



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: September 26, 2013 **REPORT NO.** PC-13-104

ATTENTION: Planning Commission, Agenda of October 3, 2013

SUBJECT: Point Loma Avenue Mixed Use – Project No. 227059
Process 4

OWNER: David Bahram, Trustee of the Angel Living

APPLICANT: Dong Dao

SUMMARY

Issue(s): Should the Planning Commission approve permits for the construction of a 3,251 square-foot mixed use building on a site located at 4741 Point Loma Avenue in the Ocean Beach Community Planning area?

Staff Recommendation: Approve Coastal Development Permit No. 818210 and Planned Development Permit No. 1171041.

Community Planning Group Recommendation: The Ocean Beach Planning Board voted on July 3, 2013 to recommend approval of the project by a vote of 7-0-0 with no conditions (Attachment 10).

Environmental Review: This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 16, 2013, and the opportunity to appeal that determination ended July 23, 2013.

Fiscal Impact Statement: None with this action.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The Ocean Beach Precise Plan designates the parcel as Neighborhood-Commercial with a density range of 25 dwelling units per acre. The proposed single dwelling unit on a 2,500-square-foot lot would provide a density range of 17.42 dwelling units per acre consistent with the Precise Plan. The proposal will provide one additional housing unit in the community.

BACKGROUND

The 2,500-square-foot lot (25 foot by 100 foot) is vacant with a paved alley at the rear. The site is zoned CC-4-2 and designated as Neighborhood-Commercial within the Point Loma-Ebers Commercial District of the Ocean Beach Precise Plan. The site is not located within the Residential Tandem Overlay Zone however the overlay zone is mapped at the rear of the property, south of the alley and two lots west of the subject property on Point Loma Avenue (Attachments 1-4). Surrounding developments include one and two story small scale commercial, retail and multi-family structures.

The project requires a Process 2 Coastal Development Permit for new development within the Coastal Overlay Zone and a Process 4 Planned Development Permit for the proposed deviation to allow one tandem space to count as two spaces.

In June 2013, the City Council approved a code modification as part of the 8th Update to the Land Development Code, to reduce the process level for this type of deviation, requiring only a Process 2 Neighborhood Development Permit for requests to count tandem parking spaces as two spaces rather than one, for those sites that are not located within the Residential Tandem Overlay zone. This amendment is currently in affect city-wide and may be utilized however it is not effective in the Coastal Overlay Zone until certified by the Coastal Commission, anticipated within 18 months.

DISCUSSION

Project Description:

The project proposes the construction of a 3,251 square-foot mixed use building with one residential unit on the 2nd floor and one commercial space on the first floor, including a deviation to allow one tandem parking space to count as two spaces, on a vacant 0.05 acre site located at 4741 Point Loma Avenue. The building consists of a two-bedroom residential unit totaling 1,896 square feet; an 811 square-foot commercial space and an 814 square-foot tandem garage on the first floor. The development includes one surface parking space adjacent to the tandem garage, both of which are accessed off the alley at the rear.

Community Plan Analysis:

The site is zoned CC-4-2 and designated as Neighborhood-Commercial within the Point Loma-Ebers Commercial District of the Ocean Beach Precise Plan. The Precise Plan allows a density of 25 dwelling units per acre. The proposed single dwelling unit on a 2,500-square-foot lot would provide a density rate of 17.42 dwelling units per acre consistent with the Precise Plan. The Plan states that the Point Loma-Ebers District should serve as a neighborhood center for the southern portion of Ocean Beach and office and residential uses should be encouraged in the commercial district, especially as mixed uses in the same building.

The Point Loma-Ebers District is characterized as a small neighborhood center (one block) that provides a limited variety of convenience goods and services for nearby residents. This area is also described as having a limited amount of off-street parking. Goals of the district include the

accommodation of retail, commercial, as well as residential and office facilities to serve the entire community and to provide new developments that reflect the smaller scale and pedestrian orientation of the existing commercial developments. As described above, the proposed development will provide additional housing and one new commercial lease space in the community within a small-scale, mixed use building as recommended in the Precise Plan. The development will be pedestrian oriented by providing the parking at the rear of the site accessed from the alley, and having a street wall at the sidewalk for the full length of the street frontage, with pedestrian access from the sidewalk and commercial activity on the ground floor.

The General Recommendations and the Commercial Element of the Precise Plan contain specific design standards for new developments including encouraging tandem parking and small scale developments with pedestrian orientation. The Precise Plan states that in order to ease the burden of requiring increased parking, tandem parking spaces should be permitted for all residential development provided that at least one space per unit is accessible to an alley and further, that tandem parking spaces be accessible only from the rear of the lot. The surrounding developments on this block of Point Loma are within one and two-story small scale commercial developments including a salon, cleaners, coffee shop and laundry mat. Across Point Loma Avenue to the north is a two-story apartment building. The proposed two-story, 3,521-square-foot structure is in keeping with the other developments on this block.

The proposal implements several goals and policies of the Ocean Beach Precise Plan therefore will not adversely affect the Ocean Beach Precise Plan.

Deviation:

The site is not located within the Transit or Residential Tandem Overlay Zones, therefore any development must provide the standard parking requirement and tandem parking spaces count only as one parking space. The parking requirement for one new residential unit in a multi-family zone is 2 parking spaces. For the commercial component, as the lot has alley access, the parking requirement is based on one space per each linear feet of alley frontage, minus one space (25 feet of alley frontage = 2 spaces, minus one = 1 space required). The project requires one parking space for the commercial lease space, and two spaces for the residential unit. Staff believes this is a minor deviation that can be supported.

The purpose of the Planned Development Permit (PDP) is to provide flexibility in the application of the development regulations for projects where strict application of the base zone regulations would result in a less desirable project. Deviations shall be permitted only if it is shown that similar situations exists within the surrounding neighborhood, or that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property. The site is an infill lot located adjacent to established developments including commercial and retail. The site is substandard in both lot area and dimension, measuring 25'-0" by 100'-0" and 2,500 square feet in area where the CC-4-2 zone currently requires 50'-0" by 100'-0" and 5,000 square feet for newly created lots. These circumstances restrict development options and create design constraints.

Requiring compliance to the tandem parking space regulation would necessitate providing three standard size parking spaces with one parking space located at the front of the property.

Additionally, the building would have to be pushed further back from the street in order to provide parking behind the 15'-0" front setback. However, such a design would not implement the recommendation of the community plan to provide parking off the alley, at the rear of the structure as well as a pedestrian oriented development. As noted above, only one parking space is required for any commercial use at the site regardless of the size of the commercial component. In order to provide the parking for both the commercial use and the residential use at the site without a re-design, tandem parking is necessary. Additionally, a residential use at this location could not be provided without either a deviation to allow tandem parking or a deviation to have fewer parking spaces than required. The provision of a mixed-use development is desirable at this location to achieve the density range of the community plan and meet the intent of the land use designation of a pedestrian-oriented, high-intensity, mixed-use, Neighborhood Commercial area that provides as much parking as feasible.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the land Development Code. Staff has provided draft findings to support approval of the proposed development and draft conditions of approval. Staff recommends that the Planning Commission approve the project as proposed.

ALTERNATIVES:

1. Approve Coastal Development Permit No. Coastal Development Permit No. 818210 and Planned Development Permit No. 1171041, with modifications.
2. Deny Coastal Development Permit No. 818210 and Planned Development Permit No. 1171041, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Mike Westlake
Acting Deputy Director
Development Services Department



Sandra Teasley, Project Manager
Development Services Department

TOMLINSON/SMT

Attachments:

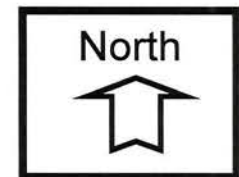
1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map

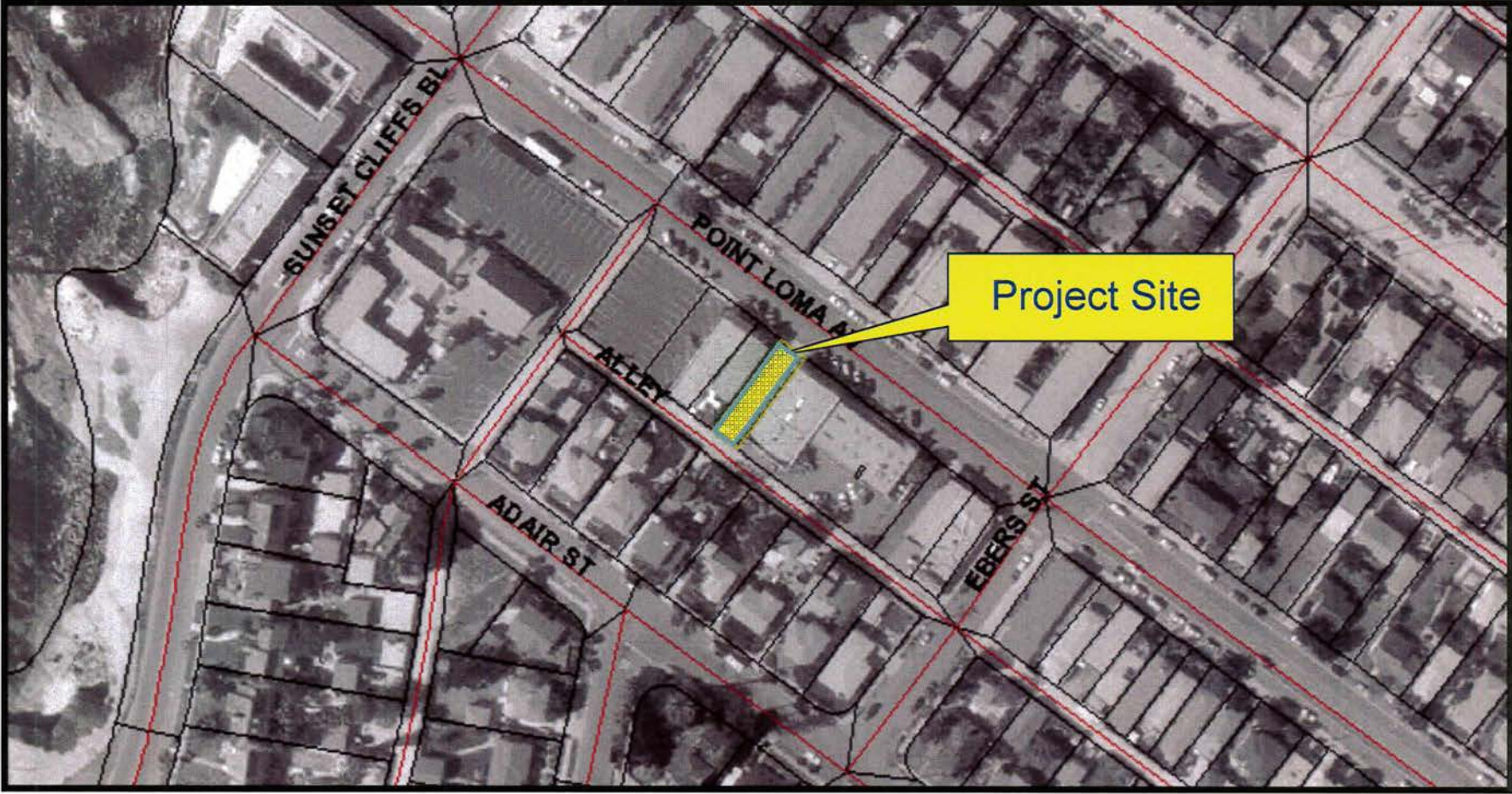
4. Residential Tandem Overlay Zone Map
5. Draft Permit Resolution with Findings
6. Draft Permit with Conditions
7. Environmental Exemption
8. Ownership Disclosure Statement
9. Project Data Sheet
10. Community Planning Group Recommendation
11. Project Plans



Location Aerial Photo

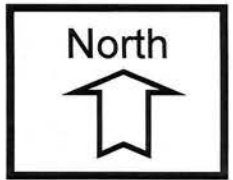
Point Loma Mixed Use- 4741 Point Loma Avenue
PROJECT NO. 227059

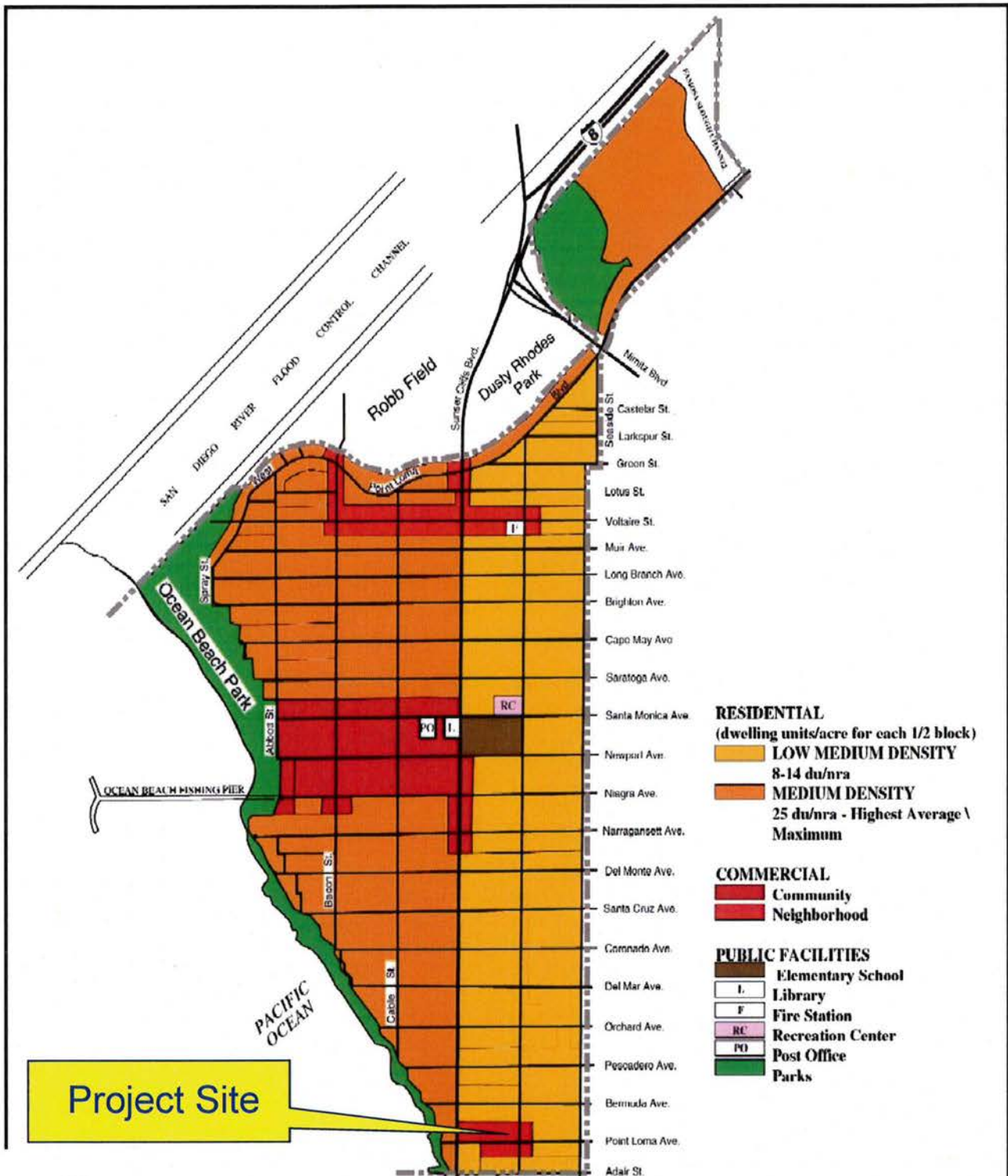




Project Location Map

Point Loma Mixed Use- 4741 Point Loma Avenue
PROJECT NO. 227059





RESIDENTIAL
(dwelling units/acre for each 1/2 block)

- LOW MEDIUM DENSITY**
8-14 du/nra
- MEDIUM DENSITY**
25 du/nra - Highest Average \ Maximum

COMMERCIAL

- Community**
- Neighborhood**

PUBLIC FACILITIES

- Elementary School**
- L **Library**
- F **Fire Station**
- Recreation Center**
- Post Office**
- Parks**

