existing - Two Proposed		
SETBACKS:	Allowed	Provided	
FRONT:	15'-0"	30'-0.00"	Site Setback survey
SIDE:	15'-0"	10'-0"	
SIDE:	15'-0"	30'-0.00"	
REAR:	20'-0"	30'-0"	
BUILDING HEIGHT LIMITATIONS:	30'-0"	29'-2.00" Proposed	
MAXIMUM FLOOR AREA RATIO:	100%	See maximum FAR requirement in La Jolla Shores PDO	
FRONTAL & SIDEWALK AREA:	40%	Minimum grading of the site, site landscape, new pool and new driveway	
FLOOR AREA:		19,856.00 SF	
DENSITY ALLOWED DENSITY:	One Unit per 10,000 SF/DU		
ALLOWABLE FAR (no limit):	19,856.00 SF	100.00%	
ACTUAL FAR:	11,879.0 SF	59.8%	17,976.00
ALLOWABLE BUILDING COVERAGE:	12,397.5 SF	60.0%	
ACTUAL BUILDING COVERAGE:	5,682.5 SF	28.6%	8,997.00
MINIMUM LANDSCAPE COVERAGE:	6,757.6 SF	30.0%	
ACTUAL LANDSCAPE COVERAGE:	10,556.0 SF	53.0%	7,692.00

BUILDING AREAS	Sq. Ft.	Floor	Total Area
EXISTING FIRST FLOOR AREA:	3,496.0 SF	0.00	0.00 SF
NEW FIRST FLOOR AREA:	9,8 SF	5,179.0	5,179.00 SF
NEW UNDERGROUND BASEMENT AREA:	9,8 SF	6,697.0	6,697.00 SF
NEW GARAGE AREA:	9,8 SF	0.00	0.00 SF
BUILDING TOTAL AREA:	3,496.0 SF	11,875.0	11,875.00 SF
BASEMENT STORAGE AREA:	9,8 SF	1,051.00	1,051.00 SF
BASEMENT POOL Equipment Area:	9,8 SF	496.75	496.75 SF
BASEMENT MECHANICAL STORAGE AREA:	9,8 SF	672.25	672.25 SF
BASEMENT STAIR WELL AREA:	9,8 SF	422.00	0.00 SF Not Included in GFA
NON-BASEMENTAL AREA:	9,8 SF	2,620.0	2,219.25 SF
PROJECT TOTAL:	3,496.0 SF	13,795.75	14,094.25 SF FAR Area

The Floor Total Terrace Area:	9,8 S.F.	1,000.00	1,000.00 S.F.	Not Included in F.A.R
Master Bedroom Terrace Area:	9,8 S.F.	240.00	240.00 S.F.	Not Included in F.A.R
West Bedroom Terrace Area:	9,8 S.F.	360.00	360.00 S.F.	Not Included in F.A.R
East Terrace Area:	9,8 S.F.	148.75	148.75 S.F.	Not Included in F.A.R
Total of Other Residence Areas:	9,8 S.F.	2,253.00	2,253.00 S.F.	
(A) Landscaping Area - Southern Front Yard:	9,8 S.F.	1,041.00	1,041.00 S.F.	Landscape Area
(B) Landscaping Area - Northern Front Yard:	9,8 S.F.	1,464.00	1,464.00 S.F.	Landscape Area
(C) Landscaping Area - Western Side Yard:	9,8 S.F.	2,448.37	2,448.37 S.F.	Landscape Area
(E) Landscaping Area - Eastern Side Yard:	9,8 S.F.	2,981.34	2,981.34 S.F.	Landscape Area
(D) Landscaping Area - Rear Yard:	9,8 S.F.	7,866.09	7,866.09 S.F.	Landscape Area
Driveway Area:	9,8 S.F.	2,117.94	2,117.94 S.F.	Not Included in Landscape Area
Driveway Area - Permeable Pavers:	9,8 S.F.	816.00	816.00 S.F.	Included in Landscape Area
Area of Pool and Spa:	9,8 S.F.	517.00	517.00 S.F.	Not Included in Landscape Area
Area of Pool Deck Hardscape:	9,8 S.F.	2,361.43	2,361.43 S.F.	Not Included in Landscape Area
Central Court Hardscape Area:	9,8 S.F.	872.00	872.00 S.F.	Not Included in Landscape Area
Air Conditioner Pad Area:	9,8 S.F.	175.00	175.00 S.F.	Not Included in Landscape Area
Area of New Total Landscape:	9,8 S.F.		18,556.83	

PARKING:	7	7 Off Parking Spaces are 9'-0" Wide & 19'-0" Long - 7 for original existing unit
NEW UNITS:	1	
PROVIDED:	4	2 - 2 car Floor Garage - 4 in tandem in front of unit

Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo Dr.Sc.A.
LICENSED ARCHITECT MICHAEL RENE MORTON C-19371 REN. 06/30/2015 STATE OF CALIFORNIA

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GAXIOLA RESIDENCE
2414 Calle Del Oro
La Jolla, CA 92037

REVISIONS
A Coastal Phase Submittal 2-28-2012
B CPA-City Cycle Submittal 3-07-2013
C LJSPDO Submittal 04-11-2013
D City Cycle Issue b -14-2013
E Client Revisions 8-13-2013
△
△
△

PHASE: COASTAL PHASE DOCUMENTS

PROJECT No: 2013 - 03

REVIEWED BY: MRM

DRAWN BY: EZ / MRM

DATE: 09 - 24 - 2013

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SHEET TITLE
TITLE SHEET

T-1.1

SHEET 1 OF

COASTAL PERMIT CONDITIONS

Coastal Permit Conditions - Pending.

CAL GREEN NOTES

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

OWNER SIGNATURE:

2. Provide a fire sprinkler head in all applicable clothes closets, linen closets, & pantries on this home.
3. Per Sec 4.406.1. Joints & openings, annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.
4. A minimum of 50% of the construction waste generated at the site is diverted to recycle or salvage per CGBSC section 4.408.1 and city ordinance.
5. Per Sec 4.410.1, Before final inspection, a complete operation & maintenance manual shall be provided to the building occupant or owner. Contractor or owner shall submit an affidavit that confirms the delivery of the maintenance manual.
6. Per Sec 4.504.1, Duct openings and other related air distribution component openings shall be covered during construction.
7. Per Sec 4.504.2.1, Adhesives, sealants and caulks shall be compliant with VOC & other toxic compound limits.
8. Per Sec 4.504.2.2, Paints, stains and other coatings shall be compliant with VOC limits.
9. Per Sec 4.504.2.3, Aerosol paints & coatings shall be compliant with product weighted MIR limits for VOC & other toxic compounds.
10. Per Sec 4.504.2.2, Documentation shall be provided to verify that compliant VOC finish finish materials have been used. A letter from the contractor and or the building owner certifying what material has been used and its compliance with the code must be submitted to the building inspector.
11. Per Sec 4.504.3, Carpet and carpet systems shall be compliant with voc limits. A letter from the contractor and or the building owner certifying what material has been used and its compliance with the code must be submitted to the building inspector.
12. Per Sec 4.504.4, 90% of the floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the CHPS LOE-emitting materials list or be certified under the RCFI floor score program.
13. Per Sec 4.504.5, Particle board, MDF, & hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. a letter from the installer and or the building owner certifying what material has been used and documenting its compliance with the code must be submitted to the building inspector
14. Building materials with visible signs of water damage shall not be installed. walls and floor framing shall not be enclosed when framing members exceed 19% moisture content.
15. Per Sec 4.505.3, The moisture content of building materials used in wall and floor framing is checked before enclosure. Moisture content shall be verified by either probe type or contact type non-invasive meter. A certificate of compliance indicating date of test, location & results issued by the framer, subcontractor or general contractor must be submitted to the building inspector.
16. The moisture content of building materials used in wall and floor framing is checked before enclosure. Moisture content shall be verified by either a probe type or contact type moisture meter. A Certificate of Compliance indicating date of test, location and result tested by the framer subcontractor or general contractor must be submitted to the building inspector.
17. Exhaust fans which terminate outside the building are provided as every bathroom that contains a shower or tub. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which can adjust between 50 to 90 percent.
18. Automatic irrigation systems controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
   1) Controller shall be weather or soil moisture-based controllers that automatically adjust irrigation in response to changes in plant needs as weather conditions change.
   2) Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.
19. Per Sec 4.503.1, Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.
20. Per Sec 4.506.1, Mechanical exhaust fans which vent directly from the bathroom shall comply with the following:
   1) Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
   2) Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 90 percent.
21. Per Sec 4.507.2, The Heating and Air Conditioning equipment was sized, designed and selecting using Energy Pro 5.6.1. Reference T24 calculations on sheet T-2 for more info.
   1) A signed affidavit from installer stating method used for the selection of heating and Air Conditioning equipment and that such equipment was installed in accordance to this method is required, this affidavit shall be presented to the Building Inspector BEFORE final inspection.
22. Per Sec 4.303.1 : Please demonstrate a 20% reduction of indoor water use, it can be demonstrated by one of the following methods:
   1) Each plumbing fixture and fitting shall meet reduced flow rates specified at Table 4.303.2 (below)
   2) A calculation demonstrating a 20% reduction in the building water use baseline as established in Table 4.303.1 shall be provided. For low-use residential occupancies, the calculation shall be limited to the following plumbing fixture and fitting types: water closets, urinals, lavatory faucets and showerheads. See Work Sheet (WS-01) from Chapter 8 of the Green code.

TABLE 4.303.2
FIXTURE FLOW RATES

FIXTURE TYPE	FLOW RATE	MAXIMUM FLOW RATE ≥ 20% REDUCTION
Showerheads	2.5 gpm @ 80 psi	2 gpm @ 80 psi
Lavatory Faucets	2.2 gpm @ 60 psi	1.5 gpm @ 60 psi
Kitchen faucets	2.2 gpm @ 60 psi	1.8 gpm @ 60 psi
Water Closets	1.6 gallons / flush	1.28 gallons / flush
Urinal	1.0 gallons / flush	0.5 gallons / flush

1. Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less when tested per ASME A112.19.2/3.2 for single flush and ASME A112.19.14 for dual flush toilets.
2. Lavatory faucets shall not have a flow rate less than 0.8 gpm @ 20 psi.

GENERAL PROJECT NOTES

Project General Notes

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2. Before commencing any work on the site, the General Contractor shall verify locations of all site dimensions and site conditions. These include but are not limited to property lines, required setback lines to all new or existing building walls, easements (if any), existing grade locations, finish floor elevations, existing site utilities, and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all property lines, easements (if any), underground utilities or any other items as needed.
3. All conditions or dimensions on these plans shall be verified in the field by the General Contractor with actual site conditions. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Subcontractors.
4. These drawings have been prepared from the latest information available on existing conditions. Minor variations may occur in the actual construction. Any discrepancy or area of confusion between field conditions and these drawings shall be brought to the attention of the Architect prior to proceeding with work in question. Do not proceed with work in question until the Architect issues written directions.
5. In case of conflict within the drawings the order of precedent shall be: 1) specific details, 2) drawing notes, 3) specifications and (4) general notes.
6. Neither the Owner nor the Architect shall enforce safety measures or regulations. They are the General Contractor's sole responsibility.
7. The General Contractor and Subcontractor's work shall be in accordance with all applicable federal, state, and local building codes and agency standards.

Project General Notes

8. The provisions of the 2010 California residential code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of detached one and two-family dwelling, townhouses note more than three stories above grade plane in height with a separate means of egress and structures accessory thereto.
9. Cal-OSHA requirement: A Construction activity permit is required for: Construction of trenches or excavations which are five feet or deeper and into which a person is required to descend. Construction of any building, structure, scaffolding or falsework, more than three stories high or the equivalent height (36 feet). Erection or dismantling of vertical shoring systems more that three stories high, or the equivalent height (36 feet)
10. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
11. Paints, stains and other coating shall be compliant with VOC limits.
12. Aerosol paints and coatings shall be compliant with product weighted MIR limits for VOC and other toxic compounds.
13. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. A letter from the contractor and or the building owner certifying what material has been used and its compliance with the Code must be submitted to the Building Inspector.
14. Fifty percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Material list or be certified under the Resilient Floor Covering Institute (RCFI) Floor Score program.
15. Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.
16. Moisture content of building materials used in wall and floor framing is checked before enclosure. Building material with visible sign of water damage shall not be used. Insulation products which are visibly wet or have a high moisture content shall be allowed to dry prior to enclosure.

Site Preparation

17. Prior to excavation, General Contractor shall confirm location of underground utilities.
18. In the event that utilities or concealed structures are discovered during construction at exposed or uncovered locations, the General Contractor shall stop work immediately in that area and question or notify the Architect and/or utility company immediately
19. The General Contractor and Subcontractor shall be responsible for the appropriate hook up to all utilities required to support the work.
20. The General Contractor shall protect the adjacent properties, including, but not limited to dust, trash, or damages due to demolition, excavation, construction and/or flooding originating on the site.
21. These contract documents do not contemplate the handling or treatment of asbestos and/or any hazardous waste materials. Should any hazardous materials be discovered, the General Contractor shall notify the Owner immediately by telephone and in writing.
22. The General Contractor shall install and maintain a phone at the job site for the duration of construction.
23. A soil compaction report shall be provided to the building inspector at the job site prior to placement of concrete for the new foundation if requested by the city
24. It is the General Contractor's responsibility to grade the site and to shape all grading and concrete work to provide positive drainage away from the building and to area storm drains.

Demolition

25. All excavation and grading shall comply with OSHA and other governing regulations.
26. Demolition shall conform to entire shores on the Demolition Plan. No structures are to be removed or modified with notification to the Architect and confirmation that they are in conformance with the approved permit plans.
27. Shoring shall be provided where demolition of support structures occur.
28. Prior to the start of any demolition or construction, the General Contractor shall inspect and prepare an inventory of all items noted to be relocated or salvaged and verify that those items are in good working condition and able to be relocated. The GC shall present this inventory to the Owner and the Architect for their approval. The GC shall be held responsible for replacing any re-saleable item damaged during the demolition process. Salvaged items shall be the Owner's choosing and shall be the Owner's property.

Floor Plan

29. Interior finishes must conform to the requirements of Chapter 12, 2010 CBC. All decorative materials are required to be maintained in a flame-retardant condition.
30. Different floor finishes shall meet under the door, unless otherwise noted.
31. Smoke detectors shall be provided in all sleeping rooms, in adjacent hallways, and in areas that conform to Section 907.2.11.2, 2010 CBC.
32. Maintain 1-hr fire resistive wall and ceiling construction between the garage and the residence for occupancy separation. Refer to Section 706.1, 707.3.9 and Table 707.3.9, 2010 CBC.
33. Glass and glazing shall conform to the provisions of Chapter 24, Section 2406, 2010 CBC. All glazing panels adjacent to doors and within 18" of walking surfaces shall be tempered.
34. Provide R-13 insulation in all exterior walls and bathroom walls. Provide R-19 insulation between floors and R-30 in attic space. Refer to Section 719, 2010 CBC.
35. Provide emergency exit doors or windows from sleeping rooms. Net clear opening area shall be not less than 5.7 sq. ft.; (821 sq. in.) Minimum opening height shall be 24". Minimum opening width shall be 20". Maximum finished sill height shall be 44" above floor.
36. Provide under-floor crawl space ventilation in foundation walls of not less than 1/150 of area ventilated. Provide corrosion resistant metal mesh screen frame at each opening.
37. At transition to exterior balconies and decks shall provide a minimum step down to finish surface of 1 inch (U.N.O.). Rough framing surfaces shall have a minimum 2-inch step down. (U.N.O.)

Framing

38. Provide solid blocking in wall framing for all cabinets, countertops, mirrors, shelving, light fixtures, and miscellaneous wall and ceiling mounted or recessed items.
39. Contractor shall coordinate with framing crew for installation of light fixtures and mechanical equipment
40. Provide draft stop in the attic space. Attic space shall not exceed 3,000 sq. ft., or 60'-0" in horizontal length.
41. Under-Floor Clearance (raised wood floors): wood joist or bottom of wood structure shall be no closer than 18 inches and wood girders shall be no closer than 12 inches. Under floor areas shall be provide with a minimum 18 inch by 24 inch clear opening.
42. All wood within 8" of earth or 1" of concrete shall be redwood or pressure treated. Section 2304.11.2, 1 & 2 CBC 2010
43. Stairways and landings shall be constructed as required by Section 1009.5, 2010 CBC
44. Hold down anchors to be tied in place prior to calling for foundation inspection.
45. Floor sheathing shall be screwed and glued to floor joists.
46. Provide fire blocking at floor, ceiling, eaves and mid-height of walls over 10'-0" in height.

Finish

47. Install Durac Tile Backer Board by United States Gypsum or equal on all interior walls, countertops and ceilings to receive tile. Install Durac according to the manufacturer's recommended specifications.
48. Interior gypsum board corners shall be per interior finish schedule. Interior gypsum board texture shall be per interior finish schedule.

Exterior

49. All exposed metal flashings shall be painted to match adjacent surfaces. Unless note otherwise.
50. A weep screed or weep holes shall be provided at or below the foundation plate line for all exterior stud wall finish on the exterior stucco. Weeps shall be placed a minimum of 4" above grade.
51. No vent pipe or any projection shall project above 30'-0" from finish grade, new or pre-existing 5'-0" from building face. The highest point of the roof shall not exceed 30'-0" (U.N.O.).
52. Wood siding: clearance between wood siding and earth on the exterior of a building shall not be less than 6 inches (6") or less that 2 inches to concrete steps, poured slabs porch slabs or similar horizontal surfaces except were side, sheathing and wall framing are of naturally durable or preservative treated wood.

Roofing

53. Roofing shall be installed in accordance with manufacturer's specific installation instructions. All newly constructed roofs shall be covered with materials identified as Class "A" roof assembly. Class A roof assembles and roof covering shall be listed and identifies as Class A by an approved testing agency.
54. Provide all required sheet metal flashing and caulking. Contractor shall provide 40-year minimum warranty
55. Provide attic ventilation in roof eaves or in top of wall under gable roof ends of not less than 1/150 of area ventilated. Provide corrosion resistant metal mesh screen in wood or metal frame at each opening. The size of mesh opening shall be ¼ inch maximum.

Plumbing

56. Maximum flow rate for showerheads shall be 2.5 gallons per minute (2.5 GPM)
57. All new toilets shall be ultra low flush type, maximum 1.6 gallons per flush. (1.6 GPM)
58. No C.P.V.C. piping to be installed for potable water supply. All water supply lines shall be copper.
59. Permanent vacuum breakers shall be included with all new hose bibbs.
60. All water closets or bidet shall have a minimum clearance of 18" (15" a code minimum) from the centerline of the fixture to any sidewall or obstruction, not closer than thirty (30") inches center to center to any similar fixture. The clear space in front of any water closet or bidet shall not be less than twenty-four (24") inches from the front of the fixture.
61. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with "type X gypsum board" or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
62. State Health and Safety Code Sec 17921.9 bans the use of chlorinated polyvinyl chloride (CPVC) and cross-linked polyethylene (PEX) for interior water supply piping.
63. Building drain and vent piping materials shall comply with Section 701, 702 of the California Plumbing Code. (CPC)
64. All sanitary system materials shall be listed by an approved listing agency.
65. Potable water piping material shall comply with Section 604.0 of CPC
66. Lavatory Faucets in restrooms shall be self-closing type. (Commercial requirement.)
67. Each faucet shall not exceed a water flow of 2.2 gallons per minute (2.2 GPM).

Mechanical

68. All mechanical and electrical systems shall be installed in accordance with approved plans and governing codes. Electrical and mechanical systems shall be tested and approved to be in proper working condition to the satisfaction of the building inspector before the issuance of the certificate of occupancy.
69. All thermostats shall be of the automatic changeover type to sequence heating or cooling. Set point range shall be up to 10 degrees Fahrenheit between full heating and cooling. Adjustable temperature differential shall be one and one-half degrees Fahrenheit.
70. Equipment shall have the capacity of terminating all cooling at a temperature of not more than 78 degrees Fahrenheit.
71. At least one automatic space temperature control device shall be provided for each zone.
72. All duct work shall be mechanical, erected and tested in accordance with the most restrictive of local regulation procedures. Refer to the standards adopted by the Sheet Metal and Air Conditioning Contractors National Association as detailed in the ASHRAE handbook of fundamentals.
73. Provide bathroom ventilation of not less than five (5) air changes per hour.
74. Attic and or under-floor installation of HVAC units must comply with Sections 303, 304, 305, 308, 2010 C.M.C
75. Duct opening and other related air distribution component openings shall be covered during construction

Electrical

76. All circuit breaker switched 120V AC light circuits or convenience outlets, must use only type GFCI or AFCI circuit breakers.
77. Electrical outlets located in wet areas, bathrooms and laundry rooms, at the exterior or within 6'-0" of the kitchen sink, shall be provided with ground fault interrupter circuits (GFCI)
78. Wiring for plumbers shall be in conduit or conform to Articles 300-21 and 300-22, NEC.
79. Alterations, repairs and additions: When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings. The individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.
80. Carbon Monoxide Alarms: Locations. Provide smoke alarms at the following locations; 1) outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) 2) on every level of a dwelling unit including basements.
81. Single and multiple station carbon monoxide alarms shall be listed as complying with the requirements of UL 2034. Carbon Monoxide detection shall be listed as complying with the requirements of UL 2075.
82. Carbon Monoxide Alarms: In existing dwelling units, where a permit is required for alterations, repairs or additions exceeding $1,000 dollars, existing dwelling or sleeping units that have attached garages or fuel-burning appliances shall be provided with carbon monoxide alarms in the specific dwelling unit or sleeping unit for which the permit was obtained.
83. Battery operated carbon monoxide alarms: In existing dwelling units, a carbon monoxide alarm is permitted to be solely battery operated where repairs or alterations do not require the removal of a wall and ceiling finishes or there is no access by means of attic, basement or crawl space.

GENERAL PROVISIONS

A The following notes apply, unless indicated otherwise.

1. **Codes and Standards**
   1. California Building Code, 2010 Edition (C.B.C.)
   2. California Mechanical Code, 2010 Edition (C.M.C.)
   3. California Plumbing Code, 2010 Edition (C.P.C.)
   4. California Electrical Code, 2010 Edition (C.E.C.)
   5. California Fire Code, 2010 Edition (C.F.C.)
   6. American Concrete Institute "Building Code Requirements for Reinforced Concrete (ACI 318-88)."
   7. Western Wood Products Association Lumber Grading Standards.
   8. AWPA Pressure Preservative Treatment Standard for Full Penetration Ground Contact Rating.

B Existing Conditions: Verify all existing conditions and dimensions before starting work. Report all discrepancies involving existing conditions to the architect, prior to construction.

C Design Loads: Unless Noted Otherwise (See structural calculation for design load calculations)

1. Floor Live Load 60 P.S.F. Uniform Load
2. Stairs Stringers 100 P.S.F. Uniform Load
3. Stair Treads 300 Lbs. Concentrated Load
4. Roof Live Load 20 P.S.F.
5. Balcony Live Load 60 P.S.F.
6. Seismic Zone: 4
7. Soil Bearing Pressure: 1,500 P.S.F.

