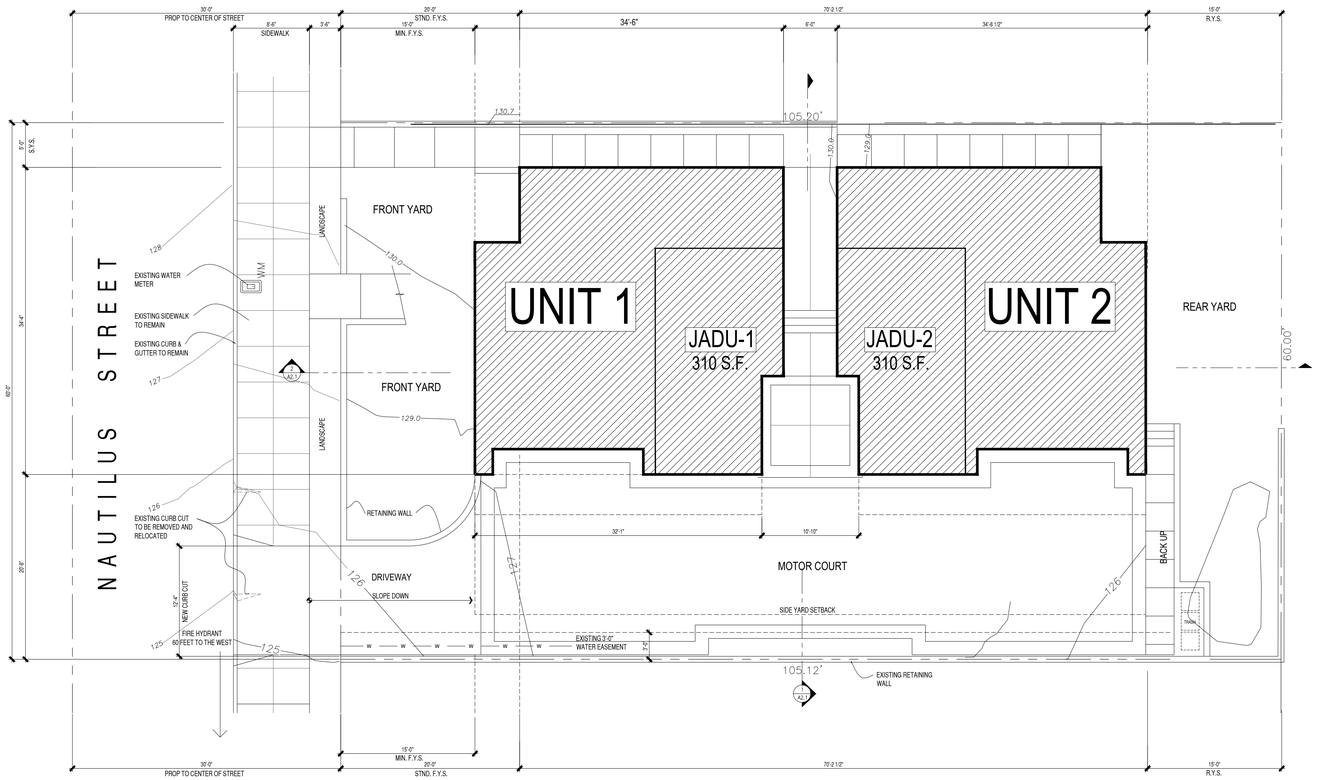
NAUTILUS STREET UNITS

735 NAUTILUS STREET, LA JOLLA, CA. 92107



ARCHITECTURAL SITE PLAN

1/8" =1'-0

PROJECT DATA

PROJECT ADDRESS:	735 NAUTILUS STREET LA JOLLA, CA. 92037
OWNER:	735 NAUTILUS LLC 4875 VIEWRIDGE AVE SAN DIEGO, CA. 92123 PH: 858 - 401 - 2292
LOT NUMBER:	40
APN:	351 - 370 - 40 - 00
LEGAL DESCRIPTION	PARCEL 3, MAP 4432, BLOCK 6
GROSS LOT AREA:	6,312.58 S.F. (0.15 ACRES)
NET LOT AREA:	6,312.58 S.F. (0.15 ACRES)

ZONING INFO

ZONING DESIGNATION:	R M - 1-1
OVERLAY ZONES	COASTAL HGHT LIMIT,PARKING IMPACT,TANDEM PARKING, TRANSIT ZONE.
LAND USE DESINATION:	MULTI-FAMILY
CONSTRUCTION TYPE:	TYPE VB - SPRINKLERED
OCCUPANCY GROUP:	R-3
NO. OF STORIES:	2 STORIES OVER BASEMENT
BUILDING HEIGHT:	29'-11" AT HIGHEST POINT
FRONT SETBACK REQ'D:	15'-0" & 20'-0"
SIDE SETBACK REQ'D:	5'-0" & 8'-0"
REAR SETBACK REQ'D:	15'-0"
CA. BUILDING CODE:	ALL WORK SHALL COMPLY WITH 2019 CCR TITLE 24 WHICH ADOPTS: 2019 CBC, FROM 2015 IBC 2019 CMC, FROM 2015 UMC 2019 CPC, FROM 2015 UPC 2019 CEC, FORM 2014 NEC 2019 CAL. ENERGY CODE 2019 CAL. GREEN BLDG. STANDARDS
EXISTING USE:	SINGLE FAMILY RESIDENCE - ESTIMATED CONSTRUCTION: 1937
PROPOSED USE:	2 NEW SINGLE FAMILY HOMES
GEOLOGICAL HAZARD	52

PROPOSED:

DENSITY ALLOWED :	(1 PER 3000 S.F.)	2.3 UNITS
DENSITY PROPOSED:		2 UNITS
F.A.R. ALLOWED :	(.75 x 6,312.58 = 4,735.4 S.F.)	4,735.4 S.F.
F.A.R. PROPOSED:	(.65)	4,128.8 S.F.

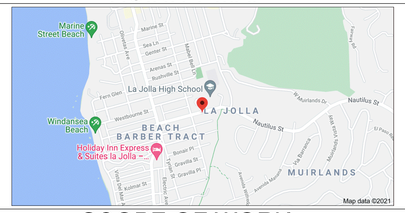
NOTE: BASEMENT FLOOR AREA IS EXEMPT FROM F.A.R.

FLOOR AREA:	BASEMENT:	1ST FLOOR	2ND FLOOR	TOTALS
UNIT - 1	1,057.5 S.F.	1,119.4 S.F.	945.0 S.F.	3,121.9 S.F.
UNIT - 1	1,057.5 S.F.	1,119.4 S.F.	945.0 S.F.	3,121.9 S.F.
TOTAL AREA - UNITS 1 & 2				6,243.8 S.F.
TOTAL AREA APPLICABLE TO F.A.R.:				4,128.8 S.F.

PARKING TABULATION:

REQUIRED:	2 PER UNIT	4
PROPOSED :		4
TOTAL SPACES PROVIDED:		4 SPACES

VICINITY MAP



SCOPE OF WORK

THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND THE CONSTRUCTION OF 2 NEW, 2-STORY OVER BASEMENT, SINGLE FAMILY HOMES THAT WILL INCLUDE A JUNIOR ACCESSORY DWELLING UNIT WITHIN EACH UNIT.

NOTES

NEAREST TRANSIT STOP IS LOCATED ON THE CORNER OF NAUTILUS AND LA JOLLA BOULEVARD. NO TRANSIT STOP ADJACENT TO PROPERTY

BUILDING ADDRESS SHALL BE PROVIDED, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTAGE FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.1.4.4)

NO ROOF TOP MECHANICAL PROPOSED. NO SCREENING REQUIRED.

SOILS INSPECTIONS

1. SOILS COMPLIANCE PRIOR TO FOUNDATION INSPECTION.

- SOILS SPECIAL INSPECTIONS SHALL BE PERFORMED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, GEOTECHNICAL ENGINEER OF RECORD.
- A SOILS INSPECTION REPORT (SIGNED, STAMPED AND DATED BY THE SOILS ENGINEER OR GEOTECHICAL ENGINEER OF RECORD) SHALL BE SUBMITTED TO, AND APPROVED BY THE CITY'S BUILDING INSPECTOR PRIOR TO FOUNDATION CONCRETE PLACEMENT.

ALLIED EARTH TECHNOLOGY
7915 SILVERTON AVE. STE 317
SAN DIEGO, CA. 92126
858-586-1665

PROJECT TEAM

ARCHITECT:
STOSH THOMAS ARCHITECTS PC
4682 NEBO DR. STE 200
LA MESA, CA 91941
CONTACT: STOSH PODESWIK
PHONE: (619) 246-9044

SURVEYOR:
ACCURATE LAND SURVEYS
2514 ALPINE BLVD. STE. 4
ALPINE, CA. 91901
CONTACT: ROB RUSSEL
PHONE: 619-445-0110

CIVIL ENGINEER:
CIVIL LANDWORKS
3460 MARRON ROAD STE 103
OCEANSIDE, CA. 92056
CONTACT: DAVID CARON
760-845-3081

SOILS ENGINEER
ALLIED EARTH TECHNOLOGY
7915 SILVERTON AVENUE, STE 317
SAN DIEGO, CA. 92126
CONTACT: ROBERT CHAN
PHONE: 858-586-1665

GEOLOGIST:
MIKE W. HART GEOLOGIST
P.O. BOX 26127
SAN DIEGO, CAL 92196
CONTACT: MIKE HART
PHONE: 858-578-4672

SHEET INDEX

SHEET#	SHEET TITLE
T-1	TITLE SHEET / SITE PLAN
C-0	TOPOGRAPHIC SURVEY
C-1	DRAINAGE / GRADING PLAN
C-2	DRAINAGE NOTES
A0-1	ARCHITECTURAL SITE PLAN
A1-1	BASEMENT FLOOR PLAN
A1-2	FIRST FLOOR PLAN
A1-3	SECOND FLOOR PLAN
A1-4	ROOF PLAN
A2-1	BUILDING SECTIONS
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
L-1	LANDSCAPE CONCEPT PLAN

