THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: March 3, 2025 REPORT NO. HO-25-007

HEARING DATE: March 12, 2025

SUBJECT: 7356 RUE MICHAEL, PROCESS THREE DECISION

PROJECT NUMBER: PRJ-1065911

OWNER/APPLICANT: Ruslan Grub and Galena Grub

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit, Site Development Permit, and Public Service Easement Vacation to demolish an existing one-story, single dwelling unit with attached garage, and construct a new, single dwelling unit over a subterranean basement with a new Accessory Dwelling Unit and attached garage located at 7356 Rue Michael?

Proposed Actions:

1. APPROVE Coastal Development Permit No. PMT-3241446, Site Development Permit No. PMT-3241447, and Public Service Easement Vacation No. PMT-3329875.

Fiscal Considerations: All costs associated with the processing of the application are recovered through a fee paid for by the applicant.

Community Planning Group Recommendation: On January 17, 2024, the La Jolla Shores Planned District Advisory Board (LJSPD) voted 6-0-0 to recommend the project as presented, contingent on the Development Services Department confirming that the landscaping equals 30% of total parcel area.

- The proposed project would implement the LJSPD recommendation. The lot size is 13,269 square feet (sf), requiring 3,981 sf of landscaping to meet the 30% requirement of the La Jolla Shores Planned District Ordinance (LJSPDO), pursuant to SDMC Section 1510.0304(h). The project is proposing 5,204 sf, which equates to 39% of the total lot size.

Environmental Impact:

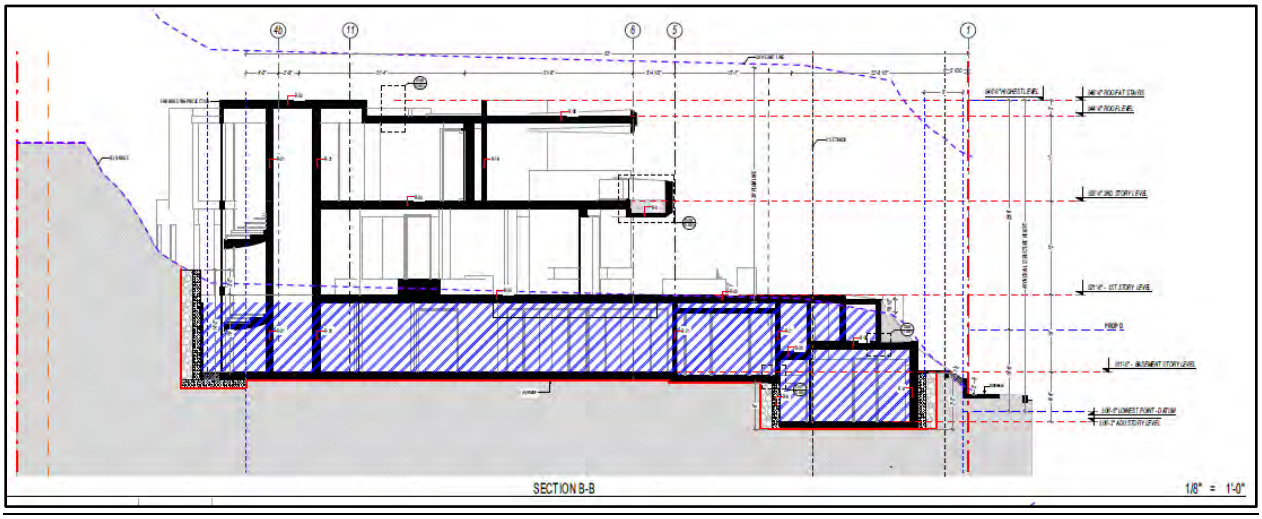
This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-fill development within an urbanized area). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 29, 2024, and the opportunity to appeal that determination ended November 13, 2024.

BACKGROUND

The project is located at 7356 Rue Michael, also known as Assessor's Parcel Number 352-331-0200 in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone, Coastal Overlay (non-appealable) zone, and Parking Impact Overlay Zone of the La Jolla Community Plan area.

The 0.30-acre site is approximately 0.47 miles northwest of Mount Soledad, 0.86 miles west of La Jolla Parkway, and 0.84 miles southeast of the Pacific Ocean. The site topography elevates from the

west starting at the Pacific Ocean, up to the east at Mount Soledad. The topography of the location elevates approximately 15 feet from the street (Rue Michael), over approximately 40 feet south to where the site flattens. This elevation conceals the proposed basement and garage from the street frontage. At the very south of the project site, the elevation increases an additional 25 feet up to the neighboring property.



DISCUSSION

Project Description

The project proposes to demolish an existing one-story, single dwelling unit with attached garage, and construct a new single dwelling unit and Accessory Dwelling Unit (ADU). The gross floor area of all structures is 15,433 square feet (sf), which includes a 4,854-sf main level, 3,681 sf second level, 2,919 sf basement, 2,779 sf attached garage, and a 1,200-sf attached ADU. The single dwelling unit will include four bedrooms on the main level with four bathrooms, and two bedrooms on the upper level with two bathrooms. The ADU, will have two bedrooms with two bathrooms, and the basement will have one bedroom with one bathroom. In addition, a new pool and spa, home theatre, and playroom are included in the project design.

The original structure to be demolished was built in 1963 and reviewed pursuant to San Diego Municipal Code Historical Resources Regulations (Section 143.0212). The review determined the structure does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

The project is located in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone. Pursuant to SDMC Section 1510.0201(a), a La Jolla Shores Planned District Permit is required to be approved, conditionally approved, or denied by the Hearing Officer in accordance with a Process Three, after receiving written recommendations or comments from the Advisory Board.

On January 17, 2024, the LJSPD Planned District Advisory Board voted 6-0-0 to recommend the project as presented, contingent on the Development Services Department confirming that the landscaping equals 30% of the total parcel area.

- The lot size is 13,269 sf, requiring 3,981 sf to meet the 30% requirement of the LJSPDO pursuant to SDMC, section 1510.0304(h). The project is proposing 5,204 sf of landscaping, which equates to 39% of the total lot size, which is above the requirement.

The project conforms to all applicable SDMC regulations and does not propose any deviations. Notably the project conforms to:

- Setbacks - The project proposes an 8-foot setback on the east side, and a 4-foot setback on the west side, which is allowed pursuant to SDMC, section 1510.0304(b)(4), which states that Building and structure setbacks shall be in general conformity with those in the vicinity. Review of the 300-foot site study of vicinity structures confirms the project is in conformity with the regulation.

- Floor Area Ratio – The project conforms to the Floor Area Ratio (FAR) regulation pursuant to SDMC, section SDMC, section 1510.0304 (i)(1)(A) Table 131-04J with a 51% FAR, where a maximum of 51% is allowed.

- Structure Height – The project conforms to overall height of 36 feet where 40 feet is permitted pursuant to SDMC 113.0270(a)(2)(B), which states that the overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an amount equal to either the maximum grade differential within the structure's footprint or 10 feet, whichever is less (30 feet + 10 feet = 40 Feet). The project also meets the Plumb Line measurement of 27 feet 1 inch where 30 feet is allowed pursuant to SDMC Section 113.0270(a)(2)(A), which is also under the 30 foot height limit pursuant to SDMC, section 1510.0304 (c) that is specific to the LJSPD.

The project is required to vacate a public service easement pursuant to SDMC Sections 125.1010(a) and 125.1040. The public service easement was created for the construction, operation, and maintenance of a sewer pipeline per Map 3926 recorded on July 10, 1958. No sewer pipe was ever constructed so the area is being returned to the property owner, relieving the City of liability, as a condition of the project approval (see Condition # 28 in Attachment 3).

Permits Required

- A Process 3 Site Development Permit per SDMC 1510.0201(d) for additions within the La Jolla Shores Planned District; and

- A Process 2 Coastal Development Permit per SDMC Section 126.0707(a) is required for development within the Coastal Overlay Zone.

- A Process 2 Public Service Easement Vacation per SDMC Section 125.1040 is required to

vacate a public service easement requested in accordance with Section 125.1010(a).

- Consolidation of Processing regulations (SDMC 112.0103) mandate that all actions be consolidated and processed at the highest decision level which is the Hearing Officer.

Community Plan Analysis:

The Community Plan designates the site as Very Low Density Residential (0-5 DU/AC). The project site is 0.30-acres, which would allow a maximum of 2 dwelling units on the site. The project proposes a single dwelling unit consistent with the use and density of the Community Plan land use designation. Per SDMC Section 141.0302 (b)(2)(B), ADUs are not subject to the density limitations for the premises.

The Community Plan identifies fourteen issues to protect and preserve the state's coastal resources pursuant to the California Coastal Act of 1976. Many of the identified issues do not relate to the project site as it is in a built out residential neighborhood. The identified issues that apply include recommendations for Public Access and Visual Resources, Nonpoint Source Pollution in Urban Runoff, and Seismic Risk Areas. There are no conflicts with Public Access or Visual Resources, and project permit conditions will implement a Water Pollution Control Plan to provide BMPs to prevent Source Pollution in Urban Runoff. The Community Plan Seismic Risk Area issue states that, "The Residential Element recommends a geological reconnaissance report in all residential areas in La Jolla where structures are proposed to be located over the trace of an active earthquake fault." According to Figure 5 (pg. 17) of the Community Plan, the project location is close to a fault line (Rose Canyon) and has Slide Prone Formations existing. A Geotechnical Report dated June 13, 2024, reviewed and accepted by staff, states that the proposed development is feasible from a geotechnical standpoint but recommended that the rear slope of the project site be further stabilized. To ensure compliance with the Community Plan and the project Geotechnical recommendations, project permit condition # 24 requires, "the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's 'Guidelines for Geotechnical Reports' that specifically addressed the proposed construction plans." As such, the project will comply with the Community Plan issue for Seismic Risk as identified.

The Community Plan recommendations for Community Character (pg. 76) include site elements to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony. Some elements that apply to the project are:

- Bulk and Scale
    - The project proposes a two-story single dwelling unit where a one-story dwelling unit currently exists. To reduce the scale, the project mimics the natural landform by stepping down as the elevation decreases. The east elevation contains the highest point, which is where the two-story dwelling unit also reaches the highest point, whereas the west side, being the lowest point, only contains a single story. The use of scaling is incorporated from front to back as well, with the front of the project stepping up from a

lower terrace at the street frontage, to the two-story dwelling unit pushed back against the sloped rear of the project, mimicking the natural landform.

- Street Landscape
    - The project is proposing to incorporate 39% of the lot coverage to landscaping where 30% is the minimum required by the LJSPDO.
- Site Fixtures
    - The project design incorporates several fixture types to maintain and enhance the existing neighborhood character. By using stucco and wood siding, the project will match many of the surrounding homes as noted through a 300-foot site survey (Attachment 9). In addition, the project will use natural stone to imitate the surrounding landforms.

Other Community Character recommendations that the project implements are the application of minimum side and rear yard setbacks. The project conforms to the LJSPDO pursuant to SDMC 1510.0304(b)(4) as the proposed setback values are in general conformity with those in the vicinity as shown in the 300-foot vicinity survey. The front and rear of the property proposes a 20-foot setback where the SDMC requires 20 feet, conforming to the minimum requirements as recommended.

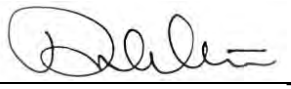
Lastly, as noted in the bulk and scale statement above, the project mimics the natural landform by matching the highest points of the proposed structure to the highest point of the topography. In addition, the project uses off-setting planes, building articulations, roofline treatments and variations within front yard setback requirements to help break up bulk and scale, match the surrounding neighborhood, and mimic the natural landform as recommended.

ALTERNATIVES

1. Approve Coastal Development Permit No. PMT-3241446, Site Development Permit No. PMT-3241447, and Easement Vacation No. PMT-3329875;

2. Deny Coastal Development Permit No. PMT-3241446, Site Development Permit No. PMT-3241447, and Easement Vacation No. PMT-3329875 if the findings required to approve the project cannot be affirmed.

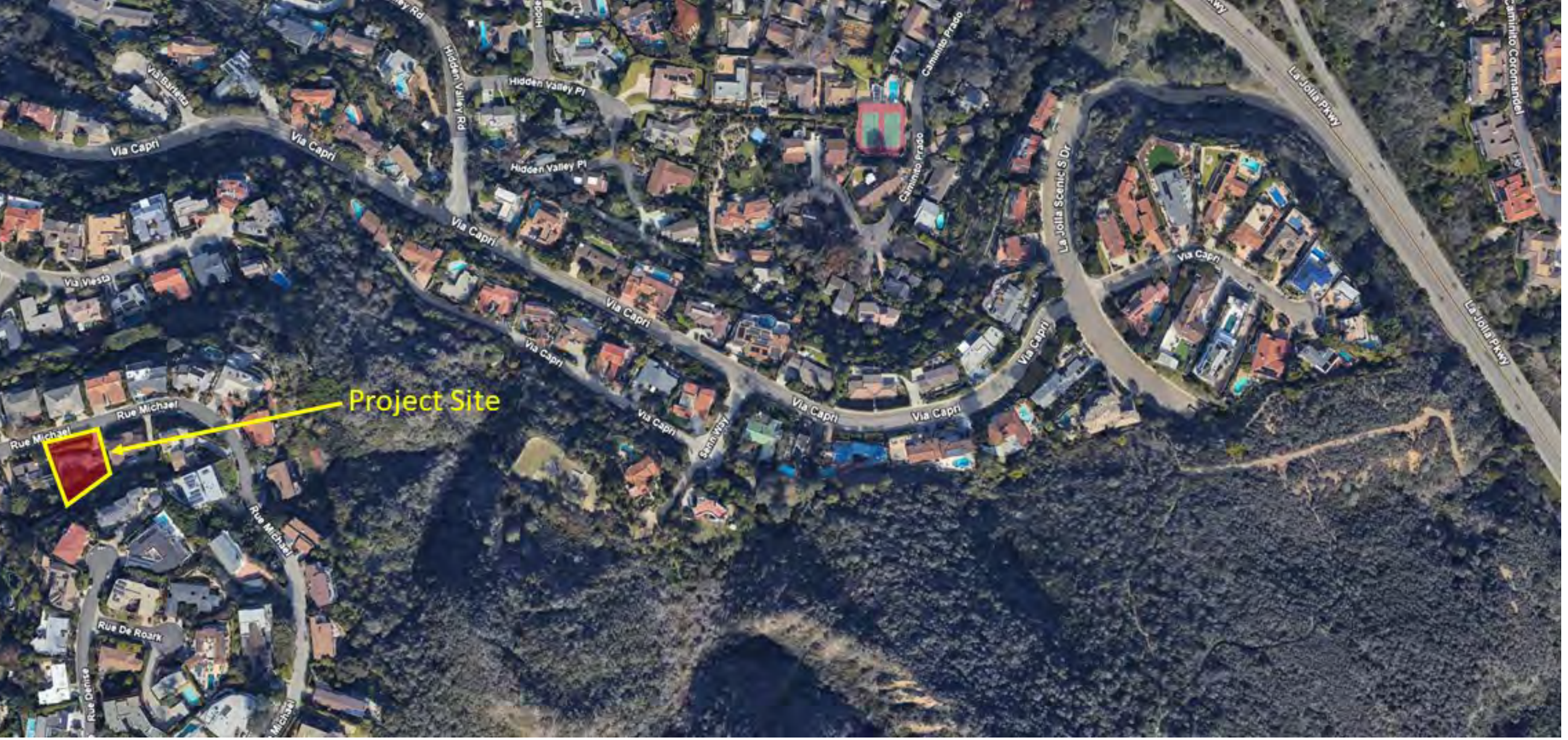
Respectfully submitted,



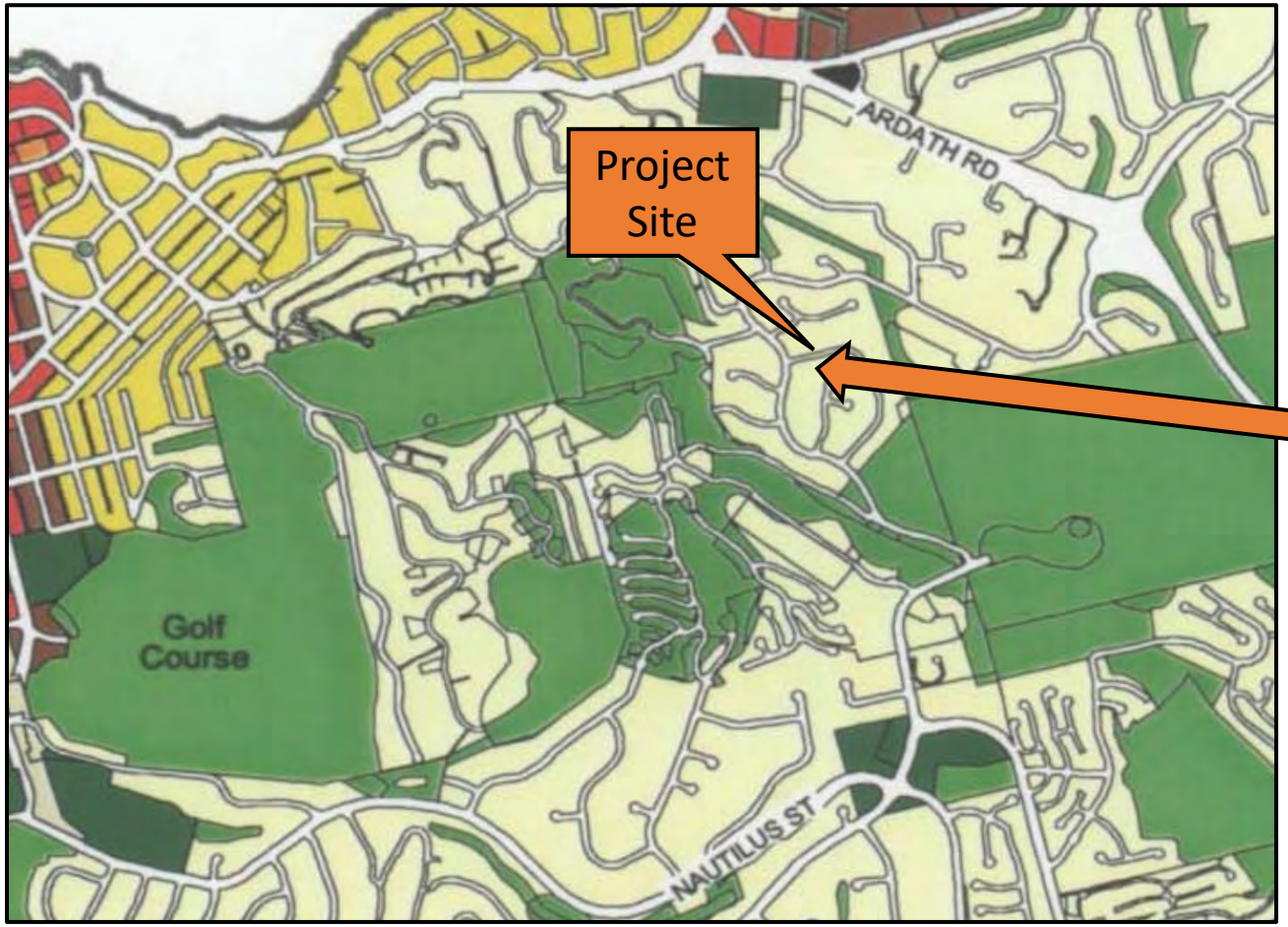
Robin MacCartee
Development Project Manager
Development Services Department

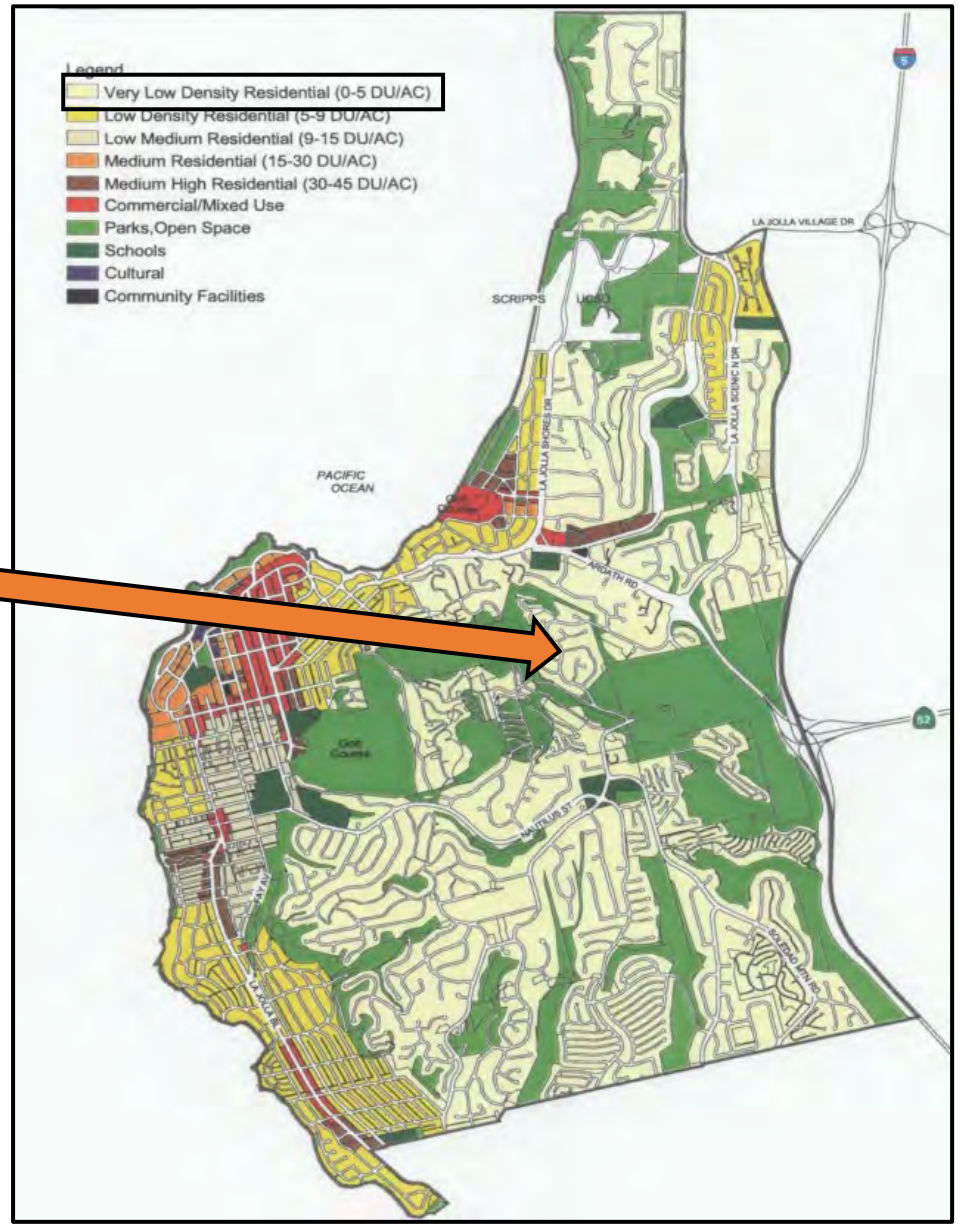
Attachments:

1. Aerial Photographs
2. Community Plan Land Use Map
3. Draft Permit with Conditions
4. Draft Permit Resolution with Findings
5. Draft Easement Vacation Resolution with Findings
6. Geotechnical Report prepared June 13, 2024
7. LJSPD Community Group Recommendation, Meeting Minutes
8. Environmental Notice of Exemption
9. La Jolla Shores Planned District 300-foot Vicinity Survey
10. Project Plans
11. Ownership Disclosure Statement
12. Public Service Easement Vacation Exhibit "A"
13. Public Service Easement Vacation Exhibit "B"



ATTACHMENT 1 – Aerial Photograph





North

ATTACHMENT 2 – Community Plan Land Use Map

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: 24009322 SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. PMT-3241446
SITE DEVELOPMENT PERMIT NO. PMT-3241447

7356 RUE MICHAEL - PROJECT NO. 1065911
HEARING OFFICER

This Coastal Development Permit No. PMT-3241446 and Site Development Permit No. PMT-3241447 is granted by the Hearing Officer of the City of San Diego to Ruslan Grub, a married man, as his sole and separate property, as to an undivided 50% interest and Galena Grub, Trustee of the Galena Grub Living Trust dated October 23, 2007, as to an undivided 50% interest, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708, and 126.0505, respectively at the 0.30 -acre project site located at 7356 Rue Michael, also known as Assessor's Parcel Number 352-331-02-00, in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone, Coastal Height Limit Overlay Zone, Coastal Overlay (non-appealable) Zone, and Parking Impact Overlay Zone of the La Jolla Community Plan area. The project site is legally described as:

Lot 58 of Chateau Ville, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 3926, filed in the office of the County Recorder of San Diego County, July 10, 1958.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing one-story, single dwelling unit with attached garage, and construct a new single dwelling unit over a subterranean basement, including a new Accessory Dwelling Unit and attached garage. The project will also vacate the existing sewer easement on the southern property line as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated March 12, 2025, on file in the Development Services Department.

The project shall include:

a. Demolish an existing one-story, single dwelling unit with attached garage; and

b. Construct a new, 15,433 square foot (sf), single dwelling unit, including a 4,854-sf main level, 3,681 sf second level, 2,919 sf basement, 1,200 sf Accessory Dwelling Unit (ADU), and a 2,779-sf attached garage; and

c. Construct a new pool and spa; and

d. Landscaping (planting, irrigation and landscape related improvements); and

e. 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 March 26, 2028.

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, Chapter 4.2 and Appendix 'D' of the City of San Diego Storm Water Standards Manual.

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape, irrigation, retaining wall and stairs located within the City's right-of-way, satisfactory to City Engineer.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing curb, gutter, and sidewalk per current City Standard adjacent to the site on Rue Michael, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing driveway and the installation of a new City standard driveway adjacent to the site on Rue Michael, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit, the Owner/Permittee shall grant to the City a 3-foot wide Irrevocable Offer of Dedication on Rue Michael, adjacent to the site, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

17. 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.

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 a Landscape Maintenance District or other approved entity. 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 document plans is damaged or removed, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

PLANNING/DESIGN REQUIREMENTS:

20. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized

for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

21. 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.

22. Per SDMC section 141.0302(b)(1)(B), an ADU shall not be used for a rental term of less than 31 consecutive days.

23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

GEOLOGY REQUIREMENTS

24. Prior to the issuance of any construction permits (either grading or building permit), the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's "Guidelines for Geotechnical Reports" that specifically addressed the proposed construction plans. The geotechnical investigation report shall be reviewed for adequacy by the Geology Section of Development Services prior to the issuance of any construction permit.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

25. 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.

26. Prior to the issuance of construction permit for building, if it is determined during the building permit review process the existing water and sewer service will not be adequate to serve the proposed project, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right of way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.

27. Prior to the issuance of any building permits, if an Encroachment Maintenance Removal Agreement (EMRA) is not recorded for the existing private sewer lateral, the Owner/Permittee shall obtain an EMRA, from the City Engineer, for the private sewer facility encroaching into the Public Right-of-Way.

28. Prior to the issuance of any building permits, the Owner/Permittee is required to vacate the public sewer easement as shown on the approved Exhibit "A," in a manner satisfactory to the Public Utilities Department and City Engineer.

29. 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 March 12, 2025, and XXXXXXX.

Coastal Development Permit No. PMT-3241446
Site Development Permit No. PMT-3241447
March 12, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Robin MacCartee
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.

Ruslan Grub, a married man, as his sole and separate property, as to an undivided 50% interest.
Owner/Permittee

By _____
RUSLAN GRUB
OWNER

Galena Grub, Trustee of the Galena Grub Living Trust dated October 23, 2007, as to an undivided 50% interest.
Owner/Permittee

By _____
GALENA GRUB
OWNER

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

HEARING OFFICER, RESOLUTION NO. XXXXXX
COASTAL DEVELOPMENT PERMIT NO. PMT-3241446
SITE DEVELOPMENT PERMIT NO. PMT-3241447

7356 RUE MICHAEL - PROJECT NO. 1065911

WHEREAS, Ruslan Grub, a married man, as his sole and separate property, as to an undivided 50% interest and Galena Grub, Trustee of the Galena Grub Living Trust dated October 23, 2007, as to an undivided 50% interest, Owner/Permittee of property located at 7356 Rue Michael, filed an application with the City of San Diego for a permit to demolish an existing one-story, single dwelling unit with attached garage, and construct a new, single dwelling unit over a subterranean basement, including a new Accessory Dwelling Unit and attached garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. PMT-3241446, and Site Development Permit No. PMT-3241447) on portions of a 0.30-acre site;

WHEREAS, the project site is located at 7356 Rue Michael, also known as Assessor's Parcel Number 352-331-02-00 in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone, Coastal Height Limit Overlay Zone, Coastal Overlay (non-appealable) zone, and Parking Impact Overlay Zone of the La Jolla Community Plan area;

WHEREAS, the project site is legally described as Lot 58 of Chateau Ville, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 3926, filed in the office of the County Recorder of San Diego County, July 10, 1958;

WHEREAS, on October 29, 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 Guidelines Section 15332 (In-fill development within an urbanized area) 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 March 12, 2025, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. PMT-3241446, and Site Development Permit No. PMT-3241447 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-3241446 and Site Development Permit No. PMT-3241447

A. COASTAL DEVEOPMENT PERMIT [SDMC Section 126.0708(a)]

1. Findings for all Coastal Development Permits:

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

The project site is located approximately 0.84 miles southeast of the Pacific Ocean at 7356 Rue Michael. Rue Michael is a fully developed street that does not encroach upon any existing or proposed physical accessways to the coast as identified in Figure 6 (pg. 23) of the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan).

The nearest Physical Access points as identified in Figure 6 of the Community Plan are the Walk at the south end of the Marine Room restaurant, identified as Item # 5, Princess Street, identified as Item # 6, and the Scenic Overlook from Coast Walk off of Torrey Pines Road, identified as Item # 7. All these identified access points are west of the project location at approximately 0.82 miles, 0.81 miles, and 0.91 miles respectively. As such, the project 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.

Figure 9 (pg. 35) of the Community Plan identifies Public Vantage Points for the La Jolla Community Plan area. Public Vantage Points are categorized as View Cones, View Corridors, Viewsheds, Intermittent or Partial Vistas, Roads from which coastal

body of water can be seen, and Scenic Overlooks. There are three identified Public Vantage Points near the project site, identified as the following:

- Item # 38, Caminito Avola/ Via Avola.
    - The item is categorized as a Viewshed and Intermittent or Partial Vista.
    - The views from the area are oriented north and west towards the Pacific Ocean. The area is elevated due to the topography rising from the Pacific Ocean to the west up to Mount Soledad to the east. The area offers views of the Pacific Ocean and the Village of La Jolla.
    - The project site is located approximately 0.17 miles to the south and east of the identified Public Vantage point. As such, the views oriented to the north and west are not interrupted by the project and are protected.

- Item # 39, listed as Via Siena at Hillside Drive
    - The item is categorized as a Viewshed and Scenic Overlook.
    - The views from the area are oriented north and west towards the Pacific Ocean. The area is elevated due to the topography rising from the Pacific Ocean to the west up to Mount Soledad to the east. The area offers views of the Pacific Ocean and the Village of La Jolla.
    - The project site is located approximately 0.10 miles to the south and east of the identified Public Vantage point. As such, the views oriented to the north and west are not interrupted by the project and are protected.

- Item # 40, listed as Rue Denise
    - The item is categorized as a Scenic Overlook.
    - The views from the area look north toward the Village of La Jolla and the Pacific Ocean. Views to the west are limited by development. The area is elevated due to the topography rising from the Pacific Ocean to the west up to Mount Soledad to the east.
    - The project site is located directly north of the Scenic Overlook but does not interfere with the Public Vantage due to the elevation changes in the topography. The Scenic Overlook is higher than the project site, which affords a clear view north towards the Village of La Jolla and the Pacific Ocean. The project height will not encroach on the public vantage point.

For the reasons demonstrated above, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and

along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

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

The project site at 7356 Rue Michael is located on a fully developed street in a built-out environment. The site has no Environmentally Sensitive Lands (ESL) present, is not part of a steep hillside system, does not contain coastal bluffs, and is not within the Multi Habitat Planning Area (MHPA).

The project will be required to implement a Water Pollution Control Plan (WPCP) in accordance with Condition # 12 of the CDP No. PMT-3241446/SDP No. PMT-3241447. The WPCP will implement Best Management Practices (BMPs) to protect the waterways and surrounding environment from stormwater pollution resulting from project construction activity.

As there is no ESL located on the project site, and BMPs will be implemented to protect the environment during construction, the project will not adversely affect environmentally sensitive lands.

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

The Community Plan designates the project location as Very Low Density Residential (0-5 DU/AC). The project site is 0.30-acres, which would allow a maximum of 2 dwelling units on the site. The project proposes a single dwelling unit, consistent with the density range of the Community Plan land use designation. Per SDMC Section 141.0302(2)(B), ADUs are not subject to the density limitations for the premises.

The Community Plan identifies fourteen issues to protect and preserve the state's coastal resources pursuant to the California Coastal Act of 1976. Many of the identified issues do not relate to the project site as it is in a built out residential neighborhood. The identified issues that apply include recommendations for Public Access and Visual Resources, Nonpoint Source Pollution in Urban Runoff, and Seismic Risk Areas.

There are no conflicts with Public Access or Visual Resources (see Finding A(1)(a) herein incorporated by reference), and project permit conditions will implement a WPCP to provide BMPs to prevent Source Pollution in Urban Runoff. The Community Plan Seismic Risk Area issue states that, “The Residential Element recommends a geological reconnaissance report in all residential areas in La Jolla where structures are proposed to be located over the trace of an active earthquake fault.” According to Figure 5 (pg. 17) of the Community Plan, the project location is close to a fault line (Rose Canyon) and has Slide Prone Formations existing.

A Geotechnical Report dated June 13, 2024, reviewed, and accepted by staff, states that the proposed development is feasible from a geotechnical standpoint but recommended that the rear slope of the project site be further stabilized. To ensure compliance with the Community Plan and the project Geotechnical recommendations, project permit condition # 24 requires, "the Owner/Permittee shall submit a geotechnical investigation report prepared in accordance with the City's 'Guidelines for Geotechnical Reports' that specifically addressed the proposed construction plans." As such, the project will comply with the Community Plan issue for Seismic Risk as identified.

The Community Plan recommendations for Community Character (pg. 76) include site elements to maintain and enhance the existing neighborhood character and ambiance, and to promote good design and visual harmony. Some elements that apply to the project are:

- Bulk and Scale
    - The project proposes a two-story single dwelling unit where a one-story dwelling unit currently exists. To reduce the scale, the project mimics the natural landform by stepping down as the elevation decreases. Looking at the project site, the east elevation contains the highest point, which is where the two-story dwelling unit also reaches the highest point, whereas the west side, being the lowest point, only contains a single story. The use of scaling is incorporated from front to back as well, with the front of the project stepping up from a lower terrace at the street frontage, to the two-story dwelling unit pushed back against the sloped rear of the project, mimicking the natural landform.

- Street Landscape
    - The project is proposing to incorporate 39% of the lot coverage to landscaping where 30% is the minimum.

- Site Fixtures
    - The project design incorporates several fixture types to maintain and enhance the existing neighborhood character. By using stucco and wood siding, the project will conform to many of the surrounding homes as noted through a site study conducted via Google Streetview. In addition, the project will use natural stone to imitate the surrounding landforms.

Other Community Character recommendations that the project incorporates are the application of minimum side and rear yard setbacks. The project conforms to the La Jolla Shores Planned District Ordinance (LJSPDO) pursuant to SDMC section 1510.0304(b)(4) as the proposed setback values are in general conformity with those in the vicinity as shown in the 300-foot vicinity survey. The front and rear of the property proposes a 20-foot setback where the SDMC requires 20 feet, conforming to the minimum requirements as recommended.

Lastly, as noted in the bulk and scale statement above, the project mimics the natural landform by matching the highest points of the proposed structure to the highest point of the topography. In addition, the project uses off-setting planes, building articulations, roofline treatments and variations within front yard setback requirements to help break up bulk and scale, match the surrounding neighborhood and mimic the natural landform as recommended.

In conclusion, the project adheres to the density regulations of the Community Plan and does not interfere with any of the elements of the Local Coastal Program. The project implements Residential Land Use goals and recommendations for Community Character. 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.

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

The proposed project is located approximately 0.84 miles southeast of the Pacific Ocean, and approximately 0.80 miles southeast of the nearest public road and the sea. The nearest recreation area as defined in Chapter 3 of the California Coastal Act is Kellogg Park, which is located approximately 0.93-miles northwest of the project site. Therefore, the project site is not located between the first public roadway and the sea or shoreline of any body of water.

B. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0505(a)]</u>

1. <u>Findings for all Site Development Permits</u>:

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

Please see Findings A(1)(a) and A(1)(c), herein incorporated by reference.

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

The project proposes to construct a two-story single dwelling unit in the built out La Jolla Community Plan area. The project meets the zoning requirements and intent of the SDMC and Land Use Plan (see Finding B(1)(C)), herein incorporated by reference.

Project conditions will protect the public's health and safety in regard to Construction (CDP/SDP Permit Condition 11); to ensure Best Management Practices are followed including Water Pollution Control Plan (Condition 12); to minimize the discharge of pollutants into waterways; Work in the Public Right-of-Way (Condition 13) to ensure

public safety; Geology requirements (Condition 24) for a Geology Report to address the proposed construction site conditions are adequate; and Public Utilities (Condition 25) that ensure regulated water and sewer lines. In addition, Conditions 14 and 15 will require new curb, gutters, driveways, and sidewalk to protect the interest of public health, safety, and welfare.

The project will be constructed to applicable City standards, including all California Building, Fire, Plumbing, Electrical, Mechanical, California Green Building Standards Code (CGBSC), and City regulations governing the construction and continued operation of the development. These regulations mitigate any potential for adverse effects on those persons or properties in the vicinity of the project. As such, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes to construct a two-story single dwelling unit in the built out La Jolla Community Plan area. The project is located in the La Jolla Shores Planned District-Single Family (LJSPD-SF) zone. Pursuant to SDMC section 1510.0201(a), a La Jolla Shores Planned District Permit is required to be approved, conditionally approved, or denied by the Hearing Officer in accordance with Process Three, after receiving written recommendations or comments from the La Jolla Shores Planned District Advisory Board.

The lot size is 13,269 sf, requiring 3,981 sf to meet the 30% landscaping recommendation of the Advisory Board and the requirements of the LJSPDO (SDMC Section1510.0304(h)). The project is proposing 5,204 sf, which equates to 39% of lot size and exceeds the requirement.

The project meets SDMC regulations for setbacks:

- The project proposes an 8-foot setback on the east side, and a 4-foot setback on the west side, which is allowed pursuant to SDMC, section 1510.0304(b)(4), which states that Building and structure setbacks shall be in general conformity with those in the vicinity. Review of the 300-foot site study of vicinity structures confirms the project is in conformity with the regulation. The front and rear of the property proposes a 20-foot setback where the SDMC requires 20 feet, conforming to the minimum requirements as recommended.

The project meets SDMC regulations for Floor Area Ratio (FAR) at 51% where 51% is the maximum, overall height of 36 feet where 40 feet is the maximum pursuant to SDMC 113.0270(a)(2)(B), which states that the overall structure height shall not exceed the maximum permitted structure height of the applicable zone plus an

amount equal to either the maximum grade differential within the structure's footprint or 10 feet, whichever is less (30 feet + 10 feet = 40 Feet). The project also meets the Plumb Line measurement of 27 feet 1 inch where 30 feet is allowed pursuant to SDMC 113.0270(a)(2)(A), which is also under the 30 foot height limit pursuant to SDMC, section 1510.0304 (c) that is specific to the LJSPD. The project does not propose any deviations.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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 these findings adopted by the Hearing Officer, Coastal Development Permit No. PMT-3241446 and Site Development Permit No. PMT-3241447 are hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. Coastal Development Permit No. PMT-3241446 and Site Development Permit No. PMT-3241447 a copy of which is attached hereto and made a part hereof.

Robin MacCartee
Development Project Manager
Development Services

Adopted on: March 12, 2025

IO#: 24009322

RESOLUTION NUMBER XXXXXX

DATE OF FINAL PASSAGE MARCH 12, 2025

A RESOLUTION VACATING PUBLIC SERVICE EASEMENT NO. PMT-3329875 - PROJECT NO. PRJ-1065911

WHEREAS, San Diego Municipal Code sections 125.1010(a) and 125.1030(b) provide a procedure for the vacation of public service easements by City staff designated by the City Manager; and

WHEREAS, project approval will be decided by the Hearing Officer, pursuant to San Diego Municipal Code, section 1510.0201(d) for additions within the La Jolla Shores Planned District.

WHEREAS, Ruslan Grub and Galena Grub, Trustee of the Galena Grub Living Trust, dated October 23, 2007, as to an undivided 50% interest of property located at 7356 Rue Michael, filed an application to vacate a Public Service Easement, located at 7356 Rue Michael, across the entirety of the southern portion of Lot 58 of Chateau Ville, in the City of San Diego, County of San Diego, State of California, according to Map thereof no. 3926, filed in the office of the County Recorder of San Diego County, July 10, 1958, being described as Easement Vacation No. PMT-3329875; and

WHEREAS, it is proposed that an easement for the construction, operation and maintenance of a sewer pipeline, over, under, upon and across all of that portion of that certain easement for public utility purposes, 4-foot wide, lying within a portion of Lot 58 of Map No. 3926, in the City of San Diego, County of San Diego, State of California, said public utility easement being dedicated per Lot 58 of Chateau Ville, in the City of San Diego, County of San Diego, State of Californian, according to Map thereof No. 3926, filed in the office of the County Recorder of San Diego County, July 10, 1958 be vacated; and

WHEREAS, on October 29, 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 Guidelines Section 15332 (In-fill development within an urbanized area) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code section 112.0520; and

BE IT RESOLVED, by the Hearing Officer, that with respect to a Public Service Easement located at 7356 Rue Michael (Easement Vacation No. PMT-3329875), the Hearing Officer finds that:

A. EASEMENT VACATION [SDMC Section 125.1040]

1. <u>Findings for all Easement Vacations</u>:

a. There is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The project has been conditioned (Coastal Development Permit No. Pmt-3241446, and Site Development Permit No. Pmt-3241447, Condition #28) to vacate the public sewer easement. The 8-foot-wide easement was dedicated according to Map No. 3926 on July 10, 1958, for the construction, operation, and maintenance of a sewer pipeline across the easterly 8 feet of the private lot. The project proposes to vacate a 4-foot-wide portion of the underlying easement, lying within a portion of Lot 58 of Map No. 3926, which is specific to the subject property at 7356 Rue Michael. No public sewer has been installed to date and there is none anticipated. As such, the vacation is requested to remove the public liability and maintenance associated with the easement. With no public facilities in place or planned, there is no present or prospective public use for the easement, either for the facility or purpose for which it was originally acquired or for any other public use of a like nature that can be anticipated.

b. The public will benefit from the action through improved utilization of the land made available by the vacation.

The project proposes to demolish an existing one-story, single dwelling unit with attached garage, and construct a new single dwelling unit over a subterranean basement, including a new Accessory Dwelling Unit and attached garage. The project will also vacate a 4-foot-wide portion of the existing sewer easement on the southern property line. The public does not currently benefit from the easement as it is unutilized. The public will benefit from the easement vacation because the land will be returned to private ownership, thus eliminating the responsibility and liability as well as any future economic constraints on the City of San Diego to maintain the current condition.

c. The vacation is consistent with any applicable land use plan.

The vacation complies with the applicable Land Use Plan. The public service easement vacation will not change or affect the Very Low-Density Residential designation. The area to be vacated does not encroach or interfere with any of the issues presented in the La Jolla Community Plan and Local Coastal Program Land Use Plan (pg. 19-22), will not conflict with any of the Residential Land Use Goals or Policies (pg. 67-72) and will not interfere with the General Community Goal to, "Provide adequate public facilities necessary to support the educational, recreational, safety and health related needs of La Jolla residents including children, families and the elderly as well as providing for the needs of visitors." (pg. 5). As such, the vacation is consistent with the applicable land use plan.

d. The public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation or the purpose for which the easement was acquired no longer exists.

The 8-foot-wide easement was dedicated according to Map No. 3926 recorded on July 10, 1958, for the construction, operation, and maintenance of a sewer pipeline across the southerly 8 feet of the private lot. The project proposed to vacate a 4-foot-wide portion of the underlying easement, lying within a portion of Lot 58 of Map No. 3926, which is specific to the subject property at 7356 Rue Michael. No public sewer has been installed or is planned to be installed to date. Therefore, the public facility or purpose for which the easement was originally acquired will not be detrimentally affected by the vacation as the purpose for which the easement was acquired no longer exists.

BE IT FURTHER RESOLVED, that the public services easement located within Lot 58 of Map No. 3926, recorded on July 10, 1958, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 42606-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated.

BE IT FURTHER RESOLVED, that the Development Services Department shall record a quitclaim deed with an attached copy of this resolution and any exhibits, in the Office of the County Recorder releasing to the property owner, all rights title and interest in said easement.

Robin MacCartee
Development Project Manager
Development Services

Adopted on: March 12, 2025

IO No.: 24009322

ATTACHMENT 6

GEOTECHNICAL INVESTIGATION

New Residence
7356 Rue Michael
La Jolla, California

prepared for:

Mr. Francisco Mendiola
CDGI
PO Box 84180
San Diego, California 92138

by:

TerraPacific Consultants, Inc.
4010 Morena Boulevard, Suite 108
San Diego, California 92117

June 13, 2024
File No. 22-209

TerraPacific
CONSULTANTS INC

Mr. Francisco Mendiola
CDGI
PO Box 84180
La Jolla, CA 92037

June 13, 2024
File No. 22-209

Subject: **Geotechnical Investigation**
New Residence
7356 Rue Michael
La Jolla, California

Dear Mr. Mendiola:

In accordance with our proposal, TerraPacific Consultants, Inc. (TCI) has prepared the following report presenting our findings and recommendations from a geotechnical investigation at the subject property. The purpose of the investigation was to evaluate the subsurface conditions at the site and provide preliminary recommendations and design parameters for the proposed residential construction. The project is currently in a concept phase, and it is our understanding that a complete set of plans is forthcoming. Once these plans have been provided, modifications to the recommendations presented in this report may be required. The following report contains a summary of our findings and preliminary recommendations.

We greatly appreciate the opportunity to be of service. If you should have any questions or comments regarding this report or our findings, please do not hesitate to call.

Sincerely,
TerraPacific Consultants, Inc.

Cristopher C. O'Hern, CEG 2397
Senior Engineering Geologist

Octavio Brambila, GE 3259
Project Engineer

CCO/OB:lb

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 General

The following report presents the findings of a geotechnical investigation performed at 7356 Rue Michael in La Jolla, California. The location of the property is presented on the Site Location Plan, Figure 1 in Appendix A. The purpose of the investigation was to evaluate the subsurface conditions at the site to provide preliminary recommendations and soil design parameters for the proposed construction.

1.2 Scope of Services

The scope of the investigation consisted of field reconnaissance, subsurface exploration, laboratory testing, and engineering and geologic analysis of the obtained data. The following tasks were performed during the investigation and production of this report:

- Site reconnaissance and review of published geologic, seismologic, and geotechnical reports and maps pertinent to the project. A list of references is provided in Appendix B;
- Logging/sampling of eleven borings at the subject property. The Geotechnical Plan, Figure 2 in Appendix A, presents the approximate subsurface exploration locations. The excavation logs are presented in Appendix C;
- Logging of a fault trench across the subject property. The trench is graphically depicted on the Trench Profile, Figure 9 in Appendix A.
- Collection of representative soil samples from selected depths within the excavations, which were transported to our laboratory for testing and analysis;
- Laboratory testing of samples collected from the test excavations. The laboratory data is presented in Appendix D;
- Engineering and geologic analysis of data acquired from the investigation, which provided the basis for our conclusions and recommendations; and
- Preparation of this report presenting our findings and recommendations.

2.0 PROJECT BACKGROUND

2.1 Site Description and Development History

The subject property is located on the north side of Rue Michael in La Jolla, California. The legal description of the property is APN 352-331-0200, Lot 58, Submap 3926, Chateau Ville. The trapezoidal-shaped lot is bordered by developed residential properties to the east, west, and south, and Rue Michael to the north. The lot consists of a relatively flat building pad at the central portion, and northerly descending sloping terrain at the north (front) and south (rear) portion. The south slope consists of an approximate 20-foot height, 1.5:1 or steeper embankment that is faced with shotcrete.

The lot is currently developed with a single-family residential structure and associated appurtenances. The date of initial lot development is unknown. It is also unknown if the shotcrete facing on the rear slope was a part of a previous stabilization effort.

2.2 Proposed Development

Based on our review of the concept plans, it is our understanding that the project will involve the construction of a new residential structure with subterranean portions, a swimming pool, and associated appurtenances. Due to the subterranean levels and slopes, significant shoring/retaining walls are anticipated.

3.0 SITE INVESTIGATION

The site investigation was conducted in February and April 2023, and consisted of visual reconnaissance and subsurface exploration. The purpose of the investigation was to understand the site configuration and expose the subsurface conditions in the vicinity of the proposed construction.

3.1 Site Reconnaissance

Our site reconnaissance consisted of walking the site to determine if any adverse geologic conditions were present. No outward signs of distress indicating adverse geologic conditions were noted.

3.2 Subsurface Exploration

The subsurface exploration consisted of eleven borings, B-1 through B-11, and one trench excavation, T-1. The borings were located in the front portion of the lot and extended to depths of up to 22.7 feet below ground surface (bgs). The trench was excavated within the southern portion of the lot, approximately 90 feet in length, up to approximately 8 feet in depth (bgs), and oriented in a roughly east-west configuration. The approximate excavation locations are presented on the Geotechnical Plan, Figure 2 in Appendix A, and a graphical depiction of the trench profile is provided as Figure 9 in Appendix A. The excavations were logged and sampled by professionals from our office.

In general, the subsurface exploration revealed that the site is mantled with fill soil and native slopewash deposits underlain by bedrock of the Cretaceous-aged Cabrillo Formation. Section 4.2 Site Stratigraphy and the subsurface excavation logs in Appendix C provide descriptions of these materials.

3.3 Laboratory Testing

Soil samples collected during the field exploration were tested to characterize the soil types and evaluate the engineering properties of the soil. Laboratory testing included in-situ moisture and density, sulfate and chloride analysis, direct shear, maximum dry density/optimum moisture content, and expansion index. Each test was performed in accordance with ASTM specifications or other accepted testing procedures. The results of the laboratory tests are presented in Appendix D.

4.0 SITE GEOLOGY

4.1 Geologic Setting

The site is within the coastal portion of the Peninsular Ranges Geomorphic Province of California. This province, which extends 900 miles from Southern California into Baja California, is characterized by northwest-trending structural blocks. The coastal portion of the province in San Diego County comprises upper Cretaceous-aged to Tertiary-aged (1.8 million to 65 million years) marine and non-marine sedimentary bedrock units deposited within a northwest-trending basin known as the San Diego Embayment (Norris & Webb, 1976).

According to the geologic literature (Kennedy, 2005), the site is underlain by Quaternary-aged landslide deposits. Geologic literature describes the landslide deposit as "Highly fragmented to largely coherent landslide deposits. Unconsolidated to moderately well consolidated. Most mapped landslides contain scarp area as well as slide deposit. Many Pleistocene age landslides were reactivated in part or entirely during late Holocene." The site location is identified on the Geologic Plan, Figure 3 in Appendix A.

Based on the City of San Diego Seismic Safety Study Map, the site is located within Zone Zone 22 – "landslide, possible or conjectured" The site is also within Zone 12 – "Potentially Active, inactive, presumed inactive, or activity unknown, and northeast corner of the site is within the buffer of a Zone 11 – "Active, Alquist-Priolo Earthquake Fault Zone". The site is located on the Seismic Safety Study Map, Figure 4 in Appendix A.

4.2 Site Stratigraphy

The subsurface descriptions presented below are interpreted from the conditions exposed during the field investigation and/or inferred from local geologic literature. In addition to the following descriptions, detailed exploration logs are presented in Appendix C. Also, Cross-Sections A-A', B-B', C-C', and D'D' Figures 5, 6, 7, and 8 in Appendix A, depicts the general configuration of the subsurface conditions.

Fill Soil (Undocumented) – Fill soil is earth material placed using mechanical means such as bulldozers or other large earthmovers. Typically, the fill soil has been removed from topographically high locations and placed in low-lying areas to create level building pads. When properly compacted, fill soil can be used to support structures. However, it is typically more compressible than natural formational soils. In this case, the fill soil was classified as undocumented, as it is unknown whether the fill was placed with proper compaction.

Fill soils were encountered in each of the front yard borings, B-1 through B-11 from the ground surface to approximate depths ranging from 4 to 8 feet; and within the rear yard trench to approximate 2-foot depths. The fill soils were relatively consistent and were generally described as a gray brown, soft to medium stiff, moist, sandy clay.

Slopewash Deposits (Qsw) – Quaternary-aged slopewash deposits are unconsolidated sediments deposited by gravity and water onto sloping terrain. These deposits were identified in each of the borings underlying the fill soils to depths ranging from 8 to 17 feet (bgs). The material encountered was generally described as gray to brown, moist to very moist sandy clay to clayey sand that was generally soft in consistency.

Cabrillo Formation / Landslide Deposits (Ancient) – Quaternary-aged Landslide Deposits were encountered in each excavation underlying the slopewash deposits and within the trench underlying to fill soil to the final excavation depths. The Cabrillo Formation / Landslide Deposits were generally described as a pale brown dense clayey to silty sandstone.

4.3 Groundwater

Groundwater was not encountered within the depths of our exploration. It should be mentioned that transient perched groundwater conditions can develop at different levels within the soil profile due to future irrigation patterns, periods of prolonged rainfall, and/or other conditions related to off-site development. This concern is heightened on this lot due to the presence of drainage outlets along the upper portions of the lot.

5.0 SEISMICITY

5.1 Regional Seismicity

Generally, the seismicity within California can be attributed to the regional tectonic movement taking place along the San Andreas Fault Zone, including the San Andreas Fault and most parallel and sub-parallel faulting within the state. A majority of Southern California, including the subject site, is considered seismically active. Seismic hazards can be attributed to potential ground shaking from earthquake events along nearby faults or more distant faulting.

According to the regional geologic literature, the closest known active faults are located within the Rose Canyon Fault Zone. The Rose Canyon Fault Zone consists of a complex zone of several en echelon strike slip, oblique, reverse, and normal faults, which extend onshore in this area from La Jolla Bay south to San Diego Bay. Several other potentially active and pre-Quaternary faults also occur within the regional vicinity. Currently, the geologic literature presents varying opinions regarding the seismicity of these faults. As such, the following seismic analysis only considers the effects of nearby faults currently considered active.

5.2 Probabilistic Ground Acceleration

A simplified probabilistic seismic hazard analysis was performed for the site. The California Geological Survey website has a Ground Motion Interpolator (2008) that allows a user to calculate the ground motion at a site with a 2 percent probability of exceedance in a 50-year period and a 10 percent probability of exceedance in a 50-year period. The output results indicated the site had respective calculated peak ground accelerations of 0.65g and 0.24g.

The values provided above are for comparing the potential for seismic shaking due to fault activity most likely to affect the site. Other factors should be considered when completing seismic design, such as duration of shaking, period of the structure, design category, etc. The design/civil or structural engineer should consider the information provided herein and evaluate the structure(s) in accordance with the California Building Code and guidelines of the City of San Diego. The earthquake design parameters based on the 2022 CBC applicable to the site are provided in Section 7.9.

5.3 Hazard Assessment

Faulting/Fault Rupture Hazard – An "active" fault, defined by the Alquist-Priolo Earthquake Fault Zoning Act, is a fault that has had surface rupture within Holocene time (the past 11,000 years). A "potentially active" fault is defined as any fault that showed evidence of surface displacement during Quaternary time (last approximate 1.6 million years), but not since Holocene time.

According to the City of San Diego Seismic Safety Study 2008, Quaternary Fault Map from the USGS Earthquake Hazards Program, and the EQZapp program from the California Geological Society, the subject parcel is located within the buffer zone of an "active" portion of the Rose Canyon Fault Zone (Rose Canyon Fault). The fault maps indicate an active fault is located approximately 550 feet northeast of the site. To evaluate for the presence of active faulting within the lot, a review of historic aerial images, and a site-specific geotechnical investigation including subsurface exploration was conducted.

The site-specific field investigation included surficial mapping of the site and surrounding area, and subsurface exploration consisted of the excavation, logging, and sampling of eleven borings at approximate 7.5-foot spacings within the front portion of the lot and a fault trench at the rear of lot. The borings and trench were conducted in a pattern perpendicular to the fault buffer zone indicated on the maps and were sampled in a manner to allow for continuous logging. Several distinct marker beds were identified within the Cabrillo bedrock and were mapped as continuous with no indications of offset. Indications of faulting within the borings and trench, (i.e., offset marker beds, gouge, breccia, or slickensides) were also not observed. These are described in detail within the excavation logs provided in Appendix C and are graphicly depicted on Cross Section D-D' and the Trench Profile, Figures 8 and 9 in Appendix A.

The review of historic aerial images, which included a predevelopment, 1953 flight did not reveal distinct geomorphic expressions (i.e., linear offset or depressions) that would indicate the presence of faulting within or near the lot.

Based on our site-specific field investigation, review of geologic literature, and review of aerial images, it is our opinion that the site is not intersected by a geologic fault, as such, a structural setback is not required. Cross Section D-D' and the Trench Profile, Figures 8 and 9 in Appendix A, depicts the subsurface profile in a direction generally perpendicular to the fault buffer zone indicated on the maps.

Seismically Induced Settlement – Within the depths of our exploration, the soils encountered consisted of predominately fine-grained soils. Based on the anticipated earthquake effect and the stratigraphy of the site, seismically induced settlement is expected to be minor and within tolerable limits. Structures designed and constructed per applicable building codes are expected to perform well with respect to settlement associated with predictable seismic events. Furthermore, the use of piers supported within the bedrock will mitigate potential effects of settlement.

Liquefaction – Liquefaction involves the substantial loss of shear strength in saturated soil, usually taking place within a saturated medium exhibiting a uniform fine-grained characteristic, loose consistency, and low confining pressure when subjected to impact by seismic or dynamic loading. Given the absence of shallow groundwater and the recommendations to support the foundations in the bedrock, there is negligible risk of impact for liquefaction.

Lurching and Shallow Ground Rupture – Rupturing of the ground is not likely due to the absence of known active fault traces within the project limits. However, due to the generally active seismicity of Southern California, the possibility for ground lurching or rupture cannot be completely ruled out. In this light, a "flexible" design for on-site utility lines and connections should be considered.

Landsliding – Based on a review of the Geologic Map by the California Geological Survey (Kennedy, 2005), the site is mapped within Quaternary-aged Landslide Deposits. These landslide deposits are part of an ancient deep-seated landslide complex that comprises most of the northern flanks of Mt. Soledad and is considered grossly stable. At the time of our investigation, there was no evidence of active landsliding observed at the site. The subsurface investigations encountered a deep profile of slopewash deposits underlain by the relatively intact ancient landslide deposits originating from the Cabrillo Formation.

Seiches and Flooding – At the time of our investigation, there were no nearby contained bodies of water that could produce seiches ("tidal" waves in confined bodies of water) that may affect the site. No seiche or flooding potential was identified.

5.4 Slope Stability

The rear portion of the lot is comprised of an approximate 20-foot tall, 1.5:1 or steeper sloping terrain that descends in a northerly direction down to the main building pad. The slope is faced with shotcrete; however, it is unknown if there was previous slope stabilization efforts associated with the shotcrete (i.e., soil nail or tie-backs). Due to the lack of documentation that confirms adequate stabilization of the rear slope, it has been assumed that the concrete facing is not a part of a structural stabilization, as such and due to the steep inclination of the existing slope, it is considered potentially unstable and should be stabilized (i.e., with permanent shoring wall, soil nail wall, tie-back wall, etc.). On-site slopes should be designed to have a 2:1 inclination, slopes that are designed with steeper inclinations (to a maximum of 1.5:1) will require special treatment (i.e., cement treated soil or sand-cement slurry backfill. These method can be utilized for the east side slope as well.

6.0 CONCLUSIONS

Based on the results of our investigation and analysis, it is our opinion that the proposed development is feasible from a geotechnical standpoint, provided the recommendations presented in the following sections are adopted and incorporated into the project plans and specifications.

The following sections provide recommendations for the proposed site development. The civil and/or structural engineer should use this information during the planning and design of the proposed construction. Once the plans and details have been prepared, they should be forwarded to this office for review and comment.

7.0 RECOMMENDATIONS

The following sections provide our recommendations for site preparation, design, and construction of the proposed foundation systems. Once the plans and details have been prepared, they should be forwarded to this office for review and comment.

7.1 Site Preparation and Grading

In order to prepare the site for the new construction, it is assumed that all of the existing improvements will be demolished and removed from the site. If unsuitable materials (i.e., construction debris, plant material, etc.) are encountered during the construction phase, they should be removed and properly disposed of off-site.

Site grading will primarily consist of removals for the basement and remedial grading associated with the removal and replacement of all soil into competent formational material within 5 feet of the structural footprint. Temporary shoring will be required for the site grading and/or basement excavations. Temporary shoring recommendations are provided in Section 7.4.

Foundation transitions across fill and formation should be avoided. By virtue of the basement elevation, it appears that that the lower-level foundations will likely extend into formational material; however, any portions of the structure with foundations that extend beyond the lower-level footprint will need to be deepened (via footings or caissons) into formation or designed as a cantilevered system. Also, it is anticipated that the proposed pool will require a deepened caisson and grade beam foundation system due to the adjacent descending slope and depths to competent bedrock.

Alternatively, remedial site grading can be conducted. The entire lower level footprint would be over excavated to provide a minimum 24-inch thick fill mat below the deepest foundation bottom.

In areas where less critical structures such as site walls, driveways, and walkway slabs are proposed, it is recommended that the upper approximate 18 inches of existing soil be moisture conditioned and recompacted. This will help provide more uniform bearing support for these types of appurtenant structures.

Once the removal bottoms have been established, the bottoms should be scarified a minimum of 6 inches, moisture-conditioned, and compacted to 90 percent relative compaction.

The on-site soil, less any organic debris, may be used for fill, provided that it is placed in thin lifts (not exceeding 8 inches in loose thickness). All soil should be properly moisture conditioned and mechanically compacted to a minimum of 90 percent of the laboratory maximum dry density, per ASTM D-1557, and at or slightly above optimum moisture condition. The removal bottoms, fill placement, and compaction should be observed and tested by the geotechnical consultant. Standard guidelines for grading are provided in Appendix F.

7.2 Temporary Excavations

Foundation excavations, utility trenches, or other temporary vertical cuts may be conducted in compacted engineered fill or formational soils to a maximum height of 4 feet. Any temporary cuts beyond the above height restraint could experience sloughing or caving and, therefore, should either be shored or laid-back. Laid-back slopes should have a maximum inclination of 1:1 (horizontal:vertical) and not exceed a vertical height of 10 feet without further input from the geotechnical consultant. In addition, no excavation should undercut a 1:1 projection below the foundation for any existing improvements, i.e., existing building foundations both on and off-site. Regional safety measures should be enforced, and all excavations should be conducted in strict accordance with OSHA guidelines.

Excavation spoils should not be stockpiled adjacent to excavations, as they can surcharge the soils and trigger failure. In addition, proper erosion protection, including runoff diversion, is recommended to reduce the possibility for erosion of slopes during grading and building construction. Ultimately, it is the contractor's responsibility to maintain safe working conditions for persons on-site.

7.3 Foundation Recommendations

The following sections provide the soil parameters and general guidelines for foundation design and construction. It is anticipated that foundations will be supported by conventional continuous and spread footings extending into either competent formation or engineered fill soil. See comments in Section 7.1 regarding the requirements for potential transitional foundations. A deepened caisson and grade beam foundation system will likely be required for the pool and may be required for portions of the structure. If additional parameters are desired, they can be provided on request.

The foundation design parameters and guidelines provided below are considered to be "minimums" in keeping with the current standard-of-practice. They do not preclude more restrictive criteria that may be required by the governing agency or structural engineer. The architect or structural engineer should evaluate the foundation configurations and reinforcement requirements for structural loading, concrete shrinkage, and temperature stress.

7.4 Soil Design Criteria

The following separate soil design criteria are provided for design and construction of the conventional foundations for light building structures. The parameters that are provided assume foundation embedment in competent formation or engineered fill with an expansion index classification as "medium."

Conventional Foundations

Allowable bearing capacity for square or continuous footings (in competent formation) .....2,500 psf

Allowable bearing capacity for square or continuous footings (in competent engineered fill soil) .....2,000 psf

Minimum footing embedment .....24 in

Minimum width for continuous footings .....18 in

Minimum width for square footings ..... 2.5 ft

Note: The bearing capacity value may be increased by one third for transient loads, such as wind and seismic. In addition, the value provided may be increased by 500 psf for each additional foot of width or depth beyond the minimums provided. The increased bearing capacity should not exceed 4,000 psf.

Coefficient of friction against sliding 0.35

Passive resistance .....300 psf/ft up to a maximum of 2,500 psf

Deep Foundation Design

A drilled pier and grade beam foundation system can be utilized to provide vertical and lateral support for proposed structures where deepened footings are cost prohibitive. The locations, spacing, and depths of these elements should be provided by the structural engineer utilizing the following parameters:

Minimum pier diameter .....24 inches

Minimum total pier embedment ..... 10 feet

Minimum embedment into competent formational soil..... 5 feet

Note: The geotechnical consultant should verify embedment depths of all drilled shafts. Actual embedment depths may be deeper, depending on actual field conditions exposed during the pier drilling process. All shaft bottoms should be level and free of loose slough and debris prior to concrete placement.

