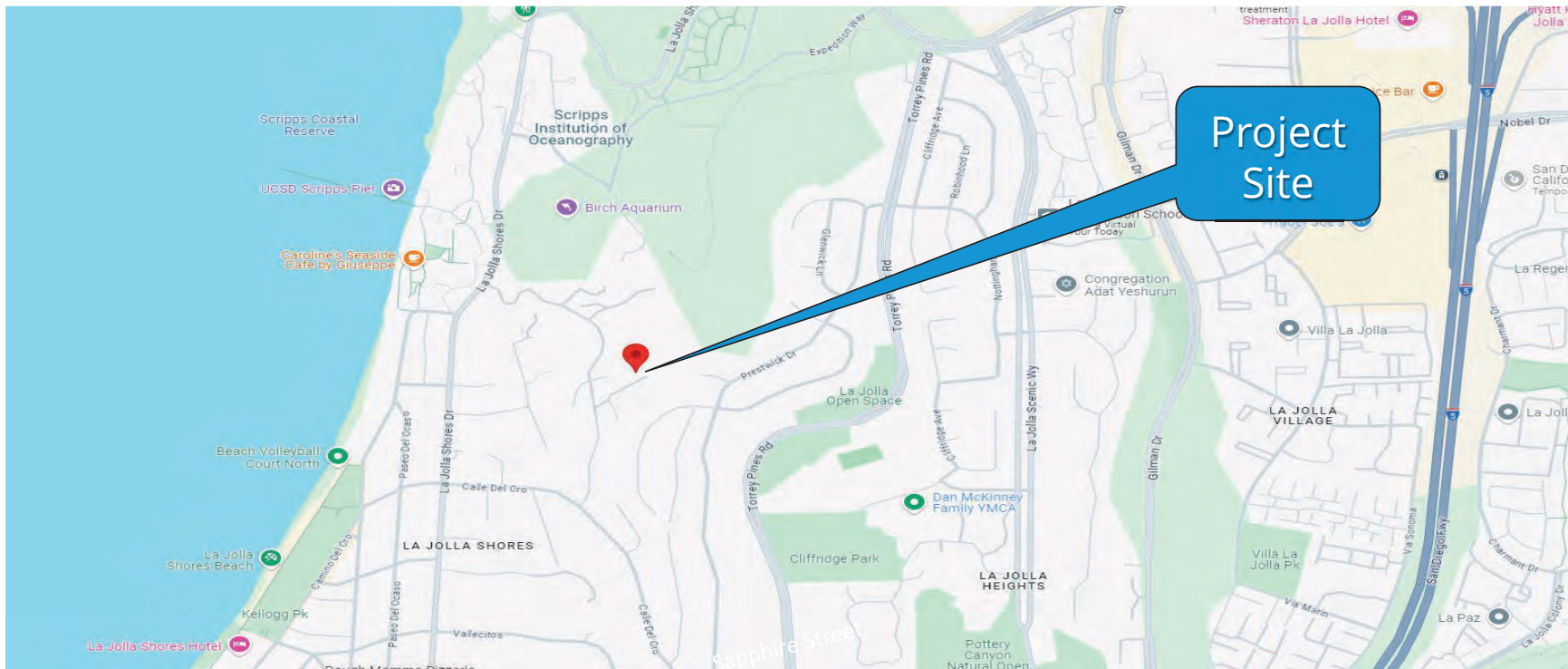




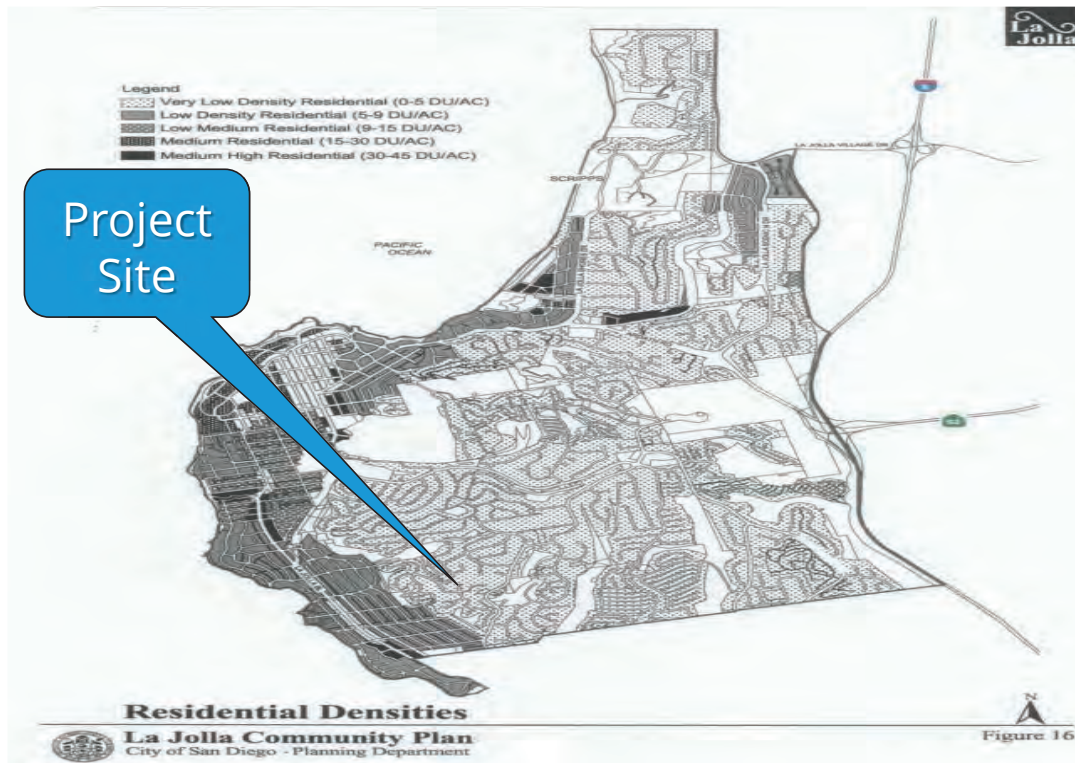
# Project Location Map





# Community Plan Use Map

Attachment 2





HEARING OFFICER  
RESOLUTION NO. [REDACTED]  
COASTAL DEVELOPMENT PERMIT NO. PMT-3242482  
SITE DEVELOPMENT PERMIT NO. PMT-3242483  
**HERMANNY HOUSE - PROJECT NO. PRJ-1099348**

WHEREAS, Paula Hermanny, Trustee of the Hermanny Trust dated December 12, 2012, Owner/Permittee, filed an application with the City of San Diego for a permit to construct a new two-story, 8,797 square-foot, single dwelling unit with a 3,672 square-foot basement with a garage and associated site improvements (as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval) for the associated Permit Nos. PMT-3242482 and PMT-3242483, on portions of a 0.4-acre lot;

WHEREAS, the project site is located at 2538 Ruelle Nicole (a vacant site) in the La Jolla Shores Planned District (LJSPD-SF) zone, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), and the Parking Impact Zone within the La Jolla Community Plan;

WHEREAS, the project site is legally described as 2538 Ruelle Nicole Parcel No. 3 Sub: Parcel Map No. 12357;

WHEREAS, on August 9, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303, New Construction or Conversion of Small Structures, and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 20, 2024, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3242482 and Site Development Permit No. PMT-3242483 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. PMT-3242482 and Site Development Permit No. PMT-3242483:

**A. SITE DEVELOPMENT PERMIT [SDMC SECTION 126.0505]**

**1. Findings for all Site Development Permits:**

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

The proposed development is consistent with the prescribed land use and meets the density allowance established by the La Jolla Community Plan of Very Low Residential (0-5 DU/acre) by proposing a single dwelling unit within a 0.4-acre project site.

The subject property is not identified as a public access way within the City's adopted La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP). There is no physical access way legally used by the public on this property, nor any proposed public access way as identified in the LJCP. The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast. This project does not contain any view corridors identified within the La Jolla Community Plan.

The project site is located on an undeveloped lot within an established residential area in the La Jolla Community Plan. The proposed project is to construct a new two-story 8,797 square-foot single-dwelling unit with a 3,672 square-foot basement with a garage. applicable development regulations of the San Diego Municipal Code, including the La Jolla Shores Planned District Ordinance – Single Family Zone and the Coastal Height Limit Overlay Zone. The project conforms to the maximum 30-foot height limit at 28 feet 2 ¼ inches, and a maximum 60 percent lot coverage requirement at 50.1 percent coverage.

The La Jolla Shores Planned District Ordinance requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey (Sebastian Mariscal Neighborhood Survey) from the Applicant that contains lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey shows a front yard setback range between 0 and 40 feet, a side yard setback range between 0 and 51 feet, a rear yard setback range between 2 and 115 feet, and a floor area ratio range between 0.08 and 0.71. The floor area ratio for the proposed project is 0.50.

The project proposes a west side yard setback of 17 feet 2 ½ inches. The proposed development observes a front yard setback of 4 feet 2 inches along the south property line and a rear yard setback of 12 feet along the east property line which are consistent with the survey. No deviations or variances are necessary or requested.

As required by the La Jolla Shores Planned District Ordinance, a neighborhood survey of the existing development pattern and bulk and scale was submitted for the analysis of the project. Therefore, the proposed development will not adversely affect the applicable land use plan.

**b. The proposed development will not be detrimental to public health, safety, and welfare.**

The project site is approximately one-half mile east of the Pacific Ocean; it sits within an established residential area and is undeveloped. The proposed project is to construct a new two-story 8,797 square-foot single-dwelling unit with a 3,672 square-foot basement with a garage. The proposed development is situated within previously disturbed areas of the site, and the Permit contains specific requirements to ensure compliance with the regulations of the Land Development Code, including those adopted to protect public health, safety, and welfare. Permit requirements include submitting a water pollution control plan; implementing construction best management practices; and complying with all stormwater construction requirements of the current version of the City of San Diego's Stormwater Standards Manual. Environmental review staff determined that the project would not have a significant environmental effect and found it to be categorically exempt under the State of California Environmental Quality Act (CEQA), pursuant to CEQA State Guidelines, Section 15303, New Construction or Conversion of Small Structures. In addition, the project site does not contain any sensitive biological resources or environmentally sensitive lands, it is not located within a coastal bluff, beach, or special flood area, and drainage for the project complies with the City's drainage regulations and standards. Therefore, the Project will not be detrimental to public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations to the Land Development Code.**

The project site is located on an undeveloped lot within an established residential area in the La Jolla Community Plan. The proposed project is to construct a new two-story 8,797 square-foot single-dwelling unit with a 3,672 square-foot basement with a garage. The proposed development is consistent with the prescribed land use and meets the density allowance established by the La Jolla Community Plan of Very Low Residential (0-5 DU/acre) by proposing a single dwelling unit within an approximately 0.4-acre project site. The project has been designed in conformance with all applicable development regulations of the San Diego Municipal Code, including the

La Jolla Shores Planned District Ordinance – Single Family Zone and the Coastal Height Limit Overlay Zone. The project conforms to the maximum 30-foot height limit at 28 feet 2 ¼ inches, and a maximum 60 percent lot coverage requirement at 50.1 percent coverage.

The La Jolla Shores Planned District Ordinance requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey (Sebastian Mariscal Neighborhood Survey) from the Applicant that contains lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey shows a Front yard setback range between 0 and 40 feet, a side yard setback range between 0 and 51 feet, a rear yard setback range between 2 and 115 feet, and a floor area ratio range between 0.08 and 0.71. The floor area ratio for the proposed project is 0.50.

No deviations or variances are necessary or requested. The project proposes a west side yard setback of 17 feet 2 ½ inches. The proposed development observes a front yard setback of 4 feet 2 inches along the south property line and a rear yard setback of 12 feet along the east property line. Therefore, the proposed development will comply with the regulations of the Land Development Code and no deviations are required.

**B. COASTAL DEVELOPMENT PERMIT [SDMC SECTION 126.0708]**

**1. Findings for all Coastal Development Permits:**

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

The project proposes the construction of a new two-story 8,797 square-foot single dwelling unit with a 3,672 square foot basement with a garage, and associated site improvements (i.e. hardscape and landscaping) on a vacant site located at 2538 Ruelle Nicole. The 0.4-acre site is in the LJSPD-SF Zone, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area.

The project site is an irregular-shaped lot at the end of a cul-de-sac in a gated community, bordered by residential development to the west, east, and south, and an undeveloped canyon to the north and is approximately 0.4 miles east of the Pacific Ocean. The neighborhood surrounding the proposed project is fully developed. The subject property is not identified in the City's adopted La Jolla Community Plan and Local Coastal Program Land Use Plan (LJCP) as a public access way.

There is no physical access way legally used by the public on this property, nor any proposed public access way as identified in the LJCP. The nearest public accessway identified by the community plan is Kellogg Park – La Jolla Shores Beach, which is approximately 0.54 miles southwest of the project site (community plan, figure 6). The proposed project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast, legally used by the public or any proposed public access way identified in a LJCP.

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 as none exist within or around the project site.

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

The project site does not contain environmentally sensitive lands. The site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA). Although the site is vacant, it is disturbed with previous grading and the construction of retaining walls.

The project site is in an urbanized area of the La Jolla community. The site is not located on a sensitive coastal bluff or special flood areas. No natural slopes, sensitive coastal or marine resources or other environmentally sensitive areas would be adversely affected.

The project enhances health and safety and conservation of natural resources by preserving the open space as well as integrating vegetation in accordance with applicable safety codes and meeting brush management and setbacks providing fire safety.

Since CEQA Section 15303 allows for the construction of a single-family residence in urbanized areas, utility extensions, of reasonable lengths to serve such construction, and accessory (appurtenant) structures, this exemption was deemed appropriate. Therefore, the proposed coastal development does not adversely affect environmentally sensitive lands.

**c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program, conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project site is located on an undeveloped lot within an established residential area in the La Jolla Community Plan. The proposed project is to construct a new two-story 8,797 square-foot single-dwelling unit with a 3,672 square-foot basement with a garage. The proposed development is consistent with the prescribed land use and meets the density allowance established by the La Jolla Community Plan of Very Low



Residential (0-5 DU/acre) by proposing a single dwelling unit within an approximately 0.4-acre project site. The project has been designed in conformance with all applicable development regulations of the San Diego Municipal Code, including the La Jolla Shores Planned District Ordinance – Single Family Zone and the Coastal Height Limit Overlay Zone. The project conforms to the maximum 30-foot height limit at 28 feet 2 ¼ inches, and a maximum 60 percent lot coverage requirement at 50.1 percent coverage.

The La Jolla Shores Planned District Ordinance requires all buildings and structure setbacks to be in general conformity with those in the vicinity. City staff has reviewed and accepted a survey (Sebastian Mariscal Neighborhood Survey) from the Applicant that contains lot sizes, gross floor areas, and setback dimensions for building structures within a 300-foot radius of the project site. The survey shows a Front yard setback range between 0 and 40 feet, a side yard setback range between 0 and 51 feet, a rear yard setback range between 2 and 115 feet, and a floor area ratio range between 0.08 and 0.71. The floor area ratio for the proposed project is 0.50.

The project proposes a west side yard setback of 17 feet 2 ½ inches. The proposed development observes a front yard setback of 4 feet 2 inches along the south property line and a rear yard setback of 12 feet along the east property line. No deviations or variances are necessary or requested. Therefore, the proposed development will comply with the regulations of the Land Development Code without deviations. 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, conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

The 0.4-acre site is in the LJSPD-SF Zone and the Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area. The project site is an irregular-shaped lot at the end of a cul-de-sac in a gated community, bordered by residential development to the west, east, and south, and an undeveloped canyon to the north and is approximately 0.4 miles east of the Pacific Ocean. The proposed project is not between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone, therefore, this finding does not apply.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. PMT-3242482 and Site Development Permit No. PMT-3242483 are 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. PMT-3242482 and Site Development Permit No. PMT-3242483, a copy of which is attached hereto and made a part hereof.

---

Andrew Murillo  
Development Project Manager  
Development Services

Adopted on: November 20, 2024

IO#: 24009634

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24009634

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3242482  
SITE DEVELOPMENT PERMIT NO. PMT-3242483  
**HERMANNY HOUSE - PROJECT NO. PRJ-1099348**  
HEARING OFFICER

This Coastal Development Permit (CDP) and Site Development Permit (SDP) is granted by the Hearing Officer of the City of San Diego to Paula Hermanny, Trustee of the Hermanny Trust dated December 20, 2012, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0505 (SDP) and 126.0708 (CDP). The 0.4-acre site is located on a vacant site (2538 Ruelle Nicole) in Base Zone LJSPD-SF (La Jolla Shores Planned District Single Family), Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-Appealable), and the Parking Impact within the La Jolla Community Plan. The project site is legally described as: 2538 Ruelle Nicole, Parcel No. 3 Sub: Parcel Map No. 12357.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the construction of a new two-story single dwelling unit with a basement/garage described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2024, on file in the Development Services Department.

The project shall include:

- a. Construction of a new two-story 8,797 square-foot single dwelling unit with a 3,672 square foot basement with a garage and associated site improvements;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 21, 2027.
2. 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.
3. 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.
4. 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.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. 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.).
7. 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.
8. 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.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

**ENGINEERING REQUIREMENTS:**

11. 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 San Diego Municipal Code, into the construction plans or specifications, satisfactory to the City Engineer.

12. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be drafted in accordance with Part 2 of Chapter 4.2, and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

13. Prior to the issuance of a building permit, the Owner/Permittee shall obtain a 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.

**LANDSCAPE REQUIREMENTS:**

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

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

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

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

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

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

20. La Jolla Shores Planned District Ordinance – Landscape: Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit complete landscape and irrigation construction documents to the Development Services Department for approval. The construction documents shall be consistent with approved Exhibit "A," the La Jolla Shores Planned District

Ordinance, the La Jolla Community Plan, and the Land Development Manual - Landscape Standards. Unplanted recreational areas, walks (areas used for access whether paved, mulched, steppingstone, ground cover, or similar), and driveways may not count towards the minimum landscape area required by the La Jolla Shores Planned District Ordinance.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

21. For the subject site, Brush Management Zone One shall be a minimum of 10-feet.
22. Prior to issuance of any construction permit for grading, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A".
23. Prior to issuance of any construction permit for building, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.
24. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to Fire Marshal's approval.

The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

25. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
26. 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.
27. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

28. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
29. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
30. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private Backflow Prevention Device(s) [BFPDs], on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer.
31. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.
32. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2024, and [Approved Resolution Number].



**ATTACHMENT 5**

Coastal Development Permit No. PMT-3242482  
Site Development Permit No. PMT-3242483  
Date of Approval: November 20, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

\_\_\_\_\_  
Andrew Murillo  
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.

**Hermann Trust**  
Owner/Permittee

By \_\_\_\_\_  
Paula Hermann  
Trustee

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



# LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

## MEETING MINUTES FROM:

WEDNESDAY, November 15, 2023

Item 1: CALL TO ORDER

Chair Jane Potter called the meeting to order at 10:01 a.m.

Item 2: ROLL CALL

**Members Present:** Jane Potter – Chair, Herbert Lazerow, Suzanne Weissman, Kathleen Neil, Philip Wise, and Sherri Lightner.

**Staff Liaison:** Melissa Garcia, Senior Planner, City Planning Department; Angela Dang, Junior Planner, City Planning Department.

Item 3: APPROVAL OF THE AGENDA

Chair Jane Potter recommended moving Item 12 before Item 7 to provide the public sufficient time for public comment. Item 8 was not heard due to the applicant requesting to move the presentation to January's meeting. Motion to approve agenda with recommended changes by Chair Jane Potter. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from October 25, 2023. Minutes were approved with changes from Board Member Lazerow, 6-0-0.

Item 5: BOARD MEMBER COMMENT

Board Member Weissman emailed the project manager for the project at 8330 Prestwick Dr and noted that the project had not been reviewed by the Advisory Board. The project applicant indicated that he may come to present before the Board in January.

Item 6: STAFF LIAISON COMMENT AND NON-AGENDA PUBLIC COMMENT

No staff or liaison comment.

Item 12: **Presentation of the La Jolla Shores Business Association proposed parking plan (ACTION ITEM).**

Proposal for parking stall replacement for the La Jolla Shores Promenade. Darren Moore and Board Member Phillip Wise presented the proposal.

**Public Comment:**

- Public members opposing the parking proposal plan stated:
  - Concerns about safety
  - Concerns about the potential impact on traffic due to the ingress and egress of the proposed parking plan
  - Concerns about the parking plan's inconsistencies with low-density residential zoning
  - Lack of communication between the proposal's applicants with the community
  - Suggestion to move the proposed parking spaces to the west side of La Jolla Shores where commercial enterprises are
  - Concerns about what material will be used for the proposed parking
- Public members supporting the parking proposal plan stated:
  - Belief that public parking has not been disruptive
  - Support for the La Jolla Shores Promenade
  - Support for the community to work together to find a resolution
  - Belief that the Promenade would make the community safer
  - Belief that the Promenade would support the growth of the La Jolla Shores community

**Board Comment included:**

- Suggestion to make provided parking off-street
- Concern about the project scope drawing which makes it appear as if the project extends past the blocks that are currently closed
- Suggestion to address whether an EMRA permit has been obtained
- Suggestion that gravel be used for proposed parking instead of asphalt
- Suggestion to clarify that signage will not be required.
- Suggestion to create joint committee between residents and proponents of the proposal
- Suggestion to contact the City and Coastal Commission
- Suggestion that the proposal should be a major project and that the community should be notified
- Suggestion to clarify with DSD if a Process 3 is needed
- Parking lot is not a permitted use in the single-family, multi-family, or V zones, but is a permitted use in the Commercial Community zone
- Proponents of the project are proposing to create a parking lot in the single-family zone to satisfy the Promenade's required 26 spaces of replacement off-street parking
- The provision of replacement parking is not a Coastal Commission requirement; it is codified in the SDMC

Board Member Phillip Wise recused himself from the vote.

**Board Motion:** The LJSPDAB voted to continue the item until February's meeting due to complex issues, to allow the proponents to clarify with DSD if a Process 3 is needed, and to clarify with DSD if an encroachment agreement application is in conflict with the permit referenced by the proponents. Motion made by Board Member Neil. Motion approved 4-1-1.

Item 7: **PRJ 1080716 – 3001 Cranbrook Ct – 3001 Cranbrook Ct – (ACTION ITEM).**

Proposal to add 383 square feet to the 1st floor of the residence, 1200 square feet to the 2nd floor of the residence, and 362 square feet to the garage. The applicant is seeking a recommendation for approval of a Site Development Permit SDP from the Advisory Board. Matt Haine presented the project.

**Public Comment:**

There was no testimony provided by the public on this project.

**Board Comment included:**

- Acknowledgement that setbacks at the end of cul-de-sacs are difficult
- Concern regarding inconsistencies with measurements of the setbacks
- Concern that this will be the only two-story home in the neighborhood
- Concerns with the articulation of the second story

**Board Motion:** The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Board Member Neil. Motion approved 5-1-0.

Item 9: **PTS-0705977 (PRJ 1099348)– 2538 Ruelle Nicole - (ACTION ITEM).**

Proposal to construct a new 7,509 square foot single family residence with two stories and a 3,034 square foot basement with garage, 2,634 square feet of green roof, at-grade landscaping, and pool. Lot size is 17,545 square feet. Sebastian Mariscal presented the project.

**Public Comment:**

There was no testimony provided by the public on this project.

**Board Comment:**

There was no board comment provided on this project.

**Board Motion:** The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Chair Jane Potter. Board Member Lazerow was absent for the vote. Motion approved 5-0-0.

Item 10: **Land Development Code Update - (ACTION ITEM).**

Discussion and possible action related to the proposed 2023 Land Development Code Update, if the proposed language is released prior to the meeting

**Public Comment:**

There was no testimony provided by the public on this item.

**Staff Comment:**

Senior Planner Melissa Garcia notified the Board that there was no update regarding the LDC Update.

**Board Comment:**

No board comments were provided on this item.

**Board Motion:** No board motion was made on this item.

Item 11: **Position statement regarding the role of the La Jolla Shores Planned District Advisory Board (ACTION ITEM).**

**Public Comment:**

There was no testimony provided by the public on this item.

**Board Comment:**

There was no board comment provided on this item.

**Board Motion:**

Motion to approve the position statement as presented. Motion made by Board Member Wise and seconded by Board Member Lightner. Board Member Lazerow was absent for the vote. Motion approved 5-0-0.

Item 13: ADJOURNMENT

Next meeting: Wednesday, January 17, 2023. The meeting concluded at 12:30 p.m.



## La Jolla Community Planning Association Trustee Meeting Agenda

LJCPA  
P.O. Box 889, La Jolla CA  
92038  
<https://lajollacpa.org>  
[info@lajollacpa.org](mailto:info@lajollacpa.org)

January 4th, 2024  
(Meeting Immediately Follows  
"6pm Special Meeting")  
The Bishop's School  
Manchester Board Room  
7607 La Jolla Blvd.  
[Campus Map](#)

President: Harry Bubbins  
1st VP: Diane Kane  
2nd VP: Jodi Rudick  
Secretary: Suzanne Baracchini  
Treasurer: Larry Davidson

Regular monthly meetings: 1st Thursday each month.  
Meeting will be recorded (audio only) for the purpose of taking minutes.  
For attendance to count, sign-in must be in the member's name. Refer to projects or issues, not to applicants or opponents. For **Action** Items, Chair calls on the public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by acclamation, roll call, or show of hands. **The public is encouraged to participate in Committee/Board meetings before LJCPA discussion:**

**PDO** – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm  
**DPR** – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm  
**PRC** – La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Thursday, 4:00 pm  
**T&T** – Traffic & Transportation Board, Chair Brian Earley, 3rd Tuesday 4:00 pm  
Join LJCPA, become a member, sign up here: <https://lajollacpa.org/membership-application/>  
Follow LJCPA on Instagram [https://www.instagram.com/la\\_jolla\\_community\\_planning/](https://www.instagram.com/la_jolla_community_planning/)

**Please note: Anyone making a comment or asking a question please state your name and use the microphone provided, otherwise your comments will not be recorded in the meeting minutes. Thank you for your cooperation.**

### Procedural

1. Call To Order (President)
2. Roll Call (Secretary)

**LJCPA Trustees,[18]:** Ahern, Baracchini, Brady, Bubbins, Courtney, Davidson, Fremdling, Hostomska, Kane, Kriedeman, Rasmussen, Rudick, Steck, Terry, Weiss, Weissman, Will, Williams

3. Approve Agenda **Action**
4. Approve [December 2023 Minutes](#) **Action**

## Non-Agenda Public Comment

[Each speaker is allowed to speak up to two minutes about items not on the agenda. The Presiding Officer shall exercise discretion to determine whether such period of time should be reduced or extended based upon such factors as the length of the agenda or substance of the agenda items, the number of public commenters, the need for the Board to conclude its business as expeditiously as is practicable, among other factors.]

## Consent Agenda

### 5. Consolidate, Accept, & Adopt Committee Judgments **Action**

Committee/Board recommendations to which no Trustee objects. Consent items are voted together, without presentation or debate. Upon approval the Committee/Board recommendations become LJCPA's. Anyone attending tonight's meeting may "pull" Consent items for full discussion and vote at a subsequent meeting. Please state your name and reason for pulling the item.

#### 5.1. Street Closure La Jolla Open Aire Market

Request for street closure on Girard Ave in front of La Jolla Elementary School on Sundays. This is to extend the previous request through 2024 due to the LJES construction project

**LJT&T 12/19/23:**

MOTION: to Approve Request for Street Closure Extension for the La Jolla Open Aire Market on Girard Ave in front of La Jolla Elementary School on Sundays through the end of 2024 (Abrams/Podway).

**PASSED Unanimously: 9-0-0**

#### 5.2. La Jolla Concours d'Élégance 2024

Request for Street Closure and No Parking on Portions of Coast Blvd between Cave St and Girard for the Annual Event scheduled for April 17-21 2024 (Laurel McFarlane, McFarlane Productions)

**LJT&T 12/19/23:**

MOTION: to Approve: La Jolla Concours d'Elegance 2024- Request for Street Closure and No Parking on Portions of Coast Blvd between Cave St and Girard for the 18th Annual Event scheduled for April 19-21 2024 (Abrams/Brady)

**PASSED Unanimously 8-0-0**

#### 5.3. Hermanny House Project (1099348/Claudia Ubiarco)

Single Family Residence, 2538 Ruelle Nicole, La Jolla, CA 92037  
Project Description: construction of a new 7,509 sq ft single-family residence of 2 stories and a 3,034 sq ft basement with a garage, 2,634 sq ft green roofs, 5,663 sq ft at grade landscaping, and a pool and reflecting pool on a 17,545 sq ft lot

**LJPRC 12/21/23:**

MOTION: Findings **CAN** be made (Edwards/Courtney)

**PASSED [5-0-1](#)**

**5.4. Coppel Residence – Remodel & Addition + ADU (705977/Morton)**

Single Family Residence + Junior ADU. 7856 La Jolla Vista Drive, La Jolla, CA 9203. Renovation of existing single-story single-family residence of 3,659 Square Feet (Main House) Addition and remodel to existing single-story single-family residence with 1,765 square feet to be demolished with an addition of 2,439 square feet. New detached ADU of 514 square feet. With a total addition and remodel area of 1,118 square feet. The proposed remodeled home to total 4,874 square feet. The existing lot is 65,034 Square Feet or 1.49 Acres

**LJPRC 12/21/23:**

MOTION: Findings **CAN** be made (Pierce/Shannon)

**PASSED [5-0-1](#)**

**5.5. Herschel Ave EOT (Extension of Time)  
(1104075/David Smith, Andy Fotsch)**

Extension of Time for approved CDP (Approval #2273248)

Coastal Development Permit and Tentative Map for the construction of four (4) residential unit condominium building for a total of 13,384 square feet of construction on a vacant lot located at 7760 Herschel Avenue. The 0.16-acre site is located in the LJPD-2 base zone of the Coastal (Non-Appealable) overlay zone of the La Jolla Community Planning Area. Council District 1. DPR Chair, Brian Will, recused himself for this item.

**[DPR 12/12/23](#)**

**MOTION:** to make Greg Jackson chair, (unanimous vote)

**MOTION:** to make final (Rasmussen/Shannon) - unanimous vote

**MOTION:** to approve EOT (Rasmussen/Shannon) - unanimous vote

**Comments from Elected Officials, Agencies & Other Entities (Action Item)**

- Council 1 (LaCava): Emily Lynch, [erlynch@sanidiego.gov](mailto:erlynch@sanidiego.gov)
- SD Mayor's Office (Gloria): Emily Piatanesi, 619-964-6637, [epiatanesi@sanidiego.gov](mailto:epiatanesi@sanidiego.gov)
- County 3 (Lawson-Remer): Celsey Taylor, 858-289-9195, [Celsey.Taylor@sdcounty.ca.gov](mailto:Celsey.Taylor@sdcounty.ca.gov)
- Assembly 77 (Boerner): Mariah Kallhoff, 760-434-7605, [Mariah.Kallhoff@asm.ca.gov](mailto:Mariah.Kallhoff@asm.ca.gov)
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, [aurora.livingston@sen.ca.gov](mailto:aurora.livingston@sen.ca.gov)
- SD International Airport, Ivonne Velazquez, 619-400-2453, [ivelazqu@san.org](mailto:ivelazqu@san.org)
- SD Planning: Melissa Garcia, 619-236-6173, [magarcia@sanidiego.gov](mailto:magarcia@sanidiego.gov)
- UCSD Planning: Anu Delouri, 858-610-0376, [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)



**Local Project Reviews (Action as noted)**

**City/State/UCSD Project Reviews (Action as noted)**

**Policy Discussion, Reviews & Recommendations (Action as noted)**

**Officer Reports (Action as noted)**

**Presidents Report: [Harry Bubbins]:**

**6. Establish the LJCPA Trustee Election Committee 2024: ACTION ITEM**

(current elections committee members - Janie Emerson (Chair), Donna Aprea, John Fremdling, Zuzana Hostomska, Suzanne Weissman)

**As per the LJCPA Bylaws, Article V, Section 2:**

The LJCPA Election Committee shall be established no later than the first week of January. The Elections committee shall solicit Members to become candidates. A candidate forum shall be advertised and held at the LJCPA February 1st, 2024 meeting. The Election Committee shall present to the Board of Trustees a complete list of interested candidates collected up to that point in time including verification that each interested individual is qualified to be a candidate. Click [HERE](#) to learn more about the LJCPA Trustee Election Process

**Secretaries Report: [Suzanne Baracchini]**

Committee Meeting Minutes:

Open Seats on DPR:

Voting Members:

Training Compliance:

**Treasurer's Report: [Larry Davidson]**

<b>Beginning Balance, Dec 1st, 2023</b>	<b>\$1548.40</b>
Total Income: (Donations)	72.00
Total Expenses:	(00.00)
Net Income-Expenditure:	(7200)
<b>Ending Balance, Dec 31st, 2023:</b>	<b>\$1620.40</b>

**Reports from Standing, Ad Hoc and other Committees (information only)****Non-Agenda Trustee Comment (information only)**

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less. No votes or action unless properly noticed at least 72 hours in advance.

**Adjourn to next LJCPA meeting**

Next Regular LJCPA Meeting - Thursday, February 1st , 2024, 6pm, The Bishops School.



[Visit the LJCPA Website](#)

[Sign Up for our Email Updates](#)

[Become a Member \(its Free!\)](#)

**NOTICE OF EXEMPTION**

**TO:** Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Title / Number:** Hermanny House / PRJ-1099348

**State Clearinghouse No.:** N/A

**Project Location-Specific:** East of the intersection of Ruelle Nicole and Ruelle Monte Carlo, San Diego, CA 92037 (APN: 346-831-4400)

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** The project proposes a Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a new two-story 9,493 square-foot (sf) single-family residence with a 3,347 (sf) basement with a garage, pool, and associated site improvements (i.e. hardscape and landscaping) on a vacant, previously graded site with retaining walls, east of the intersection of Ruelle Nicole and Ruelle Monte Carlo. The 0.17 acre site is zoned LJSPD-SF, is located within the following overlays: Coastal (Non-appealable), Coastal Height Limitation, and Parking Impact; Beach and Coastal, and is designated Open Space Park within the La Jolla Community Plan area. LEGAL DESCRIPTION: Lot 20 Map 5831 La Jolla Shores Hts. Map No. 14620.

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Claudia Ubiarco, 1060 Broadway C101A, Somerville, MA 02144, (617) 710-9373

**Exempt Status:** (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15303, New Construction or Conversion of Small Structures
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15303, New Construction or Conversion of Small Structures. The project meets the criteria set forth in CEQA Section 15303, which consists of construction and location of limited numbers of new small facilities or structures. Although the site

is vacant, it is disturbed with previous grading and the construction of retaining walls. As such, the project would not result in significant environmental impacts. Since CEQA Section 15303 allows for the construction of a single-family residence in urbanized areas, utility extensions, of reasonable lengths to serve such construction, and accessory (appurtenant) structures, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.

