



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 25, 2017 REPORT NO. HO-17-070

HEARING DATE: November 1, 2017

SUBJECT: MORAN RESIDENCE CDP/SDP, Process Three Decision

PROJECT NUMBER: [449414](#)

OWNER/APPLICANT: Montgomery and Kathryn Moran, Owners/Claude-Anthony Marengo, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve the construction of an addition and remodel of an existing, two-story over basement, single dwelling unit with an attached two-car garage located at 7348 Vista Del Mar Avenue in the La Jolla Community Planning area?

Staff Recommendation:

1. ADOPT Mitigated Negative Declaration No. 449414 and ADOPT the Mitigation Monitoring and Reporting Program; and
2. APPROVE Coastal Development Permit No. 1635169; and
3. APPROVE Site Development Permit No. 1635140.

Community Planning Group Recommendation: On May 5, 2016, the La Jolla Community Planning Association voted 14-0-1 to recommend approval of the project with no conditions. (Attachment 8).

Environmental Review: A Mitigated Negative Declaration No. 449414 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented to reduce, to a level below significance, potential impacts identified in the environmental review process.

BACKGROUND

The project site is currently developed with an existing residential dwelling unit, originally built in 1985, located on the southwest corner of Vista Del Mar Avenue and Marine Street directly adjacent to the Pacific Ocean at 7348 Vista Del Mar Avenue (Attachment 1). The surrounding properties are fully developed and form a well-established, single dwelling unit residential neighborhood (Attachment 3). The existing structure is less than 45 years old and was not evaluated for historical significance by City Staff.

The 0.43-acre project site is located in the RS-1-7 Zone (Single Family Zone), Coastal Overlay Zone (appealable), Sensitive Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Coastal and Beach Parking Impact Overlay Zone, and within the First Public Roadway (La Jolla Boulevard) within the La Jolla Community Planning area. A Coastal Development Permit is required by San Diego Municipal Code (SDMC) Section 126.0702 for the proposed construction (addition/remodel) on a property within the Coastal Overlay Zone. A Site Development Permit is required by SDMC Section 143.0110 for development on a premises containing Environmentally Sensitive Lands (ESL) in the form of Coastal Bluffs (concealed).

DISCUSSION

The project proposes a 1,588-square-foot addition and remodel, with an additional 2,546 square-foot of basement area (below grade) to an existing, 6,094-square-foot two-story over-basement residential dwelling unit, resulting in a 10,228-square-foot single-family dwelling unit, including basement, on the 0.43-acre property. The project includes a two-car, subterranean garage with access taken from Marine Street. The developable portion of project site has been fully disturbed by previous development; however the site contains ESL in the form of a Coastal Bluffs (concealed) along the western portion of the site. The westernmost portion of the property, in the area of the coastal bluffs, contains an existing sea wall that abuts a coastal beach which is currently a public recreational area. The project will not affect this recreation area. San Diego Municipal Code (SDMC) Section 142.0340(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet from the coastal bluff edge. This project proposes a bluff edge setback of 40 feet for all new development. Portions of the existing residence will maintain at the previously permitted 25 foot setback. Submitted Geotechnical Investigation Reports were prepared and reviewed by Development Services Department to analyze bluff stability and any other potential geologic hazards. According to the reviewed and accepted reports, the project site's gross and shallow slope stability were both found to be adequate with a factor of safety of 1.5 and, overall, the site was found to be suitable for the proposed development at the 40-foot bluff setback.

All surface drainage run-off has been designed to drain away from the coastal bluff to the west and to discharge onto Marine Street to the north. The project will add bio-retention areas, bio-filtration areas and Best Management Practice filters to collect all run-off and avoid any drainage to public areas from private improvements. A driveway is proposed at a maximum width of 12 feet to maximize on-street parking and comply with the Coastal and Beach Parking Impact Overlay Zone regulations. The applicant has designed the project to conform to all the applicable regulations of the RS-1-7 Zone, Coastal Overlay Zone and Sensitive Coastal Overlay Zone.

The homes in the neighborhood vary in building height and structural massing. In general, older homes in the area tend to be smaller in both height and mass. The newer homes tend to be two stories, at or near the 30 foot height limit and have greater massing. The proposed residence is similar in height and massing to the newer homes in the neighborhood. The project site has two-story single family homes to the north, east and south. The proposed residence will include expo Santa Barbara finish stucco in a cream color, with earth tone stone plinth and sand colored stone exterior walls, dark bronze colored aluminum clad windows, decorative wrought iron railings and a pitched Spanish clay tile roof. The project proposes 1,172 cubic yards of cut and export grading, and zero cubic yards of fill. The proposed residence will be approximately 27 feet, 4 inches in height, in compliance with the maximum 30-foot height limit.

The La Jolla Community Plan and Local Coastal Land Use Plan, Visual Access Figure F, identifies Marine Street as a View Corridor (unobstructed framed view down a public right-of-way) and Vista Del Mar Avenue as a road with potential intermittent ocean views (Attachment 10). The project's proposed Development Plans (Exhibit "A" and Attachment 12) demonstrate that the proposed structures will not only not encroach into the Marine Street public right-of-way, but will maintain the required setback from the right-of-way line. No new landscaping is proposed to be planted along the project site's Marine Street frontage.

The project site is located within the First Public Roadway (La Jolla Boulevard) and the sea, it is required to protect side yard views. There are currently no views to the Pacific Ocean along the project site's Vista Del Mar Avenue street frontage due to the fact that views are completely obstructed by the existing structures and vegetation on the project site. However, the proposed project would create a five-foot-wide view easement along the project site's south property line by removal of the vegetation. As a condition of the permit, View Corridor Easement will be recorded to open up, protect and maintain this side yard view (Attachment 6, Condition Nos. 37 and 40).

The La Jolla Community Plan and Local Coastal Land Use Plan's Physical Access, Figure F, identifies Marine Street as a Vertical Access with an existing stairway access located at the western terminus of the street directly adjacent to project's north west corner (Attachment 11). The proposed project will remain fully within the private property and therefore the project will not obstruct this Vertical Access with existing stairway. The project site is also located on the west side of Vista Del Mar Avenue which is identified by the Plan's Physical Access, Figure F, as having an Alternative Pedestrian Access (Attachment 11) along the street frontage within the public right-of-way. Development of this project is entirely within the private property and will not obstruct this Alternative Pedestrian Access.

As the project is in conformance with public access, coastal public views and sensitive coastal resources the proposed redevelopment of this property was found to be in conformance with the La Jolla Community Plan and Local Coastal Land Use Plan.

ALTERNATIVES

1. Approve Coastal Development Permit No. 1635169 and Site Development Permit No. 1635140, with modifications.
2. Deny Coastal Development Permit No. 1635169 and Site Development Permit No. 1635140, if the findings required to approve the project cannot be affirmed.

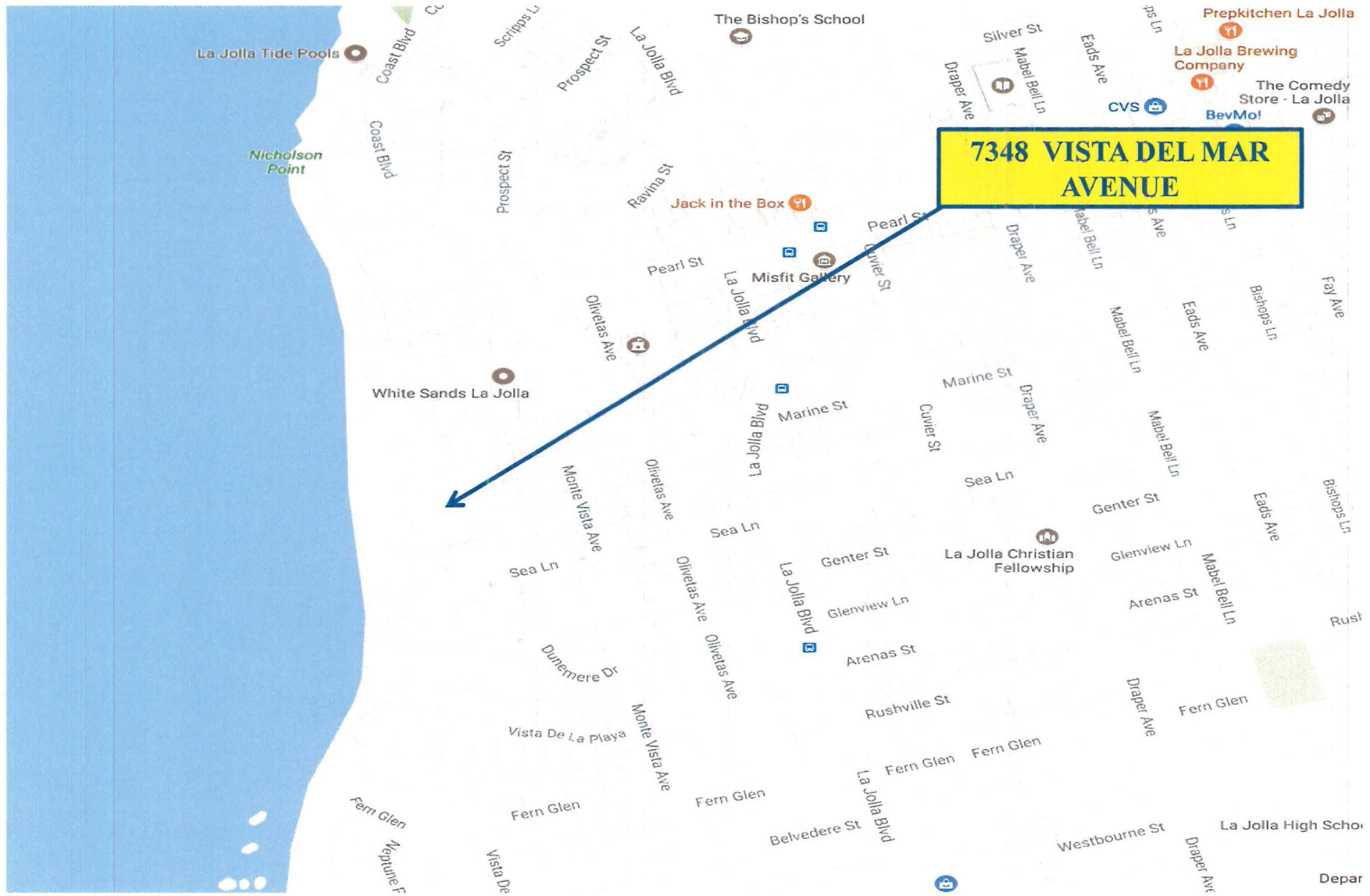
Respectfully submitted,



Glenn Gargas, Development Project Manager

Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Project Data Sheet
5. Draft Resolution with Findings
6. Draft Permit with Conditions
7. Draft Environmental Resolution with MMRP
8. Community Planning Group Recommendation
9. Ownership Disclosure Statement
10. La Jolla Community Plan – Figure F – Subarea F Windansea – Visual Access
11. La Jolla Community Plan – Figure F – Subarea F Windansea – Physical Access
12. Project Plans



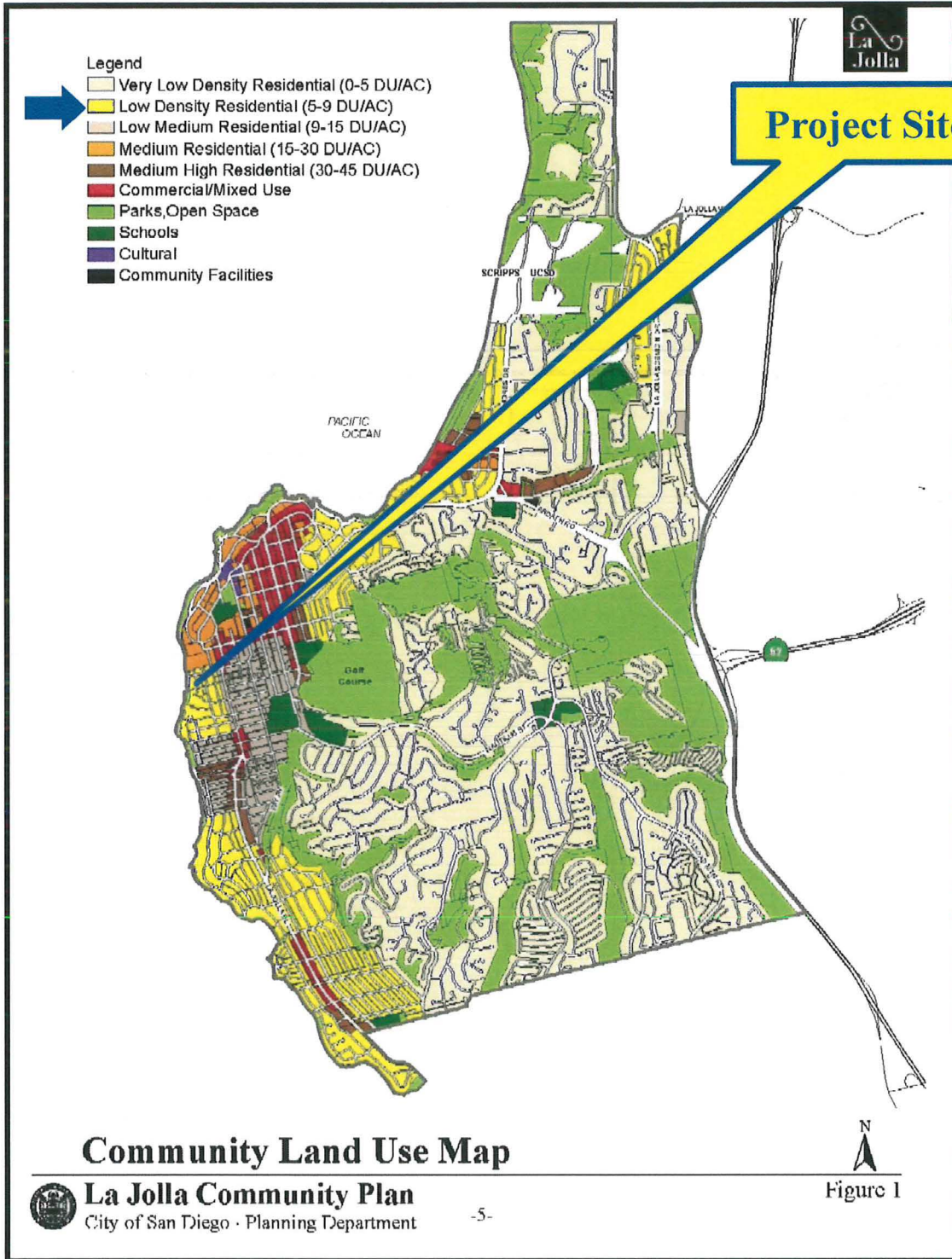
7348 VISTA DEL MAR AVENUE



Project Location Map

**MORAN RESIDENCE CDP/SDP - 7348 VISTA DEL MAR AVENUE
PROJECT NO. 449414**





Land Use Map

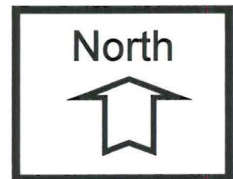
**MORAN RESIDENCE CDP / SDP – 7348 VISTA DEL MAR AVENUE
PROJECT NO. 449414 La Jolla**





Aerial Photo

**MORAN RESIDENCE CDP/SDP – 7348 VISTA DEL MAR AVENUE
PROJECT NO. 449414**



PROJECT DATA SHEET

PROJECT NAME:	Moran Residence CDP / SDP – Project No. 449414	
PROJECT DESCRIPTION:	CDP & SDP for a 1,588-square-foot addition and remodel to an existing 6,094-square-foot single-family residence over basement, resulting in a 10,228-square-foot residence on a 0.43-acre property.	
COMMUNITY PLAN AREA:	La Jolla	
DISCRETIONARY ACTIONS:	Coastal Development Permit & Site Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Low Density Residential (5-9 DUs per acre)	
<u>ZONING INFORMATION:</u>		
<p>ZONE: RS-1-7 Zone</p> <p>HEIGHT LIMIT: 30/24-Foot maximum height limit.</p> <p>LOT SIZE: 7,000 square-foot minimum lot size – existing lot 18,861 sq. ft.</p> <p>FLOOR AREA RATIO: 0.46 maximum - 0.41 proposed</p> <p>FRONT SETBACK: 15 foot minimum – 15 feet proposed</p> <p>SIDE SETBACK: 8 foot minimum - 8 feet (north) & 8 feet (south) proposed</p> <p>STREETSIDE SETBACK: 10 foot min. – 10 foot proposed w/ previously conforming</p> <p>REAR SETBACK: 13 foot minimum - 13 feet proposed – 40 foot minimum to coastal bluff</p> <p>PARKING: 2 parking spaces required – 4 proposed.</p>		
<u>ADJACENT</u> PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
SOUTH:	Low Density Residential; RS-1-7 Zone	Single Family Residence
EAST:	Low Density Residential; RS-1-7 Zone	Single Family Residence
WEST:	Open Space; OP-1-1 Zone	Pacific Ocean
DEVIATIONS OR VARIANCES	None	

ATTACHMENT 4

REQUESTED:	
COMMUNITY PLANNING GROUP RECOMMENDATION:	The La Jolla Community Planning Association voted 14-0-1 to recommended approval of the project at their May 5, 2016 meeting.

HEARING OFFICER RESOLUTION NO. ____
COASTAL DEVELOPMENT PERMIT NO. 1635169/SITE DEVELOPMENT PERMIT NO. 1635140
MORAN RESIDENCE CDP/SDP - PROJECT NO. 449414 MMRP

WHEREAS, Montgomery F. Moran and Kathryn A. Moran, Owner/Permittee, filed an application with the City of San Diego for a permit to construct an addition and remodel to an existing single family dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1635169 and 1635140), on portions of a 0.43-acre property;

WHEREAS, the project site is located at 7348 Vista Del Mar Avenue, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Sensitive Coastal Resource Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, Residential Tandem Parking Overlay Zone, First Public Roadway and within the La Jolla Community Plan area;

WHEREAS, the project site is legally described as: Lots 1, 2, 3 and 4, Block 5, of La Jolla Beach in the City of San Diego, County of San Diego, State of California according to the Map there No. 893-1/2 filed in the office of the Recorder of said San Diego County, April 28, 1903;

WHEREAS, on November 1, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1635169/Site Development Permit No. 1635140, pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated November 1, 2017.

Coastal Development Permit - Section 126.0708

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

The project proposes a 1,588-square-foot addition and remodel, with an additional 2,546 square-foot of basement area (below grade) to an existing, 6,094-square-foot two-story over-basement residential dwelling unit, resulting in a 10,228-square-foot single-family dwelling unit, including basement, on the 0.43-acre property. The project site is located directly adjacent to the Pacific Ocean coastline. The proposed addition and remodel project is contained within the existing legal lot area and will not encroach upon any existing or proposed physical access to the coast. The project site is located within the First Public Roadway (La Jolla Boulevard) and the Pacific Ocean. The La Jolla Community Plan and Local Coastal Land Use Plan's Physical Access, Figure F, identifies Marine Street as a Vertical Access with an existing stairway access located at the western terminus of the street directly adjacent to project's north west corner. The proposed project will remain fully within the private property and observe all required setbacks and therefore the project will not

obstruct this vertical access with existing stairway. The project site is also located on the west side of Vista Del Mar Avenue which is identified by the Plan's Physical Access, Figure F, as having an Alternative Pedestrian Access along the street frontage within the public right-of-way. Development of this project is entirely within the private property and will observe all required setbacks. Therefore, the project will not obstruct this Alternative Pedestrian Access.

The La Jolla Community Plan and Local Coastal Land Use Plan, Visual Access Figure F, identifies Marine Street as a View Corridor (unobstructed framed view down a public right-of-way) and Vista Del Mar Avenue as a road with potential intermittent ocean views. The project's proposed Development Plans demonstrate that the proposed structures will not only not encroach into the Marine Street public right-of-way, but will maintain the required setback from the right-of-way line. No new landscaping is proposed to be planted along the project site's Marine Street frontage.

The project site is located within the First Public Roadway (La Jolla Boulevard) and the sea, it is required to protect side yard views. There are currently no views to the Pacific Ocean along the project site's Vista Del Mar Avenue street frontage due to the fact that views are completely obstructed by the existing structures and vegetation on the project site. However, the proposed project would create a five-foot-wide view easement along the project site's south property line by removal of the vegetation. The project is conditioned to remove the obstructing vegetation and record a View Corridor Easement to protect and maintain this side yard view.

The proposed project meets all of the development standards, such as building setbacks and maximum floor area ratio and provides a view corridor easement as required by the underlying zone and the coastal development regulations. Thus, the proposed addition/remodel of the residential dwelling unit will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the La Jolla Local Coastal Program land use plan; and the proposed redevelopment will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the La Jolla Community Plan and Local Coastal Program Land Use Plan.

2. The proposed coastal development will not adversely affect Environmentally Sensitive Lands.

The project site has been fully graded and developed with a single family dwelling unit in its current state since 1985. The site contains environmentally sensitive resources in the form of coastal bluffs (concealed) on the project's west side. The project proposes to add on to and remodel the existing residence with an attached, two-car garage in approximately the same location on the lot as the existing residence. The western portion of the site contains a concealed coastal bluff area, which will remain and be protected with the recording of a covenant of easement as a condition of the permit. Site drainage currently exists and additional drainage improvements to meet current standards will be made as part of this project with all site surface drainage to be conveyed to the Marine Street public right-of-way. An environmental review determined that this project may have a significant environmental effect on Paleontological Resources and the City prepared a Mitigated Negative Declaration

(MND), in accordance with the California Environmental Quality Act (CEQA). The MND's Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Paleontological Resources, to reduce the potential impacts to a level below significance. The project site was previously graded and redevelopment for the addition/remodel of this site proposes 1,172 cubic yards of cut, zero cubic yards of fill, for a total export of 1,172 cubic yards for the basement area. Based on the above, this proposed addition/remodel to the existing residence will not adversely affect Environmentally Sensitive Lands.

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

This project proposes an addition and remodel to a two-story over basement single dwelling unit and is located in an area identified as Low density (5-9 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation at 2.37 DU/acre. The project is designed to conform to all of the applicable development regulations of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and the Sensitive Coastal Overlay Zone. The westernmost portion of the property, in the area of the coastal bluffs, contains an existing sea wall that abuts a coastal beach which is currently a public recreational area. The project will not affect this recreation area. San Diego Municipal Code (SDMC) Section 142.0340(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet from the coastal bluff edge. This project proposes a bluff edge setback of 40 feet for all new development. Portions of the existing residence will maintain at the previously permitted 25 foot setback. Submitted Geotechnical Investigation Reports were prepared and reviewed by Development Services Department to analyze bluff stability and any other potential geologic hazards. According to the reviewed and accepted reports, the project site's gross and shallow slope stability were both found to be adequate with a factor of safety of 1.5 and, overall, the site was found to be suitable for the proposed development at the 40-foot bluff setback.

The proposed residence will be approximately 27 feet, 4 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 15 feet, the required side setback of 10 and 8 feet, the rear setback of 13 feet and the maximum floor area ratio of 0.41.

The La Jolla Community Plan and Local Coastal Land Use Plan, Visual Access Figure F, identifies Marine Street as a View Corridor (unobstructed framed view down a public right-of-way) and Vista Del Mar Avenue as a road with potential intermittent ocean views. The project's proposed Development Plans demonstrate that the proposed structures will not only not encroach into the Marine Street public right-of-way, but will maintain the required setback from the right-of-way line. No new landscaping is proposed to be planted along the project site's Marine Street Frontage.

The project site is located within the First Public Roadway (La Jolla Boulevard) and the sea, it is required to protect side yard views. There are currently no views to the Pacific Ocean along the project site's Vista Del Mar Avenue street frontage due to the fact that views are completely obstructed by the existing structures and vegetation on the project site. However, the proposed project would create a five-foot-wide view easement along the project site's south property line by removal of the vegetation. The project is conditioned to remove the obstructing vegetation and record a View Corridor Easement to protect and maintain this side yard view.