D Foundations:

1. Spread footing design:
2. Base footings 18 inches minimum below finished grade. Unless noted otherwise.
3. All footings shall rest on firm undisturbed earth or soil with relative compacted of 90 %, unless noted otherwise.

E Concrete Reinforcement:

1. Deformed bars #2 min.- #6, ASTM A615 Grade 60, fy = 40 KSI, lap 40 bar diameters.
2. Slab-on-grade & other miscellaneous site concrete see drawings for reinforcement.
3. Concrete cover over reinforcement:
4. Footings 3"
5. Formed surfaces exposed to weather or ground 2"
6. Slabs-on-grade, top and bottom minimum 1-1/2"

F Concrete:

1. Minimum ultimate 28-day compressive strength (F'c) shall be 2,500 PSI, unless noted otherwise.
2. An approved water-reducing admixture shall be used in all concrete except footings.
3. Use an approved air-entraining admixture in all concrete (structural and non-structural) where exposed to weather.

G Structural Steel

1. Material - Bolts, ASTM A325, minimum 1/2" diameter, unless noted otherwise.
2. Fabrication, AISC specifications for the design, fabrication and erection of structural steel for buildings, Manual Of Steel Construction, Ninth Edition
3. All welding by W.A.B.O. certified welders. Welding shall be in accordance with the provisions of the Structural Welding Code AWS D1-1 and AWS D1-4
4. After fabrication, all items shall be fully coated with two applications steel primer. Items permanently exposed to weather shall be fully primed and coated per specifications.

H Rough Carpentry:

1. Lumber Materials - All lumber shall be graded per Western Wood Products Association Lumber grading Standards. Lumber shall bear identification stamps indicating:
   a) -Grading Association mill number
   b) -Grade and species
   c) -Moisture content
   d) -Preservative treatment
2. Plywood sheathing grade, exposure, span rating and thickness, per plans.
3. Lumber grading: unless noted otherwise, the following shall apply:
   a) -Wall stud framing Douglas-Fir Larch #2 & better.
   b) -Singular joists, rafters Douglas-Fir Larch #2 & better.
   c) -Multiple joists, rafters Douglas-Fir Larch #2 & better.
   d) -Stair stringers Douglas-Fir Larch #2 & better.
   e) -Beams and headers Douglas-Fir Larch #1 & better.
   f) -Glu-lam beams 24F-V4, industrial grade or as specified on structural calculations.
   g) -Posts Douglas-Fir Larch #1.
4. Fabrication: Conventional Light Framing - unless noted otherwise, the following shall apply:
5. Timber connectors specified are by Simpson Strong-Tie Co. Inc. or approved equal. Location and size of fasteners for structural anchorage or attachments shall be as specified by manufacturer.
   a) All floor joists to be solid blocked in bearing lines, longest un-blocked span = 8' - 0".
   b) Nails to be Common nails per C.B.C. table 2304.9.1, galvanized based on exposure.
   c) Minimum nailing to conform to C.B.C. table 2304.9.1. (See plans, specifications & structural details for size and type)
   d) Wall stud cutting, notching or boring of member per C.B.C. section 2308.9.10 &.11
   e) Structural ceiling joist and rafter cutting, notching or boring of member per C.B.C. section 2308.10.4.2
   f) Glu-laminated timbers and pressure preservative treated lumber shall be re-sealed (compatible treatment following all shop or field cuts).
   g) All wood in contact with concrete, masonry, soil or exposed to the exterior (as defined by C.B.C. 2304.11.4) shall be pressure preservative treated lumber.
   h) Support all concentrated loads bearing on stud or joist cavities with solid bearing or blocking.
   i) Stagger all sheathing panel seams a minimum of two studjoist cavities.
   j) Double floor framing joists below interior walls, bathtubs and heavy appliances.

I Submittals:

1. All submittals, shop drawings, product samples, etc. shall be reviewed and accepted by the Architect prior to final submittal to fabricator or suppliers.
2. Submittals shall include, but not limited to the following
   a) -Concrete mixture, additives and reinforcement.
   b) -Manufacturer engineered trusses.
   c) -Fabricated steel.
   d) -Cabinetry and other built-in items.
   e) -Special windows.

J Construction Quality:

1. All construction shall be of the highest standards for materials and methods of installation.
2. All finish materials not selected shall be reviewed and accepted by the Architect and Owner
3. All subcontractors are responsible for inspecting, correcting, and approving all conjunctive conditions of all related prior trades, prior to beginning their own work.
4. Poor workmanship and materials not acceptable to subcontractors shall be brought to the attention of the General Contractor prior to commencing construction.
5. The contractor is responsible for maintaining a neat & tidy job site; only staging areas approved by the owner will be used.

K Substitutions:

1. No substitutions of specified materials shall be made without written notification to the Architect and Owner and their written acceptance of the substitution.

L Clean Up:

1. The Contractor shall keep the premises free from accumulation of waste material and/or rubbish caused by their work. At the completion of each day's work, remove all rubbish from and about the building. All tools, scaffolding and surplus materials shall be stored, flagged, or removed, leaving the job site broom clean.

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REVISIONS
A Coastal Phase Submittal 3-08-2013
B CPA-City Cycle Submittal 5-07-2013
C LISPDO Submittal 04-11-2013
D City Cycle Issue 8-14-2013

PHASE COASTAL PHASE DOCUMENTS

PROJECT NO. 2013 - 03

REVIEWED BY MRM

DRAWN BY EZ / MRM

DATE 09 - 24 - 2013

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SHEET TITLE
TITLE 24 ENERGY CALCULATIONS
GENERAL NOTES

T-1.2

SHEET 2 OF

MITIGATION MONITORING AND REPORTING PROGRAM

EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
Gaxiola Residence

Coastal Development Permit (CDP) and Site Development Permit (SDP)

PROJECT NO. 174540

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, Entitlement Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in Mitigated Negative Declaration No. 174540 shall be made conditions of project as may be further described below.

GENERAL REQUIREMENTS

1. Prior to issuance of any construction permit the Assistant Deputy Director (ADD) Environmental Designee of the Entitlements Division shall verify that Mitigation Measures for paleontology and archaeology have been included in entirety on the submitted construction documents and contract specifications, and included under the heading, "Environmental Mitigation Requirements." In addition, the requirements for a Preconstruction Meeting shall be noted on all construction documents.
2. Prior to the commencement of work, a Preconstruction Meeting (Pre-con) shall be conducted and include the City of San Diego's Mitigation Monitoring Coordination (MMC) Section, Resident Engineer, Building Inspector, Project Paleontologist, Archaeologist, Applicant and other parties of interest

Paleontological Resources

I. Prior to Permit Issuance
A. Entitlements Plan Check
1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.
3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction
A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be monitored
   a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction
A. Monitor shall be Present during Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVRs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational units or previously saturated, and/or when unsuperimposed fossils are encountered, which may reduce or decrease the potential for resources to be present.

B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
   b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
   c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
   d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work
A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
   a. No Discoveries
      In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.
   b. Discoveries
      All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
   c. Potentially Significant Discoveries
      If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
   e. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
B. If night work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.
C. All other procedures described above shall apply, as appropriate.

V. Post Construction
A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
   a) For significant paleontological resources encountered during monitoring, the *Paleontological Recovery Program* shall be included in the Draft Monitoring Report.
   b) Recording Sites with the San Diego Natural History Museum. The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified to species; and that specialty studies are completed, as appropriate.
C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the duration institution in the Final Monitoring Report submitted to the RE or BI and MMC.
D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the duration institution.

HISTORICAL RESOURCES (Archaeology)

I. Prior to Permit Issuance
A. Entitlements Plan Check
1. Prior to Notice to Proceed (NTP) for any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the appropriate construction documents.
B. Letters of Qualification have been submitted to ADD
1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWPER training with certification documentation.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project.
3. Prior to the start of work, the applicant must obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction
A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.

B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist and Native American Monitor shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be monitored
   a. Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits.
   b. The AMES shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction
A. Monitor(s) shall be Present during Grading/Excavation/Trenching
1. The Archaeological Monitor shall be present full-time during grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AMES. The Native American monitor shall determine the extent of their presence during construction related activities based on the AMES and provide that information to the PI and MMC. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities.**
2. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVRs shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered may reduce or increase the potential for resources to be present.
B. Discovery Notification Process
1. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
C. Determination of Significance
1. The PI and Native American monitor shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section V - below
   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
   b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
   c. If resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Discovery of Human Remains
If human remains are discovered, work shall halt in that area and the following procedures as set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:
A. Notification
1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
B. Isolate discovery site
1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.
2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
C. If Human Remains ARE **determined** to be Native American
1. The Medical Examiner will notify the Native American Heritage Commission (NACHO) within 24 hours. By law, ONLY the Medical Examiner can make this call.
2. NACHO will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with the California Public Resource and Health & Safety Codes.
4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity of the human remains and associated grave goods.
5. Disposition of Native American Human Remains shall be determined between the MLD and the PI, IF:
   a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR:
   b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner.
   c. In order to protect these sites, the Landowner shall do one or more of the following:
      (1) Record the site with the NAHC;
      (2) Record an open space or conservation easement on the site;
      (3) Record a document with the County.
   d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
D. If Human Remains are NOT Native American
1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for interment of the human remains shall be made in consultation with MMC, EAS, the applicant/landowner and the Museum of Man.

V. Night and/or Weekend Work
A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
2. The following procedures shall be followed.
   a. No Discoveries
      In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
   b. Discoveries
      All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction, and IV - Discovery of Human Remains.
   c. Potentially Significant Discoveries
      If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.
   d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
B. If night and/or weekend work becomes necessary during the course of construction
1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.
C. All other procedures described above shall apply, as appropriate.

VI. Post Construction
A. Preparation and Submittal of Draft Monitoring Report
1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/A) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring.
   a. For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.
   b. Recording Sites with State of California Department of Parks and Recreation
   c. The PI shall be responsible for recording (on the appropriate State of California Departments of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
B. Handling of Artifacts
1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species, and that specialty studies are completed, as appropriate.
3. The cost for curation is the responsibility of the property owner.
C. Curation of artifacts: Accession Agreement and Acceptance Verification
1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
D. Final Monitoring Report(s)
1. The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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GAXIOLA RESIDENCE
2414 Calle Del Oro
La Jolla, CA 92037

REVISIONS
A Coastal Phase Submittal 2-28-2012
B CPA-City Cycle Submittal 3-07-2013
C LDSPDO Submittal 04-11-2013
D City Cycle Issue 6-14-2013
E Client Revisions 9-13-2013
△
△
△

PHASE COASTAL PHASE DOCUMENTS

PROJECT NO. 2013 - 03

REVIEWED BY MRM

DRAWN BY EZ / MRM

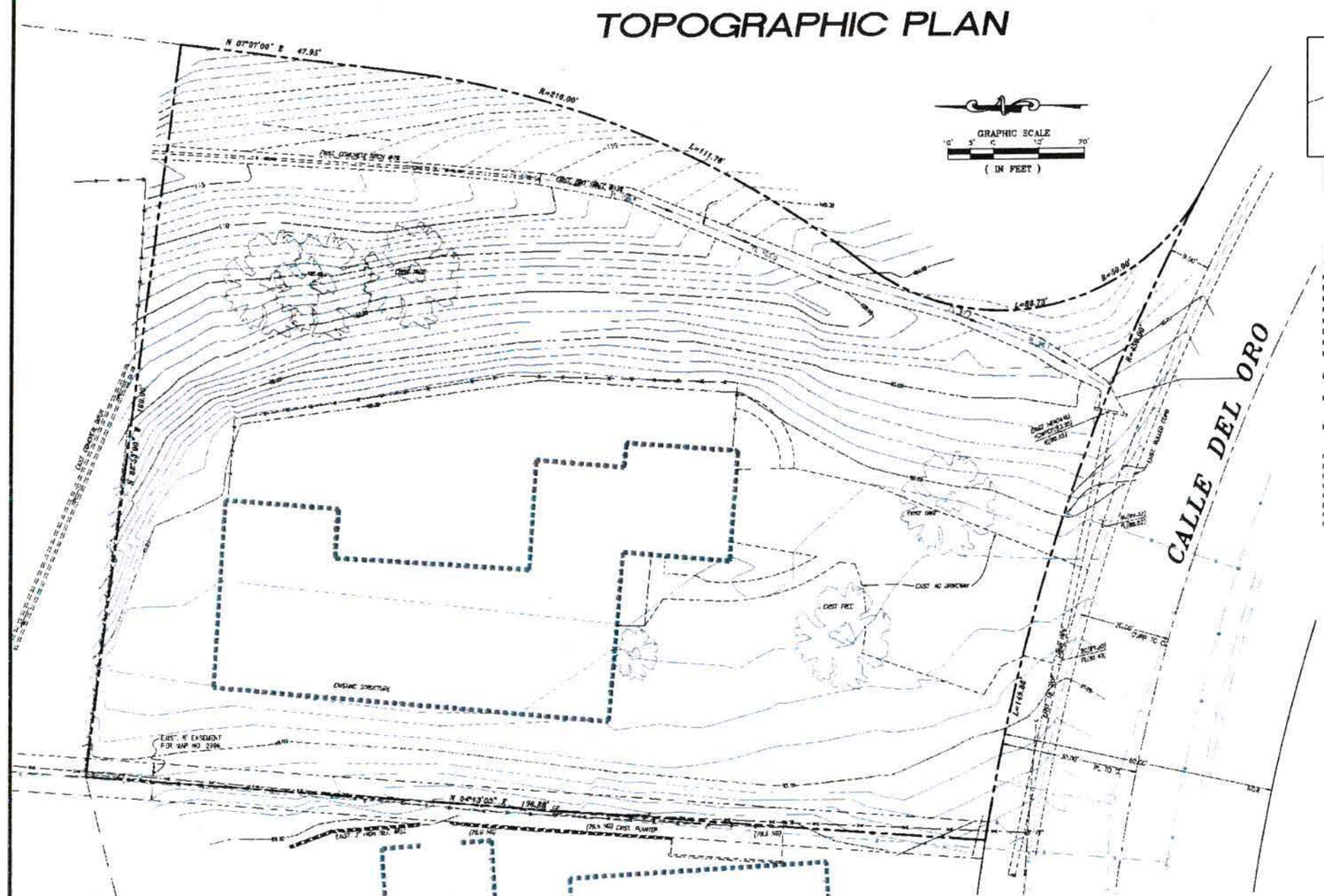
DATE 09 - 24 - 2013

SHEET TITLE
COASTAL PERMIT REQUIREMENTS

T-1.3

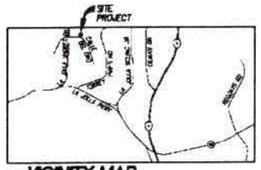
SHEET 3 OF

TOPOGRAPHIC PLAN



VICINITY MAP

NO SCALE



LEGEND

PROPERTY LINE	
EXISTING CENTER LINE	
EXISTING LOT LINE	
EXISTING RIGHT OF WAY LINE	
EXISTING EASEMENT LINE	
EXISTING SEWER LINE	
EXISTING WATER LINE	
EXISTING CHAIN LINK FENCE	
EXISTING MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING TREE	
INDICATE NATURAL GRADE	NG
INDICATE BACK OF CURB	BC
INDICATE FLOW LINE	FL
INDICATE CENTER LINE	CL
INDICATE PROPERTY LINE	PL
INDICATE RIGHT OF WAY	ROW
INDICATE POWER POLE	PP
INDICATE ELECTRICAL OVER HEAD	O.H.

ASSESSORS PARCEL NUMBER

346-132-06-00

EXISTING LEGAL DESCRIPTION

LOT 31 OF MAP 2998

OWNER/APPLICANT

SANTIAGO GARCIA COPPEL
2414 CALLE DEL ORO, LA JOLLA, CA.
PHONE:

SITE ADDRESS

2414 CALLE DEL ORO, LA JOLLA, CA.

TOPOGRAPHY SOURCE

VICTOR RODRIGUEZ-FERNANDEZ P.L.S.
TOPO SOURCE DATE: MARCH 2011

BENCHMARK

CALLE DEL ORO AND WESTWAY DRIVE, CBP
HIGHWAY, TOLLES W.S.I.

VICTOR RODRIGUEZ-FERNANDEZ
38 W. 4TH ST., STE. # 12
CALEXICO, CA. 92231
(619) 357-3893

DATE: 02/14/2013

VICTOR RODRIGUEZ-FERNANDEZ
R.C.E. 35373

STATE OF CALIFORNIA
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A. Coastal Phase Submittal 2-28-2012
B. CPA-City Cycle Submittal 3-07-2013
C. LJSPDO Submittal 04-11-2013
D. City Cycle Issue 6-14-2013

PHASE: COASTAL PHASE DOCUMENTS

PROJECT NO: 2013 - 03

REVIEWED BY: MRM

DRAWN BY: EZ / MRM

DATE: 09 - 24 - 2013

SHEET TITLE
SITE
PLAN
EXISTING

TOPO-1

SHEET 6 OF

1E SITE PLAN - EXISTING
SCALE 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

SITE LEGEND

RESIDENTIAL

- OUTLINE OF EXISTING ONE STORY STRUCTURE - OUTLINE - TO BE DEMOLISHED AND REMOVED
- OUTLINE OF EXISTING GARAGE STRUCTURE AREA - TO BE DEMOLISHED AND REMOVED
- OUTLINE OF EXISTING OVERHEAD TRELLIS - DEMOLISH AND REMOVE
- OUTLINE OF PROPOSED - NEW SINGLE FAMILY RESIDENCE
- AREA OF EASEMENT - SDG&E AND UTILITIES
- AREA OF EXISTING CONCRETE OR ASPHALT TO BE DEMOLISHED AND REMOVED
- AREA OF VISIBILITY TRIANGLE - AT DRIVEWAY
- SITE DRAINAGE PATTERN

SITE PLAN NOTES - EXISTING

A. **The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.**

B. **Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions.** These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.

C. **The Contractor or subcontractor shall notify the Architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the Architect office.**

D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.

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

F. The Architect doses not possess any plans or knowledge on the original building, structural, electrical or mechanical system.

G. **For Proposed Site Work refer to sheet A-1.2**

SITE PLAN KEYNOTES - EXISTING

STRUCTURES

1. Outline of Existing One Story Residence - See Sheet A-2.1 - To Be Demolished
2. Outline of Existing One Story Garage - See Sheet A-2.1 - To Be Demolished
3. Outline of Existing Brick Entry Porch - See Sheet A-2.1 - To Be Demolished
4. Outline of Existing Brick Patio - See Sheet A-2.1 - To Be Demolished
5. Outline of Existing Raised Concrete Patio - See Sheet A-2.1 - To Be Demolished

SITE IMPROVEMENTS

6. Existing Brick Sidewalk - To Be Demolished & Removed
7. Curb Cut for Driveway - - To Be Removed and Replaced
8. Existing Concrete Curb - To Remain & Removed
9. Existing Site Walkway - To Be Demolished & Removed
10. Existing Site Wall - To Be Demolished & Removed
11. Existing Brick Planter - To Be Demolished & Removed
12. Existing Site Stairs - To Be Demolished & Removed
13. Existing Site Concrete Patio - To Be Demolished & Removed
14. Existing Wood Trellis - To Be Demolished & Removed
15. Existing Site Hardscape - To Be Demolished & Removed
16. Existing Site Gate - To Be Demolished & Removed
17. Existing Concrete Swale - To Remain
18. Existing Concrete Drainage Box - To Remain
19. Existing Sub-Surface Drainage Line - To Remain - Tag and Protect
20. Existing Site Fence - To Be Demolished & Removed
21. Not Used
22. Not Used
23. Existing Fence - To Remain - During Construction - Then Replaced
24. Not Used

SITE UTILITIES

25. Existing Water Main Line - 8 inch (Verify Location) - To Remain
26. Existing Water Main Backflow Preventer - To Remain
27. Existing Water Shut Off Valve - To be Removed - Service Capped and Tagged
28. Existing Water Meter (1" - Meter-verify size) - To Remain
29. Existing Electric Meter -200 Amp Service - Relocate for Temporary Power
30. Existing Gas Meter - To be Removed - Service Capped and Tagged
31. Existing Telephone Service Box - To be Removed- Service Capped and Tagged
32. Existing 4 Inch Sewer Lateral (V.I.F.) - To Remain - Service Capped and Tagged
33. Not Used

SITE LANDSCAPE

34. Existing Irrigated Landscape Area - To Be Removed
35. Existing Brushes - To Be Removed
36. Existing Tree - To Be Removed
37. Existing Non-Irrigated Landscape Area - To Remain

OFF-SITE ITEMS

38. Existing Standard Fire Hydrant - 60 feet to Southwest
39. Existing Asphalt Paved Street
40. Not Used

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REVISIONS
A Coastal Phase Submittal 2-26-2013
B CPA-City Cycle Submittal 3-07-2013
C LDP/DO Submittal 04-11-2013
D City Cycle Issue 6-14-2013

PHASE: COASTAL PHASE DOCUMENTS

PROJECT NO: 2013 - 03

REVIEWED BY: MRM

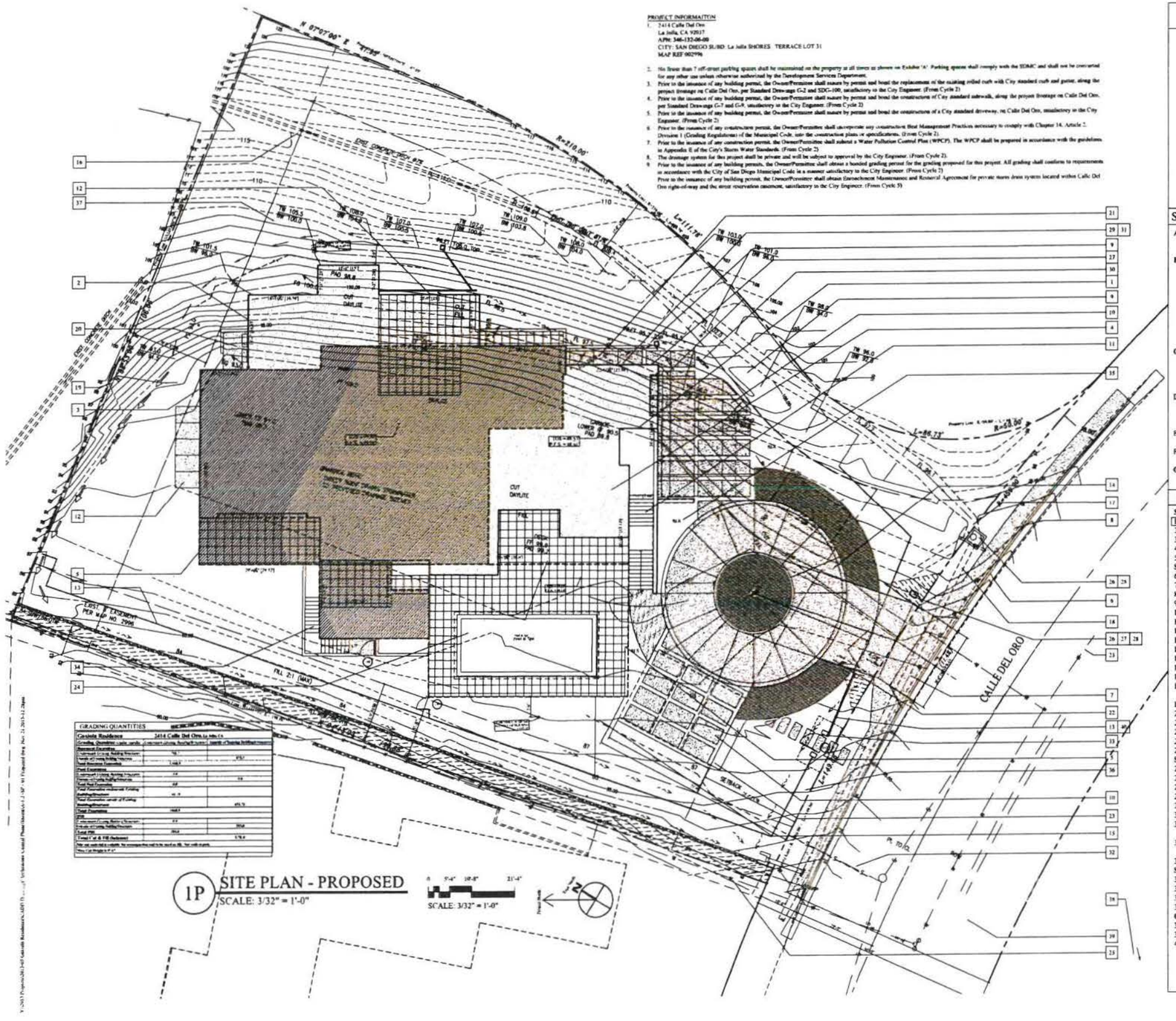
DRAWN BY: EZ / MRM

DATE: 09 - 24 - 2013

SHEET TITLE
SITE PLAN
EXISTING

A-1.1

SHEET OF



1P SITE PLAN - PROPOSED
SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

PROJECT INFORMAITON

1. 2414 Calle Del Oro
La Jolla, CA 92037
APN: 346-132-06-00
CITY: SAN DIEGO SUBD: La Jolla SHORES TERRACE LOT 31
MAP REF 002996