**Lead Agency Contact Person:** Marlene Watanabe

**Telephone:** (619) 446-5129

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

  
\_\_\_\_\_  
Signature/Title

9/10/24  
\_\_\_\_\_  
Date

**Check One:**

- Signed by Lead Agency  
 Signed by Applicant

Date Received for Filing with County Clerk or OPR:

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

**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:** HERMANNY HOUSE **Project No. For City Use Only:** \_\_\_\_\_

**Project Address:** 2538 RUETTE NICOLE, LA JOLLA, CA 92037

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

Corporation  Limited Liability -or-  General – What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
 Partnership  Individual

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


**Property Owner**

Name of Individual: PAULA HERMANNY  Owner  Tenant/Lessee  Successor Agency

Street Address: 5660 LA JOLLA HERMOSA AVENUE

City: SAN DIEGO State: CA Zip: 92037

Phone No.: +1 (619) 518-8197 Fax No.: \_\_\_\_\_ Email: PAULA@VIXSWIMWEAR.COM

Signature:  Date: 4/25/2023

Additional pages Attached:  Yes  No

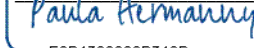
**Applicant**

Name of Individual: PAULA HERMANNY  Owner  Tenant/Lessee  Successor Agency

Street Address: 5660 LA JOLLA HERMOSA AVENUE

City: SAN DIEGO State: CA Zip: 92037

Phone No.: +1 (619) 518-8197 Fax No.: \_\_\_\_\_ Email: PAULA@VIXSWIMWEAR.COM

Signature:  Date: 4/25/2023

Additional pages Attached:  Yes  No


**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_  Owner  Tenant/Lessee  Successor Agency

Street Address: \_\_\_\_\_

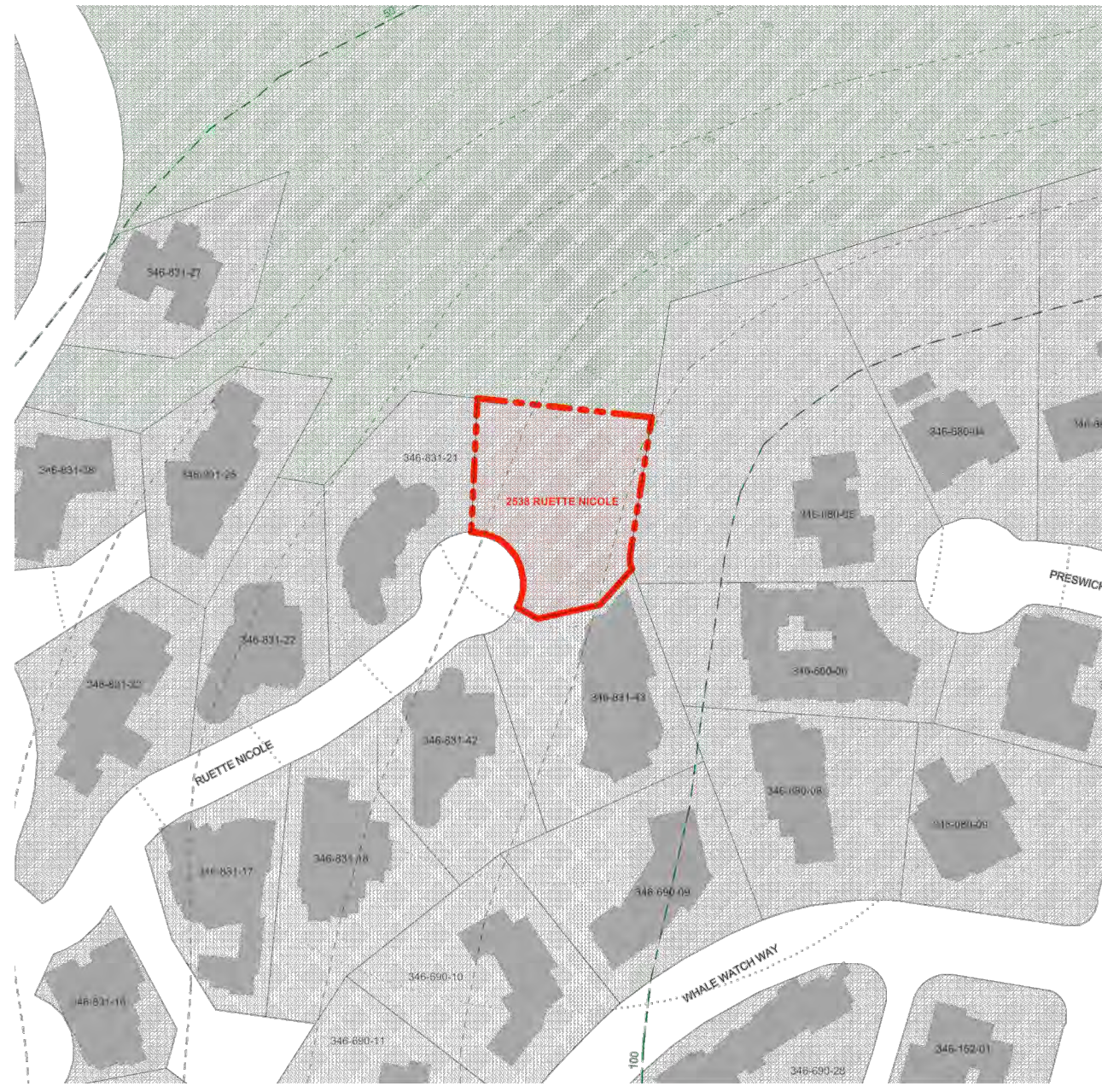
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_

Signature:  Date: \_\_\_\_\_

Additional pages Attached:  Yes  No

VICINITY MAP



CONTACTS

**OWNER:**  
PAULA HERMANNY  
5660 LA JOLLA HERMOSA AVE  
LA JOLLA, CA 92037

**DESIGNER AND PREPARED BY:**  
SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
E: CLAU@SEBASTIANMARISCAL.COM

**STRUCTURAL:**  
MOBAYED CONSULTING GROUP  
T: 858.586.7855

**MEP:**  
H+W ENGINEERING INC.  
T: 619.659.8234

**CIVIL:**  
K&S ENGINEERING INC.  
T: 619.296.5565

**LANDSCAPE:**  
CLARKE ENVIRONMENTAL DESIGN INC.  
T: 760.716.3100

**GEOTECH:**  
CHRISTIAN WHEELER ENGINEERING  
T: 619.550.1700

**ARCHAEOLOGY & BIOLOGY:**  
BFS&A ENVIRONMENTAL SERVICES  
T: 858.484.0915

**GC:**  
RGB GROUP INC.  
T: 619.293.3377

AREA CHART

	HABITABLE	GARAGE	GREEN ROOF	AT GRADE LANDSCAPE
BASEMENT (SQ FT)	0	3,672	0	3,569
GROUND LEVEL (SQ FT)	3,522	0	1,944	3,249
SECOND LEVEL (SQ FT)	2,771	0	1,302	1,930
<b>TOTAL (SQ FT)</b>	<b>6,293 SF</b>	<b>3,672 SF</b>	<b>3,246 SF</b>	<b>8,748 SF</b>

LANDSCAPE LOT COVERAGE AREA, 30% REQUIREMENT (SEE SHEET L5): 8,748 SQ FT, 49.9%

	INCLUDED IN FAR	NOT INCLUDED IN FAR
BASEMENT (SQ FT)	1,998	1,674
GROUND LEVEL (SQ FT)	3,522	0
SECOND LEVEL (SQ FT)	2,771	0
DECKS - PORTICOS	506	1,500
<b>TOTAL (SQ FT)</b>	<b>8,797 SF</b>	<b>3,174 SF</b>
<b>LOT AREA FAR</b>	<b>17,545 SQ FT</b>	<b>0.50</b>

SCOPE OF WORK

PORTION OF EXISTING RETAINING WALLS TO REMAIN ABANDONED AND BURIED (SEE D1.00 DEMO PLAN)

PORTION OF EXISTING RETAINING WALLS (SINCE 1992) TO BE DEMOLISHED (SEE D1.00 DEMO PLAN)

CONSTRUCTION OF A NEW 8,797 SQ FT SINGLE-FAMILY RESIDENCE OF 2 STORIES AND A BASEMENT WITH A GARAGE, GREEN ROOFS AND LANDSCAPING.

**RUETTE NICOLE IS A PRIVATE DRIVE IN THE MONTORO HOA GATED COMMUNITY.**

PROPOSED STREET IMPROVEMENTS INCLUDE A DRIVEWAY AND CURB CUT, STEPS WITH RAMPED PEDESTRIAN ENTRANCE PATH, LANDSCAPING AROUND EXISTING CURB FRONTING THE LOT.

PROVIDE ACOUSTIC INSULATION AT ABS WASTE AND STORM WATER PIPES TO AVOID NOISE IN THE INTERIOR OF THE HOUSE

HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 8585867855

MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

BUILDING CODE DATA

GOVERNING CODES: 2022 CALIFORNIA BUILDING STANDARDS CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
CITY OF SAN DIEGO MUNICIPAL CODE

SYMBOLS AND LEGEND

PLAN SYMBOL LEGEND

- # ROOM NUMBER
- D DOOR
- G GLAZING SYSTEM
- W WALL ASSEMBLY
- F# FLOOR ASSEMBLY
- C# CEILING ASSEMBLY
- R# ROOF ASSEMBLY
- CAB FULL HEIGHT CABINET
- CTR COUNTER HEIGHT CABINET
- STEP MARKER

ABBREVIATIONS

- A.C. ASBESTOS CONCRETE
- B.O. BOTTOM OF
- B.O.W. BOTTOM OF WALL
- CAB CABINET
- CL CENTERLINE
- CONC CONCRETE
- CTR COUNTER
- (E) EXISTING
- EM ELECTRIC METER
- F.F. FINISH FLOOR
- F.G. FINISH GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FT FEET
- GM GAS METER
- LF LINEAR FEET
- MAX MAXIMUM
- MH MANHOLE
- MIN MINIMUM
- (N) NEW
- PL PROPERTY LINE
- PROW PUBLIC RIGHT OF WAY
- PV PHOTOVOLTAIC
- RM ROOM
- ROW RIGHT OF WAY
- S SEWER
- SDGE SAN DIEGO GAS AND ELECTRIC
- SF SQUARE FEET
- SMH SEWER MANHOLE
- SQ FT SQUARE FEET
- T.O. TOP OF
- T.O.R. TOP OF ROOF
- T.O.S. TOP OF SLAB
- T.O.W. TOP OF WALL
- TC TOP OF CURB
- V.C. VITRIFIED CLAY
- W WATER MAIN
- WM WATER METER

SHEET INDEX

- T1.00 TITLE SHEET
- C1.00 LAND SURVEY
- C2.00 NEIGHBORHOOD SURVEY
- C2.10 NEIGHBORHOOD MATERIALS SURVEY

ARCHITECTURAL

- A0.00 SITE PLAN / BRUSH MANAGEMENT
- A1.00 BASEMENT FLOOR PLAN
- A1.10 FIRST FLOOR PLAN
- A1.20 SECOND FLOOR PLAN
- A1.30 ROOF PLAN
- A2.10 BUILDING ELEVATIONS
- A2.20 BUILDING ELEVATIONS
- A3.00 BUILDING SECTIONS
- A3.10 BUILDING SECTIONS
- A3.20 BUILDING SECTIONS
- A3.30 BUILDING SECTIONS

LANDSCAPE

- L1 COVER SHEET
- L2 IRRIGATION SPECIFICATIONS
- L3 PLANTING SPECIFICATIONS
- L4 PRELIM LANDSCAPE PLAN - BASEMENT
- L5 PRELIM LANDSCAPE PLAN - MAIN FLOOR
- L6 PRELIM LANDSCAPE PLAN - SECOND FLOOR
- L7 PLANT IMAGE REFERENCE
- L8 PLANT IMAGE REFERENCE

CIVIL

- C1 BASEMENT AND STREET ELEVATION PLAN
- C2 FIRST FLOOR ELEVATION PLAN
- C3 EROSION CONTROL PLAN
- C4 EROSION CONTROL NOTES AND DETAILS
- C5 SLOPE ANALYSIS
- C6 CIVIL REPORT
- C7 CIVIL REPORT
- C8 CIVIL REPORT
- D1 EXISTING HYDROLOGY MAP
- D2 PROPOSED HYDROLOGY MAP

PROJECT DATA

LOT AREA:	17,545 SQ FT
GROSS FLOOR AREA:	8,797 SQ FT
COVERAGE DATA:	LOT COVERAGE ALLOWED: MAX 60%, 10,527 SQ FT LOT COVERAGE PROPOSED: 50.1%, 8,797 SQ FT
DENSITY & FAR:	SINGLE FAMILY DWELLING FAR ALLOWED: NOT SPECIFIED PER LJSFD FAR NEIGHBOR RANGE: 0.08 - 0.71 FAR PROPOSED: 0.50
YARD/SETBACK:	REQUIRED: NOT SPECIFIED PER LJSFD MIN. 4 FT FOR OPENINGS FRONT NEIGHBOR RANGE: 0 - 40 FT SIDE NEIGHBOR RANGE: 0 - 51 FT REAR NEIGHBOR RANGE: 2 - 115 FT FRONT PROPOSED: 4'-2" SIDE PROPOSED: 17' - 2 1/2" REAR PROPOSED: 12'-0" (EXIST. DRAINAGE EASEMENT)
PARKING REQUIRED:	MIN. OFF-STREET: 2 SPACES / 4 BEDROOMS 1 SPACE / BEDROOM FOR 5+ BEDROOMS 2 SPACES FOR < 20' DRIVEWAY LENGTH 4 SPACES MIN. ON-STREET TOTAL MIN. REQUIRED
PARKING PROPOSED:	BEDROOMS: 4 OFF-STREET PARKING: 3 ON-STREET PARKING: 2 TOTAL PROPOSED PARKING: 5 SPACES
BUILDING HEIGHT:	BLDG HT ALLOWED: 30' MAX BLDG HT PROPOSED: 29' - 11 1/4" PER 30' ENVELOPE FROM (E) GRADE (SEE SECTION 4/A3.10)
BUILDING HEIGHT:	(E) GRADE LOWEST ELEV. POINT: 256.20' (E) GRADE HIGHEST ELEV. POINT: 289.20' OVERALL BLDG HT PROPOSED: 28' - 2 1/4" PER BLDG 5-4 BULLETIN OVERALL HEIGHT ALLOWED: 256.20' + 10' + 30' BLDG HT = 296.20' OVERALL HEIGHT PROPOSED: 256.20' + 10' + 28.18' BLDG HT = 294.38" (SEE NORTH SIDE ELEVATION 4/A2.10 & SECTION 4/A3.10)
STORIES:	TWO STORIES + BASEMENT

\*NOTE: NEIGHBORHOOD SURVEY TAKEN WITHIN 500' RADIUS INFORMATION TAKEN FROM SCOUTREED SETBACK MEASUREMENTS APPROXIMATED FROM SAN DIEGO COUNTY SRS (SEE NEIGHBORHOOD SURVEY)

BRUSH MANAGEMENT ALTERNATE COMPLIANCE

WALLS ON NORTH, EAST, & WEST SIDE OF BUILDING ABUTTING VEGETATION AREAS WILL BE 1-HOUR FIRE-RATED WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZE/DUAL TEMPERED FIRE RATED LAMINATED GLASS.

DEVELOPMENT SUMMARY

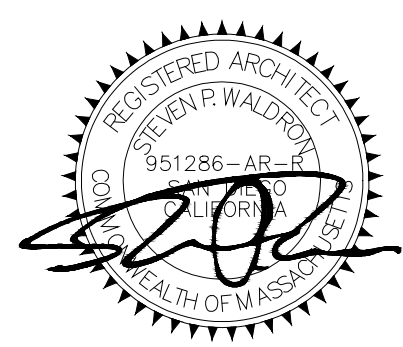
PROJECT NAME:	HERMANNY HOUSE
STREET ADDRESS:	2538 RUETTE NICOLE LA JOLLA, CA 92037
ASSESSORS PARCEL NUMBER:	346-831-44-00
LEGAL DESCRIPTION:	MAP 8447 PM 12357 PAR 3
TYPE OF CONSTRUCTION:	V NON RATED
SPRINKLERED:	YES
CBC OCCUPANCY:	R-3 SINGLE-FAMILY RESIDENCE
ZONING DESIGNATION:	LJSPD-SF COASTAL OVERLAY ZONE COASTAL HEIGHT LIMIT OVERLAY ZONE PARKING IMPACT OVERLAY ZONE: COASTAL CAMPUS
PLANNED DISTRICT:	LA JOLLA
EXISTING USE:	EMPTY LOT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
YEAR BUILT (WALLS):	RETAINING WALLS BUILT IN 1978
EXISTING UNITS:	NONE
GEOLOGIC HAZARD CATEGORY:	26
REQUIRED PERMITS / APPROVALS:	MONTORO LA JOLLA HOA APPROVAL SITE DEVELOPMENT PERMIT COASTAL DEVELOPMENT PERMIT LA JOLLA SHORES PLANNED DISTRICT PERMIT
PROJECT NUMBER:	PTS-0700973
PRELIM REVIEW:	

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 6193395560

LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 7607163100

NOTE:

STAMP:



REVISION

REV	DATE	DESCRIPTION

TITLE SHEET

PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 07/09/24 SCALE: NTS

SHEET:  
**T1.00**

# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

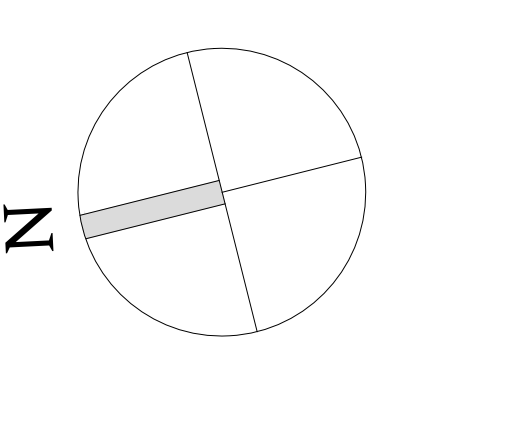
SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.395.5600

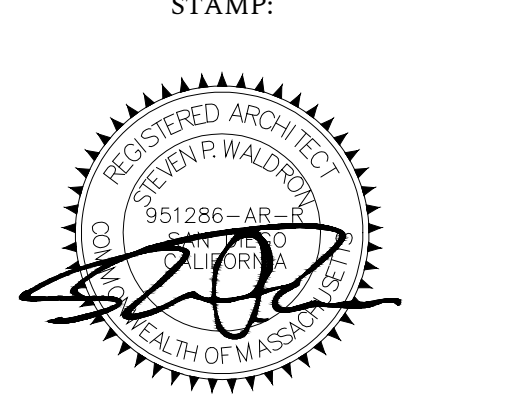
LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100



**NOTE:**

- RM ROOM TAG
- SM STEP MARKER
- AM ACCESS MARKER
- EL ELEVATION
- TOP TAG
- RA RETURN / AIR SUPPLY
- FA FLOOR - AIR SUPPLY
- CA CEILING RETURN / AIR SUPPLY
- EA EXHAUST FAN

- W1 CLIP EXPOSED COLOR CONCRETE WALL
- W2 CLIP EXPOSED CONCRETE WALL
- W3 CLIP EXPOSED CONCRETE WALL
- W4 CLIP EXPOSED CONCRETE WALL
- W5 CLIP EXPOSED CONCRETE WALL
- W6 CLIP EXPOSED CONCRETE WALL
- W7 CLIP EXPOSED CONCRETE WALL
- W8 CLIP EXPOSED CONCRETE WALL
- W9 CLIP EXPOSED CONCRETE WALL
- W10 CLIP EXPOSED CONCRETE WALL
- W11 CLIP EXPOSED CONCRETE WALL
- W12 CLIP EXPOSED CONCRETE WALL
- W13 CLIP EXPOSED CONCRETE WALL
- W14 CLIP EXPOSED CONCRETE WALL
- W15 CLIP EXPOSED CONCRETE WALL
- W16 CLIP EXPOSED CONCRETE WALL
- W17 CLIP EXPOSED CONCRETE WALL
- W18 CLIP EXPOSED CONCRETE WALL
- W19 CLIP EXPOSED CONCRETE WALL
- W20 CLIP EXPOSED CONCRETE WALL
- W21 CLIP EXPOSED CONCRETE WALL
- W22 CLIP EXPOSED CONCRETE WALL
- W23 CLIP EXPOSED CONCRETE WALL
- W24 CLIP EXPOSED CONCRETE WALL
- W25 CLIP EXPOSED CONCRETE WALL
- W26 CLIP EXPOSED CONCRETE WALL
- W27 CLIP EXPOSED CONCRETE WALL
- W28 CLIP EXPOSED CONCRETE WALL
- W29 CLIP EXPOSED CONCRETE WALL
- W30 CLIP EXPOSED CONCRETE WALL
- W31 CLIP EXPOSED CONCRETE WALL
- W32 CLIP EXPOSED CONCRETE WALL
- W33 CLIP EXPOSED CONCRETE WALL
- W34 CLIP EXPOSED CONCRETE WALL
- W35 CLIP EXPOSED CONCRETE WALL
- W36 CLIP EXPOSED CONCRETE WALL
- W37 CLIP EXPOSED CONCRETE WALL
- W38 CLIP EXPOSED CONCRETE WALL
- W39 CLIP EXPOSED CONCRETE WALL
- W40 CLIP EXPOSED CONCRETE WALL
- W41 CLIP EXPOSED CONCRETE WALL
- W42 CLIP EXPOSED CONCRETE WALL
- W43 CLIP EXPOSED CONCRETE WALL
- W44 CLIP EXPOSED CONCRETE WALL
- W45 CLIP EXPOSED CONCRETE WALL
- W46 CLIP EXPOSED CONCRETE WALL
- W47 CLIP EXPOSED CONCRETE WALL
- W48 CLIP EXPOSED CONCRETE WALL
- W49 CLIP EXPOSED CONCRETE WALL
- W50 CLIP EXPOSED CONCRETE WALL
- W51 CLIP EXPOSED CONCRETE WALL
- W52 CLIP EXPOSED CONCRETE WALL
- W53 CLIP EXPOSED CONCRETE WALL
- W54 CLIP EXPOSED CONCRETE WALL
- W55 CLIP EXPOSED CONCRETE WALL
- W56 CLIP EXPOSED CONCRETE WALL
- W57 CLIP EXPOSED CONCRETE WALL
- W58 CLIP EXPOSED CONCRETE WALL
- W59 CLIP EXPOSED CONCRETE WALL
- W60 CLIP EXPOSED CONCRETE WALL
- W61 CLIP EXPOSED CONCRETE WALL
- W62 CLIP EXPOSED CONCRETE WALL
- W63 CLIP EXPOSED CONCRETE WALL
- W64 CLIP EXPOSED CONCRETE WALL
- W65 CLIP EXPOSED CONCRETE WALL
- W66 CLIP EXPOSED CONCRETE WALL
- W67 CLIP EXPOSED CONCRETE WALL
- W68 CLIP EXPOSED CONCRETE WALL
- W69 CLIP EXPOSED CONCRETE WALL
- W70 CLIP EXPOSED CONCRETE WALL
- W71 CLIP EXPOSED CONCRETE WALL
- W72 CLIP EXPOSED CONCRETE WALL
- W73 CLIP EXPOSED CONCRETE WALL
- W74 CLIP EXPOSED CONCRETE WALL
- W75 CLIP EXPOSED CONCRETE WALL
- W76 CLIP EXPOSED CONCRETE WALL
- W77 CLIP EXPOSED CONCRETE WALL
- W78 CLIP EXPOSED CONCRETE WALL
- W79 CLIP EXPOSED CONCRETE WALL
- W80 CLIP EXPOSED CONCRETE WALL
- W81 CLIP EXPOSED CONCRETE WALL
- W82 CLIP EXPOSED CONCRETE WALL
- W83 CLIP EXPOSED CONCRETE WALL
- W84 CLIP EXPOSED CONCRETE WALL
- W85 CLIP EXPOSED CONCRETE WALL
- W86 CLIP EXPOSED CONCRETE WALL
- W87 CLIP EXPOSED CONCRETE WALL
- W88 CLIP EXPOSED CONCRETE WALL
- W89 CLIP EXPOSED CONCRETE WALL
- W90 CLIP EXPOSED CONCRETE WALL
- W91 CLIP EXPOSED CONCRETE WALL
- W92 CLIP EXPOSED CONCRETE WALL
- W93 CLIP EXPOSED CONCRETE WALL
- W94 CLIP EXPOSED CONCRETE WALL
- W95 CLIP EXPOSED CONCRETE WALL
- W96 CLIP EXPOSED CONCRETE WALL
- W97 CLIP EXPOSED CONCRETE WALL
- W98 CLIP EXPOSED CONCRETE WALL
- W99 CLIP EXPOSED CONCRETE WALL
- W100 CLIP EXPOSED CONCRETE WALL



REVISION		
REV	DATE	DESCRIPTION

## SITE PLAN/ BRUSH MANAGEMENT

PROJECT NUMBER:	
DRAWING DATE:	SCALE:
05/28/24	3/16" = 1'-0"
SHEET:	
A0.00	



**BRUSH MANAGEMENT COMPLIANCE**  
WALLS ON NORTH, EAST & WEST SIDE OF BUILDING ABUTTING VEGETATION AREAS WILL BE BUILT OF CONCRETE WALLS OR 1 HOUR FIRE RATED WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZE/ DUAL FIRE RATED TEMPERED OR LAMINATED GLASS.

**BRUSH MANAGEMENT LEGEND**  
BRUSH MANAGEMENT ZONE 1 ALL PLANTS SELECTED FOR THIS AREA CONFORM TO ZONE 1 REQUIREMENTS PER SDMG 142412 SEE BRUSH MANAGEMENT NOTES BELOW AND SEE L1 FOR PLANTING LEGEND  
BRUSH MANAGEMENT ZONE 2: DUE TO SITE LIMITATIONS THIS PROJECT DOES NOT HAVE A BRUSH MANAGEMENT ZONE 2, SEE ALTERNATE COMPLIANCE NOTE THIS SHEET.

# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

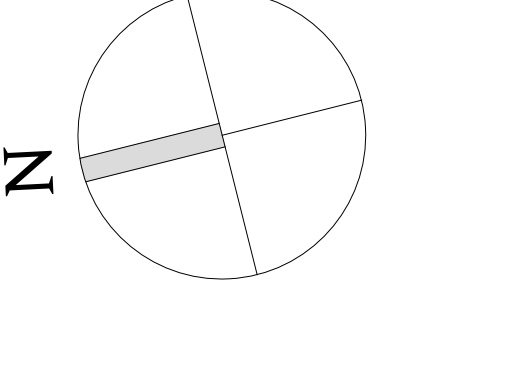
SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

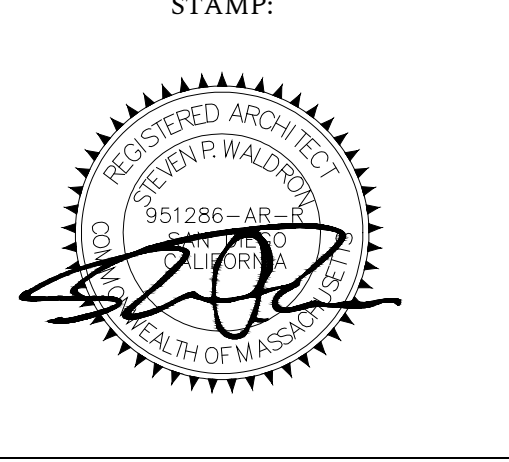
MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.339.5560

LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100



- NOTE:**
- RM ROOM TAG
  - SM STEP MARKER
  - AM ACCESS MARKER
  - EL ELEVATION
  - TR TAG
  - RA RETURN / AIR SUPPLY
  - FA FLOOR-AIR SUPPLY
  - CA CEILING RETURN / AIR SUPPLY
  - EA EXHAUST FAN
- WALLS SEE AS-BUILT ROOF ASSEMBLIES
- W1 CLIP EXPOSED COLOR CONCRETE WALL
  - W2 CLIP EXPOSED COLOR CONCRETE WALL
  - W3 ROUGH TRAVERTINE
  - W4 ROUGH TRAVERTINE
  - W5 CLIP EXPOSED CONCRETE WALL
  - W6 CLIP EXPOSED CONCRETE WALL
  - W7 CLIP EXPOSED CONCRETE WALL
  - W8 CLIP EXPOSED CONCRETE WALL
  - W9 CLIP EXPOSED CONCRETE WALL
  - W10 CLIP EXPOSED CONCRETE WALL
  - W11 CLIP EXPOSED CONCRETE WALL
  - W12 CLIP EXPOSED CONCRETE WALL
  - W13 CLIP EXPOSED CONCRETE WALL
  - W14 CLIP EXPOSED CONCRETE WALL
  - W15 CLIP EXPOSED CONCRETE WALL
  - W16 CLIP EXPOSED CONCRETE WALL
  - W17 CLIP EXPOSED CONCRETE WALL
  - W18 CLIP EXPOSED CONCRETE WALL
  - W19 CLIP EXPOSED CONCRETE WALL
  - W20 CLIP EXPOSED CONCRETE WALL
  - W21 CLIP EXPOSED CONCRETE WALL
  - W22 CLIP EXPOSED CONCRETE WALL
  - W23 CLIP EXPOSED CONCRETE WALL
  - W24 CLIP EXPOSED CONCRETE WALL
  - W25 CLIP EXPOSED CONCRETE WALL
  - W26 CLIP EXPOSED CONCRETE WALL
  - W27 CLIP EXPOSED CONCRETE WALL
  - W28 CLIP EXPOSED CONCRETE WALL
  - W29 CLIP EXPOSED CONCRETE WALL
  - W30 CLIP EXPOSED CONCRETE WALL
  - W31 CLIP EXPOSED CONCRETE WALL
  - W32 CLIP EXPOSED CONCRETE WALL
  - W33 CLIP EXPOSED CONCRETE WALL
  - W34 CLIP EXPOSED CONCRETE WALL
  - W35 CLIP EXPOSED CONCRETE WALL
  - W36 CLIP EXPOSED CONCRETE WALL
  - W37 CLIP EXPOSED CONCRETE WALL
  - W38 CLIP EXPOSED CONCRETE WALL
  - W39 CLIP EXPOSED CONCRETE WALL
  - W40 CLIP EXPOSED CONCRETE WALL
  - W41 CLIP EXPOSED CONCRETE WALL
  - W42 CLIP EXPOSED CONCRETE WALL
  - W43 CLIP EXPOSED CONCRETE WALL
  - W44 CLIP EXPOSED CONCRETE WALL
  - W45 CLIP EXPOSED CONCRETE WALL
  - W46 CLIP EXPOSED CONCRETE WALL
  - W47 CLIP EXPOSED CONCRETE WALL
  - W48 CLIP EXPOSED CONCRETE WALL
  - W49 CLIP EXPOSED CONCRETE WALL
  - W50 CLIP EXPOSED CONCRETE WALL
  - W51 CLIP EXPOSED CONCRETE WALL
  - W52 CLIP EXPOSED CONCRETE WALL
  - W53 CLIP EXPOSED CONCRETE WALL
  - W54 CLIP EXPOSED CONCRETE WALL
  - W55 CLIP EXPOSED CONCRETE WALL
  - W56 CLIP EXPOSED CONCRETE WALL
  - W57 CLIP EXPOSED CONCRETE WALL
  - W58 CLIP EXPOSED CONCRETE WALL
  - W59 CLIP EXPOSED CONCRETE WALL
  - W60 CLIP EXPOSED CONCRETE WALL
  - W61 CLIP EXPOSED CONCRETE WALL
  - W62 CLIP EXPOSED CONCRETE WALL
  - W63 CLIP EXPOSED CONCRETE WALL
  - W64 CLIP EXPOSED CONCRETE WALL
  - W65 CLIP EXPOSED CONCRETE WALL
  - W66 CLIP EXPOSED CONCRETE WALL
  - W67 CLIP EXPOSED CONCRETE WALL
  - W68 CLIP EXPOSED CONCRETE WALL
  - W69 CLIP EXPOSED CONCRETE WALL
  - W70 CLIP EXPOSED CONCRETE WALL
  - W71 CLIP EXPOSED CONCRETE WALL
  - W72 CLIP EXPOSED CONCRETE WALL
  - W73 CLIP EXPOSED CONCRETE WALL
  - W74 CLIP EXPOSED CONCRETE WALL
  - W75 CLIP EXPOSED CONCRETE WALL
  - W76 CLIP EXPOSED CONCRETE WALL
  - W77 CLIP EXPOSED CONCRETE WALL
  - W78 CLIP EXPOSED CONCRETE WALL
  - W79 CLIP EXPOSED CONCRETE WALL
  - W80 CLIP EXPOSED CONCRETE WALL
  - W81 CLIP EXPOSED CONCRETE WALL
  - W82 CLIP EXPOSED CONCRETE WALL
  - W83 CLIP EXPOSED CONCRETE WALL
  - W84 CLIP EXPOSED CONCRETE WALL
  - W85 CLIP EXPOSED CONCRETE WALL
  - W86 CLIP EXPOSED CONCRETE WALL
  - W87 CLIP EXPOSED CONCRETE WALL
  - W88 CLIP EXPOSED CONCRETE WALL
  - W89 CLIP EXPOSED CONCRETE WALL
  - W90 CLIP EXPOSED CONCRETE WALL
  - W91 CLIP EXPOSED CONCRETE WALL
  - W92 CLIP EXPOSED CONCRETE WALL
  - W93 CLIP EXPOSED CONCRETE WALL
  - W94 CLIP EXPOSED CONCRETE WALL
  - W95 CLIP EXPOSED CONCRETE WALL
  - W96 CLIP EXPOSED CONCRETE WALL
  - W97 CLIP EXPOSED CONCRETE WALL
  - W98 CLIP EXPOSED CONCRETE WALL
  - W99 CLIP EXPOSED CONCRETE WALL
  - W100 CLIP EXPOSED CONCRETE WALL
- FLOORING SEE AS-BUILT ROOF ASSEMBLIES
- F1 POLISHED CONCRETE FLOOR
  - F2 TRAVERTINE FLOOR
  - F3 TRAVERTINE FLOOR
  - F4 TRAVERTINE FLOOR
  - F5 TRAVERTINE FLOOR
  - F6 TRAVERTINE FLOOR
  - F7 TRAVERTINE FLOOR
  - F8 TRAVERTINE FLOOR
  - F9 TRAVERTINE FLOOR
  - F10 TRAVERTINE FLOOR
  - F11 TRAVERTINE FLOOR
  - F12 TRAVERTINE FLOOR
  - F13 TRAVERTINE FLOOR
  - F14 TRAVERTINE FLOOR
  - F15 TRAVERTINE FLOOR
  - F16 TRAVERTINE FLOOR
  - F17 TRAVERTINE FLOOR
  - F18 TRAVERTINE FLOOR
  - F19 TRAVERTINE FLOOR
  - F20 TRAVERTINE FLOOR
  - F21 TRAVERTINE FLOOR
  - F22 TRAVERTINE FLOOR
  - F23 TRAVERTINE FLOOR
  - F24 TRAVERTINE FLOOR
  - F25 TRAVERTINE FLOOR
  - F26 TRAVERTINE FLOOR
  - F27 TRAVERTINE FLOOR
  - F28 TRAVERTINE FLOOR
  - F29 TRAVERTINE FLOOR
  - F30 TRAVERTINE FLOOR
  - F31 TRAVERTINE FLOOR
  - F32 TRAVERTINE FLOOR
  - F33 TRAVERTINE FLOOR
  - F34 TRAVERTINE FLOOR
  - F35 TRAVERTINE FLOOR
  - F36 TRAVERTINE FLOOR
  - F37 TRAVERTINE FLOOR
  - F38 TRAVERTINE FLOOR
  - F39 TRAVERTINE FLOOR
  - F40 TRAVERTINE FLOOR
  - F41 TRAVERTINE FLOOR
  - F42 TRAVERTINE FLOOR
  - F43 TRAVERTINE FLOOR
  - F44 TRAVERTINE FLOOR
  - F45 TRAVERTINE FLOOR
  - F46 TRAVERTINE FLOOR
  - F47 TRAVERTINE FLOOR
  - F48 TRAVERTINE FLOOR
  - F49 TRAVERTINE FLOOR
  - F50 TRAVERTINE FLOOR
  - F51 TRAVERTINE FLOOR
  - F52 TRAVERTINE FLOOR
  - F53 TRAVERTINE FLOOR
  - F54 TRAVERTINE FLOOR
  - F55 TRAVERTINE FLOOR
  - F56 TRAVERTINE FLOOR
  - F57 TRAVERTINE FLOOR
  - F58 TRAVERTINE FLOOR
  - F59 TRAVERTINE FLOOR
  - F60 TRAVERTINE FLOOR
  - F61 TRAVERTINE FLOOR
  - F62 TRAVERTINE FLOOR
  - F63 TRAVERTINE FLOOR
  - F64 TRAVERTINE FLOOR
  - F65 TRAVERTINE FLOOR
  - F66 TRAVERTINE FLOOR
  - F67 TRAVERTINE FLOOR
  - F68 TRAVERTINE FLOOR
  - F69 TRAVERTINE FLOOR
  - F70 TRAVERTINE FLOOR
  - F71 TRAVERTINE FLOOR
  - F72 TRAVERTINE FLOOR
  - F73 TRAVERTINE FLOOR
  - F74 TRAVERTINE FLOOR
  - F75 TRAVERTINE FLOOR
  - F76 TRAVERTINE FLOOR
  - F77 TRAVERTINE FLOOR
  - F78 TRAVERTINE FLOOR
  - F79 TRAVERTINE FLOOR
  - F80 TRAVERTINE FLOOR
  - F81 TRAVERTINE FLOOR
  - F82 TRAVERTINE FLOOR
  - F83 TRAVERTINE FLOOR
  - F84 TRAVERTINE FLOOR
  - F85 TRAVERTINE FLOOR
  - F86 TRAVERTINE FLOOR
  - F87 TRAVERTINE FLOOR
  - F88 TRAVERTINE FLOOR
  - F89 TRAVERTINE FLOOR
  - F90 TRAVERTINE FLOOR
  - F91 TRAVERTINE FLOOR
  - F92 TRAVERTINE FLOOR
  - F93 TRAVERTINE FLOOR
  - F94 TRAVERTINE FLOOR
  - F95 TRAVERTINE FLOOR
  - F96 TRAVERTINE FLOOR
  - F97 TRAVERTINE FLOOR
  - F98 TRAVERTINE FLOOR
  - F99 TRAVERTINE FLOOR
  - F100 TRAVERTINE FLOOR
- CEILING SEE AS-BUILT ROOF ASSEMBLIES
- C1 8" SOFFIT
  - C2 8" SOFFIT
  - C3 8" SOFFIT
  - C4 8" SOFFIT
  - C5 8" SOFFIT
  - C6 8" SOFFIT
  - C7 8" SOFFIT
  - C8 8" SOFFIT
  - C9 8" SOFFIT
  - C10 8" SOFFIT
  - C11 8" SOFFIT
  - C12 8" SOFFIT
  - C13 8" SOFFIT
  - C14 8" SOFFIT
  - C15 8" SOFFIT
  - C16 8" SOFFIT
  - C17 8" SOFFIT
  - C18 8" SOFFIT
  - C19 8" SOFFIT
  - C20 8" SOFFIT
  - C21 8" SOFFIT
  - C22 8" SOFFIT
  - C23 8" SOFFIT
  - C24 8" SOFFIT
  - C25 8" SOFFIT
  - C26 8" SOFFIT
  - C27 8" SOFFIT
  - C28 8" SOFFIT
  - C29 8" SOFFIT
  - C30 8" SOFFIT
  - C31 8" SOFFIT
  - C32 8" SOFFIT
  - C33 8" SOFFIT
  - C34 8" SOFFIT
  - C35 8" SOFFIT
  - C36 8" SOFFIT
  - C37 8" SOFFIT
  - C38 8" SOFFIT
  - C39 8" SOFFIT
  - C40 8" SOFFIT
  - C41 8" SOFFIT
  - C42 8" SOFFIT
  - C43 8" SOFFIT
  - C44 8" SOFFIT
  - C45 8" SOFFIT
  - C46 8" SOFFIT
  - C47 8" SOFFIT
  - C48 8" SOFFIT
  - C49 8" SOFFIT
  - C50 8" SOFFIT
  - C51 8" SOFFIT
  - C52 8" SOFFIT
  - C53 8" SOFFIT
  - C54 8" SOFFIT
  - C55 8" SOFFIT
  - C56 8" SOFFIT
  - C57 8" SOFFIT
  - C58 8" SOFFIT
  - C59 8" SOFFIT
  - C60 8" SOFFIT
  - C61 8" SOFFIT
  - C62 8" SOFFIT
  - C63 8" SOFFIT
  - C64 8" SOFFIT
  - C65 8" SOFFIT
  - C66 8" SOFFIT
  - C67 8" SOFFIT
  - C68 8" SOFFIT
  - C69 8" SOFFIT
  - C70 8" SOFFIT
  - C71 8" SOFFIT
  - C72 8" SOFFIT
  - C73 8" SOFFIT
  - C74 8" SOFFIT
  - C75 8" SOFFIT
  - C76 8" SOFFIT
  - C77 8" SOFFIT
  - C78 8" SOFFIT
  - C79 8" SOFFIT
  - C80 8" SOFFIT
  - C81 8" SOFFIT
  - C82 8" SOFFIT
  - C83 8" SOFFIT
  - C84 8" SOFFIT
  - C85 8" SOFFIT
  - C86 8" SOFFIT
  - C87 8" SOFFIT
  - C88 8" SOFFIT
  - C89 8" SOFFIT
  - C90 8" SOFFIT
  - C91 8" SOFFIT
  - C92 8" SOFFIT
  - C93 8" SOFFIT
  - C94 8" SOFFIT
  - C95 8" SOFFIT
  - C96 8" SOFFIT
  - C97 8" SOFFIT
  - C98 8" SOFFIT
  - C99 8" SOFFIT
  - C100 8" SOFFIT
- ROOFS SEE AS-BUILT ROOF ASSEMBLIES
- R1 EXPOSED CONCRETE ROOF
  - R2 INSULATED ROOF BY PANELS
  - R3 GREEN ROOF
  - R4 TRAVERTINE ON GREEN ROOF
- WINDOWS SEE AS-BUILT GLAZING SCHEDULE
- W WINDOW
  - W1 WINDOW
  - W2 WINDOW
  - W3 WINDOW
  - W4 WINDOW
  - W5 WINDOW
  - W6 WINDOW
  - W7 WINDOW
  - W8 WINDOW
  - W9 WINDOW
  - W10 WINDOW
  - W11 WINDOW
  - W12 WINDOW
  - W13 WINDOW
  - W14 WINDOW
  - W15 WINDOW
  - W16 WINDOW
  - W17 WINDOW
  - W18 WINDOW
  - W19 WINDOW
  - W20 WINDOW
  - W21 WINDOW
  - W22 WINDOW
  - W23 WINDOW
  - W24 WINDOW
  - W25 WINDOW
  - W26 WINDOW
  - W27 WINDOW
  - W28 WINDOW
  - W29 WINDOW
  - W30 WINDOW
  - W31 WINDOW
  - W32 WINDOW
  - W33 WINDOW
  - W34 WINDOW
  - W35 WINDOW
  - W36 WINDOW
  - W37 WINDOW
  - W38 WINDOW
  - W39 WINDOW
  - W40 WINDOW
  - W41 WINDOW
  - W42 WINDOW
  - W43 WINDOW
  - W44 WINDOW
  - W45 WINDOW
  - W46 WINDOW
  - W47 WINDOW
  - W48 WINDOW
  - W49 WINDOW
  - W50 WINDOW
  - W51 WINDOW
  - W52 WINDOW
  - W53 WINDOW
  - W54 WINDOW
  - W55 WINDOW
  - W56 WINDOW
  - W57 WINDOW
  - W58 WINDOW
  - W59 WINDOW
  - W60 WINDOW
  - W61 WINDOW
  - W62 WINDOW
  - W63 WINDOW
  - W64 WINDOW
  - W65 WINDOW
  - W66 WINDOW
  - W67 WINDOW
  - W68 WINDOW
  - W69 WINDOW
  - W70 WINDOW
  - W71 WINDOW
  - W72 WINDOW
  - W73 WINDOW
  - W74 WINDOW
  - W75 WINDOW
  - W76 WINDOW
  - W77 WINDOW
  - W78 WINDOW
  - W79 WINDOW
  - W80 WINDOW
  - W81 WINDOW
  - W82 WINDOW
  - W83 WINDOW
  - W84 WINDOW
  - W85 WINDOW
  - W86 WINDOW
  - W87 WINDOW
  - W88 WINDOW
  - W89 WINDOW
  - W90 WINDOW
  - W91 WINDOW
  - W92 WINDOW
  - W93 WINDOW
  - W94 WINDOW
  - W95 WINDOW
  - W96 WINDOW
  - W97 WINDOW
  - W98 WINDOW
  - W99 WINDOW
  - W100 WINDOW
- DOORS SEE AS-BUILT DOOR SCHEDULE
- D1 INT. SLIDING DOOR
  - D2 INT. SLIDING DOOR
  - D3 INT. SLIDING DOOR
  - D4 GARAGE FOLDING DOORS
  - D5 METAL DOORS
  - D6 FIXED GLASS
  - D7 INTERIOR FIXED GLASS
  - D8 INTERIOR FIXED GLASS
  - D9 INTERIOR FIXED GLASS
  - D10 INTERIOR FIXED GLASS
  - D11 INTERIOR FIXED GLASS
  - D12 INTERIOR FIXED GLASS
  - D13 INTERIOR FIXED GLASS
  - D14 INTERIOR FIXED GLASS
  - D15 INTERIOR FIXED GLASS
  - D16 INTERIOR FIXED GLASS
  - D17 INTERIOR FIXED GLASS
  - D18 INTERIOR FIXED GLASS
  - D19 INTERIOR FIXED GLASS
  - D20 INTERIOR FIXED GLASS
  - D21 INTERIOR FIXED GLASS
  - D22 INTERIOR FIXED GLASS
  - D23 INTERIOR FIXED GLASS
  - D24 INTERIOR FIXED GLASS
  - D25 INTERIOR FIXED GLASS
  - D26 INTERIOR FIXED GLASS
  - D27 INTERIOR FIXED GLASS
  - D28 INTERIOR FIXED GLASS
  - D29 INTERIOR FIXED GLASS
  - D30 INTERIOR FIXED GLASS
  - D31 INTERIOR FIXED GLASS
  - D32 INTERIOR FIXED GLASS
  - D33 INTERIOR FIXED GLASS
  - D34 INTERIOR FIXED GLASS
  - D35 INTERIOR FIXED GLASS
  - D36 INTERIOR FIXED GLASS
  - D37 INTERIOR FIXED GLASS
  - D38 INTERIOR FIXED GLASS
  - D39 INTERIOR FIXED GLASS
  - D40 INTERIOR FIXED GLASS
  - D41 INTERIOR FIXED GLASS
  - D42 INTERIOR FIXED GLASS
  - D43 INTERIOR FIXED GLASS
  - D44 INTERIOR FIXED GLASS
  - D45 INTERIOR FIXED GLASS
  - D46 INTERIOR FIXED GLASS
  - D47 INTERIOR FIXED GLASS
  - D48 INTERIOR FIXED GLASS
  - D49 INTERIOR FIXED GLASS
  - D50 INTERIOR FIXED GLASS
  - D51 INTERIOR FIXED GLASS
  - D52 INTERIOR FIXED GLASS
  - D53 INTERIOR FIXED GLASS
  - D54 INTERIOR FIXED GLASS
  - D55 INTERIOR FIXED GLASS
  - D56 INTERIOR FIXED GLASS
  - D57 INTERIOR FIXED GLASS
  - D58 INTERIOR FIXED GLASS
  - D59 INTERIOR FIXED GLASS
  - D60 INTERIOR FIXED GLASS
  - D61 INTERIOR FIXED GLASS
  - D62 INTERIOR FIXED GLASS
  - D63 INTERIOR FIXED GLASS
  - D64 INTERIOR FIXED GLASS
  - D65 INTERIOR FIXED GLASS
  - D66 INTERIOR FIXED GLASS
  - D67 INTERIOR FIXED GLASS
  - D68 INTERIOR FIXED GLASS
  - D69 INTERIOR FIXED GLASS
  - D70 INTERIOR FIXED GLASS
  - D71 INTERIOR FIXED GLASS
  - D72 INTERIOR FIXED GLASS
  - D73 INTERIOR FIXED GLASS
  - D74 INTERIOR FIXED GLASS
  - D75 INTERIOR FIXED GLASS
  - D76 INTERIOR FIXED GLASS
  - D77 INTERIOR FIXED GLASS
  - D78 INTERIOR FIXED GLASS
  - D79 INTERIOR FIXED GLASS
  - D80 INTERIOR FIXED GLASS
  - D81 INTERIOR FIXED GLASS
  - D82 INTERIOR FIXED GLASS
  - D83 INTERIOR FIXED GLASS
  - D84 INTERIOR FIXED GLASS
  - D85 INTERIOR FIXED GLASS
  - D86 INTERIOR FIXED GLASS
  - D87 INTERIOR FIXED GLASS
  - D88 INTERIOR FIXED GLASS
  - D89 INTERIOR FIXED GLASS
  - D90 INTERIOR FIXED GLASS
  - D91 INTERIOR FIXED GLASS
  - D92 INTERIOR FIXED GLASS
  - D93 INTERIOR FIXED GLASS
  - D94 INTERIOR FIXED GLASS
  - D95 INTERIOR FIXED GLASS
  - D96 INTERIOR FIXED GLASS
  - D97 INTERIOR FIXED GLASS
  - D98 INTERIOR FIXED GLASS
  - D99 INTERIOR FIXED GLASS
  - D100 INTERIOR FIXED GLASS
- APPLY SEE AS-BUILT APPLIANCES SCHEDULE
- COMP. SEE AS-BUILT APPLIANCES SCHEDULE