Project Site

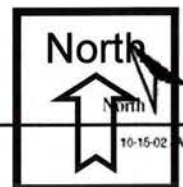


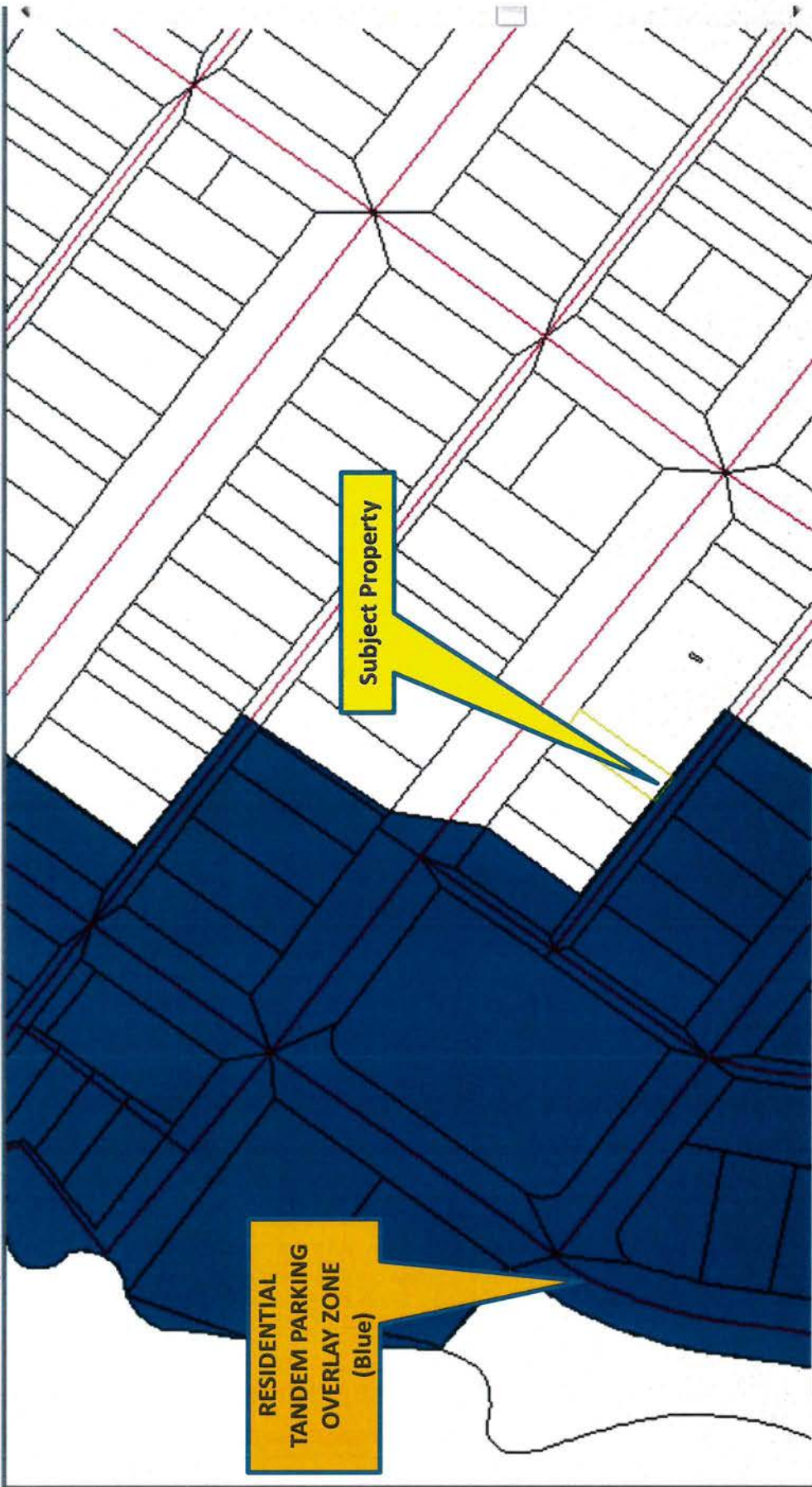
Land Use Map

Point Loma Ave Mixed Use - 4741 Point Loma Ave.
Project No. 227059



Community Plan Land Use
Ocean Beach Community Plan Area
City of San Diego Planning Department





Subject Property

RESIDENTIAL
TANDEM PARKING
OVERLAY ZONE
(Blue)

ATTACHMENT 5

PLANNING COMMISSION
RESOLUTION NO. _____
PLANNED DEVELOPMENT PERMIT NO. 1171041
COASTAL DEVELOPMENT PERMIT NO. 818210
POINT LOMA AVENUE MIXED USE - PROJECT NO. 227059

WHEREAS, DAVID BAHRAM, TRUSTEE OF THE ANGEL LIVING TRUST, Owner and Permittee, filed an application with the City of San Diego for a permit to construct a 3,251 square-foot, mixed use building with one residential unit on the second floor and one commercial space on the first floor, including a deviation to allow one tandem parking space to count as two parking spaces (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval) for the associated Permit Nos. 1171041 and 818210, on portions of a 2,500-square-foot lot, and;

WHEREAS, the project site is located at 4741 Point Loma Avenue in the CC-4-2 Zone, Coastal Overlay Zone (non-appealable), and Coastal Height Limit Overlay Zone, and FAA Part 77 of the Ocean Beach Community Planning Area; and

WHEREAS, the project site is legally described as Lot 11, Block 4 of Sunset Cliffs Map No. 1889; and

WHEREAS, on October 3, 2013, the Planning Commission of the City of San Diego considered Planned Development Permit No. 1171041 and Coastal Development Permit No. 818210 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on July 16, 2013, the City of San Diego as Lead Agency through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15332 (Infill Development) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated October 3, 2013:

Coastal Development Permit Findings – Section 126.0708

(1) THE PROPOSED COASTAL DEVELOPMENT WILL NOT ENCROACH UPON ANY EXISTING PHYSICAL ACCESSWAY THAT IS LEGALLY USED BY THE PUBLIC OR ANY PROPOSED PUBLIC ACCESSWAY IDENTIFIED IN A LOCAL COASTAL PROGRAM LAND USE PLAN; AND THE PROPOSED COASTAL DEVELOPMENT WILL ENHANCE AND PROTECT PUBLIC VIEWS TO AND ALONG THE OCEAN AND OTHER SCENIC COASTAL AREAS AS SPECIFIED IN THE LOCAL COASTAL PROGRAM LAND USE PLAN.

The proposed project is the construction of a 3,251 square-foot mixed use building with one residential unit on the second floor and one commercial space on the first floor, including a deviation to allow one

ATTACHMENT 5

tandem parking space to count as two parking spaces, on a vacant 0.05 acre site located at 4741 Point Loma Avenue. The site is within the Ocean Beach Precise Plan. The site is located approximately 10 miles from the Pacific Ocean. The property is not located on or adjacent to an existing physical or proposed public accessway, nor is it within or adjacent to a public view corridor. Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

(2) THE PROPOSED COASTAL DEVELOPMENT WILL NOT ADVERSELY AFFECT ENVIRONMENTALLY SENSITIVE LANDS.

The proposed project is the construction of a 3,251 square-foot mixed use building with one residential unit on the second floor and one commercial space on the first floor, including a deviation to allow one tandem parking space to count as two parking spaces, on a vacant 0.05 acre site located at 4741 Point Loma Avenue. The site is a vacant lot that has never been developed. Adjacent to the site are 2 story commercial buildings. The property does not contain environmentally sensitive lands, nor is it adjacent to properties containing environmentally sensitive lands. Therefore, the proposed coastal development permit will not adversely affect environmentally sensitive lands.

(3) THE PROPOSED COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM LAND USE PLAN AND COMPLIES WITH ALL REGULATIONS OF THE CERTIFIED IMPLEMENTATION PROGRAM.

The proposed project is the construction of a 3,251 square-foot mixed use building with one residential unit on the second floor and one commercial space on the first floor, including a deviation to allow one tandem parking space to count as two spaces, on a vacant 0.05 acre site located at 4741 Point Loma Avenue. The Ocean Beach Precise Plan identifies the area of the project site as the Point Loma-Ebers Commercial District with a land use designation of Neighborhood Commercial. The Neighborhood Commercial designation allows both commercial and residential uses with a density range of 25 dwelling units per acre. The proposed single dwelling unit on a 2,500-square-foot lot would provide a density range of 17.42 dwelling units per acre consistent with the Precise Plan. The Precise Plan states that the Point Loma-Ebers District should serve as a neighborhood center for the southern portion of Ocean Beach and, that office and residential uses are encouraged, especially as mixed uses in the same building. The proposal implements these policies and is therefore consistent with the Precise Plan.

The Ocean Beach Precise Plan serves as the Local Coastal Program (LCP) for the area. The LCP requires implementation of local zoning laws. The project complies with all of the development regulations of the underlying CC-4-2 zone with the exception of the proposed Planned Development Permit to allow a tandem parking space to count as two spaces, where the site is not located within the Residential Tandem Parking Overlay Zone. The project is consistent with all other development regulations including setbacks, floor area ratio, building height, as well as the Coastal Overlay Zone's requirement that residential uses be prohibited on the ground floor. As such, the proposed project is consistent with the LCP. The Coastal Development Permit, with the approval of the Planned Development Permit, is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the Certified Implementation Program.

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(4) THE PROPOSED DEVELOPMENT, WHEN CONSIDERED AS A WHOLE, WILL BE BENEFICIAL TO THE COMMUNITY.

The proposed project is the construction of a 3,251 square-foot mixed use building with one residential unit on the second floor and one commercial space on the first floor, including a deviation to allow one tandem parking space to count as two parking spaces, on a vacant 0.05 acre site located at 4741 Point Loma Avenue.

The Ocean Beach Precise Plan identifies the area of the project site as the Point Loma-Ebers Commercial District with a land use designation of Neighborhood Commercial. The Neighborhood Commercial designation allows both commercial and residential uses with a density range of 25 dwelling units per acre. The proposed single dwelling unit on a 2,500-square-foot lot would provide a density range of 17.42 dwelling units per acre consistent with the Precise Plan. The Precise Plan states that the Point Loma-Ebers District should serve as a neighborhood center for the southern portion of Ocean Beach and, that office and residential uses are encouraged, especially as mixed uses in the same building. The project will implement several goals and recommendations of the Precise Plan as described below in Planned Development Permit Finding No. 1. The development complies with all of the underlying CC-4-2 Zone, with the exception of the deviation to allow a tandem parking space to count as two spaces, as allowed with a Planned Development Permit. The proposed development will be located on the only remaining vacant lot on a block that is currently developed with a variety of small scale commercial developments and an apartment building. The property will be visually enhanced with a new development that is pedestrian oriented, providing off-street parking and new landscaped areas.

Therefore, the proposed development, when considered as a whole, will be beneficial to the community.

(5) FOR EVERY COASTAL DEVELOPMENT PERMIT ISSUED FOR ANY COASTAL DEVELOPMENT BETWEEN THE NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL OVERLAY ZONE, THE COASTAL DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES.

The proposed project is the construction of a 3,251 square-foot mixed use building with one residential unit on the second floor and one commercial space on the first floor on a vacant 0.05 acre site located at 4741 Point Loma Avenue. The site is not located between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone.

Planned Development Permit Findings – 126.0604

(1) THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN.

The proposed project is the construction of a 3,251 square-foot mixed use building with one residential unit on the second floor and one commercial space on the first floor, including a deviation to allow one tandem parking to count as two spaces, on a vacant 0.05 acre site located at 4741 Point Loma Avenue. The proposed two story structure contains an attached tandem garage at the rear of the 25-foot by 100-foot lot accessed from a paved alley at the rear. The site is zoned CC-4-2 and designated as Neighborhood-Commercial within the Point Loma-Ebers Commercial District of the Ocean Beach Precise Plan. The Precise Plan allows a density of 25 dwelling units per acre. The proposed single

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dwelling unit on a 2,500-square-foot lot would provide a density rate of 17.42 dwelling units per acre consistent with the Precise Plan. The Plan states that the Point Loma-Ebers District should serve as a neighborhood center for the southern portion of Ocean Beach and office and residential uses should be encouraged in the commercial district, especially as mixed uses in the same building.

The General Recommendations section of the Precise Plan contain specific design standards for new developments including encouraging tandem parking and small scale developments with pedestrian orientation. The Precise Plan states that in order to ease the burden of requiring increased parking, tandem parking spaces should be permitted for all residential development provided that at least one space per unit is accessible to an alley and further, that tandem parking spaces be accessible only from the rear of the lot. The project proposes to provide a total of three parking spaces at the rear of the building accessed from the alley including one standard size surface parking for the commercial lease space and two spaces within the tandem parking space within an enclosed garage for the residential unit. The Residential Land Use and Housing Element of the Precise Plan states that the existing residential character of Ocean Beach, exemplified by a mixture of small scale developments, should be maintained. The Plan acknowledges that a majority of the lots in the community are substandard, being either 25-foot by 100 feet or 25-foot by 140 feet. The surrounding developments on this block of Point Loma Avenue include one and two-story small scale commercial developments including a salon, cleaners, coffee shop and laundry mat. Across Point Loma Avenue to the north is a two-story apartment building. The proposed two-story, 3,521-square-foot structure is in keeping with the other developments on this block. Development controls outlined in the Precise Plan to encourage small scale developments are limitations on building bulk, height, parking and landscaping. The project complies with the floor area ratio, coverage, parking and landscape requirements.

The Commercial Element of the Precise Plan identifies three major focal points of commercial activity within the Ocean Beach community. The primary center is located along Newport Avenue which is identified as the community's major commercial center. The second activity area is identified as a neighborhood-type center along Voltaire Street, with the third area being along Point Loma Avenue and Ebers Street identified as Point Loma-Ebers District. The Point Loma-Ebers District is characterized as a small neighborhood center (one block) that provides a limited variety of convenience goods and services for nearby residents. Goals of the district reiterate those within the Residential Land Use and Housing Element to accommodate retail, commercial, as well as residential and office facilities to serve the entire community, and to provide new developments that reflect the smaller scale and pedestrian orientation of the existing commercial developments. As described above, the proposed development will provide additional housing, and one new commercial lease space in the community in a small-scale, mixed use building as recommended in the Precise Plan. The development will be pedestrian oriented by providing the parking at the rear of the site, accessed from the alley, and having a street wall at the sidewalk for the full length of the street frontage, with pedestrian access from the sidewalk and commercial activity on the ground floor.

The proposal implements several goals and policies of the Ocean Beach Precise Plan and as such, will not adversely affect the Ocean Beach Precise Plan.

(2) THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.

The proposed project is the construction of a 3,251 square-foot mixed use building with one residential unit on the second floor and one commercial space on the first floor, including a deviation to allow one

ATTACHMENT 5

tandem parking space to count as two spaces, on a vacant 0.05 acre site located at 4741 Point Loma Avenue. The project is zoned CC-4-2 and designated as Neighborhood-Commercial. The underlying zone and the community plan allow for mixed use developments. The property complies with all other development regulations of the zone.

The proposed development will be located on the only remaining vacant lot on a block that is currently developed with a variety of small scale commercial developments and an apartment building. The property will be visually enhanced with a new development that is pedestrian oriented, providing off-street parking and new landscaped areas, consistent with the Ocean Beach Precise Plan and the underlying zone as outlined in Planned Development Finding No. 1. The development was determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Infill Development). The conditions of approval for the project will require compliance with several operational constraints and development controls intended to assure the continued public health, safety, and welfare. All proposed improvement plans associated with the project will be reviewed prior to issuance of ministerial permit(s) and inspected during construction to assure the project will meet or exceed all relevant and applicable building, electrical, mechanical, plumbing and fire codes. In conclusion and due to these facts, the proposed development will not be detrimental to the public health, safety and welfare.

(3) ANY PROPOSED DEVIATIONS PURSUANT TO SECTION 126.0602(B)(1) ARE APPROPRIATE FOR THIS LOCATION AND WILL RESULT IN A MORE DESIRABLE PROJECT THAN WOULD BE ACHIEVED IF DESIGNED IN STRICT CONFORMANCE WITH THE DEVELOPMENT REGULATIONS OF THE APPLICABLE ZONE.

The proposed project is the construction of a 3,251 square-foot mixed use building with one, two-bedroom residential unit on the second floor and one commercial space on the first floor, including a deviation to allow one tandem parking space to count as two spaces, on a vacant 0.05 acre site located at 4741 Point Loma Avenue. The project is zoned CC-4-2 and designated as Neighborhood-Commercial. The underlying zone and the community plan allow for mixed use developments. The property complies with all other development regulations of the zone.

The site is not located within the Transit or Residential Tandem Overlay Zones therefore any development must provide the standard parking requirement and, tandem parking counts as one parking space. The parking requirement for one new residential unit in a multi-family zone is 2 parking spaces. For the commercial component, as the lot has alley access, the parking requirement is one space for each linear feet of alley frontage, minus one spaces (25 feet of alley frontage = 2 spaces, minus one = 1 space required). The project requires one parking space for the commercial lease space, and two spaces for the residential unit. The deviation will allow the tandem parking space for the residential unit to account as 2 spaces.

