STORMWATER POLLUTION CONTROL BMP NOTES

CONCRETE WASHOUT

-CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WAS CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS

-A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES

-A SPECIFIC AREA AWAY FROM GUTTERS AND STORMDRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL

-EROSION CONTROL MUST BE PROVIDED FOR ALL EROSIVE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.

-NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.

-DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.

-REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP DECREASE EROSION.

-TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.

-PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.

-WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE

-STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE.

-ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PARING MATERIALS, ASPHALT CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORMDRAIN INLETS. STOCKPILES SHALL BE COVERED OR FROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING

-CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF SAN DIEGO SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF SAN DIEGO STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT

-CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.

-NO SEEPAGE FROM DUMPSTERS SHALL BE DISCHARGED INTO STORMWATER. BERMS/DIKES SHALL BE PLACED AROUND DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPS IN ORDER AVOID RAIN CONTACT WITH ANY TRASH MATERIAL.

-MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. FOR INFORMATION ON DISPOSAL OF HAZARDOUS MATERIAL, CALL THE HAZARDOUS WASTE HOTLINE TOLL FREE AT (800) 114-1115. FOR INFORMATION ON LANDFILLS AND TO ORDER DUMPSTERS CALL EDCO AT (760) 436-4151.

-POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE.

-PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMDRAIN INLETS ON PERVIOUS SURFACES.

-ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORMDRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION.

GENERAL NOTES

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP)
EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES (E.G. SILT FENCING, FIBER ROLLS, DETENTION BASINS) MUST BE IN PLACE TO PREVENT ERODED SOIL FROM LEAVING SITE. MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAIN WATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWN STREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP)
NO DIRECTLY CONNECTED IMPERVIOUS AREA (DCIA) SHALL BE ALLOWED. DCIA MEANS STORM RUN OFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN. MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPED AREAS THAT ARE DESIGNED FOR BMP'S SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A CITY PERMIT.

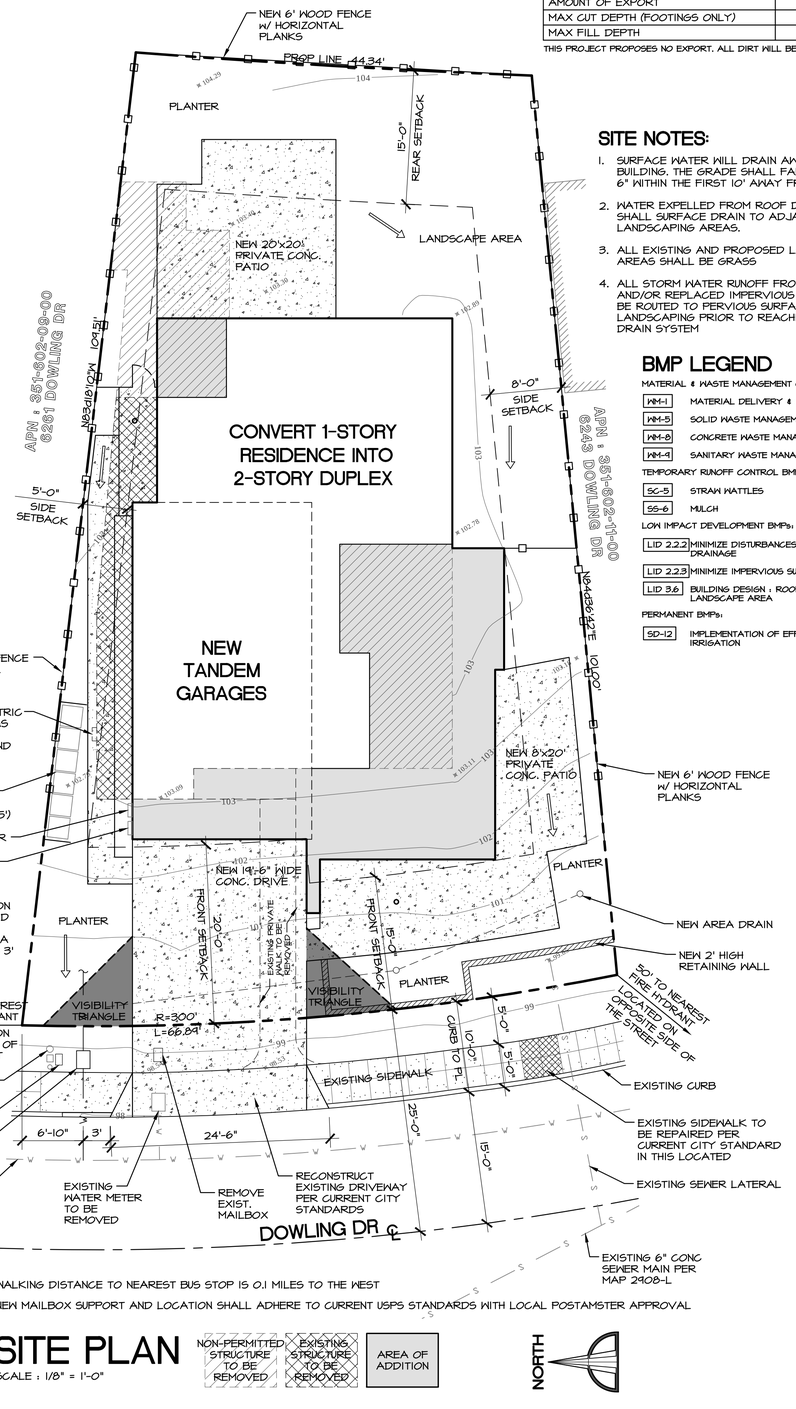
STORM WATER QUALITY NOTES- CONSTRUCTION BMP'S:

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

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

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING / IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
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 BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTIONS NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION 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 CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/ WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ONSITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR-ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN 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 CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPs DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-1 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL".

NO PUBLIC EASEMENTS ARE LOCATED ON SITE



WALKING DISTANCE TO NEAREST BUS STOP IS 0.1 MILES TO THE WEST

NEW MAILBOX SUPPORT AND LOCATION SHALL ADHERE TO CURRENT USPS STANDARDS WITH LOCAL POSTAMSTER APPROVAL

SITE PLAN

SCALE : 1/8" = 1'-0"

NON-PERMITTED STRUCTURE TO BE REMOVED | EXISTING STRUCTURE TO BE REMOVED | AREA OF ADDITION

NORTH

IMPERVIOUS SURFACE TABLE	
TOTAL GROUND DISTURBANCE AREA	2,170 SQ.FT.
EXISTING IMPERVIOUS AREA	2,245 SQ.FT.
NEW/REPLACED IMPERVIOUS AREA	3,840 SQ.FT.
IMPERVIOUS % INCREASE	24.6%

GRADING TABLE	
AMOUNT OF CUT	6.5 C.Y.
AMOUNT OF FILL	0 C.Y.
AMOUNT OF EXPORT	6.5 C.Y.
MAX CUT DEPTH (FOOTINGS ONLY)	18"
MAX FILL DEPTH	0

THIS PROJECT PROPOSES NO EXPORT. ALL DIRT WILL BE KEPT ON SITE.

SITE NOTES:

1. SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' AWAY FROM BUILDING
2. WATER EXPELLED FROM ROOF DOWNSPOUTS SHALL SURFACE DRAIN TO ADJACENT LANDSCAPING AREAS.
3. ALL EXISTING AND PROPOSED LANDSCAPE AREAS SHALL BE GRASS
4. ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM

BMP LEGEND

MATERIAL & WASTE MANAGEMENT CONTROL BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SC-5 STRAW MATTLES
- SS-6 MULCH

LOW IMPACT DEVELOPMENT BMPs:

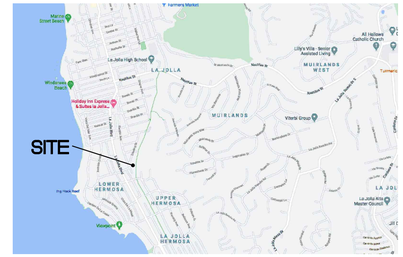
- LID 2.2.2 MINIMIZE DISTURBANCES TO NATURAL DRAINAGE
- LID 2.2.3 MINIMIZE IMPERVIOUS SURFACES
- LID 3.6 BUILDING DESIGN : ROOF DOWNSPOUT TO LANDSCAPE AREA

PERMANENT BMPs:

- SD-12 IMPLEMENTATION OF EFFICIENT IRRIGATION

VICINITY MAP

N.T.S.