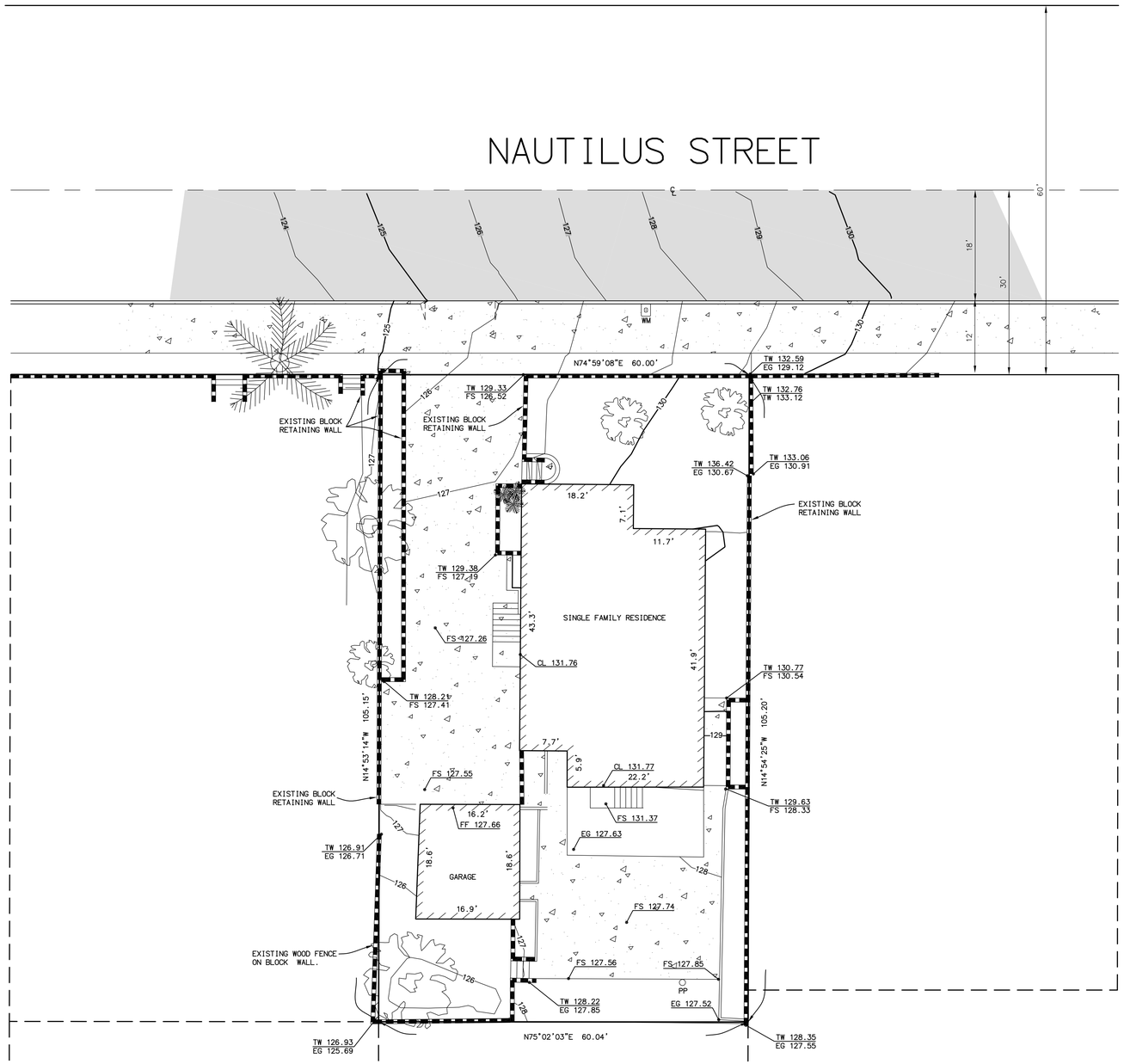
PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
LOT NUMBER:	40		
APN:	351 - 370 - 40 - 00	ORIGINAL DATE:	05 - 22 - 21
PROJECT NAME:	NAUTILUS UNITS		
SHEET TITLE:	TITLE SHEET		
SHEET COUNT:	1 OF 13	DEPT #:	

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS
735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
T-1



LEGEND

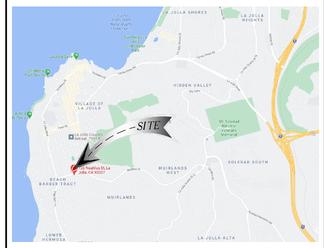
AC --- ASPHALT CONCRETE
BW --- BOTTOM OF WALL
EG --- EXISTING GROUND
EP --- EDGE OF PAVEMENT
FF --- FINISH FLOOR
FH --- FIRE HYDRANT
FL --- FLOW LINE
FS --- FINISH SURFACE
GM --- GAS METER
GV --- GAS VALVE
OHU --- OVERHEAD UTILITY
PP --- POWER POLE
SMH --- SEWER MANHOLE
TC --- TOP OF CURB
TW --- TOP OF WALL
WM --- WATER METER
WV --- WATER VALVE
--- EXISTING WALL

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

VICINITY MAP



VICINITY MAP

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A CITY OF SAN DIEGO VERTICAL CONTROL MONUMENT, A BRASS PLUG, IN TOP OF CURB, LOCATED AT THE SOUTHWEST CORNER OF BONAIR STREET AND DRAPER AVENUE

ELEVATION = 111.724' (NGVD '29)

SITE INFORMATION

735 NAUTILUS STREET

LEGAL DESCRIPTION

PARCEL 3 OF PARCEL MAP NO. 4432, IN BLOCK 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 4, 1976, BEING DESCRIBED IN DOCUMENT NO. 2021-0104061, RECORDED FEBRUARY 10, 2021.

APN: 351-370-40
GROSS AREA - 0.145 ACRES
6,312.52 SQ. FT.

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURES, CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

THE PROPERTY LINES, BEARINGS AND DIMENSIONS, SHOWN HEREON, ARE ESTABLISHED FROM AVAILABLE RECORD INFORMATION AND ARE SUBJECT TO VERIFICATION BY A COMPLETE FIELD BOUNDARY RETRACEMENT SURVEY.

PLAN PREPARED BY

ACCURATE LAND SURVEYS
2514 ALPINE BLVD, SUITE #4, ALPINE, CA 91901
PH. 619-445-0110

SEAL

PROFESSIONAL LAND SURVEYOR
ROBERT J. RUSSELL
EXP. MAR 31 23
NO. 8211
STATE OF CALIFORNIA

SHEET TITLE

TOPOGRAPHIC MAP

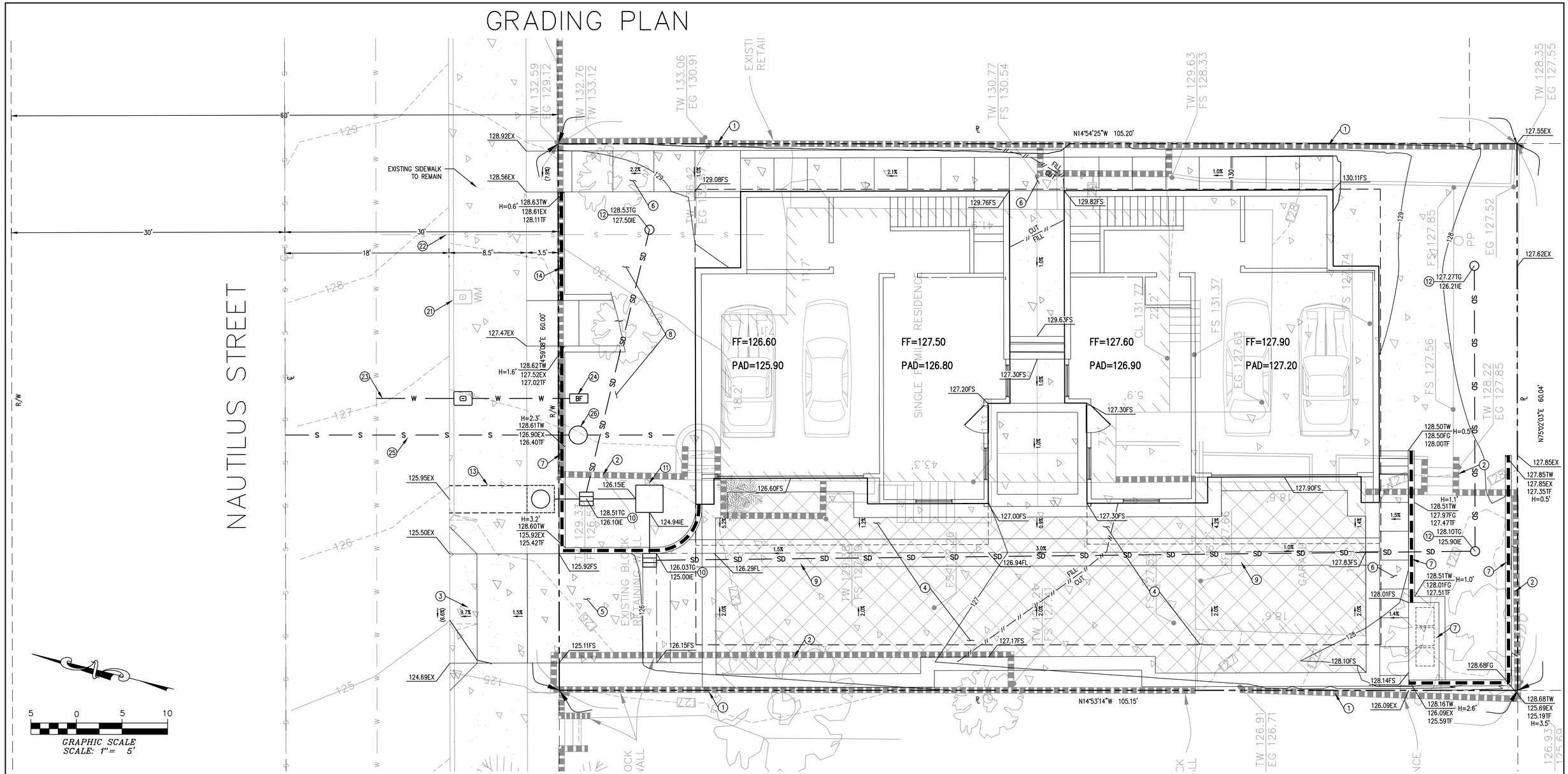
DATE

03/29/2021

SHEET NUMBER

SHEET 1 OF 1

GRADING PLAN



OWNER:

BRIAN RUCKER
7920 ARJONS DR. SUITE A
SAN DIEGO, CA 92126

SITE ADDRESS:

735 NAUTILUS ST
LA JOLLA, CA 92037

LEGAL DESCRIPTION:

PARCEL 3 OF PARCEL MAP NO. 4432, IN BLOCK 6, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY4, 1976, BEING DESCRIBED IN DOCUMENT NO. 2021-0104061, RECORDED FEBRUARY 10, 2021.