2. No fewer than 7 off-street parking spaces shall be maintained on the property at all times as shown on Exhibit "A". Parking spaces shall comply with the SDMC and shall not be converted for any other use unless otherwise authorized by the Development Services Department.
3. Prior to the issuance of any building permit, the Owner/Permittee shall submit by permit and bond the replacement of the existing rolled curb with City standard curb and gutter, along the project frontage on Calle Del Oro, per Standard Drawings G-2 and SDG-100, satisfactory to the City Engineer. (From Cycle 2)
4. Prior to the issuance of any building permit, the Owner/Permittee shall submit by permit and bond the construction of City standard sidewalk, along the project frontage on Calle Del Oro, per Standard Drawings G-7 and G-9, satisfactory to the City Engineer. (From Cycle 2)
5. Prior to the issuance of any building permit, the Owner/Permittee shall submit by permit and bond the construction of a City standard driveway, on Calle Del Oro, satisfactory to the City Engineer. (From Cycle 2)
6. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications. (From Cycle 2).
7. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards. (From Cycle 2)
8. The drainage system for this project shall be private and will be subject to approval by the City Engineer. (From Cycle 2).
9. Prior to the issuance of any building permits, the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer. (From Cycle 2)
Prior to the issuance of any building permit, the Owner/Permittee shall obtain Encroachment Maintenance and Removal Agreement for private storm drain system located within Calle Del Oro right-of-way and the street reservation easement, satisfactory to the City Engineer. (From Cycle 5)

GRADING QUANTITIES

Gaxiola Residence	2414 Calle Del Oro, La Jolla, CA	
Grading Quantities (cubic yards)	Amount of Existing Building(s) Demolished	Amount of Proposed Building(s)
Basement Excavation		
Underneath Living Building Structure	70.1	970.7
Outside of Living Building Structure		
Total Excavation Quantities	7,140.7	
Fill Excavation		
Underneath Living Building Structure	0.0	0.0
Outside of Living Building Structure		
Total Fill Quantities	0.0	
Total Excavation minus total of Fill	70.1	
Total Exportation		970.7
Total Importation	900.0	
PDP		
Excavation of Living Building Structure	0.0	
Fill quantity of Living Building Structure		200.0
Total PDP	200.0	
Total C & F Quantities		1,170.7

Note: any cubic yards in excess of 2,000 cy will require an EIR. Not valid if quantity exceeds 2,000 cy.

Note: Cut Weight = 0.9 t/cy

SITE LEGEND

RESIDENTIAL

- OUTLINE OF EXISTING ONE STORY STRUCTURE - FIRST FLOOR OUTLINE - TO BE DEMOLISHED
- OUTLINE OF PROPOSED - NEW FIRST FLOOR AREA
- OUTLINE OF PROPOSED - NEW HABITABLE BASEMENT LEVEL
- OUTLINE OF PROPOSED - NEW GARAGE AREA
- AREA OF UTILITY EASEMENT - SDG&E
- AREA OF EXISTING PROPOSED - NEW EXTERIOR TERRACES
- AREA OF VISIBILITY TRIANGLE - AT DRIVEWAY
- SITE DRAINAGE PATTERN
- LS LANDSCAPE AREA - SEE LANDSCAPE PLAN

SITE PLAN NOTES - PROPOSED

A. **The site plan is for informational and general site reference only. Refer to other construction documents for complete scope of work.**
B. **Before commencing any site foundation or slab cutting or excavation, the contractor shall verify and mark locations of all site utilities, dimensions and conditions.** These include but are not limited to property lines, setback location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the construction of the building. Flag or otherwise mark all locations of site property lines, easements (if any), underground utilities, and indicate utility type.
C. **The Contractor or subcontractor shall notify the Architect if any conflicts or discrepancy occurs between this information on this plan and actual field conditions. Do not proceed with work in conflict with these drawing until written or verbal instructions are issued by the Architect office.**
D. Protect and mark all existing building structure including walls, beams, columns, area separation walls, and other items that are part of the existing structure and not part of the scope of the tenant improvement, and mark perimeter of construction zone.
E. Coordinate with other tenants the temporary shutoff of any site utilities, including but not limited to
F. The Architect doses not possess any plans or knowledge on the original building, structural, electrical or mechanical system.
G. **For Proposed Site Work refer to sheet A-1.2, A-1.3 and additional project sheets**

SITE PLAN KEYNOTES - PROPOSED

STRUCTURES
1. Outline of Proposed Two Story Residence - See Sheet A-2.3
2. Outline of Proposed Main Floor Area - See Sheet A-2.3
3. Outline of Proposed Habitable Basement Area - See Sheet A-2.2
4. Outline of Proposed Garage Area - See Sheet A-2.2
5. Outline of Proposed Terrace Area - See Sheet A-2.3

SITE IMPROVEMENTS
6. New Concrete Curb - Per City Standard (SDG-151)
7. New Concrete Curb Cut - Per City Standard (G-2h) -See A-1.3
8. New Site concrete sidewalk (SDG-155)(SDG-159)
9. New Site Wall -See Sheet A-1.3
10. New Raised Concrete -See Sheet A-1.3
11. New Site Stairs -See Sheet A-1.3
12. New Site Concrete Terrace - See Sheet A-1.3
13. New 6' High Vertical Picket Fence - See Sheet A-1.3
14. New Site Hardscape - See Sheet A-1.3
15. New Site Gate - Self-Closing - See Sheet A-1.3
16. Existing Concrete Swale - To Remain and be Refurbished
17. Existing Concrete Drainage Box - To Remain
18. Existing Sub-Surface Drainage Line - To Remain - Tag and Protect
19. New Site 6' Fence - Black Chain Link - See Sheet A-1.3
20. New AC Units (4) - On Concrete Pad - See Sheet A-1.3
21. New Trash Area - On Concrete Pad - See Sheet A-1.3
22. New Permeable Gravel Bed - See Sheet A-1.3
23. New Concrete Curbs- See Sheet A-1.3
24. New Pool and Spa - See Sheet A-1.3

SITE UTILITIES
25. Existing Water Main Line - 8 inch (Verify Location) - To Remain
26. Existing Water Main Backflow Preventer - To Remain
27. New Water Shut Off Valve - See Sheet A-1.3
28. New Upgraded Water Meter (1" - Meter-verify size)
29. New Electric Meter -400 Amp Service - See Sheet A-1.3
30. New Gas Meter - 2 Inch Service - Verify size with SDG&E
31. New Telephone Service Box - Verify Size and Number of Lines (4) with Pacific Bell
32. Existing 4 Inch Sewer Lateral (V.I.F.) - To Remain - Attach with New ABS Lateral
33. New Site Entry Arbor, Gate, and Entry Steps - 10 Feet High

SITE LANDSCAPE
34. New Irrigated Landscape Area - See Sheet AL-01
35. New Raised Planter Area Brushes - See Sheet AL-01
36. New Street Tree - See Sheet AL-01
37. Non-Irrigated Landscape Area - - See Sheet AL-01

OFF-SITE ITEMS
38. Existing Standard Fire Hydrant - 60 feet to south-west
39. Existing Asphalt Paved Street
40. New 20 Foot Wide - Rolling Car Gate and Call Pedistal - Vertical Picket Style

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LICENSED ARCHITECT MICHAEL KENT MORTON C-19371 REN. 06/30/2013 STATE OF CALIFORNIA

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PHASE COASTAL PHASE DOCUMENTS

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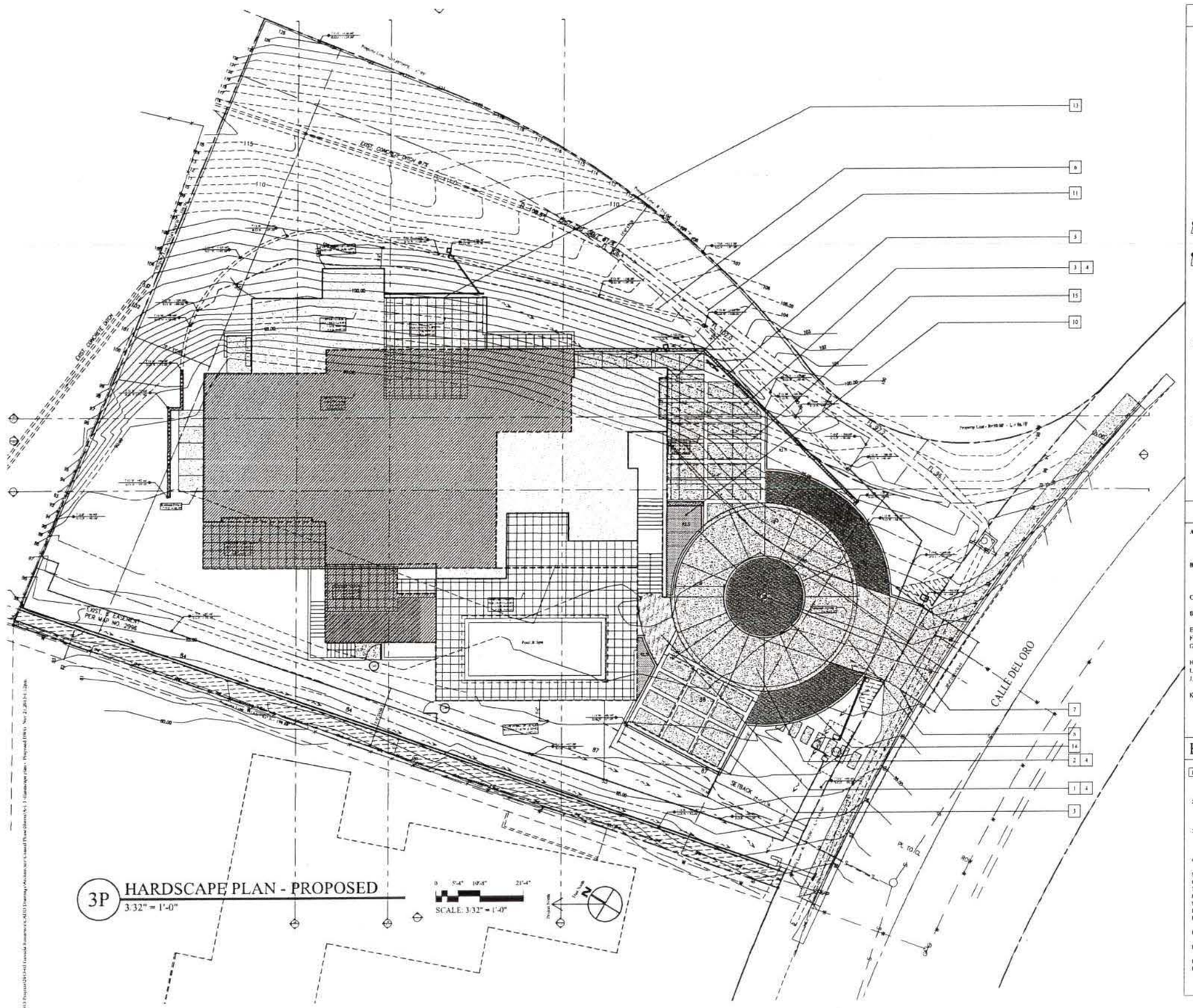
SITE PLAN PROPOSED

A-1.2

SHEET OF



3P HARDSCAPE PLAN - PROPOSED
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

HARDSCAPE LEGEND

- NEW SITE WALL - SEE PLAN FOR TYPE
- NEW CONCRETE HARDSCAPE
- NEW STONE / TILE HARDSCAPE
- NEW STONE FLATWORK
- L.S. — NEW LANDSCAPE AREA
- R.L.S. — RAISED LANDSCAPE / PLANTER AREA
- NEW PERMEABLE GRAVEL AREA
- T. O. W. ELEV. +000.00' — T.O.W. (TOP OF WALL SPOT ELEVATION)
- B. O. W. ELEV. +000.00' — B.O.W. (BOTTOM OF WALL SPOT ELEVATION)
- LINEAR DECK DRAIN
- L.A.D. — ROUND LANDSCAPE AREA DRAIN
- LINEAR LANDSCAPE OR TRENCH DRAIN
- CLEANOUT — SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED ¼" PER 12"
- DIRECTION OF FLOW - DRAINAGE
- DIRECTION OF SLOPE (GRADE)
- 3' DIAMETER X 7' DEEP FLOW WELL (FOR COLLECTION OF SITE STORM WATER FOR BELOW GRADE PERCOLATION IN SOIL)
- DRAIN LINE DAYLIGHT LOCATION WITH GRAVEL ENERGY DISSIPATER
- 90.0' — EXISTING CONTOURS
- 94.0' — PROPOSED CONTOURS

HARDSCAPE NOTES

A. **Written dimension shall take precedence over scaled dimensions and shall be verified on the site.** The Architect shall be notified immediately when any discrepancy is found. Do to proceed with work in question until directions are issued by the Architect.
B. **Typical Concrete Slab:** 4" thick concrete slab, 2500 PSI concrete at 28 days, with #3 at 18 inches on center each way centered in slab. Pour slab on 2" sand bed. Provide weakened plane joints at 20'-0" O.C. maximum and expansion joints as shown or required.
C. **Verify finish level of concrete slabs where indicated to receive stone / tile finish.** Verify thickness of stone / tile and setting bed.
D. **For hardscape slabs adjacent to doorways dowel hardscape to building slab:** with #3 dowels @ 18". O. C. extending 18" both ways.
E. All concrete slabs shall slope away for structure a minimum of 2"(1/4" per foot)
F. Site Stairs shall have a 6" riser and a 12" tread. Unless noted otherwise on plans.
G. Concrete finish texture shall be medium broom finish, unless noted otherwise on plans.
H. Also, refer to project Specifications for additional notes and requirements.
I. See sheet A-4 & A-5 for floor plan
J. E.J. Indicates expansion joint per detail 3/A-21
T.J. Indicates toolad joint per detail 5/A-21.
K. For Gate Schedule see sheet 6.2

HARDSCAPE KEYNOTES

1. **New Hardscape w/ Stone/Tile Finish:** Provide an 18 / 5# allowance for stone/tile material. Provide a crack isolation membrane above slab on grade. Provide a 4" thick concrete slab base per notes. At landscape over basement, provide a waterproof membrane per Balcony Notes.
2. **Exposed Aggregate Concrete Slab W/ Integral Color:** Integral color by Davis Colors #447 "Moss Bluff" with exposed "pea" gravel finish. Slab shall be per note #3. Provide a sample of proposed aggregate, color and texture to Architect for approval prior to pour.
3. **Integral Color Concrete Slab - 8" Raised concrete curb,** - 6" thick 2,500 PSI concrete minimum #4 rebar at 18" o.c. each way at center of slab. Unless noted otherwise finish with medium broom finish. Integral color by Davis Colors #447 "Moss Bluff"
4. **Sand Bed** - Provide a 2-inch sand bed under new hardscape were poured over soil. Verify that sub-grade is compacted.
5. **Landscape Area** - See Landscape sheet for area to be landscaped - (LS)
6. **Site Walls** - See Architectural and Structural Details
7. **Weakened Plane Joint** (Tooled Joint - TJ)
8. **Expansion Joint** (Saw Cut or Expansion Joint with 1/4" felt expansion - EJ)
9. **Deck Drain:** Quick Drain USA linear slot drain (model #206-6000) - 16 inch over
10. **Landscape Drain:** 8" round black ABS connected to site drainage system.
11. **Concealed Site Drainage System:** 4" diameter PVC schedule 40 drain pipe with ¼" per foot slope. Layout per plan
12. **Existing concrete swale** - Remove soil and repair crack and concrete swale with new concrete.
13. **Trench Drain - Landscape:** NDS - Mini Channel Drain - Trench drain system (pre-sloped down) with standard (green) plastic grate.
14. **Permeable gravel bed** -4" deep - ¾" gravel over 2" ... bed.
15. **Grass Crete Traffic Surface and Concrete curb** - Grass pave 2 Fire Lane installed Per Manufacturer's Recommendation

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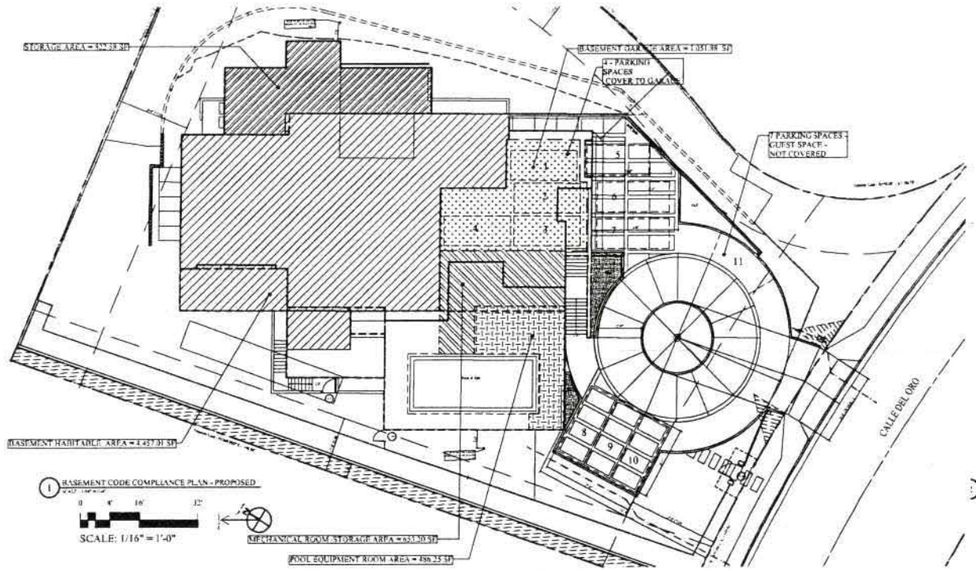
SITE PLAN
PROPOSED

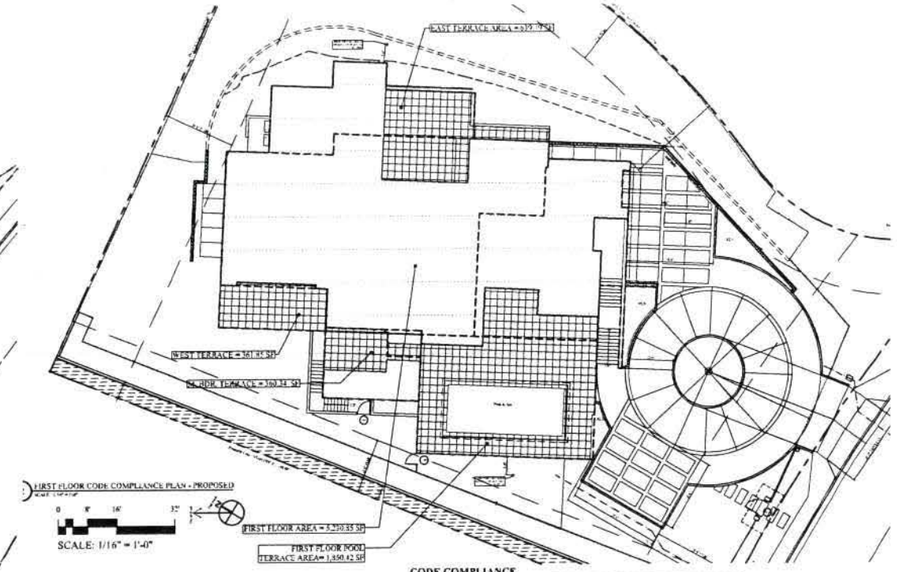
A-1.3

SHEET OF



1 BASEMENT CODE COMPLIANCE PLAN - PROPOSED

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



1 FIRST FLOOR CODE COMPLIANCE PLAN - PROPOSED

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

2 CODE COMPLIANCE PLAN - Landscape Area Diagram

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

CODE COMPLIANCE

PROJECT INFORMATION

PROJECT ADDRESS:	2414 Calle Del Oro La Jolla, CA 92037
ASSESSOR'S PARCEL NUMBER:	356-110-06-00
LEGAL DESCRIPTION:	Lot 16 of La Jolla Scenic Terrace, as the City of San Diego, State of California, according to Map thereof No. 2996, filed in the Office of the County Recorder of San Diego County, May 29, 1980
	Assessor's City and City assessor use map 356-
YEAR BUILT:	1956
BUILDING CODES:	CALIFORNIA BUILDING CODE (CBC), 2010 EDITION
	CALIFORNIA ELECTRICAL CODE (CEC), 2010 EDITION
	CALIFORNIA MECHANICAL CODE (CMC), 2010 EDITION
	CALIFORNIA PLUMBING CODE (CPC), 2010 EDITION
	SAN DIEGO COUNTY AMENDMENTS TO THE 2010 CBC, CMC, CPC, CEC EDITION
OCCUPANCY TYPE:	Single Family Residence R-3 & U - Private Garage
CONSTRUCTION TYPE:	Type V - B - Non-Rated
NUMBER OF STORIES:	One Existing - One Proposed
BUILDING HEIGHT:	30' 0" - Existing and proposed
LOT AREA:	20,000 SF