SHEET INDEX

COUNT	#	TITLE
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3	A-3	PROPOSED FIRST FLOOR PLAN
4	A-4	PROPOSED SECOND FLOOR PLAN / PROPOSED ROOF PLAN
5	A-5	EXTERIOR ELEVATIONS
6	A-6	EXTERIOR ELEVATIONS
7	A-7	BUILDING SECTIONS
8	L1	LANDSCAPE PLAN

PROJECT INFORMATION

OWNER ADDRESS:

JONATHON AND CAROL HANGARTNER
5726 BELLEVUE AVE
LA JOLLA, CA 92037

ASSESSOR'S PARCEL #:

351-602-10-00

LEGAL DESCRIPTION:

PORTIONS OF LOTS 2, 3 & 4, MAP 1993, LA JOLLA GABLES

PROJECT DATA:

ZONING: RM-1-1

OVERLAY ZONES: COASTAL (NApp), PARKING IMPACT, TRANSIT (TAOZ) AND TRANSIT PRIORITY AREA (TPA) RESIDENTIAL TANDEM PARKING

LOT AREA: 5,877 SQ.FT.

CONSTRUCTION TYPE: TYPE VB, NON-SPRINKLERED

OCCUPANCY GROUP: R-3/U

YEAR BUILT: 1946

FLOOR AREA RATIO: ALLOWED 5,877 x 0.75 = 4,408
PROPOSED 3844 + 414 = 4258
4338 / 5877 = 0.738

SCOPE OF WORK:

1. UPGRADE ELECTRIC METER
2. REMODEL EXISTING FIRST FLOOR
3. FIRST FLOOR ADDITION
4. NEW SECOND FLOOR
5. NEW COVERED PORCH
6. NEW DECK ON 2nd FLOOR
7. ADD ATTACHED TANDEM GARAGES
8. REMOVE NON-PERMITTED ROOM ADDITIONS

PROJECT AREAS:

EXISTING RESIDENCE	1,516 SQ.FT.
EXISTING ATTACHED GARAGE	220 SQ.FT.
PROPOSED UNIT 1 (WEST UNIT)	
FIRST FLOOR	738 SQ.FT.
SECOND FLOOR	1,025 SQ.FT.
TOTAL	1,736 SQ.FT.
ATTACHED GARAGE	364 SQ.FT.
PROPOSED UNIT 2 (EAST UNIT)	
FIRST FLOOR	765 SQ.FT.
SECOND FLOOR	1,098 SQ.FT.
TOTAL	1,863 SQ.FT.
ATTACHED GARAGE	375 SQ.FT.
TOTAL LIVING AREA	3,599 SQ.FT.
TOTAL GARAGE AREA	739 SQ.FT.

PARKING ANALYSIS

EXISTING LAND USE = SINGLE FAMILY RESIDENCE
PROPOSED LAND USE = DUPLEX
EXISTING PARKING PROVIDED - 1 GARAGE SPACE (TO BE REMOVED)
PARKING REQUIRED PER TABLE 142-05C = 2.25 SPACES PER 3 BEDROOM UNIT
PARKING PROVIDED - 2 GARAGE SPACES W/ TANDEM LAYOUT PER UNIT

BUILDING CODES

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS

DATE	REVISIONS
10.15.20	PROJECT START
11.8.20 thru 11.25.20	DESIGN REVISIONS
4.28.21	PLAN CHECK SUBMITTAL
6.21.21 thru 7.21.21	REDESIGN
7.22.21	CDP SUBMITTAL
9.20.21	CDP RESUBMITTAL
2.15.22 thru 3.15.22	LJPG REVIEW
3.16.22	CDP RESUBMITTAL

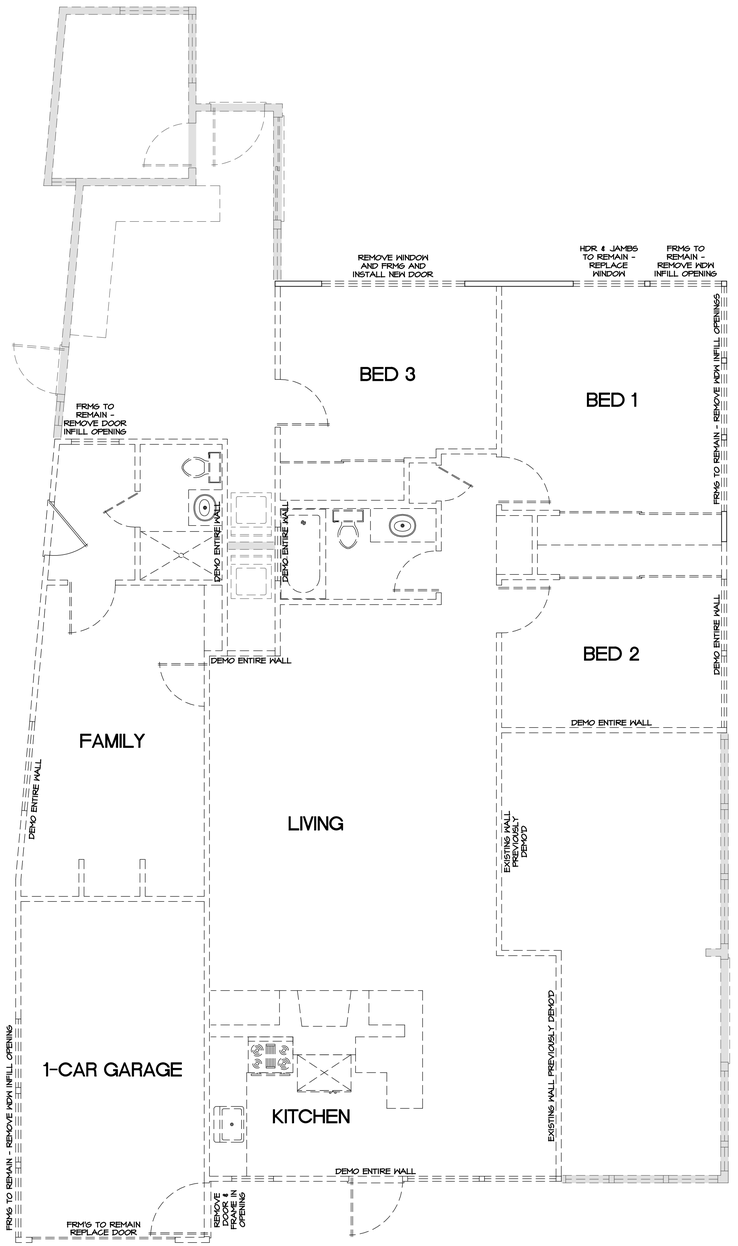
PLANS PREPARED BY:
Stephanie Lupton
P.O. BOX 2216
San Marcos, CA 92079
ph: (760) 224-9124
sjldrafting@gmail.com

