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PLAYA UNITS

242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA 92037

ARTISTIC RENDERING - CONCEPT ONLY

COASTAL & SITE DEVELOPMENT PERMIT SET

Prepared By:
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contact: Brian Yamagata

Project Addresses:
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La Jolla, CA 92037

Project Name:
Playa Units

Sheet Title:
COVER

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date:
03-24-20

Sheet 1 Of 16

GOLBA ARCHITECTURE inc
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PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA

STATE OF CALIFORNIA ★ REGISTERED ARCHITECT ★ TIMOTHY J. GOLBA
No. C-14758
Ren. 7-31-21

T 1.0

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SPECIAL INSPECTIONS:

GENERAL REQUIREMENTS:

1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER 05-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.

2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.

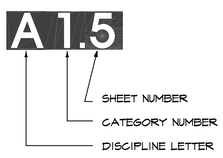
3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."

4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."

5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

SYMBOLS

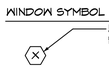
SHEET NUMBER



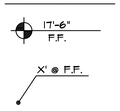
NORTH ARROW

DOOR SYMBOL

WINDOW SYMBOL

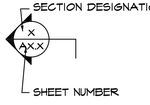


ELEVATION MARKS



BATT INSULATION

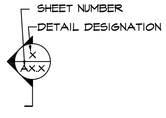
BUILDING SECTION MARKS



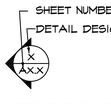
PLAN NOTE TARGET

CENTER LINE

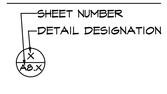
WALL SECTION MARKS



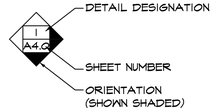
ELEVATION TARGETS



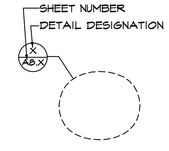
DETAIL TARGETS



INTERIOR ELEVATION TARGETS



PLAN BLOW-UP DETAILS

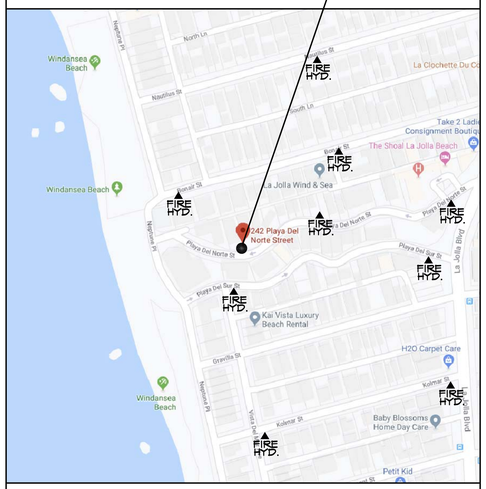


ABBREVIATIONS

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ACOUSTICAL CEILING TILE	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
A.F.F.	AT FINISHED FLOOR	MEMB.	MEMBRANE
AGG.	AGGREGATE	MEZZ.	MEZZANINE
ALUM.	ALUMINUM	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
A.P.	ACCESS PANEL	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	M.O.	MASONRY OPENING
ARCH.	ARCHITECTURAL	MOV.	MOVABLE
ASPH.	ASPHALT	MTD.	MOUNTED
ASST.	ASSISTANT	MTL.	METAL
AUTO.	AUTOMATIC	MUL.	MULLION
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
B.U.R.	BUILT UP ROOFING	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CAB.	CABINET		
CIRC.	CIRCULATION	OA.	OVERALL
C.L.	CENTER LINE	O.C.	ON CENTER
CLR.	CLEAR	O.D.	OUTSIDE DIAMETER
CLG.	CEILING	O.F.D.	OVERFLOW DRAIN
CLO.	CLOSET	OFF.	OFFICE
C.M.U.	CONCRETE MASONRY UNIT	OH.	OVERHEAD
COL.	COLUMN	OPNG.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONF.	CONFERENCE		
CONN.	CONNECTION	PAV.	PAVING
CONSTR.	CONSTRUCTION	P.C.	PRE-CAST
CONT.	CONTINUOUS	PL.	PLATE
CONTR.	CONTRACTOR	P.LAM.	PLASTIC LAMINATE
COORD.	COORDINATE	PLAS.	PLASTER
CORR.	CORRIDOR	PLBG.	PLUMBING
CPT.	CARPET	PLWD.	PLYWOOD
C.J.	CONTROL JOINT	PNT.	PAINT
C.T.	CERAMIC TILE	PNL.	PANEL
CTR.	CENTER	POL.	POLISHED
C.W.	COLD WATER	PROP.	PROPERTY
		P.S.F.	POUNDS PER SQUARE FOOT
DBL.	DOUBLE	P.S.I.	POUNDS PER SQUARE INCH
DEMO.	DEMOLITION	PTD.	PAINTED
DEPT.	DEPARTMENT	PTN.	PARTITION
DIA.	DIAMETER	PT.	POINT
DIAG.	DIAGONAL		
DIFF.	DIFFUSER	QTY.	QUANTITY
DIM.	DIMENSION		
DIV.	DIVISION	R.	RUBBER
DN.	DOWN	RECEP.	RECEPTION
D.P.	DAMPPROOFING	REINF.	REINFORCING
DR.	DOOR	R.O.W.	RIGHT OF WAY
DTL.	DETAIL	RAD.	RADIUS
		R.B.	RUBBER BASE
E.	EAST	R.C.P.	REFLECTED CEILING PLAN
EA.	EACH	R.D.	ROOF DRAIN
EL.	ELEVATION	REC.	RECESSED
ELAS.	ELASTOMERIC	REF.	REFERENCE
ELEC.	ELECTRICAL	REFR.	REFRIGERATOR
ELEV.	ELEVATOR	REINF.	REINFORCED
EMER.	EMERGENCY	REQD.	REQUIRED
ENCL.	ENCLOSURE	RESL.	RESULTANT
ENGR.	ENGINEER	REV.	REVISION
ENT.	ENTRANCE	RFG.	ROOFING
E.J.	EXPANSION JOINT	RM.	ROOM
E. PNL.	ELECTRICAL PANEL	R.O.	ROUGH OPENING
EQ.	EQUAL		
EQUIP.	EQUIPMENT	S.	SOUTH
E.W.C.	ELECTRIC WATER COOLER	SAN.	SANITARY
EXH.	EXHAUST	SCHED.	SCHEDULE
EXST.	EXISTING	SECT.	SECTION
EXP.	EXPANSION	SECUR.	SECURITY
EXT.	EXTERIOR	S.F.	SQUARE FOOT
		SHR.	SHOWER
F.D.	FLOOR DRAIN	SHT.	SHEET
FDN.	FOUNDATION	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	SL.	SLOPE
F.F.	FINISH FLOOR	S.P.	STANDPIPE
F.H.C.	FIRE HOSE CABINET	SPEC.	SPECIFICATION
FIN.	FINISH	SPKR.	SPEAKER
FL.	FLOOR	SQ.	SQUARE
FLEX.	FLEXIBLE	S.ST.	STAINLESS STEEL
FLOUR.	FLUORESCENT	STA.	STATION
FT.	FOOT	STD.	STANDARD
FRUN.	FURNITURE	STL.	STEEL
FURR.	FURRING	STOR.	STORAGE
FUT.	FUTURE	STRUC.	STRUCTURAL
		SUSP.	SUSPENDED
GA.	GAUGE	SYM.	SYMMETRICAL
GALV.	GALVANIZED		
GEN.	GENERAL	T.	TREAD
GL.	GLASS	T.O.	TOP OF
GND.	GROUND	T.&B.	TOP AND BOTTOM
GR.	GRADE	T.&G.	TONGUE AND GROOVE
GYP. BD.	GYPSUM BOARD	TEL.	TELEPHONE
		TEMP.	TEMPERED
H.C.	HARD CORE	TER.	TERRAZZO
HDWD.	HARDWARE	THK.	THICK
H.M.	HOLLOW METAL	T.L.T.	TOILET
HORZ.	HORIZONTAL	TOPO.	TOPOGRAPHY
HR.	HOUR	T.V.	TELEVISION
HT.	HEIGHT	TYP.	TYPICAL
HTG.	HEATING		
H.V.A.C.	HEATING, VENTILATION	UNEXC.	UNEXCAVATED
H.W.	HOT WATER	UNF.	UNFINISHED
		U.N.O.	UNLESS OTHERWISE NOTED
IN.	INCH(ES)	UTL.	UTILITY
INCAND.	INCANDESCENT		
INCL.	INCLUDED	VAC.	VACUUM
INSUL.	INSULATED	V.C.T.	VINYL COMPOSITION TILE
INT.	INTERIOR	VENT.	VENTILATION
INTERM.	INTERMEDIATE	VERT.	VERTICAL
		VEST.	VESTIBULE
JAN.	JANITOR	V.I.F.	VERIFY IN FIELD
JT.	JOINT	VOL.	VOLUME
		V.T.	VINYL TILE
KIT.	KITCHEN		
		W.	WEST
LAM.	LAMINATE	W.C.	WATER CLOSET
LAUN.	LAUNDRY	WD.	WOOD
LAV.	LAVATORY	W.F.	WIDE FLANGE
LB.(S)	POUNDS	W.H.	WATER HEATER
L.F.	LINEAR FOOT	WIN.	WINDOW
LT.	LIGHT	W.M.	WIRE MESH
		WTPG.	WATERPROOFING
MACH.	MACHINE	WT.	WATER
MAINT.	MAINTENANCE	W.W.F.	WELDED WIRE MESH
MAS.	MASONRY		
		YD.	YARD

VICINITY MAP/HYDRANT MAP

NO SCALE



AREA CALCULATIONS

(BASEMENTS AND PORTION OF GARAGES EXEMPT FROM G.F.A. PER SDMC 113.0234(a)(2)(B))

LIVING AREA:

	BASEMENT	FIRST FLOOR	SECOND FLOOR	TOTAL
UNIT A	EXEMPT	1,070 S.F.	1,080 S.F.	2,150 S.F.
UNIT B	EXEMPT	1,084 S.F.	1,094 S.F.	2,178 S.F.
COMP A	-	372 S.F.	-	372 S.F.
COMP B	-	372 S.F.	-	372 S.F.

G.F.A. LIVING: 5,072 S.F.

GARAGE AREA:

	G.F.A EXEMPT	G.F.A INCLUDED	G.F.A. TOTAL
UNIT A	251 S.F.	421 S.F.	421 S.F.
UNIT B	251 S.F.	421 S.F.	421 S.F.

G.F.A. GARAGE: 842 S.F.

F.A.R TOTAL: 5,914 S.F. / 5,780 S.F. = 1.02

OPEN SPACE AREA (DECKS):

	FIRST FLOOR	SECOND FLOOR	ROOF DECK
UNIT A	59 S.F.	100 S.F.	304 S.F.
UNIT B	58 S.F.	103 S.F.	304 S.F.

DENSITY CALCULATIONS

DENSITY NOTES:

1. THE PROPOSED RESIDENTIAL PROJECT DENSITY COMPLIES WITH THE DENSITY ESTABLISHED BY THE APPLICABLE LAND USE PLAN, THE LA JOLLA COMMUNITY PLAN. THE DENSITY ESTABLISHED BY THE LAND USE PLAN IS LOWER THAN THE DENSITY ESTABLISHED BY THE BASE ZONE. (SEE TABLE BELOW) (REFER TO SAN DIEGO MUNICIPAL CODE SECTION 143.0410(a)(3)(D))

	DENSITY REGULATION	TOTAL ALLOWABLE NUMBER OF DWELLING UNITS
SAN DIEGO MUNICIPAL CODE ZONE RM-3-7 (PER TABLE 131-04G)	1 DWELLING UNIT ALLOWED PER 1,000 S.F.	5.7 UNITS
SAN DIEGO MUNICIPAL CODE SMALL LOT SUBDIVISION (PER TABLE 143-03C)	PER BASE ZONE FOR PRE-SUBDIVIDED LOT	5.7 UNITS
	1 DWELLING UNIT PER SUBDIVIDED LOT	2 UNITS
LA JOLLA COMMUNITY PLAN (PER RESIDENTIAL LAND USE, PAGE 75 FOR MEDIUM-HIGH DENSITY; 30 DU PER NET RESIDENTIAL ACRE)	1,452 S.F.	3.9 UNITS
PROPOSED RESIDENTIAL DENSITY		1 DWELLING UNIT & 1 COMPANION UNIT PER LOT, FOR A TOTAL OF 2 DWELLING UNITS & 2 COMPANION UNITS

PARKING REQUIREMENTS

RESIDENTIAL PARKING REQ'S. (BEACH IMPACT PARKING)	PER TABLE 142-05G, 2 SINGLE FAMILY HOMES WITH 3 BEDROOMS EACH WILL REQUIRE PARKING AT 2 SPACES PER DWELLING UNIT. 2 UNITS PROPOSED x 2 SPACES REQ'D = 4 TOTAL SPACES REQ'D 4 SPACES PROPOSED

PROJECT DATA

PROJECT DESCRIPTION:	THE PROJECT PROPOSES THE DEMOLITION OF TWO EXISTING SINGLE FAMILY HOMES LOCATED AT 242-48 PLAYA DEL NORTE ON LOT 77 & PORTION OF LOT 76 OF BLOCK 1 PER MAP 1216. THE PROJECT WILL UTILIZE THE SMALL LOT SUBDIVISION ORDINANCE TO CREATE TWO LOTS TO ALLOW FOR THE CONSTRUCTION OF FOUR DENSITY UNITS MADE UP OF TWO NEW 2-STORY, 3 BEDROOM SINGLE FAMILY HOMES OVER BASEMENTS ALONG WITH TWO NEW DETACHED COMPANION UNITS. EACH SINGLE FAMILY HOME SHALL INCLUDE AN ATTACHED 2-CAR TANDEM GARAGE. DWELLINGS PROPOSED ON THE NEW WESTERN LOT IS A TWO STORY STRUCTURE OF 2,615 SQUARE FEET ALONG WITH A 372 SQUARE FOOT, ONE BEDROOM COMPANION UNIT. THE DWELLINGS PROPOSED ON THE EASTERN LOT IS A TWO STORY STRUCTURE OF 2,615 SQUARE FEET, WITH A 372 SQUARE FOOT, ONE BEDROOM COMPANION UNIT.
SITE ADDRESS:	242-48 PLAYA DEL NORTE STREET LA JOLLA, CA 92037
ASSESSORS PARCEL NUMBER:	351-381-31-00
LEGAL DESCRIPTION:	LOT 77 & PORTION OF LOT 76, BLOCK 1, MAP NO. 1216
EXISTING DISCRETIONARY PERMITS:	NONE
REQUIRED DISCRETIONARY PERMITS:	COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT FOR A SMALL LOT SUBDIVISION
YEAR EXISTING STRUCTURE WAS BUILT:	1970
EXISTING SOIL CONDITIONS:	PREVIOUSLY GRADED & DISTURBED
LOT USE EXISTING: PROPOSED:	 TWO SINGLE FAMILY HOMES 1 SINGLE FAMILY RESIDENCE WITH COMPANION UNIT ON EACH LOT
LOT ZONING:	RM-3-7
COMMUNITY PLAN:	LA JOLLA COMMUNITY PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN
OVERLAY ZONE DESIGNATION:	COASTAL HEIGHT LIMIT COASTAL OVERLAY ZONE TRANSIT OVERLAY ZONE PARKING IMPACT OVERLAY ZONE
LOT SIZE:	5,780 S.F.
MAX F.A.R.	1.80 MAX (5,780x1.80)= 10,404 S.F. ALLOWED
OCCUPANCY:	R-3
BUILDING CODES:	2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA GREEN BUILDING CODE, 2019 CALIFORNIA FIRE CODE
CONSTRUCTION TYPE:	TYPE VB 13D FIRE SPRINKLERS THROUGHOUT HOUSE AND GARAGE
NUMBER OF STORIES EXISTING: PROPOSED:	 1 STORY EACH SINGLE FAMILY HOME 2 STORY EACH SINGLE FAMILY HOME 1 STORY EACH COMPANION UNIT
BUILDING HEIGHT EXISTING: PROPOSED:	 16'-0" 26'-10"
GEOLOGICAL HAZARD CATEGORY:	53

CERTIFICATION STATEMENT

I HEREBY ACKNOWLEDGE AND CERTIFY THAT:

1. I AM ACCOUNTABLE FOR KNOWING AND COMPLYING WITH THE GOVERNING POLICIES, REGULATIONS AND SUBMITTAL REQUIREMENTS APPLICABLE TO THIS PROPOSED DEVELOPMENT;

2. I HAVE PERFORMED REASONABLE RESEARCH TO DETERMINE THE REQUIRED APPROVALS AND DECISION PROCESS FOR THE PROPOSED PROJECT, AND THAT FAILURE TO ACCURATELY IDENTIFY AN APPROVAL OR DECISION PROCESS COULD SIGNIFICANTLY DELAY THE PERMITTING PROCESS;

3. I HAVE TAKEN THE PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW TRAINING AND AM ON THE APPROVED LIST FOR PROFESSIONAL CERTIFICATION;

4. MAINTAINING MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW PRIVILEGE REQUIRES ACCURATE SUBMITTALS ON A CONSISTENT BASIS;

5. SUBMITTING INCOMPLETE DOCUMENTS AND PLANS ON A CONSISTENT BASIS MAY RESULT IN THE REVOCATION OF MY PROFESSIONAL CERTIFICATION FOR DEVELOPMENT PERMIT COMPLETENESS REVIEW;

6. IF REQUIRED DOCUMENTS OR PLAN CONTENT IS MISSING, PROJECT REVIEW WILL BE DELAYED; AND

7. THIS SUBMITTAL PACKAGE MEETS ALL OF THE MINIMUM REQUIREMENTS CONTAINED IN LAND DEVELOPMENT MANUAL, VOLUME 1, CHAPTER 1, SECTION 4.