Bearing capacity for piers in competent formational soil (end-bearing) with clean and square bottoms .....7,500 psf

Note: The bearing capacity may be increased by 1,000 psf for each additional foot of depth and 750 psf for each additional foot in diameter beyond the minimums provided above. The maximum allowable bearing value should not exceed 12,000 psf. This value may be increased by $^1/_3$ for short-term loads such as wind or seismic.

Lateral load to be applied to the piers (at-rest soil pressure) ..... 60 psf/ft

Minimum spacing ..... 3 diameters on center

Note: The lateral load should be calculated from the ground surface to competent formation. The load should be applied horizontally over three shaft diameters.

Passive resistance for drilled piers in formation ..... 400 psf/ft

Note: Passive resistance may be applied in a tributary fashion over two pile diameters in competent native soil from a depth where the horizontal distance from pier to daylight is at least 15 feet.

Shoring Design

It is assumed that the excavations for the proposed subterranean levels will be laid back or shored to accommodate the construction of the proposed structures. For temporary or permanent shoring that will retain competent formation, the following parameters may be used.

Allowable bearing capacity for temporary soldier pile shoring .....7,500 psf

Note: The bearing capacity provided is a net value after down drag and concrete weight are taken into account.

Minimum embedment in competent formation..... 5 ft

Note: All embedments should be verified in the field by the soil engineer prior to placement of reinforcing steel.

Minimum width or diameter for piles..... 2 ft

Active pressure for level ground surface at top of excavation..... 35 psf/ft

At-rest earth pressure level backfill (restrained walls)..... 60 psf/ft

Structural surcharge from adjacent footings..... 0.50x (footing load)

Note: Apply surcharge to portion of retaining wall below 1:1 projection from base of overlying footing.

Passive resistance in competent formation..... 400 psf/ft

Note: Passive resistance may be applied in a tributary fashion over two pile diameters from the elevated ground surface to the base of the pile.

7.5 Retaining Walls

It is assumed that the proposed retaining walls will be backfilled with compacted select granular backfill. Presumably import soil with internal friction angle of 31 degrees or higher. For such conditions, the following lateral loading and resistance parameters are provided.

For retaining walls, the bearing capacity and foundation dimensions provided for Section 7.4 may be followed. Additional design parameters for lateral loading and resistance are provided below:

Active earth pressure for level backfill (non-restrained walls) ..... 38 psf/ft

At rest earth pressure for level backfill (restrained walls) ..... 60 psf/ft

Passive resistance in competent fill ..... 300 psf/ft

Passive resistance in competent formation ..... 400 psf/ft

Coefficient of friction against sliding 0.30

Note: The passive resistance and coefficient of friction may be used in combination if there is a fixed structure, such as a floor slab over the toe of the retaining wall. If the two values are used in combination, the passive resistance value should be reduced by one-third.

Earthquake Loads

Seismic loading for retaining walls with level backfill should be approximated by applying a 22 psf/ft in an inverse triangle shape, where the lateral force at the bottom of the wall is equal to zero, and the lateral force at the top of the retaining wall is equal to 19 psf times the height of the wall. The resultant seismic load should be applied from the bottom of the wall, a distance of 0.6 times the overall height of the wall.

The seismic loads would be in addition to the normal earth pressure loads applied on the retaining walls, which are provided above. The structural engineer should evaluate the overall height of the wall and apply the appropriate retaining wall loading parameters to be used for analysis and design.

7.6 Earthquake Design Parameters

Earthquake resistant design parameters may be determined from the California Building Code (2022 Edition). Based on our investigation and characterization of the site, the following design parameters may be adopted:

Site coordinates ..... Latitude: 32.8399, Longitude: -117.2618

Site classification ..... D

Site coefficient Fa 1.000

Site coefficient Fv.....n/a

Spectral response acceleration at short periods Ss.....1.424

Spectral response acceleration at 1-second period S1.....0.497

Maximum spectral response accelerations at short periods Sms.....1.424

Maximum spectral response accelerations at 1-second period Sm1.....n/a

Design spectral response accelerations at short periods Sds.....0.949

Design spectral response accelerations at 1-second period Sd1.....n/a

7.7 Foundation and Retaining Wall Design Guidelines

The following guidelines are provided for assistance in the design of the various foundation elements and are based on the anticipated high expansion potential of the bearing soils. As is always the case, where more restrictive, the structural and/or architectural design criteria should take precedent.

Foundations – Continuous footings for the buildings should be a minimum of 30 inches deep. Reinforcement should consist of a minimum of four No. 5 rebar, two placed at the top, and two at the bottom of the footing. All footing embedments should be verified by the soil engineer.

Slabs-on-Grade – Interior and exterior slabs-on-grade should be a minimum of 6 inches thick (net) and reinforced with No. 4 rebar placed at a maximum spacing of 16 inches on center, both ways. The steel reinforcement should be placed at the midpoint or slightly above the midpoint in the slab section. For exterior slabs, control joints should be installed at a maximum spacing of 10 feet in each direction. Structural dowels should be provided where flatwork will abut the structure within the retaining wall backfill zones. Prior to construction of slabs, the subgrade should be moistened to approximately 12 inches in depth at least 24 hours before placing the concrete. Exterior slabs that will abut soil or planter areas should be constructed with a 12-inch thick by 12-inch wide thickened edge to help mitigate lateral moisture migration. The above recommendations are considered minimums for the site soil.

All interior floors should be underlain by 2 inches of clean sand followed by a minimum 15-mil PVC vapor retarder (Stego Wrap or similar). The vapor retarder should be further underlain by a 4-inch thick layer of gravel or crushed rock. Also, the vapor retarder should be properly lapped and sealed around all plumbing penetrations. Due to the presence of high groundwater, consideration should be given to designing the basement foundation as a fully submerged system. This system should be designed by others and include an emergency pressure relief drain below the slab level. Exterior driveway slabs should be underlain by 4 inches of Class II base compacted to 95 percent relative compaction.

Retaining Walls – Retaining walls should be provided with a gravel subdrain system. The drain system should start with a minimum 4-inch diameter perforated PVC Schedule 40 or ABS pipe, which is placed at the heel of the wall footing and below the adjacent slab level. The pipe should be sloped at least 1 percent to a suitable outlet. The pipe should be surrounded by a gravel backfill consisting of tamped $^{3}/_{4}$-inch sized gravel. This gravel backfill zone should be a minimum of 12 inches wide and should extend from slightly below the drain pipe up to approximately two-thirds of wall height. The entire gravel section should be wrapped in a filter cloth, such as Mirafi 140 NS or similar, to prevent contamination with fines. Moisture-proofing recommendations are to be provided by others. See the Retaining Wall Drain Details, Figure 10 in Appendix A.

Foundation and Slab Concrete – The results of the sulfate testing indicate low levels of sulfate concentration. However, given the relative proximity to the ocean, it is recommended that the concrete used for foundation elements contain Type V cement. The concrete should be mixed and placed in accordance with ACI specifications. Water should not be added to the concrete at the site, as this can reduce the mix and lead to increased porosity and shrinkage cracking.

Proper curing techniques and a reduction in mixing water can help reduce cracking and concrete permeability. To further reduce shrinkage cracking and slab permeability, consideration should be given to using a concrete mix that possesses a maximum water-cement ratio of 0.5.

It should be noted that TCI does not consult in the field of corrosion engineering. Thus, the client project architect and project engineer should evaluate the level of corrosion protection required for the project and seek consultation from a qualified professional, as warranted.

Appurtenances – Other site appurtenances such as planter walls, site walls, etc., can be constructed on continuous footings. Footings for such appurtenances should be a minimum of 18 inches deep, 12 inches wide, and minimally reinforced with four No. 4 bars, two top, and two bottom. The bearing capacity for such appurtenances is 1,500 psf.

7.8 Trench Backfill

Trench excavations for utility lines should be properly backfilled and compacted. Utilities should be properly bedded and backfilled with clean sand or approved granular soil to a depth of at least 1 foot over the pipe. This backfill should be uniformly watered and compacted to a firm condition for both vertical and lateral pipe support. The remainder of the backfill may be typical on-site soil or low expansive import placed near optimum moisture content in lifts not exceeding 8 inches in thickness and mechanically compacted to at least 90 percent relative compaction.

7.9 Site Drainage

Drainage should be designed to direct surface water away from structures and on to an approved disposal area. For earth areas, a minimum gradient of 2 percent should be maintained, with drainage directed away from slopes and toward approved swales or collection facilities. In order to reduce saturation of the building foundation soils, positive drainage should be maintained within an away gradient of at least 5 percent for a minimum distance of 10 feet from foundations. Where property line constraints prohibit this distance, a 5 percent gradient to an approved drainage diversion (i.e., area drains or swales) should be provided. Impervious surfaces within 10 feet of the building foundation should be sloped a minimum of 2 percent away from the building. Drainage patterns approved after grading should be maintained throughout the life of the development. In addition, it is recommended that roof gutters be installed with downspouts that are tied into a tight lined drain system with a suitable outlet away from structures.

7.10 Plan Review and Geotechnical Observation

When the grading and foundation plans are completed, they should be reviewed by TCI for compliance with the recommendations herein. Observation by TCI or another company's geotechnical representative is essential during grading and/or construction to confirm conditions anticipated by the preliminary investigation, to adjust designs to actual field conditions, and to determine that grading is conducted in general accordance with our recommendations. In addition, all foundation excavations should be reviewed for conformance with the plans prior to the placement of forms, reinforcement, or concrete. Observation, testing, and engineering consulting services are provided by our firm and should be budgeted within the cost of development.

8.0 CLOSURE

8.1 Limits of Investigation

Our investigation was performed using the skill and degree of care ordinarily exercised, under similar circumstances, by reputable soils engineers and engineering geologists practicing in this or similar localities. No warranty, expressed or implied, is made as to the conclusions and professional advice in this report. This report is prepared for the sole use of our client and may not be assigned to others without the written consent of the client and TCI.

The samples taken and used for testing, and the observations made, are believed representative of the site conditions; however, soil and geologic conditions can vary significantly between test excavations and surface exposures. As in most projects, conditions revealed by construction excavations may vary with the preliminary findings. If this occurs, the geotechnical engineer should evaluate the changed conditions and adjust recommendations and designs, as necessary.

This report is issued with the understanding that it is the responsibility of the owner, or of their representative, to ensure that the information and recommendations contained herein are brought to the attention of the project architect and engineer. Appropriate recommendations should be incorporated into the structural plans and the necessary steps taken to see that the contractor and subcontractors carry out such recommendations in the field.

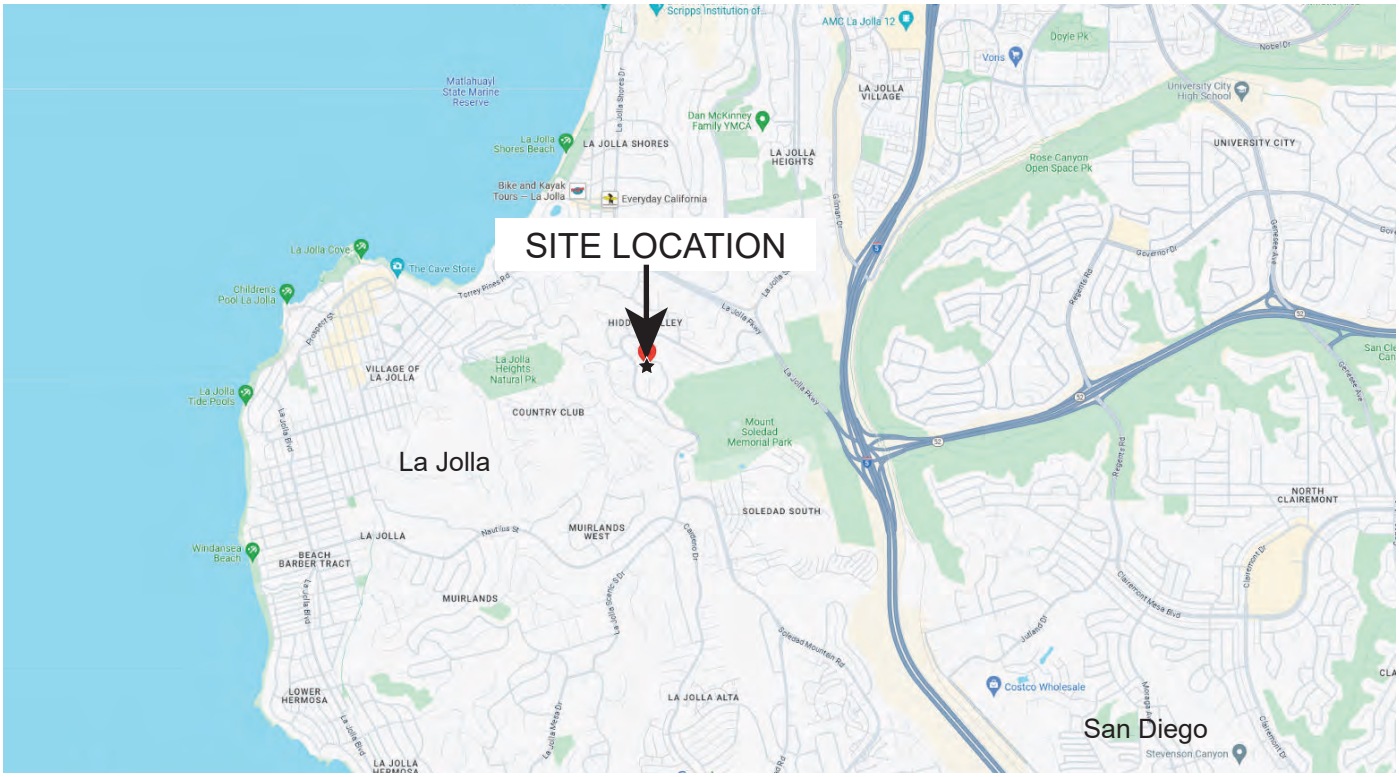
The findings of this report are valid as of the present date. However, the conditions can change with the passage of time, whether they are due to natural processes or the works of man. In addition, changes in applicable or appropriate standards may occur from legislation or the broadening of knowledge. Accordingly, the findings of this report may be invalidated wholly or partially by changes outside of our control. This report is subject to review and should be updated after a period of 3 years.

*** * * TerraPacific Consultants, Inc. * * ***

APPENDIX A

Figures

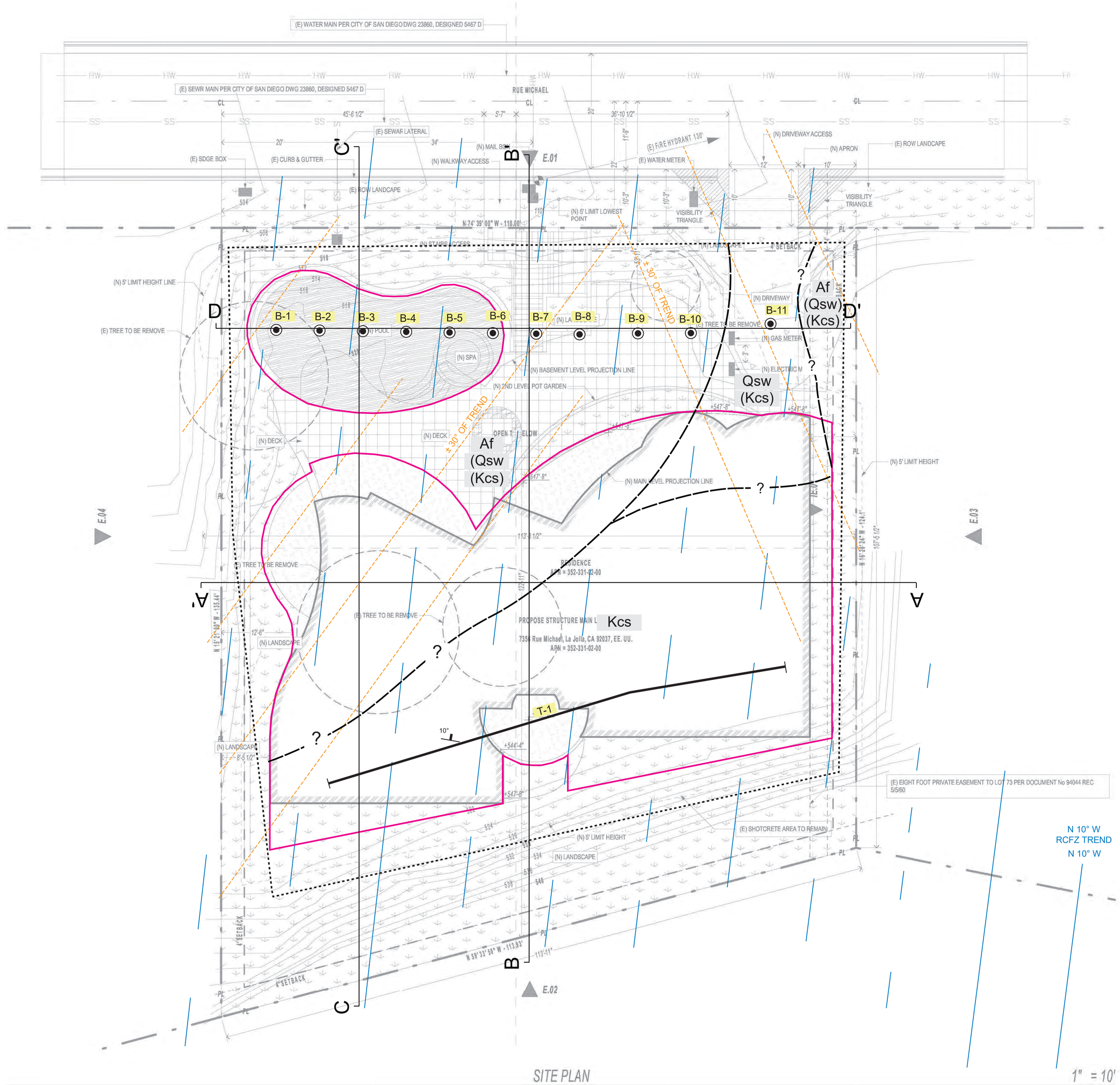
LOCATION:
7356 Rue Michael,
La Jolla, CA



REFERENCE: Google Maps

N

TerraPacific CONSULTANTS INC 4010 Morena Boulevard Suite 108 San Diego CA 92117 858-521-1190	***Site Location Plan***	*Ruslan Residence* File No. 22-209 June 2024	Figure 1



LEGEND

- Approximate location of proposed construction
- T-1 — Approximate location of TEST PIT by TerraPacific Consultants, Inc.
- B-11 — Approximate location of boring by TerraPacific Consultants, Inc.
- Approximate trend of RCFZ
- Approximate RCFZ trend ± 30-degrees
- Approximate geologic contact (dashed where queried)
- Limits of work
- Af — Artificial fill
- Qsw — Quaternary-aged slope wash deposits (bracketed where buried)
- Kcs — Cretaceous-aged Cabrillo Formation (bracketed where buried)
- 10° — Geologic bedding orientation

N

0 5 10
APPROX. SCALE IN FEET

REFERENCE:
Grub Residence, Site Plan, Sheet A.004
dated 10-18-2023, prepared by CDGI

4010 Morena Boulevard
Suite 108
San Diego CA 92117
858-521-1190

TerraPacific CONSULTANTS INC

Ruslan Residence
7356 Rue Michael,
La Jolla, California

TITLE

GEOTECHNICAL
PLAN

Ruslan Residence

File No. 22-209

June 2024

FIGURE

2

Compiled by
Michael P. Kennedy and Siang S. Tan
2008

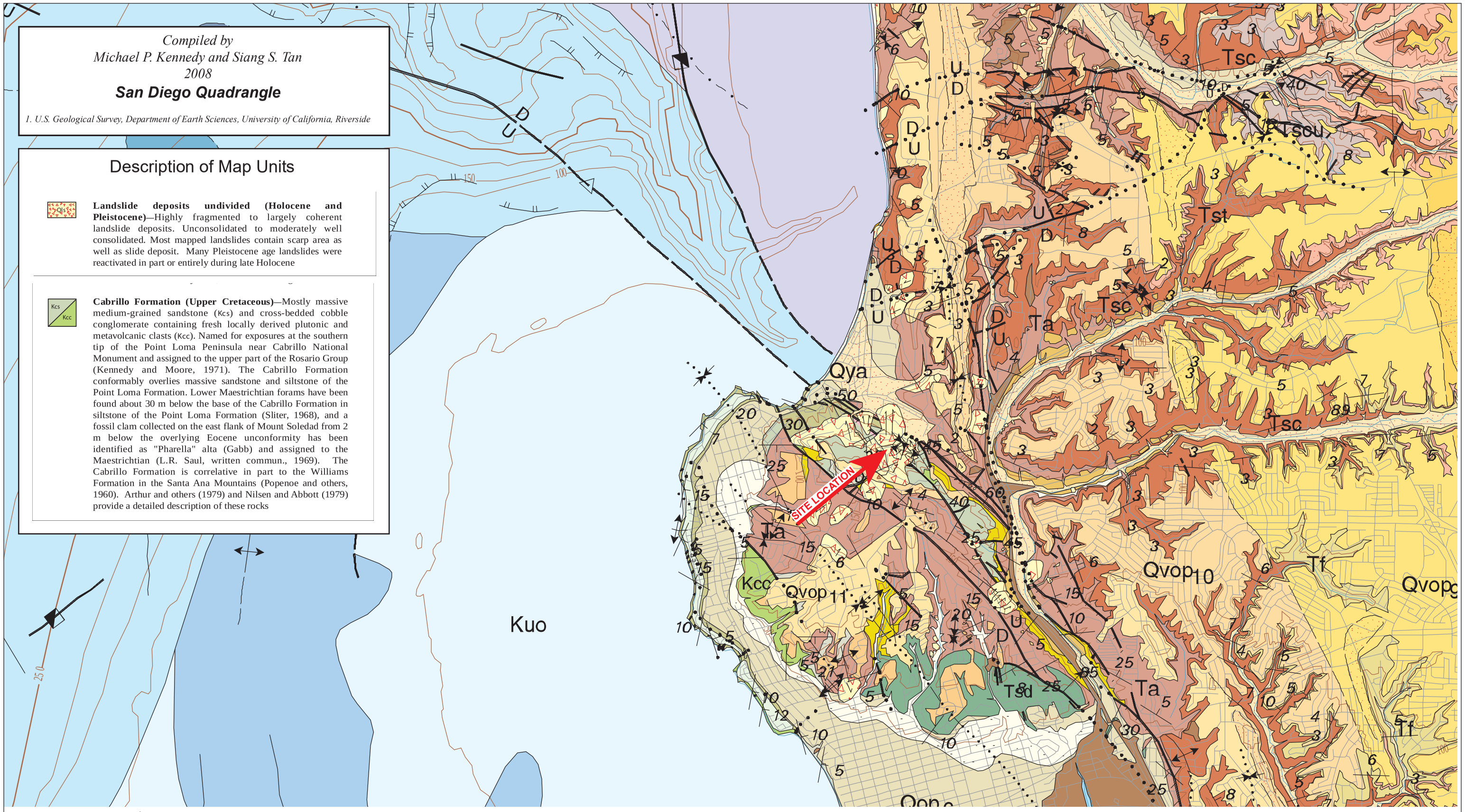
San Diego Quadrangle

1. U.S. Geological Survey, Department of Earth Sciences, University of California, Riverside

Description of Map Units

Landslide deposits undivided (Holocene and Pleistocene)—Highly fragmented to largely coherent landslide deposits. Unconsolidated to moderately well consolidated. Most mapped landslides contain scarp area as well as slide deposit. Many Pleistocene age landslides were reactivated in part or entirely during late Holocene

Cabrillo Formation (Upper Cretaceous)—Mostly massive medium-grained sandstone (Kcs) and cross-bedded cobble conglomerate containing fresh locally derived plutonic and metavolcanic clasts (Kcc). Named for exposures at the southern tip of the Point Loma Peninsula near Cabrillo National Monument and assigned to the upper part of the Rosario Group (Kennedy and Moore, 1971). The Cabrillo Formation conformably overlies massive sandstone and siltstone of the Point Loma Formation. Lower Maestrichtian forams have been found about 30 m below the base of the Cabrillo Formation in siltstone of the Point Loma Formation (Sliter, 1968), and a fossil clam collected on the east flank of Mount Soledad from 2 m below the overlying Eocene unconformity has been identified as "Pharella" alta (Gabb) and assigned to the Maestrichtian (L.R. Saul, written commun., 1969). The Cabrillo Formation is correlative in part to the Williams Formation in the Santa Ana Mountains (Popenoe and others, 1960). Arthur and others (1979) and Nilsen and Abbott (1979) provide a detailed description of these rocks



0 0.5 mile

N

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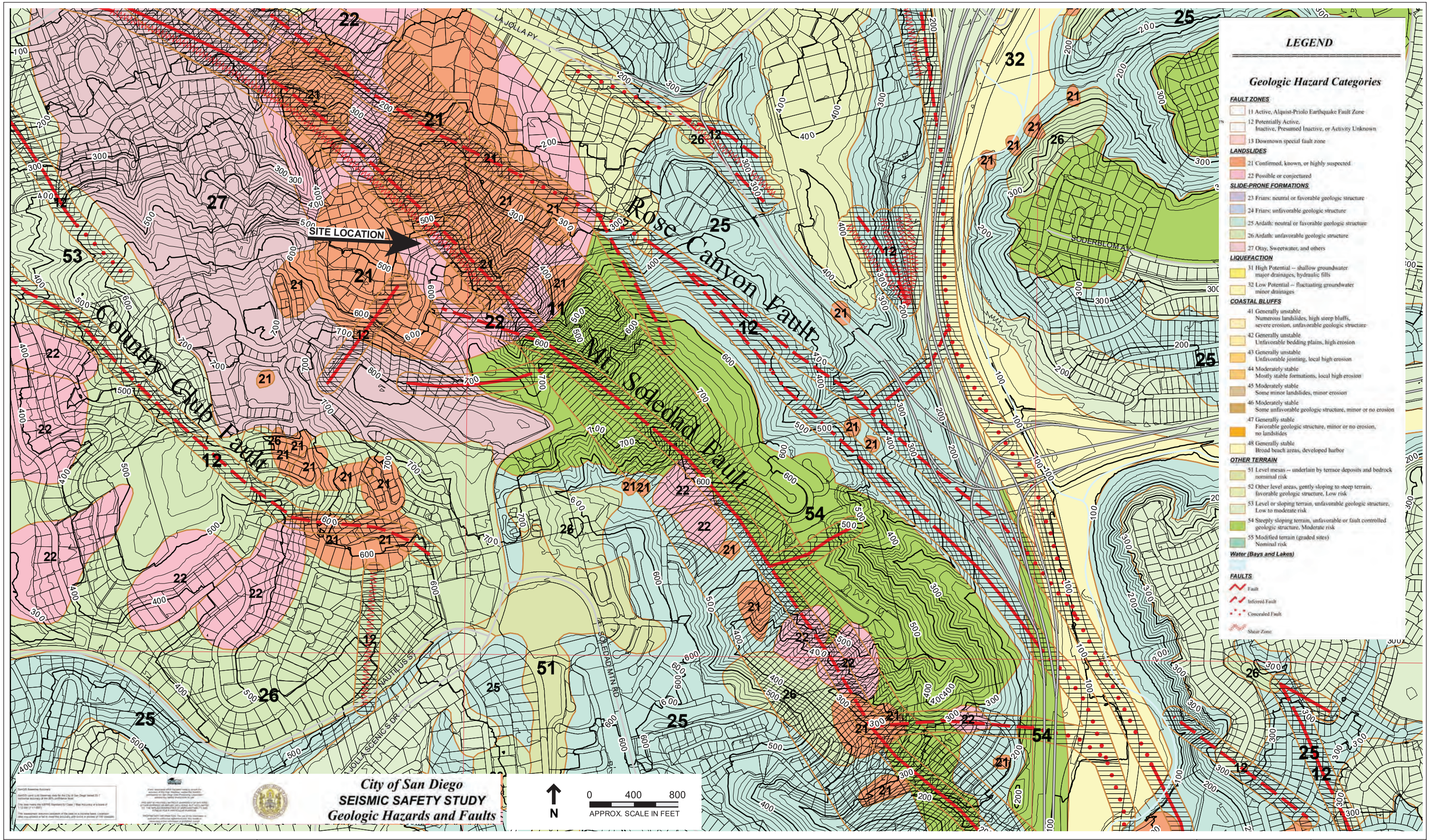
Geologic Map

Ruslan Residence

File No. 22-209
June 2024

Figure 3



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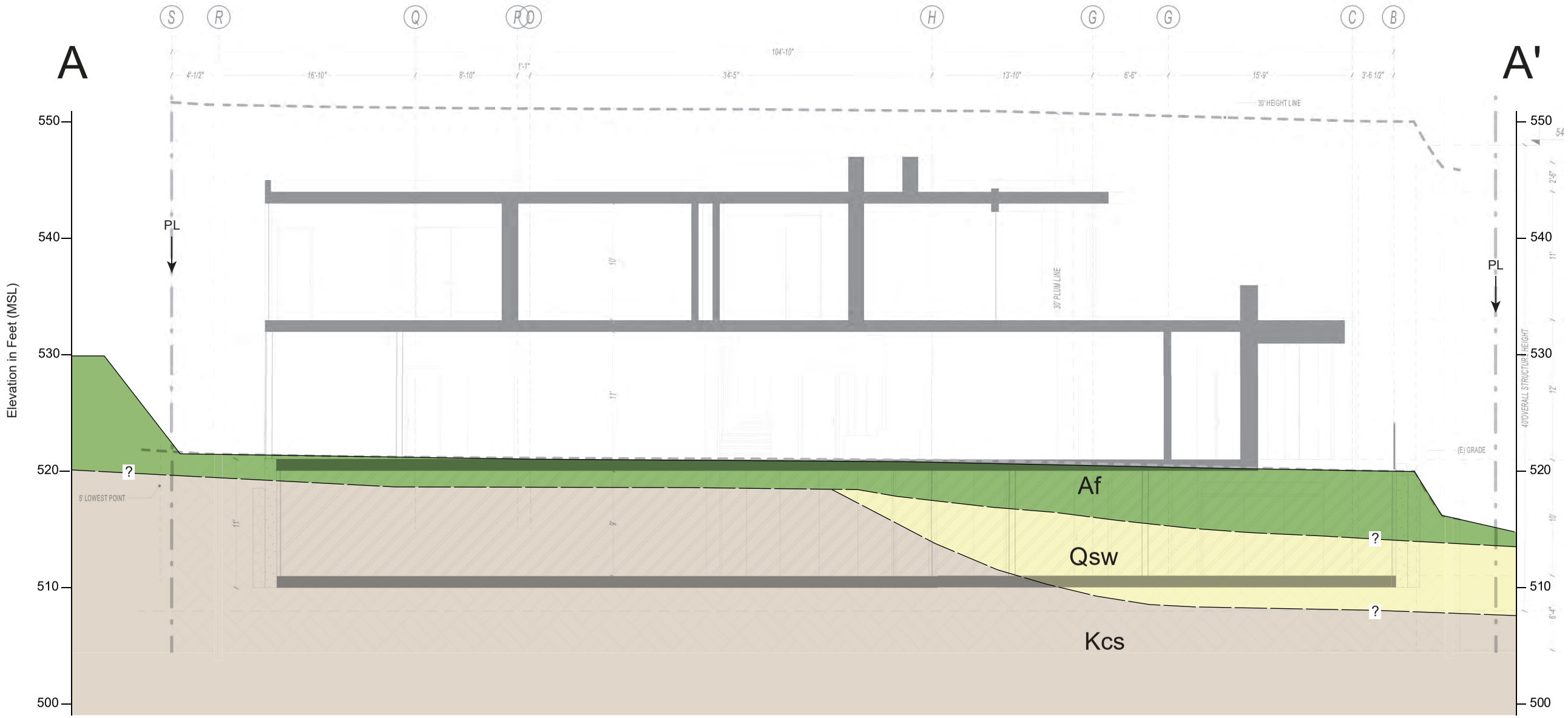
Seismic Safety Study Map

Ruslan Residence

File No. 22-209
June 2024

Figure 4

REFERENCE:
Grub Residence, Sections, Sheet A.012
prepared by CDGI



LEGEND

Af	Artificial fill
Qsw	Quaternary-aged slope wash deposits
Kcs	Cretaceous-aged Cabrillo Formation
- —— ——	Geologic contact

0 5 10
APPROX. SCALE IN FEET

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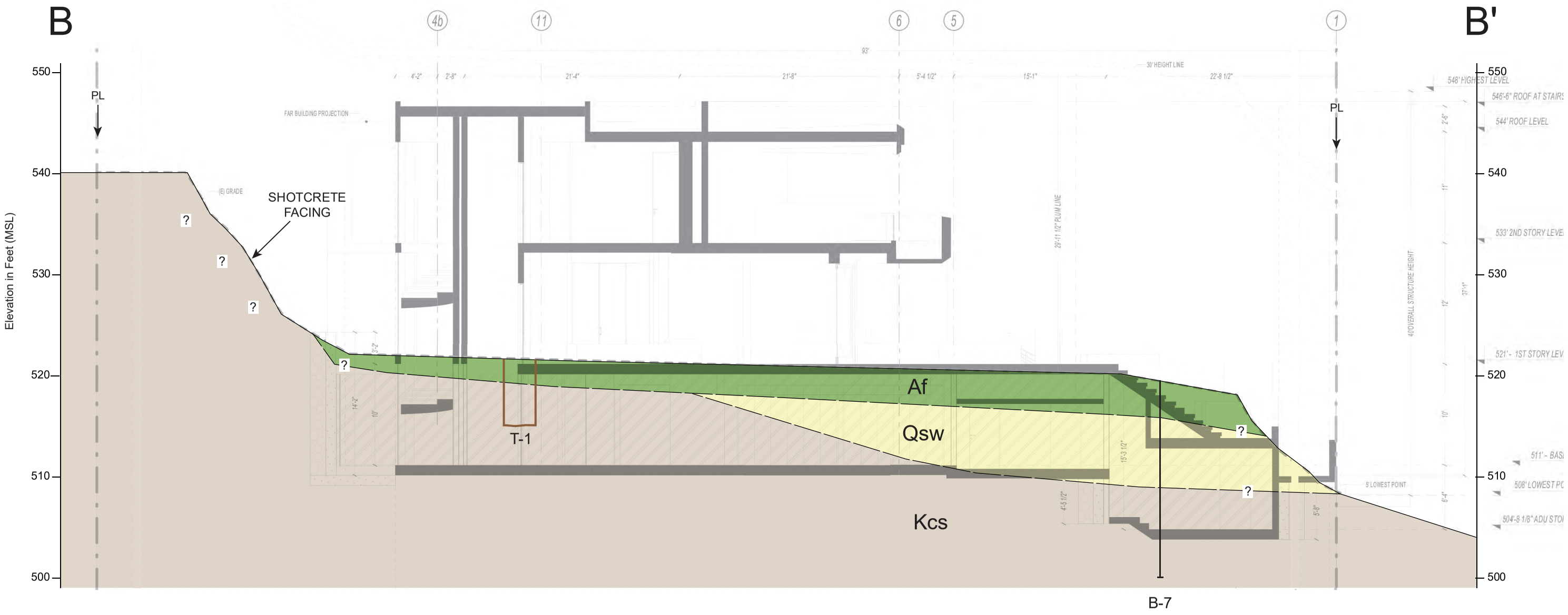
Cross Section A-A'

Ruslan Residence
File No. 22-209
June 2024

Figure 5

REFERENCE:
Grub Residence, Sections, Sheet A.011
prepared by CDGI



LEGEND

Af	Artificial fill
Qsw	Quaternary-aged slope wash deposits
Kcs	Cretaceous-aged Cabrillo Formation
- —— ——	Geologic contact

0 5 10
APPROX. SCALE IN FEET

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Cross Section B-B'

Ruslan Residence

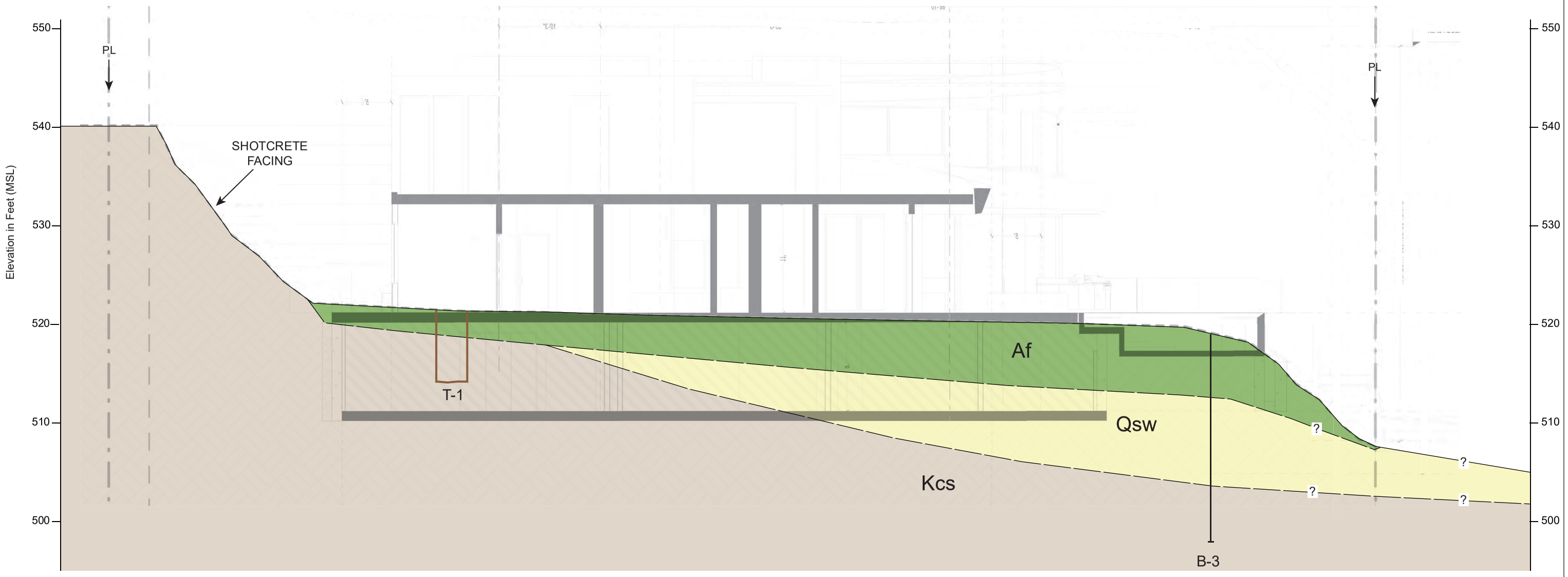
File No. 22-209
June 2024

Figure 6

REFERENCE:
Grub Residence, Sections, Sheet A.011
prepared by CDGI

C

C'



LEGEND

Af	Artificial fill
Qsw	Quaternary-aged slope wash deposits
Kcs	Cretaceous-aged Cabrillo Formation
- —— ——	Geologic contact

0 5 10
APPROX. SCALE IN FEET

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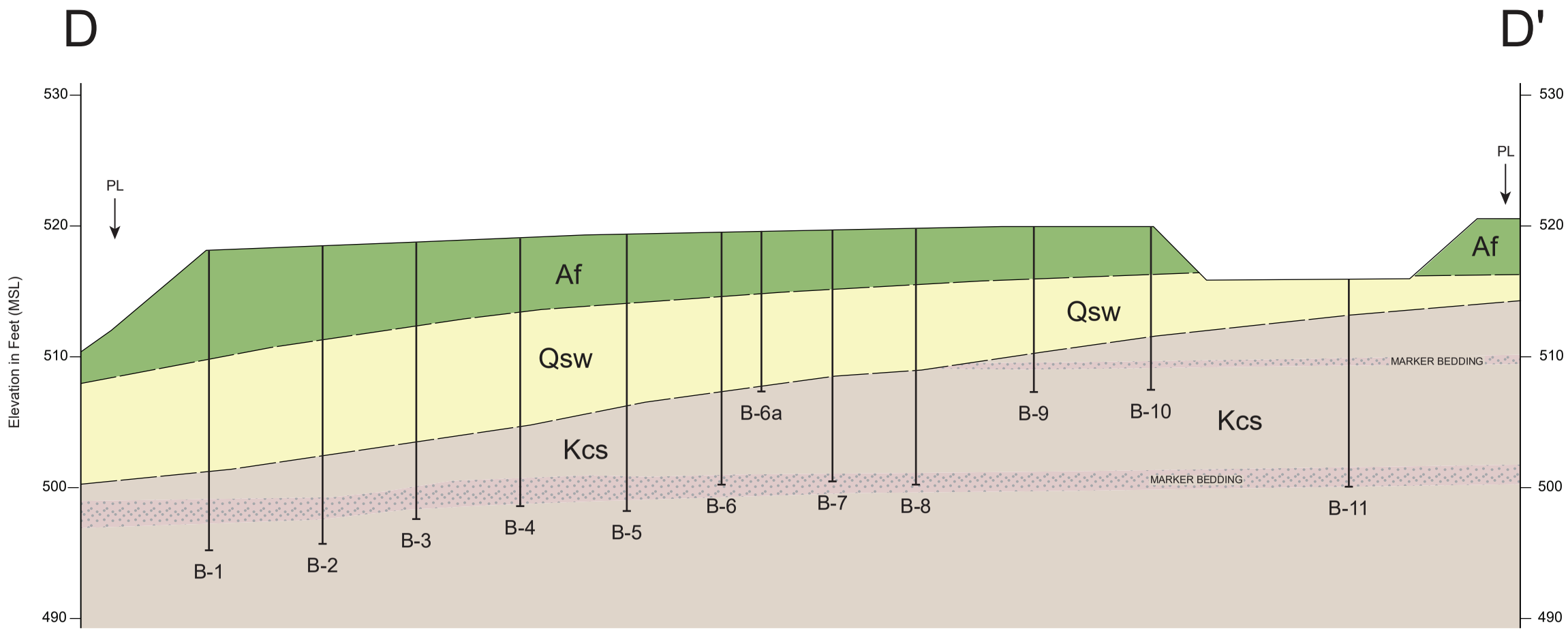
Cross Section C-C'

Ruslan Residence

File No. 22-209
June 2024

Figure 7



LEGEND

Af	Artificial fill
Qsw	Quaternary-aged slope wash deposits
Kcs	Cretaceous-aged Cabrillo Formation
	Note: General bedding trend 10°, N12°W as identified in Trench T-1
- —— ——	Geologic contact

0 5 10
APPROX. SCALE IN FEET

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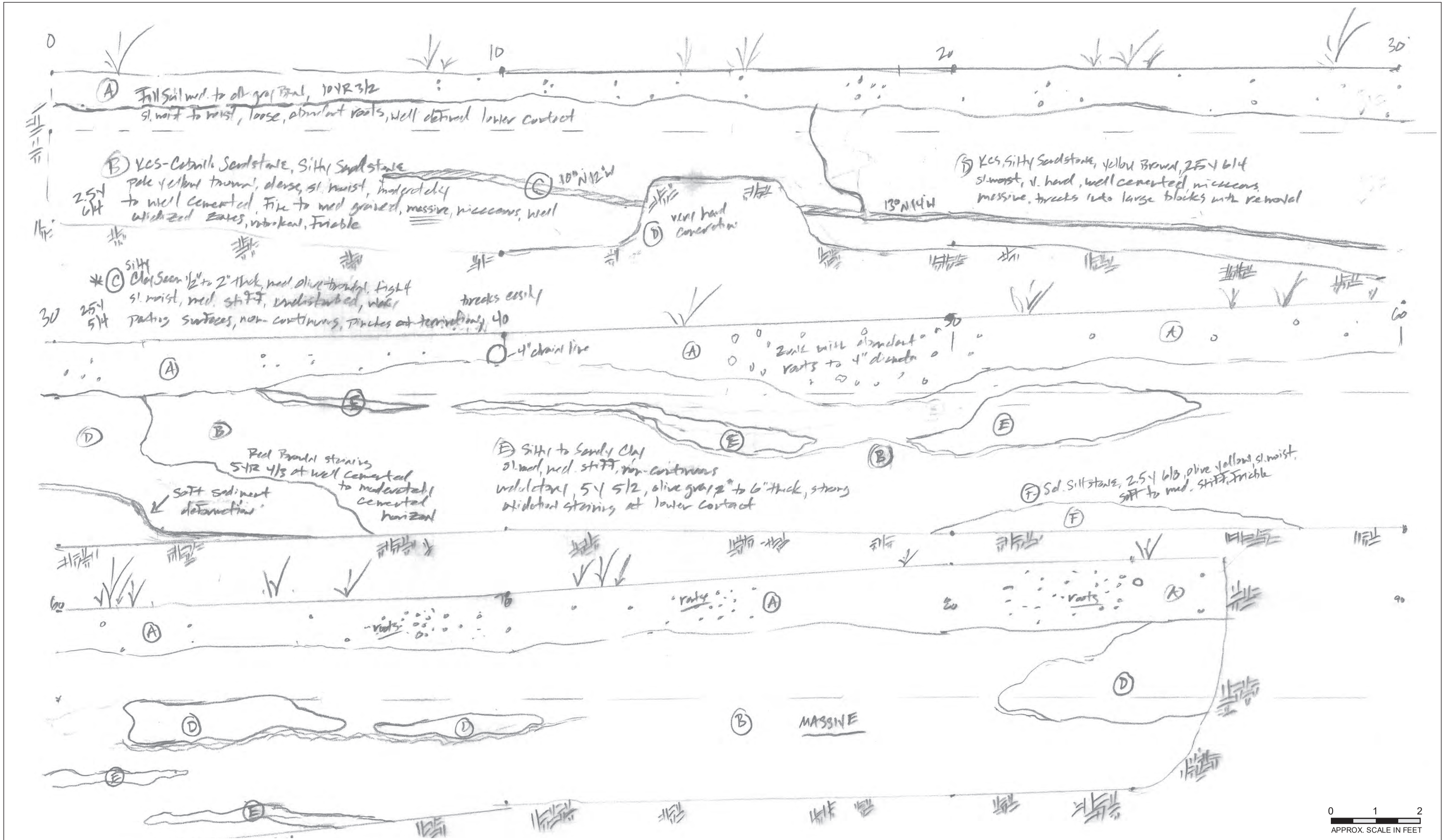
San Diego CA 92117
858-521-1190

Cross Section D-D'

Ruslan Residence

File No. 22-209
June 2024

Figure 8



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Suite 108
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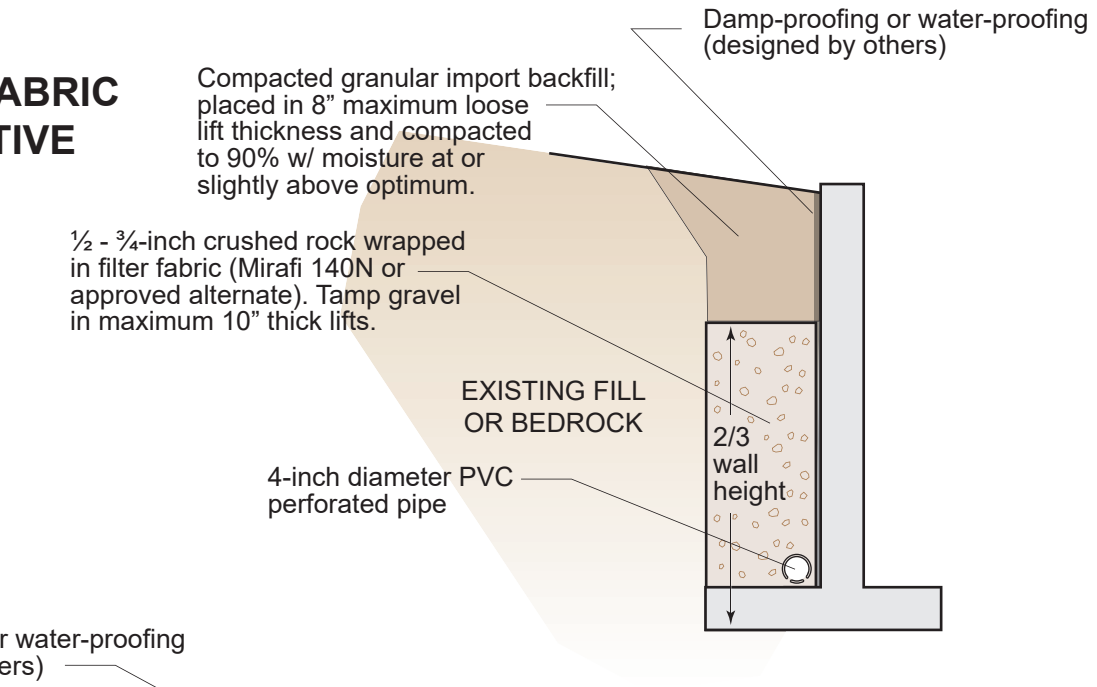
Fault Trench T-1

Ruslan Residence

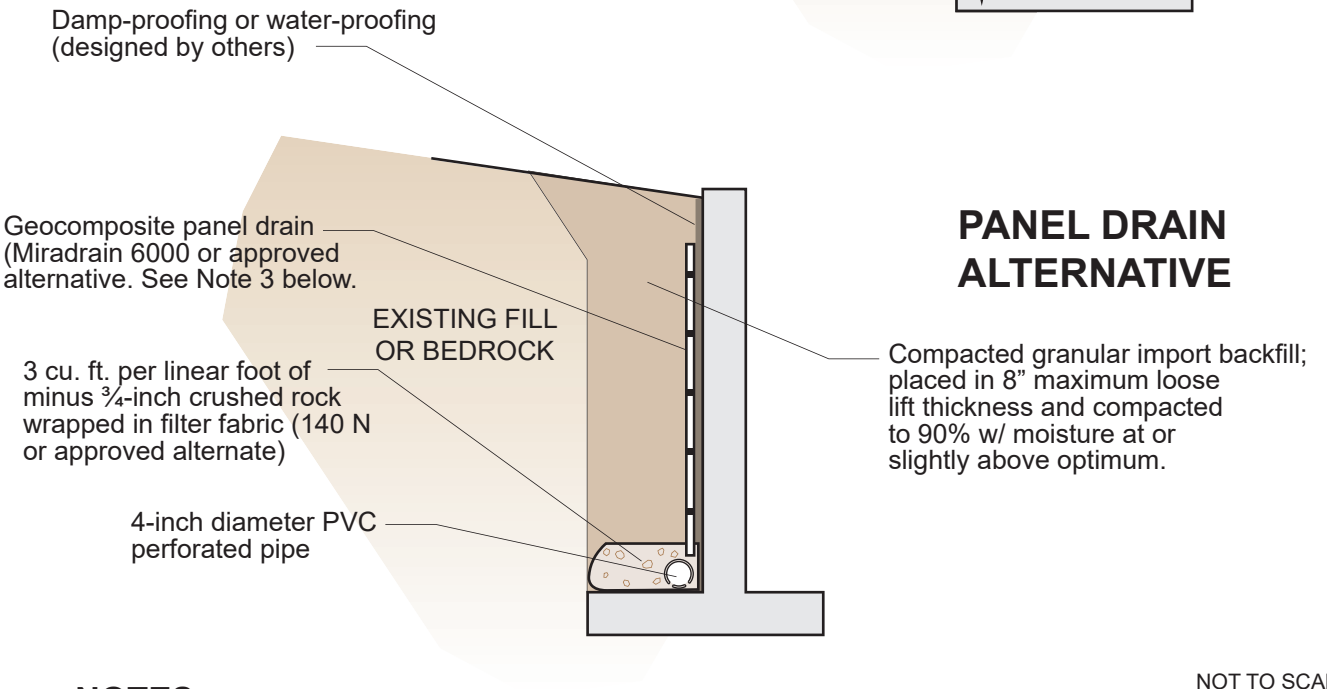
File No. 22-209
June 2024

Figure 9

ROCK & FABRIC ALTERNATIVE



PANEL DRAIN ALTERNATIVE



NOT TO SCALE

NOTES:

1) The wall drain is intended to reduce water buildup by collecting water from a top-down source to help relieve hydrostatic pressure on the wall. If interior living space abuts the retaining wall or water infiltration is otherwise a concern, then the owner or builder should assign a qualified professional to evaluate the wall design. Modifications to the design may include re-location of the subdrain to the heel of the wall.

2) Perforated pipe should outlet through to a solid pipe at maximum 25 foot centers to a free gravity outfall. Perforated pipe and outlet pipe should have a fall of at least 1%.

3) Filter fabric should consist of Mirafi 140N or similar approved fabric. Filter fabric should be overlapped at least 6-inches.

4) Geocomposite panel drain should consist of Miradrain 6000, Mirafi G100N, J-Drain 400, or approved similar product.

5) Drain installation should be observed by the geotechnical consultant prior to backfilling.

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858-521-1190

Retaining Wall Drain Details

Ruslan Residence

File No. 22-209
June 2024

Figure 10

APPENDIX B

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3) Bing or Google Maps, Site Location Map for 7356 Rue Michael, La Jolla, California.

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21) United States Geological Survey, Earthquake Hazards Program, 2010 Fault Activity Map of California, http://www.quake.ca.gov/gmaps/FAM/faultactivitymap.html.

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APPENDIX C

Subsurface Excavation Logs

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-1

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: California Modified Sampler
Instrumentation: None
Elevation: 519'

Date: 4/14/23
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs. for 30"

Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		FILL: From 0.0', Clayey sand, dark yellowish brown (10 YR, 4/4), moist, loose, some dark gray siltstone clasts in float		Ring	2/3/4/4	--	--
5		@ 6.0', Very moist to wet, some gravel		Ring	2/2/3/4	--	--
		From 6.9', Sandy clay, very dark gray (10 YR, 3/1), very moist, soft, some organics		SPT / Bulk	2/2/4	--	--
		SLOPEWASH: From 8.2', Sandy clay, very dark gray (10 YR, 3/1), moist to very moist, soft, fine to medium grained, trace of oxidation stringers, trace of rootlets, trace of carbon flecks					
10		@ 10.0', Color change to dark grayish brown (10 YR, 3/2), moist		Ring	2/4/7/10	--	--
		@ 11.2', Some yellowish brown mottling, medium stiff, trace of gravel		Ring	5/8/12/15	--	--
		@ 12.4', Some caliche nodules					
15		BEDROCK (Cabrillo Formation): From 16.8', Silty sandstone, brownish yellow (10 YR, 6/6), slightly moist, medium dense to dense, weathered pockets of gray clay, some gravel		SPT	9/11/24	--	--
				Ring	13/20/23/30	--	--
20		From 19.0', Clayey sandstone to silty sandstone, pale brown (10 YR, 6/3) to yellowish brown (10 YR, 5/8), moist, dense, some cobble, difficult drilling, weathered (marker bed)		Ring	30/33/40	--	--
		From 21.0', Silty sandstone, yellowish brown (10 YR, 5/6), slightly moist, dense to very dense, fine to medium grained, massive, moderate to well cemented, micaceous, trace of brown clay pocket		SPT	35/50 for 6"	--	--
				Bulk	--	--	11.5
25							

Total Depth: 22.5'
Water: No
Caving: No
Hole Diameter: 6"

Boring
B-1

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-2

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: California Modified Sampler
Instrumentation: None
Elevation: 519'

Date: 4/14/2023
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs. for 30"

Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		FILL: From 0.0', Clayey sand, dark yellowish brown, moist, loose, some organics (roots)		Bulk	--	--	--
		From 3.1', Sandy clay, very dark grayish brown (10 YR, 3/2), moist to very moist, soft, organics					
5							
		SLOPEWASH: From 7.5', Sandy clay, dark gray (10 YR, 3/1), to dark grayish brown (10 YR, 3/2), moist, soft to medium dense					
10							
15				Ring	8/18/30/30	--	--
		BEDROCK (Cabrillo Formation): From 16.4', Silty sandstone, pale brown (10 YR, 6/3), moist, dense, some clay, trace of gravel, weathered, some orange brown mottling		Ring	10/14/33/26	--	--
20		From 19.2', Clayey sandstone to silty sandstone, pale brown (10 YR, 6/3) to yellowish brown (10 YR, 5/8), moist, dense, some cobble, difficult drilling, weathered (marker bed)		SPT	21/26/20	--	--
		From 21.1', Silty sandstone, yellowish brown (10 YR, 5/6), slightly moist, dense, some gravel, with strong brown siltstone, massive		Ring	27/35/50	--	--
25							

Total Depth: 22.7'
Water: No
Caving: No
Hole Diameter: 6"

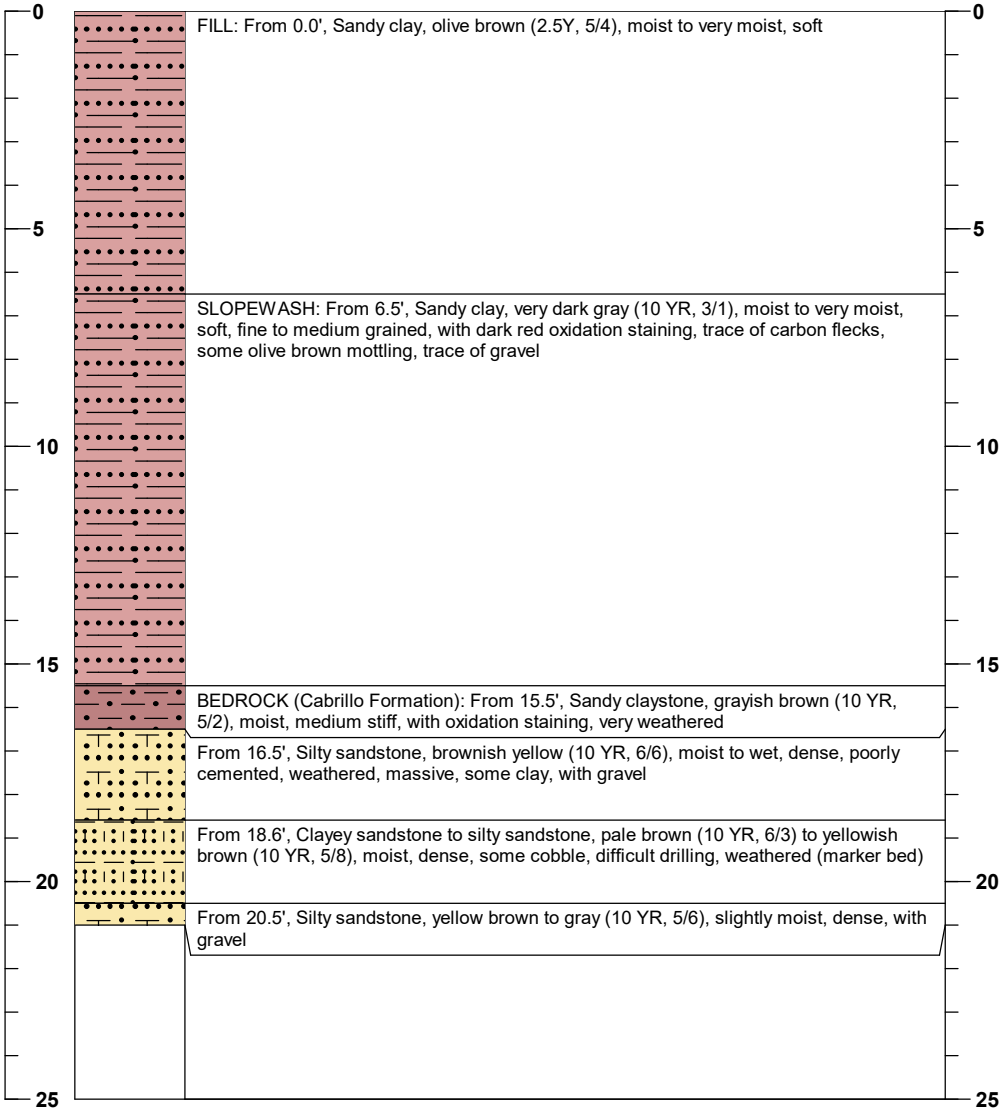
Boring
B-2

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-3

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: 519'

Date: 4/14/2023
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		FILL: From 0.0', Sandy clay, olive brown (2.5Y, 5/4), moist to very moist, soft		Ring	2/3/5	112.1	18.0
5		SLOPEWASH: From 6.5', Sandy clay, very dark gray (10 YR, 3/1), moist to very moist, soft, fine to medium grained, with dark red oxidation staining, trace of carbon flecks, some olive brown mottling, trace of gravel					
10							
15		BEDROCK (Cabrillo Formation): From 15.5', Sandy claystone, grayish brown (10 YR, 5/2), moist, medium stiff, with oxidation staining, very weathered		Ring	11/17/30/28	--	--
		From 16.5', Silty sandstone, brownish yellow (10 YR, 6/6), moist to wet, dense, poorly cemented, weathered, massive, some clay, with gravel		Ring	17/17/50 for 6"	--	--
20		From 18.6', Clayey sandstone to silty sandstone, pale brown (10 YR, 6/3) to yellowish brown (10 YR, 5/8), moist, dense, some cobble, difficult drilling, weathered (marker bed)		SPT	29/25/50	--	--
		From 20.5', Silty sandstone, yellow brown to gray (10 YR, 5/6), slightly moist, dense, with gravel		Ring	50 for 5"	--	--
25							

Total Depth: 21.0'
Water: No
Caving: No
Hole Diameter: 6"

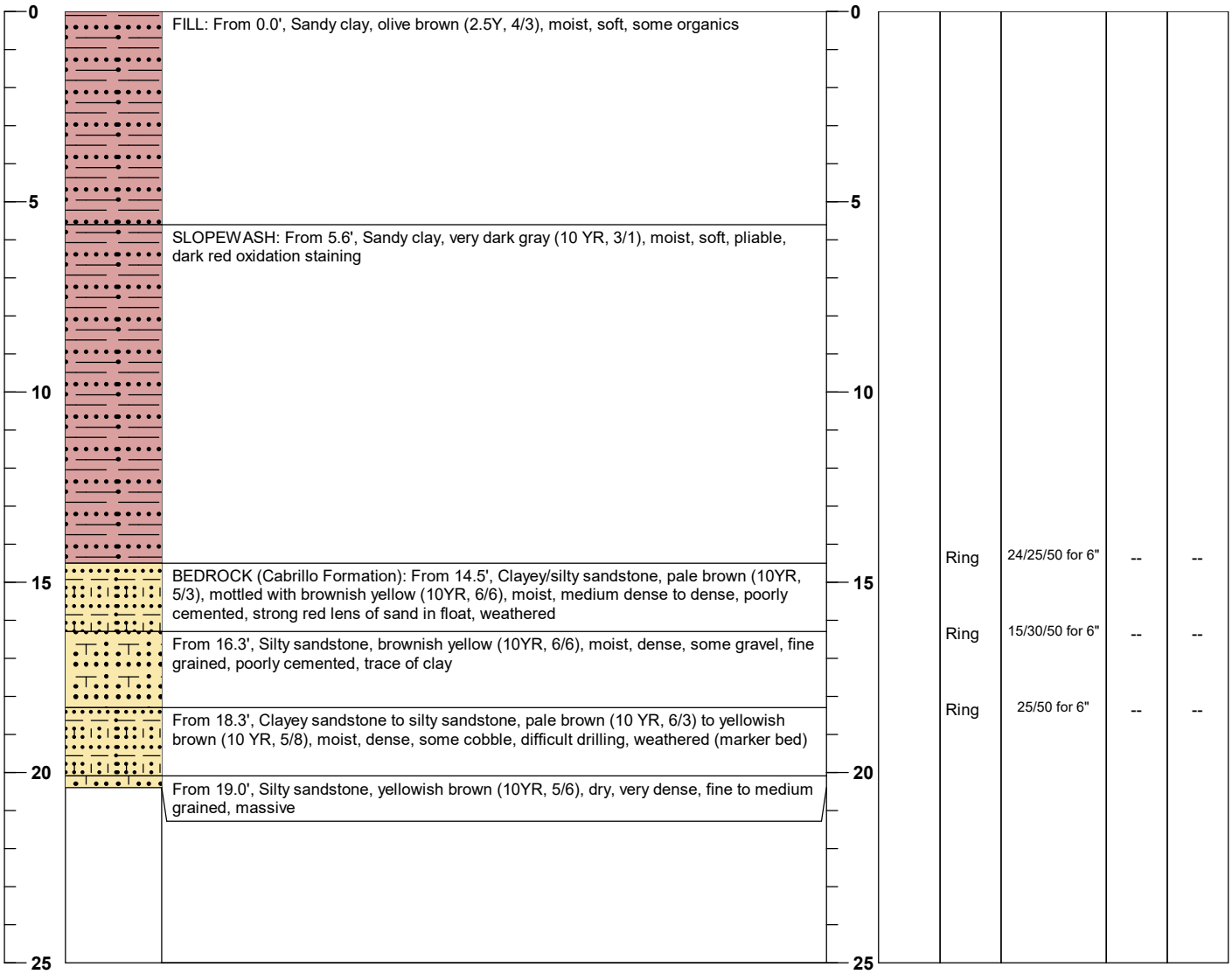
Boring
B-3

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-4

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: 519'

Date: 4/14/2023
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
15		BEDROCK (Cabrillo Formation): From 14.5', Clayey/silty sandstone, pale brown (10YR, 5/3), mottled with brownish yellow (10YR, 6/6), moist, medium dense to dense, poorly cemented, strong red lens of sand in float, weathered		Ring	24/25/50 for 6"	--	--
		From 16.3', Silty sandstone, brownish yellow (10YR, 6/6), moist, dense, some gravel, fine grained, poorly cemented, trace of clay		Ring	15/30/50 for 6"	--	--
20		From 18.3', Clayey sandstone to silty sandstone, pale brown (10 YR, 6/3) to yellowish brown (10 YR, 5/8), moist, dense, some cobble, difficult drilling, weathered (marker bed)		Ring	25/50 for 6"	--	--
		From 19.0', Silty sandstone, yellowish brown (10YR, 5/6), dry, very dense, fine to medium grained, massive					

Total Depth: 20.4'
Water: No
Caving: No
Hole Diameter: 6"