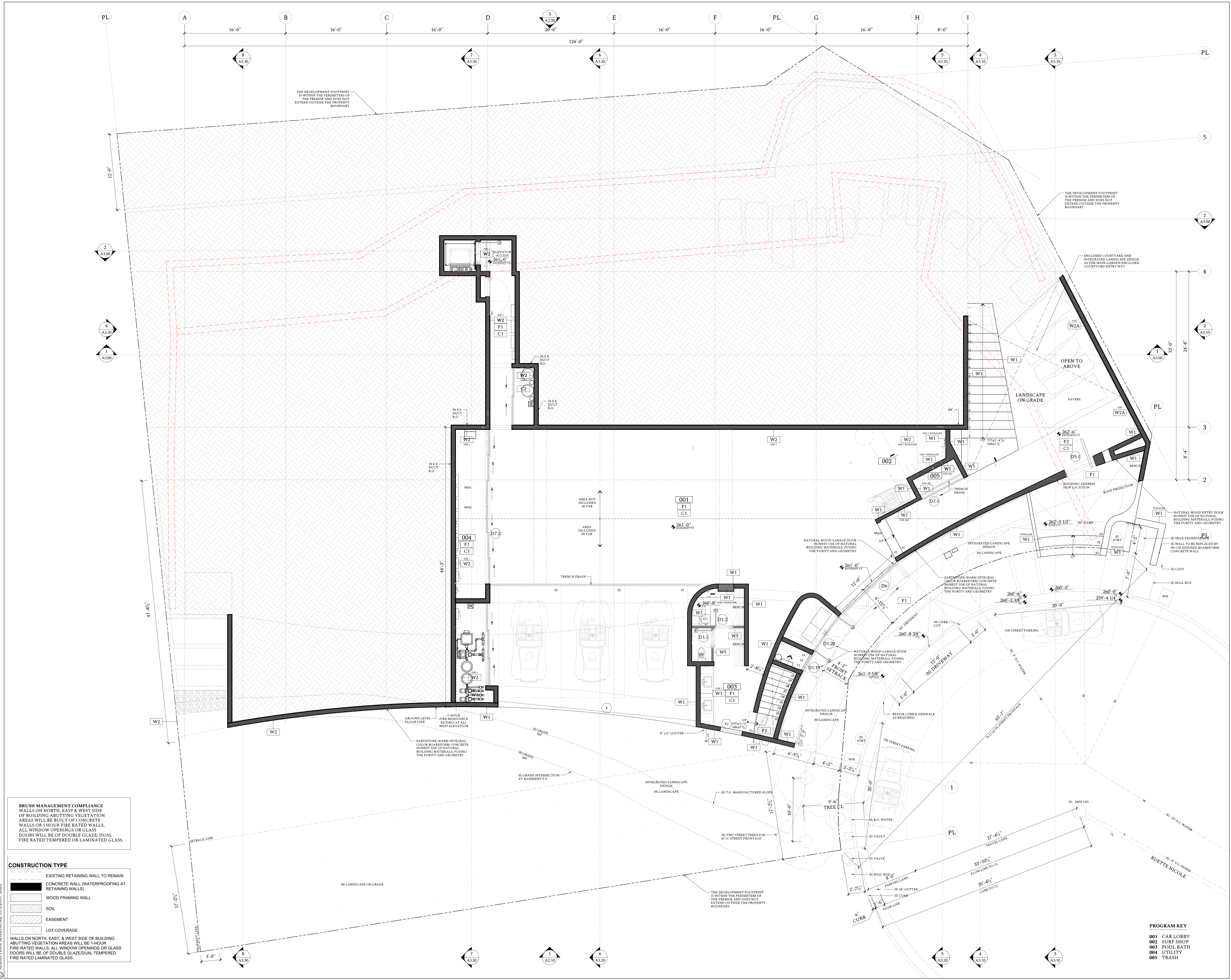
REVISION		
REV	DATE	DESCRIPTION

**BASEMENT PLAN**

PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 05/28/24 SCALE: 3/16" = 1'-0"

SHEET: A1.00



**BRUSH MANAGEMENT COMPLIANCE**  
WALLS ON NORTH, EAST & WEST SIDE OF BUILDING ABUTTING VEGETATION AREAS WILL BE BUILT OF CONCRETE WALLS OR 1 HOUR FIRE RATED WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZED DUAL FIRE RATED TEMPERED OR LAMINATED GLASS.

**CONSTRUCTION TYPE**

- EXISTING RETAINING WALL TO REMAIN
- CONCRETE WALL (WATERPROOFING AT RETAINING WALLS)
- WOOD FRAMING WALL
- SOIL
- EASEMENT
- LOT COVERAGE

WALLS ON NORTH, EAST, & WEST SIDE OF BUILDING ABUTTING VEGETATION AREAS WILL BE 1-HOUR FIRE-RATED WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZED DUAL FIRE RATED LAMINATED GLASS.

**PROGRAM KEY**

- 001 CAR LOBBY
- 002 SUITE 550P
- 003 POOL BATH
- 004 UTILITY
- 005 TRASH

© SEBASTIAN MARISCAL STUDIO 2023



# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

SEBASTIAN MARISCAL STUDIO

T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER

MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER

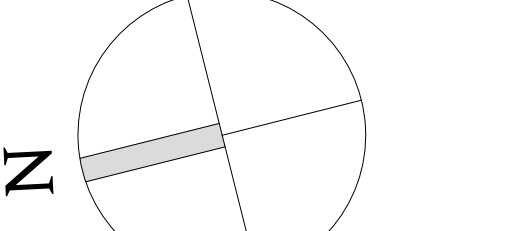
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER

K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.339.5560

LANDSCAPE ARCHITECT

S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100



**NOTE:**  
RM ROOM TAG  
SM STEP MARKER  
AM ACCESS MARKER  
ELEVATION  
TOP  
ELEVATION  
TOP

- WALLS SEE ARCH WALL ASSEMBLIES
- W1 CLIP EXPOSED COLOR CONCRETE WALL
- W2 CLIP EXPOSED CONCRETE WALL TRAVERTINE
- W3 ROUGH TRAVERTINE
- W4 CLIP EXPOSED CONCRETE RETAINING WALL
- W5 CONCRETE RETAINING WALL TRAVERTINE
- W6 CONCRETE RETAINING WALL WOOD
- W7 EXPOSED CONCRETE BOARD
- W8 EXPOSED CONCRETE BOARD
- W9 FLYWOOD BOTH SIDES BRACKING
- ROOFERS SEE ARCH ROOF ASSEMBLIES
- R1 POLISHED CONCRETE FLOOR
- R2 TRAVERTINE SLAB ON GRADE
- R3 TRAVERTINE RAISED FLOOR
- R4 TRAVERTINE UNDER FLOOR HEATING
- R5 WOOD FLOOR SLAB ON GRADE
- R6 WOOD FLOOR
- R7 BASKETBALL WOOD FLOOR
- R8 PLASTER FLOOR SLAB ON GRADE
- R9 PLASTER REFLECTING POOL
- CEILING SEE ARCH ROOF ASSEMBLIES
- C1 HDU FORMWORK
- C2 SOFFIT COPOLYM BOARD
- C3 WOOD TRD
- WINDOWS SEE ARCH ROOF ASSEMBLIES
- W1 EXPOSED CONCRETE ROOF
- W2 INSULATED ROOF PV PANELS
- W3 GREEN ROOF
- W4 TRAVERTINE ON GREEN ROOF
- WINDOWS SEE ARCH GLAZING SCHEDULE
- W WINDOW
- B SLIDER GLAZING SYSTEM
- D DOOR AND FIXED GLAZING SYSTEM
- S SWING DOORS MIXED
- F FIXED GLASS
- I INTERIOR FIXED GLASS
- S SILENTIGHT
- DOORS SEE ARCH DOOR SCHEDULE
- D1 INT SWING DOOR
- D2 INT SLIDING DOORS
- D3 CUSTOM SLIDING DOORS
- D4 GARAGE FOLDING DOORS
- D5 METAL DOORS
- S1 FIXED WOOD SCREEN
- S2 SLIDING WOOD SCREEN
- APPL SEE ARCH APPLIANCES SCHEDULE
- CAMP SEE ARCH MECHANICAL SCHEDULE

STAMP:



## REVISION

REV	DATE	DESCRIPTION

## FIRST FLOOR PLAN

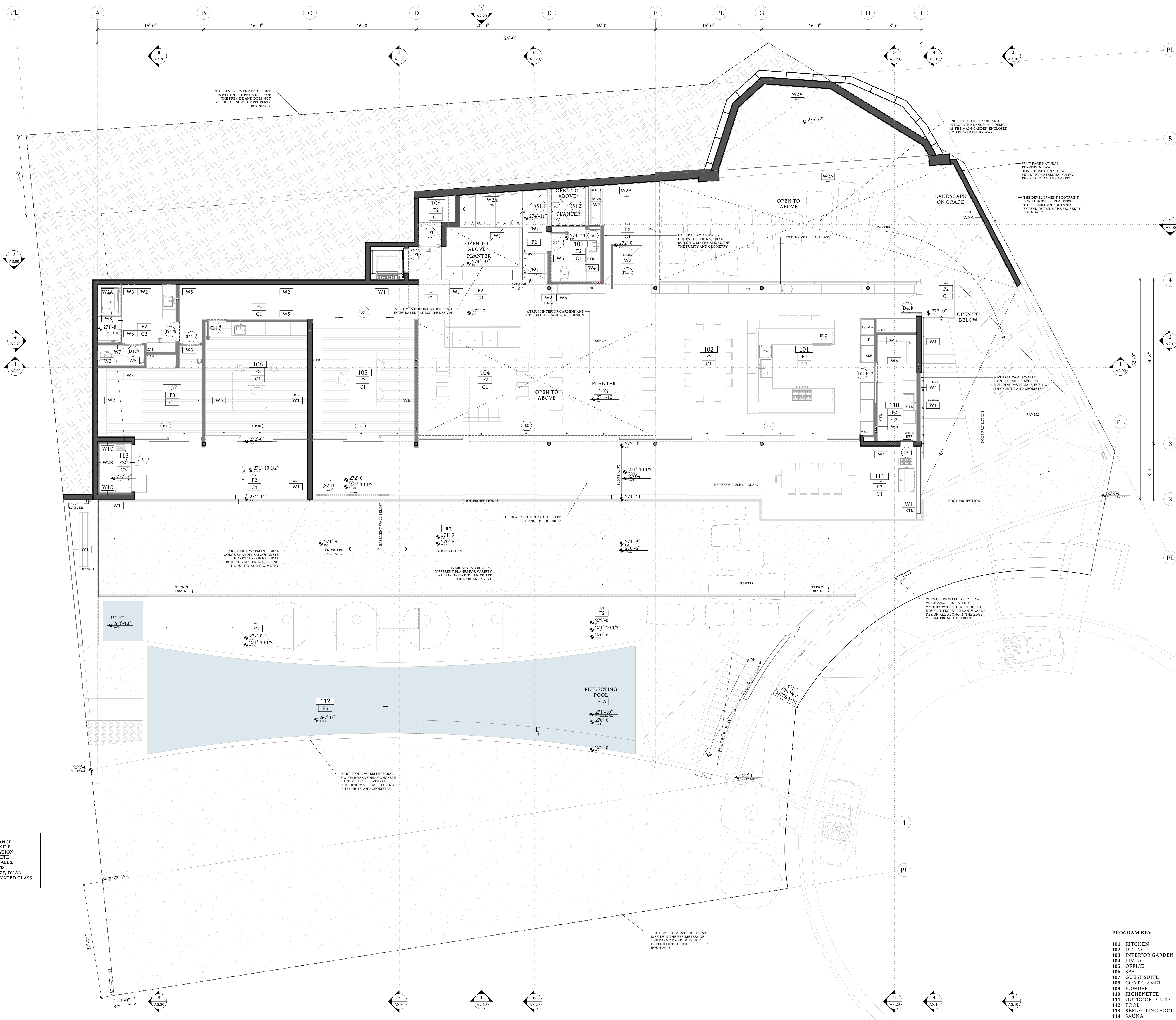
PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 05/28/24 SCALE: 3/16" = 1'-0"

SHEET: 3

A1.10

- PROGRAM KEY**
- 101 KITCHEN
  - 102 DINING
  - 104 LIVING
  - 105 OFFICE
  - 106 SPA
  - 107 GUEST SUITE
  - 108 COAT CLOSET
  - 109 POWDER
  - 110 KITCHENETTE
  - 111 OUTDOOR DINING + BBQ
  - 112 POOL
  - 113 REFLECTING POOL
  - 114 SAUNA



**BRUSH MANAGEMENT COMPLIANCE**  
WALLS ON NORTH, EAST & WEST SIDE OF BUILDING ABUTTING VEGETATION AREAS WILL BE BUILT OF CONCRETE WALLS OR 1 HOUR FIRE RATED WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZED/DUAL FIRE RATED TEMPERED OR LAMINATED GLASS.

# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

SEBASTIAN MARISCAL STUDIO

T: 617.710.9373

clau@sebastianmariscal.com

STRUCTURAL ENGINEER

MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER

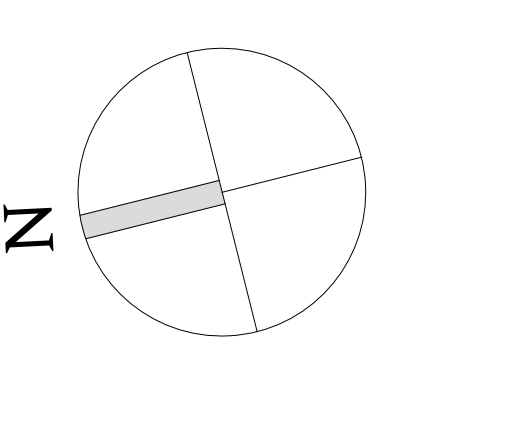
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER

K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.395.5600

LANDSCAPE ARCHITECT

S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100



**NOTE:**

- RM ROOM TAG
- SM STEP MARKER
- AM ACCESS MARKER
- EA ELEVATION
- TR TRIM
- RA RETURN / AIR SUPPLY
- FA FLOOR - AIR SUPPLY
- CA CEILING RETURN / AIR SUPPLY
- EA EXHAUST FAN

WALLS - SEE ARCH WALL ASSEMBLIES

- W1 C.I.P. EXPOSED COLOR CONCRETE WALL
- W2 EXPOSED COLOR CONCRETE WALL WITH TRAVERTINE
- W3 ROUGH TRAVERTINE
- W4 C.I.P. EXPOSED CONCRETE RETAINING WALL
- W5 CONCRETE RETAINING WALL WITH TRAVERTINE
- W6 CONCRETE RETAINING WALL WITH TRAVERTINE
- W7 EXPOSED CONCRETE WALL WITH TRAVERTINE
- W8 TRAVERTINE BOTH SIDES
- W9 FLYWOOD BOTH SIDES BRACKING

FLOORING - SEE ARCH FLOOR ASSEMBLIES

- F1 POLISHED CONCRETE FLOOR
- F2 TRAVERTINE SLAB ON GRADE
- F3 TRAVERTINE
- F4 TRAVERTINE RAISED FLOOR
- F5 TRAVERTINE UNDER FLOOR HEATING
- F6 WOOD FLOOR SLAB ON GRADE
- F7 WOOD FLOOR
- F8 BASSWOOD FLOOR
- F9 FLOOR TRD
- F10 PLASTER POOL SLAB ON GRADE
- F11 PLASTER REFLECTING POOL

CEILING - SEE ARCH CEILING ASSEMBLIES

- C1 MDO FORMWORK
- C2 SOFFIT COPOLYM BOARD
- C3 WOOD TRD

ROOFS - SEE ARCH ROOF ASSEMBLIES

- R1 EXPOSED CONCRETE ROOF
- R2 INSULATED ROOF BY PANELS
- R3 GREEN ROOF
- R4 TRAVERTINE ON GREEN ROOF

WINDOWS - SEE ARCH WINDOW ASSEMBLIES

- W10 WINDOW
- W11 SLIDER GLAZING SYSTEM
- W12 WINDOW AND FIXED GLAZING SYSTEM
- W13 SWING DOORS MIXED
- W14 FIXED GLASS
- W15 INTERIOR FIXED GLASS
- W16 SILENTIGHT

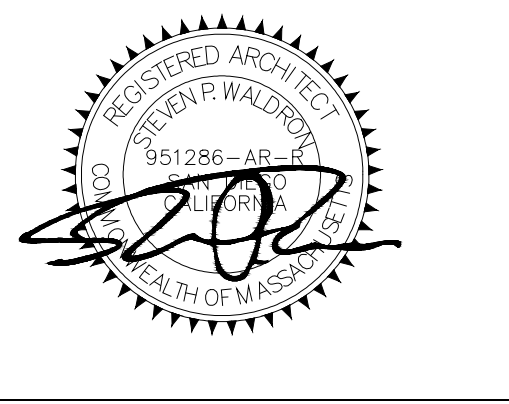
DOORS - SEE ARCH DOOR SCHEDULE

- D1 INT. SWING DOOR
- D2 INT. SLIDING DOORS
- D3 CUSTOM SLIDING DOORS
- D4 GARAGE FOLDING DOORS
- D5 METAL DOORS
- D6 FIXED WOOD SCREEN
- D7 SLIDING WOOD SCREEN

APPLIANCES - SEE ARCH APPLIANCES SCHEDULE

CABINETS - SEE ARCH CABINETS SCHEDULE

STAMP:



REVISION

REV	DATE	DESCRIPTION

## SECOND FLOOR PLAN

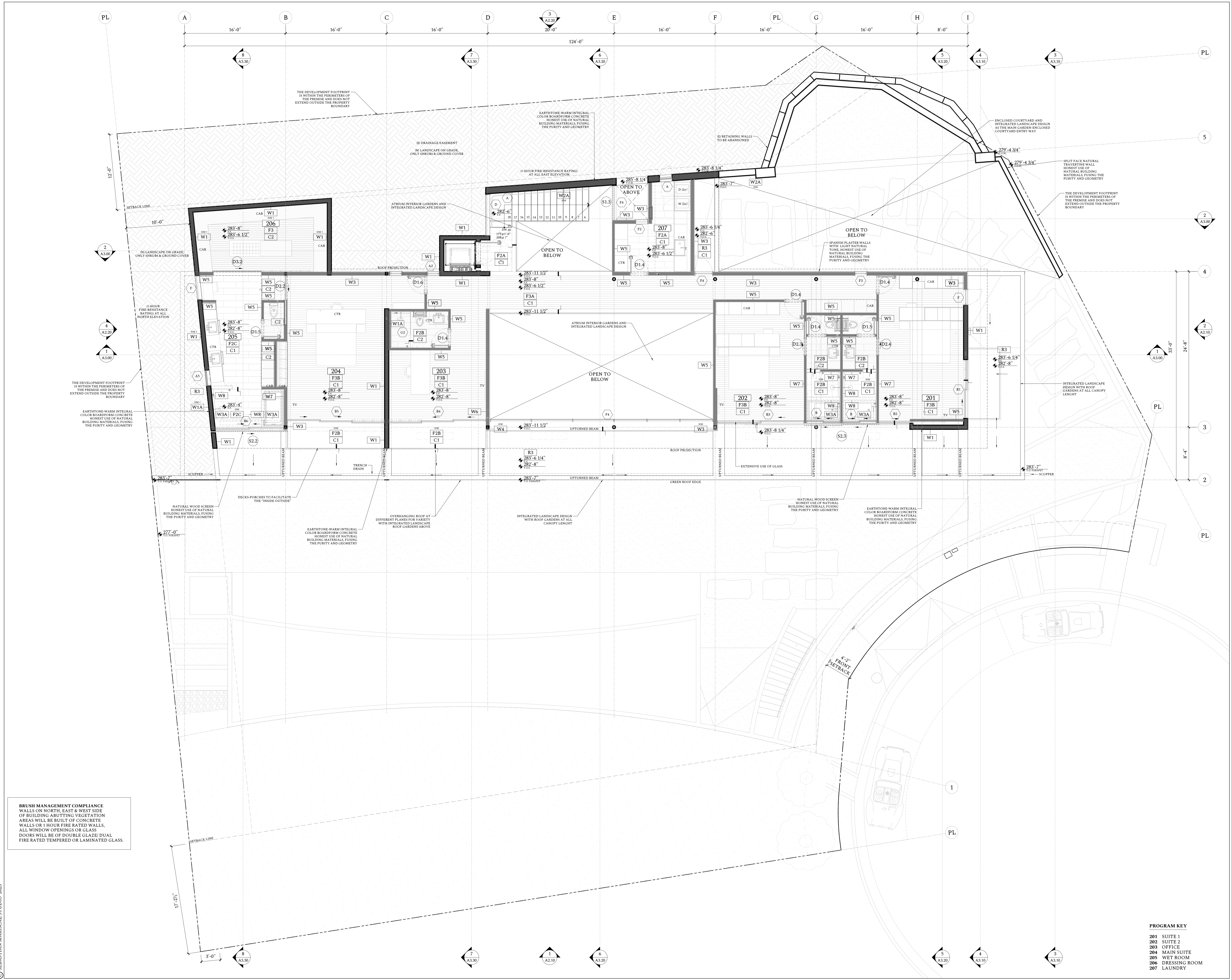
PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 05/28/24 SCALE: 3/16" = 1'-0"

SHEET: A1.20

**PROGRAM KEY**

- 201 SUITE 1
- 202 SUITE 2
- 203 OFFICE
- 204 MAIN SUITE
- 205 WET ROOM
- 206 DRESSING ROOM
- 207 LAUNDRY



**BRUSH MANAGEMENT COMPLIANCE**  
WALLS ON NORTH, EAST & WEST SIDE OF BUILDING ADJUTING VEGETATION AREAS WILL BE BUILT OF CONCRETE WALLS OR 1 HOUR FIRE RATED WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZED DUAL FIRE RATED TEMPERED OR LAMINATED GLASS.

# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

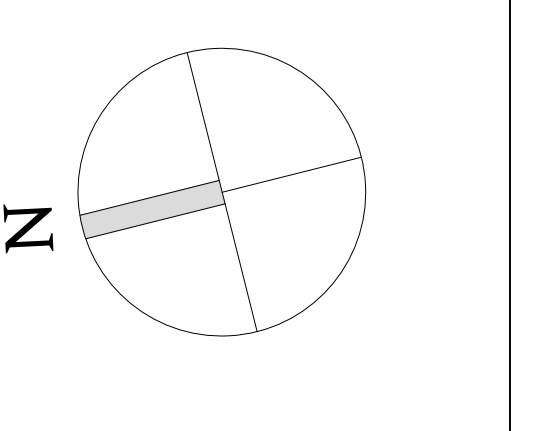
SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.339.5560

LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100



**NOTE:**

RM	ROOM TAG	RA	RETURN / AIR SUPPLY
SM	STEP MARKER	SA	FLOOR-AIR SUPPLY
AM	ACCESS MARKER	CA	CEILING RETURN / AIR SUPPLY
EA	EXHAUST FAN	EA	EXHAUST FAN

WALLS: SEE ALSO WALL ASSEMBLIES

- W1 CLIP EXPOSED COLOR CONCRETE WALL
- W2 CLIP EXPOSED CONCRETE WALL TRAVERTINE
- W3 ROUGH TRAVERTINE
- W4 EXPOSED CONCRETE WALLWOOD
- W5 CLIP EXPOSED CONCRETE RETAINING WALL
- W6 CONCRETE RETAINING WALL TRAVERTINE
- W7 CONCRETE RETAINING WALLWOOD
- W8 TRAVERTINE BOTH SIDES
- W9 CYPRESS BOARD
- W10 EXPOSED CONCRETE TRAVERTINE
- W11 EXPOSED CONCRETE TRAVERTINE
- W12 EXPOSED CONCRETE TRAVERTINE
- W13 EXPOSED CONCRETE TRAVERTINE
- W14 EXPOSED CONCRETE TRAVERTINE
- W15 EXPOSED CONCRETE TRAVERTINE
- W16 EXPOSED CONCRETE TRAVERTINE
- W17 EXPOSED CONCRETE TRAVERTINE
- W18 EXPOSED CONCRETE TRAVERTINE
- W19 EXPOSED CONCRETE TRAVERTINE
- W20 EXPOSED CONCRETE TRAVERTINE
- W21 EXPOSED CONCRETE TRAVERTINE
- W22 EXPOSED CONCRETE TRAVERTINE
- W23 EXPOSED CONCRETE TRAVERTINE
- W24 EXPOSED CONCRETE TRAVERTINE
- W25 EXPOSED CONCRETE TRAVERTINE
- W26 EXPOSED CONCRETE TRAVERTINE
- W27 EXPOSED CONCRETE TRAVERTINE
- W28 EXPOSED CONCRETE TRAVERTINE
- W29 EXPOSED CONCRETE TRAVERTINE
- W30 EXPOSED CONCRETE TRAVERTINE
- W31 EXPOSED CONCRETE TRAVERTINE
- W32 EXPOSED CONCRETE TRAVERTINE
- W33 EXPOSED CONCRETE TRAVERTINE
- W34 EXPOSED CONCRETE TRAVERTINE
- W35 EXPOSED CONCRETE TRAVERTINE
- W36 EXPOSED CONCRETE TRAVERTINE
- W37 EXPOSED CONCRETE TRAVERTINE
- W38 EXPOSED CONCRETE TRAVERTINE
- W39 EXPOSED CONCRETE TRAVERTINE
- W40 EXPOSED CONCRETE TRAVERTINE
- W41 EXPOSED CONCRETE TRAVERTINE
- W42 EXPOSED CONCRETE TRAVERTINE
- W43 EXPOSED CONCRETE TRAVERTINE
- W44 EXPOSED CONCRETE TRAVERTINE
- W45 EXPOSED CONCRETE TRAVERTINE
- W46 EXPOSED CONCRETE TRAVERTINE
- W47 EXPOSED CONCRETE TRAVERTINE
- W48 EXPOSED CONCRETE TRAVERTINE
- W49 EXPOSED CONCRETE TRAVERTINE
- W50 EXPOSED CONCRETE TRAVERTINE
- W51 EXPOSED CONCRETE TRAVERTINE
- W52 EXPOSED CONCRETE TRAVERTINE
- W53 EXPOSED CONCRETE TRAVERTINE
- W54 EXPOSED CONCRETE TRAVERTINE
- W55 EXPOSED CONCRETE TRAVERTINE
- W56 EXPOSED CONCRETE TRAVERTINE
- W57 EXPOSED CONCRETE TRAVERTINE
- W58 EXPOSED CONCRETE TRAVERTINE
- W59 EXPOSED CONCRETE TRAVERTINE
- W60 EXPOSED CONCRETE TRAVERTINE
- W61 EXPOSED CONCRETE TRAVERTINE
- W62 EXPOSED CONCRETE TRAVERTINE
- W63 EXPOSED CONCRETE TRAVERTINE
- W64 EXPOSED CONCRETE TRAVERTINE
- W65 EXPOSED CONCRETE TRAVERTINE
- W66 EXPOSED CONCRETE TRAVERTINE
- W67 EXPOSED CONCRETE TRAVERTINE
- W68 EXPOSED CONCRETE TRAVERTINE
- W69 EXPOSED CONCRETE TRAVERTINE
- W70 EXPOSED CONCRETE TRAVERTINE
- W71 EXPOSED CONCRETE TRAVERTINE
- W72 EXPOSED CONCRETE TRAVERTINE
- W73 EXPOSED CONCRETE TRAVERTINE
- W74 EXPOSED CONCRETE TRAVERTINE
- W75 EXPOSED CONCRETE TRAVERTINE
- W76 EXPOSED CONCRETE TRAVERTINE
- W77 EXPOSED CONCRETE TRAVERTINE
- W78 EXPOSED CONCRETE TRAVERTINE
- W79 EXPOSED CONCRETE TRAVERTINE
- W80 EXPOSED CONCRETE TRAVERTINE
- W81 EXPOSED CONCRETE TRAVERTINE
- W82 EXPOSED CONCRETE TRAVERTINE
- W83 EXPOSED CONCRETE TRAVERTINE
- W84 EXPOSED CONCRETE TRAVERTINE
- W85 EXPOSED CONCRETE TRAVERTINE
- W86 EXPOSED CONCRETE TRAVERTINE
- W87 EXPOSED CONCRETE TRAVERTINE
- W88 EXPOSED CONCRETE TRAVERTINE
- W89 EXPOSED CONCRETE TRAVERTINE
- W90 EXPOSED CONCRETE TRAVERTINE
- W91 EXPOSED CONCRETE TRAVERTINE
- W92 EXPOSED CONCRETE TRAVERTINE
- W93 EXPOSED CONCRETE TRAVERTINE
- W94 EXPOSED CONCRETE TRAVERTINE
- W95 EXPOSED CONCRETE TRAVERTINE
- W96 EXPOSED CONCRETE TRAVERTINE
- W97 EXPOSED CONCRETE TRAVERTINE
- W98 EXPOSED CONCRETE TRAVERTINE
- W99 EXPOSED CONCRETE TRAVERTINE
- W100 EXPOSED CONCRETE TRAVERTINE

FLOORING: SEE ALSO FLOOR ASSEMBLIES

- F1 POLISHED CONCRETE FLOOR
- F2 TRAVERTINE
- F3 TRAVERTINE RAISED FLOOR
- F4 TRAVERTINE UNDER FLOOR HEATING
- F5 WOOD FLOOR ISLAB ON GRADE
- F6 WOOD FLOOR
- F7 BASED WOOD FLOOR
- F8 FLOOR TRD
- F9 PLASTER POOL SLAB ON GRADE
- F10 PLASTER REFLECTING POOL
- F11 GREENING SEE ALSO ROOF ASSEMBLIES
- F12 INSULATED ROOF PV PANELS
- F13 GREEN ROOF
- F14 TRAVERTINE ON GREEN ROOF
- F15 WOOD TRD

ROOFS: SEE ALSO ROOF ASSEMBLIES

- R1 EXPOSED CONCRETE ROOF
- R2 INSULATED ROOF PV PANELS
- R3 GREEN ROOF
- R4 TRAVERTINE ON GREEN ROOF

WINDOWS: SEE ALSO GLAZING SCHEDULE

- A WINDOW
- B SLIDER GLAZING SYSTEM
- C DOOR AND FIXED GLAZING SYSTEM
- D SWING DOORS MIXED
- E FIXED GLASS
- F INTERIOR FIXED GLASS
- G SKYLIGHT

DOORS: SEE ALSO DOOR SCHEDULE

- D1 INT. SWING DOOR
- D2 INT. SLIDING DOORS
- D3 CUSTOM SLIDING DOORS
- D4 GARAGE FOLDING DOORS
- D5 METAL DOORS
- D6 FIXED WOOD SCREEN
- D7 SLIDING WOOD SCREEN

APPL: SEE ALSO APPLIANCES SCHEDULE

COMP: SEE ALSO MECHANICAL SCHEDULE

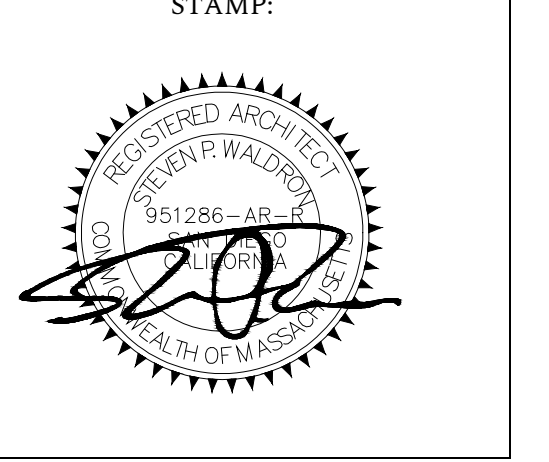
**BRUSH MANAGEMENT COMPLIANCE**

WALLS ON NORTH, EAST & WEST SIDE OF BUILDING ABUTTING VEGETATION AREAS WILL BE BUILT OF CONCRETE WALLS OR 1 HOUR FIRE RATED WALLS. ALL WINDOW OPENINGS OR GLASS DOORS WILL BE OF DOUBLE GLAZE/ DUAL FIRE RATED TEMPERED OR LAMINATED GLASS.