The La Jolla Community Plan and Local Coastal Land Use Plan's Physical Access, Figure F, identifies Marine Street as a Vertical Access with an existing stairway access located at the western terminus of the street directly adjacent to project's north west corner. The proposed project will remain fully within the private property and therefore the project will not obstruct this Vertical Access with existing stairway. The project site is also located on the west side of Vista Del Mar Avenue which is identified by the Plan's Physical Access, Figure F, as having an Alternative Pedestrian Access along the street frontage within the public right-of-way. Development of this project is entirely within the private property and will not obstruct this Alternative Pedestrian Access. Therefore, the proposed project has been determined to be in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

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

The 0.43-acre site, currently developed with an existing residence, is located within a well-developed and established residential neighborhood directly adjacent to the Pacific Ocean coastline. The site is located between the nearest public road and the sea or shoreline. At the coastal termination of Marine Street public access is available to the beach. The site's proposed development will not interfere with the public's right of access to the sea including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation. The development will not affect any oceanfront land suitable for recreational use. The westernmost portion of the property, in the area of the coastal bluffs, contains an existing sea wall that abuts a coastal beach which is currently a public recreational area. The project will not affect this recreation area. Due to these factors the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

Site Development Permit - Municipal Code Section 126.0504

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

The proposed addition/remodel to two-story over basement single dwelling unit with an attached two-car garage. The proposed project is located in an area identified as Low density

(5-9 DU/acre) residential within the La Jolla Community Plan (LJCP). The residential use of the property is consistent with the land use designation at 2.37 DU/acre. The proposed development has been found consistent with the identified public access and identified public views of the La Jolla Community Plan and Local Coastal Land Use Plan, and the RS-1-7 Zone development regulations, allowed density and design recommendations. Thus, this residential dwelling unit redevelopment will not adversely affect the La Jolla Community Plan and Local Coastal Land Use Plan.

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

The proposed addition and remodel to two-story over basement single dwelling unit with an attached two-car garage has been designed to comply with all of the applicable development regulations, including those of the RS-1-7 Zone, the Coastal Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and the Sensitive Coastal Overlay Zone. An environmental review determined that this project may have a significant environmental effect on Paleontological Resources requiring the preparation of a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). MND's Mitigation Monitoring and Reporting Program (MMRP) incorporate mitigation measures into the project for potential impacts to Paleontological Resources, to reduce the potential impacts to a level below significance. The environmental analysis did not find any significant impacts to public health and safety. The project will not have any impact on the provision of essential public services. The permit controlling the development and continued use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed addition and remodel to a two-story over basement single dwelling unit with an attached two-car garage, will comply with the development regulations of the RS-1-7 Zone, Coastal Overlay Zone, Sensitive Coastal Overlay Zone and Local Coastal Program for the La Jolla Community Plan area. San Diego Municipal Code (SDMC) Section 142.0340(f) requires that all proposed development, including buildings and accessory structures, be set back at least 40 feet from the coastal bluff edge. This project proposes a bluff edge setback of 40 feet for all new development. Portions of the existing residence will maintain at the previously permitted 25 foot setback. Submitted Geotechnical Investigation Reports were prepared and reviewed by Development Services Department to analyze bluff stability and any other potential geologic hazards. According to the reviewed and accepted reports,

the project site's gross and shallow slope stability were both found to be adequate with a factor of safety of 1.5 and, overall, the site was found to be suitable for the proposed development at the 40-foot bluff setback.

The proposed residence will be approximately 27 feet, 4 inches in height, in compliance with the maximum 30-foot height limit. The proposed project complies with the required front setback of 15 feet, the required side setback of 10 and 8 feet, the rear setback of 13 feet and the maximum floor area ratio of 0.41. There are no proposed variances or deviations to the development regulations of the Land Development Code. The building setbacks, drainage, lot coverage, building mass, building height, public views, public access and driveway width and will comply with all of the required development regulations. Therefore, the proposed development will comply with the applicable regulations of the Land Development Code.

Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs (concealed). The proposed new addition and remodel of the residence will be located in approximately the same location of the existing residence, with a proposed 40-foot coastal bluff setback and will not reduce or negatively impact any public views identified in the La Jolla Community Plan and Local Coastal Land Use Plan. Based on staff's review of the proposed grading plans, landscape plans and the project's geologic reports it was determined that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 40-foot coastal bluff setback, and the landscape material will not require any significant irrigation, resulting in minimal disturbance to the adjacent coastal bluffs (Environmentally Sensitive Lands). Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Marine Street public right-of-way. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project is adding bio-retention areas, bio-filtration areas and BMP filters to collect all run-off and avoid any drainage to public areas from private improvements. The project site is relatively flat and grading operations would entail approximately 1,172 cubic yards of cut, zero cubic yards of fill and 1,172 cubic yards of export from the site. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The grading plans, landscape plans and geologic reports determined that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 40-foot coastal bluff setback for the new addition and remodel, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent Coastal Bluffs (Environmentally Sensitive Lands). To avoid erosional forces on the adjacent bluff area, site drainage from the improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain toward the Vista Del Mar Avenue public right-of-way. Compliance with the geology and engineering permit conditions will ensure that the new addition and remodel would be built to reduce the potential for geologic impacts from regional hazards. The project is not within a flood overlay zone or a potentially sensitive area for fire hazards. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The project site contains Environmentally Sensitive Lands in the form of Coastal Bluffs (concealed). The proposed development will take place entirely within private property, observe all required setbacks and not encroach on to the coastal bluff area or any Environmentally Sensitive Lands. The proposed grading plans, landscape plans and the project's geologic reports demonstrate that the proposed site has adequate geologic stability, that the site is a coastal bluff with a minimum 40-foot coastal bluff setback for the new addition, and the landscape material will not require any significant irrigation, resulting in a minimum disturbance to the adjacent coastal bluffs (Environmentally Sensitive Lands). Site drainage from the proposed improved areas of the project site, as illustrated on the Preliminary Grading Plan, is designed to drain to the north toward the Marine Street Avenue public right-of-way.

The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. All Uniform Building, Fire, and Mechanical Codes governing the construction and continued operation of the development will apply to this site to prevent adverse effects to those persons or other properties in the vicinity. The project is adding bio-retention areas, bio-filtration areas and BMP filters to collect all run-off and avoid any drainage to public areas from private improvements. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The project proposes an addition and remodel to a two-story over basement single dwelling unit with an attached two-car garage. The site is located at 7348 Vista Del Mar Avenue, RS-1-7 zone, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone and within the La Jolla Community Planning area. The site is surrounded on three sides by single family homes. Therefore, no sensitive habitat or species would be impacted by the project and no brush management is required on-site. While the existing fill slope that descends from the building pad toward the beach at the western edge of the project site is within the Multi Habitat Planning Area (MHPA), no sensitive biological resources or habitat are present. The slope contains only non-native and ornamental vegetation. Therefore, the MSCP Land Use Adjacency Guidelines requirement for noise avoidance measures to protect sensitive biological resources are not required.

As noted on the Exhibit A, the project contains Land Use Adjacency Guidelines requirements as design features that require, storm water to be diverted a way and/or filtered prior to entering into the MHPA area, lighting will be directed away from the MHPA, the use of toxins including landscape chemicals will be avoided/minimized on-site and will not be allowed to enter the MHPA, and invasive non-native plant species will be prevented from entering the MHPA. These design features would ensure that the project would result in minimal negative impacts to the MHPA area. Therefore, the proposed development will be consistent with the City of San Diego's s Multiple Species Conservation Program (MSCP) Subarea Plan.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The proposed development takes place entirely within private property and stays within the area of existing development. Site drainage currently exists and additional drainage improvements to meet current standards will be made as part of this project with all site surface drainage to be conveyed to the Marine Street public right-of-way. The permit controlling this development contains conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. These conditions address requirements relating to storm water runoff, runoff during construction, and landscaping. The project is adding bio-retention areas, bio-filtration areas and BMP filters to collect all run-off and avoid any drainage to public areas from private improvements. The project site is relatively flat and grading operations for the proposed basement and foundation would entail approximately 1,172 cubic yards of cut and export from the site and zero cubic yards of fill. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The project proposes an addition and remodel to two-story over basement single dwelling unit with an attached two-car garage. The site is located at 7348 Vista Del Mar Avenue, RS-1-7 zone, within the La Jolla Community Planning area within the Coastal Overlay Zone

(Appealable Area), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone.

A Mitigated Negative Declaration was prepared from the project as it was determined that the proposed development could have a significant impact following areas:

- Paleontological Resources;

Because mitigation measures are required to be applied to the project in accordance with Section V of the associated Mitigation, Monitoring, and Reporting Program (MMRP), the project now avoids or mitigates any potentially significant environmental impacts to paleontological resources in accordance with the California Environmental Quality Act. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Coastal Development Permit No. 1635169/Site Development Permit No. 1635140. is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1635169 and 1635140, a copy of which is attached hereto and made a part hereof.

Glenn R. Gargas
Development Project Manager
Development Services

Adopted on: November 1, 2017

IO#: 24006250

fm 7-17-17

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24006250

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1635169/SITE DEVELOPMENT PERMIT NO. 1635140
MORAN RESIDENCE CDP/SDP - PROJECT NO. 449414 MMRP
HEARING OFFICER

This Coastal Development Permit No. 1635169/Site Development Permit No. 1635140 is granted by the Hearing Officer of the City of San Diego to Montgomery F. Moran and Kathryn A. Moran, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0702 and 126.0402. The 0.43-acre site is located at 7348 Vista Del Mar Avenue, in the RS-1-7 Zone, Coastal (appealable) Overlay Zone, Sensitive Coastal Resource Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Coastal and Beach) Overlay Zone, Residential Tandem Parking Overlay Zone, First Public Roadway and within the La Jolla Community Plan area. The project site is legally described as: Lots 1, 2, 3 and 4, Block 5, of La Jolla Beach in the City of San Diego, County of San Diego, State of California according to the Map there No. 893-1/2 filed in the office of the Recorder of said San Diego County, April 28, 1903.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct an addition and remodel to an existing single family dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 1, 2017, on file in the Development Services Department. The project shall include:

- a. Construction of a 1,588 square-foot, two-story, addition and remodel, with an additional 2,546 square-foot of basement area (below grade), to an existing 6,094-square-foot single family dwelling unit, resulting in a 10,228-square-foot, including basement, single-family dwelling unit on a 0.43-acre property;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- d. Site walls, fences, decks and patio; 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 November __, 2020 (Pending appeal period to California Coastal Commission).
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. In accordance with authorization granted to the City of San Diego from the United States Fish and Wildlife Service [USFWS] pursuant to Section 10(a) of the federal Endangered Species Act [ESA] and by the California Department of Fish and Wildlife [CDFW] pursuant to California Fish and Wildlife Code section 2835 as part of the Multiple Species Conservation Program [MSCP], the City of San Diego through the issuance of this Permit hereby confers upon Owner/Permittee the status of Third Party Beneficiary as

provided for in Section 17 of the City of San Diego Implementing Agreement [IA], executed on July 16, 1997, and on file in the Office of the City Clerk as Document No. OO-18394. Third Party Beneficiary status is conferred upon Owner/Permittee by the City: (1) to grant Owner/Permittee the legal standing and legal right to utilize the take authorizations granted to the City pursuant to the MSCP within the context of those limitations imposed under this Permit and the IA, and (2) to assure Owner/Permittee that no existing mitigation obligation imposed by the City of San Diego pursuant to this Permit shall be altered in the future by the City of San Diego, USFWS, or CDFW, except in the limited circumstances described in Sections 9.6 and 9.7 of the IA. If mitigation lands are identified but not yet dedicated or preserved in perpetuity, maintenance and continued recognition of Third Party Beneficiary status by the City is contingent upon Owner/Permittee maintaining the biological values of any and all lands committed for mitigation pursuant to this Permit and of full satisfaction by Owner/Permittee of mitigation obligations required by this Permit, in accordance with Section 17.1D of the IA.

9. 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.

10. 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.

11. 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.

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto,

including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

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

14. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 449414, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

15. The Owner/Permittee shall comply with the MMRP as specified in Mitigated Negative Declaration No. 449414, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Paleontological Resources

CLIMATE ACTION PLAN REQUIREMENTS:

16. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

17. The project proposes to export 1,173 cubic yards of material from the project site. All excavated material listed to be exported, shall be exported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

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

19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard maximum 12-foot-wide concrete driveway, adjacent to the site on Marine Street, satisfactory to the City Engineer.

20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard SDG-162 12-foot wide concrete driveway for confined Right-of-Way, adjacent to the site on Vista Del Mar Avenue, satisfactory to the City Engineer.

21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove all private encroachments into the Vista Del Mar Avenue and Marine Street Right-of-Way, satisfactory to the City Engineer.
22. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent Best Management Practices (BMP) maintenance, satisfactory to the City Engineer.
23. 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 SDMC, into the construction plans or specifications.
24. Prior to the issuance of any construction permit, the applicant shall submit a Technical Report that will be subject to final review and approval by the City Engineer, based on the Storm Water Standards in effect at the time of the construction permit issuance.
25. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

26. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the Landscape Standards and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.
27. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents consistent with the Landscape Standards to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per LDC 142.0403(b)5.
28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.
29. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
30. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the

approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

31. Any new landscaping will consist of only native or other drought-tolerant plant species in order to minimize irrigation requirements and to reduce potential slide hazards due to overwatering of the coastal bluff.

32. Prior to issuance of any construction permits for structures, the Owner/Permittee shall submit a water budget in accordance with the Water Conservation Requirements per SDMC 142.0413, Table 142-04I, to be included with the construction documents. An irrigation audit shall be submitted consistent with Section 2.7 of the Landscape Standards of the Land Development Manual at final inspection. The irrigation audit shall certify that all irrigation systems have been installed and operate as approved by the Development Services Department.

PLANNING/DESIGN REQUIREMENTS:

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

34. 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.

35. Prior to the issuance of a Certificate of Occupancy; the Owner/Permittee shall remove any existing encroachments over 36 inches in height, including landscape within the recorded Deed Restricted Easement which preserves a 5-foot wide visual corridor along the south side yard setback on Vista Del Mar Avenue, in accordance with the requirements of San Diego Municipal Code Section 132.0403(b).

36. All proposed fences and walls shall comply with the fence regulations in SDMC Chapter 14, Article 2, Division 3.

37. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement which ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Coastal Bluffs, in accordance with SDMC section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands as shown on Exhibit "A."

38. Prior to the issuance of any construction permits, the Owner/Permittee shall record a minimum of 5 feet wide View Corridor Easement within the south side yard setback along Vista del Mar as shown on the approved Exhibit "A," in accordance with SDMC section 132.0403.

39. Prior to the issuance of any construction permits, the Owner/Permittee shall execute a Notice of Hazardous Condition-Indemnification and Hold Harmless Agreement for Sensitive Coastal Bluffs in accordance with SDMC section 143.0143, in a form and content acceptable to the Director of the Development Services Department, or designated representative, which shall provide: (a) that the Owner/Permittee understands that new accessory structures or landscape features customary and incidental to residential uses are prohibited within 5 feet of the Coastal Bluff Edge or on the face of the Bluff, as illustrated on approved plan Exhibit "A;" (b) that the Owner/Permittee understands that the site may be subject to extraordinary hazard from coastal bluff erosion, and the Owner/Permittee assumes all liability from such hazards; and (c) the Owner/Permittee unconditionally waives any claim of liability against the City of San Diego and agrees to defend, indemnify, and hold harmless the City of San Diego and its advisors relative to the City of San Diego's approval of the project and for any damage due to natural hazards. This Notice of Hazardous Conditions-Indemnification and Hold Harmless Agreement shall be recorded against title to the property and shall run with the land, binding upon all successors and assigns.

40. 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:

41. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

INFORMATION ONLY:

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

APPROVED by the Hearing Officer of the City of San Diego on November 1, 2017, by Resolution No. _____.

Permit Type/PTS Approval No.: CDP No. 1635169/SDP No. 1635140

Date of Approval: Nov. 1, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Glenn R. Gargas
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.

Owner/Permittee

By _____
Montgomery F. Moran

Owner/Permittee

By _____
Kathryn A. Moran

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

RESOLUTION NUMBER R-_____

ADOPTED ON _____

WHEREAS, on October 30, 2015, Marengo Morton Architects submitted an application to Development Services Department for a Coastal Development Permit and a Site Development Permit for the Moran Residence Project; and

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

WHEREAS, the issue was heard by the Hearing Officer on November 1, 2017; and

WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative Declaration No. 449414 (Declaration) prepared for this Project; NOW THEREFORE,

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

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

ATTACHMENT 7

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

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

By: _____
Glenn Gargas, Development Project Manager

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

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT

PROJECT NO. 449414

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 449414 shall be made conditions of **COASTAL DEVELOPMENT PERMIT / SITE DEVELOPMENT PERMIT** as may be further described below.

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

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

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

3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

<http://www.sandiego.gov/development-services/industry/standtemp.shtml>

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

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

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

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

Qualified Paleontologist

Note:

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

CONTACT INFORMATION:

a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division - 858-627-3200**

b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**

2. MMRP COMPLIANCE: This Project, Project Tracking System (PTS) #449414 and /or Environmental Document # 449414, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

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

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

Not Applicable

4. MONITORING EXHIBITS

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

NOTE:

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

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner’s representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

DOCUMENT SUBMITTAL/INSPECTION CHECKLIST		
Issue Area	Document Submittal	Associated Inspection/Approvals/Notes
General	Consultant Qualification Letters	Prior to Preconstruction Meeting
General	Consultant Construction Monitoring Exhibits	Prior to or at Preconstruction Meeting
Paleontological Resources	Monitoring Report(s)	Monitoring Report
Bond Release	Request for Bond Release Letter	Final MMRP Inspections Prior to Bond Release Letter

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

PALEONTOLOGICAL RESOURCES MITIGATION

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

- II. Prior to Start of Construction
- A. Verification of Records Search
1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
- B. PI Shall Attend Precon Meetings
1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 2. Identify Areas to be Monitored
 - a. Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
 - b. 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.
- III. During Construction
- A. Monitor Shall be Present During Grading/Excavation/Trenching
1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
 2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or

when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.

3. The monitor shall document field activity via the Consultant Site Visit Record (CSV). The CSV's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
 - b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
 - c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
 - d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.
- IV. Night and/or Weekend Work
- A. If night and/or weekend work is included in the contract
1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 2. The following procedures shall be followed.
 - a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSV and submit to MMC via fax by 8AM on the next business day.
 - b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.
 - c. Potentially Significant Discoveries

If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

- d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
 - B. If night work becomes necessary during the course of construction
 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 2. The RE, or BI, as appropriate, shall notify MMC immediately.
 - C. All other procedures described above shall apply, as appropriate.
- V. Post Construction
- A. Preparation and Submittal of Draft Monitoring Report
 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,
 - a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.
 - b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.
 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
 4. MMC shall provide written verification to the PI of the approved report.
 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
 - B. Handling of Fossil Remains
 1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
 2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate
 - C. Curation of fossil remains: Deed of Gift and Acceptance Verification
 1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 - D. Final Monitoring Report(s)

ATTACHMENT 7

1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

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



La Jolla Community Planning Association

Glenn Gargas
City of San Diego
Development Services Department

Date: May 6th, 2016

Subject: La Jolla Community Planning Association Findings

RE: "MORAN RESIDENCE"

On May 5th 2016 at the Regular Meeting of the La Jolla Community Planning Association (LJCPA) Trustees reviewed **Moran Residence** as an Action Item.

MORAN RESIDENCE 7348 Vista del Mar Avenue CDP & SDP ACTION ITEM Process 3 Coastal Development Permit and Site Development Permit to construct an addition and interior remodel at an existing single dwelling unit totaling 12,344 square feet. The 0.42- acre site is located within the Coastal Overlay Zone (appealable) at 7348 Vista Del Mar Avenue within the RS-1-7 zone of the La Jolla Community Plan area. DPR RECOMMENDATION: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to construct an addition and interior remodel at an existing single dwelling unit totaling 12,344 square feet at 7348 Vista Del Mar Avenue
LJCPA RECOMMENDATION on March 5th 2016: To ratify PRC Recommendation via the Consent Agenda (12-0-1)

Sincerely,

Cindy Greatrex
Chair
858-456-7900



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

Ownership Disclosure Statement

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


Project Title: Moran Residence Project No. For City Use Only: _____

Project Address:
 7348 Vista Del Mar Ave, La Jolla, CA 92037

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

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print):
Montgomery F Moran
 Owner Tenant/Lessee Redevelopment Agency
 Street Address:
1305 Old Tale Rd
 City/State/Zip:
Boulder, CO 80303
 Phone No: (303) 886-8089 Fax No: _____
 Signature:  Date: 10/5/2015

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

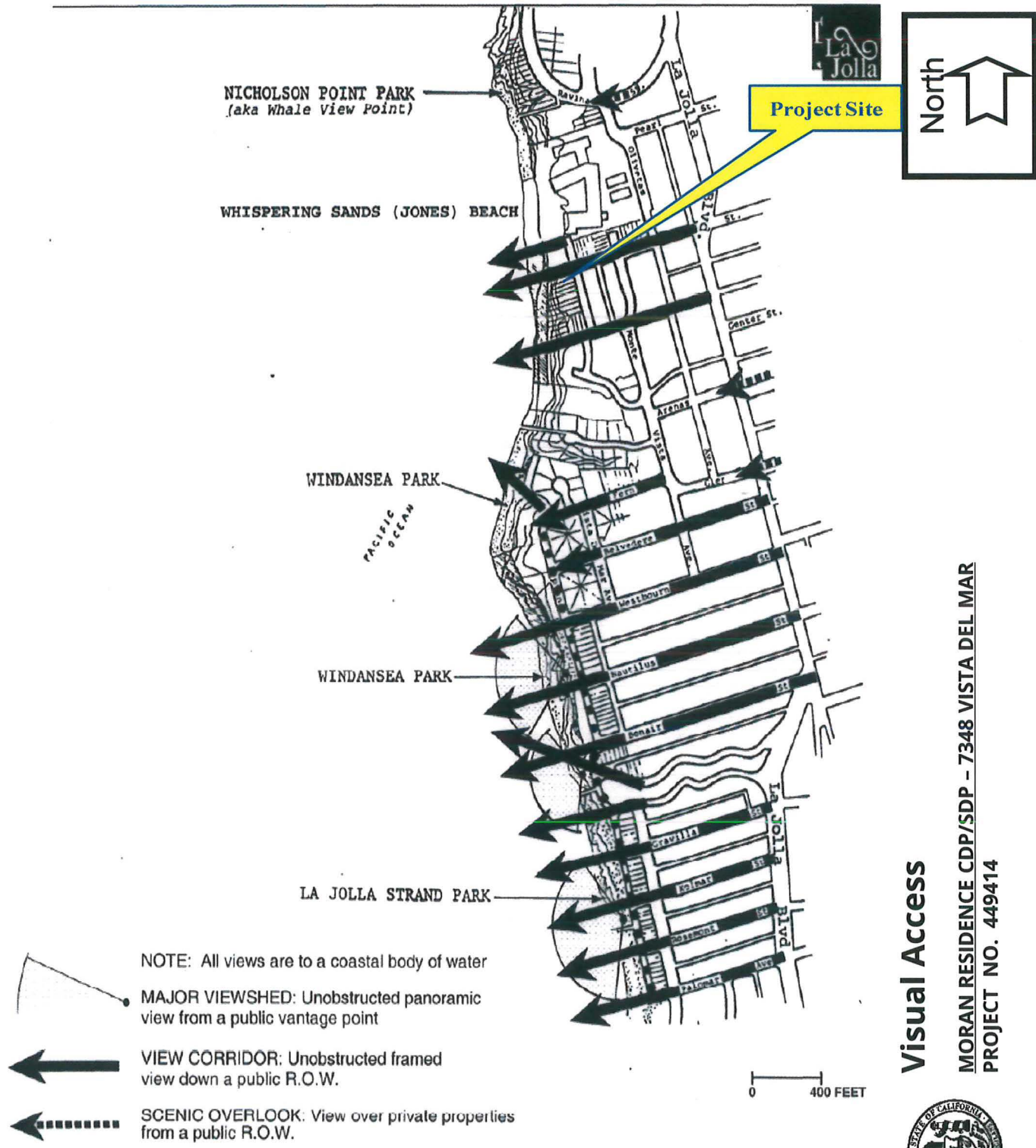
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print):

 Owner Tenant/Lessee Redevelopment Agency
 Street Address:

 City/State/Zip:

 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

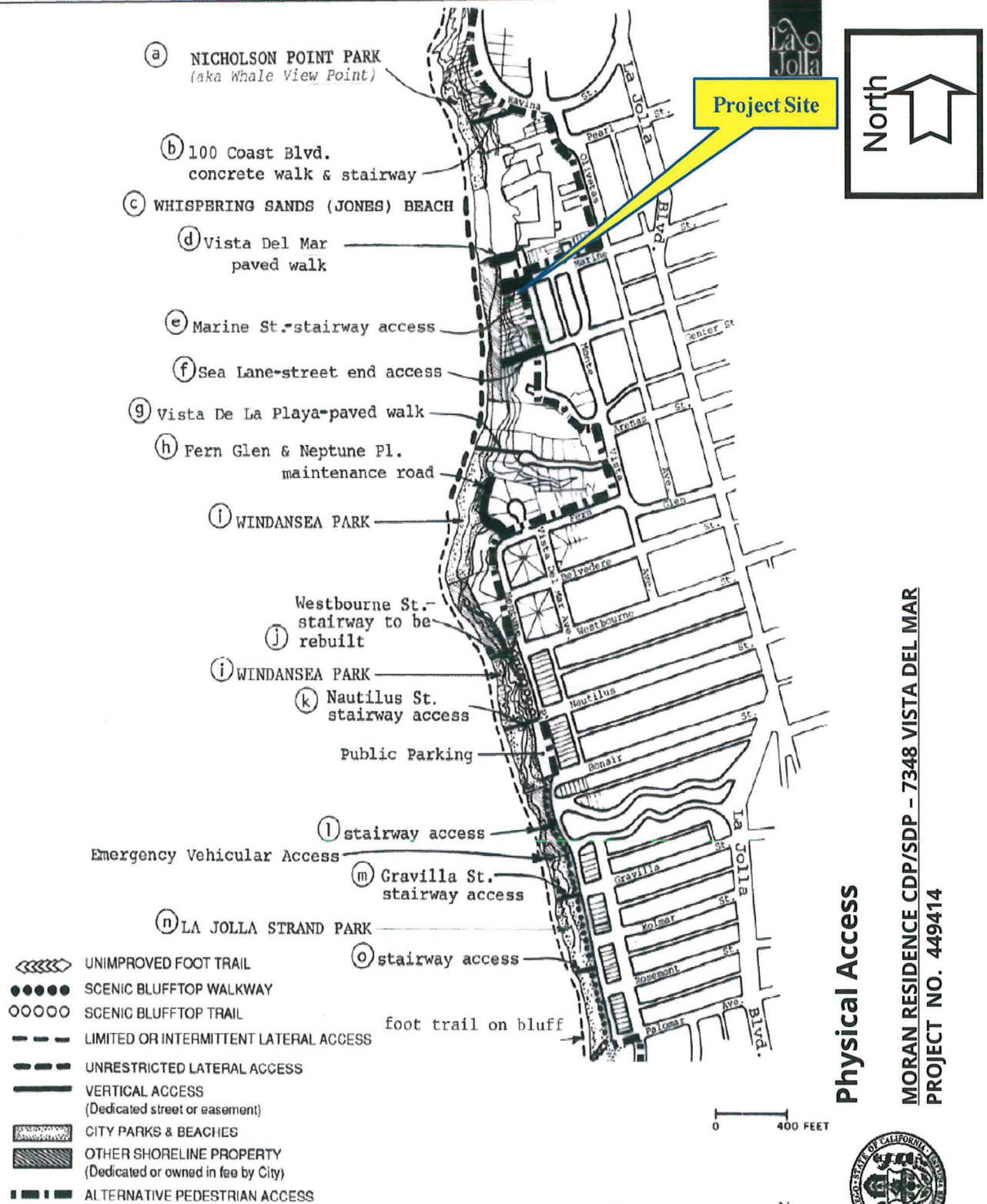


Subarea F: Windandsea - Visual Access

Figure F

Visual Access
MORAN RESIDENCE CDP/SDP - 7348 VISTA DEL MAR
PROJECT NO. 449414





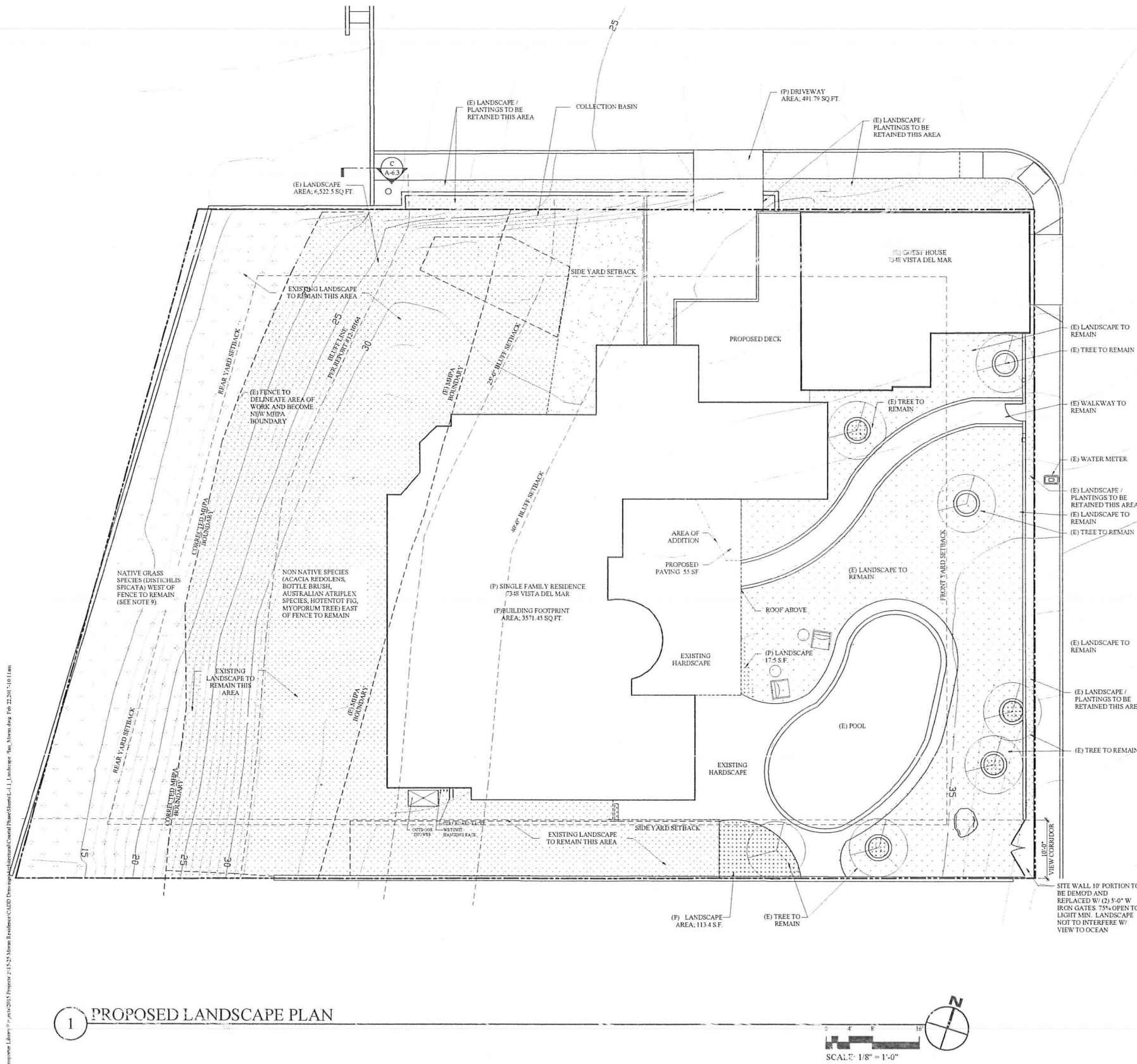
Physical Access

MORAN RESIDENCE CDP/SDP - 7348 VISTA DEL MAR
PROJECT NO. 449414

Subarea F: Windansea - Physical Access

Figure F





LANDSCAPE NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN AND 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. LONG TERM MAINTENANCE: ALL REQUIRED LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT. ALL LANDSCAPE AND IRRIGATION IN THE PUBLIC RIGHT OF WAY SHALL ALSO BE MAINTAINED BY THE OWNER.
3. TREE ROOT BARRIERS: A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES THE MINIMUM DIMENSION OF THIS AREA SHALL BE 5 FEET, PER LDC 142.0403 (B)(5).
4. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 2", EXCLUDING AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
5. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, A COMPLETE SET OF LANDSCAPING AND IRRIGATION PLANS SHALL BE SUBMITTED TO THE CITY MANAGER FOR APPROVAL. THE LANDSCAPING AND IRRIGATION PLANS SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE LA JOLLA PLANNED DISTRICT ORDINANCE, THE LA JOLLA COMMUNITY PLAN AND THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
6. ALL REQUIRED LANDSCAPED AREAS SHALL BE PERMANENTLY IRRIGATED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OF THE LAND DEVELOPMENT MANUAL.
7. IRRIGATION: AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403 FOR PROPOSED PLANTING DEVELOPMENT. MAINTENANCE OF THE VEGETATION IN A HEALTHY-DISEASE-RESISTANT CONDITION, THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
8. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142.040F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
9. ANY NON-NATIVE INVASIVE SPECIES IN CORRECTED MHPA AREA TO BE REMOVED BY HAND AND REPLACED WITH ADDITIONAL DISTICHLIS SPICATA.

DESIGN STATEMENT

1. The landscape design intent of this plan is to create a multiple-planular landscape trays that reinforce and complement the project architecture. The Architecture creates transitions zones that will be softened with landscape screening elements.
2. Plant selection will be Semi-tropical and drought resistant planting, if native species are available, they may be substituted.
3. Irrigation will be an early design to be water efficient as possible.

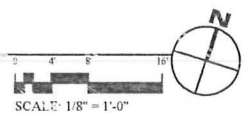
LANDSCAPE CALCULATIONS

AREAS (SQ FT)	
LOT	18,861 SF
BUILDING AREA	7,727.2 S.F.
LANDSCAPE	8,301.07 S.F.
HARDSCAPE	4,061.95 S.F.

LANDSCAPE LEGEND

<p>PROPOSED LANDSCAPE</p> <p>QUEEN PALM <i>Syagrus romanzoffiana</i> 50'-0" max tall - Type - Accent 48" box - 20 foot brown bark</p> <p>PROPOSED SAN DIEGO NONT GRASS <i>Argemone pulchella</i> 12" height, Type - Fully biennial seed</p> <p>STONE PAVING</p> <p>PROPOSED LANDSCAPE</p>	<p>EXISTING LANDSCAPE</p> <p>EXISTING CANARY ISLAND PINE TO REMAIN <i>Pinus Canariensis</i> 40' High, 20-30" Drop Line - Type - Canopy 24" box</p> <p>EXISTING WEEPING ACACIA (TO REMOVE) <i>Acacia Punctata</i> 40' High, 20-30" Drop Line - Type - Canopy 24" galton</p> <p>EXISTING LANDSCAPE TO REMAIN</p> <p>EXISTING DISTICHLIS SPICATA TO REMAIN</p>
--	--

1 PROPOSED LANDSCAPE PLAN



Marengo Morton Architects

7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768

Michael Morton AIA
Claude Anthony Marengo DgsA



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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA, 92037

REVISIONS
05-04-2016 FULL PERMIT SET
05-20-2016 COASTAL REVISIONS
06-30-2016 COASTAL REVISIONS
07-22-2016 ARCH REVISED

PHASE
COASTAL

PROJECT NO 2015-25

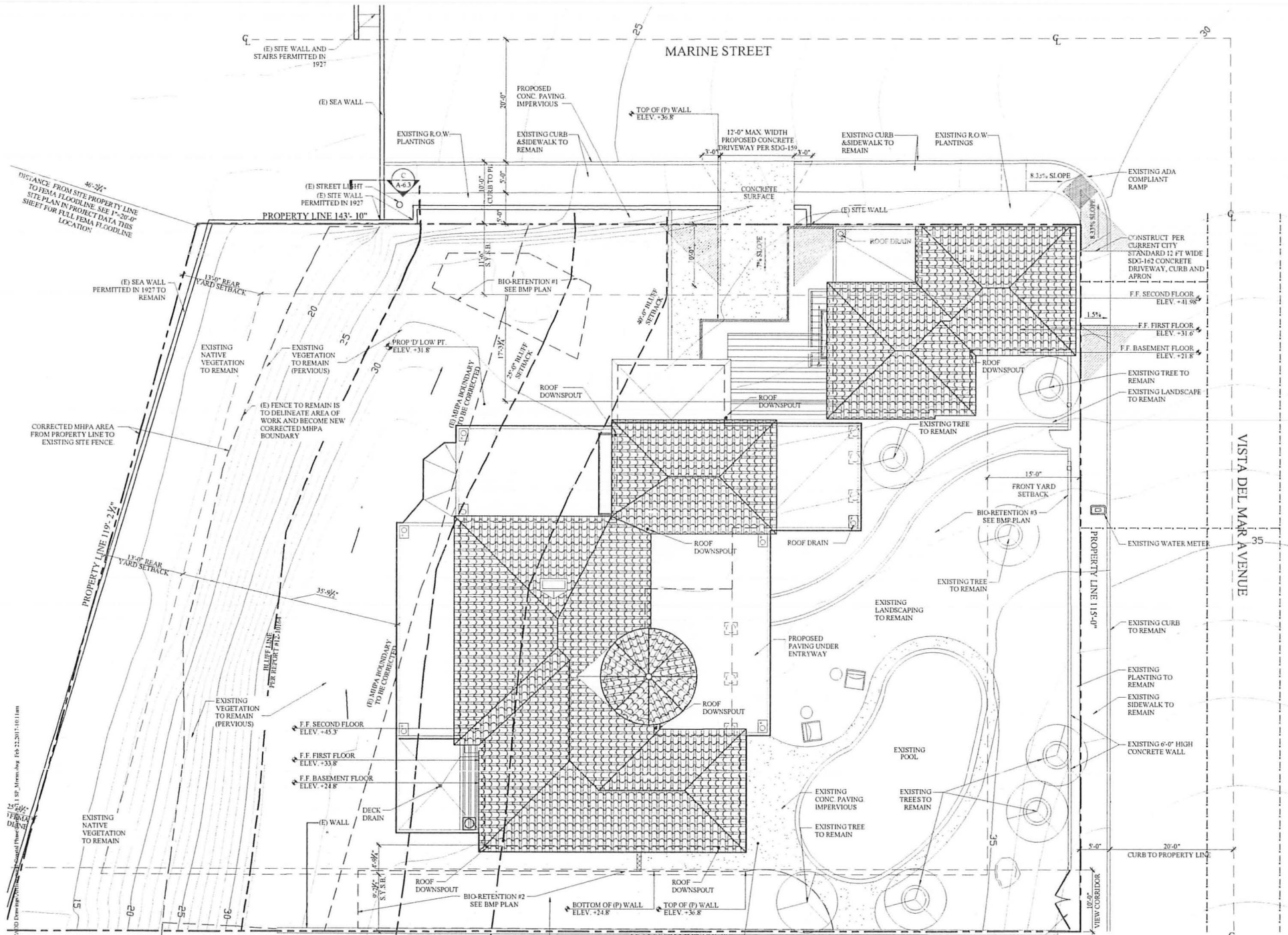
REVIEWED BY CAM

DRAWN BY PD

DATE 01/16/2017

Marengo Morton Architects, Inc. is providing its agreement with the client, as stated on the drawings. The parties agree that the drawings are the property of Marengo Morton Architects, Incorporated and shall remain confidential. The drawings are not to be used for any other project without the written consent of Marengo Morton Architects, Incorporated. The drawings are not to be used for any other project without the written consent of Marengo Morton Architects, Incorporated. The drawings are not to be used for any other project without the written consent of Marengo Morton Architects, Incorporated.

TITLE
LANDSCAPE PLAN
L-1.i
SHEET OF

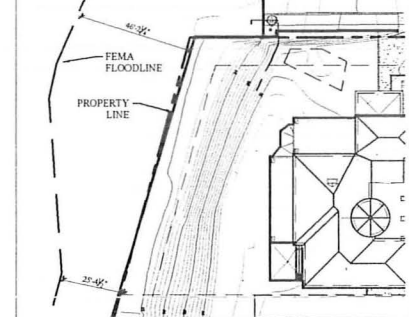


1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

GENERAL SITE NOTES

- A. THE SITE PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- B. NO (E) OR (P) BUS STOPS ON SITE.
- C. BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CUTTING OR EXCAVATION THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE UTILITIES, DIMENSIONS AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO PROPERTY LINES, SETBACK LOCATIONS TO ALL NEW OR EXISTING WALLS, EASEMENTS (IF ANY), EXISTING SITE UTILITIES, INCLUDING WATER, SEWER, GAS AND ELECTRICAL LINES AND ANY OTHER NEW OR EXISTING SITE ITEMS WHICH COULD AFFECT IN ANY WAY THE CONSTRUCTION OF THE BUILDING. FLAG OR OTHERWISE MARK ALL LOCATIONS OF SITE PROPERTY LINES, EASEMENTS (IF ANY) UNDERGROUND UTILITIES, AND INDICATE UTILITY TYPE.
- D. ALL CONDITIONS OR DIMENSIONS ON THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR WITH ACTUAL SITE CONDITIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS.
- E. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IF ANY CONFLICTS OR DISCREPANCY OCCURS BETWEEN THIS INFORMATION ON THIS PLAN AND ACTUAL FIELD CONDITIONS. DO NOT PROCEED WITH WORK IN CONFLICT WITH THESE DRAWINGS UNTIL WRITTEN OR VERBAL INSTRUCTIONS ARE ISSUED BY THE ARCHITECT OFFICE.
- F. PROTECT AND MARK ALL EXISTING BUILDINGS STRUCTURE INCLUDING WALLS, BEAMS, COLUMNS, AREA SEPARATION WALLS, AND OTHER ITEMS THAT ARE PART OF THE EXISTING STRUCTURE AND NOT PART OF THE SCOPE OF THE TENANT IMPROVEMENT, AND MARK PERIMETER OF CONSTRUCTION ZONE.
- G. LOCATE REUSE BIN AT APPROVED ON-SITE LOCATION. CONTRACTOR SHALL DISPOSE OF ALL SITE REUSE AT CITY-APPROVED LOCATIONS.
- H. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-60-6 (UPC 901.4.4).
- I. VERIFY THE LEVEL AND PLUMB OF EXISTING FLOORS, WALLS, CEILINGS AND OTHER ITEMS, WHICH WILL NOT BE CHANGED, SO THAT ANY ATTACHED STRUCTURE, WALLS, CEILING OR OTHER COMPONENTS CAN BE INSTALLED LEVEL AND PLUMB.
- J. ALL GRADES SHOWN PROPOSED ARE EXISTING.
- K. THIS PROJECT WILL NOT DISCHARGE ANY STORM WATER RUN-OFF ONTO THE EXISTING COASTAL BLUFF AREAS.
- L. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- M. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- N. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE 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.
- O. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- P. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A TECHNICAL REPORT THAT WILL BE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE CITY ENGINEER. BASED ON THE STORM WATER STANDARDS IN EFFECT AT THE TIME OF THE CONSTRUCTION PERMIT ISSUANCE.
- Q. BENCHMARK: CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED AT THE SOUTHEAST CORNER OF MONTE VISTA AVENUE AND SEA LANE. ELEVATION = 56.74 MEAN SEA LEVEL (M.S.L. V.D. 1929).

FEMA FLOODLINE SCALE: 1" = 20'-0"



SITE PLAN LEGEND

- PROPOSED 6" SITE WALL
- EXISTING CURB/HARDSCAPE
- AREA DRAIN
- OUTLINE OF PROPOSED BUILDING BELOW
- PROPOSED DECK AREAS (IMPERVIOUS)
- PROPOSED VISIBILITY AREA
- PROPOSED DECORATIVE CONCRETE PAVING (IMPERVIOUS)
- EXISTING OR PROPOSED LANDSCAPE AREAS. SEE L-1.1 (PERVIOUS)
- TRENCH DRAIN W/ REMOVABLE CAST IRON GRATE 6" x 18'-0"

GRADING QUANTITIES

CUT QUANTITIES	1,172.72 C.Y.
MAX. CUT DEPTH	9'-6" (UNDER BUILDING FOOTPRINT)
FILL QUANTITIES	0 C.Y.
MAX. FILL DEPTH	0'-0"

THIS PROJECT PROPOSES TO IMPORT 0 C.Y. OF MATERIAL TO THIS SITE
THIS PROJECT PROPOSES TO EXPORT 1,172.72 C.Y. OF MATERIAL FROM THIS SITE

- NOTES:
- 1) ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE
 - 2) THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONSTRUCTION USE PERMIT.

DRAINAGE NOTES

1. PROJECT SITE REQUIRES HYDROMODIFICATION. SEE DRAINAGE STUDY & WQTR FOR ADDITIONAL INFORMATION.
2. PROJECT PROPOSES THE USE OF BIO-RETENTION BASINS. SEE DRAINAGE STUDY, WQTR & BMP PLAN FOR ADDITIONAL INFORMATION.

MHPA NOTES

1. IN ORDER TO COMPLY WITH THE MHPA ADMIN. 2017 GUIDELINES STORMWATER WILL BE DIVERTED AWAY AND/OR FILTERED FROM THE MHPA AREAS. SETTING WILL BE DIRECTED AWAY FROM THE MHPA. THE USE OF TOXINS INCLUDING LANDSCAPE CHEMICALS WILL BE AVOIDED MINIMIZED ON-SITE AND NOT BE ALLOWED TO ENTER THE MHPA. AND INVASIVE NON-NATIVE PLANT SPECIES WILL BE PREVENTED FROM ENTERING THE MHPA.

MHPA AREA CALC

EXISTING MHPA = 3,855 S.F. (0.09 ACRES)
CORRECTED MHPA = 2,176 S.F. (0.05 ACRES)

IMPERVIOUS SURFACE CALC

HARDSCAPE AREA (SF)	EXISTING	PROPOSED	ADDITION
DECK AREA (SF)	637.58 S.F.	1,012.44 S.F.	380.86 S.F.
ROOF AREA (SF)	4,046.74 S.F.	1,136.94 S.F.	50.2 S.F.
TOTAL (SF)	6,440.02 S.F.	2,290.60 S.F.	2,439.98 S.F.