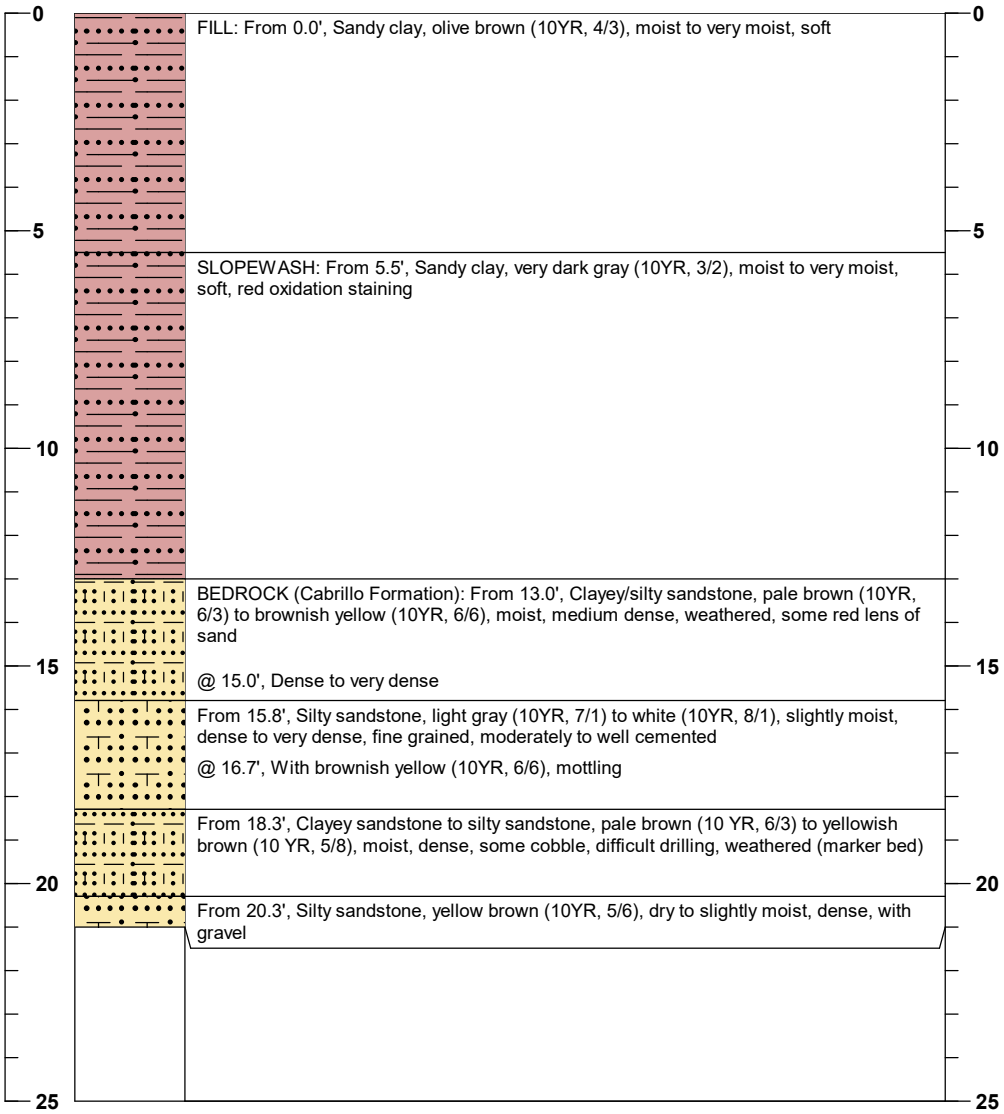
Boring
B-4

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-5

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: 519'

Date: 4/14/2023
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		FILL: From 0.0', Sandy clay, olive brown (10YR, 4/3), moist to very moist, soft					
5		SLOPEWASH: From 5.5', Sandy clay, very dark gray (10YR, 3/2), moist to very moist, soft, red oxidation staining		Bulk	--	--	--
10		BEDROCK (Cabrillo Formation): From 13.0', Clayey/silty sandstone, pale brown (10YR, 6/3) to brownish yellow (10YR, 6/6), moist, medium dense, weathered, some red lens of sand		Ring	11/22/50 for 6"	--	--
15		@ 15.0', Dense to very dense					
		From 15.8', Silty sandstone, light gray (10YR, 7/1) to white (10YR, 8/1), slightly moist, dense to very dense, fine grained, moderately to well cemented		Ring	22/50 for 6"	--	--
		@ 16.7', With brownish yellow (10YR, 6/6), mottling					
		From 18.3', Clayey sandstone to silty sandstone, pale brown (10 YR, 6/3) to yellowish brown (10 YR, 5/8), moist, dense, some cobble, difficult drilling, weathered (marker bed)		SPT	30/35/43	--	--
20		From 20.3', Silty sandstone, yellow brown (10YR, 5/6), dry to slightly moist, dense, with gravel		Ring	50 for 6"	--	--
				SPT	30/50 for 6"	--	--
25							

Total Depth: 21.0'
Water: No
Caving: No
Hole Diameter: 6"

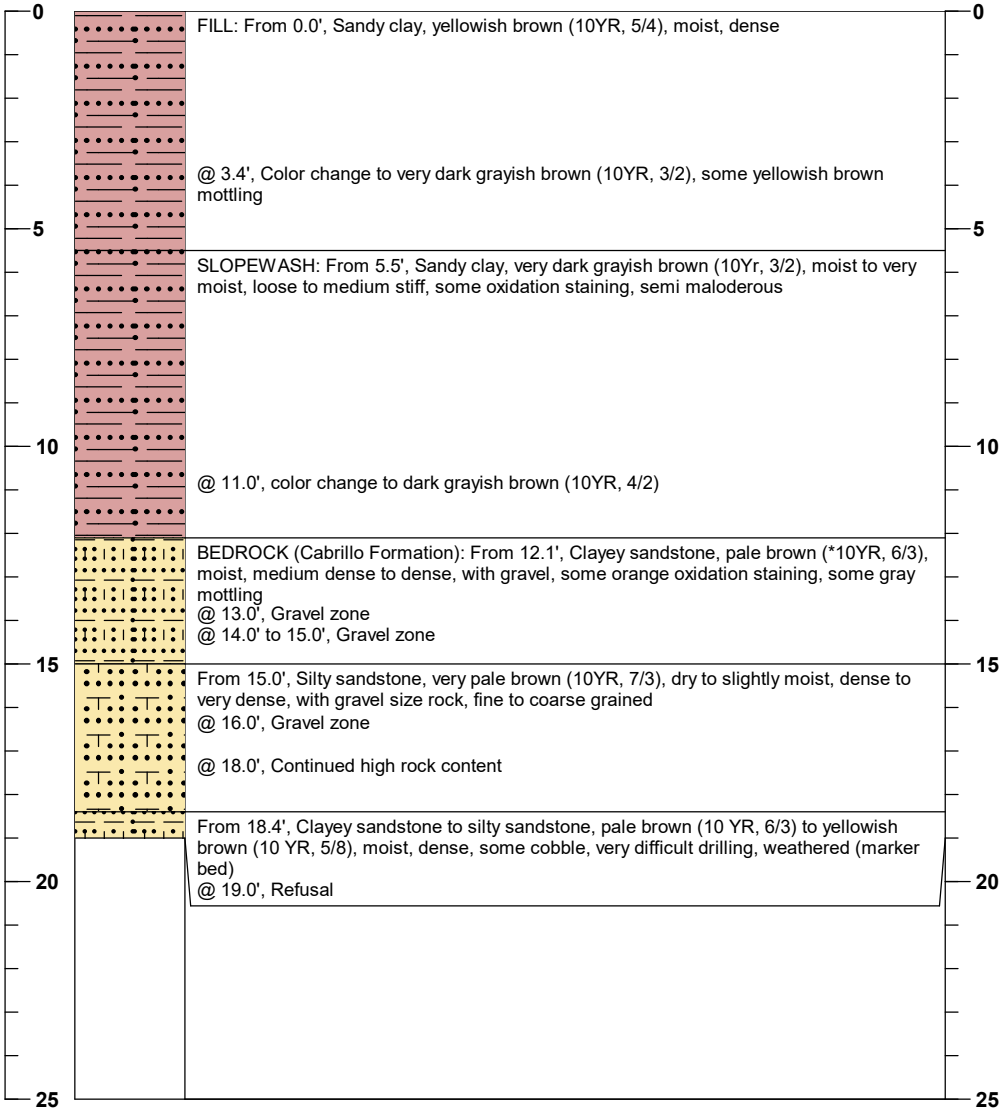
Boring
B-5

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-6

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: 519'

Date: 5/1/23
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		FILL: From 0.0', Sandy clay, yellowish brown (10YR, 5/4), moist, dense					
		@ 3.4', Color change to very dark grayish brown (10YR, 3/2), some yellowish brown mottling					
5		SLOPEWASH: From 5.5', Sandy clay, very dark grayish brown (10Yr, 3/2), moist to very moist, loose to medium stiff, some oxidation staining, semi maloderous					
10		@ 11.0', color change to dark grayish brown (10YR, 4/2)					
		BEDROCK (Cabrillo Formation): From 12.1', Clayey sandstone, pale brown (*10YR, 6/3), moist, medium dense to dense, with gravel, some orange oxidation staining, some gray mottling		Ring	50 for 6"	--	--
		@ 13.0', Gravel zone		Ring	80 for 5"	--	--
		@ 14.0' to 15.0', Gravel zone		SPT	80 for 5"	--	--
15		From 15.0', Silty sandstone, very pale brown (10YR, 7/3), dry to slightly moist, dense to very dense, with gravel size rock, fine to coarse grained		Ring	25/33/42	--	--
		@ 16.0', Gravel zone					
		@ 18.0', Continued high rock content		Ring	28/30/36	--	--
		From 18.4', Clayey sandstone to silty sandstone, pale brown (10 YR, 6/3) to yellowish brown (10 YR, 5/8), moist, dense, some cobble, very difficult drilling, weathered (marker bed)		SPT	35/50	--	--
20		@ 19.0', Refusal					
25							

Total Depth: 19.0'
Water: No
Caving: No
Hole Diameter: 6"

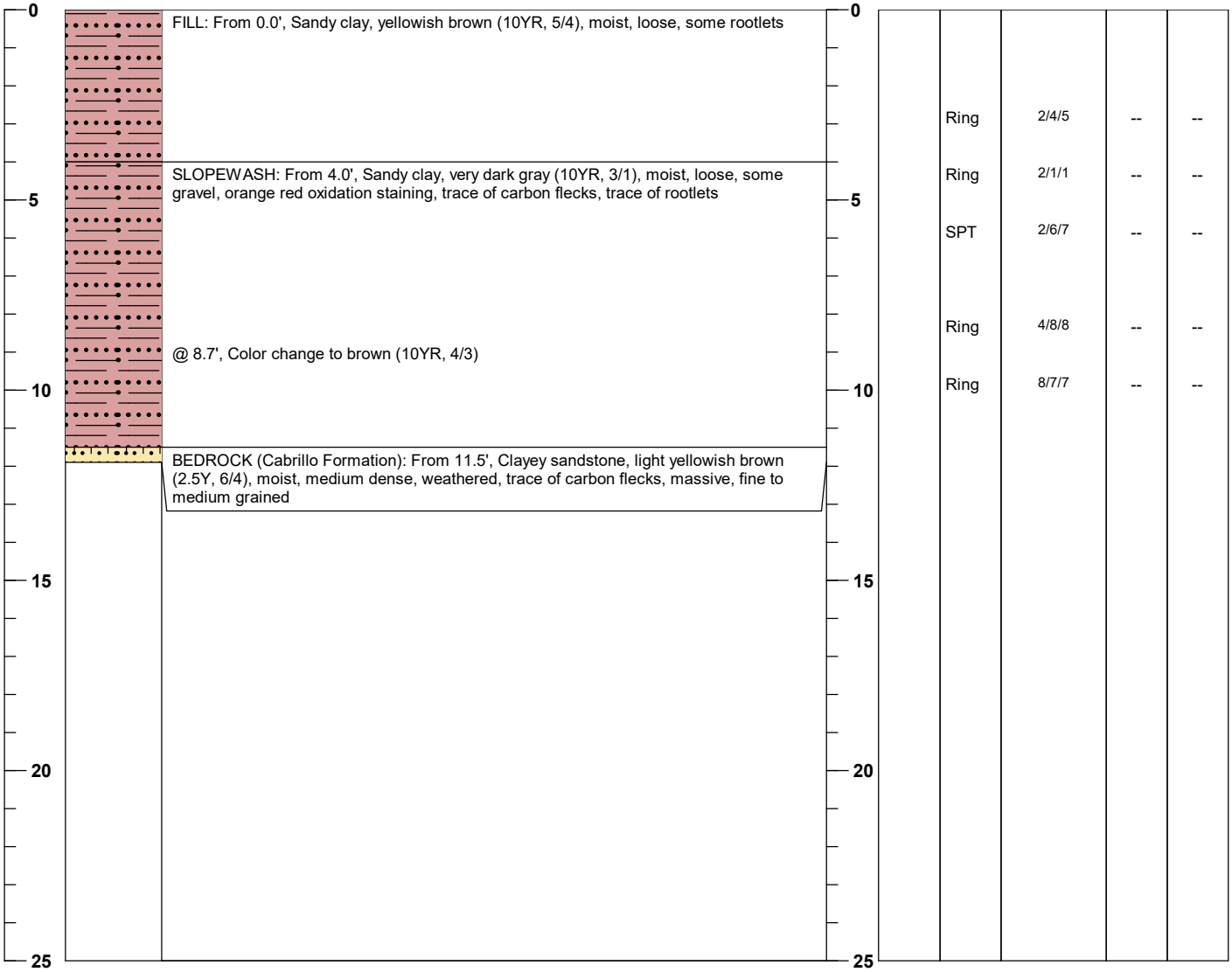
Boring
B-6

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-6A

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: 519'

Date: 5/2/23
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
				Ring	2/4/5	--	--
				Ring	2/1/1	--	--
				SPT	2/6/7	--	--
				Ring	4/8/8	--	--
				Ring	8/7/7	--	--

Total Depth: 11.9'
Water: No
Caving: No
Hole Diameter: 6"

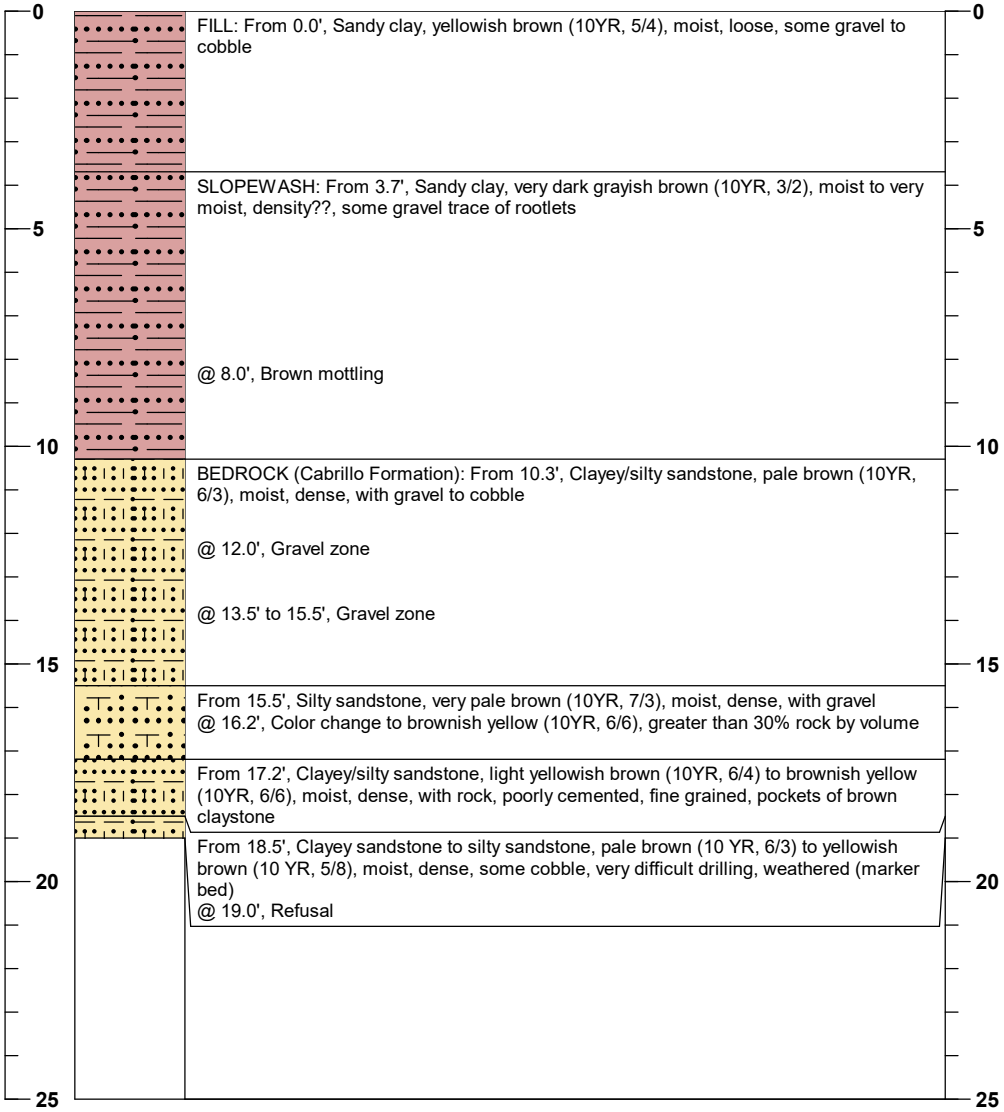
Boring
B-6A

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-7

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: 519'

Date: 5/2/23
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
12.0		@ 12.0', Gravel zone		Ring	30/50 for 6"	--	--
13.5		@ 13.5' to 15.5', Gravel zone		Ring	50 for 3"	--	--
15.5		From 15.5', Silty sandstone, very pale brown (10YR, 7/3), moist, dense, with gravel		SPT	50 for 5"	--	--
16.2		@ 16.2', Color change to brownish yellow (10YR, 6/6), greater than 30% rock by volume		Ring	17/50 for 6"	--	--
17.2		From 17.2', Clayey/silty sandstone, light yellowish brown (10YR, 6/4) to brownish yellow (10YR, 6/6), moist, dense, with rock, poorly cemented, fine grained, pockets of brown claystone		Ring / Bulk	23/20/20	--	--
18.5		From 18.5', Clayey sandstone to silty sandstone, pale brown (10 YR, 6/3) to yellowish brown (10 YR, 5/8), moist, dense, some cobble, very difficult drilling, weathered (marker bed) @ 19.0', Refusal					

Total Depth: 19.0'
Water: No
Caving: No
Hole Diameter: 6"

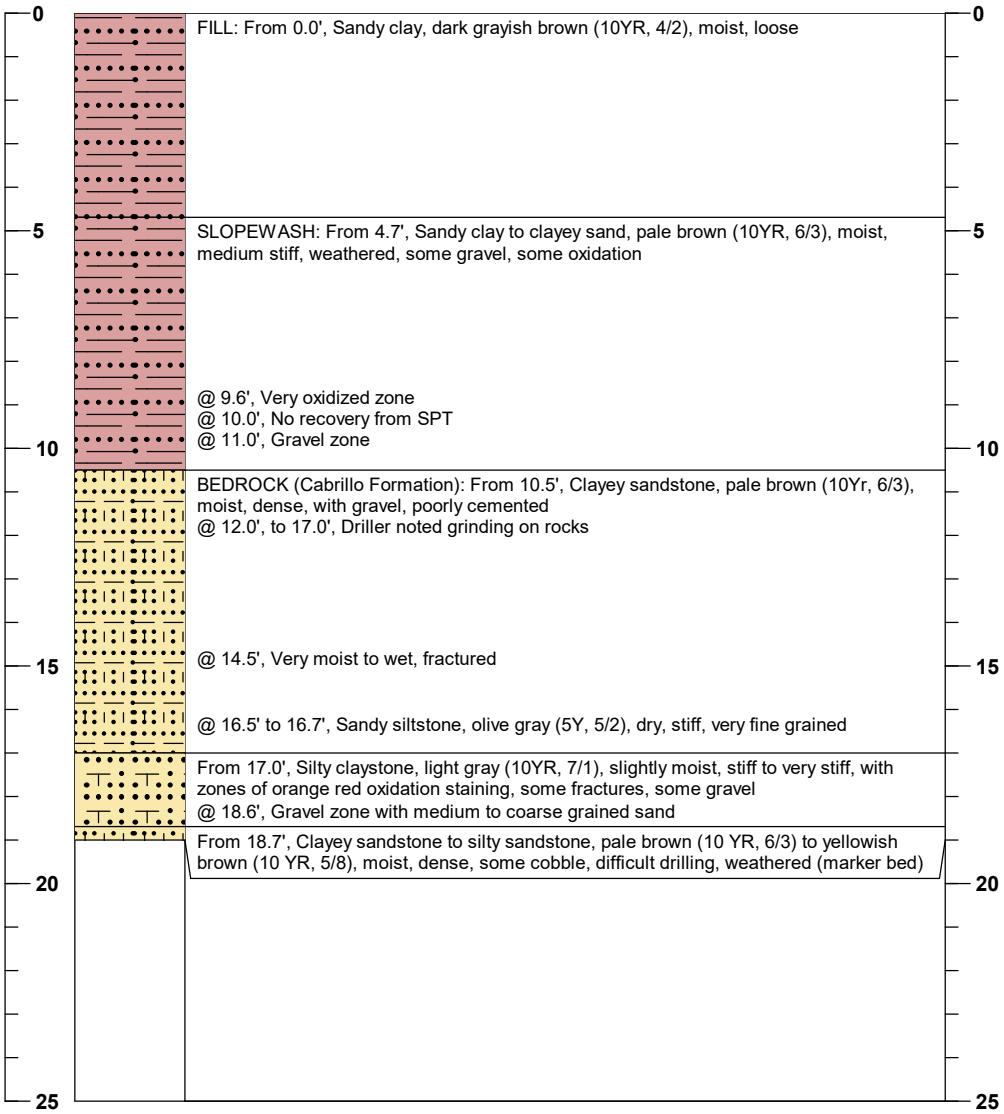
Boring
B-7

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-8

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: 520'

Date: 5/2/23
Logged By: E. Perez
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
0		FILL: From 0.0', Sandy clay, dark grayish brown (10YR, 4/2), moist, loose					
5		SLOPEWASH: From 4.7', Sandy clay to clayey sand, pale brown (10YR, 6/3), moist, medium stiff, weathered, some gravel, some oxidation		Ring	8/8/9	--	--
10		@ 9.6', Very oxidized zone @ 10.0', No recovery from SPT @ 11.0', Gravel zone		Ring	2/9/18	--	--
		BEDROCK (Cabrillo Formation): From 10.5', Clayey sandstone, pale brown (10Yr, 6/3), moist, dense, with gravel, poorly cemented @ 12.0', to 17.0', Driller noted grinding on rocks		SPT (NR)	10/11/12	--	--
				Ring	12/20/28	--	--
15		@ 14.5', Very moist to wet, fractured		Ring	12/12/18	--	--
		@ 16.5' to 16.7', Sandy siltstone, olive gray (5Y, 5/2), dry, stiff, very fine grained		SPT	14/17/14	--	--
		From 17.0', Silty claystone, light gray (10YR, 7/1), slightly moist, stiff to very stiff, with zones of orange red oxidation staining, some fractures, some gravel @ 18.6', Gravel zone with medium to coarse grained sand		Ring	18/29/39	126.8	7.1
20		From 18.7', Clayey sandstone to silty sandstone, pale brown (10 YR, 6/3) to yellowish brown (10 YR, 5/8), moist, dense, some cobble, difficult drilling, weathered (marker bed)					
25							

Total Depth: 19.0'
Water: No
Caving: No
Hole Diameter: 6"

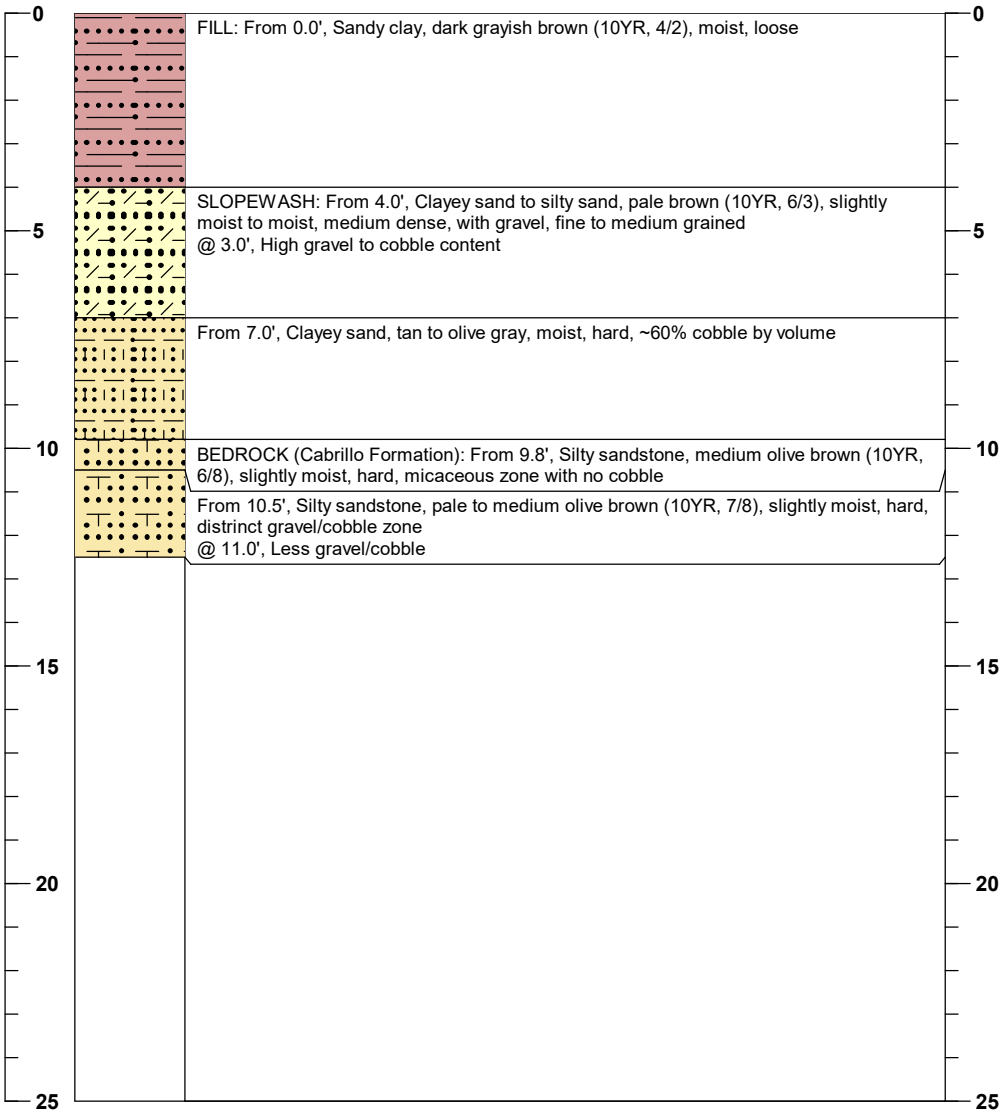
Boring
B-8

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-9

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: 520'

Date: 5/2/23
Logged By: E. Perez / C. O'Hern
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
				Ring / Bulk	13/12/12	--	--
				Ring	9/8/40	--	--
				Ring	34/34/20 for 4"	--	--
				Ring	21/21/24	--	--
				Ring	35/13/17	--	--
				SPT	35/13/50+	--	--
				SPT	25/18/50+	--	--

Total Depth: 12.5'
Water: No
Caving: No
Hole Diameter: 6"

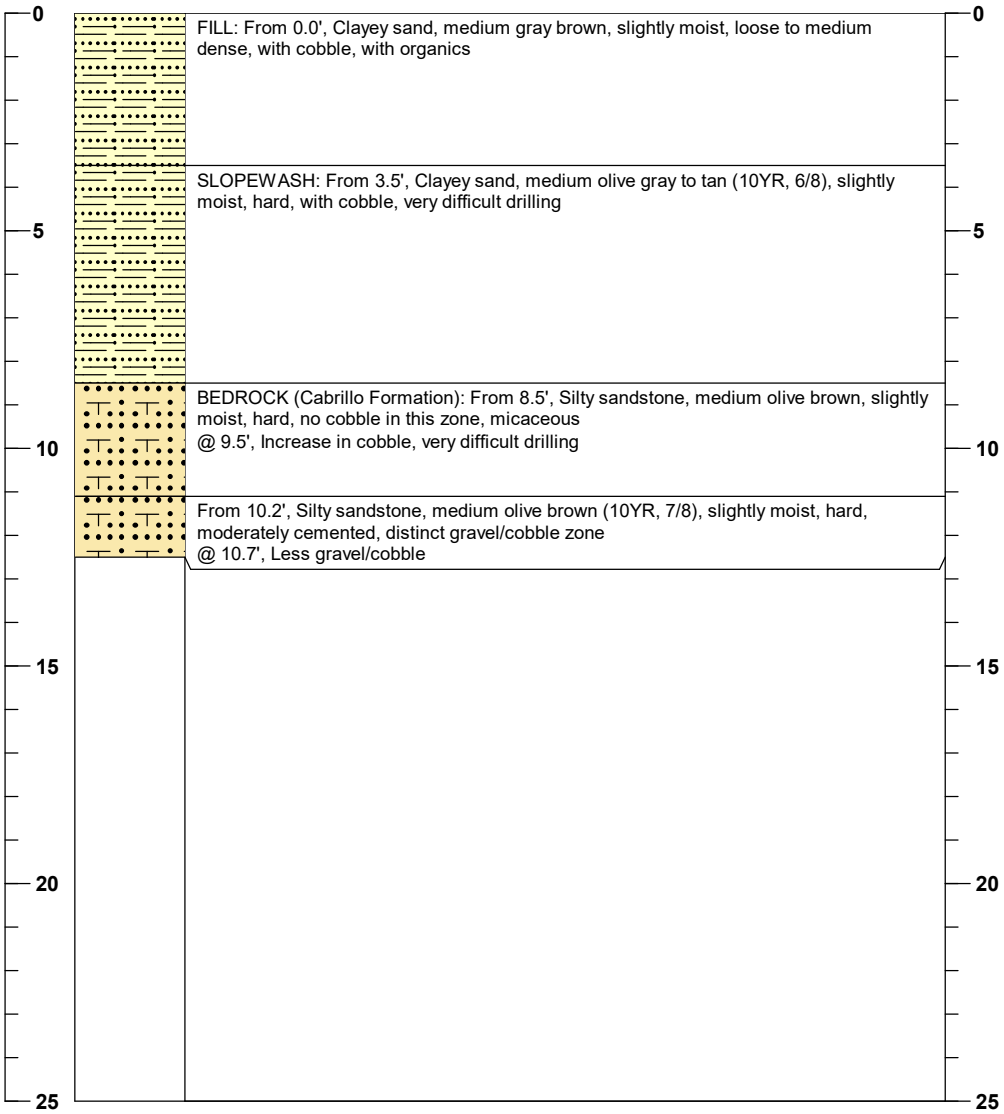
Boring
B-9

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-10

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: Pad

Date: 5/2/23
Logged By: C. O'Hern
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
				Ring	8/16/32	--	--
				Ring	16/31/34	--	--
				SPT	31/50	--	--
				Ring	18/24/50	--	--
				Ring	18/50	--	--
				Ring	50+	--	--
				SPT	20/50+	--	--
				Ring	18/30/35	--	--

Total Depth: 12.5'
Water: No
Caving: No
Hole Diameter: 6"

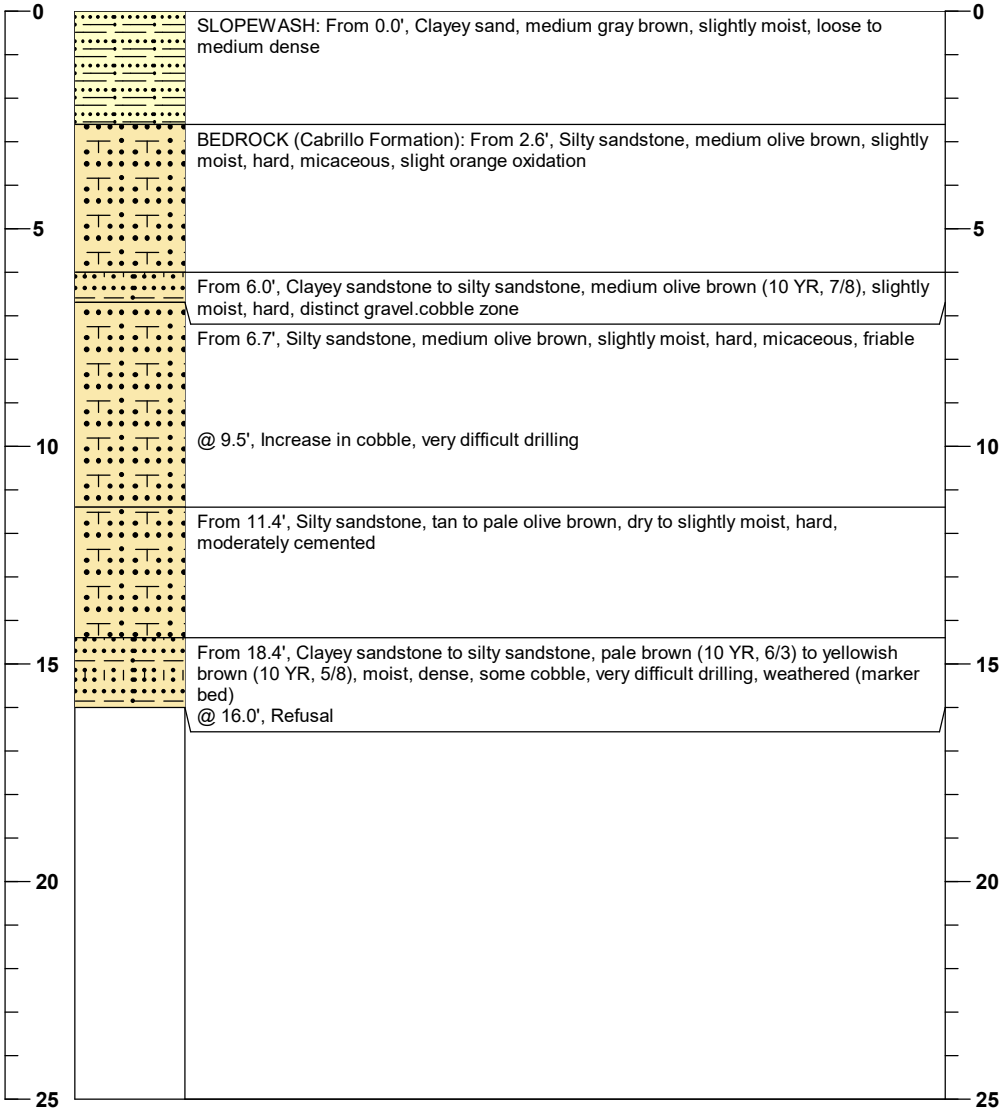
Boring
B-10

TerraPacific CONSULTANTS INC

Subsurface Boring Log
Boring No: B-11

Project No: 22-209
Project Name: Ruslan Residence
Location: 7356 Rue Michael
Sample Method: Modified California Sampler
Instrumentation: None
Elevation: Pad

Date: 5/2/23
Logged By: C. O'Hern
Drilling Company: Native Drilling
Driller: Steve
Drill Rig Type: Warhawk
Hammer Wt. & Drop: 140 lbs for 30"



Depth (ft)	Lithology	DESCRIPTION & REMARKS	USCS	Sample Type	Blow Counts (6", 12", 18")	Dry Density (pcf)	Moisture (%)
				Ring	10/15/18	--	--
				Ring	7/12/16	--	--
				SPT	7/6/10	--	--
				Ring	8/10/14 11/13/15	--	--
				Ring	25/14/15	--	--
				SPT	50/30/15	--	--
				Ring	8/9/11	--	--
				SPT	18/15/16	--	--

Total Depth: 16.0'
Water: No
Caving: No
Hole Diameter: 6"

Boring
B-11

APPENDIX D

Laboratory Test Results

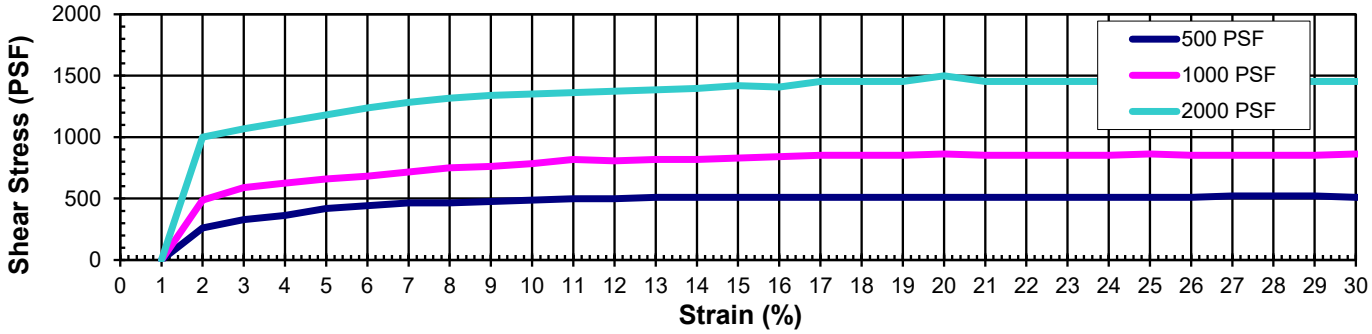
Ruslan Residence
Summary of Laboratory Test Results

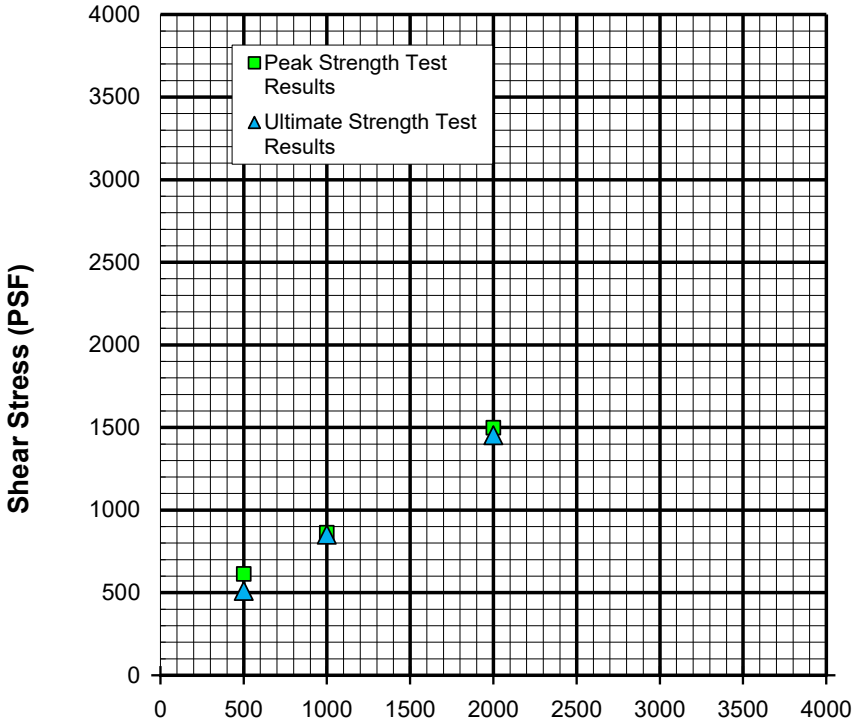
FN:22-209

Sample Location			Corrosivity Series		ASTM D 1557		ASTM D 2937		ASTM D 3080		ASTM D 4829	
			CTM422	CTM 417								
Location	Sample Depth	Sample Type	Chloride Content	Sulfate Content	Maximum Dry Density	Opt. Moist Content	Dry Density	Moisture Content	Peak ϕ	Peak c	Expansion Index	Expansion Potential
B-1	22.0'	SB	--	--	119.5	11.5	--	---	33.0	205.0	--	--
B-2	0-6.0'	LB	--	--	--	--	--	--	--	--	63	Medium
B-3	4.0'	Ring	--	--	--	--	112.1	18.0	--	--	--	--
B-8	17.5'	Ring	--	--	--	--	126.8	7.1	--	--	--	--
B-9	2.0'	SB	0.001	0.003	--	--	--	--	--	--	--	--

DIRECT SHEAR TEST
Laboratory Report

File Name:	Ruslan Residence
File No.:	22-209
Date:	6/7/2023
Technician:	JMS





Sample No.& Location:	B-1 @ 22'
Soil Description:	Dark Grey Clayey Sand
Sample Type:	Remolded
Specimen Preparation:	Inundated

	Peak	Ultimate
Friction Angle Φ' (deg)	33	32
Cohesion C' (psf)	205	195

TerraPacific Consultants Inc. 4010 Morena Boulevard, Suite 108, San Diego, CA 92117 / Phone: (858) 521-1190 Fax: (858) 521-1199

COMPACTION TEST

ASTM D 1557

Modified Proctor

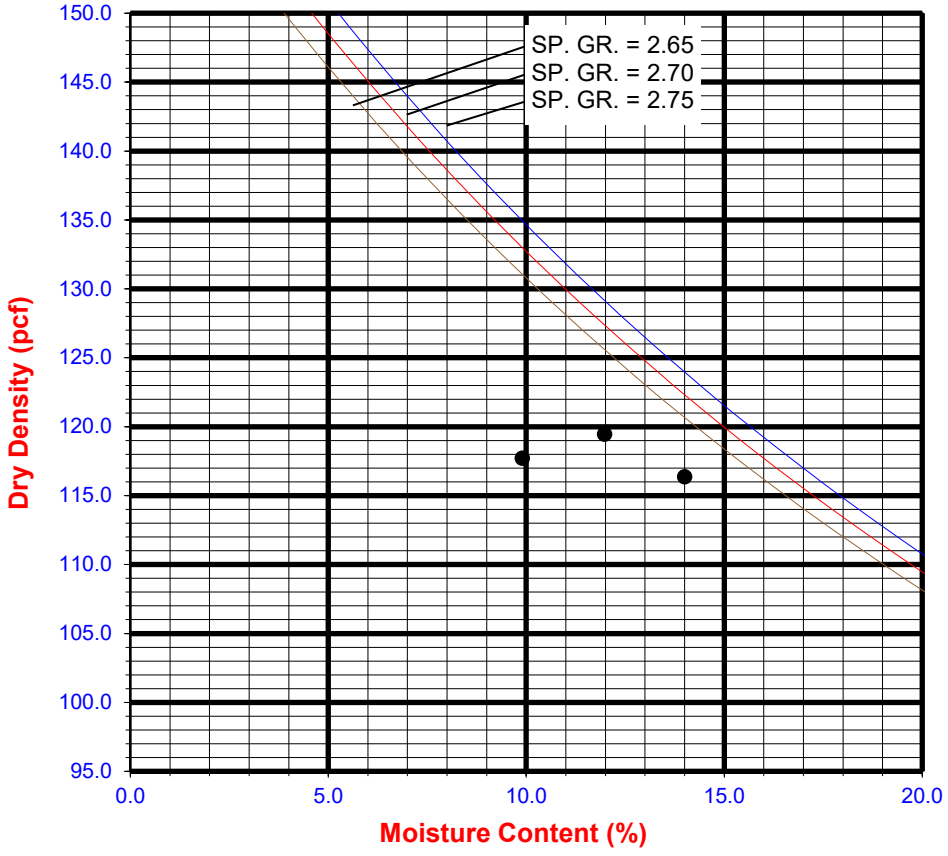
Project Name: Ruslan Residence
Project No. : 22-209
Boring No.: B-1 @ 22.0'
Technician: JMS
Date: 6/5/2023
Visual Sample Description:Grey Clayey Sand

X **Manual Ram**

Ram Weight 10 LBS Drop 18 inches

		TEST NO.	1	2	3	4	5	6
A	Wt. Comp. Soil + Mold (gm.)		3827.00	3810.00	3760.00			
B	Wt. of Mold (gm.)		1788.00	1788.00	1788.00			
C	Net Wt. of Soil (gm.)	A - B	2039.00	2022.00	1972.00			
D	Wet Wt. of Soil + Cont. (gm.)		1842.9	1631.1	1174.1			
E	Dry Wt. of Soil + Cont. (gm.)		1677.7	1467.9	1095.5			
F	Wt. of Container (gm.)		298.5	301.8	301.5			
G	Moisture Content (%)	[(D-F)-(E-F)]/(E-F)	12.0	14.0	9.9			
H	Wet Density (pcf)	C*29.76 /453.6	133.8	132.7	129.4			
I	Dry Density (pcf)	H/(1+G/100)	119.5	116.4	117.7			

Maximum Dry Density (pcf) **119.5** **Optimum Moisture Content (%)** **11.5**



PROCEDURE USED

Procedure A

Soil Passing No. 4 (4.75 mm) Sieve
Mold : 4 in. (101.6 mm) diameter
Layers : 5 (Five)
Blows per layer : 25 (twenty-five)
May be used if No.4 retained < 20%

TerraPacific Consultants, Inc. 4010 Morena Boulevard, Suite 108, San Diego, CA 92117 / Phone: (858) 521-1190 Fax: (858) 521-1199

L A B O R A T O R Y R E P O R T

Telephone (619) 425-1993 Fax 425-7917 Established 1928

C L A R K S O N L A B O R A T O R Y A N D S U P P L Y I N C.
350 Trousdale Dr. Chula Vista, Ca. 91910 www.clarksonlab.com
A N A L Y T I C A L A N D C O N S U L T I N G C H E M I S T S

Date: June 26, 2023
Purchase Order Number: FILE#22-209
Sales Order Number: 60179
Account Number: TERP

To:
--
TerraPacific Consultants Inc
4010 Morena Boulevard Ste 108
San Diego, CA 92117
Attention: Sarah McMillin

Laboratory Number: SO9671 Customers Phone: 858-521-1190
Fax: 858-521-1199
Sample Designation:
--
One soil sample received on 06/21/23 at 3:09pm,
taken from Rusian Residence marked as follows:

ANALYSIS: Water Soluble Sulfate (SO_4) California Test 417
(Turbidity Method)
Water Soluble Chloride (Cl) California Test 422
(Titration Method)

Sample	SO_4%	Cl%
#1 B-9@2.0'	0.003	0.001

Rosa Bernal
RMB/js

APPENDIX E

Standard Grading Guidelines

STANDARD GUIDELINES FOR GRADING PROJECTS

TABLE OF CONTENTS

GENERAL

The guidelines contained herein and the standard details attached hereto represent this firm's standard recommendations for grading and other associated operations on construction projects. These guidelines should be considered a portion of the project specifications.

All plates attached hereto shall be considered as part of these guidelines.

The Contractor should not vary from these guidelines without prior recommendation by the Geotechnical Consultant and the approval of the Client or his authorized representative. Recommendation by the Geotechnical Consultant and/or Client should not be considered to preclude requirements for approval by the controlling agency prior to the execution of any changes.

These Standard Grading Guidelines and Standard Details may be modified and/or superseded by recommendations contained in the text of the preliminary geotechnical report and/or subsequent reports.

If disputes arise out of the interpretation of these grading guidelines or standard details, the Geotechnical Consultant shall provide the governing interpretation.

DEFINITIONS OF TERMS

ALLUVIUM - Unconsolidated soil deposits resulting from flow of water, including sediments deposited in river beds, canyons, flood plains, lakes, fans and estuaries.

AS-GRADED (AS-BUILT) - The surface and subsurface conditions at completion of grading.

BACKCUT - A temporary construction slope at the rear of earth retaining structures such as buttresses, shear keys, stabilization fills or retaining walls.

BACKDRAIN - Generally a pipe and gravel or similar drainage system placed behind earth retaining structures such buttresses, stabilization fills, and retaining walls.

BEDROCK - Relatively undisturbed formational rock, more or less solid, either at the surface or beneath superficial deposits of soil.

BENCH - A relatively level step and near vertical rise excavated into sloping ground on which fill is to be placed.

BORROW (Import) - Any fill material hauled to the project site from off-site areas.

BUTTRESS FILL - A fill mass, the configuration of which is designed by engineering calculations to retain slope conditions containing adverse geologic features. A buttress is generally specified by minimum key width and depth and by maximum backcut angle. A buttress normally contains a back-drainage system.

CIVIL ENGINEER - The Registered Civil Engineer or consulting firm responsible for preparation of the grading plans, surveying and verifying as-graded topographic conditions.

CLIENT - The Developer or his authorized representative who is chiefly in charge of the project. He shall have the responsibility of reviewing the findings and recommendations made by the Geotechnical Consultant and shall authorize the Contractor and/or other consultants to perform work and/or provide services.

COLLUVIUM - Generally loose deposits usually found near the base of slopes and brought there chiefly by gravity through slow continuous downhill creep (also see Slope Wash).

COMPACTION - Densification of man-placed fill by mechanical means.

CONTRACTOR - A person or company under contract or otherwise retained by the Client to perform demolition, grading and other site improvements.

DEBRIS - All products of clearing, grubbing, demolition, contaminated soil materials unsuitable for reuse as compacted fill and/or any other material so designated by the Geotechnical Consultant.

ENGINEERING GEOLOGIST - A licensed Engineering Geologist who applies scientific methods, engineering and geologic principles and professional experience to the acquisition, interpretation and use of knowledge of materials of the earth's crust for the evaluation of engineering problems. Geotechnical Engineering encompasses many of the engineering aspects of soil mechanics, rock mechanics, geology, geophysics, hydrology and related sciences.

ENGINEERED FILL - A fill of which the Geotechnical Consultant or his representative, during grading, has made sufficient tests to enable him to conclude that the fill has been placed in substantial compliance with the recommendations of the Geotechnical Consultant and the governing agency requirements.

EROSION - The wearing away of the ground surface as a result of the movement of wind and/or water.

EXCAVATION - The mechanical removal of earth materials.

EXISTING GRADE - The ground surface configuration prior to grading.

FILL - Any deposits of soil, rock, soil-rock blends or other similar materials placed by man.

FINISH GRADE - The ground surface configuration at which time the surface elevations conform to the approved plan.

GEOFABRIC - Any engineering textile utilized in geotechnical applications including subgrade stabilization and filtering.

GEOLOGIST - A representative of the Geotechnical Consultant educated and trained in the field of geology.

GEOTECHNICAL CONSULTANT - The Geotechnical Engineering and Engineering Geology consulting firm retained to provide technical services for the project. For the purpose of these specifications, observations by the Geotechnical Consultant include observations by the Soil Engineer, Geotechnical Engineer, Engineering Geologist and those performed by persons employed by and responsible to the Geotechnical Consultants.

GEOTECHNICAL ENGINEER - A licensed Geotechnical Engineer or Civil Engineer who applies scientific methods, engineering principles and professional experience to the acquisition, interpretation and use of knowledge of materials of the earth's crust for the evaluation of engineering problems. Geotechnical Engineering encompasses many of the engineering aspects of soil mechanics, rock mechanics, geology, geophysics, hydrology and related sciences.

GRADING - Any operation consisting of excavation, filling or combinations thereof and associated operations.

LANDSLIDE DEBRIS - Material, generally porous and of low density, produced from instability of natural or man-made slopes.

MAXIMUM DENSITY - Standard laboratory test for maximum dry unit weight. Unless otherwise specified, the maximum dry unit weight shall be determined in accordance with ASTM Method of Test D 1557-09.

OPTIMUM MOISTURE - Soil moisture content at the test maximum density.

RELATIVE COMPACTION - The degree of compaction (expressed as a percentage) of dry unit weight of a material as compared to the maximum dry unit weight of the material.

ROUGH GRADE - The ground surface configuration at which time the surface elevations approximately conform to the approved plan.

SITE - The particular parcel of land where grading is being performed.

SHEAR KEY - Similar to buttress, however, it is generally constructed by excavating a slot within a natural slope in order to stabilize the upper portion of the slope without grading encroaching into the lower portion of the slope.

SLOPE - An inclined ground surface the steepness of which is generally specified as a ratio of horizontal:vertical (e.g., 2:1).

SLOPE WASH - Soil and/or rock material that has been transported down a slope by action of gravity assisted by runoff water not confined by channels (also see Colluvium).

SOIL - Naturally occurring deposits of sand, silt, clay, etc., or combinations thereof.

SOIL ENGINEER - Licensed Geotechnical Engineer or Civil Engineer experienced in soil mechanics (also see Geotechnical Engineer).

STABILIZATION FILL - A fill mass, the configuration of which is typically related to slope height and is specified by the standards of practice for enhancing the stability of locally adverse conditions. A stabilization fill is normally specified by minimum key width and depth and by maximum backcut angle. A stabilization fill may or may not have a back drainage system specified.

SUBDRAIN - Generally a pipe and gravel or similar drainage system placed beneath a fill in the alignment of canyons or former drainage channels.

SLOUGH - Loose, non-compacted fill material generated during grading operations.

TAILINGS – Non-engineered fill which accumulates on or adjacent to equipment haul-roads.

TERRACE - Relatively level step constructed in the face of graded slope surface for drainage control and maintenance purposes.

TOPSOIL - The presumable fertile upper zone of soil which is usually darker in color and loose.

WINDROW - A string of large rocks buried within engineered fill in accordance with guidelines set forth by the Geotechnical Consultant.

OBLIGATIONS OF PARTIES

The Geotechnical Consultant should provide observation and testing services and should make evaluations in order to advise the Client on geotechnical matters. The Geotechnical Consultant should report his findings and recommendations to the Client or his authorized representative.

The client should be chiefly responsible for all aspects of the project. He or his authorized representative has the responsibility of reviewing the findings and recommendations of the Geotechnical Consultant. He shall authorize or cause to have authorized the Contractor and/or other consultants to perform work and/or provide services. During grading the Client or his authorized representative should remain on-site or should remain reasonably accessible to all concerned parties in order to make decisions necessary to maintain the flow of the project.

The Contractor should be responsible for the safety of the project and satisfactory completion of all grading and other associated operations on construction projects, including but not limited to, earthwork in accordance with the project plans, specifications and controlling agency requirements. During grading, the Contractor or his authorized representative should remain on-site. Overnight and on days off, the Contractor should remain accessible.

SITE PREPARATION

The Client, prior to any site preparation or grading, should arrange and attend a meeting among the Grading Contractor, the Design Engineer, the Geotechnical Consultant, representatives of the appropriate governing authorities as well an any other concerned parties. All parties should be given at least 48 hours notice.

Clearing and grubbing should consist of the removal of vegetation such as brush, grass, woods, stumps, trees, roots of trees and otherwise deleterious natural materials from the areas to be graded. Clearing and grubbing should extend to the outside of all proposed excavation and fill areas.

Demolition should include removal of buildings, structures, foundations, reservoirs, utilities (including underground pipelines, septic tanks, leach fields, seepage pits, cisterns, mining shafts, tunnels, etc.) and other man-made surface and subsurface improvements from the areas to be graded. Demolition of utilities should include proper capping and/or re-routing pipelines at the project perimeter and cutoff and capping of wells in accordance with the requirements of the governing authorities and the recommendations of the Geotechnical Consultant at the time of demolition.

Trees, plants or man-made improvements not planned to be removed or demolished should be protected by the Contractor from damage or injury.

Debris generated during clearing, grubbing and/or demolition operations should be wasted from areas to be graded and disposed off-site. Clearing, grubbing and demolition operations should be performed under the observation of the Geotechnical Consultant.

The Client or Contractor should obtain the required approvals from the controlling authorities for the project prior, during and/or after demolition, site preparation and removals, etc. The appropriate approvals should be obtained prior to proceeding with grading operations.

SITE PROTECTION

Protection of the site during the period of grading should be the responsibility of the Contractor. Unless other provisions are made in writing and agreed upon among the concerned parties, completion of a portion of the project should not be considered to preclude that portion or adjacent areas from the requirements for site protection until such time as the entire project is complete as identified by the Geotechnical Consultant, the Client and the regulating agencies.

The Contractor should be responsible for the stability of all temporary excavations. Recommendations by the Geotechnical Consultant pertaining to temporary excavations (e.g., backcuts) are made in consideration of stability of the completed project and, therefore, should not be considered to preclude the responsibilities of the Contractor. Recommendations by the Geotechnical Consultant should not be considered to preclude more restrictive requirements by the regulating agencies.

Precautions should be taken during the performance of site clearing, excavations and grading to protect the work site from flooding, ponding, or inundation by poor or improper surface drainage. Temporary provisions should be made during the rainy season to adequately direct surface drainage away from and off the work site. Where low areas can not be avoided, pumps should be kept on hand to continually remove water during periods of rainfall.

During periods of rainfall, plastic sheeting should be kept reasonably accessible to prevent unprotected slopes from becoming saturated. Where necessary during periods of rainfall, the Contractor should install check dams, desilting basins, riprap, sand bags or other devices or methods necessary to control erosion and provide safe conditions.

During periods of rainfall, the Geotechnical Consultant should be kept informed by the Contractor as to the nature of remedial or preventative work being performed (e.g., pumping, placement of sandbags or plastic sheeting, other labor, dozing, etc.).

Following periods of rainfall, the Contractor should contact the Geotechnical Consultant and arrange a walk-over of the site in order to visually assess rain related damage. The Geotechnical Consultant may also recommend excavations and testing in order to aid in his assessments. At the request of the Geotechnical Consultant, the Contractor shall make excavations in order to evaluate the extent of rain related damage.

Rain related damage should be considered to include, but may not be limited to, erosion, silting, saturation, swelling, structural distress and other adverse conditions identified by the Geotechnical Consultant. Soil adversely affected should be classified as Unsuitable Materials and should be subject to over-excavation and replacement with compacted fill or other remedial grading as recommended by the Geotechnical Consultant.

Relatively level areas, where saturated soils and/or erosion gullies exist to depths of greater than 1-foot, should be over-excavated to unaffected, competent material. Where less than 1-foot in depth, unsuitable materials may be processed in-place to achieve near optimum moisture conditions, then thoroughly recompacted in accordance with the applicable specifications. If the desired results are not achieved, the affected materials should be over-excavated, then replaced in accordance with the applicable specifications.

In slope areas, where saturated soil and/or erosion gullies exist to depths of greater than 1

foot, they should be over-excavated and replaced as compacted fill in accordance with the applicable specifications. Where affected materials exist to depths of 1 foot or less below proposed finished grade, remedial grading by moisture conditioning in-place, followed by thorough recompaction in accordance with the applicable grading guidelines herein may be attempted. If the desired results are not achieved, all affected materials should be over-excavated and replaced as compacted fill in accordance with the slope repair recommendations herein. As field conditions dictate, other slope repair procedures may be recommended by the Geotechnical Consultant.

EXCAVATIONS

Unsuitable Materials

Materials which are unsuitable should be excavated under observation and recommendations of the Geotechnical Consultant. Unsuitable materials include, but may not be limited to, dry, loose, soft, wet, organic compressible natural soils and fractured, weathered, soft bedrock and non-engineered or otherwise deleterious fill materials.

Material identified by the Geotechnical Consultant as unsatisfactory due to its moisture conditions should be over-excavated, watered or dried, as needed, and thoroughly blended to a uniform near optimum moisture condition (per Moisture guidelines presented herein) prior to placement as compacted fill.

Cut Slopes

Unless otherwise recommended by the Geotechnical Consultant and approved by the regulating agencies, permanent cut slopes should not be steeper than 2:1 (horizontal:vertical).

If excavations for cut slopes expose loose, cohesionless, significantly fractured or otherwise unsuitable material, over-excavation and replacement of the unsuitable materials with a compacted stabilization fill should be accomplished as recommended by the Geotechnical Consultant. Unless otherwise specified by the Geotechnical Consultant, stabilization fill construction should conform to the requirements of the Standard Details.

The Geotechnical Consultant should review cut slopes during excavation. The Geotechnical Consultant should be notified by the contractor prior to beginning slope excavations.

If, during the course of grading, adverse or potentially adverse geotechnical conditions are encountered which were not anticipated in the preliminary report, the Geotechnical Consultant should explore, analyze and make recommendations to treat these problems.

When cut slopes are made in the direction of the prevailing drainage, a non-erodible diversion swale (brow ditch) should be provided at the top-of-cut.

Pad Areas

All lot pad areas, including side yard terraces, above stabilization fills or buttresses should be over-excavated to provide for a minimum of 3-feet (refer to Standard Details) of compacted fill over the entire pad area. Pad areas with both fill and cut materials exposed and pad areas containing both very shallow (less than 3-feet) and deeper fill should be over-excavated to provide for a uniform compacted fill blanket with a minimum of 3-feet in thickness (refer to Standard Details).

Cut areas exposing significantly varying material types should also be over-excavated to

provide for at least a 3-foot thick compacted fill blanket. Geotechnical conditions may require greater depth of over-excavation. The actual depth should be delineated by the Geotechnical Consultant during grading.

For pad areas created above cut or natural slopes, positive drainage should be established away from the top-of-slope. This may be accomplished utilizing a berm and/or an appropriate pad gradient. A gradient in soil areas away from the top-of-slopes of 2 percent or greater is recommended.

COMPACTED FILL

All fill materials should be compacted as specified below or by other methods specifically recommended by the Geotechnical Consultant. Unless otherwise specified, the minimum degree of compaction (relative compaction) should be 90 percent of the laboratory maximum density.

Placement

Prior to placement of compacted fill, the Contractor should request a review by the Geotechnical Consultant of the exposed ground surface. Unless otherwise recommended, the exposed ground surface should then be scarified (6-inches minimum), watered or dried as needed, thoroughly blended to achieve near optimum moisture conditions, then thoroughly compacted to a minimum of 90 percent of the maximum density. The review by the Geotechnical Consultant should not be considered to preclude requirements of inspection and approval by the governing agency.

Compacted fill should be placed in thin horizontal lifts not exceeding 8-inches in loose thickness prior to compaction. Each lift should be watered or dried as needed, thoroughly blended to achieve near optimum moisture conditions then thoroughly compacted by mechanical methods to a minimum of 90 percent of laboratory maximum dry density. Each lift should be treated in a like manner until the desired finished grades are achieved.

The Contractor should have suitable and sufficient mechanical compaction equipment and watering apparatus on the job site to handle the amount of fill being placed in consideration of moisture retention properties of the materials. If necessary, excavation equipment should be "shut down" temporarily in order to permit proper compaction of fills. Earth moving equipment should only be considered a supplement and not substituted for conventional compaction equipment.

When placing fill in horizontal lifts adjacent to areas sloping steeper than 5:1 (horizontal:vertical), horizontal keys and vertical benches should be excavated into the adjacent slope area. Keying and benching should be sufficient to provide at least 6-foot wide benches and minimum of 4-feet of vertical bench height within the firm natural ground, firm bedrock or engineered compacted fill. No compacted fill should be placed in an area subsequent to keying and benching until the area has been reviewed by the Geotechnical Consultant.

Material generated by the benching operation should be moved sufficiently away from the bench area to allow for the recommended review of the horizontal bench prior to placement of fill. Typical keying and benching details have been included within the accompanying Standard Details.

Within a single fill area where grading procedures dictate two or more separate fills,

temporary slopes (false slopes) may be created. When placing fill adjacent to a false slope, benching should be conducted in the same manner as above described. At least a 3-foot vertical bench should be established within the firm core of adjacent approved compacted fill prior to placement of additional fill. Benching should proceed in at least 3-foot vertical increments until the desired finished grades are achieved.

Fill should be tested for compliance with the recommended relative compaction and moisture conditions. Field density testing should conform to ASTM Method of Test D 1556-07, and/or D 6938-10. Tests should be provided for about every 2 vertical feet or 1,000 cubic yards of fill placed. Actual test intervals may vary as field conditions dictate. Fill found not to be in conformance with the grading recommendations should be removed or otherwise handled as recommended by the Geotechnical Consultant.

The Contractor should assist the Geotechnical Consultant and/or his representative by digging test pits for removal determinations and/or for testing compacted fill.

As recommended by the Geotechnical Consultant, the Contractor should "shut down" or remove grading equipment from an area being tested.

The Geotechnical Consultant should maintain a plan with estimated locations of field tests. Unless the client provides for actual surveying of test locations, the estimated locations by the Geotechnical Consultant should only be considered rough estimates and should not be utilized for the purpose of preparing cross sections showing test locations or in any case for the purpose of after-the-fact evaluating of the sequence of fill placement.

Moisture

For field testing purposes, "near optimum" moisture will vary with material type and other factors including compaction procedures. "Near optimum" may be specifically recommended in Preliminary Investigation Reports and/or may be evaluated during grading.

Prior to placement of additional compacted fill following an overnight or other grading delay, the exposed surface or previously compacted fill should be processed by scarification, watered or dried as needed, thoroughly blended to near-optimum moisture conditions, then recompacted to a minimum of 90 percent of laboratory maximum dry density. Where wet or other dry or other unsuitable materials exist to depths of greater than 1 foot, the unsuitable materials should be over-excavated.

Following a period of flooding, rainfall or overwatering by other means, no additional fill should be placed until damage assessments have been made and remedial grading performed as described herein.

Fill Material

Excavated on-site materials which are acceptable to the Geotechnical Consultant may be utilized as compacted fill, provided trash, vegetation and other deleterious materials are removed prior to placement.

Where import materials are required for use on-site, the Geotechnical Consultant should be notified at least 72 hours in advance of importing, in order to sample and test materials from proposed borrow sites. No import materials should be delivered for use on-site without prior sampling and testing by Geotechnical Consultant.

Where oversized rock or similar irreducible material is generated during grading, it is

recommended, where practical, to waste such material off-site or on-site in areas designated as "nonstructural rock disposal areas". Rock placed in disposal areas should be placed with sufficient fines to fill voids. The rock should be compacted in lifts to an unyielding condition. The disposal area should be covered with at least 3 feet of compacted fill which is free of oversized material. The upper 3 feet should be placed in accordance with the guidelines for compacted fill herein.

Rocks 8 inches in maximum dimension and smaller may be utilized within the compacted fill, provided they are placed in such a manner that nesting of the rock is avoided. Fill should be placed and thoroughly compacted over and around all rock. The amount of rock should not exceed 40 percent by dry weight passing the $^{3}/_{4}$-inch sieve size. The 12-inch and 40 percent recommendations herein may vary as field conditions dictate.