**BRUSH MANAGEMENT LEGEND**

BRUSH MANAGEMENT ZONE 1  
ALL PLANTS SELECTED FOR THIS AREA CONFORM TO ZONE 1 REQUIREMENTS PER SDMG 142412 SEE BRUSH MANAGEMENT NOTES BELOW AND SEE L1 FOR PLANTING LEGEND

BRUSH MANAGEMENT ZONE 2:  
DUE TO SITE LIMITATIONS THIS PROJECT DOES NOT HAVE A BRUSH MANAGEMENT ZONE 2, SEE ALTERNATE COMPLIANCE NOTE THIS SHEET.



**REVISION**

REV	DATE	DESCRIPTION

**ROOF PLAN**

PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 05/28/24 SCALE: 3/16" = 1'-0"

SHEET:  
A1.30





# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.339.5560

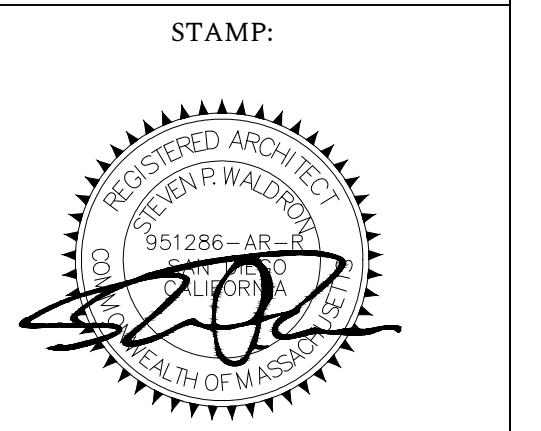
LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100

**NOTE:**  
RM ROOM TAG    RA RETURN / AIR SUPPLY  
SM STEP MARKER    SA FLOOR - AIR SUPPLY  
AC ACCESS MARKER    CA CEILING RETURN / AIR SUPPLY  
EL ELEVATION    EA EXHAUST FAN  
TAY TAY

- [ ] WALLS SEE A6.20 WALL ASSEMBLIES
- W1 1/2" EXPOSED COLOR CONCRETE WALL
- W1A EXPOSED CONCRETE WALL / TRAVERTINE
- W1B ROUGH TRAVERTINE
- W1S EXPOSED COLOR CONCRETE WALL/WOOD
- W2 1/2" EXPOSED CONCRETE RETAINING WALL
- W2A CONCRETE RETAINING WALL / TRAVERTINE
- W2S CONCRETE RETAINING WALL/WOOD
- W3 EXT. PLASTER / GYPSUM BOARD
- W3A EXT. PLASTER / TRAVERTINE
- W4 EXT. WOOD / GYPSUM BOARD
- W4A GYPSUM BOARD / TRAVERTINE
- W5 GYPSUM BOARD / WOOD
- W6 GYPSUM BOARD / TRAVERTINE
- W7 TRAVERTINE BOTH SIDES
- W8 TRAVERTINE BOTH SIDES
- W9 FLYWOOD BOTH SIDES BACKING
- [ ] FLOORS SEE A6.20 FLOOR ASSEMBLIES
- F1 POLISHED CONCRETE FLOOR
- F2 TRAVERTINE SLAB ON GRADE
- F3 TRAVERTINE
- F3B TRAVERTINE BASED FLOOR
- F3C TRAVERTINE UNDER FLOOR HEATING
- F4 WOOD FLOOR
- F4B RAISED WOOD FLOOR
- F4C FLOOR TID
- F5 PLASTER POOL SLAB ON GRADE
- F5A PLASTER REFLECTING POOL
- [ ] CEILING SEE A6.20 ROOF ASSEMBLIES
- C1 1/2" GYPSUM BOARD
- C2 SOFFIT (GYPSUM BOARD)
- C3 WOOD TID
- [ ] ROOFS SEE A6.20 ROOF ASSEMBLIES
- R1 EXPOSED CONCRETE ROOF
- R2 INSULATED ROOF PV PANELS
- R3 GREEN ROOF
- RA TRAVERTINE ON GREEN ROOF
- [ ] WINDOWS SEE A10.0 GLAZING SCHEDULE
- A WINDOW
- B SLIDER GLAZING SYSTEM
- C DOOR AND FIXED GLAZING SYSTEM
- D SWING DOORS MCMED
- E FIXED GLASS
- F INTERIOR FIXED GLASS
- G SKYLIGHT
- [ ] DOORS SEE A11.0 DOOR SCHEDULE
- D1 INT. SWING DOOR
- D2 INT. SLIDING DOORS
- D3 CUSTOM SLIDING DOORS
- D4 GARAGE FOLDING DOORS
- D5 METAL DOORS
- D6 FIXED WOOD SCREEN
- D7 SLIDING WOOD SCREEN
- AWF SEE A12.00 APPLIANCE SCHEDULE
- CABF SEE A13.00 MILL WORK SCHEDULE

**PROGRAM KEY**

001 CAR LOBBY	201 SUITE 1
002 SUIT SHOP	202 SUITE 2
003 POOL BATH	203 OFFICE
004 UTILITY	204 MAIN SUITE
005 TRASH	205 WET ROOM
	206 DRESSING ROOM
	207 LAUNDRY



**REVISION**

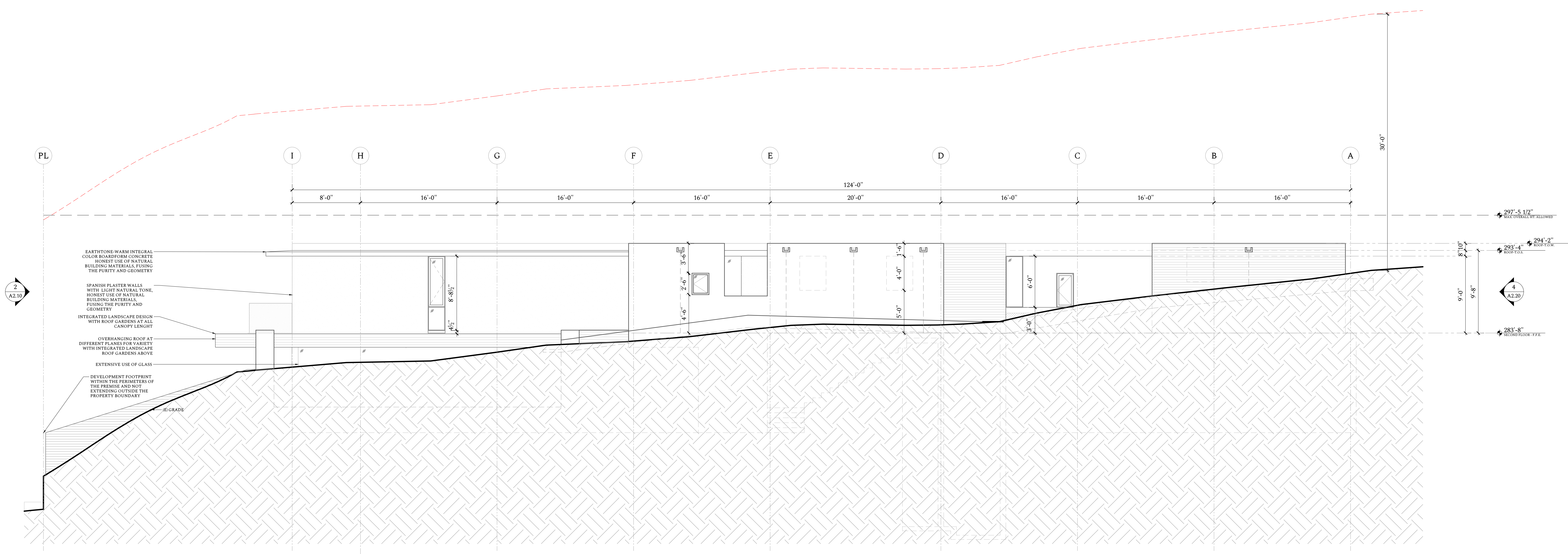
REV	DATE	DESCRIPTION

**BUILDING ELEVATIONS**

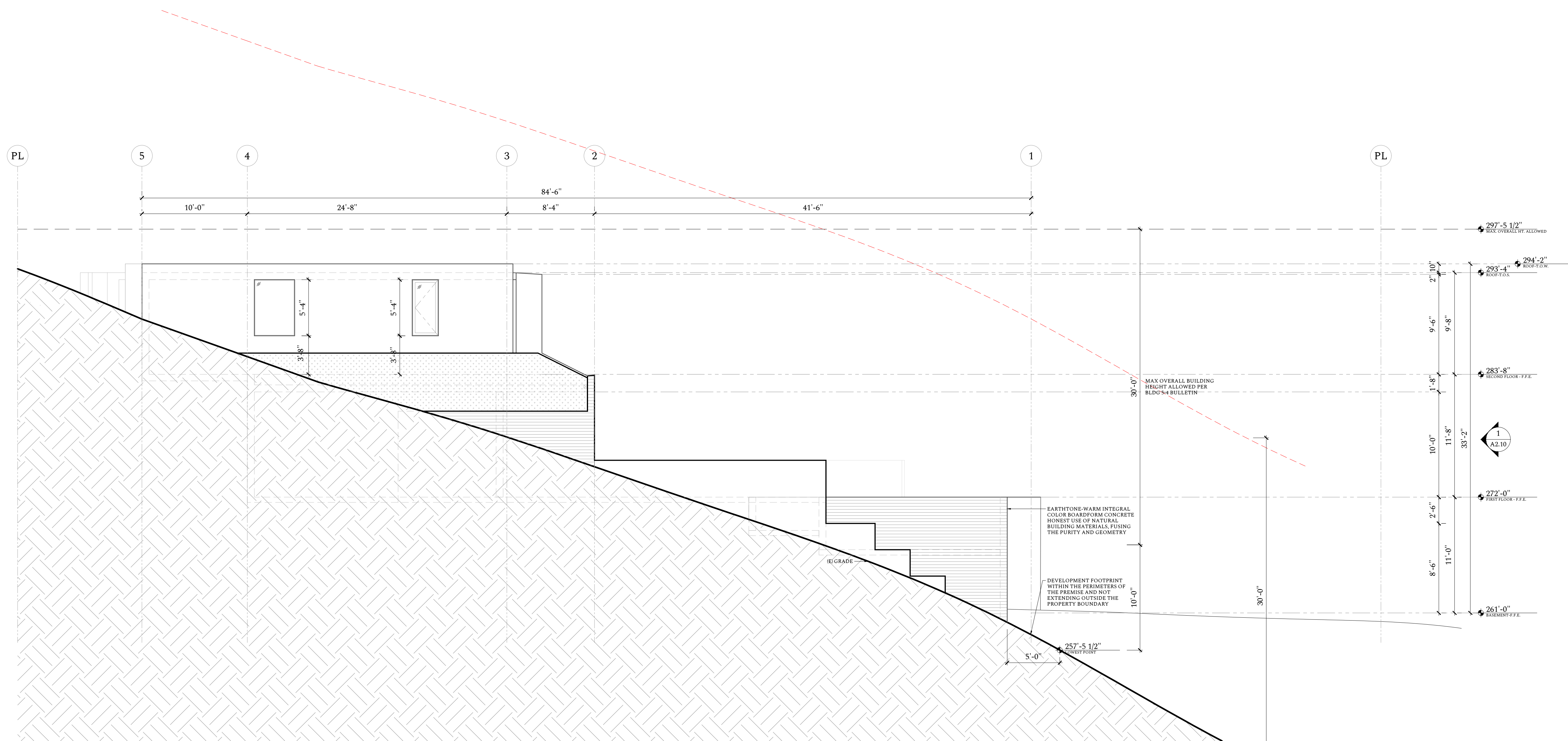
PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 07/23/24    SCALE: 3/16" = 1'-0"

SHEET:  
**A2.20**



3 EAST (BACK) ELEVATION  
SCALE: 3/16" = 1'-0"



4 NORTH (SIDE) ELEVATION  
SCALE: 3/16" = 1'-0"

# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.339.5560

LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100

**NOTE:**

[RM]	ROOM TAG	[R.A.]	RETURN / AIR SUPPLY
[SM]	STEP MARKER	[F.A.]	FLOOR - AIR SUPPLY
[AM]	ACCESS MARKER	[C.A.]	CEILING RETURN / AIR SUPPLY
[E.A.]	ELEVATION TAG	[E.A.]	EXHAUST RETURN / AIR SUPPLY
[T.A.]	TAG	[E]	EXHAUST FAN

[W] WALLS SEE A6.30 WALL ASSEMBLIES  
 W1 F.P. EXPOSED COLOR CONCRETE WALL  
 W1A EXPOSED CONCRETE WALL / TRAVERTINE  
 W1B ROUGH TRAVERTINE  
 W1S EXPOSED COLOR CONCRETE WALL/WOOD  
 W2 F.P. EXPOSED CONCRETE RETAINING WALL  
 W2A CONCRETE RETAINING WALL / TRAVERTINE  
 W2B CONCRETE RETAINING WALL/WOOD  
 W3 EXT. PLASTER / GYPSUM BOARD  
 W3A EXT. PLASTER / TRAVERTINE  
 W4 EXT. WOOD / GYPSUM BOARD  
 W5 GYPSUM BOARD BOTH SIDES  
 W6 GYPSUM BOARD / WOOD  
 W7 GYPSUM BOARD / TRAVERTINE  
 W8 TRAVERTINE BOTH SIDES  
 W9 FLYWOOD BOTH SIDES BACKING

[F] FLOORS SEE A6.30 FLOOR ASSEMBLIES  
 F1 POLISHED CONCRETE FLOOR  
 F2 TRAVERTINE SLAB ON GRADE  
 F3A TRAVERTINE  
 F3B TRAVERTINE BASED FLOOR  
 F3C TRAVERTINE UNDERFLOOR HEATING  
 F3A WOOD FLOOR  
 F3B BASED WOOD FLOOR  
 F4 FLOOR TID  
 F5 PLASTER POOL SLAB ON GRADE  
 F6 PLASTER REFLECTING POOL

[C] CEILING SEE A6.30 ROOF ASSEMBLIES  
 C1 100% FIBERGLASS  
 C2 SOFFIT (GYPSUM BOARD)  
 C3 WOOD TID

[R] ROOFS SEE A6.30 ROOF ASSEMBLIES  
 R1 EXPOSED CONCRETE ROOF  
 R2 INSULATED ROOF PV PANELS  
 R3 GREEN ROOF  
 R4 TRAVERTINE ON GREEN ROOF

[W] WINDOWS SEE A10.1 GLAZING SCHEDULE  
 A WINDOW  
 B SLIDER GLAZING SYSTEM  
 C DOOR AND FIXED GLAZING SYSTEM  
 D SHUNG DOORS MCM/DI  
 E FIXED GLASS  
 F INTERIOR FIXED GLASS  
 S SKYLIGHT

[D] DOORS SEE A11.1 DOOR SCHEDULE  
 D1 INT. SWING DOOR  
 D2 INT. SLIDING DOORS  
 D3 CUSTOM SLIDING DOORS  
 D4 GARAGE FOLDING DOORS  
 D5 METAL DOORS  
 D6 FIXED WOOD SCREEN  
 D7 SLIDING WOOD SCREEN

APR SEE A12.10 APPLIANCE SCHEDULE  
 CABR SEE A13.1 MILL WORK SCHEDULE

**PROGRAM KEY**

001 CAR LOBBY	201 SUITE 1
002 SURF SHOP	202 SUITE 2
003 POOL BATH	300 OFFICE
004 UTILITY	304 MAIN SUITE
005 TRASH	306 WET ROOM
101 KITCHEN	307 DRESSING ROOM
102 DINING	308 LAUNDRY
103 INTERIOR GARDEN	
104 LIVING	
105 OFFICE	
106 SPA	
107 GUEST SUITE	
108 COAT CLOSET	
109 POWDER	
110 RICHMONTE	
111 OUTDOOR DINING - BBQ	
112 REFLECTING POOL	
114 SAUNA	

**REVISION**

REV	DATE	DESCRIPTION

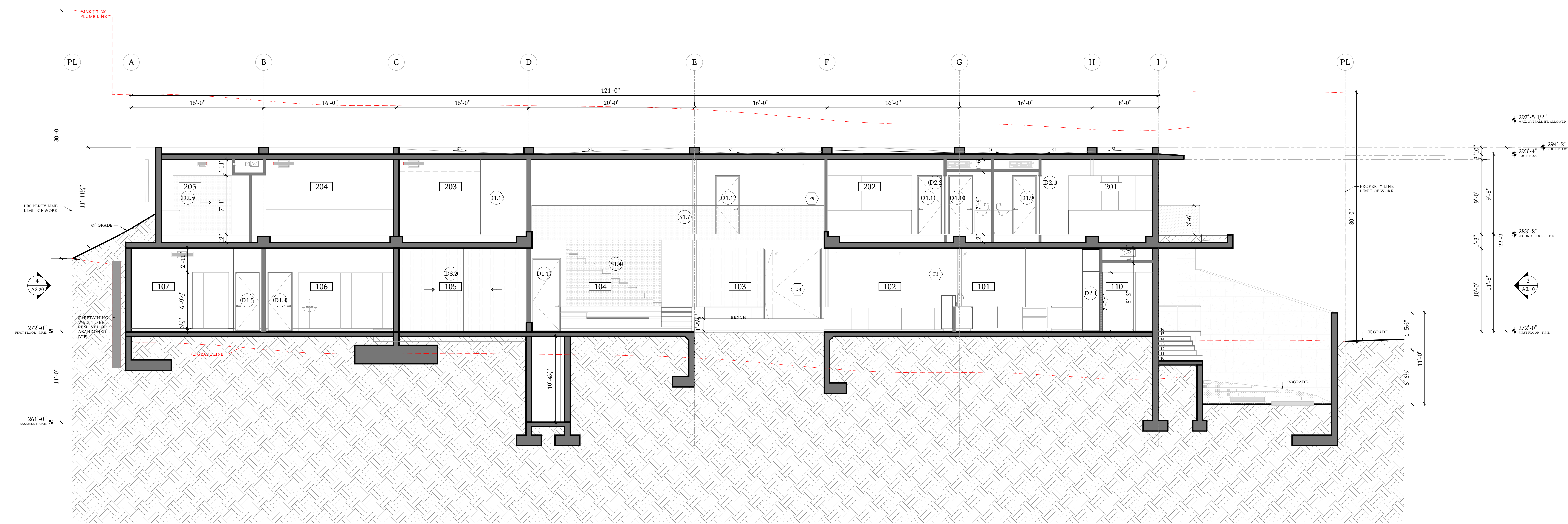
**STAMP:**

**BUILDING SECTIONS 1 & 2**

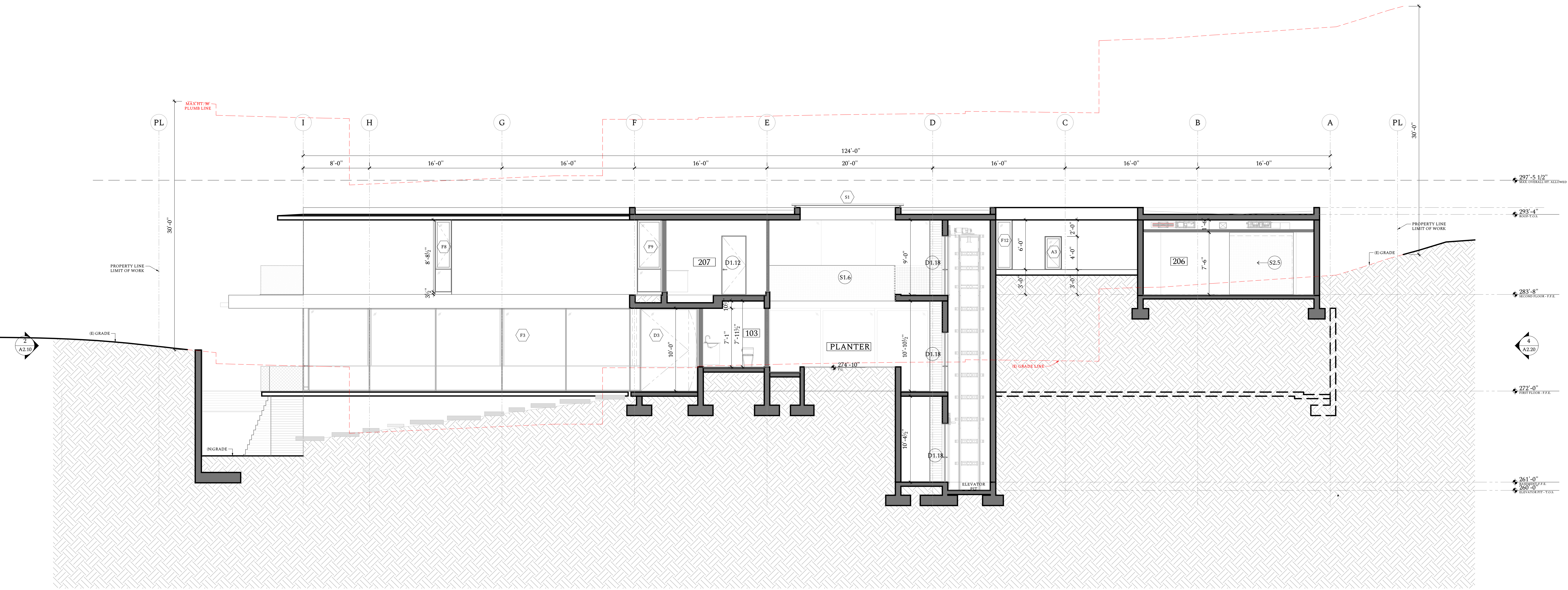
PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 07/23/24 SCALE: 3/16" = 1'-0"

SHEET:  
**A3.00**



1 SECTION 1  
A3.00 SCALE: 3/16" = 1'-0"



2 SECTION 2  
A3.00 SCALE: 3/16" = 1'-0"

# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.339.5560

LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100

**NOTE:**  
RM ROOM TAG    RA RETURN / AIR SUPPLY  
SM STEP MARKER    FL FLOOR - AIR SUPPLY  
AM ACCESS MARKER    CE CEILING RETURN /  
EL ELEVATION    RA AIR SUPPLY  
TAG TAG    EX EXHAUST FAN

WALLS SEE A6.20 WALL ASSEMBLIES  
W1 I.F. EXPOSED COLOR CONCRETE WALL  
W1A EXPOSED CONCRETE WALL / TRAVERTINE  
W1B BRUSH TRAVERTINE  
W1S EXPOSED COLOR CONCRETE WALL/WOOD  
W2 I.F. EXPOSED CONCRETE RETAINING WALL  
W2A CONCRETE RETAINING WALL / TRAVERTINE  
W2B CONCRETE RETAINING WALL/WOOD  
W3 EXT. PLASTER / GYPSUM BOARD  
W3A EXT. PLASTER / TRAVERTINE  
W4 EXT. WOOD / GYPSUM BOARD  
W4A GYPSUM BOARD / TRAVERTINE  
W5 GYPSUM BOARD / WOOD  
W6 GYPSUM BOARD / TRAVERTINE  
W7 TRAVERTINE BOTH SIDES  
W8 TRAVERTINE BOTH SIDES  
W9 FLYWOOD BOTH SIDES BACKING

FLOORS SEE A6.20 FLOOR ASSEMBLIES  
F1 POLISHED CONCRETE FLOOR  
F2 TRAVERTINE SLAB ON GRADE  
F3 TRAVERTINE  
F3A TRAVERTINE BASED FLOOR  
F3B TRAVERTINE UNDER FLOOR HEATING  
F3C WOOD FLOOR SLAB ON GRADE  
F3D WOOD FLOOR  
F3E BASED WOOD FLOOR  
F4 FLOOR TRD  
F5 PLASTER POOL SLAB ON GRADE  
F6 PLASTER REFLECTING POOL  
F7 BASHBOARDS  
F8 TRAVERTINE  
F9 WOOD

CEILING SEE A6.20 ROOF ASSEMBLIES  
C1 100% FIBERGLASS  
C2 SOFFIT (GYPSUM BOARD)  
C3 WOOD TRD

ROOFS SEE A6.20 ROOF ASSEMBLIES  
R1 EXPOSED CONCRETE ROOF  
R2 INSULATED ROOF / PV PANELS  
R3 GREEN ROOF  
R4 TRAVERTINE ON GREEN ROOF

WINDOWS SEE A10.1 GLAZING SCHEDULE  
A WINDOW  
B SLIDER GLAZING SYSTEM  
C DOOR AND FIXED GLAZING SYSTEM  
D SWING DOORS / METED  
E FIXED GLASS  
F INTERIOR FIXED GLASS  
S SKYLIGHT

DOORS SEE A11.1 DOOR SCHEDULE  
D1 INT. SWING DOOR  
D2 INT. SLIDING DOORS  
D3 CUSTOM SLIDING DOORS  
D4 GARAGE FOLDING DOORS  
D5 METAL DOORS  
D6 FIXED WOOD SCREEN  
D7 SLIDING WOOD SCREEN  
AWF SEE A12.10 APPLIANCE SCHEDULE  
CABF SEE A13.1 MILL WORK SCHEDULE

**PROGRAM KEY**

001 CAR LOBBY	201 SUITE 1
002 SURF SHOP	202 SUITE 2
003 POOL BATH	203 OFFICE
004 UTILITY	204 MAIN SUITE
005 TRASH	205 WET ROOM
006	206 DRESSING ROOM
007	207 LAUNDRY

**STAMP:**  
SEBASTIAN MARISCAL ARCHITECT  
REGISTERED ARCHITECT  
951266-AR-3  
STATE OF CALIFORNIA

**REVISION**

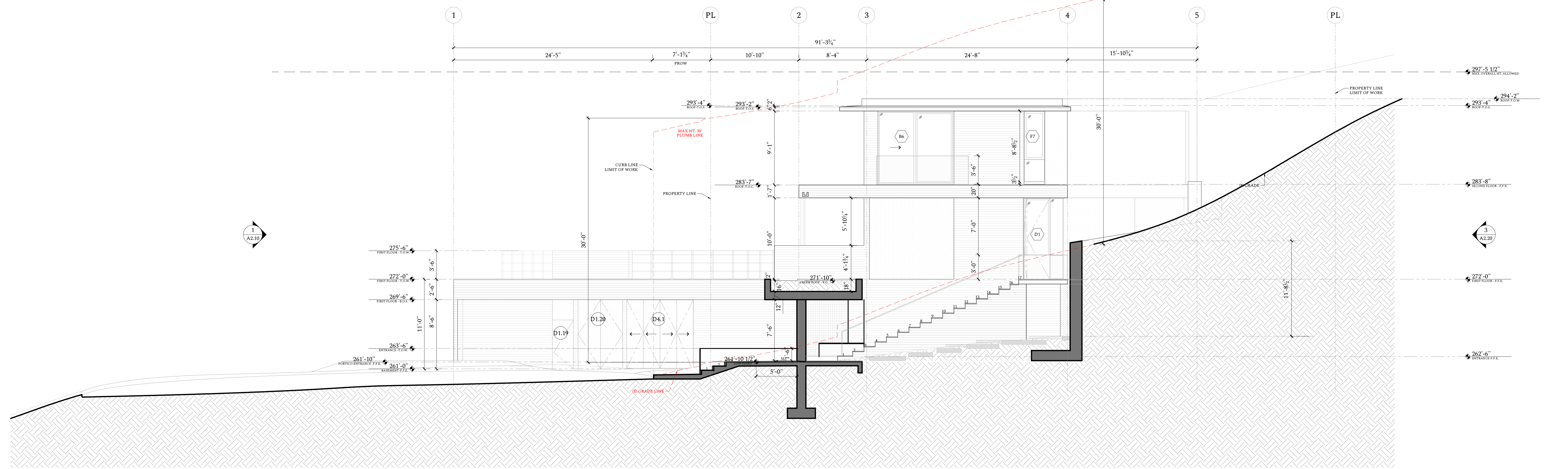
REV	DATE	DESCRIPTION

**BUILDING SECTIONS 3 & 4**

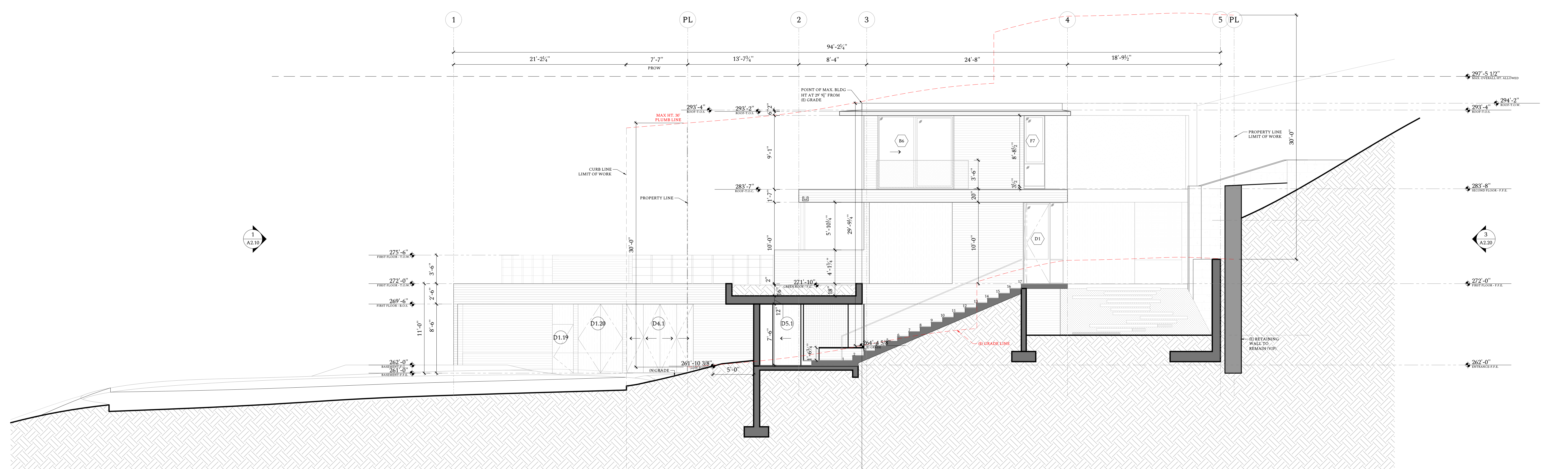
PROJECT NUMBER: HERMANNY

DRAWING DATE: 07/23/24    SCALE: 3/16" = 1'-0"

SHEET: A3.10



3 SECTION 3  
A3.10 SCALE: 3/16" = 1'-0"



4 SECTION 4  
A3.10 SCALE: 3/16" = 1'-0"

# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.339.5560

LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100

**NOTE:**  
[RM] ROOM TAG [R.A.] RETURN / AIR SUPPLY  
[SM] STEP MARKER [F.A.] FLOOR - AIR SUPPLY  
[AM] ACCESS MARKER [C.R.] CEILING RETURN /  
[ELEV] ELEVATION [R.A.] AIR SUPPLY  
[TAG] TAG [EXHA] EXHAUST FAN

[W1] WALLS SEE A6.30 WALL ASSEMBLIES  
[W1.1] 1/2" EXPOSED COLOR CONCRETE WALL  
[W1.2] EXPOSED CONCRETE WALL / TRAVERTINE  
[W1.3] BRUSH TRAVERTINE  
[W1.4] EXPOSED COLOR CONCRETE WALLWOOD  
[W1.5] 1/2" EXPOSED CONCRETE RETAINING WALL  
[W1.6] CONCRETE RETAINING WALL / TRAVERTINE  
[W1.7] CONCRETE RETAINING WALLWOOD  
[W1.8] EXT. PLASTER / GYPSUM BOARD  
[W1.9] GYPSUM BOARD / TRAVERTINE  
[W1.10] EXT. WOOD / GYPSUM BOARD  
[W1.11] GYPSUM BOARD / TRAVERTINE  
[W1.12] GYPSUM BOARD / WOOD  
[W1.13] TRAVERTINE BOTH SIDES  
[W1.14] PLYWOOD BOTH SIDES / BACKING  
[W1.15] (SEE SPEC. A11.12 IN FINISH SCHEDULE)

[F1] FLOORS SEE A6.30 FLOOR ASSEMBLIES  
[F1.1] POLISHED CONCRETE FLOOR  
[F1.2] TRAVERTINE SLAB ON GRADE  
[F1.3] TRAVERTINE  
[F1.4] TRAVERTINE BASED FLOOR  
[F1.5] TRAVERTINE UNDER FLOOR HEATING  
[F1.6] WOOD FLOOR SLAB ON GRADE  
[F1.7] WOOD FLOOR  
[F1.8] RAISED WOOD FLOOR  
[F1.9] FLOOR TRD  
[F1.10] PLASTER POOL SLAB ON GRADE  
[F1.11] PLASTER REFLECTING POOL  
[F1.12] (SEE SPEC. A6.30 ROOF ASSEMBLIES)  
[F1.13] ROOF FLOORWOOD  
[F1.14] SOFFIT (GYPSUM BOARD)  
[F1.15] WOOD TRD

[R1] ROOFS SEE A6.30 ROOF ASSEMBLIES  
[R1.1] EXPOSED CONCRETE ROOF  
[R1.2] INSULATED ROOF / PV PANELS  
[R1.3] GREEN ROOF  
[R1.4] TRAVERTINE ON GREEN ROOF

[W1] WINDOWS SEE A10.1 GLAZING SCHEDULE  
[W1.1] WINDOW  
[W1.2] SLIDER GLAZING SYSTEM  
[W1.3] DOOR AND FIXED GLAZING SYSTEM  
[W1.4] SWING DOORS / MCM/DI  
[W1.5] FIXED GLASS  
[W1.6] INTERIOR FIXED GLASS  
[W1.7] SKYLIGHT  
[W1.8] DOORS SEE A11.1 DOOR SCHEDULE  
[W1.9] INT. SWING DOOR  
[W1.10] INT. SLIDING DOORS  
[W1.11] CUSTOM SLIDING DOORS  
[W1.12] GARAGE FOLDING DOORS  
[W1.13] METAL DOORS  
[W1.14] FIXED WOOD SCREEN  
[W1.15] SLIDING WOOD SCREEN  
[W1.16] (SEE A10.1 APPLIANCES SCHEDULE)  
[W1.17] CAB. SEE A10.1 MILL WORK SCHEDULE

**PROGRAM KEY**

001	CAR LOBBY	201	SUITE 1
002	SURF SHOP	202	SUITE 2
003	POOL BATH	300	OFFICE
004	UTILITY	204	MAIN SUITE
005	TRASH	306	WET ROOM
101	KITCHEN	307	DRESSING ROOM
102	DINING	308	LAUNDRY
103	INTERIOR GARDEN		
104	LIVING		
105	OFFICE		
106	SPA		
107	GUEST SUITE		
108	COAT CLOSET		
109	POWDER		
110	RICHMONTE		
111	OUTDOOR DINING - BBQ		
112	REFLECTING POOL		
114	SAUNA		

**STAMP:**

**REVISION**

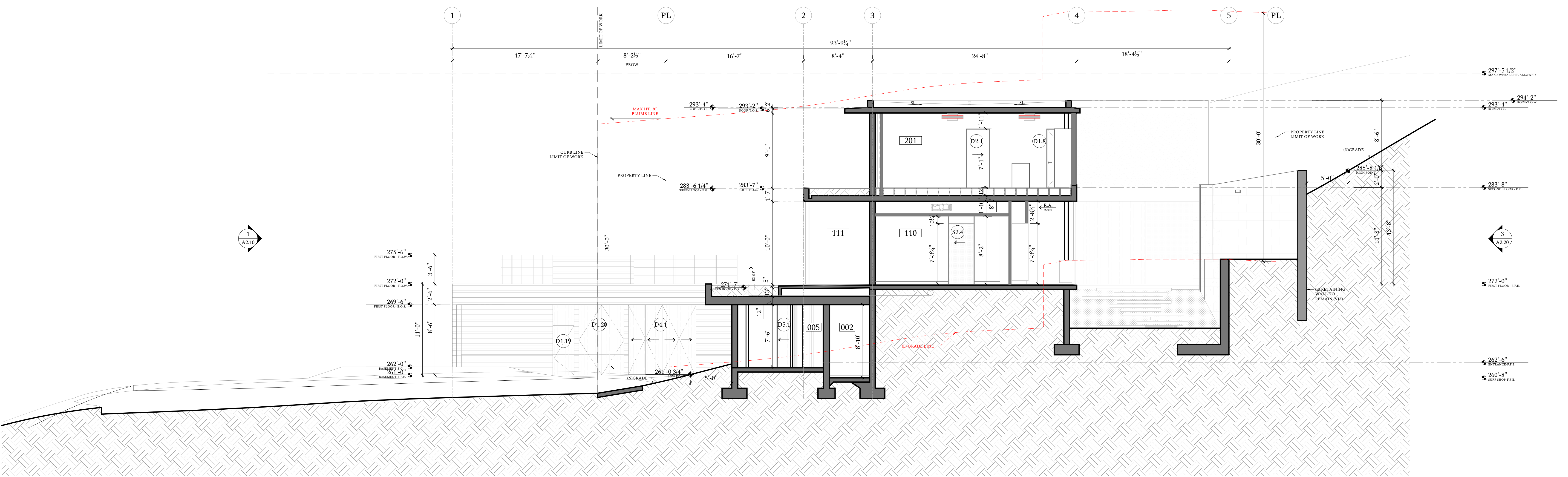
REV	DATE	DESCRIPTION

**BUILDING SECTIONS 5 & 6**

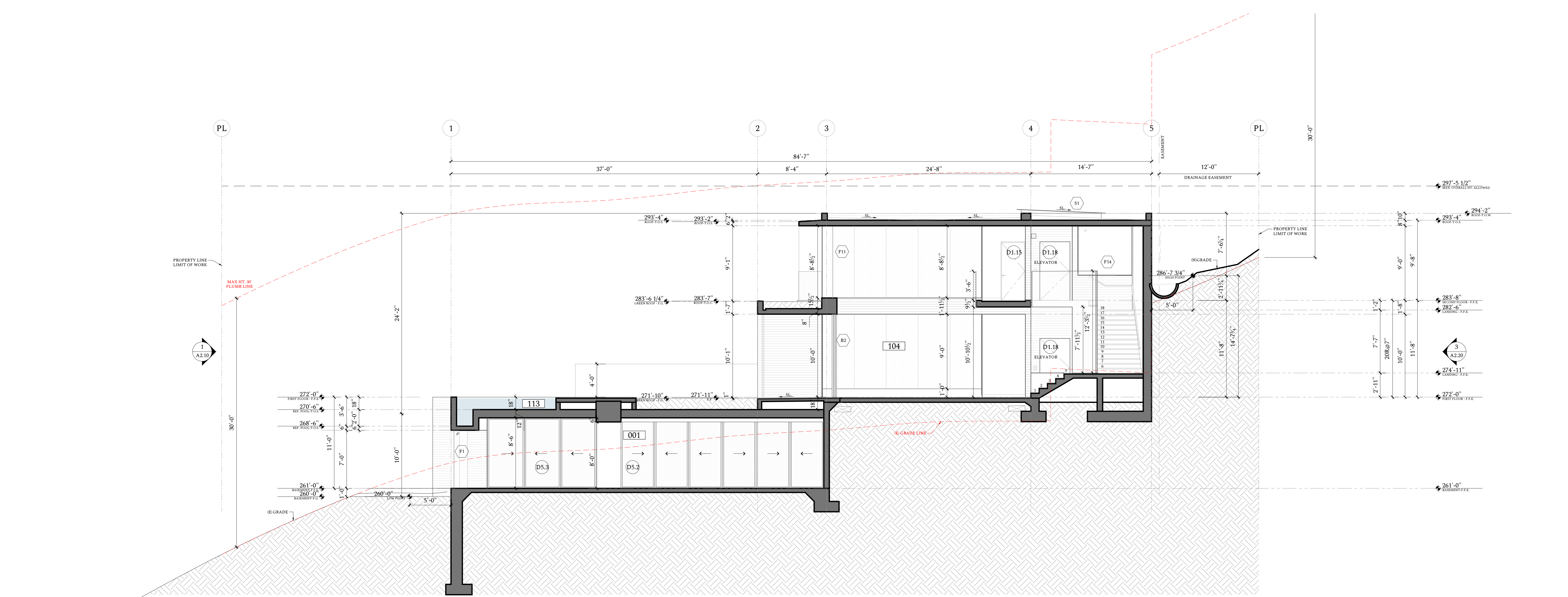
PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 07/23/24 SCALE: 3/16" = 1'-0"