COASTAL DEVELOPMENT PERMIT:
Hangartner Duplex
6253 Dowling Dr
La Jolla, CA 92037

PROJECT INFO / SITE PLAN

DRAWN BY:
STEPHANIE LUPTON

A-1



DEMOLITION PLAN

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

NORTH

EXISTING WOOD FRAMED WALL
EXISTING TO BE REMOVED
NON-PERMITTED WALLS AND WINDOWS TO BE REMOVED

DATE	REVISIONS
10.15.20	PROJECT START
11.9.20 thru 11.25.20	DESIGN REVISIONS
4.28.21	PLAN CHECK SUBMITTAL
6.21.21 thru 7.21.21	REDESIGN
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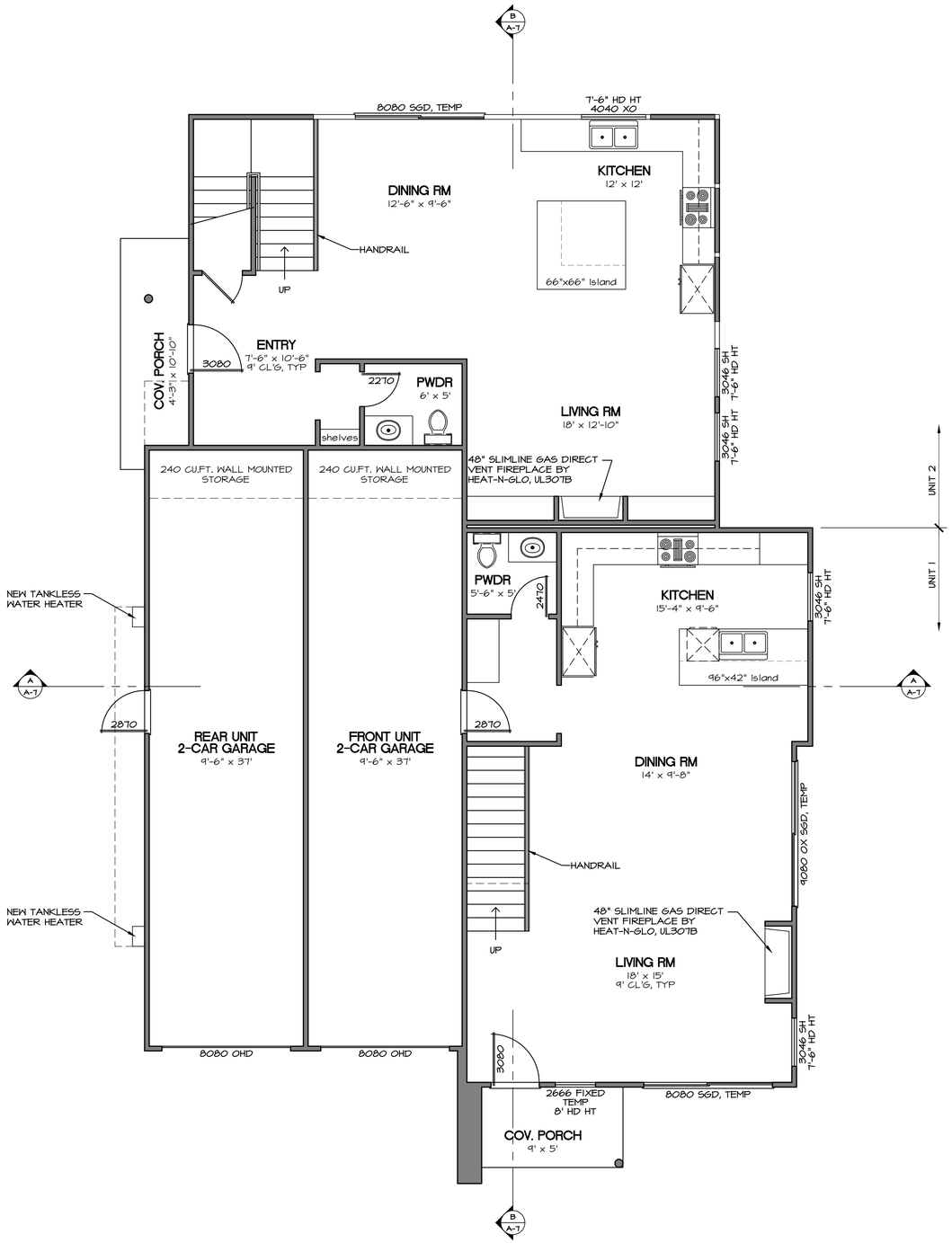
DEMOLITION PLAN

DRAWN BY:
STEPHANIE LUPTON

A-2



PROPOSED FIRST FLOOR PLAN

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

EXISTING WOOD FRAMED WALL

NEW 2x4 WOOD FRAMED WALL

NORTH

FLOOR PLAN GENERAL NOTES:

1. PROVIDE 5/8" TYPE "X" GYPSUM BOARD @ ALL SURFACES (WALLS OR CEILINGS) IN THE GARAGE THAT ARE COMMON WALLS BETWEEN DWELLING AREA & GARAGE.
2. PROVIDE ALL HOSE BIBS & SPRINKLER SYSTEMS W/ BACK FLOW PREVENTION DEVICES. PROVIDE HOSE BIBS WITH VACUUM BREAKERS.
3. PROVIDE SAFETY GLAZING IN HAZARDOUS AREAS SUCH AS GLASS IN DOORS & GLAZING ADJACENT TO SUCH DOORS AS WELL AS GLAZING ADJACENT TO WALKING SURFACES. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
4. ALL WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 24".
5. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, PER UPC SECTION 412.7.
6. SEE SHEET A-9, SECTION 4.303 FOR ALL WATER CONSERVATION MEASURES INCLUDING FLOW RATES FOR ALL INTERIOR PLUMBING FIXTURES.
7. GLAZING @ SHOWER & TUB ENCLOSURES SHALL BE OF TEMPERED GLASS, LAMINATED OR APPROVED PLASTICS. VERIFY TYPE WITH OWNER.
8. THE WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION AS FOLLOWS: 2x4 WOOD STUDS @ 16" O.C. W/ (1) ONE LAYER OF 5/8" GYPSUM WALLBOARD EACH SIDE
9. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. CBC, SECTION 711.3
10. THE DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
11. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. BOTTOM OF CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
12. DOORS MAY OPEN INTO THE GARAGE ONLY IF THE FLOOR OR LANDING IN THE GARAGE IS NOT MORE THAN 1" LOWER THAN THE DOOR THRESHOLD.
13. THE PASSAGEWAY TO THE ATTIC FURNACE SHALL BE UNOBSTRUCTED NOT LESS THAN 30" HIGH AND 30" WIDE AND HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 20' IN LENGTH THRU THE ATTIC.
14. FAU CLOSET OR ALCOVE MUST BE 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED PER UMC SECTION 304.7.
15. PROVIDE FIRESTOPS, VERTICAL AND HORIZONTAL, IN ENCLOSED SPACES AT 10'-0" INTERVALS MAXIMUM.
16. GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE.
17. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH UPC SECTION 507 AND TABLE 5-1.
18. WATER HEATERS REQUIRE A MINIMUM OF 2 STRAPS TO RESIST HORIZONTAL DISPLACEMENT.
19. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYP BD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANES IS NOT REQUIRED.
20. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHTS OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

DOOR / WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NWMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR OPENINGS ARE TO BE FULLY WEATHERSTRIPPED, CAULKED AND SEALED.
4. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE TEMPERED GLASS.
5. WINDOWS ARE TO BE ANDERSEN 100, DUAL GLAZED, CLEAR GLASS, U.N.O.
6. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
7. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATION.

WATER HEATER NOTES:

RHEEM ON DEMAND WATER HEATER,
MODEL NO. RTGH-90XLN-2

TYPE OF APPLIANCE: TEMPERATURE CONTROLLED, CONTINUOUS FLOW, GAS HOT WATER SYSTEM
OPERATION: WITH OR WITHOUT REMOTE CONTROLS
EXHAUST SYSTEM: DIRECT VENT, FORCED COMBUSTION
GAS RATE (INPUT BTUH): 11,000 BTU's - 199,000 BTUH
TEMPERATURE (WITHOUT REMOTES): 85-140 DEG. F
APPROVED GAS TYPES: NATURAL
INSTALLATION: OUTDOOR WALL MOUNT
DIMENSIONS: APPROX. 19"x28"x10
WEIGHT: 82 POUNDS
IGNITION SYSTEM: ELECTRIC CONTINUOUS SPARKING
WATER SUPPLY: 8.4 GPM

DATE	REVISIONS
10.15.20	PROJECT START
11.8.20 thru 11.25.20	DESIGN REVISIONS
4.28.21	PLAN CHECK SUBMITTAL
6.21.21 thru 7.21.21	REDESIGN
7.22.21	CDP SUBMITTAL
9.20.21	CDP RESUBMITTAL
2.15.22 thru 3.15.22	LJPG REVIEW
3.16.22	CDP RESUBMITTAL