During the course of grading operations, rocks or similar irreducible materials greater than 8-inches maximum dimension (oversized material) may be generated. These rocks should not be placed within the compacted fill unless placed as recommended by the Geotechnical Consultant.

Where rocks or similar irreducible materials of greater than 8 inches but less than 4 feet of maximum dimension are generated during grading, or otherwise desired to be placed within an engineered fill, special handling in accordance with the accompanying Standard Details is recommended. Rocks greater than 4 feet should be broken down or disposed off-site. Rocks up to 4 feet maximum dimension should be placed below the upper 10 feet of any fill and should not be closer than 20-feet to any slope face. These recommendations could vary as locations of improvements dictate. Where practical, oversized material should not be placed below areas where structures or deep utilities are proposed.

Oversized material should be placed in windrows on a clean, over-excavated or unyielding compacted fill or firm natural ground surface. Select native or imported granular soil (S.E. 30 or higher) should be placed and thoroughly flooded over and around all windrowed rock, such that voids are filled. Windrows of oversized material should be staggered so that successive strata of oversized material are not in the same vertical plane.

It may be possible to dispose of individual larger rock as field conditions dictate and as recommended by the Geotechnical Consultant at the time of placement. Material that is considered unsuitable by the Geotechnical Consultant should not be utilized in the compacted fill.

During grading operations, placing and mixing the materials from the cut and/or borrow areas may result in soil mixtures which possess unique physical properties. Testing may be required of samples obtained directly from the fill areas in order to verify conformance with the specifications. Processing of these additional samples may take two or more working days. The Contractor may elect to move the operation to other areas within the project, or may continue placing compacted fill pending laboratory and field test results. Should he elect the second alternative, fill placed is done so at the Contractor's risk.

Any fill placed in areas not previously reviewed and evaluated by the Geotechnical Consultant, and/or in other areas, without prior notification to the Geotechnical Consultant may require removal and recompaction at the Contractor's expense. Determination of over-excavations should be made upon review of field conditions by the Geotechnical Consultant.

Fill Slopes

Unless otherwise recommended by the Geotechnical Consultant and approved by the regulating agencies, permanent fill slopes should not be steeper than 2:1 (horizontal to vertical).

Except as specifically recommended otherwise or as otherwise provided for in these grading guidelines (Reference Fill Materials), compacted fill slopes should be overbuilt and cut back to grade, exposing the firm, compacted fill inner core. The actual amount of overbuilding may vary as field conditions dictate. If the desired results are not achieved, the existing slopes should be over-excavated and reconstructed under the guidelines of the Geotechnical Consultant. The degree of overbuilding shall be increased until the desired compacted slope surface condition is achieved. Care should be taken by the Contractor to provide thorough mechanical compaction to the outer edge of the overbuilt slope surface.

Although no construction procedure produces a slope free from risk of future movement, overfilling and cutting back of slope to a compacted inner core is, given no other constraints, the most desirable procedure. Other constraints, however, must often be considered. These constraints may include property line situations, access, the critical nature of the development and cost. Where such constraints are identified, slope face compaction may be attempted by conventional construction procedures including back rolling techniques upon specific recommendation by the Geotechnical Consultant.

As a second-best alternative for slopes of 2:1 (horizontal to vertical) or flatter, slope construction may be attempted as outlined herein. Fill placement should proceed in thin lifts, (i.e., 6 to 8-inch loose thickness). Each lift should be moisture conditioned and thoroughly compacted. The desired moisture condition should be maintained and/or reestablished, where necessary, during the period between successive lifts. Selected lifts should be tested to ascertain that desired compaction is being achieved. Care should be taken to extend compactive effort to the outer edge of the slope. Each lift should extend horizontally to the desired finished slope surface or more as needed to ultimately establish desired grades. Grade during construction should not be allowed to roll off at the edge of the slope. It may be helpful to elevate slightly the outer edge of the slope.

Slough resulting from the placement of individual lifts should not be allowed to drift down over previous lifts. At intervals not exceeding 4 feet in vertical slope height or the capability of available equipment, whichever is less, fill slopes should be thoroughly backrolled utilizing a conventional sheeps foot-type roller. Care should be taken to maintain the desired moisture conditions and/or reestablishing same as needed prior to backrolling. Upon achieving final grade, the slopes should again be moisture conditioned and thoroughly backrolled. The use of a side-boom roller will probably be necessary and vibratory methods are strongly recommended. Without delay, so as to avoid (if possible) further moisture conditioning, the slopes should then be grid-rolled to achieve a relatively smooth surface and uniformly compact condition.

In order to monitor slope construction procedures, moisture and density tests will be taken at regular intervals. Failure to achieve the desired results will likely result in a recommendation by the Geotechnical Consultant to over-excavate the slope surfaces followed by reconstruction of the slopes utilizing overfilling and cutting back procedures and/or further attempt at the conventional backrolling approach. Other recommendations may also be provided which would be commensurate with field conditions.

Where placement of fill above a natural slope or above a cut slope is proposed, the fill slope configuration as presented in the accompanying Standard Details should be adopted.

For pad areas above fill slopes, positive drainage should be established away from the top-of-slope. This may be accomplished utilizing a berm and pad gradients of at least 2 percent in soil areas.

Off-Site Fill

Off-site fill should be treated in the same manner as recommended in these specifications for site preparation, excavation, drains, compaction, etc.

Off-site canyon fill should be placed in preparation for future additional fill, as shown in the accompanying Standard Details.

Off-site fill subdrains temporarily terminated (up canyon) should be surveyed for future relocation and connection.

DRAINAGE

Canyon subdrain systems specified by the Geotechnical Consultant should be installed in accordance with the Standard Details.

Typical subdrains for compacted fill buttresses, slope stabilization or sidehill masses, should be installed in accordance with the specifications of the accompanying Standard Details.

Roof, pad and slope drainage should be directed away from slopes and areas of structures to suitable disposal areas via non-erodible devices (i.e., gutters, downspouts, concrete swales).

For drainage over soil areas immediately away from structures (i.e., within 4 feet), a minimum of 4 percent gradient should be maintained. Pad drainage of at least 2 percent should be maintained over soil areas. Pad drainage may be reduced to at least 1 percent for projects where no slopes exist, either natural or man-made, or greater than 10-feet in height and where no slopes are planned, either natural or man-made, steeper than 2:1 (horizontal to vertical slope ratio).

Drainage patterns established at the time of fine grading should be maintained throughout the life of the project. Property owners should be made aware that altering drainage patterns can be detrimental to slope stability and foundation performance.

STAKING

In all fill areas, the fill should be compacted prior to the placement of the stakes. This particularly is important on fill slopes. Slope stakes should not be placed until the slope is thoroughly compacted (backrolled). If stakes must be placed prior to the completion of compaction procedures, it must be recognized that they will be removed and/or demolished at such time as compaction procedures resume.

In order to allow for remedial grading operations, which could include over-excavations or slope stabilization, appropriate staking offsets should be provided. For finished slope and stabilization backcut areas, we recommend at least a 10-feet setback from proposed toes and tops-of-cut.

SLOPE MAINTENANCE

Landscape Plants

In order to enhance surficial slope stability, slope planting should be accomplished at the completion of grading. Slope planting should consist of deep-rooting vegetation requiring little watering. Plants native to the southern California area and plants relative to native plants are generally desirable. Plants native to other semi-arid and arid areas may also be appropriate. A Landscape Architect would be the best party to consult regarding actual types of plants and planting configuration.

Irrigation

Irrigation pipes should be anchored to slope faces, not placed in trenches excavated into slope faces.

Slope irrigation should be minimized. If automatic timing devices are utilized on irrigation systems, provisions should be made for interrupting normal irrigation during periods of rainfall.

Though not a requirement, consideration should be given to the installation of near-surface moisture monitoring control devices. Such devices can aid in the maintenance of relatively uniform and reasonably constant moisture conditions.

Property owners should be made aware that overwatering of slopes is detrimental to slope stability.

Maintenance

Periodic inspections of landscaped slope areas should be planned and appropriate measures should be taken to control weeds and enhance growth of the landscape plants. Some areas may require occasional replanting and/or reseeding.

Terrace drains and down drains should be periodically inspected and maintained free of debris. Damage to drainage improvements should be repaired immediately.

Property owners should be made aware that burrowing animals can be detrimental to slope stability. A preventative program should be established to control burrowing animals.

As a precautionary measure, plastic sheeting should be readily available, or kept on hand, to protect all slope areas from saturation by periods of heavy or prolonged rainfall. This measure is strongly recommended, beginning with the period of time prior to landscape planting.

Repairs

If slope failures occur, the Geotechnical Consultant should be contacted for a field review of site conditions and development of recommendations for evaluation and repair.

If slope failures occur as a result of exposure to periods of heavy rainfall, the failure area and currently unaffected areas should be covered with plastic sheeting to protect against additional saturation.

In the accompanying Standard Details, appropriate repair procedures are illustrated for superficial slope failures (i.e., occurring typically within the outer 1 foot to 3 feet of a slope face).

TRENCH BACKFILL

Utility trench backfill should, unless otherwise recommended, be compacted by mechanical means. Unless otherwise recommended, the degree of compaction should be a minimum of 90 percent of the laboratory maximum density.

Backfill of exterior and interior trenches extending below a 1:1 projection from the outer edge of foundations should be mechanically compacted to a minimum of 90 percent of the laboratory maximum density.

In cases where clean granular materials are proposed for use in lieu of native materials or where flooding or jetting is proposed, the procedures should be considered subject to review by the Geotechnical Consultant.

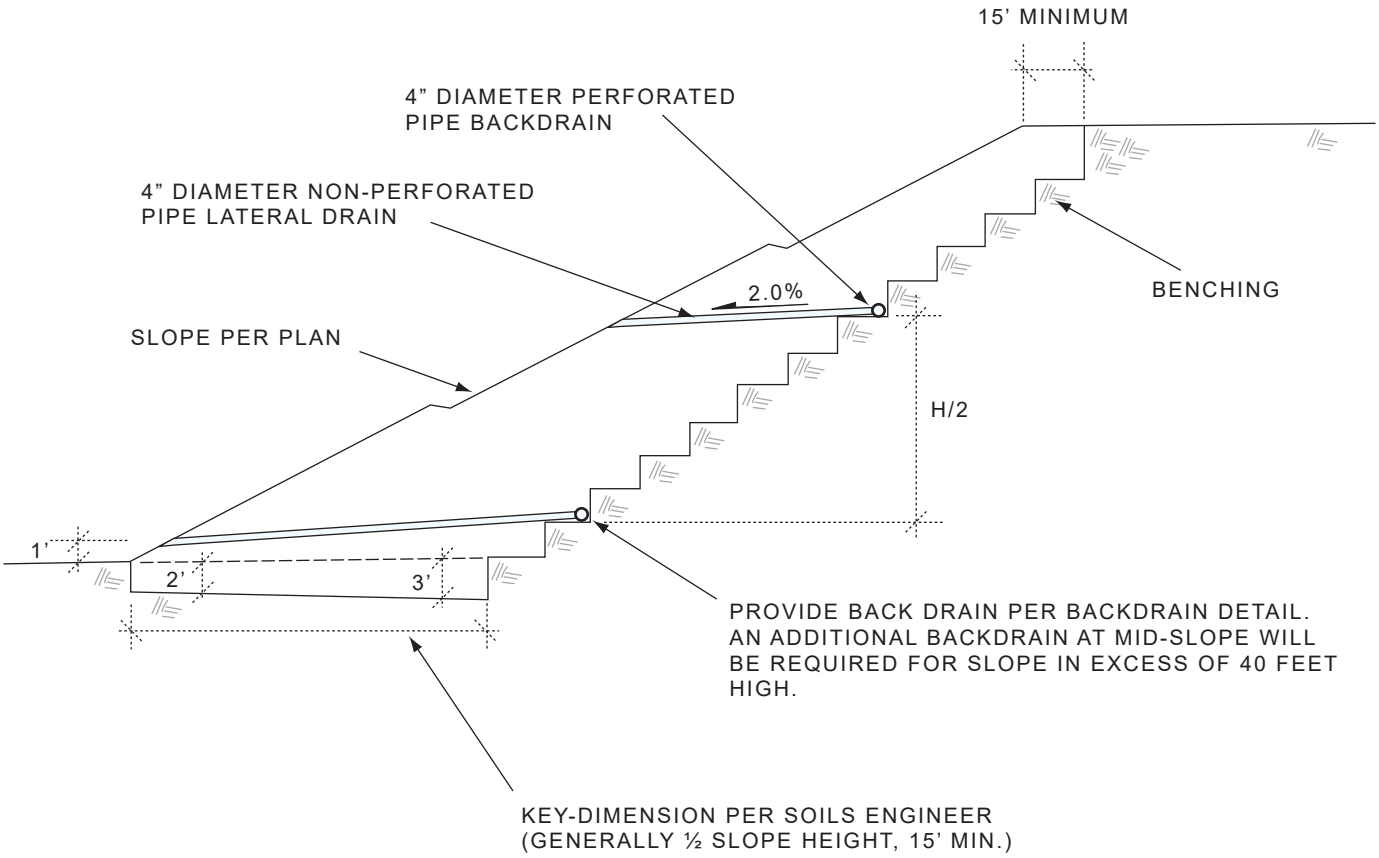
Clean Granular backfill and/or bedding are not recommended in slope areas unless provisions are made for a drainage system to mitigate the potential build-up of seepage forces.

STATUS OF GRADING

Prior of proceeding with any grading operation, the Geotechnical Consultant should be notified at least two working days in advance in order to schedule the necessary observation and testing services.

Prior to any significant expansion or cut back in the grading operation, the Geotechnical Consultant should be provided with adequate notice (i.e., two days) in order to make appropriate adjustments in observation and testing services.

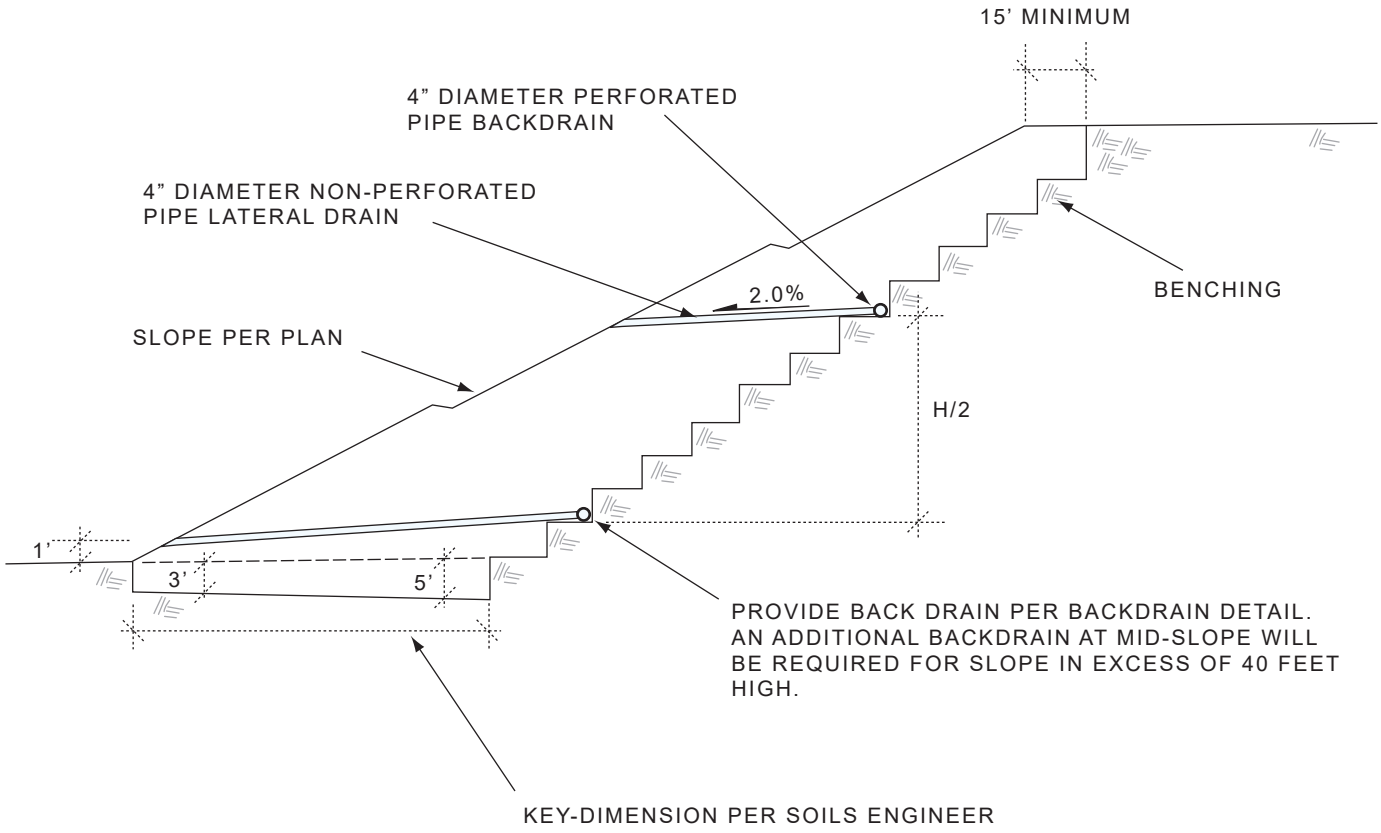
Following completion of grading operations and/or between phases of a grading operation, the Geotechnical Consultant should be provided with at least two working days notice in advance of commencement of additional grading operations.



TYPICAL STABILIZATION FILL DETAIL

NOT TO SCALE

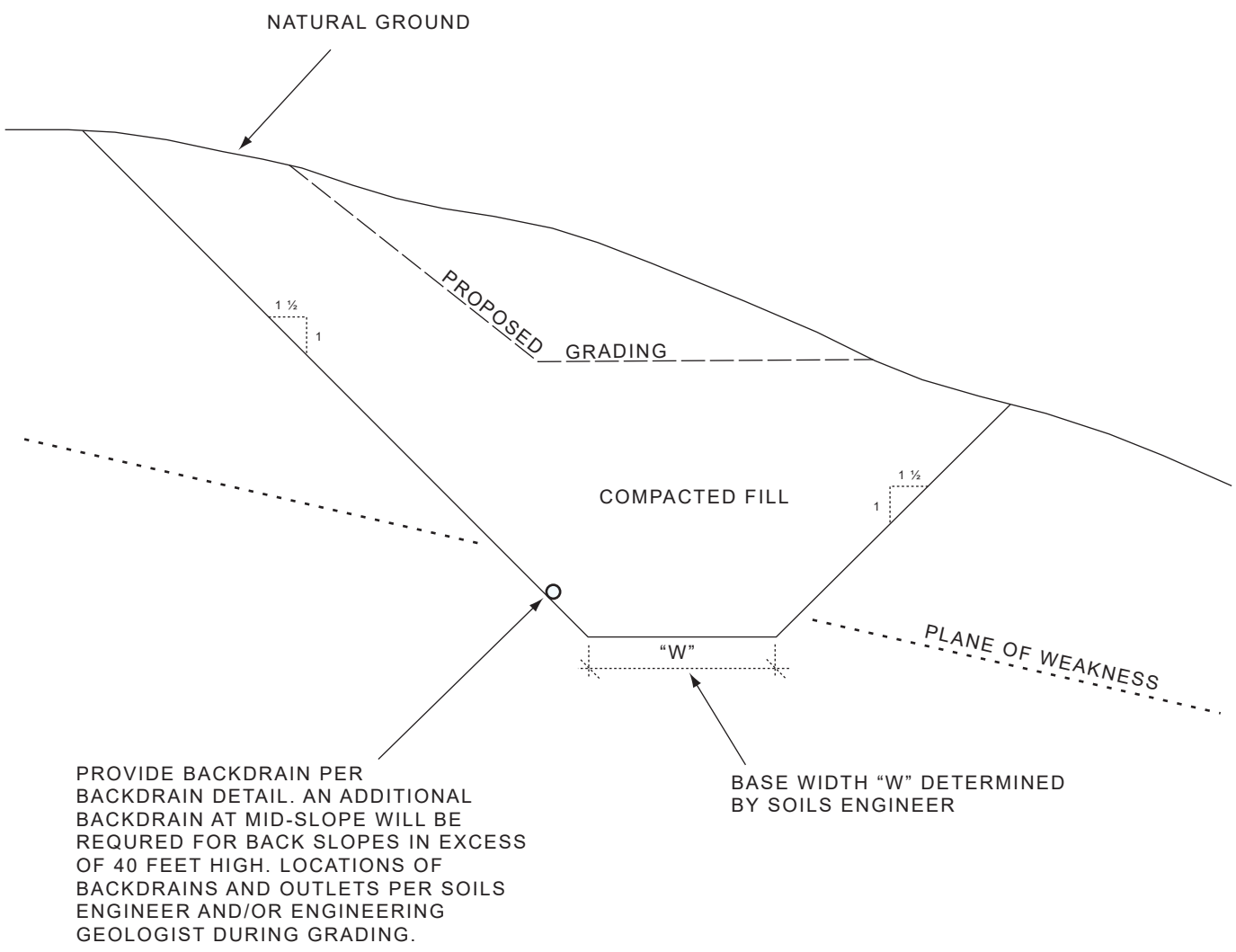
FIGURE 1



TYPICAL BUTTRESS FILL DETAIL

NOT TO SCALE

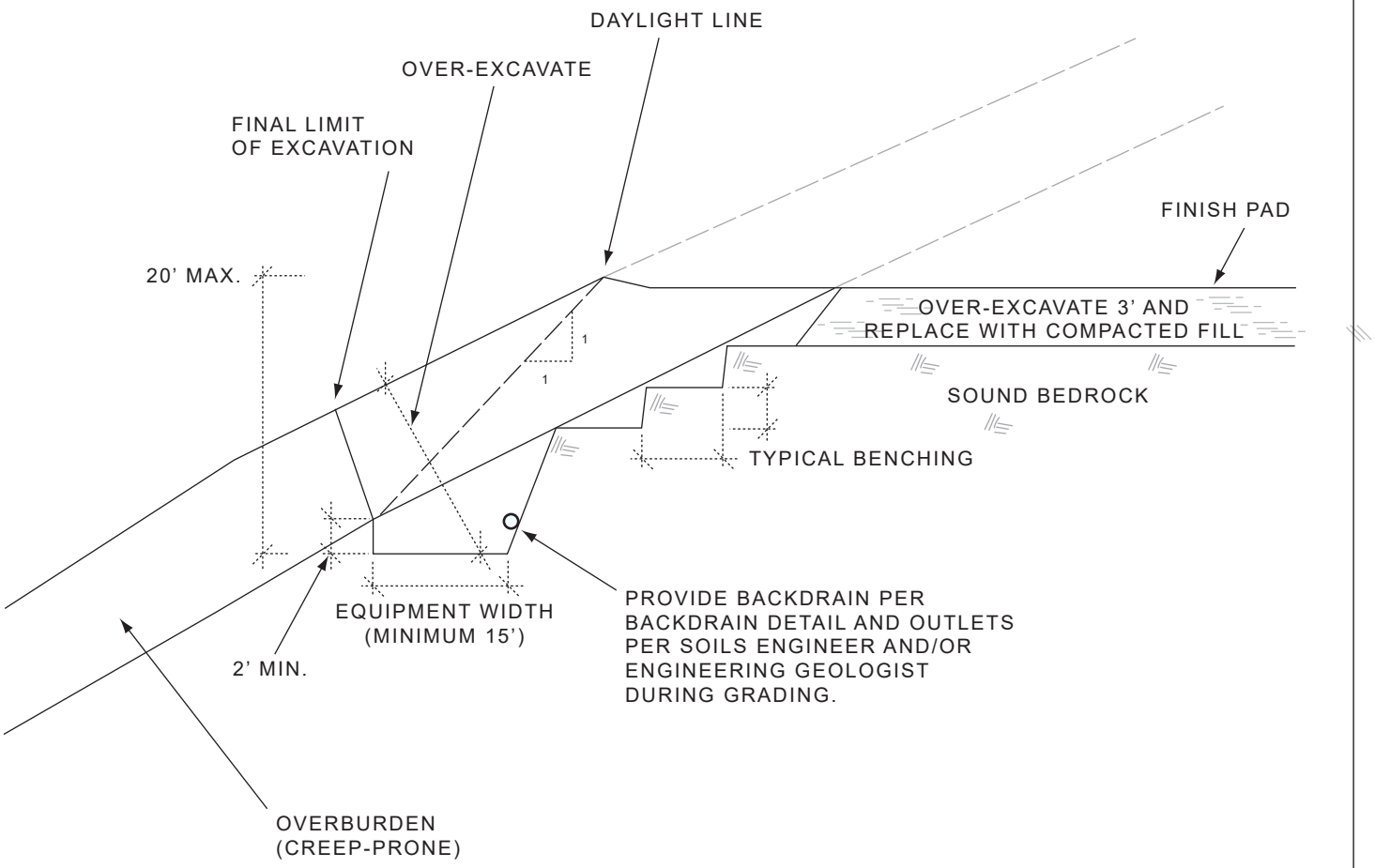
FIGURE 2



TYPICAL SHEAR KEY DETAIL

NOT TO SCALE

FIGURE 3

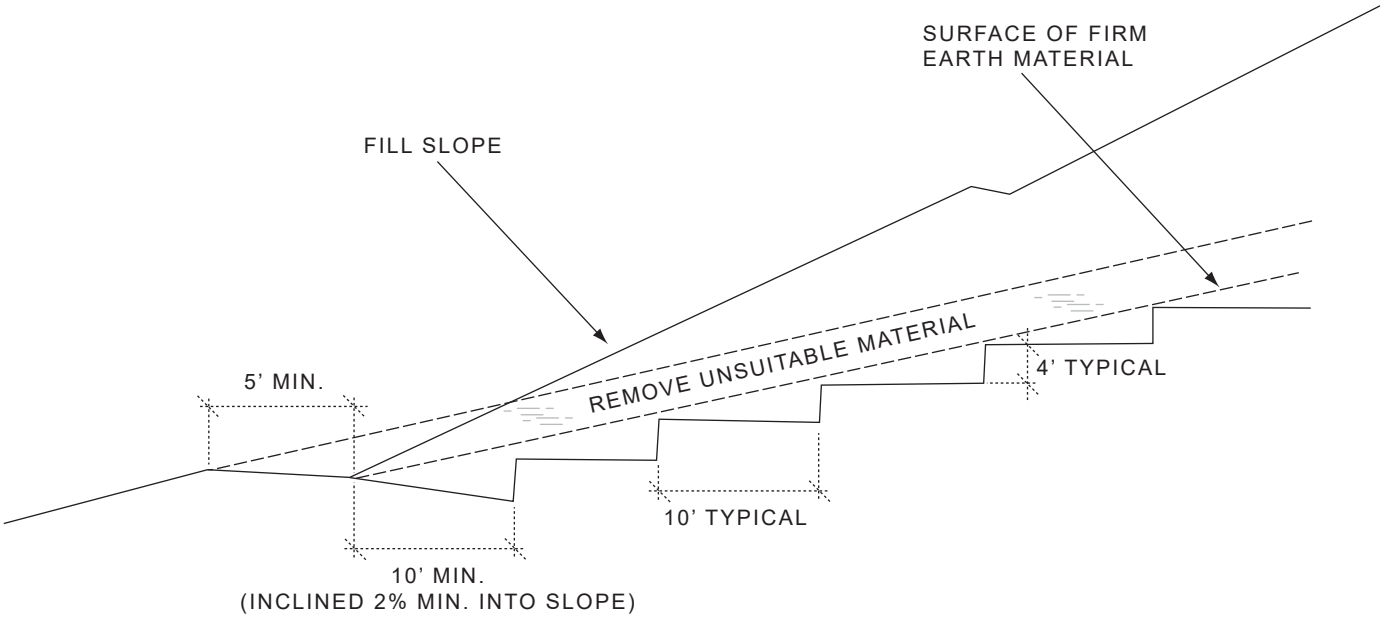


DAYLIGHT SHEAR KEY DETAIL

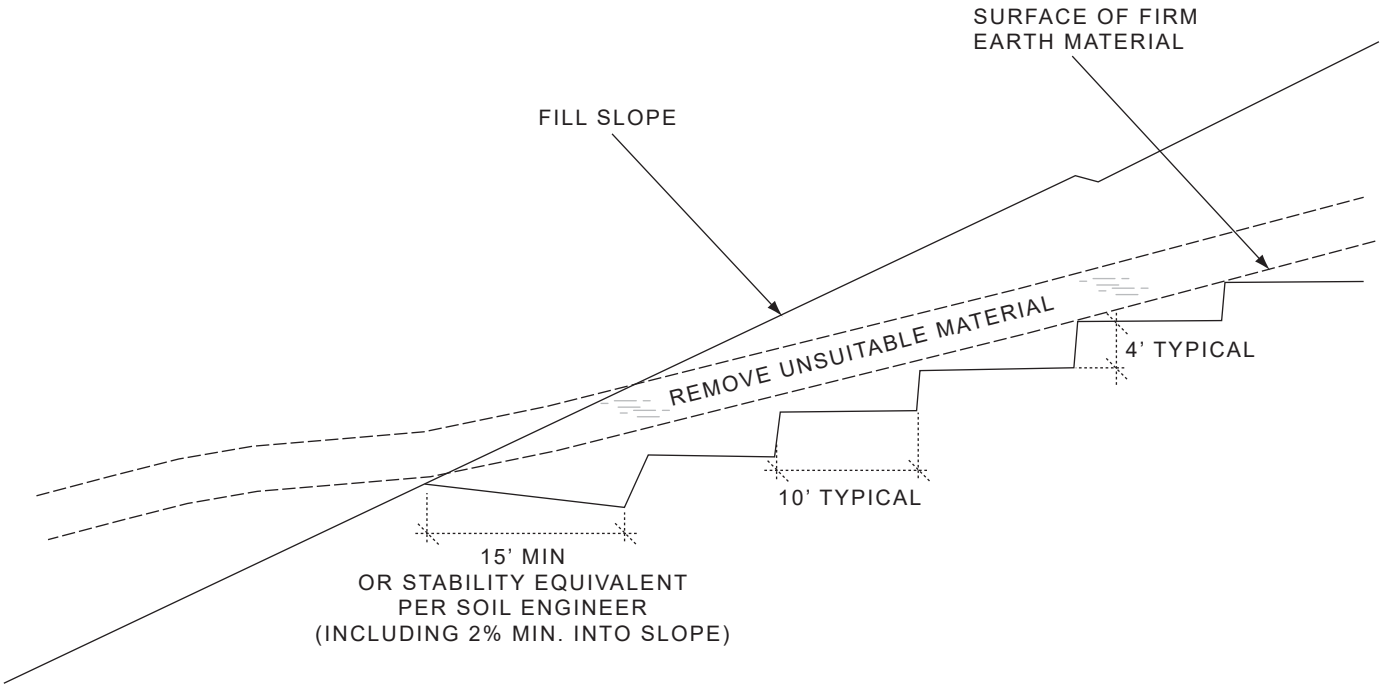
NOT TO SCALE

FIGURE 4

BENCHING FILL OVER NATURAL



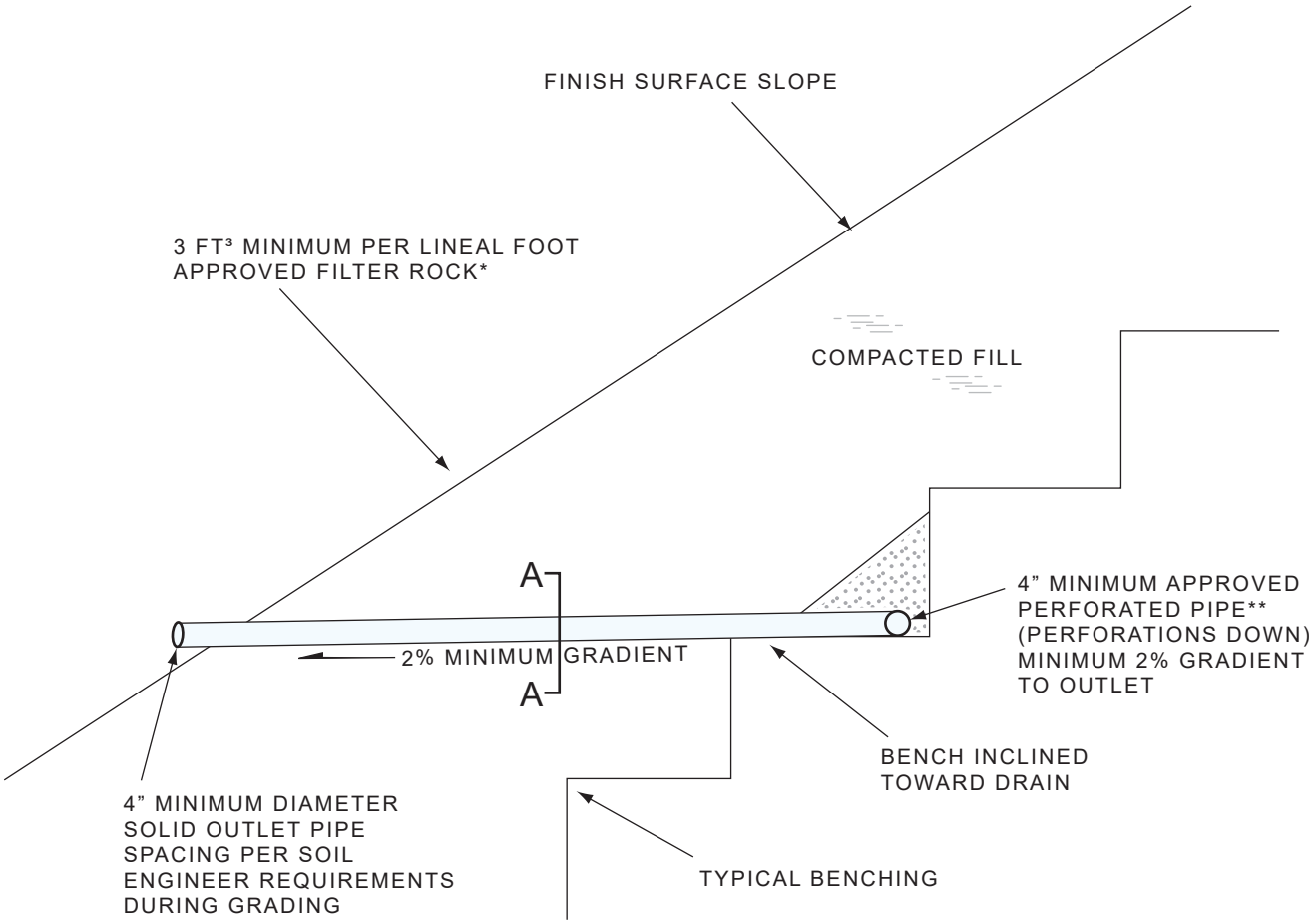
BENCHING FILL OVER CUT



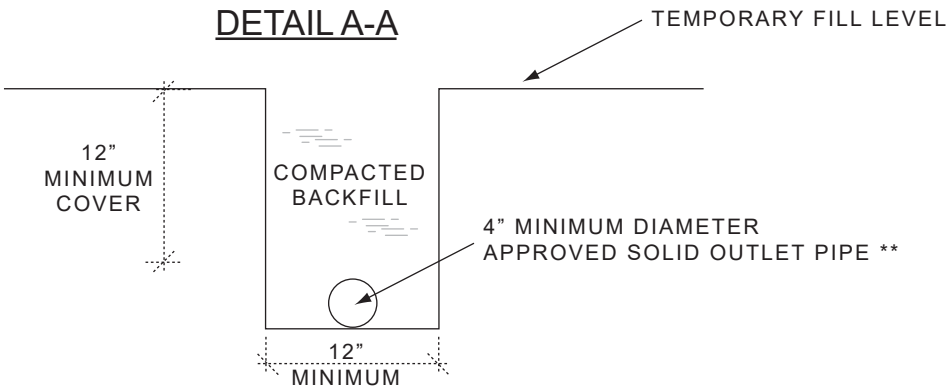
BENCHING FOR COMPACTED FILL DETAIL

NOT TO SCALE

FIGURE 5



DETAIL A-A



* Filter rock to meet following specifications or approved equal.

Sieve	% Passing
1"	100
3/4"	90-100
3/8"	40-100
No.4	25-40
No.30	5-15
No.50	0-7
No.200	0-3

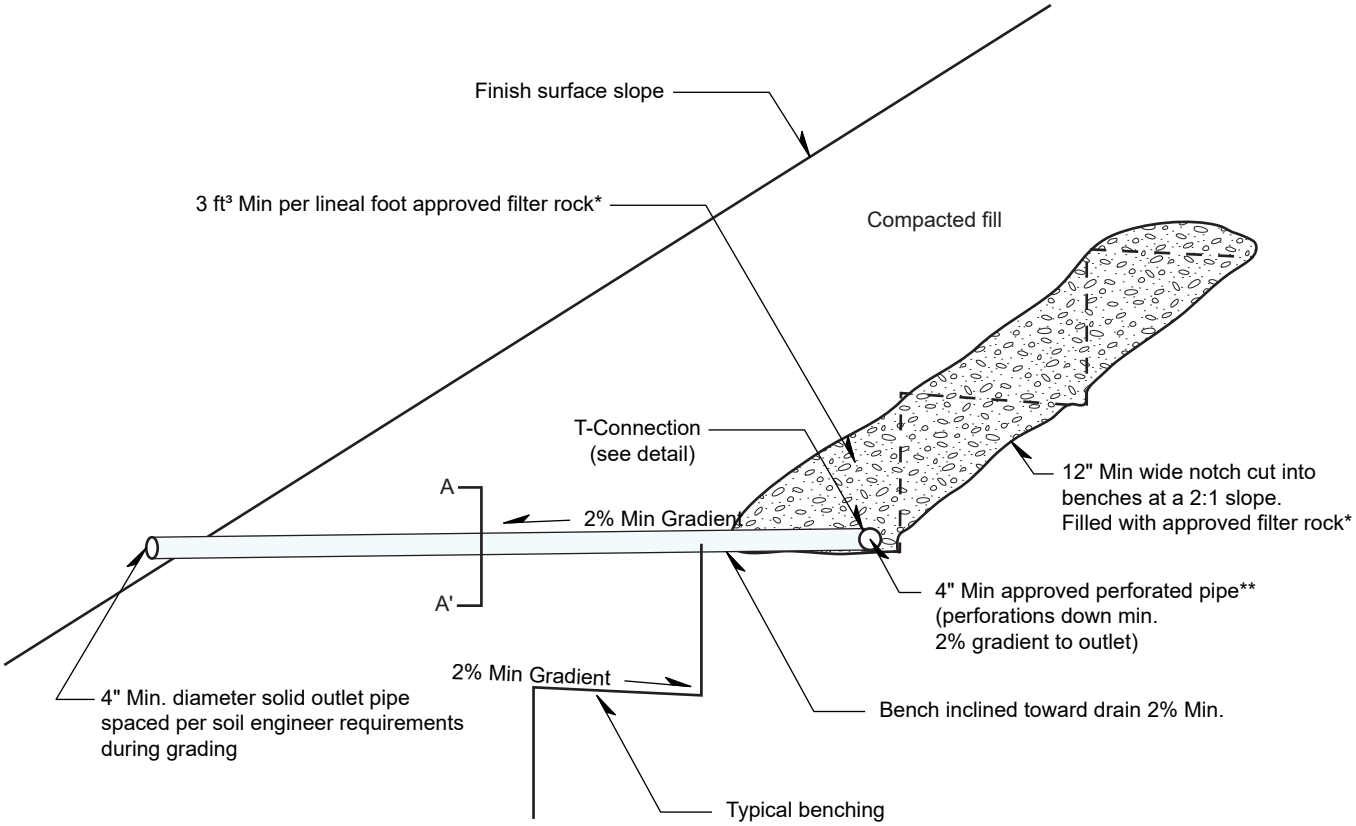
** APPROVED PIPE TYPE

Schedule 40 polyvinyl chloride (P.V.C.) or approved equal.
Min. crush strength 1000 PSI.

TYPICAL BACKDRAIN DETAIL

NOT TO SCALE

FIGURE 6



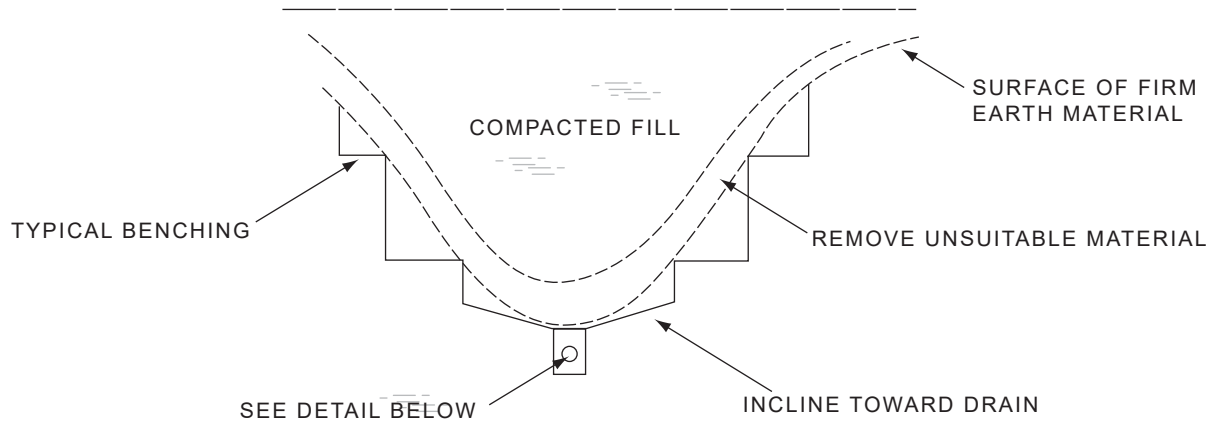
* Filter rock to meet following specifications or approved equal.

Sieve	% Passing
1"	100
3/4"	90-100
3/8"	40-100
No.4	25-40
No.30	5-15
No.50	0-7
No.200	0-3

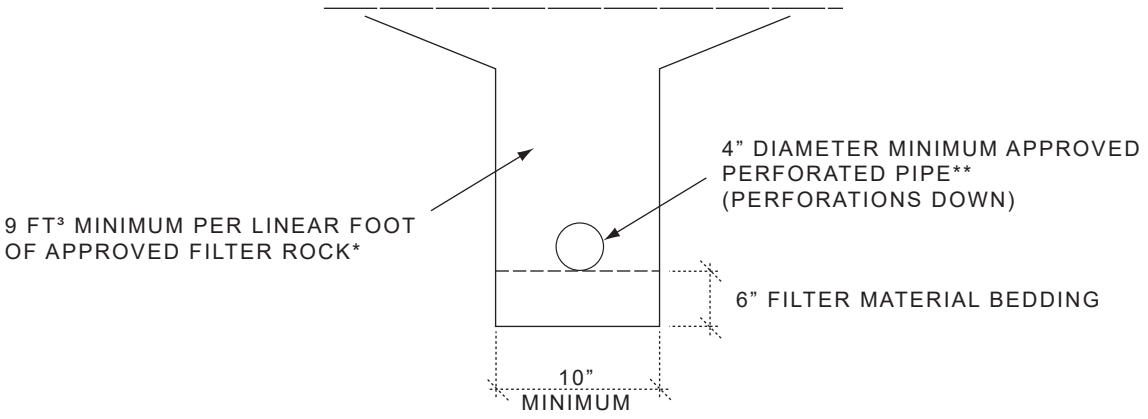
** Approved pipe type:
Schedule 40 polyvinyl chloride (P.V.C.) or approved equal.
Min. crush strength 1000 PSI.

BACKDRAIN DETAIL (GEOFABRIC)

FIGURE 7



DETAIL



* Filter rock to meet following specifications or approved equal.

Sieve	% Passing
1"	100
3/4"	90-100
3/8"	40-100
No.4	25-40
No.30	5-15
No.50	0-7
No.200	0-3

** APPROVED PIPE TYPE

Schedule 40 polyvinyl chloride (P.V.C.) or approved equal.
Min. crush strength 1000 PSI.

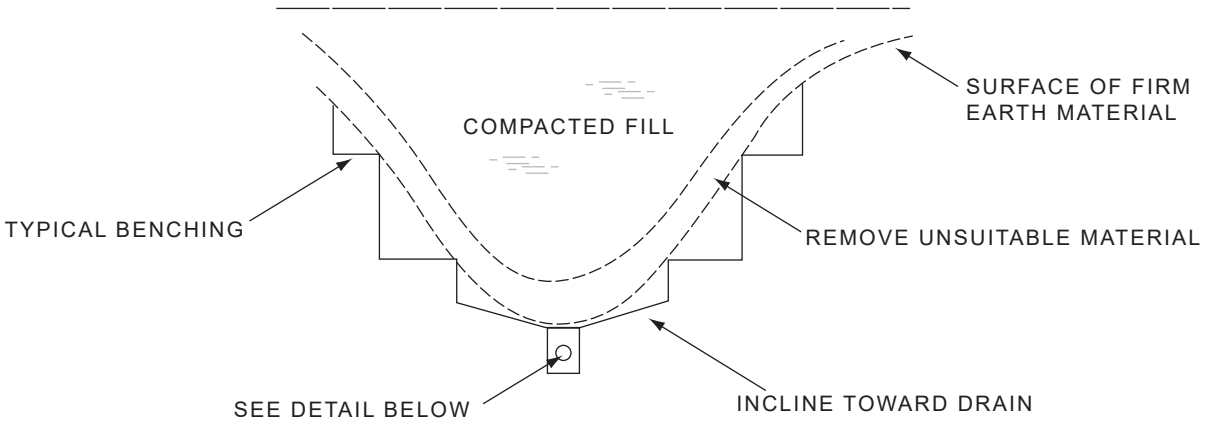
Pipe diameter to meet hte following criteria. Subject to field review based on actual geotechnical conditions encountered during grading.

Length of Run	Pipe Diameter
Upper 500'	4"
Next 1000'	6"
>1500'	8"

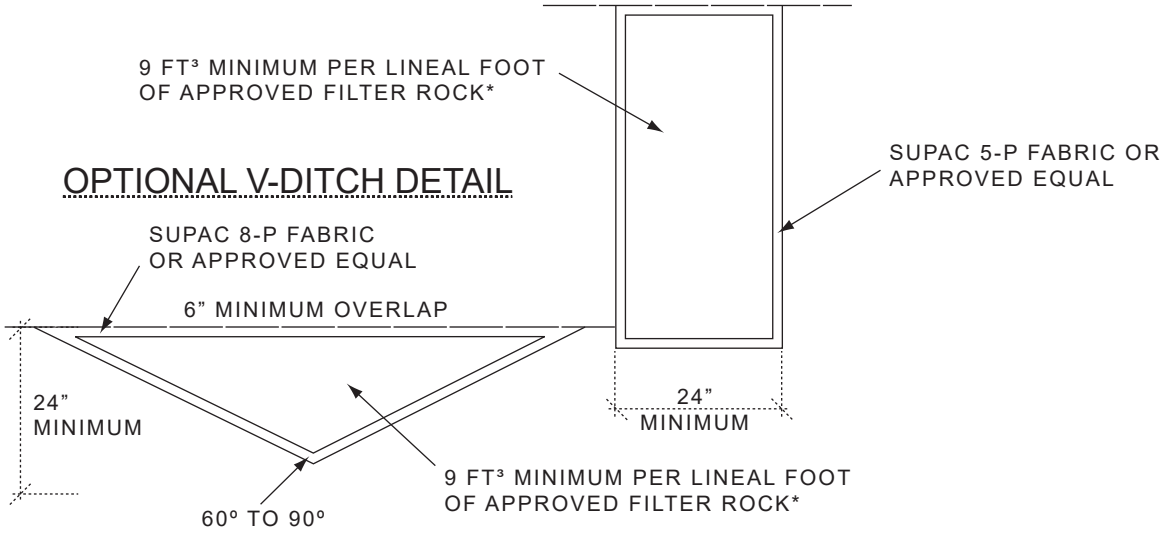
TYPICAL CANYON SUBDRAIN DETAIL

NOT TO SCALE

FIGURE 8



TRENCH DETAIL



OPTIONAL V-DITCH DETAIL

* Drainage material to meet following specifications or approved equal.

Sieve	% Passing
1 ½"	88-100
1"	5-40
3/4"	0-17
3/8"	0-7
No.200	0-3

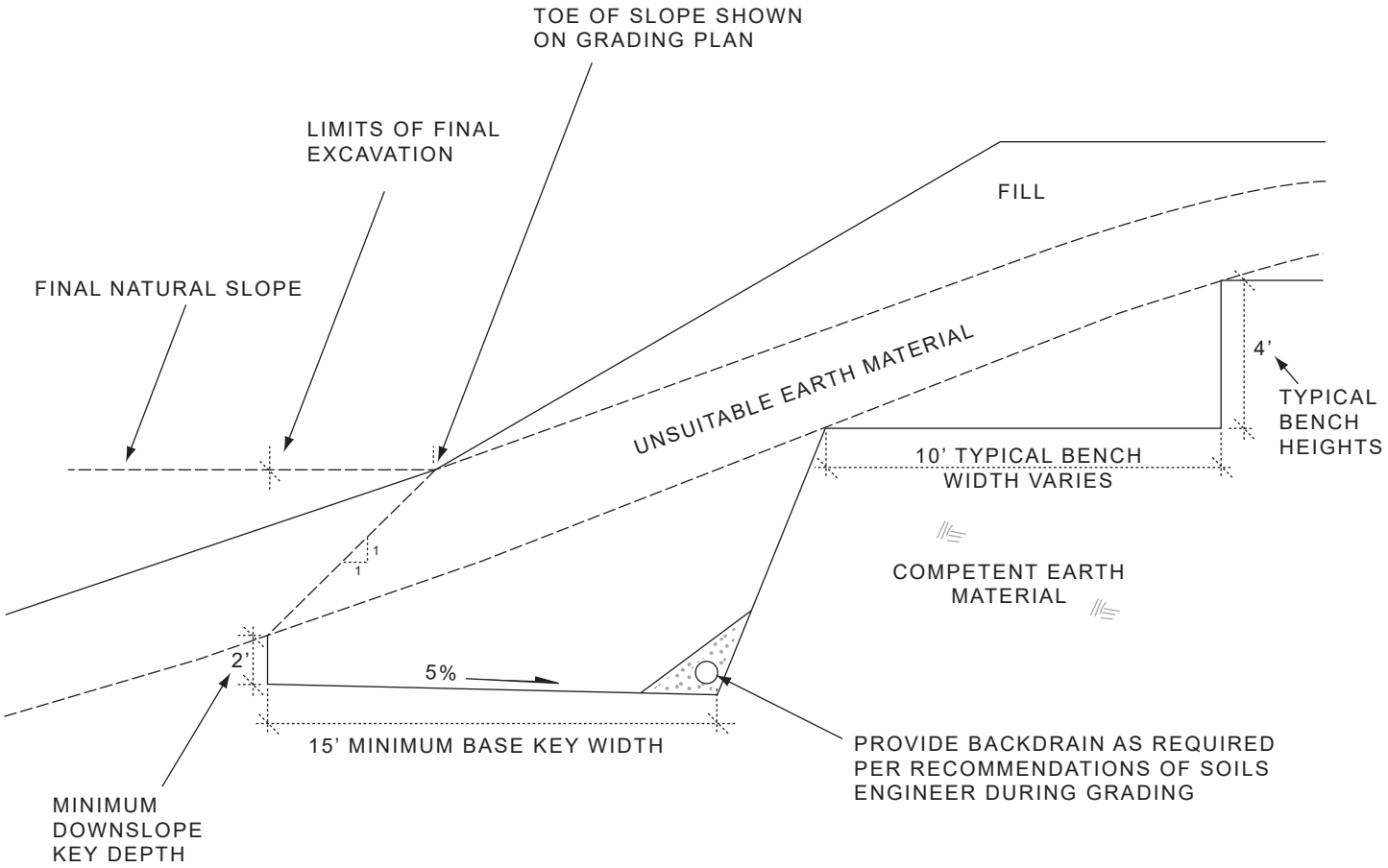
ADD MINIMUM 4" DIAMETER APPROVED PERFORATED PIPE WHEN GRADIENT IS LESS THAN 2%

APPROVED PIPE TO BE SCHEDULE 40 POLY-VINYL-CHLORIDE (P.V.C.) OR APPROVED EQUAL. MINIMUM CRUSH STRENGTH 1000 psi.

GEOFABRIC SUBDRAIN

NOT TO SCALE

FIGURE 9

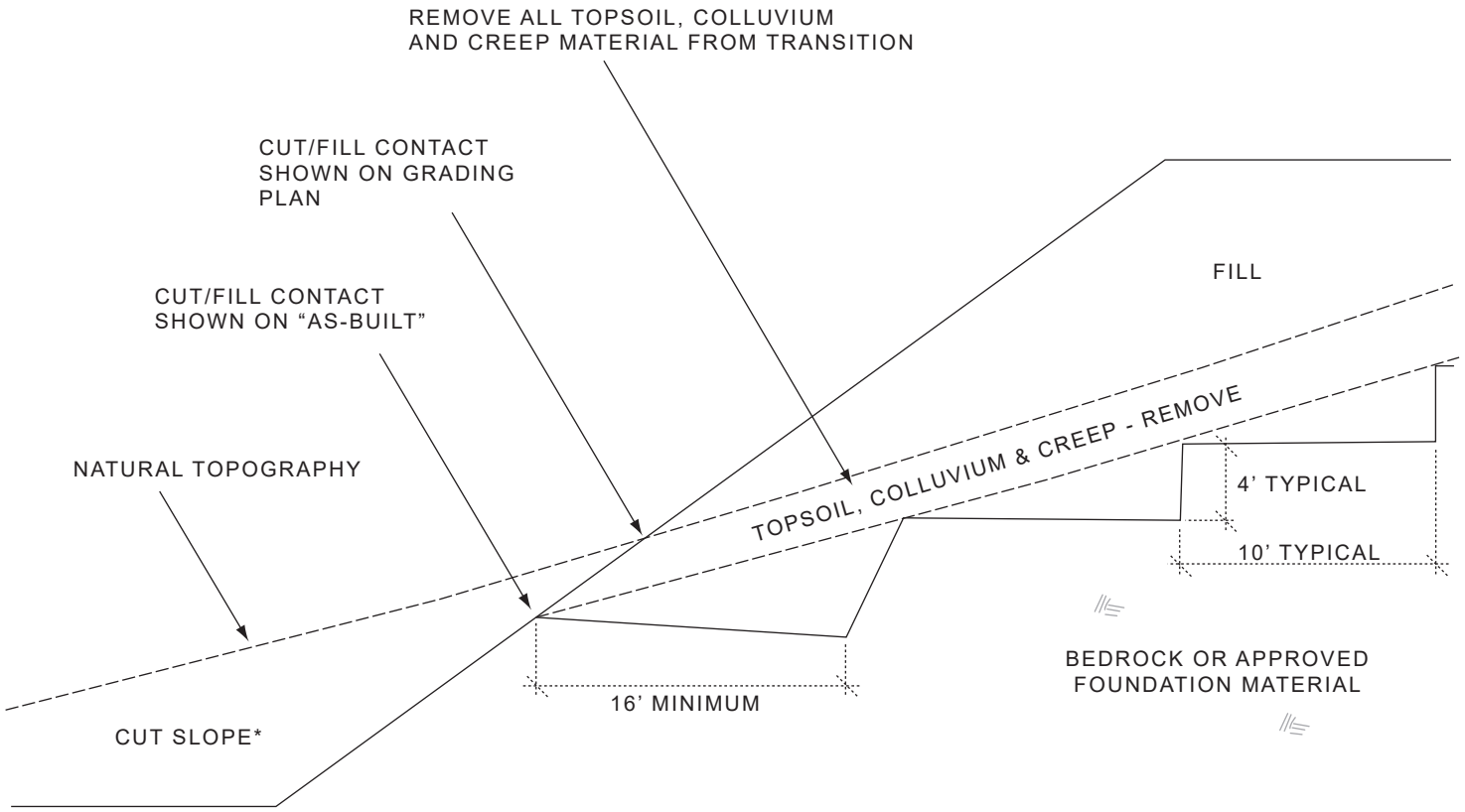


WHERE NATURAL SLOPE GRADIENT IS 5:1 OR LESS, BENCHING IS NOT NECESSARY. HOWEVER, FILL IS NOT TO BE PLACED ON COMPRESSIBLE OR UNSUITABLE MATERIAL.

FILL SLOPE ABOVE NATURAL GROUND DETAIL

NOT TO SCALE

FIGURE 10



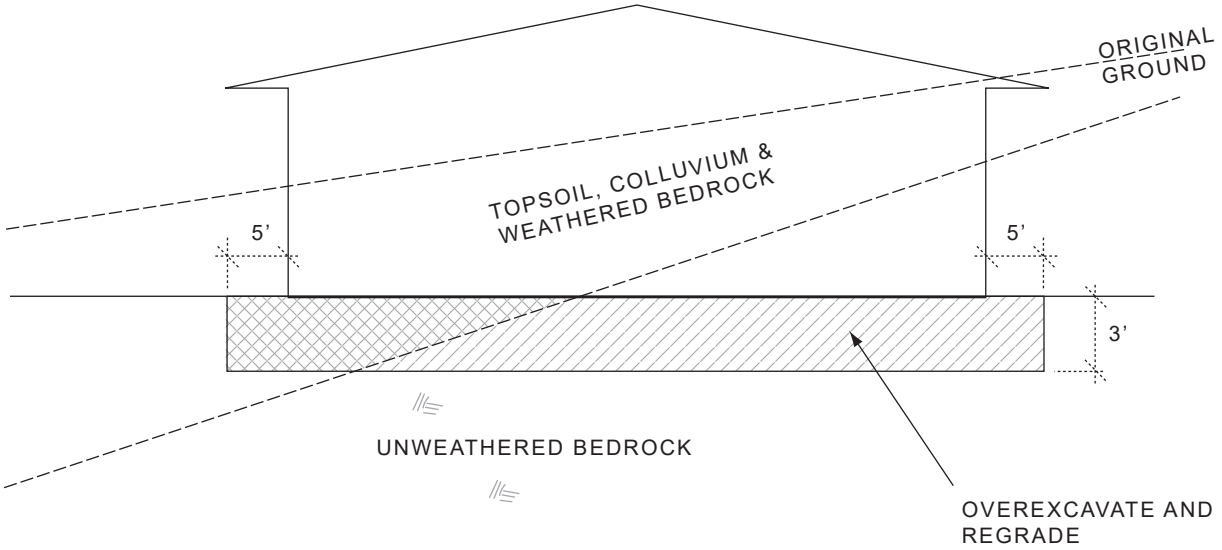
NOTE:
CUT SLOPE PORTION SHALL BE MADE
PRIOR TO PLACEMENT OF FILL

FILL SLOPE ABOVE CUT SLOPE DETAIL

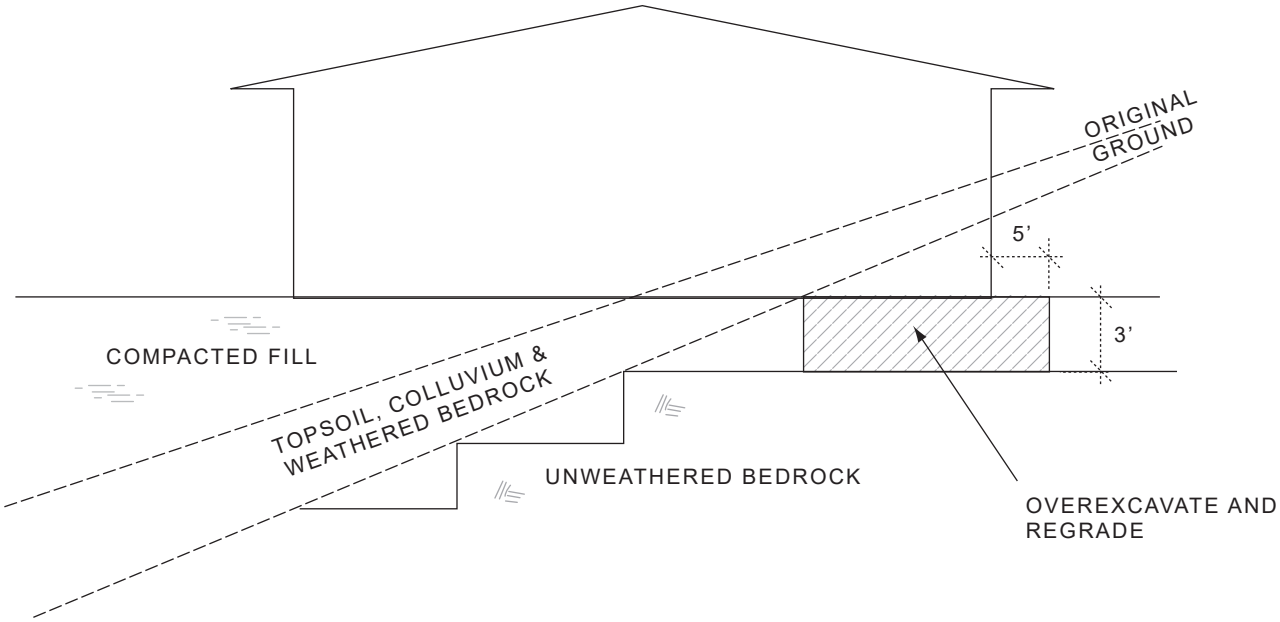
NOT TO SCALE

FIGURE 11

CUT LOT



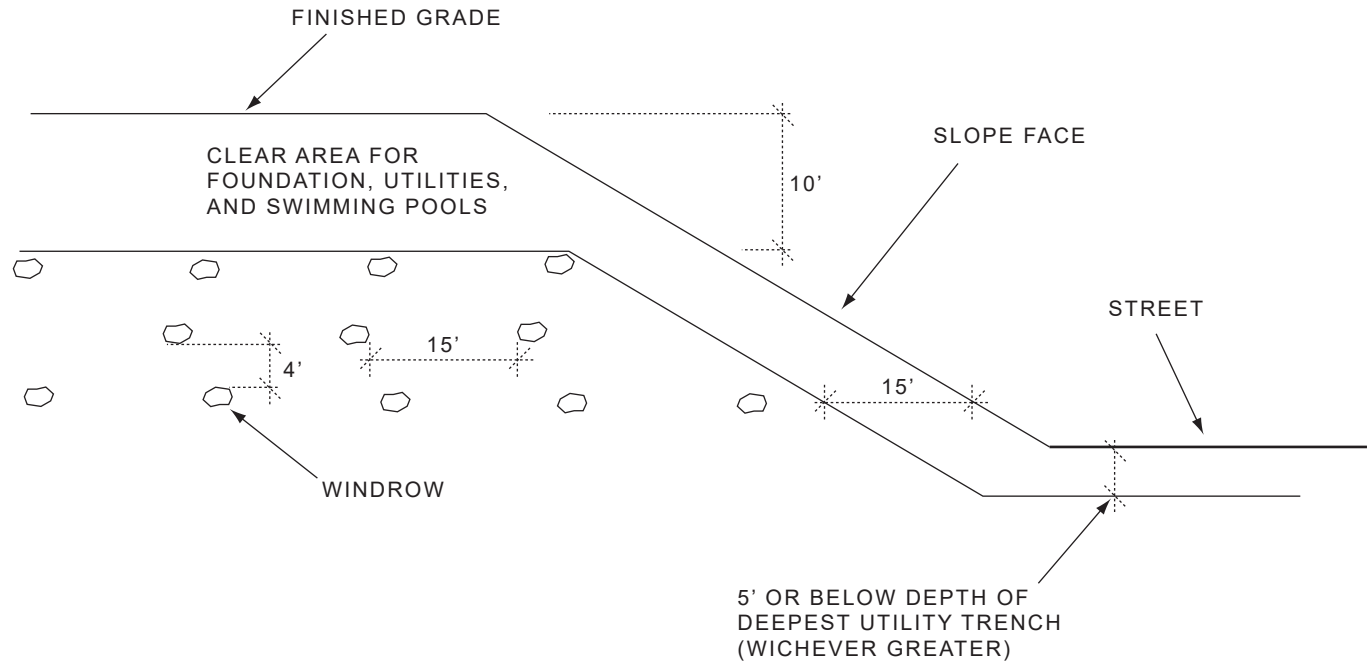
CUT/FILL LOT (TRANSITION)

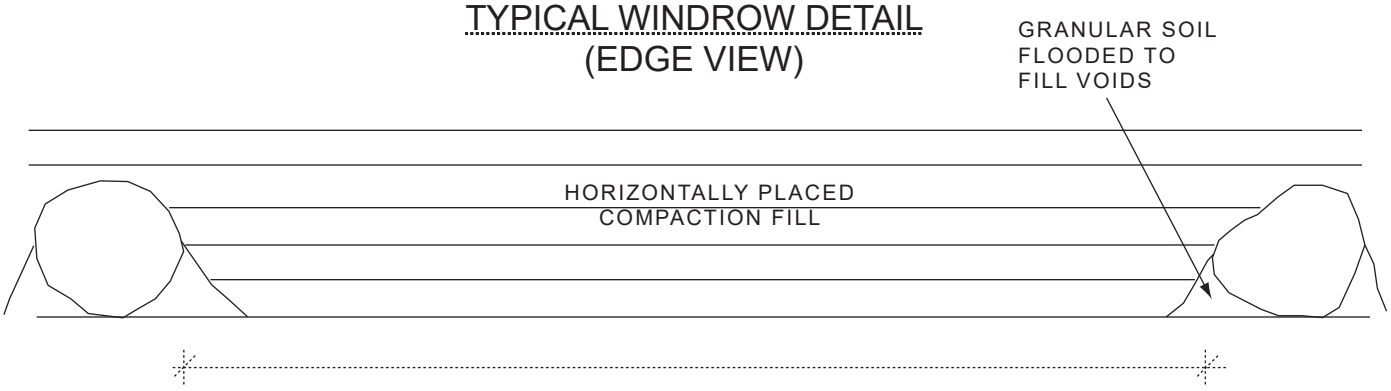


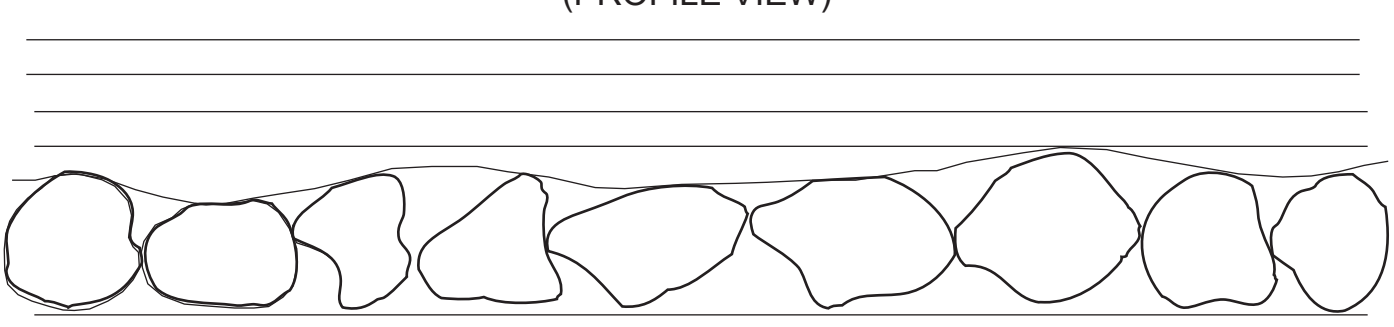
TRANSITION LOT DETAIL

NOT TO SCALE

FIGURE 12







ROCK DISPOSAL DETAIL

NOT TO SCALE

FIGURE 13

LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

MEETING MINUTES FROM:

WEDNESDAY, January 17, 2024

Item 1: CALL TO ORDER
Chair Jane Potter called the meeting to order at 10:04 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
Motion to approve agenda with recommended changes by Chair Jane Potter and Board Member Lightner. Agenda approved 6-0-0.