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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA. 92037

REVISIONS

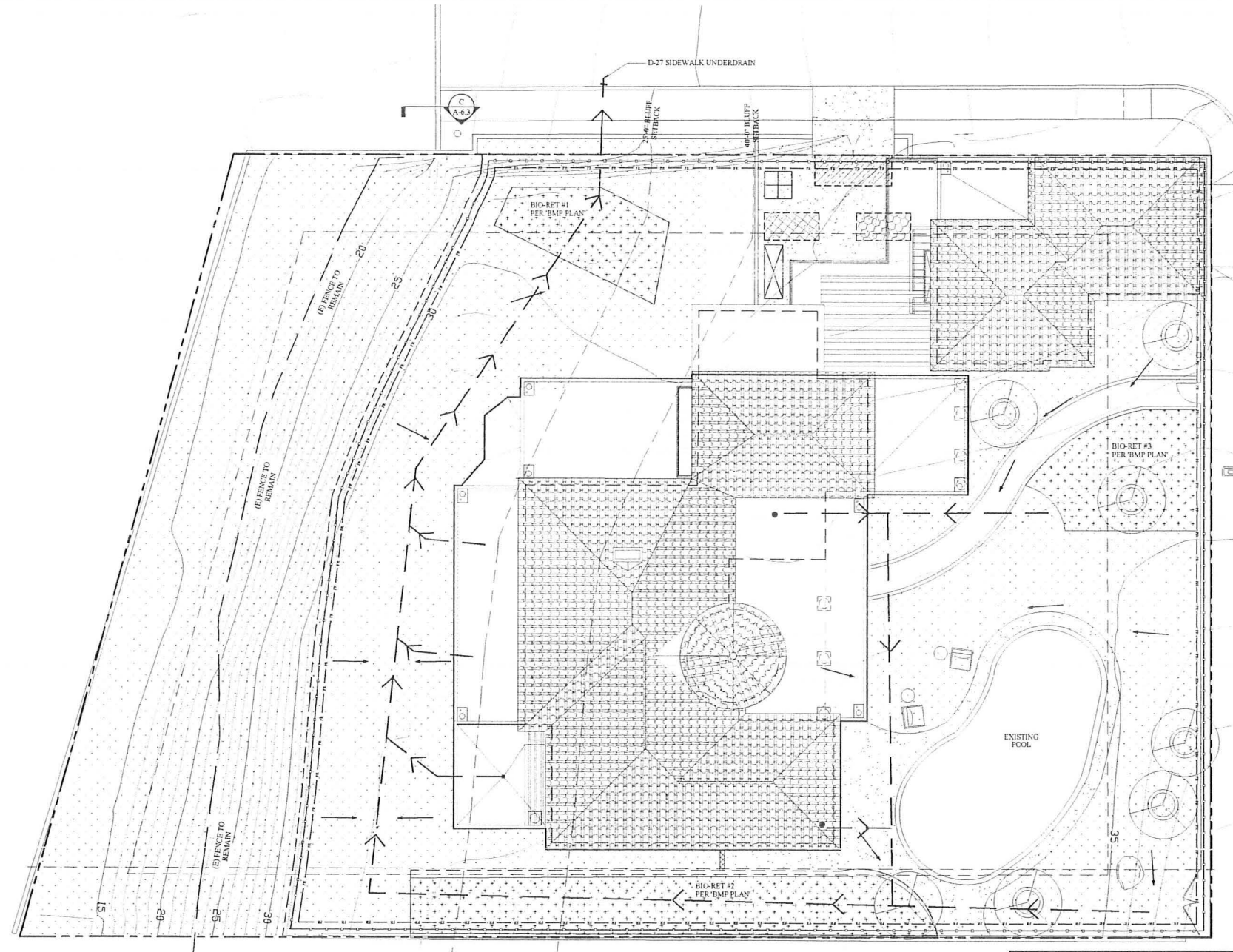
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02-20-2016	COASTAL RESTRICTIONS
02-20-2016	COASTAL RESTRICTIONS
02-22-2017	MOY REVISIONS

REVISIONS

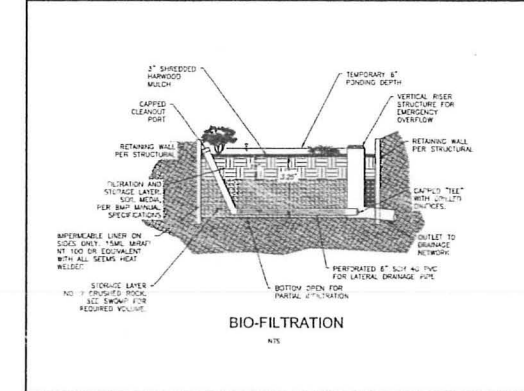
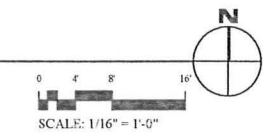
△	△	△
PHASE	COASTAL	
PROJECT NO.	2015-25	
REVIEWED BY	CAM	
DRAWN BY	JK	
DATE	01/16/2017	

Marengo Morton Architects Inc. is registered by agreement with the State of California as a professional corporation. The project is subject to the Coastal Act, Public Resources Code, and the California Coastal Commission. The project is subject to the Coastal Act, Public Resources Code, and the California Coastal Commission. The project is subject to the Coastal Act, Public Resources Code, and the California Coastal Commission.

A-1.1
SHEET 4 OF 24



1 PROPOSED BMP PLAN



BMP LEGEND

- - - 6'-0" SITE FENCE
- ○ ○ SILT FENCE PER CALTRANS STORMWATER HANDBOOK DETAIL SE-1
- FR - FIBER ROLLS PER CALTRANS STORMWATER HANDBOOK DETAIL SE-5
- ▨ WASHOUT AREA PER CALTRANS STORMWATER HANDBOOK DETAIL WM-8
- ▨ CORRUGATED STEEL PANELS AT CONSTRUCTION ENTRANCE/EXIT PER CALTRANS STORMWATER HANDBOOK DETAIL TC-1
- ▨ MATERIAL STORAGE AND STAGING AREA PER CALTRANS STORMWATER HANDBOOK DETAILS WM-1, WM-3, WM-1
- PORTABLE TOILET PER CALTRANS STORMWATER HANDBOOK WM-9
- ▨ VEHICLE FUELING AREA PER CALTRANS STORMWATER HANDBOOK DETAIL NS-9
- ← 4" PVC SUBTERRANEAN DRAIN PIPE @ 1/2" PER FOOT SLOPE
- DRAINAGE DIRECTION
- BIO-RETENTION (BIO-RET)/ BIO-FILTRATION BASIN (BIO-FILT)

CUT AND FILL CALCS

BASEMENT:	CUT	FILL
	39,887.76 CU. FT. (45103 S.F.)	0.00 CU. FT.
TOTAL:	39,887.76 CU. FT.	0.00 CU. FT.
FIRST FLOOR:	0.00 CU. FT.	0.00 CU. FT.
	0.00 CU. FT.	0.00 CU. FT.
TOTAL:	0.00 CU. FT.	0.00 CU. FT.
SECOND FLOOR:	0.00 CU. FT.	0.00 CU. FT.
	0.00 CU. FT.	0.00 CU. FT.
TOTAL:	0.00 CU. FT.	0.00 CU. FT.

- ### BMP NOTES
- BMP SCHEDULE TO BE PROVIDED PER CALTRANS STORMWATER HANDBOOK DETAIL EC-1
 - EXISTING VEGETATION TO BE MAINTAINED WHERE POSSIBLE PER CALTRANS STORMWATER HANDBOOK DETAIL EC-2
 - WATER USE TO BE MINIMIZED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-1
 - CONTRACTOR TO REPORT ILLEGAL DISCHARGE PER CALTRANS STORMWATER HANDBOOK DETAIL NS-4
 - POTABLE WATER TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-5
 - CONCRETE CURING AND FINISHING TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL NS-12, NS-14
 - SOLID AND DANGEROUS WASTE TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-5, WM-6
 - CONTAMINATED SOILS TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-7
 - LIQUID WASTE FROM DRILLING TO BE MANAGED PER CALTRANS STORMWATER HANDBOOK DETAIL WM-10
 - A NPDES PERMIT MAY BE REQUIRED BY THE REGIONAL WATER QUALITY CONTROL BOARD FOR GROUND WATER DISCHARGED THROUGH BASEMENT WALL DRAWINGS AND PUMPED TO A STORM WATER CONVEYANCE SYSTEM.

STORM WATER QUALITY NOTES

CONSTRUCTION BMP'S

This project shall comply with all requirements of the Municipal Permit issued by San Diego Regional Water Quality Control Board (SDRWQCB) and Municipal Storm Water National Pollution Discharge Elimination System (NPDES) Permit on January 24, 2007 <http://www.sandiego.gov/water/issuance/programs/stormwater-construction.shtml> and the City of San Diego Land Development Code <http://docs.sandiego.gov/municode/MuniCodeChapter14Ch14Am02Division02.pdf> and Storm Water Manual <http://www.sandiego.gov/development-services/industry/stormwater.shtml>

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

- The contractor shall be responsible for cleanup of all silt and mud on adjacent street(s), due to construction vehicles or any other construction activity, at the end of each work day, or after a storm event that causes a breach in installed construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
- All stockpiles of soil and/or building materials that are intended to be left for a period greater than 72 calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when five day rain probability forecast exceeds 40%.
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place.
- The contractor shall restore all erosion/sediment control devices to working order after each runoff producing rainfall or after any material breach in effectiveness.
- All slopes that are created or disturbed by construction activity must be protected against erosion, and sediment transport at all times.
- The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.



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MORAN RESIDENCE
 7348 VISTA DEL MAR
 LA JOLLA, CA. 92037

REVISIONS

01-04-2016	POLE POSITION
01-04-2016	COASTAL RESTORATION
01-30-2016	COASTAL RESTORATION
02-20-2016	REVISION

PHASE COASTAL

PROJECT NO. 2015-25

REVIEWED BY CAM

DRAWN BY KG

DATE 04/18/2017

PROPOSED BNP PLAN

A-1.2

SHEET 5 OF 24

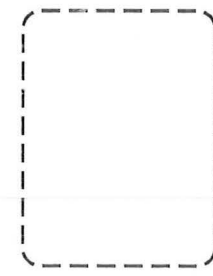
C:\Temp\proj\Transmittal Library\Project\2015\Project\2015-25 Moran Residence\CA\DD Drawings\Architectural\Civil\Final\A-1.2 PROPOSED BMP PLAN.dwg App 19 2017 10:33am

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8. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
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10. Prepare existing window framing openings (to remain) to receive new window units. See new floor plan and elevations for new window size.
11. When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
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- COASTAL PROJECTS ADDITIONAL NOTES**
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KEYMAP

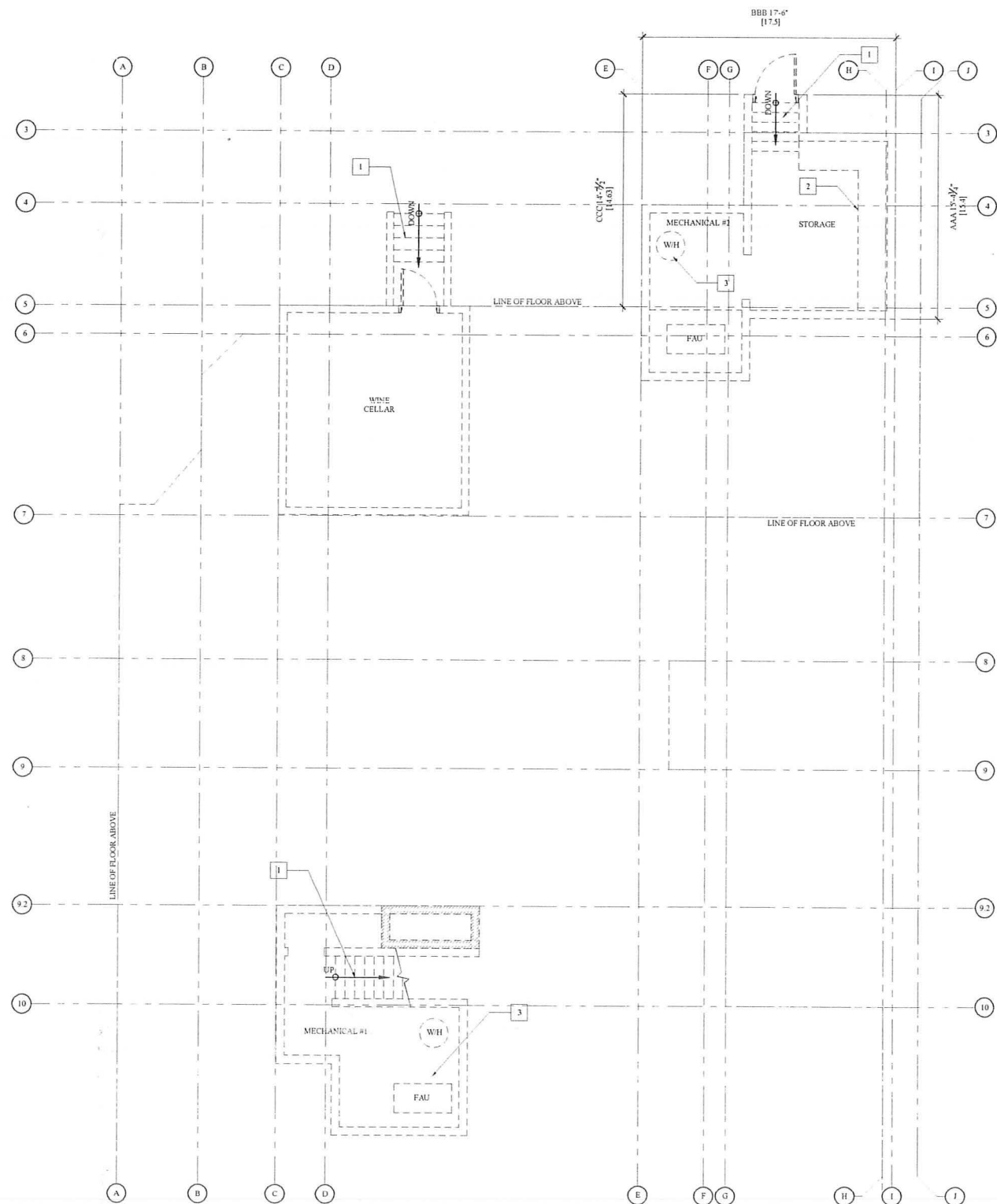


DEMOLITION LEGEND

- EXISTING EXTERIOR PERIMETER WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALL TO REMAIN, OPENING TO BE INFILLED
- INDICATES DIMENSION OF EXISTING WALLS THAT REMAIN IN PLACE
- INDICATES DIMENSION OF EXISTING WALLS TO BE REMOVED
- PERIMETER OF NEW WALLS
- HARDSCAPE TO BE REMOVED

DEMOLITION KEYNOTES

- 1 REMOVE EXISTING STAIRS
- 2 REMOVE EXISTING CASEWORK AND SHELVING
- 3 REMOVE EXISTING PLUMBING FIXTURE
- 4 REMOVE EXISTING WALL AND REPLACE WITH DOOR PER PERPOSED PLAN
- 5 REMOVE EXISTING WALL AND REPLACE WITH WINDOW PER PERPOSED PLAN
- 6 REMOVE EXISTING WINDOW/DOOR AND REPLACE WITH DOOR/WINDOW
- 7 REMOVE EXISTING WINDOW/DOOR AND INFILL WITH MATERIAL TO MATCH
- 8 INSERT NEW WINDOW



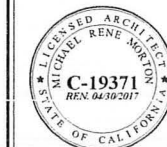
1 BASEMENT DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



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MORAN RESIDENCE

7348 VISTA DEL MAR
LA JOLLA, CA, 92037

REVISIONS
01-04-2016 PERM CONTRACT
01-16-2016 COASTAL PERMITTAL
01-30-2016 COASTAL PERMITTAL
02-22-2017 REVISED PERM

△
△
△

PHASE COASTAL

PROJECT NO. 2015-25

REVIEWED BY CAM

DRAWN BY PD

DATE 01/16/2017

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SHEET TITLE
BASEMENT
DEMOLITION PLAN
A-2.1
SHEET 6 OF 23

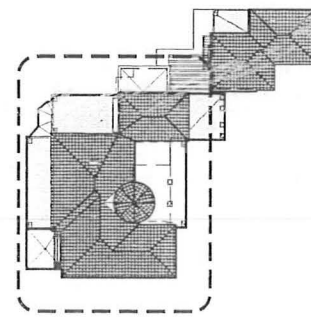
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KEYMAP



DEMOLITION LEGEND

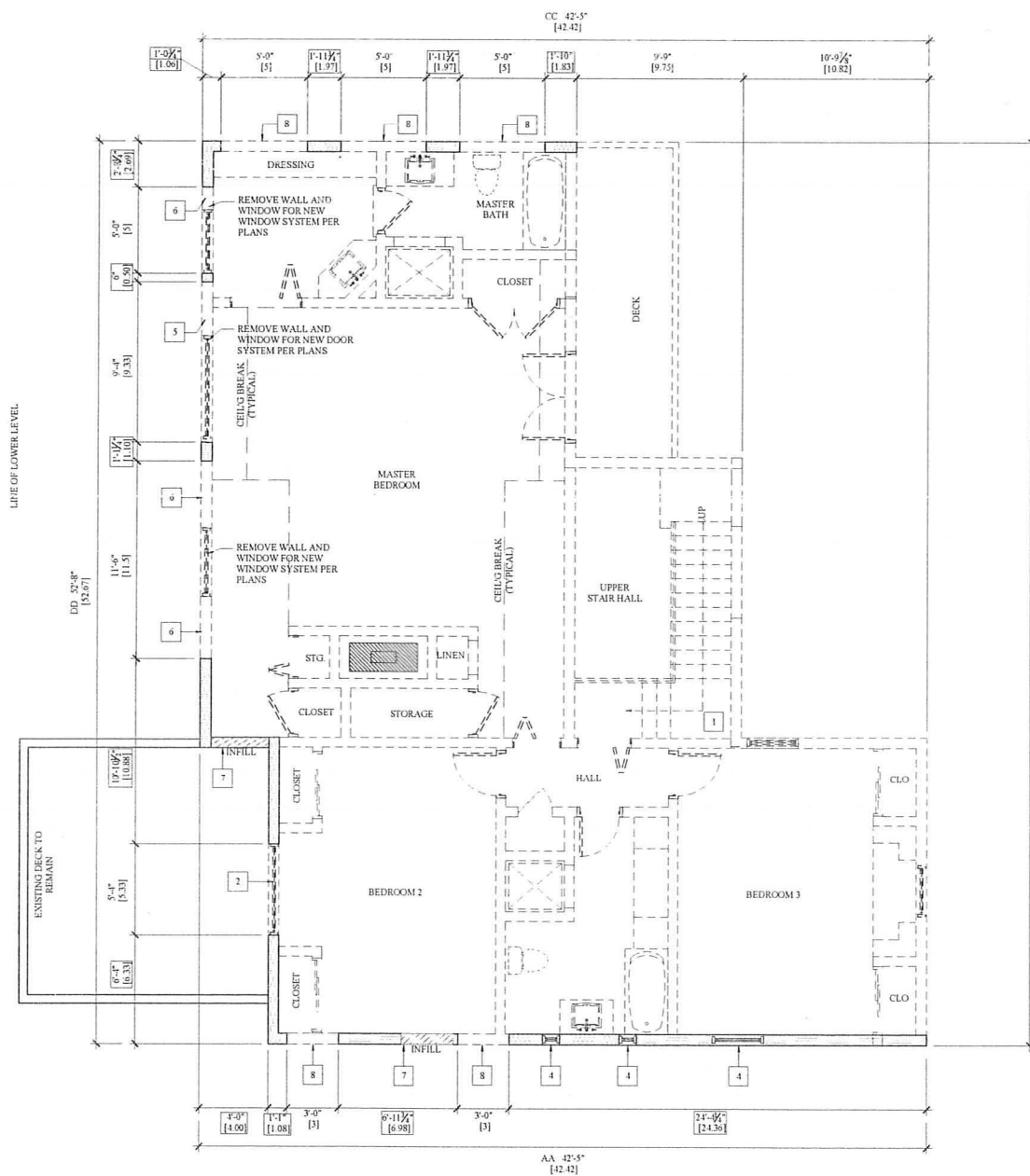
- EXISTING EXTERIOR PERIMETER WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALL TO REMAIN, OPENING TO BE INFILLED
- INDICATES DIMENSION OF EXISTING WALLS THAT REMAIN IN PLACE
- INDICATES DIMENSION OF EXISTING WALLS TO BE REMOVED
- PERIMETER OF NEW WALLS
- HARDSCAPE TO BE REMOVED

DEMOLITION KEYNOTES

- 1 REMOVE EXISTING STAIRS
- 2 REMOVE EXISTING WINDOW AND REPLACE WITH DOOR PER PROPOSED PLAN
- 3 REMOVE AND REPLACE EXISTING DOOR PER PROPOSED PLAN
- 4 REMOVE AND REPLACE EXISTING WINDOW PER PROPOSED PLAN
- 5 REMOVE EXISTING WALL AND REPLACE WITH NEW DOOR PER PROPOSED PLAN
- 6 REMOVE EXISTING WALL AND REPLACE WITH NEW WINDOW PER PROPOSED PLAN
- 7 REMOVE EXISTING OPENING AND INFILL WITH MATERIAL TO MATCH
- 8 EXISTING WINDOW TO REMAIN
- 9 EXISTING DOOR TO REMAIN

Perimeter Calculation - Second Floor

Existing Structure	Existing Length	Length Remaining	Length Removed
AB-South	43.42	36.42	7.00
BB-East	42.42	0.00	42.42
CC-North	42.42	4.85	37.57
DD-West	51.87	21.51	30.36
Total Existing Perimeter Length	180.13	64.78	115.35
Existing Perimeter Wall Remaining	64.78		
Total Existing Perimeter Length	180.13		
50% Percentage of Existing Perimeter Wall Will Remain			
50% of Existing Perimeter Wall Remaining	90.07		
50% of Existing Perimeter Wall Will Be Removed			
50% of Existing Perimeter Wall to be Removed	90.06		
Total Cumulative Building Perimeter	180.13		



3 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA. 92037

REVISIONS
01-04-2016 FILL STRANETAL
08-20-2016 COASTAL REPT/METAL
08-20-2016 COASTAL REPT/METAL
02-22-2017 MCTD REVISIONS

PHASE COASTAL

PROJECT NO. 2015-25

REVIEWED BY CAM

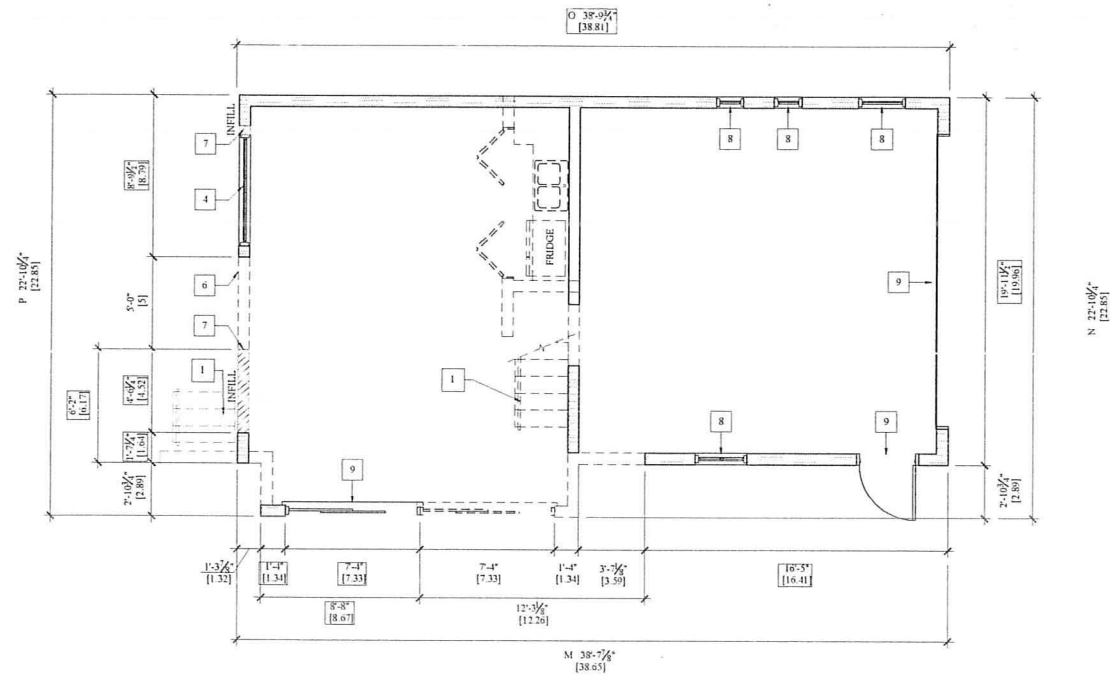
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DATE 04/15/2017

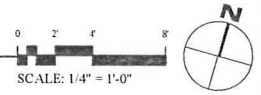
PROJECT TITLE
SECOND FLOOR DEMOLITION PLAN

A-2.3
SHEET 8 OF 23

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4 FIRST FLOOR GUEST DEMOLITION PLAN



DEMOLITION LEGEND

- EXISTING EXTERIOR PERIMETER WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALL TO REMAIN, OPENING TO BE INFILLED
- INDICATES DIMENSION OF EXISTING WALLS THAT REMAIN IN PLACE
- INDICATES DIMENSION OF EXISTING WALLS TO BE REMOVED
- PERIMETER OF NEW WALLS
- HARDSCAPE TO BE REMOVED

DEMOLITION KEYNOTES

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- 3 REMOVE AND REPLACE EXISTING DOOR PER PROPOSED PLAN
- 4 REMOVE AND REPLACE EXISTING WINDOW PER PROPOSED PLAN
- 5 REMOVE EXISTING WALL AND REPLACE WITH NEW DOOR PER PROPOSED PLAN
- 6 REMOVE EXISTING WALL AND REPLACE WITH NEW WINDOW PER PROPOSED PLAN
- 7 REMOVE EXISTING OPENING AND INFILL WITH MATERIAL TO MATCH
- 8 EXISTING WINDOW TO REMAIN
- 9 EXISTING DOOR TO REMAIN