ZONING INFORMATION

ZONE:	LJSPDO (La Jolla Scenic Terrace Overlay Zone)
ZONE USE:	Single Family (SF) Overlay Zone (OZ) - Coastal Overlay Zone non-appealable area (CZ) - Coastal Impact Area of the Parking Impact Overlay Zone - Residential Zone R-1-C
NUMBER OF DWELLINGS:	One Existing - One Proposed
NUMBER OF STORIES:	One Existing - One Proposed

SETBACKS		Existing	Proposed
	FRONT:	Average of the lots	25' - 0.25"
	REAR:	25' - 0"	25' - 0"
	SIDE:	Average of the lots	20' - 0.25"
	SIDE:	Average of the lots	20' - 0"
BUILDING HEIGHT LIMITS ZONE:		30' - 0"	30' - 0.25" Proposed
BUILDING FOOTPRINT AREA (GLA/SF):		30%	See footprint - 5,230 square feet (GLA) Gross Living Area (GLA) Gross Living Area (GLA) 5,230 SF
PATIOS & WALKWAYS:		10%	Hardscaping of the site, not landscape, not included in gross coverage
LOT AREA:			20,000 SF
BUILDING SQUARE FOOTAGE DENSITY:			One unit per 10,000 SF
ALLOWABLE FAR (no zone):		0.45 - 9,000 SF	100.00%
SETTING FAR:		0.45 - 9,000 SF	26.0% 5,230 SF
MAXIMUM FOOTPRINT (COVERAGE):		15,000 SF	40.0%
ACTUAL BUILDING FOOTPRINT:		8,882.5 SF	44.4% 8,882 SF
MINIMUM LANDSCAPE COVERAGE:		8,750.0 SF	50.0%
ACTUAL LANDSCAPE COVERAGE:		16,154.65 SF	80.8% 7,891 SF

BUILDING AREAS	Proposed	Existing	Total	Total GSF
RESIDENTIAL AREA				
EXISTING BELOW GRADE AREA	0.00 SF	1,051.88 SF	1,051.88 SF	
NEW FIRST FLOOR AREA	5,230.85 SF	0.00 SF	5,230.85 SF	
NEW BASEMENT/GARAGE AREA	0.00 SF	0.00 SF	0.00 SF	
EXISTING FIRST FLOOR AREA	0.00 SF	3,651.00 SF	3,651.00 SF	
RESIDENTIAL AREA	5,230.85 SF	4,702.88 SF	9,933.73 SF	
BASEMENT GARAGE AREA	0.00 SF	1,051.88 SF	1,051.88 SF	
BASEMENT POOL Equipment Area	0.00 SF	186.25 SF	186.25 SF	
BASEMENT MECHANICAL STORAGE AREA	0.00 SF	632.30 SF	632.30 SF	
BASEMENT STORAGE AREA	0.00 SF	329.38 SF	329.38 SF	Not Included in FAR
NON-RESIDENTIAL AREA	0.00 SF	2,199.81 SF	2,199.81 SF	
GRAND TOTAL	5,230.85 SF	6,902.69 SF	11,133.54 SF	Total Area
Front Door Pool Terrace Area	0.00 SF	1,650.42 SF	1,650.42 SF	Not Included in FAR
Middle Southern Terrace Area	0.00 SF	360.34 SF	360.34 SF	Not included in FAR
West Southern Terrace Area	0.00 SF	361.82 SF	361.82 SF	Not included in FAR
East Terrace Area	0.00 SF	635.79 SF	635.79 SF	Not Included in FAR
Total of Other Residence Areas	0.00 SF	3,008.37 SF	3,008.37 SF	
Hardscaping Area - Southern Front Yard	0.00 SF	1,241.18 SF	1,241.18 SF	Landscape Area
Hardscaping Area - Northern Side Yard	0.00 SF	3,061.35 SF	3,061.35 SF	Landscape Area
Hardscaping Area - Western Side Yard	0.00 SF	2,160.57 SF	2,160.57 SF	Landscape Area
Hardscaping Area - Eastern Side Yard	0.00 SF	2,913.16 SF	2,913.16 SF	Landscape Area
Hardscaping Area - Rear Yard	0.00 SF	7,366.99 SF	7,366.99 SF	Landscape Area
Driveway Area	0.00 SF	2,317.75 SF	2,317.75 SF	Not Included in Landscape Area
Area of Pool and Spa	0.00 SF	515.30 SF	515.30 SF	Not Included in Landscape Area
Area of Pool Patio Hardscape	0.00 SF	2,365.42 SF	2,365.42 SF	Not Included in Landscape Area
Garage Level Driveway Area	0.00 SF	875.00 SF	875.00 SF	Not Included in Landscape Area
Front Landscape Area	0.00 SF	22,154.65 SF	22,154.65 SF	Not included in Gross gfa Area
Area of Non Paved Landscape	0.00 SF		16,154.65 SF	
PARKING: SPACES	4	4 - 9'x19' Parking Spaces in 9'x19' Garage + 4 - 9'x19' Parking Spaces in the garage parking area		
PARKING: SPACES	8	4 - 9'x19' Parking Spaces + 4 - 9'x19' Parking Spaces in front yard		

CONSERVATION ELEMENT:

Site Elements

a) 55% of the site is landscaping and an additional 2% of the site is covered with permeable hardscape or softscape.

b) The site storm water is either allowed to percolate into the soil at landscape or softscape areas. Roof or Terrace storm water will be directed and dissipated at the site landscape. The sloped hillside will continue to collect storm water in the rear portion of the lot and enter the city storm drain system. Other small portions of the storm water will be sheet flow through landscape areas sloping to the street.

Water Elements

a) All toilets, faucet, and other features will be low flow or water conservation type fixtures.

b) The pool will feature an insulated pool cover to limit heating and evaporation

Building Elements

a) The exterior and interior walls will be highly insulated

b) All elements of the hot water system will have insulated pipes

c) The building utilizes day lighting in majority of the bedrooms and skylights and light well will illuminate the majority of the home

d) Natural ventilation will be used throughout the home

e) High efficiency two speed FAU and AC efficiency greater than 90%

f) The air conditioners greater than 15 SEER

Renewable Energy Elements

a) 270 Square Feet of the south facing roof will be covered with photovoltaic panels.

b) This system will provide 25 % or more the project energy need.

c) The lighting system will use occupancy sensors in bedrooms, den, garages and mechanical rooms to limit electrical usage

d) High efficiency lighting will be used in the kitchens, bathrooms, garage and mechanical rooms

e) High efficiency lighting will utilize in the outdoor lighting fixtures and landscape lighting

f) Either the upper floor will be constructed with sustainable and renewable wood or steel stud with a 30% recycled content

g) The demolition of the existing residence will comply with the city requirement for 50% recycling

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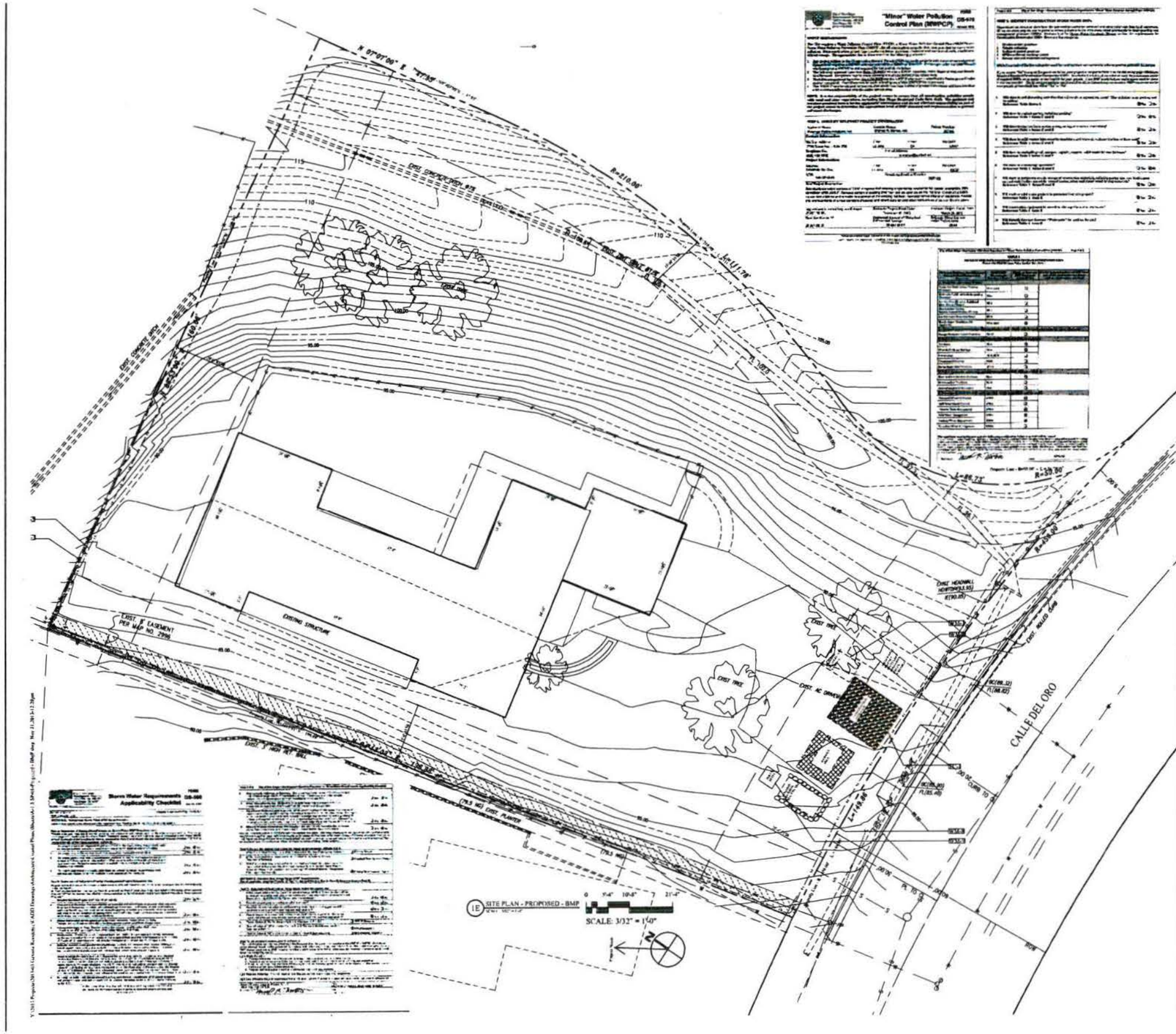
SITE PLAN PROPOSED

A-1.4

SHEET OF



SITE AND BMP LEGEND

- OUTLINE OF EXISTING ONE STORY STRUCTURE
- OUTLINE OF EXISTING SECOND STORY STRUCTURE
- AREA OF PROPOSED INTERIOR REMODEL
- OUTLINE OF PROPOSED ADDITION AREA
- AREA OF PROPOSED NEW HARDSCAPE SURFACE
- OUTLINE OF PROPOSED NEW CONCRETE HARDSCAPE
- AREA OF VISIBILITY TRIANGLE
- SITE DRAINAGE PATTERN
- NEW SITE WALL
- L.S. — NEW LANDSCAPE AREA
- R.P.A. — RAISED PLANTER AREA
- T.O.W. ELEV. +000.00' — T.O.W. (TOP OF WALL SPOT ELEVATION)
- B.O.W. ELEV. +000.00' — B.O.W. (BOTTOM OF WALL SPOT ELEVATION)
- LINEAR DECK DRAIN
- L.A.D. — ROUND LANDSCAPE AREA DRAIN
- LANDSCAPE TRENCH DRAIN
- SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED 1/4" PER 12'
- DIRECTION OF SLOPE
- 4' DIAMETER X 4' DEEP FLOW WELL (FOR COLLECTION OF SITE STORM WATER FOR BELOW GRADE PERC'OLATION IN SOIL)
- DRAIN LINE DAYLIGHT LOCATION WITH PEA GRAVEL ENERGY DISSIPATER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- FIBER ROLLS
- GRAVEL BAGS
- STABILIZED CONSTRUCTION ENTRANCE
- WASHOUT AREA

STORM WATER QUALITY NOTES CONSTRUCTION BMP'S

STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S
This project shall comply with all requirements of the State permit: California Regional Water Quality Control Board, San Diego, Order No. R9-2007-0001, NPDES, (http://www.swrcb.ca.gov/water issues/programs/stormwater/construction.html) and the City of San Diego Land Development Code (http://docs.sandiego.gov/municodeWebui/CodeChapter14Ch14Art02Division02.pdf and Storm Water Manual (http://www.sandiego.gov/development-services/industry/stormwater.shtml

Notes below represent key minimum requirements for construction BMP's.

1. The contractor shall be responsible for cleanup of all silt and mud on adjacent street(s), due to construction vehicles or any other construction activity, at the end of each work day, or after a storm event that causes a breach in installed construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
2. All stockpiles of soil and/or building materials that are intended to be left for a period greater than seven calendar days are to be covered. All erosion/silt BMP devices shall be in place at the end of each working day when five day rain probability forecast exceeds 40%.
3. A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site.
4. The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness.
5. All slopes that are created or disturbed by grading shall be protected against erosion and sediment transport at all times.
6. The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

DESIGN PHASE REVIEW
For Architect use only

Comments:

Additional Items Requested:
1.
2.
3.

Approved for Additional Service

Date:

You have requested an revision or addionant items to a previously approved plan (elevations, section, site plan, etc.) This is an additional service and is not part of the basic services provided by Architect or Firm. These changes or additions will be done at the firms hourly rate (2 hours minimum) Marengo Morton Architects, Inc.

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LICENSED ARCHITECT MICHAEL RENZ MORTON C-19371 REN. 04/30/2013 STATE OF CALIFORNIA

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D City Cycle Issue 8-14-2013
E Client Revisions 9-13-2013
△
△
△

PHASE CONSTRUCTION DOCUMENTS

PROJECT NO. 2013 - 03

REPRESENTATIVE MRM

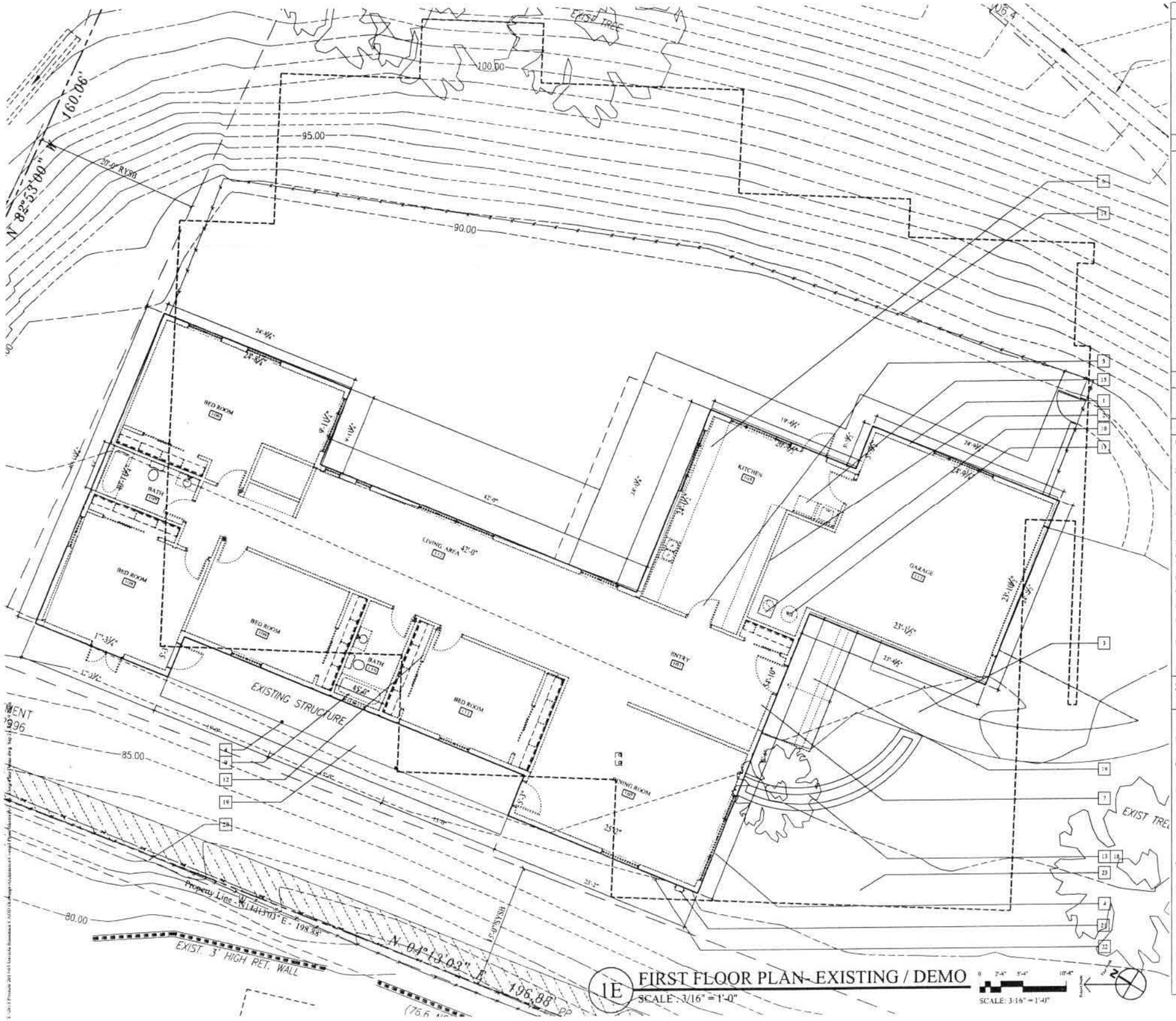
DRAWN BY EZ / MRM

DATE 11 - 21 - 2013

SHEET TITLE
SITE BMP - PLAN PROPOSED

A-1.5

SHEET OF



1E FIRST FLOOR PLAN- EXISTING / DEMO

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

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

DEMOLITION LEGEND

Residential

- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN OPENING TO BE INFILLED
- DIMENSION — WALLS TO BE REMOVED
- DIMENSION — WALLS TO REMAIN
- PERIMETER OF NEW WALLS
- OTHER ITEMS TO BE REMOVED

DEMOLITION KEYNOTES

1. Demolish and completely remove - Existing Exterior Walls)
2. Demolish and complete remove - Existing Interior Framed Walls)
3. Demolish and complete remove - Existing Concrete Hardscape(s)
4. Carefully remove Existing Windows - for recycling
5. Carefully removed Existing Doors - for recycling
6. Demolish and completely remove Existing Cabinetry
7. Demolish and completely remove Existing Flooring - tile or carpet
8. Demolish and complete remove - Existing Concrete stem walls and Foundations
9. Carefully removed existing Plumbing Fixtures - for recycling
10. Remove Existing FAU- Recycle unit
11. Remove Existing Water Heater - Recycle unit
12. Demolish and strip all interior gypsum board, stucco, - for recycle
13. Completely remove all landscaping in area of New Structure and 4 feet around perimeter of existing structures.
14. Remove Existing Site Fence- for recycling
15. Remove Existing Appliance - for recycling
16. Demolish and completely remove Existing Fireplace
17. Demolish and completely remove Existing Roofing, sheathing and roof framing.
18. Complete Remove Existing Trees and Root ball
19. Demolish and completely remove Existing Concrete Patios
20. Tag, Cut and Cap all Existing water lines, sewer lines, gas lines and irrigation lines.
21. Tag, cut and remove all Existing Electrical, phone lines and TV cable from existing structure.
22. Relocation if feasible Electric Meter and subpanel for a temporary electrical power.
23. Remove Existing Top Soil from Outline of New Structure and Store Soil on Site for later re-use.

COASTAL DEMOLITION NOTES

A. All demolished items and materials to be removed from site and safely disposed of in accordance with applicable laws & regulations, unless specified otherwise by owner.

B. This is a Coastal Project. No exterior walls to be demolished other than those specified on this sheet without prior written instruction from architect.

DEMOLITION NOTES

1. Architect shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until the architect issues directions.
2. Contact Dig Alert (1-800-227-2600) to verify the location of all existing utilities located on the project site or vicinity affected by the project activities prior to the start of any demolition.
3. Contractor shall verify layout of existing structure, property boundaries, location of site utilities (underground and overhead), and field conditions as shown on the plans prior to demolition.
4. Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored. Verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
5. All demolition material shall be transported off site and properly disposed of in city-approved locations by the contractor.
6. Contractor to verify Dumpster location with owner before demolition commences.
7. Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
8. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
9. When demolition is complete, the site shall be swept clean and be prepared to receive new work.
10. Should any portion of the structure being removed produce unstable or unsafe conditions, the contractor shall provide temporary shoring and bracing.
11. If soils report not included with this set of documents, the Architect will not be held responsible for any changes, modifications, referral reit or reports, or other additional issues caused by lack of information from those documents.
12. All demolition work shall include provisions for material separation for City Approved construction debris recycling program. It is the contractor's responsibility to obtain "tick-off from debris hauler to verify that "recycled" content will be documented for City recycling program.
13. REFER TO SHEETS A-1.1, A-2.2 AND A-4.1 FOR ADDITIONAL DEMOLITION

SPECIAL FRAMING DEMOLITION NOTES FOR COASTAL EXEMPTION

A. At least 50% of the existing exterior walls (from the foundation to the top plate) of the principal habitable floor must be left standing and in place throughout construction and incorporated into the completed structure.

B. The wall must continue to be used as exterior walls in the completed project (may not be used as interior walls or used in a "double wall "configuration with any new wall).

C. Any door or window located within a segment of the wall which is counted toward the length of an existing exterior wall to be left standing (at least 50%) cannot have their location or size modified.

D. The surface of the wall can be modified or removed down to the studs but with both the top and bottom plates in place. Removal of the stud walls, even on a temporary basis does not meet exemption criteria (for coastal exemption).

E. Walls, which are designated to remain, cannot be replaced, heightened or relocated for any reason, including reasons of structural integrity (dry rot, termites).

F. The "existing walls" are those walls, which were in existence on March 17, 1990 (the date of when the ordinance adding the 50% provision became effective). Any walls added after that date will not count towards the required 50% for any remodels.

G. Reinforcement in the form of sistering members (studs and plates) is permitted.

H. Penetration through top plate is permitted - only the width of the actual cut will be included in the calculation (e.g. only actual width of a 2x4 or a 4x4).

I. Cripple walls are permitted (Placing a new bottom plate on an existing top plate together with new studs and a new top plate for the purposes of increasing floor to ceiling height).

J. Foundation replacement is acceptable only if existing walls can be properly supported in their pre-existing position during replacement or repair.

K. Windows may either be replaced or reduced in area or dimension or they may be covered over (filled in), provided that the existing studs and headers be retained in their original position.

L. Reinforcement in the form of furring is permitted for single wall construction only if it is done in such a manner that the wall is not extended outward.

M. Add construction notes at window and doors identifying whether these elements are existing to remain; to be filled in; to be filled in with smaller opening; to be enlarged; to be shifted; to be replaced with new window/door of the same size; etc.