Item 4: APPROVAL OF THE MINUTES from November 15, 2023. Minutes were approved with changes from Chair Jane Potter and Board Members Lazerow and Lightner, 6-0-0.

Item 5: BOARD MEMBER COMMENT
No Board Member comment.

Item 6: STAFF LIAISON COMMENT AND NON-AGENDA PUBLIC COMMENT
No staff or liaison comment.

Item 7: **PRJ 1065911 – 7356 Rue Michael – 7356 Rue Michael – (CONTINUED ACTION ITEM FROM 10/25/2023)**
Proposal to demolish existing single-family residence and build a new 6,600 square foot 2 story single family residence with a basement. The applicant is seeking a recommendation for approval of a Site Development Permit (SDP) and a Coastal Development Permit (CDP) from the Advisory Board.

Project manager Jess Gonzales presented the project.

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

Board Comment included:

- Emphasis on the need for traffic control for the grading portion of the project
- Pool in the front yard may cause noise

Board Motion: The LJSPDAB voted to recommend the project as presented, contingent on DSD confirming that the landscaping equals 30%. Motion made by Board Member Neil and seconded by Board Member Lightner. Motion approved 6-0-0.

Item 8: **PRJ 1090238- 8330 Prestwick Dr – 8330 Prestwick Dr – (ACTION ITEM).**
Proposal to demolish existing single-family residence and build a new 6,590 square foot single-family residence with a walkout subterranean basement, driveway, retaining and site walls, 4-car garage, and terrace. A proposed pool and spa will be built under a separate permit. The applicant is seeking a recommendation of a Coastal Development Permit (CDP) from the Advisory Board.

Cori Sanchez of Island Architects presented the project.

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

Board Comment included:

- Concern about the lights at night from the pool
- Concern about the side setback being cut to 5 feet

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

Item 9: **PRJ 705577 – Coppel Residence – 7856 La Jolla Vista Dr - (ACTION ITEM).**
Proposal to remodel, build an addition, and build an ADU onto an existing 3,659 sq ft. single-story, single-family residence. A total 1,756 sq ft. of the existing residence is proposed to be demolished, and 2,439 sq. ft is proposed to be added onto the existing residence. A new proposed detached ADU will be 514 sq ft., and a detached garage will be 625 sq ft., bringing the total remodel area to a proposed 1,118 sq ft. The proposed remodeled home will total 5,473 sq ft. The applicant is seeking a recommendation of a Site Development Permit (SDP).

Michael R. Morton, AIA, presented the project.

Public Comment:

- Hedge needs to be lowered

Board Comment:

- Suggestion that ADU be considered attached due to structure being connected to the roof
- Suggestion to pull structure back from the lot line so that the plunge pool isn't so close to adjacent property
- Suggestion to provide evidence that the neighbors have been contacted and don't have an issue with the plunge pool

Board Motion: The LJSPDAB voted to recommend the project as presented. Motion made by Board Member Lightner and seconded by Chair Jane Potter. Motion approved 6-0-0.

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.

Board Comment:

- Suggestion to go to the online form to inform the City Planning Department that the Board would like to continue to be involved on LDC items and are concerned that the wording in the Matrix may be confusing
- Suggestion to engage City staff through email and using the online platform open to the public to make comments
- Suggestion that the Board should have the ability to approve any Board language in the LDC matrix
- Suggestion for this item to remain on the agenda until further notice
- Suggestion to form a working group consisting of Board Members Neil and Lightner to discuss LDC items
- Suggestion to notify the City that the Board would like to approve the strikeout of the language and would like the City to provide the public with underlined strikeout language as soon as possible and prior to any public meeting

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

Item 11: **2023 Standardized Report of City Boards & Commissions (ACTION ITEM)**

Public Comment:

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

Board Comment:

- Recommendation to continue the item to February's meeting with corrections
- Recommendation to delineate what projects mean by minor on the report
- Recommendation to provide a more quantitative summary of Board activities and hearings on the report
- January minutes for 2023 were recorded incorrectly and must be corrected on the report

Board Motion:

No board motion was made on this item.

Item 13: ADJOURNMENT

Next meeting: Wednesday, February 21, 2024. The meeting concluded at 12:40 p.m.

NOTICE OF EXEMPTION

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

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

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

Project Title / Number: 7356 Rue Michael CDP/SDP / PRJ-1065911

State Clearinghouse No.: N/A

Project Location-Specific: 7356 Rue Michael, San Diego, CA 92037

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

Description of nature and purpose of the Project: Site Development Permit and Coastal Development Permit to demolish an existing 1,908-square-foot dwelling and construct a 6,600-square-foot three-story single-family residence at 7356 Rue Michael. The new residence would have five bedrooms and nine bathrooms, a six-car garage, a pool and spa, a home theater, and a playroom. The work proposed includes a 1,176-square-foot accessory dwelling unit in the basement. The 0.30-acre site is in the LJSPD-SF and Coastal (Non-Appealable) zone within the La Jolla Community Plan area. LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 58 OF CHATEAU VILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 18, 1958. APN: 352-331-02-00.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Rusland Grub, 7356 Rue Michael, San Diego, CA 92037, (619) 850-8770

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 15332, In-fill Development
- ☐ Statutory Exemptions:
- ☐ Other:

Reasons why project is exempt: The City of San Diego conducted an environmental review that determined the project would not have the potential to have a significant effect on the environment. The project meets the criteria outlined in CEQA Section 15332, which allows for the construction of

infill development within an urbanized area. The project is consistent with the applicable General Plan designation (residential) and policies as well as applicable zoning designation (LJSDP-SF (single family)) and regulations. The 0.30-acre project site occurs within City's jurisdictional limits, is surrounded by urban uses (residential), and is less than five acres. The project site has no value as a habitat for endangered, rare, or threatened species as the site contains non-native landscape vegetation and is located within a developed area. The project would not result in any significant impacts on traffic, noise, air quality, or water quality per the City staff review. Furthermore, the project can be adequately served by all required utilities and public services as it is located within an urban area with services present. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; lastly, the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

Lead Agency Contact Person: C. Holowach **Telephone:** (619) 446-1190

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.

Courtney Holowach Senior Planner — 11/14/24

Signature/Title — Date

Check One:

☒ Signed by Lead Agency

☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

2531 Via Viesta San Diego, CA 92037
(North of site)


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,760
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.50
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-173-16-00	**Stories:**	2 stories
Lot Size SF (approx):	14,628		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2521 Via Viesta San Diego, CA 92037
(North of site)

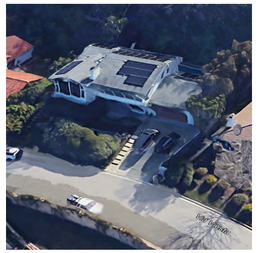



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,284
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-173-17-00	**Stories:**	2 stories
Lot Size SF (approx):	13,164		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2511 Via Viesta San Diego, CA 92037
(North of site)

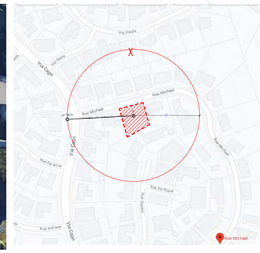



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,300
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-173-18-00	**Stories:**	1 storie
Lot Size SF (approx):	12,651		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2501 Via Viesta San Diego, CA 92037
(North of site)

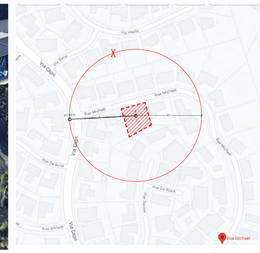



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,350
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.49
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-173-19-00	**Stories:**	1 storie
Lot Size SF (approx):	15,266		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

2425 Via Siena San Diego, CA 92037
(North of site)

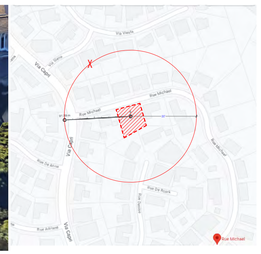



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,027
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-173-20-00	**Stories:**	1 storie
Lot Size SF (approx):	11,691		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7391 Via Capri San Diego, CA 92037
(Northt of site)

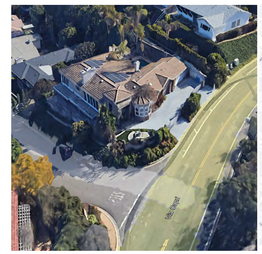
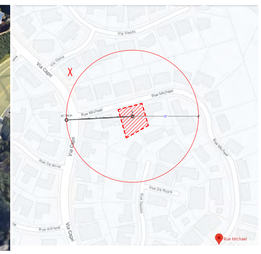



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	4,238
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-166-01-00	**Stories:**	2 stories
Lot Size SF (approx):	12,534		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7378 Via Capri San Diego, CA 92037
(West of site)

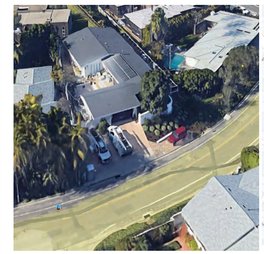
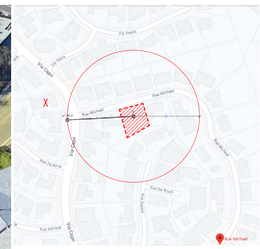



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,968
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-321-01-00	**Stories:**	1 storie
Lot Size SF (approx):	12,385		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7364 Via Capri San Diego, CA 92037
(West of site)

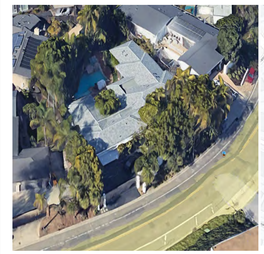
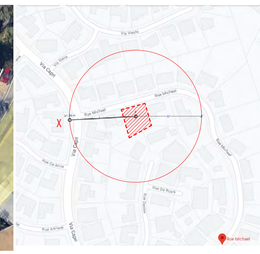



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,822
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-321-02-00	**Stories:**	1 storie
Lot Size SF (approx):	13,326		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

2370 Rue De Anne San Diego, CA 92037
(West of site)

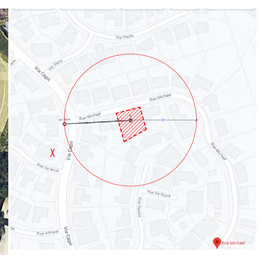



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,987
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-321-03-00	**Stories:**	1 storie
Lot Size SF (approx):	11,700		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7333 Via Capri San Diego, CA 92037
(South of site)

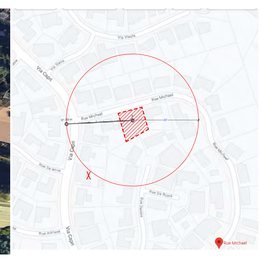



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,460
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-323-03-00	**Stories:**	1 storie
Lot Size SF (approx):	13,149		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7349 Via Capri San Diego, CA 92037
(South of site)

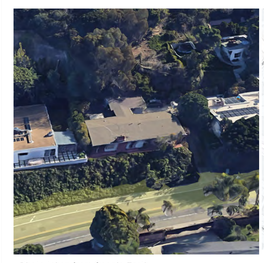
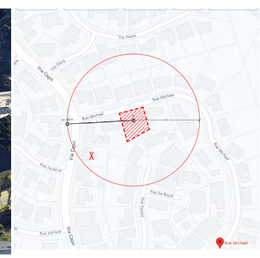



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,034
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-323-02-00	**Stories:**	1 storie
Lot Size SF (approx):	12,301		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7382 Rue Michael San Diego, CA 92037
(West of site)

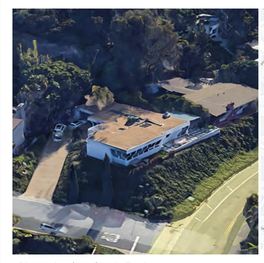
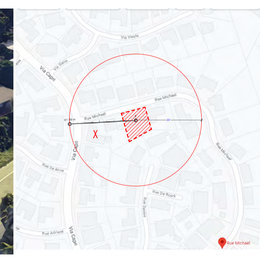



Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,570
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-323-01-00	**Stories:**	1 storie
Lot Size SF (approx):	11,693		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

CDGI
CONCEPTO
T. 619.858.2345 F. 619.858.2344
P.O.Box. 84180 San Diego Ca. 92138
office@cdgius.com www.cdgius.com

NORTH

PTS: XXXXXX

REVISIONS
No *DATE*

GRUB - RESIDENCE

7356 Rue Michael, La Jolla, CA 92037

PROJECT NAME:
ADDRESS:

DATE.
7.14.2022
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:

300 PHOTOGRAPHIC SURVEY MAP

A.015

7370 Rue Michael San Diego, CA 92037
(West of site)

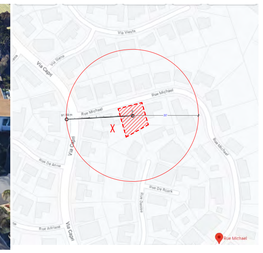


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,036
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-331-01-00	**Stories:**	2 stories
Lot Size SF (approx):	13,015		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7344 Rue Michael San Diego, CA 92037
(East of site)

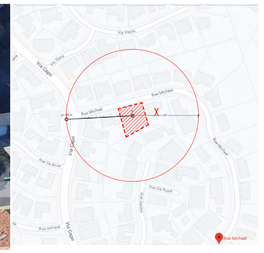
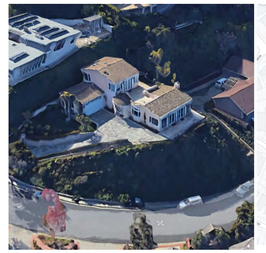


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,108
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-331-03-00	**Stories:**	1 storie
Lot Size SF (approx):	13,352		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7322 Rue Michael San Diego, CA 92037
(East of site)



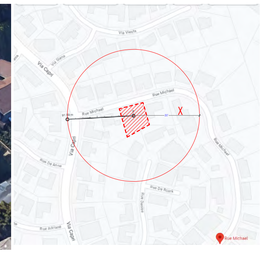


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,698
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-331-04-00	**Stories:**	2 stories
Lot Size SF (approx):	13,653		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7304 Rue Michael San Diego, CA 92037
(South of site)

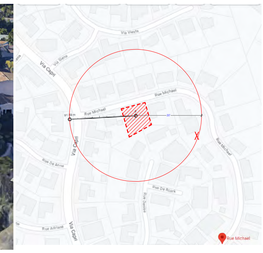
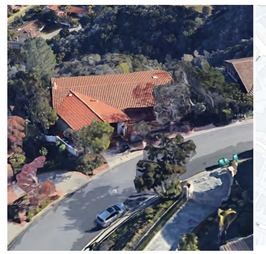


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,200
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.48
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-331-05-00	**Stories:**	1 storie
Lot Size SF (approx):	16,350		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7311 Rue Michael San Diego, CA 92037
(East of site)



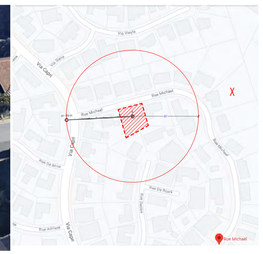
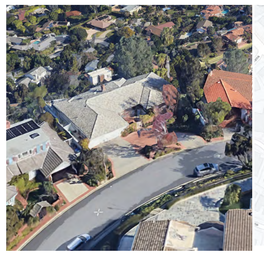


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,108
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.45
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-332-07-00	**Stories:**	2 stories
Lot Size SF (approx):	28,777		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7321 Rue Michael San Diego, CA 92037
(East of site)



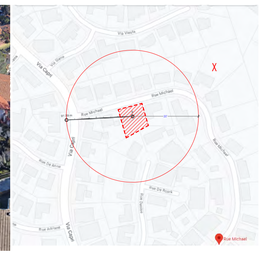


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	4,226
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.45
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-332-06-00	**Stories:**	2 stories
Lot Size SF (approx):	34,501		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7331 Rue Michael San Diego, CA 92037
(North of site)

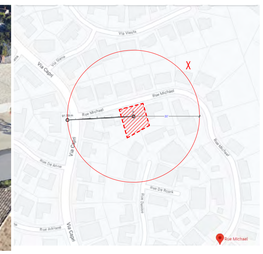


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,373
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.46
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-332-05-00	**Stories:**	2 stories
Lot Size SF (approx):	18,888		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7341 Rue Michael San Diego, CA 92037
(North of site)

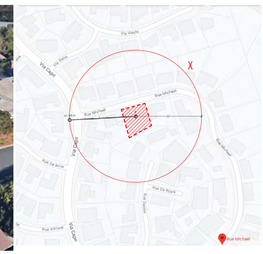
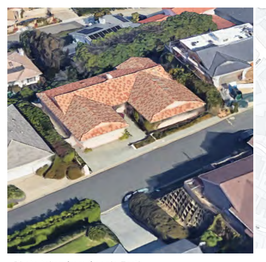


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	1,808
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-332-04-00	**Stories:**	1 storie
Lot Size SF (approx):	13,351		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7351 Rue Michael San Diego, CA 92037
(North of site)



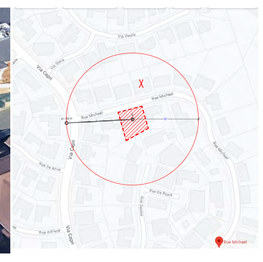
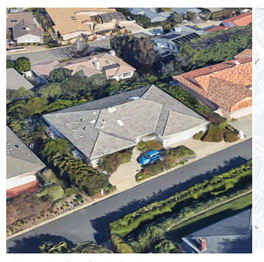


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,964
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-332-03-00	**Stories:**	1 storie
Lot Size SF (approx):	11,423		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7361 Rue Michael San Diego, CA 92037
(North of site)



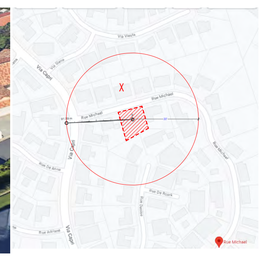
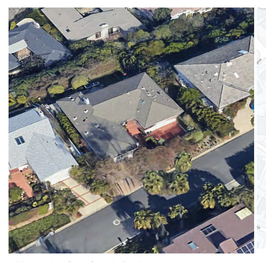


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,000
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-332-02-00	**Stories:**	1 storie
Lot Size SF (approx):	11,041		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7371 Rue Michael San Diego, CA 92037
(North of site)



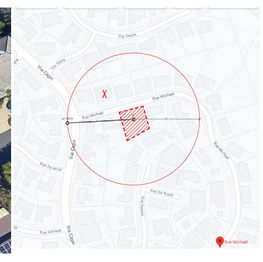


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,900
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.54
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-332-01-00	**Stories:**	1 storie
Lot Size SF (approx):	10,533		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7381 Rue Michael San Diego, CA 92037
(North of site)

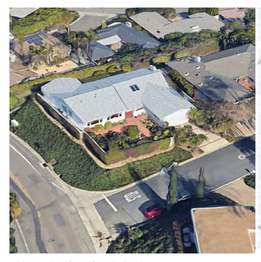


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,700
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-322-01-00	**Stories:**	1 storie
Lot Size SF (approx):	11,434		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

CDGI
CONCEPTO
T. 619.858.2345 F. 619.858.2344
P.O.Box. 84180 San Diego Ca. 92138
office@cdgius.com www.cdgius.com

NORTH

PTS: xxxxxx

REVISIONS
No *DATE*

GRUB - RESIDENCE

7356 Rue Michael, La Jolla, CA 92037

PROJECT NAME:
ADDRESS:

DATE.
7.14.2022
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:

300 PHOTOGRAPHIC SURVEY MAP

A.016

ATTACHMENT 10

GRUB RESIDENCE

LA JOLLA CA.

DISCRETIONARY - PRJ-1065911

NOTES

STORM QUALITY NOTES

THIS PROJET SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), ***SAN DIEGO*** MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO DEVELOPMENT CODE, AND THE STORM WATER STANDARS MANUAL.

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT & MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY(, OR AFTER A STORM EVENT THAT CAUSES A BREECH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREETS (S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.

2) ALL STOCKPILES OF SOIL &/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN 7 CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY W 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.

3) A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.

4) THE CONTRACTOR. SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORK ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.

5) ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

6) THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

7) POST CONSTRUCTION BMP NOTE: ALL REPLACED AND NEW IMPERVIOUS SURFACES TO DRAIN TO NEARBY LANDSCAPED AREAS FOR FILTRATION PURPOSES.

GENERAL NOTES

01. SEE SHEET A.001 (TOPOGRAPHIC PLAN) FOR ALL EXISTING AND PROPOSED UTILITIES AND EASEMENT ON THE SITE OR IN THE ADJACENT RIGHT OF WAY.

02. PROVIDE BUILDING ADDRESS NUMBER VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

03. NO EXISTING BUS STOP.

04. FIRE HYDRANTS 130 FEET FROM DRIVE WAY ACCESS, SEE SHEET A.003.

05. DECK NOTE: IGNITION-RESISTANT MATERIALS THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF BOTH SFM STANDARD 12-7A-4 ANS SFM STANDARD 12-7A-5.

MECHANICAL NOTES

01. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL

02. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING LAUNDRY EXHAUST FOR HUMIDITY CONTROL

ENERGY EFFICIENCY NOTES

01. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE (S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CF2R IS REVIEWED AND APPROVED.

02. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE (S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY CERTIFIED HERS RATE. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R CERTIFICATE OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

GREEN CODE NOTE

01. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2022 CGBSC

02. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM)

03. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTES (GPM)

04. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM)

05. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW 1.28 GALLONS PER MINUTE (GPM)

06. PER 2022 CGBSC SEC 4.303.1.3.2, WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEAD AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME

07. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS

08. PER 2022 CGBSC SEC 4.303.0, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC

09. PER 2022 CGBSC SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGES OF 50 TO 80 PERCENT.

10. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE GPM AND A LARGE METER SIZE REQUIREMENT:

OWNER SIGNATURE: _____

12. THE MATERIAL AND METHODS OF CONTRUCTION USED FOR THE STRUCTURE, INCLUDING ATTACHED ACCESSORY BUILDINGS (E.G.; GARAGES) AND STRUCTURES (E.G.; PATIO COVERS) SHALL BE IN ACCORDANCE WITH CRC SECTION R327, AS ADOPTED AND AMENDED BY THE CITY OF SAN DIEGO [SDMC 149.0327(A); 55.5001].

13. 1 1/2" METER HANDLES 41 TO 80 GPM

14. WATER METER FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEM SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.

15. RESPONSIBLE PARTY WATER & SEWER PAYMENT ***RUSLAND GRUB 7356 RUE MICHAEL, LA JOLLA, CA 92037***

GREEN BUILDING

01. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-BASED (SECTION 4.304.1

02. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY

03. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. SECTION 4.410.1

04. A COPY OF COMPLETE OPERATION AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION.

05. AN OWNER MANUAL CERTIFICATION SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVES TO THE BUILDING OWNER.

06. DUCT OPENINGS AND OTHER RELATE AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION (SECTION 4.504.1)

07. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMIT (SECTION 4.504.2.1)

08. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS OR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3

NOTES CON'T

GREEN BUILDING NOTES CON'T

09. AEROSOL PAINTS AND COATING SHALL BE COMPLAINT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS AS SPECIFIED IN SECTION 4.504.3.2 OF THE CALIFORNIA GREEN BUILDING CODE.

10. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE

11. CARPET AND CARPET SYSTEM SHALL BE COMPLIANT WITH VOC LIMITS (SECTIONS4.504.3) A LETTER FROM THE CONTRACTOR SUB-CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL USED COMPLIES WITH THE CALIFORNIA GREEN BUILDING CODE

12. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING

A. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOL (CHPC) HIGH PERFORMANCE PRODUCT DATABASE

B. PRODUCTS COMPLIANT WITH CHPS CRITERIAL CERTIFIED UNDER THE GREEN GUARD CHILDREN & SCHOOL PROGRAM

13. HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4.50.5 AND TABLE 4.504.5 OF CALGREEN

14. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUN CONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE

15. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED, WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT

16. THE MOISTURE CONTENT OR BUILDING MATERIAL USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURES CONTENT SHALL BE VERIFIED BY EITHER PROBE TYPE OR CONTRACT TYPE MOISTURE METER

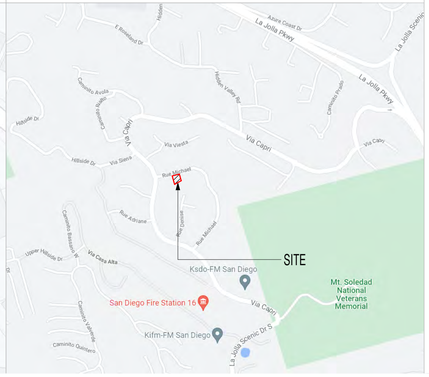
.

ABREVIATIONS

&	AND	DS	DOWNSPOUT	INT	INTERIOR
@	AT	DWG	DRAWING	JT	JOINT
	PENNY	(E)	EXISTING	LAM	LAMINATE(D)
	ANGLE	E	EAST	LAV	LAVATORY
⊥	PERPENDICULAR	EA	EACH	LB	LAG BOLT
A/C	AIR CONDITIONER / CONDITIONING	EJ	EXPANSION JOINT	LB(S)	POUND(S)
		EL	ELEVATION	LF	LINEAR FOOT (FEET)
AB	ANCHOR BOLT	ELEC	ELECTRICAL	LH	LEFT HAND
ABV	ABOVE	ELEV	ELEVATOR	LIB	LIBRARY
AC	ASPHALTIC CONCRETE	EMER	EMERGENCY	LP	LOW POINT
AD	AREA DRAIN	EN	EDGE NAIL	LT	LIGHT
ADA	AMERICANS WITH DISABILITIES ACT	ENG	ENGINEER	LVR	LOUVER
		EQ	EQUAL(LY)	MACH	MACHINE
ADJ	ADJUSTABLE / ADJACENT	EQPT	EQUIPMENT	MAINT	MAINTENANCE
AFF	ABOVE FINISHED FLOOR	EQUIP	EQUIPMENT	MAS	MASONRY
AFG	ABOVE FINISHED GRADE	EST	ESTIMATE	MATL	MATERIAL
AFS	ABOVE FINISHED SLAB	EXIST	EXISTING	MAX	MAXIMUM
AL / ALUM	ALUMINUM	EXP	EXPANSION	MB	MACHINE BOLT
		EXT	EXTERIOR	MECH	MECHANICAL
ALT	ALTERNATE	FAST	FASTENER(ING)	MEMB	MEMBRANE
ANOD	ANODIZED	FAU	FORCED AIR UNIT	MEZZ	MEZZANINE
AP	ACCESS PANEL	FBO	FURNISHED BY OWNER	MFR	MANUFACTURE(R)
APPRO	APPROXIMATELY	FCO	FLOOR CLEAN OUT	MIN	MINIMUM
X		FD	FLOOR DRAIN	MISC	MISCELLANEOUS
ARCH	ARCHITECT(URAL)	FF	FINISHED FLOOR	MR	MOISTURE RESISTANT
ASPH	ASPHALT	FG	FINISHED GRADE	MTL	METAL
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	FH	FLAT HEAD	(N)	NEW
		FIN	FINISH(ED)	N	NORTH
AUTO	AUTOMATIC	FIXT	FIXTURE	NA OR N/A	NOT AVAILABLE / APPLICABLE
AVG	AVERAGE	FL	FLOOR	NIC	NOT IN CONTRACT
BD	BOARD	FLASH	FLASH(ING)	NO / #	NUMBER
BET	BETWEEN	FLUOR	FLUORESCENT	NOM	NOMINAL
BITUM	BITUMINOUS	FOC	FACE OF CONCRETE	NTS	NOT TO SCALE
BLDG	BUILDING	FOF	FACE OF FINISH	OC	ON CENTER
BLK	BLOCK	FOM	FACE OF MASONRY	OD	OUTSIDE DIAMETER
BLKG	BLOCKING	FOP	FACE OF PLYWOOD	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
BN	BOUNDARY NAILING	FOS	FACE OF STUDS		
BOT	BOTTOM	FOW	FACE OF WALL	OPG	OPENING
CAB	CABINET	FP	FIREPROOF; FIREPLACE	OPNG	
CB	CATCH BASIN	FT	FOOT OR FEET	OZ	OUNCE
CF	CUBIC FOOT	FTG	FOOTING	P	PAINT (NUMBER - SEE SPECS)
CI	CAST IRON;CONTRACTOR INSTALLED	FURR	FURRING	PED	PEDESTAL
CIP	CAST IN PLACE	GA	GAUGE	PER	PERIMETER
CJ	CONTROL JOINT; CEILING JOIST	GALV	GALVANIZE(D)	PERF	PERFORATED
		GC	GENERAL CONTRACTOR	PERP	PERPENDICULAR
CL	CENTER LINE	GL	GLASS / GLAZING	PL	PROPERTY LINE
CLG	CEILING	GR	GRADE	PLAS	PLASTER
CLOS	CLOSET	GYP	GYPSUM	PLYWD	PLYWOOD
CLR	CLEAR	GYP BD	GYPSUM BOARD	POC	POINT OF CONNECTION
CMU	CONCRETE MASONRY UNIT	HB	HOSE BIB	PR	PAIR
CO	CLEAN/CLEAR OUT	HDR	HEADER	PRCST	PRE-CAST
COL	COLUMN	HDWR	HARDWARE	PREFAB	PREFABRICATED
CONC	CONCRETE	HORIZ	HORIZONTAL	PROP	PROPERTY
CONST	CONSTRUCTION	HP	HIGH POINT; HORSEPOWER	PSF	POUNDS PER SQUARE FOOT
CONT	CONTINUOUS	HR	HANDRAIL; HOUR	PSI	POUNDS PER SQUARE INCH
CORR	CORRIDOR	HT	HEIGHT	PT	POINT
CSK	COUNTERSINK	HTR	HEATER	PTDF	PRESSURE TREATED DOUGLAS FIR
DBL	DOUBLE	HVAC	HEATING / VENTILATION / AIR CONDITIONING	Q	QUARTZ
DEMO	DEMOLISH; DEMOLITION			QT	QUARRY TILE
DF	DOUGLAS FIR	HW (R)	HOT WATER (RETURN)	QTY	QUANTITY
DIA	DIAMETER	ID	INSIDE DIAMETER	R	RISER
DIAG	DIAGONAL	IN	INCH / INCHES	RAD	RADIUS
DIM	DIMENSION	INCL	INCLUDE(D) / INCLUDING	RCP	REFLECTED CEILING PLAN
DIV	DIVISION	INSUL	INSULATE / INSULATION		
DN	DOWN				

VICINITY MAP

AREA MAP



SYMBOL LEGEND

NORTH ARROW — PAGE / TRUE

LEVEL HEADS — Name / Elevation

DATUM/WORK POINT

BUILDING SECTION REFERENCE — BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; A101; SIM

CENTERLINE — ℄

STEP SYMBOL — 6"

DETAIL SECTION REFERENCE — DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; A101; SIM

NEW SPOT ELEVATION — X'-X"

(E) SPOT ELEVATION — X'-X"

WALL TAG — X

REVISION CALLOUT AND CLOUD — 1

SHEET NUMBER — A. 101; SHEET NO. SEQUENCE; SHEET TYPE DISCIPLINE

DETAIL CALLOUT REFERENCE — DETAIL SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; A101; SIM

WALL SECTION REFERENCE — BUILDING SECTION NUMBER; SHEET ON WHICH SECTION IS DRAWN; A101; SIM

ELEVATION REFERENCE — ELEVATION CALLOUT; 01; 02; A301; 03; SHEET ON WHICH ELEVATION IS DRAWN

W/AREA — 101 MASTER BEDROOM 150 SF

FLOW ARROW — FLOW

W/ ROOM FINISHES — KITCHEN 101; FLOR; BASE; WALL; CEILING

ROOM NAME W/ ROOM # — 101 MASTER BEDROOM

NOTES CON'T

LOW IMPACT DEVELOPMENT

1- THE PROJECT CONSERVES NATURAL ÁREAS WHEREVER POSSIBLE.
2- THE PROJECT MINIMIZES DE IMPACT ON HYDROLOGY THROUGH INFILTRATION, AND BIO-FILTRATION ÁREAS.
3- THE PROJECT MAINTAINS AS MUCH AS POSSIBLE A LOW RUNOFF RATE.
4- THE PROJECT WILL TRY TO INTEGRATE SCATTERED INTEGRATED MANAGEMENT PRACTICES WHERE POSSIBLE.
5- THE PROJECT WILL TRY TO INCORPORATE POLLUTION PREVENTION, AND PROPER MAINTENANCE AS MUCH AS POSSIBLE DURING CONSTRUCTION.
6- THE PROJECT WILL INCORPORATE PREVIOUS CON RETE WHERE POSSIBLE.
7- THE PROJECT WILL INCORPORATE SUSTAINABLE MATERIALS WITHIN THE BUILDING AS MUCH AS POSSIBLE.

PROPOSITION D NOTES

01. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 30 FEET ABOVE GRADE.

02. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN ONE FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). THE PRECONSTRUCTION INSPECTION MUST BE SCHEDULE AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL (685) 581-7111 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070, IF YOU HAVE ANY QUESTIONS PERTAINING TO THE PRE-CONSTRUCTION INSPECTION

CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING CODES AND STANDARS, AS ADOPTED BY THE GOVERNING AUTHORITIES:

2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE (EFFECTIVE 7/1/14)
2022 CALIFORNIA HISTORIC BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA EXISTING BUILDING CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA REFERENCED STANDARDS CODE

CALIFORNIA BUILDING CODE NOTE

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE 2022 (CRC) & ASSOCIATED AMENDMENTS IN SAN DIEGO MUNICIPAL CODE (SDMC) & 2022 CALIFORNIA BUILDING CODE WICH IS BASED ON THE 2022 IBC FOT THE NON CONVENTIONAL FRAMING STRUCTURAL PROVITIONS, INCLUDING THE 2022 CAL GREEN AND THE 2022 CALIFORNIA ENERGY CODE.

DIRECTORY

OWNER
Rusland Grub (619)-850-8770
7356 Rue Michael,
La Jolla, CA 92037
ruslang333@yahoo.com

PROJECT DESIGNER
CDGI
Jess Gonzalez (619) 292-5520
P.O. BOX 84180 SAN DIEGO CA. 92138
jessgonzales4299@gmail.com

STRUCTURAL ENGINEER :
Envision Engineering, Inc.
Alejandro Barajas
565 Pearl St, ste 209
La Jolla CA, 92037
P: (858) 246-7745

GEOLOGIST :
TerraPacific Consultants Inc.
Cristopher C. O'Hern
4010 Morena Blvd. Ste. 108
San Diego, CA 92117
858-521-1190

CIVIL ENGINEER :
AP Consulting Alex Parra
2371 Fenton Street, Suite 100
Chula Vista, CA 91914
C: 619-227-8941

LANDSCAPE ARCH
S.R. Clarke Landscape Architecture & Development Sean Clarke, LLA
110 Copperwood Way #P,
Oceanside, CA 92058, LLA#5299
P: (760) 716-3100

PROJECT INFORMATION

ADDRESS :	7354 Rue Michael La Jolla, CA 92037	
LOT SIZE :	≈ 0,30 acres (13,269 SF)	
(E) ZONING :	LJSPD-SF	
(N) USE :	Single Family Residence	
CONSTRUCTION TYPE :	CBC	
OCCUPANCY CLASSIFICATION :	R-3	
SETBACK:	FRONT YARD SETBACK - 20'	
	SIDE YARD SETBACK - 4'	
	REAR YARD SETBACK - 20'	
BUILDING AREA :	BASEMENT & 2 STORIES (N)	
	(N)	
BASEMENT	- SF.	EXEMPT. 2,919 SF.
MAIN	4,854 SF.	-
UPPER	3,681 SF.	-
ADU BASEMENT	- SF.	EXEMPT. 1,200 SF
GARAGE	- SF.	EXEMPT. 2,779 SF.
TOTAL	**8,535 SF**	***EXEMPT - 6,898 SF***
MAIN BALCONY	1,850 SF.	
UPPER BALCONY	596 SF.	
ADU:	1,200 SF	
BUILDING YEAR:	1963	
BASE ZONE :	LJSPD-SF, COASTAL HEIGHT LIMIT OVERLAY ZONE	
COMMUNITY PLAN :	LA JOLLA CA.	
JURISDICTION :	CITY OF SAN DIEGO	
MAX BUILDING HEIGHT:	30'-0" + 10'-0" Per PROP-D	
OVERALL BUILDING HEIGHT:	36'-0" Per SECTIONS	
DENSITY:	1 RESIDENTIAL UNIT	
FAR :	51% = 6,766 FAR > ***6,600 PROPOSED***	
LOT COVERAGE:	50% = 6,634.5 > ***6,600 PROPOSED***	
LANDSCAPING AREA:	30% = 3980 SF < ***5,204 PORPOSED***	
GEOLOGIC HAZARD:	22 POSSIBLE OR CONJECTURED	
SPRINKLED:	YES	

SHEET INDEX

PROJECT NARRATIVE

PROJECT NAME : GRUB RESIDENCE
PROJECT ADDRESS: 7354 RUE MICHAEL, LA JOLLA CA, 92037
GARCIA RESIDENCE : EXISTING SINGLE FAMILY RESIDENCE TO BE DEMOLISH
EXISTING RESIDENCE CONSTRUCTION DATE : 1963
PROJECT DESCRIPTION :EXISTING HOME IS A 1 STORY RAISED FOOTING HOME. IT HAS A COMBINATION OF STUCCO AND WOOD SIDING
WINDOWS ARE VINYL AND EAVES ARE STANDARD 18 INCHES ALL AROUND.
ROOF IS COMPOSITION SHINGLES. THERE IS NO VISIBLE ARCHITECTURAL ARTICULATION AND NO FEATURES OF ANY HISTORIC RELEVANCE.
PERMIT PROCEDURES :
- NEW DISCRETIONARY PROCESS INCLUDES, NEW CDP. (COASTAL DEVELOPMENT PERMIT)
- NEW PROCESS 3 THROUGH THE CITY OF SAN DIEGO
- NEW BUILDING PERMIT

"NOTICE OF COMPLETION CANNOT BE LOCATED"
ADU SHALL NOT BE RENTED FOR LESS THAN 31 CONSECUTIVE DAYS.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOW:

LOT 58 OF CHATEAU VILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1958

APN: 352-331-02-00

SCOPE OF WORK

CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON A LOT SITUATED AT 7354 RUE MICHAEL LA JOLLLA CA. RESIDENCE WILL BE A 5 BEDROOM, 6 CAR GARAGE, 9 BATHROOMS, POOL AND SPA. ,HOME THEATER, PLAY ROOM AND 2 BEDROOMS 1,200 SQFT ADU.

DEFERRED ITEMS

1. FIRE SPRINKLER
THE WET AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE COMPLETED PER 2022 N.F.P.A. #13D STANDARDS, WITH UL LISTED CPVC PIPE FITTINGS INSTALLED THROUGHOUT. SHOP DRAWINGS FOR THE FIRE SPRINKLER SYSTEM WILL REQUIRE APPROVAL BY THE CITY OF SAN DIEGO PRIOR TO INSTALLATION.

DEMOLITION OF THE EXISTING BUILDING WILL BE UNDER A SEPARATE PERMIT

CDGI
CONCEPTO
T. 619.858.2345 F. 619.858.2344
P.O.Box. 84180 San Diego Ca. 92138
office@cdgius.com www.cdgius.com

NORTH

PRJ: 1123510

REVISIONS
No *DATE*

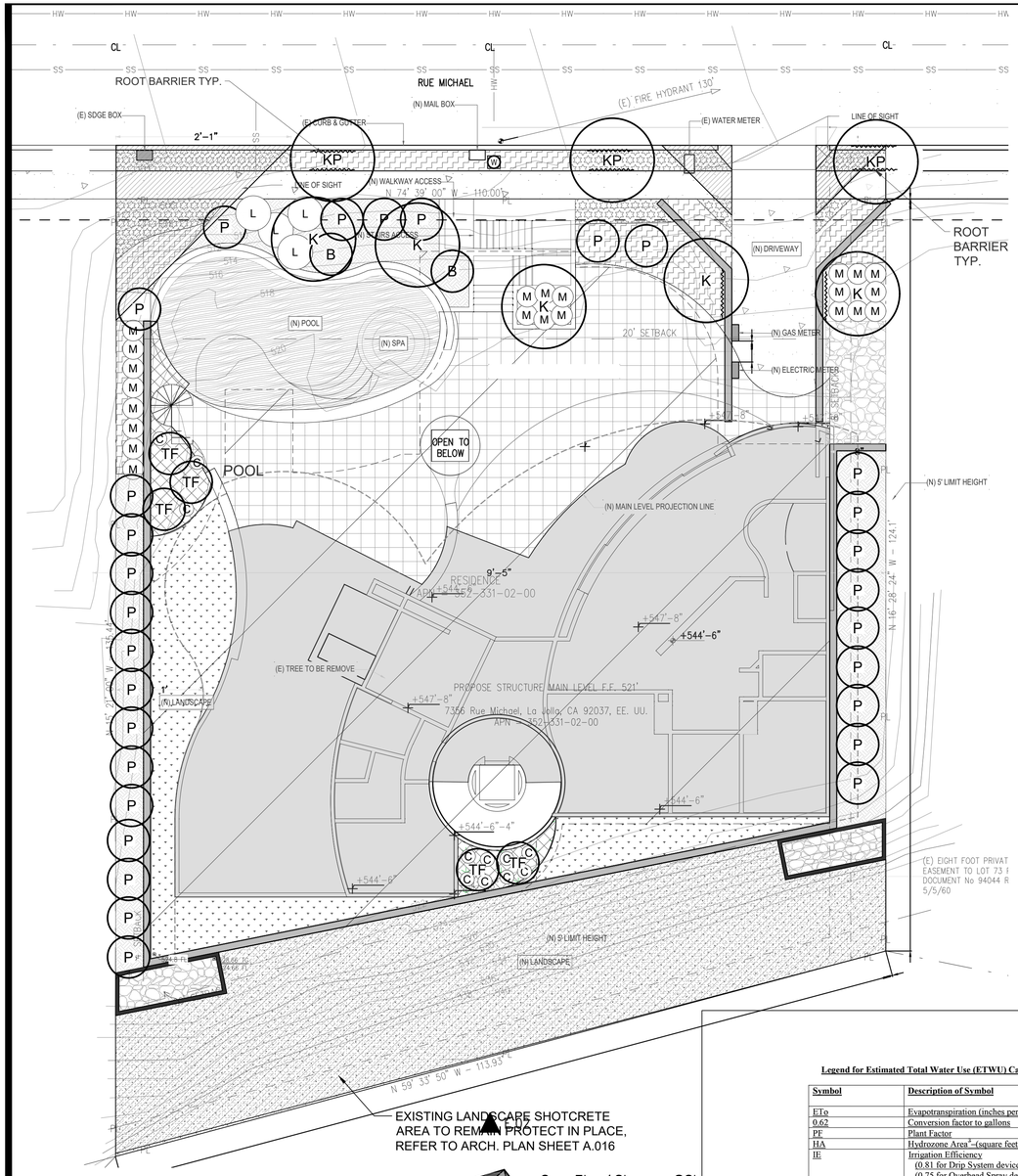
GRUB - RESIDENCE
7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:
ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

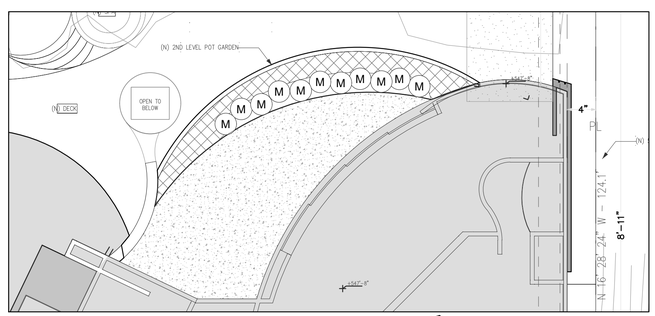
SHEET TITLE:
TITLE PAGE

TS.001



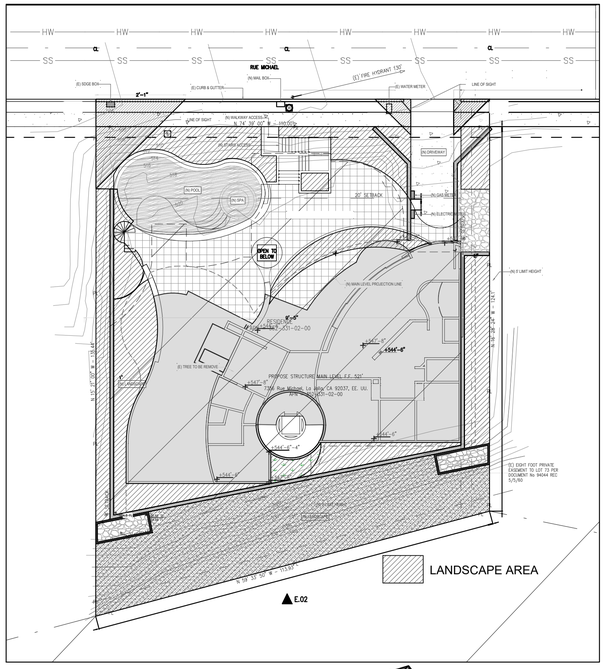
GROUND FLOOR LANDSCAPE CONCEPT

NORTH SCALE: - 1" = 10'



SECOND LEVEL ROOF GARDEN

NORTH SCALE: - 1" = 10'



LANDSCAPE AREA DIAGRAM

NORTH SCALE: - 1" = 20'

LANDSCAPE AREA TABLE

DESCRIPTION	SQ.FT.	PERCENT
TOTAL SITE AREA	13,269.00	100.00%
MIN. LANDSCAPE AREA	3,980.70	30.00%
PROP. LANDSCAPE AREA	4,974.2	37.48%

PLANT LEGEND

TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS
K	HOWEA FORESTERIANA	KENITA PALM-STD-DOUBLE & TRIPLE TRUNK	8-12'BTH	5	MOD.
P	PODOCARPUS MACROPHYLLA	YEW PINE LOW BRANCHING	24" BOX	29	MOD.
TF	CYATHEA COOPERI	AUSTRALIAN TREE FERN	3-4'BTH	5	MOD.
B	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT MULTI-TRUNK	15 GAL.	2	MOD.
KP	ARCHONTOPHOENIX ALEXANDRAE	KING PALM(STREET TREES)	24" BOX	3	MOD.

SHRUBS

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS
M	MUGHLENBERGIA RIGENS	DEER GRASS	5 GAL.	35	LOW
C	CLIVIA MINIATA	KAFFIR LILY	5 GAL.	12	MOD.
L	LIGUSTRUM J. 'TEXANUM	TEXAS PRIVET COLUMN	15 GAL.	12	MOD.

GROUND COVERS

SYM	BOTANICAL NAME	COMMON NAME	SIZE	SQFT	WU-COLS
	FESTUCA MAIREI	ATLAS FESCUE	1 GAL. 30" O.C.	362	LOW
	LOMANDRA LONGIFOLIA 'TROPICBELLE'	TROPIC BELLE MAT RUSH	1 GAL. 24" O.C.	611	LOW
	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	1 GAL. 24" O.C.	346	MOD.
	ARTIFICIAL TURF			810	
	MULCH - 3" LAYER			656	

LANDSCAPE GENERAL NOTES:

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BE THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. IRRIGATION: AN EFFICIENT, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASSE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED, THE PROPOSED IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRY HEAD AND DRIP LINE.
4. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED.
5. ARCHITECTURAL ELEVATIONS AND FEATURES SHALL BE CONSIDERED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
6. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
7. A SOIL TEST BY A QUALIFIED AGRONOMIST SHALL FURTHER INFLUENCE PLANT MATERIALS AND INSTALLATION TECHNIQUES.
8. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
9. ALL PROPOSED PLANTING AREAS SHALL BE TREATED WITH SOIL CONDITIONERS TO INCREASE AND RETAIN SOIL MOISTURE.
10. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411."
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
12. NON-BIODIGRADABLE ROOT BARRIERS SHALL BE INSTALLED WERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL .
13. MINIMUM TREE SEPARATION DISTANCE:
    TRAFFIC SIGNALS / STOP SIGNS -20 FEET
    UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
    ABOVE GROUND UTILITY STRUCTURES - 10 FEET
    DRIVEWAY (ENTRIES) - 10 FEET
    INTERSECTIONS (INTERSECTING CURB LINES OF TOW STREETS) - 25 FEET
14. THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS O F THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH S TATE LAW AND LAND DEVELOPMENT CODE SECTION 142.0413(H) AND WILL PRO VIDE THE RECORD OWNER AT THE TIME O F FINAL INSPECTION WITH A CERTIFICATE O F COMPLETION, CERTIFICATE O F INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE O F LANDSCAPE AND IRRIGATION MAINTENANCE
15. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF THREES IS NOT PERMITTED.
16. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT IN SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENTS SERVICES DEPARTMENT WITHIN 30DAYS OF DAMAGE.
17. ALL LANDSCAPING SHALL BE COMPLETED WITHIN 6 MONTHS OF OCCUPANCY OR WITH IN ONE YEAR FOR THE NOTICE OF A COMPLETION OF A RESIDENCE.
18. ALL LANDSCAPE MATERIAL SHALL BE PERMANENTLY MAINTAINED IN A GROWING AND HEALTHY CONDITION INCLUDING TRIMMING AS APPROPRIATE TO THE LANDSCAPE MATERIAL.
19. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(b)(10).

Legend for Estimated Total Water Use (ETWU) Calculation Formula

Symbol	Description of Symbol
ETo	Evapotranspiration (inches per year)
0.62	Conversion factor to gallons
PF	Plant Factor
HA	Hydrozone Area [sq. ft.] (square feet)
IE	Irrigation Efficiency (0.81 for Drip System devices) (0.75 for Overhead Spray devices)
SLA	Special Landscape Area (square feet)

Use the following table to track information about each controller in the system.

Controller No.	Hydrozone No.	Valve Circuit	Plant Factor (PF)	Hydrozone Area in s.f. (HA)	Irrigation Method	Irrigation Efficiency (IE)	% Total Landscape Area
1	1-SHRUBS	1	0.2	1,114	Drip	0.81	30.9
1	2-SHRUBS	2	0.4	427	DRIP	0.81	11.8
1	3-TREES	3	0.4	1,288	Bubbler	0.81	35.7
1	4-POOL	4	.7	775	POOL	0.75	21.6
				3,604			
						Total	100

Then plug in the numbers from each controller/hydrozone into the ETWU equation. Then total the gallons per year of each controller/hydrozone for the Estimated Total Water Use per year. **The total ETWU cannot exceed the total Water Budget-MAWA.**

Controller No.	ETWU [(ETo)(0.62)][(PF x HA/IE) + SLA]	Result in Gallons per Year
1	[(40)0.62][(0.2x1114/0.81)+0]	6,821.5
1	[(40)0.62][(0.4x427/0.81)+0]	5,229.4
1	[(40)0.62][(0.4x1288/.81+0]	15,774
1	[(40)0.62][(0.7x775/0.75)+0]	17,938.7
	Total ETWU gallons per year	45,763.6

MAWA Water Budget calculation = (ET0)(0.62) [(ETAF)(LA) + (1-ETAF)(SLA)] = gallons per year

(40)(.62)[(.55)(3604)+(0)]
(24.8)(1,982.2)
MAWA= 49,158.56

C. E. D., INC.
CLARKE ENVIRONMENTAL DESIGN INC.
CLARKE ENVIRONMENTAL DESIGN INC
110 COPPERWOOD WAY # P
OCEANSIDE CA 92058
760-716-3100
LLA#5299

LICENSED LANDSCAPE ARCHITECT
SEAN R. CLARKE
NO.5299
SIGNATURE DATE
09-13-24
RENEWAL DATE
01-31-26
STATE OF CALIFORNIA

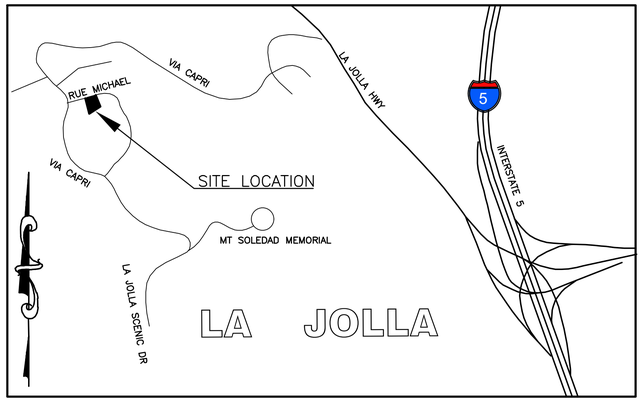
SHEET TITLE: LANDSCAPE CONCEPT PLAN

PROJECT:
GRUB RESIDENCE
7356 RUE MICHAEL
LA JOLLA, CA 92037

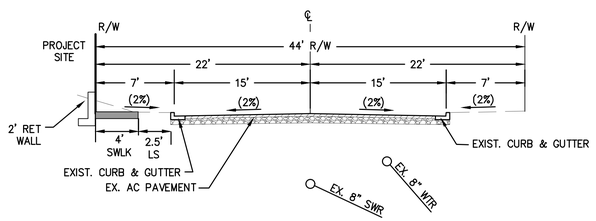
REVISIONS

DRAWN	JA
APPROVED	SC
JOB NO.	SRC24120
DATE	09-13-24
SCALE	AS SHOWN
SHEET	L1

PLOT DATE: 09-13-24



VICINTY MAP
NO SCALE



RUE MICHAEL
NO SCALE

APN:

APN: 352-331-02

SITE AREA:

0.30 ACRES (13,068 SQUARE FEET)

GRADING TABULATION:

AMOUNT OF SITE AREA TO BE GRADED: 10,000 SF APPROX.
% OF TOTAL SITE: 76.5%
AMOUNT OF CUT (1.5:1 MAX): 980 CY (BASEMENT)
AMOUNT OF FILL:(2:1 MIN) 0.0 CY
HEIGHT OF CUT/FILL (UNDER BLDG.): CUT: 15' MAX. FILL: 0' MAX.
HEIGHT OF CUT/FILL (OUTSIDE BLDG.): CUT: 4.7' MAX. FILL: 1' MAX.
AMOUNT OF EXPORT OF SOIL: 5,000 CY
RETAINING WALLS: 105 LF – 10.0 FOOT TALL MAX

IMPERVIOUS DATA TABLE:

EXISTING AMOUNT OF PERVIOUS AREA	8,348 SF
PROPOSED AMOUNT OF PERVIOUS AREA	4,178 SF
EXISTING AMOUNT OF IMPERVIOUS AREA	4,720 SF
PROPOSED AMOUNT OF IMPERVIOUS AREA	8,890 SF
IMPERVIOUS % INCREASE	32 %

CERTIFICATION AND DECLARATION OF RESPONSIBLE CHARGE

1. I HEREBY DECLARE THAT I AM THE ENGINEER FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THIS SUBMITTAL AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE.

2. I CERTIFY THAT I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS FOR THE PROPOSED PROJECT.

ENGINEER OF WORK

REGISTERED PROFESSIONAL ENGINEER * VICTOR RODRIGUEZ-FERNANDEZ * No. C-35373 CIVIL * STATE OF CALIFORNIA *

VICTOR RODRIGUEZ-FERNANDEZ, R.C.E. NO. 35373

02/27/24
DATE

BENCHMARK:

CITY BRASS OF PLUG SAN DIEGO LOCATED BENCH ON THE MARK NO. NORTHEAST 19528, CURB AND RETURN RUE AT THE MICHAEL. S/LY INTERSECTION OF VIA CAPRI

ELEVATION: 627.631 FEET

LEGAL DESCRIPTION:

LOT 58 OF CHATEAU VILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1958

BASIS OF BEARINGS:

ALL BEARING AND DISTANCES SHOWN HEREON ARE PER RECORD DATA MAP NO. 3926

FEMA FLOOD ZONE:

SPECIAL FLOOD HAZARD AREA ZONE: NO
FLOOD ZONE: X
FLOOD ZONE SUBTYPE: AREA OF MINIMAL FLOOD HAZARD
SOURCE CITE: 06073C_FIRM1

TOPOGRAPHIC SURVEY:

GIS 1999 CITY OF SAN DIEGO TOPO

ZONING:

EXISTING: LJSPD-SF
PROPOSED: SINGLE FAMILY

PROPERTY OWNER:

RUSLAN GRUB
7356 RUE MICHAEL
LA JOLLA, CA 92037

PROJECT ADDRESS:

7356 RUE MICHAEL
LA JOLLA, CA 92037

ASBS:

THIS PROJECT IS LOCATED WITHIN THE ASBS WATERSHED. THE APPLICANT / PERMITEE WILL BE REQUIRED TO COMPLY WITH ALL ASBS WATERSHED REQUIREMENTS ACCORDINGLY.

SITE DEVELOPMENT NOTES:

1. NO ADDITIONAL RUN-OFF IS PROPOSED FOR THE DISCHARGE LOCATIONS.

2. NO SOIL DISTURBANCE OR ENCROACHMENT IS PROPOSED ON ADJACENT PROPERTIES.

3. 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.

4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS

5. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND THE CONSTRUCTION OF NEW CURRENT CITY STANDARD CURB AND GUTTER, ADJACENT TO THE SITE ON HILLSIDE DRIVE, SATISFACTORY TO THE CITY ENGINEER.

6. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE OWNER/PERMITTEE SHALL OBTAIN A BONDED GRADING PERMIT FOR THE GRADING PROPOSED FOR THIS PROJECT. ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN DIEGO MUNICIPAL CODE IN A MANNER SATISFACTORY TO THE CITY ENGINEER

7. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

REVISION TABLE

NO.	DATE:	REVISION / ISSUE:
1		

COVER SHEET - DISCRETIONARY PERMIT:
GRUB RESIDENCE
ADDRESS: 7356 RUE MICHAEL
SAN DIEGO CA 92037

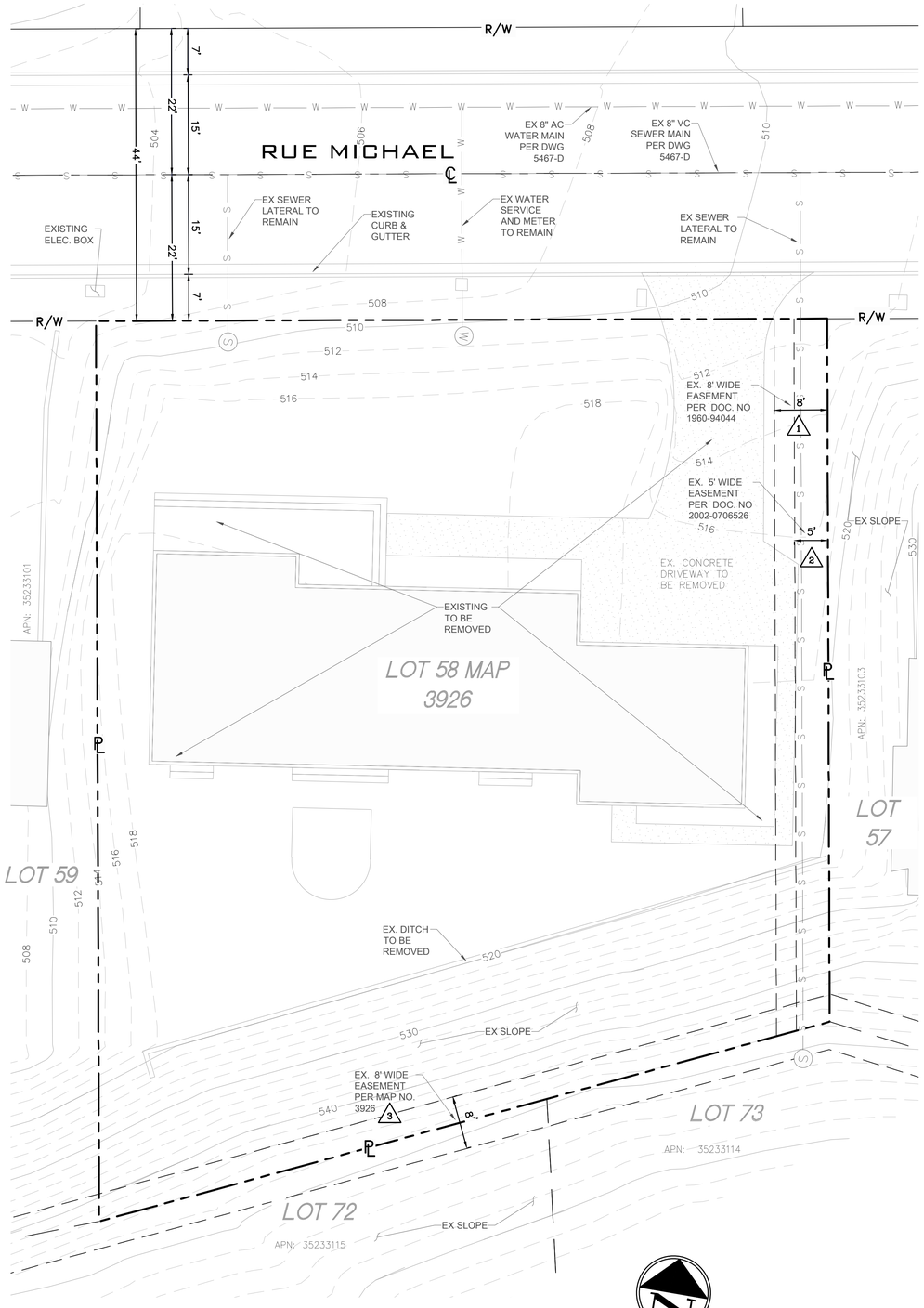
The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET __ OF __ SHEETS

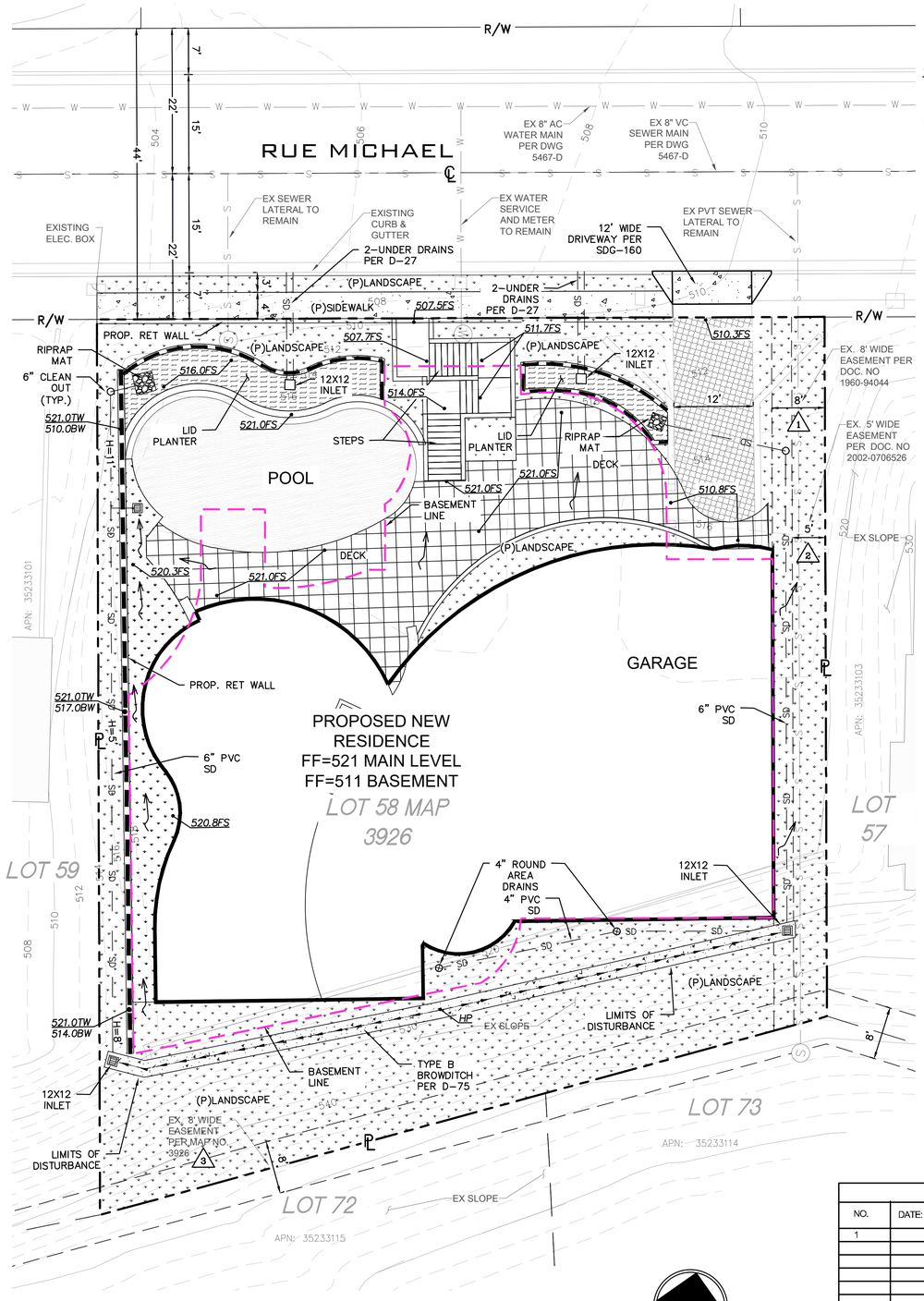
PROJECT NO. 1065911

SHEET TITLE:
CIVIL COVER

AP CONSULTING
CIVIL ENGINEERING - WATER RESOURCES PLANNING
Tel. 619-227-8941
2371 Fenton Street, Suite 100
Chula Vista, CA 91914

SAVE DATE: 9/11/2024 ~ PLOT DATE: 9/11/2024 ~ FILE NAME: C:\Users\Parra\Dropbox\AP Projects\100.140 Rusland\civil3d\Rusland_Pre Grad.dwg





SITE DEVELOPMENT NOTES (Add'l):

1. THERE ARE NO SENSITIVE AREAS SUCH AS STEEP HILLSIDES(25% OR GREATER SLOPE) MULTIPLE HABITAT PLANNING AREAS, OR WATER QUALITY SENSITIVE AREAS WITH IN THE PROJECT BOUNDARY.