ASSESSOR'S PARCEL NO.:

351-370-40

TOPOGRAPHY:

THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED FROM A FIELD SURVEY OF SURFACE FEATURE, CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.

THE PROPERTY LINES, BEARINGS AND DIMENSIONS, SHOWN HEREON, ARE ESTABLISHED FROM A FIELD BOUNDARY RETRACEMENT SURVEY.

BENCHMARK
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ELEVATION: 111.724 FT (NGVD '29)

EARTHWORK DATA:

CUT = 70 C.Y. FILL = 140 C.Y.
EXPORT = 70 C.Y.

TOTAL LOT AREA = 6,312 S.F.
TOTAL DISTURBED AREA = 6,312 S.F.
DEPTH OF CUT = 3.4 FEET
DEPTH OF FILL = 2.4 FEET

*DEPTH OF CUT AND FILL DO NOT INCLUDE GEOTECHNICAL REMEDIATION RECOMMENDATIONS

THESE QUANTITIES DO NOT INCLUDE ANY LOSSES DUE TO SHRINKAGE, SUBSIDENCE, OVEREXCAVATION, OR ANY SPECIAL REQUIREMENTS THAT MAY BE SPECIFIED IN THE PRELIMINARY SOILS REPORT. THESE QUANTITIES ARE FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.

SITE DATA:

SITE AREAS:	6,312 SF
EXISTING IMPERVIOUS:	4,109 SF
EXISTING PERVIOUS:	2,203 SF
PROPOSED IMPERVIOUS:	4,621 SF
PROPOSED PERVIOUS:	1,691 SF

CONSTRUCTION NOTES:

1. EXISTING RETAINING WALL TO REMAIN
2. DEMO EXISTING RETAINING WALL
3. CONSTRUCT DRIVEWAY PER SDG-159
4. CONSTRUCT IMPERVIOUS PAVER MOTOR COURT PER ARCHITECTURAL PLAN
5. CONSTRUCT CONCRETE PAVEMENT
6. CONSTRUCT CONCRETE WALKWAY
7. CONSTRUCT RETAINING WALL PER SDRSD C-1
8. CONSTRUCT LANDSCAPING PER ARCHITECTURAL PLAN
9. CONSTRUCT 3' WIDE RIBBON GUTTER
10. CONSTRUCT 18"X18" NDS BASIN INLET OR EQUIVALENT
11. CONSTRUCT PUMP AND WET WELL
12. CONSTRUCT 8" AREA DRAIN PER DETAIL HEREON
13. CONSTRUCT CURB OUTLET PER SDRSD D-25

UTILITY NOTES:

21. EX. WATER SERVICE TO BE REMAIN
22. EX. SEWER LATERAL TO BE ABANDON (PER SEPARATE PERMIT)
23. CONSTRUCT 1" WATER SERVICE PER SDM-105, SDW-107, 134, 136, 150, WS-03 (PER SEPARATE PERMIT)
24. CONSTRUCT 1" BACKFLOW PREVENTER. APOLLO RPLF4A
25. CONSTRUCT 6" SEWER LATERAL PER SDS-105 (PER SEPARATE PERMIT)
26. CONSTRUCT SEWER CLEANOUT PER SDRSD SC-01
17. TRENCH RESURFACING PER SDW-107 (PER SEPARATE PERMIT)

LEGEND:

PROPERTY LINE
RIGHT OF WAY
CENTERLINE
EXISTING CONTOUR (MAJOR) — 700
EXISTING CONTOUR (MINOR)
PROPOSED CONTOUR (MAJOR) — 700
PROPOSED CONTOUR (MINOR)
DIRECTION OF DRAINAGE
PR. STORM DRAIN LINE — SD
PR. STORM INLET
RETAINING WALL
PUMP AND WET WELL
YARD INLET

REGISTERED PROFESSIONAL ENGINEER
DAVID V. CARON
No.C070066
EXP.09/30/22
CIVIL
STATE OF CALIFORNIA

5-24-2021
DAVID V. CARON, R.C.E. 70066 *DATE*

Civil Landworks
110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

5/24/21

C1

EROSION CONTROL PLAN

CONSTRUCTION BMP GENERAL NOTES

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY EROSION AND SEDIMENT CONTROLSHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO 'LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.

3. ALL CONSTRUCTION BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.

4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.

6. THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.

7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP

8. THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.

9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE. AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.

10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.

11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.

12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.

14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.

15. UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.

16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.

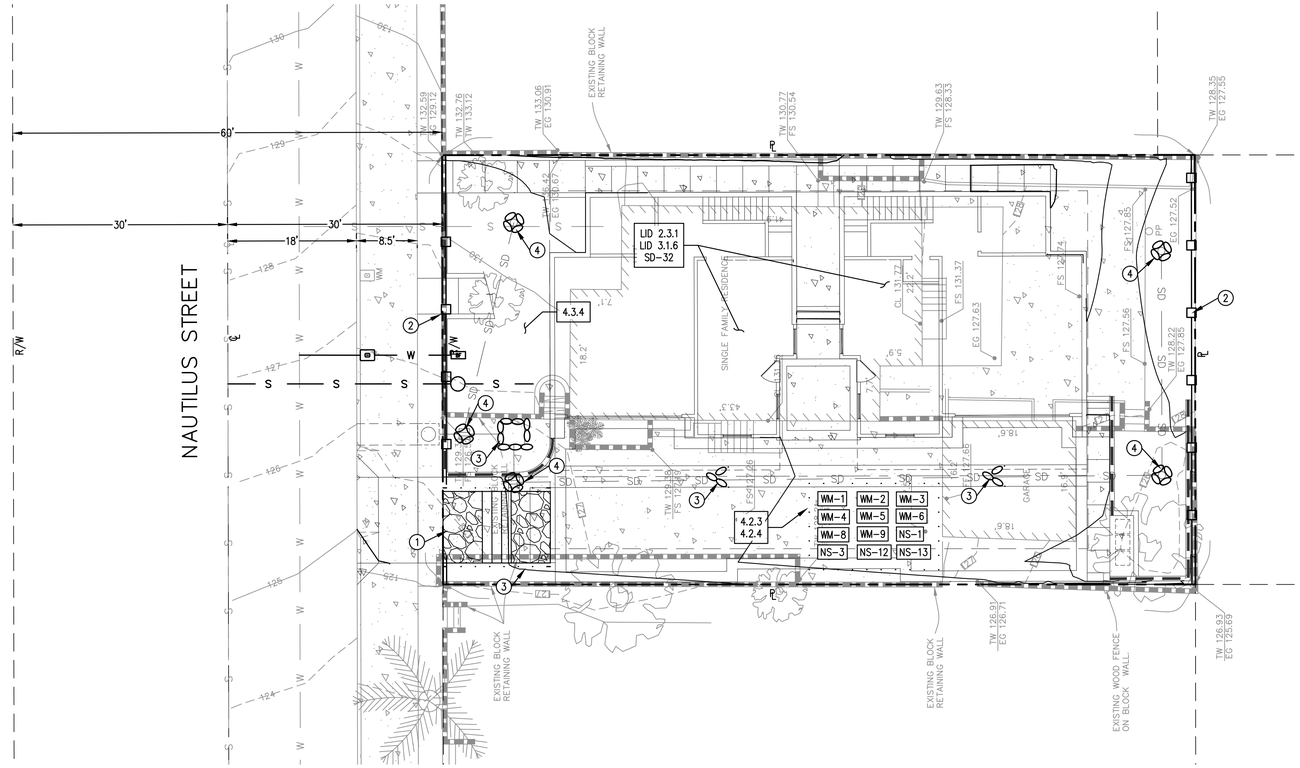
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6"DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.

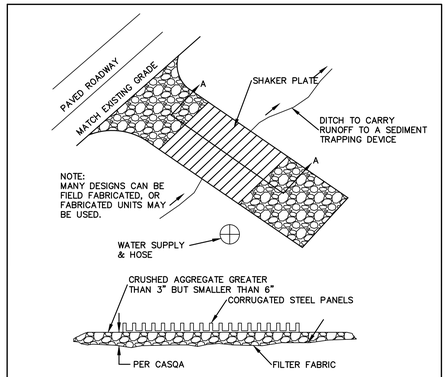
18. PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:

A. NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP3. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.

B. EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.

C. AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.





SECTION A-A
NO SCALE

CONSTRUCTION ENTRANCE PER CASQA TC-1

BMP LEGEND (DURING CONSTRUCTION)

DESCRIPTION	SYMBOL
(1) CONSTRUCTION ENTRANCE PER CASQA TC-1	
(2) CONSTRUCTION FENCE	
(3) GRAVEL BAG BERM PER CASQA SE-6	
(4) INLET PROTECTION PER CASQA SE-10	

GENERAL SITE MANAGEMENT

DESCRIPTION	SYMBOL
MATERIAL DELIVERY & STORAGE:	WM-1
STOCKPILE MANAGEMENT:	WM-3
SPILL PREVENTION & CONTROL:	WM-4
SOLID WASTE MANAGEMENT:	WM-5
HAZARDOUS WASTE MANAGEMENT:	WM-6
CONCRETE WASTE MANAGEMENT:	WM-8
SANITARY WASTE MANAGEMENT:	WM-9
WATER CONSERVATION PRACTICES:	NS-1
PAVING & GRINDING OPERATIONS:	NS-3
CONCRETE CURING:	NS-12
CONCRETE FINSHING:	NS-13
STREET SWEEPING AND VACUUMING:	SE-7

SOURCE CONTROL BMPS

4.2.3	PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL
4.2.4	PROTECT OUTDOOR MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL

LOW IMPACT DEVELOPEMENT BMPS

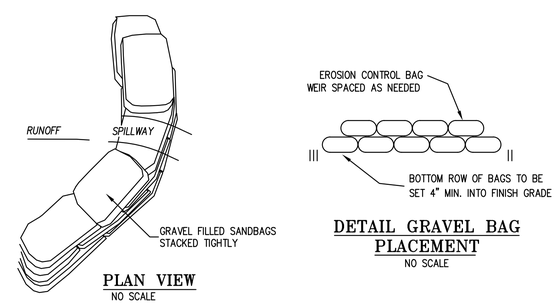
LID 2.3.1	LID RESIDENTIAL SITE DESIGN
LID 3.1.6	LID BUILDING DESIGN