RESPONSIBLE CERTIFIED PROFESSIONAL NAME: TIM GOLBA

SIGNATURE: DATE: 03/24/2020

SHEET INDEX

GENERAL

T1.0 COVER SHEET
T1.1 LEGEND AND PROJECT DATA

CIVIL

C-0 TOPOGRAPHIC SURVEY
C-1 TENTATIVE MAP
C-2 PRELIMINARY GRADING PLAN

ARCHITECTURAL

A0.0 SITE PLAN
A1.0 FLOOR PLAN - BASEMENT
A1.1 FLOOR PLAN - FIRST FLOOR
A1.2 FLOOR PLAN - SECOND FLOOR
A1.3 FLOOR PLAN - ROOF PLAN

A2.0 EXTERIOR ELEVATIONS
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS

A3.0 BUILDING SECTIONS

LANDSCAPE

L1 LANDSCAPE DEVELOPMENT PLAN
L2 LANDSCAPE DEVELOPMENT PLAN

PROJECT DIRECTORY

OWNER:	PLAYA DEL NORTE LLC C/O HUMBERTO PEREZ 1501 FRONT STREET, SUITE 115 SAN DIEGO, CA 92101 TEL. (619) 231-9905
ARCHITECT:	GOLBA ARCHITECTURE, INC. 1940 GARNET AVE., SUITE 100 SAN DIEGO, CA 92109 TEL. (619) 231-9905 CONTACT: BRIAN YAMAGATA
CIVIL:	CHRISTENSEN ENGINEERING & SURVEYING 7888 SILVERTON AVENUE, SUITE 'J' SAN DIEGO, CA 92126 TEL. (858) 271-9901 CONTACT: TONY CHRISTENSEN, PE
LANDSCAPE:	NERI LANDSCAPE ARCHITECTURE 928 HORNBLEND STREET, SUITE #3 SAN DIEGO, CA 92109 TEL. (858) 274-3222 CONTACT: JIM NERI
SURVEYOR:	"A QUICK SURVEY" 2163 WOODLAND HEIGHTS GLEN ESCONDIDO, CA 92026 TEL. (760) 525-0694 CONTACT: MICHAEL THOMPSON

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 242 PLAYA DEL NORTE STREET RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING;

- SOLAR PHOTO VOLTAIC SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICACY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE.
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE.
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

Prepared By:
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Project Addresses:
242 & 244 Playa del Norte St.
La Jolla, CA 92037

Original Date: 03-24-20

Project Name:
Playa Units

Sheet 2 Of 16

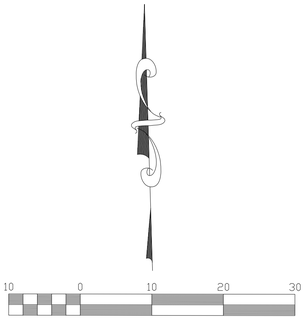
Sheet Title:
PROJECT DATA

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA

REGISTERED ARCHITECT TIMOTHY J. GOLBA No. C-14736 Exp. 7-31-21 STATE OF CALIFORNIA

T 1.1



SCALE 1"=10'

NOTES: THIS PLOT IS IN SUPPORT OF FUTURE SITE IMPROVEMENTS BY OTHERS

BOUNDARY DISTANCES SHOWN ARE RECORD FROM MAP NO. 1216

NOTE: THIS IS NOT A CONCLUSIVE BOUNDARY SURVEY. INFORMATION SHOWN IS BASED ON VARIOUS RECORD MONUMENTS FOUND. SUBSEQUENT SURVEYS BY OTHERS MAY OR MAY NOT AGREE WITH THE BOUNDARY SHOWN.

NOT ALL LANDSCAPE AND HOUSE FEATURES ARE SHOWN

ALL BUILDING TIE SHOTS TAKEN AT OUTSIDE WOOD, BRICK OR STUCCO WALL NO ROOF OR PATIO OVERHANG SHOWN

ELEVATION IS BASED ON CITY OF SAN DIEGO VERTICAL CONTROL BENCHBOOK LA JOLLA BLVD. AND BONAIR STREET N 2432, E 16849, EL= 78.238 MSL, SWBP

AREA SHOWN BELOW RIGHT IS APPROXIMATE AND MAY OR MAY NOT AGREE WITH CITY OR COUNTY TAX AREA. "A QUICK SURVEY" ACCEPTS NO LIABILITY FOR THE USE OF SAID APPROXIMATE AREA AS IT IS SUBJECT TO CHANGE. CONTACT YOUR GOVERNING AGENCY FOR TAXED AREA INFORMATION.

CONC. = CONCRETE
BLDG. = BUILDING
FF = FINISH FLOORS ARE APPROXIMATE
℄ = CENTER LINE ROAD
℘ = PROPERTY LINE
P = DIRT PLANTER
W = WATER METER
E = ELECTRIC METER
G = GAS METER
(WH) = WATER HEATER
W = WASHING MACHINE
D = DRYER

= INDICATES WOOD DECK AND OR STAIRS

= INDICATES CONCRETE, BRICK AND OR ROCK FLAT WORK

= INDICATES BLOCK AND OR CONCRETE WALLS

= INDICATES WOOD OR CHAIN LINK FENCE, HEIGHT, STYLE AND CONDITION VARIES

44.4 CONC. = INDICATES ELEVATION AND LOCATION

= INDICATES MATURE TREE SIZE AND TYPE VARIES

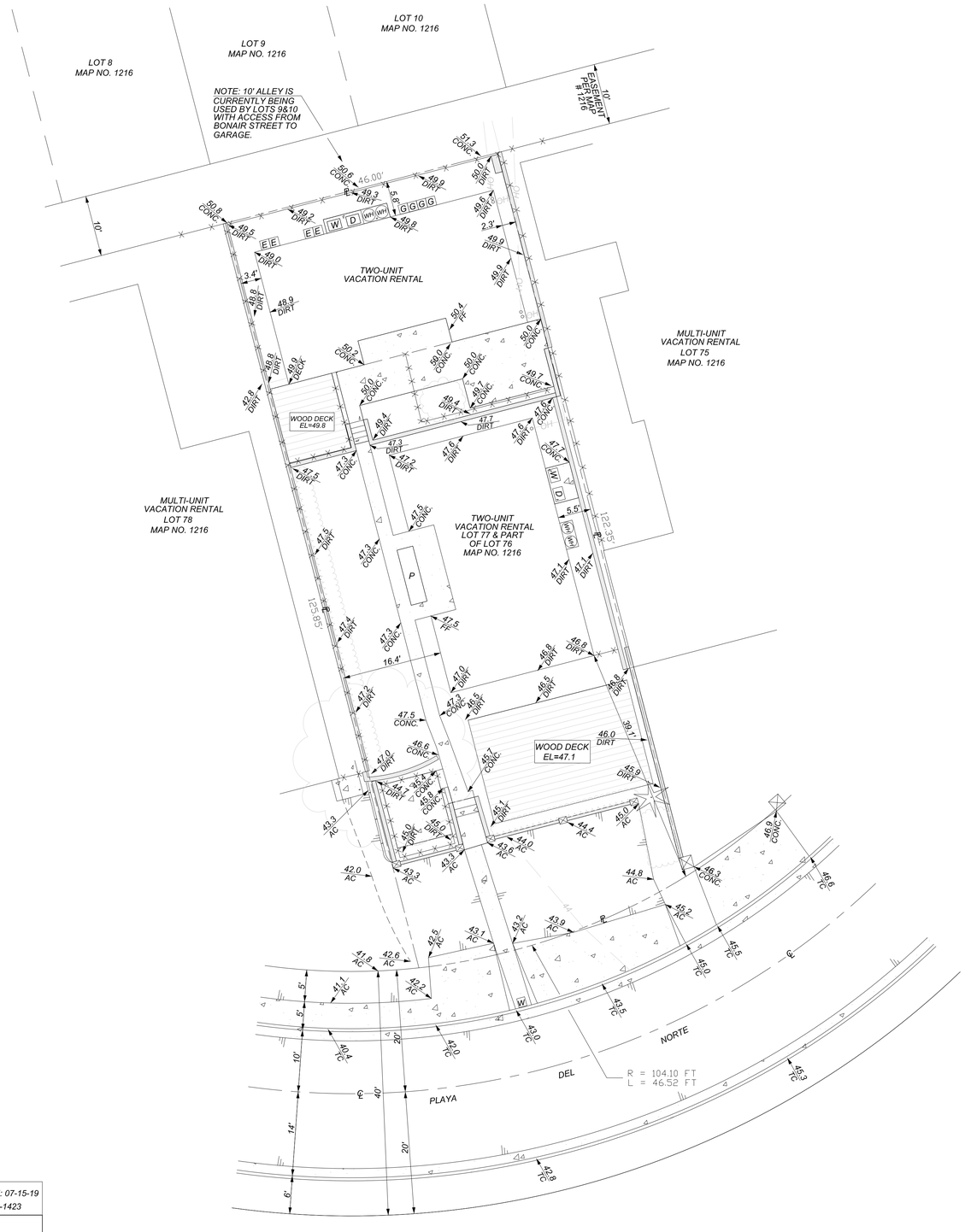
= INDICATES AREA OF DENSE LANDSCAPING GROUND COVER, TREES, PLANTS, SIZE AND TYPE VARIES

40 = INDICATES CONTOUR AND ELEVATION

OH = INDICATES OVERHEAD WIRES

= INDICATES ASPHALT PAVING

= INDICATES BLOCK PILLER



PLAT PREPARED BY:
"A QUICK SURVEY" 2163 WOODLAND HEIGHTS GLEN ESCONDIDO, CA. 92026 (760) 525-0694 CELL 5706t@sbcglobal.net
MICHAEL THOMPSON, P.L.S. 5706 DATE

SITE MAP	DATE: 07-15-19 JN 19-1423
PLAT PREPARED FOR: GOLBA ARCHITECT INC. TIM GOLBA 1940 GARNET AVE., SUITE 100 SAN DIEGO, CA, 92109 (619) 231-9905 tgolba@golba.com	SITE DATA: APN 351-381-31 EXCEPTING THE EAST 4' LOT 76 & ALL OF LOT 77 BLOCK 1, MAP NO. 1216 242 PLAYA DEL NORTE LA JOLLA, CA. 92037 AREA 5,780 sq.ft. PLUS OR MINUS

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: X
Revision 1: X

Project Addresses:
242 & 244 Playa del Norte St.
La Jolla, CA 92037

Original Date:
03-24-20

Project Name:
Playa Units

Sheet 3 Of 16

Sheet Title:
TOPOGRAPHIC SURVEY

DEVELOPMENT SUMMARY

PROJECT SUMMARY:

PROPOSED COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT AND SMALL LOT SUBDIVISION TENTATIVE MAP FOR CREATION OF 2 SINGLE-FAMILY RESIDENTIAL PARCELS. PROJECT INCLUDES REMOVAL OF EXISTING IMPROVEMENTS WITH CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES EACH WITH A COMPANION UNIT. CONSTRUCTION OF PUBLIC IMPROVEMENTS WITHIN THE RIGHT OF WAY FRONTING THE SITE.

LEGAL DESCRIPTION:

LOT 76, EXCEPTING THEREFROM THE EAST 4 FEET THEREOF, AND ALL OF LOT 77, IN BLOCK 1 OF LA JOLLA STRAND, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1216, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, OCTOBER 8, 1909.

OWNER:

BBARC, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
801 EAST PALOMAR ST., #C402
CHULA VISTA, CA 91911

ZONING:

RM-3-7

LA JOLLA COMMUNITY PLAN
LOCAL COASTAL LAND USE PLAN

MULTI-FAMILY RESIDENTIAL (MFR)

FOR SMALL LOT SUBDIVISION:

PRE-SUBDIVIDED LOT DENSITY:

MUNICIPAL CODE RM-3-7: 1DU/1000 SF
LA JOLLA COMMUNITY PLAN: 1DU/1425 SF

5788 SF/1425/DU = 4.06 = 4 DU

MINIMUM LOT WIDTH: 25' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

MINIMUM LOT FRONTAGE:25' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

MINIMUM LOT DEPTH: 100' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

SETBACK:

FRONT: 10'/20' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

REAR: 5' (PRE-SUBDIVIDED)
- (SUBDIVIDED)

SIDE: 5' (PRE-SUBDIVIDED)
- (SUBDIVIDED

OVERLAY ZONES:

COASTAL HEIGHT LIMIT
COASTAL OVERLAY
TRANSIT OVERLAY
PARKING IMPACT OVERLAY

AREA:

SITE AREA: 0.133 ACRES (5,788 SQUARE FEET)

USES:

CURRENT USE:
RESIDENTIAL
PROPOSED USE:
RESIDENTIAL

RESIDENTIAL PARKING TABULATION

2 SINGLE-FAMILY RESIDENCES.....2 X 2 = 4 SPACES

TOTAL OFF-STREET COVERED PARKING SPACE REQUIREMENTS:
RESIDENTIAL - MUNICIPAL CODE SECTION 142.0520 TABLE 142-05C

4 SPACES REQUIRED - 4 SPACES PROVIDED IN GARAGES

TITLE NOTES:

TITLE INFORMATION IS BASED ON PRELIMINARY TITLE REPORT, TITLE NUMBER 73720002091-RCM DATED FEBRUARY 14, 2020, PREPARED BY CHICAGO TITLE COMPANY

NO EASEMENTS WERE DISCLOSED IN SUBJECT REPORT AFFECTING SAID PROPERTY

PRIVATE RECIPROCAL ACCESS EASEMENT WILL BE REQUIRED IN LOTS 1 & 2

5' IRREVOCABLE OFFER TO DEDICATE PUBLIC RIGHT OF WAY PROPOSED AS SHOWN

MONUMENTATION NOTES

1. 3/4" IRON PIPE & DISK STAMPED LS 4863 PER CORNER RECORD NO.1503
2. LEAD & DISK STAMPED LS 4863 9.90' OFFSET PER CORNER RECORD NO.1503
3. LEAD & DISK STAMPED "CITY ENGINEER" PER CR 1503, CR 20378, PM 21118, MAP 14439
4. 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED LS 5717 PER CR 20378
5. LEAD & DISK STAMPED "CITY ENGINEER" PER PM 21118, MAP 14439