SHEET:  
**A3.20**



5 SECTION 5  
A3.20 SCALE: 3/16" = 1'-0"



6 SECTION 6  
A3.20 SCALE: 3/16" = 1'-0"



# HERMANNY HOUSE

2538 RUETTE NICOLE  
LA JOLLA, CA 92037

SEBASTIAN MARISCAL STUDIO  
T: 617.710.9373  
clau@sebastianmariscal.com

STRUCTURAL ENGINEER  
MOBAYED CONSULTING GROUP  
7940 SILVERTON AVE #201  
SAN DIEGO, CA 92126  
T: 858.586.7855

MEP ENGINEER  
H+W ENGINEERING, INC.  
1810 GILLESPIE WAY, SUITE 207  
EL CAJON, CA 92020  
T: 702.203.8699

CIVIL ENGINEER  
K&S ENGINEERING  
7801 MISSION CENTER CT #100  
SAN DIEGO, CA 92108  
T: 619.339.5560

LANDSCAPE ARCHITECT  
S.R. CLARKE LANDSCAPE  
110 COPPERWOOD WAY #P  
OCEANSIDE, CA 92058  
T: 760.716.3100

**NOTE:**  
RM ROOM TAG    RA RETURN / AIR SUPPLY  
SM STEP MARKER    SA FLOOR - AIR SUPPLY  
AM ACCESS MARKER    EA CEILING RETURN / AIR SUPPLY  
EL ELEVATION TAG    EA2 EXHAUST FAN  
T TAG

WALLS SEE A6.10 WALL ASSEMBLIES  
W1 I.F. EXPOSED COLOR CONCRETE WALL  
W1A EXPOSED CONCRETE WALL / TRAVERTINE  
W1B ROUGH TRAVERTINE  
W1S EXPOSED COLOR CONCRETE WALL/WOOD  
W2 I.F. EXPOSED CONCRETE RETAINING WALL  
W2A CONCRETE RETAINING WALL / TRAVERTINE  
W2B CONCRETE RETAINING WALL/WOOD  
W3 EXT. PLASTER / TRAVERTINE  
W4 EXT. WOOD / GYPSUM BOARD  
W5 GYPSUM BOARD / TRAVERTINE  
W6 GYPSUM BOARD / WOOD  
W7 GYPSUM BOARD / TRAVERTINE  
W8 TRAVERTINE BOTH SIDES  
W9 PLYWOOD BOTH SIDES / BACKING

FLOORS SEE A6.20 FLOOR ASSEMBLIES  
F1 POLISHED CONCRETE FLOOR  
F2 TRAVERTINE SLAB ON GRADE  
F3 TRAVERTINE  
F3B TRAVERTINE BASED FLOOR  
F3C TRAVERTINE UNDER FLOOR HEATING  
F4 WOOD FLOOR  
F4B RAISED WOOD FLOOR  
F4C PLASTER REFLECTING POOL  
F5 PLASTER POOL SLAB ON GRADE  
F6 WOOD FLOOR  
F7 RAISED WOOD FLOOR  
F8 TRAVERTINE  
F9 WOOD

CEILING SEE A6.30 ROOF ASSEMBLIES  
C1 100% PLYWOOD  
C2 SOFFIT (GYPSUM BOARD)  
C3 WOOD TRD

ROOFS SEE A6.30 ROOF ASSEMBLIES  
R1 EXPOSED CONCRETE ROOF  
R2 INSULATED ROOF / PV PANELS  
R3 GREEN ROOF  
R4 TRAVERTINE ON GREEN ROOF

WINDOWS SEE A6.40 GLAZING SCHEDULE  
A WINDOW  
A1 SLIDER GLAZING SYSTEM  
C DOOR AND FIXED GLAZING SYSTEM  
D SWING DOORS / MCM (M)  
E FIXED GLASS  
G EXTERIOR FIXED GLASS  
S SKYLIGHT  
DOORS SEE A7.10 DOOR SCHEDULE  
D1 INT. SWING DOOR  
D2 INT. SLIDING DOORS  
D3 CUSTOM SLIDING DOORS  
D4 GARAGE FOLDING DOORS  
D5 METAL DOORS  
D6 FIXED WOOD SCREEN  
D7 SLIDING WOOD SCREEN  
APR SEE A8.10 APPLIANCE SCHEDULE  
CABR SEE A10. MILL WORK SCHEDULE

**PROGRAM KEY**

001	CAR LOBBY	201	SUITE 1
002	SURF SHOP	202	SUITE 2
003	POOL BATH	203	OFFICE
004	UTILITY	204	MAIN SUITE
005	TRASH	205	WET ROOM
101	KITCHEN	206	DRESSING ROOM
102	DINING		LAUNDRY
103	INTERIOR GARDEN		
104	LIVING		
105	OFFICE		
106	SEA		
107	GUEST SUITE		
108	COAT CLOSET		
109	POWDER		
110	RICHIELETTE		
111	OUTDOOR DINING - BBQ		
112	REFLECTING POOL		
114	SAUNA		

**STAMP:**

**REVISION**

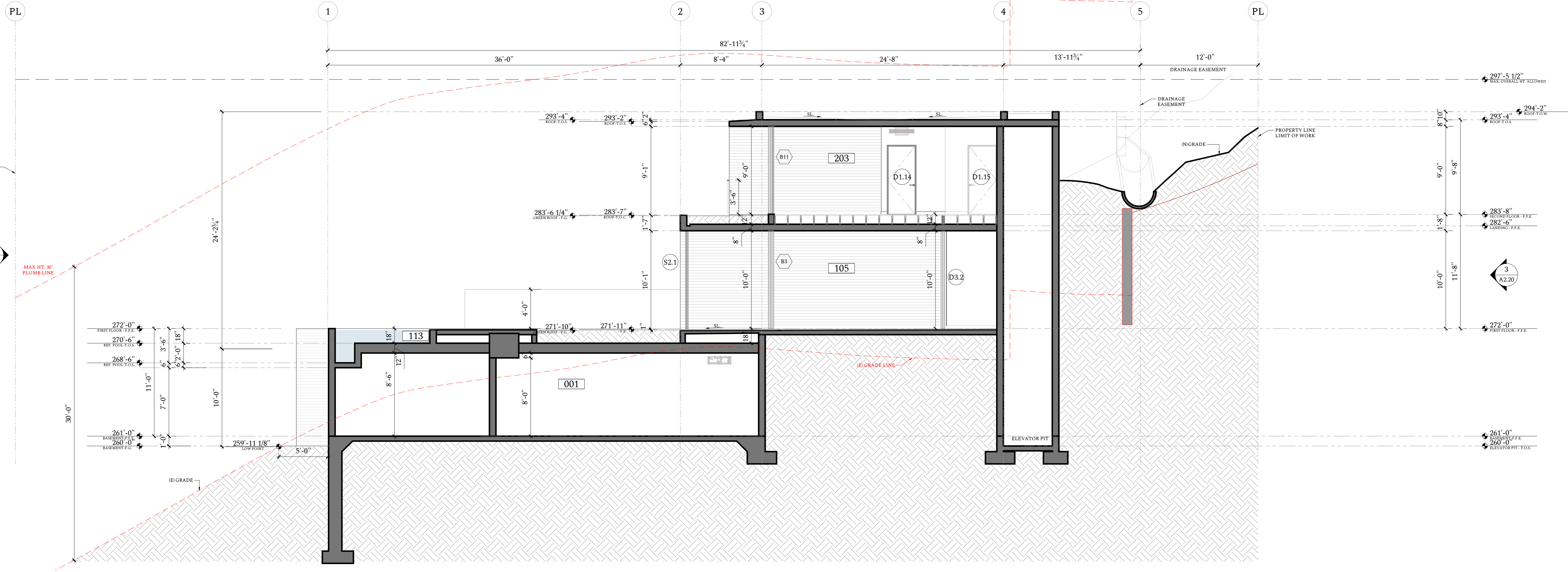
REV	DATE	DESCRIPTION

**BUILDING SECTIONS 7 & 8**

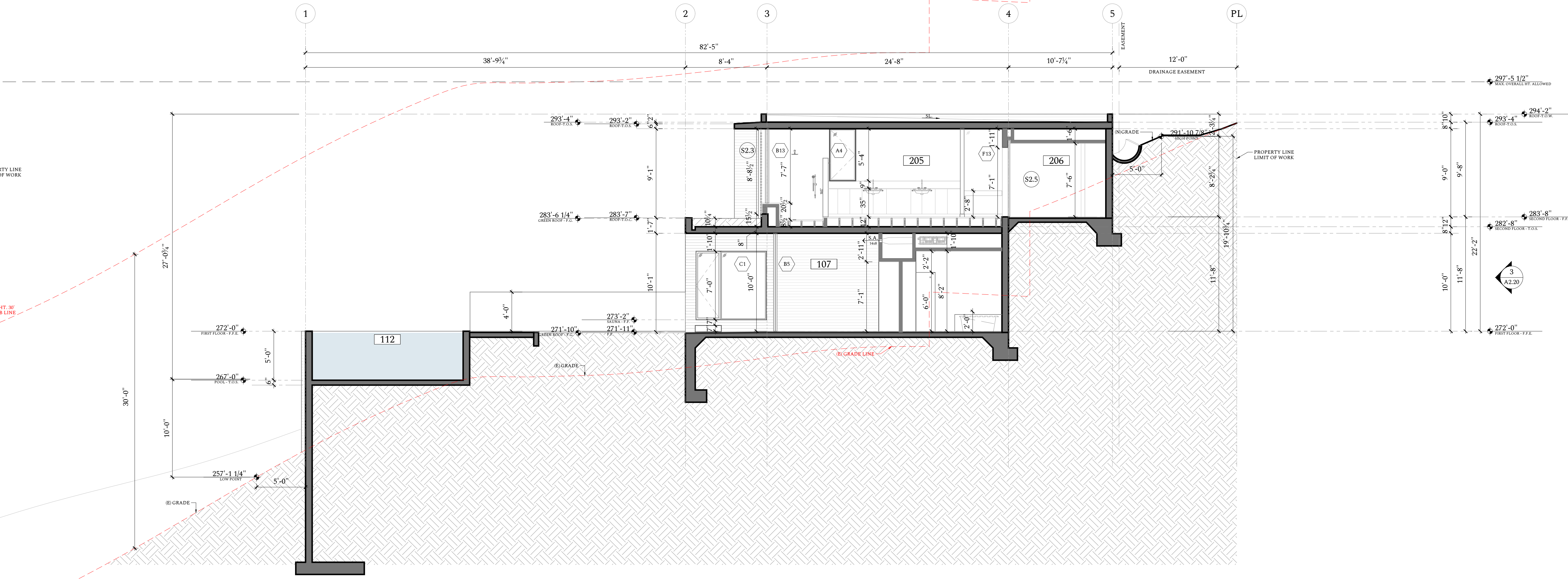
PROJECT NUMBER:  
HERMANNY

DRAWING DATE: 07/23/24    SCALE: 3/16" = 1'-0"

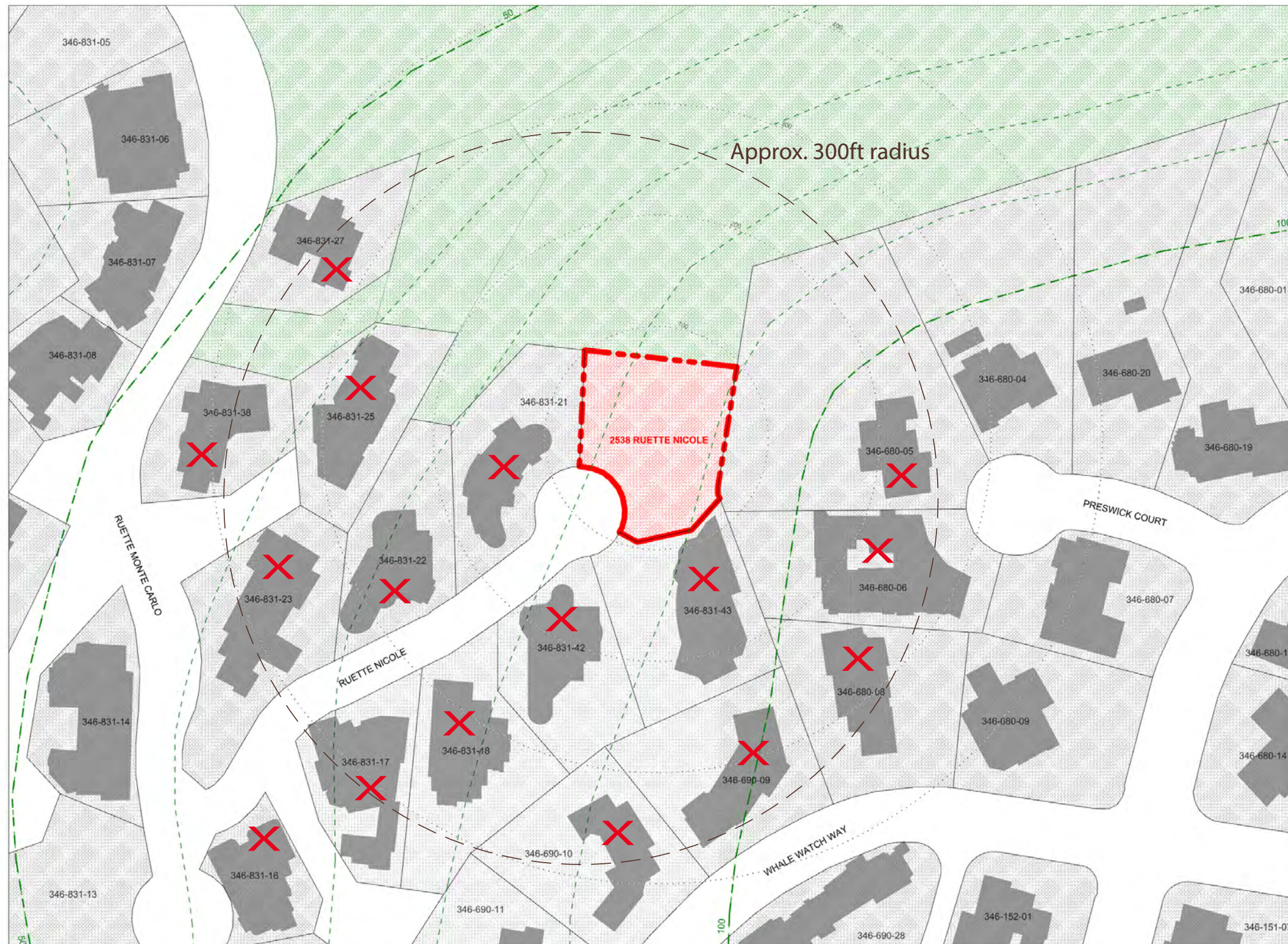
SHEET:  
**A3.30**



7 SECTION 7  
A3.30 SCALE: 3/16" = 1'-0"



8 SECTION 8  
A3.30 SCALE: 3/16" = 1'-0"



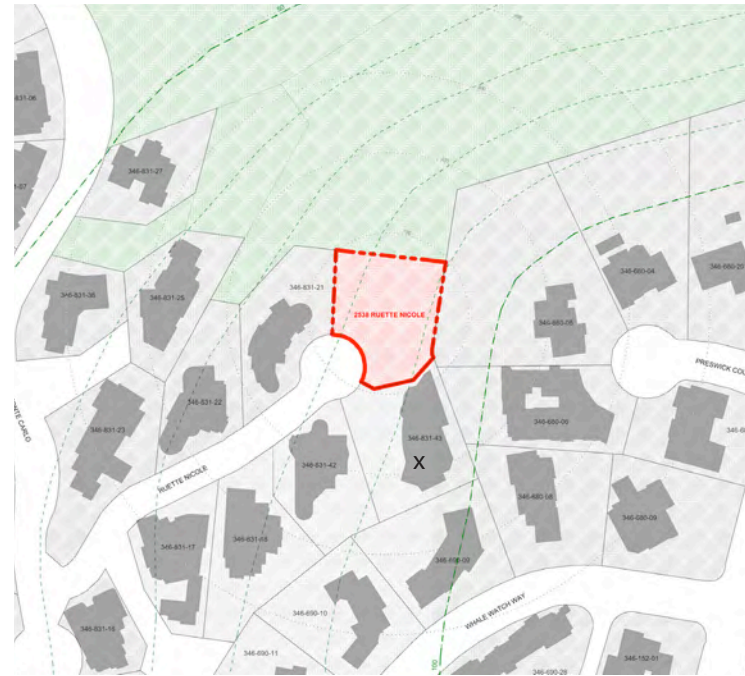
PARCELS SURVEYED IN 300ft RADIUS NEIGHBOR SURVEY

[2533 Ruelle Nicole, San Diego, CA 92037](#)

(south of site)



[Photo taken from Google Earth](#)

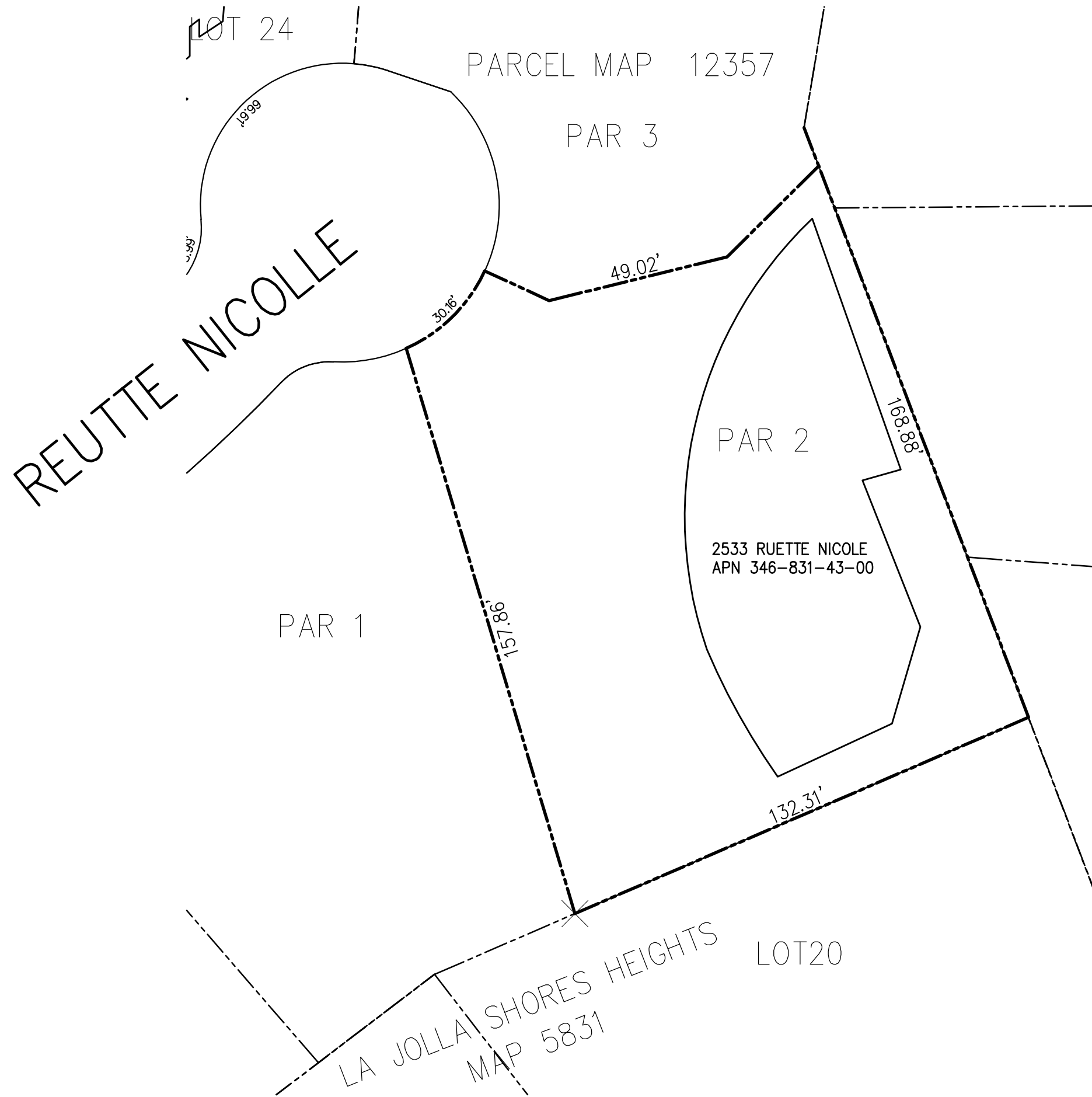


<b>Zoning:</b>	LJSPD-SF	<b>Living SF</b>	9,762
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF</b>	19,500
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR :</b>	0.50
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	35 feet
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	8- feet
<b>APN:</b>	346-831-43-00	<b>Rear Setback</b>	6 feet
<b>Lot Size SF</b>	19,709	<b>Stories:</b>	3 stories

\*For PV system on roof: Electrical-Photovoltaic Permit issued 2014 (applied 2014)

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

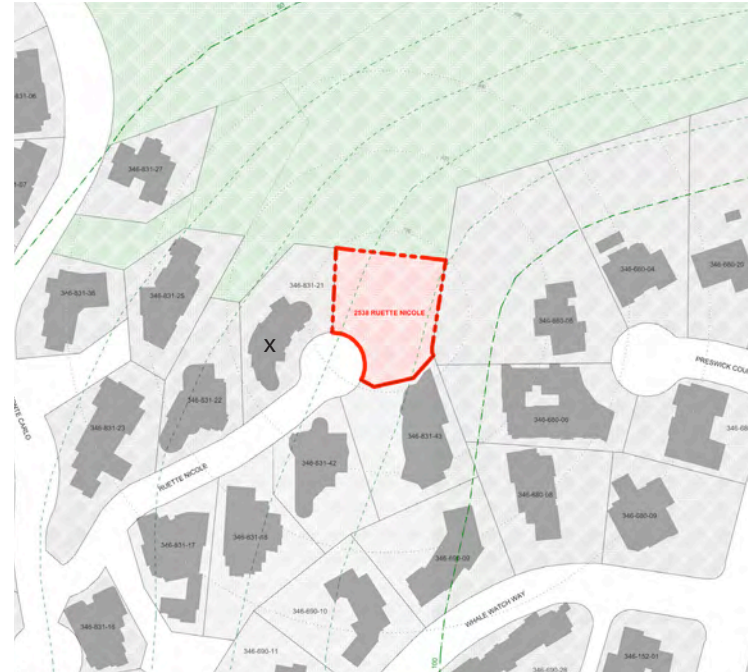
IMMEDIATE NEIGHBOR



SCALE: 1" = 30'

[2526 Ruelle Nicole, San Diego, CA 92037](#)

(west of site)



[Photo taken from Google Earth](#)

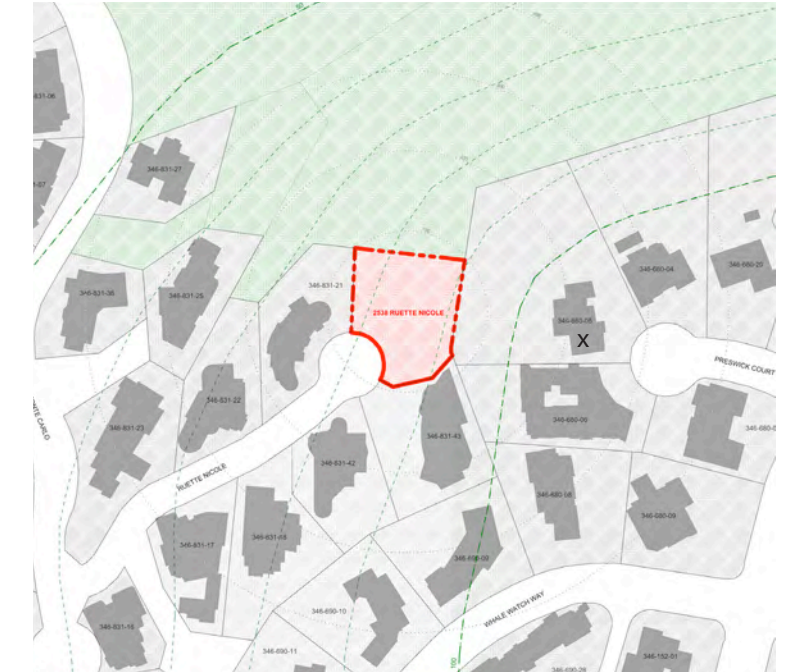
<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	5,100
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	18,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.31
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	10 feet
<b>Ecological:</b>	Steep Hillides	<b>Side Setback</b>	15 feet
<b>APN:</b>	346-831-21-00	<b>Rear Setback</b>	35 feet
<b>Lot Size SF (approx):</b>	16,680	<b>Stories:</b>	2 stories

\*No information on permits

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

[2638 Prestwick Ct, La Jolla Shores Heights, San Diego, CA 92037](#)

(east of site)



[Photo taken from Google Earth](#)

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	3,279
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	20,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.08
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	26 feet
<b>Ecological:</b>	Steep Hillides	<b>Side Setback</b>	10 feet
<b>APN:</b>	346-680-05-00	<b>Rear Setback</b>	20 feet
<b>Lot Size SF (approx):</b>	41,817	<b>Stories:</b>	1 story

\*No information on permits

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

## IMMEDIATE NEIGHBORS

MAP NO 8447

LOT 4

LOT 24

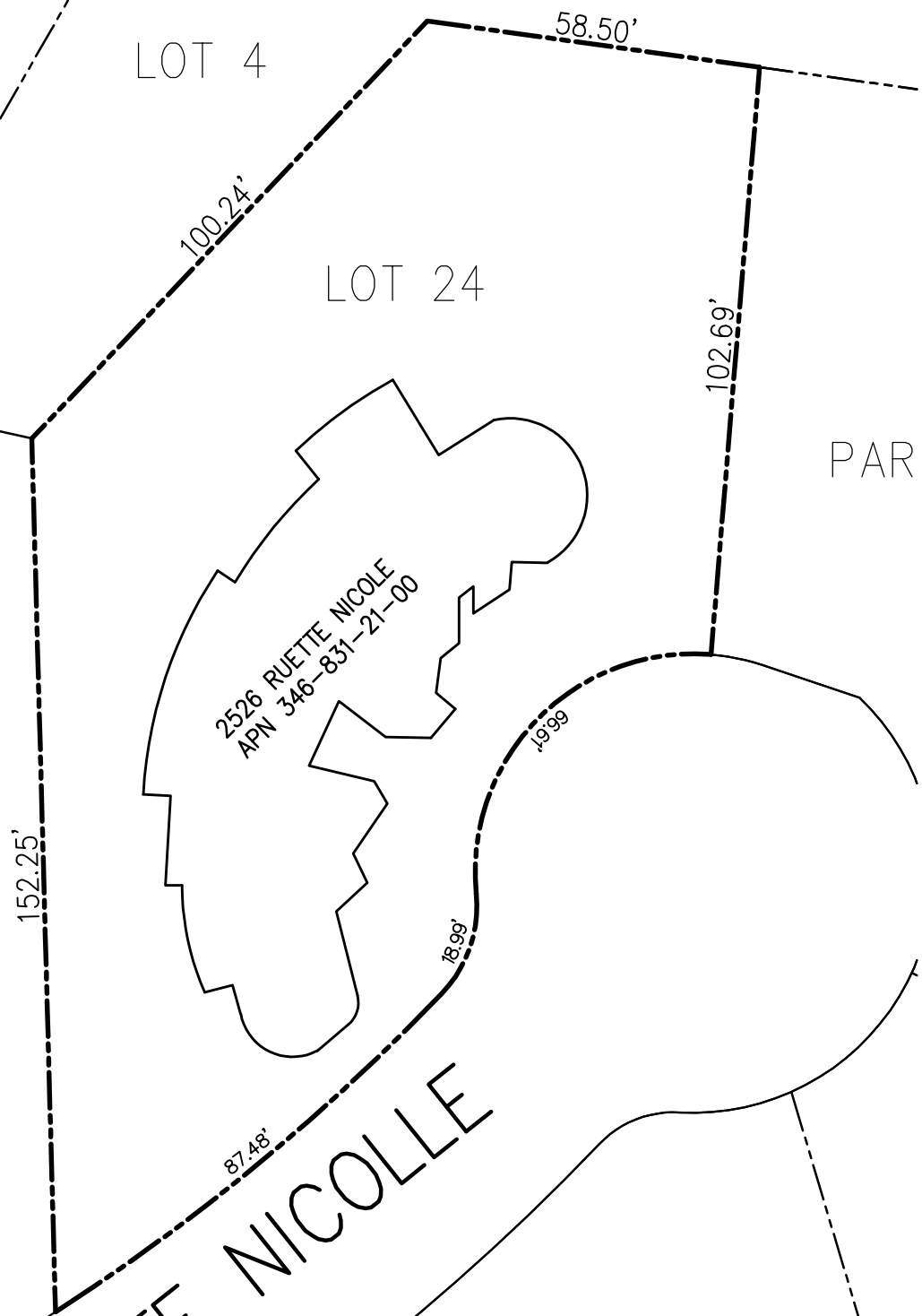
PAR 3

LOT 25

2526 RUETTE NICOLE  
APN 346-831-21-00

REUTTE NICOLLE

LOT 21



SCALE: 1" = 30'

LA JOLLA SHORES HEIGHTS  
MAP NO 5831

LOT 20

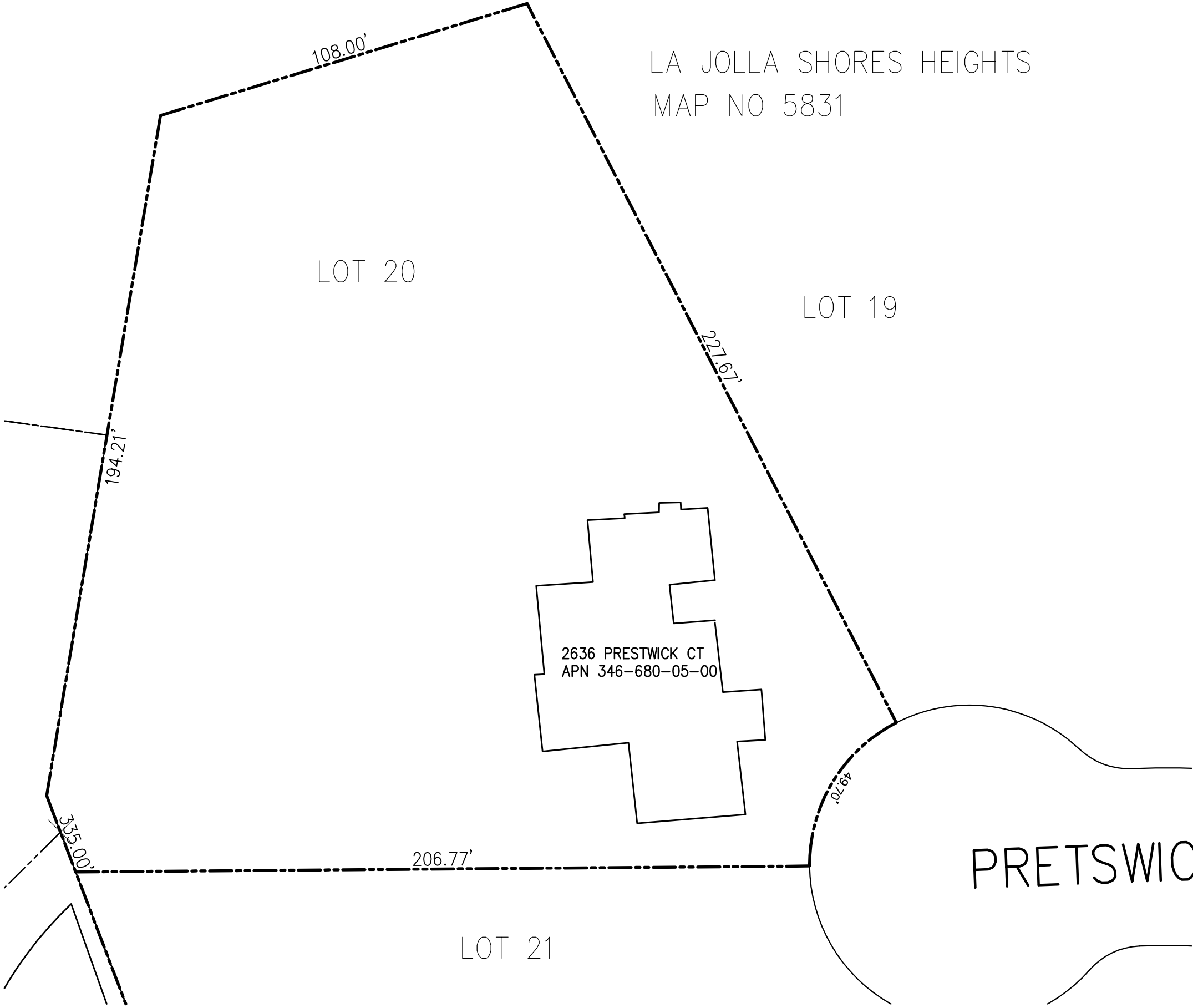
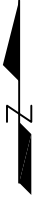
LOT 19

2636 PRESTWICK CT  
APN 346-680-05-00

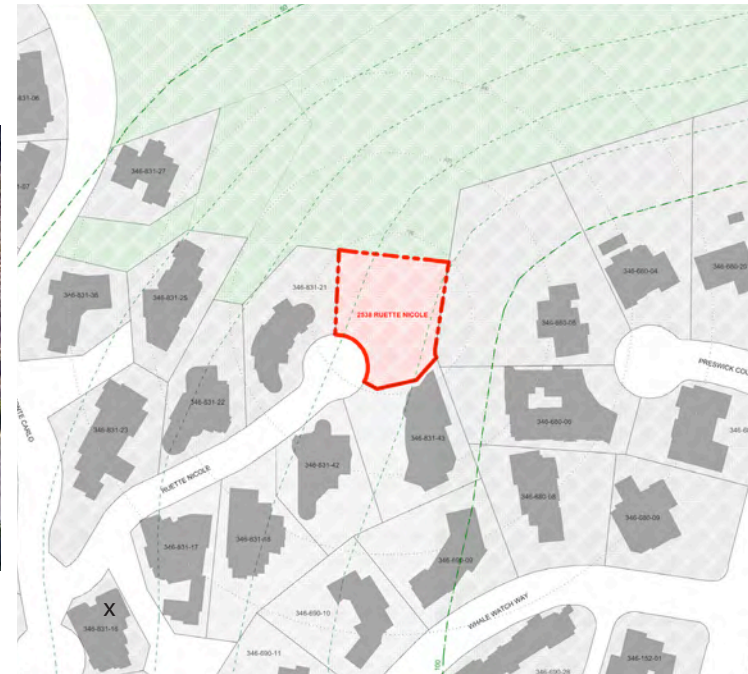
LOT 21

PRETSWICK CT

SCALE: 1" = 30'



[2501 Ruelle Nicole, San Diego, CA 92037](#)



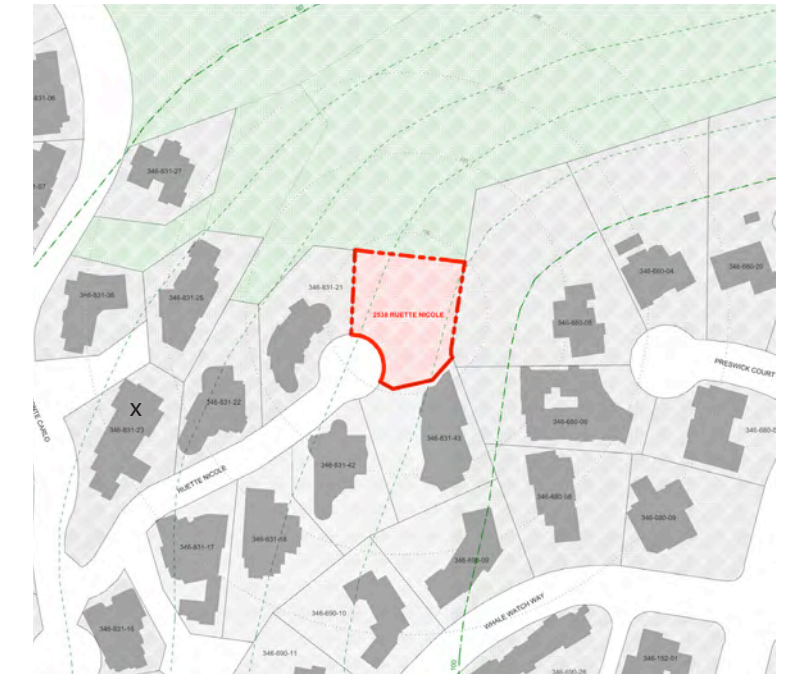
[Photo taken from Google Earth](#)