PERMANENT BMPS

SD-32	LID BUILDING DESIGN

SITE DESIGN REQUIREMENT

4.3.4	DISPERSE IMPERVIOUS AREA



PLAN VIEW
NO SCALE

DETAIL GRAVEL BAG PLACEMENT
NO SCALE

GRAVEL SANDBAGS PER CASQA SC-6

5 0 5 10
GRAPHIC SCALE
SCALE: 1"= 5'

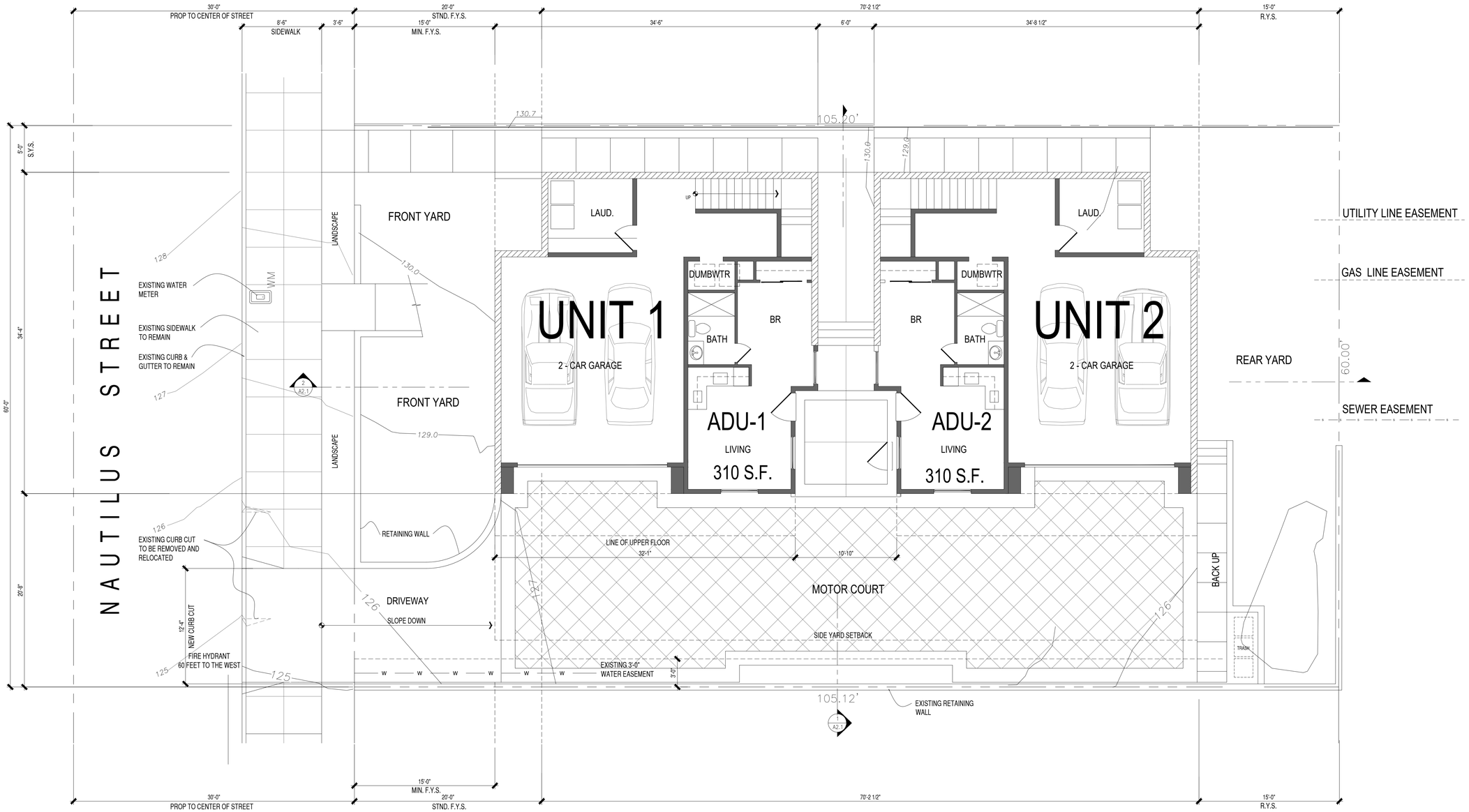
REGISTERED PROFESSIONAL ENGINEER
DAVID V. CARON
No.C070066
EXP.09/30/22
CIVIL
STATE OF CALIFORNIA

5-24-2021
DAVID V. CARON, R.C.E. 70066 DATE

Civil Landworks
110 COPPERWOOD WAY, SUITE P, OCEANSIDE, CA 92058
PH: 760-908-8745 • info@civillandworks.com

CAUTION!!
EXISTING UNDERGROUND UTILITIES AND FACILITIES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM AVAILABLE RECORDS WHICH IN MOST CASES ARE SCHEMATIC PLANS. THESE PLANS MAY NOT REFLECT ALL EXISTING UTILITIES. EXACT LOCATION AND DEPTH OF EXISTING UTILITIES ARE UNKNOWN. SUBCONTRACTOR TO CONFIRM THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF WORK, AND NOTIFY ENGINEER OF WORK OF ANY DISCREPANCIES.

5/24/21



ARCHITECTURAL SITE PLAN

3/16" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
LOT NUMBER:	40	ORIGINAL DATE:	05 - 22 - 21
APN:	351 - 370 - 40 - 00		
PROJECT NAME:	NAUTILUS UNITS		
SHEET TITLE:	ARCHITECTURAL SITE PLAN		
SHEET COUNT:	5 OF 13	DEPT #:	

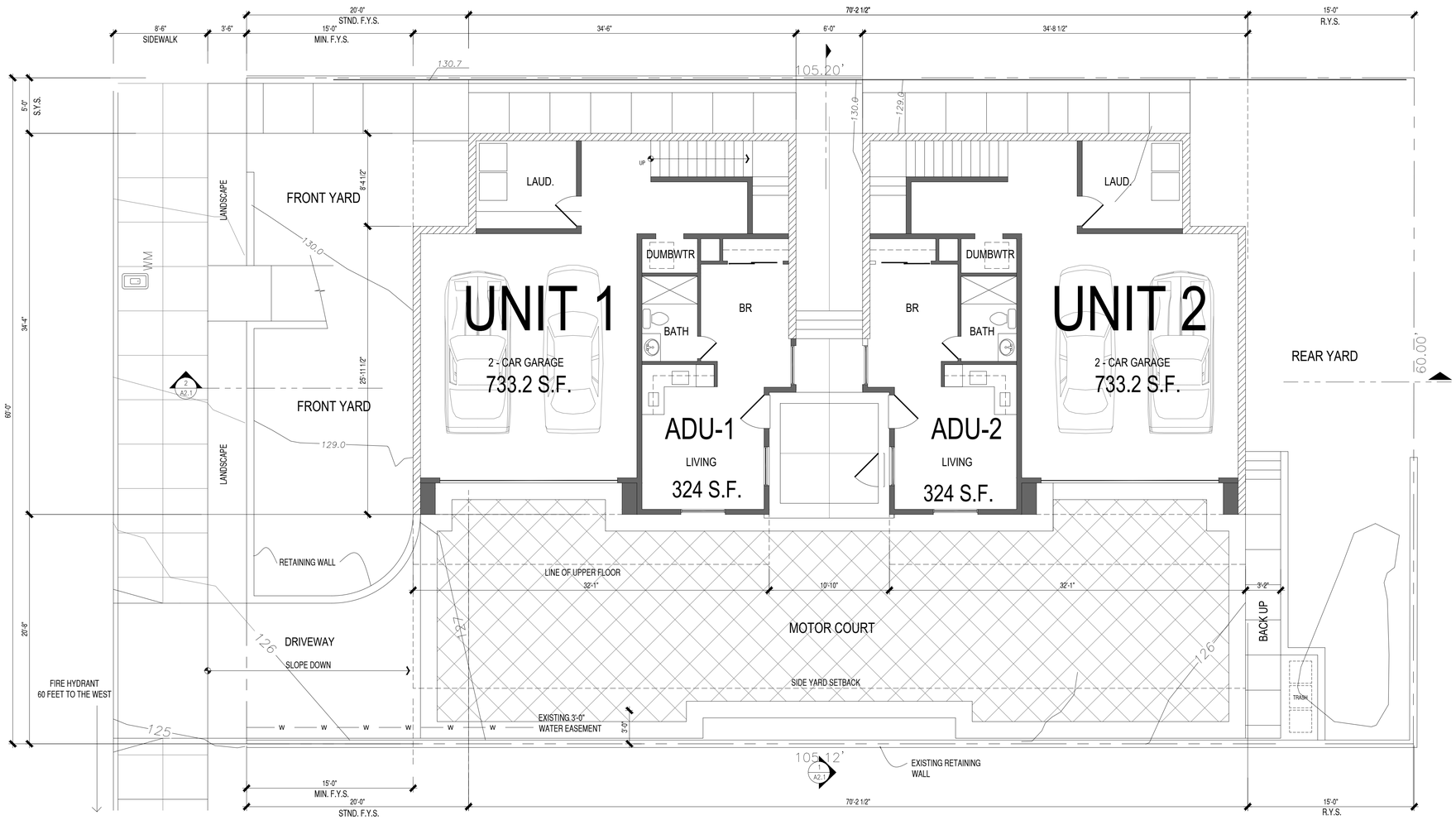
ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS

735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE:	05-22-21
SCALE:	
DRAWN:	STP
JOB:	2107
SHEET	A0-1



BASEMENT FLOOR PLAN

3/16" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
LOT NUMBER:	40	ORIGINAL DATE:	05 - 22 - 21
APN:	351 - 370 - 40 - 00		
PROJECT NAME:	NAUTILUS UNITS		
SHEET TITLE:	BASEMENT PLAN		
SHEET COUNT:	6 OF 13	DEPT #:	