2. THE PROJECT DOESN NOT PROPOSED OFF-SITE GRADING.

HATCH LEGEND

PERMEABLE PAVERS.....

LANDSCAPE.....

CONCRETE DECK.....

EX. EASEMENT NOTES

1 AN EASEMENT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A SEWER PIPELINE, OVER, UNDER, UPON AND ACROSS THE EASTERLY 8 FEET OF LOT 58 OF CHATEAU VILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 10, 1958.

SAID EASEMENT IS FOR THE BENEFIT OF AND APPURTENANT TO LOT 73 OF SAID CHATEAU VILLE, AND SHALL INURE TO THE BENEFIT OF AND MAY BE USED BY ALL PERSONS THAT MAY HEREAFTER BECOME THE OWNERS OF SAID LOT 73

2 GRANTERS ARE THE OWNERS OF THE LOT 58 OF CHATEAU VILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MAP 3926 FILED JULY 10, 1958, WHICH IS COMMONLY KNOWN AS 7356 RUE MICHAEL, LA JOLLA, CALIFORNIA AND APN 351-331-02-00.

GRANTEES ARE THE OWNERS OF LOT 57 OF CHATEAU VILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MAP 3926 FILED JULY 10, 1958, WHICH IS COMMONLY KNOWN AS 7344 RUE MICHAEL LA JOLLA, CALIFORNIA AND APN 351-331-03-00

GRANTORS HEREBY GRANT TO GRANTEES AN EASEMENT OVER THE EASTERLY FIVE FEET OF LOT 58 FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF AN EARTHEN SLOPE AND RETAINING WALL.

3 8' WIDE PUBLIC UTILITY EASEMENT GRANTED TO THE CITY PER MAP NO. 3926

EXISTING CONDITIONS

10 5 0 10 20 30

SCALE: 1" = 10'

PROPOSED CONDITIONS

10 5 0 10 20 30

SCALE: 1" = 10'

AP CONSULTING
CIVIL ENGINEERING - WATER RESOURCES PLANNING
Tel. 619-227-8941
2371 Fenton Street, Suite 100
Chula Vista, CA 91914

REGISTERED PROFESSIONAL ENGINEER — VICTOR RODRIGUEZ-FERNANDEZ — No. C-35373 — CIVIL — STATE OF CALIFORNIA

REVISION TABLE

NO.	DATE:	REVISION / ISSUE:
1		

CIVIL SHEET - DISCRETIONARY PERMIT:

GRUB RESIDENCE

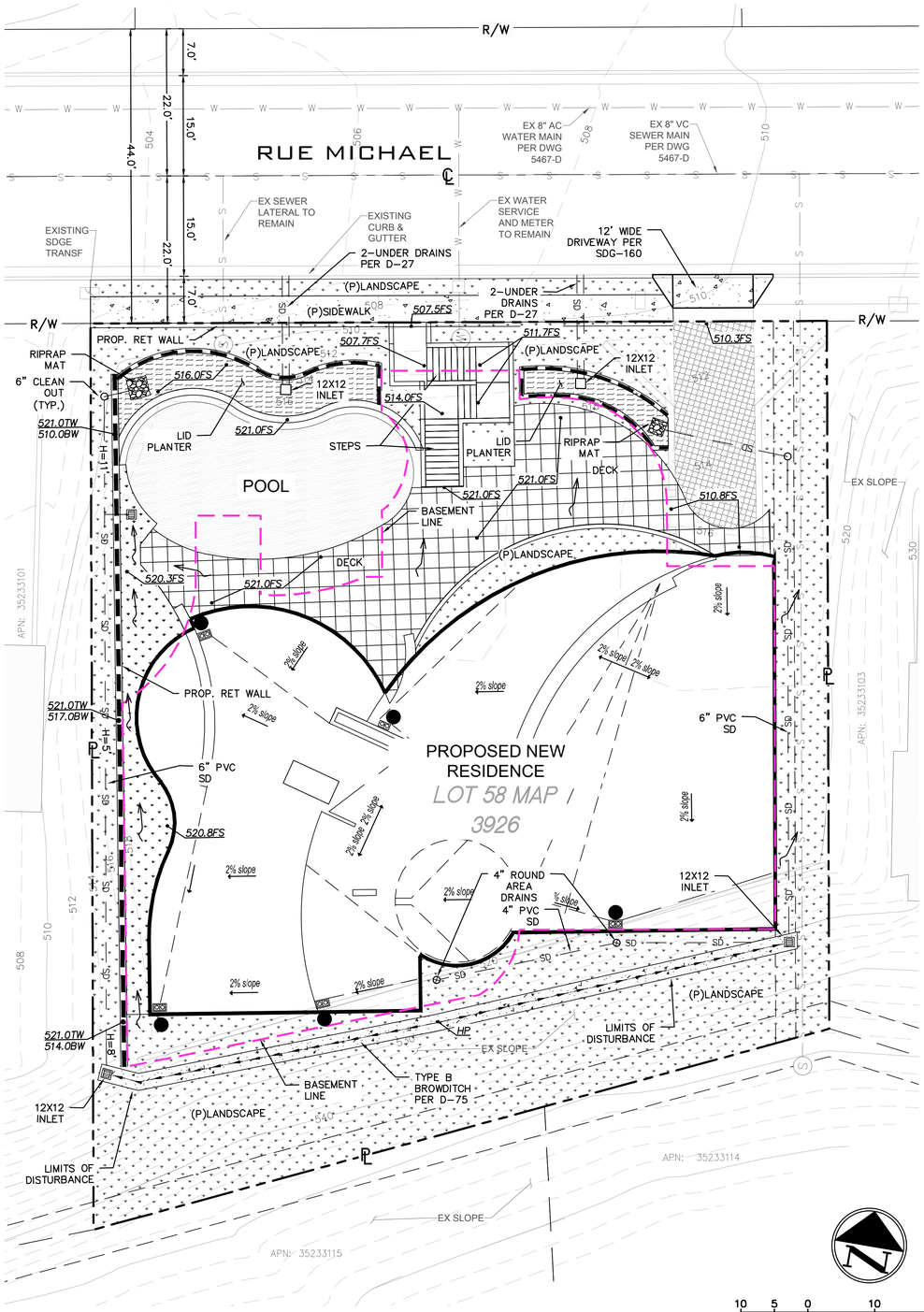
ADDRESS: 7356 RUE MICHAEL
SAN DIEGO CA 92037

The City of SAN DIEGO — DEVELOPMENT SERVICES DEPARTMENT — SHEET __ OF __ SHEETS

PROJECT NO. 1065911

SHEET TITLE: CIVIL GRADING

SAVE DATE: 9/11/2024 ~ PLOT DATE: 9/11/2024 ~ FILE NAME: C:\Users\Parra\Dropbox\AP Projects\100.140 Rusland\civil3d\Rusland_Pre Grad.dwg



10 5 0 10 20 30

SCALE: 1" = 10'

POST-CONSTRUCTION BMPS

THIS PROJECT PROPOSES POST-CONSTRUCTION BEST MANAGEMENT PRACTICES AND LID MEASURES REQUIRED UNDER THE CITY OF SAN DIEGO STORM WATER MANAGEMENT, AND DISCHARGE CONTROL ORDINANCE (SECTION 43.03).

LOW IMPACT/SITE DESIGN BMPS

- **IMPERVIOUS AREA DISPERSION (SD-5)**
  THE PROJECT DRAINS ROOF TOP RUNOFF INTO CLOSE BY PLANTERS
  THE PROJECT PROPOSES TO USE PERMEABLE PAVERS AS A SITE DESIGN MEASURE

- **DISPERSE RUNOFF TO ADJACENT LANDSCAPING**
  THE PROJECT DRAINS WALKWAYS, PATIOS AND DECKS INTO ADJACENT LANDSCAPED AREAS.

SOURCE CONTROL BMPS

- **EMPLOY INTEGRATED PEST MANAGEMENT PRINCIPLES (SC-6)**
  IPM EDUCATIONAL MATERIALS SHOULD BE DISTRIBUTED TO FUTURE SITE RESIDENTS AND TENANTS. THESE EDUCATIONAL MATERIALS SHOULD ADDRESS THE FOLLOWING:
  USE OF BARRIERS, SCREENS, AND CAULKING TO KEEP PESTS OUT OF BUILDINGS AND LANDSCAPING.
  a. PHYSICAL PEST ELIMINATION TECHNIQUES, SUCH AS WEEDING, WASHING, OR TRAPPING PESTS.
  b. RELYING ON NATURAL ENEMIES TO ELIMINATE PESTS.
  c. PROPER USE OF PESTICIDES AS A LAST LINE OF DEFENSE.

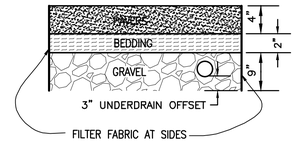
- **USE NON-TOXIC ROOFING MATERIALS WHERE FEASIBLE:**
  THE PROJECT WILL AVOID THE USE OF GALVANIZED STEEL OR COPPER FOR ROOFS, GUTTERS, AND DOWNSPOUTS. THE PROJECT WILL AVOID COMPOSITE ROOFING MATERIALS THAT CONTAIN COPPER.

POST CONSTRUCTION BMP LEGEND

LID PLANTER BOX

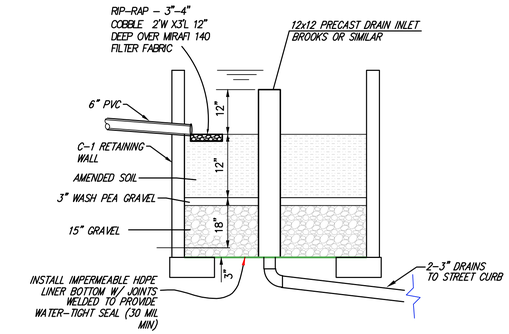
DOWNSPOUT TO LID PLANTER

PERMEABLE PAVERS (SITE DESIGN)



PERVIOUS PAVER SECTION

NO SCALE



PLANTER ENGINEERED SOIL LAYER SHALL BE MINIMUM 18" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50 TO 60% SAND, 20 TO 30% COMPOST OR HARDWOOD MULCH, AND 20 TO 30% TOPSOIL.

A LID PLANTER PROFILE

NOT TO SCALE

AP CONSULTING
CIVIL ENGINEERING - WATER RESOURCES PLANNING
Tel. 619-227-8941
2371 Fenton Street, Suite 100
Chula Vista, CA 91914

REGISTERED PROFESSIONAL ENGINEER
VICTOR BARQUEZ-FERNANDEZ
No. C-35373
CIVIL
STATE OF CALIFORNIA

REVISION TABLE		
NO.	DATE:	REVISION / ISSUE:
1		

BMP SHEET - DISCRETIONARY PERMIT:

GRUB RESIDENCE

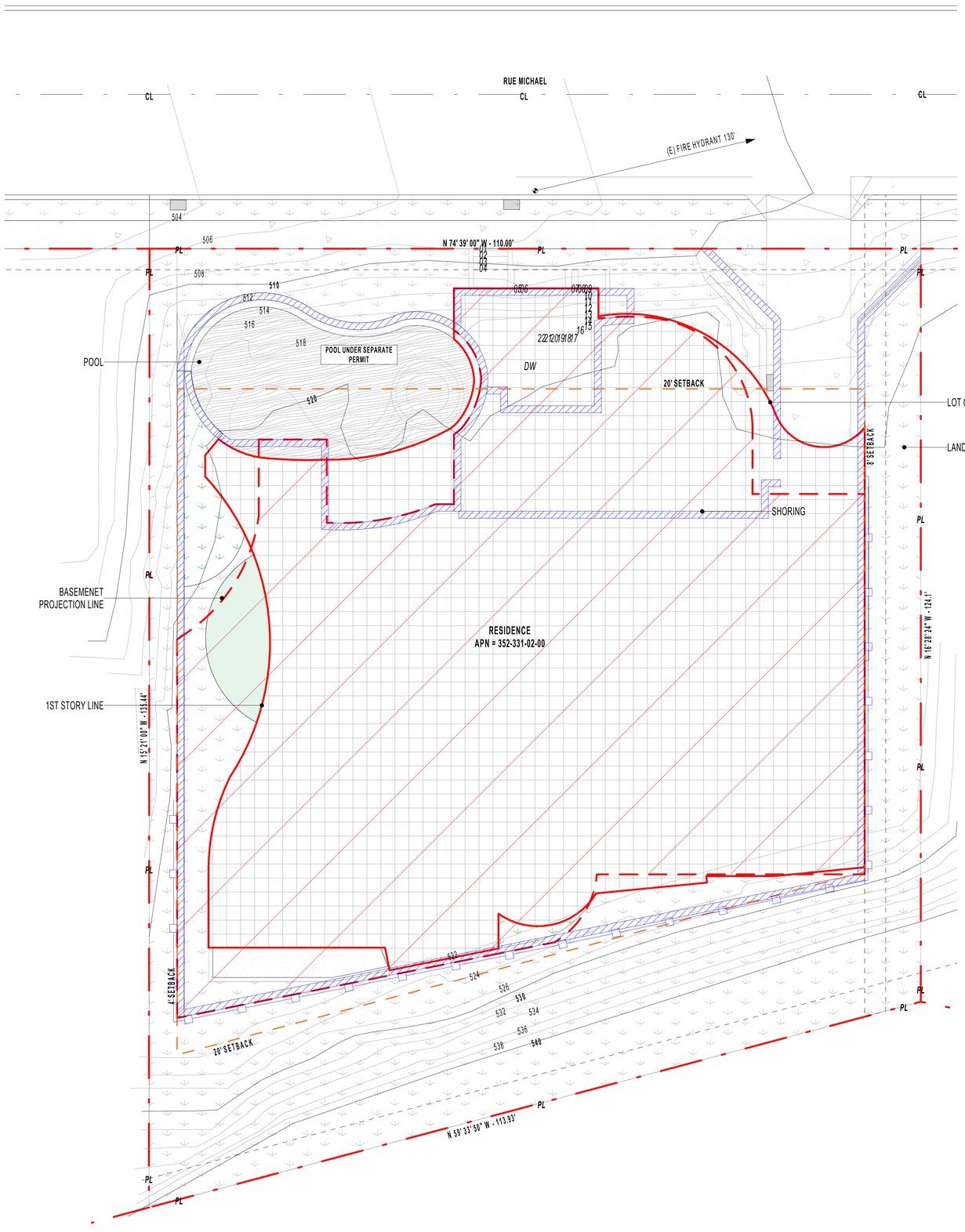
ADDRESS: 7356 RUE MICHAEL
SAN DIEGO CA 92037

The City of SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
SHEET __ OF __ SHEETS

PROJECT NO. 1065911

SHEET TITLE: CIVIL STORM WATER

SAVE DATE: 9/11/2024 ~ PLOT DATE: 9/11/2024 ~ FILE NAME: C:\Users\Parra\Dropbox\AP Projects\100.140 Rusland\civil3d\Rusland_Pre Grad.dwg



LEYEND

- *LOT COVERAGE UNDER 51%*
- *BASEMENT LINE PROJECTION*
- *LANDSCAPE AREA > 30%*
- *HARDSCAPE*
- *POOL*
- *CAST-IN PLACE WALL*
- *PERMANENT SHORING*

PERMITS & FINDINGS

3. PURSUANT TO SDMC 1510.0201, ADDITIONS WITHIN THE LA JOLLA SHO RES PLANNED DISTRICT SHALL REQUIRE A SITE DEVELO PMENT PERMIT (SDP). PURSUANT TO SDMC 1510.0201(D), THE SDP SHALL BE APPRO VED, CO NDITIO NALLY APPRO VED, O R DENIED BY A HEARING OFFICER, IN ACCO RDANCE WITH PRO CESS THREE AND APPEALABLE TO THE PLANNING CO MMISSION.
4. PURSUANT TO SDMC 126.0702(A), THE PRO PO SED DEVELO PMENT WITHIN THE CO ASTAL OVERLAY ZO NE SHALL REQUIRE A CO ASTAL DEVELO PMENT PERMIT (CDP). [INFO ONLY – NO RESPO NSE REQUIRED].
5. PLEASE PRO VIDE A WRITTEN RESPO NSE ADDRESSING EACH O F THE REQUIRED CDP FINDINGS FO UND IN 126.0708(A)(1-3) AND 126.0505(A)(1-3).
6. PURSUANT TO 126.0707(G), THE ADU DO ES NO T TRIGGER A DISCRETIO NARY CDP, AND SHALL BE ISSUED AS A BUILDING PERMIT IN ACCO RDANCE WITH PRO CESS ONE.
7. THE PRO CESS ONE CDP FO R THE ADU REQUIRES THE ADMINISTRATE FINDINGS FRO M 126.0708(C)(1-4):

A. FINDING 1: THE PRO PO SED ADU WILL NO T ENCRO ACH UPO N ANY EXISTING PHYSICAL ACCESSWAY THAT IS LEGALLY USED BY THE PUBLIC, O R ANY PRO PO SED PUBLIC ACCESSWAY IDENTIFIED IN A LO CAL CO ASTAL LAND USE PLAN AND THEREFO RE MEETS ADMINISTRATIVE FINDING #1 AS O UTLINED IN SDMC 126.0708(C).
B. FINDING 2: THE PRO PO SED ADU WILL NO T PRO PO SE TO ENCRO ACH INTO ANY APPLICABLE VIEW CO RRIDO RS AND WILL PRESERVE EXISTING PUBLIC VIEWS TO AND ALO NG THE O CEAN AND O THER SCENIC CO ASTAL AREAS AND IS THEREFO RE MEETS ADMINISTRATIVE FINDING #2 AS O UTLINED IN SDMC 126.0708(C).
C. FINDING 3: THE PRO PO SED ADU IS NO T SUBJECT TO THE ENVIRO NMENTALLY SENSITIVE LANDS REGULATIO NS IN CHAPTER 14, ARTICLE 3, DIVISIO N 1 AND MEETS ADMINISTRATIVE FINDING #3 AS O UTLINED IN SDMC 126.0708(C).
D. FINDING 4: THE PRO PO SED ADU DO ES NO T INVO LVE ANY O F THE ACTIVITIES IN SECTIO N 126.0708(A)(1)-(2) O R SECTIO N 126.0708(A)(4)-(8), THEREFO RE THE DEVELO PMENT MEETS ADMINISTRATIVE FINDING #4 AS O UTLINED IN SDMC 126.0708(C).

DEVELO PMENT

8. SETBACKS SITING FAR: PLEASE PRO VIDE A LA JO LLA SHO RES GENERAL CO NFO RMITY NEIGHBO RHO O D SURVEY TO DEMO NSTRATE CO MPLIANCE WITH THE O THER SETBACK/SITING REGULATIO NS. PLEASE CO NTACT YO UR PLANNING REVIEWER IF YO U HAVE ANY QUESTIO NS. THIS CHART SHALL INCLUDE A CO LUMN FO R EACH HO ME ADDRESS, EACH SETBACK, EACH LO T SIZE, EACH FAR. THEN, EACH CO LUMN (O THER THAN THE HO ME ADDRESS CO LUMN) SHALL LIST AN AVERAGE. BE CERTAIN TO ALSO INCLUDE AND HIGHLIGHT THE PRO PO SED PRO JECT IN THIS SURVEY. IF YO U HAVE ANY QUESTIO NS O R WO ULD LIKE TO SEE AN EXAMPLE, PLEASE CO NTACT YO UR REVIEWER.
9. FAR: GARAGES AND ADUS ARE NO T EXEMPT FRO M FAR. PER 113.0234(A)(2), THERE ARE EXEMPTIO NS FO R CERTAIN PO RTIO NS O F BASEMENTS, BUT IT DO ES NO T APPEAR THE ENTIRE GARAGE O R ADU WO ULD CO MPLY WITH THIS. PLEASE PRO VIDE A FAR DIAGRAM/SECTIO N TO DEMO NSTRATE THE PO RTIO NS CO UNTED IN THE FAR TO DEMO NSTRATE CO MPLIANCE.
10. CAP CHECKLIST: PLANNING HAS NO CO MMENTS O N THE CHECKLIST. [INFO ONLY – NO RESPO NSE REQUIRED]
11. PLEASE PRO VIDE A CO PY O F THE EASEMENTS.
12. PLEASE UPDATE "PRO YECT NARRATIVE" TO "PRO JECT NARRATIVE".
13. DRIVEWAY: ON THE SITE PLAN, PLEASE DIMENSIO N THE DRIVEAWAY AND APRO N WIDTH TO DEMO NSTRATE CO MPLIANCE WITH SDMC 142.0560 AND 142.0521(D).
14. DENSITY: THE PRO PO SED DENSITY O F O NE DWELLING UNIT APPEARS TO BE IN GENERAL CO NFO RMITY WITH THE SURRO UNDING AREA (PURSUANT TO SDMC 1510.0304(A)). [INFO RMATIO N ONLY - NO RESPO NSE REQUIRED]
15. LO T CO VERAGE: PURSUANT TO SDMC 1510.0306(D), THE MAXIMUM LO T CO VERAGE IS 50 PERCENT. PLEASE LIST THE MAX LO T CO VERAGE AND PRO PO SED CO VERAGE O N THE TITLE SHEET UNDER THE PRO JECT DATA CHART.
16. LANDSCAPING: PURSUANT TO SDMC 1510.0306(G), THE MINIMUM LANDSCAPED AREA IS 30%. PLEASE LIST THE MINIMUM LANDSCAPED AREA AND PRO PO SED AREA O N THE TITLE SHEET UNDER THE PRO JECT DATA CHART.
17. HEIGHT: CO ASTAL HEIGHT LIMITATIO N SHALL BE MEASURED FRO M THE LO WEST PO INT WITHIN 5' O F THE HO ME. THE LO W DATUM PO INT SHALL BE TAKEN FRO M THE LO WEST PO INT O F EITHER THE EXISTING O R PRO PO SED GRADE, WHICHEVER IS LO WER. PLEASE ILLUSTRATE LO WEST DATUM PO INT O N THE SITE PLAN AND USE THIS SAME PO INT O N ALL ELEVATIO NS TO MEASURE THE HEIGHT. PLEASE BE CERTAIN TO ALSO ILLUSTRATE THE LO WEST DATUM PO INT HEIGHT O N THE ELEVATIO NS.
18. HEIGHT: PLEASE CLARIFY THE HEIGHT MEASUREMENT. PLEASE REFERENCE 113.0270 (HTTPS://DO CS.SANDIEGO .GO V/MUNICO DE/MUNICO DECHAPTER11/CH11ART03DIVISIO N02.PDF) AND TECHNICAL BULLETIN 5-4 (HTTPS://WWW.SANDIEGO .GO V/SITES/DEFAULT/FILES/LEGACY/DEVELO PMENT-SERVICES/PDF/INDUSTRY/TECHBULLETIN/BLDG-5-4.PDF). PLEASE BE CERTAIN TO ILLUSTRATE, DIMENSIO N, AND LABEL THE PLUMB LINE, PRO P D, AND STRUCTURE HEIGHT O N THE ELEVATIO NS AND SECTIO NS.
19. HEIGHT: PLEASE LIST THE MAX BUILDING HEIGHT AS 30' AND LIST THE PRO PO SED HEIGHT AS THE PLUMB LINE HEIGHT (WHICH SHALL BE UNDER 30').

CO MMUNITY PLAN

20. THE PRO JECT SITE IS DESIGNATED FO R VERY LO W DENSITY RESIDENTIAL (0-5 DWELLING UNITS PER ACRE) (LJCP, FIGURE 1, PG. 3). THE PRO JECT INCLUDES A NEW SINGLE-DWELLING UNIT AND ADU O N O NE LO T TO TALING APPRO XIMATELY 13,269SF (~0.30 AC) IN LO T AREA. THE PRO JECT RESULTS IN A DENSITY O F APPRO XIMATELY 3 DWELLING UNITS PER ACRE. THE PRO JECT IMPLEMENTS THE PRESCRIBED DENSITY. [INFO RMATIO N ONLY - NO RESPO NSE REQUIRED]
21. LA JO LLA CO MMUNITY PLAN RESIDENTIAL LAND USE PO LITY #1: MAINTAIN THE EXISTING RESIDENTIAL CHARACTER O F LA JO LLA'S NEIGHBO RHO O DS BY ENCO URAGING BUILDO UT O F RESIDENTIAL AREAS AT THE PLAN DENSITY. THE CO MMUNITY PLAN IDENTIFIES THE LAND AS VERY LO W DENSITY RESIDENTIAL (0-5 DU/AC) PER FIGURE 16. THE PRO PO SED PRO JECT INCLUDES AN SDU AND AN ADU AND DO ES NO T CO NFLICT WITH THIS PO LICY.
22. THE SITE IS NO T IDENTIFIED AS A PUBLIC VANTAGE PO INT. (FIGURE 9, PG. 35-36). THE PO RTIO N O F RUE MICHAEL THAT IS IDENTIFIED AS A SCENIC O VERLO O K IS SO UTHEAST O F THE SUBJECT SITE. [INFO ONLY – NO RESPO NSE REQUIRED]
23. PO LICY 2A STATES "PUBLIC VIEWS FRO M IDENTIFIED VANTAGE PO INTS, TO AND FRO M LA JO LLA'S CO MMUNITY LANDMARKS AND SCENIC VISTAS O F THE O CEAN, BEACH AND BLUFF AREAS, HILLSIDES AND CANYO NS SHALL BE RETAINED AND ENHANCED FO R PUBLIC USE." THE PRO PO SAL DO ES NO T INTERFERE WITH PUBLIC VANTAGE PO INTS.
24. ONE GO AL O F THE LA JO LLA CO MMUNITY PLAN IS TO "MAINTAIN THE CHARACTER O F LA JO LLA'S RESIDENTIAL AREAS BY ENSURING THAT REDEVELO PMENT O CCURS IN A MANNER THAT PRO TECTS NATURAL FEATURES, PRESERVES EXISTING STREETSCAPE THEMES AND ALLO WS A HARMO NIO US VISUAL RELATIO NSHIP TO EXIST BETWEEN THE BULK AND SCALE O F NEW AND O LDER STRUCTURES." THE PRO PO SAL APPEARS TO DO THIS ESPECIALLY BY ADDING THE ADU TO THE LO WER LEVEL O F THE STRUCTURE AND BY UTILIZING ARTICULATIO N TO WARD THE STREET. CAN ARTICULATIO N BE UTILIZED TO BREAK UP THE MASSING O N THE EAST SIDE?
25. LA JO LLA CO MMUNITY PLAN RESIDENTIAL RECO MMENDATIO N 2C: IN O RDER TO PRO MO TE TRANSITIO NS IN SCALE BETWEEN NEW AND O LDER STRUCTURES, CREATE VISUAL RELIEF THRO UGH THE USE O F DIAGO NAL O R O FF-SETTING PLANES, BUILDING ARTICULATIO N, RO O FLINE TREATMENT AND VARIATIO NS WITHIN FRO NT YARD SETBACK REQUIREMENTS. THE PRO PO SAL ADHERES TO THIS RECO MMENDATIO N BY PRO VIDING O FF SETTING PLANES BETWEEN STO RIES AT THE RO O F O N THE NO RTH AND WEST SIDES. CAN ARTICULATIO N BE UTILIZED TO BREAK UP THE MASSING O N THE EAST SIDE?
26. RECO MMENDATIO N 2E. IN O RDER TO ADDRESS TRANSITIO NS BETWEEN THE BULK AND SCALE O F NEW AND O LDER DEVELO PMENT IN RESIDENTIAL AREAS, MAINTAIN THE EXISTING 30-FO O T HEIGHT LIMIT O F THE SINGLE DWELLING UNIT ZO NES AND PRO PO SITIO N D. STRUCTURES WITH FRO NT AND SIDE YARD FACADES THAT EXCEED O NE STO RY SHO ULD SLO PE O R STEP BACK ADDITIO NAL STO RIES, UP TO THE 30-FO O T HEIGHT LIMIT, IN O RDER TO ALLO W FLEXIBILITY WHILE MAINTAINING THE INTEGRITY O F THE STREETSCAPE AND PRO VIDING ADEQUATE AMO UNTS O F LIGHT AND AIR. PLEASE PRO VIDE A WRITTEN DESCRIPTIO N O F HO W THE PRO PO SAL IS SENSITIVE TO THIS GO AL.
27. PLEASE CO NTACT THE LA JO LLA CO MMUNITY PLANNING ASSO CIATIO N AND THE LA JO LLA SHO RES PLANNED DISTRICT ORDINANCE ADVISO RY BO ARD FO R A RECO MMENDATIO N O N YO UR PRO JECT. PLEASE PRO VIDE THESE CO MMENTS AND VO TE TO THE CITY.

DRAFT CONDITIONS

28. PER SDMC 141.0302(B)(1)(B), AN ADU SHALL NO T BE USED FO R A RENTAL TERM O F LESS THAN 31 CO NSECUTIVE DAYS. PLEASE NO TE THIS O N THE PLANS.

1 CODE COMPLIANCE SITE PLAN 1/8" = 1'-0"

CDGI
CONCEPTO
T. 619.858.2345 F. 619.858.2344
P.O.Box. 84180 San Diego Ca. 92138
office@cdgius.com www.cdgius.com

NORTH

PRJ: 1123510

REVISIONS

No	DATE

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:

ADDRESS:

DATE. 9.12.2024

CITY SUBMITTAL. SAN DIEGO CA.

SCALE. INDICATED IN DRAWING

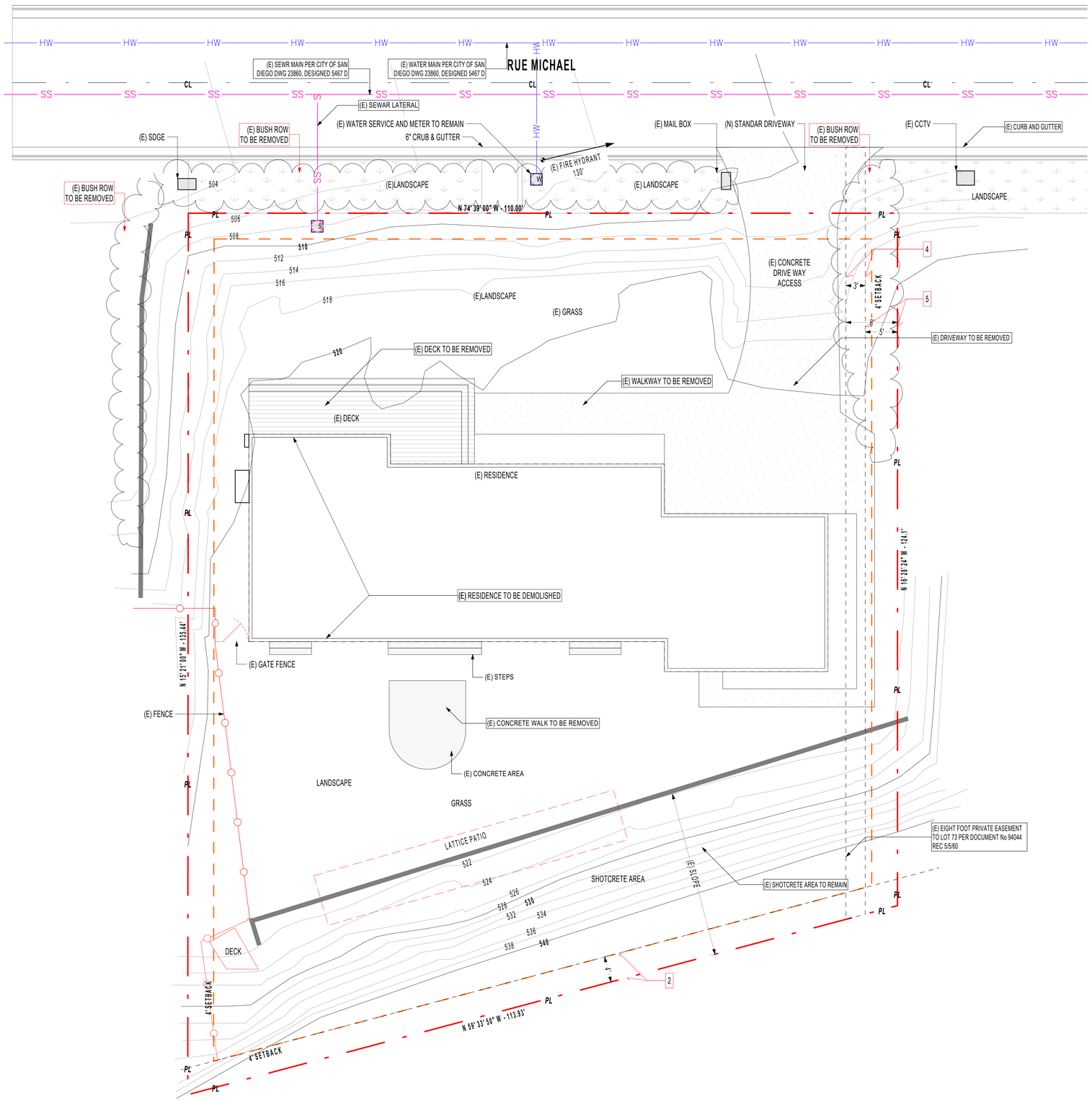
DRAW. E.M.

JOB No.

SHEET TITLE:

CODE COMPLIANCE

A.001



BENCHMARK:

BENCH MARK FOR THIS MAP ARE BASE UPON THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK` PAGE 544, PRIMARY VIA CAPRI, SECONDARY RUE DENISE NEBP (DATUM IS MEAN SEA LEVEL)

ELEVATION = 594.192' FT

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOW:

LOT 58 OF CHATEAU VILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1958

BASIS OF BEARINGS:

ALL BEARING AND DISTANCES SHOWN HEREON ARE PER RECORD DATA

EASEMENTS NOTES

THE ITEM NO. SHOWN HEREON ARE PER LAWYER TITLE COMPANY PRELIMINARY REPORT ORDER NO. 320321497, DATED SEPTEMBER 11, 2020.

2.- AN EASEMENT AS SHOWN ON THE OFFICIAL MAP 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1958. PLOTTED HEREON.

4.- AN EASEMENT FOR SEWER PIPE LINE IN AN INSTRUMENT WITH RECORDING NO 94044 OF OFFICIAL RECORDS. PLOTTED HEREON.

5.- AN EASEMENT FOR RETAINING WALL IN AN INSTRUMENT WITH RECORDING NO. 2002-0706526 OF OFFICIAL RECORDS. PLOTTED HEREON.

PROJECT ADDRESS:

7356 RUE MICHAEL,
LA JOLLA, CA 92037
APN. 352-331-02-00
TOTAL AREA: 13,269 SF (NET)

CDGI
CONCEPTO
T. 619.858.2345 F. 619.858.2344
P.O.Box. 84180 San Diego Ca. 92138
office@cdgius.com www.cdgius.com

NORTH

PRJ: 1123510

REVISIONS

No *DATE*

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:

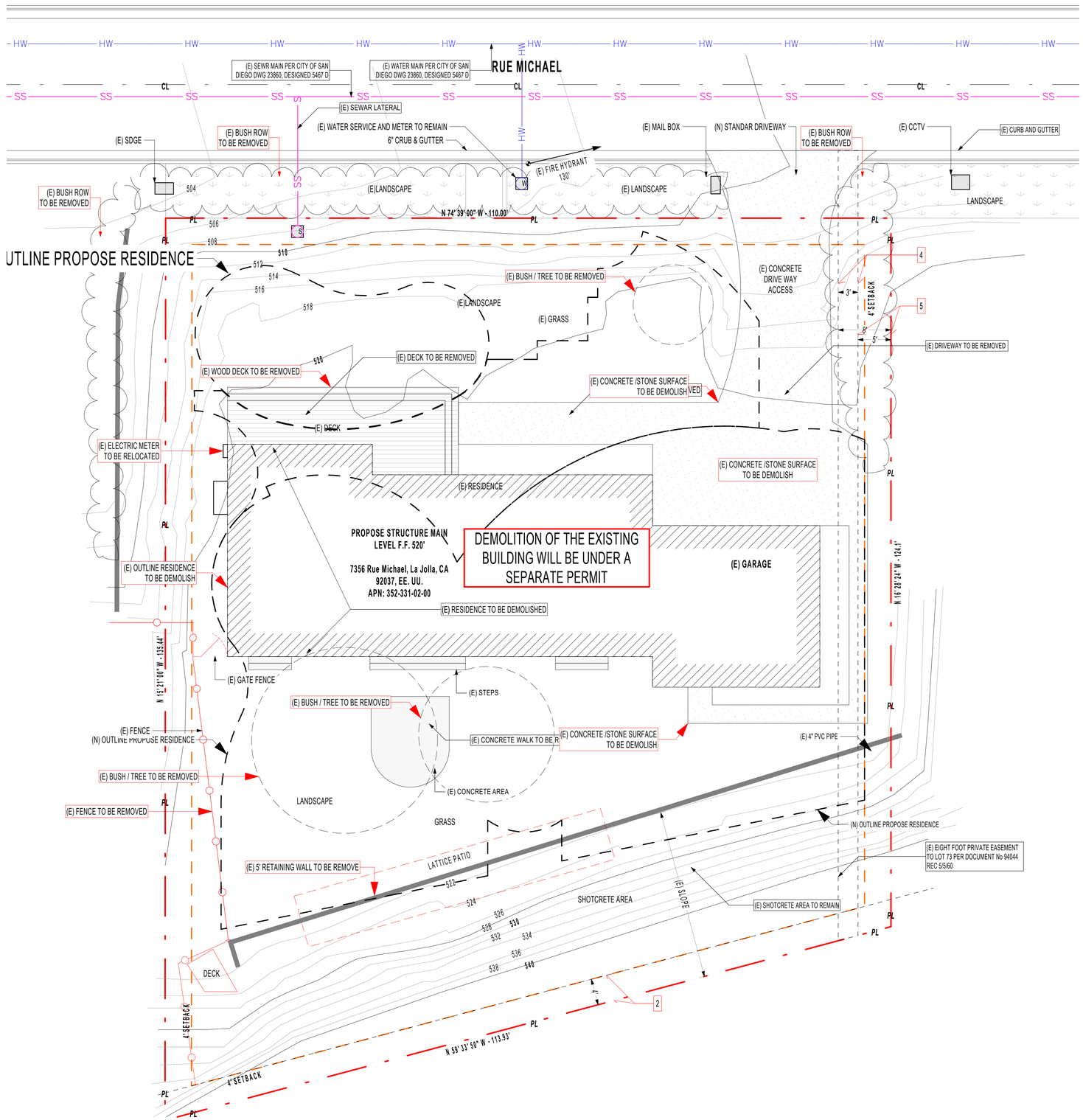
ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:

TOPOGRAPHIC

A.002



2. *DEMOLITION PLAN* *1/8" = 1'-0"*

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P.O.Box. 84180 San Diego Ca. 92138
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N

NORTH

PRJ: 1123510

REVISIONS

No	DATE

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:

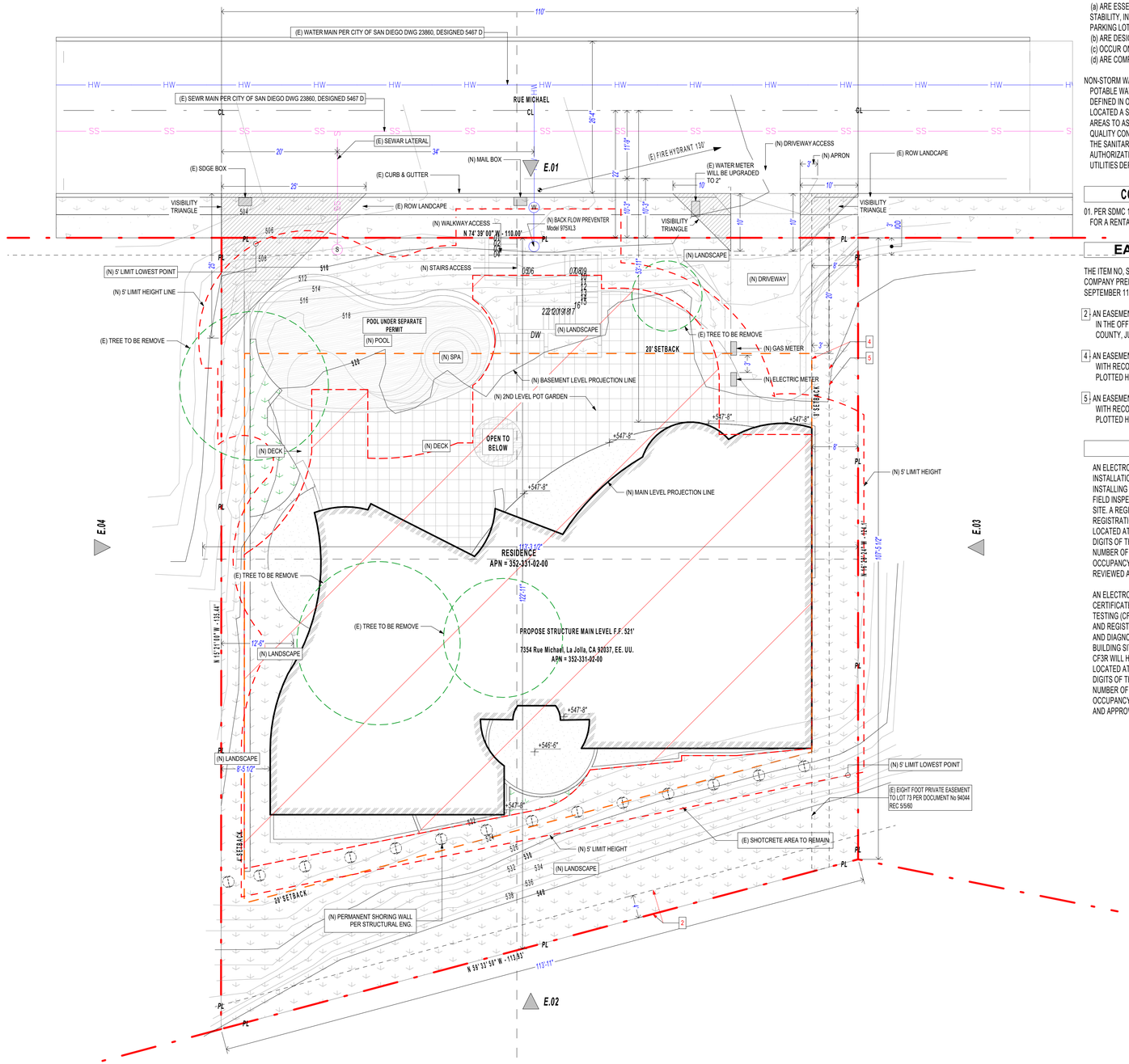
ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:

DEMO PLAN

A.003



SITE PLAN 1" = 10'

18. THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). ACCORDING TO THE SWRCB ASBS RESOLUTION NO. 2012-0031, EXISTING STORMWATER DISCHARGER INTO AN ASBS ARE ALLOWED ONLY UNDER THE FOLLOWING CONDITIONS:
1. THE DISCHARGER ARE AUTHORIZED BY AN NPDES PERMIT ISSUED BY THE SWRCB OR REGIONAL WATER BOARD;
2. THE DISCHARGES COMPLY WITH ALL OF THE APPLICABLE TERMS, PROHIBITIONS, AND SPECIAL CONDITIONS CONTAINED IN THESE SPECIAL PROTECTIONS:AND
3. THE DISCHARGES:
(a) ARE ESSENTIAL FOR FLOOD CONTROL OR SLOPE STABILITY, INCLUDING ROOF, LANDSCAPE, ROAD, AND PARKING LOT DRAINAGE;
(b) ARE DESIGNED TO PREVENT SOIL EROSION;
(c) OCCUR ONLY DURING WET WEATHER, AND
(d) ARE COMPOSED OF ONLY STORM WATER RUNOFF.

NON-STORM WATER DISCHARGES (I.E. HYDROSTATIC TESTING, POTABLE WATER, ETC.) TO ASBS AREAS IS PROHIBITED AS DEFINED IN ORDER NO. R9-2010-0003. DISCHARGES SHALL BE LOCATED A SUFFICIENT DISTANCE FROM SUCH DESIGNATED AREAS TO ASSURE MAINTENANCE OF NATURAL WATER QUALITY CONDITIONS IN THESE AREAS. IF DISCHARGING TO THE SANITARY SEWER WITHHIN THE ASBS, A REQUEST FOR AUTHORIZATION MUST BE SUBMITTED TO THE CITY PUBLIC UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL.

CONDITION OF APPROVAL

01. PER SDMC 141.0302(B)(1)(B), AN ADU SHALL NOT BE USED FOR A RENTAL TERM OF LESS THAN 31 CONSECUTIVE DAYS.

EASEMENTS NOTES

THE ITEM NO, SHOWN HEREON ARE PER LAWYER TITLE COMPANY PRELIMINARY REPORT ORDER NO. 320321497, DATED SEPTEMBER 11, 2020.

2. AN EASEMENT AS SHOWN ON THE OFFICIAL MAP 3926, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 10, 1958. PLOTTED HEREON. TO BE VACATED

4. AN EASEMENT FOR SEWER PIPE LINE IN AN INSTRUMENT WITH RECORDING NO 94044 OF OFFICIAL RECORDS. PLOTTED HEREON. P/VT

5. AN EASEMENT FOR RETAINING WALL IN AN INSTRUMENT WITH RECORDING NO. 2002-0706526 OF OFFICIAL RECORDS. PLOTTED HEREON. P/VT

NOTES

AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.

AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

STORM WATER QUALITY NOTES - CONSTRUCTION BMPS

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL. PRIOR TO ANY SOIL DISTURBANCE EMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONIRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:
01. ALL REQUIREIVIENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS, CONSISTENT WITH THE APPROVED STORM WATER POTLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST.CONSTRUCTION BMPS.
02. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT.OF-WAY MUST BE TEMPORARILY REIMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
03. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
04. THE CONTRACTOR SHALL ONLY GRADE. INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
05. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB.CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES. AND/OR STOP WORK NOTICES.
06. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S)AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVIRY AT THE END OF EACH WORK DAY.
07. THE CONIRACTOR SHALL PROIECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
08. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROIV ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENI OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
09. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES, THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY, ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILAELE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMTANCES TO PREVENT NON.STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONIROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIRALL BMPS AS SOON AS POSSIBLE AS SAFEW ALLOWS.
17. CONSTRUCTION ENTRANCE ANO EXIT AREA. TEPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC.01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (A) NON.STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVICION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

GENERAL NOTES

1. ALL SITE CONDITIONS ARE EXISTING U.O.N.
2. NO STREET IMPROVEMENTS OF ANY KIND ARE PROPOSED
3. NO WORK WITHIN R.O.W. IS PROPOSED
4. ALL NEW IMPERMEABLE SURFACES, DECKS, AND ROOF DOWN SPOUTS WILL DRAIN AND DISSIPATE DIRECTLY INTO LANDSCAPE AREAS
5. ALL MAIN DRAIN LINES TO BE 6" PVC @ 1% MIN. SLOPE, U.O.N.
6. ALL CATCH BASIN, WHERE USED, TO BE 4" BLACK PVC @ 2% MIN. SLOPE, U.O.N.
7. HARDSCAPE GRADES TO BE MIN. 1% TO DRAINS AND AWAY FROM STRUCTURE(S)
8. SOFTSCAPE GRADES TO BE MIN. 2% TO DRAINS (1% WHERE FLOW IS CONCENTRATED) AND 2% MIN. AWAY FROM STRUCTURE(S)

CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK NOTIFY ARCHITECT OF ANY DISCREPANCIES.

WALL LEGEND

- NEW RETAINING WALL
- 2X6 NEW FRAMING WALLS
- 2X4 FRAMING WALLS
- UPPER LEVEL PROJECTION
- EXISTING RETAINING WALLS
- EXISTING GRADE
- MAIN FLOOR AREA TO EXEMPT
- MAIN FLOOR AREA TO FAR

KEY NOTES

001. THUNDERBIRD COMMERCIAL BOTTOM OUTLET ROOF DRAIN WITH OVERFLOW AND DUAL CLAMPING RINGS
002. ROOF GARDEN / POT PLANTER DRAIN, TBD.
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004. TEMPERED GLASS GUARD RAIL.
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007. CABLE SYSTEM GUARD RAIL.
008. HAND RAIL PER ARCHITECTURAL DETAILS
009. STAIRS TEMPERED GLASS GUARD RAIL.
010. NITCH PER FLOOR PLAN.
011. PIPES AND HVAC LINES SPACE.
012. CHIMNEYS PIPES VENT THRU ROOF SPACE.
013. NEW PAVER DRIVEWAY, MODEL TBD PER OWNER.
014. OFF STREET PARKING, PER CITY REQUIREMENT.
015. FIRE RATING - CLASS A, MATERIAL FIBERGLASS ASPHALT CONSTRUCTION **(ESR-1475)**, ROOFING SHALL HAVE A **CLASS A** FIRE RATING. DENSDECK (non-combustible deck material). **(ESR-2140)**
016. LOWER LEVEL PROJECTION LINE.
017. RETAINING WALL PER STRUCTURAL ENG *(DX - XX)*.
018. 42" PONY WALL PER STRUCTURAL ENG *(DX-XX)*
019. BUILDING ADDRESS NUMBER.
020. 8" PRO SERIES SHALLOW PROFILE CHANNEL DRAIN W/8" PRO SERIES CHANNEL GRATE, DUCTILE.
021. TANKLESS UNIT FOR ADU.
022. UNIT MITSUBISHI SELF CONTAIN MINI-SPLIT FOR ADU.
023. SEE MAIN LEVEL FLOOR PLAN STAIR ACCESS FROM STREET, NEW INDICATION OF DOOR BELL OR INTERCOM ADDED TO PLANS.
024. WATERPROOF DECK MATERIAL (ESR-1757).
025. FIRE RATING - CLASS A. MATERIAL FIBERGLASS ASPHALT CONSTRUCTION (ESR-1475). ROOF CLASS A FIRE RATING. DENSDECK (non-combustible deck material) (ESR-2140).

EARTHWORK TABULATIONS:

TOTAL DISTURBANCE AREA = 7,946 SF
AMOUNT OF CUT/FILL = 628.4 CU. YARDS
IMPORT / EXPORT = 628.4 CU. YARDS
MAXIMUM DEPTH OF CUT =16' - 0"

IMPERVIOUS AREA, EXISTING = 4,400 SF
IMPERVIOUS AREA, PROPOSED = 7,388 SF
TOTAL IMPERVIOUS AREA = 7,388 SF

% OF TOTAL SITE = 7,388 SF / 13,304 = 55%
MAXIMUM DEPTH OF CUT = 16' - 0"

ASBS NOTES:
1. IN ACCORDANCE WITH RWQCB RESOLUTION NO. 2012-0031, EXISTING STORM WATER DISCHARGES INTO AN ASBS ARE ALLOWED ONLY UNDER THE FOLLOWING CONDITIONS:

2. THE DISCHARGES ARE AUTHORIZED BY AN NPDES PERMIT ISSUED BY THE RWQCB;

3. THE DISCHARGES COMPLY WITH ALL OF THE APPLICABLE TERMS, PROHIBITIONS, AND SPECIAL CONDITIONS CONTAINED IN THESE SPECIAL PROTECTIONS; AND

4. THE DISCHARGES:

a. ARE ESSENTIAL FOR FLOOD CONTROL OR SLOPE STABILITY, INCLUDING ROOF, LANDSCAPE, ROAD, AND PARKING LOT DRAINAGE;

b. ARE DESIGNED TO PREVENT SOIL EROSION;

c. OCCUR ONLY DURING WET WEATHER; AND

d. ARE COMPOSED OF ONLY STORM WATER RUNOFF

5. NON-STORM WATER DISCHARGES (I.E. HYDROSTATIC TESTING, POTABLE WATER, ETC.) TO ASBS AREAS IN PROHIBITED AS DEFINED IN ORDER NO. R9-2010-0003. DISCHARGES SHALL BE LOCATED A SUFFICIENT DISTANCE FROM SUCH DESIGNATEDAREAS TO ASSURE MAINTENANCE OF NATURAL WATER QUALITY CONDITIONS IN THESE AREAS. IF DISCHARGING TO THE SANITARY SEWER WITHIN THE ASBS, A REQUEST FOR AUTHORIZATION MUST BE SUBMITTED TO THE CITY PUBLIC UTILITIES DEPARTMENT FOR REVIEW AND APPROVAL.

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NORTH

PRJ: 1123510

REVISIONS
No *DATE*

GRUB - RESIDENCE

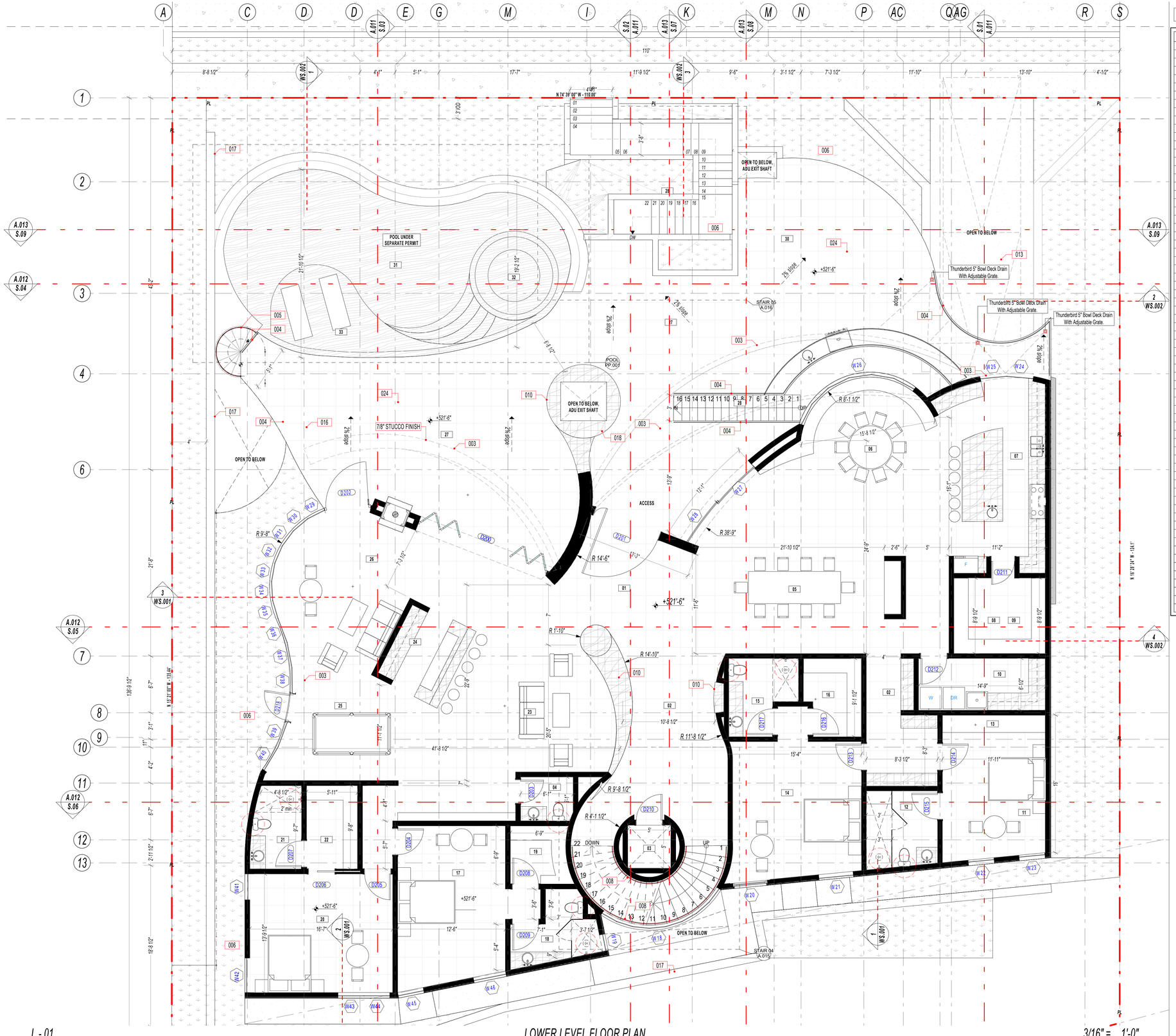
7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:
ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:
SITE PLAN

A.004



L - 01 LOWER LEVEL FLOOR PLAN 3/16" = 1'-0"

ROOM LEGEND

ROOM No.	ROOM NAME
01	ENTRY
02	FOYER
03	ELEVATOR
04	POWDER ROOM
05	DINING ROOM
06	NOOK
07	KITCHEN
08	PANTRY
09	STORAGE
10	LAUNDRY
11	BEDROOM B01
12	BATHROOM B01
13	WIC B01
14	BEDROOM B02
15	BATHROOM B02
16	WIC B02
17	BEDROOM B03
18	BATHROOM B03
19	WIC B03
20	BEDROOM B04
21	BATHROOM B04
22	WIC B04
23	FAMILY ROOM
24	BAR / WINE CELLAR
25	PLAY ROOM 01
26	SEATING AREA
27	DECK
28	EXTERIOR STAIRS
29	BBQ
30	EXTERIOR SEATING AREA
31	POOL
32	SPA
33	SHAMOO
34	IT ROOM
35	SOTRAGE GARAGE
36	6 CARS GARAGE
37	TOOLS STORAGE
38	HALL
39	BEDROOM B05
40	BATHROOM B05
41	WIC B05
42	BAR BASEMENT
43	BAR BATHROOM
44	BAR CLOSET
45	BAR TOILET
46	PLAY ROOM
47	HOME TEATHER
48	INTERIOR PATIO
49	ADU KITCHEN / DINING
50	ADU BATHROOM
51	ADU BEDROOM 01
52	ADU BEDROOM 2
53	EXIT SHAFT
54	MB HER CLOSET
55	MB HIS CLOSET
56	MASSAGE ROOM
57	MB BATHROOM SHOWER
58	M BATH TOILET 01
59	M BATH TOILET 02
60	MB BATHROOM SINKS
61	MASTER BEDROOM
62	MB SEATING AREA
63	MB BALCONY
64	HALL
65	OFFICE
66	BEDROOM B06
67	BATHROOM B06
68	WIC B06
69	POOL EQUIPMENT ROOM

GENERAL NOTES

1- ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS OTHERWISE NOTED.
2- ALL DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINE OF OPENING UNLESS OTHERWISE NOTED.
4- ALL SWITCHES AND CONTROLS TO BE INSTALLED NO HEIGHER THAN 48" A.F.F.
5- ALL OUTLETS TO BE INSTALLED AT 15" A.F.F. UNLESS OTHERWISE NOTED ON PLANS.
6- ALL UNITS ARE TO BE EQUIPPED W/ DOORBELLS WITH BUZZER MOUNTED 48" A.F.F. MAX.
7- BACKING SHALL BE PROVIDED AT ALL UNITS FOR POTENTIAL INSTALLATION OF GRAB-BARS WHERE REQUIRED. SEE A9 SHEETS FOR DETAILS.
8- NO SCREENING ELEMENTS ON ROOF PLAN.
9- REFERENCE POINTS: VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS, U.N.O.
10- METAL FINISHES: ALL EXTERIOR STEEL AND MISCELLANEOUS METALS SHALL BE HOT DIP GALVANIZED AND PAINTED, U.O.N.
11- INSULATION: PROVIDE THE FOLLOWING R-VALUES AT EXTERIOR WALLS AND ROOF CONSTRUCTION SURROUNDING CONDITIONED SPACES IN THE BUILDING ENVELOPE U.O.N., ROOFS: R-30, WALLS: R-19, FLOOR OVERHANGS: R-19.
12- WEATHER-TIGHTNESS: ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
13- PREMISES IDENTIFICATION: ADDRESS NUMERALS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 12" HIGH NUMERALS WITH 1'1/2" WIDE STROKE WIDTH U.N.O.

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No	DATE

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

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SCALE. INDICATED IN DRAWING
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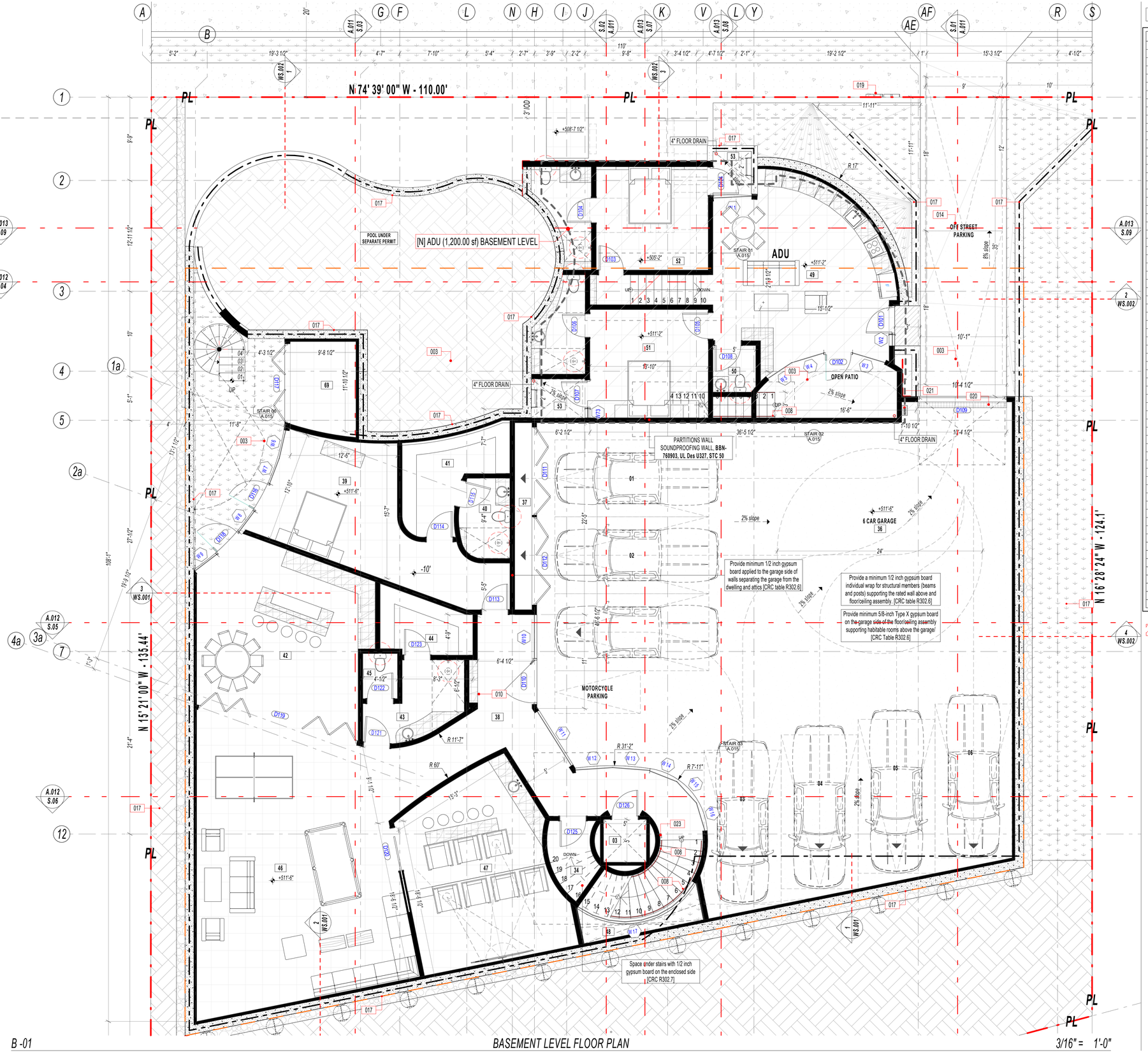
JOB No.