The purpose of the Planned Development Permit (PDP) is to provide flexibility in the application of the development regulations for projects where strict application of the base zone regulations would result in a less desirable project. The intent of the regulations is to accommodate to the greatest extent possible an equitable balance of development types, measures, styles, site constraints, project amenities, public improvements, community and City benefits. Deviations shall be permitted only if it is shown that similar situations exists within the surrounding neighborhood, or that the deviations to the regulations are beneficial to the neighborhood because of unique circumstances pertaining to the subject property.

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The property contains site constraints that are not of the making of the applicant. The site is an infill lot located adjacent to established developments including commercial and retail. The site is substandard in both lot area and dimension, measuring 25'-0" by 100'-0" and 2,500 square feet in area where the CC-4-2 zone currently requires 50'-0" by 100'-0" and 5,000 square feet for newly created lots. These circumstances restrict development options and create design constraints. Several of the other developments on this block are developed on two or more lots.

Requiring compliance to the tandem parking space regulation would necessitate providing three standard size parking spaces with one parking space located at the front of the property, in order to meet the parking requirement for the mixed use development. Additionally, the building would have to be pushed further back from the street. However, such a design would not implement the recommendation of the community plan to provide parking off the alley, at the rear of the structure as well as a pedestrian oriented development.

As noted above, only one parking space is required for any commercial use at the site regardless of the size of the commercial component. In order to provide the parking for both the commercial use and the residential use at the site without a re-design, tandem parking is necessary. Additionally, a residential use at this location could not be provided without either a deviation to allow tandem parking or a deviation to have fewer parking spaces than required. The provision of a mixed-use development is desirable at this location to achieve the density range of the community plan and meet the intent of the land use designation of a pedestrian-oriented, high-intensity, mixed-use, Neighborhood Commercial area that provides as much parking as feasible.

Therefore, the proposed development will comply with the regulations of the Land Development Code including any proposed deviations pursuant to Section 126.0602(b)(1) that are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone, and any allowable deviations that are otherwise authorized pursuant to the Land Development Code.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Planned Development Permit No. 1171041 and Coastal Development Permit No. 818210 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit Nos. 1171041 and 818210, a copy of which is attached hereto and made a part hereof.

SANDRA TEASLEY
Development Project Manager
Development Services

Adopted on: October 3, 2013

Job Order No. 24001405

ATTACHMENT 6

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24001405

PLANNED DEVELOPMENT PERMIT NO. 1171041
COASTAL DEVELOPMENT PERMIT NO. 818210
PROJECT NO. 227059
PLANNING COMMISSION

This Planned Development Permit and Coastal Development Permit is granted by the Planning Commission of the City of San Diego to DAVID BAHRAM, TRUSTEE OF THE ANGEL LIVING TRUST, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] sections 126.0601 and 126.0701. The 0.05-acre (2,500 square feet) site is located at 4741 Point Loma Avenue in the CC-4-2 zone, Coastal Height Limit Overlay Zone (non-appealable), FAA Part 77, of the Ocean Beach Community Plan. The project site is legally described as Lot 11, Block 4 of Sunset Cliffs Map No. 1889.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a 3,251 square-foot mixed use building with one residential unit and one commercial space (and a deviation to allow one tandem parking space to count as two spaces) on a vacant 0.05 acre site described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 3, 2013, on file in the Development Services Department.

The project shall include:

- a. A 3,251-square-foot mixed use building consisting of one commercial unit and garage (811 square feet and 814 square feet respectively) on the first floor and one residential unit on the second floor (1,896 square feet);
- b. A deviation to allow one tandem parking space to count as two parking spaces;
- c. Landscaping (planting, irrigation and landscape related improvements);

ATTACHMENT 6

- b. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by October 18, 2016.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

ATTACHMENT 6

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to foundation inspection, the Owner/Permittee shall submit a building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying that the pad elevation based on USGS datum is in accordance with the approved plans.

ATTACHMENT 6

12. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix G of the City's Storm Water Standards, satisfactory to the City Engineer.

LANDSCAPE REQUIREMENTS:

13. Prior to issuance of any construction permits, landscape and irrigation construction documents consistent with the Landscape Standards shall be submitted to the Development Services Department for approval. The plans shall be in substantial conformance with Exhibit "A," (Landscape Development Plan).

14. Construction plans shall take into account a 40 square-foot area around each tree which is unencumbered by hardscape and utilities.

15. Prior to issuance of any Certificate of Occupancy, it shall be the responsibility of the Owner/Permittee to install all required landscape and obtain all required landscape inspections.

PLANNING/DESIGN REQUIREMENTS:

16. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

17. All signs associated with this development shall be consistent with sign criteria established by the City-wide sign regulations.

18. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.

19. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Director of Public Utilities and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

TRANSPORTATION REQUIREMENTS:

20. A minimum of 3 automobile spaces including 1 van accessible space are required by the Land Development Code. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the Development Services Director.

21. Prior to issuance of any building permit, the applicant shall close all non-utilized driveways along the project's frontage on Point Loma Avenue and replace with standard height curb, gutter and sidewalks, satisfactory to the City Engineer.

ATTACHMENT 6

INFORMATION ONLY:

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

APPROVED by the Planning Commission of the City of San Diego on October 3, 2013 and [Approved Resolution Number].

ATTACHMENT 6

Permit Type/PTS Approval No.: PDP No. 1171041/CDP No. 818210

Date of Approval: 10.3.13

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Sandra Teasley
Development Project Manager

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

ATTACHMENT 6

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

[NAME OF COMPANY]
Owner/Permittee

By _____
BAHRAM L. GHADISHAH,
TRUSTEE OF THE ANGEL LIVING
TRUST

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

NOTICE OF EXEMPTION

TO: RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT No.: 227059

PROJECT TITLE: **POINT LOMA AVENUE MIXED USE**

PROJECT LOCATION-SPECIFIC: 4741 Point Loma Avenue, San Diego, CA 92107 (Lot 11 Block 4 of Sunset Cliffs Map 1889)

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Coastal Development Permit to construct a 3,254-square-foot mixed use building with one (1) residential unit and one (1) commercial unit (and a deviation to tandem parking) on a vacant 0.05 acre site at 4741 Point Loma Avenue in the CC-4-2 Zone in the Coastal Overlay (non-appealable), Coastal Height Limit, FAA Part 77 within the Ocean Beach Community Plan Area of Council District 2 in the City of San Diego.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Mike Yoder
 4753 Coronado Avenue
 San Diego, CA, 92107
 619-223-2538

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268);
 DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
 EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
 CATEGORICAL EXEMPTION: This project is exempt pursuant to the California Environmental Quality Act Section 15332 Infill
 STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project is exempt because the proposed project is consistent with the applicable general plan designation, the proposed development is within the city limits, the project site has no value as habitat for rare or endangered species, approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality, and the site can be adequately served by all required utilities and public services. In addition the project is exempt because it meets the criteria set forth in CEQA section 15332--infill--and where the exceptions listed in CEQA section 15300.2 would not apply. Therefore, no adverse impacts would occur.


LEAD AGENCY CONTACT PERSON: Lizzi

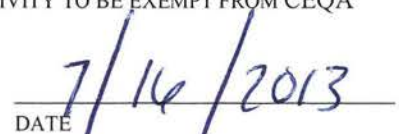
TELEPHONE: (619) 446-5159

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA


 SIGNATURE/TITLE


 DATE

CHECK ONE:

- SIGNED BY LEAD AGENCY
 SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:



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

Ownership Disclosure Statement

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

Project Title **Project No. For City Use Only**
 POINT LOMA AVENUE MIXED USE 227059
Project Address:
 4741 POINT LOMA AVENUE SAN DIEGO CALIFORNIA 92107

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

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

Additional pages attached Yes No

Name of Individual (type or print): DAVID L. GHADISHAH, TRUSTEE of The Angel Living TRUST <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: 4934 W. Point Loma Bl. City/State/Zip: SD CA 92107 Phone No: 619 300-4493 Fax No: 523 9621 Signature: _____ Date: _____	Name of Individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____
--	--

Name of Individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____	Name of Individual (type or print): _____ <input type="checkbox"/> Owner <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Redevelopment Agency Street Address: _____ City/State/Zip: _____ Phone No: _____ Fax No: _____ Signature: _____ Date: _____
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PROJECT DATA SHEET		
PROJECT NAME:	Pt. Loma Ave. Mixed Use	
PROJECT DESCRIPTION:	Construction of a new 3,521-square-foot, mixed-use (commercial/residential) building with one dwelling unit and 811 square feet of commercial lease space and an enclosed tandem parking space.	
COMMUNITY PLAN AREA:	Ocean Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit and Planned Development Permit.	
COMMUNITY PLAN LAND USE DESIGNATION:	Neighborhood-Commercial (Allows residential development up to 25 dwelling units per acre).	
<u>ZONING INFORMATION:</u>		
<p>ZONE: CC-4-2: (A mixed-use commercial zone that permits 1 dwelling unit for each 1,500 square-feet of lot area)</p> <p>HEIGHT LIMIT: 60-Foot maximum height limit (30-Foot Coastal Height Limit Overlay Zone).</p> <p>LOT SIZE: 5,000 square-foot minimum lot size (previously conforming at 2,500 square feet).</p> <p>FLOOR AREA RATIO: 2.00 maximum.</p> <p>FRONT SETBACK: 0 feet min. – 100 feet max.</p> <p>SIDE SETBACK: 0 feet or 10 feet.</p> <p>STREETSIDE SETBACK: 0 feet.</p> <p>REAR SETBACK: 0 feet or 10 feet.</p> <p>PARKING: 3 parking spaces required.</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Neighborhood-Commercial; CC-4-2.	Residential Apartments and Commercial Offices
SOUTH:	Residential; RS-1-7.	Single-unit residence
EAST:	Neighborhood-Commercial; CC-4-2.	Commercial Retail
WEST:	Neighborhood-Commercial; CC-4-2.	Commercial Offices
DEVIATIONS OR VARIANCES REQUESTED:	1. Deviation to allow a tandem parking space to count as two parking spaces.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 3, 2013, the Ocean Beach Community Planning Board voted unanimously (7-0-0) to approve this project, with no conditions.	

Minutes below received 9.23.13. Meeting occurred on 7.3.13. Forwarded via email from the CPG to the DPM:

Council Member Faulker Report – John ly reported the city had a 20 million deficit and that rec. Centers and libraries will see reduced hours. City also approved budget with a half million dollar cut.

Marti Block Report: Marty Block is supporting funding for the to go the veterans plaza. Ocean Beach Hotel won the small business of the year award.

Action Item: Pt Loma Mix Use.

Giovanni Ingolia passed a motion to approve as presented Pete second motion passed 7-0-0.

Community Plan Public Comment

Nicole Burgess- Mobility Element wants to make sure there is language addressing bike infrastructure safety and promote bikability/walkability. Also wants language for pedestrian friendly walk able streets.

Frank Gormile- Mentioned the plan has lots of flower language likes variance language, rabid bus route, no one-way streets: dislikes native plant language that destroys bird habitat, city of village's language that allowing for large development in commercial areas. Gateway Park being tied to park equivalence and why Collier Park isn't included. (Put in parking comment)

Denny Knots would like to address the bus being parked in front of Malories Antique Store thinks we should add smaller busses to serve the community. Allow bike racks at the life guard parking lot and eliminate recommendation 8.2.3 on page NE 4, does not think we need more restrictions on the commercial area.

Vince Adame- Happy police trailer is being targeted to be removed. Wants more restrictions on the commercial area such as a curfew when deliveries can be delivered to business; and special events such as the Street Fair on when they can start set up. Claims decibel readings were at 110.

Kathy Blavat- Concerned about historic homes being allowed to be blighted by home owner so they have a reason to tear them down and build a new structure. Wants more historic preservation. Concerned about bar patrons and bar rooftop decks disrupting the surround neighbors with noise. Would like stronger language to ensure the city does not give public lands easements away to development at no cost. Want language in regards to protecting historic streets and sidewalks.

Dave Martin- would like to see the elimination of eliminate recommendation 8.2.3 on page NE 4. Also wants plan to address gateway park path and the fact it does not connect to the path at rob field.

Rey entered suggestion to changes of plan

Board voted 7-0-0 to release document to the public.

GENERAL NOTES:

- 1 THIS PROJECT WILL COMPLY W/ THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE (CBC) (BASED ON 2006 ICB)
- THE 2007 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC) (BASED ON THE 2005 NEC)
- THE 2007 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC) (BASED ON THE 2006 UPC BY IAPMO)
- THE 2007 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC) (BASED ON THE 2007 UMC BY IAPMO)

**STORM WATER QUALITY NOTES
CONSTRUCTION BMP'S**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01, NPDES NO. CAS0108758. (AVAILABLE AT: http://www.swrcb.ca.gov/rwqcb9/programs/sd_stormwater.html) NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDER DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCTION RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

PROJECT TEAM

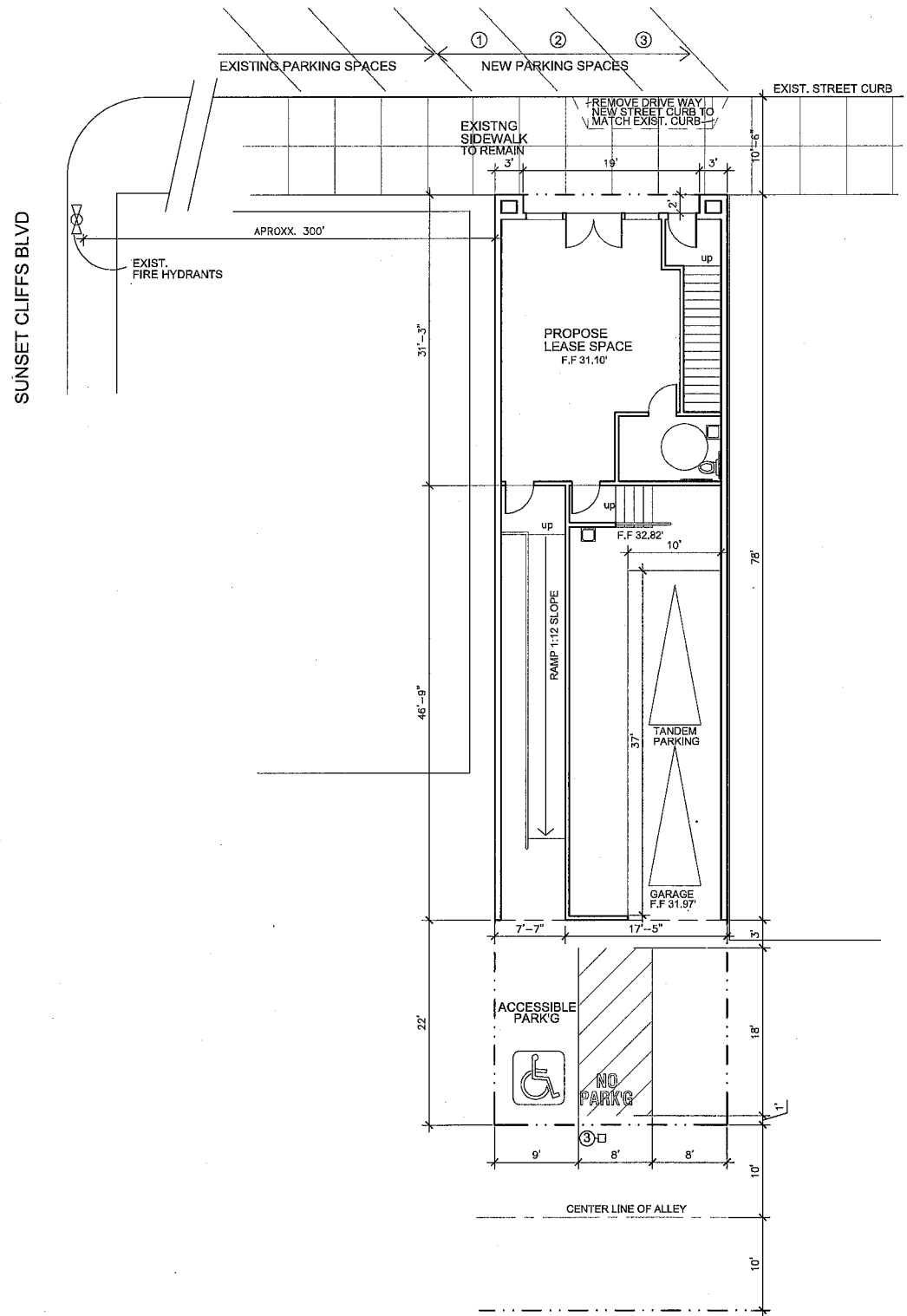
ARCHITECTURAL: DONG DAO ARCHITECT
4433 CONVOY ST., #F,
SAN DIEGO, CA 92111
PH: (858) 560-4990 E-MAIL: daoarchitect1@sbcglobal.net

CIVIL ENGINEERING: J & B ENGINEER & SURVEYORS
12265 WORLD TRADE DR.,
SAN DIEGO, CA 92128
PH: (858) 602-6543 E-MAIL: jbsurvey@sbcglobal.net

NOTES:

- ① 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)
- ② NO PROPOSED GRADES, EXISTING & PROPOSED ARE THE SAME
- ③ LOCATION OF EXISTING WATER METER TO REMAIN, REPLACE W/ HEAVY TRAFFIC METER BOX PER FIGURE 3-2 CITY OF SAN DIEGO DESIGN GUIDELINE
- ④ SEE DRAWING # 28476-D FOR EXISTING 8" WATER MAIN
SEE DRAWING # 12700-D FOR EXISTING 8" SEWER MAIN
- ⑤ EXISTING WATER SERVICE AND SEWER LATERAL TO BE USED FOR RESIDENTIAL AND COMMERCIAL.