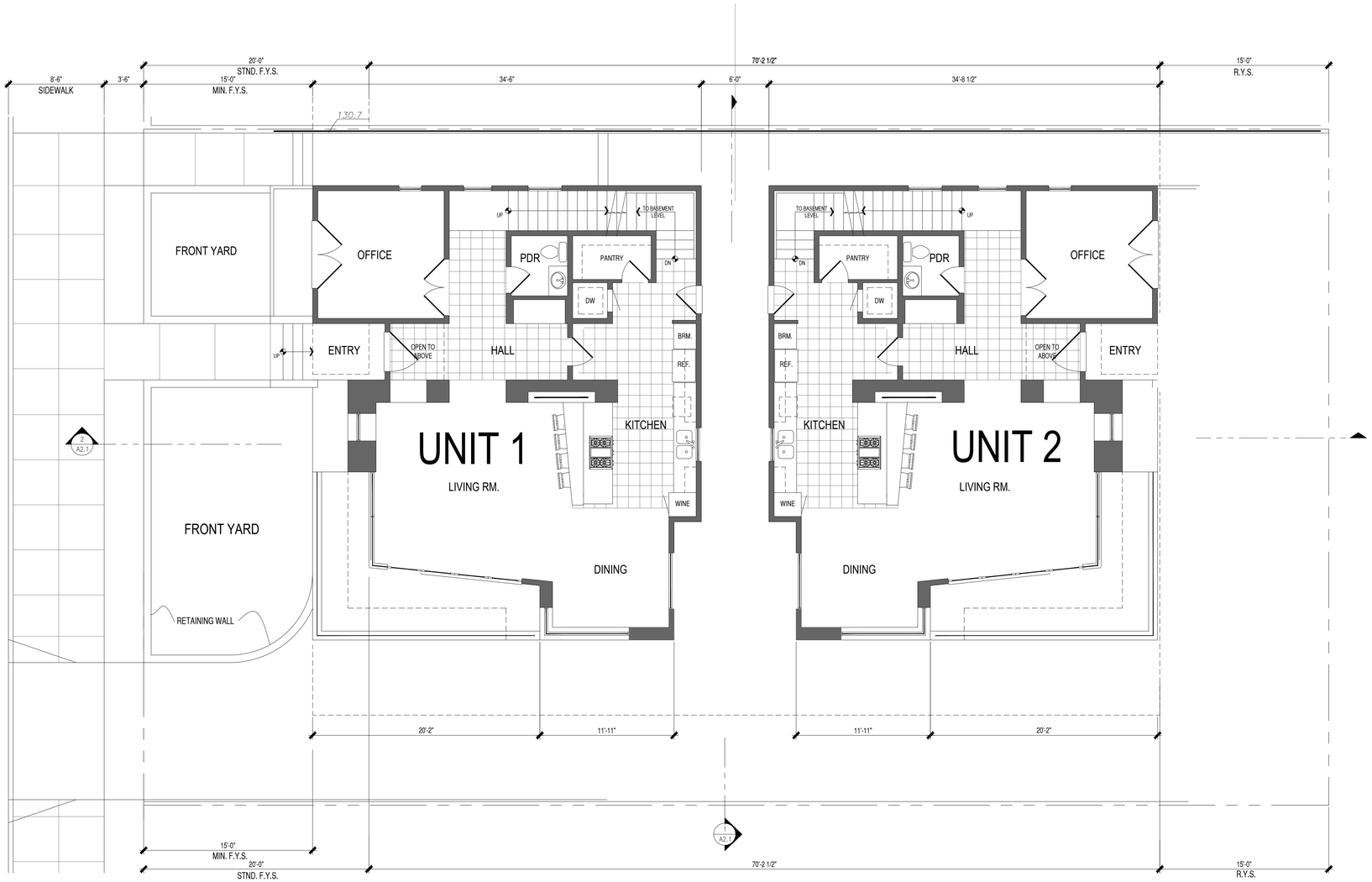
ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS

735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
A1.1



FIRST FLOOR PLAN

3/16" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
LOT NUMBER:	40	ORIGINAL DATE:	05 - 22 - 21
APN:	351 - 370 - 40 - 00		
PROJECT NAME:	NAUTILUS UNITS		
SHEET TITLE:	FIRST FLOOR PLAN		
SHEET COUNT:	7 OF 13	DEPT #:	

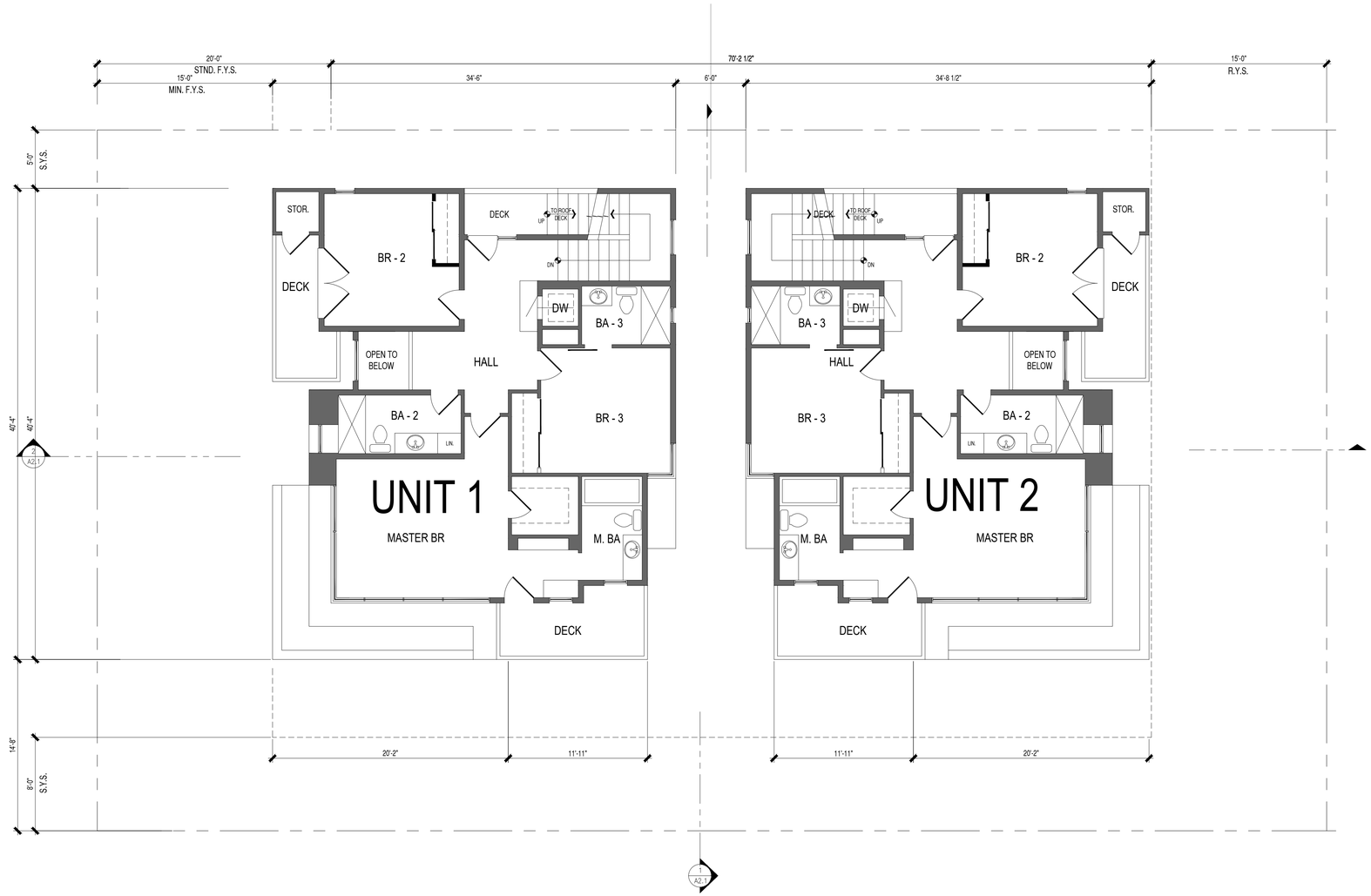
ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS

735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
A1.2



SECOND FLOOR PLAN

1/4" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
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APN:	351 - 370 - 40 - 00	ORIGINAL DATE:	05 - 22 - 21
PROJECT NAME:	NAUTILUS UNITS		
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SHEET COUNT:	8 OF 13	DEPT #:	

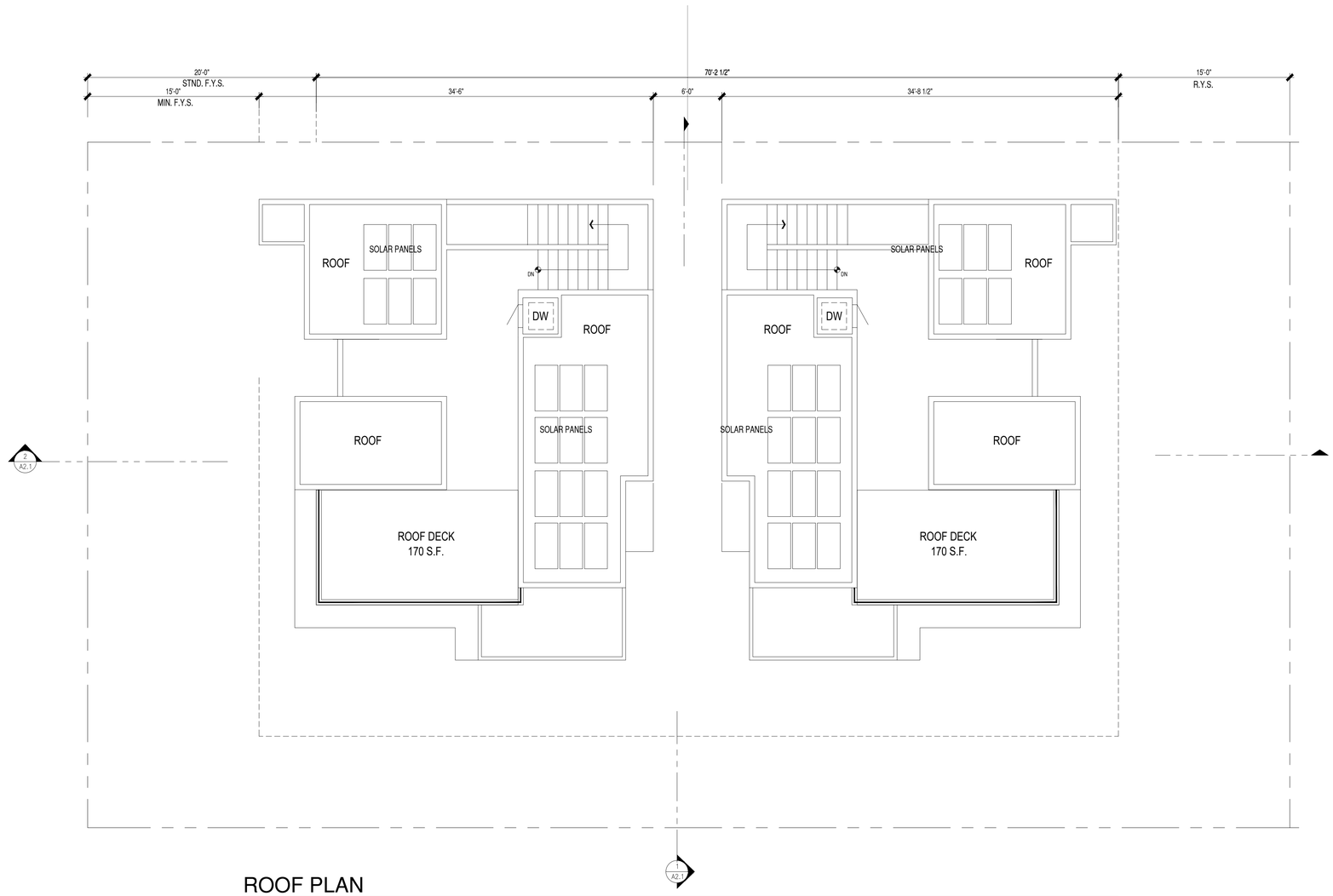
ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS

735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE:	05-22-21
SCALE:	
DRAWN:	STP
JOB:	2107
SHEET	A1.3



ROOF PLAN

1/4" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
LOT NUMBER:	40	ORIGINAL DATE:	05 - 22 - 21
APN:	351 - 370 - 40 - 00		
PROJECT NAME:	NAUTILUS UNITS		
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SHEET COUNT:	9 OF 13	DEPT #:	

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS

735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
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JOB: 2107
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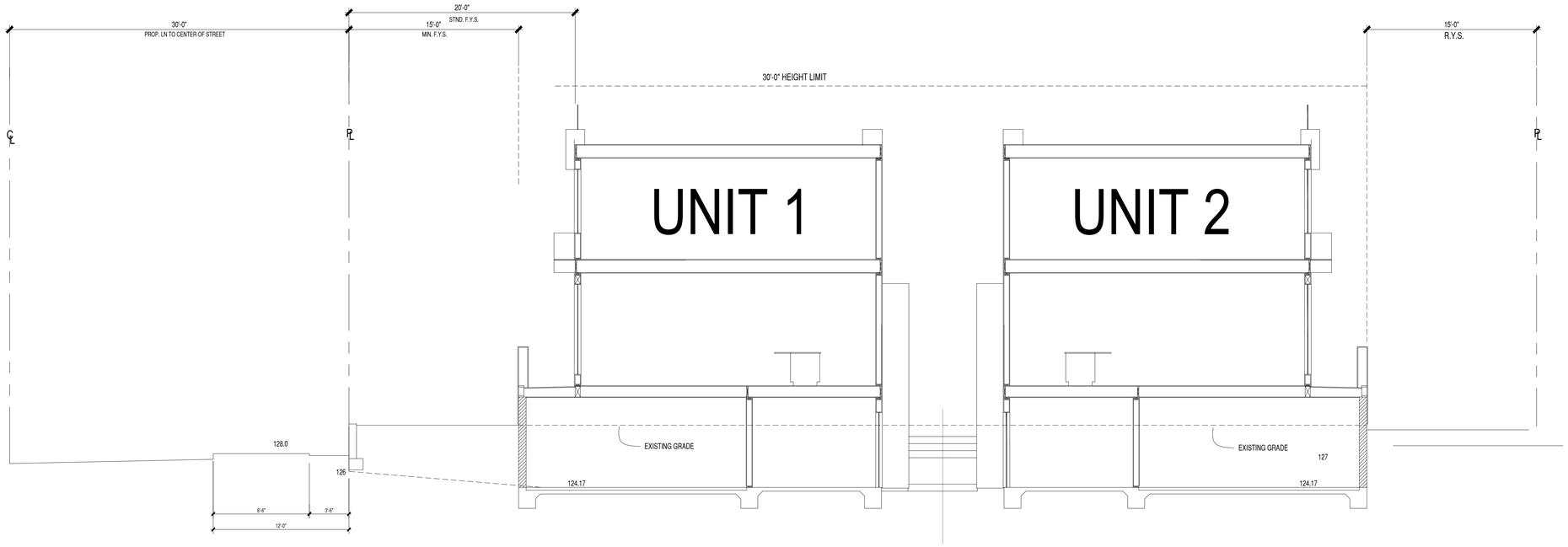
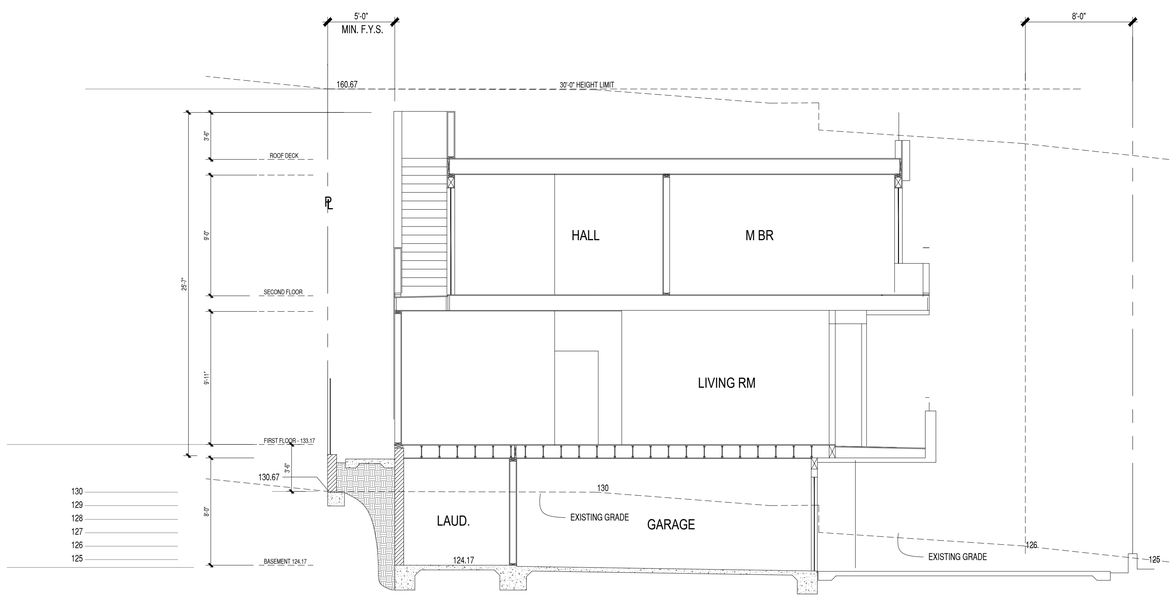
A1.4



BUILDING SECTION 2

3/16" = 1'-0"

2



BUILDING SECTION 1

3/16 = 1'-0"

1

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
LOT NUMBER:	40		
APN:	351 - 370 - 40 - 00	ORIGINAL DATE:	05 - 22 - 21
PROJECT NAME:	NAUTILUS UNITS		
SHEET TITLE:	BUILDING SECTIONS		
SHEET COUNT:	10 OF 13	DEPT #:	

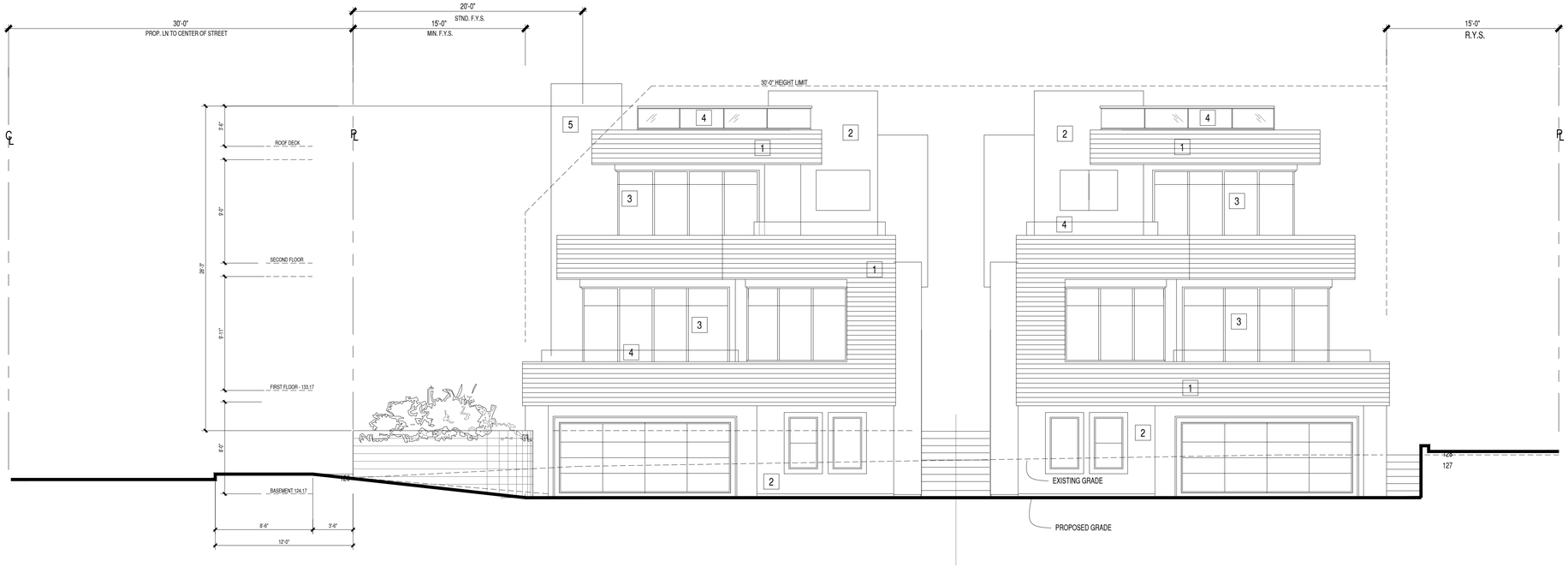
ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS

735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
A2.1



WEST ELEVATION

3/16" = 1'-0"

FRONT ELEVATION - NORTH

3/16" = 1'-0"

EXT. FINISH NOTES

1. CERAMIC WOOD SIDING. DARK WALNUT
2. EXTERIOR STUCCO: LAMABRA (FASTWALL) SYSTEM, RATED NON-COMBUSTABLE PER ASTM E 136, 1 HR FIRE RATED PER (ICC-ES REPORT ESR-2564)
3. ALUMINUM WINDOW FRAMES. SEMI-GLOSS - BLACK
4. GLASS RAILING WITH ALUMINUM TOP RAILS
5. ROUGH - CUT MASONRY BLOCK
6.
7.