( ) RECORD DATA PER MAP NO. 1216

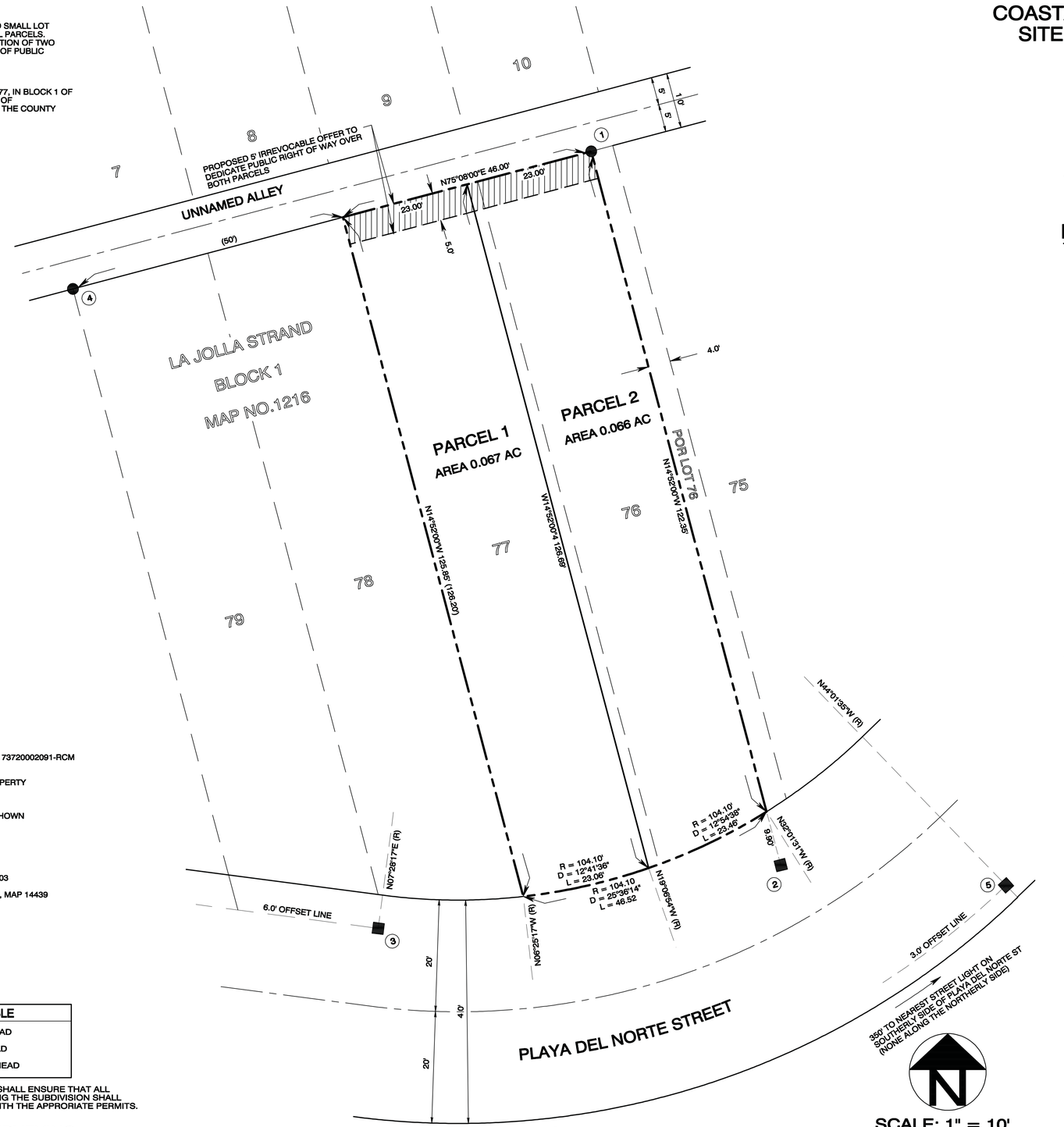
DATA SHOWN HEREON ARE BASED ON INFORMATION FROM MAP 1216, CR 1503 AND CR 20378 AS PROVIDED ON SURVEY BY "A QUICK SURVEY", AS RECORD DATA. A COMPLETE PROCEDURE OF SURVEY WILL BE PART OF THE PARCEL MAP.

LOT AREA TABULATION

LOT	AREA	LOT TYPE
1	2914 SF	SFR
2	2874 SF	SFR

UTILITY TABLE
TELE (AT&T): OVERHEAD
CATV (COX): OVERHEAD
ELEC (SDG&E): OVERHEAD

NOTE: THE SUBDIVIDER SHALL ENSURE THAT ALL ONSITE UTILITIES SERVING THE SUBDIVISION SHALL BE UNDERGROUNDED WITH THE APPRORIATE PERMITS.



TENTATIVE MAP NO. 2414114
COASTAL DEVELOPMENT PERMIT NO. 2414110
SITE DEVELOPMENT PERMIT NO. 2414113

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE NORTH LINE OF BLOCK 1, MAP NO. 1216. I.E N 75°08' EAST.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK BRASS PLUG LOCATED IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF LA JOLLA BOULEVARD AND BONAIR STREET.
ELEVATION: 78.238' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ON THE GROUND SURVEY BY "A QUICK SURVEY", DATED JULY 15, 2019.
2. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER MAINS AND WATER MAINS WHICH WILL BE EXTENDED WITHIN THE PROPOSED PUBLIC STREET TO SUPPLY EACH PROPOSED LOT.
3. THE EXISTING NUMBER OF PARCELS ARE 1. THE PROPOSED NUMBER OF PARCELS ARE 2.
4. THE ASSESSOR PARCEL NUMBER FOR THIS PROPERTY IS : 351-381-31-00
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.133 ACRES.
6. THE PROPERTY HAS DIRECT ACCESS TO PLAYA DEL NORTE STREET, A DEDICATED PUBLIC STREET.
7. DEVELOPER SHALL PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
8. NAD27 COORDINATES = 242-1683. CCS83 COORDINATES = 1882-6243.
9. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE SUBDIVIDER 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.
10. A PARCEL MAP SHALL BE FILED AT THE COUNTY RECORDER'S OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP SHALL BE REQUIRED. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE PARCEL MAP AND ALL PROPERTY CORNERS WILL BE SET ON THE PARCEL MAP.
11. SUFFICIENT MONUMENTATION EXISTS TO RECREATE BOUNDARY OF PROJECT AND TO PERMIT A MAP PROCEDURE OF SURVEY.
12. A WAIVER OF UNDERGROUNDING OVERHEAD UTILITES FRONTING THE SITE IS REQUESTED.

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER OF THE PROPERTY SHOWN ON THE TENTATIVE MAP AND THAT SAID MAP SHOWS ALL OF MY CONTIGUOUS OWNERSHIP IN WHICH I HAVE ANY DEED OR TRUST INTEREST. I UNDERSTAND THAT OUR PROPERTY IS CONSIDERED CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS. STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHTS-OF-WAY.

KARLA V. BELTRAN — DATE
MANAGER
BBARC, LLC

AUGUST 20, 2020

ANTONY K. CHRISTENSEN, RCE 54021 — Date
LS 7508

REGISTERED PROFESSIONAL ENGINEER — Antony K. Christensen — No. 54021 — Exp. 12-31-21 — STATE OF CALIFORNIA

LICENSED LAND SURVEYOR — Antony K. Christensen — Exp. 12-31-21 — No. LS 7508 — STATE OF CALIFORNIA

CE&S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858) 271-9901 FAX: (858) 271-8912

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-9901

Project Address:

242-244 PLAYA DEL NORTE
LA JOLLA, CA 92037

Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Project Name:

PLAYA UNITS

Original Date: MARCH 13, 2020

Sheet Title:

Sheet 1 of 1 Sheet

TENTATIVE MAP NO. 2414114

C-1

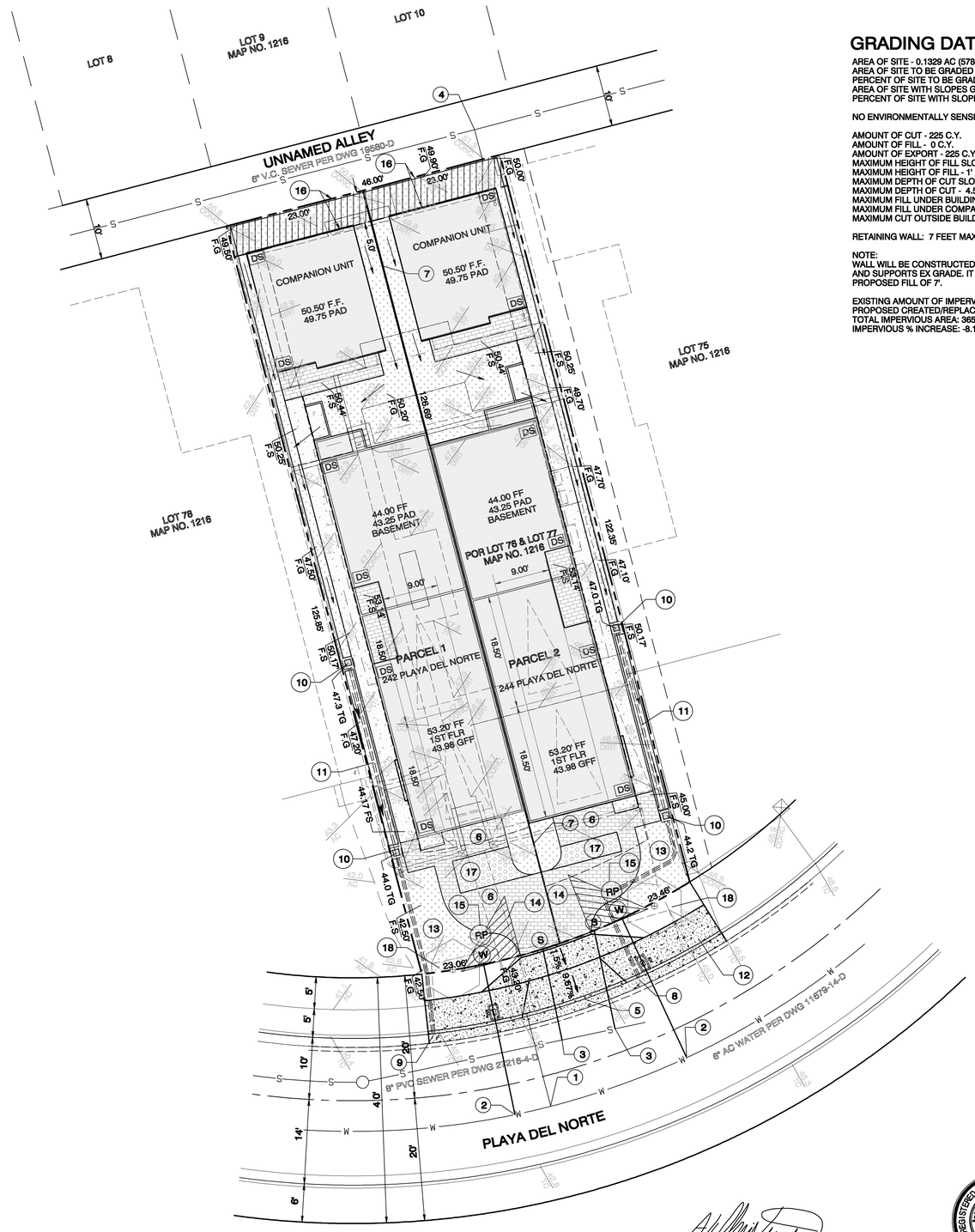
P.T.S. NO. 662091	I.O. NO. 24008590	L.C. COOR: 242-1683	CCS83 COOR: 1882-6243

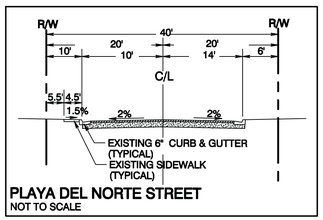
JN A2020-15

TENTATIVE MAP NO. 2414114
COASTAL DEVELOPMENT PERMIT NO. 2414110
SITE DEVELOPMENT PERMIT NO. 2414113

LEGEND

- PROPERTY LINE/TM BNDRY
- EXISTING CONTOUR
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING TELEPHONE LINE
- EXISTING WATER LINE
- PROPOSED EASEMENT
- PROPOSED PVT 4" PVC SEWER LATERAL (PRIVATE) (S)
- PROPOSED 1" WATER SERVICE (PUBLIC) (W)
- PROPOSED CATCH BASIN (PRIVATE)
- PROPOSED PVC DRAIN (PRIVATE)
- PROPOSED SIDEWALK (PUBLIC)
- PROPOSED PUBLIC CURB/GUTTER (PUBLIC) PER SDG-151
- PRIVATE RETAINING WALL
- PROPOSED VEGETATED PAVEMENT (SEE LANDSCAPE PLAN) (PVT)
- PROPOSED VEGETATED AREA (SEE LANDSCAPE PLAN) (PVT)
- PROPOSED PERVIOUS PAVER AREA (SEE LANDSCAPE PLAN) (PVT)
- PROPOSED ONSITE CONCRETE SURFACE (SEE LANDSCAPE PLAN) (PVT)





PLAYA DEL NORTE STREET
NOT TO SCALE

SCALE: 1" = 10'

0 10 20 30 40

GRADING DATA

AREA OF SITE - 0.1329 AC (5788 SF)
AREA OF SITE TO BE GRADED 0.1329 SF
PERCENT OF SITE TO BE GRADED 100%
AREA OF SITE WITH SLOPES GREATER THEN 25% - 0.0
PERCENT OF SITE WITH SLOPES GREATER THEN 25% - 0%

NO ENVIRONMENTALLY SENSITIVE LANDS EXIST ONSITE

AMOUNT OF CUT - 225 C.Y.
AMOUNT OF FILL - 0 C.Y.
AMOUNT OF EXPORT - 225 C.Y.
MAXIMUM HEIGHT OF FILL SLOPE - N/A
MAXIMUM HEIGHT OF FILL - 1'
MAXIMUM DEPTH OF CUT SLOPE - N/A
MAXIMUM DEPTH OF CUT - 4.5'
MAXIMUM FILL UNDER BUILDING FOOTPRINT- 0
MAXIMUM FILL UNDER COMPANION UNIT - 1'
MAXIMUM CUT OUTSIDE BUILDING FOOTPRINT - 0

RETAINING WALL: 7 FEET MAX, HT. 215 FEET TOTAL LENGTH

NOTE:
WALL WILL BE CONSTRUCTED ADJACENT TO OFFSITE WALL AND SUPPORTS EX GRADE. IT DOES NOT REPRESENT A PROPOSED FILL OF 7'.