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LICENSED ARCHITECT — MICHAEL RENE MORTON — C-19371 — REN. 04/30/2015 — STATE OF CALIFORNIA

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B CPA-City Cycle Submittal 3-07-2013
C LDPDO Submittal 04-11-2013
D City Cycle Issue 8-14-2013

PHASE: COASTAL PHASE DOCUMENTS

PROJECT NO. 2013 - 03

REVIEWED BY MRM

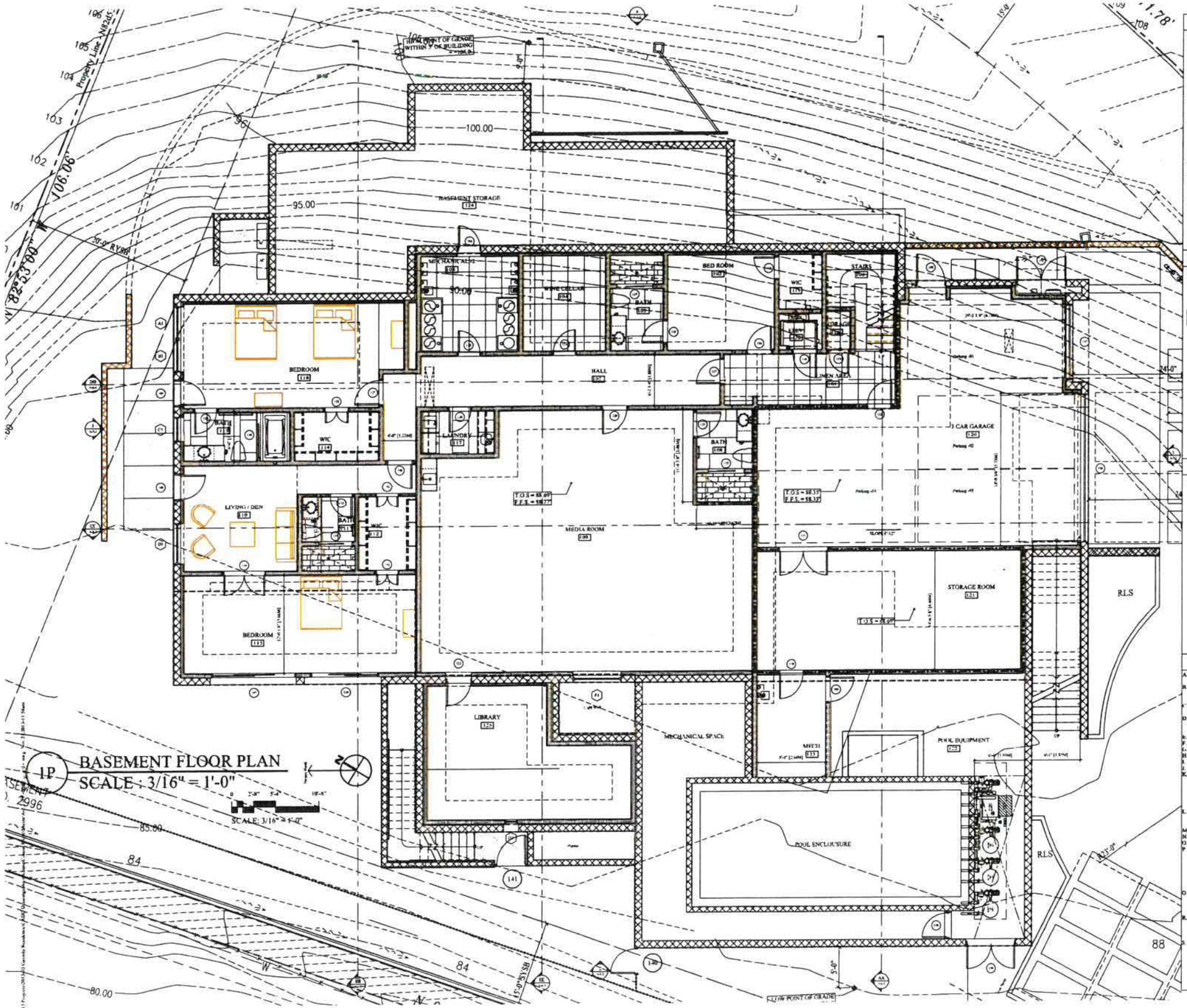
DRAWN BY EZ / MRM

DATE 09 - 24 - 2013

SHEET TITLE: FIRST FLOOR PLAN - EXISTING

A-2.1

SHEET 7 OF



FLOOR PLAN LEGEND

Residential

- EXISTING 2 x 4 WOOD STUD WALLS -
- EXISTING 2 x 6 WOOD STUD WALLS - Note: The majority of the exterior walls are 2 x 6 stud walls
- EXISTING WALLS - TO BE DEMOLISHED AND REMOVED
- EXISTING MASONRY WALL - SEE ARCHITECTURAL DETAILS OR STRUCTURAL PLANS FOR THICKNESS AND TYPE.
- NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans
- NEW WALL: 2 X 6 WOOD STUD WALL @ 16" O.C. - or as called out on plans
- STRUCTURAL STEEL POST OR COLUMN - SEE STRUCTURAL PLAN FOR ITEM.
- ONE HOUR CONSTRUCTION - 2 X4 WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. ONE SIDE W/ 7/8" EXTERIOR PLASTER (STUCCO). SEE DETAIL 7-A-10.2.2
- EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEET A-4.1
- EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET A-4.1
- SMOKE DETECTOR, CARBON MONOXIDE SENSOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP. VERIFY IN FIELD FOR EXISTING CONDITIONS
- LS — LANDSCAPE AREAS

FLOOR PLAN LEGEND NOTES

- NEW DOOR, INSTALLED WITH 3" CONTEMPORARY JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED (3" U.N.O.)
- NEW POCKET DOOR, INSTALLED WITH 3" CONTEMPORARY JAMB FROM ADJACENT WALL UNLESS OTHERWISE NOTED (3" U.N.O.)

FLOOR PLAN DIMENSIONS

A. EXTERIOR WALL DIMENSIONS TO OUTSIDE FACE OF STUD/FOUNDATION FACE OR BLOCK STEM WALL FACE UNLESS NOTED OTHERWISE (U.N.O.)
B. INTERIOR WALL DIMENSIONS TO CENTERLINE OF WALL STUD (O.N.O.)
C. CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.
D. EXISTING WALLS MEASURED TO FINISH FACE OF WALL MATERIAL (U.N.O.)
E. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.

PLAN LAYOUT

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

FLOOR PLAN KEYNOTES

1.	PARKING SPACE	9'-0" x 19'-0" parking space outline - dashed
2.	APPLIANCE:	See Appliance Schedule - A-8.2
3.	OUTLINE OF ROOF:	Existing Revised, See Sheet A-4.2
4.	BALCONY - TILED:	See Balcony Notes and Details
5.	EXISTING CABINETRY:	See Interior Elevations - A-7.1
6.	EXTERIOR HARDSCAPE:	See Site / Hardscape Plan - A-1.2
7.	ELECTRICAL SERVICE:	New Service Meter - See AE-11.1
8.	FIREPLACE:	See Equipment Unit List - A-8.2
9.	FORCED AIR UNIT:	See Mechanical Plan - AM-11.1
10.	GUARDRAIL:	42" High Minimum, See Detail 7/A10.8.1
11.	GAS METER:	See Electrical Plan - AE-11.1
12.	HANGING POLE & SELF	Chrome pole & Existing Melamine shelf
13.	LINE OF BALCONY ABOVE:	See Second Floor Plan - A-2.4
14.	LINE OF SOFFIT ABOVE:	See Reflected Ceiling Plan - A-3.1
15.	SITE GATE:	See Site / Hardscape Plan - A-1.4
16.	PLUMBING FIXTURE:	See Plumbing Schedule - A-8.2
17.	SITE STAIRS:	See Site Plan A-1.3 or Floor Plan A-2.3
18.	STAIR HANDRAIL:	1-1/2" Diameter min. see Detail 6-10.8.1
19.	SITE WALL:	See Site / Hardscape Plan - A-1.2
20.	UPPER CABINETS:	See - Interior Elevation Sheet A-7.1
21.	WATER HEATER UNIT:	See Mechanical Notes and Schedule - AM-12.1
22.	TILE/STONE FLOORING:	See Floor Plan Schedule - 2.5
23.	REMODELED	See First Floor Plan - A-2.3 AND A-4.1
24.	PATIO	See Floor Plan - A-2.5
25.	LINE OF DRAPERY POCKET	See Sheet - A-3.1

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
C. The Contractor or sub-contractor shall notify the Architect if any conflicts or discrepancy occurs between the information on this plan and actual field conditions.
D. Any discrepancies with this drawing affecting project layout shall be brought to the attention of the Architect. Do not proceed with work until written or verbal instructions are issued by the Architect's office.
E. Refer to Site Plan for Site and Utility Information See Sheet A-1.2
F. For Door and Windows See Schedules On Sheet 8.1
G. For Interior Finish See Schedule On Sheet 8.1
H. For Electrical and Electrical Fixtures See Sheet AE-11.1
I. For Demolition See Sheet A-2.1
J. For Plumbing, Appliance and other Fixtures See Schedule on Sheet A-8.2
K. WALL INSULATION: R-13 Batt Insulation At All Exterior 2 X 4 Walls. R-19 @ 2 x 6 walls
R-13 Batt Insulation at all accessible interior walls for sound control
R-19 Batt Insulation at 2 X 10's ceiling Raised Floor & Roof Areas.
R-30 Batt insulation at Roof Attic Areas
R-6.0 Insulation Wrap on All New Supply and Return Ducts.
L. PIPING INSULATION THICKNESS REQUIRED (in inches)
Domestic hot water (above 105°F) 1.0 to 1.5 inches
Cooling system refrigerant suction, chilled water and brine lines 0.75 to 1.0 inches
M. HVAC DUCTS: See Mechanical Notes on Sheet ME-13.1.
N. HVAC Equipment: See Equipment on AM-12.1 and T-6to-24 calculations on T-1.3
O. WATER HEATER: See Equipment on AM-12.1 and T-6to-24 calculations on T-1.3
P. SMOKE DETECTORS: Single or multiple -station smoke alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, in access rooms to reach sleeping area s, in each story within a dwelling unit, include basement, but not including crawl space and uninhabitable attics. Provide smoke alarms at the locations specified on the electrical plans, or floors plans. Detector shall have an alarm audible in all sleeping areas of the unit. (CBC Section 907.2.10.1.2).
Q. In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Smoke alarms shall emit an signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.
R. Where more than one smoke alarm is required to be installed, the smoke alarms shall be interconnected in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening door closed. (CBC section 907.2.10.3)
S. Carbon Monoxide alarms, interconnected and hard-wired with battery back-up are required in dwelling units within which fuel-burning appliances are installed or that have attached garages. Carbon Monoxide alarms are required at the following locations: 1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms: 2) On every level of a dwelling unit including basements. (Sec R315.3)

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PHASE COASTAL PHASE DOCUMENTS

PROJECT NO. 2013 - 03

REVIEWED BY MRM

DRAWN BY EZ / MRM

DATE 09 - 24 - 2013

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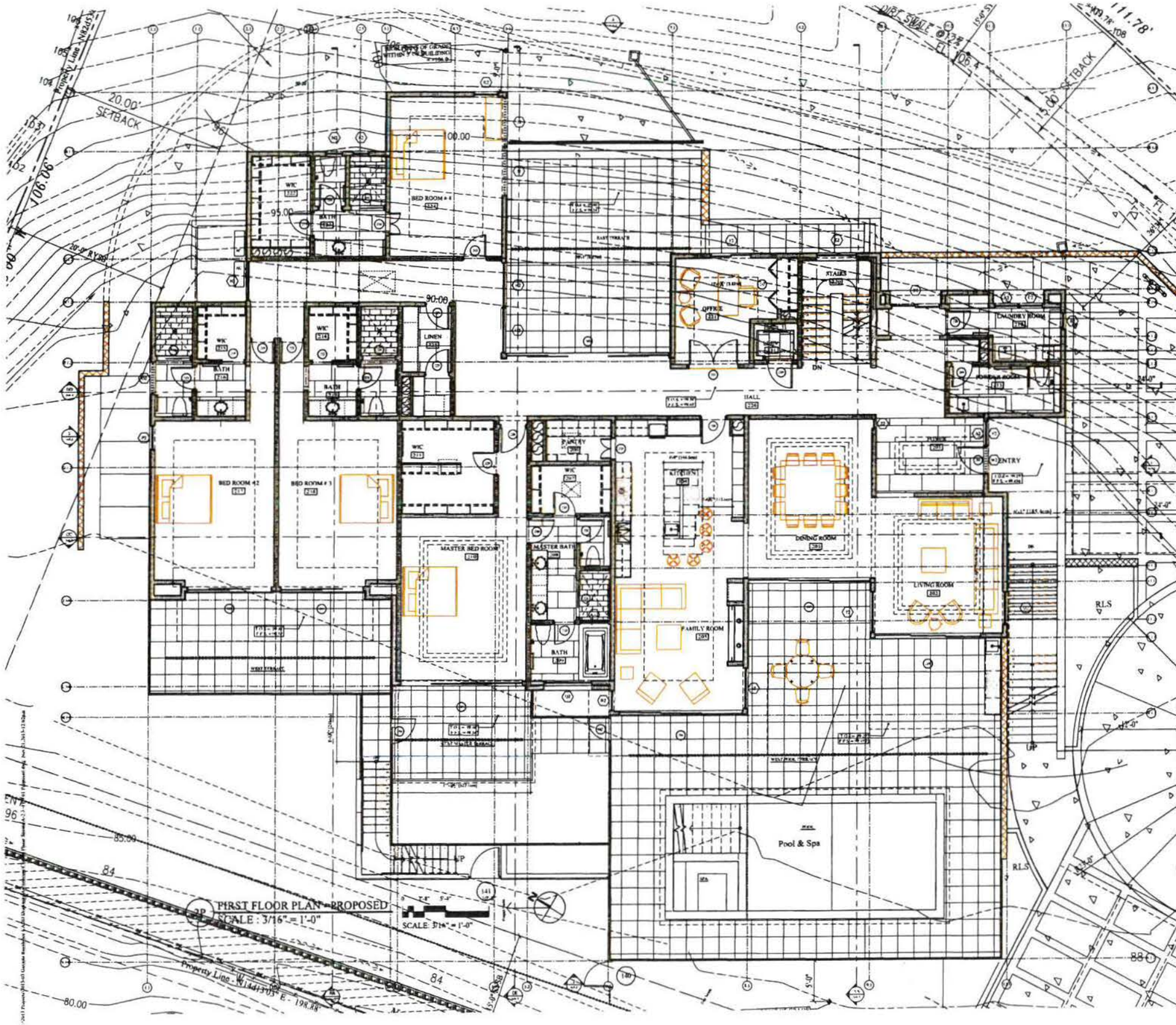
SHEET TITLE
BASEMENT FLOOR PLAN PROPOSED

A-2.2

SHEET OF



FLOOR PLAN LEGEND

Residential

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

FLOOR PLAN LEGEND NOTES

- 1" U.N.O. — NEW DOOR, INSTALLED WITH 1" CONTEMPORARY JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- 1" U.N.O. — NEW POCKET DOOR, INSTALLED WITH 1" CONTEMPORARY JAMB FROM ADJACENT WALL UNLESS OTHERWISE NOTED

FLOOR PLAN DIMENSIONS

A. EXTERIOR WALL DIMENSIONS TO OUTSIDE FACE OF STUD/FOUNDATION FACE OR BLOCK/STEM WALL FACE. UNLESS NOTED OTHERWISE/ (U.N.O.)
B. INTERIOR WALL DIMENSIONS TO CENTERLINE OF WALL STUD ((U.N.O.)
C. CLEARANCE DIMENSIONS ARE TO FACE OF FINISH MATERIALS, NOTED WITH CLR.
D. EXISTING WALLS MEASURED TO FINISH FACE OF WALL MATERIAL (U.N.O.)
E. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS

PLAN LAYOUT

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FLOOR PLAN KEYNOTES

1.	PARKING SPACE	9'-0" x 19'-0" parking space outline - dashed
2.	APPLIANCE:	See Appliance Schedule - A-8.2
3.	OUTLINE OF ROOF:	Existing Revised, See Sheet A-4.2
4.	BALCONY - TILED	See Balcony Notes and Details
5.	EXISTING CABINETRY	See Interior Elevations - A-7.1
6.	EXTERIOR HARDSCAPE:	See Site / Hardscape Plan - A-1.2
7.	ELECTRICAL SERVICE:	New Service Meter - See AE-11.1
8.	FIREPLACE:	See Equipment Unit List - A-8.2
9.	FORCED AIR UNIT:	See Mechanical Plan - AM-13.1
10.	GUARDRAIL:	~42" High Minimum, See Detail 7/A10.8.1
11.	GAS METER:	See Mechanical Plan - AE-11.1
12.	HANGING POLE & SELF	Closet pole & Excution, Melamine shelf
13.	LINE OF BALCONY ABOVE:	See Second Floor Plan - A-2.4
14.	LINE OF SOFFIT ABOVE:	See Reflected Ceiling Plan - A-8.1
15.	SITE GATE:	See Site / Hardscape Plan - A-1.4
16.	PLUMBING FIXTURE:	See Plumbing Schedule - A-8.2
17.	STIF STAIRS:	See Site Plan A-1.3 or Floor Plan A-2.3
18.	STAIR HANDRAIL:	1-1/2" Diameter rail, .ee Detail 6/-10.8.1
19.	SITE WALL:	See Site / Hardscape Plan - A-1.2
20.	UPPER CABINETS:	See - Interior Elevation Sheet A-7.1
21.	WATER HEATER UNIT:	See Mechanical Notes and Schedule - AM-12.
22.	TILE/STONE FLOORING:	See Floor Plan Schedule - 2.5
23.	REMODELED	See First Floor Plan - A-2.5 AND A-4.1
24.	PATIO:	See Floor Plan -A-2.3
25.	LINE OF DRAPERY POCKET	See Sheet - A-3.1

FLOOR PLAN NOTES

A. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
B. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
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E. Refer to Site Plan for Site and Utility Information See Sheet A-1.2
F. For Door and Windows See Schedules On Sheet A.1
G. For Interior Finish See Schedule On Sheet E.1
H. For Electrical and Electrical Fixtures See Sheet AE-11.1
I. For Demolition See Sheet A-2.1
J. For Plumbing, Appliance and other Fixtures See Schedule on Sheet A-8.2
K. WALL INSULATION: R-13 Batt Insulation At All Exterior 2 X 4 Walls. R-19 @ 2 x 6 walls
R-13 Batt Insulation at all accessible interior walls for sound control
R-19 Batt Insulation at 2 X 10 Ceiling Joined Floor & Roof Areas
R-30 Batt insulation at Roof Attic Areas
R-4.0 insulation Wrap on All New Supply and Return Ducts.
L. PIPING INSULATION THICKNESS REQUIRED (in inches)
Domestic hot water (above 105°F) 1.0 to 1.5 inches
Cooling system refrigerant suction, chilled water and brine lines 0.75 to 1.0 inches
M. HVAC DUCTS: See Mechanical Notes on Sheet ME-13.1
N. HVAC Equipment: See Equipment on AM-12.1 and Title-24 calculations on T-1.3
O. WATER HEATER: See Equipment on AM-12.1 and Title-24 calculations on T-1.3
P. SMOKE DETECTORS: Single or multiple-station smoke alarms shall be installed and maintained on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, in access rooms to reach sleeping area i, in each story within a dwelling unit, include basement, but not including crawl space and uninhabitable attics. Provide smoke alarms at the locations, specified on the electrical plans, or floor plans. Detector shall have an alarm audible in all sleeping areas of the unit. (CBC Section 907.2.10.1.2).
Q. In new construction, required smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with a battery back-up. Smoke alarms shall emit an signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for over current protection.
R. Where more than one smoke alarm is required to be installed, the smoke alarms shall be interconnected in such a manner, that the activation of one alarm will activate all the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening door closed. (CBC section 907.2.10.3)
S. Carbon Monoxide alarms: interconnected and hard-wired with battery back-up are required in dwelling units within which fuel-burning appliances are installed or that has a attached garage. Carbon Monoxide alarms are required at the following locations: 1) Outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms 2) On every level of a dwelling unit including basements. (Sec R315.3)

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LICENSED ARCHITECT MICHAEL RENE MORTON C-19371 REV. 06/30/2015 STATE OF CALIFORNIA

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REVISIONS
A Coastal Phase Submittal 7-28-2017
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D City Cycle Issue 8-14-2013
E Client Revisions 9-15-2013