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
LOT NUMBER:	40	ORIGINAL DATE:	05 - 22 - 21
APN:	351 - 370 - 40 - 00		
PROJECT NAME:	NAUTILUS UNITS		
SHEET TITLE:	EXTERIOR ELEVATIONS		
SHEET COUNT:	11 OF 13	DEPT #:	

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS

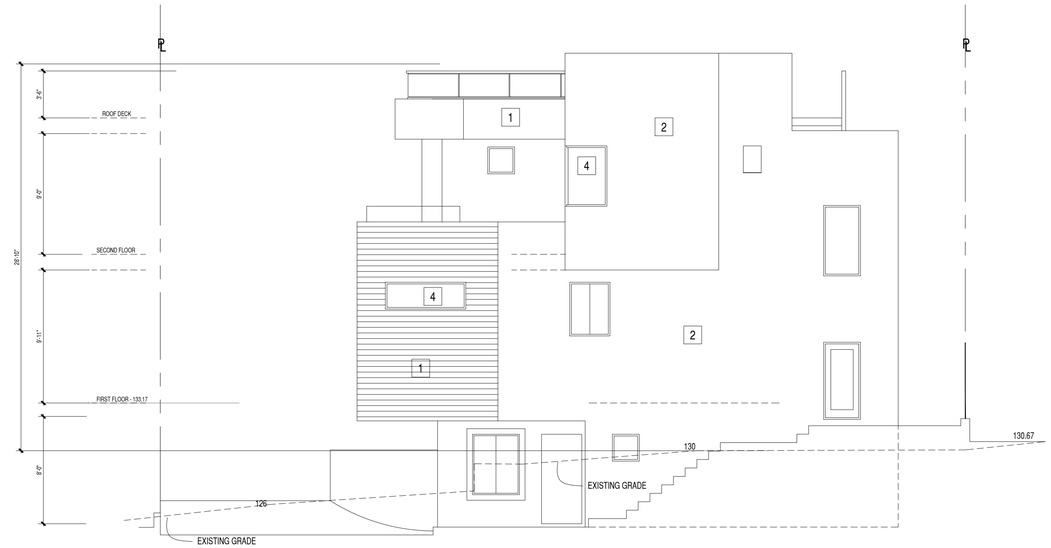
735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
9130 FLETCHER DR.
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
A3-1

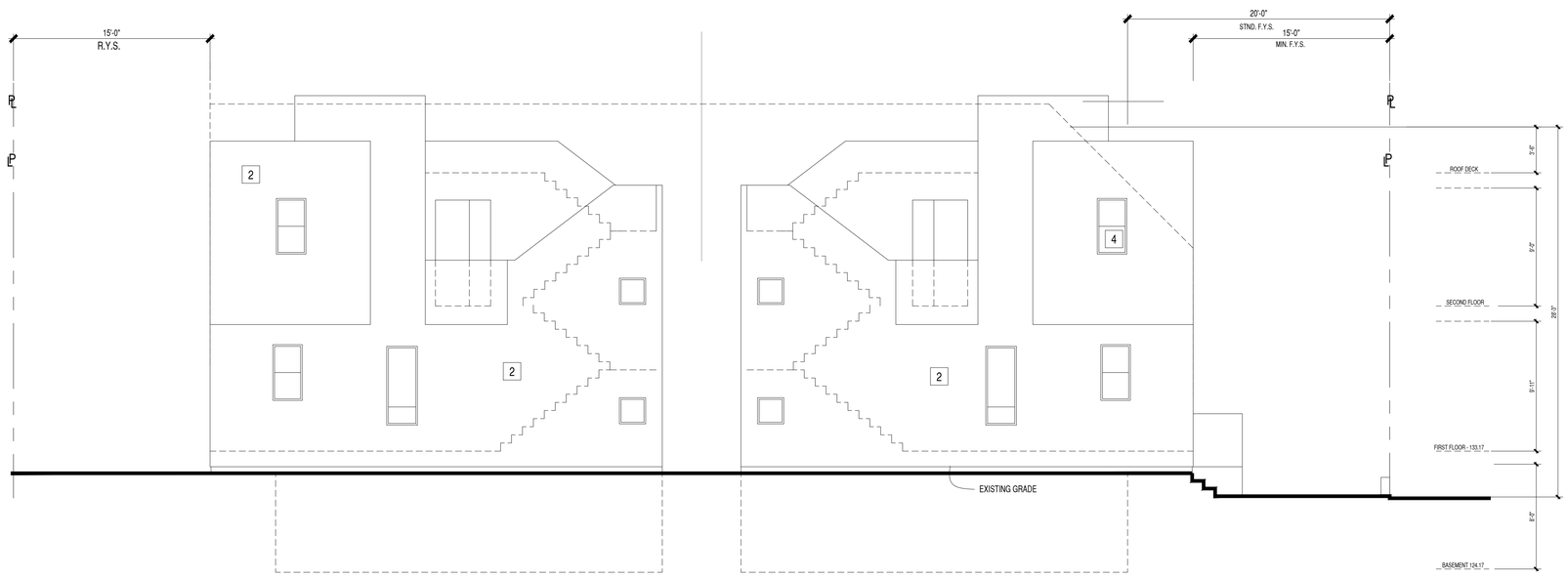
EXT. FINISH NOTES

1. CERAMIC WOOD SIDING. DARK WALNUT
2. EXTERIOR STUCCO: LAMABRA (FASTWALL) SYSTEM, RATED NON-COMBUSTABLE PER ASTM E 136, 1 HR FIRE RATED PER (ICC-ES REPORT ESR-2564)
3. ALUMINUM WINDOW FRAMES. SEMI-GLOSS - BLACK
4. GLASS RAILING WITH ALUMINUM TOP RAILS
5. ROUGH - CUT MASONRY BLOCK
6.



BREEZEWAY ELEVATION

1/4" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

PREPARED BY:	STOSH THOMAS ARCHITECTS 9130 FLETCHER DRIVE LA MESA, CALIFORNIA PHONE: 619.246.9044	REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6: REVISION 6:	
LOT NUMBER:	40	ORIGINAL DATE:	05 - 22 - 21
APN:	351 - 370 - 40 - 00		
PROJECT NAME:	NAUTILUS UNITS		
SHEET TITLE:	EXTERIOR ELEVATIONS		
SHEET COUNT:	12 OF 13	DEPT #:	

ISSUE	DESCRIPTION	DATE
1	CDP SUBMITTAL SET	05.22.21
2		
3		

NAUTILUS UNITS

735 NAUTILUS STREET
LA JOLLA, CA. 92037

STOSH THOMAS ARCHITECTS
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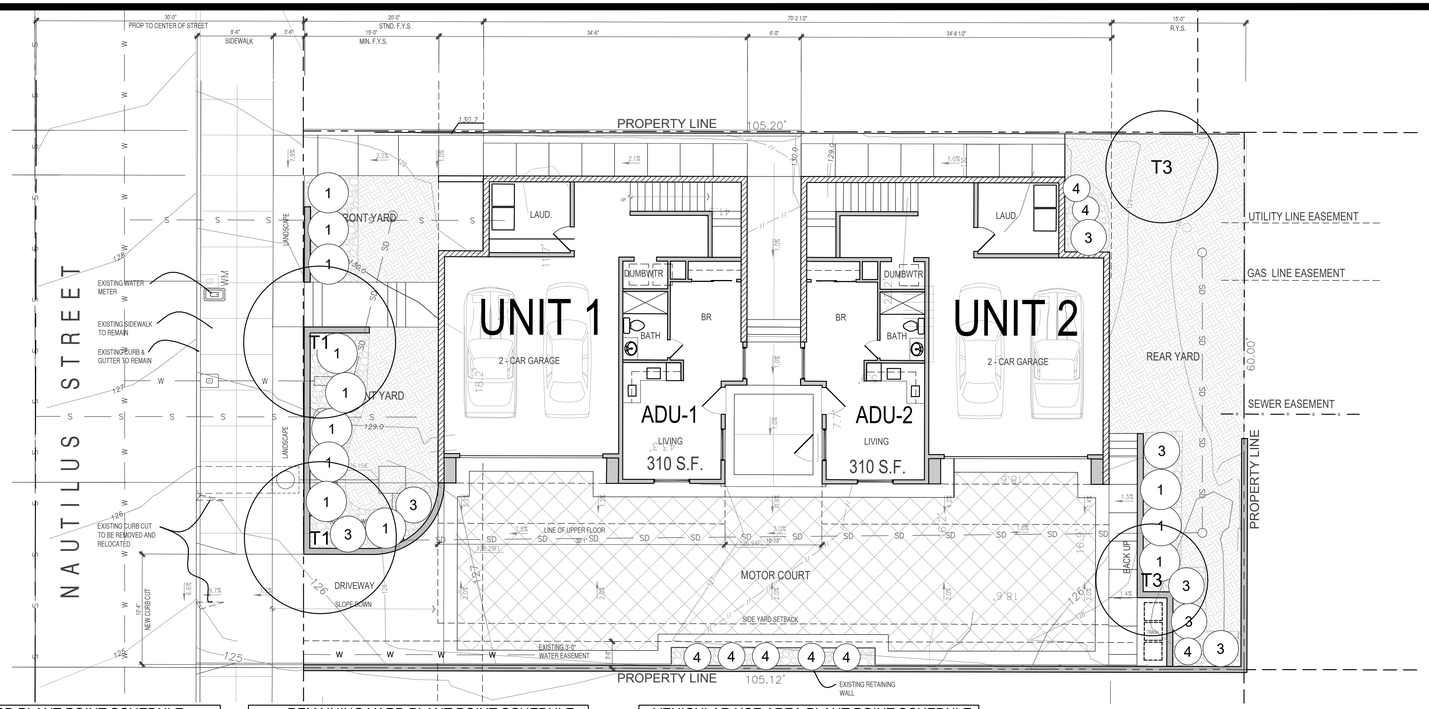
LA MESA, CA. 91941
PH: (619) 246-9044
FAX: (619) 303-6023

DATE: 05-22-21
SCALE:
DRAWN: STP
JOB: 2107
SHEET
A3-2



STREET YARD PLANT POINT SCHEDULE			
PROPOSED PLANT MATERIAL		PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PLANT TYPE	PLANT SIZE		
PROP. SHRUB	1 GAL.	1.0	9.0
	5 GAL.	2.0	0.0
	15 GAL.	10.0	20.0
PROP. TREE	15 GAL.	10.0	0.0
	24" BOX	20.0	40.0
	36" BOX	50.0	0.0
	48" BOX	100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT.	1.5	0.0
TOTAL POINTS ACHIEVED ON PLAN			69.0
REQUIRED POINTS			51.5