PLANS PREPARED BY:
Stephanie Lupton
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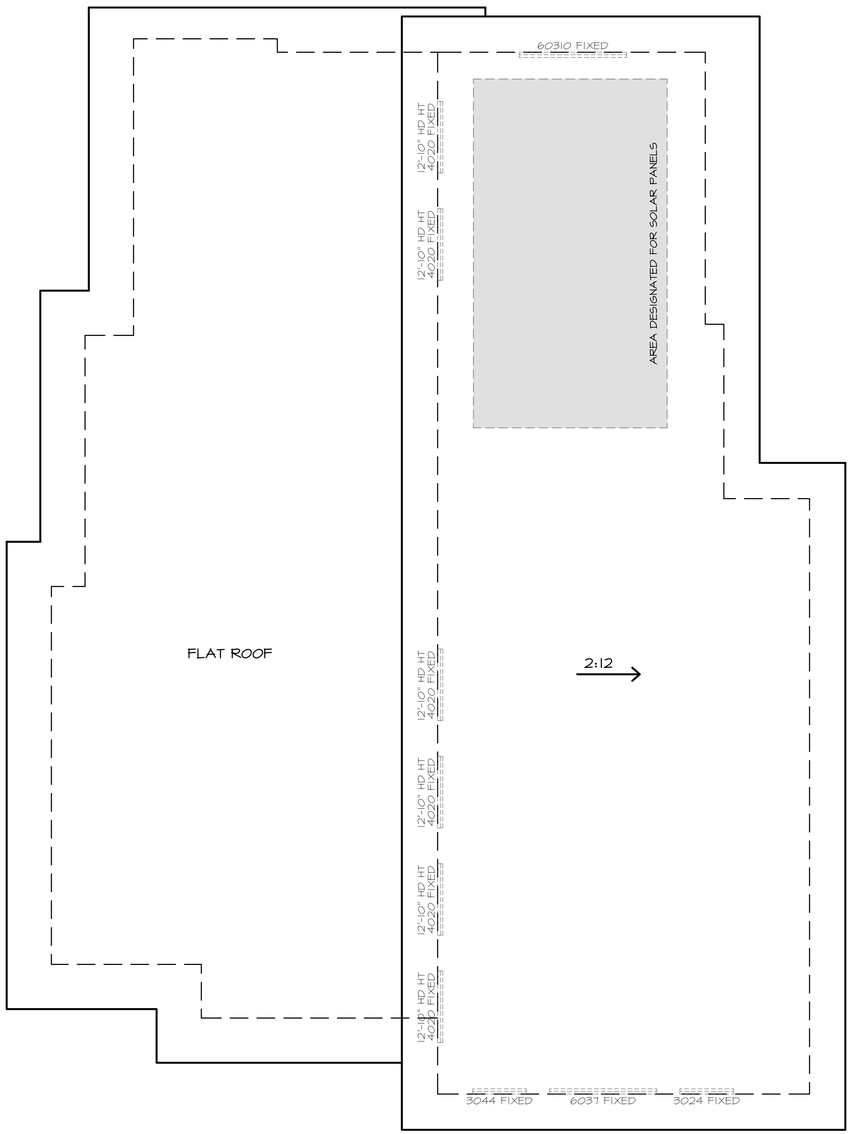
San Marcos, CA 92079
ph. (760) 224-9704
sjldrafting@gmail.com

COASTAL DEVELOPMENT PERMIT:
Hangartner Duplex
6253 Dowling Dr
La Jolla, CA 92037

PROPOSED FIRST FLOOR PLAN

DRAWN BY:
STEPHANIE LUPTON

A-3

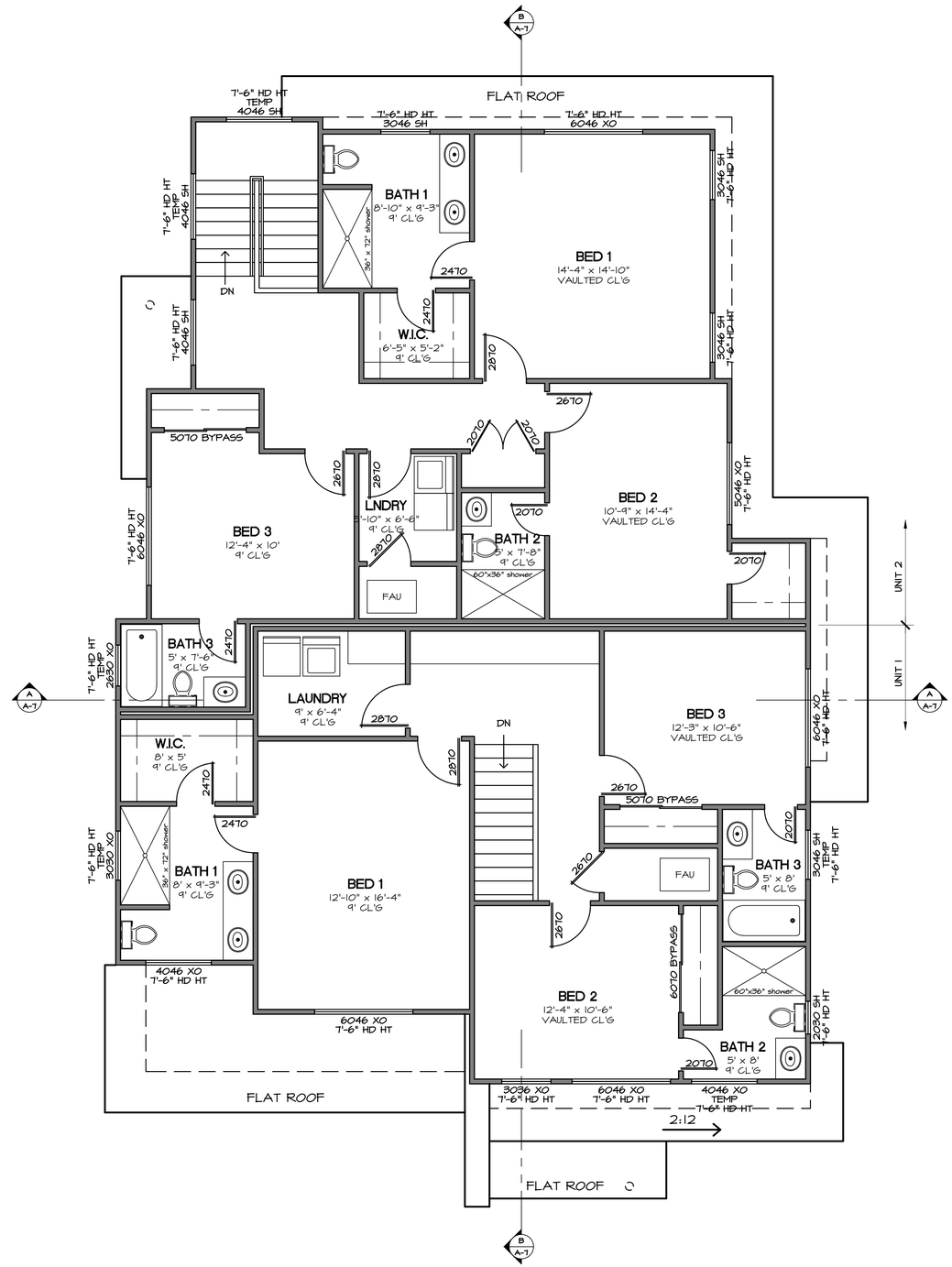


PROPOSED ROOF PLAN

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

ROOF PLAN NOTES

1. ROOF MATERIALS:
   A) MANUFACTURER: CUSTOM-BILT METALS, OR EQUAL
   B) PRODUCT NAME/NUMBER: STANDING SEAM METAL ROOF SL-1150
   C) ICC APPROVAL NUMBER: ESR-2048
2. PROVIDE ATTIC VENTILATION. MINIMUM VENT AREA IS 1/150 OF ATTIC AREA or 1/300 OF ATTIC AREA IF AT LEAST 50% OF THE REQUIRED VENT IS @ LEAST 3'-0" ABOVE EAVE VENTS OR CORNICE VENTS. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4" IN DIMENSION.
3. PROVIDE GALVINIZED 26 GA. IRON ROOF FLASHING @ ALL ROOF and WALL INTERSECTIONS, VALLEYS, and G.I. DIVERTERS o/ EXTERIOR DOORWAYS and HIGH SIDE OF FIREPLACE CHIMNEY STACKS (WHERE OCCURS).
4. PROVIDE PLYWOOD CRICKETS and G.I. FLASHING @ ANY and ALL PRECARIOUS WATER COLLECTION SPOTS ON ROOF TO DIVERT WATER TO NATURAL ROOF FLOW. 1/4" /FT. MIN. @ VALLEYS.
5. ALL G.I. FLASHING SHALL BE PER S.M.A.C.N.A. STANDARDS.
6. A CLASS A ROOF ASSEMBLY SHALL BE INSTALLED.