PHASE COASTAL PHASE DOCUMENTS

PROJECT NO. 2013 - 03

REVIEWED BY MRM

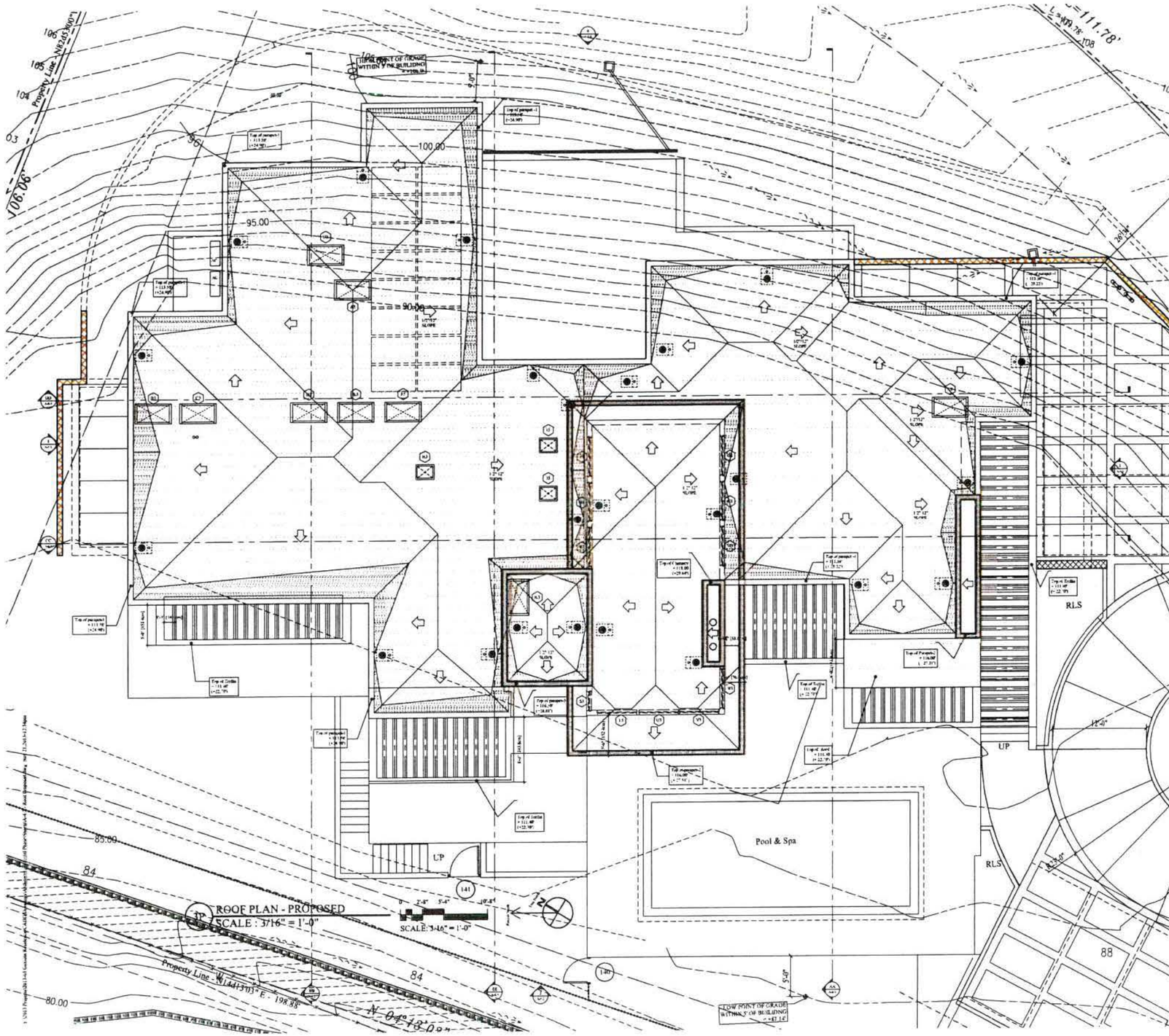
DRAWN BY EZ / MRM

DATE 09 - 24 - 2013

SHEET TITLE
FIRST FLOOR PLAN PROPOSED

A-2.3

SHEET OF



ROOF PLAN LEGEND

Residential

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

ROOF PLAN KEYNOTES

1. **Existing Sloped Roof** - To Remain
2. **Existing Roof Overhang** - To Remain
3. **Existing Roof Mechanical Vents** - Evaluate Condition and Compatibility to new units
4. **Metal Fascia System:** Material - 16 OZ. Copper. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied mill finish. Roofing system installed by a certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum roof sheathing. Roofing system shall have a minimum 10-year labor and material warranty.
5. **Asphalt Roofing System:** By GAF Roofing - "Timberline High Definition Shingles" Premium Shingles (or Architect approved equal). Install per manufacturers instruction install, provide with 5/8" thick Plywood Roof Sheathing. Provide (2) layers roofing underlayment. Color of membrane to be - "Charcoal" or match existing. **Roofing system shall be a UL class "A"** rated - ESR-1389 and have a minimum 10-year labor and material warranty. For
6. **Roofing Sheathing Overlayment:** 1/4" thick Carlisle/Georgia Pacific Dens-Deck. UL 790 for class "A" rating. Install per manufacturer's instructions.
7. **Roofing Underlayment - 3:12 or less slopes: "Ice and Water Shield"** by W.R. Grace, ESR-1677, or **"Winter Guard MT"** by Certain Teed Corp. or **"Weather Watch"** by GAF (or architect approved equal). Install per manufacturer's instructions. Install (1 layer) #40 fiberglass reinforced felt sheet over roof membrane.
8. **Roofing Underlayment - 3:12 or greater slope**(2) Layer of **"Diamond Deck"** by CertainTeed Roofing or **"Deck-Armor"** by GAF (or architect approved equal) Roofing Underlayment. Classified by UL to be a suitable underlayment for use in any UL Class A fire rated shingle system equivalent to #40 fiberglass reinforced felt underlayment sheet. Install per manufacturer's instructions.
9. **Roof Edge Drip, Metal Flashing, and Counter Flashing:** All exterior flashing to be 16 OZ. Copper unless otherwise noted. Solder or seal all seams then all exposed edges.
10. **Plumbing Vent:** ABS plastic with 16 OZ. Copper sheet metal primary, secondary flashing and storm collar per notes, vented to vent. Combine vents in attic for one roof penetration.
11. **Roof Cricket:** To be prefabricated foam type or fabricated from5/8" thick plywood. See Detail
12. **Parapet, Transitions and other Horizontal Stucco Surface Waterproofing:** Membrane waterproofing shall be JIFFY SEAL 140/60 by Protecto Wrap. Extend membrane a minimum of 6" below edge of parapet, each side. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap. ESR-1677.
13. **Roof Drain and Overflow:** Roof drain and roof overflow drain shall be TP-RD3NH - 3 inch not hub roof drain and TP-RD2NH - 2" no hub roof overflow drain, by **Thunderbird Products** with 10" square flat grate strainer (verify) with 16 oz copper base, with TOP coating.. Telephone (800) 558-2473 Provide separate drain roof overflow drain lines. Provide 3" I.D. ABS drain line and 2" I.D. overflow from roof to foundations. (U.N.O.)
14. **Eave Vents: Existing** - Attic ventilation openings shall be covered with corrosion-resistant (copper) metal mesh with mesh openings of ¼-inch in dimension.
15. **New Eave Vents: by AMICO** Vinyl Soffit Screed- model 3" soffit screed AMSVS300-780 for 3 inch wide vented, continuous eave vent were shown on eave. Where eave vents are installed, insulation shall not block the free flow of air. A minimum of 1" of space shall be provided between the insulation and the roof sheathing. Vents Shall be painted to match adjacent surfaces.
16. **Exhaust Vent:** All exposed components shall be 16 OZ. Copper with mill finish. See Detail
17. **Skylights:** None
18. **Single Ply Roofing System: By Carlisle - Sure-Weld Reinforced TPO Membrane** mechanically fastened and Adhered Roofing System. Provide a 1/4" per foot minimum roof slope. Install per manufacturers instruction install with ½" thick Plywood Roof Sheathing. Provide roofing underlayment, and 1/4" thick sheathing overlayment or Carlisle/Georgia Pacific "Dens-Deck". Color of membrane to be "Tan", with an option for a custom color coating. **Roofing system shall be a UL class "A" rated** ESR-1463 and have a minimum 10-year labor and material warranty. Per specification Division 07050, Section F.

Other Roof Notes:

A. All demolished items and materials to be removed from site and safely disposed of in accordance with applicable laws & regulations, unless specified otherwise by owner.

B. Roofing contractor to inspect existing roof to remain for condition, and area of concern or damage. Make recommendation for any area that appear to have leaks, damage or other long-term issues.

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D. City Cycle Issue 6 -14-2013
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PHASE: COASTAL PHASE DOCUMENTS

PROJECT NO: 2013 - 03

REVIEWED BY: MRM

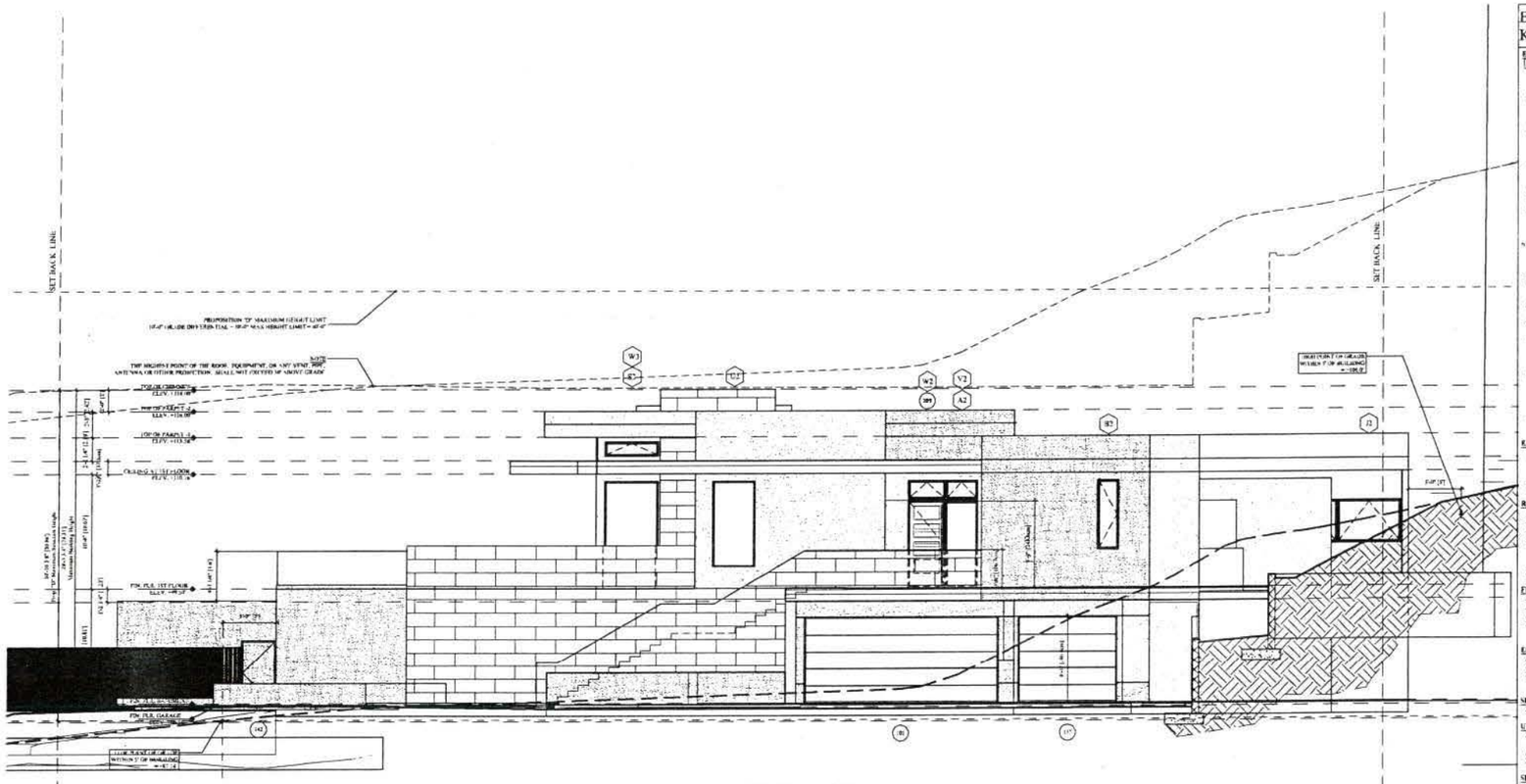
DRAWN BY: EZ / MRM

DATE: 09 - 24 - 2013

ROOF PLAN PROPOSED

A-4.2

SHEET OF



1P SOUTH ELEVATION - PROPOSED
SCALE: 3/16" = 1'-0"

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

EXTERIOR ELEVATION FINISH KEYNOTES

EXTERIOR ELEVATION - EXTERIOR FINISHES AND FINISH KEY NOTES

1. **Stucco**: New 7/8" Back Exterior Plaster (Stucco) Finish coat to be hand applied. Finish texture to be Synergy Fine "Texture" finish. Color to be Expo Stucco Tonys" #52. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy
1a. **Weatherproof Building Wrap:** Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont. Under One layer Fortifiber Corp. "Super Jumbo-Tex". Use "HEAT SEAL" 140/60 # at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
2. **Stucco Screed**: Wasp screed# AMFWS-423-780 at baseboy use #AMFWSP-218-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 559-6563. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "J" termination, use AM66-622-780
3. **Stucco Expansion Screed:** Type "M" - AMCJM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 559-6563. Install per manufacturer's specifications.
4. **Stucco Reveal:** 3/4" reveal and 3/4" ground by AMICO - Model # AM5R500-750-prime and Paint - Beige to match stucco
5. **Stone Veneer:** Stone Veneer - Olympia" 24" x 24" - honed finish (TNM01H24) by Flandre from Versa Tile (858) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
6. **Stone Fireplace Veneer:** Tile Veneer - Artistes "Revere Rouge"- nominal 6" x 24" x 5/8" by Artistes from Versa Tile (858) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
7. **Wood & Door Trim:** 2 x 4 Clear Mahogany or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specification. (verify)
8. **Exterior Wood Siding** - 1 x 6 T & G siding - Clear IPE siding, with 1/8" reveal. Stain and seal per notes, install per details.
9. **Exterior Wood Panels** - 5/8" Thick hardwood plywood panels. Wood species - IPE clear veneer selected for appearance. Stain and seal per notes, install per details.
10. **Exterior Wood Trellis Member** - 6 x 12 & 4 x 8 - Grade: Tight knot Douglas Fir, S4S, unscored, hand selected for appearance shape per elevations, with round edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar
11. **Wood Stain:** All Exposed Exterior Wood / Siding / Trim shall receive Two Coats of wood Stain. Wood shall be stained with two coat of Sikkens Cetol SRD Semi-Transparent Stain- Exterior Semi-Transparent Stain. Color - "Timber" - #679 finish color and density to match existing and sample approved by architect. Provide sample for Architects approval prior to application
12. **Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to match existing and sample approved by architect. Dunn Edwards Paint - Semi Gloss - Provide sample for Owner & Architects approval prior to application.

EXTERIOR ORNAMENT

13. **Guardrails:** All metal and Glass guardrail system by CRL or Cable Rail and Design Rail System by Fenner Architectural Products. They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall receive primer and two coats of paint. (See painting specifications)
14. **Handrail System:** All components shall be by CRL - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufacturers specifications.

ROOFING

15. **Roofing:** See Roofing notes.
16. **Chimney Shroud:** Stainless Steel - See Roof Notes
17. **Roof Vents:** See Roof Notes
18. **Roof Eave Vents:** See Roof Notes
19. **Roof Foam Applied Shapes:** Shapes per detail, all voids shall be 2 lbs/Sq. Ft. foam with cementitious coating. By Pacific Coast Foam. Install with screws and manufacturer adhesive per manufacturer specifications.
20. **Fireplace Sidewall Exhaust:** Stainless Steel - See Elev detail and manufacturers clearance instructions.

FENESTRATION

21. **Window Systems:** New Units, See Window Schedule and Notes.
22. **Doors:** New Units, See Door Schedule and Notes
23. **Garage Door:** New Unit See Door Schedule and Notes
24. **Head Flashing:** All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges

ELECTRICAL/ MECHANICAL

25. **Light Fixture:** See electrical fixture schedule and notes.
26. **Air Conditioner(s):** Screened with landscaping. See Mechanical Plan.
27. **Dryer Vent / Wall Vents:** Shall be fabricated from 34-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen drop. See Mechanical Plan

SPECIAL TIES

28. **New House Numbers:** 5" High cast Bronze Helvetica house numbers by Lexitone Inc. 1-800-338-6377 with "dark Bronze" finish. Wood mounting with stud bolts.

UTILITIES

29. **Electric Service Panel / Meter:** Verify location with SDG&E. Prime and paint to match stucco color
30. **Gas Meter:** Verify location with SDG&E. Prime and paint to match stucco color
31. **Telephone / Cable Box:** Verify location with Utility. Prime and paint to match stucco color.

SITE

32. **Existing Grade:** See Site Notes
33. **Proposed Finish Grade:** See Site Hardscape Plan
34. **New Site Masonry Wall:** See Site Hardscape Plan
35. **Site Wall:** See Site Plan for location
36. **New Finish Hardscape Level:** See Hardscape plan for more information
37. Not Used

EXTERIOR ELEVATION GENERAL NOTES

A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING DIAPHRAGM (TOSS)
B. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCH MARK OF ELEVATIONS: CITY BENCH MARK
C. ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET PA-A-1.2
D. SEE SHEET A-6.1 FOR BUILDING SECTIONS
E. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS
F. CHIMNEY FLUE: Shall be at least two feet higher than all portion of the roof within 10' of the flue.
G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes
I. Not Used

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PHASE COASTAL PHASE DOCUMENTS

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REVIEWED BY MRM

DRAWN BY EZ / MRM

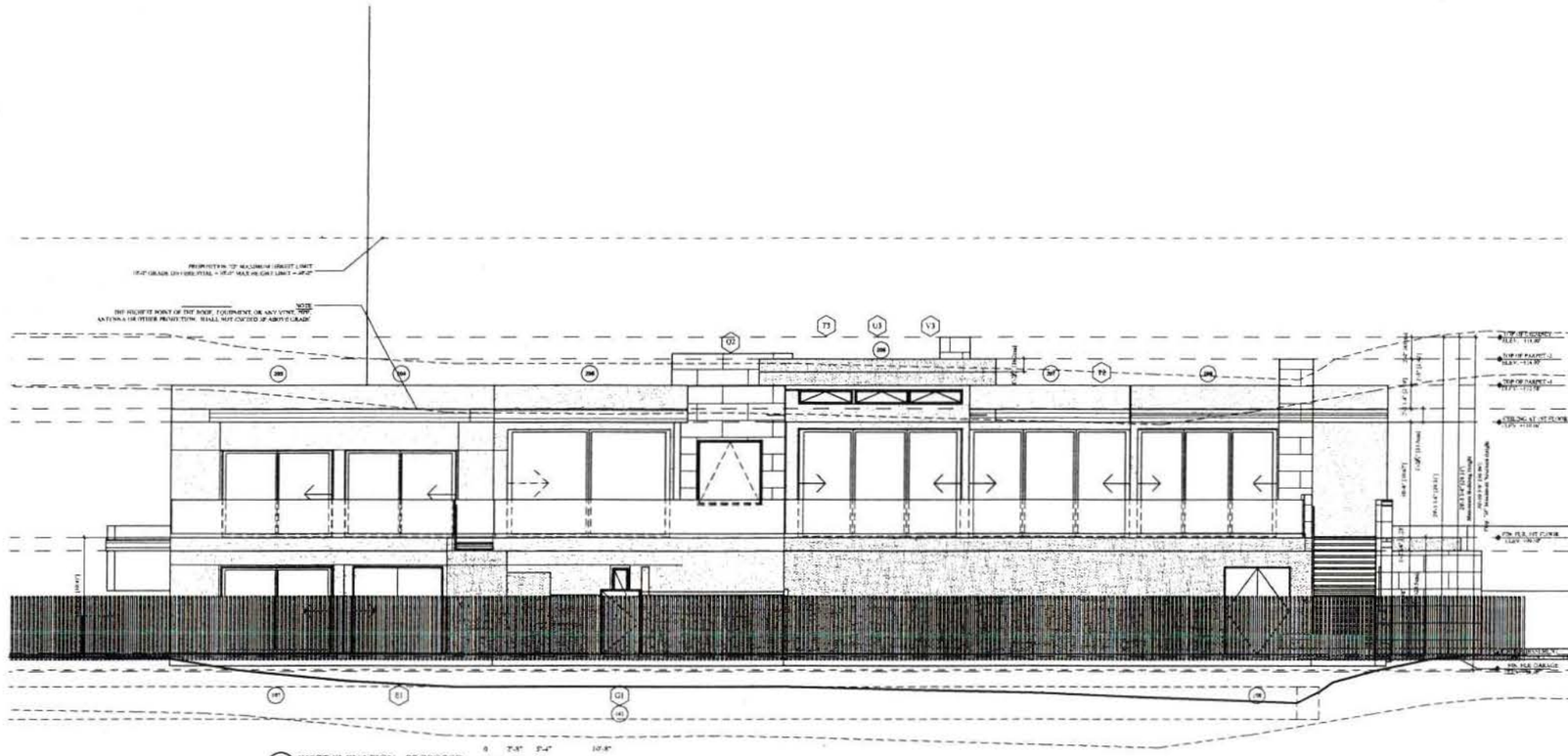
DATE 09 - 24 - 2013

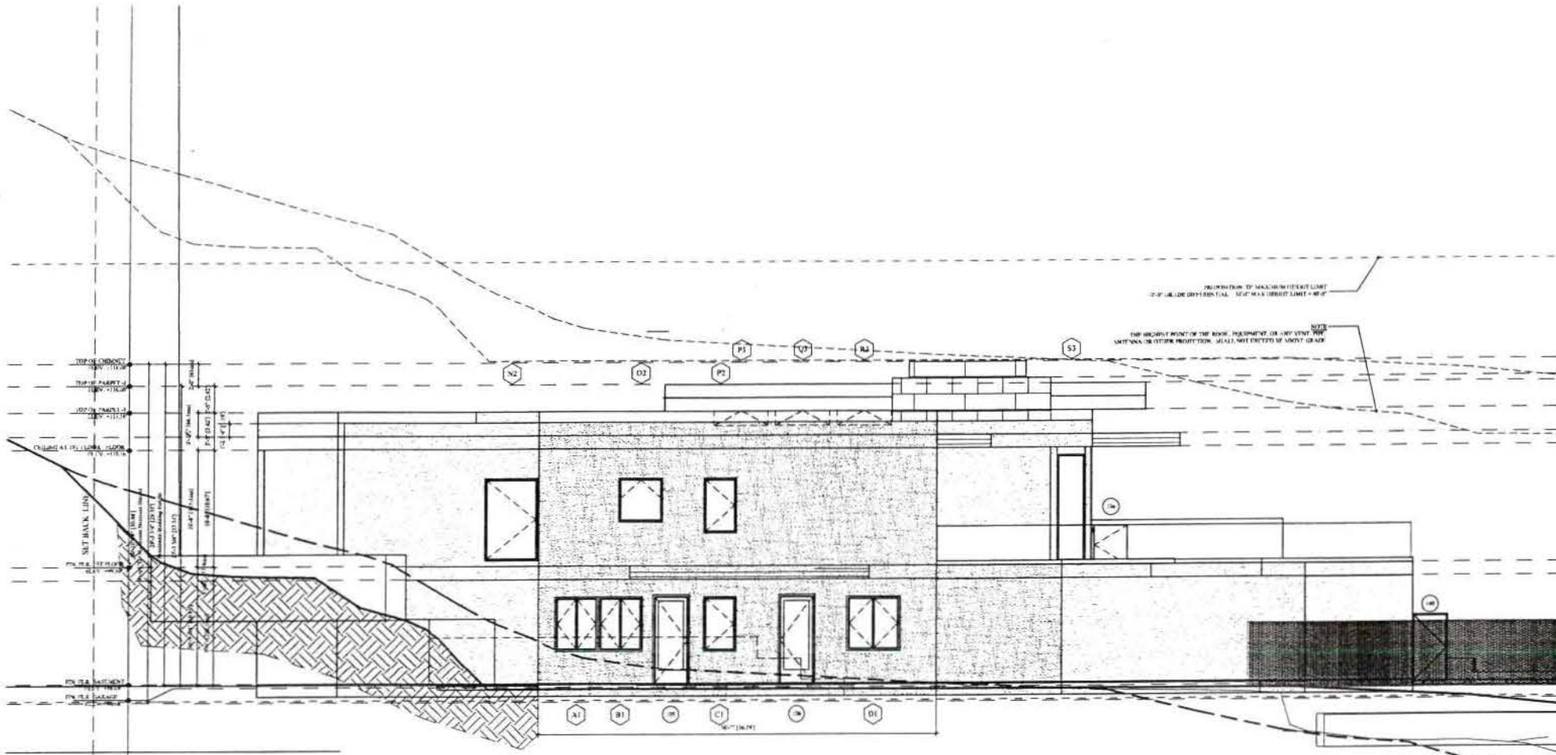
SHEET TITLE
EXTERIOR ELEVATION - EXISTING PROPOSED

A-5.1

SHEET OF

Attachment 11


PROPOSED TOP OF MAXIMUM HEIGHT LIMIT
NOTE
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, ROOF ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE
TOP OF PARAPET
TOP OF PARAPET
TOP OF PARAPET
STRING AT 1ST FLOOR
TOP OF ROOF
TOP OF ROOF
FIN. FLR. 1ST FLOOR
FIN. FLR. GARAGE
GRADE
Maximum Building Height
Top of Maximum Height Limit
Maximum Building Height
Top of Maximum Height Limit
Top of Roof
Top of Roof
Top of Roof



3P NORTH ELEVATION - PROPOSED
SCALE 3/16" = 1'-0"

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

EXTERIOR ELEVATION FINISH KEYNOTES

EXTERIOR ELEVATION - EXTERIOR FINISHES AND FINISH KEY NOTES

1. **Stucco:** New 3/8" Back Exterior Plaster (Stucco). Finish coat to be hand applied. Finish texture to be Synergy Fine "Texture" finish. Color to be Expo Stucco "Ivory" #82. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy.
1a. **Weatherproof Building Wrap:** Two layers of nonmetric grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont. Under One layer Fortifiber Corp. "Super Jumbo-Tex". Use "BEST SEAL" 146600 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
2. **Stucco Screed:** Weep screed# AMFWS-425-780 at balcony, use #AMFWSP-338-780, exterior grade vinyl, 3/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 659-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "J" termination, use AMSS-425-780.
3. **Stucco Expansion Screed:** Type "M" - AMCJM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 659-5363. Install per manufacturer's specifications.
4. **Stucco Reveal:** 3/4" reveal and 3/4" ground by AMICO - Model # AMSR500--710-prime and Paint - Beige to match stucco
5. **Stone Veneer:** Stone Veneer - Olympia" 24" x 24" - brown finish (TM6010R24) by **Flandre** from Versa Tile (858) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
6. **Stone Fireplace Veneer: Tile Veneer - Artisanto "Rustic Rule"**- nominal 6" x 24" x 3/8"by **Artisanto** from Versa Tile (858) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
7. **Wood & Door Trim:** 2 x 4 Clear **Mahogany** or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (verify)
8. **Exterior Wood Siding** - 1 & 6 T & G siding - Clear **IPE siding**, with 1/8" reveal. Stain and seal per notes, install per details.
9. **Exterior Wood Panels** - 3/8" Thick hardwood plywood panels. Wood species - **IPE**, clear veneer selected for appearance. Stain and seal per notes, install per details.
10. **Exterior Wood Trellis Member** - 6 x 12 & 4 x 8 - Grade: Tight knot Douglas Fir, S4S, textured, hand selected for appearance stage per elevations, with round edges. Stain and seal with full body stain -verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
11. **Wood Stain:** All Exposed Exterior Wood Siding / Trim shall receive Two Coats of wood Stain. Wood shall be stained with two coat of **Sikkens** Cetol SRD Semi-Transparent Stain- Exterior Semi-Transparent Stain. Color - "Timber" - #679 finish color and density to match existing and sample approved by architect. Provide sample for Architects approval prior to application.
12. **Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to match existing and sample approved by architect. Dunn Edwards Paint - Semi Gloss - Provide sample for Owner & Architects approval prior to application.