POINT LOMA AVE



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

PROJECT DATA

ASSESSOR'S PARCEL #: 448-342-08

ADDRESS:
4741 POINT LOMA AVE
SAN DIEGO, CALIFORNIA 92106

LEGAL DESCRIPTION:
LOT 11, BLK 4
OF SUNSET CLIFFS
MAP 1889
CITY OF SAN DIEGO
COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA.

OWNER
ANGLE TRUSS
4739 POINT LOMA AVE
SAN DIEGO, CALIFORNIA 92106
PHONE: (619) 987-4907

BUILDING TYPE: VN
OCCUPANCY: R3/B
ZONE: CC-4-2
LOT SIZE: 2,500 SF

FLOOR AREA
COMERCIAL/LEASE SPACE
FIRST FLOOR
COMM. LEASE SPACE 811 SF
GARAGE 814 SF
RESIDENTIAL
SECOND FLOOR 1896 SF

F.A.R.: 1.3
MAXIMUM ALLOWED FLOOR AREA RATIO: 2.0 (5,000 SF)

PERMIT:
1- COASTAL DEVELOPMENT PERMIT
2- COASTAL OVERLAY, COASTAL HEIGHT LIMIT,
RESIDENTIAL TANDEM PARKING AND FAA PART77

SCOPE OF WORK
PROPOSED NEW TWO STORY MIXED USE BUILDING
RESIDENTIAL/COMMERCIAL LEASE SPACE
DEVIATION OF TWO RESIDENTIAL TANDEM PARKING SPACES
DEVIATION FOR 6' VAN ACCESS AIRES INSTEAD OF 8'

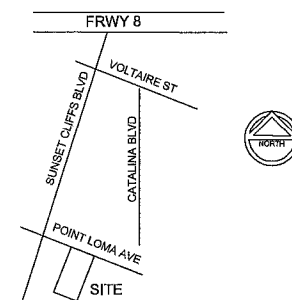
EXIST: VACANT LOT
LANDSCAPE AREA: 32 SF

PARKING :	REQUIRED	PROVIDED
1 DWELLING UNIT (2 BEDROOMS)	2	2 (TANDEM)
COMMERCIAL SPACE (811 SF)	1	1
LDC SECTION 142.0540 (EXCEPTION TO PARKING REGULATIONS FOR NON-RESIDENCE USES)		

SHEET SCHEDULE

- SHT
- A1- SITE PLAN, DATA, SHEET SCHEDULE
- A2- BUILDING 1&2 FLOOR PLANS
- A3- ELEVATIONS
- A4- SECTIONS
- C1- TOPO
- L1- LANDSCAPE
- L2- LANDSCAPE
- L3- LANDSCAPE
- L4- LANDSCAPE
- L5- LANDSCAPE

VICINITY MAP



DONG DAO ARCHITECT
4433 CONVOY STREET, SUITE #F SAN DIEGO, CALIFORNIA 92111 PHONE: (858) 560-4990

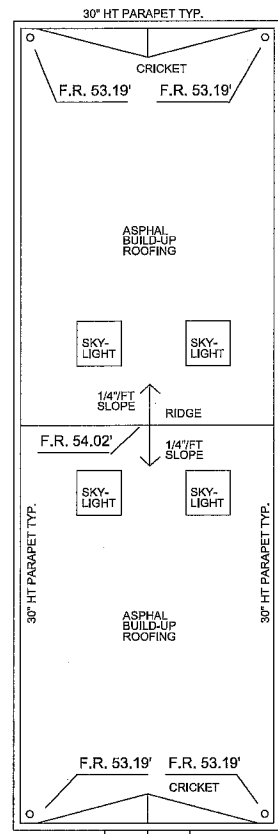
NEW MIXED USES BUILDING
4739 POINT LOMA AVE, SAN DIEGO, CA92106

REVISIONS

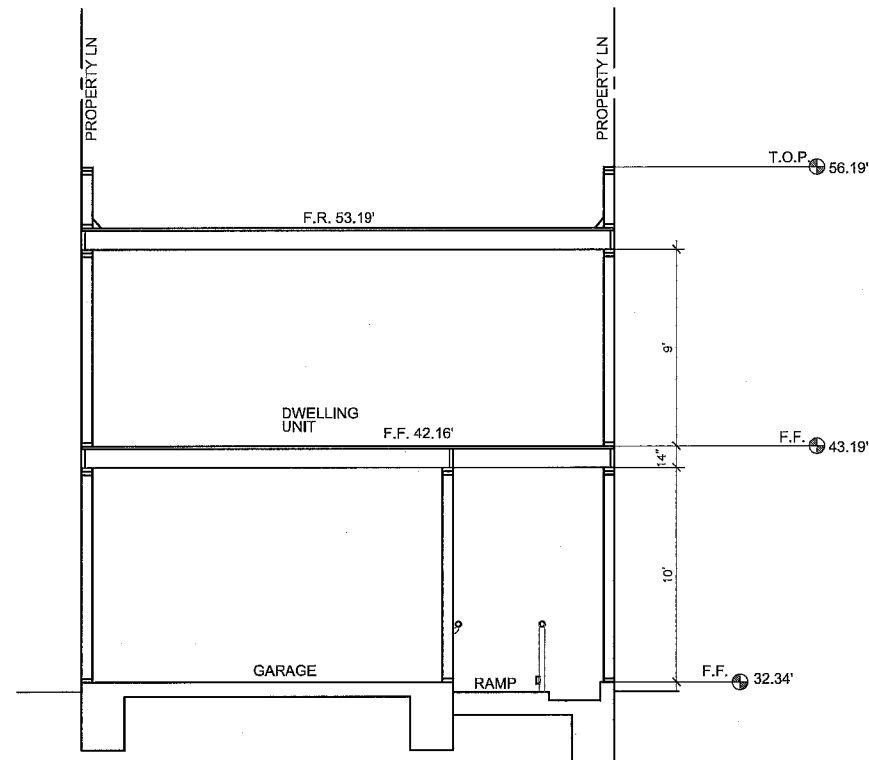
Date _____
Scale _____
Job _____

SITE PLAN

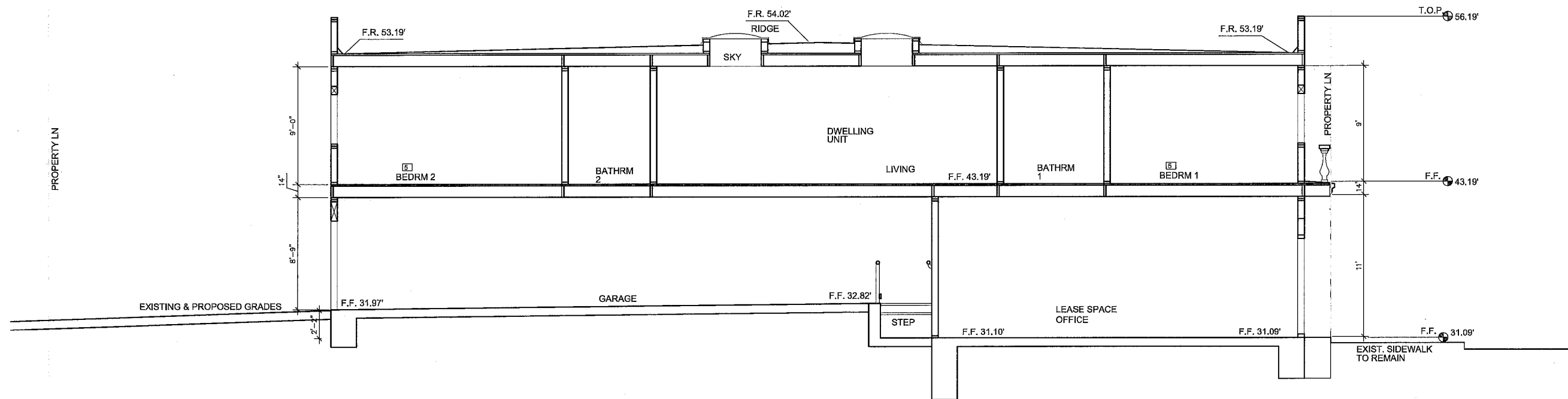
Sheet
A1
Of Sheets



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



SECTION B
SCALE 1/4"=1'-0"



SITE/BUILDING SECTION A
SCALE 1/4"=1'-0"

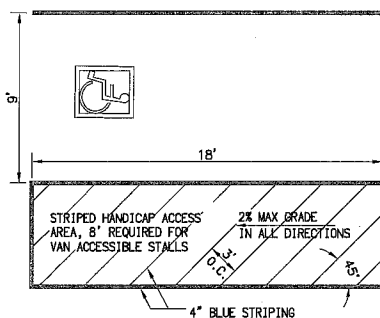
NEW MIXED USES BUILDING
4739 POINT LOMA AVE. SAN DIEGO, CA92106

NO.	REVISIONS

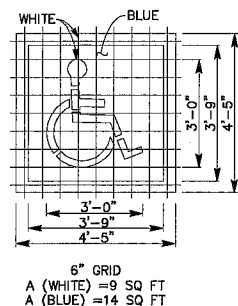
FLOOR PLANS
Sheet
A4
Of Sheets

CONSTRUCTION NOTES

- ① EXISTING WATER METER TO BE REPLACE WITH HEAVY TRAFFIC METER BOX PER THE CITY OF SAN DIEGO DESIGN GUIDELINES, FIGURE 3-2.
- ② EXISTING SEWER CLEAN OUT PROTECT IN PLACE.
- ③ EXISTING CURB TO REMAIN
- ④ EXISTING ROCK TILE TO BE REMOVE
- ⑤ REMOVE EXISTING DRIVEWAY, NEW STREET CURB TO MATCH EXISTING CURB PER SDSO G-1
- ⑥ REMOVE EXISTING FENCE
- ⑦ INSTALL DISABLED PERSONS PARKING SYMBOL SEE DETAIL "2"
- ⑧ CONSTRUCT 6" CONCRETE PAVEMENT
- ⑨ INSTALL HANDICAP STRIPPING PER DETAIL "1"
- ⑩ FOUND LEAD & DISC STAMPED LS 2236
- ⑪ PAINT 4" SOLID WHITE STRIPE
- ⑫ EXISTING SEWER MANHOLE PROTECT IN PLACE
- ⑬ EXISTING 8" SEWER MAIN PER DWG NO. 12700-D



1 HANDICAP STALL AND STRIPING
NTS

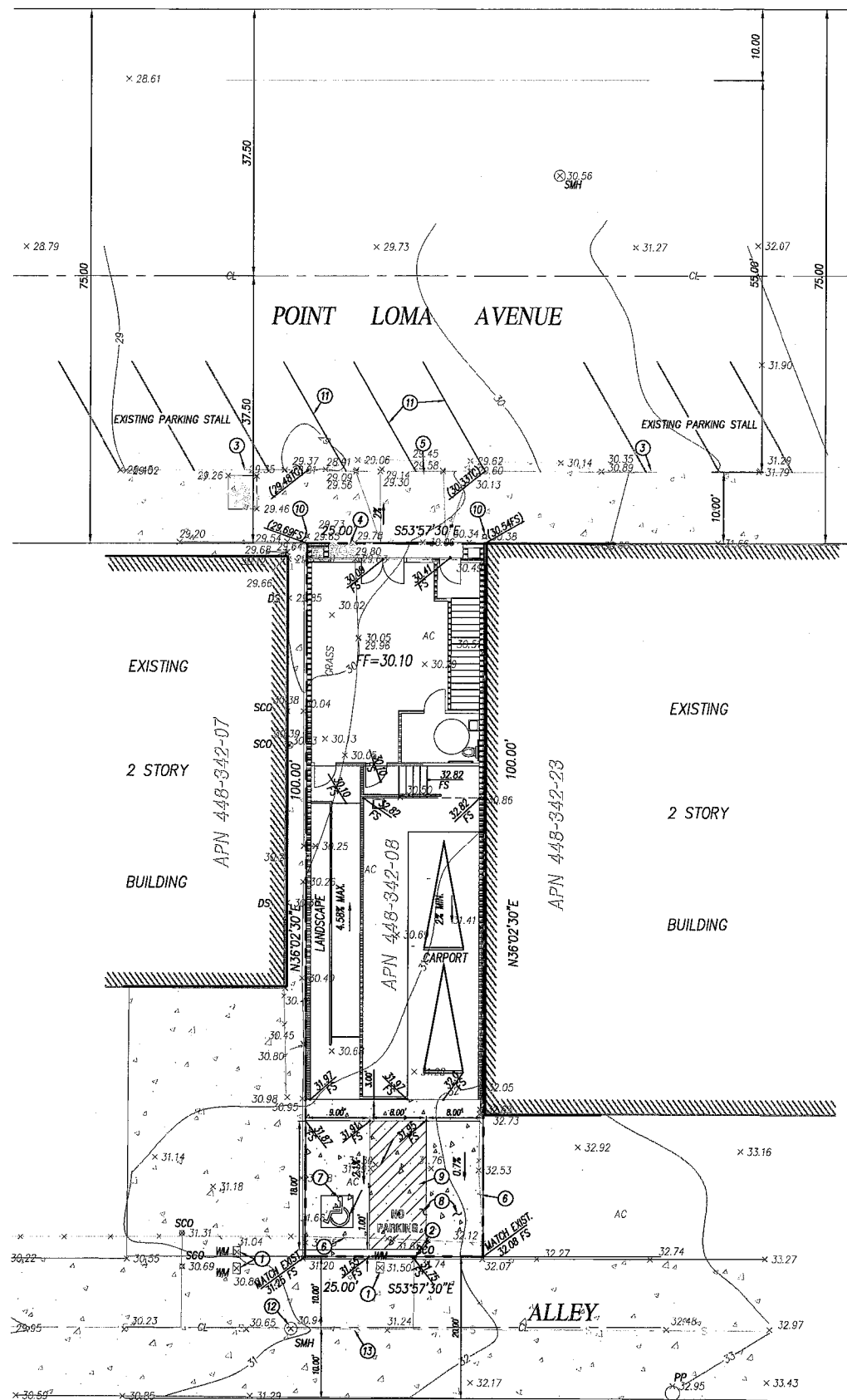


2 INTERNATIONAL SYMBOL OF ACCESSIBILITY MARKING
NTS

NOTES:

1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
3. SOIL DISTURBANCE (EXCAVATION) FOR THIS DEVELOPMENT IS STRICTLY FOR THE CONSTRUCTION OF THE BUILDING FOUNDATION AND STRUCTURAL COMPONENTS ONLY.
4. THERE IS NO GRADING, IMPORT OR EXPORT OF SOIL FOR THE COSTRUCTION OF THIS BUILDING.
5. EARTHWORK QUANTITIES IS "0".

ENGINEERING SITE PLAN



LEGEND

DESCRIPTION	DETAIL OR STD. DWG.	SYMBOL
EXISTING IMPROVEMENTS		
PROPERTY LINE		---
EXISTING CONTOUR		~
EXISTING SPOT ELEVATION		x 32.02
EXISTING PALM TREE		✶
EXISTING CONCRETE		▨
EXISTING ROCK TILE		▧
EXISTING CHAINLINK FENCE		—x—x—
PROPOSED IMPROVEMENTS		
NEW CONCRETE PAVEMENT		▨
PROP. SPOT ELEVATION	PER PLAN	20.34 FS
FLOW LINE, DIRECTION	PER PLAN	→
AC		ASPHALT CONCRETE
DS		DOWNSPOUT
SCD		SEWER CLEANOUT
WM		WATER METER

OWNER:

DAVID BAHRAM GHADISHAM
4834 WEST POINT LOMA BLVD. SUITE M,
SAN DIEGO, CA. 92107

SITE ADDRESS:

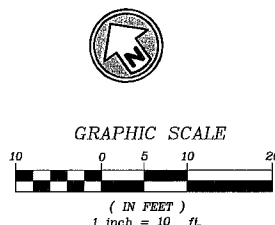
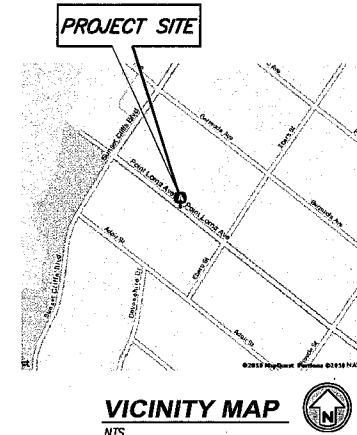
4739 POINT LOMA AVENUE
SAN DIEGO, CA. 92106

ASSESSOR'S PARCEL NO.:

448-342-08

BENCHMARK:

BRASS PLUG ON SLY CURB RETURN AT THE
SOUTHEAST CORNER OF SUNSET CLIFFS BLVD. AND
POINT LOMA AVE. ELEV. = 28.448



NOTE:
THIS ENGINEERING SITE PLAN IS FOR PRELIMINARY REVIEW ONLY, CITY PROJECT NO. 227059.