SHEET TITLE:

MAIN LEVEL

A.005



B -01 BASEMENT LEVEL FLOOR PLAN 3/16" = 1'-0"

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AREA EXEMPT

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REVISIONS

No	DATE

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

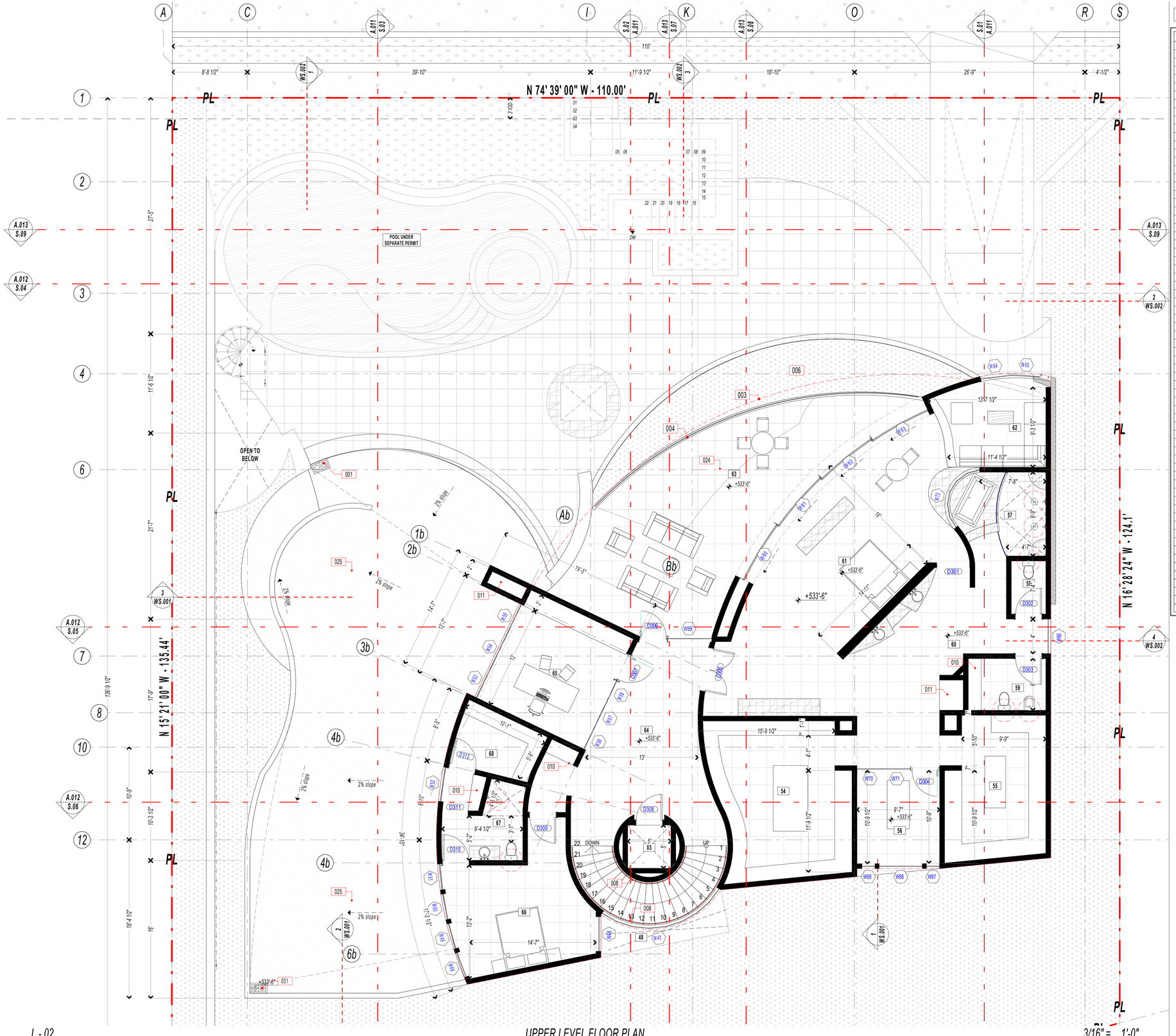
PROJECT NAME:
ADDRESS:

DATE. 9.12.2024
CITY SUBMITTAL. SAN DIEGO CA.
SCALE. INDICATED IN DRAWING
DRAW. E.M.
JOB No.

SHEET TITLE:

BASEMENT LEVEL

A.006



L - 02 UPPER LEVEL FLOOR PLAN 3/16" = 1'-0"

ROOM LEGEND

ROOM No.	ROOM NAME
01	ENTRY
02	FOYER
03	ELEVATOR
04	POWDER ROOM
05	DINING ROOM
06	NOOK
07	KITCHEN
08	PANTRY
09	STORAGE
10	LAUNDRY
11	BEDROOM B01
12	BATHROOM B01
13	WIC B01
14	BEDROOM B02
15	BATHROOM B02
16	WIC B02
17	BEDROOM B03
18	BATHROOM B03
19	WIC B03
20	BEDROOM B04
21	BATHROOM B04
22	WIC B04
23	FAMILY ROOM
24	BAR / WINE CELLAR
25	PLAY ROOM 01
26	SEATING AREA
27	DECK
28	EXTERIOR STAIRS
29	BBQ
30	EXTERIOR SEATING AREA
31	POOL
32	SPA
33	SHAMOO
34	IT ROOM
35	SOTRAGE GARAGE
36	6 CARS GARAGE
37	TOOLS STORAGE
38	HALL
39	BEDROOM B05
40	BATHROOM B05
41	WIC B05
42	BAR BASEMENT
43	BAR BATHROOM
44	BAR CLOSET
45	BAR TOILET
46	PLAY ROOM
47	HOME TEATHER
48	INTERIOR PATIO
49	ADU KITCHEN / DINING
50	ADU BATHROOM
51	ADU BEDROOM 01
52	ADU BEDROOM 2
53	EXIT SHAFT
54	MB HER CLOSET
55	MB HIS CLOSET
56	MASSAGE ROOM
57	MB BATHROOM SHOWER
58	M BATH TOILET 01
59	M BATH TOILET 02
60	MB BATHROOM SINKS
61	MASTER BEDROOM
62	MB SEATING AREA
63	MB BALCONY
64	HALL
65	OFFICE
66	BEDROOM B06
67	BATHROOM B06
68	WIC B06
69	POOL EQUIPMENT ROOM

GENERAL NOTES

1- ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS OTHERWISE NOTED.
2- ALL DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINE OF OPENING UNLESS OTHERWISE NOTED.
4- ALL SWITCHES AND CONTROLS TO BE INSTALLED NO HEIGHER THAN 48" A.F.F.
5- ALL OUTLETS TO BE INSTALLED AT 15" A.F.F. UNLESS OTHERWISE NOTED ON PLANS.
6- ALL UNITS ARE TO BE EQUIPPED W/ DOORBELLS WITH BUZZER MOUNTED 48" A.F.F. MAX.
7- BACKING SHALL BE PROVIDED AT ALL UNITS FOR POTENTIAL INSTALLATION OF GRAB-BARS WHERE REQUIRED. SEE A9 SHEETS FOR DETAILS.
8- NO SCREENING ELEMENTS ON ROOF PLAN.
9- REFERENCE POINTS: VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS, U.N.O.
10- METAL FINISHES: ALL EXTERIOR STEEL AND MISCELLANEOUS METALS SHALL BE HOT DIP GALVANIZED AND PAINTED, U.O.N.
11- INSULATION: PROVIDE THE FOLLOWING R-VALUES AT EXTERIOR WALLS AND ROOF CONSTRUCTION SURROUNDING CONDITIONED SPACES IN THE BUILDING ENVELOPE U.O.N., ROOFS: R-30, WALLS: R-19, FLOOR OVERHANGS: R-19.
12- WEATHER-TIGHTNESS: ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
13- PREMISES IDENTIFICATION: ADDRESS NUMERALS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 12" HIGH NUMERALS WITH 1 1/2" WIDE STROKE WIDTH U.N.O.

CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK NOTIFY ARCHITECT OF ANY DISCREPANCIES.

WALL LEGEND

- NEW RETAINING WALL
- 2X6 NEW FRAMING WALLS
- 2X4 FRAMING WALLS
- UPPER LEVEL PROJECTION
- EXISTING RETAINING WALLS
- EXISTING GRADE
- MAIN FLOOR AREA TO EXEMPT
- MAIN FLOOR AREA TO FAR

KEY NOTES

001. THUNDERBIRD COMMERCIAL BOTTOM OUTLET ROOF DRAIN WITH OVERFLOW AND DUAL CLAMPING RINGS
002. ROOF GARDEN / POT PLANTER DRAIN, TBD.
003. UPPER LEVEL PROJECTION LINE.
004. TEMPERED GLASS GUARD RAIL.
005. THUNDERBIRD 5" BOWL DECK DRAIN WITH ADJUSTABLE GRATE
006. ROOF GARDEN / POT PLANTER. PER LANDSCAPING
007. CABLE SYSTEM GUARD RAIL.
008. HAND RAIL PER ARCHITECTURAL DETAILS
009. STAIRS TEMPERED GLASS GUARD RAIL.
010. NITCH PER FLOOR PLAN.
011. PIPES AND HVAC LINES SPACE.
012. CHIMNEYS PIPES VENT THRU ROOF SPACE.
013. NEW PAVER DRIVEWAY, MODEL TBD PER OWNER.
014. OFF STREET PARKING, PER CITY REQUIREMENT.
015. FIRE RATING - CLASS A. MATERIAL FIBERGLASS ASPHALT CONSTRUCTION **(ESR-1475).** ROOFING SHALL HAVE A **CLASS A** FIRE RATING. DENSDECK (non-combustible deck material). **(ESR-2140)**
016. LOWER LEVEL PROJECTION LINE.
017. RETAINING WALL PER STRUCTURAL ENG *(DX - XX).*
018. 42" PONY WALL PER STRUCTURAL ENG *(DX-XX)*
019. BUILDING ADDRESS NUMBER.
020. 8" PRO SERIES SHALLOW PROFILE CHANNEL DRAIN W/8" PRO SERIES CHANNEL GRATE. DUCTILE.
021. TANKLESS UNIT FOR ADU.
022. UNIT MITSUBISHI SELF CONTAIN MINI-SPLIT FOR ADU.
023. SEE MAIN LEVEL FLOOR PLAN STAIR ACCESS FROM STREET, NEW INDICATION OF DOOR BELL OR INTERCOM ADDED TO PLANS.
024. WATERPROOF DECK MATERIAL (ESR-1757).
025. FIRE RATING - CLASS A. MATERIAL FIBERGLASS ASPHALT CONSTRUCTION (ESR-1475). ROOF CLASS A FIRE RATING. DENSDECK (non-combustible deck material) (ESR-2140).

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NORTH

PRJ: 1123510

REVISIONS

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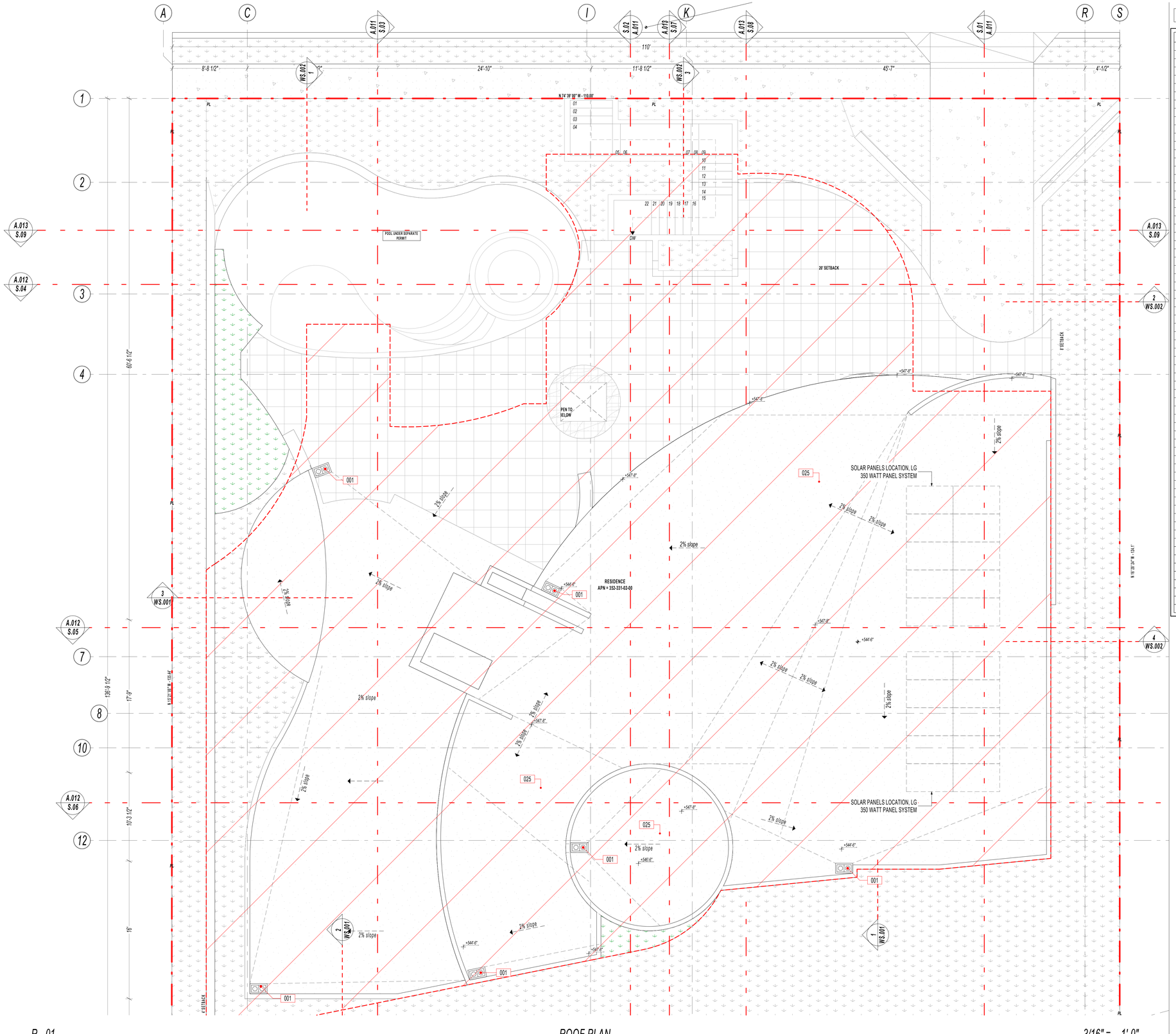
E.M.
JOB No.

SHEET TITLE:

UPPER LEVEL

A.007



ROOM LEGEND

ROOM No.	ROOM NAME
01	ENTRY
02	FOYER
03	ELEVATOR
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06	NOOK
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12	BATHROOM B01
13	WIC B01
14	BEDROOM B02
15	BATHROOM B02
16	WIC B02
17	BEDROOM B03
18	BATHROOM B03
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45	BAR TOILET
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49	ADU KITCHEN / DINING
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54	MB HER CLOSET
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56	MASSAGE ROOM
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58	M BATH TOILET 01
59	M BATH TOILET 02
60	MB BATHROOM SINKS
61	MASTER BEDROOM
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8- NO SCREENING ELEMENTS ON ROOF PLAN.
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KEY NOTES

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002. ROOF GARDEN / POT PLANTER DRAIN, TBD.
003. UPPER LEVEL PROJECTION LINE.
004. TEMPERED GLASS GUARD RAIL.
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007. CABLE SYSTEM GUARD RAIL.
008. HAND RAIL PER ARCHITECTURAL DETAILS
009. STAIRS TEMPERED GLASS GUARD RAIL.
010. NITCH PER FLOOR PLAN.
011. PIPES AND HVAC LINES SPACE.
012. CHIMNEYS PIPES VENT THRU ROOF SPACE.
013. NEW PAVER DRIVEWAY, MODEL TBD PER OWNER.
014. OFF STREET PARKING, PER CITY REQUIREMENT.
015. FIRE RATING - CLASS A. MATERIAL FIBERGLASS ASPHALT CONSTRUCTION ***(ESR-1475)***. ROOFING SHALL HAVE A ***CLASS A*** FIRE RATING. DENSDECK (non-combustible deck material). **(ESR-2140)**
016. LOWER LEVEL PROJECTION LINE.
017. RETAINING WALL PER STRUCTURAL ENG *(DX - XX)*.
018. 42" PONY WALL PER STRUCTURAL ENG *(DX-XX)*
019. BUILDING ADDRESS NUMBER.
020. 8" PRO SERIES SHALLOW PROFILE CHANNEL DRAIN W/8" PRO SERIES CHANNEL GRATE, DUCTILE.
021. TANKLESS UNIT FOR ADU.
022. UNIT MITSUBISHI SELF CONTAIN MINI-SPLIT FOR ADU.
023. SEE MAIN LEVEL FLOOR PLAN STAIR ACCESS FROM STREET. NEW INDICATION OF DOOR BELL OR INTERCOM ADDED TO PLANS.
024. WATERPROOF DECK MATERIAL (ESR-1757).
025. FIRE RATING - CLASS A. MATERIAL FIBERGLASS ASPHALT CONSTRUCTION (ESR-1475). ROOF CLASS A FIRE RATING. DENSDECK (non-combustible deck material) (ESR-2140).

ROOF NOTES

A. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. [CRC R337.5.4; SDMC 149.0327(e) (1)].
B. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE [SDMC 149.0327 (e) (2)].

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NORTH

PRJ: 1123510

REVISIONS

No	DATE

PROJECT NAME: **GRUB - RESIDENCE**

ADDRESS: 7354 Rue Michael, La Jolla, CA 92037

DATE. 9.12.2024
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DRAW. E.M.
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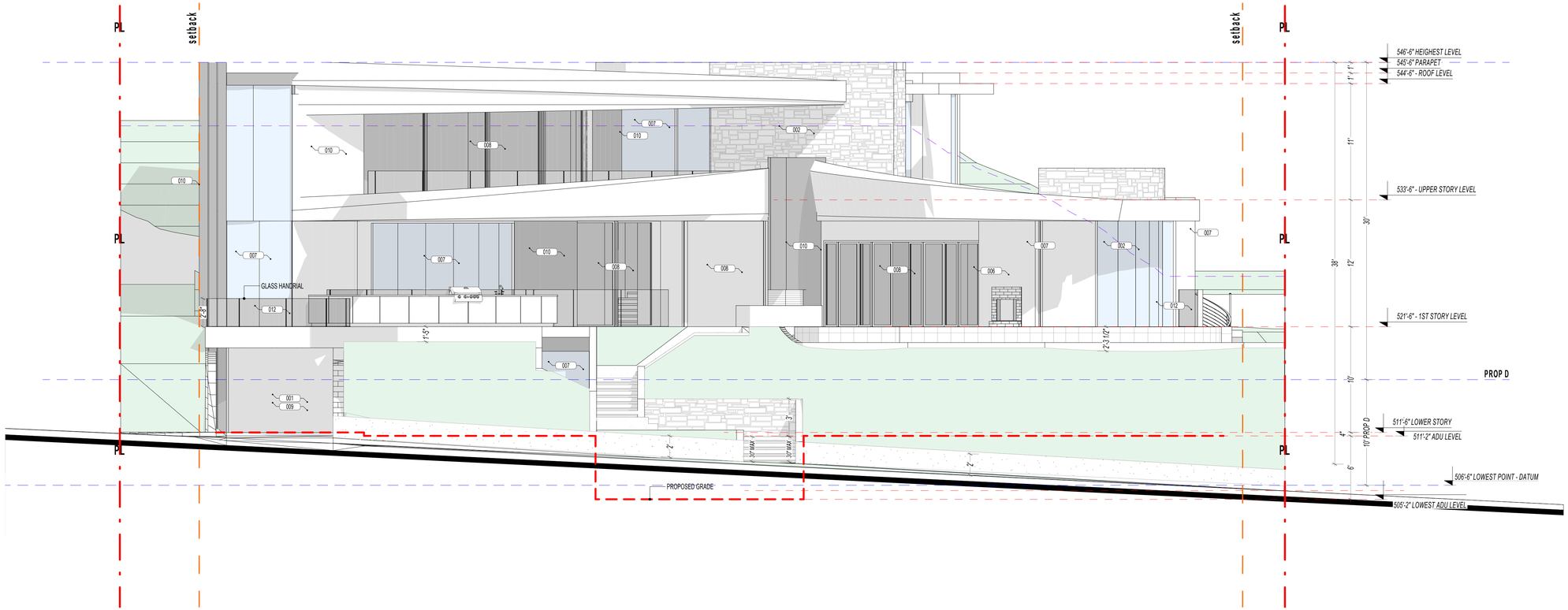
SHEET TITLE:

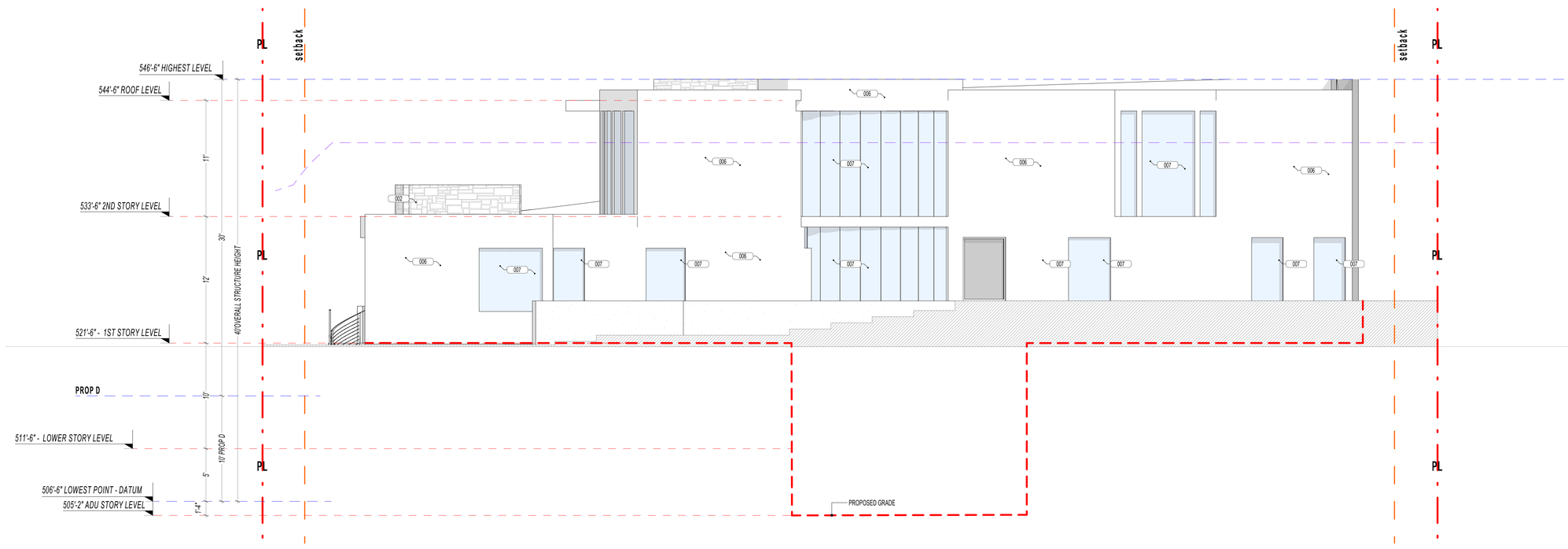
ROOF LEVEL

A.008

R - 01 ROOF PLAN 3/16" = 1'-0"



E.01 NORTH ELEVATION (STREET) 3/16" = 1'-0"



E.02 SOUTH ELEVATION (BACK) 3/16" = 1'-0"

GENERAL NOTES

1- ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS OTHERWISE NOTED.
2- ALL DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINE OF OPENING UNLESS OTHERWISE NOTED.
4- ALL SWITCHES AND CONTROLS TO BE INSTALLED NO HEIGHER THAN 48" A.F.F.
5- ALL OUTLETS TO BE INSTALLED AT 15" A.F.F. UNLESS OTHERWISE NOTED ON PLANS.
6- ALL UNITS ARE TO BE EQUIPPED W/ DOORBELLS WITH BUZZER MOUNTED 48" A.F.F. MAX.
7- BACKING SHALL BE PROVIDED AT ALL UNITS FOR POTENTIAL INSTALLATION OF GRAB-BARS WHERE REQUIRED. SEE A9 SHEETS FOR DETAILS.
8- NO SCREENING ELEMENTS ON ROOF PLAN.
9- REFERENCE POINTS: VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS, U.N.O.
10- METAL FINISHES: ALL EXTERIOR STEEL AND MISCELLANEOUS METALS SHALL BE HOT DIP GALVANIZED AND PAINTED, U.O.N.
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12- WEATHER-TIGHTNESS: ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
13- PREMISES IDENTIFICATION: ADDRESS NUMERALS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 12" HIGH NUMERALS WITH 11/2" WIDE STROKE WIDTH U.N.O.

FINISHES KEY NOTES

001. WOOD SIDING COLOR DARK BROWN PER MANUFACTURER. **(ESR-2586)**
002. STACKED STONE LEDGER PANELS CLADDING ALASKA GRAY 6" x 24"
003. WOODEN TRELLIS COLOR: TEAK.
004. OLD TOWN 24x46 3/8 IN FAUX USED BRICK PANEL.
005. TIMBERLINE® NS ROOF SHINGLES, FIRE RATING - CLASS A. MATERIAL FIBERGLASS ASPHALT CONSTRUCTION **(ESR-1475)**, ROOFING SHALL HAVE A **CLASS A** FIRE RATING. DENSDECK (non-combustible deck material). **(ESR-2140)**
006. EXTERIOR STUCCO - MICRO SAND FINISH, COLOR: WHITE. THE STUCCO SYSTEM CONSISTS OF A WEATHER RESISTANT BARRIER (WRB), METAL LATH MESH, A 3/8" UNIWALL BASE COAT, AND A 1/8" FINISH COAT REFER TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND PRODUCT DATA SHEETS.
007. WINDOW FOR WILDLAND URBAN INTERFACE (W.U.I). METAL-GLAZED WINDOW WITH STRUCTURAL SOLLICONE GLAZING AND 1/4" (MINIMUM) LAMINATED ANNEALED GLASS OR INSULATED GLASS UNIT WITH A MINIMUM OF ONE TEMPERED PANE.
008. DOOR PER SCHEDULE.
009. GARAGE DOOR WITH TEAK WOOD.
010. EXTERIOR STUCCO - MICRO SAND FINISH, COLOR: DARK GRAY. THE STUCCO SYSTEM CONSISTS OF A WEATHER RESISTANT BARRIER (WRB), METAL LATH MESH, A 3/8" UNIWALL BASE COAT, AND A 1/8" FINISH COAT REFER TO THE MANUFACTURERS INSTALLATION INSTRUCTIONS AND PRODUCT DATA SHEETS.
011. CONCRETE FINISH DARK GRAY.
012. TEMPERED GLASS GUARD RAIL.

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REVISIONS
No *DATE*

GRUB - RESIDENCE

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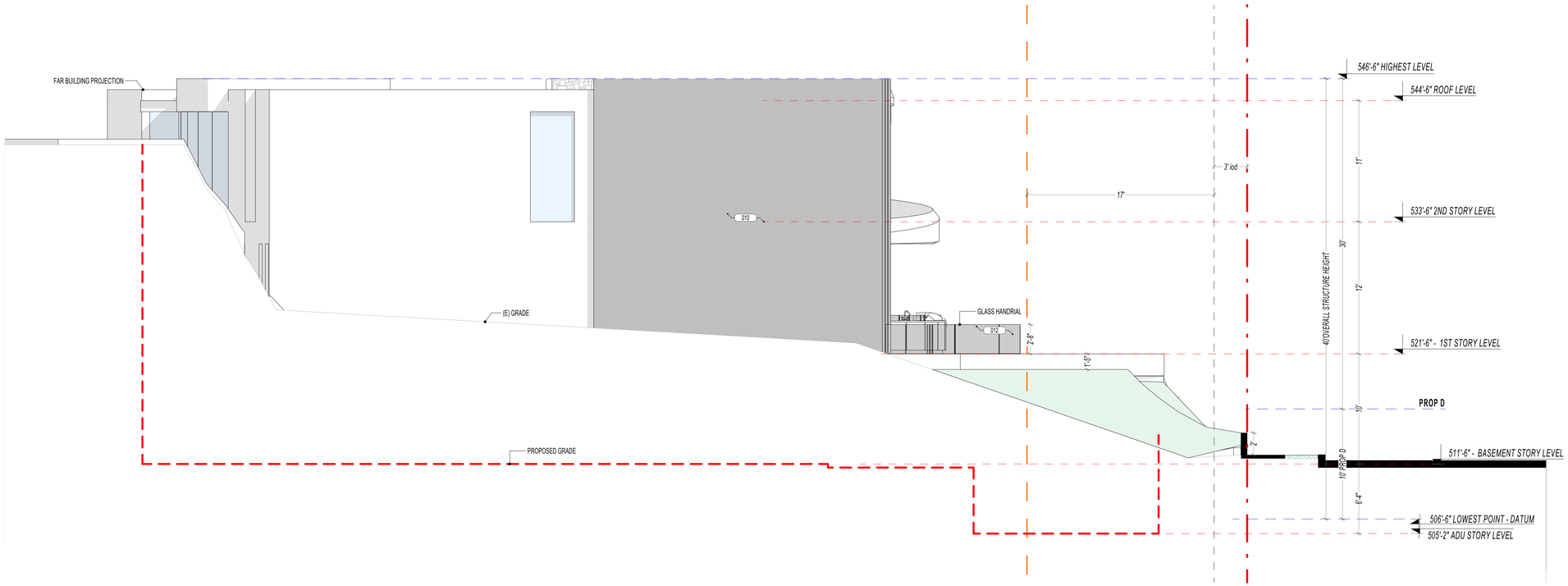
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

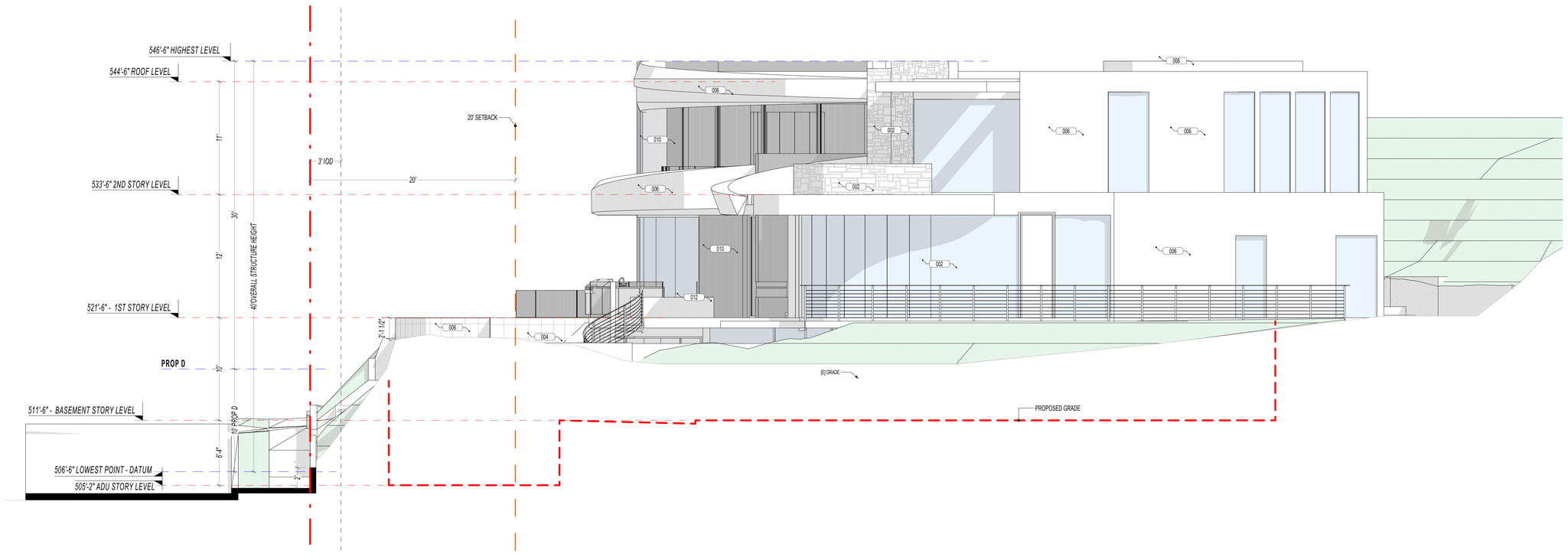
SHEET TITLE:

ELEVATIONS N - S

A.009



E.03 EAST (LEFT SIDE) 3/16" = 1'-0"



E.04 WEST (RIGHT SIDE) 3/16" = 1'-0"

GENERAL NOTES

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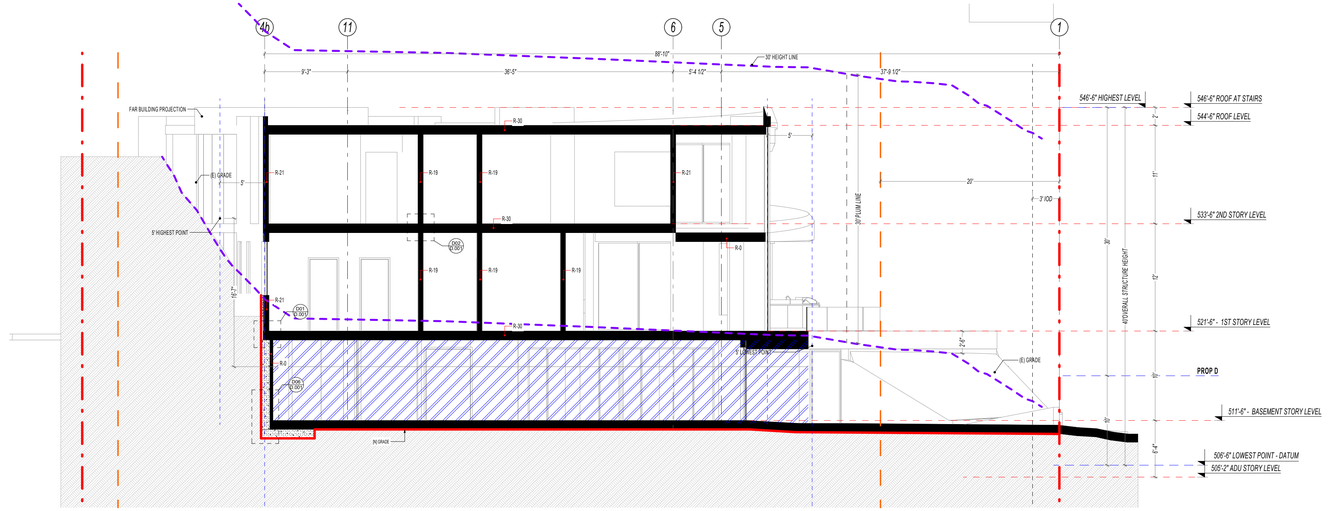
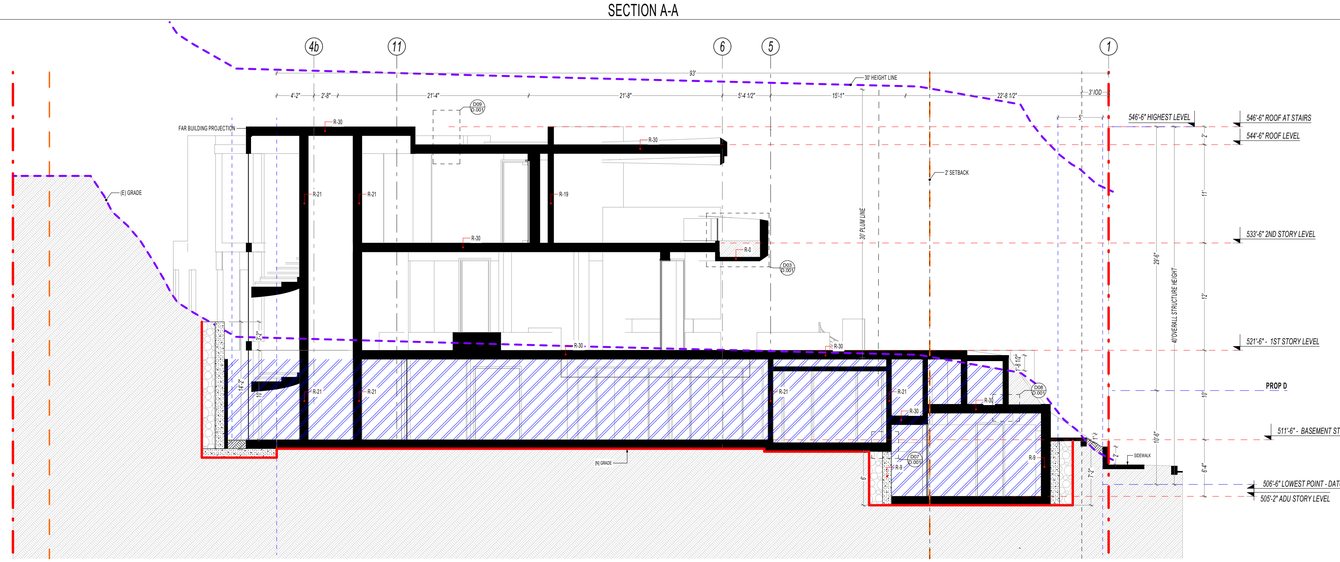
SHEET TITLE:

ELEVATIONS E - W

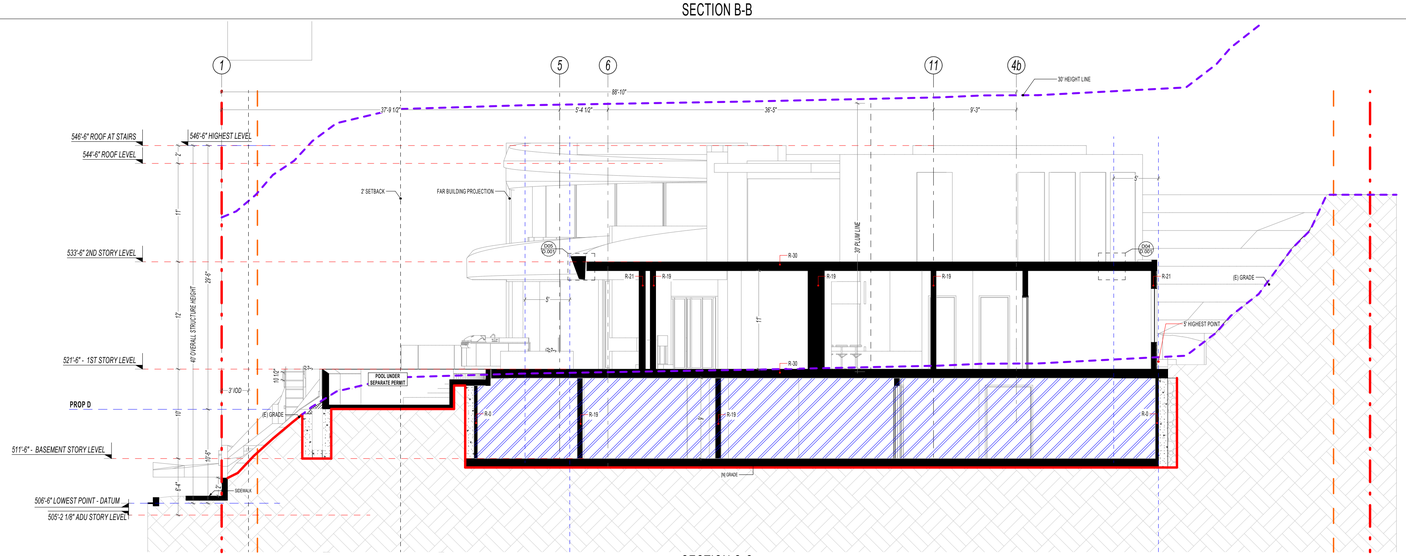
A.010



S.01 SECTION A-A 1/8" = 1'-0"



S.02 SECTION B-B 1/8" = 1'-0"



S.03 SECTION C-C 1/8" = 1'-0"

GENERAL NOTES

1- ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS OTHERWISE NOTED.
2- ALL DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINE OF OPENING UNLESS OTHERWISE NOTED.
4- ALL SWITCHES AND CONTROLS TO BE INSTALLED NO HEIGHER THAN 48" A.F.F.
5- ALL OUTLETS TO BE INSTALLED AT 15" A.F.F. UNLESS OTHERWISE NOTED ON PLANS.
6- ALL UNITS ARE TO BE EQUIPPED W/ DOORBELLS WITH BUZZER MOUNTED 48" A.F.F. MAX.
7- BACKING SHALL BE PROVIDED AT ALL UNITS FOR POTENTIAL INSTALLATION OF GRAB-BARS WHERE REQUIRED. SEE A9 SHEETS FOR DETAILS.
8- NO SCREENING ELEMENTS ON ROOF PLAN.
9- REFERENCE POINTS: VERTICAL DIMENSIONS ARE TO TOP OF JOINTS AND REVEALS, U.N.O.
10- METAL FINISHES: ALL EXTERIOR STEEL AND MISCELLANEOUS METALS SHALL BE HOT DIP GALVANIZED AND PAINTED, U.O.N.
11- INSULATION: PROVIDE THE FOLLOWING R-VALUES AT EXTERIOR WALLS AND ROOF CONSTRUCTION SURROUNDING CONDITIONED SPACES IN THE BUILDING ENVELOPE U.O.N., ROOFS: R-30, WALLS: R-19, FLOOR OVERHANGS: R-19.
12- WEATHER-TIGHTNESS: ALL EXTERIOR JOINTS AND OPENINGS IN THE BUILDING ENVELOPE THAT ARE OBSERVABLE SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, OR OTHERWISE SEALED.
13- PREMISES IDENTIFICATION: ADDRESS NUMERALS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. 12" HIGH NUMERALS WITH 1/2" WIDE STROKE WIDTH U.N.O.

CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK NOTIFY ARCHITECT OF ANY DISCREPANCIES.

WALL LEGEND

- NEW RETAINING WALL
- 2X6 NEW FRAMING WALLS
- 2X4 FRAMING WALLS
- UPPER LEVEL PROJECTION
- EXISTING RETAINING WALLS
- EXISTING GRADE
- MAIN FLOOR AREA TO EXEMPT
- MAIN FLOOR AREA TO FAR

KEY NOTES

001. THUNDERBIRD COMMERCIAL BOTTOM OUTLET ROOF DRAIN WITH OVERFLOW AND DUAL CLAMPING RINGS
002. ROOF GARDEN / POT PLANTER DRAIN, TBD.
003. UPPER LEVEL PROJECTION LINE.
004. TEMPERED GLASS GUARD RAIL.
005. THUNDERBIRD 5" BOWL DECK DRAIN WITH ADJUSTABLE GRATE
006. ROOF GARDEN / POT PLANTER. PER LANDSCAPING
007. CABLE SYSTEM GUARD RAIL.
008. HAND RAIL PER ARCHITECTURAL DETAILS
009. STAIRS TEMPERED GLASS GUARD RAIL.
010. NITCH PER FLOOR PLAN.
011. PIPES AND HVAC LINES SPACE.
012. CHIMNEYS PIPES VENT THRU ROOF SPACE.
013. NEW PAVER DRIVEWAY, MODEL TBD PER OWNER.
014. OFF STREET PARKING, PER CITY REQUIREMENT.
015. FIRE RATING - CLASS A. MATERIAL FIBERGLASS ASPHALT CONSTRUCTION ***(ESR-1475)***. ROOFING SHALL HAVE A ***CLASS A*** FIRE RATING. DENSDECK (non-combustible deck material). **(ESR-2140)**
016. LOWER LEVEL PROJECTION LINE.
017. RETAINING WALL PER STRUCTURAL ENG *(DX - XX)*.
018. 42" PONY WALL PER STRUCTURAL ENG *(DX-XX)*
019. BUILDING ADDRESS NUMBER.
020. 8" PRO SERIES SHALLOW PROFILE CHANNEL DRAIN W/8" PRO

AREA EXEMPT - FAR

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NORTH

PRJ: 1123510

REVISIONS

No	DATE

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

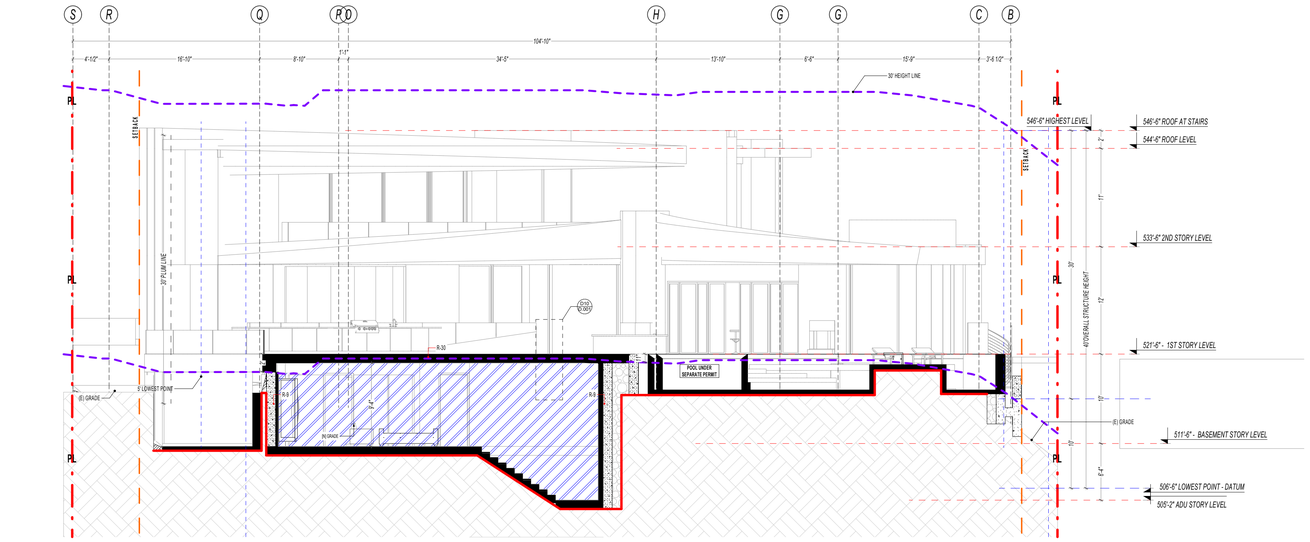
PROJECT NAME:
ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

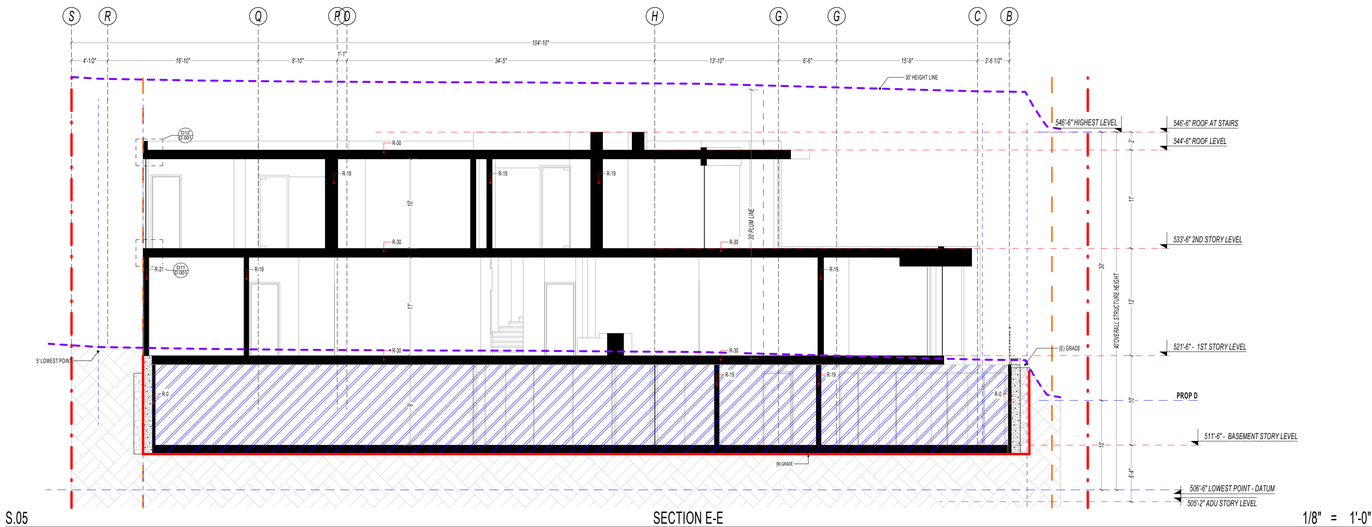
SHEET TITLE:

SECTIONS A-B-C

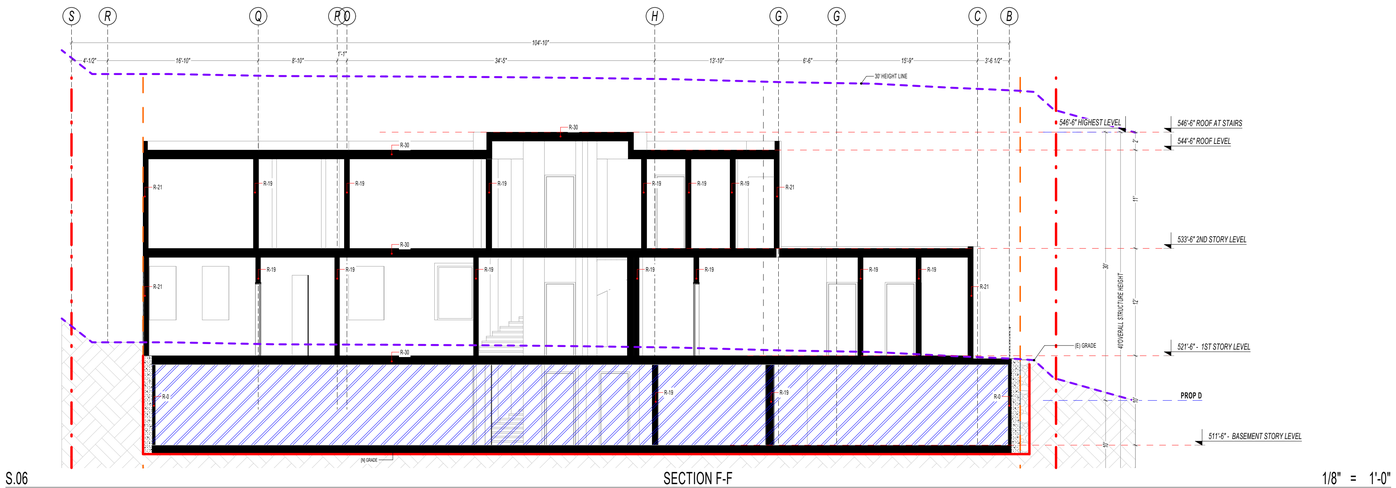
A.011



S.04 SECTION D-D 1/8" = 1'-0"



S.05 SECTION E-E 1/8" = 1'-0"



S.06 SECTION F-F 1/8" = 1'-0"

GENERAL NOTES

1- ALL DIMENSIONS ARE TO FACE OF DRYWALL UNLESS OTHERWISE NOTED.
2- ALL DOORS AND WINDOWS ARE DIMENSIONED TO CENTERLINE OF OPENING UNLESS OTHERWISE NOTED.
4- ALL SWITCHES AND CONTROLS TO BE INSTALLED NO HEIGHER THAN 48" A.F.F.
5- ALL OUTLETS TO BE INSTALLED AT 15" A.F.F. UNLESS OTHERWISE NOTED ON PLANS.
6- ALL UNITS ARE TO BE EQUIPPED W/ DOORBELLS WITH BUZZER MOUNTED 48" A.F.F. MAX.
7- BACKING SHALL BE PROVIDED AT ALL UNITS FOR POTENTIAL INSTALLATION OF GRAB-BARS WHERE REQUIRED. SEE A9 SHEETS FOR DETAILS.
8- NO SCREENING ELEMENTS ON ROOF PLAN.
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CONTRACTOR NOTES

CONTRACTOR SHALL VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK NOTIFY ARCHITECT OF ANY DISCREPANCIES.

WALL LEGEND

- NEW RETAINING WALL
- 2X6 NEW FRAMING WALLS
- 2X4 FRAMING WALLS
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- EXISTING RETAINING WALLS
- EXISTING GRADE
- MAIN FLOOR AREA TO EXEMPT
- MAIN FLOOR AREA TO FAR

KEY NOTES

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015. FIRE RATING - CLASS A. MATERIAL FIBERGLASS ASPHALT CONSTRUCTION **(ESR-1475).** ROOFING SHALL HAVE A **CLASS A** FIRE RATING. DENSDECK (non-combustible deck material). **(ESR-2140)**
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AREA EXEMPT - FAR

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PRJ: 1123510

REVISIONS

No	DATE

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

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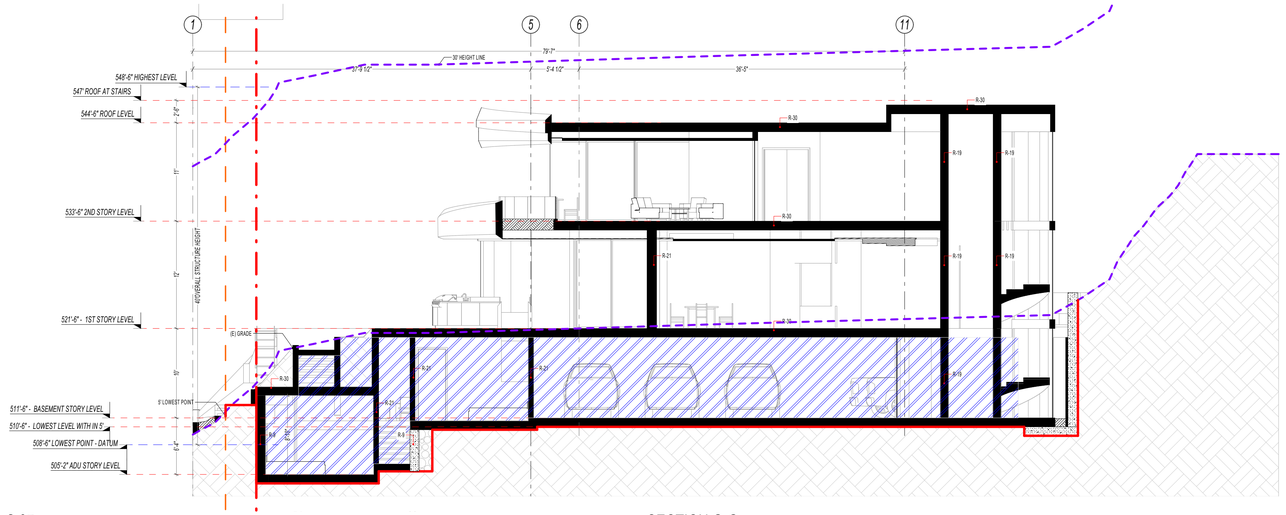
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

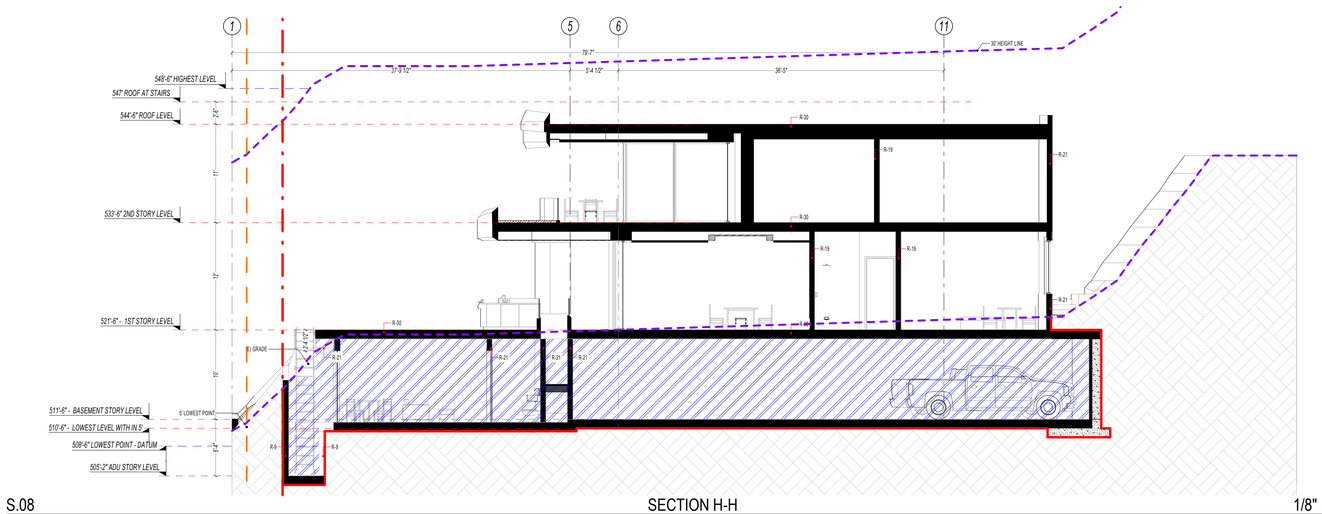
SHEET TITLE:

SECTIONS D-E-F

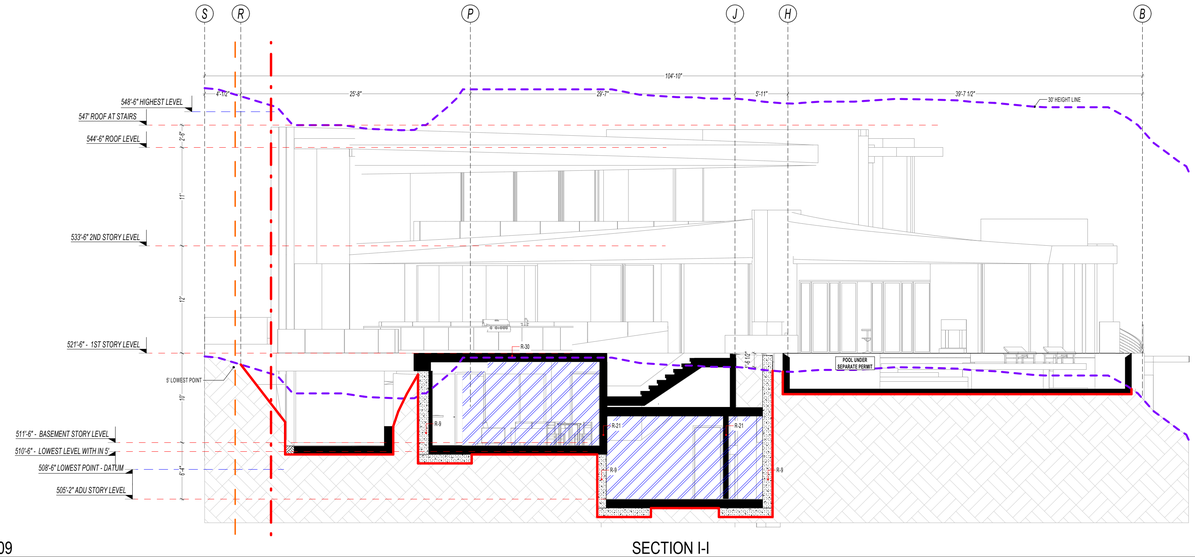
A.012



S.07 SECTION G-G 1/8" = 1'-0"



S.08 SECTION H-H 1/8" = 1'-0"



S.09 SECTION I-I 1/8" = 1'-0"

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- EXISTING GRADE
- MAIN FLOOR AREA TO EXEMPT
- MAIN FLOOR AREA TO FAR

KEY NOTES

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020. 8" PRO SERIES SHALLOW PROFILE CHANNEL DRAIN W/8" PRO

AREA EXEMPT - FAR

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NORTH

PRJ: 1123510

REVISIONS
No *DATE*

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:
ADDRESS:

DATE. 9.12.2024
CITY SUBMITTAL. SAN DIEGO CA.
SCALE. INDICATED IN DRAWING
DRAW. E.M.
JOB No.