EXTERIOR ORNAMENT

13. **Guardrail:** All metal and Glass guardrail system by **CRL** or Cable Rail and Design Rail System by **Feasser Architectural Products**. They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall receive primer and two coats of paint. (See painting specifications)
14. **Handrail System:** All components shall be by **CRL** - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufacturers specifications.

ROOFING

15. **Roofing:** See Roofing notes.
16. **Chimney Shroud:** Stainless Steel - See Roof Notes.
17. **Roof Vents:** See Roof Notes
18. **Roof Eave Vents:** See Roof Notes
19. **Roof Foam Applied Shapes:** Shapes per detail, all units shall be 2 lbs/Sq. Ft. foam with cementitious coating. By Pacific Coast Foam. Install with screws and construction adhesive per manufacturers specifications.
20. **Fireplace Sidewall Exhaust:** Stainless Steel - See Unit detail and manufacturers clearance instructions.

FENESTRATION

21. **Window System:** New Units, See Window Schedule and Notes.
22. **Doors:** New Units, See Door Schedule and Notes.
23. **Garage Door:** New Unit See Door Schedule and Notes.
24. **Head Flashing:** All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.

ELECTRICAL/ MECHANICAL

25. **Light Fixture:** See electrical fixture schedule and notes.
26. **Air Conditioner(s):** Screened with landscaping. See Mechanical Plan.
27. **Dryer Vent / Wall Vents:** Shall be fabricated from 26-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop. See Mechanical Plan.

SPECIALTIES

28. **New House Numbers:** 5" High cast Bronze Helvetica house numbers by Quinette Inc 1-(800)-538-4577 with "dark Bronze" finish. Hand mounting with steel bolts.

UTILITIES

29. **Electric Service Panel / Meter:** Verify location with SDG&E. Prime and paint to match stucco color
30. **Gas Meter:** Verify location with SDG&E. Prime and paint to match stucco color
31. **Telephone / Cable Box:** Verify location with Utility. Prime and paint to match stucco color.

SITE

32. **Existing Grade:** See Site Notes
33. **Proposed Finish Grade:** See Site Hardscape Plan
34. **New Site Masonry Wall:** See Site Hardscape Plan
35. **Site Wall:** See Site Plan for location
36. **New Finish Hardscape Level:** See Hardscape plan for more information
37. Not Used

EXTERIOR ELEVATION GENERAL NOTES

A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING (DIAPHRAGM (TOSS)
B. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCH MARK OF ELEVATIONS, CITY BENCH MARK
C. ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TS-A-1.2
D. SEE SHEET A-6.1 FOR BUILDING SECTIONS
E. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
F. CHIMNEY FLUE: Shall be at least two feet higher than all portion of the roof within 10' of the flue.
G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes
I. Not Used

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GAXIOLA RESIDENCE
2414 Calle Del Oro
La Jolla, CA 92037

REVISIONS
A Coastal Phase Submittal 2-28-2012
B CPA-City Cycle Submittal 3-07-2013
C USPDO Submittal 04-11-2013
D City Cycle Issue 6-14-2013
E Client Revisions 9-15-2013

PHASE COASTAL PHASE DOCUMENTS

PROJECT NO 2013 - 03

REVIEWED BY MRM

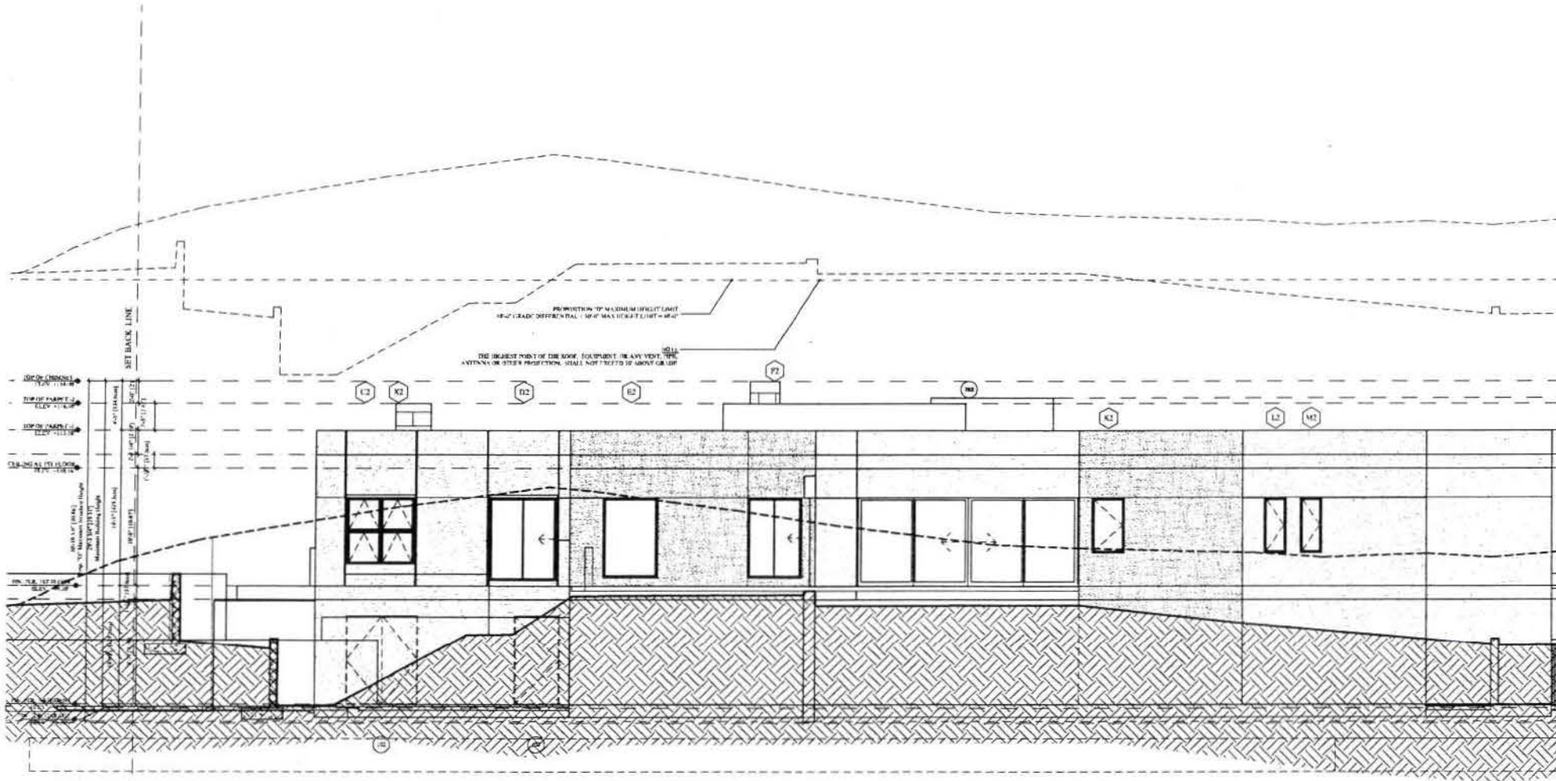
DRAWN BY EZ / MRM

DATE 09 - 24 - 2013

SHEET TITLE
EXTERIOR ELEVATION : EXISTING PROPOSED

A-5.3

SHEET OF



4P EAST ELEVATION - PROPOSED
SCALE 3/16" = 1'-0"

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

EXTERIOR ELEVATION FINISH KEYNOTES

EXTERIOR ELEVATION - EXTERIOR FINISHES AND FINISH KEY NOTES

1. **Stucco:** New 7/8" thick Exterior Plaster (Stucco) Finish coat to be hand trowel. Finish texture to be Sunergy Fine "Texture" finish. Color to be Eagle Stucco "Ivory" #52. Prior to application contractor to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Sunergy.
1a. **Weatherproof Building Wrap:** Two layers of 50-minute grade "D" building paper, install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont. Under One layer Fortifiber Corr - "Super Jumbo-Tex". Use "BITY SEAL" (40/60) at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
2. **Stucco Screed:** Wirsp screedit AMFWS-425-780 at balcony one AASHWSP-258-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 659-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "2" termination, use AMM-EZ-780.
3. **Stucco Expansion Screed:** Type "M" - AMCJM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 659-5363. Install per manufacturer's specifications.
4. **Stucco Reveal:** 3/4" reveal and 3/4" ground by AMICO - Model # AMSR300o-750-prime and Paint - Beige to match stucco.
5. **Stone Veneer:** Stone Veneer - Olympus" 24" x 24" - honed finish (TXM01024) by **Fiandra** from Versa Tile (858) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
6. **Stone Fireplace Veneer: Tile Veneer - Artistra "Riverre Resin"**- nominal 6" x 24" x 5/8"-by **Artistra** from Versa Tile (858) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
7. **Wood & Door Trim:** 2 x 4 Clear Mahogany or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (verify)
8. **Exterior Wood Siding -** 1 x 6 T & G siding - Clear IPE siding, with 1/4" reveal. Stain and seal per notes, install per details.
9. **Exterior Wood Panels** - 3/4" Thick hardwood plywood panels. Wood species - IPE, clear veneer selected for appearance. Stain and seal per notes, install per details.
10. **Exterior Wood Trellis Member** - 6 x 12 & 4 x 8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
11. **Wood Stain:** All Exposed Exterior Wood / Siding / Trim shall receive Two Coats of wood Stain. Wood shall be stained with (wet coat of Sikkens Cetol SRD Semi-Transparent Stain- Exterior Semi-Transparent Stain. Color - "Timber" - #679 Stain color and density to match existing and sample approved by architect. Provide sample for Architects approval prior to application.
12. **Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint - color. Color to match existing and sample approved by architect. Dunn Edwards Paint - Semi Gloss - Provide sample for Owner & Architects approval prior to application.

EXTERIOR ORNAMENT

13. **Guardrails:** All metal and Glass guardrail system by CRL or Cable Rail and Design Rail System by **Fenner Architectural Products**. They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall receive primer and two coats of paint. (See painting specifications)
14. **Handrail System:** All components shall be by CRL - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufacturers specifications.

ROOFING

15. **Roofing:** See Roofing notes.
16. **Chimney Shroud:** Stainless Steel - See Roof Notes
17. **Roof Vents:** See Roof Notes
18. **Roof Eave Vents:** See Roof Notes
19. **Roof Foam Applied Shapes:** Shapes per detail, all units shall be 2 lbs Sq. Ft. foam with cementacious coating. By Pacific Coast Foam. Install with screws and construction adhesive per manufacturers specifications.
20. **Fireplace Sidewall Exhaust:** Stainless Steel - See Unit detail and manufacturers elsewhere instructions.

FENESTRATION

21. **Window System:** New Units, See Window Schedule and Notes.
22. **Doors:** New Units. See Door Schedule and Notes.
23. **Garage Door:** New Unit See Door Schedule and Notes
24. **Head Flashing:** All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.

ELECTRICAL/ MECHANICAL

25. **Light Fixture:** See electrical fixture schedule and notes
26. **Air Conditioner(s):** Screened with landscaping. See Mechanical Plan.
27. **Dryer Vent - Wall Vents:** Shall be fabricated from 24-gauge stainless steel, dent metal or approved equal. See detail. Provide a woven wire insect screen cap. See Mechanical Plan.

SPECIALTIES

28. **New House Numbers:** 5" High cast Bronze Helvetica house numbers by Gemini Inc. 1-800-538-6377 with "dark Bronze" finish. Blind mounting with stud bolts.

UTILITIES

29. **Electric Service Panel / Meter:** Verify location with SDG&E. Prime and paint to match stucco color
30. **Gas Meter:** Verify location with SDG&E. Prime and paint to match stucco color
31. **Telephone / Cable Box:** Verify location with Utility. Prime and paint to match stucco color.

SITE

32. **Existing Grade:** See Site Notes
33. **Proposed Finish Grade:** See Site Hardscape Plan
34. **New Site Masonry Wall:** See Site Hardscape Plan
35. **Site Wall:** See Site Plan for location
36. **New Finish Hardscape Level:** See Hardscape plan for more information
37. Not Used

EXTERIOR ELEVATION GENERAL NOTES

A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING DIAPHRAGM (TOSS).
B. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCH MARK OF ELEVATIONS: CITY BENCH MARK.
C. ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TOAo1.2
D. SEE SHEET A-4.1 FOR BUILDING SECTIONS
E. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
F. CHIMNEY FLUE: Shall be at least two feet higher than all portion of the roof within 10 of the flue.
G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
H. (1) TEMPERED GLAZING: See Window and Door Schedule & Notes
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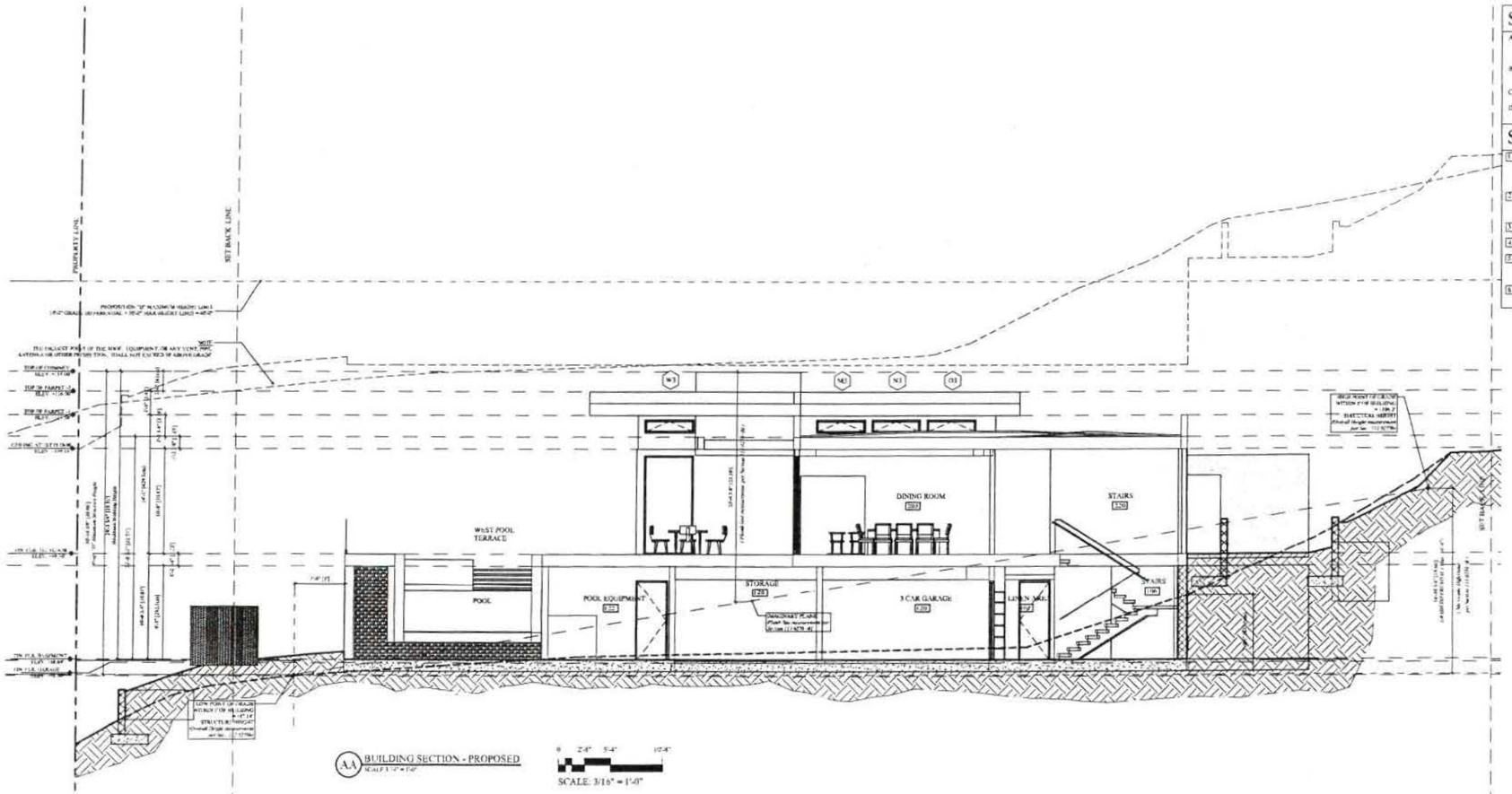
SHEET TITLE
EXTERIOR ELEVATION - EXISTING PROPOSED

A-5.4

SHEET OF



AA BUILDING SECTION - PROPOSED

SECTION NOTES

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SECTION KEYNOTES

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

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PHASE: COASTAL PHASE DOCUMENTS

PROJECT NO: 2013 - 03

REVIEWED BY: MRM

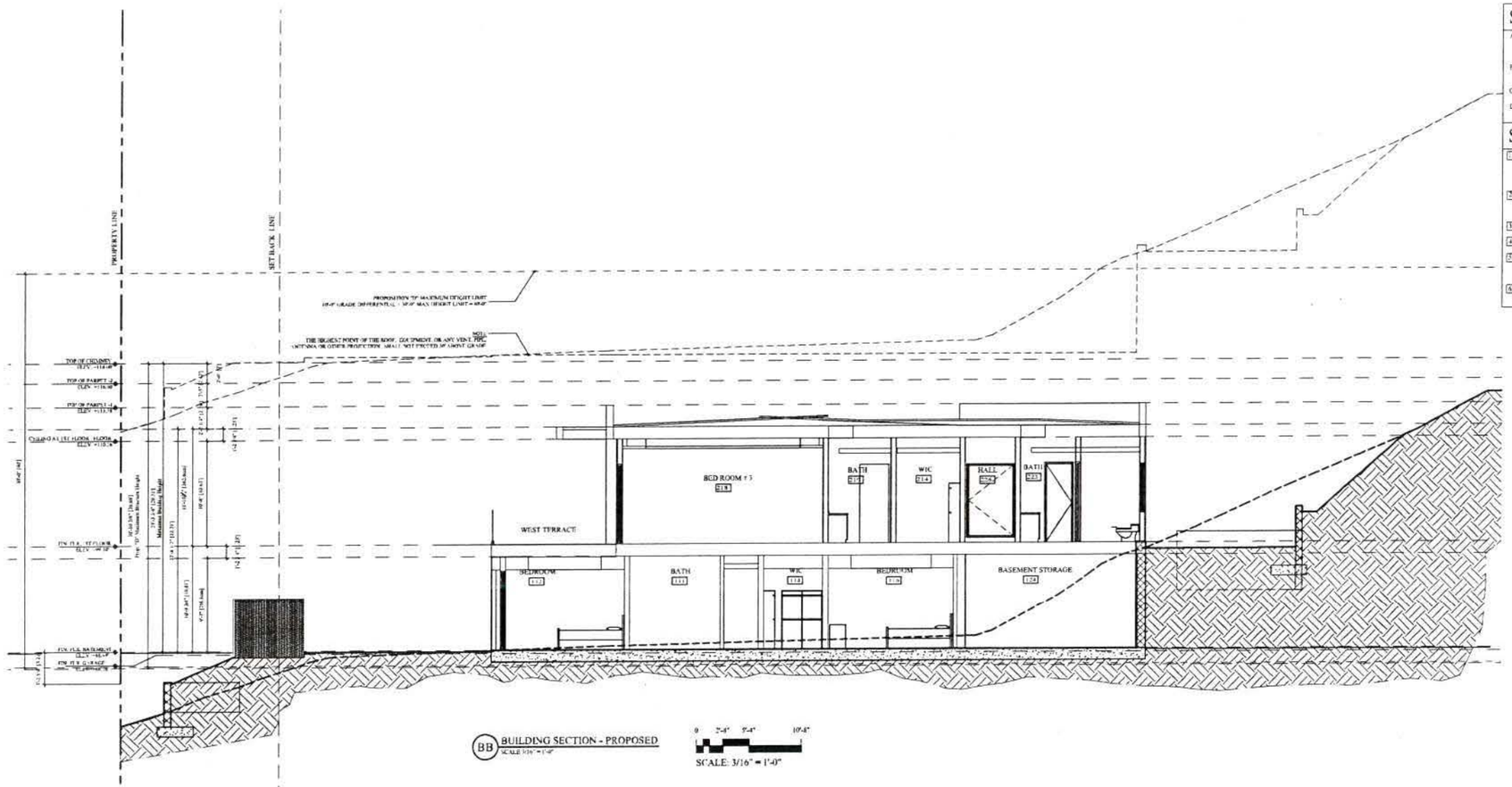
DRAWN BY: EZ / MRM

DATE: 09 - 24 - 2013

SHEET TITLE: BUILDING SECTIONS PROPOSED

A-6.1

SHEET OF



BB BUILDING SECTION - PROPOSED
SCALE 3/16" = 1'-0"