PLANNING ENGINEERING SURVEYING MAPPING
13670 DANIELSON ST., SUITE G POWAY, CA 92064
Ph: 858.513.1741 Fax: 858.513.1744
email: jbsurvey@sboglobal.net

PRIVATE CONTRACT			
ENGINEERING SITE PLAN FOR:			
APN: 448-342-08			
LOT 11 BLK 4 OF SUNSET CLIFFS, MAP 1889			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEETS			I.W.O. NO. _____ P.T.S. NO. _____
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	J&B		5/28/12
			V.T.M. _____
			NAD83 COORDINATES
			LAMBERT COORDINATES
AS-BUILTS			
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		

J&B ENGINEERS, SURVEYORS
(858)513-1741

LANDSCAPE IMPROVEMENT PLANS FOR 4739 POINT LOMA AVENUE SAN DIEGO, CA 92106

GENERAL NOTES

- NOTES ARE DIRECTED TO THE WORK OF THE LANDSCAPE CONTRACTOR UNLESS NOTED ON PLANS.
- WORK NOT INTENDED TO BE UNDER LANDSCAPE CONTRACTOR'S CONTRACT:
 - "N.I.C." (NOT IN CONTRACT)
 - "BY OTHERS"
 - "EXISTING" (REFERS TO IMPROVEMENTS THAT ARE PRESENTLY ON THE SITE)
- CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO.
- THESE PLANS ARE BASED ON IMPROVEMENT PLANS PREPARED BY J&B ENGINEERS AND SURVEYORS.
- THE OWNER SHALL PROVIDE A CURRENT COPY OF THE ENGINEERING SOILS REPORT TO THE CONTRACTOR WHO SHALL BECOME FAMILIAR WITH THE REPORT'S RECOMMENDATIONS PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL COMPLY WITH THE REPORT'S RECOMMENDATIONS AS THEY RELATE TO HIS WORK, INCLUDING COMPACTION OF TRENCH BACKFILL.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF CALIFORNIA.
- PRIOR TO INITIATING ANY PHASE OF THE IRRIGATION INSTALLATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF ALL RELATED UTILITY SERVICES AND METERS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK, TO BE APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT, PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE.
- THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO BEGINNING THE WORK AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, GOVERNING AGENCIES AND OTHER TRADES.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION WILL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
- MATERIAL SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL, IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO ENSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE WHEN NEEDED FOR THIS PROJECT.
- UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS A PART OF THE CONTRACT WITH THE OWNER AND PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
- NO ALTERATIONS WILL BE CONSIDERED FOR ITEMS SPECIFICALLY CALLED FOR ON THESE PLANS.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF ANY SITE OBSERVATIONS OR MEETINGS.
- SITE OBSERVATIONS AND MEETINGS SHALL INCLUDE:
 - PRE-CONSTRUCTION
 - IRRIGATION COVERAGE
 - PRE-MAINTENANCE
 - POST-MAINTENANCE (FINAL)
- "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
- SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE THE CONTRACTOR OF HIS PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- CONTRACTOR SHALL BE BACKCHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS ARE CALLED FOR AND IT IS FOUND THAT THE WORK IS NOT SIGNIFICANTLY READY UPON OBSERVATION OR APPOINTMENT IS NOT KEPT. TIME WILL BE CHARGED ON AN HOURLY BASIS, PLUS TRANSPORTATION, AT THE THEN EXISTING HOURLY RATE FOR THE PERSONNEL PROVIDING THE OBSERVATIONS.
- THIS FIRM DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THIS FIRM DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF PERSONNEL OTHER THAN OUR OWN ON THE SITE; THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.
- CONTRACTOR SHALL PROVIDE A C.L.C.A. CERTIFIED LANDSCAPE TECHNICIAN ON THE JOB TO DIRECT ALL PHASES OF THE CONSTRUCTION.
- NOTIFICATIONS, REQUESTS, AND OTHER COMMUNICATIONS FOR THE LANDSCAPE ARCHITECT MUST BE DIRECTED THROUGH THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, UNLESS SPECIFICALLY STATED OTHERWISE IN THE CONTRACT AGREEMENT, DAMAGES TO THE CONTRACTOR'S WORK DUE TO "ACTS OF GOD", WORK BY OTHERS, AND THEFT OF THE CONTRACTOR'S EQUIPMENT, MATERIALS, AND SUPPLIES.
- CAUTION:
BEFORE EXCAVATING, VERIFY THE LOCATION OF UNDERGROUND UTILITIES:



IRRIGATION NOTES

THE FOLLOWING IRRIGATION NOTES ARE PROVIDED BY THE LANDSCAPE ARCHITECT TO GIVE DIRECTIONS TO THE CONTRACTOR.

- IT IS INTENDED THAT THE CONTRACTOR SHALL CONSTRUCT, ASSEMBLE AND INSTALL SYSTEMS IN A SATISFACTORY MANNER, ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS, COMPLETE AND FUNCTIONING PROPERLY IN EVERY WAY, LEFT READY FOR ITS INTENDED USE AND/OR OPERATION BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE DURING INSTALLATION OF PLANTS AND MAINTENANCE PERIOD.
- CONTRACTOR SHALL CHECK ALL SITE CONDITIONS, AND VERIFY THE EXISTENCE, LOCATION AND SIZE OF UTILITIES AND SERVICES PRIOR TO TRENCHING.
- PRIOR TO BEGINNING WORK CONTRACTOR SHALL VERIFY MINIMUM WATER PRESSURE INDICATED ON PLANS, AND ALSO VERIFY METER SIZE. NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH OTHER TRADES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES AND CHASES UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
- POINT OF CONNECTION (P.O.C.) SHALL BE AS SHOWN ON PLANS.
- CONNECTIONS FROM MAIN SUPPLY LINES SHALL BE MADE HORIZONTALLY.
- NO CLOSE NIPPLES OR CROSSES SHALL BE USED.
- PIPE DOWNSTREAM OF CONTROL VALVE SHALL BE AT LEAST ONE PIPE SIZE LARGER THAN VALVE SIZE UNLESS OTHERWISE NOTED.
- PIPING AND P.V.C. ELECTRICAL SLEEVES (P.V.C. SCHEDULE 40 WITH NO. 12 PULL WIRE) UNDER EXISTING OR FUTURE PAVING SHALL BE INSTALLED, (2" MINIMUM BELOW PAVING EXCEPT 30" FOR MAIN LINE), PRIOR TO PAVING OR REPAVING, AND EXTEND 2 FEET OUTSIDE EDGE OF PAVING. NO TEES, ELBS, OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER PAVING. PERMANENTLY MARK PAVING WITH "E" ON BOTH SIDES OF CROSSING ABOVE ELECTRICAL SLEEVES, "I" ABOVE IRRIGATION PIPE SLEEVES. SLEEVES SHALL BE A MINIMUM OF 2 TIMES THE DIAMETER OF PIPE TO BE ENCLOSED OR, FOR ELECTRICAL SLEEVES, LARGE ENOUGH FOR ALL WIRES INCLUDING AT LEAST 2 SPARE WIRES.
- METALLIC BACKED LOCATING TAPE SHALL BE INSTALLED ALONG THE ENTIRE LENGTH OF THE SLEEVE, 12 INCHES DIRECTLY ABOVE THE SLEEVE. TAPE SHALL BE MARKED "IRRIGATION" IN 2 INCH CAPITAL LETTERS EVERY 3 FEET ALONG THE TAPE.
- PLANS ARE DIAGRAMMATIC AND APPROXIMATE. VALVES AND OTHER IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS. PIPING SHALL BE LOCATED ALONG THE INSIDE EDGES OF PLANTING AREAS EXCEPT WHERE NOT FEASIBLE TO DO SO.
- BALL VALVE BOXES SHALL BE MANUFACTURED BY AMETEK (BOX #182001 AND COVER #182002) OR CARSON (#608-12).
- REMOVE BURRS FROM P.V.C. PIPE ENDS PRIOR TO SOLVENT WELDING. USE SOLVENT MANUFACTURER'S RECOMMENDATIONS FOR CLEANING PIPE ENDS PRIOR TO MAKING SOLVENT WELDED CONNECTIONS.
- FLUSH PIPE CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.
- REQUIRED AT THE AUTOMATIC CONTROLLER: 120 VOLTS, 60 CYCLES, SINGLE PHASE, PER MANUFACTURER'S REQUIREMENTS WITH APPROVED GROUNDING.
- SOURCE OF ELECTRICAL POWER IS NOT SHOWN ON THESE PLANS. LANDSCAPE CONTRACTOR IS TO SHOW SOURCE OF ELECTRICAL POWER, LOCATION OF CONDUIT, AND CONDUCTORS FROM SOURCE TO CONTROLLER ON "DRAWINGS OF RECORD".
- AUTOMATIC CONTROLLER IS EXTERNAL WALL MOUNT.
- CONTROLLER SHALL BE PROGRAMMED SO WATERING WILL NOT INTERFERE WITH CONSTRUCTION OR NORMAL USE OF THE PROPERTY, CUSTOMERS AND/OR PERSONNEL.
- DIRECT BURIAL CONTROL WIRE SHALL BE 600 VOLT, SINGLE CONDUCTOR SOLID COPPER, PLASTIC INSULATED CABLE RATED FOR DIRECT BURIAL APPLICATIONS. U.F., U.L. APPROVED, 14 GAUGE (MINIMUM) PILOT AND SPARE WIRES, 12 GAUGE (MINIMUM) FOR COMMON GROUND RETURN WIRE. WIRE COLOR CODE TO BE AS FOLLOWS:
CONTROL WIRE - BLACK
COMMON GROUND WIRE - WHITE
EXTRA CONTROL WIRE - RED
- WIRE CONNECTIONS: NEUTRAL, PILOT AND SPARE WIRES SHALL BE INSTALLED WITH A TWO FOOT (2') COILED EXCESS WIRE LENGTH AT EACH END ENCLOSURE. EACH AND EVERY WIRE SPICE SHALL BE ENCASED IN "SCOTCH-PAC" OR "PENTITE" WATERPROOF EPOXY CONNECTORS. WIRE SPLICES SHALL BE MADE ONLY IN VALVE OR PULL BOXES.
- CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 5'-0" INTERVALS AND BURIED BENEATH MAINLINE WHERE POSSIBLE OR AT THE SAME DEPTH AS MAINLINE ALONG EDGES OF PLANTING AREAS.
- PROVIDE SEPARATE, SEALED SPARE CONTROL WIRES FROM THE CONTROLLER TO ALL POINTS SHOWN ON PLAN. PROVIDE A TWO FOOT (2') LOOP IN THE VALVE BOX.
- CONTRACTOR SHALL ADJUST DRIPLINES TO FULLY COVER ALL PLANTING AREAS.
- IRRIGATION SYSTEMS SHALL NOT SPRAY WATER ACROSS PROPERTY LINES OR ONTO ROADS, WALKS, BUILDINGS AND WINDOWS.
- INSTALL GROUNDING AT CONTROLLER, AS PER MANUFACTURER'S SPECIFICATIONS.
- OBTAIN COVERAGE TEST APPROVAL FROM LANDSCAPE ARCHITECT PRIOR TO PLANTING
- CONTRACTOR'S MAINTENANCE PERIOD SHALL NOT BE TERMINATED UNTIL THE FOLLOWING CONDITIONS ARE SATISFIED AND APPROVED BY THE LANDSCAPE ARCHITECT:
VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.
- "DRAWINGS OF RECORD" SHALL INCLUDE LOCATIONS OF MAINS, VALVES, SLEEVES, CONDUITS, & CONTROL WIRE ROUTING. LOCATE, ON REPRODUCIBLE MATERIAL, BY DIMENSIONING FROM TWO (2) FIXED POINTS.
- PROVIDE ONE CONTROLLER CHART FOR THE AUTOMATIC CONTROLLER. LAMINATED IN CLEAR PLASTIC, INDICATING THE AREA COVERED BY THE CONTROLLER. THE CHART SHALL BE MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR AND SHALL BE THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW. THE CHART IS TO BE A REDUCED DRAWING OF THE ACTUAL "DRAWINGS OF RECORD". THE LINE WEIGHTS AND LETTERING ON THE CHART SHALL BE SO DRAWN TO BE CLEARLY READABLE.
- WHERE FIELD CONDITIONS REQUIRE CHANGES, PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY. WATER VELOCITY IN PIPES SHALL NOT EXCEED 5 FEET PER SECOND.
- SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY AND OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THESE PLANS.



SHEET INDEX

- L-1 TITLE SHEET, GENERAL & IRRIGATION NOTES
- L-2 IRRIGATION PLAN & DETAILS
- L-3 IRRIGATION SPECIFICATIONS
- L-4 LANDSCAPE PLANTING PLAN
- L-5 PLANTING SPECIFICATIONS



GEORGE MERCER
RLA 4055
LANDSCAPE ARCHITECTURE
4730 PALM AVENUE, STE 210
LA MESA, CA 91941
(619) 463-7876

CLIENT
David Bahram Ghadisham

PROJECT
**4739 POINT LOMA AVE.
SAN DIEGO, CA 92106**

CHANGES	

PROGRESS PRINT DATE	
10/25/12	
9/20/13	
4/16/13	

PROGRESS PRINT DATE

DESIGN	GM
DRAWN	GM
CHECKED	
SCALE	
PROJECT	12-066

SHEET
L-1
OF 5 SHEETS



TITLE SHEET

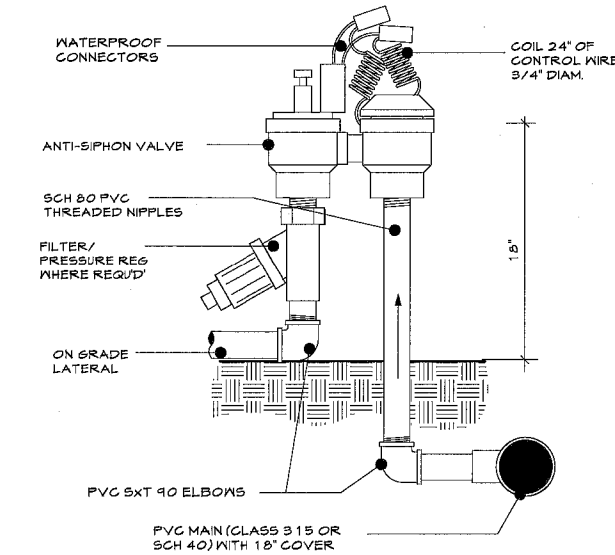
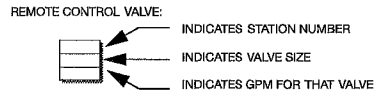
IF PLAN IS LESS THAN 24" X 36"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY.