PROPOSED SECOND FLOOR PLAN

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

NEW 2x4 WOOD FRAMED WALL

NEW 2x6 WOOD FRAMED WALL

NORTH

DATE	REVISIONS
10.15.20	PROJECT START
11.8.20 thru 11.25.20	DESIGN REVISIONS
4.28.21	PLAN CHECK SUBMITTAL
6.21.21 thru 7.21.21	REDESIGN
7.22.21	CDP SUBMITTAL
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3.16.22	CDP RESUBMITTAL

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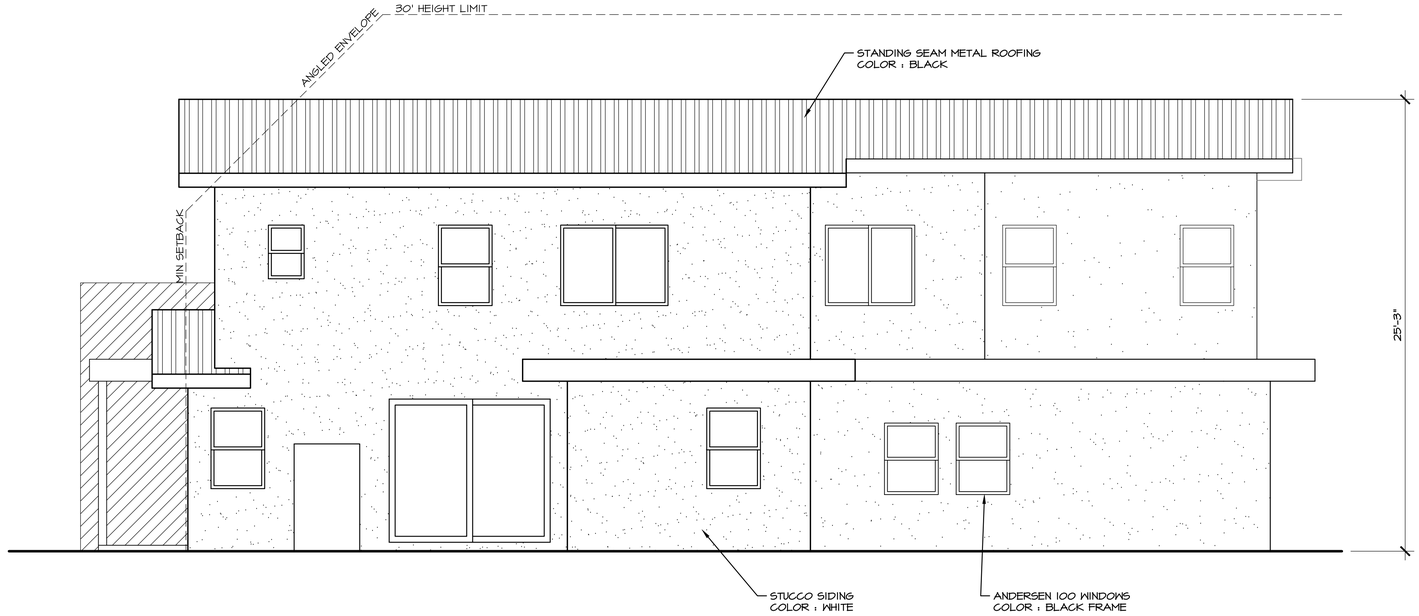
PROPOSED SECOND FLOOR PLAN
PROPOSED ROOF PLAN

DRAWN BY:
STEPHANIE LUPTON

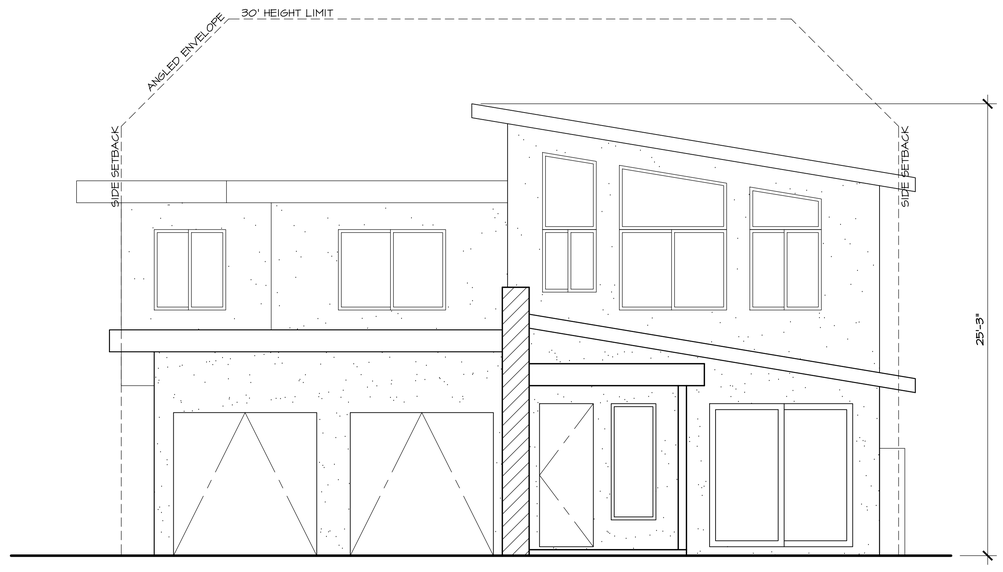
A-4



PROPOSED SOUTH ELEVATION

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

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)



PROPOSED WEST ELEVATION

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

DATE	REVISIONS
10.15.20	PROJECT START
11.9.20 thru 11.25.20	DESIGN REVISIONS
4.28.21	PLAN CHECK SUBMITTAL
6.21.21 thru 7.21.21	REDESIGN
7.22.21	CDP SUBMITTAL
9.20.21	CDP RESUBMITTAL
2.15.22 and 3.15.22	LJPG REVIEW
3.16.22	CDP RESUBMITTAL

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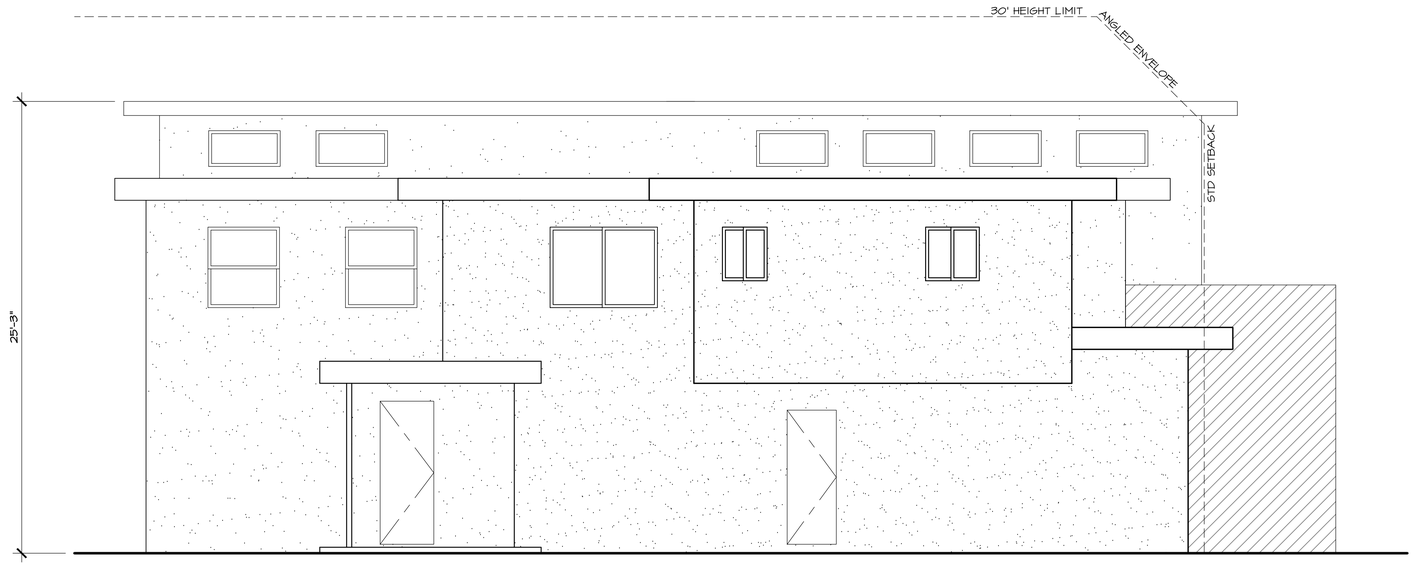
EXTERIOR ELEVATIONS