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	6,011
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	9,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	<b>0.71</b>
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	20 feet
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	10 feet
<b>APN:</b>	346-831-16-00	<b>Rear Setback</b>	5 feet
<b>Lot Size SF (approx):</b>	8,499	<b>Stories:</b>	2 stories

\*No information on permits

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

[2506 Ruelle Nicole, San Diego, CA 92037](#)



[Photo taken from Google Earth](#)

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	8,927
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	20,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.42
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	7 feet
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	10 feet
<b>APN:</b>	346-831-23-00	<b>Rear Setback</b>	13 feet
<b>Lot Size SF (approx):</b>	21,261	<b>Stories:</b>	3 stories with subterranean garage

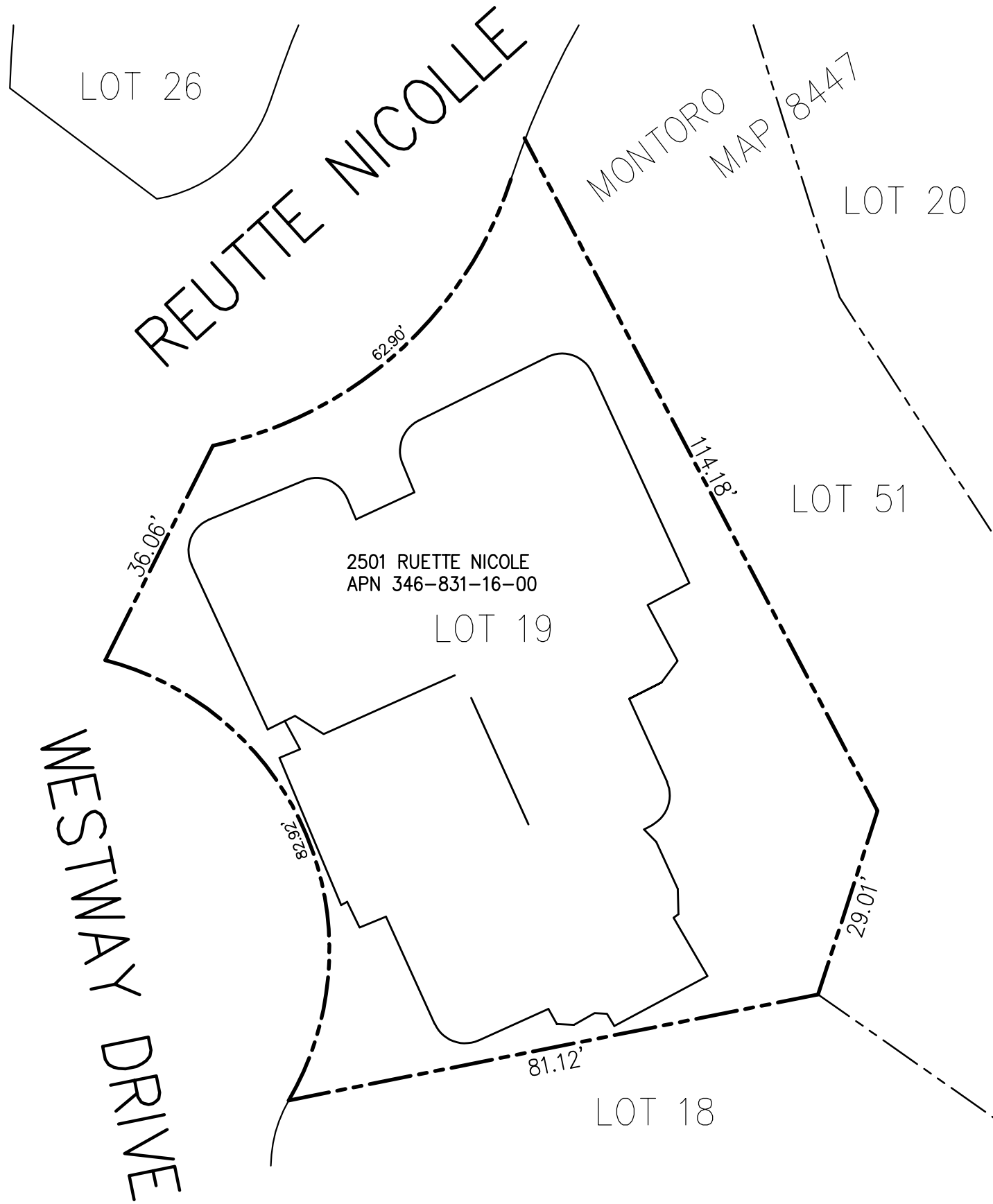
\*For subterranean garage: Issued SDP 2006 (applied 2003), CDP 2006 (applied 2003), Combination Building Permit 2005 (applied 2004), Grading Permit 2005 (applied 2004), completed 2009

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

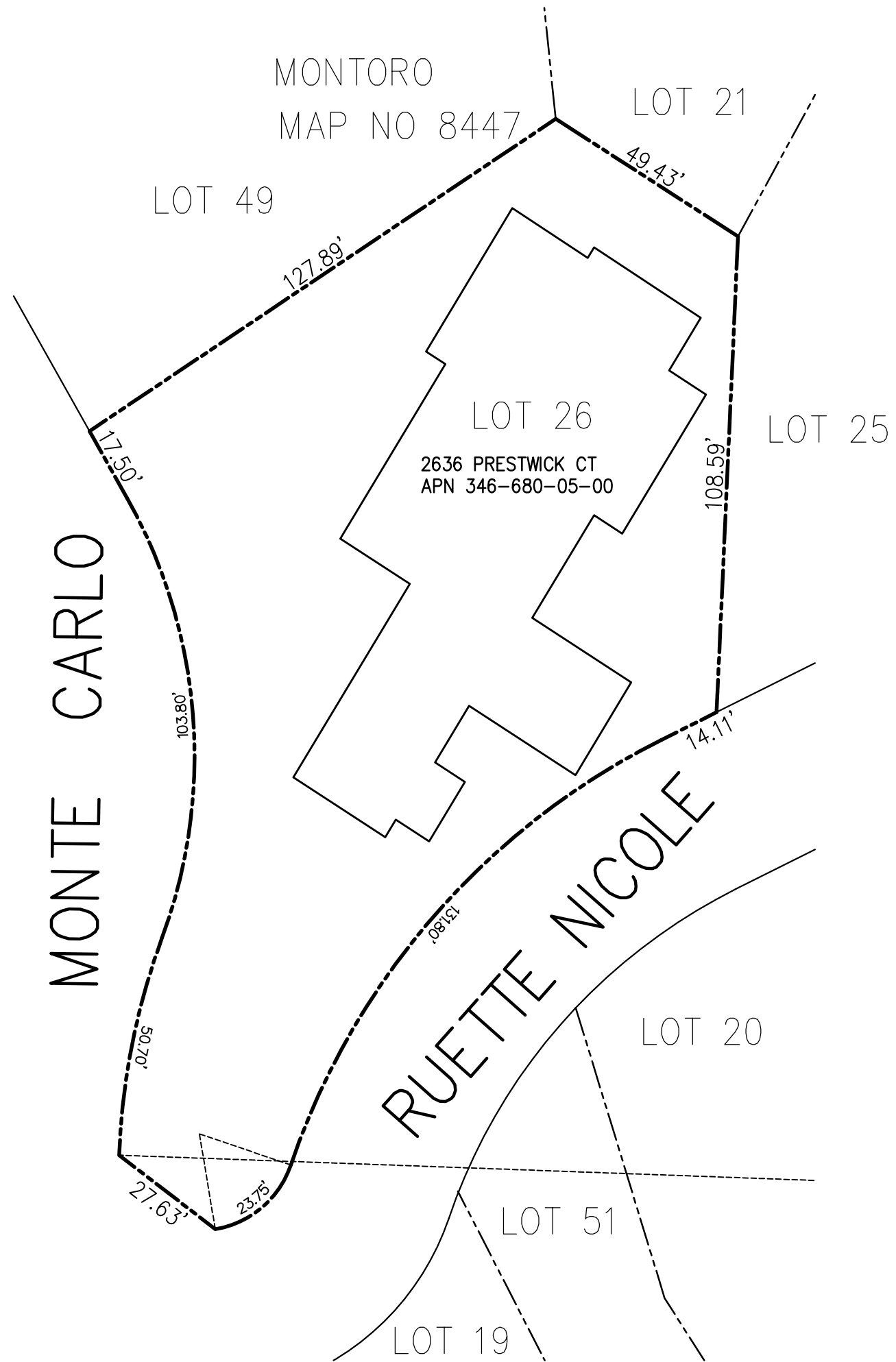
## NEIGHBORS ON SOUTH WEST



MONTE CCARLO

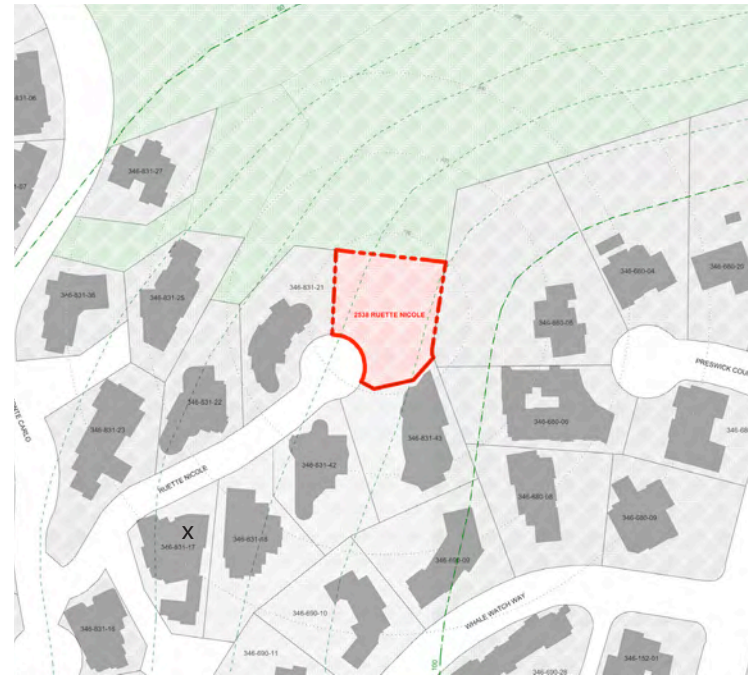


SCALE: 1" = 20'



SCALE: 1" = 30'

[2507 Ruelle Nicole, San Diego, CA 92037](#)



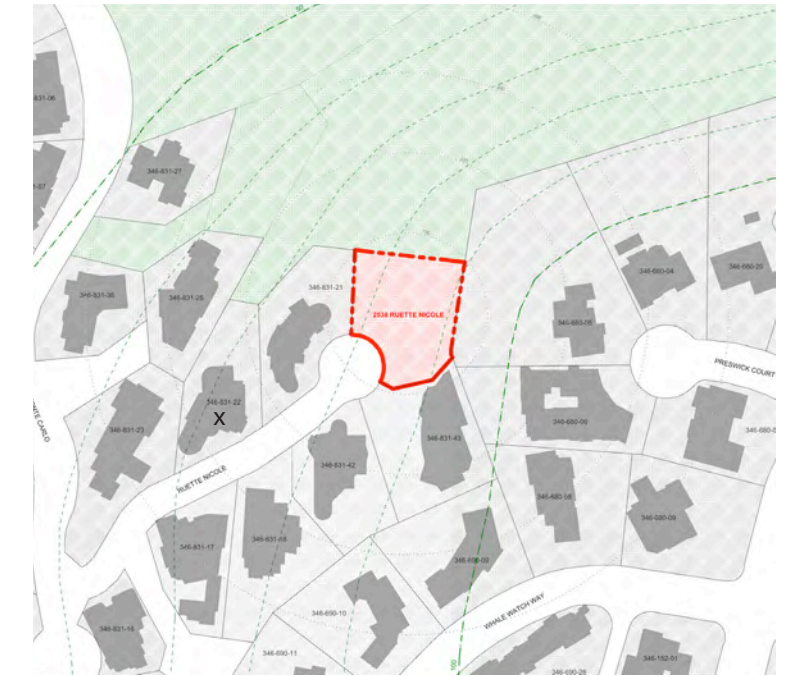
[Photo taken from Google Earth](#)

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	4,215
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	15,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.31
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	10 feet
<b>Ecological:</b>	Steep Hillides	<b>Side Setback</b>	4 feet
<b>APN:</b>	346-831-17-00	<b>Rear Setback</b>	14 feet
<b>Lot Size SF (approx):</b>	13,544	<b>Stories:</b>	2 stories

\*No information on permits

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

[2516 Ruelle Nicole, San Diego, CA 92037](#)



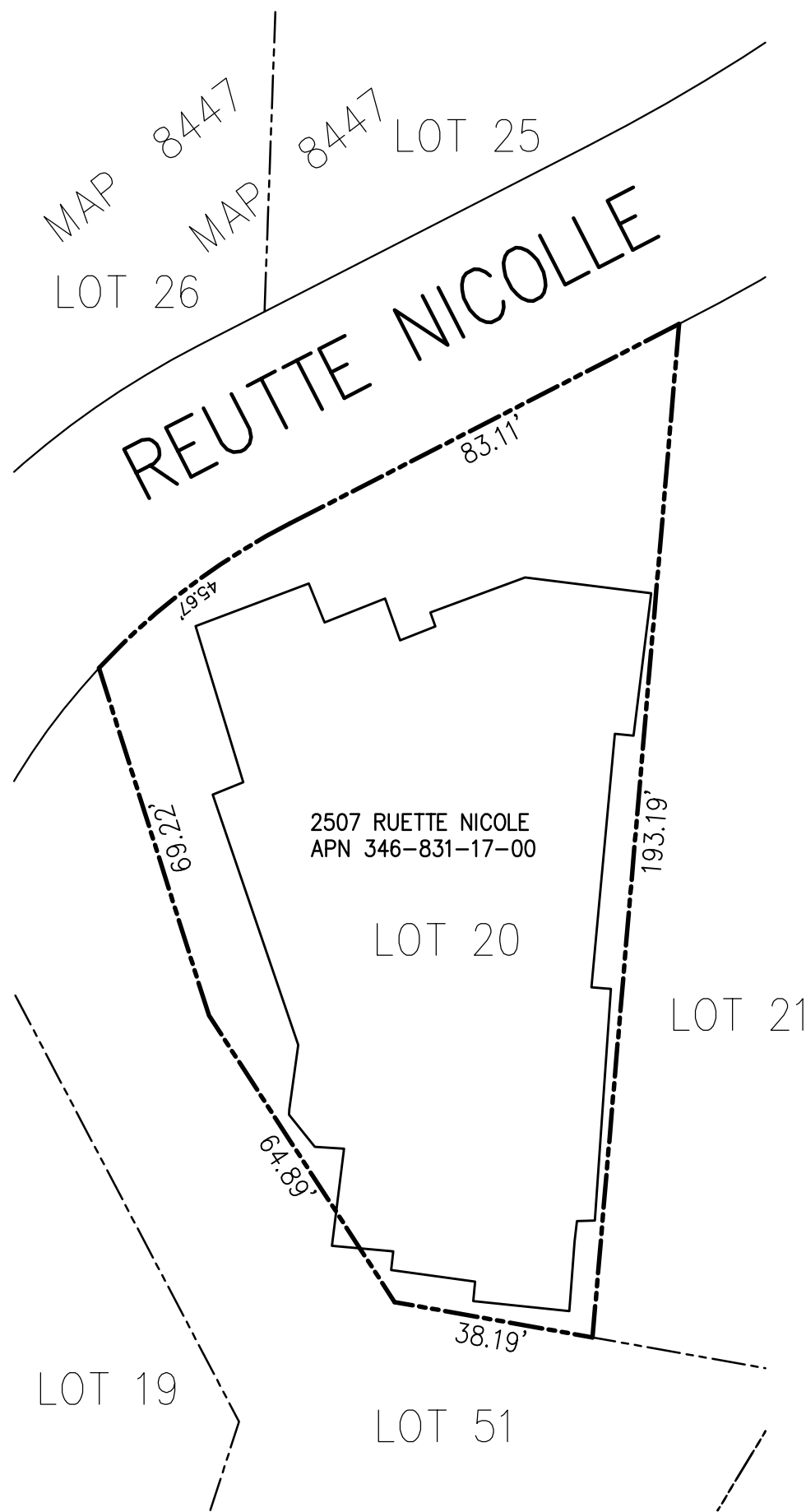
[Photo taken from Google Earth](#)

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	8,216
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	16,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.55
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	6 feet
<b>Ecological:</b>	Steep Hillides	<b>Side Setback</b>	10 feet
<b>APN:</b>	346-831-22-00	<b>Rear Setback</b>	25 feet
<b>Lot Size SF (approx):</b>	15,006	<b>Stories:</b>	2 stories

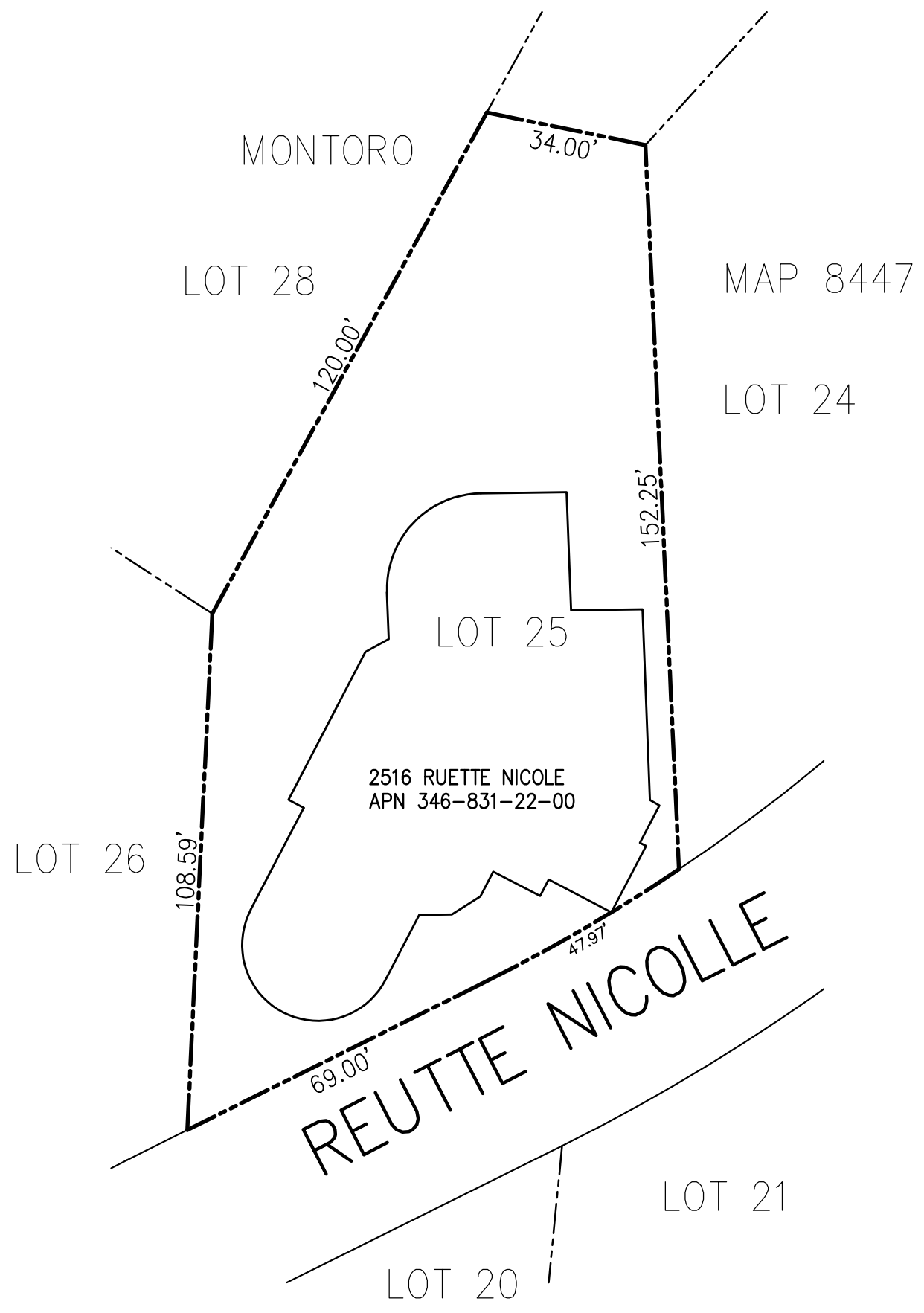
\*No information on permits

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

## NEIGHBORS ON SOUTH WEST

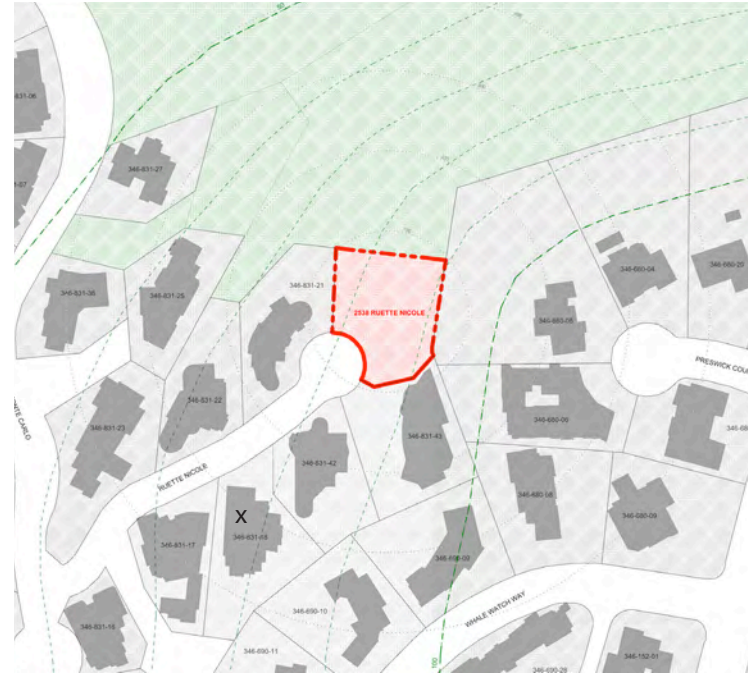


SCALE: 1" = 30'



SCALE: 1" = 30'

[2517 Ruelle Nicole, San Diego, CA 92037](#)



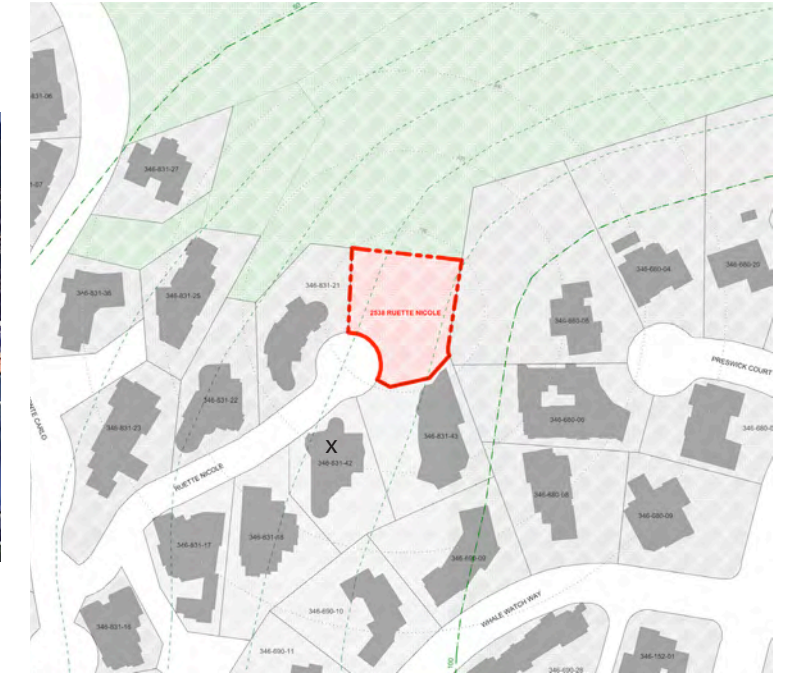
[Photo taken from Google Earth](#)

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	4,443
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	19,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.23
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	27 feet
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	8 feet
<b>APN:</b>	346-831-18-00	<b>Rear Setback</b>	20 feet
<b>Lot Size SF (approx):</b>	18,908	<b>Stories:</b>	3 stories

\*No information on permits

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

[2527 Ruelle Nicole, San Diego, CA 92037](#)



[Photo taken from Google Earth](#)

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	9,363
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	15,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.61
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	14 feet
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	7 feet
<b>APN:</b>	346-831-42-00	<b>Rear Setback</b>	37 feet
<b>Lot Size SF (approx):</b>	15,379	<b>Stories:</b>	4 stories

\*For demolition of exist. pool & addition of new pool: Demolition Permit issued 2018 (applied 2018), Combination Building Permit issued 2018 (applied 2018), completed 2020

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

## NEIGHBORS ON SOUTH WEST

REUTTE NICOLLE

PARCEL MAP 12357

PAR 1

2517 RUETTE NICOLE  
APN 346-831-18-00

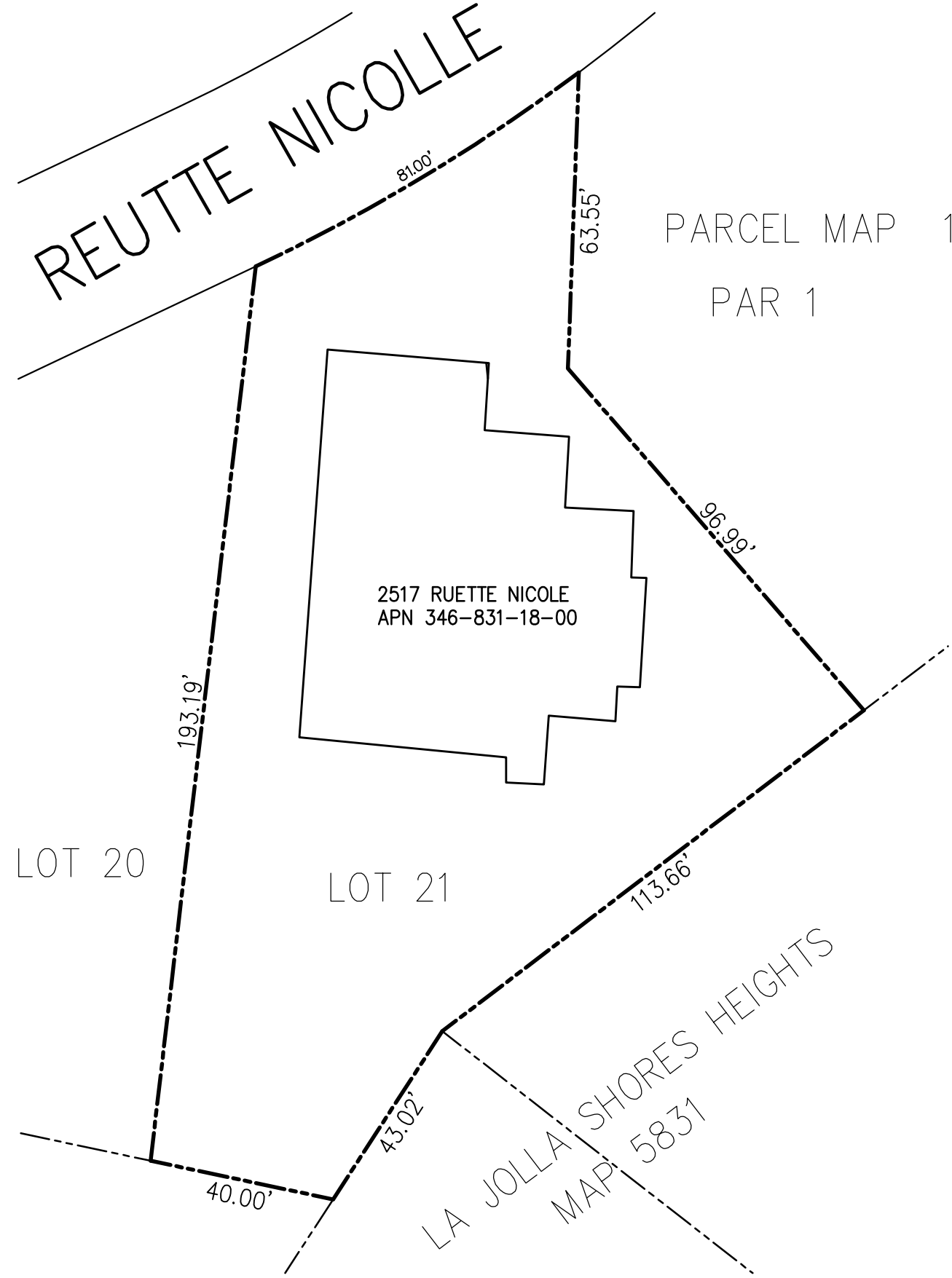
LOT 20

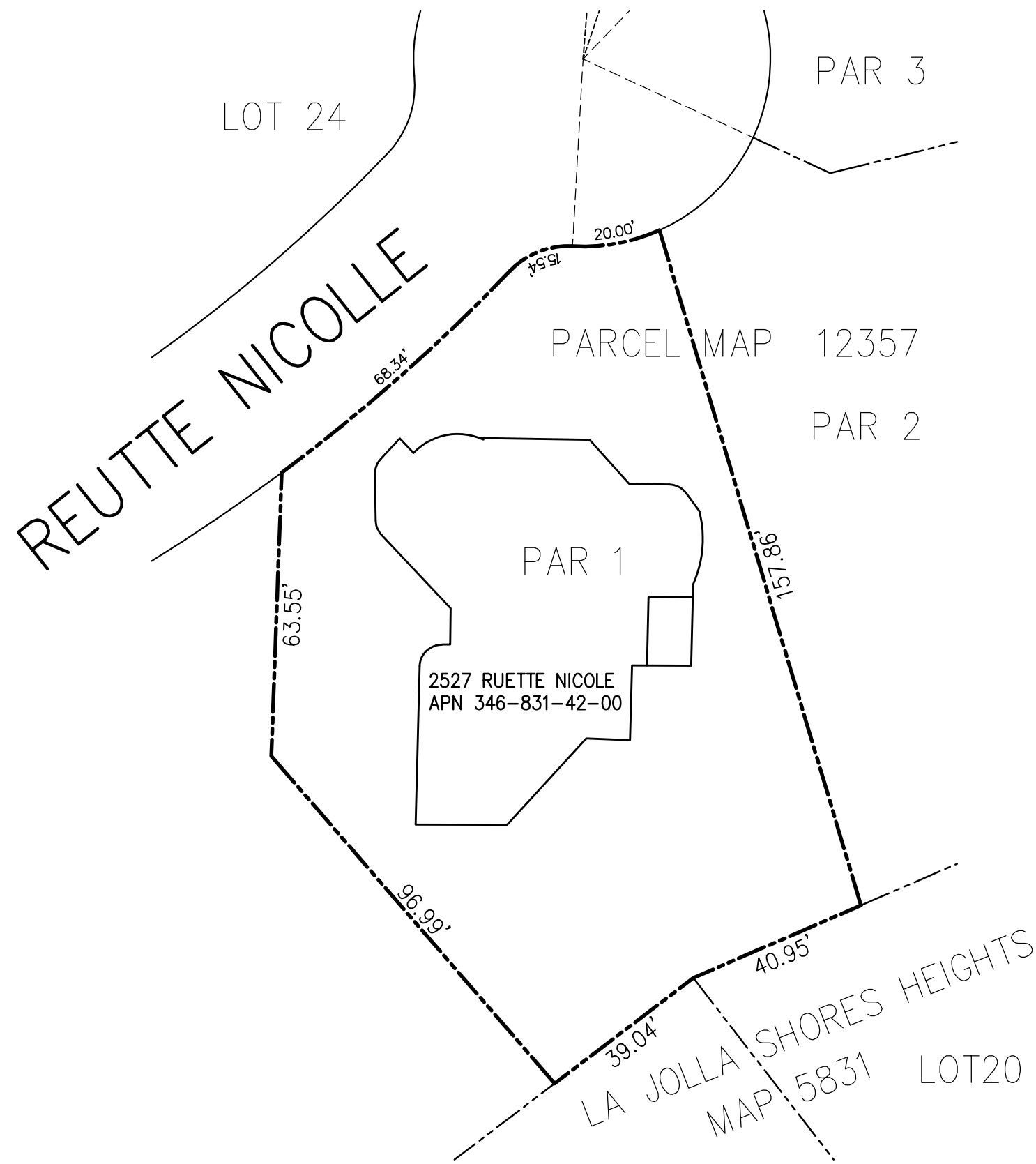
LOT 21

LA JOLLA SHORES HEIGHTS  
MAP 5831



SCALE: 1" = 30'





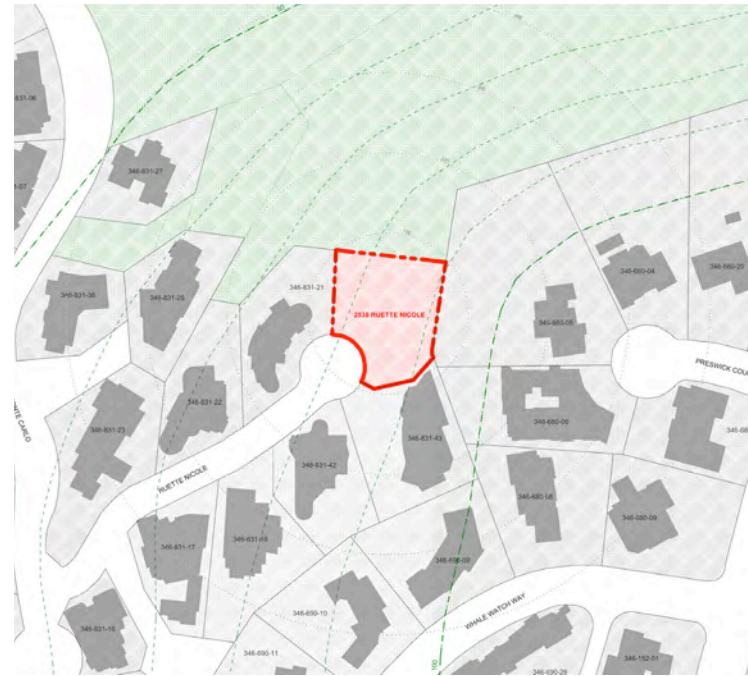
SCALE: 1" = 30'



[8475 Westway Drive, San Diego, CA 92037](#)



Photo taken from Google Earth



x

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	5,650
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	21,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.29
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	30 feet
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	30 feet
<b>APN:</b>	346-690-08-00	<b>Rear Setback</b>	26 feet
<b>Lot Size SF (approx):</b>	19,578	<b>Stories:</b>	3 stories

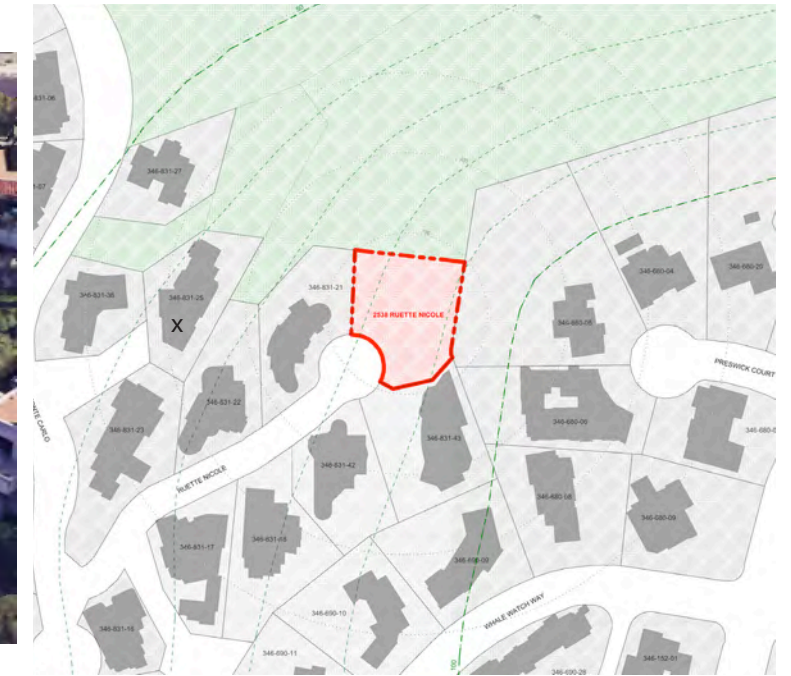
\*For 78 SF spa added to SDU, Combination Building Permit issued 2004 (applied 2004), completed 2009

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

[8545 Ruelle Monte Carlo, San Diego, CA 92037](#)