IRRIGATION LEGEND SEE PLAN FOR EQUIPMENT SIZES

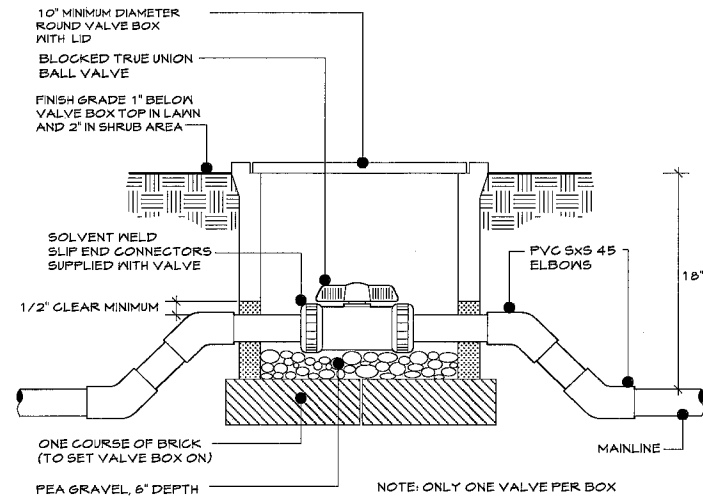
SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION
	RAINBIRD	XACZ-075-PRF	AUTOMATIC ANTI-SIPHON VALVE, 3/4" SIZE, WITH 200 MESH FILTER AND 30 PSI PRESSURE REGULATOR
	KING BROS.	BTU SERIES	PVC BLOCKED TRUE UNION BALL VALVE
	HUNTER	MINICLICK	MINICLICK RAIN SENSOR - WALL MOUNT AT DIRECTION OF ARCHITECT IN FIELD PER MANUF. DETAILS AND SPECS.
	IRRITROL	MC-4 PLUS B	AUTOMATIC CONTROLLER, 4 STATIONS, WALL MOUNT. INSTALL AS PER MANUF. SPECS.,
			LATERAL LINE: PVC BROWNLINE ON GRADE, FROM VALVE TO DRIP LINES.
			MAIN LINE: UNDER PAVING: 3/4" TYPE K COPPER IN PLANTER AREA: SCH 40 PVC, 18" MINIMUM COVER.
			PVC SCH 40 SLEEVE, MINIMUM 2 X DIAMETER OF PIPE OR WIRE BUNDLE ENCLOSED.
			POINT OF CONNECTION
			SPARE CONTROL WIRE LOCATION.
	RAINBIRD	LD-09-12-100	BROWN LANDSCAPE DRIP LINE WITH 0.8 GPH EMITTERS. SPACING OF DRIPPERS - 12". INSTALLED ON GRADE, WITH 2" MULCH OVER PIPE. ALL EMITTERS TO BE EXPOSED (DO NOT COVER EMITTER WITH MULCH). SECURE WITH 8" LONG GALVANIZED STAPLES AT MAX. 24" O.C. USE APPROPRIATE RAINBIRD FITTINGS FOR CONNECTIONS.
	RAINBIRD	700 CF-22	MANUAL FLUSH VALVE AT END OF DRIFLINE

NOTES:

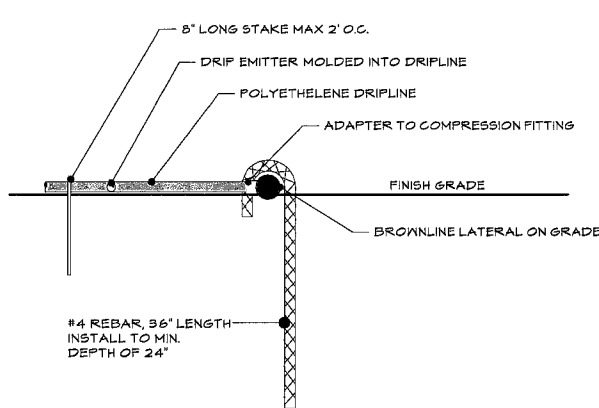
IRRIGATION PLAN IS DIAGRAMMATIC AND APPROXIMATE. ALL PIPING, VALVE BOXES, BACKFLOW PREVENTERS, ETC. SHALL BE LOCATED IN PLANTING AREAS. NO IRRIGATION EQUIPMENT TO BE LOCATED IN SIDE WALKS OR RIGHT-OF-WAY (EXCEPT LATERALS AND HEADS INDICATED ON PLAN).
IRRIGATION SYSTEMS ARE TO BE INSTALLED AS SHOWN ON THE PLAN AND IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO AND OTHER APPLICABLE STANDARDS AS OF THE APPROVED DATE OF THIS PLAN.



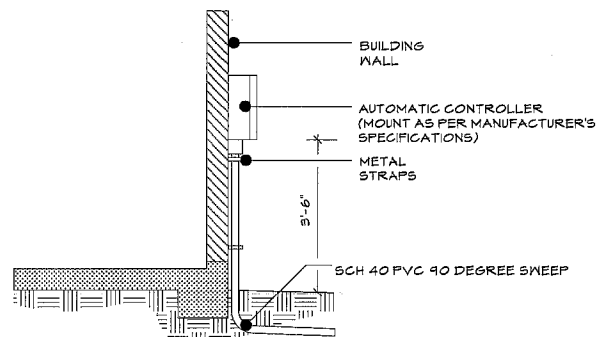
A ANTI-SIPHON VALVE
NOTE: INSTALL ANTI-SIPHON VALVE 12" MINIMUM ABOVE HIGHEST HEAD IN SYSTEM AND PER CURRENT CODE REQUIREMENTS



B BALL VALVE
NOTE: ONLY ONE VALVE PER BOX

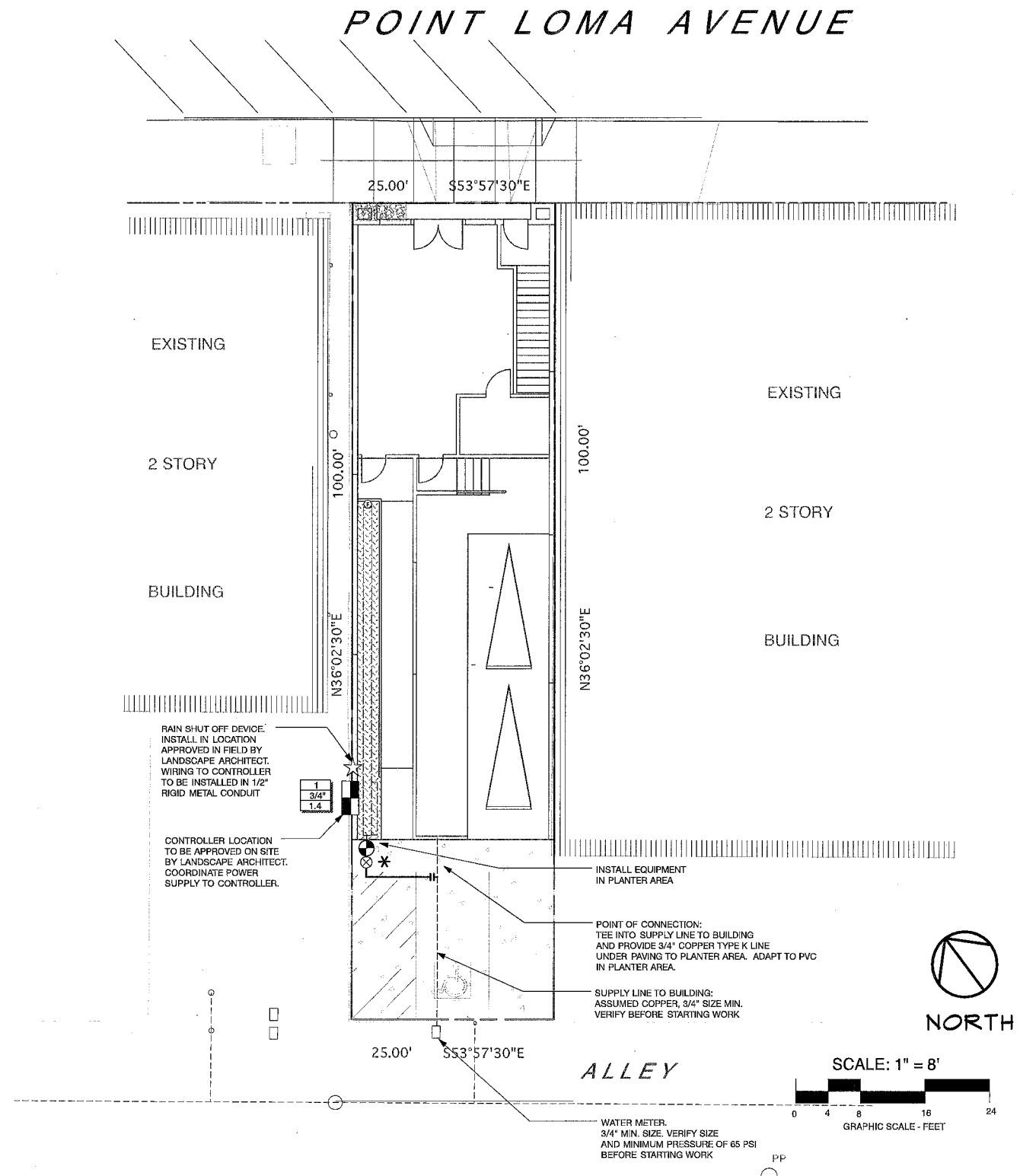


C DRIP LINE INSTALLATION



NOTE: SOURCE OF POWER IS NOT SHOWN ON PLANS. 110V POWER REQUIRED AT THE CONTROLLER. CONTRACTOR TO COORDINATE WITH OWNER TO ENSURE POWER IS PROVIDED AT CONTROLLER LOCATION.

D CONTROLLER



GEORGE MERCER
FLA 4095
LANDSCAPE ARCHITECTURE
4730 PALM AVENUE, STE 210
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(619) 463-7876

CLIENT
David Bahram Ghadisham

PROJECT
**4739 POINT LOMA AVE.
SAN DIEGO, CA 92106**

CHANGES

PROGRESS PRINT DATE

10/29/12
9/20/13
4/16/13

DESIGN	GM
DRAWN	GM
CHECKED	
SCALE	1/8" = 1'
PROJECT	12-066

SHEET
L-2
OF 5 SHEETS

LANDSCAPE IRRIGATION PLAN

IF PLAN IS LESS THAN 24" X 36"
IT IS A REDUCED PRINT.
REDUCE SCALE ACCORDINGLY.

IRRIGATION SPECIFICATIONS

NOTE: THE GENERAL AND SPECIAL CONDITIONS NOTED HEREIN ARE AN INTEGRAL PART OF THE LANDSCAPE PLANS AND MUST BE CAREFULLY CONSIDERED IN CONNECTION HEREWITH.

I. PURPOSE OF THE SPECIFICATIONS:

IT IS THE INTENT OF THESE SPECIFICATIONS THAT:

- A. THE WORK OF ASSEMBLING AND INSTALLING THE SPRINKLER SYSTEMS WILL BE ACHIEVED IN AN EFFICIENT AND SATISFACTORY MANNER ACCORDING TO THE HIGHEST WORKMANLIKE STANDARDS ESTABLISHED FOR SPRINKLER INSTALLATION AND OPERATION.
- B. THAT THE FINISHED SYSTEMS SHALL BE COMPLETE IN EVERY RESPECT AND SHALL BE LEFT READY FOR OPERATION TO THE SATISFACTION OF THE OWNER. ACCORDINGLY, THE REQUIREMENTS OF THESE SPECIFICATIONS ARE A PART OF THE SPRINKLER SYSTEM CONTRACT.

II. SCOPE OF WORK:

- A. THE WORK INCLUDED IN THESE SPECIFICATIONS SHALL CONSIST OF THE FURNISHING OF ALL LABOR, TOOLS, MATERIALS, PERMITS, APPLIANCES, TAXES AND ALL OTHER COSTS, FORESEEABLE AND UNFORESEEABLE AT THE TIME OF CONTRACTING, NECESSARY AND APPROPRIATE FOR THE INSTALLATION OF A SPRINKLER SYSTEM AS HEREIN SPECIFIED AND SHOWN ON THE ACCOMPANYING DRAWINGS.
- B. NO DEVIATION FROM THESE SPECIFICATIONS, OR FROM THE AGREEMENT, OR FROM THE GENERAL CONDITIONS IS AUTHORIZED AND NO SUCH DEVIATION SHALL BE MADE, UNLESS THE WRITTEN AUTHORIZATION THEREFORE, SIGNED BY THE OWNER OR HIS DULY APPOINTED REPRESENTATIVE, HAS BEEN OBTAINED IN ADVANCE.

III. GENERAL CONDITIONS:

A. EXECUTION, CORRELATION AND INTENT OF DOCUMENTS:

THE CONTRACTOR SHALL ABIDE BY, AND COMPLY WITH, THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF TO THE DETRIMENT OF THE WORK OF ANY MANIFEST ERROR OR OMISSION SHOULD ANY EXIST. FIGURES, DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER MEASUREMENTS BY SCALE, AND DETAILED DRAWINGS FURNISHED SHALL TAKE PRECEDENCE OVER GENERAL DRAWINGS SO FURNISHED.

B. SURVEYS, PERMITS AND REGULATIONS:

THE OWNER SHALL FURNISH ALL SURVEYS UNLESS OTHERWISE SPECIFIED. PERMITS AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK INCLUDING, BUT NOT LIMITED TO, BUILDING PERMITS FROM THE CITY OR COUNTY BUILDING DEPARTMENT AUTHORIZED TO PERMIT THE WORK, SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

C. DRAWINGS AND VERIFICATION OF DIMENSIONS:

- 1. ALL IRRIGATION SHALL BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS INDICATED ON THE PLOT PLAN. THE CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS VERIFIED ALL DIMENSIONS AND SHALL INDICATE ALL DISCREPANCIES IN PLOT PLAN, IF ANY. ANY INDICATED DISCREPANCIES WILL BE CHECKED IMMEDIATELY BY THE OWNER BY IN-FIELD MEASUREMENTS AND IF ANY DISCREPANCY IS FOUND, THE OWNER WILL AUTHORIZE, IN WRITING, ALL NECESSARY ADDITIONS OR DELETIONS.

D. SPACING OF SPRINKLER HEADS AND LOCATIONS OF VALVES SHALL BE AS INDICATED ON THE DRAWINGS WITH CONSIDERATION BEING GIVEN TO PREVAILING WIND CONDITIONS.

E. CHANGES:

THE OWNER AND CONTRACTOR HEREBY AGREE THAT THE OWNER OR HIS REPRESENTATIVE SHALL HAVE THE RIGHT TO MAKE MINOR CHANGES TO THE IRRIGATION SYSTEMS AND THEIR LOCATIONS WITHOUT ADDITIONAL COST TO THE OWNER.

F. EXISTING CONDITIONS:

PRIOR TO SUBMISSION OF HIS BID, CONTRACTOR SHALL EXAMINE THE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS THEREOF.

G. SITE CONFERENCE:

PRIOR TO COMMENCING WORK ON THE PROJECT, THE CONTRACTOR SHALL ARRANGE AN ON SITE CONFERENCE WITH THE OWNER, AND AT THIS TIME THE CONTRACTOR SHALL LAYOUT THE SYSTEM FOR APPROVAL.

H. CODES:

ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL BUILDING AND PLUMBING CODES HAVING JURISDICTION.

I. QUANTITIES LISTED ON IRRIGATION LEGEND ARE NOT GUARANTEED AND ARE FOR CONTRACTOR'S CONVENIENCE ONLY.

J. PROTECTION OF WORK AND PROPERTY:

THE CONTRACTOR SHALL BE LIABLE FOR AND SHALL TAKE THE FOLLOWING ACTIONS, AS THEY MAY BE REQUIRED, WITH REGARD TO DAMAGE TO ANY OF THE OWNER'S PROPERTY:

- 1. ANY EXISTING BUILDINGS, EQUIPMENT, PIPING, PIPE COVERING, ELECTRICAL SYSTEMS, SEWERS, SIDEWALKS, GROUND, ROADS, LANDSCAPING OR STRUCTURE OF ANY KIND DAMAGED (INCLUDING WITHOUT LIMITATION, DAMAGE FROM LEAKS IN THE PIPING SYSTEMS BEING INSTALLED OR HAVING BEEN INSTALLED BY CONTRACTOR) BY THE CONTRACTOR, OR HIS AGENTS, EMPLOYEES, OR SUBCONTRACTORS DURING THE COURSE OF HIS WORK, WHETHER THROUGH NEGLIGENCE OR OTHERWISE, SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE IN A MANNER SATISFACTORY TO THE OWNER, WHICH REPAIR OR REPLACEMENT SHALL BE A CONDITION PRECEDENT TO OWNER'S OBLIGATION TO MAKE FINAL PAYMENT UNDER THE CONTRACT.

- 2. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DAMAGES TO ANY WORK COVERED BY THESE SPECIFICATIONS BEFORE FINAL ACCEPTANCE OF THE WORK. HE SHALL SECURELY COVER ALL OPENINGS INTO THE SYSTEMS AND COVER ALL APPARATUS, EQUIPMENT AND APPLIANCES, BOTH BEFORE AND AFTER BEING SET IN PLACE TO PREVENT OBSTRUCTIONS IN THE PIPES AND THE BREAKAGE, MISUSE OR DISFIGUREMENT OF THE APPARATUS, EQUIPMENT OR APPLIANCE.

- 3. CONTRACTOR SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS PROVIDED BY LAW AND CONTRACT DOCUMENT.

K. ACCESS TO AND INSPECTION, TESTING AND APPROVAL OF WORK:

1. CLOSING IN UNINSPECTED WORK:

CONTRACTOR SHALL NOT CAUSE OR ALLOW ANY OF HIS WORK TO BE COVERED OR ENCLOSED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER. SHOULD ANY OF HIS WORK BE ENCLOSED OR COVERED BEFORE SUCH INSPECTION AND TEST, HE SHALL UNCOVER THE WORK AT HIS OWN EXPENSE IN ORDER TO AFFORD THE NECESSARY INSPECTION BY THE OWNER, REINSPECTION OR TESTING OF WORK UNAPPROVED OR WORK FAILING INITIAL TESTING OR INSPECTION.