REMAINING YARD PLANT POINT SCHEDULE			
PROPOSED PLANT MATERIAL		PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PLANT TYPE	PLANT SIZE		
PROP. SHRUB	1 GAL.	1.0	4.0
	5 GAL.	2.0	16.0
	15 GAL.	10.0	40.0
PROP. TREE	15 GAL.	10.0	0.0
	24" BOX	20.0	0.0
	36" BOX	50.0	0.0
	48" BOX	100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT.	1.5	0.0
	EACH PALM TREE OVER 20 FEET IN HEIGHT	30.0	60.0
TOTAL POINTS ACHIEVED ON PLAN			120
REQUIRED POINTS			120

VEHICULAR USE AREA PLANT POINT SCHEDULE			
PROPOSED PLANT MATERIAL		PLANT POINTS ACHIEVED PER PLANT	TOTAL POINTS
PLANT TYPE	PLANT SIZE		
PROP. SHRUB	1 GAL.	1.0	4.0
	5 GAL.	2.0	10.0
	15 GAL.	10.0	20.0
PROP. TREE	15 GAL.	10.0	0.0
	24" BOX	20.0	20.0
	36" BOX	50.0	0.0
	48" BOX	100.0	0.0
PROP. PALM TREE	PER FOOT OF BROWN TRUNK HEIGHT UP TO 20 FEET IN HEIGHT.	1.5	0.0
	EACH PALM TREE OVER 20 FEET IN HEIGHT	30.0	30.0
TOTAL POINTS ACHIEVED ON PLAN			84
REQUIRED POINTS			83.05

PLANT LEGEND

TREES

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS
T1	ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	24" BOX	2	MOD.
T3	ARCHONTOPHOENIX CUNNINGHAMIANA	KING PALM	20' BTH	2	MOD.

SHRUBS

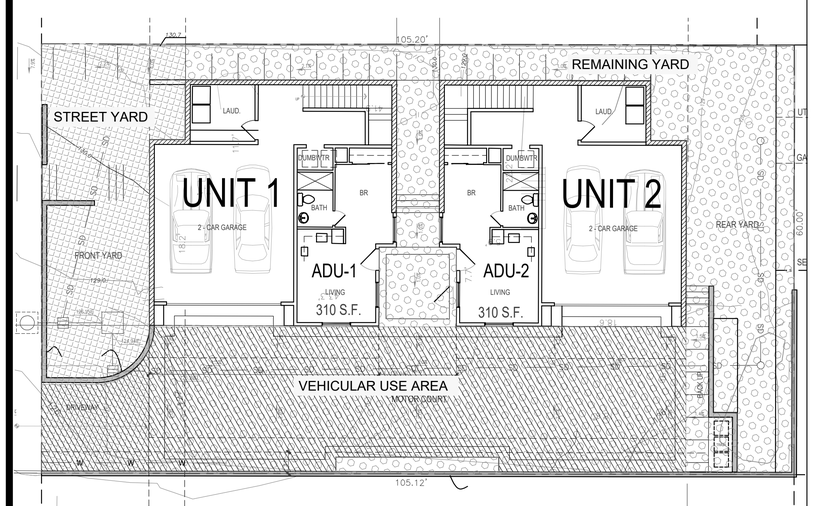
SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WU-COLS
1	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	12	LOW
3	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	15 GAL.	7	LOW
4	IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL.	8	LOW

GROUND COVERS

SYM	DESCRIPTION	SQFT	
	MULCH - 3" LAYER	935.4	
	3-6" RIVER ROCK	451	

LANDSCAPE GENERAL NOTES:

1. ALL LANDSCAPE SHALL CONFORM TO THE STANDARD'S OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND THE COUNTY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER RELATED CITY AND REGIONAL STANDARDS.
2. MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE & IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BE THE OWNER. LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
3. IRRIGATION: AN EFFICIENT, AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASSE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED, THE PROPOSED IRRIGATION SYSTEM SHALL BE A COMBINATION OF POP-UP SPRY HEAD AND DRIP LINE.
4. ALL GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY RE-VEGETATED AND IRRIGATED.
5. ARCHITECTURAL ELEVATIONS AND FEATURES SHALL BE CONSIDERED AND ENHANCED WITH PLANTINGS OF SIMILAR DESIGN CHARACTER.
6. LANDSCAPE FINISH GRADING OBJECTIVES WILL INCLUDE POSITIVE SURFACE DRAINAGE OF PLANTED AREAS THROUGHOUT THE SITE.
7. A SOIL TEST BY A QUALIFIED AGRONOMIST SHALL FURTHER INFLUENCE PLANT MATERIALS AND INSTALLATION TECHNIQUES.
8. ALL SOILS WILL BE FERTILIZED, AMENDED, AND TILLED TO CONFORM TO RECOMMENDATIONS MADE BY A SOIL TESTING LABORATORY AND/OR LANDSCAPE ARCHITECT IN ORDER TO PROMOTE HEALTHY AND VIGOROUS PLANT GROWTH.
9. ALL PROPOSED PLANTING AREAS SHALL BE TREATED WITH SOIL CONDITIONERS TO INCREASE AND RETAIN SOIL MOISTURE.
10. ALL PLANTER AREAS SHALL RECEIVE A MINIMUM OF A 2" LAYER OF MULCH WILL BE APPLIED ON ALL EXPLSED SOIL SURFACES IN EACH LANDSCAPED AREA EXCEPT TURF AREAS, OR ROOTING GROUNDCOVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
11. ALL PLANTING AREAS WILL BE MAINTAINED IN A WEED AND DEBRIS FREE CONDITION.
12. NON-BIODIGRADABLE ROOT BARRIERS SHALL BE INSTALLED WERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOT BALL .



LANDSCAPE CALCULATION DIAGRAM

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet

Vehicular Use Area (VUA)

FORM DS-5
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

VEHICULAR USE AREA (<6,000 sf) [§142.0406 - §142.0407]

Planting Area Required		
40 sq. ft. per tree.		
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area 1,661 sq. ft. x 0.05 = 83.05 points	84 points	95 points
	Plant Points Achieved with Trees (50%)	
	50 points	

VEHICULAR USE AREA (>6,000 sf) [§142.0406 - §142.0407]

Planting Area Required		Planting Area Provided	Excess Area Provided
VUA inside Street Yard	_____ sq. ft. x 0.05 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
VUA outside Street Yard	_____ sq. ft. x 0.03 = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required		Plant Points Provided	Excess Points Provided
VUA inside Street Yard	_____ sq. ft. x 0.05 = _____ points	_____ points	_____ points
		Plant Points Achieved with Trees (50%)	
		_____ points	
VUA outside Street Yard	_____ sq. ft. x 0.03 = _____ sq. ft.	_____ points	_____ points
		Plant Points Achieved with Trees (50%)	
		_____ points	

TEMPORARY VEHICULAR USE AREA [§142.0408]
(a specified time limit of less than 5 years from the date of construction permit issuance.)

Planting Area Required	Planting Area Provided	Excess Area Provided
Length of Public ROW adjacent to VUA _____ ft. x 3 ft. = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.

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Upon request, this information is available in alternative formats for persons with disabilities.

DS-5 (08-20)

City of San Diego Development Services
1222 First Ave., MS-501
San Diego, CA 92101

Landscape Calculations Worksheet

Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development

FORM DS-6
August 2020

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-04B for proposed and existing plant point schedule.

- At least one-half of the required planting points shall be achieved with trees.
- If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met.

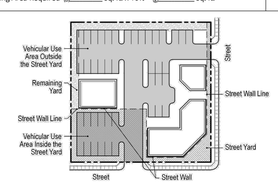
STREET YARD [§142.0404 - §142.0405] – All Multiple Dwelling Unit Residential Development

- Planting area in the *public right-of-way* is not counted towards fulfillment of the required *street yard* planting area.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area $_{(a)}$ 971 sq. ft. x 50% = $_{(b)}$ 485.5 sq. ft.	$_{(c)}$ 550 sq. ft.	$_{(c-b)}$ 64.5 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area $_{(a)}$ 971 sq. ft. x 0.05 = $_{(d)}$ 51.5 points	$_{(e)}$ 69 points	$_{(e-d)}$ 17.5 points
	Plant Points Achieved with Trees (50%)	
	40 points	

ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE

Planting Area Reduction [§142.0405(a)(3)]	Minimum Planting Area with Allowed Reduction	Excess Points Required
Planting Area Required $_{(h)}$_____ sq. ft. x 25% = $_{(i)}$_____ sq. ft.	$_{(j=h-i)}$_____ sq. ft.	$_{(k)}$_____ points
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]		Hardscape Provided
Planting Area Required $_{(h)}$_____ sq. ft. x 10% = $_{(l)}$_____ sq. ft.		_____ sq. ft.



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DS-6 (08-20)

REMAINING YARD [§142.0404 - §142.0405] – 4 Dwelling Units or Less
A minimum of 60 points per residential *structure*. Planting shall be distributed within a 10-foot offset from the *structural envelope* or within the *remaining yard*.

Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x 120.0 # of residential *structures*	120.0 sq. ft.	0.0 sq. ft.
	Plant Points Achieved with Trees (50%)	
	60 points	

REMAINING YARD [§142.0404 - §142.0405] – 5 Dwelling Units or More

Option 1:
A minimum of 30 percent of the total area within a 10-foot offset from the *structural envelope* of each residential *structure* shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 30% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

Option 2:
Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.

Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area _____ sq. ft. x 20% = _____ sq. ft.	_____ sq. ft.	_____ sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area _____ sq. ft. x 0.05 = _____ sq. ft.	_____ points	_____ points
	Plant Points Achieved with Trees (50%)	
	_____ points	

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LICENSED LANDSCAPE ARCHITECT
SCANR. CLARKE
NO.5299
09-03-21
01-31-22
STATE OF CALIFORNIA

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN

PROJECT: **NAUTILUS UNITS**
735 NAUTILUS ST.
LA JOLLA, CA. 92037

REVISIONS

DRAWN	JA
APPROVED	SC
JOB NO.	SRC20128
DATE	09-03-21
SCALE	AS SHOWN
SHEET	L1 OF 1

PLOT DATE: 09-03-21