Photo taken from Google Earth

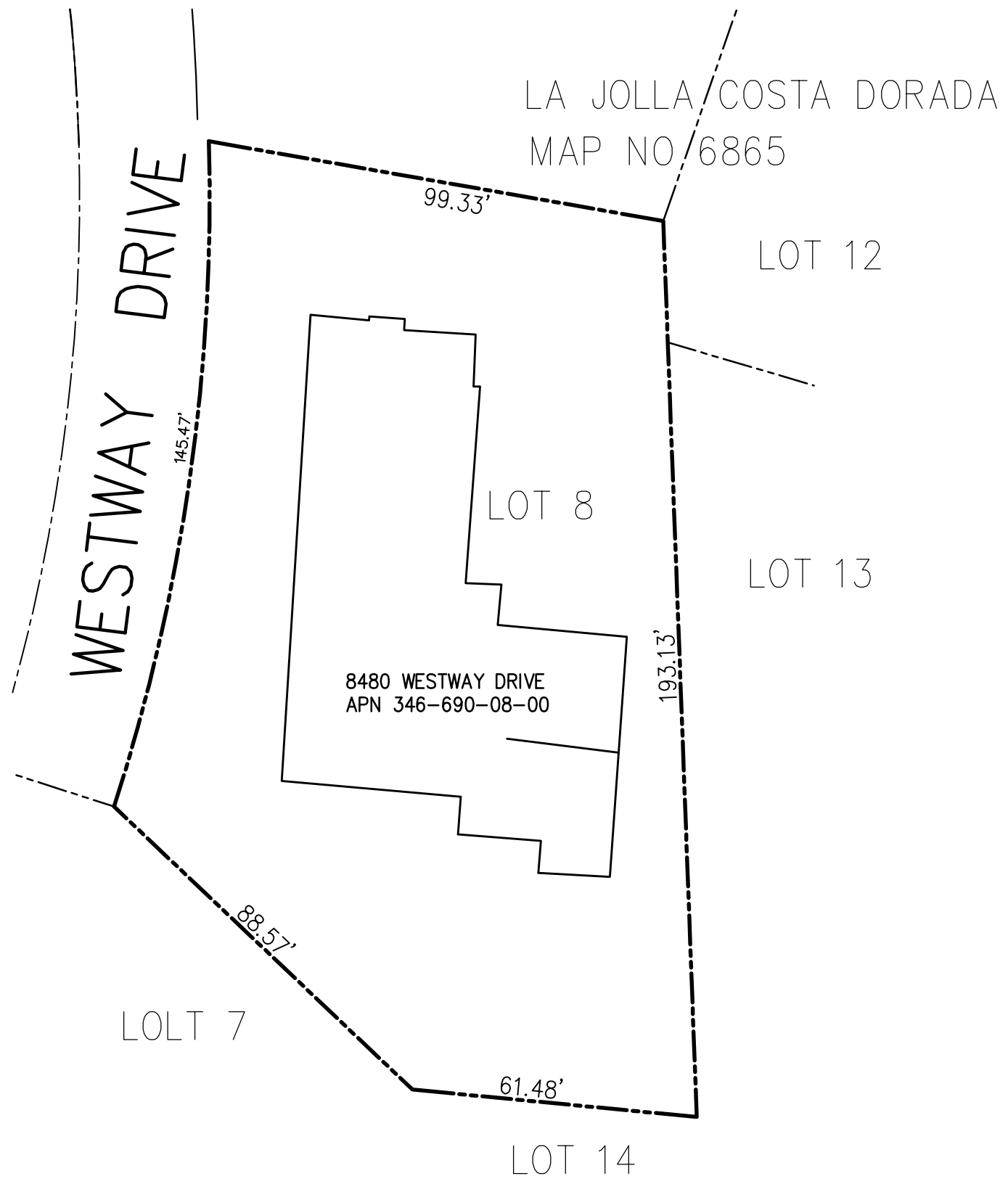


<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	8,523
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	10,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.55
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	None (private road per ScoutRed)
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	10 feet
<b>APN:</b>	346-831-25-00	<b>Rear Setback</b>	20 feet
<b>Lot Size SF (approx):</b>	15,489	<b>Stories:</b>	3 stories

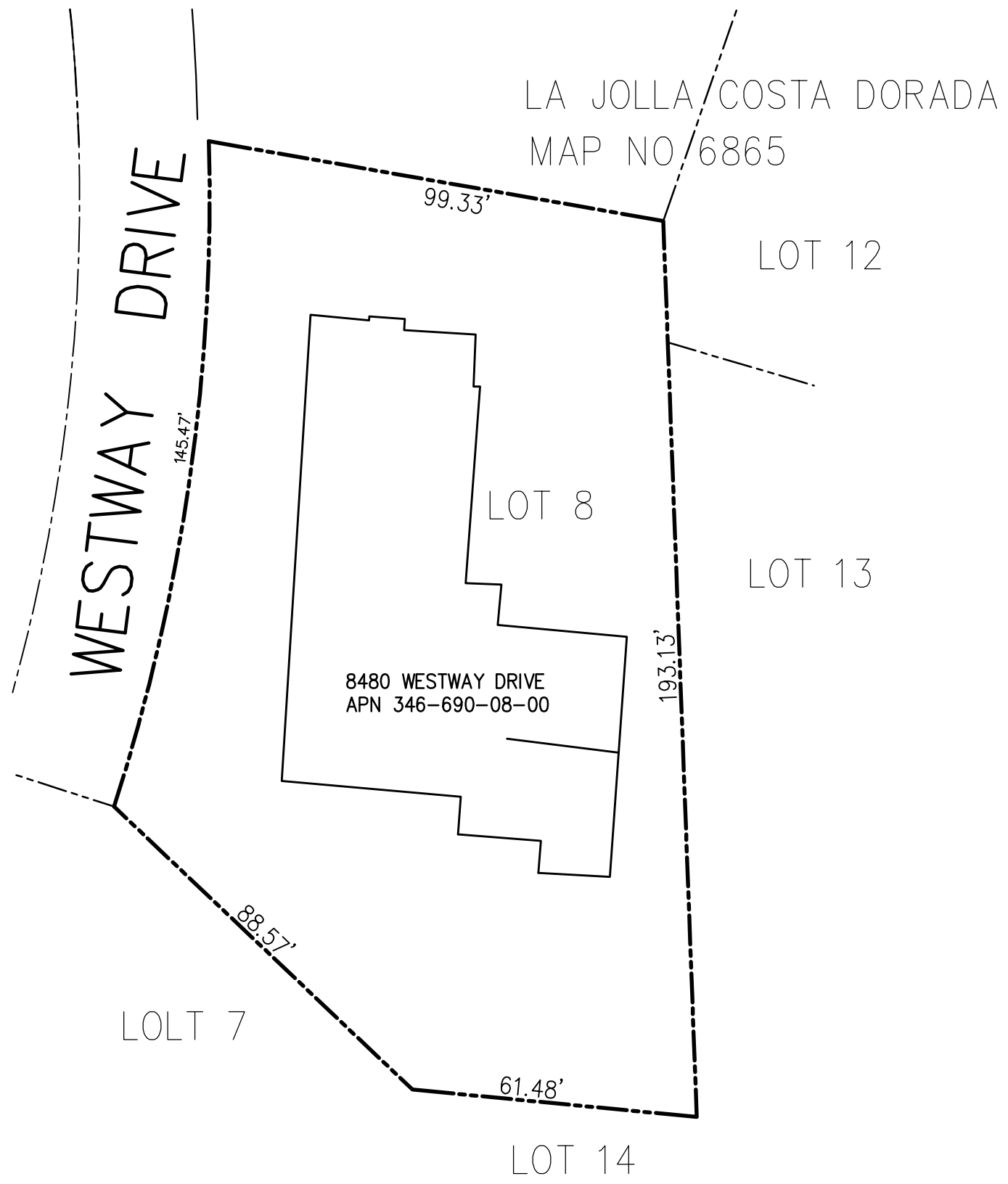
\*No information on permits

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

## NEIGHBORS ON SOUTH WEST



SCALE: 1" = 30'

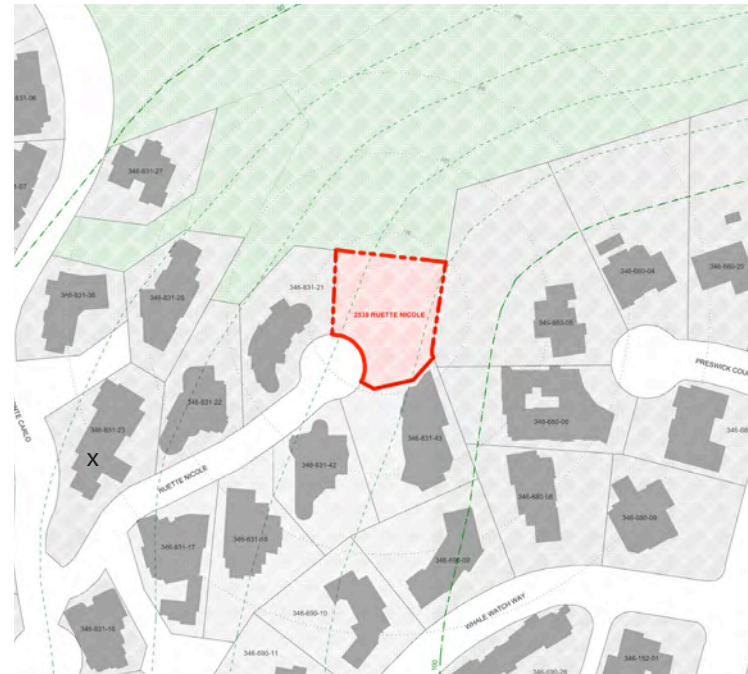


SCALE: 1" = 30'

[8555 Ruelle Monte Carlo, San Diego, CA 92037](#)



[Photo taken from Google Earth](#)



<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	7,511
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	14,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.58
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	23 feet
<b>Ecological:</b>	Steep Hillside	<b>Side Setback</b>	12 feet
<b>APN:</b>	346-831-24-00	<b>Rear Setback</b>	15 feet
<b>Lot Size SF (approx):</b>	12,962	<b>Stories:</b>	2 stories

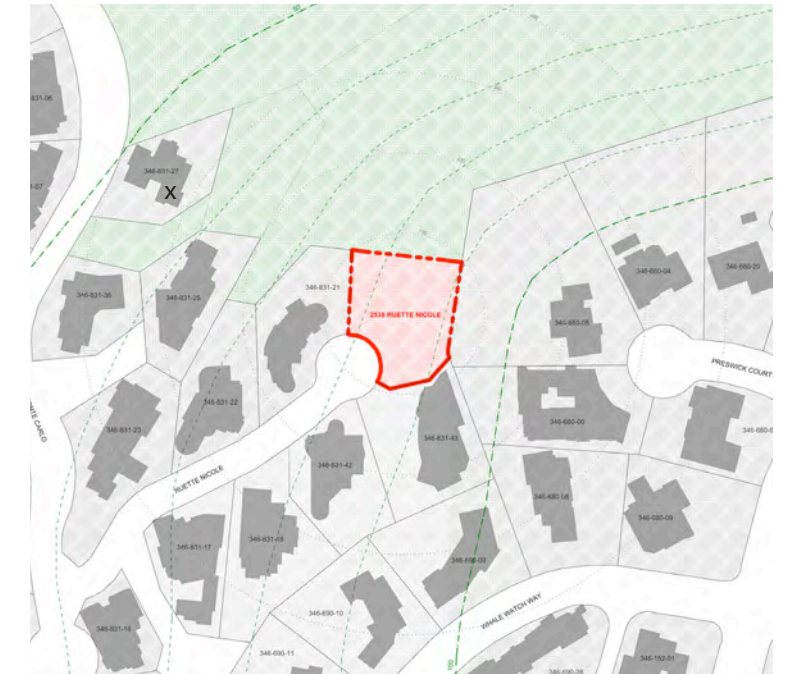
\*For new SDU: Combination Building Permit issued 2006, completed 2007

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

[8575 Ruelle Monte Carlo, San Diego, CA 92037](#)



[Photo taken from Google Earth](#)



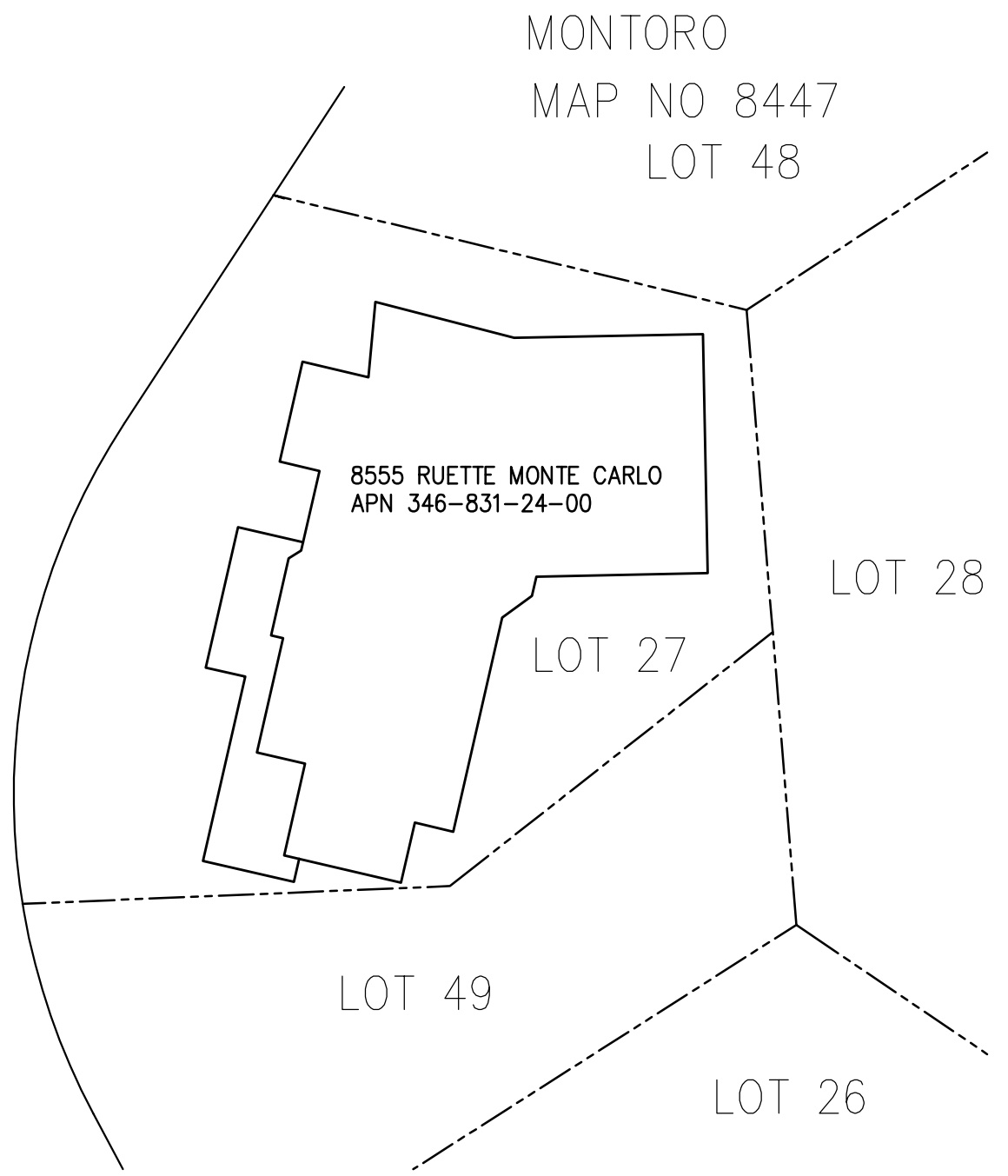
<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	6,752
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	13,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.49
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	24 feet
<b>Ecological:</b>	Steep Hillside	<b>Side Setback</b>	11 feet
<b>APN:</b>	346-831-27-00	<b>Rear Setback</b>	34 feet
<b>Lot Size SF (approx):</b>	13,821	<b>Stories:</b>	3 stories

\*No information on permits

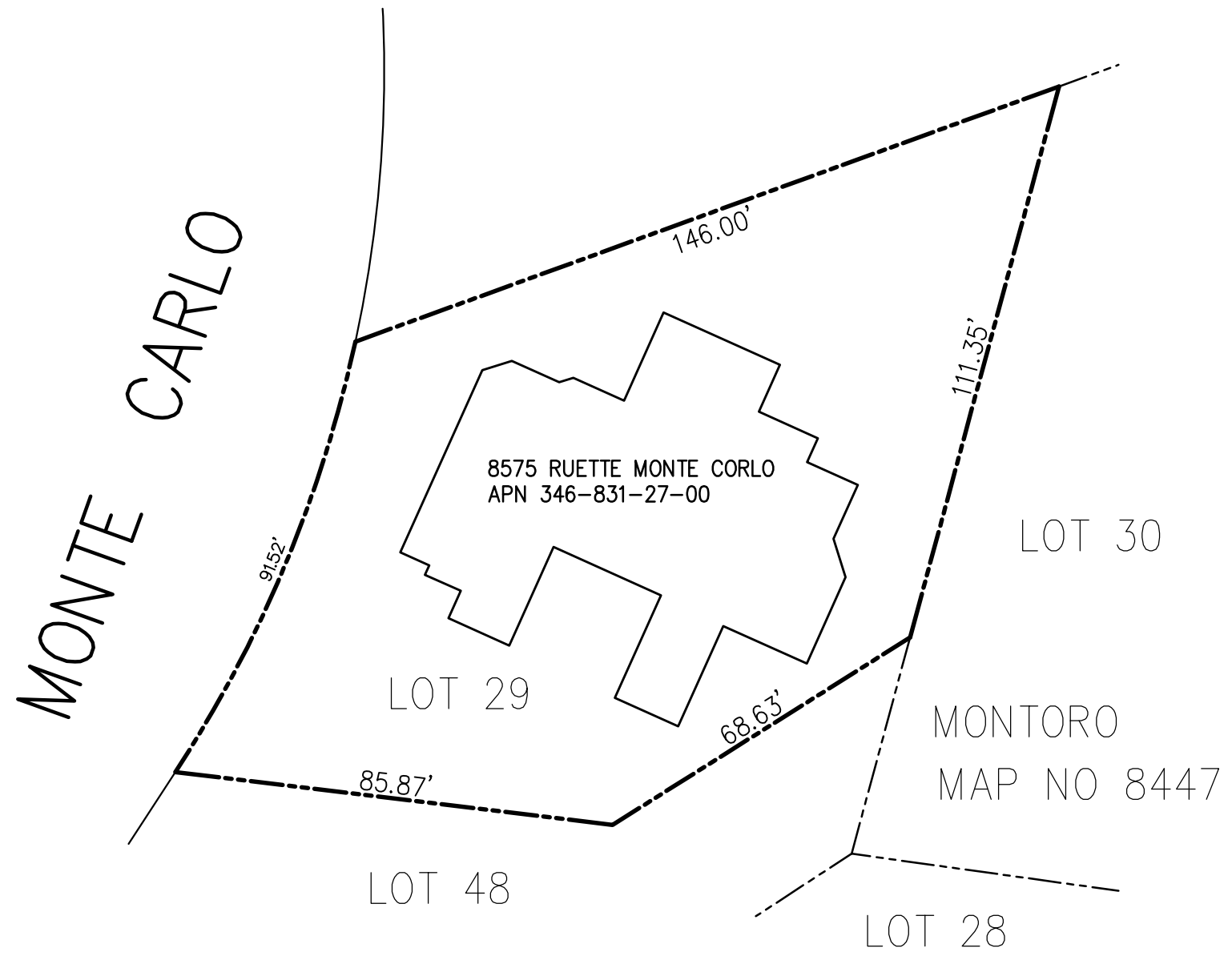
\*Information taken from ScoutRed; setback measurements approximated from Google Maps

## NEIGHBORS ON SOUTH WEST

MONTE CARLO



SCALE: 1" = 30'



SCALE: 1" = 30'

8480 Whale Watch Way, San Diego, CA 92037

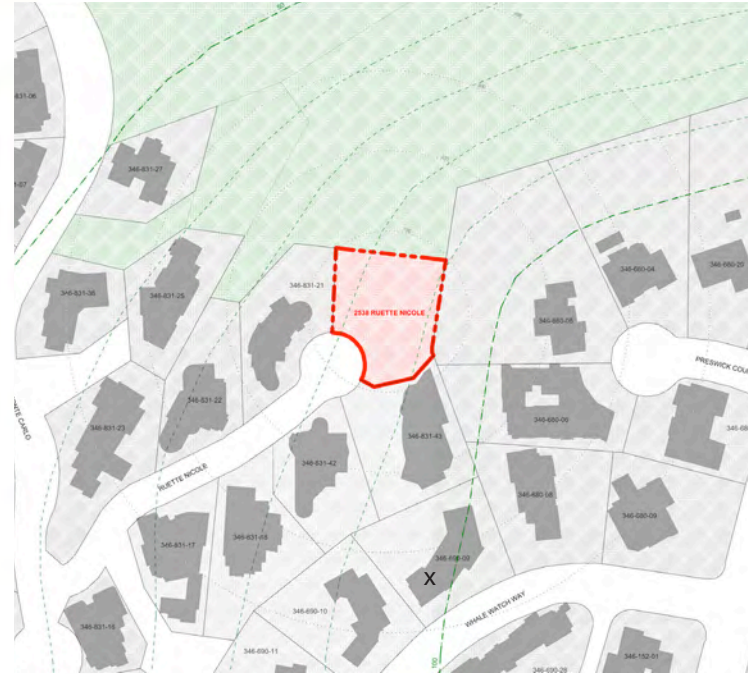


Photo taken from Google Earth

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	3,688
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	14,600
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.18
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	24
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	20 ft.
<b>APN:</b>	346-690-09-00	<b>Rear Setback</b>	10 ft
<b>Lot Size SF (approx):</b>	20,044	<b>Stories:</b>	1 stories

\*No information on permits

8470 Whale Watch Way, San Diego, CA 92037

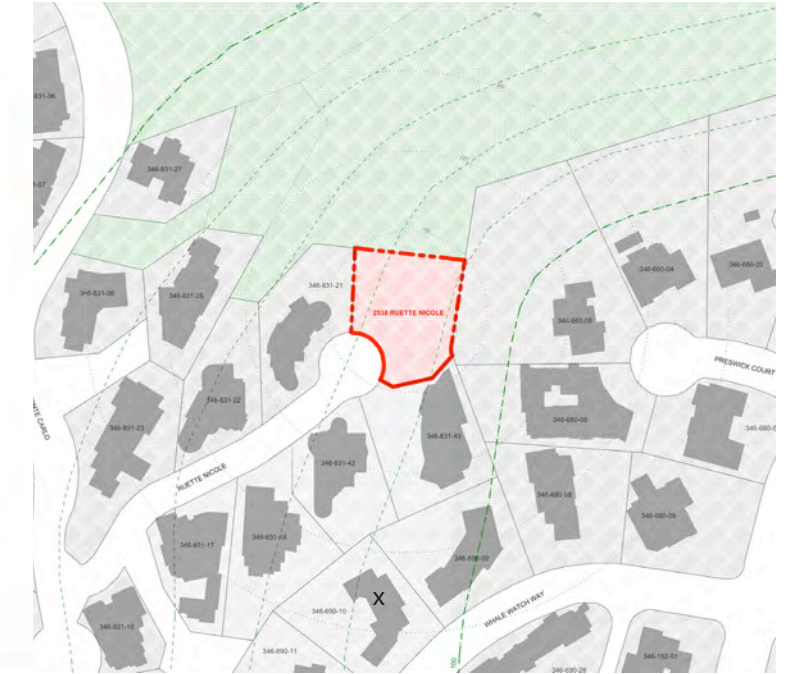


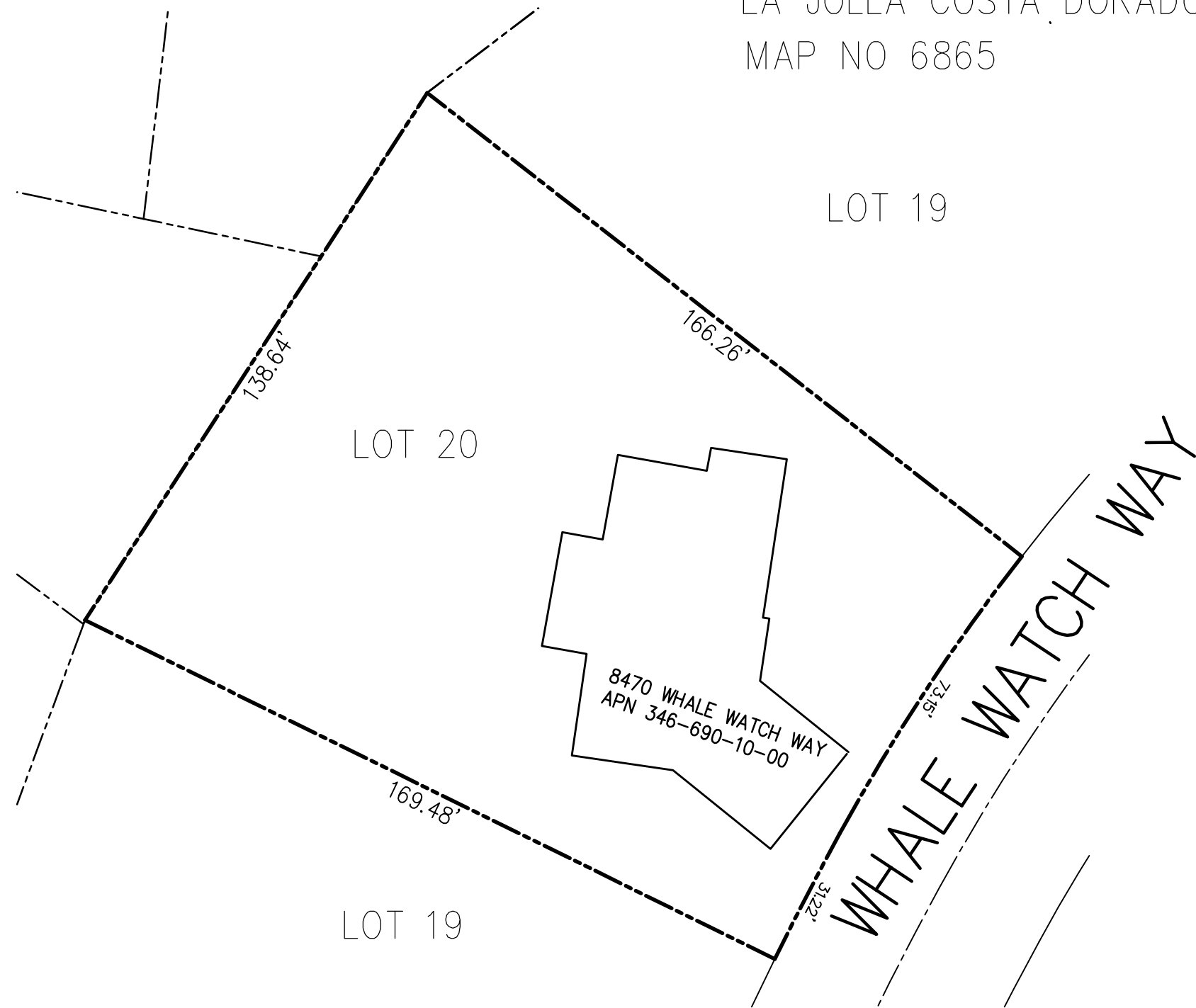
Photo taken from Google Earth

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	3,271
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	14,430
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.16
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	25
<b>Ecological:</b>	Steep Hillsides	<b>Side Setback</b>	18 ft
<b>APN:</b>	346-690-10-00	<b>Rear Setback</b>	26 ft
<b>Lot Size SF (approx):</b>	20,427	<b>Stories:</b>	1 stories

\*No information on permits

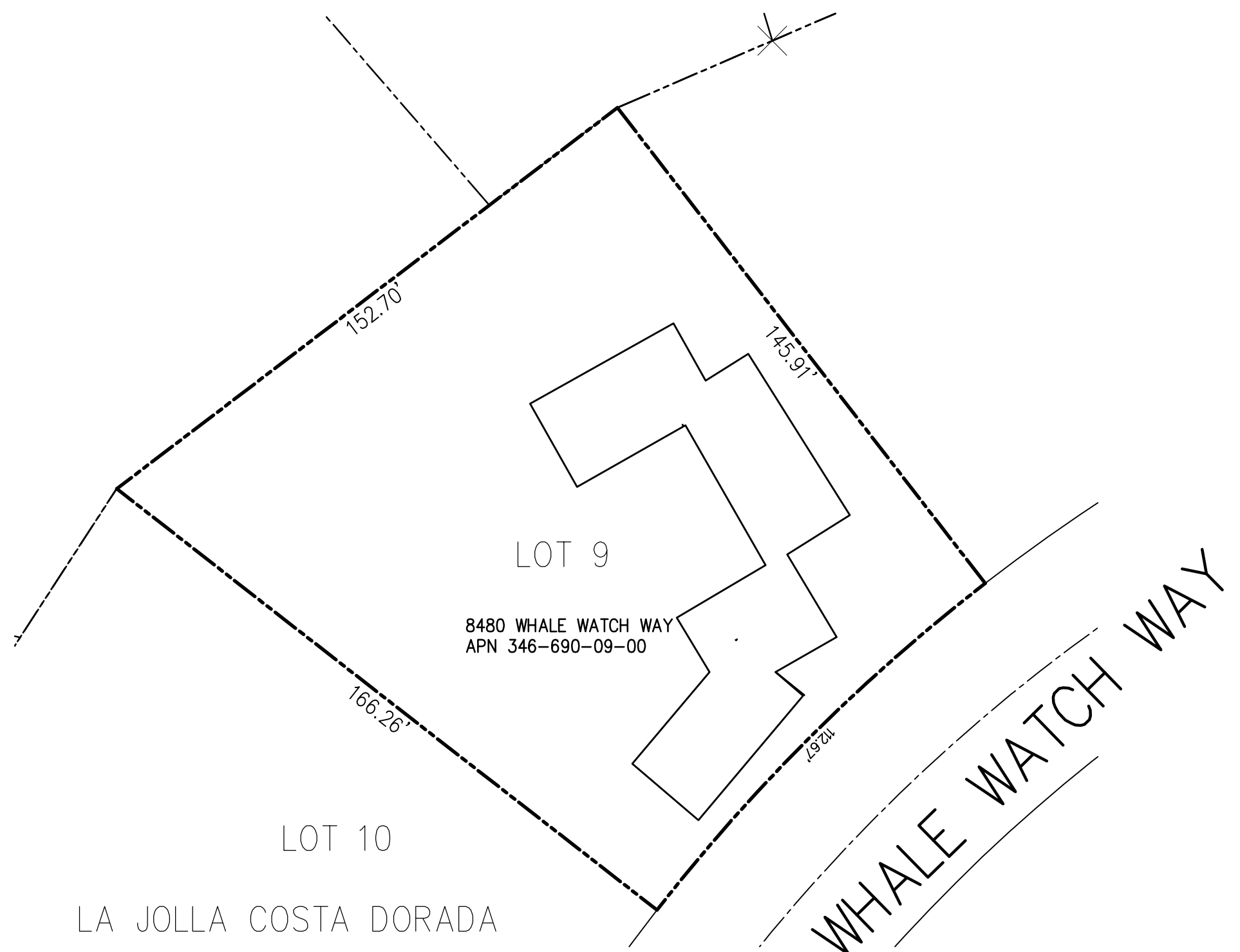
NEIGHBORS ON SOUTH EAST

LA JOLLA COSTA DORADO  
MAP NO 6865



SCALE: 1" = 30'





LOT 9

8480 WHALE WATCH WAY  
APN 346-690-09-00

LOT 10

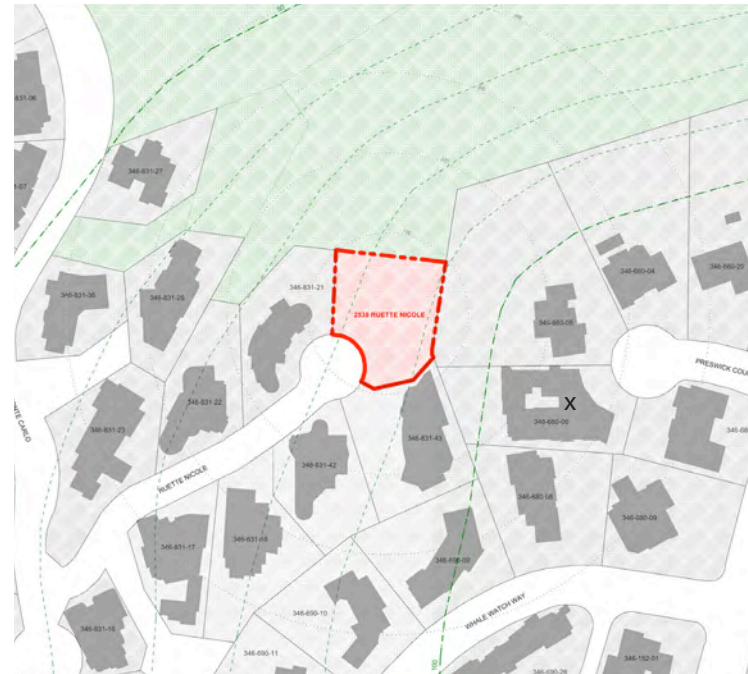
WHALE WATCH WAY

LA JOLLA COSTA DORADA  
MAP NO 6865



SCALE: 1" = 30'

[2645 Prestwick Ct, La Jolla Shores Heights, San Diego, CA 92037](#)



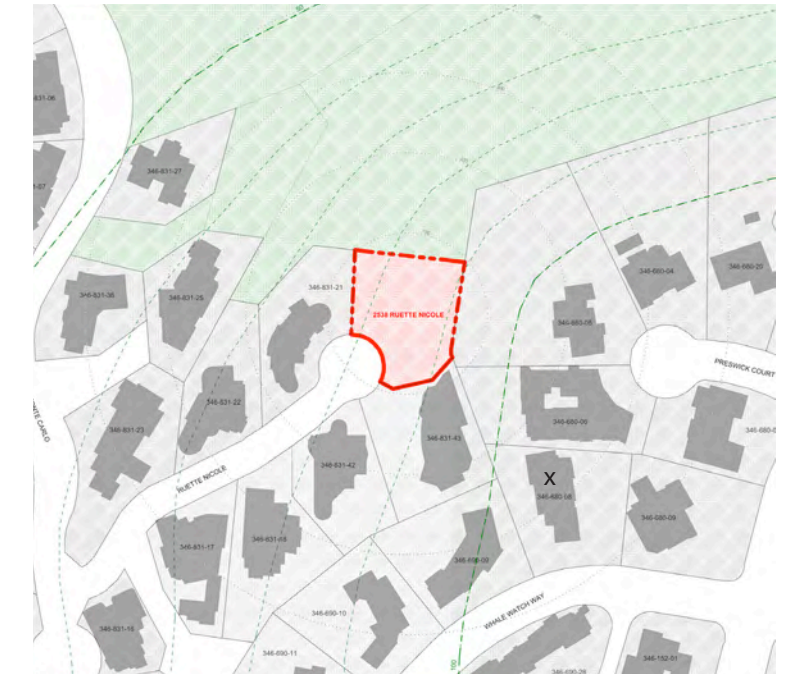
[Photo taken from Google Earth](#)

<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	6,205
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF</b>	12,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR</b>	0.28
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback</b>	30 feet
<b>Ecological:</b>	Steep Hillides	<b>Side Setback</b>	14 feet
<b>APN:</b>	346-680-06-00	<b>Rear Setback</b>	55 feet
<b>Lot Size SF (approx):</b>	21,787	<b>Stories:</b>	1 story

\*No information on permits

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

[8490 Whale Watch Way, La Jolla Shores Heights, San Diego, CA 92037](#)



[Photo taken from Google Earth](#)

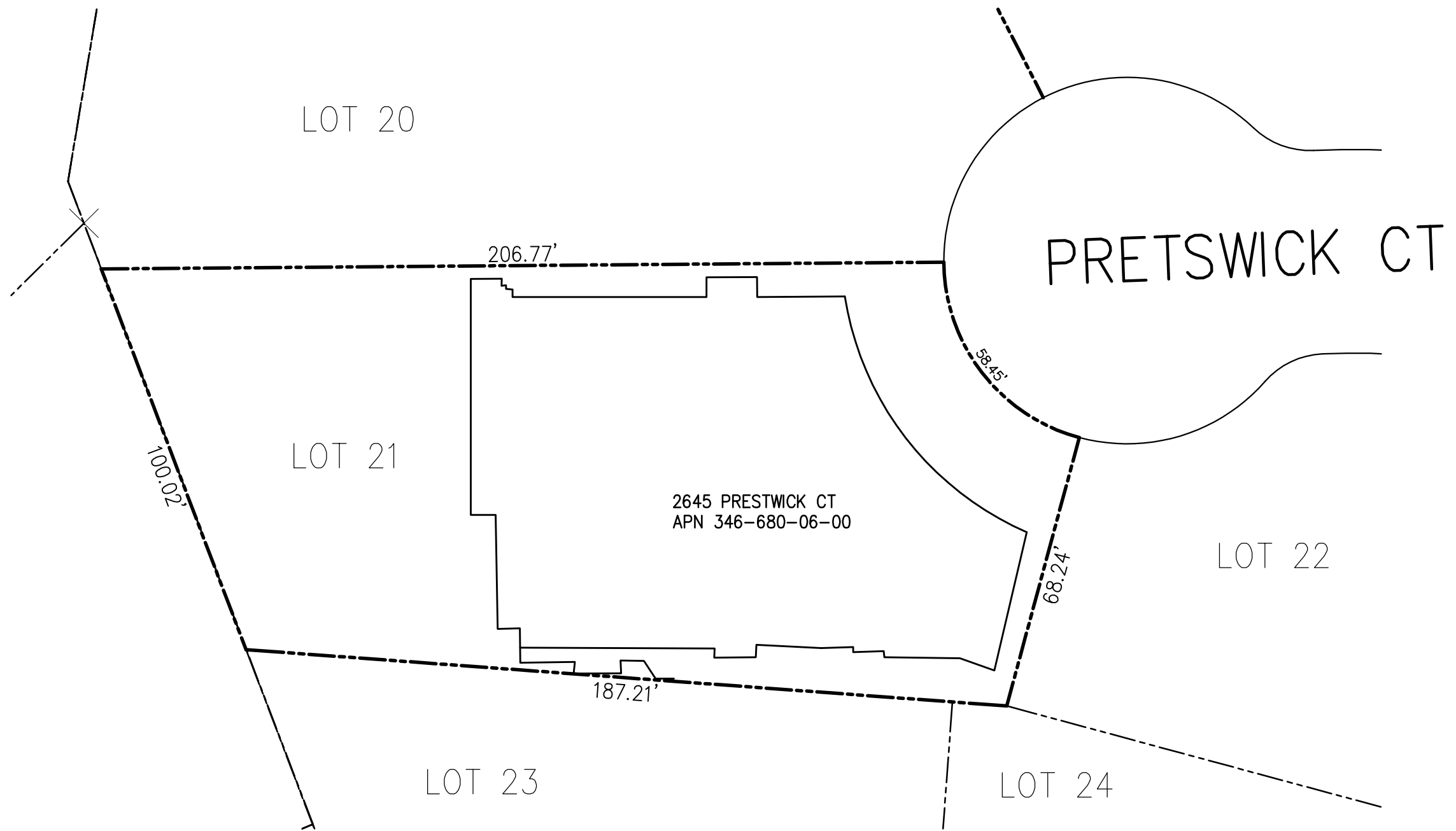
<b>Zoning:</b>	LJSPD-SF	<b>Living SF (approx):</b>	3,314
<b>Transportation :</b>	Campus Parking Impact Overlay Zone	<b>Usable SF (approx):</b>	15,000
<b>Regulatory:</b>	Coastal Height Limit Overlay Zone	<b>FAR (approx):</b>	0.16
<b>Hazard:</b>	Geological Hazard Category 26 - Slide Prone Formations	<b>Front Setback (approx):</b>	N/A
<b>Ecological:</b>	Steep Hillides	<b>Side Setback (approx):</b>	N/A
<b>APN:</b>	346-680-08-00	<b>Rear Setback (approx):</b>	N/A
<b>Lot Size SF (approx):</b>	21,265	<b>Stories:</b>	N/A

\*For new SDU, SDP issued 2016 (applied 2013), CDP issued 2016 (applied 2013), Combination Building Permit issued 2019 (applied 2018)

\*Information taken from ScoutRed; setback measurements approximated from Google Maps

## NEIGHBORS ON SOUTH EAST

LA JOLLA SHORES HEIGHTS  
MAP NO 5831



SCALE: 1" = 30'

FORM

**DS-3031**

November 2022

## Development Permit/ Environmental Determination Appeal Application

In order to ensure your appeal application is successfully accepted and processed, you must read and understand Information Bulletin [\(IB\) 505, "Development Permits/Environmental Determination Appeal Procedure."](#)

1. Type of Appeal:  Appeal of the Project  
 Appeal of the Environmental Determination
2. Appellant: Please check one  Applicant  Officially recognized Planning Committee  
 "Interested Person"  
[\(Per San Diego Municipal Code \(SDMC\) § 113.0103\)](#)

Name:

Dawn Grob c/o Julie Hamilton

E-mail:

julie@jmhamiltonlaw.com

Address:

501 W. Broadway, Ste 800

City:

San Diego, CA

State:

92101

Zip Code:

Telephone:

(619) 278-0701

3. Project Name:

Hermann House

4. Project Information:

Construction of new two-story, single dwelling unit with a basement, garage and pool.