- 2. CONTRACTOR WILL PAY FOR ANY ADDITIONAL TRIPS FOR REINSPECTION OR RETESTING AT THE RATE OF \$ 100 PER HOUR OF THE OWNER'S (OR HIS AUTHORIZED REPRESENTATIVE'S) TIME ON THE JOB, PLUS EXPENSES. AMOUNTS OWED BY THE CONTRACTOR HEREUNDER MAY BE DEDUCTED BY THE OWNER FROM THE PROGRESS PAYMENTS DUE TO CONTRACTOR NEXT FOLLOWING THE DATE OF FAILURE OF INSPECTION OR TESTING BASED UPON THE OWNER'S REASONABLE ESTIMATE OF THE TIME REQUIRED FOR REINSPECTION OR RETESTING.

L. SUPERINTENDENCE - SUPERVISION:

THE CONTRACTOR SHALL KEEP ON HIS WORK, DURING ITS PROGRESS, A COMPETENT SUPERINTENDENT AND ANY NECESSARY ASSISTANTS, ALL SATISFACTORY TO THE OWNER. THE SUPERINTENDENT SHALL NOT BE CHANGED EXCEPT WITH THE CONSENT OF THE OWNER, UNLESS THE SUPERINTENDENT PROVES TO BE UNSATISFACTORY TO THE CONTRACTOR AND CEASES TO BE IN HIS EMPLOY. THE SUPERINTENDENT SHALL REPRESENT THE CONTRACTOR IN HIS ABSENCE AND ALL DIRECTIONS GIVEN HIM SHALL BE AS BINDING AS IF GIVEN TO THE CONTRACTOR. HE SHALL BE FAMILIAR WITH ALL CONTRACT DOCUMENTS, PLANS, SPECIFICATIONS AND DETAILS AND SHALL HAVE A COMPLETE SET OF PLANS ON THE JOB AT ALL TIMES.

IV. SPECIAL CONDITIONS:

A. IRRIGATION SYSTEM:

- 1. THE IRRIGATION SYSTEMS SHALL INCLUDE ALL MATERIALS AND THEIR INSTALLATION IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE OWNER.
- 2. ALL PRESSURE LINES, NON-PRESSURE LINES, VALVES AND MISCELLANEOUS SPRINKLER HEADS SHALL BE MANUFACTURED, SUPPLIED AND INSTALLED IN STRICT ACCORDANCE WITH THE SPECIFICATIONS DETAILED IN THE HEREIN MENTIONED IRRIGATION PLANS AND SPECIFICATIONS.
- 3. SUBSTITUTION OF MATERIALS, SIZES OR MANUFACTURER WILL NOT BE ALLOWED UNLESS THE OWNER AND LANDSCAPE ARCHITECT AGREE TO ANY PROPOSED CHANGES IN WRITING.

B. CLEAN UP:

- 1. KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- 2. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE HIS MATERIAL, EQUIPMENT AND WASTE TO THE SATISFACTION OF THE OWNER.

C. RESPONSIBILITY:

- 1. PROTECT WORK OF THIS SECTION AND WORK OF OTHERS AT ALL TIMES IN PERFORMANCE OF WORK OF THIS SECTION.
- 2. PROTECT ALL MATERIALS FROM THEFT, ALL CONTROLLERS FROM WEATHER, UNTIL END OF MAINTENANCE PERIOD.
- 3. CAREFULLY NOTE ALL ESTABLISHED GRADES BEFORE COMMENCING WORK. RESTORE ANY ESTABLISHED GRADE CHANGE DURING COURSE OF THIS WORK TO ORIGINAL CONTOURS.

D. MATERIALS:

- 1. GENERAL: MATERIALS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ALL PRESSURE SUPPLY LINES, NON-PRESSURE LINES, VARIOUS TYPES OF VALVES, AND ALL TYPES OF SPRINKLER HEADS. ALL MATERIALS AND EQUIPMENT SHALL BE NEW, OF DOMESTIC MANUFACTURE AND CONFORM TO PERFORMANCE STANDARDS AND/OR DATA HEREIN, AND AS SHOWN IN LEGEND ON DRAWINGS, INSTALLED IN STRICT ACCORDANCE WITH CONSTRUCTION DETAILS.
- 2. PIPE LINES (REFER TO DRAWINGS)
- 3. PLASTIC PIPE AND FITTINGS:

- a. PIPE: EXTRUDED FROM 100% VIRGIN POLYVINYL CHLORIDE PVC, TYPE I, GRADE II, CLASS 1120 MATERIAL.

- 1. ALL PLASTIC PIPE SHALL BE CONTINUOUSLY AND PERMANENTLY MARKED WITH THE FOLLOWING INFORMATION: MANUFACTURER'S NAME, NOMINAL PIPE SIZE, PVC 1120 AND PRESSURE RATINGS IN P.S.I.
- 2. MANUFACTURER SHALL MARK DATE OF EXTRUSION ON PIPE. DATING TO BE PERFORMED IN CONJUNCTION WITH RECORDS HELD BY MANUFACTURER, COVERING QUALITY CONTROL TESTS, RAW MATERIAL BATCH NUMBER, AND OTHER INFORMATION DEEMED NECESSARY BY MANUFACTURER.
- 3. ALL SOLVENT SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF PIPE FITTING AND AS APPROVED. USE NO SOLVENT FROM CANS WHICH HAVE BEEN OPENED OVERNIGHT.

b. FITTINGS:

- 1. PLASTIC FITTING: PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL PRESSURE LINES.
- 2. PVC, TYPE I, IPS SCHEDULE 40, NSF APPROVED ON ALL NON-PRESSURE LINES.
- 3. COUPLINGS: SHALL BE MADE FROM EXTRUDED STOCK, REAMED WITH A TAPER.
- 4. ALL PLASTIC FITTINGS: A MOLDED FITTING.

- 4. ALL SPRINKLER HEADS: ALL SPRINKLER HEADS SHALL BE OF TYPE AND MODEL AS INDICATED IN THE LEGEND AND SHALL BE INSTALLED AS INDICATED ON DETAILED DRAWINGS.

- 5. BALL VALVES: BALL VALVES 2" IN SIZE AND SMALLER SHALL BE BLOCKED, TRUE UNION, SCREWED, WITH HAND LEVER FOR OPERATION. EACH BALL VALVE SHALL BE HOUSED IN A BOX AS NOTED ON PLANS.

- 6. REMOTE CONTROL VALVES SHALL BE PER MODEL AND TYPE AS INDICATED ON THE DRAWINGS. VALVES SHALL BE WIRED TO CONTROLLER IN SAME NUMERICAL SEQUENCE AS INDICATED ON PLANS.

- 7. ALL DIRECT BURIAL CONTROL WIRE SHALL BE 600V, SINGLE CONDUCTOR SOLID COPPER, U.F. UL APPROVED. 14 GA. MINIMUM PILOT WIRE, PER VALVE MANUFACTURER'S RECOMMENDATIONS, 12 GA. MINIMUM FOR COMMON GROUND RETURN WIRE.

E. SITE CONDITIONS:

- 1. EXERCISE EXTREME CARE IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO UTILITIES WHICH ARE CAUSED BY HIS OPERATIONS OR NEGLIGENCE.
- 2. COORDINATE INSTALLATION OF ALL SPRINKLER MATERIALS, INCLUDING PIPE, SO THERE SHALL BE NO INTERFERENCE EXISTING WHICH WOULD HINDER PLANTING, INSTALLATION OF UTILITIES AND OTHER CONSTRUCTION.

F. PHYSICAL LAYOUT:

- 1. PRIOR TO INSTALLATION, CONTRACTOR SHALL STAKE OUT ALL PRESSURE SUPPLY LINES, ROUTING AND LOCATIONS OF SPRINKLER HEADS.
- 2. ALL LAYOUTS SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- 3. ALL SPRINKLER HEADS SHALL BE SET AT A FINISH HEIGHT TO ACCOMMODATE AND CONSIDER GROWTH OF ADJACENT PLANT MATERIALS. HEADS SHALL NOT BE LOCATED BEHIND ANY PLANT MATERIAL SO THAT FUTURE GROWTH WOULD IMPAIR THE EFFECTIVENESS OF THAT HEAD. THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED OF ALL CONFLICTS BEFORE INSTALLATION.

G. WATER SUPPLY:

- 1. CONNECT SPRINKLER IRRIGATION SYSTEM TO OUTLETS AS INDICATED ON DRAWINGS.
- 2. CONNECTION SHALL BE MADE AT APPROXIMATE LOCATIONS SHOWN ON DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES CAUSED BY ACTUAL SITE CONDITION.

H. ASSEMBLIES:

- 1. ROUTING OF PRESSURE SUPPLY LINES AND LATERALS, AS INDICATED ON DRAWINGS, IS DIAGRAMMATIC. INSTALL LINES AND VARIOUS ASSEMBLIES IN SUCH A MANNER AS TO CONFORM WITH PLANS AND DETAILS.
- 2. INSTALL ALL ASSEMBLIES SPECIFIED HEREIN IN ACCORDANCE WITH RESPECTIVE DETAIL. IN ABSENCE OF DETAIL DRAWINGS OR SPECIFICATIONS PERTAINING TO SPECIFIC ITEMS REQUIRED TO COMPLETE WORK, PERFORM SUCH WORK IN ACCORDANCE WITH BEST STANDARD PRACTICE WITH PRIOR APPROVAL OF OWNER.

I. LINE CLEARANCE:

ALL LINES SHALL HAVE A MINIMUM OF SIX (6) INCHES CLEARANCE FROM EACH OTHER, AND FROM LINES OF OTHER TRADES. PARALLEL LINES SHALL NOT BE INSTALLED DIRECTLY OVER ONE ANOTHER.

J. TRENCHING:

DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND DETAILS. DEPTH OF PIPE PER PLANS.

K. BACKFILLING:

COMPACT BACKFILL FOR TRENCHING TO DRY DENSITY EQUAL TO ADJACENT UNDISTURBED SOIL AND CONFORM TO ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES. PLACE INITIAL BACKFILL ON ALL PRESSURE AND NON-PRESSURE LINES OF A FINE GRANULAR MATERIAL, NO FOREIGN MATTER LARGER THAN 1/2" IN SIZE WILL BE PERMITTED.

L. TESTING:

- 1. NO TESTING SHALL TAKE PLACE, NOR SHALL ANY WATER BE ALLOWED INTO ANY SYSTEM, BEFORE THE SOLVENT MANUFACTURER'S RECOMMENDED CURING TIME HAS ELAPSED.
- 2. TEST ALL PRESSURE LINES UNDER HYDROSTATIC PRESSURE OF 125 LBS. PER SQ. IN. AND TEST ALL NON-PRESSURE LINES UNDER EXISTING STATIC PRESSURE TO PROVE BOTH WATER TIGHT.
- 3. SUSTAIN PRESSURES IN LINES FOR NOT LESS THAN FOUR HOURS. IF LEAKS DEVELOP, REPLACE JOINTS AND REPEAT TEST UNTIL ENTIRE SYSTEM IS PROVEN WATER TIGHT.
- 4. TESTS SHALL BE OBSERVED AND APPROVED BY ARCHITECT PRIOR TO BACKFILL.

- 5. UPON COMPLETION OF EACH PHASE OF WORK, ENTIRE SYSTEM SHALL BE TESTED AND ADJUSTED TO MEET SITE REQUIREMENTS.

- 6. THE ABOVE TESTING SHALL BE COMPLETED AND APPROVED PRIOR TO PLANTING OF ALL PLANTS EXCEPT SPECIMEN TREES.

- 7. HEADS IN PLANTING AREAS SHALL BE ADJUSTED FOR COVERAGE AND HEIGHT AS DIRECTED BY THE LANDSCAPE ARCHITECT.

M. INSPECTION OF WORK:

INSTALLATION AND OPERATIONS MUST BE APPROVED BY ARCHITECT AS SPECIFIED UNDER GENERAL CONDITIONS. FINAL INSPECTION WILL BE MADE AT THE CONCLUSION OF THE LANDSCAPE MAINTENANCE PERIOD.

N. COVERAGE TEST:

WHEN THE SPRINKLER SYSTEM IS COMPLETED, THE CONTRACTOR SHALL PERFORM AS COVERAGE TEST IN THE PRESENCE OF THE OWNER TO DETERMINE IF THE COVERAGE IS COMPLETE AND ADEQUATE. THE CONTRACTOR SHALL BE RESPONSIBLE TO CORRECT INADEQUACIES OF COVERAGE ONLY WHERE DRAWING AND DIRECTION BY OWNER HAVE NOT BEEN FOLLOWED.

O. ADJUSTING OF SYSTEM:

- 1. ADJUST VALVES, AND ALIGNMENT AND COVERAGE OF ALL SPRINKLER HEADS.
- 2. IF IT IS DETERMINED THAT ADJUSTMENTS IN THE IRRIGATION EQUIPMENT WILL PROVIDE PROPER AND MORE ADEQUATE COVERAGE, CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS PRIOR TO FINALIZING PROJECT.
- 3. ALL ADJUSTMENTS SHALL BE MADE TO THE SATISFACTION OF THE OWNER.

P. GUARANTEE:

- 1. THE WORK INCLUDED ON THESE PLANS SHALL BE GUARANTEED AGAINST ALL DEFECTS AND MALFUNCTION OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. SHOULD ANY TROUBLE DEVELOP WITHIN THE TIME SPECIFIED ABOVE, ALL NECESSARY REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE CONTRACTOR, IN AN EXPEDITIOUS MANNER, AT NO ADDITIONAL COST TO THE OWNER. THE OWNER RETAINS THE RIGHT TO MAKE EMERGENCY REPAIRS WITHOUT RELIEVING THE CONTRACTOR'S GUARANTEE OBLIGATIONS.
- 2. IN THE EVENT THE CONTRACTOR DOES NOT RESPOND TO THE OWNER'S REQUEST FOR REPAIR WORK UNDER THIS GUARANTEE WITHIN A PERIOD OF 48 HOURS, THE OWNER MAY MAKE SUCH REPAIRS AS HE MAY DEEM NECESSARY AT THE FULL EXPENSE OF THE CONTRACTOR.
- 3. ANY SETTLING OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE GUARANTEE PERIOD SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, INCLUDING A COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.
- 4. THE CONTRACTOR SHALL INSTRUCT THE OWNER'S REPRESENTATIVE AND FUTURE MAINTENANCE PERSONNEL IN THE OPERATION OF ALL SYSTEMS.
- 5. THE CONTRACTOR SHALL FURNISH THE OWNER WITH THE FOLLOWING MATERIALS UPON COMPLETION OF THE WORK AS PART OF THIS CONTRACT.
 - a. "RECORD" DRAWINGS SHALL INCLUDE LOCATIONS OF ALL MAINS, VALVES, AND SLEEVES. LOCATE BY DIMENSIONING FROM TWO (2) FIXED POINTS ON A SET OF BLUELINES
 - b. CONTROLLER MANUAL AND KEYS.