EXISTING AMOUNT OF IMPERVIOUS AREA: 3975 SF
PROPOSED CREATED/REPLACED IMPERVIOUS AREA: 3652 SF
TOTAL IMPERVIOUS AREA: 3652 SF
IMPERVIOUS % INCREASE: -8.1%

CONSTRUCTION NOTES

1. EX WATER SERVICE TO BE KILLED AT THE MAIN
2. PROPOSED 1" WATER SERVICE PER CURRENT CITY STD
3. PROPOSED PUBLIC (PARCEL 2), PRIVATE (PARCEL 1) - 4" SEWER LATERAL PER CURRENT CITY STD
4. EX SEWER TO BE ABANDONED AT P/L
5. PROPOSED 12' SHARED DRIVEWAY PER CURRENT CITY STD
6. PROPOSED PERMEABLE PAVEMENT (TYPICAL)
7. PROPOSED PARCEL LINE
8. PROPOSED 2 - SIDEWALK UNDERDRAINS PER CURRENT CITY STD
   Q100 = 0.15 CFS (0.075 CFS/DRAIN)
   V100 = 2.6 FPS
9. PROPOSED 2 - SIDEWALK UNDERDRAINS PER CURRENT CITY STD
   Q100 = 0.15 CFS (0.075 CFS/DRAIN)
   V100 = 2.6 FPS
10. PROPOSED 1212 CATCH BASIN (TYPICAL)
11. PROPOSED PVC DRAIN
12. REMOVE AND REPLACE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY. REPLACE CURB GUTTER AND SIDEWALK PER CURRENT CITY STANDARDS
13. PROPOSED CONCRETE WALKWAY (TYPICAL)
14. VISIBILITY TRIANGLE (10' x 10')
    NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PER SDMC SECTION 142.0409 (B) (2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
15. PROPOSED BACKFLOW PREVENTER PER CITY CURRENT STANDARD
16. PROPOSED 5' OFFER TO DEDICATE PUBLIC RIGHT OF WAY
17. PROPOSED VEGETATED PAVEMENT (SEE LANDSCAPE PLAN)
18. PROPOSED STREET TREE (SEE LANDSCAPE PLAN) (TYPICAL)

NOTE:

PRIVATE RECIPROCAL ACCESS EASEMENT WILL BE REQUIRED IN LOTS 1 & 2

ALL PROPOSED ONSITE UTILITIES SHALL BE UNDERGROUND.

AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT SHALL BE REQUIRED FOR ALL PRIVATE IMPROVEMENTS WITHIN PLAYA DEL NORTE INCLUDING PRIVATE SIDEWALK UNDERDRAINS AND PRIVATE SEWER LATERALS (IN DRIVEWAY FOR PARCEL 1 AND NEAR DRIVEWAY PARCEL 2)

CONCEPTUAL RESIDENCES SHOWN HEREON INCLUDE 2 CAR GARAGES (MINIMUM) AND THE FACE OF GARAGES ARE A MINIMUM OF 18' FROM PROPOSED RIGHT OF WAY

RUNOFF FROM DOWNSPOUTS TO FLOW OVER LANDSCAPING BEFORE LEAVING SITE

THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT A PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON PROJECT'S APPROVED WATER METER DATA CARD.

SEWER LATERALS ARE LOCATED A MINIMUM OF 5' DOWNHILL OF WATER SERVICE OR 10' UPHILL OF WATER SERVICE, AS SHOWN AT LEFT

SEWER LATERAL WITHIN DRIVEWAY FOR PARCEL 1 AND NEAR DRIVEWAY FOR PARCEL 2 WILL BE PRIVATE TO MEET MINIMUM SEPARATION REQUIREMENTS FROM WATER SERVICES AND REQUIRED STREET TREES

AUGUST 20, 2020
ANTONY K. CHRISTENSEN, RCE 54021 — Date
LS 7508

REGISTERED PROFESSIONAL ENGINEER — Antony K. Christensen — No. 54021 — Exp. 12-31-21 — CIVIL — STATE OF CALIFORNIA

LICENSED LAND SURVEYOR — Antony K. Christensen — Exp. 12-31-21 — No. LS 7508 — STATE OF CALIFORNIA

Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
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Revision 5:
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Revision 3:
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Revision 1:

Project Name:

PLAYA UNITS

Original Date: MARCH 13, 2020

Sheet Title:

Sheet 1 of 1 Sheet

PRELIMINARY GRADING PLAN

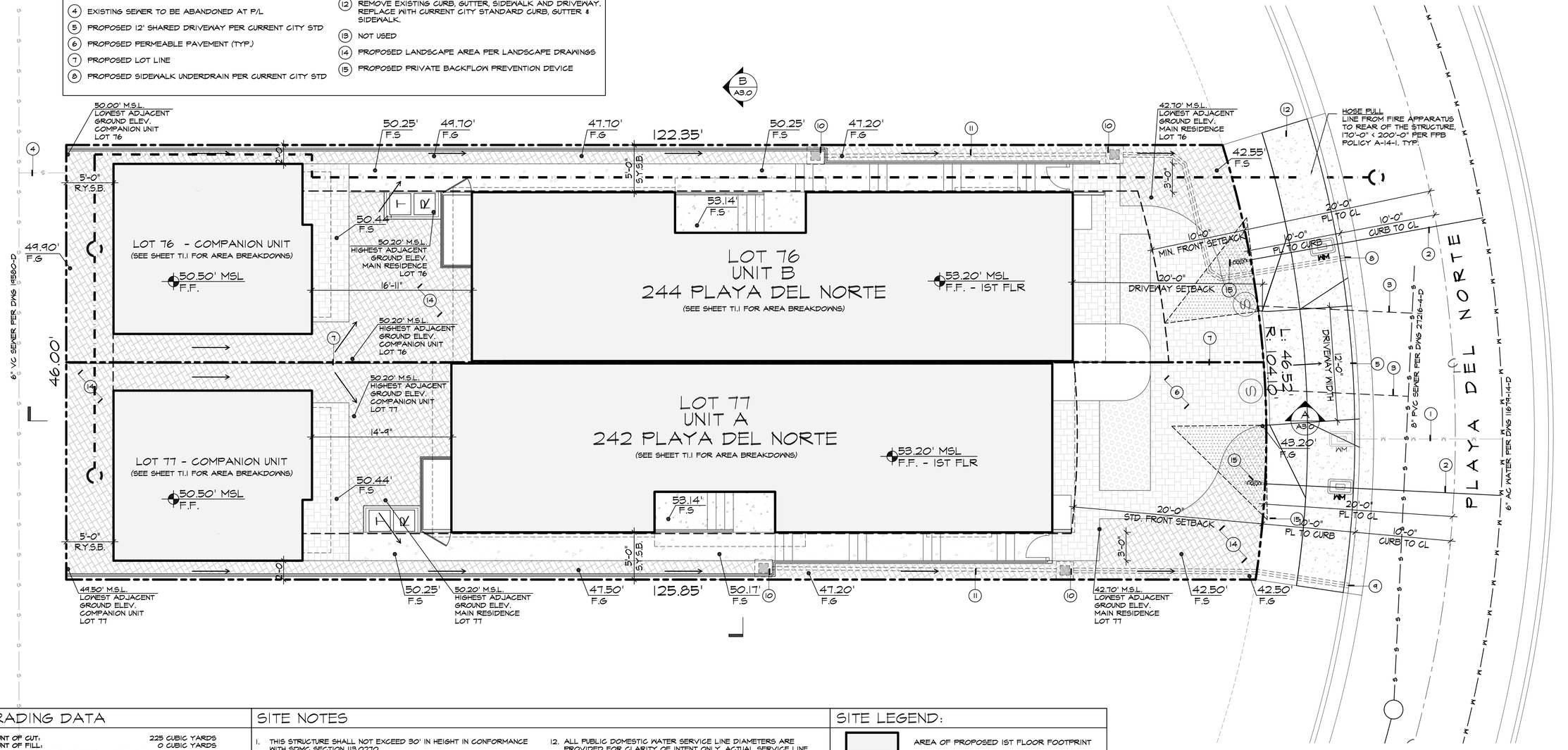
C-2

JN A2020-15

PROPRIETARY DESIGN, THE DRAWINGS, DESIGNS, AND INFORMATION CONTAINED ON THIS SHEET ARE THE PROPERTY OF GOLBA ARCHITECTURE, AND ARE DEVELOPED FOR USE ON, AND IN CONJUNCTION WITH THIS SPECIFIC PROJECT, AND ARE DISCLOSED IN CONFIDENCE AND SHALL NOT BE COPIED, REPRODUCED, PUBLISHED, OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, TO PROVIDE INFORMATION TO PRODUCE, CONSTRUCT, OR MANUFACTURE DRAWINGS, PRINTS, APPARATUS, PARTS, OR ASSEMBLIES WITHOUT THE FULL KNOWLEDGE AND WRITTEN CONSENT OF GOLBA ARCHITECTURE. THIS DRAWING IS PROTECTED BY COMMON LAW COPYRIGHT. ALL PATENTABLE MATERIAL CONTAINED HEREIN AND ORIGINATING WITH GOLBA ARCHITECTURE SHALL BE THE PROPERTY OF GOLBA ARCHITECTURE. ANY USE OF MATERIAL SHALL BE SUBJECT TO ROYALTY PAYMENTS TO GOLBA ARCHITECTURE.

SITE PLAN KEYNOTES

1. EXISTING WATER SERVICE TO BE KILLED AT THE MAIN
2. PROPOSED 1" WATER SERVICE PER CURRENT CITY STD
3. PROPOSED PRIVATE 4" SEWER LATERAL PER CURRENT CITY STD
4. EXISTING SEWER TO BE ABANDONED AT P/L
5. PROPOSED 12' SHARED DRIVEWAY PER CURRENT CITY STD
6. PROPOSED PERMEABLE PAVEMENT (TYP.)
7. PROPOSED LOT LINE
8. PROPOSED SIDEWALK UNDERDRAIN PER CURRENT CITY STD
9. PROPOSED SIDEWALK UNDERDRAIN PER CURRENT CITY STD
10. PROPOSED 12|2 CATCH BASIN PER CIVIL DRAWINGS (TYP.)
11. PROPOSED PVC DRAIN
12. REMOVE EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY. REPLACE WITH CURRENT CITY STANDARD CURB, GUTTER & SIDEWALK.
13. NOT USED
14. PROPOSED LANDSCAPE AREA PER LANDSCAPE DRAWINGS
15. PROPOSED PRIVATE BACKFLOW PREVENTION DEVICE



GRADING DATA

AMOUNT OF CUT:	225 CUBIC YARDS
AMOUNT OF FILL:	0 CUBIC YARDS
AMOUNT OF IMPORT/EXPORT SOIL:	225 CUBIC YARDS EXPORT
MAX. DEPTH OF CUT:	4'-6"
MAX. HEIGHT OF FILL:	1'-0"

NOTE:
THE PROJECT PROPOSES TO EXPORT 225 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SITE DISTURBANCE DATA:

TOTAL DISTURBANCE AREA:	5,780 S.F.
EXISTING IMPERVIOUS AREA:	3,975 S.F.
PROPOSED IMPERVIOUS AREA:	3,652 S.F.
TOTAL IMPERVIOUS AREA:	3,652 S.F.
IMPERVIOUS % INCREASE:	-8.1%

RETAINING WALL DATA:

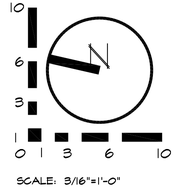
MAX HEIGHT OF RETAINING WALLS:	7'-0"
TOTAL LENGTH OF RETAINING WALLS:	215'-0"

SITE NOTES

1. THIS STRUCTURE SHALL NOT EXCEED 30' IN HEIGHT IN CONFORMANCE WITH SDMC SECTION 113.0270.
2. THERE ARE NO EXISTING OR PROPOSED BUS/ TRANSIT STOPS
3. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4).
4. METER LOCATIONS ARE SUBJECT TO APPROVAL BY SDG&E.
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
6. THERE ARE NO EXISTING OR PROPOSED EASEMENTS.
7. ALL PROPOSED PRIVATE SEWER FACILITIES LOCATED WITHIN A SINGLE LOT ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.
8. ALL REQUIRED EMRAS ASSOCIATED WITH WORK TO BE DONE WITHIN A PUBLIC ROW OR OTHER PUBLIC EASEMENT MUST BE APPROVED BY THE CITY AND RECORDED BY THE COUNTY PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT AUTHORIZING THAT WORK.
9. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.
10. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT, PER SDMC SECTION 142.0409(b)(2). PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURING FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.
11. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH.
12. ALL PUBLIC DOMESTIC WATER SERVICE LINE DIAMETERS ARE PROVIDED FOR CLARITY OF INTENT ONLY. ACTUAL SERVICE LINE DIAMETERS WILL BE BASED UPON THE PROJECT'S APPROVED WATER METER DATA CARD.
13. THE SUBDIVIDER SHALL RECORD A DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS FOR THE SHARED ACCESS EASEMENT FOR THE TWO PROJECT SITES CURRENTLY HELD BY THE SAME OWNER. THE DECLARATION OF COVENANTS AND RESERVATION OF EASEMENTS SHALL STATE: SINCE THE MUTUAL ACCESS EASEMENT AGREEMENT IS A PRIVATE AND NOT PUBLIC ISSUE, THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR ANY DISPUTE THAT MIGHT ARISE IN THE FUTURE BETWEEN THE PRIVATE PARTIES.

SITE LEGEND:

- AREA OF PROPOSED 1ST FLOOR FOOTPRINT
- PROPOSED IMPERVIOUS AREA
- PROPOSED PERVIOUS PAVING
- PROPOSED PERVIOUS LANDSCAPE
- VISIBILITY TRIANGLE PER SAN DIEGO MUNICIPAL CODE SECTION 113.0273
- INDICATES PROPERTY LINE
- INDICATES SETBACK LINE
- SPOT ELEVATION
- WM — WATER METER
- DIRECTION OF DRAINAGE



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

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fax: (858) 750-3471
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Project Addresses:
242 & 244 Playa del Norte St.
La Jolla, CA 92037

Project Name:
Playa Units

Sheet Title:
SITE PLAN

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date: 03-24-20

Sheet 6 Of 16

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
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PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA

REGISTERED ARCHITECT TIMOTHY J. GOLBA No. C-14736 Ren. 7-31-21 STATE OF CALIFORNIA

A 0.0

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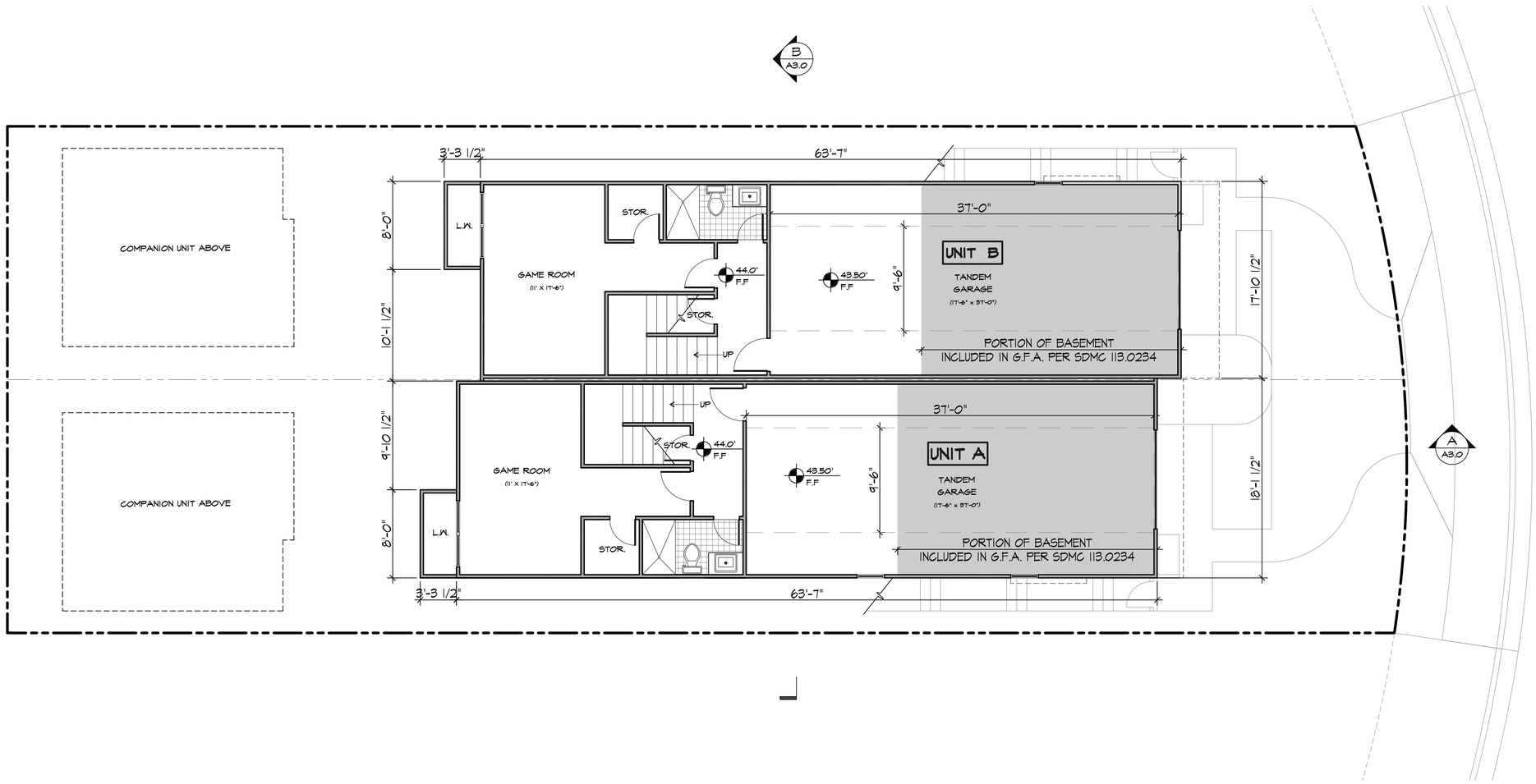

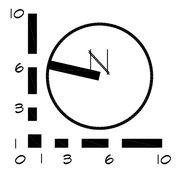

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Project Addresses:
242 & 244 Playa del Norte St.
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Project Name:
Playa Units

Sheet Title:
FLOOR PLAN – BASEMENT

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date:
03-24-20

Sheet 7 Of 16

GOLBA ARCHITECTURE inc
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PLAYA UNITS
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TIMOTHY J. GOLBA
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Ren. 7-31-21
STATE OF CALIFORNIA

A 1.0

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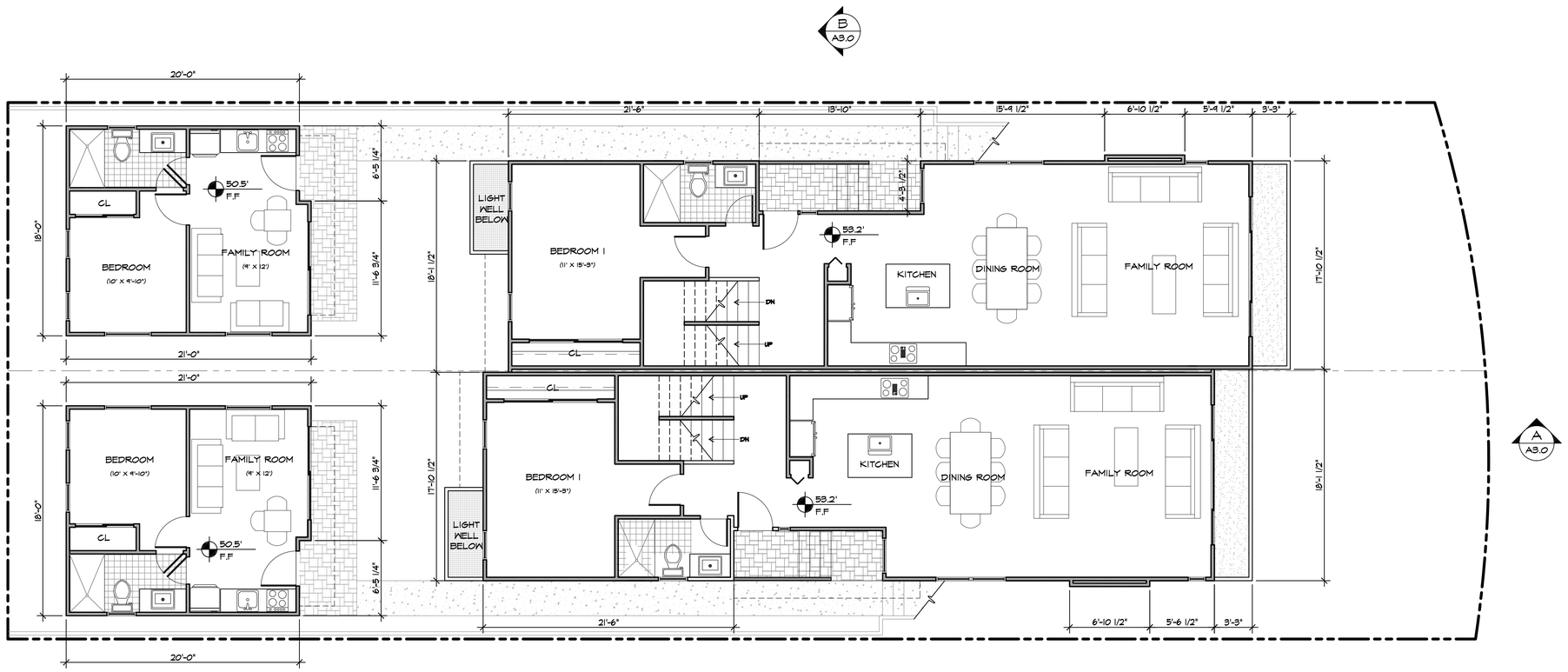

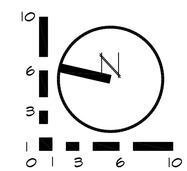

SCALE: 3/16"=1'-0"

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La Jolla, CA 92037

Project Name:
Playa Units

Sheet Title:
FLOOR PLAN – FIRST FLOOR

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date:
03-24-20

Sheet 8 Of 16

GOLBA ARCHITECTURE inc
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PLAYA UNITS
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No. C19738
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STATE OF CALIFORNIA

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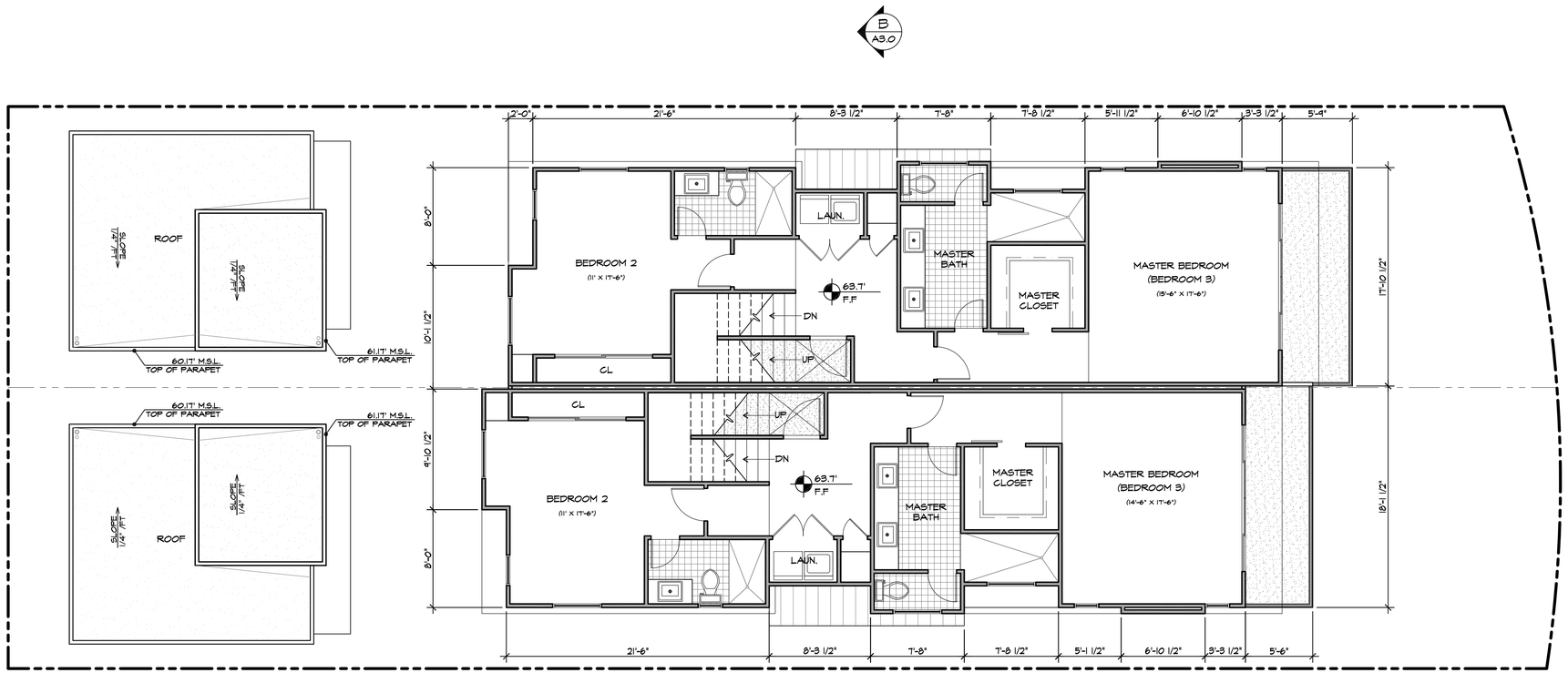

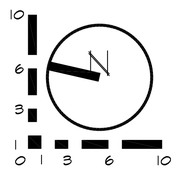

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La Jolla, CA 92037

Project Name:
Playa Units

Sheet Title:
FLOOR PLAN – SECOND FLOOR

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date: 03-24-20

Sheet 9 Of 16

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PLAYA UNITS
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A 1.2

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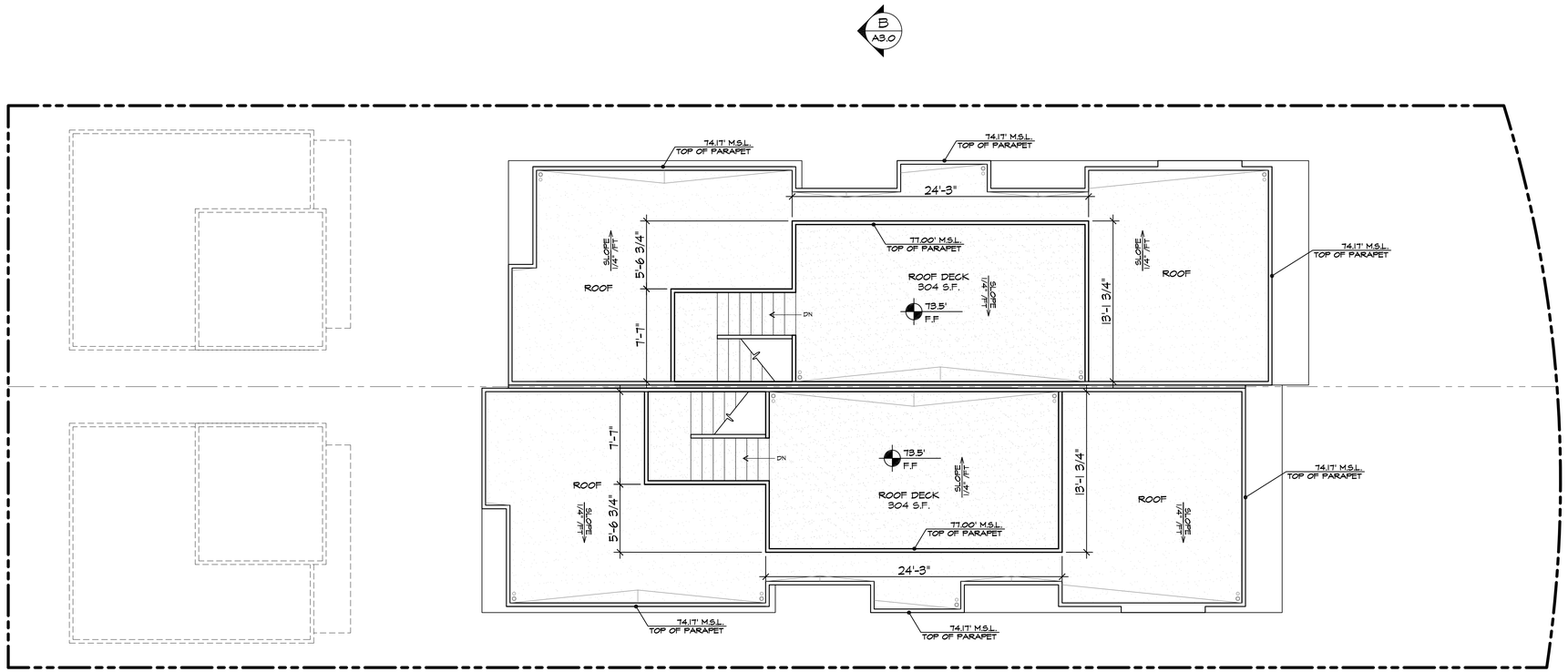

10
6
3
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0 1 3 6 10

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

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La Jolla, CA 92037

Project Name:
Playa Units

Sheet Title:
FLOOR PLAN –
ROOF PLAN

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date:
03-24-20

Sheet 10 Of 16

GOLBA ARCHITECTURE inc
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PLAYA UNITS
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LA JOLLA, CA

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TIMOTHY J. GOLBA
No. C-14736
Ren. 7-31-21
STATE OF CALIFORNIA

A 1.3

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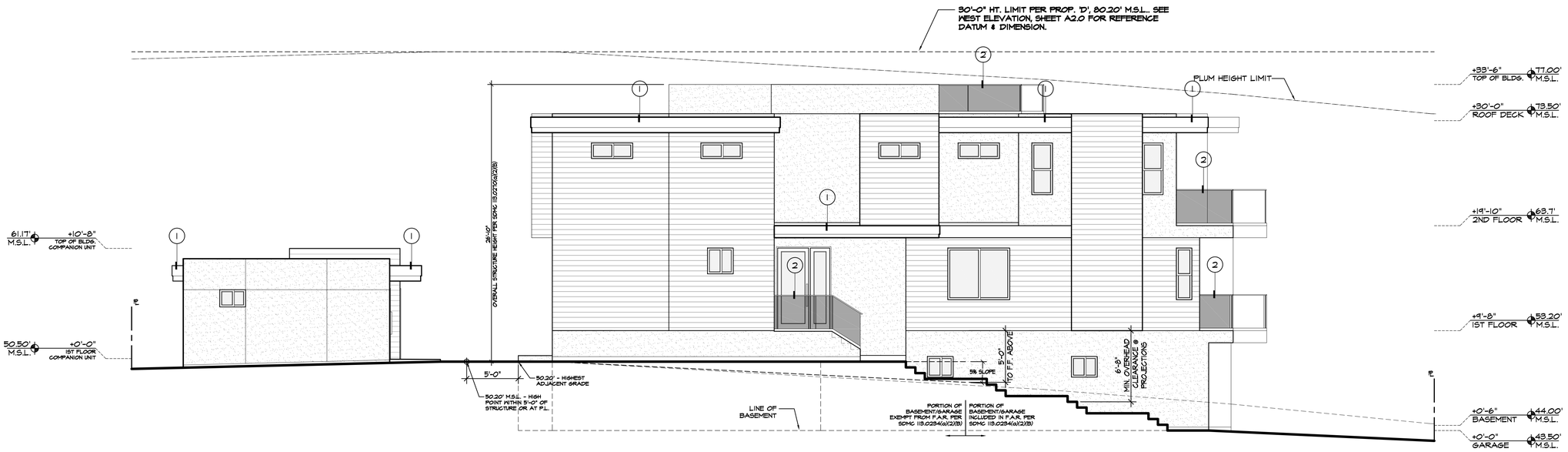
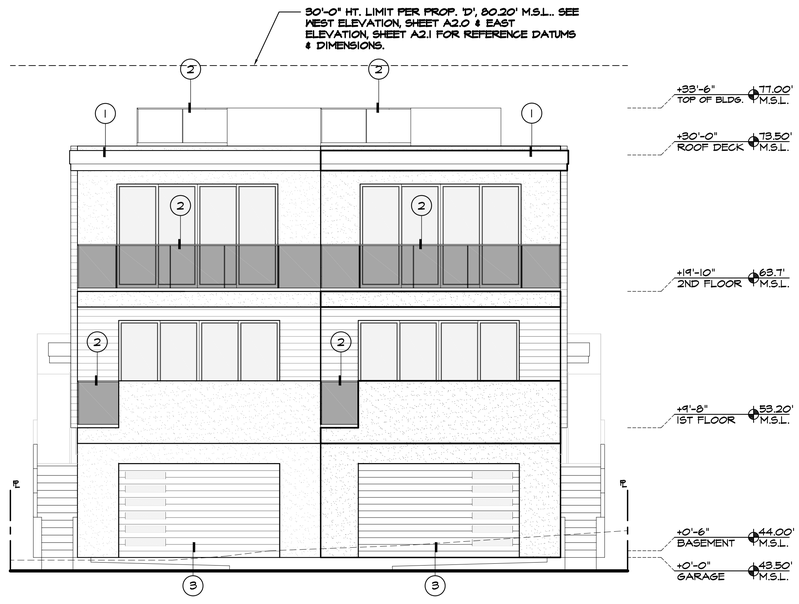


WEST ELEVATION



SOUTH ELEVATION - MAIN UNITS

MATERIAL LEGEND

7/8" EXT. CEMENT STUCCO W/'SENERGY' ACRYLIC FINISH COATING. COLOR PER OWNER/ ARCHITECT APPROVAL, (TYP.)

JAMES HARDIE "HARDIPLANK" LAP SIDING, 6" OR 8" EXPOSURE, COLOR TBD.

ELEVATION KEY NOTES

1. COPPER FLASHING/COPING @ ROOF EDGE (TYP.)
2. RAILING PER OWNER APPROVAL, TYP. MIN. 42" HEIGHT FROM FINISHED FLOOR. OPENINGS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE.
3. ROLL-UP GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS, (TYP.)

COLOR PALETTE

STUCCO:	EARTHTONES
SIDING:	EARTHTONES
FLASHING/COPING:	COPPER

ELEVATION NOTES

1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.

2) NO DECK PARAPET, GUARDRAIL, WALL OR FENCE TO EXCEED AN AVERAGE OF 42" IN HEIGHT FROM THE FINISHED FLOOR OF THAT DECK, NOR SHALL THEY EXCEED 54" IN HEIGHT AT ANY POINT.

0 1 3 6 10

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

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La Jolla, CA 92037

Project Name:
Playa Units

Sheet Title:
EXTERIOR ELEVATIONS

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date: 03-24-20

Sheet 11 Of 16

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
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PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA

REGISTERED ARCHITECT TIMOTHY J. GOLBA No. C-47138 Ren. 7-31-21 STATE OF CALIFORNIA

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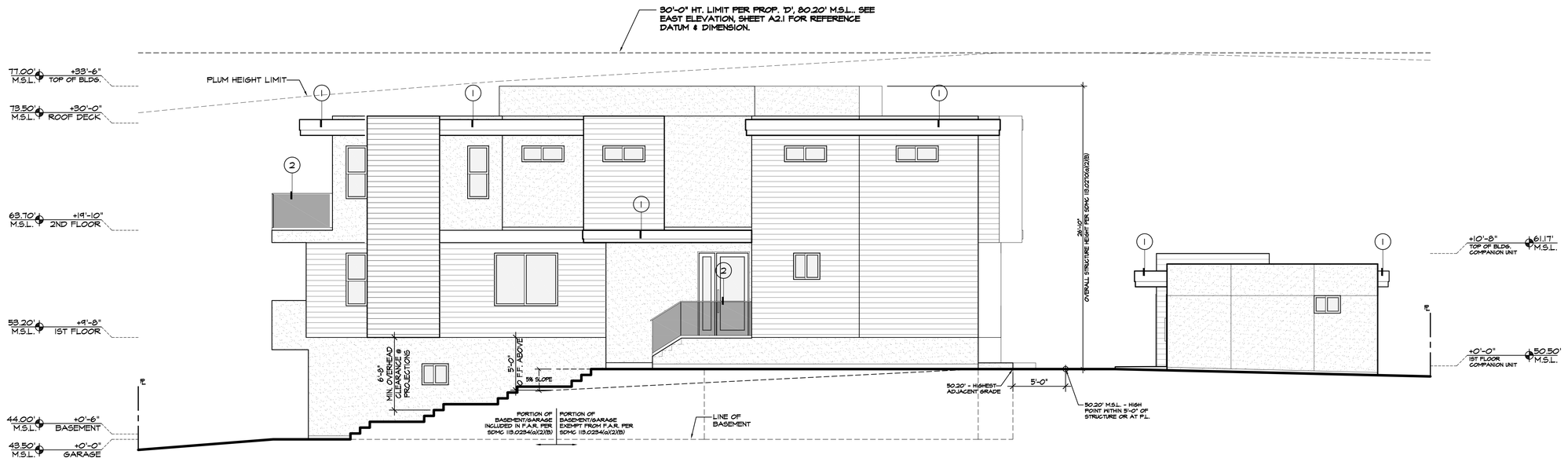
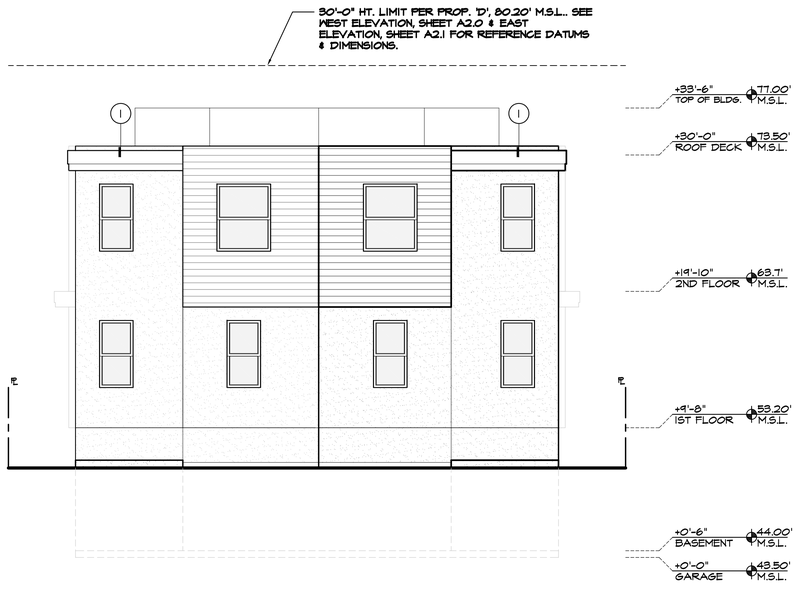


EAST ELEVATION



NORTH ELEVATION - MAIN UNITS

MATERIAL LEGEND

7/8" EXT. CEMENT STUCCO W/'SENERGY' ACRYLIC FINISH COATING. COLOR PER OWNER/ ARCHITECT APPROVAL, (TYP.)

JAMES HARDIE "HARDIPLANK" LAP SIDING, 6" OR 8" EXPOSURE, COLOR TBD.

ELEVATION KEY NOTES

1. COPPER FLASHING/COPING @ ROOF EDGE (TYP.)
2. RAILING PER OWNER APPROVAL, TYP. MIN. 42" HEIGHT FROM FINISHED FLOOR. OPENINGS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE.
3. ROLL-UP GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS, (TYP.)

COLOR PALETTE

STUCCO:	EARTHTONES
SIDING:	EARTHTONES
FLASHING/COPING:	COPPER

ELEVATION NOTES

1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.

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0 1 3 6 10

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

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La Jolla, CA 92037

Project Name:
Playa Units

Sheet Title:
EXTERIOR ELEVATIONS

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date: 03-24-20

Sheet 12 Of 16

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
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PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA

REGISTERED ARCHITECT TIMOTHY J. GOLBA No. C-14738 Ren. 7-31-21 STATE OF CALIFORNIA

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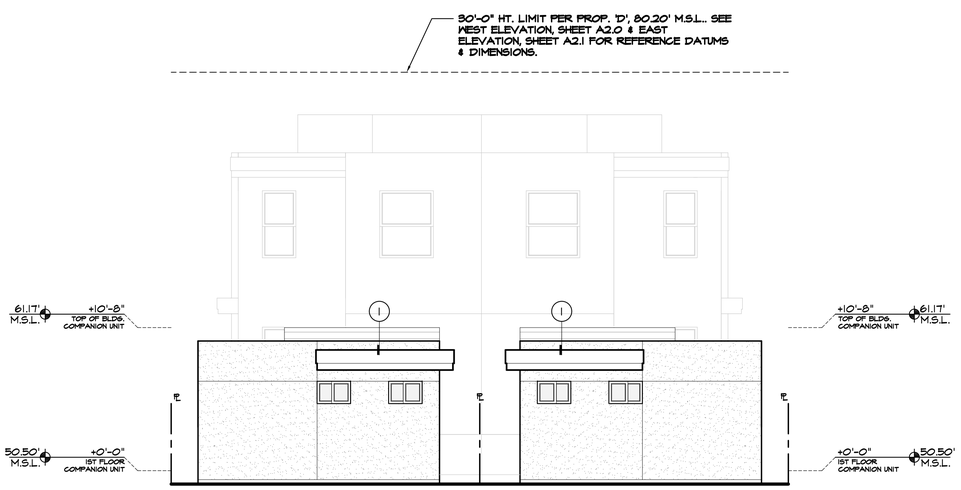
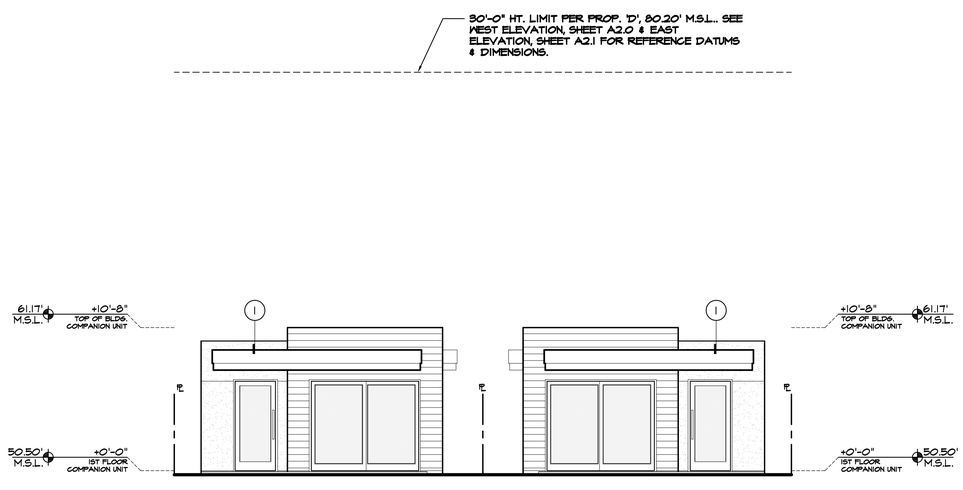
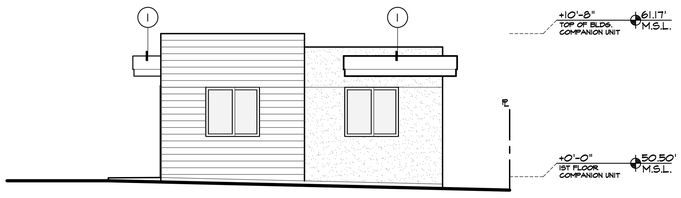


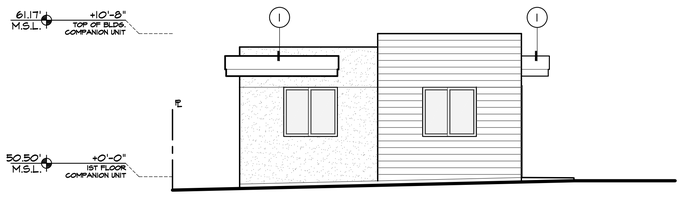
NORTH ELEVATION - COMPANION UNITS



SOUTH ELEVATION - COMPANION UNITS



EAST ELEVATION - LOT 77 COMPANION UNIT



WEST ELEVATION - LOT 76 COMPANION UNIT

MATERIAL LEGEND

7/8" EXT. CEMENT STUCCO W/'SENERGY' ACRYLIC FINISH COATING. COLOR PER OWNER/ ARCHITECT APPROVAL, (TYP.)

JAMES HARDIE "HARDIPLANK" LAP SIDING, 6" OR 8" EXPOSURE, COLOR TBD.

ELEVATION KEY NOTES

1. COPPER FLASHING/COPING @ ROOF EDGE (TYP.)
2. RAILING PER OWNER APPROVAL, TYP. MIN. 42" HEIGHT FROM FINISHED FLOOR. OPENINGS SHALL NOT ALLOW PASSAGE OF A 4" SPHERE.
3. ROLL-UP GARAGE DOOR PER OWNER APPROVAL INSTALLED PER MANUF. SPECS, (TYP.)

COLOR PALETTE

STUCCO:	EARTHTONES
SIDING:	EARTHTONES
FLASHING/COPING:	COPPER

ELEVATION NOTES

1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.

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0 1 3 6 10

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

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Project Addresses:
242 & 244 Playa del Norte St.
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Project Name:
Playa Units

Sheet Title:
EXTERIOR ELEVATIONS

Revision 7: X
Revision 6: X
Revision 5: X
Revision 4: X
Revision 3: X
Revision 2: 08-13-20
Revision 1: 06-08-20

Original Date: 03-24-20

Sheet 13 Of 16

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
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PLAYA UNITS
242 & 244 PLAYA DEL NORTE STREET
LA JOLLA, CA

REGISTERED ARCHITECT TIMOTHY J. GOLBA No. C-14736 Ren. 7-31-21 STATE OF CALIFORNIA

A 2.2

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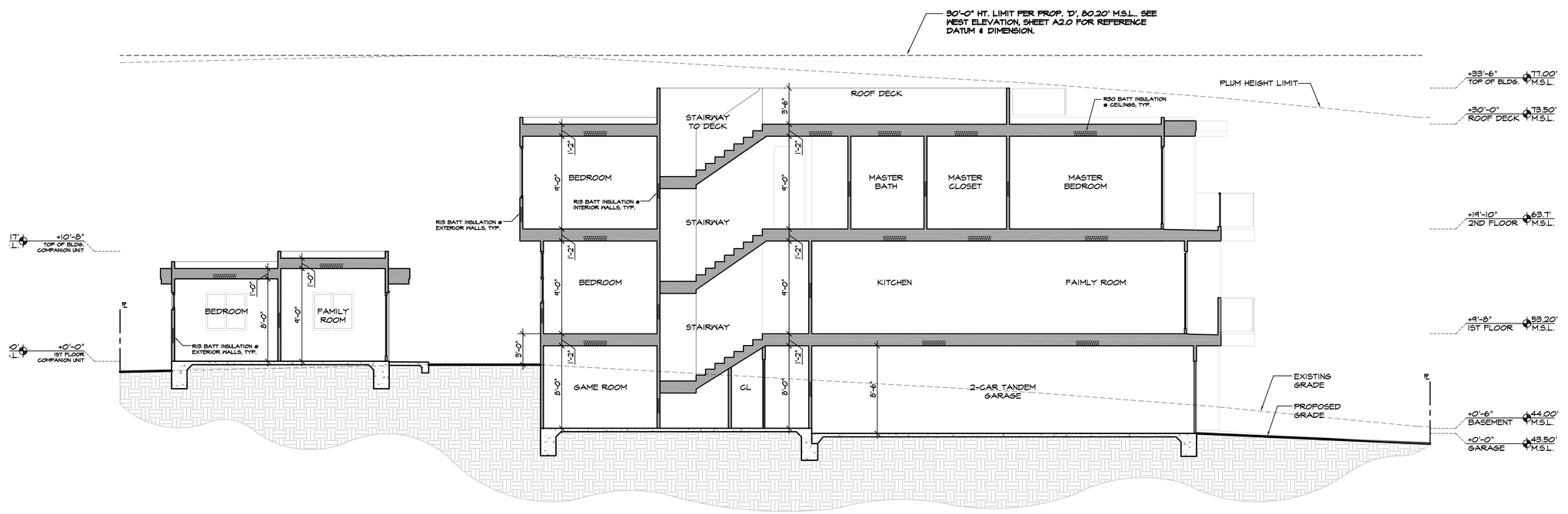
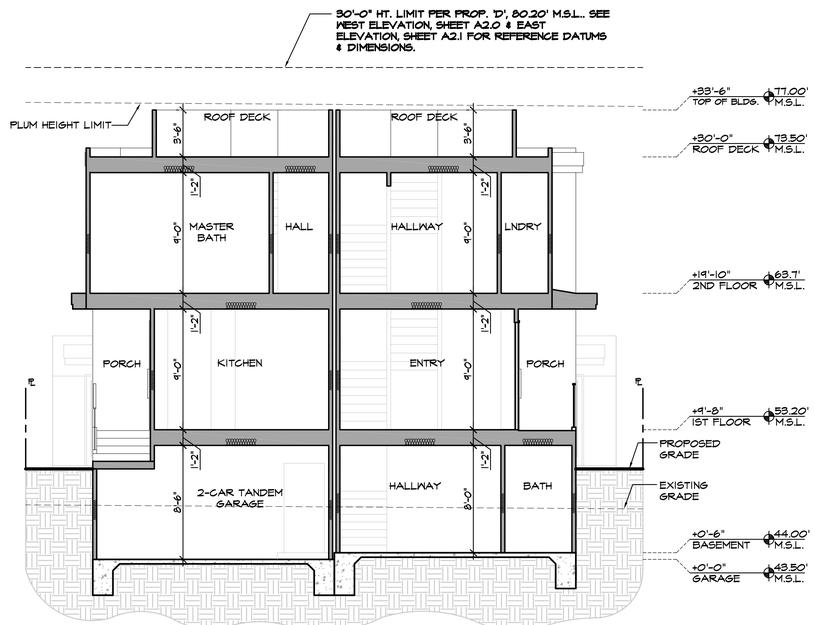


BUILDING SECTION - A



BUILDING SECTION - B

NOTE:

1) NO DECK PARAPET, GUARDRAIL, WALL OR FENCE TO EXCEED AN AVERAGE OF 42" IN HEIGHT FROM THE FINISHED FLOOR OF THAT DECK, NOR SHALL THEY EXCEED 54" IN HEIGHT AT ANY POINT.

2) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE THE REFERENCE DATUM ESTABLISHED IN ACCORDANCE WITH CITY OF SAN DIEGO TECHNICAL BULLETIN BLDG-5-4.

3) A VAPOR RETARDER AND CAPILLARY BREAK ARE REQUIRED AT SLAB ON GRADE FOUNDATIONS.

4) 4" THICK BASE OF $\frac{1}{2}$" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH ADDRESS BLEEDING, SHRINKAGE, AND CURING SHALL BE USED. PER ACI 302.2R-06

0 1 3 6 10

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

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PLAYA UNITS
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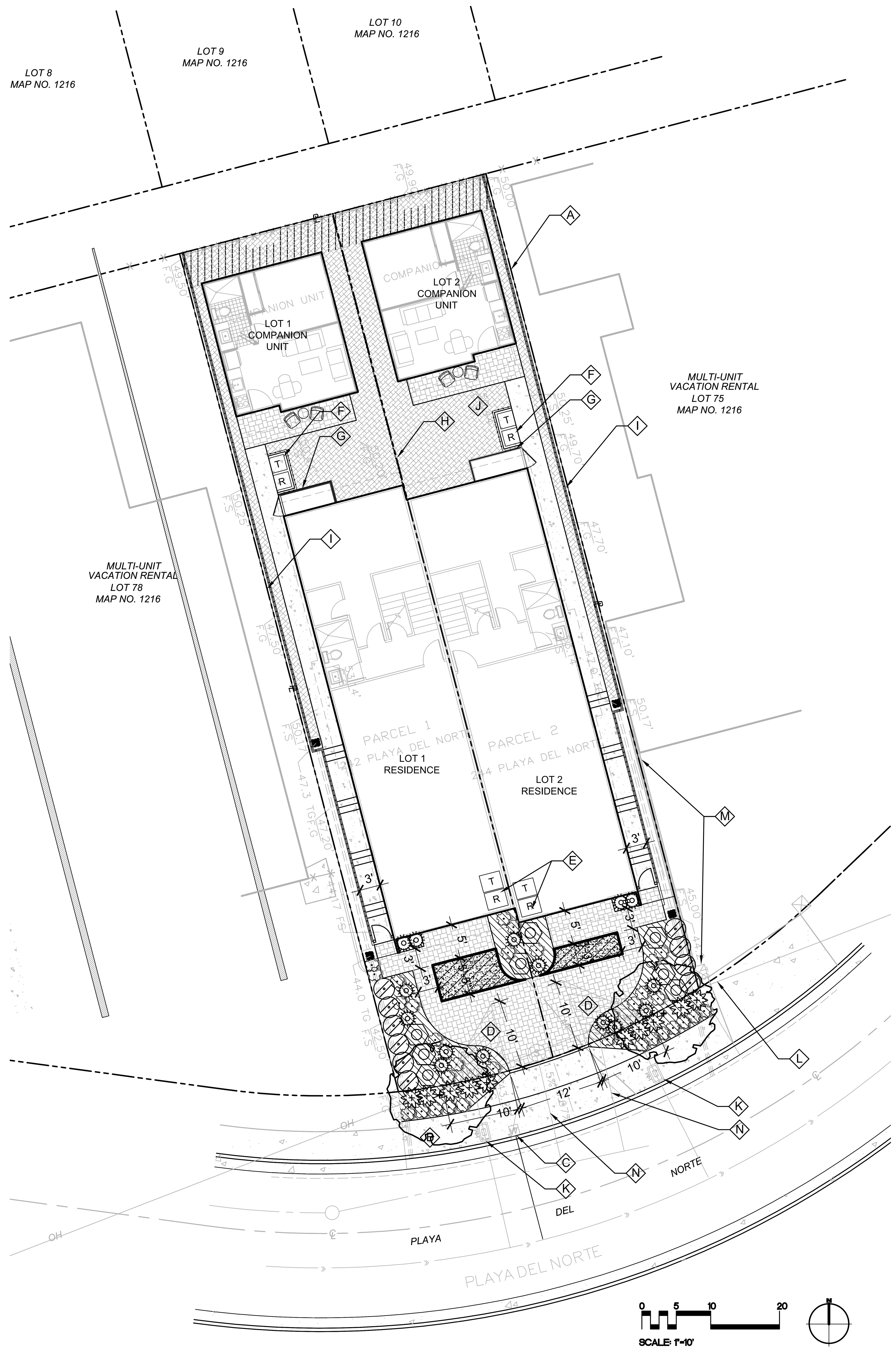


GENERAL NOTES:

1. THIS PLAN IS FOR GENERAL SITE REFERENCE ONLY. REFER TO OTHER DOCUMENTS FOR COMPLETE SCOPE OF WORK.
2. BEFORE COMMENCING ANY SITE EXCAVATION, VERIFY LOCATIONS OF ALL EXISTING SITE UTILITIES, INCLUDING WATER SEWER, GAS AND ELECTRICAL LINES. FLAG OR OTHERWISE MARK ALL LOCATIONS AND INDICATE UTILITY TYPE.
3. GRADE SITE TO DIRECT WATER AWAY FROM BUILDING AND NEW ADDITIONS. LANDSCAPE DRAINS SHALL BE INSTALLED AT LOW POINTS TO REDUCE RUNOFF CROSSING PATHS AND PAVING.
4. LOCATE REFUSE BINS PER PLANS.
5. ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING AREAS TO BE PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MINIMUM DEPTH.
6. ALL REQUIRED TREES SHALL HAVE AT LEAST ONE WELL DEFINED TRUNK AND SHALL NORMALLY ATTAIN A MATURE HEIGHT AND SPREAD OF AT LEAST 15 FEET.
7. PROPOSED LANDSCAPING SHALL NOT CONFLICT WITH EXISTING UTILITIES.
8. PROPOSED UTILITIES SHALL NOT CONFLICT WITH PROPOSED LANDSCAPING.
9. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
10. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND MAINTENANCE PERIOD. ONCE THE PROJECT HAS BEEN TURNED-OVER TO THE OWNER THE LANDSCAPE AND IRRIGATION BOTH ON-SITE AND IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
11. THE PERMITTEE OR SUBSEQUENT OWNER SHALL BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF ALL REQUIRED LANDSCAPE IMPROVEMENTS, INCLUDING IN THE RIGHT-OF WAY.
12. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE CITY OF SAN DIEGO'S LAND DEVELOPMENT MANUAL, LANDSCAPE STANDARDS, AND ALL OTHER CITY AND REGIONAL STANDARDS.
13. 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.
14. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.
15. 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 142-04F AND IN ACCORDANCE WITH THE STANDARDS IN THE LAND DEVELOPMENT MANUAL.
16. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(b)(5)
17. EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
    - 17.1. A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
    - 17.2. STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBIT WITHIN THE DRIPLINE.
    - 17.3. A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
    - 17.4. ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.

IRRIGATION NOTE:

1. ALL PLANTING AREAS SHALL BE IRRIGATED BY A , BACKFLOW-PREVENTED IRRIGATION SYSTEM, ACCORDING TO PLANT TYPE AND ENVIRONMENTAL EXPOSURE AND SHALL RECEIVE UNIFORM WATER COVERAGE BY MEANS OF A HIGH EFFICIENCY, AUTOMATICALLY CONTROLLED, ELECTRICALLY ACTUATED, UNDERGROUND PIPED SPRINKLER SYSTEM. FOR WATER CONSERVATION AND TO MINIMIZE EROSION, STATE OF THE ART LOW PRECIPITATION RATE DRIP IRRIGATION EQUIPMENT SHALL BE USED. IRRIGATION MAINLINE PIPING SHALL BE PVC PLASTIC (TYPE 1120) CLASS 315 PRESSURE PIPE AND LATERAL LINE PIPING SHALL BE SCHEDULE 40 NON-PRESSURE PIPE. PRESSURE LINES SHALL BE INSTALLED 18" DEEP, NON-PRESSURE LINES 12" DEEP, DRIP TUBING 3" DEEP. A MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MINIMIZE DAMAGE IN THE CASE OF A VALVE FAILURE OR MAINLINE BREAK. A SEPARATE HOSE BIB MAINLINE SHALL BE INSTALLED UPSTREAM OF THE MASTER VALVE AND EACH HOSE BIB SHALL BE FITTED WITH AN ATMOSPHERIC VACUUM BREAKER.
2. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED RAIN SENSOR SHUTOFF DEVICE.
3. EXISTING STREET TREES LOCATED IN THE PUBLIC RIGHT-OF-WAY SHALL BE IRRIGATED SEPARATELY FROM OTHER PARKWAY PLANTINGS BY A HOMEOWNER-FUNDED AND MAINTAINED DRIP RING SYSTEM.
4. ALL PROPOSED IRRIGATION SYSTEMS WILL USE AN APPROVED FLOW SENSOR DEVICE.

DRAINAGE NOTES:

1. THE DRAINAGE SYSTEM FOR THIS PROJECT SHALL BE PRIVATE AND WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.
2. ALL DEVELOPMENT SHALL BE CONDUCTED TO PREVENT EROSION AND STOP SEDIMENT AND POLLUTANTS FROM LEAVING THE PROPERTY TO MAXIMUM EXTENT PRACTICABLE.
3. ALL ROOF DRAINS AND FLATWORK SHALL DRAIN POSITIVELY INTO STORM DRAINAGE SYSTEM. SURFACE RUNOFF SHALL NOT DRAIN DIRECTLY INTO THE ADJOINING PROPERTY, AND CONSTRUCTION RUNOFF MAY NOT DRAIN INTO THE STORMWATER CONVEYANCE SYSTEM.

LANDSCAPE KEY NOTES:

- (A) PROPERTY LINE - TYPICAL SYMBOL
- (B) PROPOSED SIDEWALK IN RIGHT-OF-WAY
- (C) EXISTING WATER METER TO BE ABANDONED
- (D) 10' VISIBILITY AREA AT DRIVEWAY. NO WALL/ OBSTRUCTION IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL SHALL NOT EXCEED 2 FEET IN HEIGHT AT MATURITY
- (E) TRASH AND RECYCLING BINS FOR MAIN RESIDENCE
- (F) TRASH AND RECYCLING BINS FOR COMPANION UNIT, SPACE ALLOWED FOR 64 GALLON SIZE BINS
- (G) LIGHT WELL WITH 42" HIGH GUARDRAIL/ ACCESS GATE ON TOP OF WALL
- (H) 6' HIGH SOLID WOOD FENCE BETWEEN PROPERTIES
- (I) RETAINING WALL WITH 6' MASONRY FENCE TO MATCH ARCHITECTURE WITH 3' 75% OPEN LATTICE ON TOP
- (J) ORGANIC MULCH 3" DEEP IN REMAINING YARD, TYP. SYMBOL
- (K) NEW WATER METER PER CIVIL PLANS
- (L) EXISTING OVERHEAD POWER LINES
- (M) EXISTING PILASTER/ WALL ON NEIGHBORING PROPERTY TO REMAIN
- (N) SEWER LINE PER CIVIL PLANS

LANDSCAPE CONCEPT STATEMENT

THE LANDSCAPE FOR THIS SMALL LOT SUBDIVISION RESPECTS THE SEASIDE LOCATION AND THE PROPOSED DEVELOPMENT. PROPOSED PLANT MATERIAL HAS BEEN CHOSEN TO THRIVE IN LOCATIONS WITH CONDITIONS SUCH AS SALT SPRAY, WIND, AND MARINE LAYER. WATER-CONSERVING, LOW-MAINTENANCE, NON-INVASIVE PLANTS THAT SLOW, SPREAD AND FILTER STORM WATER RUNOFF FROM PERVIOUS AND IMPERVIOUS SURFACES ARE PROPOSED. VERTICAL PLANTINGS ARE STRATEGICALLY PLACED TO PROVIDE PRIVACY FOR EACH RESIDENT. NEW TREES GIVE SHADE TO PEDESTRIANS, AVOID CONFLICTS WITH UTILITIES, AND PRESERVE VEHICULAR SIGHT LINES IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE. ALL LANDSCAPE WILL BE MAINTAINED BY THE OWNER.

HARDSCAPE LEGEND

PROPOSED HARDSCAPE MATERIAL LEGEND:

HARDSCAPE PAVING 'A' — 814 SF
Impermeable paving such as:
- *Uncolored concrete with broom-swept finish SDSRD*
- *Uncolored concrete with enhanced finish*
- *Integral color concrete with enhanced finish*

HARDSCAPE PAVING 'B' — 609 SF
Pervious paving such as:
- *Pervious concrete pavers*
- *Pervious concrete*

HARDSCAPE PAVING 'C' — 85 SF
Planted pervious paving such as:
- *Grasscrete*
- *Drivable grass*
- *Grasspave*

LANDSCAPE AREA CALCULATIONS

BASE ZONE RM-1-2
APPLICABLE CODE: SDMC 142.0403, 142.0404, 142.0413

TOTAL LOT AREA	5,788 SF
STREET YARD TOTAL AREA	918 SF
PLANTING AREA REQUIRED (50%)	459 SF
PLANTING AREA PROVIDED:	459 SF
EXCESS AREA PROVIDED:	0 SF
AREA ALLOWED AS UNATTACHED PAVERS	92 SF
AREA PROVIDED AS UNATTACHED PAVERS	85 SF
PLANT POINTS REQUIRED (5%):	46
PLANT POINTS PROVIDED:	110
EXCESS POINTS PROVIDED:	64
POINTS ACHIEVED WITH TREES:	40

REMAINING YARD
NOT REQUIRED FOR SMALL LOT SUBDIVISION

VEHICULAR USE AREA
NOT APPLICABLE FOR DRIVEWAY SERVICING SINGLE DWELLING

STREET TREE CALCULATION

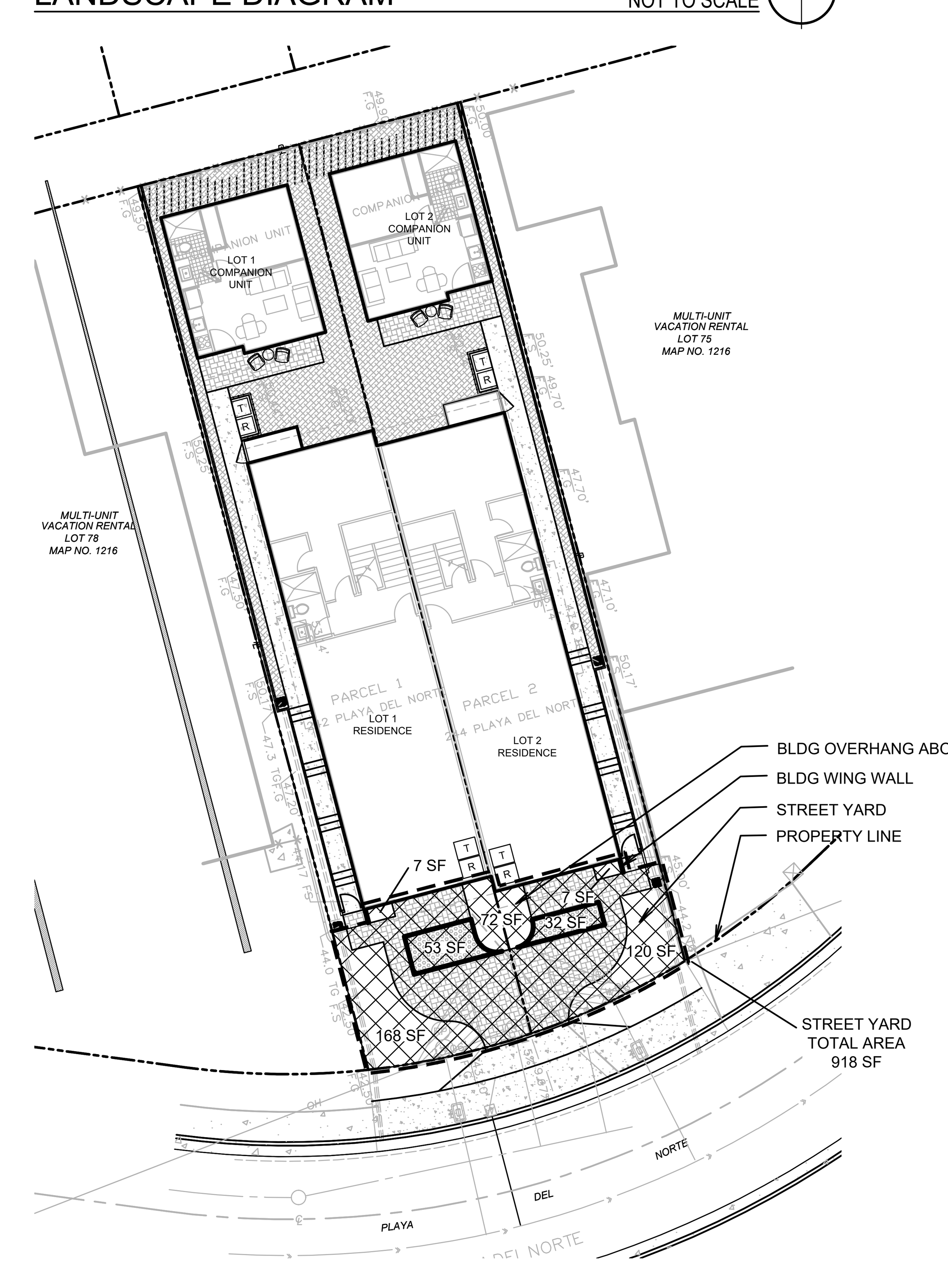
(1) 24" BOX TREE REQUIRED FOR EVERY 30' STREET FRONTAGE (MINUS DRIVEWAY WIDTH)
STREET FRONTAGE: 35'
STREET TREE REQUIRED: 2 TOTAL; PROVIDED: 2 TOTAL

MINIMUM STREET TREE SEPARATION DISTANCE:

IMPROVEMENT/	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS/ STOP SIGNS	20 FEET
UNDERGROUND UTILITY LINES	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVEWAY (ENTRIES)	10 FEET
DRIVEWAY (RESIDENTIAL ENTRIES < 25 MPH)	5 FEET
INTERSECTIONS (INTERSECTING CURB LINES)	25 FEET

LANDSCAPE DIAGRAM

NOT TO SCALE



Project No. - GOL16XX
Drawn - JS
Checked - JPN

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REGISTERED LANDSCAPE ARCHITECT
JAMES P. NERI
Expires 6/30/21
RLA 3321
STATE OF CALIFORNIA

LANDSCAPE CONCEPT PLAN FOR

242 PLAYA DEL NORTE

242 Playa del Norte
San Diego, CA 92037

FOR APPROVAL

19 AUGUST 2020

LANDSCAPE DEVELOPMENT PLAN

L1

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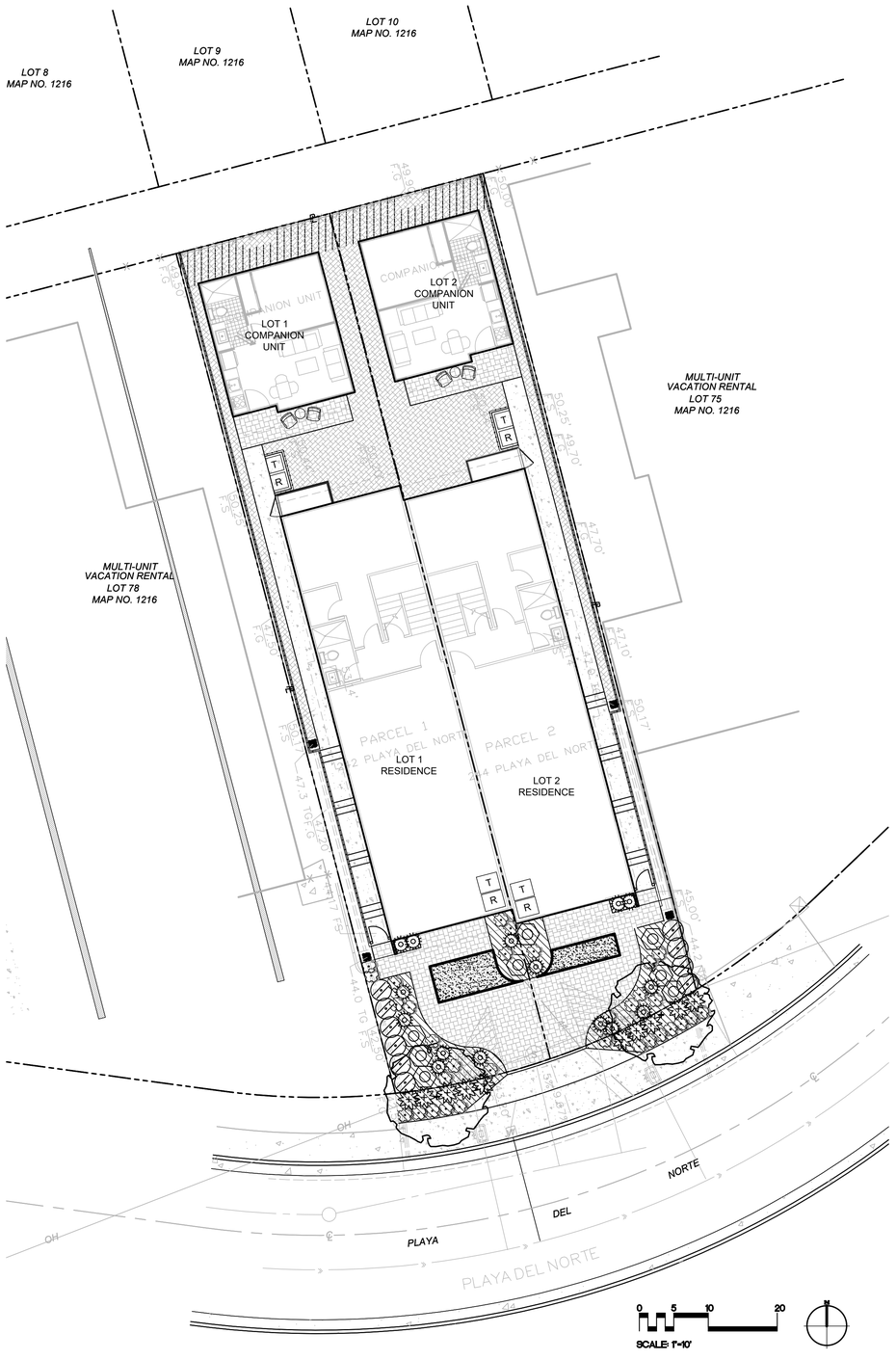


PROPOSED PLANT MATERIAL LEGEND: — **QTY / % / SIZE**

* Denotes Preferred Species

SHADE TREES
Small scale tree - 25' tall max under overhead power lines (per SDGE) such as: — 2 / 100% / 24" BOX

* *Handroanthus impetiginosus*	"Pink Trumpet"
Bauhinia blakeana	"Hong Kong Orchid Tree"
Cassia leptophylla	"Gold Medallion"

LOW EVERGREEN HEDGE
Medium scale shrub - 5' tall x 3' wide, such as: — 10 / 100% / 5 GAL

Carissa macrocarpa	"Natal Plum"
* *Ligustrum japonica*	"Japanese Privet "
Pittosporum tobira	"Mock Orange"
Leucadendron 'Safari Sunshine'	"Silver Tree"
Grewia occidentalis	"Lavendar Starflower"
Coprosma 'Marble Queen'	"Dwarf Variegated Mirror Plant"

FLOWERING ACCENT SHRUBS
Medium scale shrub - 5' tall x 5' wide, such as: — 7 / 100% / 5 GAL

* *Cistus purpurea*	"Rock Rose"
Galvezia speciosa 'Firecracker'	"Firecracker 'Snapdragon'
Polygala fruiticosa 'Petite Butterfly'	"Dwarf Sweetpea Shrub"

ACCENT SUCCULENTS
Medium scale shrub - 3' tall x 3' wide, such as: — 9 / 100% / 1 GAL

* *Agave attenuata*	"Ghost Aloe"
Agave desmettiana 'Variagata'	"Variegated Smooth Agave"
Aloe x spinosissima	"Spider Aloe"
* *Aloe striata*	"Coral Aloe"
Hesperaloe parviflora	"Red Yucca"

ACCENT PLANTS
Medium scale grass - 3' tall x 2' wide, such as: — 12 / 100% / 5 GAL

* *Phormium tenax 'Yellow Wave'*	"New Zealand Flax"
* *Strelitzia reginae*	"Bird of Paradise"
Phoenix roebelinii	"Pygmy Date Palm"

ACCENT MASSED PERENNIALS
Medium scale grass - 18" tall x 12' wide, such as: — 31 / 100% / 1 GAL

* *Dianella tasmanica 'Variegata'*	"Flax Lily"
Penstemon eatonii	"Firecracker Penstemon"
Phormium 'Jack Sprat'	"Jack Sprat New Zealand Flax"
* *Bulbine fruticosa 'Hallmark'*	"Orange-stalked Bulbine"
Pelargonium peltatum	"Ivy Geranium"

EVERGREEN GROUNDCOVER — FLAT @ 12" O.C.
Low-growing groundcover - 1' tall x 4' wide, such as: — 334 SF / 100% / 4" POTS @ 12" O.C.

Dymondia margaretae	"Dymondia" (flat)
Erigeron karvinskianus	"Fleabane" (flat)
Fragaria chiloensis	"Beach Strawberry" (flat)
* *Cistanth grandiflora*	"Rock Purslane"
* *Osteospermum fruticosum*	"African Daisy"
Gazania spp.	"Blanket Flower"

EVERGREEN GROUNDCOVER IN TURF PAVING
Low-growing groundcover - 2" tall such as: — 77 SF / 100% / PLUGS

* *Seashore paspalum*	

	PROPOSED PLANT MATERIAL IN STREET YARD:	QTY / % / SIZE	PLANT POINTS/ PLANT	TOTAL PLANT POINTS
	SHADE TREES	2 / 100% / 24" BOX	20 EA	= 40
	LOW EVERGREEN HEDGE	10 / 100% / 5 GAL	2 EA	= 20
	FLOWERING ACCENT SHRUBS	8 / 100% / 5 GAL	2 EA	= 16
	ACCENT SUCCULENTS	15 / 100% / 1 GAL	1 EA	= 15
	ACCENT MASSED PERENNIALS	19 / 100% / 1 GAL	1 EA	= 19
	EVERGREEN GROUNDCOVER	334 SF / 100% / 4" POTS/ FLATS @ 12" O.C.	0 EA	= 0
	EVERGREEN GROUNDCOVER IN TURF PAVING	77 SF / 100% / PLUGS	0 EA	= 0
			TOTAL	= 110

ESTIMATED TOTAL WATER USE

HYD.	PLANT FACTOR	HYDROZONE AREA IN S.F.	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	ETAF X HA	RESULT IN GAL/ YR.
1	0.4	435	DRIP	.81	0.49	214.8	5,327
2	0.2	56	DRIP	.81	0.25	13.8	343
3	0.7	85	SPRAY	.75	0.93	79.3	1,967
TOTAL		576					7,638

WATER BUDGET CALCULATIONS:

TOTAL LANDSCAPE AREA (LA) = 576 SF
SPECIAL LANDSCAPE AREA (SLA) = 0 SF
ETo= 40
ETAF= .55

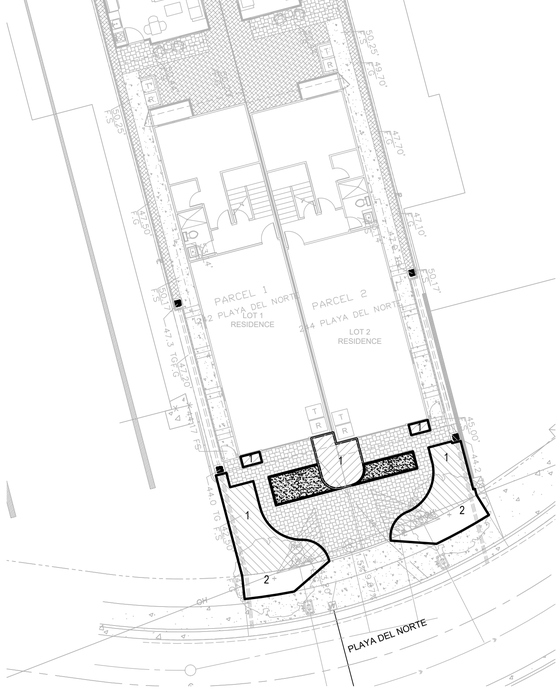
MAXIMUM APPLIED WATER ALLOWANCE (MAWA):
MAWA = (ETo)(0.62)[(0.55 x LA) + (0.45 x SLA)]
(40)(0.62) [(.55 x 576) + (0.5 x 0)] = 7,857 GAL/YR

ETWU = (ETo)(0.62) [(PF x HA/IE) + (SLA)]

ESTIMATED TOTAL WATER USE (ETWU): 7,638 GAL/YR

HYDROZONE DIAGRAM

NOT TO SCALE



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LANDSCAPE CONCEPT PLAN FOR

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FOR APPROVAL
19 AUGUST 2020

LANDSCAPE DEVELOPMENT PLAN

L2