DRAWN BY:
STEPHANIE LUPTON

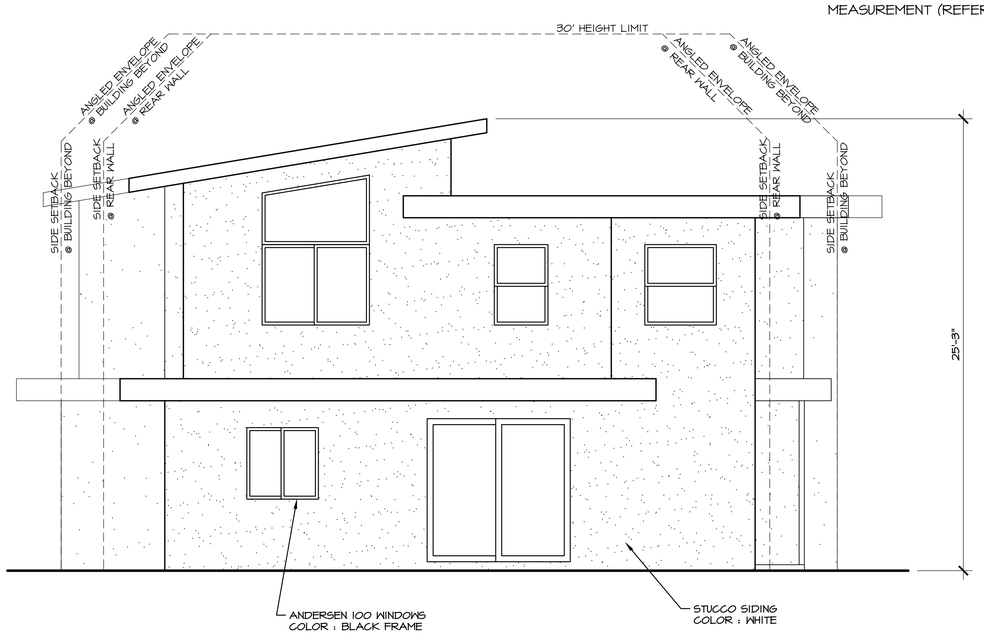
A-5



PROPOSED NORTH ELEVATION

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

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM)



PROPOSED EAST ELEVATION

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

DATE	REVISIONS
10.15.20	PROJECT START
11.9.20 thru 11.25.20	DESIGN REVISIONS
4.28.21	PLAN CHECK SUBMITTAL
6.21.21 thru 7.21.21	REDESIGN
7.22.21	CDP SUBMITTAL
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2.15.22 and 3.15.22	LJPG REVIEW
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COASTAL DEVELOPMENT PERMIT:
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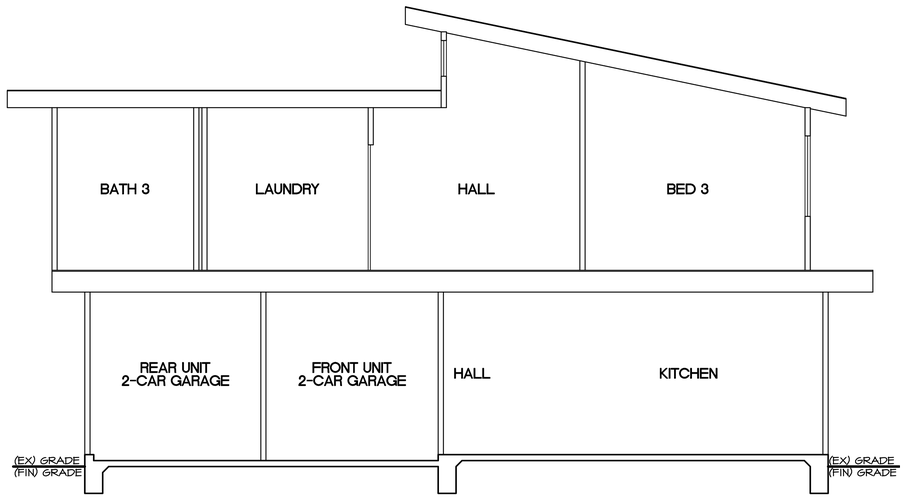
La Jolla, CA 92037