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CHANGES

10/25/12
3/20/13
4/16/13

PROGRESS PRINT DATE

DESIGN GM
DRAWN GM
CHECKED
SCALE
PROJECT 12-086



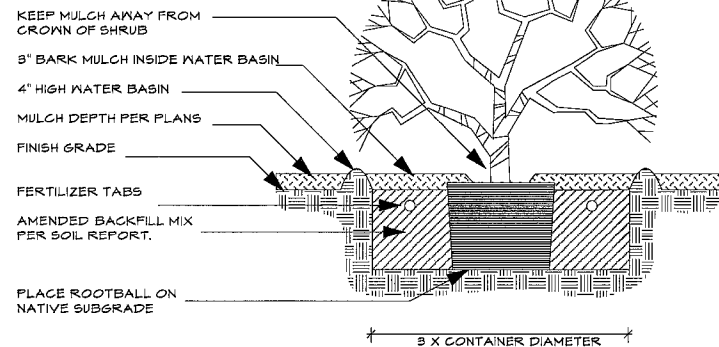
IRRIGATION SPECIFICATIONS

SHEET
L-3
OF 5 SHEETS

PLANTING NOTES

1. PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL THE CONTRACTOR SHALL VERIFY THE AVAILABILITY OF WATER TO THE SITE.
2. ALL PLANTED AREAS SHOWN ON THESE PLANS SHALL HAVE 100% HEAD-TO-HEAD IRRIGATION COVER.
3. PLANT QUANTITIES SHOWN ON PLANT LIST ARE FOR CONVENIENCE ONLY AND LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNT AND AREA TAKE-OFFS.
4. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED EXCEPT WHERE SPECIFICALLY NOTED.
5. AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE WILL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL PLANT NAMES.
6. PLANTS SHALL BE PROTECTED AGAINST THEFT, HEAT, SUN, WIND, FROST AND PHYSICAL DAMAGE DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY.
7. PLANTS SHALL BE ACCLIMATED FOR THE CONDITIONS OF THEIR ULTIMATE USE AND LOCATION.
8. WILTED PLANT MATERIAL SHALL NOT BE PLANTED OR USED ON THE PROJECT.
9. PLANT ROOT BALL SHALL NOT BE DAMAGED DURING TRANSPORTATION OR PLANTING PROCESSES.
10. LANDSCAPE CONTRACTOR SHALL REPAIR AND/OR REPLACE (IN SIZE, KIND, AND QUALITY), ANY PLANT MATERIAL EXISTING ON SITE WHICH IS DAMAGED DUE TO HIS NEGLIGENCE.
11. IMMEDIATELY UPON AWARD OF THE CONTRACT THE CONTRACTOR SHALL LOCATE, ORDER, AND PURCHASE, OR HAVE HELD FOR HIM, ALL SPECIFIED PLANT MATERIAL EXCLUDING PRE-SELECTED PLANT MATERIAL.
12. LANDSCAPE ARCHITECT SHALL APPROVE ALL TREES AT THE NURSERIES PRIOR TO SHIPPING OR CONTRACTOR SHALL SUBMIT COLOR PRINT PHOTOGRAPHS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SHIPPING.
13. PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE LANDSCAPE ARCHITECT DUE TO CONDITION, FORM, OR DAMAGE BEFORE OR AFTER PLANTING.
14. LANDSCAPE ARCHITECT SHALL APPROVE LANDSCAPE GRADING AND FINAL PLACEMENT OF ALL TREES AND SHRUBS PRIOR TO PLANTING.
15. ALL ROCK AND DEBRIS SHALL BE REMOVED FROM REFINED PLANTING AREAS AROUND THE HOUSE AND THEN FROM THE SITE IN ACCORDANCE WITH THE FOLLOWING CRITERIA: 1" IN SHRUB AREAS.
16. SOIL PREPARATION SHALL BE IN ACCORDANCE WITH A SOIL ANALYSIS, TO BE OBTAINED BY CONTRACTOR, AFTER GRADING.
17. CONTRACTOR SHALL SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL AT THE TIME OF AMENDING.
18. CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL AND MULCH.
19. TREES SHALL BE OF ADEQUATE CALIPER TO STAND WITHOUT SUPPORT.
20. ALL TREES SHALL BE ESTABLISHED IN THEIR BOXES FOR NO LESS THAN FOUR MONTHS, ALL PLANTS 1 TO 5 GALLON IN SIZE SHALL BE ESTABLISHED IN THEIR CONTAINERS FOR A MINIMUM PERIOD OF THREE MONTHS BEFORE DELIVERY TO THE SITE UNLESS SPECIFICALLY AUTHORIZED BY THE LANDSCAPE ARCHITECT.
21. PRUNE PLANTS BOTH EXISTING AND PROPOSED DURING INSTALLATION OR MAINTENANCE AS DIRECTED BY LANDSCAPE ARCHITECT.
22. CIRCULAR ROOT SYSTEMS OF CONTAINER STOCK SHALL BE SLASHED IN 4 TO 6 LOCATIONS ON THE SIDES AND THE ROOT BALL 'BUTTERFLIED' PRIOR TO PLANTING. ROOT BOUND PLANTS ARE UNACCEPTABLE.
23. CONSTRUCT A 4" HIGH X 2' DIAMETER WATER BASIN FOR EACH ONE GALLON SIZE AND LARGER SHRUB AND A 6" HIGH X 2' DIAMETER WATER BASIN FOR EACH TREE.
24. PLANTING PITS FOR TREES SHALL BE EXCAVATED NO LESS THAN THREE TIMES THE DIAMETER AND SLIGHTLY SHALLOWER THAN THE ROOTBALL.
25. INSTALL TREES AND SHRUBS PRIOR TO PLANTING OF GROUNDCOVER.
26. WHERE 'ON CENTER' (O.C.) SPACING OF PLANTS IS CALLED OUT FOR, PLACE A ROW OF PLANTS ONE HALF OF THEIR 'ON CENTER' SPACING FROM THE EDGE OF THEIR SYMBOL ON THE PLAN.

EXAMPLE: IF GAZANIA IS CALLED OUT AT 10' O.C. AND THE SYMBOL ON THE PLAN IS ADJACENT TO A WALK, PLACE A ROW OF GAZANIA 5' FROM THE EDGE OF THE WALK AND SPACE THE PLANTS 10' O.C.



A SHRUB PLANTING
SCALE 3/4"=1'

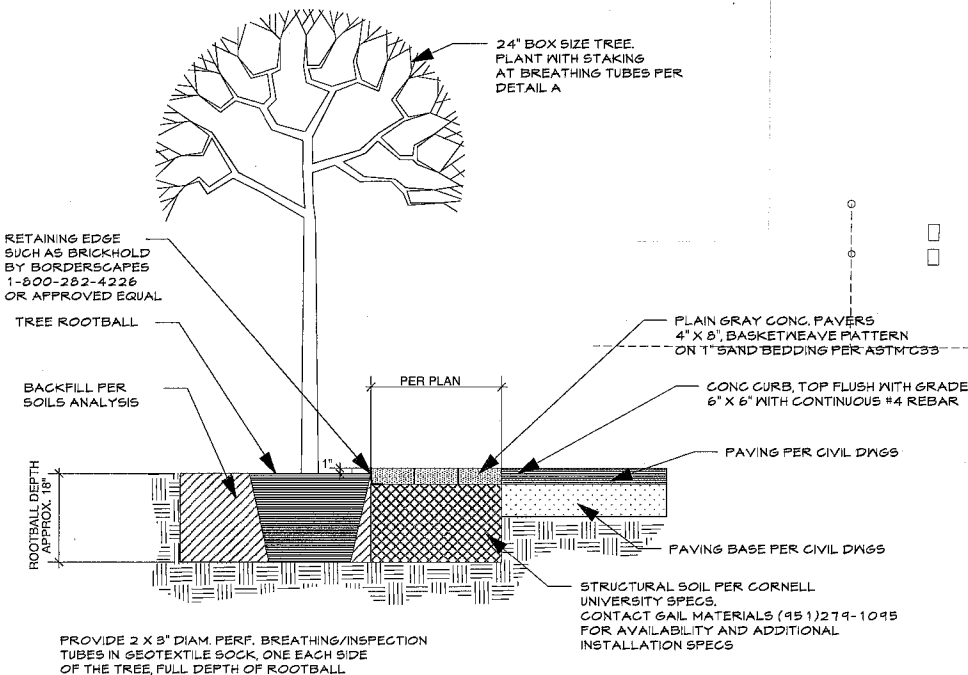
27. TREE STAKING SHALL BE DONE AT CONTRACTOR'S DISCRETION (PER DETAIL). CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREES' STABILITY FOR THE LENGTH OF THE GUARANTEE PERIOD.
28. TREE STAKES SHALL BE TEN-FOOT (10') LONG, STRAIGHT GRAINED LODGEPOLE PINE, TREATED WITH COPPER NAPHTHENATE. STAKES SHALL BE FREE OF KNOTS, CHECKS, SPLITS AND DISFIGUREMENTS. NUMBER OF STAKES PER TREE STAKING DETAIL.
29. TREE TIES SHALL BE 1/2" C.V.T. WHITE OR BLACK HOSE, AVAILABLE FROM INDUSTRIAL HOSE & RUBBER, 2876 SO. VAIL, CITY OF COMMERCE, CA 90040.
30. TREES SHALL BE PLANTED AT LEAST 5 FEET FROM ANY DRIVEWAY, DRAINAGE FLOW LINE, UNDERGROUND UTILITIES SUCH AS SEWERS, WATERLINES, GAS LINES, ETC.
31. PLANTINGS SHALL NOT BE LOCATED SUCH THAT THEY WOULD CAUSE A LINE OF SITE PROBLEM FOR VEHICULAR TRAFFIC.
32. SHRUBS ARE TO BE FULL AND BUSHY TO THE GROUND.
33. TREES AND SHRUBS TO BE ONE GALLON SIZE MINIMUM. BID SHALL BE BASED ON KNOWN PLANT AVAILABILITY. SPECIFY QUANTITIES AND SIZES IN BID.
34. PLANT TABLETS SHALL BE PLACED IN PLANTING PITS WITHIN THE TOP 3" OF FINISH GRADE.
35. PROVIDE AGRIFORM 20-10-5, 5 GRAM FERTILIZER TABLETS WITH EACH GROUNDCOVER PLANT (1 PER PLANT).
36. PLANTS ONE GALLON SIZE AND LARGER SHALL BE PLANTED WITH 20-10-5 FERTILIZER TABLETS, 21 GRAM, AT THE FOLLOWING RATES: 1/1 GALLON, 2/5 GALLON, 3/15 GALLON, 1/3" OF BOX WIDTH. (IE. 3/24" BOX, ETC.) DO NOT USE WITH CACTUS.
37. CROWN OF PLANTS SHALL BE SLIGHTLY HIGHER THAN MULCH TOP DRESSING AFTER SETTLING. SEE PLANTING PLAN FOR MULCH DEPTH.
38. FERTILIZER CONTAINING IRON SHALL BE KEPT OFF ALL HARDSCAPE. PROVIDE OWNER WITH RECEIPTS FOR FERTILIZER TYPE AND QUANTITY USED.
39. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTED AREAS IN A NEED AND DEBRIS FREE CONDITION THROUGHOUT THE MAINTENANCE PERIOD. ALL BERMUDA AND KIKUYUGRASS SHALL BE DUG OUT BY THE ROOTS, AND REMOVED FROM THE SITE.
40. THE CONTRACTOR SHALL USE THE FOLLOWING PERCOLATION TESTING SPECIFICATION IMMEDIATELY FOLLOWING THE ROUGH GRADING OPERATION TO DETERMINE WHETHER OR NOT A SUBDRAIN SYSTEM AND/OR AERATION PIPES ARE REQUIRED:
 - A. EXCAVATION

UPON COMPLETION OF THE ROUGH GRADING OF THE SITE, THE LANDSCAPE ARCHITECT SHALL IDENTIFY A TYPICAL LOCATION FOR ONE OF THE LARGEST SPECIMEN BOX TREES AND THE CONTRACTOR SHALL EXCAVATE THE PIT FOR THE TREE PER THE PROJECT SPECIFICATIONS AND DETAILS.

B. TESTING

WITH THE OWNER AND THE LANDSCAPE ARCHITECT PRESENT, THE CONTRACTOR SHALL FILL THE PIT WITH WATER TO A DEPTH OF 12". IF POSSIBLE, THE LENGTH OF TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY, WILL BE MEASURED BY THE CONTRACTOR AND VERIFIED BY THE PROJECT SUPERINTENDENT.

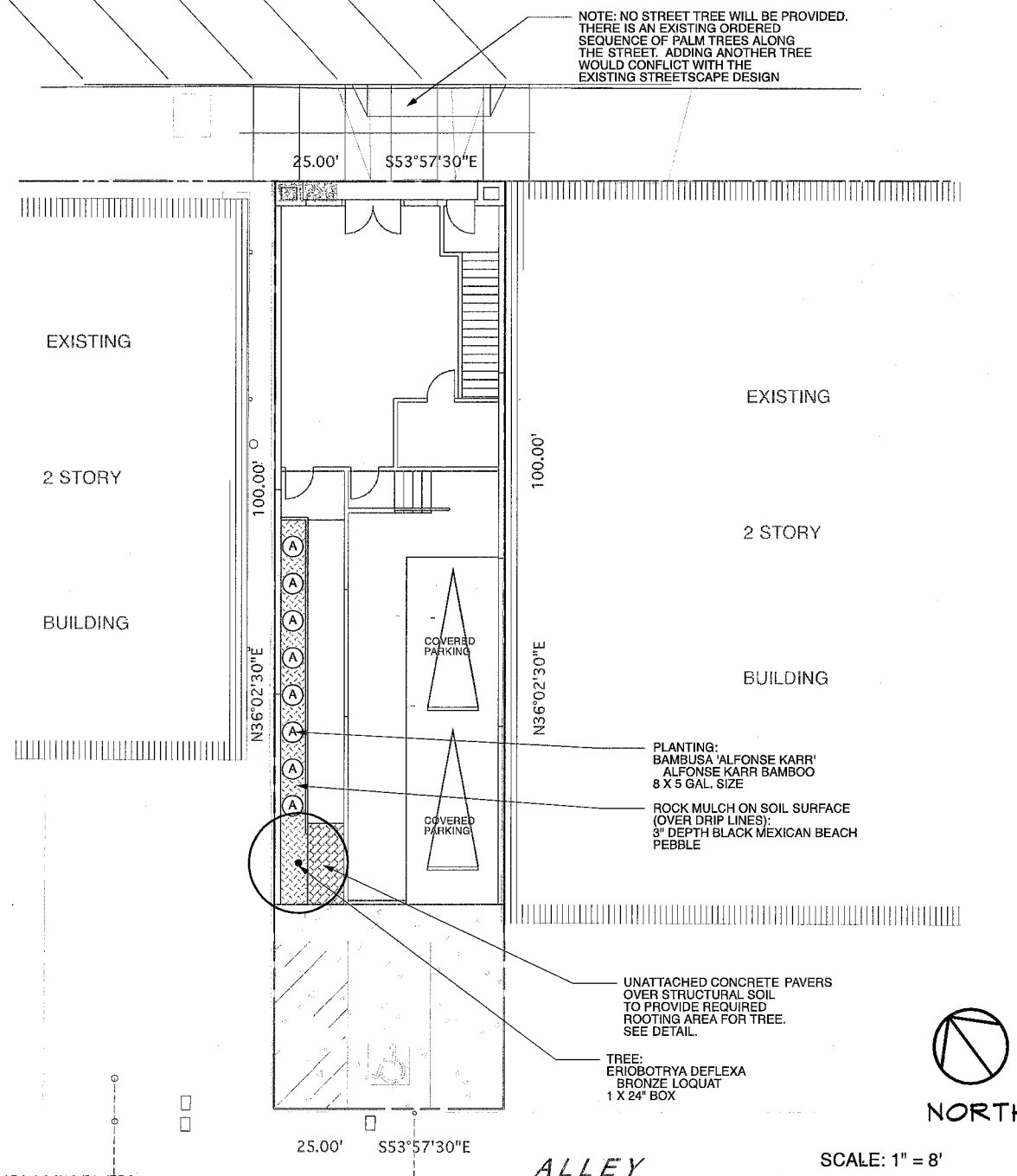
WITHIN SIX HOURS OF THE TIME THE WATER HAS DRAINED FROM THE PIT THE CONTRACTOR, WITH THE OWNER AND THE LANDSCAPE ARCHITECT PRESENT, SHALL AGAIN FILL THE PIT WITH WATER TO A DEPTH OF 12". IF THE WATER DOES NOT COMPLETELY PERCOLATE INTO THE SOIL WITHIN 9 HOURS A DETERMINATION WILL BE MADE BY THE OWNER AND THE LANDSCAPE ARCHITECT AS TO WHETHER OR NOT A DRAINAGE SYSTEM TO EACH TREE WILL BE REQUIRED.



B TREE PLANTING WITH STRUCTURAL SOIL
SCALE 3/4"=1'

NOTE: INSTALL ALL PRODUCTS PER MANUF. SPECS. AND DETAILS

POINT LOMA AVENUE

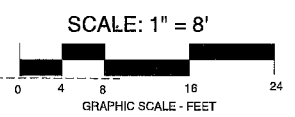


NOTE: NO STREET TREE WILL BE PROVIDED. THERE IS AN EXISTING ORDERED SEQUENCE OF PALM TREES ALONG THE STREET. ADDING ANOTHER TREE WOULD CONFLICT WITH THE EXISTING STREETScape DESIGN

PLANTING: BAMBUSA 'ALFONSE KARR' ALFONSE KARR BAMBOO 8 X 5 GAL. SIZE
ROCK MULCH ON SOIL SURFACE (OVER DRIP LINES): 3" DEPTH BLACK MEXICAN BEACH PEBBLE

UNATTACHED CONCRETE PAVERS OVER STRUCTURAL SOIL TO PROVIDE REQUIRED ROOTING AREA FOR TREE. SEE DETAIL.

TREE: ERIOBOTRYA DEFLEXA BRONZE LOQUAT 1 X 24" BOX



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CHANGES

10/25/12	
9/20/15	
4/8/13	

PROGRESS PRINT DATE

DESIGN	GM
DRAWN	GM
CHECKED	
SCALE	1/8" = 1'
PROJECT	12-066

SHEET
L-4
OF 5 SHEETS

LANDSCAPE PLANTING PLAN

IF PLAN IS LESS THAN 24" X 36" IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.