SHEET TITLE:

SECTIONS G-H-I

A.013

DOOR SCHEDULE

ID	QTY	W x H	SWING	JAMB	ROOM	NOTE
D101	1	3'×8'	L	6 3/4"	49	SOLID CORE WOOD, PER MANUFACTURER
D102	1	3'×8'	R	-	OPEN PATIO	EGRESS 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, 90 min-FR, 44 STC, 25 SHGC, 45 U-FACTOR
D103	1	2'-10"×8'	L	6 3/4"	52	WOOD, PER MANUFACTURER
D104	1	2'-10"×8'	L	6 3/4"	BATH	WOOD, PER MANUFACTURER
D105	1	3'×8'	R	6 3/4"	51	WOOD, PER MANUFACTURER
D106	1	2'-8"×8'	R	6 3/4"	BATH	WOOD, PER MANUFACTURER
D107	1	3'×9'	R	6 3/4"	53	WOOD, PER MANUFACTURER
D108	1	3'×8'	R	6 3/4"	50	WOOD, PER MANUFACTURER
D109	1	10'×8'		-	36	PER MANUFACTURER, 20 min-FIRE RATING (PER CRC 992.1708.A.2)
D110	1	5'×8'	L	6 3/4"	38	WOOD, HEDLEYCM20, PIVOT DOOR SOLID CORE MN 1-3/8" THICK, 20 min-FIRE RATING
D111	1	10'×8'		6 3/4"	37	WOOD, PER MANUFACTURER
D112	1	10'×8'		6 3/4"	37	WOOD, PER MANUFACTURER
D113	1	3'×8'	R	6 3/4"	39	WOOD, PER MANUFACTURER
D114	1	3'×8'	R	6 3/4"	41	WOOD, PER MANUFACTURER
D115	1	3'×8'	L	6 3/4"	40	WOOD, PER MANUFACTURER
D116	1	3'-4"×9'	L	-	LANDSCAPE	EGRESS 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, 90 min-FR, 44 STC, 25 SHGC, 45 U-FACTOR
D117	1	9'×8'		6 3/4"	69	WOOD, PER MANUFACTURER
D118	1	3'-4"×9'	L	-	LANDSCAPE	EGRESS 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, 90 min-FR, 44 STC, 25 SHGC, 45 U-FACTOR
D119	1	18'-8 1/2"×8'		-	42	WOOD, PER MANUFACTURER
D120	1	5'×8'	L	-	47	WOOD, PER MANUFACTURER
D121	1	3'×8'	L	6 3/4"	43	WOOD, PER MANUFACTURER
D122	1	3'×8'	R	6 3/4"	45	WOOD, PER MANUFACTURER
D123	1	3'×8'	L	6 3/4"	44	WOOD, PER MANUFACTURER
D124	1	3'×9'	R	6 3/4"	53	WOOD, PER MANUFACTURER
D125	1	3'×8'	R	6 3/4"	34	WOOD, PER MANUFACTURER
D126	1	3'×8'	R	6 3/4"	03	WOOD, PER MANUFACTURER
D200	1	15'-8"×8'		6 3/4"	26	WOOD, PER MANUFACTURER
D201	1	8'×10'		6 3/4"	01	WOOD, HEDLEYCM20, PIVOT DOOR SOLID CORE MN 1-3/8" THICK, 20 min-FIRE RATING
D202	1	5'×10'	L	-	24	EGRESS 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, 90 min-FR, 44 STC, 25 SHGC, 45 U-FACTOR
D203	1	2'-8"×8'	L	6 3/4"	04	WOOD, PER MANUFACTURER
D204	1	3'×8'	L	6 3/4"	17	WOOD, PER MANUFACTURER
D205	1	3'×8'	L	6 3/4"	20	WOOD, PER MANUFACTURER
D206	1	3'×8'	L	-	22	WOOD, PER MANUFACTURER
D207	1	3'×8'	L	6 3/4"	21	WOOD, PER MANUFACTURER
D208	1	3'×8'	L	6 3/4"	19	WOOD, PER MANUFACTURER
D209	1	3'×8'	R	6 3/4"	18	WOOD, PER MANUFACTURER
D210	1	3'×8'	R	6 3/4"	03	WOOD, PER MANUFACTURER
D211	1	2'-8"×8'	R	6 3/4"	08,09	WOOD, PER MANUFACTURER
D212	1	3'×8'	R	6 3/4"	10	WOOD, PER MANUFACTURER
D213	1	3'×8'	R	6 3/4"	14	WOOD, PER MANUFACTURER
D214	1	3'×8'	L	6 3/4"	11	WOOD, PER MANUFACTURER
D215	1	3'×8'	R	6 3/4"	12	WOOD, PER MANUFACTURER
D216	1	3'×8'	R	6 3/4"	16	WOOD, PER MANUFACTURER
D217	1	3'×8'	L	6 3/4"	15	WOOD, PER MANUFACTURER
D218	1	3'×10'	R	-	LANDSCAPE	EGRESS 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, 90 min-FR, 44 STC, 25 SHGC, 45 U-FACTOR
D301	1	3'-10"×8'		-	60	OPEN
D302	1	3'×8'	R	6 3/4"	W.C.	WOOD, PER MANUFACTURER
D303	1	3'×8'	L	6 3/4"	59	WOOD, PER MANUFACTURER
D304	1	3'×8'	L	-	56	EGRESS 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, 90 min-FR, 44 STC, 25 SHGC, 45 U-FACTOR
D305	1	5'×8'	R	6 3/4"	61	WOOD, PER MANUFACTURER
D306	1	3'×9'	L	-	63	EGRESS 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, 90 min-FR, 44 STC, 25 SHGC, 45 U-FACTOR
D307	1	3'×9'	L	-	65	EGRESS 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, 90 min-FR, 44 STC, 25 SHGC, 45 U-FACTOR
D308	1	3'×8'	R	6 3/4"	03	WOOD, PER MANUFACTURER
D309	1	3'×8'	L	6 3/4"	66	WOOD, PER MANUFACTURER
D310	1	3'×8'	L	6 3/4"	67	WOOD, PER MANUFACTURER
D311	1	3'×8'			67	OPEN
D312	1	3'×8'	L	6 3/4"	68	WOOD, PER MANUFACTURER

WINDOW SCHEDULE

ID	QTY	W x H	AREA	U-FACTOR	SHGC	ROOM	OPERATION	COMMENTS
W1	1	4'-6"×8'	36.00	0.45	0.25	49	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W2	1	1'-6"×8'	12.00	0.45	0.25	49	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W3	1	4'×8'	32.00	0.45	0.25	OPEN PATIO	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W4	1	4'×8'	32.00	0.45	0.25	OPEN PATIO	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W5	1	3'-4"×8'	26.67	0.45	0.25	OPEN PATIO	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W6	1	3'-4 1/2"×9'	30.20	0.45	0.25	39	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W7	1	3'-4 1/2"×9'	30.20	0.45	0.25	39	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W8	1	3'-4 1/2"×9'	30.20	0.45	0.25	39	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W9	1	3'-4 1/2"×9'	30.20	0.45	0.25	42	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W10	1	5'-3 1/2"×9'	47.63	0.45	0.25	38	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W11	1	7'-6"×9'	67.50	0.45	0.25	38	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W12	1	4'-4 1/2"×9'	39.25	0.45	0.25	38	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W13	1	4'-4 1/2"×9'	39.23	0.45	0.25	38	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W14	1	3'-4 1/2"×9'	30.44	0.45	0.25	38	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W15	1	3'-4 1/2"×9'	30.44	0.45	0.25	38	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W16	1	3'-4 1/2"×9'	30.44	0.45	0.25	38	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W17	8	1'-11 1/2"×10'	19.40	0.45	0.25	48	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W18	8	1'-11 1/2"×11'	21.34	0.45	0.25	STAIR	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W19	1	1'-11 1/2"×11'	21.34	0.45	0.25	18	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W20	1	4'×6'	24.00	0.45	0.25	14	CASEMENT	EGREES 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, SELF CLOSING SELF LATCHING 20 min-FR, 28 STC, .26 SHGC, 45 U-FACTOR
W21	1	4'×6'	24.00	0.45	0.25	14	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W22	1	3'×6'	18.00	0.45	0.25	11	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W23	1	3'×6'	18.00	0.45	0.25	11	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W24	1	3'-1"×10'	30.79	0.45	0.25	07	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W25	1	3'-1"×10'	30.79	0.45	0.25	07	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W26	6	2'-8"×8'	21.33	0.45	0.25	06	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W27	1	6'×10'	60.00	0.45	0.25	05	CASEMENT	EGREES 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, SELF CLOSING SELF LATCHING 20 min-FR, 28 STC, .26 SHGC, 45 U-FACTOR
W28	1	6'×10'	60.00	0.45	0.25	05	CASEMENT	EGREES 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, SELF CLOSING SELF LATCHING 20 min-FR, 28 STC, .26 SHGC, 45 U-FACTOR
W29	1	2'-2"×10'	21.74	0.45	0.25	26	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W30	1	2'-2"×10'	21.74	0.45	0.25	26	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W31	1	2'-2"×10'	21.74	0.45	0.25	26	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W32	1	2'-2"×10'	21.74	0.45	0.25	26	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W33	1	2'-2"×10'	21.74	0.45	0.25	26	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W34	1	2'-2"×10'	21.74	0.45	0.25	26	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W35	1	2'-2"×10'	21.74	0.45	0.25	26	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W36	1	3'×10'	30.00	0.45	0.25	26	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W37	1	3'×10'	30.00	0.45	0.25	25	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W38	1	3'×10'	30.00	0.45	0.25	25	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W39	1	3'-2"×10'	31.48	0.45	0.25	25	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W40	1	3'-2"×10'	31.48	0.45	0.25	25	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W41	1	3'×8'	24.00	0.45	0.25	20	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W42	1	4'×8'	32.00	0.45	0.25	20	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W43	1	3'×6'	18.00	0.45	0.25	20	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W44	1	3'×6'	18.00	0.45	0.25	20	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W45	1	3'×6'	18.00	0.45	0.25	17	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W46	1	3'-9 1/2"×6'	22.84	0.45	0.25	17	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W47	8	1'-11 1/2"×10'	19.40	0.45	0.25	STAIR	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W48	1	4'×10'	40.00	0.45	0.25	66	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W49	2	3'×10'	30.00	0.45	0.25	66	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W50	1	3'×10'	30.00	0.45	0.25	66	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W51	1	3'×10'	30.00	0.45	0.25	66	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W52	1	4'×10'	40.00	0.45	0.25	67	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W53	1	4'×9'-3 1/2"	37.13	0.45	0.25	65	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W54	1	4'×9'-3 1/2"	37.17	0.45	0.25	65	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W55	1	4'×9'-3 1/2"	37.13	0.45	0.25	65	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W56	1	3'×10'	30.00	0.45	0.25	65	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W57	1	3'×10'	30.00	0.45	0.25	65	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W58	1	3'×10'	30.00	0.45	0.25	65	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W59	1	5'-3 1/2"×9'	47.73	0.45	0.25	63	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W60	1	7'-6"×9'	67.50	0.45	0.25	61	CASEMENT	EGREES 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, SELF CLOSING SELF LATCHING 20 min-FR, 28 STC, .26 SHGC, 45 U-FACTOR
W61	1	7'-6"×9'	67.50	0.45	0.25	61	CASEMENT	EGREES 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, SELF CLOSING SELF LATCHING 20 min-FR, 28 STC, .26 SHGC, 45 U-FACTOR
W62	1	7'-6"×9'	67.50	0.45	0.25	61	CASEMENT	EGREES 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, SELF CLOSING SELF LATCHING 20 min-FR, 28 STC, .26 SHGC, 45 U-FACTOR
W63	1	7'-6"×9'	67.50	0.45	0.25	61	CASEMENT	EGREES 2" ALUMINUM COLOR BLACK T&B, 1/4" TEMPERED GLASS, SELF CLOSING SELF LATCHING 20 min-FR, 28 STC, .26 SHGC, 45 U-FACTOR
W64	1	3'-8"×12'-10"	46.92	0.45	0.25	62	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W65	1	3'-3 1/2"×12'-10"	42.11	0.45	0.25	62	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W66	1	4'×10'	40.00	0.45	0.25	60	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W67	1	1'-6"×10'	15.00	0.45	0.25	56	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W68	1	5'×10'	50.00	0.45	0.25	56	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W69	1	1'-6"×10'	15.00	0.45	0.25	56	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W70	1	3'×8'	24.00	0.45	0.25	56	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W71	1	3'-2 1/2"×8'	25.67	0.45	0.25	56	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W72	6	1'-6"×6'-1"	9.09	0.45	0.25	57	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC
W73	1	1'-3"×9'	11.19	0.45	0.25	53	FIXED GLASS	EMBED 1" ALUMINUM CHANNEL, TOP AND BOTTOM, 1/4" TEMPERED GLASS, SINGLE TEMPERED PANEL, 45 STC, 0.25 SHGC

GLAZING NOTES FOR DOORS AND WINDOWS
• GLAZING, WHERE APPLICABLE, SHALL BE CARDINAL LOW-E 366, OR APPROVED EQUAL
• GLAZING SHALL MEET THE MINIMUM FOLLOWING :
1. U-FACTOR = 0.32 MAX.
2. SHGC = 0.25 MAX.
• ***TEMPERED GLASS*** IS REQUIRED IN ALL LOCATIONS ESTABLISHED BY THE CBC. THOSE ARE AS FOLLOWS:
SPECIFY TEMPERED GLASS AT THE FOLLOWING LOCATIONS REQUIRING SAFETY GLAZING:
❑ GLAZING IN SWINGING, SLIDING, AND BI-FOLD DOORS (CRC R308.4.1)
EXCEPTION: GLAZED OPENINGS THROUGH WHICH A 3-INCH-DIAMETER SPHERE IS UNABLE TO PASS
EXCEPTION: DECORATIVE GLAZING
❑ GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WITHIN 60 INCHES VERTICALLY OF FLOOR AND MEETING EITHER OF THE FOLLOWING (CRC R308.4.2):
EXCEPTION: WHERE INTERVENING WALL OR BARRIER BETWEEN DOOR AND GLAZING
EXCEPTION: WHERE DOOR ACCESSES CLOSET OR STORAGE AREA MAXIMUM 3 FEET IN DEPTH
EXCEPTION: GLAZING ADJACENT TO FIXED PANEL OF PATIO DOORS
EXCEPTION: DECORATIVE GLAZING
O WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION
O LOCATED ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR
❑ GLAZING WITHIN 60 INCHES - VERTICALLY AND HORIZONTALLY - OF SHOWERS, BATHTUBS, HOT TUBS, SWIMMING POOLS, AND SAUNAS (CRC R308.4.5)
❑ GLAZING ADJACENT TO STAIRWAYS, RAMPS, AND INTERMEDIATE LANDINGS WITHIN 36 INCHES HORIZONTALLY AND 36 INCHES VERTICALLY OF THE TRAVEL SURFACES (CRC R308.4.6)
EXCEPTION: WHERE HORIZONTAL RAIL INSTALLED ON ACCESSIBLE SIDE OF GLAZING AT MINIMUM 34 INCHES AND MAXIMUM 38 INCHES ABOVE WALKING SURFACE
❑ GLAZING ADJACENT TO BOTTOM STAIR LANDINGS WITHIN 36 INCHES VERTICALLY OF LANDING SURFACE AND WITHIN 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM BOTTOM TREAD NOSING (CRC R308.4.7)
EXCEPTION: GLAZING PROTECTED BY COMPLYING GUARD AND MINIMUM 18 INCHES FROM GUARD
❑ GLAZING PER ALL OF THE FOLLOWING AND WITHIN 36 INCHES HORIZONTALLY OF WALKING SURFACES (CRC R308.4.3):
EXCEPTION: WHERE HORIZONTAL RAIL INSTALLED ON ACCESSIBLE SIDE OF GLAZING AT MINIMUM 34 INCHES AND MAXIMUM 38 INCHES ABOVE WALKING SURFACE
EXCEPTION: DECORATIVE GLAZING
O EXPOSED AREA OF INDIVIDUAL PANE MINIMUM 9 SQUARE FEET
O BOTTOM EDGE OF GLAZING WITHIN 18 INCHES OF FLOOR
O TOP EDGE OF GLAZING MORE THAN 36 INCHES ABOVE FLOOR

EXTERIOR
• **COORDINATE CUSTOM WINDOW SIZE AND ROUGH OPENINGS WITH EXISTING OPENING WINDOWS.**
• WINDOW DETAILS ARE FOR REFERENCE ONLY. CONTRACTOR TO REFER TO WINDOW MANUFACTURER'S SHOP DRAWINGS FOR DETAILS CONCERNING WINDOW CONSTRUCTION AND PROPER INSTALLATION.
• DIMENSIONS SHOWN ARE NOMINAL. FOR WINDOWS COORDINATE SIZE AND ROUGH OPENINGS WITH EXISTING.
• NO FRAMES SHALL BE DELIVERED OR INSTALLED PRIOR TO APPROVED SUBMITTALS WHICH INCLUDE ENGINEERING DATA AND SHOP DRAWINGS BASED ON MEASUREMENTS VERIFIED IN FIELD.
• ALL WINDOWS TO HAVE MINIMUM FIRE RESISTANCE RATING OF NOT LESS THAN 20 MIN. WHEN TESTED ACCORDING TO NFPA 257 [CRC R327.8.3]

HARDWARE
• ALL INTERNAL HARDWARE TO COORDINATE WITH OWNER
• HINGES
1. TYPE: HIDE
SCREENS
• PROVIDE SCREEN PER WINDOW SCHEDULE.
MUNTINS / DIVIDED LITES
• EXTERIOR : MATCH EXISTING
• INTERIOR : MATCH EXISTING
BID SET #2
NOT FOR
CONSTRUCTION
ISSUE / REVISION SCHEDULE
DATE DESCRIPTION
//*** BUILDING PERMIT

WEATHERSTRIPPING
• ALL EXPOSED WEATHERSTRIPPING TO BE **BLACK**
ACCESSORIES & TRIM
• EXTERIOR CASINGS
1. COORDINATE W/ OWNER
SHUTTERS
• MATCH EXISTING SHUTTER DETAIL, SHUTTER HINGE, & SHUTTER DOG

SAFETY NOTE
NEXT LISTED DOORS SHALL BE EQUIPPED WITH EXIT ALARM AND SELF CLOSING AND LACKING DEVICE
D101,D102,D107,D116,D117D118, D124,D200,D201,D202,W27,W28 (PER DOORS SCHEDULE)
ALARM INSTALLED
AT GLASS DOOR AND SLIDING DOOR
iSmartAlarm DWS3R
Contact Sensor

FIRE NOTES
1. EXTERIOR DOOR COMPLY WITH (COUNTY BUILDING CODE 92.1.708A.3), SOLID CORE WOOD MINIMUM 1 - 3/8 INCHES THICK.
2. EXTERIOR GARAGE DOOR SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAP AT THE BOTTOM , SIDE , AND TOP OF THE DOOR TO 1/8" IN OR LESS, FOLLOWING A WEATHER STRIPPING PRODUCTS WITH TENSILE STRENGH AND FLAMMABILITY RATING PER CBC 708A.4

FENESTRATION		Total Area: 72		Glazing Percentage: 6.1%		New/Altered Average U-Factor: 0.45	
Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (SW)	*36.0*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*
Left (NW)	*36.0*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*

FENESTRATION ADU

FENESTRATION		Total Area: 1,935		Glazing Percentage: 20.1%		New/Altered Average U-Factor: 0.45	
Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Rear (NE)	*304.0*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*
Right (S)	*820.6*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*
Right (SE)	*167.0*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*
Front (SW)	*276.8*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*
Front (W)	*146.6*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*
Rear (E)	*130.0*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*
Left (NW)	*90.0*	*0.450*	*0.25*	*none*	*none*	*N/A*	*New*

FENESTRATION MAIN HOUSE

CDGI
CONCEPTO
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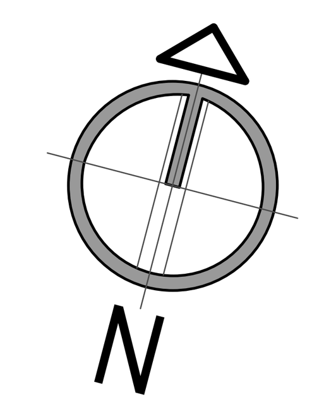


NORTH

PRJ: 1123510

REVISIONS
No *DATE*

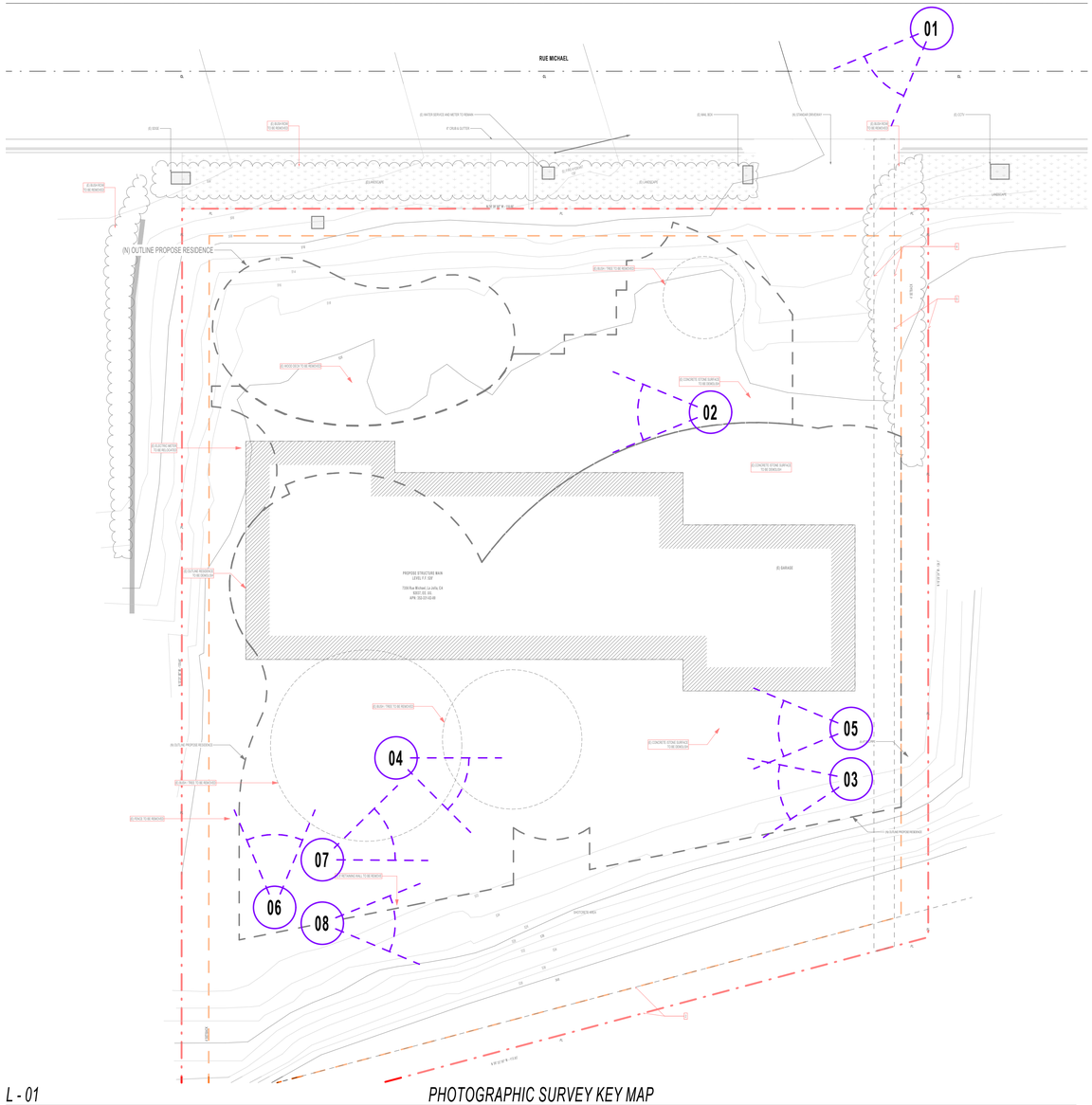
PROJECT NAME:
GRUB - RESIDENCE

ADDRESS:
7354 Rue Michael, La Jolla, CA 92037

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:
W&D SCHEDULE LIST

A.014



L - 01 PHOTOGRAPHIC SURVEY KEY MAP

CDGI
CONCEPTO
T. 619.858.2345 F. 619.858.2344
P.O.Box. 84180 San Diego Ca. 92138
office@cdgius.com www.cdgius.com

N

NORTH

PRJ: 1123510

REVISIONS

No *DATE*

PROJECT NAME: **GRUB - RESIDENCE**

ADDRESS: 7354 Rue Michael, La Jolla, CA 92037

DATE.
9.12.2024

CITY SUBMITTAL.
SAN DIEGO CA.

SCALE.
INDICATED IN DRAWING

DRAW.
E.M.

JOB No.

SHEET TITLE:

PHOTOGRAPHIC SURVEY

A.015

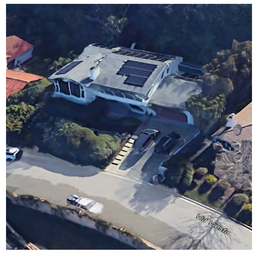
2531 Via Viesta San Diego, CA 92037
(North of site)

Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,760
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.50
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	10'
Hazard:	Landslides	**Side Setback:**	12'
Ecological:	-	**Rear Setback:**	70'
APN:	352-173-16-00	**Stories:**	2 stories
Lot Size SF (approx):	14,628		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2521 Via Viesta San Diego, CA 92037
(North of site)



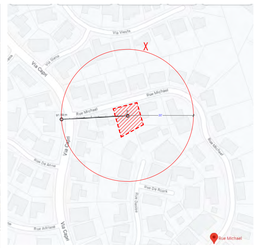


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,284
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	10'
Hazard:	Landslides	**Side Setback:**	10'
Ecological:	-	**Rear Setback:**	68'
APN:	352-173-17-00	**Stories:**	2 stories
Lot Size SF (approx):	13,164		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2511 Via Viesta San Diego, CA 92037
(North of site)

Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,300
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-173-18-00	**Stories:**	1 storie
Lot Size SF (approx):	12,651		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2501 Via Viesta San Diego, CA 92037
(North of site)

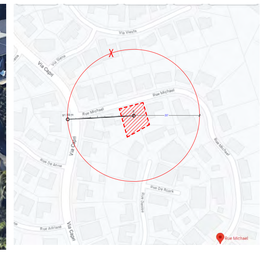


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,350
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.49
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	14.5'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	76.5'
APN:	352-173-19-00	**Stories:**	1 storie
Lot Size SF (approx):	15,266		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

2425 Via Siena San Diego, CA 92037
(North of site)

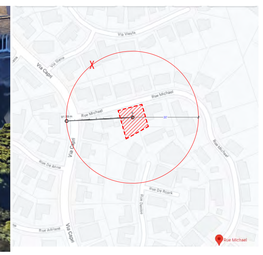
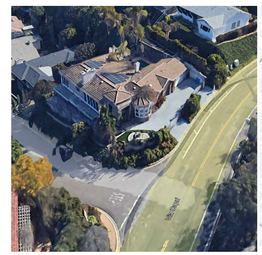


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,027
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	12'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	58'
APN:	352-173-20-00	**Stories:**	1 storie
Lot Size SF (approx):	11,691		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7391 Via Capri San Diego, CA 92037
(Northt of site)



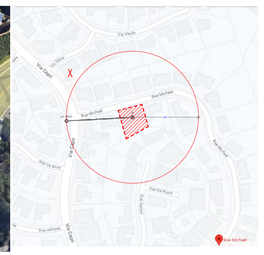
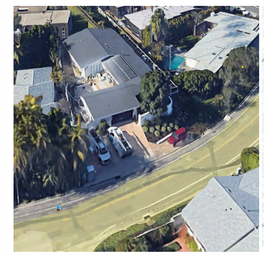


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	4,238
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	9'
Ecological:	-	**Rear Setback:**	25'
APN:	352-166-01-00	**Stories:**	2 stories
Lot Size SF (approx):	12,534		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7378 Via Capri San Diego, CA 92037
(West of site)



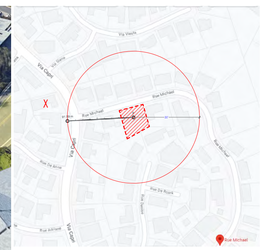
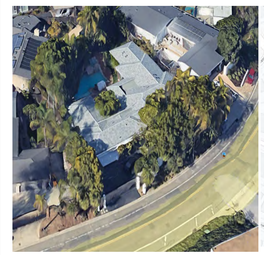


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,968
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	19'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	11'
APN:	352-321-01-00	**Stories:**	1 storie
Lot Size SF (approx):	12,385		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7364 Via Capri San Diego, CA 92037
(West of site)



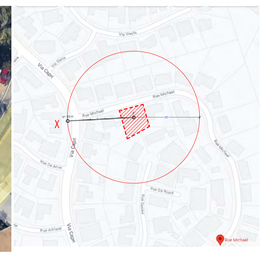


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,822
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	28'
Hazard:	Landslides	**Side Setback:**	12'
Ecological:	-	**Rear Setback:**	27'
APN:	352-321-02-00	**Stories:**	1 storie
Lot Size SF (approx):	13,326		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

2370 Rue De Anne San Diego, CA 92037
(West of site)

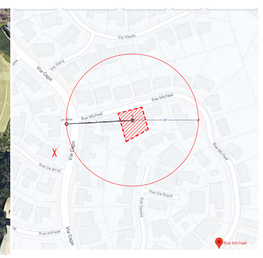


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,987
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	35'
Hazard:	Landslides	**Side Setback:**	13'
Ecological:	-	**Rear Setback:**	4'
APN:	352-321-03-00	**Stories:**	1 storie
Lot Size SF (approx):	11,700		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7333 Via Capri San Diego, CA 92037
(South of site)

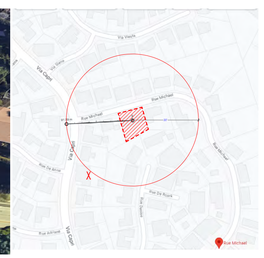
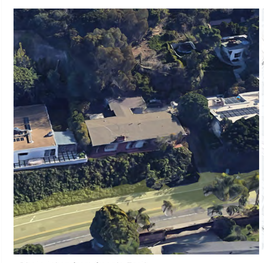


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,460
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	8'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	58'
APN:	352-323-03-00	**Stories:**	1 storie
Lot Size SF (approx):	13,149		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7349 Via Capri San Diego, CA 92037
(South of site)



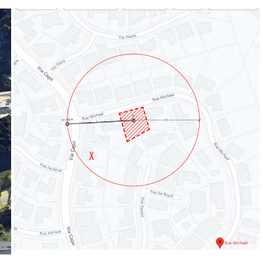
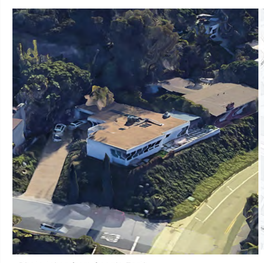


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,034
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	14'
Hazard:	Landslides	**Side Setback:**	10'
Ecological:	-	**Rear Setback:**	54.5'
APN:	352-323-02-00	**Stories:**	1 storie
Lot Size SF (approx):	12,301		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7382 Rue Michael San Diego, CA 92037
(West of site)



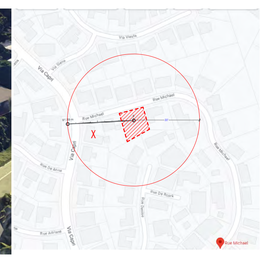


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,570
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	18'
Hazard:	Landslides	**Side Setback:**	23'
Ecological:	-	**Rear Setback:**	19'
APN:	352-323-01-00	**Stories:**	1 storie
Lot Size SF (approx):	11,693		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

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P.O.Box. 84180 San Diego Ca. 92138
office@cdgius.com www.cdgius.com

NORTH

PRJ: 1123510

REVISIONS
No *DATE*

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:
ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:

300 PHOTOGRAPHIC SURVEY MAP

A.016

7370 Rue Michael San Diego, CA 92037
(West of site)

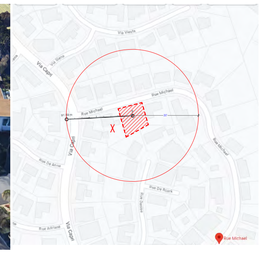


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,036
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	21'
Hazard:	Landslides	**Side Setback:**	7'
Ecological:	-	**Rear Setback:**	94'
APN:	352-331-01-00	**Stories:**	2 stories
Lot Size SF (approx):	13,015		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7344 Rue Michael San Diego, CA 92037
(East of site)

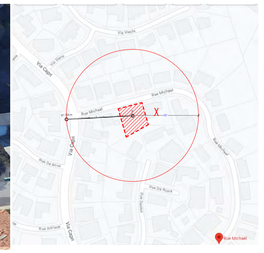
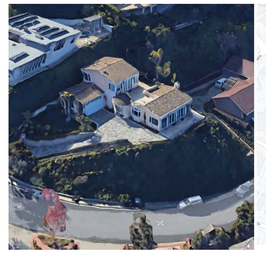


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,108
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	21'
Hazard:	Landslides	**Side Setback:**	12'
Ecological:	-	**Rear Setback:**	24'
APN:	352-331-03-00	**Stories:**	1 storie
Lot Size SF (approx):	13,352		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7322 Rue Michael San Diego, CA 92037
(East of site)



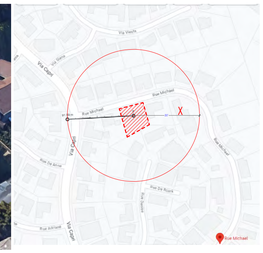


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,698
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	11'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	5'
APN:	352-331-04-00	**Stories:**	2 stories
Lot Size SF (approx):	13,653		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7304 Rue Michael San Diego, CA 92037
(South of site)

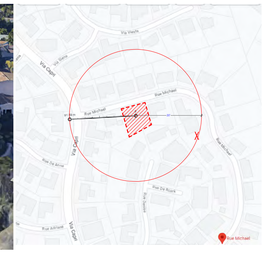
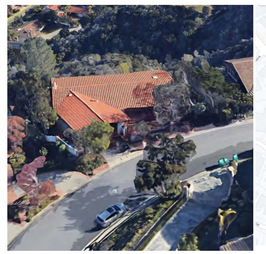


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,200
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.48
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	20'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	37'
APN:	352-331-05-00	**Stories:**	1 storie
Lot Size SF (approx):	16,350		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7311 Rue Michael San Diego, CA 92037
(East of site)



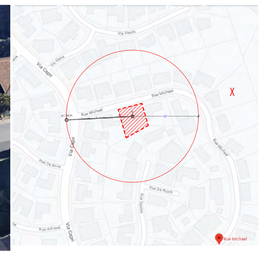
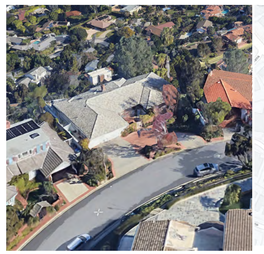


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,108
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.45
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	10'
Hazard:	Landslides	**Side Setback:**	5'
Ecological:	-	**Rear Setback:**	151'
APN:	352-332-07-00	**Stories:**	2 stories
Lot Size SF (approx):	28,777		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7321 Rue Michael San Diego, CA 92037
(East of site)



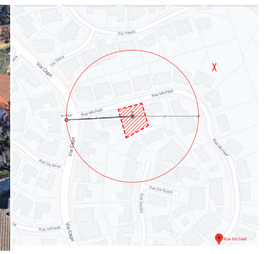


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	4,226
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.45
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	36'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	137'
APN:	352-332-06-00	**Stories:**	2 stories
Lot Size SF (approx):	34,501		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7331 Rue Michael San Diego, CA 92037
(North of site)

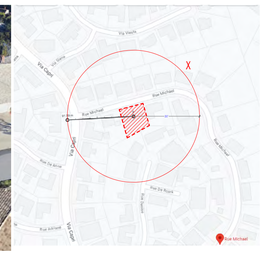


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,373
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.46
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	21.5'
Hazard:	Landslides	**Side Setback:**	15'
Ecological:	-	**Rear Setback:**	52'
APN:	352-332-05-00	**Stories:**	2 stories
Lot Size SF (approx):	18,888		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7341 Rue Michael San Diego, CA 92037
(North of site)

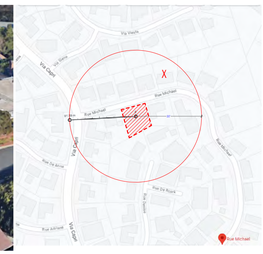
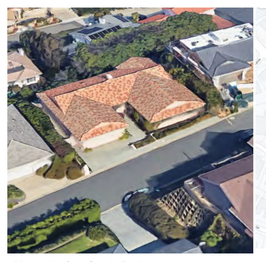


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	1,808
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	23'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	50'
APN:	352-332-04-00	**Stories:**	1 storie
Lot Size SF (approx):	13,351		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7351 Rue Michael San Diego, CA 92037
(North of site)



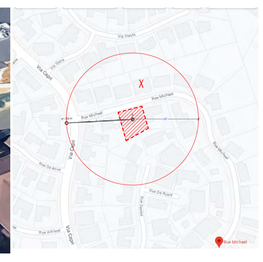
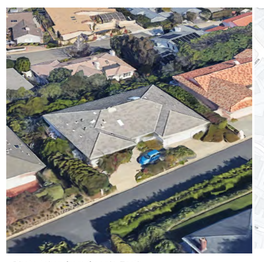


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,964
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	10'
Hazard:	Landslides	**Side Setback:**	9'
Ecological:	-	**Rear Setback:**	46'
APN:	352-332-03-00	**Stories:**	1 storie
Lot Size SF (approx):	11,423		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7361 Rue Michael San Diego, CA 92037
(North of site)



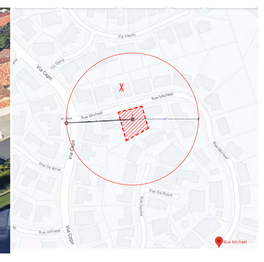
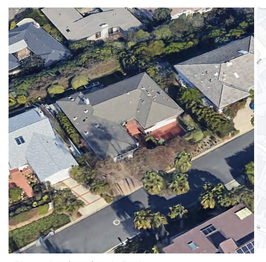


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,000
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	13'
Hazard:	Landslides	**Side Setback:**	6'
Ecological:	-	**Rear Setback:**	49'
APN:	352-332-02-00	**Stories:**	1 storie
Lot Size SF (approx):	11,041		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7371 Rue Michael San Diego, CA 92037
(North of site)



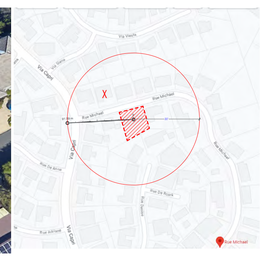


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,900
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.54
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	16'
Hazard:	Landslides	**Side Setback:**	9'
Ecological:	-	**Rear Setback:**	30'
APN:	352-332-01-00	**Stories:**	1 storie
Lot Size SF (approx):	10,533		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

7381 Rue Michael San Diego, CA 92037
(North of site)

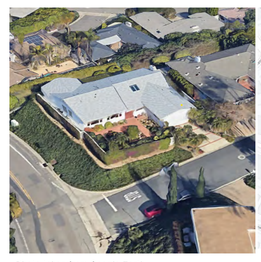


Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,700
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.53
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	27'
Hazard:	Landslides	**Side Setback:**	7.5'
Ecological:	-	**Rear Setback:**	15'
APN:	352-322-01-00	**Stories:**	1 storie
Lot Size SF (approx):	11,434		

*No information on permits
*Information take from ScoutRed; measurements approximated from Google Maps

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office@cdgius.com www.cdgius.com

NORTH

PRJ: 1123510

REVISIONS
No *DATE*

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:
ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:

300 PHOTOGRAPHIC SURVEY MAP

A.017

2454 Rue Denise San Diego, CA 92037
(South of site)

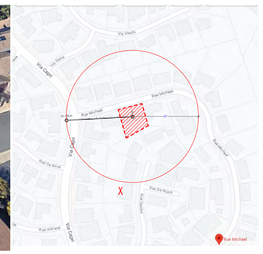

Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,265
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.49
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-331-17-00	**Stories:**	1 storie
Lot Size SF (approx):	15,962		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2468 Rue Denise San Diego, CA 92037
(South of site)

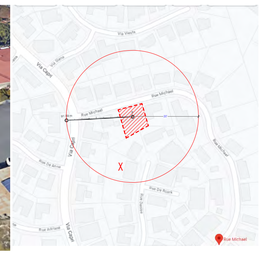

Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,562
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.48
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-331-16-00	**Stories:**	1 storie
Lot Size SF (approx):	16,665		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2480 Rue Denise San Diego, CA 92037
(South of site)

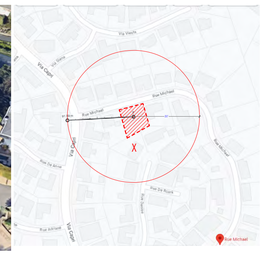

Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,800
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.52
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	24'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	89'
APN:	352-331-15-00	**Stories:**	2 stories
Lot Size SF (approx):	12,598		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2499 Rue Denise San Diego, CA 92037
(South of site)

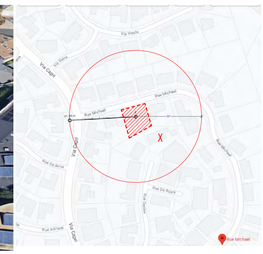

Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	3,000
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.50
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	29'
Hazard:	Landslides	**Side Setback:**	13'
Ecological:	-	**Rear Setback:**	42'
APN:	352-331-14-00	**Stories:**	1 storie
Lot Size SF (approx):	14,449		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

2481 Rue Denise San Diego, CA 92037
(South of site)

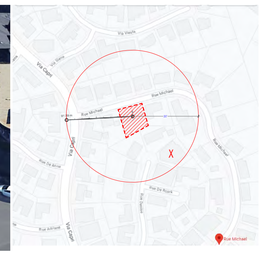

Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	5,148
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.51
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-331-13-00	**Stories:**	1 storie
Lot Size SF (approx):	13,622		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

7245 Rue De Roark San Diego, CA 92037
(South of site)

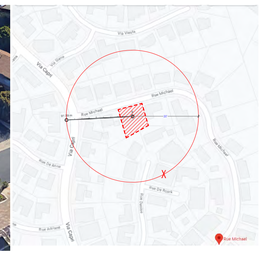

Photo taken from Google Earth

Zoning:	LJSPD-SF	**Living SF (approx):**	2,943
Transportation:	Torrey Pines Rd & Calle De La Plata Stop ID 11835	**Usable SF (approx):**	-
		FAR (approx):	0.54
Regulatory:	Height limit (max) 30 feet	**Front Setback:**	4'
Hazard:	Landslides	**Side Setback:**	4'
Ecological:	-	**Rear Setback:**	4'
APN:	352-331-12-00	**Stories:**	1 storie
Lot Size SF (approx):	10,642		

*No information on permits
*Information take fron ScoutRed; measurements approximated from Google Maps

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NORTH

PRJ: 1123510

REVISIONS
No *DATE*

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

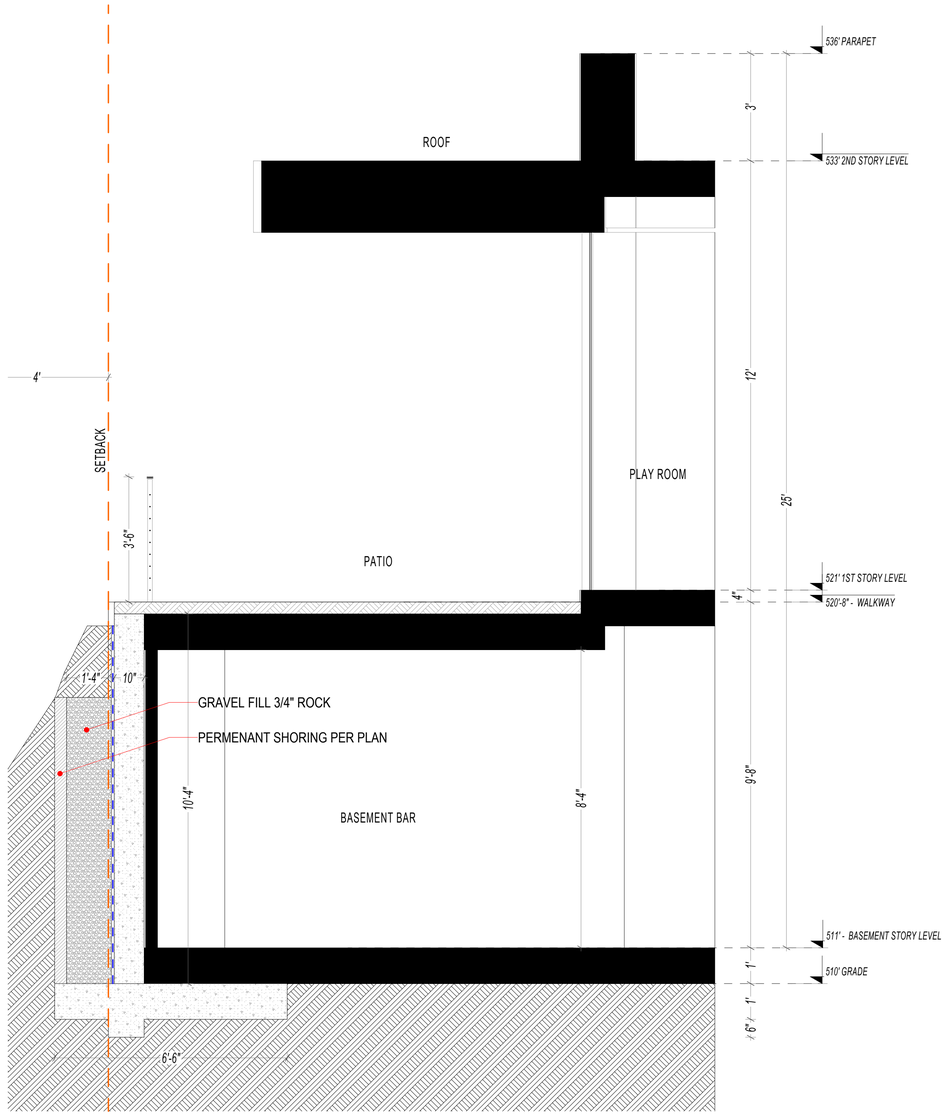
PROJECT NAME:
ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

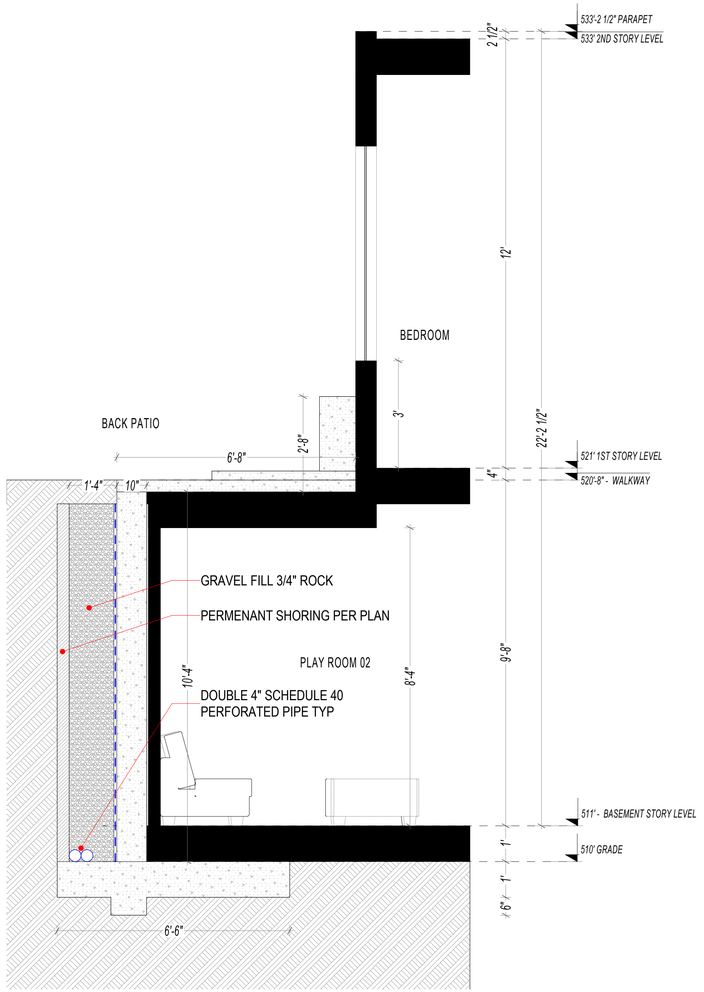
SHEET TITLE:

300 PHOTOGRAPHIC SURVEY MAP

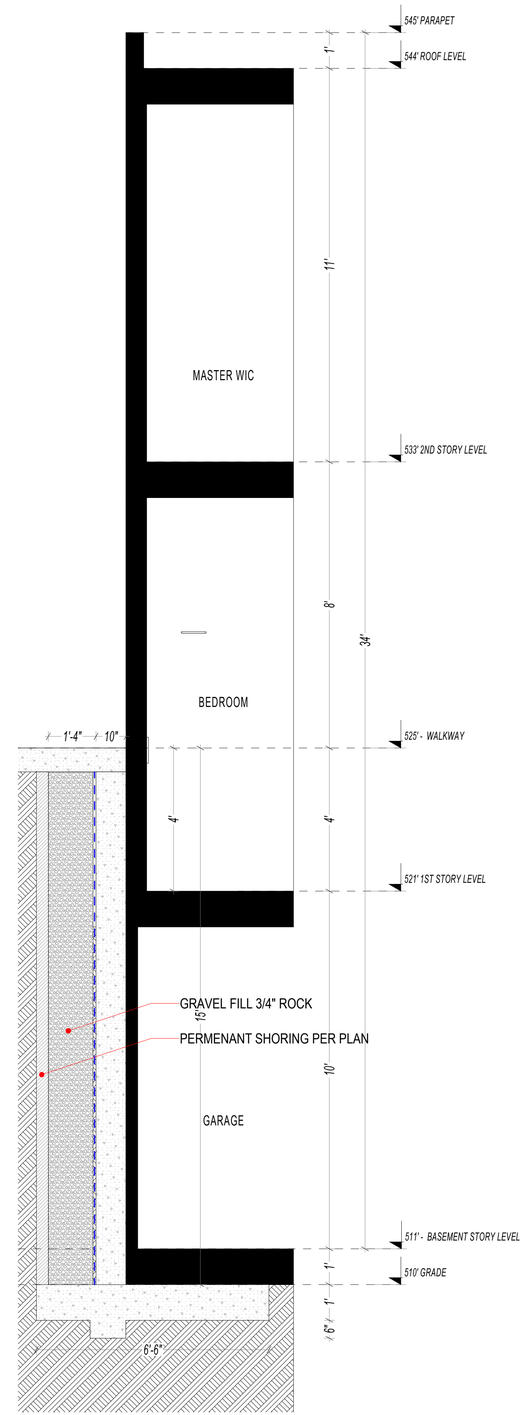
A.018



3 WALL SECTION C 1/2" = 1'-0"



2 WALL SECTION B 1/2" = 1'-0"



1 WALL SECTION A 1/2" = 1'-0"

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PRJ: 1123510

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No	DATE

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:

ADDRESS:

DATE.
9.12.2024

CITY SUBMITTAL.
SAN DIEGO CA.

SCALE.
INDICATED IN DRAWING

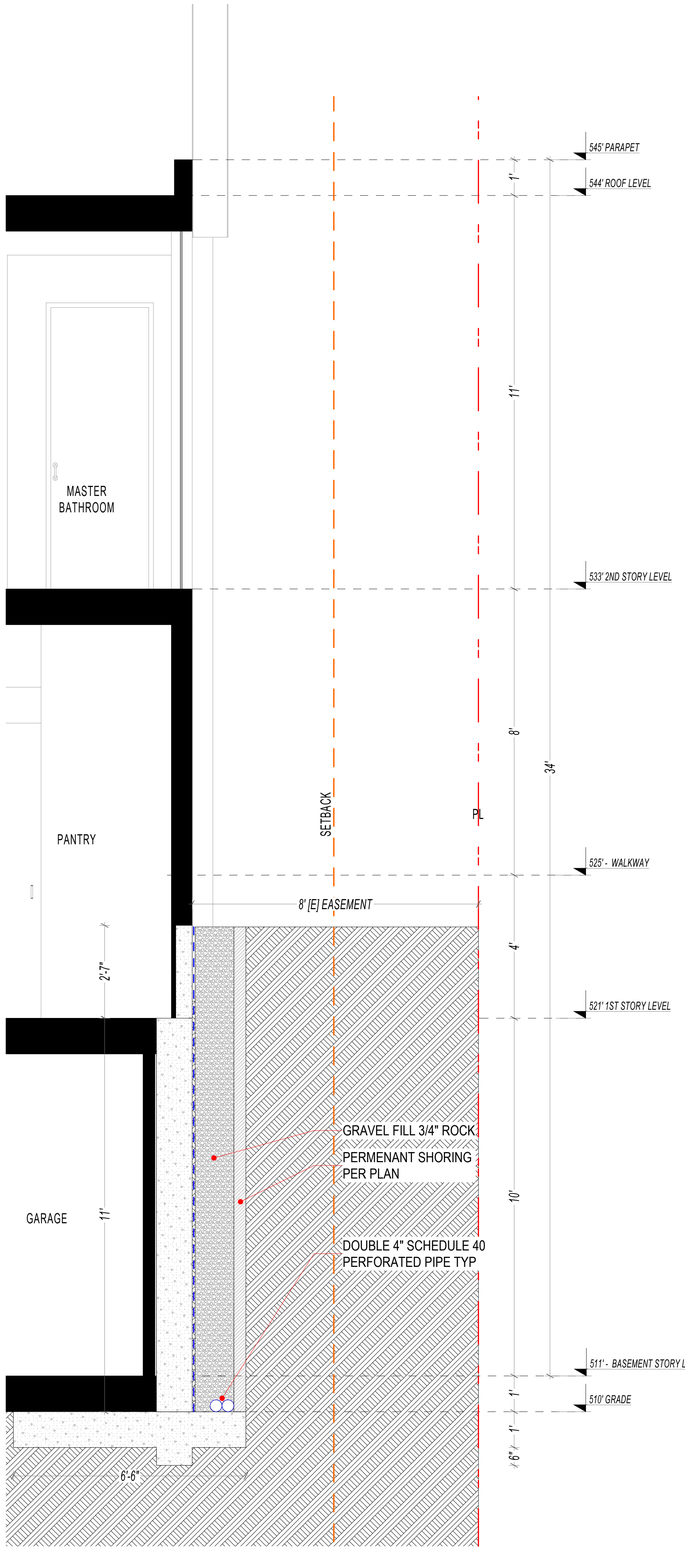
DRAW.
E.M.

JOB No.

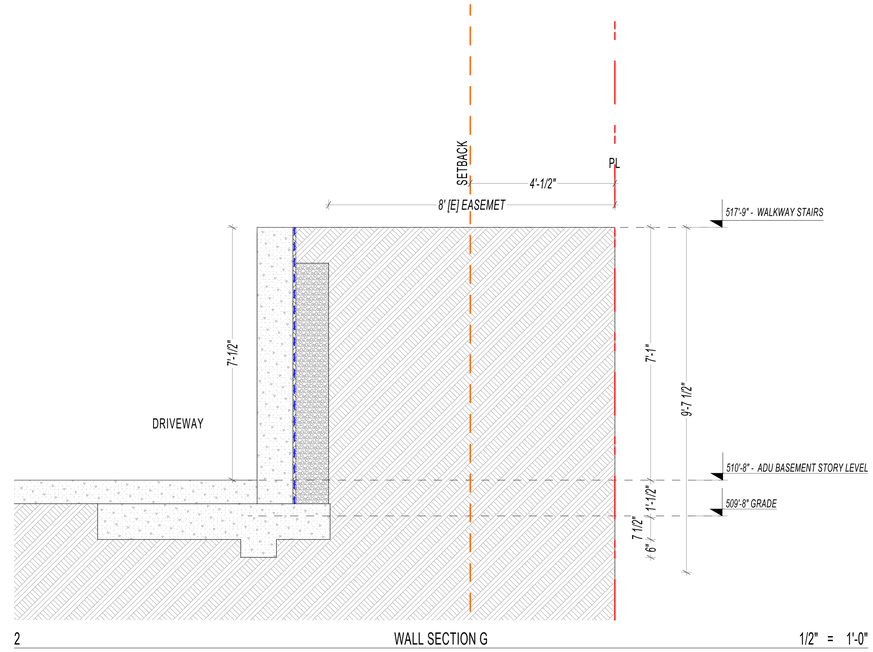
SHEET TITLE:

WALL SECTIONS 1

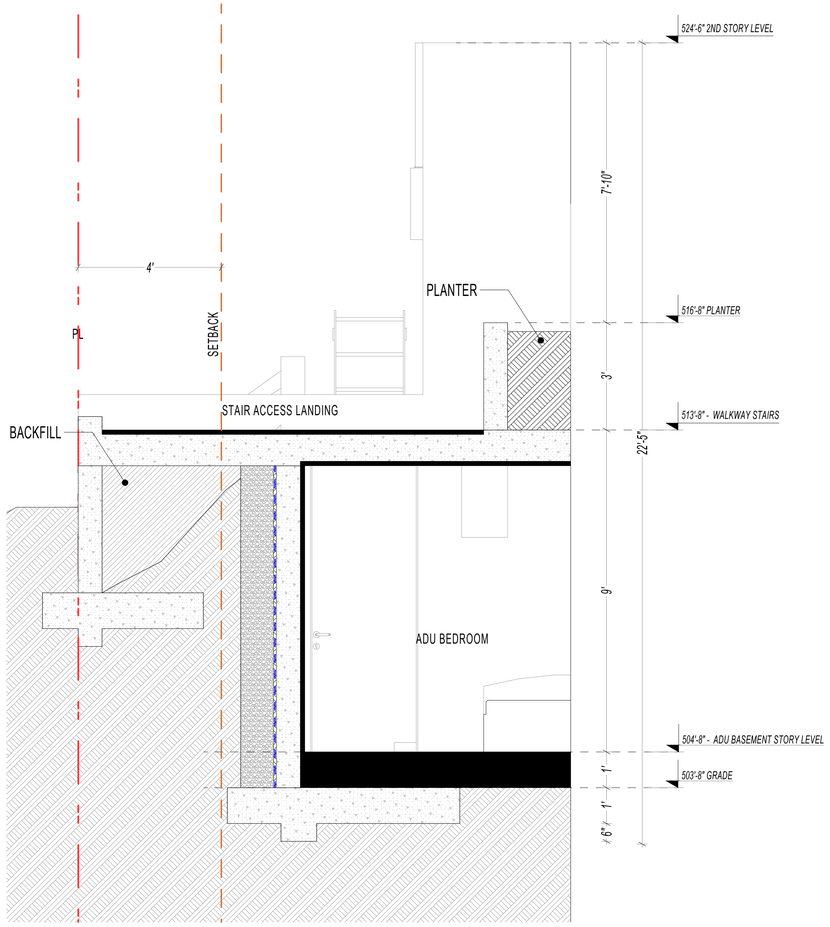
WS.001



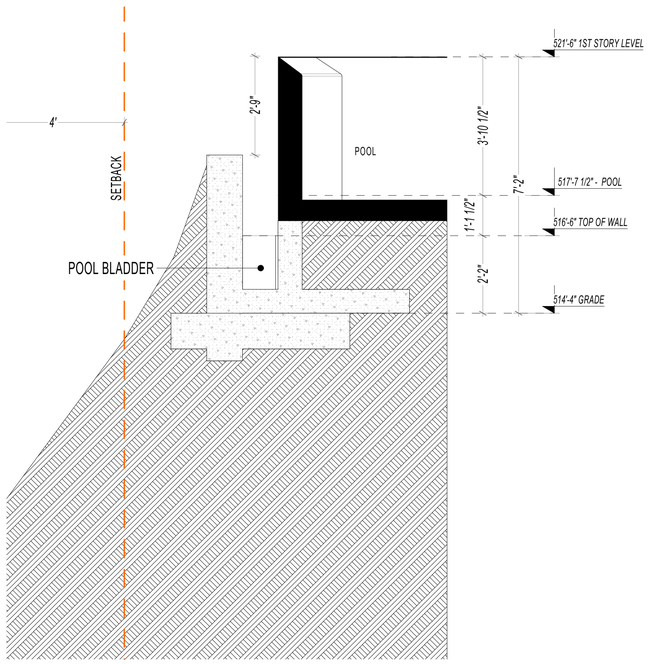
4 WALL SECTION H 1/2" = 1'-0"



2 WALL SECTION G 1/2" = 1'-0"



3 WALL SECTION F 1/2" = 1'-0"



1 WALL SECTION D 1/2" = 1'-0"

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CONCEPTO
T. 619.858.2345 F. 619.858.2344
P.O.Box. 84180 San Diego Ca. 92138
office@cdgius.com www.cdgius.com

NORTH

PRJ: 1123510

REVISIONS

No	DATE

GRUB - RESIDENCE

7354 Rue Michael, La Jolla, CA 92037

PROJECT NAME:

ADDRESS:

DATE.
9.12.2024
CITY SUBMITTAL.
SAN DIEGO CA.
SCALE.
INDICATED IN DRAWING
DRAW.
E.M.
JOB No.

SHEET TITLE:

WALL SECTIONS 2

WS.002

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

Ownership Disclosure Statement

FORM DS-318 October 2017

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

Project Title: Grub Residence **Project No. *For City Use Only*:** _____

Project Address: 7356 Rue Michael San Diego, 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: Rusland Grub ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 7356 Rue Michael

City: San Diego State: CA Zip: 92037

Phone No.: (619)-850-8770 Fax No.: _____ Email: ruslang333@yahoo.com

Signature: _____ Date: 7.14.2022

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Jess Gonzales ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 8555 Station Village Lane Apt 3324

City: San Diego State: CA Zip: 92108

Phone No.: (619) 292-5520 Fax No.: _____ Email: jessgonzales4299@gmail.com

Signature: _____ Date: 7.14.2022

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

EXHIBIT "A"

LEGAL DESCRIPTION

PUBLIC UTILITIES EASEMENT VACATION

All of that certain easement for public utility purposes lying within Lot 58 of Chateau Ville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 3926 filed in the office of the County Recorder of San Diego County, July 10, 1958, said easement being dedicated per said Map No. 3926 and more particularly described as follows:

A strip of land 4.00 feet wide, the northwest line of said strip lying parallel with, and 4.00 feet northwesterly, measured at right angles, with the southwest line of said Lot 58.

The sidelines of said strip of land shall be prolonged or shortened to terminate on the East and West lines of said Lot 58.

Containing 455.72 square feet (0.010 acres), more or less.

Attached hereto is a Drawing No. 102051-B labeled "Exhibit 'B'" and by this reference made a part hereof.

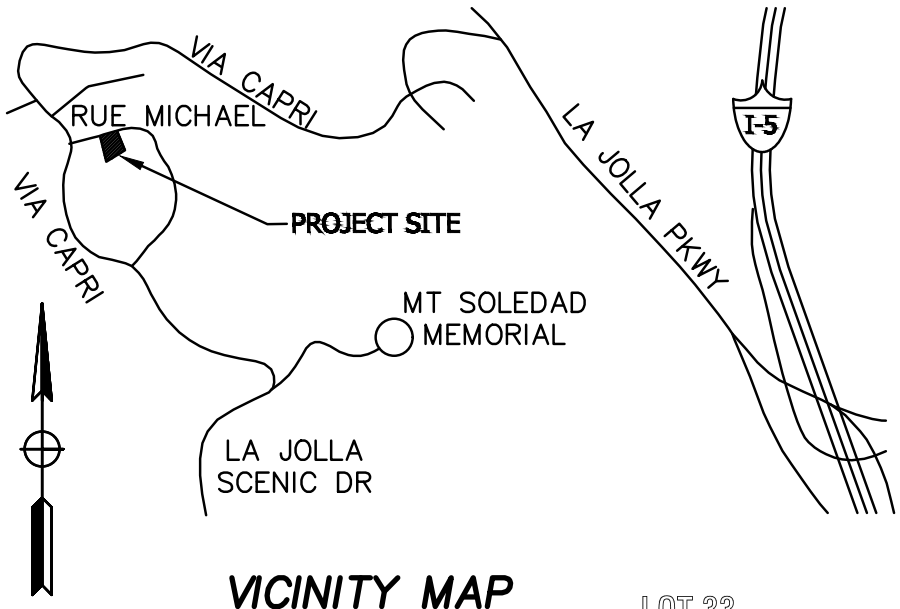
Brian D. Harp LS 8535

02/12/2025

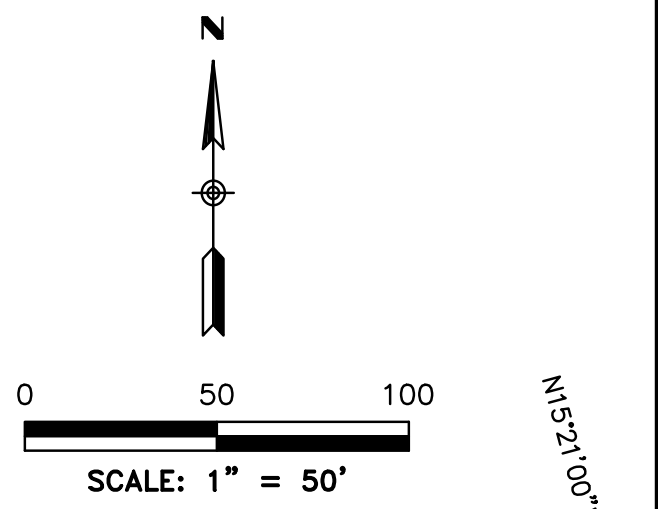
Date

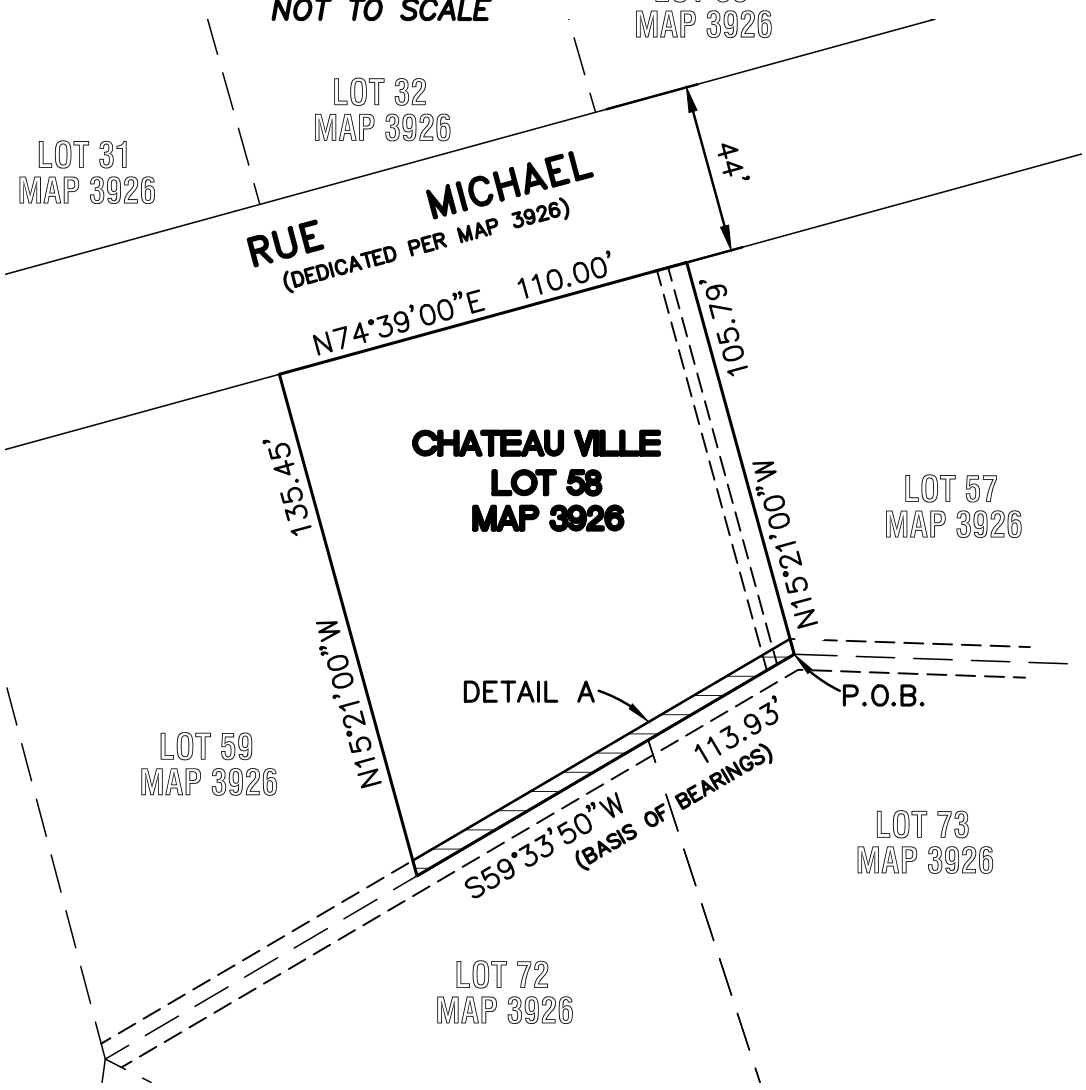
PRJ: 1065911
DWG: 102051-B

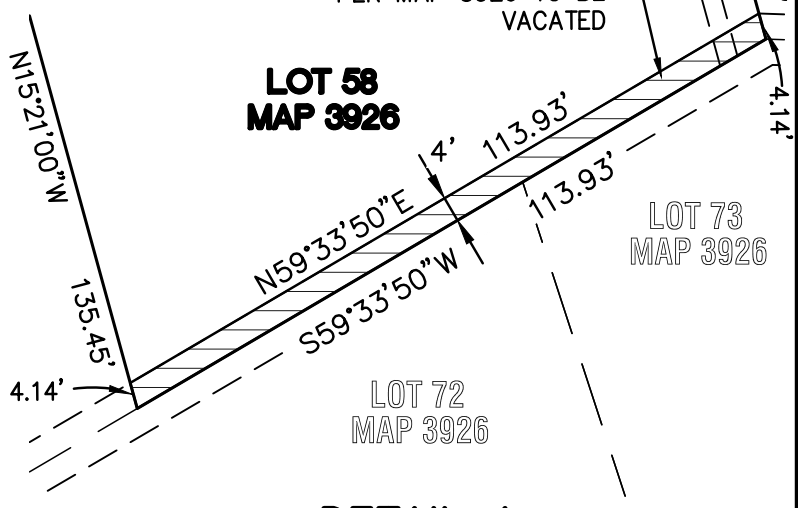
EXHIBIT "B"



VICINITY MAP
NOT TO SCALE







DETAIL A
1" = 30'

LEGEND

INDICATES 4-FT WIDE EASEMENT FOR PUBLIC UTILITIES GRANTED PER MAP 3926 TO BE VACATED (CONTAINING 455.72 SQ. FT.)

LOT BOUNDARY LINE

RIGHT-OF-WAY LINE

EASEMENT LINE

ADJOINING LOT LINES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHEASTERLY LINE OF LOT 58 PER CHATEAU VILLE MAP NO. 3926 (IE. S59 35'50"W)

REFERENCES

MAP NO. 3926
APN: 352-331-02

AP CONSULTING
2371 FENTON STREET, SUITE 100
CHULA VISTA, CA 91914 PH 619-227-8941

Brian D. Harp LS 8535

PROFESSIONAL LAND SURVEYOR
BRIAN D. HARP
LS-8535
STATE OF CALIFORNIA

DOCUMENT No. _____

RECORDED: _____

RESOLUTION No. _____

ADOPTED: _____

PUBLIC UTILITY EASEMENT VACATION

OVER A PORTION OF LOT 58, CHATEAU VILLE MAP NO. 3926

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL				

STATUS

CITY OF SAN DIEGO, CALIFORNIA

SHEET 1 OF 1 SHEET

FOR CITY LAND SURVEYOR DATE

102051-B

PRJ 1065911
I.O. 24009322

1886-6251
CCS 83 COORDINATES

246-1691
NAD 27 COORDINATES

B001