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

SECTION NOTES

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C. SEE SHEET A-5.1 & 5.2 FOR EXTERIOR ELEVATIONS FOR EXTERIOR FINISH NOTES.
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5. PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDED (1-HOUR RATED WALLS & CEILINGS) (CBC Sec. 406.1.4)
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REN. 04/30/2015
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PHASE COASTAL PHASE DOCUMENTS

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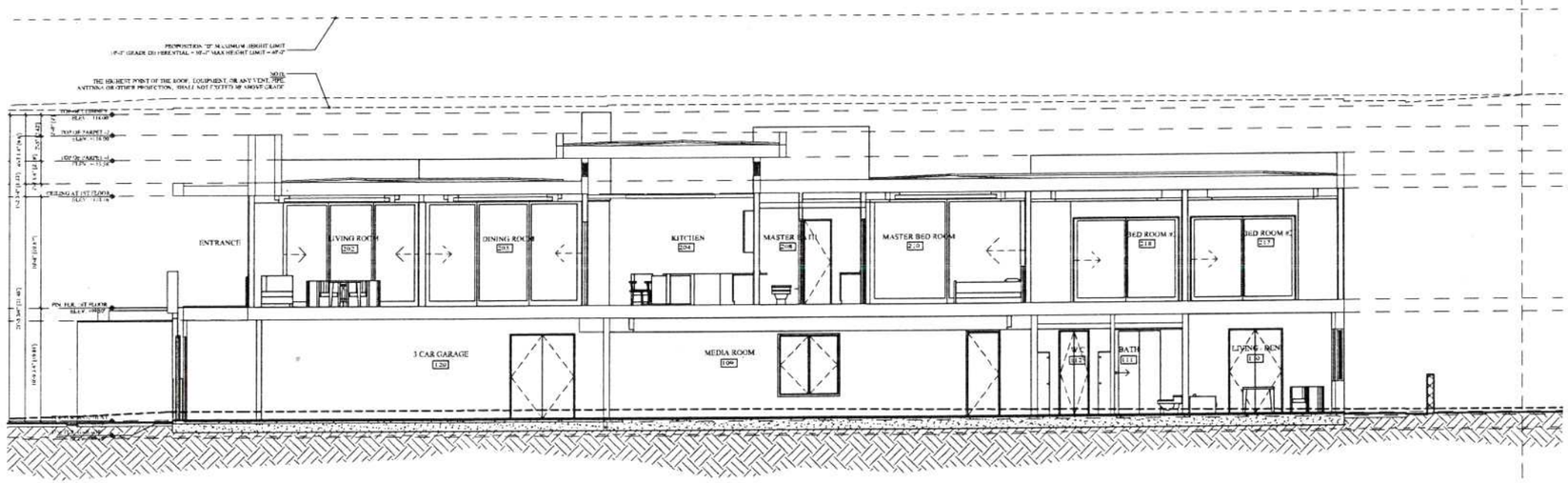
DRAWN BY EZ / MRM

DATE 09 - 24 - 2013

SHEET TITLE BUILDING SECTIONS PROPOSED

A-6.2

SHEET OF



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

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

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PHASE COASTAL PHASE DOCUMENTS

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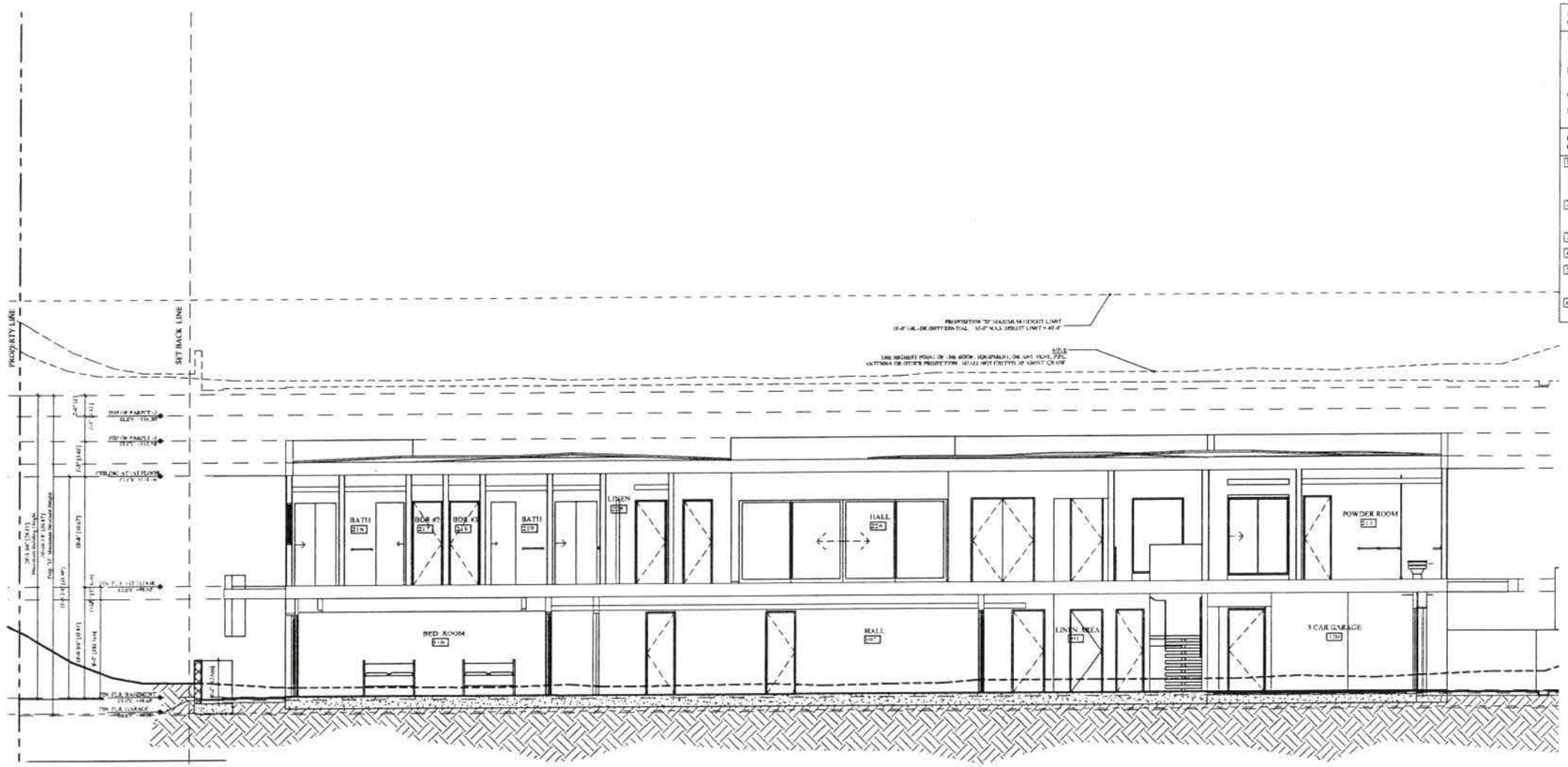
SHEET TITLE BUILDING SECTIONS PROPOSED

A-6.3

SHEET OF



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

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REVIEWED BY MRM

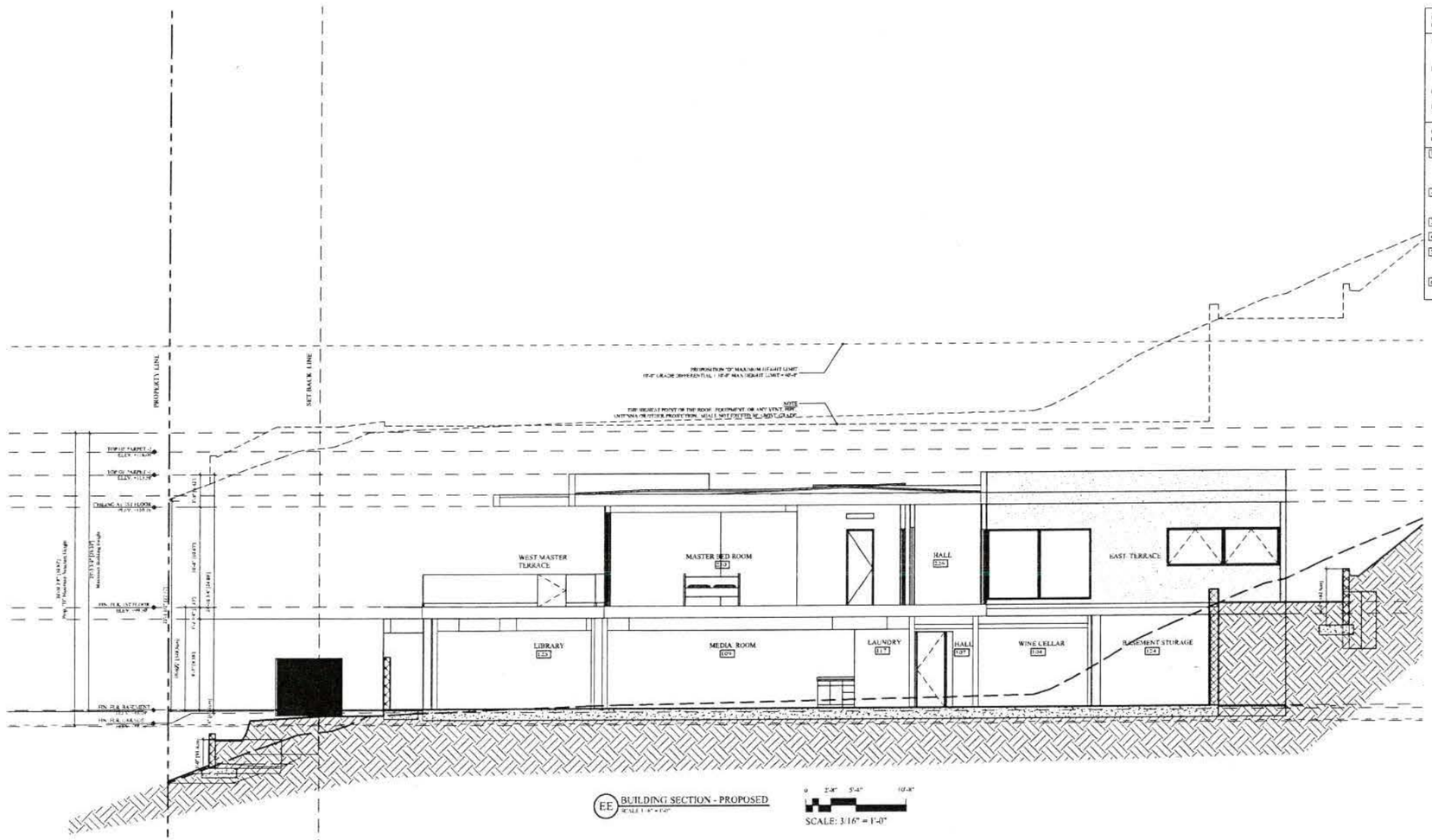
DRAWN BY EZ / MRM

DATE 09 - 24 - 2013

BUILDING SECTION PROPOSED

A-6.4

SHEET OF



EE BUILDING SECTION - PROPOSED

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

SECTION NOTES

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C. SEE SHEET A-5.1 & 5.2 FOR EXTERIOR ELEVATIONS FOR EXTERIOR FINISH NOTES.
D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.

SECTION KEYNOTES

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E Client Revisions 9-15-2013

PHASE COASTAL PHASE DOCUMENTS

PROJECT NO 2013 - 03

REVIEWED BY MRM

DRAWN BY EZ / MRM

DATE 09 - 24 - 2013

SHEET TITLE
BUILDING SECTION PROPOSED

A-6.5

SHEET OF

SOUTHWEST PERSPECTIVE

WEST VIEW - PERSPECTIVE

SOUTH PERSPECTIVE

REAR YARD PERSPECTIVE

1 PERSPECTIVE RENDERINGS
SCALE NONE

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

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LICENSED ARCHITECT MICHAEL RENE MORTON C-19371 REN. 06/30/2015 STATE OF CALIFORNIA

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GAXIOLA RESIDENCE
2414 Calle Del Oro
La Jolla, CA 92037

REVISIONS
A Coastal Phase Submittal 2-08-2012
B CPA-City Cycle Submittal 3-07-2013
C LDPDO Submittal 04-11-2013
D City Cycle Issue 6-14-2013
E Client Revisions 8-15-2013
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PHASE COASTAL PHASE DOCUMENTS

PROJECT NO. 2013 - 03

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SHEET TITLE
PERSPECTIVE RENDERINGS

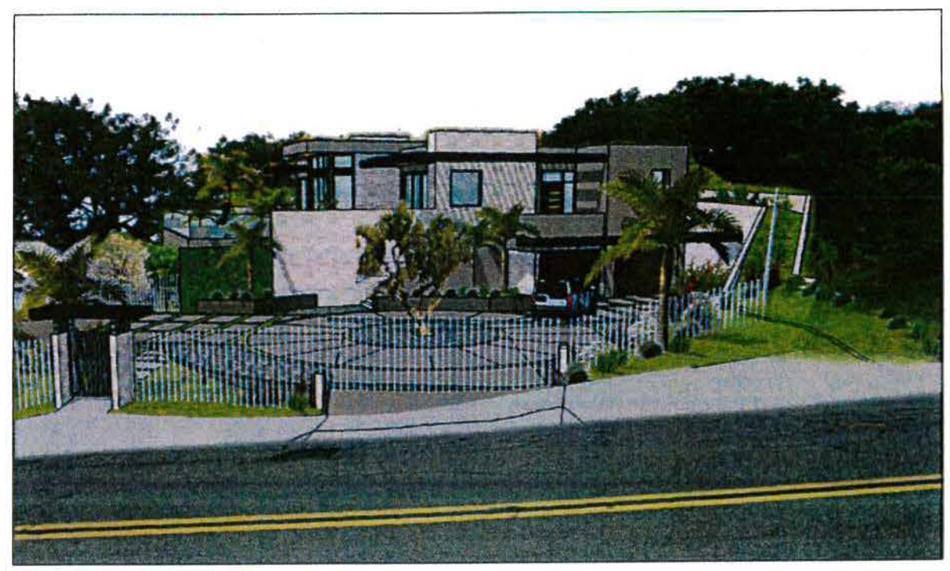
A-9.1

SHEET OF

PROPOSED RESIDENCE

NEIGHBORHOOD CONTEXT

AERIAL PERSPECTIVE



STREET CONTEXT

2 PERSPECTIVE RENDERINGS
SCALE: NTS

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DATE 09 - 24 - 2013

SHEET TITLE
PERSPECTIVE RENDERINGS

A-9.2

SHEET OF

PROJECT SITE

La Jolla Shores - Context -Panoramic View

3 LA JOLLA SHORES - PANORAMIC VIEW - CONTEXT FOR PROJECT
NTS

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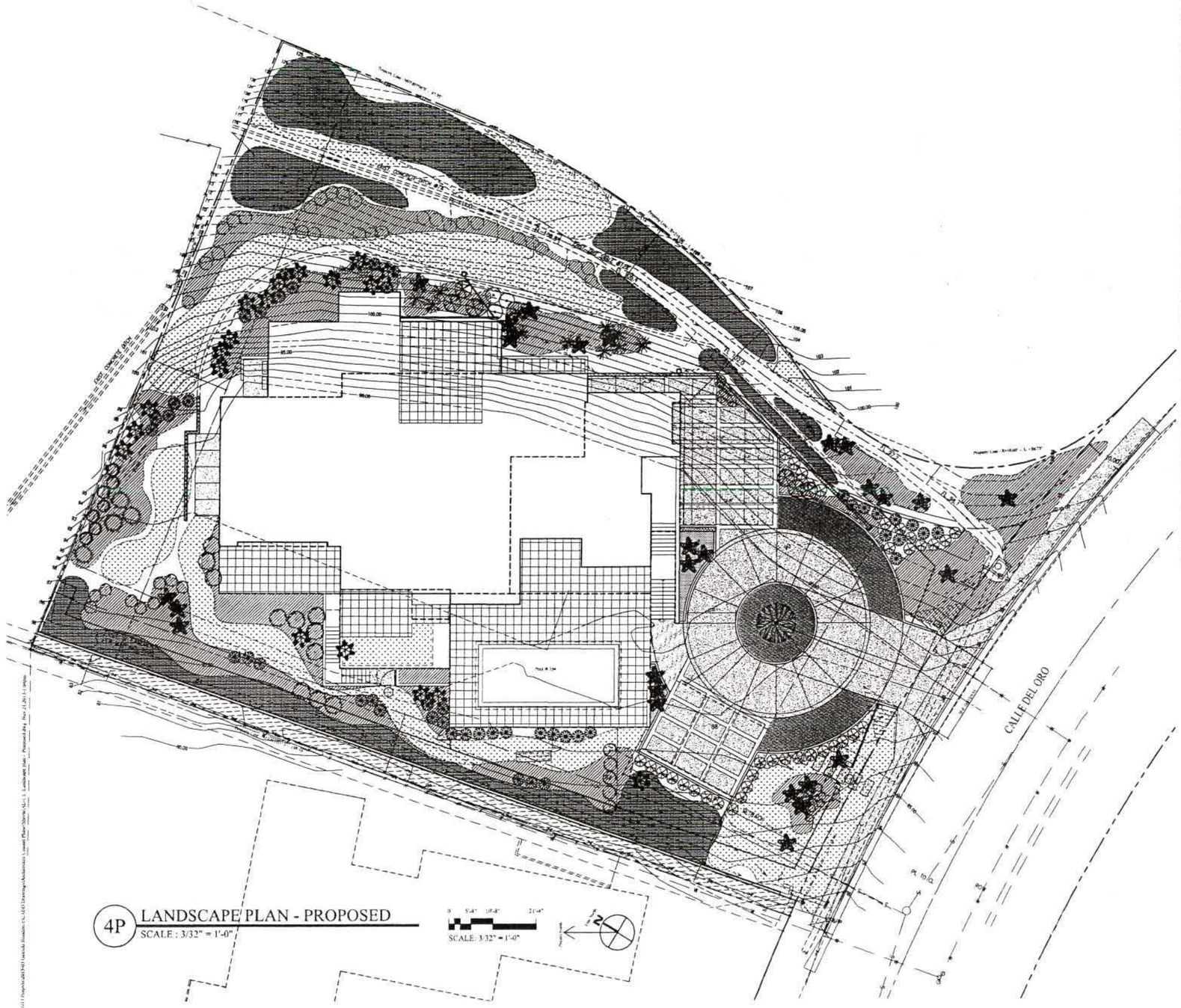
SHEET TITLE
PERSPECTIVE RENDERINGS

A-9.3

SHEET OF



4P LANDSCAPE PLAN - PROPOSED
SCALE : 3/32" = 1'-0"

LANDSCAPE LEGEND

PALMS
CANARY ISLAND DATE PALM
KENTIA PALM
MEDITERRANEAN FAN PALM
PYGMY DATE PALM
KING PALM MULTI-TRUNK
QUEEN PALM

FREE SPECIES
ORNAMENTAL PEAR
HEAD OF ARGENTINA

TREES OTHER
ITALIAN STONE PINE
ALEPPO PINE
MYOPORUM
TORO PINE
CANARY ISLAND PINE
MONTEREY PINE
MADRONE
CAMPHOR TREE
DECO

EVERGREEN SHRUBS
WHITEFLEAS

CARROT WOOD

JAPANESE PITTOSPORUM
ARCTO LOMA
LILY OF THE NILE
NEW ZEALAND FLAX
INDIAN HAWTHORN
RED-TIPPED PHOTINIA
JASMINE
GIANT BIRD OF PARADISE
BIRD OF PARADISE

GROUND COVER/VINE COVER
MOTHER OF MANY
PROSTRATE ACACIA
EMPEROR GRASS
LAVENDER
LILY MEADOW

HEDGE
FRENCH
TUST BLOCK

TREES/SHRUBS
BLACK SAMPHIRE
SARATOGA LAUREL
SARATOGA LAUREL
ELEPHANT EARS
ELEPHANT EARS
Hosta
MAGNOLIA

LANDSCAPE NOTES:

1. All Landscape and Irrigation shall comply with the City of San Diego's Land Development Manual, Landscape Standards, the La Jolla Shores Planned District Ordinance, and all other City and Regional Standards.

La Jolla Shores PDO Notes

2. In the Single-Family Zone, all of the property not used or occupied by structures, unpaved recreational areas, walks and driveways shall be landscaped and may include native materials, and in no case shall this landscaped area be less than 50 percent of the total parcel area. All landscaping and irrigation shall be developed in conformance with the Landscape Guidelines of the "Land Development Manual" [LDC 1510.0304(h)(1)].
3. All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence" (LDC 1510.0304(h)(2)]
4. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming is appropriate to the landscaping material [LDC 1510.0304(h) (3)].
5. All of the landscape to meet the 50% area requirement shall be installed as required by the La Jolla Shores Planned District Ordinance [LDC 1510.0304(h)] prior to final inspection.
6. Any modifications or changes to the "Landscape Plan" and existing or proposed plant material, as shown on the Approved Exhibit "A," Landscape Development Plan, is permitted provided the remaining landscape meets the minimum area requirements of the La Jolla Shores Planned District Ordinance [LDC 1510.0304(h)].
7. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
8. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.
9. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Final Inspection.

General Landscape Notes or Requirements

10. Long Term Maintenance: All required landscape areas shall be maintained by The Property Owner. All landscape and irrigation in the public right of way shall here be maintained by The Property Owner. Maintenance: All required landscape areas shall be maintained by Maintenance [§ 144.132] - The property owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
11. Tree root barriers shall be installed where trees are placed within 5' of public improvements including walks, curbs or street pavement.
12. All required planting areas shall be covered with mulch to a minimum depth of 2", excluding areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.

Minimum tree separation distance:

a. Traffic Signals (stop sign)	20 feet
b. Underground Utility Lines	5 feet
c. Above Ground Utility Structures	10 feet
d. Driveway (entrys)	10 feet
e. Street intersections	25 feet
f. Sewer Lines	10 feet

13. All required landscaped areas shall be permanently irrigated and maintained in accordance with the landscape guidelines of the land development manual.
14. An automatic, water-efficient irrigation system shall be provided to establish and maintain landscaping.

LANDSCAPE DESIGNER STATEMENT:

1. The landscape design intent of this plan is to create a multiple planes/air landscape rooms that reinforce and complement the project architecture. The Architecture creates multiple volumes and valleys and multiple edge conditions and transitions zones that will be softened with landscape screening elements. The perimeter landscaping is meant to create dramatic silhouette and by the use of large specimen planting to create a focus point in the small of confined special enhance.
2. The landscape species choices represent a Semi-Tropical plant palet of deep green and broad leaf plants. Large scaled planting and small alt planting of vines and creeping vine material to soften the wall or pool area contours will punctuate the smaller planting area.
3. Plant selection will be Semi-tropical and drought resistant planting; if native species are available, they may be substituted.
4. Irrigation will carefully design to be water efficient as possible. Small plant areas, specimen plants and large potted plants will be drip or micro-irrigated. The entire system will be time managed.

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SITE PLAN
PROPOSED
LANDSCAPE

AL-1.1

SHEET OF