EXTERIOR ELEVATIONS

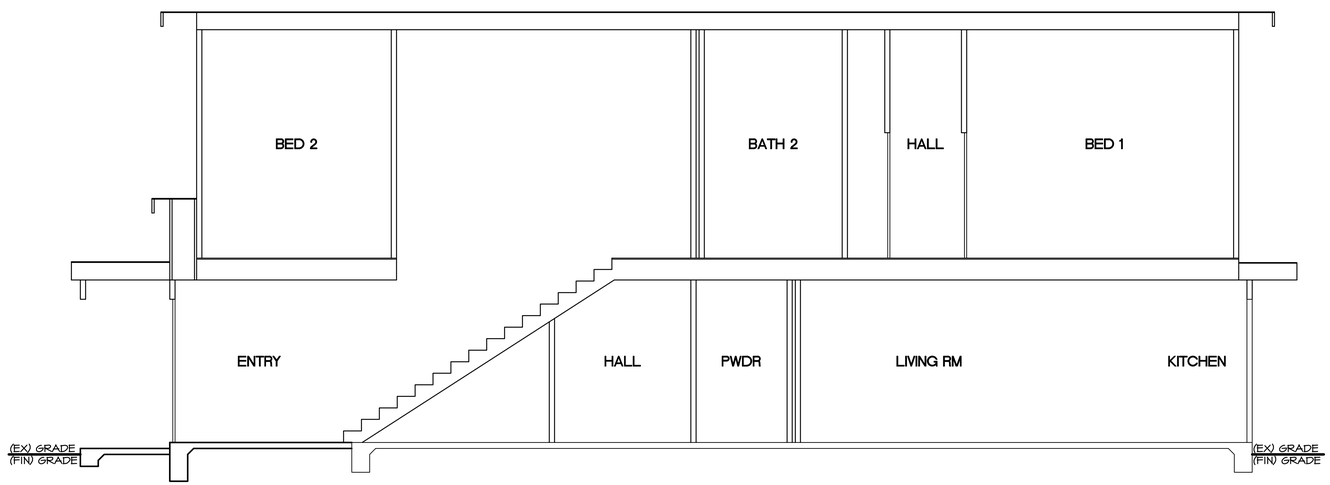
DRAWN BY:
STEPHANIE LUPTON

A-6



SECTION A

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



SECTION B

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

DATE	REVISIONS
10.15.20	PROJECT START
11.8.20 thru 11.25.20	DESIGN REVISIONS
4.28.21	PLAN CHECK SUBMITTAL
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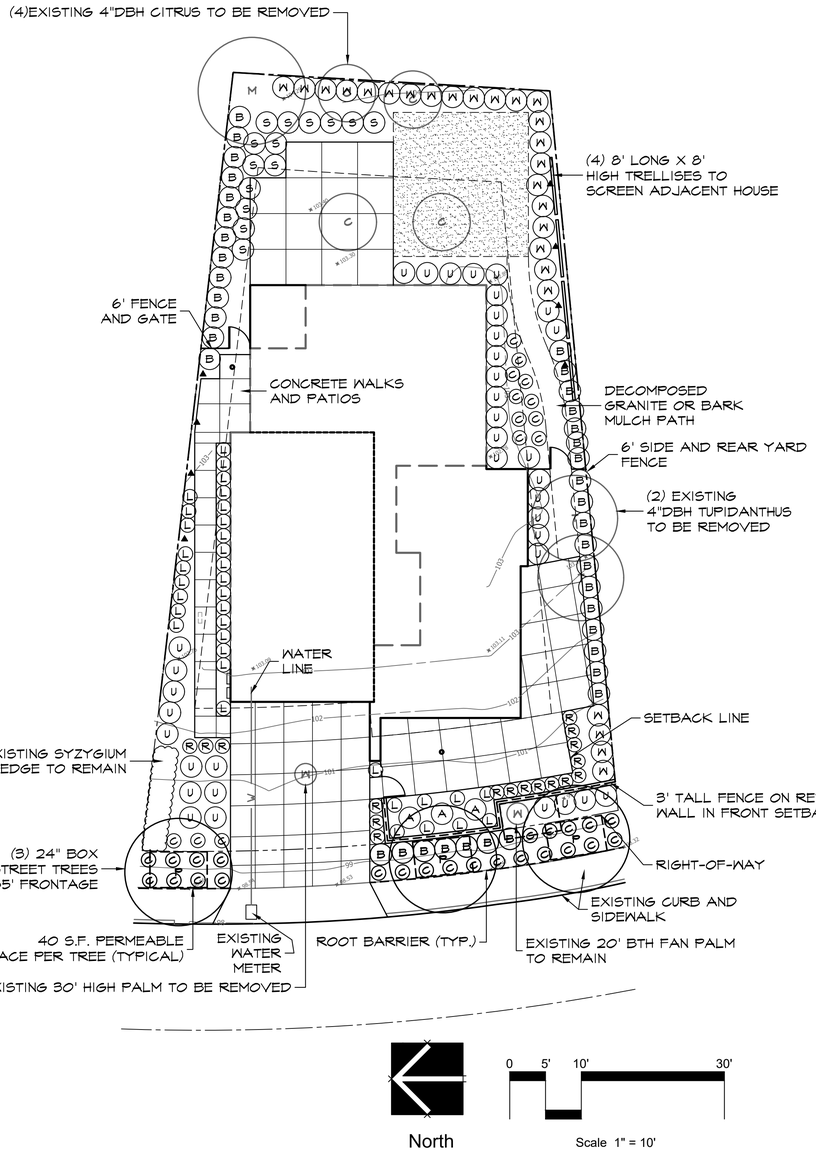
BUILDING SECTIONS

DRAWN BY:
STEPHANIE LUPTON

A-7

Planting Development Plan
Project Number 695749
L64A-003B



Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WUCOLS
TREES - WEEPING EVERGREEN					
M	MAYTENUS BOARIA	MAYTEN TREE - EXISTING	1	6" DBH	M
TREES - FAN PALM					
W	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM - EXISTING	20' BTH		L
TREES - EVERGREEN STREET TREES					
P	SPATHODEA CAMPANULATA	AFRICAN TULIP TREE	3	24" BOX	M
SHRUBS					
A	AGAVE 'BLUE FLAME'	NO COMMON NAME	3	15 GAL	L
B	BUXUS 'UPTIGHT'	BOXWOOD	38	5 GAL	M
G	CARISSA 'GREEN CARPET'	DWARF NATAL PLUM	37	1 GAL	L
L	LOMANDRA 'BREEZE'	NO COMMON NAME	35	1 GAL	L
U	RHAPHIOEPIS UMBELLULATA	DWARF YEDDO	37	5 GAL	L
R	ROSMARINUS 'ROMAN BEAUTY'	ROSEMARY	17	1 GAL	L
S	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	14	1 GAL	L
W	WESTRINGIA 'BLUE GEM'	COAST ROSEMARY	26	5 GAL	L
VINES					
▲	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	8	5 GAL	M
TURF					
	ARTIFICIAL TURF WITH REDWOOD HEADER				

LOT COVERAGE TABULATION:
TOTAL LOT AREA: 5,877 S.F.
LANDSCAPE SOFTSCAPE: 2,108 S.F.
LANDSCAPE HARDSCAPE: 1,040 S.F.

La Jolla Community Street Tree Plan - General Notes
1. Size of street trees to be per citywide landscape regulations and standards (calculated by street frontage of each property and in no case less than a twenty four inch box) or unless otherwise noted in applicable Planned District Ordinances.
2. Palms should be a minimum of 8 feet (brown trunk) in height. Vines - (Wisteria Sinensis) may be used in conjunction with Palm Trees with approval of Development Services Director.
3. Tree grates should be American Disabilities Act approved where necessary to provide required clear path.
4. Flexibility of tree placement to facilitate commercial visibility may be approved by the Development Services Director.
5. Pruning of trees should comply with the standards of the National Arborist Association according to Class I Fine Pruning.
6. All plant material should be installed per the standards of the applicable landscape regulations and standards.
7. On all streets where R.O.W. is less than 10 feet, street trees may be located on private property.
8. All species of eucalyptus, pines, palms, etc. not specifically identified require approval of Development Services, and Park and Recreation Departments.
9. Community Corridor - Commercial corridors may utilize the following: Small trees/tree form shrubs, vertical accent, tropical or flowering at rear of R.O.W. or on private property (where R.O.W. is less than 10 feet)

ONSITE NET TREE QUANTITY GAIN:
EXISTING CANOPY TREES: 5
REMOVED CANOPY TREES: 3
PROPOSED CANOPY TREES: 0
NET LOSS ONSITE: 2

OFFSITE NET TREE QUANTITY GAIN:
EXISTING CANOPY TREES: 0
REMOVED CANOPY TREES: 0
PROPOSED CANOPY TREES: 3
NET GAIN OFFSITE: 3

TOTAL NET GAIN: 1

Special Notes:

Trees: A) A minimum distance of 4 feet shall be provided between any canopy tree and building. B) A minimum root zone of 40
square feet in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet. This minimum dimension and root zone area may be reduced with the use of structural soil or where the combination of soil conditions, root zone area, adjacent improvements and selected tree species can be demonstrated to provide conditions for healthy tree growth that will not damage adjacent improvements. C) Tree root barriers or structural soil shall be installed where trees are placed within 5 feet of public improvements including walks, curbs, or street pavement or where new public improvements are placed adjacent to existing trees.

Irrigation:
A) All required plant material shall be irrigated with a permanent, below-grade irrigation system unless specified otherwise in this division.
B) All required irrigation systems shall be automatic, electrically controlled, and
designed to provide water to all required plantings to maintain them in a healthy, disease-resistant condition.
C) Irrigation systems shall meet the following design requirements:
(i) No irrigation runoff or overspray shall cross property lines or paved areas;
(ii) The water velocity in the irrigation system piping or supply pipes shall not exceed 5-ft per sec. downstream of the water meter;
(iii) Irrigation systems shall be designed to minimize system maintenance requirement after installation. Above-ground irrigation system equipment exposed to potential damage shall be designed to be damage-resistant; and
D) Automatic irrigation controllers utilizing evapotranspiration or soil moisture sensor data using non-volatile memory is required for irrigation scheduling.

Mulch Requirements. All required planting areas and all exposed soil areas without vegetation shall be covered with mulch to a minimum depth of 3 inches."

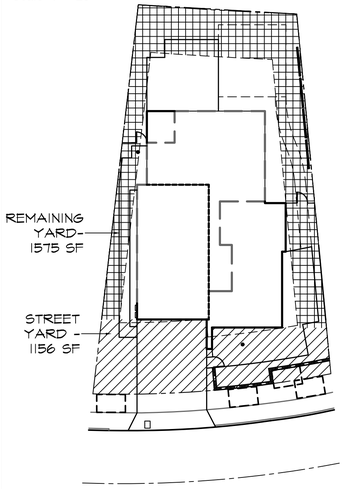
Irrigation Audit: An applicant subject MAWA Water Budget is required to conduct and submit to the City an irrigation audit consistent with Section 2.7 Landscape Standards of the LDM. (1) All irrigation audits shall be conducted by a professional authorized by the State to perform this work. (2) The irrigation audit shall certify that all plant material, irrigation systems, and landscape features have been installed and operate as approved by the City; and shall be submitted to the City prior to occupancy & use.