Perimeter Calculation - Guest House First Floor

Direction	Existing Length	Length Remaining	Length to be Removed
M-South	36.53	25.07	11.46
N-East	22.85	19.56	3.29
O-South	38.81	38.81	0.00
P-West	22.85	14.58	8.27
Total Existing Level Perimeter Length	121.04	98.00	23.04
Existing Perimeter Wall Remaining	98.00		
Total Existing Level Perimeter Length	121.04		
80% Percentage of Existing Perimeter Wall to be Removed			
90% Percentage of Existing Perimeter Wall to be Removed			
Cumulative Perimeter Wall Remaining	121.04		
Total Cumulative Building Perimeter	121.04		
80% Percentage of Existing Perimeter Wall to be Removed			
90% Percentage of Existing Perimeter Wall to be Removed			

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KEYMAP



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MORAN RESIDENCE
 7348 VISTA DEL MAR
 LA JOLLA, CA. 92037

REVISIONS
 01-24-2016 FULL ITEM METTAL
 01-14-2016 COASTAL REVIEW METTAL
 06-20-2016 COASTAL REVIEW METTAL
 02-22-2017 MCHP REVISIONS

PHASE
 COASTAL

PROJECT NO. 2015-25

REVIEWED BY CAM

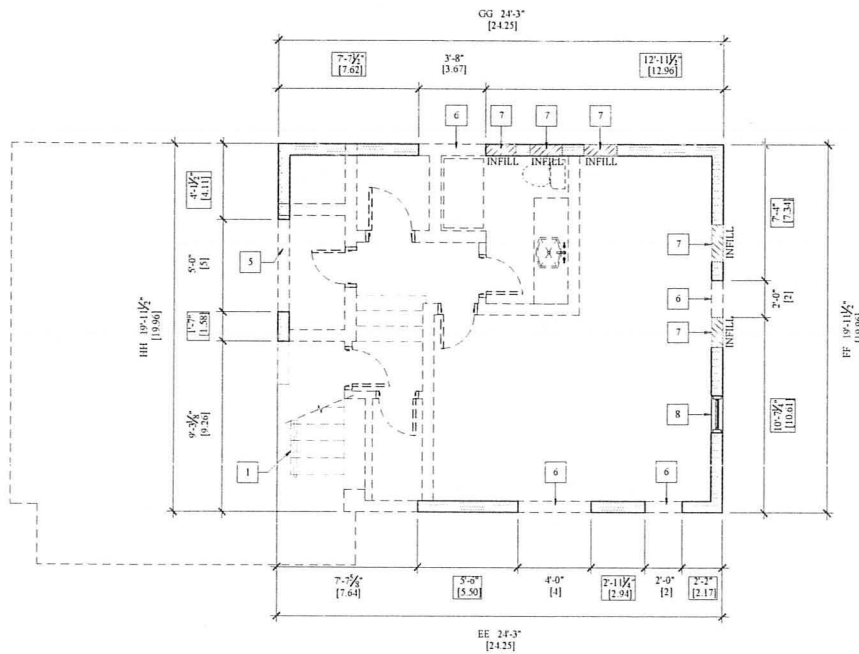
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DATE 04/18/2017

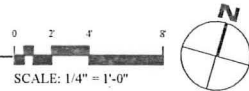
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SHEET TITLE
 FIRST FLOOR GUEST DEMOLITION PLAN

A-2.4
 SHEET 9 OF 23



5 SECOND FLOOR GUEST HOUSE DEMOLITION PLAN



DEMOLITION LEGEND

- EXISTING EXTERIOR PERIMETER WALLS TO REMAIN
- EXISTING INTERIOR WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALL TO REMAIN, OPENING TO BE INFILLED
- INDICATES DIMENSION OF EXISTING WALLS THAT REMAIN IN PLACE
- INDICATES DIMENSION OF EXISTING WALLS TO BE REMOVED
- PERIMETER OF NEW WALLS
- HARDSCAPE TO BE REMOVED

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- 4 REMOVE AND REPLACE EXISTING WINDOW PER PROPOSED PLAN
- 5 REMOVE EXISTING WALL AND REPLACE WITH NEW DOOR PER PROPOSED PLAN
- 6 REMOVE EXISTING WALL AND REPLACE WITH NEW WINDOW PER PROPOSED PLAN
- 7 REMOVE EXISTING OPENING AND INFILL WITH MATERIAL TO MATCH
- 8 EXISTING WINDOW TO REMAIN
- 9 EXISTING DOOR TO REMAIN

Perimeter Calculation-Guest House 2nd Floor

Existing Residence Perimeter Length	Existing Length	Length Remaining	Length Removed
EE-South	24.25	17	7.25
EE-East	19.96	17	2.96
GG-North	24.25	17	7.25
EE-West	19.96	17	2.96
Total Existing Level Perimeter Length	88.42	68	20.42
Existing Perimeter Wall Remaining	54.65	54.65	0
Total Existing Level Perimeter Length	88.42	68	20.42
50% Percentage of Existing Perimeter Wall Which Remains	27.325	27.325	0
50% of existing wall must remain to qualify for coastal exemption	27.325	27.325	0
Constructive Perimeter Wall Remaining	121.65	121.65	0
Total Constructive Building Perimeter	211.58	121.65	89.93
75% Percentage of Existing Perimeter Wall Which Remains	40.9875	40.9875	0
75% of existing wall must remain to qualify for coastal exemption	40.9875	40.9875	0

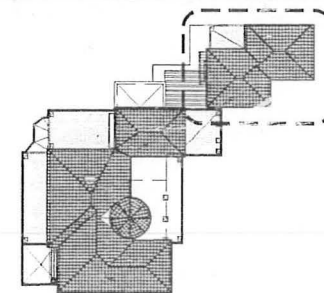
DEMOLITION NOTES

1. Architect shall be notified immediately when any discrepancy with Architectural or Structural drawings are found at the project site. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until the architect issues directions.
2. Contractor shall verify layout of existing structures, property boundaries, location of site utilities - underground and overhead, and field conditions as shown on the plans prior to demolition.
3. Before start of demolition contractor shall verify with the owner any item to be saved (S), covered, or stored, verify storage locations with owner before demolition commences.
4. Any outdoor structures or landscaping marked to be saved, shall be protected, fenced and/or covered to avoid damage.
5. All demolition material shall be transported off site and properly disposed at city-approved locations by the contractor.
6. Contractor to verify Dumpster location with Architect before demolition commences.
7. Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
8. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
9. Contractor shall notify Architect if any of the exposed wood show evidence of active water leaks, termites or dry rot.
10. Prepare existing window framing openings (to remain) to receive new window units. See new floor plan and elevations for new window size.
11. When demolition is complete, the structure and site shall be broom clean and ready to receive new work.
12. Remove all existing landscape and tree roots with in 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees, the contractor shall immediately contact a tree specialist to make a recommendation.
13. Demolition of openings in roof and exterior walls shall be covered each night with plastic tarps and secured to prevent water and dust from entering the building.
14. Existing floors shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction zone to minimize dust. Temporary wall shall be built and sealed as if needed or shown on plans.
15. Should any portion of the structure being removed produce unstable of unsafe conditions the contractor shall provide shoring and bracing.
16. Existing FAU & Water Heater shall be turned off and salvaged units removed and stored for re-use. Existing natural gas service shall be turned off and lines temporarily capped at residence.
17. Electrical service shall be turned off at residence and provisions for temporary power made during construction.
18. Please be advised this is a remodel project. Concealed conditions of all types shall be taken into account and/or verified prior to completion of final project bid.
19. Contractor shall verify in the field the condition of all foundations, stem walls, sill attachments, pier-footing conditions and attachment to framing. Deficiencies, cracks or other structural issues in foundations or footings or lack thereof shall be brought to the attention of the architect and structural engineer.
20. Existing framing and floor surfaces may be out of plumb and not level. They shall be inspected and made plumb and leveled upon notification to the Architect and a written approval has been documented. Wood framing adjacent to soil may be encountered and modifications and/or protection measures shall be taken.
21. Elevation changes between door openings and adjacent grade shall be verified in the field and if discrepancies exist between field conditions and plans exist, notify the Architect to make modifications and/or other corrective measures.
22. If soils report or survey not included with this set of documents, the Architect will not be held responsible for any changes, modifications, ordered reports or survey or other additional issues caused by lack of information from those documents.

COASTAL PROJECTS ADDITIONAL NOTES

- A. This is a COASTAL PROJECT. No exterior walls shall be demolished other than those specified on the demolition sheet without prior written instruction from Architect.
- B. It is the General Contractors sole responsibility that all existing wall shown to remain shall be protected and maintained at all times during the project construction.

KEYMAP



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Michael Morton AIA
Claude Anthony Marengo DEBA

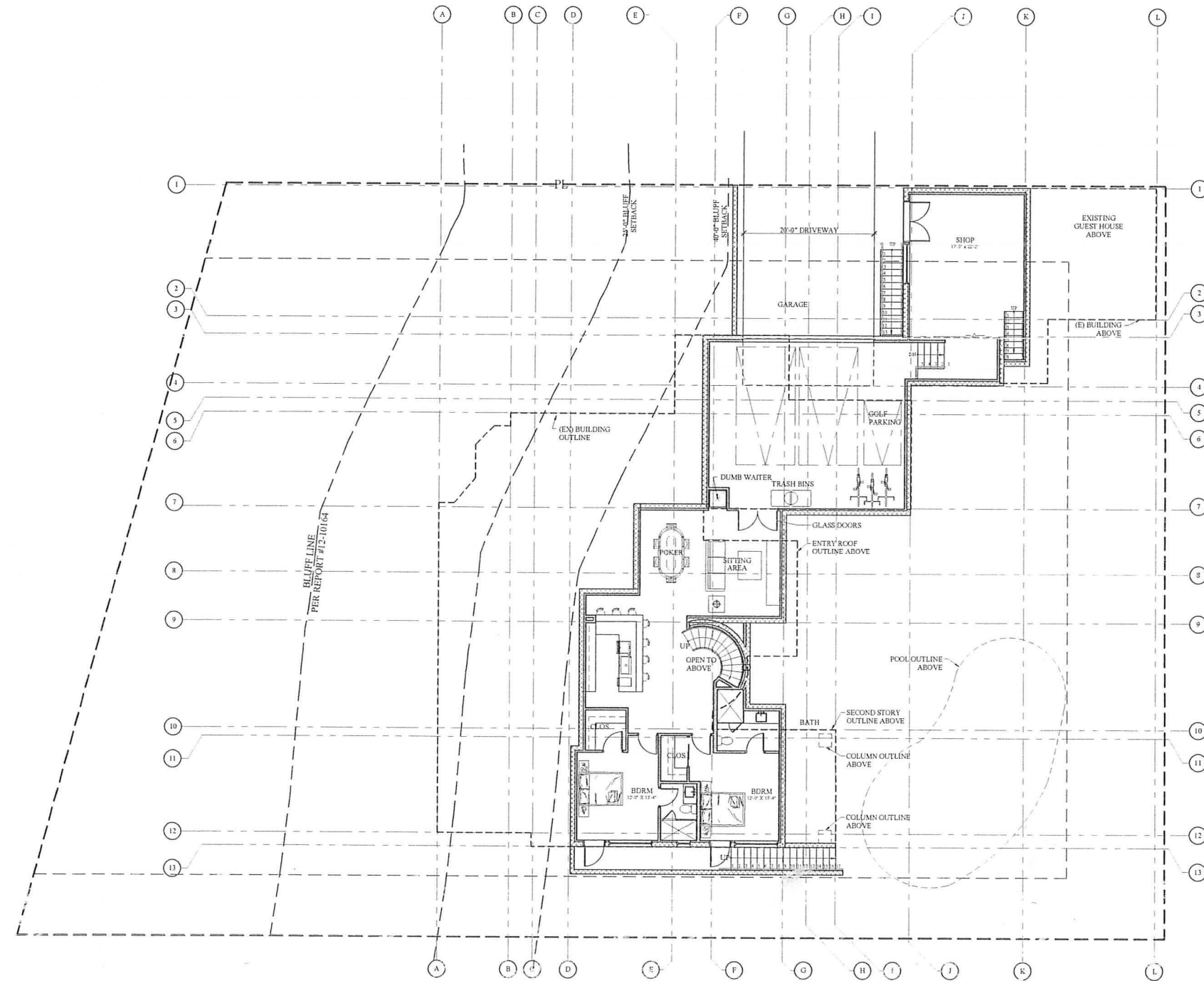
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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA. 92037

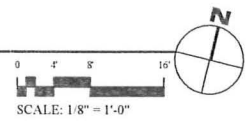
REVISIONS
01-04-2016 PELL PERMITTAL
03-16-2016 COASTAL PERMITTAL
06-20-2016 COASTAL PERMITTAL
10-22-2017 MECP REVISIONS

PHASE COASTAL
PROJECT NO 2015-25
REVIEWED BY CAM
DRAWN BY PD
DATE 04/18/2017

SECOND FLOOR GUEST HOUSE DEMOLITION PLAN
A-2.5
SHEET 10 OF 24



1 PROPOSED BASEMENT FLOOR PLAN



FLOOR PLAN NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For lighting RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.
R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Areas
R-13 Batt Insulation at all accessible interior walls for sound control.
R-30 Batt Insulation at Ceiling & Roof Areas.
R-4.5 Insulation Wrap On All New Hot Water Piping.
R-4.5 Insulation Wrap On All New Supply Ducts.
- I. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- K. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- L. SMOKE DETECTORS: Shall be installed in each bedroom and on access point to each sleeping area and on each story and basements. Detector shall have an alarm audible in all sleeping areas of the unit. Section 310.9.1.2. Unit shall be permanently wired and equipped with battery backup. C.B.C. Sec. 310.9.1.3.
- M. WATER HEATER: New Aquastar 240000 instant gas water heater, 81 EF (or eq) typ of 1, TANKLESS.
- N. HVAC: New Rheem RGP110NAMER, 80,000 BTU gas FAU, 80 AFUE (or eq) typ of 1
- O. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- Q. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm.
- S. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- T. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2

FLOOR PLAN LEGEND

- NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
- ONE HOUR CONSTRUCTION
2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "N" GYP. BD. EACH SIDE. SEE DETAIL 9A10.3
- NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON AS.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON AS.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP. VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE: 1/4" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCE FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FTN. WALL
INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD.
FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.
- OUTLINE OF EXISTING STRUCTURE



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MORAN RESIDENCE

7348 VISTA DEL MAR
LA JOLLA, CA. 92037

REVISIONS

01-16-2017	REVISION
01-16-2017	REVISION
01-16-2017	REVISION
01-16-2017	REVISION

PHASE: COASTAL

PROJECT NO: 2015-25

REVIEWED BY: CAM

DRAWN BY: AB

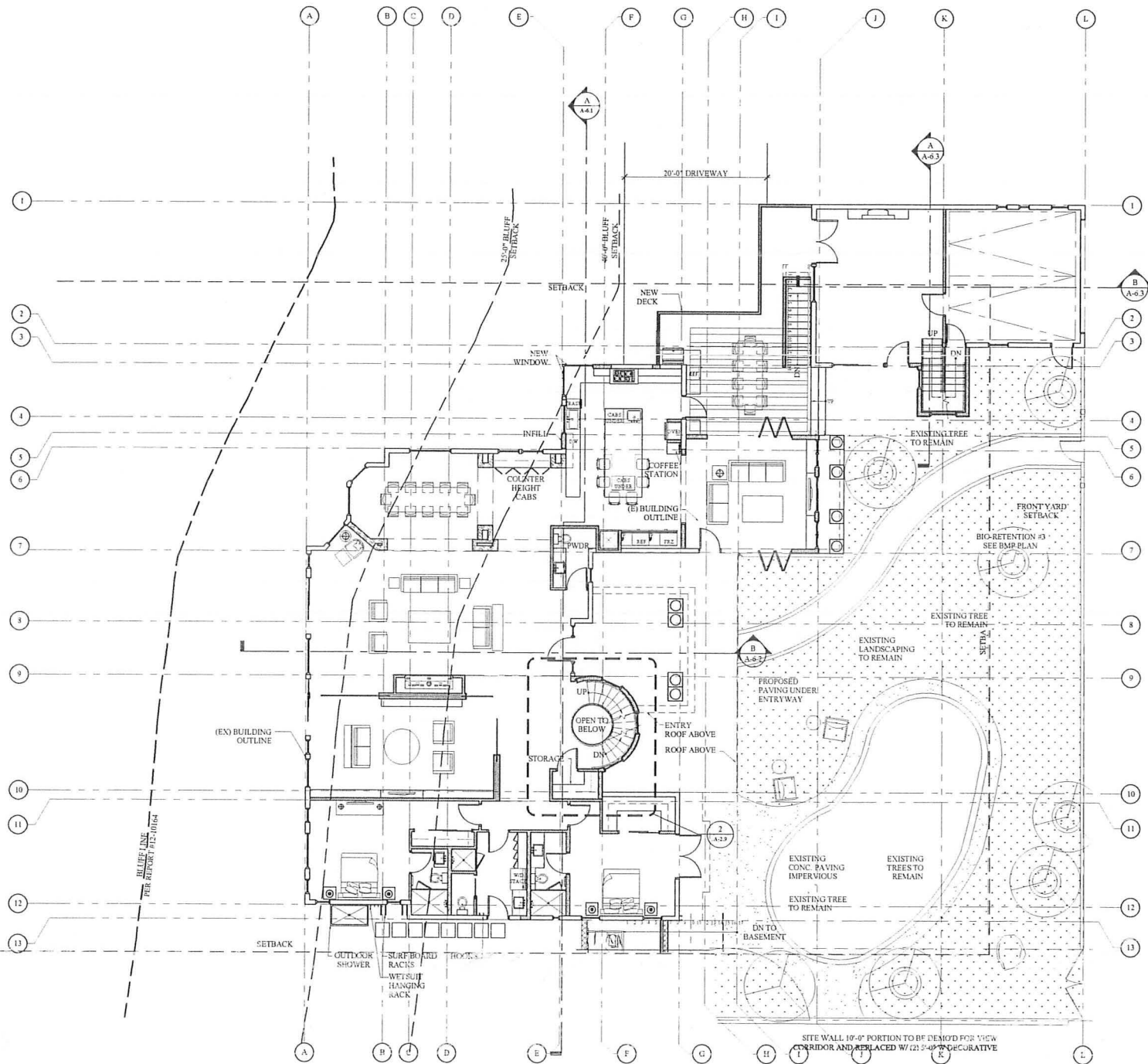
DATE: 01/16/2017

SHEET TITLE: PROPOSED BASEMENT FLOOR PLAN

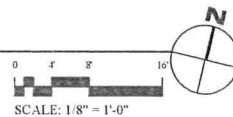
A-2.6

SHEET 11 OF 24

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1 PROPOSED FIRST FLOOR PLAN




FLOOR PLAN NOTES

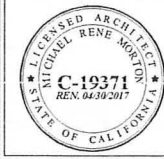
- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For lighting RCF see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.2
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2X4 Walls.
R-19 Batt Insulation at all new 2X6 Exterior Walls and Raised Floor Areas
R-13 Batt Insulation at all accessible interior walls for sound control.
R-30 Batt Insulation at Ceiling & Roof Areas.
R-4.5 Insulation Wrap On All New Hot Water Piping.
R-4.5 Insulation Wrap On All New Supply Ducts.
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- M. WATER HEATER: New Aquastar 240Fsmg instant gas water heater, 81 EF (or eq) typ of 1, TANKLESS.
- N. HVAC: New Rheem RPH10NAMES, 80,000 BTU gas FAU, 80 AFUE (or eq) typ of 1
- O. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- Q. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm
- S. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- T. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2

FLOOR PLAN LEGEND

- NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
- ONE HOUR CONSTRUCTION
2X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "N" GYP. BD. EACH SIDE. SEE DETAIL 5A10.3
- NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON A8.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A8.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE 1/4" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER CAX BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 4 1/2" TRADITIONAL 1 1/4" ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD/DTM. WALL
INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD.
FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.
- OUTLINE OF EXISTING STRUCTURE



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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA. 92037

REVISIONS

01-04-2014	FIELD REVISIONS
03-14-2014	COASTAL PERMITTING
02-20-2014	COASTAL PERMITTING
02-20-2014	MECH REVISIONS

PHASE: COASTAL

PROJECT NO: 2015-25

REVIEWED BY: CAM

DRAWN BY: AB

DATE: 01/16/2017

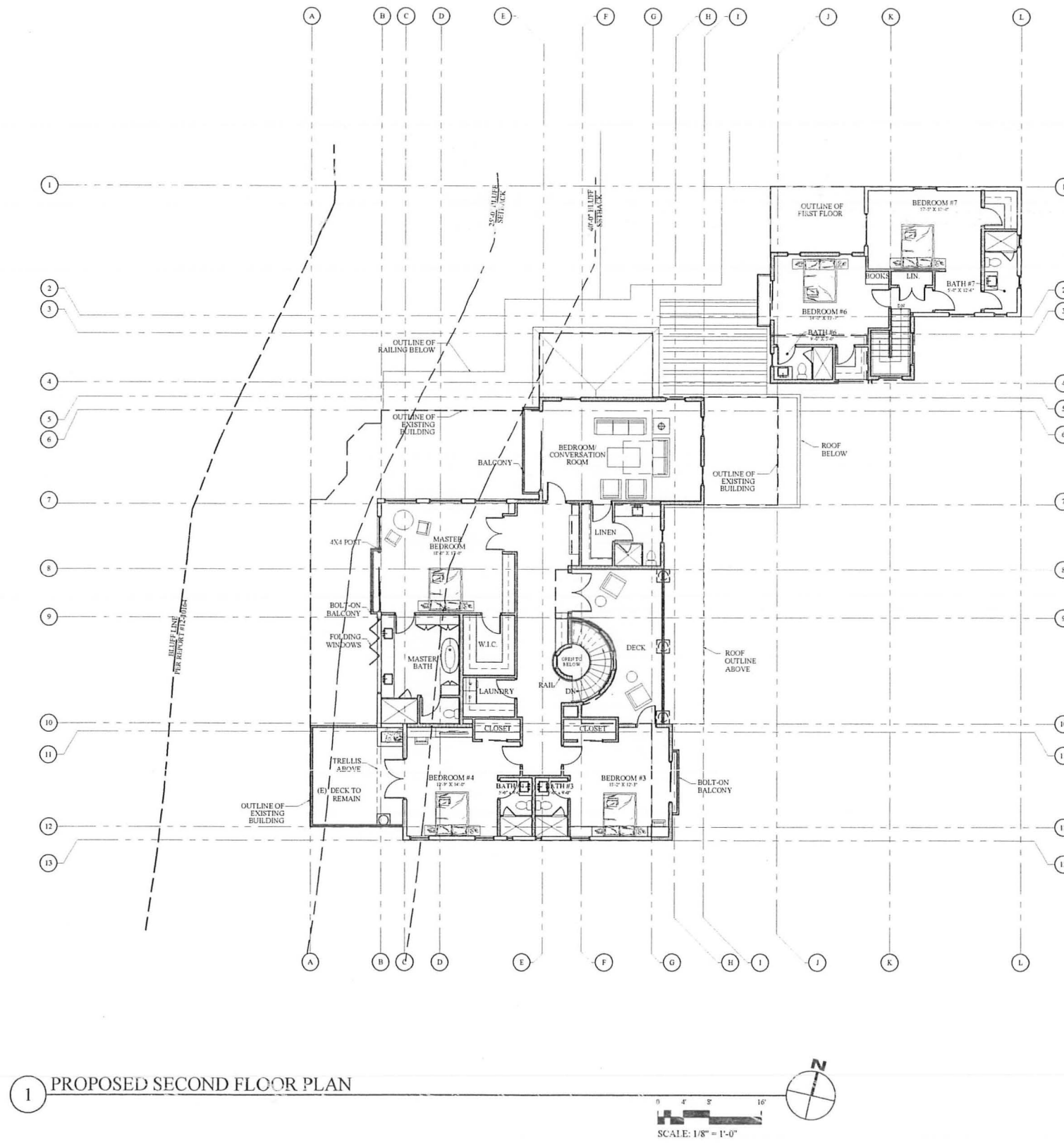
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SHEET TITLE: PROPOSED FIRST FLOOR PLAN

A-2.7

SHEET 12 OF 24

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FLOOR PLAN NOTES

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- B. Refer to Site Plan for Site and Utility Information.
- C. For Door and Windows See Schedules On Sheet A-8.1
- D. For Interior Finish See Schedule On Sheet A-8.2
- E. For Lighting/RCP see A-3.1 to A-3.2, for Electrical See E-1.1 to E-1.4
- F. For demolition, see sheets A-2.1 & A-2.2
- G. For Plumbing, Appliance and other Fixtures See Schedule on Sheet 8.7
- H. INSULATION: R-13 Batt Insulation At All New Exterior 2x4 Walls.
R-19 Batt Insulation at all new 2x6 Exterior Walls and Raised Floor Areas
R-13 Batt Insulation at all accessible interior walls for sound control.
R-30 Batt Insulation as Ceiling & Roof Areas.
R-4.5 Insulation Wrap On All New Hot Water Piping.
R-4 Insulation Wrap On All New Supply Ducts.
- I. HVAC DUCTS: See Mechanical Notes on Sheets M-1.1 to M-1.3.
- J. HVAC Equipment: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
- K. WATER HEATER: See Equipment on ME-2 and Title-24 calculations on Sheet T-1.2
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- N. HVAC: New Rheem RGP10N1AMER, 80,000 BTU gas FAU, .80 AFUE (or eq) typ of 1
- O. Attic/Underfloor installation must comply with Sections 904, 908, and 909 of the California Mechanical Code (CMC)
- P. Provide 5 air changes per hour for bathroom and laundry room ventilation.
- Q. All ABS and PVC piping and fittings shall be enclosed within walls and floors covered with type X gypsum board or similar assemblies that provide the same level of fire protection. Protection of membrane penetrations is not required.
- R. WHOLE BUILDING VENTILATION: Indoor Air Quality Exhaust fan with ventilation rate of 120 cfm.
- S. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of minimum No.26 gauge sheet steel or other approved material and shall have no opening into the garage.
- T. Shower compartment and bathtubs with installed shower heads shall be finished with a non-absorbent surface that extends to a height not less than 6 feet above floor. CRC R307.2

FLOOR PLAN LEGEND

- NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
- ONE HOUR CONSTRUCTION**
2X WOOD STUD @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. EACH SIDE. SEE DETAIL SA10.3.
- NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON A8.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A8.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE 1/4" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION
- EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTH WALL. INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.
- OUTLINE OF EXISTING STRUCTURE



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MORAN RESIDENCE
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LA JOLLA, CA, 92037

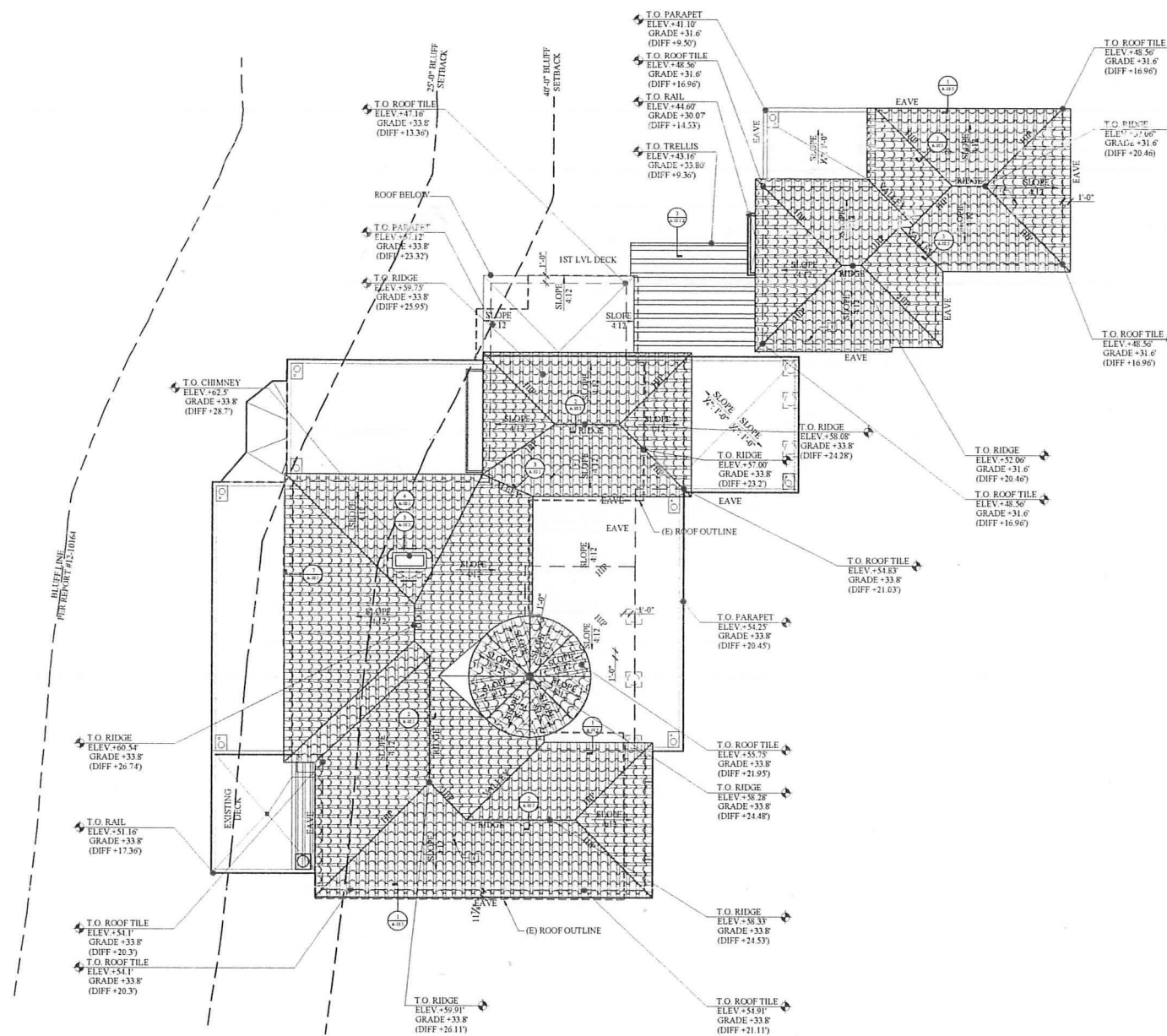
REVISIONS
01-04-2016 PELL SUBMITTAL
03-30-2016 COASTAL REVISIONS
05-26-2016 COASTAL REVISIONS
03-22-2017 REVISED REVISIONS

PHASE COASTAL
PROJECT NO. 2015-25
REVIEWED BY CAM
DRAWN BY AB
DATE 01/16/2017

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SHEET TITLE PROPOSED SECOND FLOOR PLAN
A-2.8
SHEET 13 OF 28

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1 PROPOSED ROOF PLAN

STORM DRAINAGE NOTES

- The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer.
- The secondary roof drainage system shall discharge above grade, in a location observable by the building occupants or maintenance personnel.

HEIGHT NOTES

- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- NO PORTION OF THE PROPOSED STRUCTURE WILL EXCEED THE EXISTING BUILDING HEIGHT. PROPOSED HEIGHT TO BE FIELD VERIFIED TO ENSURE COMPLIANCE.

ROOF NOTES

- Roofline Underlayment slope 3:12 or less "Ice and Water Shield" by W.R. Grace, ESR-1677, or "Winter Guard HT" by Certain Teed Corp. ESR-1492 (or architect approved equal). Install per manufacturer's instructions. Install a 40 mil fiberglass reinforced felt sheet over roof membrane.
- Counter-slopes: 1/2" per 12" (minimum) towards drains created using G-26 (latex cement) flashing underlayment by Crowdell Products Corp.
- Roof Edge Drip: Metal Flashing, Flashed Clips and Counter Flashing. All exterior flashing to be 16 oz copper unless otherwise noted. Solder or seal all seams. Hem all exposed edges.
- Built-Up Roofing System: By GAF, GARGLAS 4-Ply Hot Mopped Modified Bitumen Mineral Surfaced Roofing System. Provide a 1/2" per foot minimum roof slope. Install per manufacturer instruction. Roofing system shall have a minimum 10 year labor and material warranty. Per specification Division 7.1, section G. For Flashing, "Springlock" flashing system, Type STX, By Fry Regel Corp. Material 26 ga. Provide "Windlok" clips and prefabricated mitered corner sections. Install per manufacturer's specifications. Roofing system shall be a UL class "A" rated. ICC Report ESR-1274.
- Flashing Vent: ABS plastic to be flashed with Carlisle-Syring TPO Pre-Molded pipe flashing.
- Parapet, Transitions and other Horizontal Surface Waterproofing: Membrane waterproofing shall be DIFFY SEAL 14000 by Protecto Wrap. Extend membrane a maximum of 6" above edge of parapet, each side. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap. ESR-1127.
- Roof Drain: Roof drain shall be TPO-RD2NH - 2" TPO-dia no-hub bottom outlet drain by Thunderbird Products with A.B.S. dome strainer. Telephone (800) 638-1473. Provide 3" ID ABS drain lines with min 1/2" slope. Connect to building storm water.
- Fireplace Vent: Fireplace vent shall be Type B Stainless Steel as required by fireplace manufacturer. Minimum size mesh in spall arrester shall be 1/2". Mesh shall be stainless steel or copper.
- Roof Vents: TPO Pre-molded roof venting see detail 9-A-10-4.1
- Clay Tile Roofing: Roofing shall be two-piece Mission Tile, to be "Carned Blend by US Tile, ESR-1017". Provide a 3x3" Sample of Mock of Tile, Patter N and Color For Owner and Architects Approval Prior to Ordering Material. Install with Random Exposure Pattern. Provide 20% Random Field Boosters. Install Per Manufacturer's Instructions Over 40# Roofing Felt Underlayment at Roof With a Minimum of 3 to 12 Slope. All Roofing Materials Shall be Class "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.
- Drip edge flashing used at the free edges of roofing materials shall be non-combustible.
- Valley flashings shall be not less than 0.019" (126 galvanized sheet gauge) corrosion resistant metal installed over a min. 3/8" wide underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley.
- Turbine vents shall be equipped to allow one-way direction rotation only and shall not free spin in both directions.
- Enclosed rafter assemblies not required to be vented per CRC R806.5
- The entire roof shall be covered with a fire-retardant roof covering that is at least Class "A" when the area of the addition to the existing building is more than twenty-five percent (25%) of the original floor area of the building [SDMC 149.0602(a)(2)].

ROOF LEGEND

- 4:12 ROOF SLOPE
- 8:12 ROOF SLOPE
- 12:12 ROOF SLOPE
- THUNDERBIRD ROOF DRAIN AND OVERFLOW
- ROOF DRAIN
- KEYNOTE

ROOF KEYNOTES

- 1 VENT THROUGH ROOF, SEE DETAIL 9-A-10-5 FOR SPECIFICATIONS



Marengo Morton Architects

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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA, 92037

REVISIONS
01-16-2016 POLI SUBMITTAL
02-10-2016 COASTAL REVISIONS
02-10-2016 COASTAL REVISIONS
02-23-2017 REVISED REVISIONS

PHASE
COASTAL

PROJECT NO. 2015-25

REVIEWED BY CAM

DRAWN BY AB

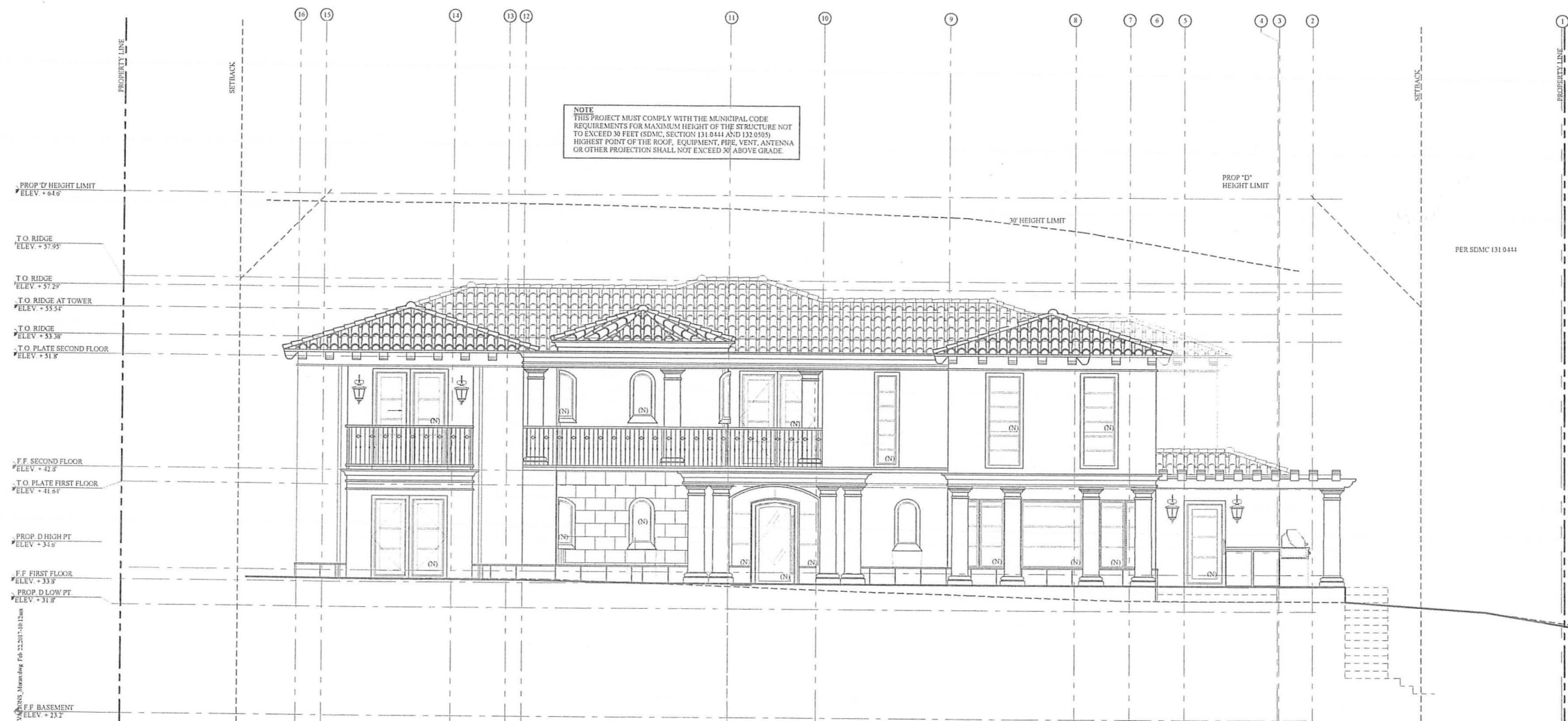
DATE 01/16/2017

PROJECT: Moran Residence for covering 1st apartment with tile roof, second floor deck, and second floor addition. The project includes the first floor, second floor, and second floor addition. The project includes the first floor, second floor, and second floor addition. The project includes the first floor, second floor, and second floor addition.

SHEET TITLE
PROPOSED ROOF PLAN

A-4.1
SHEET 14 OF 24

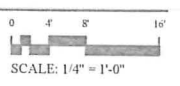
C:\Temp\proj\Temp\proj\Library\Projects\2015\Projects\2015-25 Moran Residence\CADD\Drawings\Architectural\Cover\RoofPlan.dwg, File: 22:20:17, 101:2mm



1 PROPOSED EAST ELEVATION

ELEVATION LEGEND

- OUTLINE OF EXISTING BUILDING
- BUILDING BEHIND 40' SETBACK



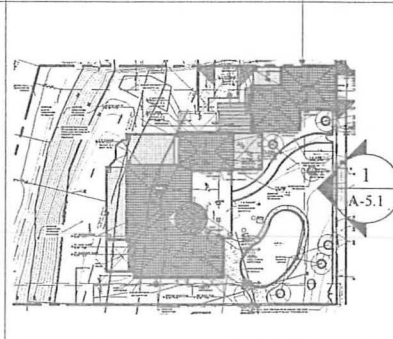
ELEVATION NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. Refer to sheet A-6.1 and A-6.2 for Building Sections.
- D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.
- F. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 30' above grade.
- G. Elevations shown are from mean sea level.
- H. All elevations shown are referenced to the topographic survey shown on sheets 1-1/2-2/ to-3. Existing grades shown are those that existed on march 4, 1972.

ELEVATION KEYNOTES

- 1 STUCCO, EXPO STUCCO, SANTA BARBARA FINISH, COLOR: CREAM
- 2 STONE PLINTH, EARTH TONE
- 3 SAND COLORED STONE, HORIZONTAL SUBWAY STACKED, 12" X 24"
- 4 WINDOWS TO BE DARK BRONZE ALUMINUM CLAD
- 5 DECORATIVE WROUGHT IRON RAILING, DARK BRONZE FINISH
- 6 CHAIR RAIL/ STEPPED MOLDING, BY PCF FOAM GROUP
- 7 BRONZE DECORATIVE LIGHT FIXTURE
- 8 SPANISH STYLE CLAY ROOFING
- 9 2" WIDE COLUMNS BY CDI
- 10 8" RAFTER TAILS
- 11 DOORS TO BE DARK BRONZE ALUMINUM CLAD FINISH
- 12 (E) GRADE
- 13 (P) GRADE
- 14 SAND COLORED STONE CROWN MOLDING
- 15 GLASS RAILING
- 16 (P) GRADE BEYOND
- 17 CANTILEVERED TRELLIS PER SDMC 113.046(1a)(2), 50% OPEN MIN.

KEYMAP



M

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 Fax. (858) 459-3768
 Michael Morton AIA
 Claude Anthony Marengo DEA

REGISTERED ARCHITECT
 MICHAEL RENE MORTON
 C-19371
 REN. 04/30/2017
 STATE OF CALIFORNIA

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MORAN RESIDENCE
 7348 VISTA DEL MAR
 LA JOLLA, CA. 92037

REVISIONS

01.04.2015	FIELD SUBMITTAL
01.16.2015	COASTAL SUBMITTAL
01.22.2015	COASTAL SUBMITTAL
01.22.2015	REVISIONS

PHASE
COASTAL

PROJECT NO. 2015-25

REVIEWED BY
CAM

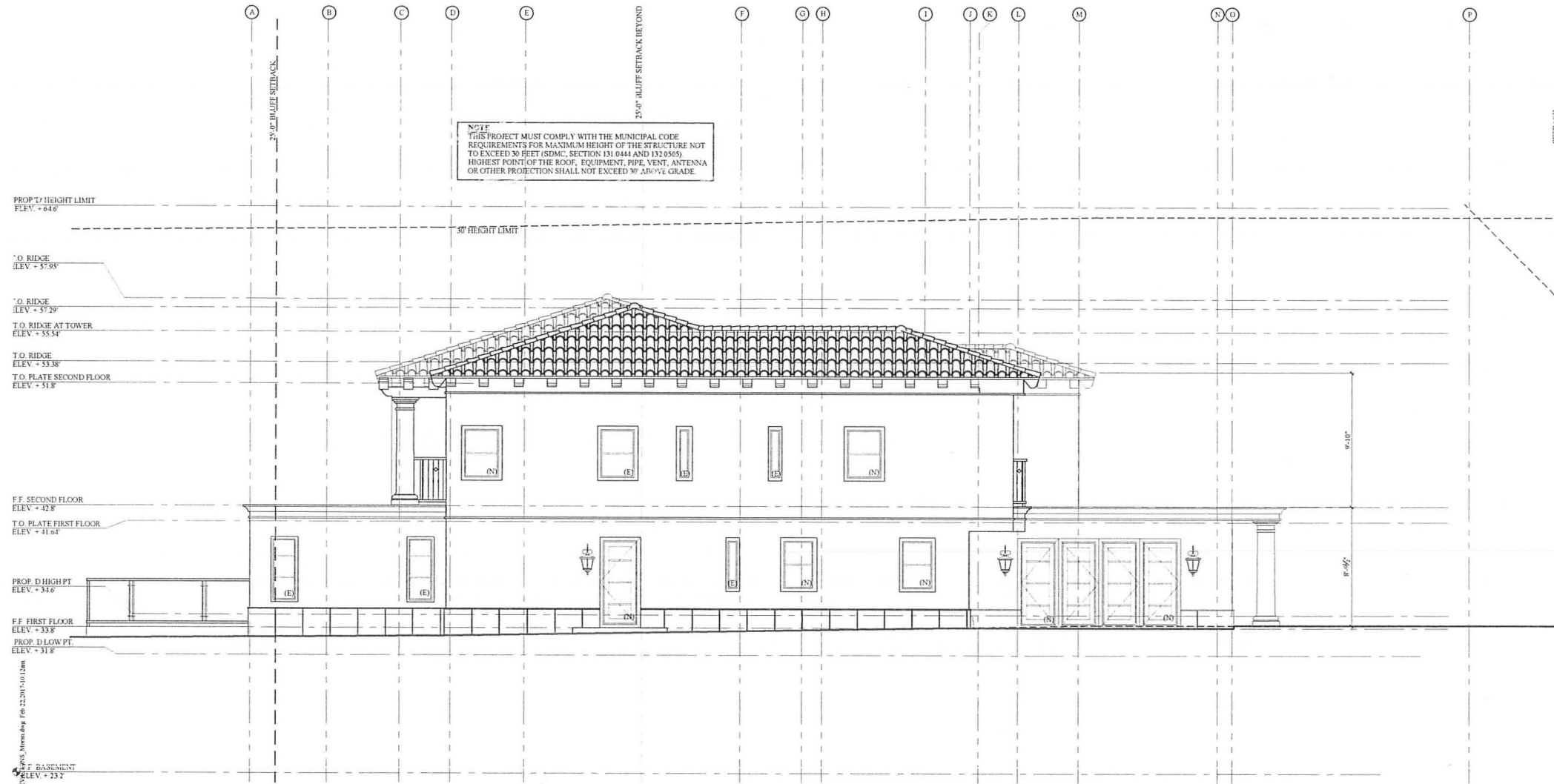
DRAWN BY
AB

DATE
01/16/2017

Marengo Morton Architects Inc. is providing this agreement for the use of the drawings and specifications. The drawings and specifications are provided for the use of the client and are not to be used for any other purpose. The client is responsible for obtaining all necessary permits and approvals. The architect and architect's firm are not responsible for any errors or omissions in the drawings and specifications. The architect and architect's firm are not responsible for any delays or costs incurred by the client due to any reasons other than those stated in this agreement.

SHEET TITLE
PROPOSED ELEVATIONS

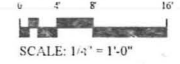
A-5.1
 SHEET 15 OF 24



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2 PROPOSED SOUTH ELEVATION

ELEVATION LEGEND
--- OUTLINE OF EXISTING BUILDING
--- BUILDING BEHIND 40' SETBACK



ELEVATION NOTES

A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.

B. Refer to Site Plan for Site and Utility Information.

C. Refer to sheet A-6.1 and A-6.2 for Building Sections.

D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.

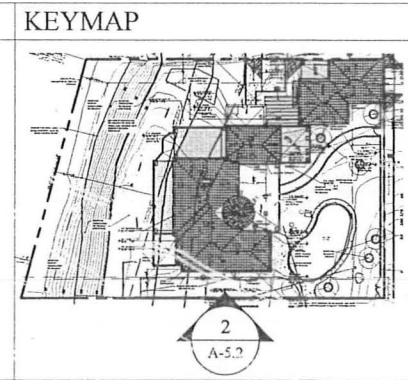
E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.

F. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 30' above grade.

G. Elevations shown are from mean sea level.

H. All elevations shown are referenced to the topographic survey shown on sheets 1-A-2/1-A-3. Existing grades shown are those that existed on March 4, 1972.

ELEVATION KEYNOTES
1 STUCCO, EXPO STUCCO, SANTA BARBARA FINISH, COLOR: CREAM
2 STONE PLINTH, EARTH TONE
3 SAND COLORED STONE, HORIZONTAL SUBWAY STACKED, 12 X 24
4 WINDOWS TO BE DARK BRONZE ALUMINUM CLAD
5 DECORATIVE WROUGHT IRON RAILING, DARK BRONZE FINISH
6 CHAIR RAIL/ STEPPED MOLDING, BY PCF FOAM GROUP
7 BRONZE DECORATIVE LIGHT FIXTURE
8 SPANISH TILE CLAY FOOTING
9 2" WIDE COLUMNS BY CDI
10 8" RAFTER TAILS
11 DOORS TO BE DARK BRONZE ALUMINUM CLAD FINISH
12 (E) GRADE
13 (F) GRADE
14 SAND COLORED STONE CROWN MOLDING
15 GLASS RAILING
16 (F) GRADE BEYOND
17 CANTILEVERED TRELLIS PER SDMC 113.0401(x2), 50% OPEN MIN.



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MORAN RESIDENCE
 7348 VISTA DEL MAR
 LA JOLLA, CA, 92037

REVISIONS
 01-16-2016 PULL FOR MITTAL
 02-10-2016 COASTAL ELEVATION MITTAL
 02-10-2016 COASTAL ELEVATION MITTAL
 02-10-2016 COASTAL ELEVATION MITTAL

PHASE: COASTAL
 PROJECT NO: 2015-25
 REVIEWED BY: CAM
 DRAWN BY: AB
 DATE: 01/16/2017

Marengo Morton Architects, by approving this agreement with the parties, warrants that the drawings, specifications and schedules are complete and correct as of the date of approval. It is understood that the drawings, specifications and schedules are subject to change without notice. The architect shall not be responsible for errors or omissions in the drawings, specifications and schedules. The architect shall not be responsible for errors or omissions in the drawings, specifications and schedules. The architect shall not be responsible for errors or omissions in the drawings, specifications and schedules.

SHEET TITLE: PROPOSED ELEVATIONS
A-5.2
 SHEET 16 OF 24



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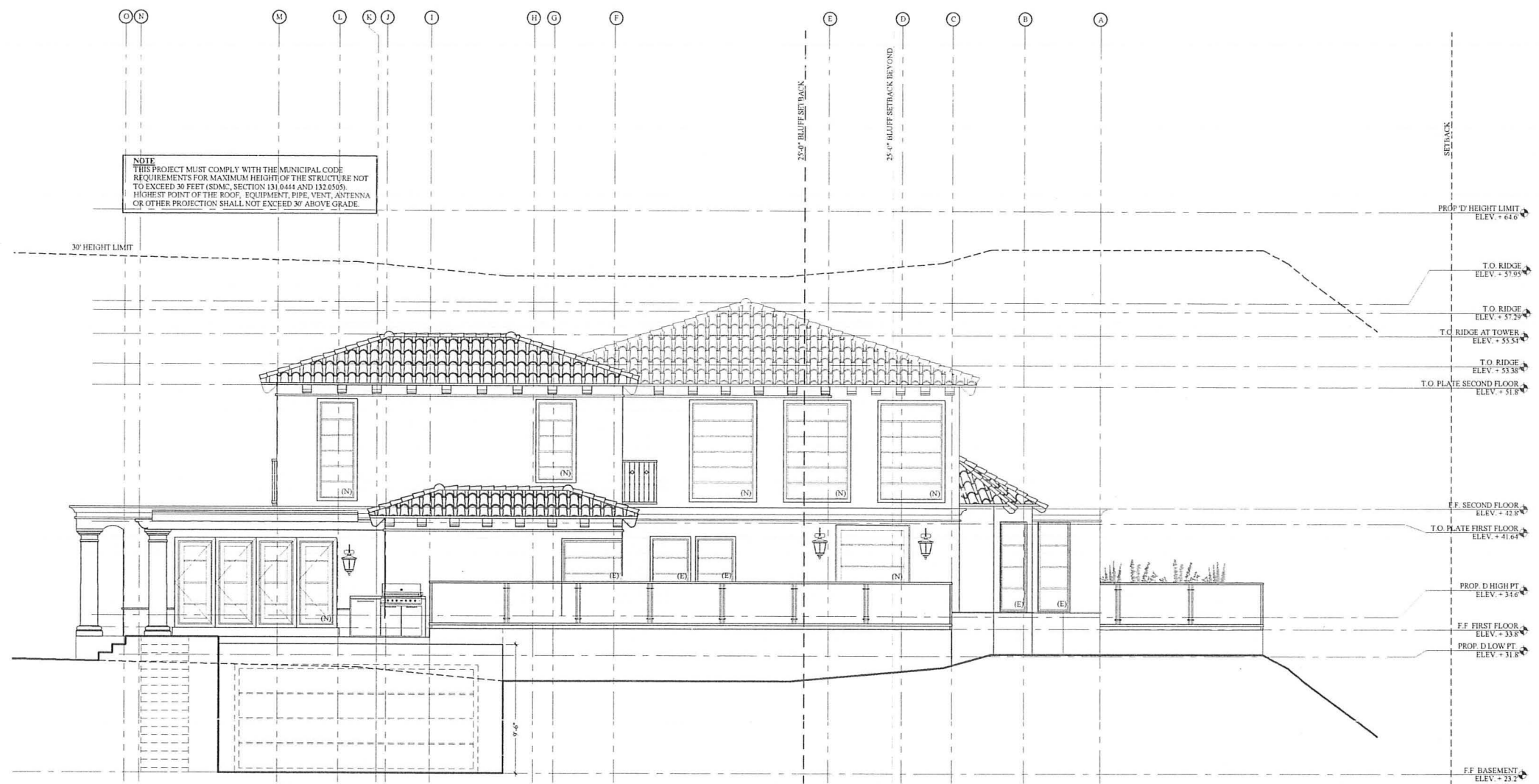
MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA, 92037

REVISIONS
10-06-2016 FULL PERMIT SET
03-06-2016 COASTAL REVISIONS
05-20-2016 COASTAL REVISIONS
02-22-2017 ARCH REVISIONS

PHASE: COASTAL
PROJECT NO: 2015-25
REVIEWED BY: CAM
DRAWN BY: AB
DATE: 01/16/2017

Marengo Morton Architects, Inc. represents its approval of these drawings as a professional seal of approval. The permit required for this project shall be obtained from the appropriate authority. The drawings are prepared in accordance with the California Building Code and the California Mechanical Code. The drawings are prepared in accordance with the California Building Code and the California Mechanical Code. The drawings are prepared in accordance with the California Building Code and the California Mechanical Code.

SHEET TITLE: PROPOSED ELEVATIONS
A-5.4
SHEET 18 OF 24



4 PROPOSED NORTH ELEVATION

ELEVATION LEGEND
--- OUTLINE OF EXISTING BUILDING
--- BUILDING BEHIND 40' SETBACK

ELEVATION NOTES

A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.

B. Refer to Site Plan for Site and Utility Information.

C. Refer to sheet A-6.1 and A-6.2 for Building Sections.

D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.

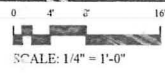
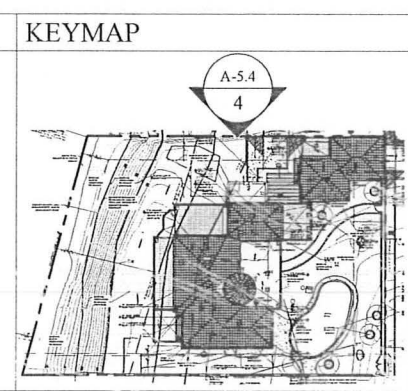
E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.

F. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 30' above grade.

G. Elevations shown are from mean sea level.

H. All elevations shown are referenced to the topographic survey shown on sheets 18-18-2/18-3. Existing grades shown are those that existed on March 4, 1972.

ELEVATION KEYNOTES
1 STUCCO EXPO STUCCO, SANTA BARBARA FINISH, COLOR: CREAM
2 STONE PLINTH, EARTH TONE
3 SAND COLORED STONE, HORIZONTAL SUBWAY STACKED, 12" X 24"
4 WINDOWS TO BE DARK BRONZE ALUMINUM CLAD
5 DECORATIVE WROUGHT IRON RAILING, DARK BRONZE FINISH
6 CHAIR RAIL/ STEPPED MOLDING, BY PCF FOAM GROUP
7 BRONZE DECORATIVE LIGHT FIXTURE
8 SPANISH STYLE CLAY ROOFING
9 2" WIDE COLUMNS BY CDI
10 8" RAFTER TAILS
11 DOORS TO BE DARK BRONZE ALUMINUM CLAD FINISH
12 (E) GRADE
13 (F) GRADE
14 SAND COLORED STONE CROWN MOLDING
15 GLASS RAILING
16 (G) GRADE 15' BEYOND
17 (H) GRADE 15' BEYOND (7'21' LIS PER SDMC 113.0461(a)(2), 50% OPEN MIN.

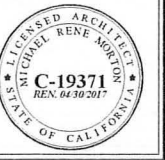


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Marengo Morton Architects

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Michael Morton AIA
Claude Anthony Marengo DEA



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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA. 92037

REVISIONS
03-08-2015 FIELD SUBMITTAL
03-08-2015 COASTAL REVISIONS
03-08-2015 COASTAL REVISIONS
03-08-2015 COASTAL REVISIONS



PHASE COASTAL

PROJECT NO. 2015-25

REVIEWED BY CAM

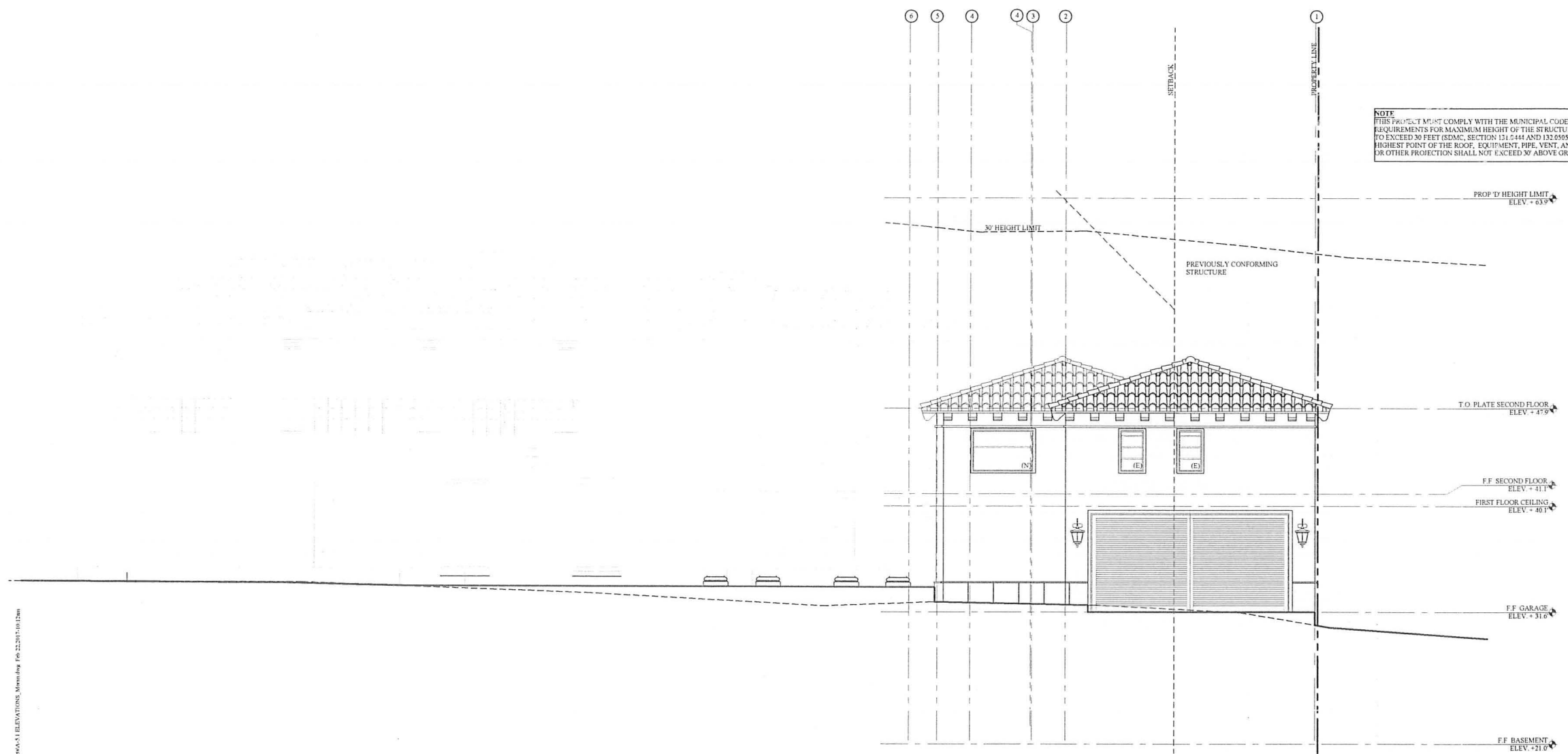
DRAWN BY AB

DATE 01/16/2017

Marengo Morton Architects, Inc. is providing by separate and distinct drawings, specifications, reports, documents and other information for the project. The drawings, specifications, reports, documents and other information are to be used for the project only and are not to be used for any other project. The drawings, specifications, reports, documents and other information are to be used in accordance with the terms and conditions of the contract. The drawings, specifications, reports, documents and other information are to be used in accordance with the terms and conditions of the contract.

SHEET TITLE PROPOSED ELEVATIONS

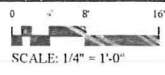
A-5.5
SHEET 12 OF 24



C:\Users\morton\Documents\Library\Projects\2015\Projects\2015-25\Moran Residence\CAD\Drawings\Architectural\Guest House\A-5.1 ELEVATIONS - MORAN.DWG, 01/16/2017 10:12am

1 PROPOSED EAST ELEVATION - GUEST HOUSE

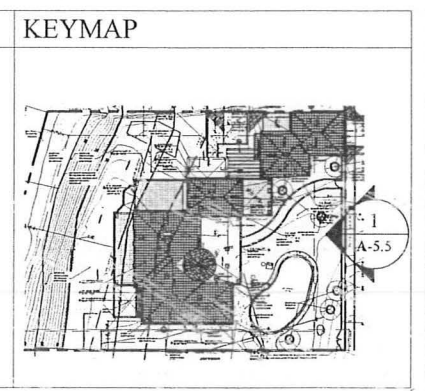
ELEVATION LEGEND	
---	OUTLINE OF EXISTING BUILDING
---	BUILDING BEHIND 40' SETBACK



ELEVATION NOTES

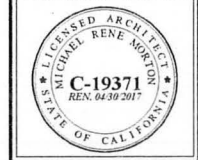
- All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- Refer to Site Plan for Site and Utility Information.
- Refer to sheet A-6.1 and A-6.2 for Building Sections.
- For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3B criteria with the approval of the architect for locations.
- The highest point of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 30' above grade.
- Elevations shown are from mean sea level.
- All elevations shown are referenced to the topographic survey shown on sheets 1A-2/1A-3.
- Existing grades shown are those that existed on March 1, 1972.

ELEVATION KEYNOTES	
1	STUCCO, EXPO STUCCO, SANTA BARBARA FINISH, COLOR: CREAM
2	STONE PLINTH, EARTH TONE
3	SAND COLORED STONE, HORIZONTAL SUBWAY STACKED, 12" X 24"
4	WINDOWS TO BE DARK BRONZE ALUMINUM CLAD
5	DECORATIVE WROUGHT IRON RAILING, DARK BRONZE FINISH
6	CHAIR RAIL/ STEPPED MOLDING, BY PCF FOAM GROUP
7	BRONZE DECORATIVE LIGHT FIXTURE
8	SPANISH STYLE CLAY ROOFING
9	2" WIDE COLUMNS BY CDI
10	8" RAFTER TAILS
11	DOORS TO BE DARK BRONZE ALUMINUM CLAD FINISH
12	(E) GRADE
13	(F) GRADE
14	SAND COLORED STONE CROWN MOLDING
15	GLASS RAILING
16	(P) GRADE BEYOND
17	CAST/ TILED TRELIS PER SLAC 113.046(a)(2), 50% OPEN MIN.





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 Michael Morton AIA
 Claude Anthony Marengo DEEA



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MORAN RESIDENCE
 7348 VISTA DEL MAR
 LA JOLLA, CA, 92037

REVISIONS
01-04-2016 FULL PERMITAL
03-20-2016 COASTAL PERMITAL
05-20-2016 COASTAL PERMITAL
07-20-2016 COASTAL PERMITAL



PHASE COASTAL

PROJECT NO 2015-25

REVIEWED BY CAM

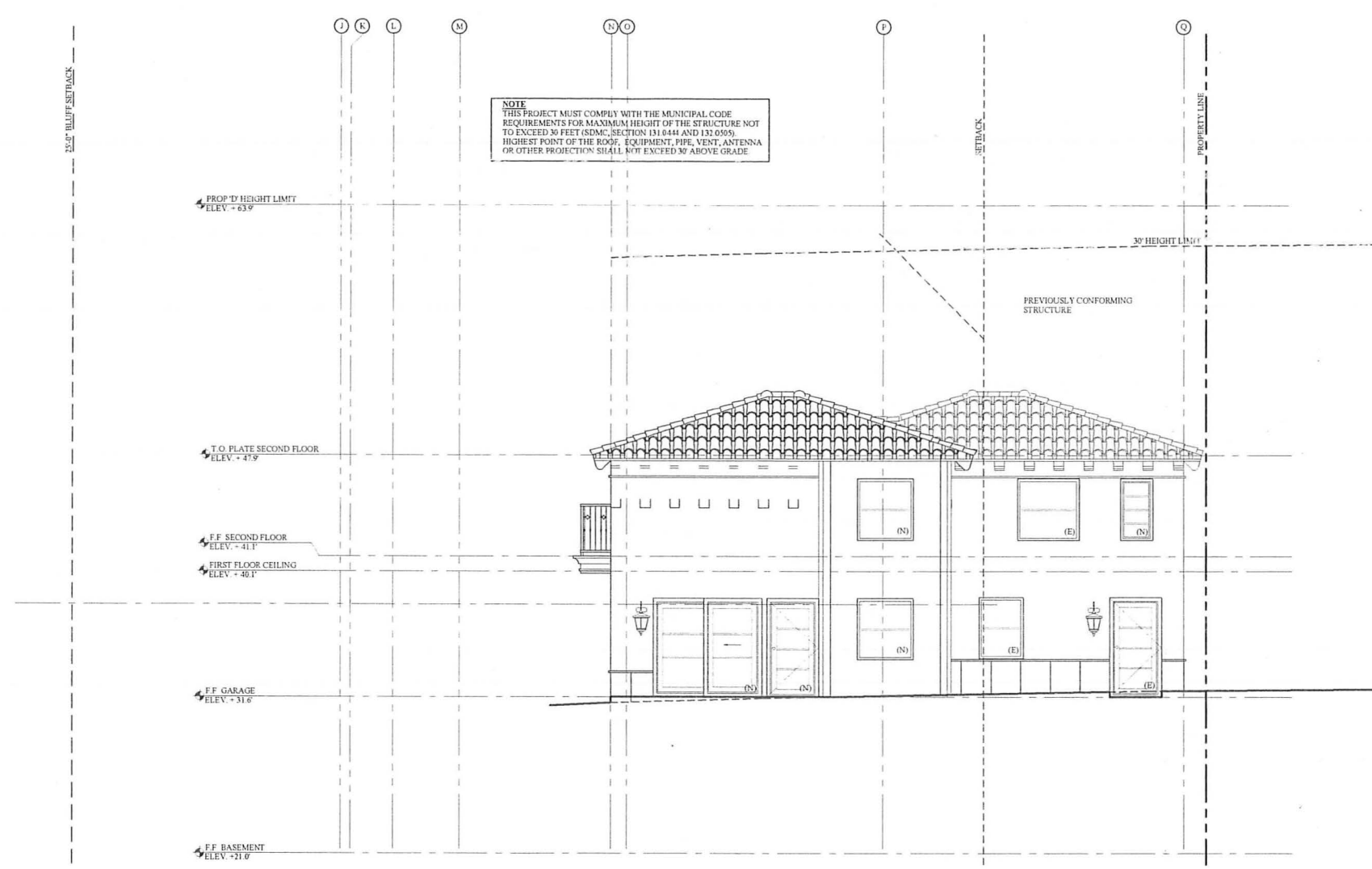
DRAWN BY AB

DATE 01/16/2017

Marengo Morton Architects, Inc. is providing this agreement with certain parties, as stated above. The parties to this agreement are the client, architect, engineer, contractor, and subcontractor. The architect, engineer, contractor, and subcontractor shall be responsible for obtaining all necessary permits and approvals. The architect, engineer, contractor, and subcontractor shall be responsible for obtaining all necessary permits and approvals. The architect, engineer, contractor, and subcontractor shall be responsible for obtaining all necessary permits and approvals.

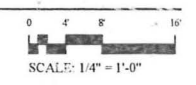
SHEET TITLE PROPOSED ELEVATIONS

A-5.6
 SHEET 20 OF 24



ELEVATION LEGEND

- OUTLINE OF EXISTING BUILDING
- BUILDING BEHIND 40° SETBACK



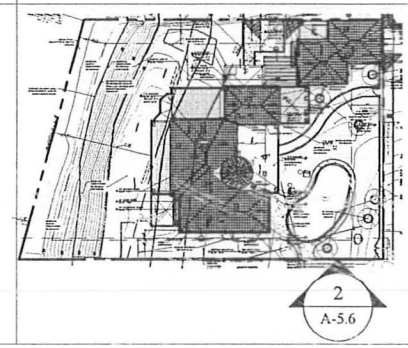
ELEVATION NOTES

- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to Site Plan for Site and Utility Information.
- C. Refer to sheet A-6.1 and A-6.2 for Building Sections.
- D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 318 criteria with the approval of the architect for locations.
- F. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 30' above grade.
- G. Elevations shown are from mean sea level.
- H. All elevations shown are referenced to the topographic survey shown on sheets ts-1 to ts-3. Existing grades shown are those that existed on March 4, 1972.

ELEVATION KEYNOTES

- 1 STUCCO: EXPO STUCCO, SANTA BARBARA FINISH, COLOR: CREAM
- 2 STONE PLINTH, EARTH TONE
- 3 SAND COLORED STONE, HORIZONTAL SUBWAY
- 4 WINDOWS TO BE DARK BRONZE ALUMINUM CLAD
- 5 DECORATIVE WROUGHT IRON RAILING, DARK BRONZE FINISH
- 6 CHAIR RAIL/ STEPPED MOLDING, BY PCF FOAM GROUP
- 7 BRONZE DECORATIVE LIGHT FIXTURE
- 8 SPANISH STYLE CLAY ROOFING
- 9 2" WIDE COLUMNS BY CDI
- 10 8" RAFTER TAILS
- 11 DOORS TO BE DARK BRONZE ALUMINUM CLAD FINISH.
- 12 (3) GRADE
- 13 (7) GRADE
- 14 SAND COLORED STONE CROWN MOLDING
- 15 GLASS RAILING
- 16 (6) GRADE BEYOND
- 17 CASTLEVERED TRELIS PER SDMC 113.0461(a)(2), 50% OPEN MIN.

KEYMAP

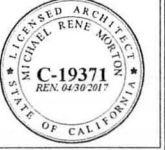


2 PROPOSED SOUTH ELEVATION - GUEST HOUSE

C:\Users\morton\Documents\Projects\2015-25 Moran Residence\A-5.6 Proposed South Elevation.dwg, 01/16/2017, 10:12am



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MORAN RESIDENCE
 7348 VISTA DEL MAR
 LA JOLLA, CA, 92037

REVISIONS
 01-16-2017 FULL STRUCTURAL
 01-16-2017 COASTAL RESTORATION
 01-16-2017 COASTAL RESTORATION
 01-16-2017 ARCH. REVISIONS



PHASE COASTAL

PROJECT NO 2015-25

REVIEWED BY CAM

DRAWN BY AB

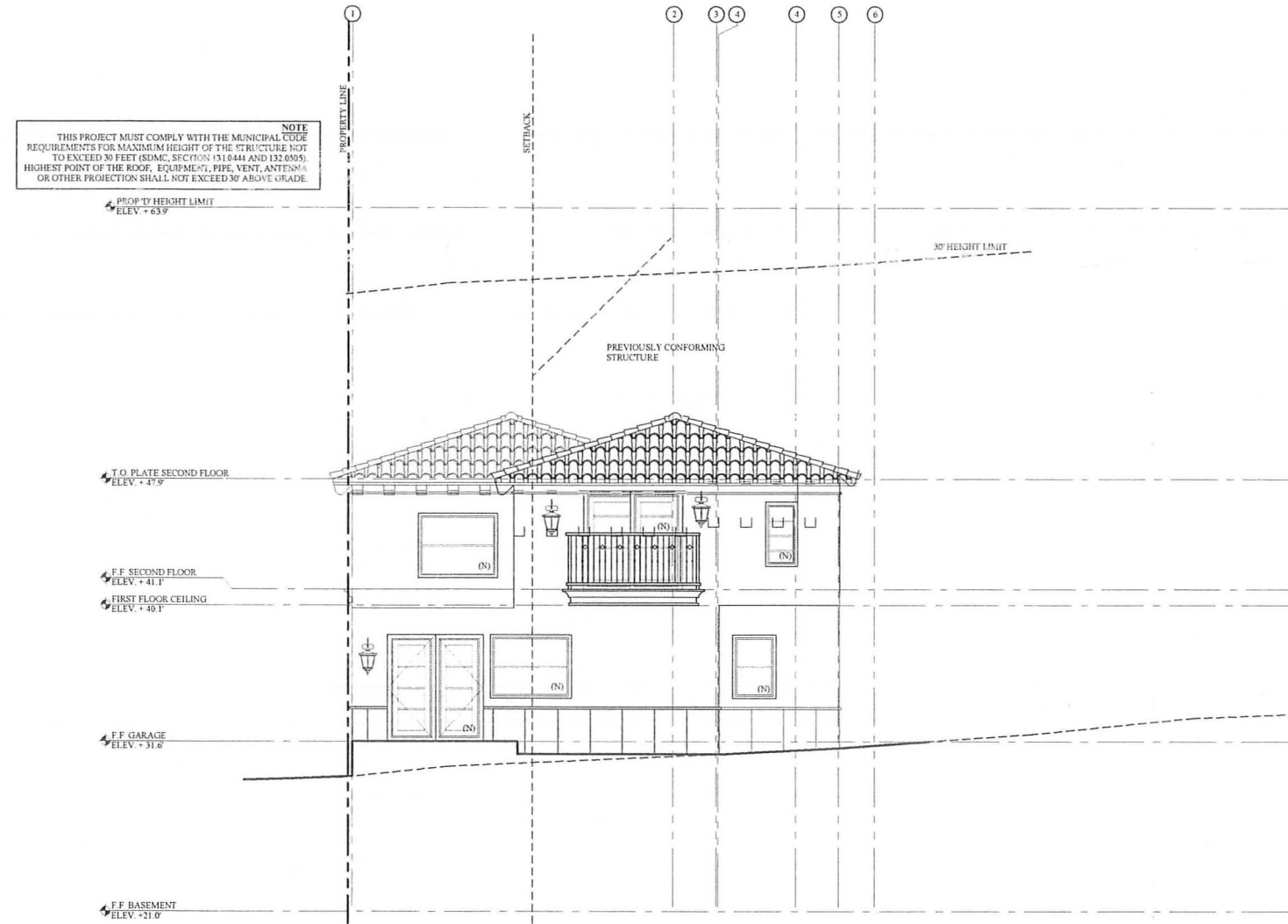
DATE 01/16/2017

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SHEET TITLE PROPOSED ELEVATIONS

A-5.7

SHEET 21 OF 24



NOTE
 THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTION 131.0444 AND 132.0505). HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.

ELEVATION LEGEND
--- OUTLINE OF EXISTING BUILDING
--- BUILDING BEHIND 40' SETBACK

ELEVATION NOTES

A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.

B. Refer to Site Plan for Site and Utility Information.

C. Refer to sheet A-6.1 and A-6.2 for Building Sections.

D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.

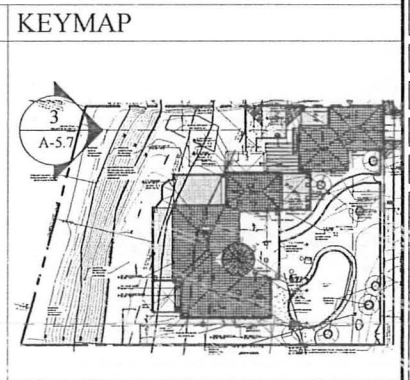
E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SF-2 Div. 09-200 3B criteria with the approval of the architect for locations.

F. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 30' above grade.

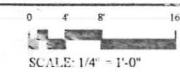
G. Elevations shown are from mean sea level.

H. All elevations shown are referenced to the topographic survey shown on sheets ts-1/ts-2/ts-3. Existing grades shown are those that existed on March 4, 1972.

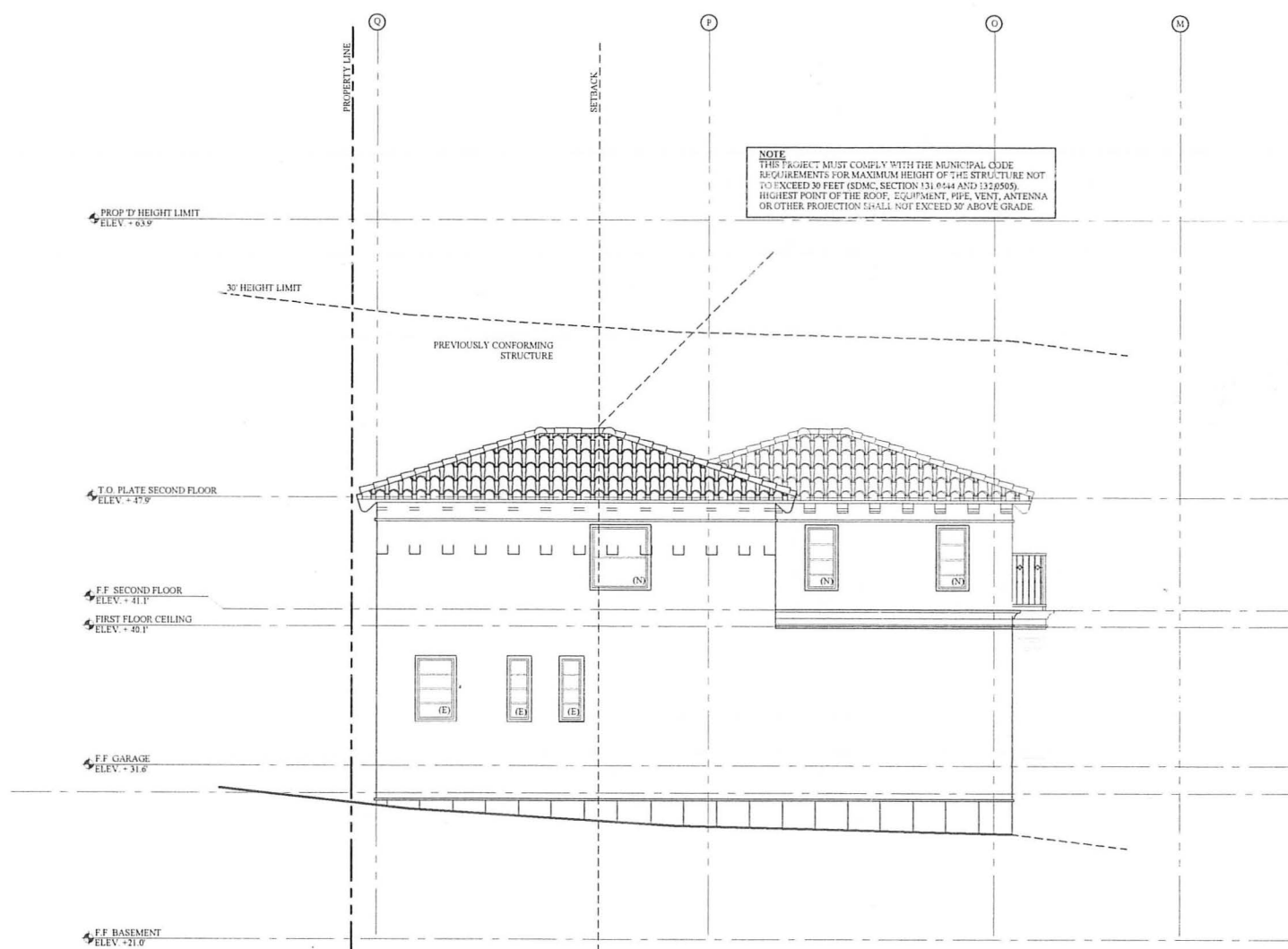
ELEVATION KEYNOTES
1 STUCCO EXPO STUCCO, SANTA BARBARA FINISH, COLOR: CREAM
2 STONE FLINTH, EARTH TONE
3 SAND COLORED STONE, HORIZONTAL SUBWAY STACKED, 12" X 24"
4 WINDOWS TO BE DARK BRONZE ALUMINUM CLAD
5 DECORATIVE WROUGHT IRON RAILING, DARK BRONZE FINISH
6 CHAIR RAIL/ STEPPED MOLDING, BY PCF FOAM GROUP
7 BRONZE DECORATIVE LIGHT FIXTURE
8 SPANISH STYLE CLAY ROOFING
9 2" WIDE COLUMNS BY CDI
10 8" RAFTER TAILS
11 DOORS TO BE DARK BRONZE ALUMINUM CLAD FINISH
12 (F) GRADE
13 (P) GRADE
14 SAND COLORED STONE CROWN MOLDING
15 GLASS RAILING
16 (P) GRADE BEYOND
17 CANTILEVERED TRELLIS PER SDMC 113.0.6(1)-(2), 50% OPEN MIN.



3 PROPOSED WEST ELEVATION - GUEST HOUSE



C:\Program Files\Autodesk\AutoCAD 2017\Projects\2015-25\Drawings\Architectural\Guest House\Sheet-A-5.7 ELEVATIONS.dwg, Mon Aug 14 2017 10:12:00 AM

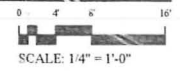


NOTE: THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTION 131.0444 AND 132.0505). HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.

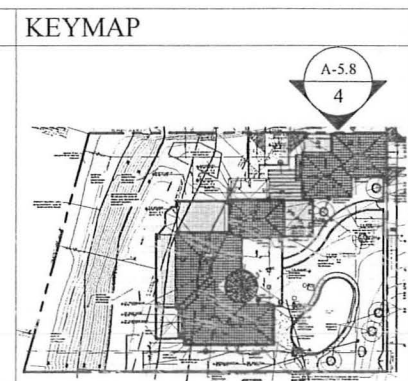
1 PROPOSED NORTH ELEVATION - GUEST HOUSE

ELEVATION LEGEND
--- OUTLINE OF EXISTING BUILDING
□ BUILDING BEHIND 40' SETBACK

- ELEVATION NOTES**
- A. All Dimensions Shall Be Field Verified. Any discrepancies affecting project layout shall be brought to the attention of the Architect and the issues resolved prior to proceeding with the work in question.
 - B. Refer to Site Plan for Site and Utility Information.
 - C. Refer to sheet A-6.1 and A-6.2 for Building Sections.
 - D. For Door and Windows See Schedules on sheet A-8.1 and A-8.2. All windows required for emergency exiting per C.B.C. shall be notified immediately if any revisions to window sizes are required prior to start of construction.
 - E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet SP-2 Div. 09-200 3D criteria with the approval of the architect for locations.
 - F. The highest point of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 30' above grade.
 - G. Elevations shown are from mean sea level.
 - H. All elevations shown are referenced to the topographic survey shown on sheets 1A-2/1A-3. Existing grades shown are those that existed on march 4, 1972.



- | ELEVATION KEYNOTES |
|---|
| 1 STUCCO EXPO STUCCO, SANTA BARBARA FINISH, COLOR: CREAM |
| 2 STONE PLINTH, EARTH TONE |
| 3 SAND COLORED STONE, HORIZONTAL SUBWAY |
| 4 STACKED, 12" X 24" |
| 5 WINDOWS TO BE DARK BRONZE ALUMINUM CLAD |
| 6 DECORATIVE WROUGHT IRON RAILING, DARK BRONZE FINISH |
| 7 CHAIR RAIL/ STEPPED MOLDING, BY PCF FOAM GROUP |
| 8 BRONZE DECORATIVE LIGHT FIXTURE |
| 9 SPANISH STYLE CLAY ROOFING |
| 10 2" WIDE COLUMNS BY CDI |
| 11 8" RAFTER TAILS |
| 12 DOORS TO BE DARK BRONZE ALUMINUM CLAD FINISH |
| 13 (E) GRADE |
| 14 (F) GRADE |
| 15 SAND COLORED STONE CROWN MOLDING |
| 16 GLASS RAILING |
| 17 (F) GRADE BEYOND |
| 18 CANTILEVERED TRELIS PER SDMC 113.0461(a)(2), 50% OPEN MIN. |



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MORAN RESIDENCE
 7348 VISTA DEL MAR
 LA JOLLA, CA. 92037

REVISIONS

01-06-2016	FINAL SUBMITTAL
03-16-2016	COASTAL REPERMITTAL
05-10-2016	COASTAL REPERMITTAL
06-02-2017	FINAL REVISION



PHASE COASTAL

PROJECT NO: 2015-25

REVIEWED BY: CAM

DRAWN BY: AB

DATE: 01/16/2017

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SHEET TITLE: PROPOSED ELEVATIONS

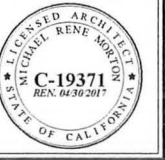
A-5.8
 SHEET 22 OF 24

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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA. 92037

REVISIONS
01-16-2015 PULL FROM INITIAL
03-16-2016 COASTAL PERMITTING
06-20-2016 COASTAL PERMITTING
02-22-2017 MISC REVISIONS



PHASE COASTAL

PROJECT NO. 2015-25

REVIEWED BY CAM

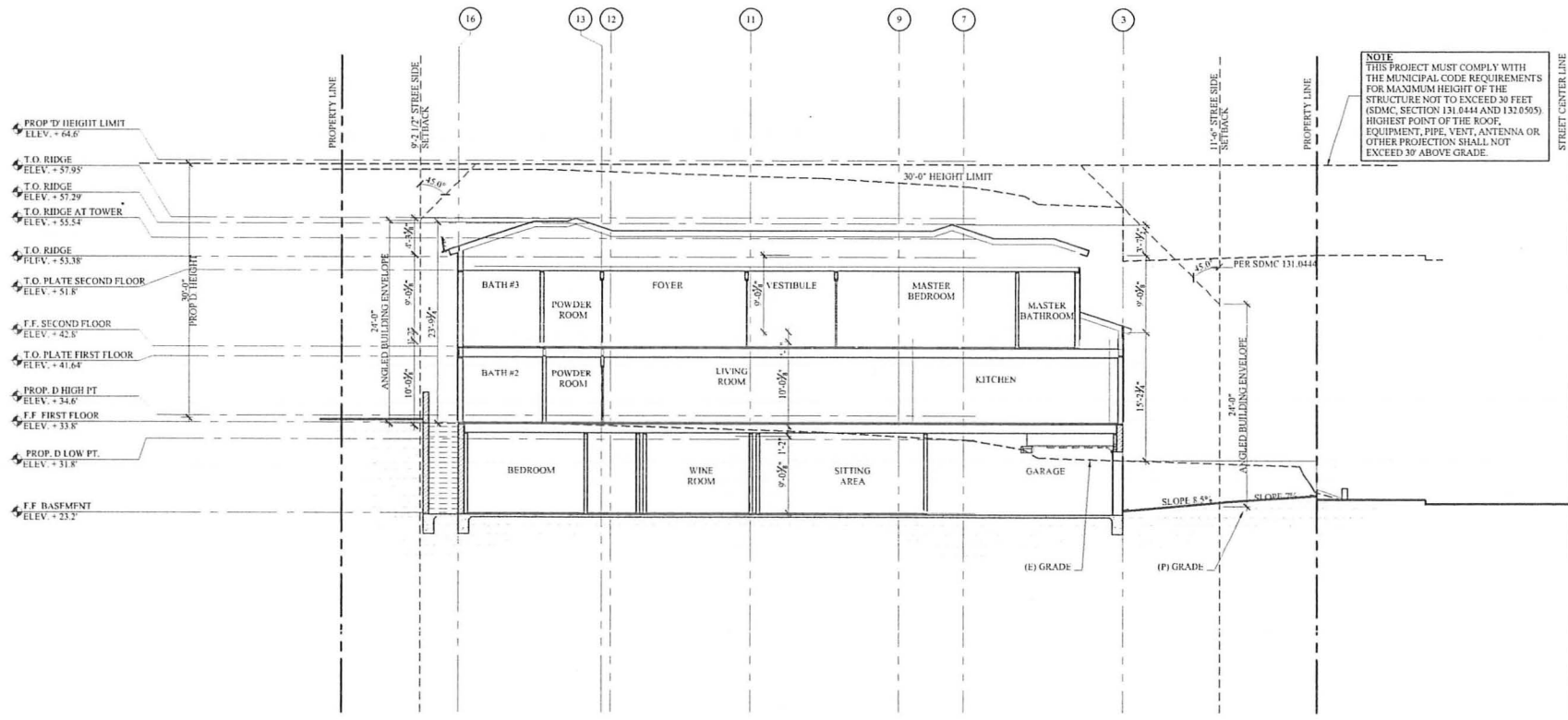
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DATE 01/16/2017

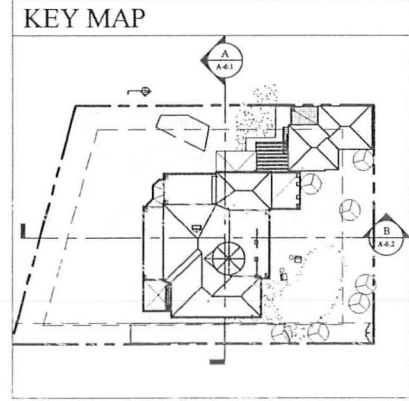
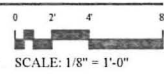
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SHEET TITLE PROPOSED SOLUTIONS

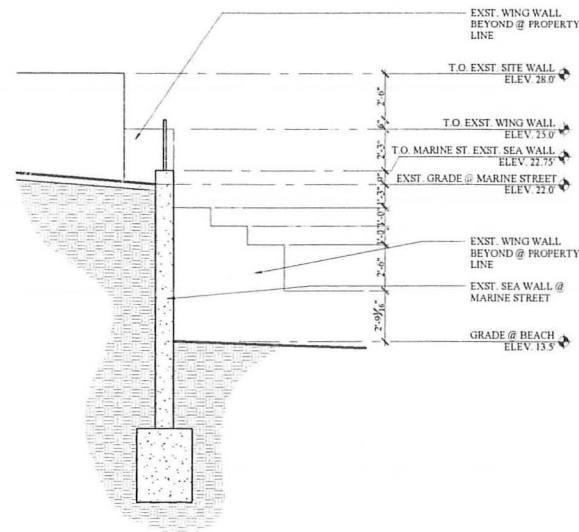
A-6.1
SHEET 23 OF 24



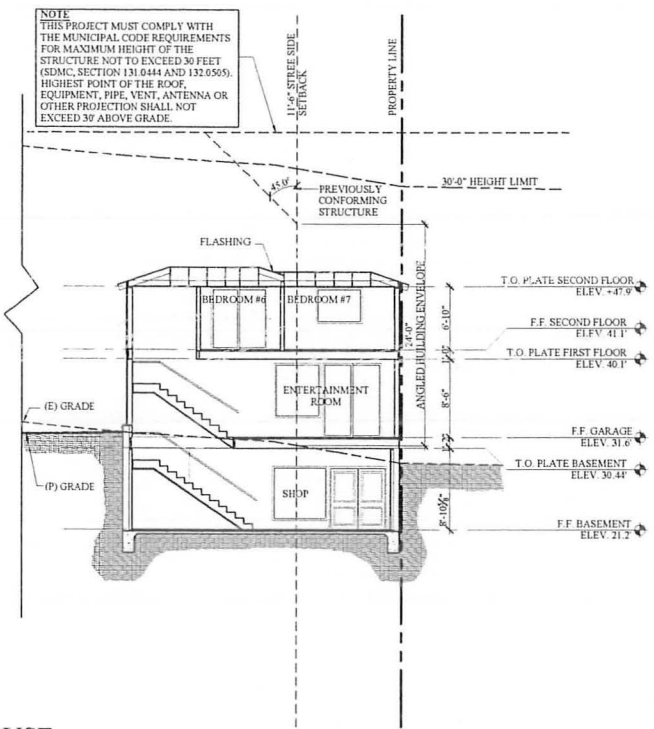
A SECTION



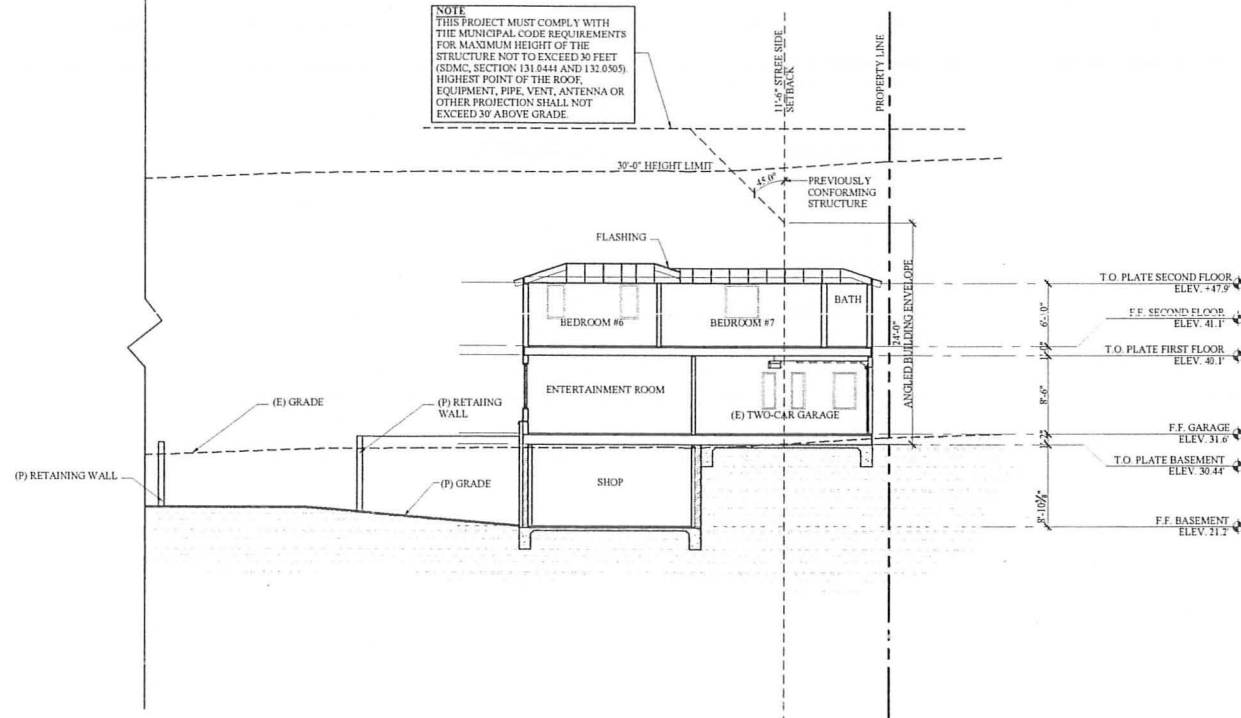
C:\Temp\Drawings\2015\Projects\2015\New\Residence\COAST\Drawings\Architectural\Coast\Drawings\A-6.1 - Section - Moran Res.dwg (01/16/2017) 11:01:11am



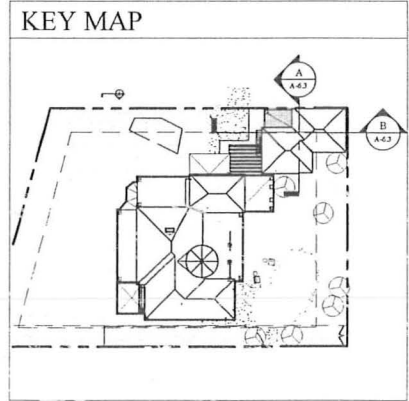
C SECTION @ MARINE ST. SEAWALL
SCALE: 1/4" = 1'-0"



A SECTION - GUEST HOUSE
SCALE: 1/8" = 1'-0"



B SECTION - GUEST HOUSE
SCALE: 1/8" = 1'-0"



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MORAN RESIDENCE
7348 VISTA DEL MAR
LA JOLLA, CA, 92037

REVISIONS:
01-16-2015 FULL SUBMITTAL
03-14-2015 COASTAL PERMITTAL
03-20-2015 COASTAL PERMITTAL
02-22-2017 MICH REVISIONS

PHASE: COASTAL
PROJECT NO: 2015-25
REVIEWED BY: CAM
DRAWN BY: AB
DATE: 01/16/2017

Sheet Title: PROPOSED SECTIONS

A-6.3
SHEET 24 OF 24

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