Permit/Environmental Information Determination and Permit/Document No:

PRJ-1099348, 2538 Ruelle Nicole, La Jolla Shores Planned District

Date of Decision/Determination:

11/20/24

City Project Manager:

Andrew Murillo

Decision (Describe the permit/approval decision):

Hearing officer approval of coastal development permit and site development permit.

5. Ground for Appeal (Please check all that apply):



Factual Error



New Information



Conflict with other Matters



City-wide Significance (Process four decisions only)




Findings Not Supported

Description of Grounds for Appeal (Please relate your description to the allowable reasons for appeal as more fully described in the [SDMC § 112.0501](#). Attach additional sheets if necessary.)

Visit our website: [sandiego.gov/DSD](http://sandiego.gov/DSD).

Upon request, this information is available in alternative formats for persons with disabilities. DS-3031 (11-22)

6. Applicant's Signature: I certify under penalty of perjury that the foregoing, including all names and addresses, is true and correct.

Signature:  Date: 12/4/24

Note: Faxed appeals are not accepted.

#### Reference Table

- [San Diego Municipal Code \(SDMC\)](#)
- [Development Permits/Environmental Determination Appeal Procedure \(IB-505\)](#)

Visit our website: [sandiego.gov/DSD](http://sandiego.gov/DSD).

Upon request, this information is available in alternative formats for persons with disabilities. DS-3031 (11-22)



The Law Office of  
Julie M. Hamilton

December 4, 2024

Andrew Murillo  
Development Project Manager  
City of San Diego  
1222 First Avenue  
San Diego, CA 92101  
[PlanningCommission@sandiego.gov](mailto:PlanningCommission@sandiego.gov)

**VIA EMAIL**

**RE: APPEAL OF HERMANNY HOUSE  
PRJ-1099348**

Dear Mr. Murillo:

On behalf of my client Dawn Grob, I am submitting the following grounds for appeal of the Hermanny House located in the La Jolla Shores Planned District. The findings for approval of the coastal development permit and site development permit for the proposed two-story single-family residence are factually incorrect and not supported by substantial evidence in the record.

- 1. Findings for all Site Development Permits:**
  - b. The proposed development will not be detrimental to public health, safety and welfare.**

City staff and the applicant wrongly represented there will be no increase in runoff from the improved land when the applicant's own drainage study showed an increase in runoff. Any increase in runoff will exacerbate an intolerable situation. The western portion of the project drains down a very steep, poorly vegetated slope. The Grob property has already suffered significant damage due to this runoff. The project does not contain specific requirements to ensure compliance with the construction best management practices and stormwater management practices necessary to protect the Grob property or the public health, safety and welfare. The project fails to address the risks of allowing sheet flow to continue down the west side of the property onto the adjacent properties. There is no evidence to support a conclusion the runoff will be controlled in a manner that does not continue or exacerbate the damage to the Grob property as a result of the sheet flow from the west side of the Hermanny property. The

proposed project may be a significant detriment to the public health, safety and welfare due to uncontrolled runoff from the west side of the project site.

**1. Findings for all Coastal Development Permits:**

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

The findings in support of the coastal development permit wrongly state the site does not contain environmentally sensitive lands. San Diego Municipal Code §113.0103 defines environmentally sensitive lands as land containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas. The project site contains steep slopes vegetated with native vegetation that connects to an open space easement recorded as a condition of the original subdivision. This open space easement is part of a natural canyon that connects to open space on the UCSD property and is shown as open space in the La Jolla Community Plan and Local Coastal Program Land Use Plan (“LCP”).

The findings assume there will be no disturbance of this habitat, however the plans show differently. The plans show vegetation removal of portions of the habitat for fire protection. The plans also show a pool on the west side that appears to hang over the steep slopes with some disturbance of those steep slopes. The plans fail to show or discuss disturbance of the habitat during construction. Given the size of the house, the size of the basement and the method of construction; it is likely construction impacts will extend beyond the limits of the structure’s walls. The limits of the walls of the new home abut existing environmentally sensitive habitat, but there is no discussion as to how much habitat will be disturbed during construction. This disturbance could exacerbate the runoff problems that occur on this site and may adversely affect environmentally sensitive lands.

**c. The proposed coastal development permit is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program, conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The findings adopted by the Hearing Officer are factually incorrect and not supported by substantial evidence. The northern and western portion of the project site is designated as open space in the LCP. The project conflicts with the following policies of the LCP:

**1. Open Space Preservation and Natural Resource Protection**

a. The City should ensure, to the fullest extent possible, that sensitive resources such as coastal sage scrub and mixed chaparral that are located in designated, as well as dedicated, open space areas and open space easements will not be removed or disturbed.

c. The City should undertake an environmental assessment analysis of individual developments proposed for lands containing coastal sage or chaparral vegetation, or on steep slopes in accordance with the requirements of the California Environmental Quality Act and the City of San Diego's Multiple Species Conservation Program Subarea Plan to determine the degree to which the proposed use will affect these sensitive resources. Information obtained as part of the master Environmental Assessment Study for La Jolla Shores, Muirlands and Mount Soledad (see Plan Recommendations, Natural Resources and Open Space System Element) should also be used to assist in this determination, where appropriate.

f. The City shall ensure the preservation of portions of public and private property that are partially or wholly designated as open space to the maximum extent feasible. Development potential on open space lands shown on Figure 7 shall be limited to preserve the park, recreation, scenic, habitat and/or open space values of these lands, and to protect public health and safety. Maximum developable area and encroachment limitations are established to concentrate development in existing developed areas and outside designated open space. Prior to the adoption of rezonings for the open space shown on Figure 7, and in addition the Environmentally Sensitive Lands regulations, when applicable, the encroachment limitation standards taken from the OR-1-1 and OR-1-2 zone and included in Appendix L, shall be implemented for development of those portions of the property designated as open space on Figure 7.

The La Jolla Shores Planned District Ordinance ("PDO") is the implementation program for the LCP. The PDO includes the following policies related to grading:

(d) Grading Regulations

(1) It is the intent of these regulations to preserve canyons and to prevent the cutting of steep slopes and the excessive filling to create level lots. No grading or disruption of the natural terrain shall be permitted until a permit which includes grading has been approved by the City Manager.

(2) Grading plans may be approved if it is concluded that:

(A) The development will result in minimum disturbance of the natural terrain and vegetation commensurate with the proposed use of the lot or premises.

(B) Grading, excavation and filling proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, flooding problems, or excessive cutting or scarring.

(C) The proposed development will strive to preserve and enhance the natural environment and any existing aesthetic qualities of the site.

The findings for the coastal development permit assume the project site does not include environmentally sensitive lands because the lands are not part of MSCP. However, the LCP places an emphasis on protection of steep slopes and native vegetation regardless of whether the



land is part of MSCP. The LCP also emphasizes the protection of existing open space and canyon areas. The applicant has failed to perform any type of environmental assessment as required by the LCP and has not provided a plan of existing conditions showing the existing contours and vegetation. Without a delineation of the existing habitat, there is no evidence to support the Hearing Officer's findings that the project is consistent with the Open Space and Natural Resource policies of the LCP. Similarly, there is no evidence to support finding that the project is consistent with the grading policies of the PDO, which is part of the LCP. Finally, there is no evidence to support a finding grading for the project "will not result in soil erosion, silting of lower slopes, slide damage, flooding problems, or excessive cutting or scarring". All evidence is to the contrary, the project site already causes soil erosion and silting of the lower slopes, there are no plans to improve the sheet flow off the west side of the property yet the record shows there will be an increase in runoff from development of the project. The Hearing Officer cannot find the proposed residence will result in a minimum disturbance of the natural terrain. The project proposes to hang a pool over the existing steep slopes and includes a massive basement that cuts deeply into the existing slopes.

For the reasons stated above, the findings for approval of a coastal development permit and site development permit are not factually correct and are not supported by substantial evidence.

Thank you for your time and consideration of the issues raised in this letter. Please feel free to contact me if you have any questions of need further clarification.

Regards,



Julie M. Hamilton  
[julie@jmhamiltonlaw.com](mailto:julie@jmhamiltonlaw.com)  
Attorney for Dawn Grob



**K & S ENGINEERING, INC.**

Planning Engineering Surveying

## Drainage Report

FOR

**LOT 25 MONTORO  
RUETTE NICOLE,  
LA JOLLA, CA**

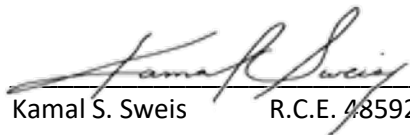
**Project #**

Prepared By:

**K&S Engineering, Inc.**

**7801 Mission Center Court, Suite 100**

**San Diego, CA 92108**

  
Kamal S. Sweis      R.C.E. 48592

4/10/2024

Date



**April 10, 2024**

*K&S Job No. 22-025*

## TABLE OF CONTENTS

1. SITE DESCRIPTION
  - A. EXISTING CONDITION
  - B. PROPOSED CONDITION
  - C. SUMMARY
  
2. HYDROLOGY DESIGN MODELS
  
3. RATIONAL METHOD HYDROLOGY CALCULATION
  - EXISTING CONDITION 100 YEAR STORM
  - PROPOSED CONDITION 100 YEAR STORM
  
4. TABLES AND CHARTS
  
5. HYDROLOGY MAPS

**A. EXISTING CONDITION**

The site consists of a 0.37 acre project located on Ruelle Nicole in Montoro Subdivision in the City of San Diego. It comprises APN: 346-831-44-00.

The existing condition consists of an undeveloped residential lot within a fully developed subdivision.

Currently the off-site runoff from the easterly side is being captured by the existing concrete ditch that directs runoff to the existing underground storm drain system as shown on drawing number 23210-D.

The on-site runoff is divided into two basins; basin one from the existing pad sheet flows towards the street and basin two, which is the slope area sheet flows to the westerly side.

The calculated flows for existing condition are based on Rural Land Use runoff coefficient C=0.45, as shown on table A-1 of the City of San Diego Drainage Manual 2017, since existing condition does not have any impervious area and is considered 100% pervious.

**B. PROPOSED CONDITION**

The proposed development consists of a new Single-Family dwelling with a basement that will serve as a garage area, and 2 story house, pool, wood deck and grass patio. The house will be constructed with a green roof to reduce the proposed impervious area.

The off-site drainage will remain as the existing condition.

The project on-site drainage will maintain the existing patterns and basin areas, therefore there will be no diversion of flow on the proposed condition.

The calculated flows for proposed condition are based on Single Family Land Use runoff coefficient C=0.55, for basins that contains both pervious and impervious and Rural Land Use runoff coefficient of C=0.45 for areas that only contains pervious area as shown on table A-1 of the City of San Diego Drainage Manual 2017.

**C. SUMMARY**

The increase in runoff directed towards the westerly slope is negligible, suggesting no impact to the downstream. With only a 0.11 CFS increase to the street, and considering it is fully paved, there should be no significant concerns regarding downstream erosion."

Draining Towards	Existing Condition Runoff (CFS)	Proposed Condition Runoff (CFS)	Increment Runoff (CFS)
Westerly Side (slope)	0.14	0.12 + 0.05 = 0.17	0.03
South Side (street)	0.61	0.72	0.11
Total	0.75	0.89	

## 2. HYDROLOGY DESIGN MODELS

### A. DESIGN METHODS

THE RATIONAL METHOD IS USED IN THIS HYDROLOGY STUDY; THE RATIONAL FORMULA IS AS FOLLOWS:

$Q = CIA$ , WHERE : Q= PEAK DISCHARGE IN CUBIC FEET/SECOND \*

C = RUNOFF COEFFICIENT (DIMENSIONLESS)

I = RAINFALL INTENSITY IN INCHES/HOUR

A = TRIBUTARY DRAINAGE AREA IN ACRES

\*1 ACRE INCHES/HOUR = 1.008 CUBIC FEET/SEC

THE OVERLAND METHOD IS ALSO USED IN THIS HYDROLOGY STUDY;  
THE URBAN AREAS OVERLAND FORMULA IS AS FOLLOWS:

$T = [1.8(1.1 - C)(L^{.5})] / [S(100)]^{.333}$

L = LENGTH OF WATERSHED

C = COEFFICIENT OF RUNOFF

T = TIME IN MINUTES

S = DIFFERENCE IN ELEVATION DIVIDED BY DE LENGTH OF WATERSHED

### B. DESIGN CRITERIA

- FREQUENCY 100 YEAR STORM.

- LAND USE PER SPECIFIC PLAN AND TENTATIVE MAP.

- RAIN FALL INTENSITY PER CITY OF SAN DIEGO DRAINAGE DESIGN MANUAL,  
APRIL 1984.

### C. REFERENCES

- CITY OF SAN DIEGO DRAINAGE DESIGN MANUAL, APRIL 1984

- CITY OF SAN DIEGO 2006 STANDARD DRAWINGS.

- HAND BOOK OF HYDRAULICS BY BRATER & KING, SIXTH EDITION.

### **3. RATIONAL METHOD HYDROLOGY CALCULATION**

**EXISTING CONDITION STUDY  
100 YEAR STORM**

EXISTING CONDITION  
Q100 RATIONAL METHOD

---

Q=CIA

DATE: 2/20/2024

			For <b>PERVIOUS AREAS</b> utilizing City of San Diego Drainage Design Manual 2017 Table A-1 LAND USE "RURAL"
C	RUNOFF COEFFICIENT	0.45	
I	INTENSITY (IN/HR)	4.5	per City of San Diego Drainage Design Manual 2017 Figure A-1
A	CONTRIBUTING AREA (AC)	varies	

**NODE 1 TO 2 (TO STREET SOUTH SIDE)**

---

C= 0.45  
I= 4.5 (SEE RAINFALL INTENSITY CHART)  
A= 0.30 (SEE ATTACHED EXHIBIT MAP)

**TOTAL Q ON BASIN = 0.61 CFS**

**NODE 3 TO 4 (TO WEST SIDE)**

---

C= 0.45  
I= 4.5 (SEE RAINFALL INTENSITY CHART)  
A= 0.07 (SEE ATTACHED EXHIBIT MAP)

**TOTAL Q ON BASIN = 0.14 CFS**

**TOTAL Q= 0.75 CFS**



**PROPOSED CONDITION STUDY  
100 YEAR STORM**

PROPOSED CONDITION  
Q100 RATIONAL METHOD

Q=CIA

DATE: 2/20/2024

			For <b>PERVIOUS AREAS</b> utilizing City of San Diego Drainage Design Manual 2017 Table A-1 LAND USE "RURAL"
C	RUNOFF COEFFICIENT	0.45	
			For <b>IMPERVIOUS AREAS</b> utilizing City of San Diego Drainage Design Manual 2017 Table A-1 LAND USE "SINGLE FAMILY"
C	RUNOFF COEFFICIENT	0.55	
I	INTENSITY (IN/HR)	4.5	per City of San Diego Drainage Design Manual 2017 Figure A-1
A	CONTRIBUTING AREA (AC)	varies	

NODE 1 TO 2 (TO STREET SOUTH SIDE)			
C=	0.55		
I=	4.5 (SEE RAINFALL INTENSITY CHART)		
A=	0.29 (SEE ATTACHED EXHIBIT MAP)		
<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"><b>TOTAL Q ON BASIN =</b></td> <td style="background-color: yellow; text-align: right;"><b>0.72 CFS</b></td> </tr> </table>		<b>TOTAL Q ON BASIN =</b>	<b>0.72 CFS</b>
<b>TOTAL Q ON BASIN =</b>	<b>0.72 CFS</b>		

NODE 3 TO 4 (SLOPE TO CATCH BASIN THEN WEST SIDE)			
C=	0.55		
I=	4.5 (SEE RAINFALL INTENSITY CHART)		
A=	0.02 (SEE ATTACHED EXHIBIT MAP)		
<table border="0" style="width: 100%;"> <tr> <td style="width: 60%;"><b>TOTAL Q ON BASIN =</b></td> <td style="background-color: yellow; text-align: right;"><b>0.05 CFS</b></td> </tr> </table>		<b>TOTAL Q ON BASIN =</b>	<b>0.05 CFS</b>
<b>TOTAL Q ON BASIN =</b>	<b>0.05 CFS</b>		

**NODE 5 TO 6 (WEST SIDE)**

C= 0.45  
I= 4.5 (SEE RAINFALL INTENSITY CHART)  
A= 0.06 (SEE ATTACHED EXHIBIT MAP)

**TOTAL Q ON BASIN = 0.12 CFS**

**TOTAL Q= 0.89 CFS**

## **4. TABLES AND CHARTS**

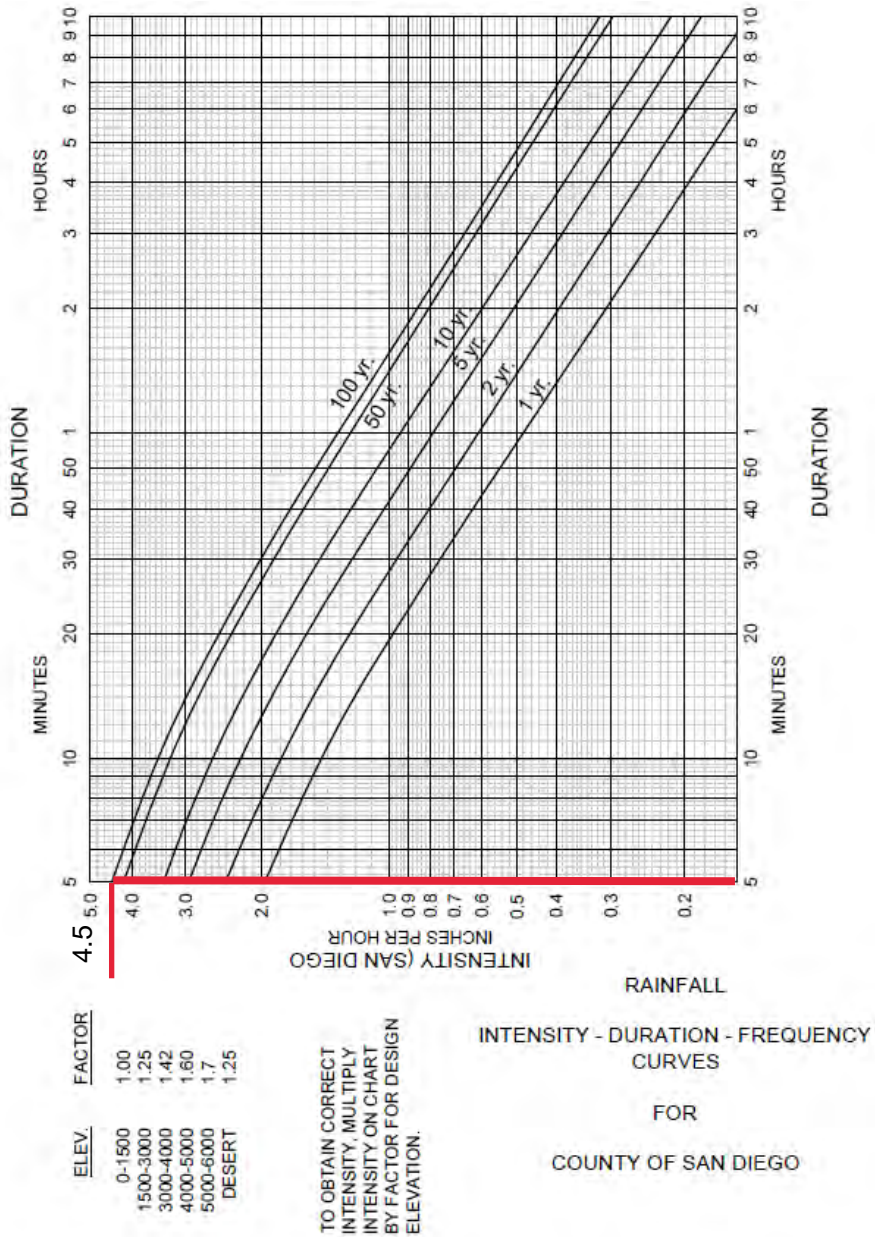


Figure A-1. Intensity-Duration-Frequency Design Chart

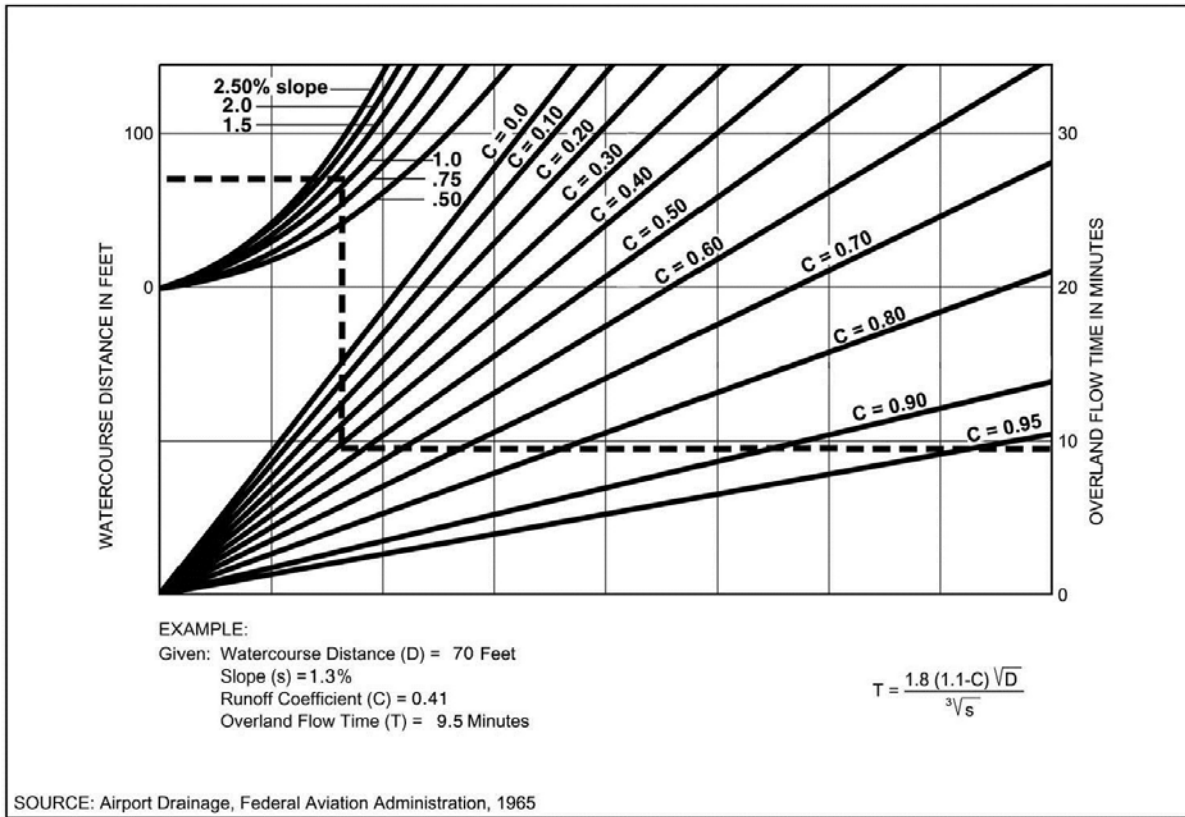


Figure A-4. Rational Formula - Overland Time of Flow Nomograph

**Note:** Use formula for watercourse distances in excess of 100 feet.

Table A-1. Runoff Coefficients for Rational Method

Land Use	Runoff Coefficient (C)
	Soil Type <sup>(1)</sup>
<b>Residential:</b>	
Single Family	0.55
Multi-Units	0.70
Mobile Homes	0.65
Rural (lots greater than 1/2 acre)	0.45
<b>Commercial <sup>(2)</sup></b>	
80% Impervious	0.85
<b>Industrial <sup>(2)</sup></b>	
90% Impervious	0.95

PROPOSED W/  
IMPERVIOUS  
AREA.

EXISTING &  
PERVIOUS  
AREAS.

**Note:**

<sup>(1)</sup> Type D soil to be used for all areas.

<sup>(2)</sup> Where actual conditions deviate significantly from the tabulated imperviousness values of 80% or 90%, the values given for coefficient C, may be revised by multiplying 80% or 90% by the ratio of actual imperviousness to the tabulated imperviousness. However, in case shall the final coefficient be less than 0.50. For example: Consider commercial property on D soil.

$$\begin{aligned}
 \text{Actual imperviousness} &= 50\% \\
 \text{Tabulated imperviousness} &= 80\% \\
 \text{Revised C} &= (50/80) \times 0.85 = 0.53
 \end{aligned}$$

The values in Table A-1 are typical for urban areas. However, if the basin contains rural or agricultural land use, parks, golf courses, or other types of nonurban land use that are expected to be permanent, the appropriate value should be selected based upon the soil and cover and approved by the City.

### A.1.3. Rainfall Intensity

The rainfall intensity (I) is the rainfall in inches per hour (in/hr.) for a duration equal to the T<sub>c</sub> for a selected storm frequency. Once a particular storm frequency has been selected for design and a T<sub>c</sub> calculated for the drainage area, the rainfall intensity can be determined from the Intensity-Duration-Frequency Design Chart (Figure A-1).



## Manning Roughness Coefficients

The Manning roughness coefficient ( $n$ ) is used to represent flow resistance in open-channel hydraulic computations. This Appendix offers a compilation of Manning roughness coefficients that may be used in the hydraulic design and evaluation of drainage facilities.

These values serve only as a basic guide. The procedure for selecting appropriate values for Manning roughness coefficient, especially in natural channel systems, is subjective and requires judgment and skill that is primarily developed through experience. For work where very accurate determination of water surface profile is necessary, the design engineer should consult the governing Agency to obtain data regarding roughness coefficient values applicable to specific streams. The design engineer may also examine Flood Insurance Study data, or one of several references for more specific information on determining roughness coefficient.

**Table C-1. Average Manning Roughness Coefficients for Pavement and Gutters <sup>(1)</sup>**

Material	Manning Roughness Coefficient ( $n$ )
Concrete Gutter <sup>(2)</sup>	0.015
Concrete Pavement Float Finish Broom Finish	0.014 0.016
Concrete Gutter with Asphalt Pavement Smooth Finish Rough Texture	0.013 0.015
Asphalt Pavement Smooth Finish Rough Texture	0.013 0.016

Based on FHWA HEC-22.

<sup>(1)</sup> Based on materials and workmanship required by standard specifications.

<sup>(2)</sup> Increase roughness coefficient in gutters with mild slopes where sediment might accumulate by 0.020.



## APPENDIX C: MANNING ROUGHNESS COEFFICIENTS

**Table C-2. Average Manning Roughness Coefficients for Closed Conduits <sup>(1)</sup>**

Conduit	Manning Roughness Coefficient (n)
Reinforced Concrete Pipe (RCP)	0.013
Corrugated Metal Pipe and Pipe Arch 2-3/8 x 1/2 inch Corrugations	0.024
Unlined	
Half Lined	
Full Flow	
d/D >= 0.60	
d/D < 0.60	
Fully Lined	
3x1 inch Corrugations	
6x2 inch Corrugations	
Spiral Rib Pipe	
Helically Wound Pipe	
18-inch	
24-inch	
30-inch	
36-inch	
42-inch	
48-inch	
Plastic Pipe (HPDE and PVC)	
Smooth	0.013
Corrugated	0.024
Vitrified Clay Pipe	0.014
Cast-Iron Pipe (Uncoated)	0.013
Steel Pipe	0.011
Brick	0.017
Cast-In-Place Concrete Pipe	
Rough Wood Forms	0.017
Smooth Wood or Steel Forms	0.014

<sup>(1)</sup> Based on materials and workmanship required by standard specifications.

## APPENDIX C: MANNING ROUGHNESS COEFFICIENTS

**Table C-3. Average Manning Roughness Coefficients for Small Open Channels Conveying Less than 50 cfs<sup>(1)</sup>**

Lining Type	Design Flow Depth		
	0 – 0.5 ft	0.5 – 2.0 ft	> 2.0 ft
Concrete (Poured)	0.015	0.013	0.013
Air Blown Concrete	0.023	0.019	0.016
Grouted Riprap	0.040	0.030	0.028
Stone Masonry	0.042	0.032	0.030
Soil Cement	0.025	0.022	0.020
Bare Soil	0.023	0.020	0.020
Rock Cut	0.045	0.035	0.025
Rock Riprap	Based on Rock Size (See Chapter 7, Section 7.6.17)		

<sup>(1)</sup> Based on materials and workmanship required by standard specifications.

**Table C-4. Average Manning Roughness Coefficients for Larger Open Channels**

Channel	Manning Roughness Coefficient(n)
Unlined Channels Clay Loam Sand	0.023 0.020
Lined Channels Grass Lined (well maintained) Grass Lined (not maintained)	0.035 0.045
Wetland-Bottom Channels (New Channel)	0.023
Wetland-Bottom Channels (Mature Channel)	See Table A-5
Riprap-Lined Channels	See Chapter 7, Section 7.6.17
Concrete (Poured)	0.014
Air Blown Mortar (Gunitite or Shotcrete) <sup>(1)</sup>	0.016
Asphaltic Concrete or Bituminous Plant Mix	0.018

<sup>(1)</sup> For air blown concrete, use  $n=0.012$  (if troweled) and  $n=0.025$  if purposely roughened.

Note: For channels with revetments or multiple lining types, use composite Manning roughness coefficient based on component lining materials.

**APPENDIX C: MANNING ROUGHNESS COEFFICIENTS**

**Table C-5. Average Manning Roughness Coefficients for Natural Channels**

Channel	Manning Roughness Coefficient (n)
<b>Minor Streams (Surface Width at Flood Stage &lt; 100 ft)</b>	
Fairly Regular Section	
(A) Some Grass and Weeds, Little or No Brush	0.030
(B) Dense Growth of Weeds, Depth of Flow Materially Greater than Weed Height	
(C) Some Weeds, Light Brush on Banks	0.040
(D) Some Weeds, Heavy Brush on Banks	0.040
(E) For Trees within Channel with Branches Submerged at High Stage, Increase all above values by:	0.060
Irregular Section, with Pools, Slight Channel Meander	0.015
Channels (A) through (E) above, Increase all Values by:	
Mountain Streams; No Vegetation in Channel, Banks Usually Steep, Trees and Brush along Banks Submerged at High Stage	0.015
(A) Bottom, Gravel, Cobbles and Few Boulders	0.050
(B) Bottom, Cobbles with Large Boulders	0.060
<b>Flood Plains (Adjacent to Natural Streams)</b>	
Pasture, No Brush	
(A) Short Grass	0.030
(B) High Grass	0.040
Cultivated Areas	
(A) No Crop	0.040
(B) Mature Row Crops	0.040
(C) Mature Field Crops	0.050
Heavy Weeds, Scattered Brush	0.050
Light Brush and Trees	0.060
Medium-to-Dense Brush	0.090
Dense Willows	0.170
Cleared Land with Tree Stumps, 100-150 per Acre	0.060
Heavy Stand of Timber, Little Undergrowth	
(A) Flood Depth below Branches	0.110
(B) Flood Depth Reaches Branches	0.140





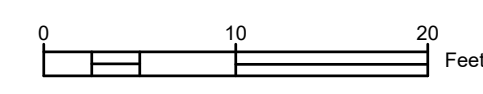
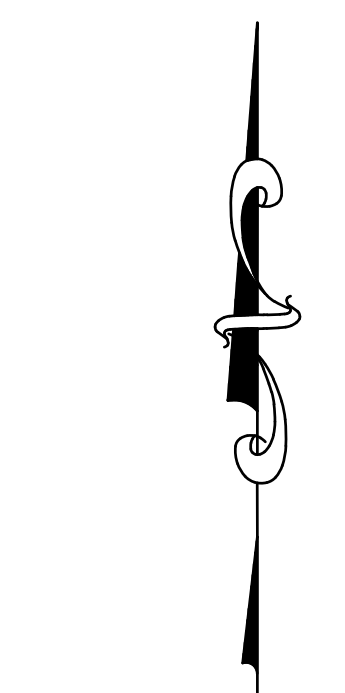
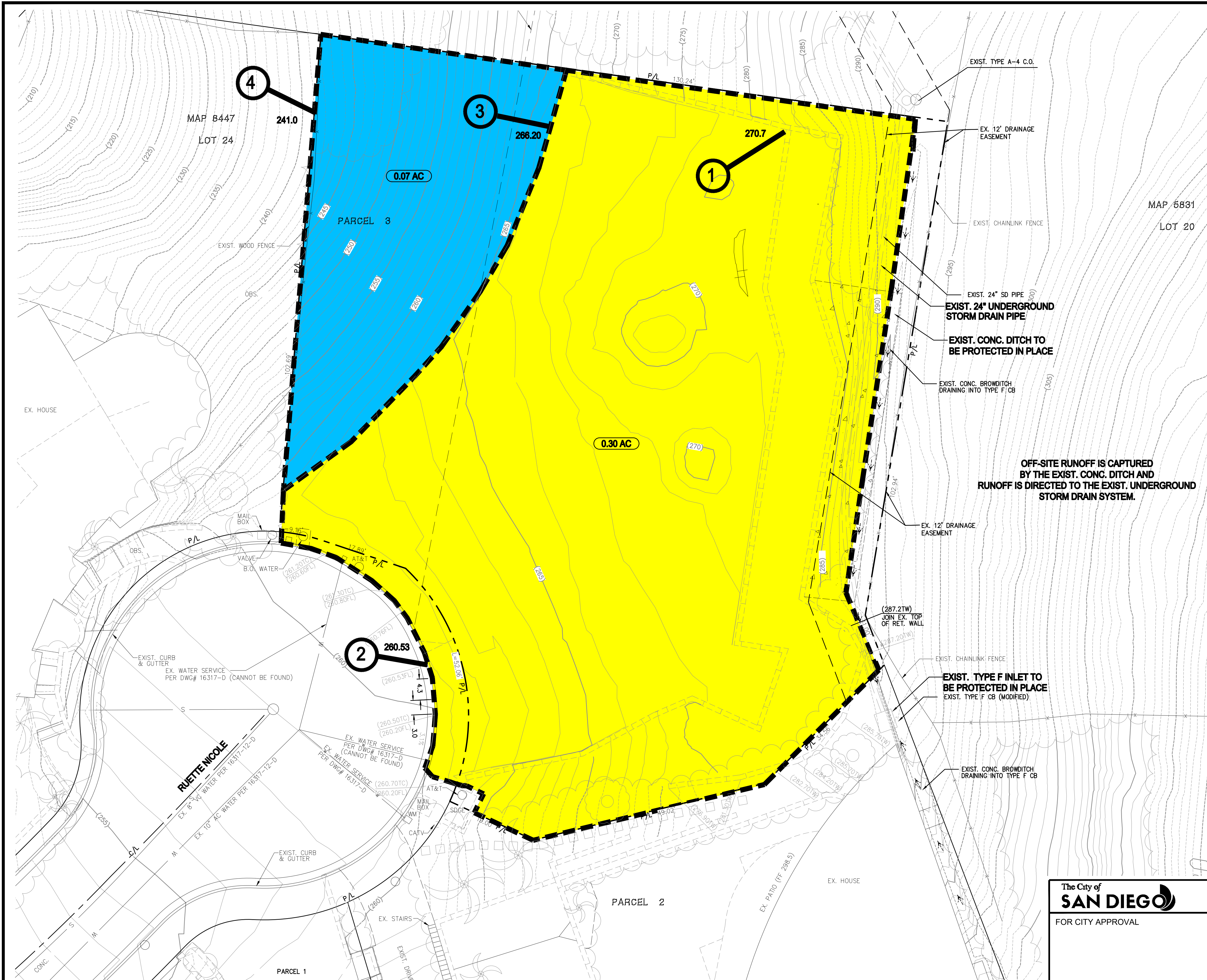


## **5. HYDROLOGY MAPS**

**EXISTING CONDITION**

LOT AREA 16,671.44 SQ. FT. / 0.37 ACRES  
 IMPERVIOUS AREA 0 SQ. FT. / 0 ACRES  
 PERVIOUS AREA 16,671.44 SQ. FT. / 0.37 ACRES  
 RUNOFF COEFFICIENT PER TABLE A-1 DRAINAGE DESIGN MANUAL 2017  
 LAND USE: RURAL (ALL PERVIOUS BASIN AREAS) RUNOFF COEFFICIENT (C) 0.45

 AREA DRAINING TO STREET (PERVIOUS)  
 AREA DRAINING TO WEST SIDE (SLOPE) (PERVIOUS)



PRIVATE CONTRACT

WARNING  
 0 1/2 1  
 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

**HERMANNY HOUSE**  
 LOT 25 MONTORO  
 EXISTING HYDROLOGY MAP



DEVELOPMENT SERVICES DEPARTMENT  
 SHEET 1 OF 2 SHEETS  
 PMT NO. \_\_\_\_\_  
 PRJ NO. \_\_\_\_\_

FOR CITY APPROVAL

APPROVED:		DATE	
FOR CITY ENGINEER			
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	K&S		
AS BUILTS			
CONTRACTOR		DATE STARTED	
INSPECTOR		DATE COMPLETED	
DRAWING NO.	1894-6253 NAD83 COORDINATES		
	254-1691 LAMBERT COORDINATES		
	-D		

**K&S ENGINEERING, INC.**  
 Planning . Engineering . Surveying  
 7801 Mission Center Court, Suite 100 San Diego, CA 92108  
 (619) 296-5565 Fax: (619) 296-5564