Minimum Street Tree Separation Distance

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVEGROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10' (5' for RESIDENTIAL STREETS <25 MPH
INTERSECTIONS	25'
REMAINING YARD- PER SDMC 142.0405 (2)(C)	4'

Code Compliance Diagram

Scale 1" = 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) 1160 sq. ft. x 50% = (b) 580 sq. ft.	(c) 474 sq. ft.	(c-b) -106 sq. ft.
Plant Points Required	**Plant Points Provided**	**Excess Points Provided**
Total Area (a) 1160 sq. ft. x 0.05 = (d) 58 points	(e) 215 points	(e-d) 157 points
	Plant Points Achieved with Trees (50%)	
	30 points	

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*.

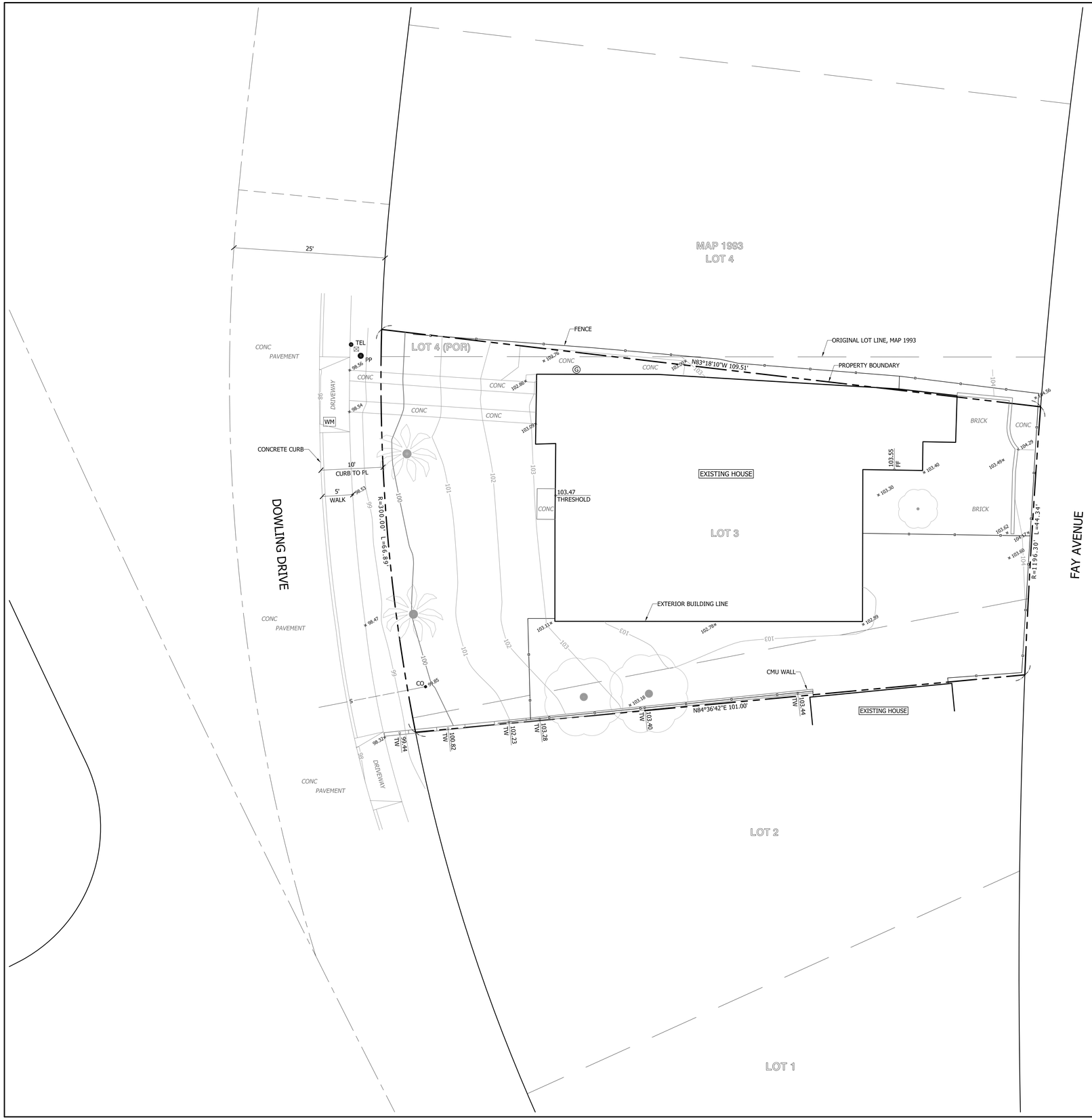
Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x 1 # of residential *structures*	265 sq. ft.	205 sq. ft.
	Plant Points Achieved with Trees (50%)	
	150 points	

Hangartner Duplex
6253 Dowling Drive
La Jolla, CA 92037

12/27/21

REGISTERED LANDSCAPE ARCHITECT
ALICE HOWARD LIC. NO. 2681
SIGNATURE 12/27/21
DATE 08/31/23
EXP. DATE
STATE OF CALIFORNIA

rla 2681
HOWARD ASSOCIATES
landscape architecture
1951 fourth avenue, suite 302
san diego ca 92101 619 718 9660



PROPERTY LEGAL DESCRIPTION

PORTIONS OF LOTS 2, 3 AND 4 OF LA JOLLA GABLES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1993, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 26, 1927, DESCRIBED IN DEED DOC# 2013-0682762. SEE RECORD OF SURVEY MAP NO. 1273.

ASSESSORS PARCEL NUMBER

351-602-10

BASIS OF ELEVATIONS

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB
LOCATION: SOUTHWEST CORNER OF ELECTRIC AVENUE AND MESA WAY
DATUM: MEAN SEA LEVEL (NGVD 29)
ELEVATION: 96.34 FEET

NOTE

THIS MAP OF EXISTING IMPROVEMENTS WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OF THE MAPPING.

THE BOUNDARY SHOWN HEREON IS THE RESULT OF A PRECISE RETRACEMENT OF THE PROPERTY DESCRIBED HEREON. A PROCEDURE OF SURVEY DEPICTING PHYSICAL EVIDENCE AND MEASUREMENT DATA IS AVAILABLE FOR REVIEW UPON REQUEST.

THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

LEGEND

	PROPERTY LINE
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
N55°42'50"E 80.96'	BOUNDARY LINE DATA (BEARING/DISTANCE)
	EDGE OF CONCRETE
	CURB & GUTTER
	CMU WALL
CONC	CONCRETE SURFACE
S	SEWER LINE
	FENCE: WOOD
	TREE (TRUNK TO SCALE)
371.04	SPOT ELEVATION
25	GROUND CONTOUR (5' INTERVAL)
24	GROUND CONTOUR (1' INTERVAL)
FLOW	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)

ABBREVIATIONS

AP	ANGLE POINT	GRND	GROUND
ASPH	ASPHALT	MH	MANHOLE
BLDG	BUILDING	PP	UTILITY POLE
CIP	CAST IN PLACE	(R)	RADIAL BEARING
CMU	CONCRETE MASONRY UNIT	ROW	RIGHT OF WAY
CONC	CONCRETE	SS	SANITARY SEWER
DI	DRAIN INLET	TC	TOP OF CURB
EL	ELEVATION	TG	TOP OF GRATE (DRAIN)
FF	FINISHED FLOOR	TW	TOP OF WALL
FL	FLOWLINE	TYP	TYPICAL
FNC	FENCE	U/G	UNDERGROUND
GB	GRADE BREAK	WM	WATER METER

N

8' 4' 0 8' 16'

SCALE IN FEET

PROFESSIONAL LAND SURVEYOR
VERNON V. FRANCK
No. 7927
STATE OF CALIFORNIA

METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
(619) 431-5250
metromap.sd@gmail.com

REVISIONS:

TOPOGRAPHIC SURVEY

6253 DOWLING DRIVE
LA JOLLA, CA 92037

SURVEY DATE
NOVEBER 18, 2020

MAP/DRAWING DATE
DECEMBER 4, 2020

SCALE: 1/8"=1'-0"

DRAWN BY: VF

JOB No:

SHEET TITLE: