



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 20, 2023 REPORT NO. HO-23-051
HEARING DATE: October 4, 2023
SUBJECT: 625 WRELTON DRIVE – Process Three Decision
PROJECT NUMBER: [PTS 696528](#)
OWNER/APPLICANT: 625 Wrelton Drive Limited Liability Company- California /Ashley Prikovits

SUMMARY

Should the Hearing Officer approve an amendment to a Coastal Development Permit for an 1,862-square-foot expansion to an existing 3,027-square-foot two-story single-family residence with an existing 505-square-foot attached garage and an existing office (accessory structure) in the rear yard, located at 625 Wrelton Drive within the La Jolla Community Planning area?

Staff Recommendation:

1. APPROVE Coastal Development Permit No. 2580473, an amendment to Coastal Development Permit No. 91-0400.

Community Planning Group Recommendation: On August 3, 2023, the La Jolla Community Planning Association heard the project and no recommendation was made.

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on November 17, 2022, and the opportunity to appeal that determination ended on December 5, 2022.

BACKGROUND

The 0.29-acre project site contains an existing 3,027-square-foot (SF) single-family dwelling unit located at 625 Wrelton Drive in the RS-1-7 Zone, Coastal Height Limit Overlay Zone, Coastal Overlay (Appealable), the First Public Roadway (La Jolla Boulevard), the Parking Impact Overlay Zone (Beach),

the Transit Area Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan and Council District 1.

A Coastal Development Permit is required for coastal development within the appealable area of the Coastal Overlay Zone per SDMC section 126.0702 with a decision by the Hearing Officer, appealable to the Planning Commission. The City's final decision on the project is also appealable to the Coastal Commission.

DISCUSSION

The proposed project includes remodeling and additions to a 3,027-square-foot two-story residence. Proposed additions include: a 186-square-foot first floor expansion, 1,676-square-foot second floor expansion, penthouse addition, and decks.

The La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) contains Residential Land Use Goals which state that development should "Maintain the character of La Jolla's residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures." The architectural form proposed is modern in nature and is consistent with similar homes in the surrounding neighborhood. Materials include white stucco, white tile, charcoal color European style siding and bronze window trim. Project architecture is similar in nature to homes in the vicinity and from the public right-of-way, the roof height is 30'-0" height at the parapet. Maximum structure height is 30'-0" at the center of the property, which complies with the City's 30-foot coastal height limitation.

The site is an exterior lot on the south side of Wrelton Drive, surrounded by a fully developed single-dwelling unit neighborhood and adjacent to Tourmaline Park. The Community Plan designates the site for Low-Density Residential (5-9 dwelling units per acre). A neighborhood survey demonstrates that the proposed residence is in general conformity with adjacent development patterns with regard to architectural compatibility and bulk and scale. The proposed development will observe setbacks to all property lines consistent with other properties within the vicinity. Adjacent development does not follow a single or common architectural theme; however, the proposed project architecture and materials are harmonious with adjacent development. The proposed structure height from the public right-of-way is perceived as a two-story dwelling, and the height does not constitute a substantial increase in height when compared to existing development. Therefore, the proposed project conforms with the Community Plan and the surrounding area.

Conclusion:

Staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations (SDMC) section [126.0701et seq.](#) The Project is designed in general conformity with setbacks, bulk and scale, and general design regulations as required by the Community Plan and the RS-1-7 base zone and as recommended by the Community Plan. Staff supports the determination that the project meets the regulations of the SDMC and conforms to the recommendations of the Community Plan. With the

provided draft findings and draft permit conditions, staff recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2580473, an amendment to Coastal Development Permit No. 91-0400. with modifications.
2. Deny Coastal Development Permit No. 2580473, an amendment to Coastal Development Permit No. 91-0400. if the findings required to approve the project cannot be affirmed.

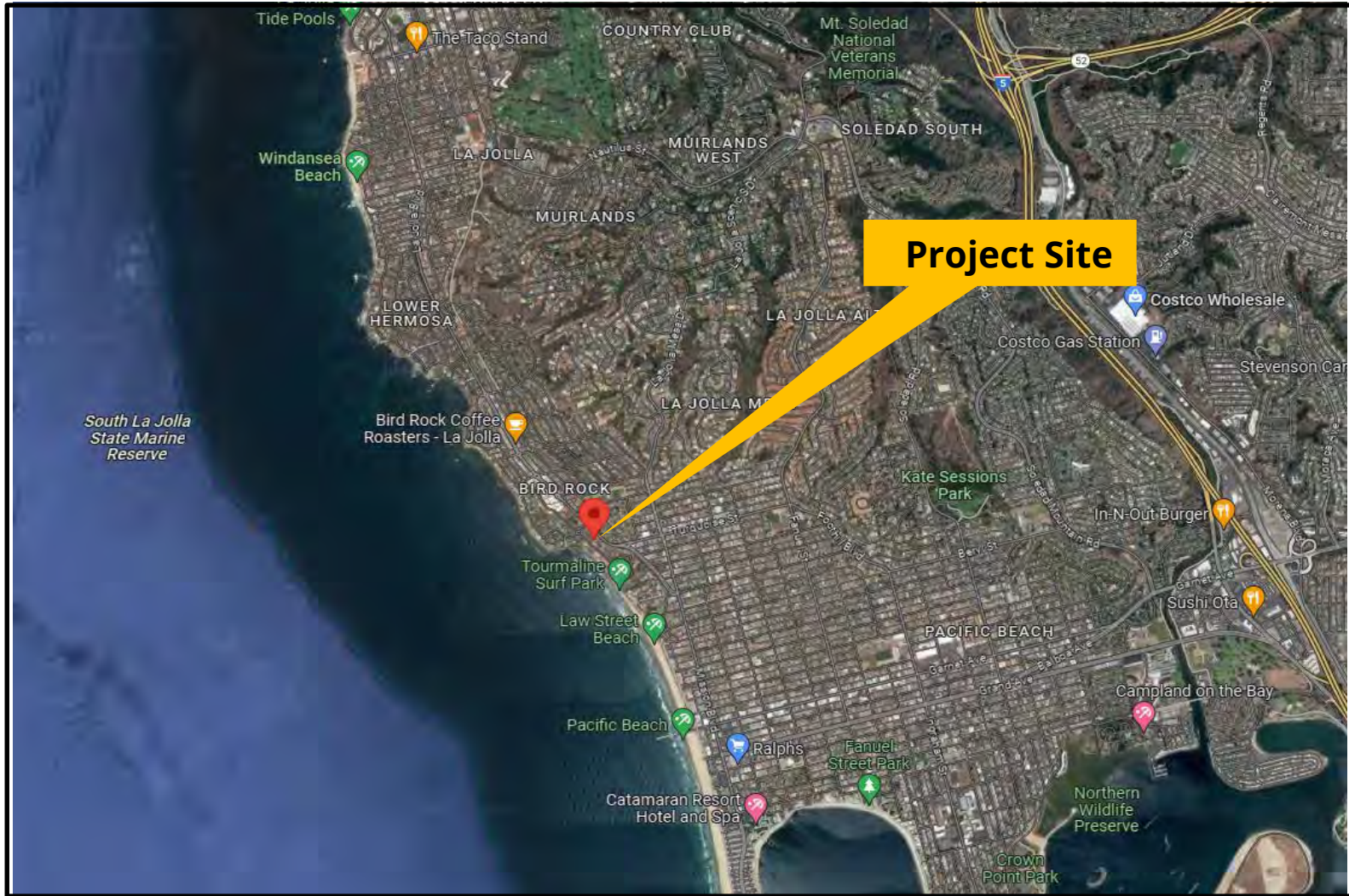
Respectfully submitted,

Will Rogers

Will Rogers, Development Project Manager
Development Services Department

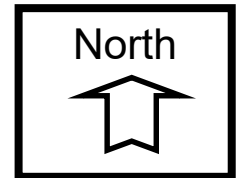
Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans
10. Existing Coastal Development Permit No. 91-0400



Aerial Photograph

625 Wrelton Drive/ CDP Amendment
Project No. 696528



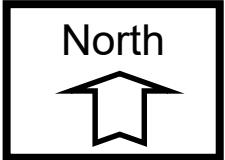


Project Site



Land Use Map

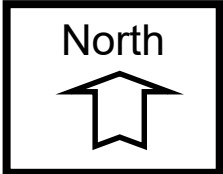
6255 Wrelton Drive CDP Amendment
 Project No.696528





Location Map

625 Wrelton Drive/ CDP Amendment
Project No. 696528



HEARING OFFICER RESOLUTION NO. CM-XXXX
COASTAL DEVELOPMENT PERMIT NO. 2580473
625 WRELTON DRIVE - PROJECT NO. PTS 696528
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 91-0400
HEARING OFFICER

WHEREAS, 625 WRELTON DRIVE LIMITED LIABILITY COMPANY- CALIFORNIA, Owner/Permittee, filed an application with the City of San Diego for a 1,862-square-foot expansion to an existing 3,027-square-foot, single-family, two-story residence with an existing 505-square-foot attached garage, as described in and by reference to the approved Exhibit "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 2580473 (amendment to CDP No. 91-0400), on portions of a 0.29-acre site;

WHEREAS, the 0.29-acre site is located at 625 Wrelton Drive and is in the RS-1-7 zone, Coastal Height Limit Overlay Zone, Coastal Overlay (Appealable), the First Public Roadway (La Jolla Boulevard), Parking Impact Overlay Zone (Beach), Transit Area Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan area in Council District 1;

WHEREAS, the project site is legally described as PARCEL A: LOT 20 IN BLOCK 4 OF PACIFIC RIVIERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1948. AND PARCEL B: A VIEW EASEMENT OVER AND ACROSS A PORTION OF LOT 19 IN BLOCK 4 OF PACIFIC RIVIERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED DECEMBER 23, 1948. AS EASEMENT IS DEPICTED ON A DOCUMENT ENTITLED "GRANT OF VIEW EASEMENT" RECORDED AUGUST 21, 2000, AS FILE NO. 2000- 0444116. REFERENCE IS MADE TO SAID DOCUMENT, FOR FULL PARTICULARS. APN 415-214-10-00.

WHEREAS, on November 17 2022 , 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 Guidelines Section 15301 (Existing Facilities); and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on October 4, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2580473 pursuant to the Land Development Code of the City of San Diego;

A. COASTAL DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0708]

1. Findings for all Coastal Development Permit:

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

The project proposes a 1,862-square-foot addition to and remodel of an existing 3,027-square-foot, single-family, two-story residence, resulting in a 5,394 -square-foot two-story residence with an existing 505-square-foot attached garage on a 0.29-acre site. A survey of the surrounding neighborhood shows that the project conforms to the scale, mass and height of surrounding properties. The project is approximately 370 feet from the Pacific Ocean and the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) does not identify any public accessways across the site, and there is no physical accessway legally used by the public on this property. However, there is a recorded view easement (parcel B) as noted in the legal description above that will remain. In addition, the entire project is on parcel A. Since the project and associated improvements will be located completely within private property, there will be no encroachments upon any existing or proposed public physical accessways as defined in Subarea H in Figure 6 of the Community Plan. The closest accessways are a pathway and stairs extending to the Bird Rock Waterfront from Linda Way and Tourmaline Park. The proposed development's roof height is 30'-0" at the parapet. Maximum structure height is 30'-0" at the center of the property, which complies with the City's 30-foot coastal height

limitation. The project site does not contain, is not adjacent to and the project will not impact public views listed on the Community Plan identified Public Vantage Points Map (Figure 9). Therefore, the project will not impact public views to and along the ocean or other scenic coastal areas and is consistent with the goals of protecting the scenic coastal views and public accessways as specified in the Community Plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The project site is previously graded and developed with an existing single-family dwelling unit. A review of resource maps, and aerial and street-level photography shows that the project site does not contain any environmentally sensitive lands. The project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA)-designated lands of the City of San Diego's (City) Multiple Species Conservation Program. The project site is a previously graded subdivision that does not contain steep hillsides or floodplains. In addition, the project site is in a developed subdivision with no drainage impacts to adjacent properties and the project has been conditioned to comply with Storm Water Regulations that will reduce runoff impacts to the Pacific Ocean. Therefore, the project will not adversely affect environmentally sensitive lands.

c. 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 development conforms with the La Jolla Community Plan and Local Coastal Program Land Use Plan (Community Plan) and complies with all regulations and goals identified in the Community Plan. The site is consistent with the Community Plan by expanding an existing residential development within the La Jolla Community with the remodel and addition to an existing dwelling unit. The project site is designated for low density residential (5-9 dwelling units per acre) per the Community Plan (Figure 1). The project includes one single-family dwelling unit and an existing office (accessory structure) in the rear yard. The project density of approximately 3.5 dwelling units per acre on 0,29 acre site implements the prescribed density, as well as a key policy of the Community Plan, which is to maintain La Jolla as a primarily residential and recreational oriented community by protecting its residential areas and historic resources, maintaining its public recreational areas, and enhancing its commercial districts. Therefore, this project is consistent with implementing the goals found in the Community Plan.

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

The project is 370 feet from the Pacific Ocean and is located west of La Jolla Boulevard, between the nearest public road and the sea. It is located in the Appealable area of the Coastal Overlay Zone. The project site is close to but does not contain or impact public open space for the use of parks and recreation. The project is adjacent to but will not impact the La Jolla Boulevard Bike Path and is approximately 2,000 feet from Bird Rock Neighborhood Park. No public access or public recreation facilities exist on or adjacent to the project site which would be impacted by the proposed project. As described in finding A.1.a., incorporated here by reference, the project improvements will be located completely within private property, there will be no encroachments upon any existing or proposed public physical accessways as defined in Subarea H in Figure 6 of the Community Plan. Therefore, the proposed project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 2580473 (amendment to CDP No. 91-0400) is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 2580473 (amendment to CDP No. 91-0400), a copy of which is attached hereto and made a part hereof.

Will Rogers
Development Project Manager
Development Services

Adopted on: October 4, 2023

IO#: 24009025

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009025

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2580473
625 WRELTON DRIVE - PROJECT NO. PTS 696528
AMENDMENT TO COASTAL DEVELOPMENT PERMIT NO. 91-0400
HEARING OFFICER

This Coastal Development Permit No. 2580473 is granted by the Hearing Officer of the City of San Diego to 625 WRELTON DRIVE LIMITED LIABILITY COMPANY- California, Owner/Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0701 et seq. The 0.29-acre site is located at 625 Wrelton Drive in the RS-1-7 zone, Coastal Height Limit Overlay Zone, Coastal Overlay (Appealable), the First Public Roadway (La Jolla Boulevard), Parking Impact Overlay Zone (Beach), Transit Area Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan area in Council District 1. The project site is legally described as: PARCEL A: LOT 20 IN BLOCK 4 OF PACIFIC RIVIERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 23, 1948. AND PARCEL B: A VIEW EASEMENT OVER AND ACROSS A PORTION OF LOT 19 IN BLOCK 4 OF PACIFIC RIVIERA VILLAS UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2531, FILED DECEMBER 23, 1948. AS EASEMENT IS DEPICTED ON A DOCUMENT ENTITLED "GRANT OF VIEW EASEMENT" RECORDED AUGUST 21, 2000, AS FILE NO. 2000- 0444116. REFERENCE IS MADE TO SAID DOCUMENT, FOR FULL PARTICULARS.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owners/Permittees for a 1,862 square-foot expansion to an existing 3,027-square-foot two-story residence with an existing 505-square-foot attached garage, as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 4, 2023, on file in the Development Services Department.

The project shall include:

- a.** Construction of a 186-square-foot first floor expansion, 1,676-square-foot second floor expansion, penthouse addition, and decks;
- b.** Maintain the existing 505-square-foot existing garage for two off-street parking spaces; and

- c. 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, 2026.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. 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.

10. 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.

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

13. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted

within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the damaged sidewalk adjacent to the site on Wrelton Drive, satisfactory to the City Engineer.

15. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation and hardscape in the Wrelton Drive right-of-way, satisfactory to the City Engineer.

16. Prior to the issuance of any building permit the Owner/Permittee shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to the requirements of the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

17. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

18. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. 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 authorized by the appropriate City decision maker in accordance with the SDMC.

19. 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.

20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

All conditions for this Coastal Development Permit shall include applicable conditions for the previous Coastal Development Permit No. 91-0400

PARKS AND RECREATION REQUIREMENTS:

21. The Owner/Permittee shall ensure that there are no temporary or permanent construction impacts to adjacent City fee-owned parkland.

22. The Owner/Permittee shall ensure that there no private easements, or encroachments on the adjacent City fee-owned parkland.

23. The Owner/Permittee shall ensure that there is no remedial grading sub-surface infrastructure (including footings) on City fee-owned parkland.

24. The Owner/Permittee shall ensure that there is no overspray or irrigation runoff onto adjacent City fee-owned parkland.

25. The Owner/Permittee shall ensure Parks and Recreation Department review and approval of grading plans prior to permit issuance.

INFORMATION ONLY:

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

APPROVED by the Development Services Department of the City of San Diego on October 4, 2023, and Resolution Number XXXX.

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Will Rogers
Development Project Manager

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

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

625 Wrelton Drive Limited Liability
Company- California
Owner/Permittee

By _____
Rami Amir, Manager

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



THE CITY OF SAN DIEGO

Date of Notice: November 17, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

IO: 24009025

PROJECT NAME / NUMBER: Dig Wrelton Drive CDP Amend / 696528

COMMUNITY PLAN AREA: La Jolla Community Plan

COUNCIL DISTRICT: 1

LOCATION: 625 Wrelton Drive, San Diego, CA 92109

PROJECT DESCRIPTION: Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

ENTITY CONSIDERING PROJECT APPROVAL: Development Services Department Staff

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for additions to existing structures that will not result in addition of greater than 10,000 square feet; and where the exceptions listed in Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Will Rogers

MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153

PHONE NUMBER / EMAIL: 619-446-5283 / rogersrw@sandiego.gov

On November 17, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (December 5, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: The Development Permit/Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00pm on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed In-Person: The appeal application can be obtained in the Lobby of the City Administration Building located at 202 'C' Street, San Diego, CA 92101. The completed appeal package must be submitted by 5:00pm on the last day of the appeal period and include the required appeal fee in the form of a check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101.

This information will be made available in alternative formats upon request.

POSTED IN THE OFFICE OF DSD	
Posted	NOV 17 2022 ml
Removed	DEC 05 2022
Posted by	myralee



**La Jolla Community Planning Association
Trustee Meeting **Agenda****

LJCPA
P.O. Box 889, La Jolla CA
92038
<https://lajollacpa.org>
info@lajollacpa.org

Aug 3rd, 2023, 6pm
The Bishop's School
Manchester Board Room
7607 La Jolla Blvd.
[Campus Map](#)

President: Harry Bubbins
1st VP: Diane Kane
2nd VP: Jodi Rudick
Secretary: Suzanne Baracchini
Treasurer: Larry Davidson

Regular monthly meetings: 1st Thursday each month.

Meeting will be recorded (audio only) for the purpose of taking minutes.

For attendance to count, sign-in must be in the member's name. Refer to projects or issues, not to applicants or opponents. For **action** items, Chair calls on the public, then Trustees, closes discussion upon consensus, and calls for motions. Trustees vote by acclamation, roll call, or show of hands. **The public is encouraged to participate in Committee/Board meetings before LJCPA discussion:**

PDO – Planned District Ordinance Committee, Chair Deborah Marengo, 2nd Monday, 4:00 pm

DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Chair Andy Fotsch, 3rd Thursday, 4:00 pm

T&T – Traffic & Transportation Board, Chair Brian Earley, 3rd Tuesday 4:00 pm

Join LJCPA, become a member, sign up here: <https://lajollacpa.org/membership-application/>

Follow LJCPA on Instagram https://www.instagram.com/la_jolla_community_planning/

Procedural

1. **Call To Order 6pm (President)**

2. **Roll Call (Secretary)**

LJCPA Trustees [18]:

Ahern, Baracchini, Brady, Bubbins, Courtney, Davidson, Fremdling, Hostomska, Kane, Kreideman, Rasmussen, Rudick, Steck, Terry, Weiss, Weissman, Will, Williams

3. **Approve Agenda **Action****

4. **Approve July 2023 **Minutes** **Action****

Non-Agenda Public Comment

[Items not on the agenda 1 minute or less. No votes or action]

Consent Agenda

5. Consolidate, Accept, & Adopt Committee Judgments **Action**

Committee/Board recommendations to which no Trustee objects. Consent items are voted together, without presentation or debate. Upon approval the Committee/Board recommendations become LJCPA's. Anyone attending tonight's meeting may "pull" Consent items for full discussion and vote at a subsequent meeting. Please state your name and reason for pulling the item.

5.1. **851 Forward Street (1062862/Anna Nagasugi, David Keitel)**

(Process 2) Coastal Development Permit to demo existing residence and garage for the construction of a new two story single family residence, detached one story ADU, and associated site improvements, located at 851 Forward Street. The 0.12-acre site is in the RS-1-7 and Coastal Overlay(Non-Appealable) zone within the La Jolla Community Plan area. Council District 1.

DPR 7/18/23:

MOTION: To make this presentation Final (Jackson/Will)

PASSES Unanimously

MOTION: Recommend to city that findings **CAN** be made (Jackson/Williams)

PASSES 5-0-1 (Will abstains as chair)

Comments from Elected Officials, Agencies & Other Entities

- Council 1 (LaCava): Steve Hadley, 619-236-6611, srhadley@sandiego.gov
Report
- SD Mayor's Office (Gloria): Emily Piatanesi, 619-964-6637, epiatanesi@sandiego.gov
Report
- County 3 (Lawson-Remer): Celsey Taylor, 858-289-9195, Celsey.Taylor@sdcounty.ca.gov
Report
- Assembly 77 (Boerner): Mariah Kallhoff, 760-434-7605, Mariah.Kallhoff@asm.ca.gov
Report
- Senate 38 (Blakespear): Aurora Livingston 760-642-0809, aurora.livingston@sen.ca.gov
Report
- SD Airport Authority: Ivonne Velazquez, 619-400-2453, ivelazqu@san.org
Report
- SD Planning: Marlon Pangilinan, 619-235-5293, mpangilinan@sandiego.gov
Report
- UCSD Planning: Anu Delouri, 858-610-0376, adelouri@ucsd.edu
Repor

Local Project Reviews (Action as noted)

6. Local projects and items pulled from previous consent agendas.

- 6.1. **La Jolla Capital Improvement Projects & Budget Priority List - FY 23-24 (Diane Kane) Action** - Endorse prioritized list of projects proposed by LJCPA, LJP&B, BRCC, and LJSA. [View Priority List here.](#)

- 6.2. **5960 Camino De La Costa (681000, Mark House) PULLED from July Consent Agenda by LJCPA Trustee Patrick Ahern on behalf of neighbors wishing to remain anonymous, stating they were not notified about the DPR meeting and were not able to attend. They may have issues with the roof line, heights and scale.**

(Process 3) Coastal Development Permit and Site Development Permit for remodel of an existing 6,807 square-foot 2-story single family residence located at 5960 Camino de la Costa includes, new back- and side yard terraces, new pool & spa, balcony, hardscape sitework including new sitewalls. The 0.80-acre site is in the RS-1-5 Base Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

5/9/23 DPR Motion:

Recommend that the city pending its full review **CAN** approve this project. (Jackson/Rasmussen)

PASSES 6-0-1 (chair abstains)

- 6.3. **625 Wrelton Drive (696528 Phil Quatrino) PULLED from July Consent Agenda by Joe Terry - deserves more attention from the CPA. Joe stated the Coastal View Corridor should be checked.**

(Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

6/20/23 DPR Motion: Findings **CAN** be made (Rasmussen/Fremdling)
PASSES 4-3-1 (Chair Abstains)

- 6.4. **Castellana Residence (1062557, Shani Sparks/Jennifer Bolyn) PULLED from the July Consent Agenda by Leslie Henegar - stated she did not get to see the project at DPR and did not receive email with an agenda. Don (last name?) also pulled this item stating he needs more time and mental space to think about the project.**

(Process 2) - Coastal Development Permit (CDP), (Process 3) – Site Development Permit (SDP) To construct a three-story, 10,120-square-foot 6,292 (SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area.

6/20/23 DPR Motion: Findings **CAN** be made (Fremdling/Williams) **PASSES 6-0-2** (Costello abstained since absent for earlier discussion, chair abstained.)

- 6.5. **5646 Chelsea Street, (1079635, Sam Koob) PULLED from the July Consent Agenda by Greg Wadsworth who is representing neighbors. Would like more detail on this STVR more complete drawings, landscaping plan and encroachment into right of way. Primary concern is the staging plan and timeline.**

(Process 3) Coastal Development Permit, Proposed work for the demolition of an existing two-story single-family residence and the construction of a new two-story single-family residence with an attached garage, basement, and roof deck along with an attached ADU at 5646 Chelsea Avenue. [SDMC] 126.0702

6/20/23 DPR Motion: Findings **CAN** be made (Shannon/Fremdling) **PASSES 4-3-1** (chair declined to create tie and so abstained)

City/State/UCSD Project Reviews (**Action** as noted)

7.

7.1. **University Community Plan & Local Coastal Plan Update**

Andy Wiese, (Chair, UC Planning Group Subcommittee) will present the groups envisioned scenario for this area and would like the LJCPA to support their alternative. The City of San Diego Planning Department was invited to present their scenario of the Plan. [View Plan Update Here](#)

Policy Discussion, Reviews & Recommendations (Action as noted)

Officer Reports (Action as noted)

Presidents Report: [Harry Bubbins]

Secretaries Report: [Suzanne Baracchini]

Treasurer's Report: [Larry Davidson]

Beginning Balance, July 1, 2023	\$957.38
Total Income: (July Donations plus City Reimbursement)	(573.00)
Total Expenses:	0.00
Net Income-Expenditure:	573.00
Ending Balance, July 31, 2023:	\$1530.38

Reports from Standing, Ad Hoc and other Committees (information only)

Non-Agenda Trustee Comment (information only)

Opportunity for Trustees to comment on matters not on the agenda, 2 minutes or less. No votes or action unless properly noticed at least 72 hours in advance.

Adjourn to next LJCPA meeting

Next Regular LJCPA Meeting - September 7th, 2023, 6pm, The Bishops School.



[Visit the LJCPA Website](#)

[Sign Up for our Email Updates](#)

[Become a Member \(its Free!\)](#)



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

Ownership Disclosure Statement

FORM
DS-318

October 2017

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: WRELTON CDP Project No. For City Use Only: 696528

Project Address: 625 WRELTON DRIVE LA JOLLA, CA 92037

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____

Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter 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), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of ANY person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. 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.

Property Owner

Name of Individual: 625 WRELTON DRIVE LLC. Owner Tenant/Lessee Successor Agency

Street Address: 625 Wrelton Drive

City: La Jolla State: CA Zip: 92037

Phone No.: 713-294-7509 Fax No.: N/A Email: RAMIAMIRI900@GMAIL.COM

Signature: Rami Amir Date: 08-25-2021

Additional pages Attached: Yes No

Applicant

Name of Individual: ASHLEY PRIKOSOVITS Owner Tenant/Lessee Successor Agency

Street Address: 2425 LA FRANCE STREET

City: SAN DIEGO State: CA Zip: 92109

Phone No.: 858-829-6191 Fax No.: N/A Email: Aprikosovits@pqdesignstudio.com

Signature: [Signature] Date: 08-25-2021

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

625 WRELTON DRIVE LA JOLLA, CA 92037

SCOPE OF WORK

SHEET INDEX



THE WORK DESCRIBED IN THIS CONSTRUCTION DOCUMENT SET, SETS FOR THE SPECIFIC DIRECTIVES PRESCRIBING ACTIVITIES AS THEY RELATE TO THE FOLLOWING OBJECTIVES FOR THIS PROJECT...

CDP APPROVAL NO. _____

- COASTAL DEVELOPMENT PERMIT TO AMEND EXISTING PERMIT#91-0400 TO INCLUDE THE FOLLOWING:
 - REMODEL AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE OF 3,027 SQ. FT. TO INCLUDE THE FOLLOWING:

1ST FLOOR-

 - DEMO OF E. BED#1, E. BED#2, E. BATH#1, E. BATH#2 TO CREATE NEW GREAT ROOM
 - ADDITION OF NEW LIFT @ NEW GREAT ROOM
 - DEMO OF E. STAIRS AND CONSTRUCTION OF NEW CUSTOM METAL STAIRCASE
 - REMODEL OF EXISTING POWDER BATH
 - REMODEL & ADDITION TO E. DINING/ KITCHEN AREA TO CREATE LARGER KITCHEN & BREAKFAST NOOK ROOM
 - CONSTRUCTION OF NEW PATIO AREA @ WEST SIDE OF HOME

2ND FLOOR-

 - ADDITION AT EAST SIDE OF RESIDENCE (w/ GREAT ROOM) TO CREATE (3) NEW EN-SUITE BEDROOMS AND NEW LAUNDRY.
 - REMODEL OF EXISTING 2ND FLOOR AREA TO CREATE NEW MASTER SUITE, NEW HOME GYM, AND NEW 4TH EN-SUITE BEDROOM

3RD FLOOR-

 - ADDITION OF N. PENTHOUSE
 - ADDITION OF N. ROOF TOP DECK.
- UPGRADE EXISTING ELEC. PANEL TO 200 AMP
- NEW TANK WATER HEATER, FAU'S & AC TO BE INSTALLED

SHEET #	SHEET NAME	SHEET TITLE
1	TS	TITLE SHEET/PROJECT INFO.
2	A0.0	EXISTING & PROPOSED SITE PLAN
3	A1.0	EXISTING 1ST FLOOR
4	A1.1	EXISTING 2ND FLOOR PLAN
5	A1.2	EXISTING ROOF PLAN
6	A1.3	1ST FLOOR DEMO / WALL MATRIX
7	A1.4	2ND FLOOR DEMO / WALL MATRIX
8	A2.0	NEW FIRST FLOOR PLAN
9	A2.1	NEW SECOND FLOOR PLAN
10	A2.2	NEW PENTHOUSE PLAN
11	A2.3	NEW UPPER ROOF PLAN
12	A3.0	EXTERIOR ELEVATIONS
13	A3.1	EXTERIOR ELEVATIONS
14	A4.0	BUILDING SECTIONS
15	A4.1	BUILDING SECTIONS
16	SHEET 1	GRADING PLAN NOTES
17	SHEET 2	GRADING PLAN NOTES
18	SHEET 3	GRADING PLAN
19	SHEET 4	GRADING PLAN- BMP PLAN
20	SHEET 5	GRADING PLAN
21	L000	LANDSCAPE COVER PAGE
22	L001	LANDSCAPE NOTES & LEGEND
23	L002	LANDSCAPE DEVELOPMENT PLAN
24	L003	LANDSCAPE AREA CALCULATIONS
25	L004	LANDSCAPE WATER CONSERVATION PLAN
26	L005	LANDSCAPE WATER BUDGET WORKSHEETS

PROJECT DATA

PARCEL INFORMATION

OWNER/FINANCIALLY RESPONSIBLE: 625 WRELTON DRIVE LLC, RAMI AMIR
 ADDRESS: 625 WRELTON DRIVE LA JOLLA, CA 92037
 APN: 415-214-10-00
 LOT AREA: 12,487 SQ. FT.
 LEGAL: BLOCK 4, LOT 20, PACIFIC FMVIERA VILLAS UNIT #1 MAP 2531

ZONING INFORMATION

ZONING: RS-1-7
 SETBACKS (FRONT/ REAR/ INT. SIDE): 15' / 13' / 8% (SEE A1.0)
 HEIGHT: 30'-0"
 F.A.R.: .52 X 12,487 SQ. FT. = ALLOWED: 6,493.2 SQ. FT., PROPOSED: 6,232 SQ. FT., EXISTING: 3,532 SQ. FT., PROPOSED: 5,832 SQ. FT.

G.F.A.
 OVERLAYS: BEACH IMPACT / COASTAL HEIGHT / TRANSIT AREA / RESIDENTIAL TANDEM PARKING / TRANSIT PRIORITY 1992

YEAR BUILT
 GEO HAZARD: 53

EXISTING MAIN STRUCTURE

OF STORIES: 2
 SPRINKLERED: NO
 OCCUPANCY: R3 / U
 CONSTRUCTION TYPE: V-B

E. FIRST FLOOR AREA
 E. GARAGE AREA: 505 SQ. FT.
 E. 1ST FLOOR CVRD. PATIO AREA: 318 SQ. FT. (TOT.)

E. SECOND FLOOR AREA
 E. MASTER DECK AREA: 134 SQ. FT.
 E. SECOND FLOOR DECK AREA: 82 SQ. FT.

E. ROOF DECK AREA
 116 SQ. FT.

REMODELED MAIN STRUCTURE

OF STORIES: 3
 YES: R3 / U
 OCCUPANCY: V-B
 CONSTRUCTION TYPE: V-B

N. FIRST FLOOR AREA
 E. GARAGE AREA (UNCHANGED): 505 SQ. FT.
 N. 1ST FLOOR CVRD. PATIO AREA: 491 SQ. FT.

N. SECOND FLOOR AREA
 N. MASTER DECK AREA: 144 SQ. FT.
 N. DECK #1: 56 SQ. FT.
 N. DECK #2: 225 SQ. FT.
 N. DECK #3: 40 SQ. FT.

N. PENTHOUSE AREA
 NOT INCLUDED IN "F.A.R." AREA IS LESS THAN 10% OF ROOF AREA
 N. ROOF DECK AREA: 115 SQ. FT.

EXISTING ACCESSORY STRUCTURE (NO WORK PROPOSED)

OF STORIES: 1
 SPRINKLERED: N
 OCCUPANCY: R3
 CONSTRUCTION TYPE: V-B

E. FLOOR AREA
 515 SQ. FT.

AREA OF ADDITION CALCULATIONS

AREA OF FIRST FLOOR ADDITION: 186 SQ. FT. ADDED
 AREA OF SECOND FLOOR ADDITION: 1,676 SQ. FT. ADDED
 AREA OF PENTHOUSE ADDITION: 115 SQ. FT. NEW
 TOTAL AREA OF ADDITION: 1,862 SQ. FT. OF ADD.

OVERALL NEW HOUSE FLOOR AREA
 OVERALL EXISTING G.F.A.: 3,532 SQ. FT.
 OVERALL NEW G.F.A.: 5,394 SQ. FT.
 OVERALL SITE "F.A.R." AREA: 6,232 SQ. FT.

CONDITIONS OF APPROVAL

LANDSCAPE:

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR GRADING, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE CONSTRUCTION DOCUMENTS FOR THE REVEGETATION AND HYDRO SEEDING OF ALL DISTURBED LAND IN ACCORDANCE WITH THE CITY OF SAN DIEGO LANDSCAPE STANDARDS, STORM WATER DESIGN MANUAL, AND TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT. ALL PLANS SHALL BE IN SUBSTANTIAL CONFORMANCE TO THIS PERMIT (INCLUDING ENVIRONMENTAL CONDITIONS) AND EXHIBIT "A," ON FILE IN THE DEVELOPMENT SERVICES DEPARTMENT.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT FOR PUBLIC IMPROVEMENTS, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. IMPROVEMENT PLANS SHALL SHOW LABEL, AND DIMENSION A 40-SQUARE-FOOT AREA AROUND EACH TREE WHICH IS UNENCLUMBERED BY UTILITIES, DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.

THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING WILL BE THE RESPONSIBILITY OF ANOTHER ENTITY APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED CONSISTENT WITH THE LANDSCAPE STANDARDS IN A DISEASE, WEED, AND LITTER FREE CONDITION AT ALL TIMES. SEVERE PRUNING OR "TOPPING" OF TREES IS NOT PERMITTED.

IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENTS IS DAMAGED OR REMOVED, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR FINAL INSPECTION.

PLANNING:

REGULAR COASTAL DEVELOPMENT PERMIT CONDITIONS APPLY.

CAP CONSISTENCY CHECK: PROPOSED PROJECT MAY BE CONSISTENT WITH THE EXISTING GENERAL PLAN AND COMMUNITY PLAN LAND USE AND ZONING DESIGNATIONS AFTER ALL ISSUES ARE CLEARED.

ENGINEERING:

PRIOR TO ISSUANCE OF ANY BUILDING PERMIT THE OWNER/PERMITTEE SHALL ASSURE BY PERMIT AND BOND TO RECONSTRUCT EXISTING SIDEWALK WITH CURRENT CIT STANDARD SIDEWALK, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING THE CONTRACTOR'S STAMP, ADJACENT TO THE SITE ON WRELTON DRIVE.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR ANY LANDSCAPING / HARDSCAPING IN THE WRELTON DRIVE PUBLIC RIGHT-OF-WAY.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT THE OWNER/PERMITTEE SHALL OBTAIN A BONDED GRADING PERMIT FOR THE GRADING PROPOSED FOR THIS PROJECT. ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF SAN DIEGO MUNICIPAL CODE IN A MANNER SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

PARK & REC:

THE OWNER/PERMITTEE SHALL ENSURE THAT THERE ARE NO TEMPORARY OR PERMANENT CONSTRUCTION IMPACTS TO ADJACENT CITY FEE-OWNED PARKLAND.

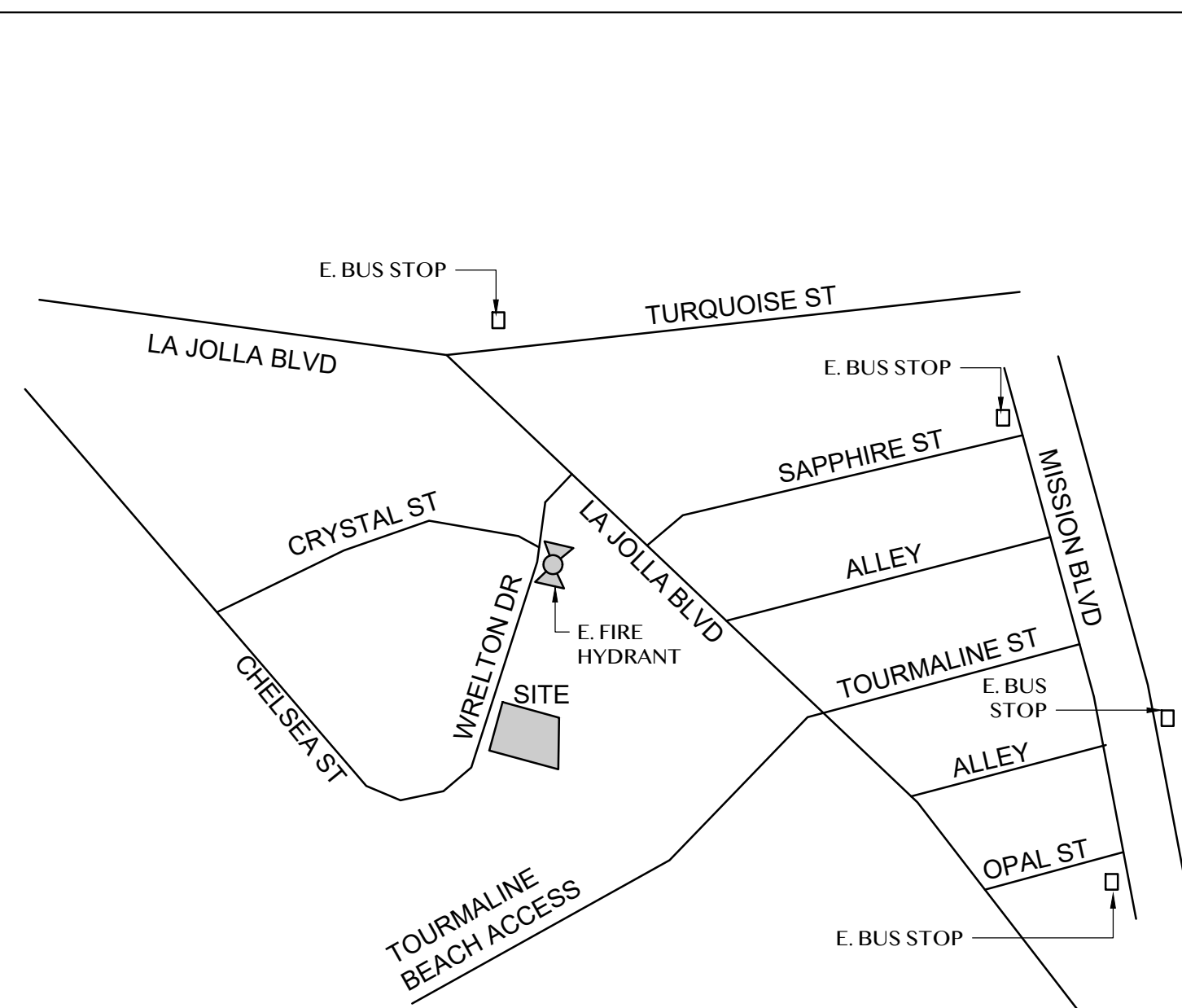
THE OWNER/PERMITTEE SHALL ENSURE THAT THERE NO PRIVATE EASEMENTS, OR ENCROACHMENTS ON THE ADJACENT CITY FEE-OWNED PARKLAND.

THE OWNER/PERMITTEE SHALL ENSURE THAT THERE IS NO REMEDIAL GRADING SUB-SURFACE INFRASTRUCTURE (INCLUDING FOOTINGS) ON CITY FEE-OWNED PARKLAND.

THE OWNER/PERMITTEE SHALL ENSURE THAT THERE IS NO OVERSPRAY OR IRRIGATION RUNOFF ONTO ADJACENT CITY FEE-OWNED PARKLAND.

THE OWNER/PERMITTEE SHALL ENSURE PARKS AND RECREATION DEPARTMENT REVIEW AND APPROVAL OF GRADING PLANS PRIOR TO PERMIT ISSUANCE.

VICINITY MAP



PROJECT INFORMATION

ADDRESS:	625 WRELTON DR.
APN:	415-214-10-00
LEGAL:	TR 2531 BLK 4 LOT 20*
ZONING:	RS-1-7
BLD. TYP./OC:	XXX

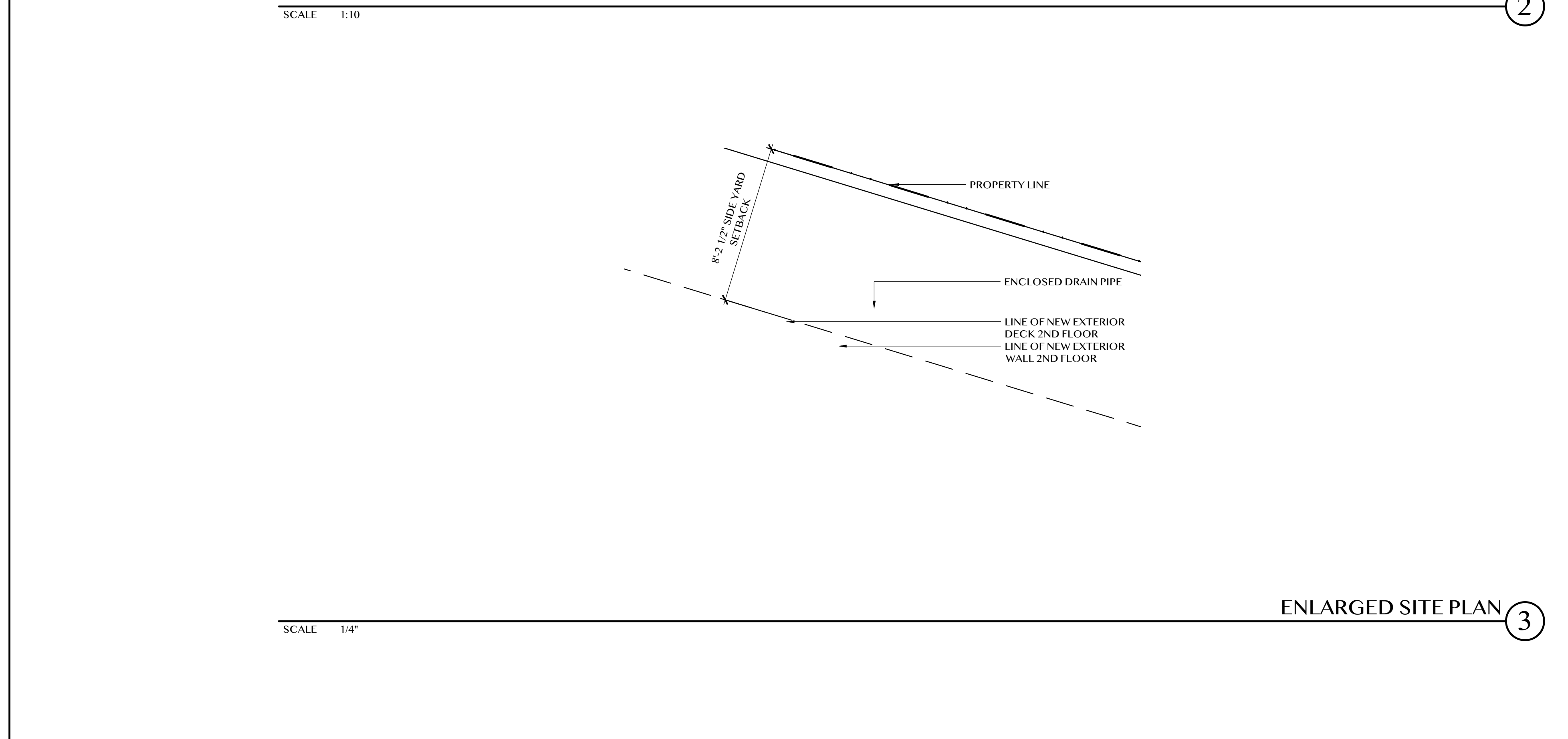
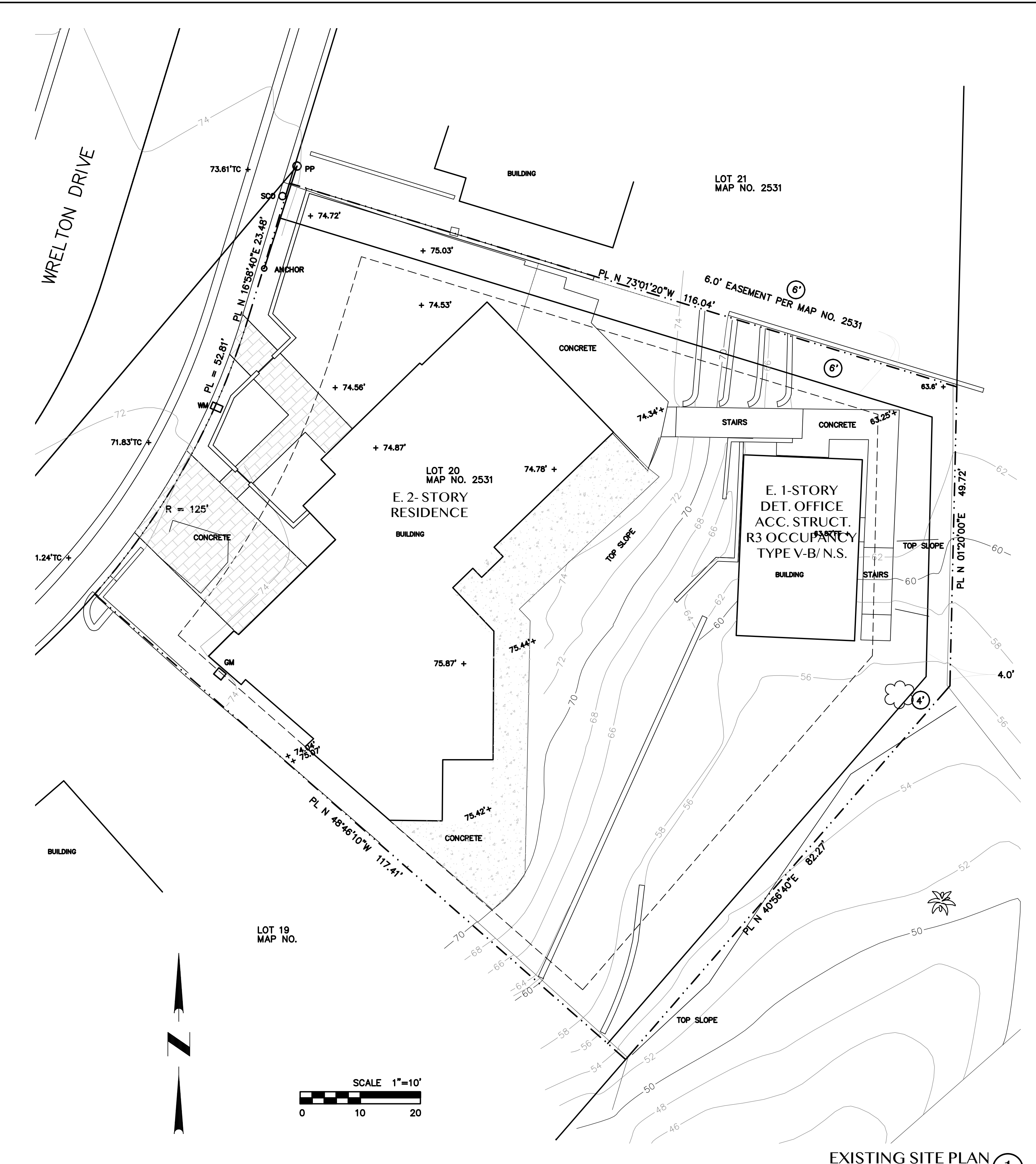
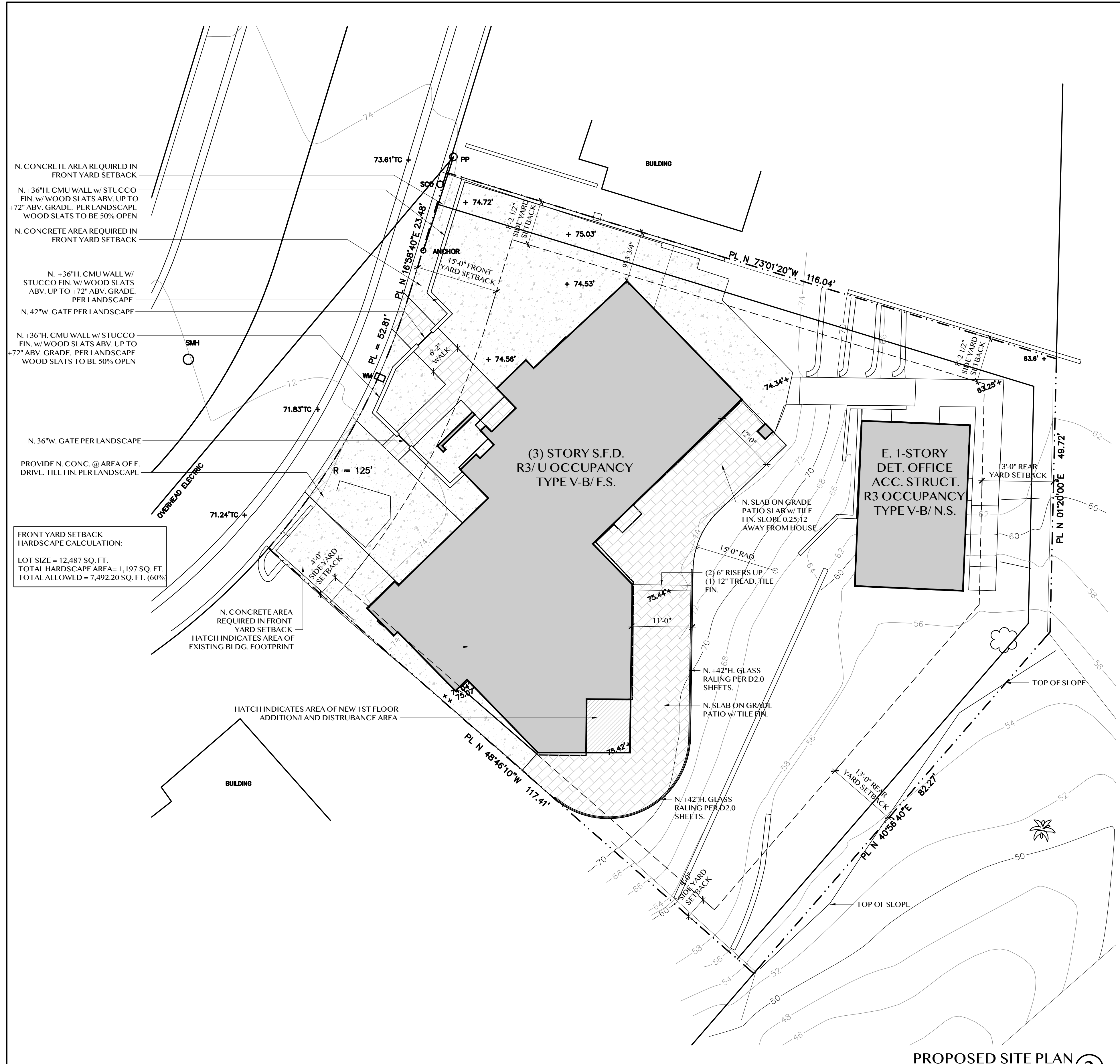
PLAN REVISIONS & C.O.'S

NO.	DATE	DESCRIPTION	BY	CHKD.
1				
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BUILDING DEPARTMENT PLAN CHECK TRACKING

BUILDING PLAN CHECK	XXX	DATE	BY	CHKD.
LANDSCAPE PLAN CHECK	XX			
DESIGN REVIEW/ APPROVAL	XX			
SITE DEVELOPMENT PERMIT	XX			
COASTAL DEVELOPMENT	XX			
PERMITS	PTSH/696/528			

WRELTON DRIVE CDP
EXISTING & PROPOSED SITE PLAN



SITE PLAN NOTES

1. THIS PROJECT PROPOSES EXPORT OF 0 CUBIC YARDS OF MATERIAL FROM THE PROJECT SITE. ALL EXPORT MATERIAL MUST BE DISPOSED INTO LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
2. STORM WATER FROM DOWNSPOUTS SHALL BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
3. THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
6. THE PROJECT SITE IS ADJACENT TO CITY FEE-OWNED PARKLAND AND CANNOT ENCUMBER THE CITY WITH ANY BRUSH MANAGEMENT IMPACTS FROM THE PROPOSED DEVELOPMENT.
7. THERE CAN BE NO TEMPORARY OR PERMANENT CONSTRUCTION IMPACTS TO ADJACENT CITY FEE-OWNED PARKLAND. THE PROJECT WILL NEED TO BE CONSTRUCTED WITHOUT ANY ACCESS ONTO CITY PROPERTY.
8. THERE CAN BE NO PRIVATE EASEMENTS, OR ENCROACHMENTS ON THE ADJACENT CITY FEE-OWNED PARKLAND.
9. THERE CAN BE NO REMEDIAL GRADING SUB-SURFACE INFRASTRUCTURE (INCLUDING FOOTINGS) ON CITY FEE-OWNED PARKLAND.
10. THERE CAN ALSO BE NO OVERSPRAY OR IRRIGATION RUNOFF ONTO ADJACENT CITY FEE-OWNED PARKLAND.

TOTAL LAND DISTURBANCE AREA: 572 SQ. FT.
 EXISTING AMOUNT OF IMPERVIOUS AREA: 3,437 SQ. FT.
 PROPOSED AMOUNT OF 'CREATED' IMPERVIOUS AREA: 572 SQ. FT.
 PROPOSED AMOUNT OF 'REPLACED' IMPERVIOUS AREA: 0 SQ. FT.
 TOTAL: 572 SQ. FT.

CUT QUANTITIES: 1 CYD.
 FILL QUANTITIES: 0 CYD.
 IMPORT/EXPORT: 0 CYD.
 MAX CUT DEPTH: 1.5 FT.
 MAX FILL DEPTH: 0 FT.

PROJECT INFORMATION

ADDRESS	625 WRELTON DR.
ADN.	415-214-10-00
LEGAL	TR 2531 BLK 4 LOT 20P
ZONING	RS-1-7
BUD. TYP. / OCC.	XXX

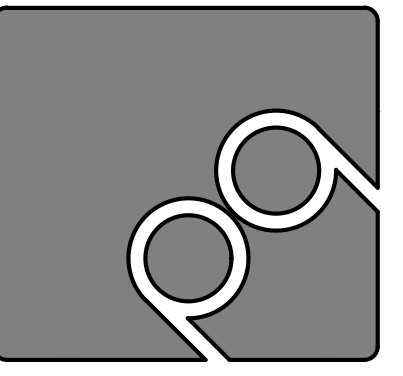
PLAN REVISIONS & CO'S

XX	XX	XX	XX
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XX	XX	XX	XX
XX	XX	XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING

FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COSTAL DEVELOPMENT	PT/SW 696528

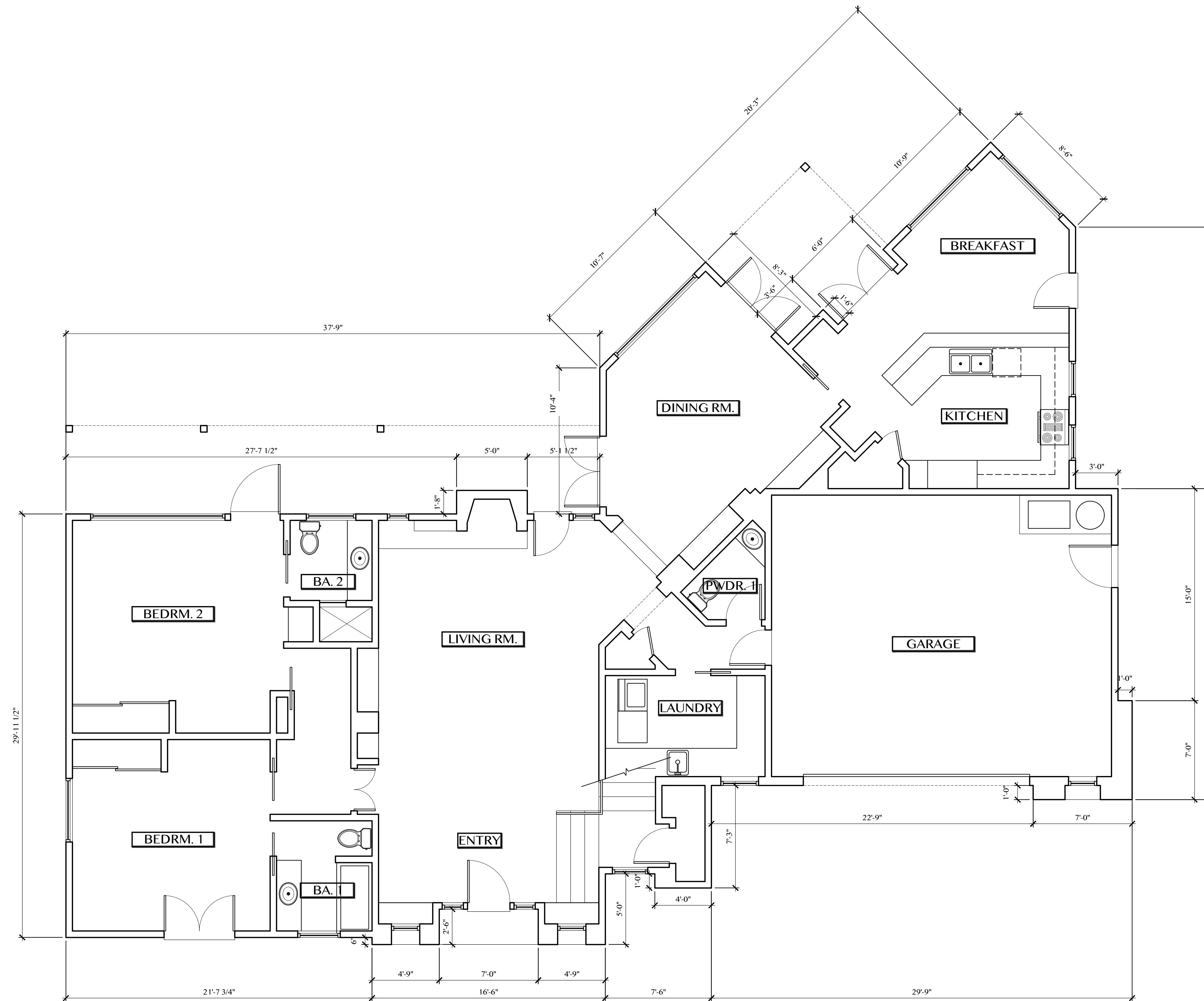
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A0.0
 SHEET 2 OF 26



**PQ DESIGN
STUDIO INC**

EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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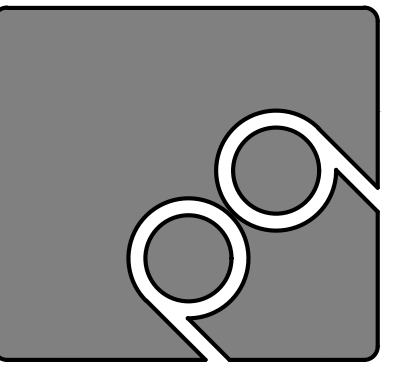
**WRELTON DRIVE
CDP
EXISTING 1ST FLOOR PLAN**

PROJECT INFORMATION	
ADDRESS	625 WRELTON DR.
APN	415-214-10-00
LEGAL	TR 2531 BLK 4 PILOT 20P
ZONING	RS-1-7
B.D. TYP. LOC.	XXX

PLAN REVISIONS & CO'S	
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XXX
PLANNING PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX
PLUMBING PLAN CHECK	XX
ELECTRICAL PLAN CHECK	XX
FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COASTAL DEVELOPMENT	PTSH 690528

DRAWN BY	PRO
DATE	07-29-2022
SCALE	1/4" = 1'-0"
SHEET	A1.0
SHEET 3 OF 26	

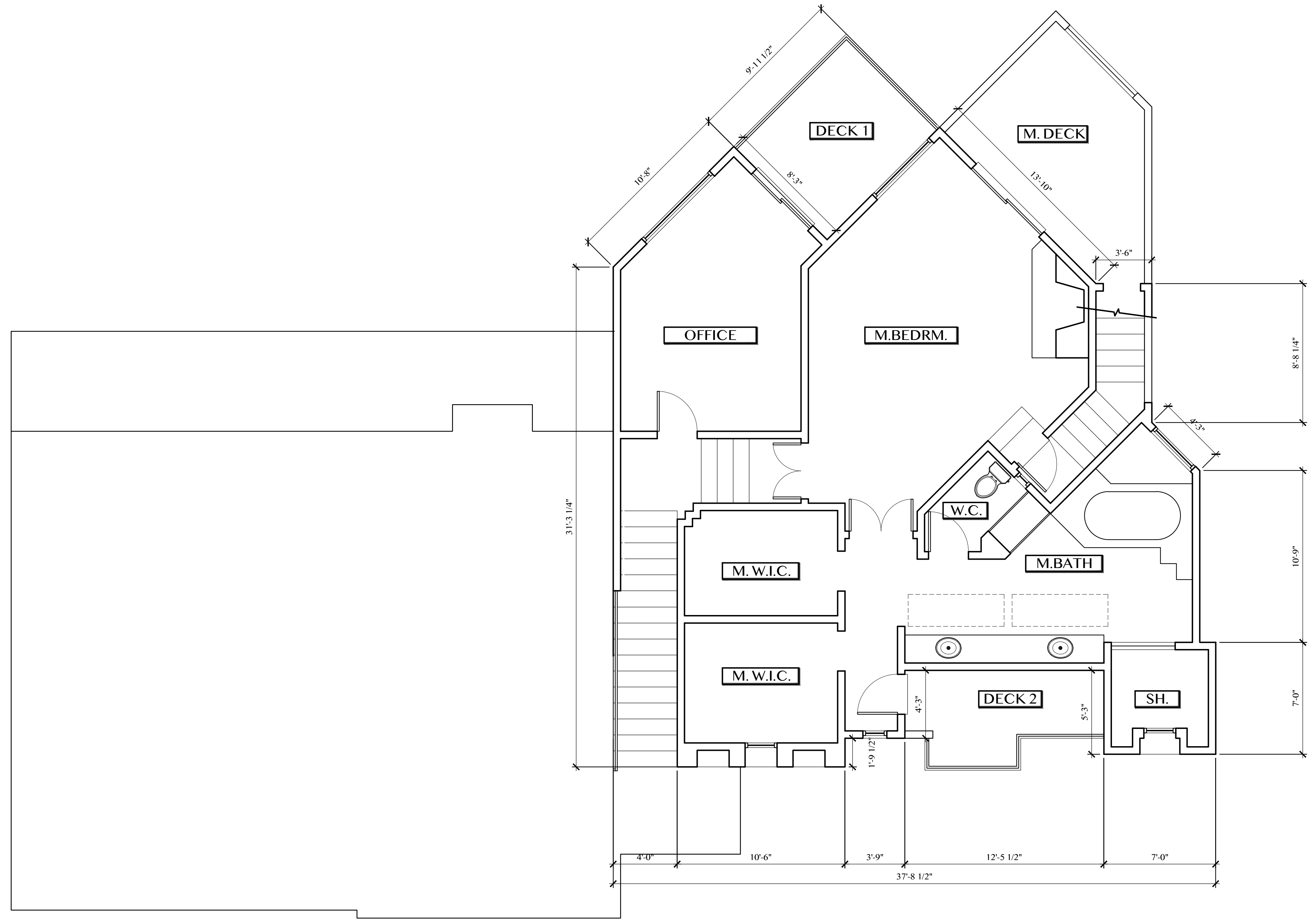


**PQ DESIGN
STUDIO INC**

EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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WRELTON DRIVE
CDP
EXISTING 2ND FLOOR PLAN



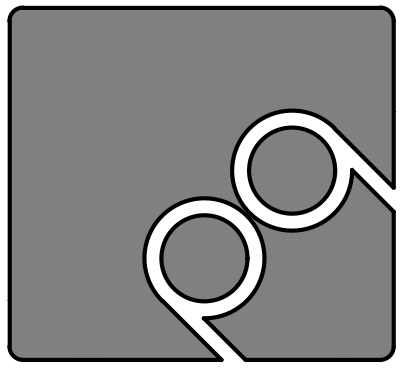
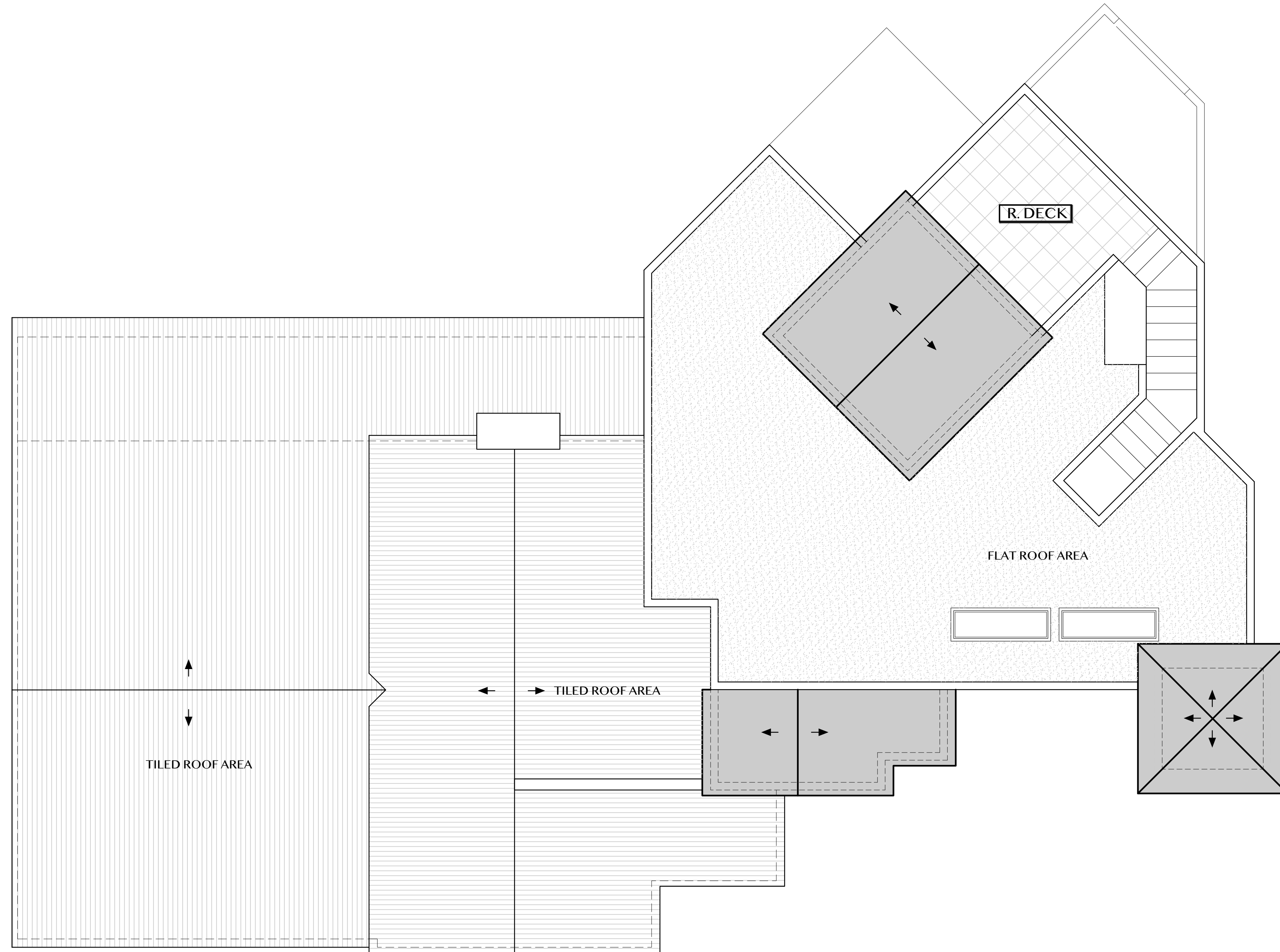
PROJECT INFORMATION	
ADDRESS	625 WRELTON DR.
ADN	415-214-10-00
LEGAL	TR 2531 BLK 4 PILOT 20P
ZONING	RS-1-7
BID. TYP. / CC	XXX

PLAN REVISIONS & CO'S	
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XXX
PLANNING PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX
PUMPING PLAN CHECK	XX
ELECTRICAL PLAN CHECK	XX
FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COASTAL DEVELOPMENT	PTSH 696528

DRAWN BY
PRO
DATE
07-29-2022
SCALE
1/4" = 1'-0"

SHEET
A1.1
SHEET 4 OF 26



**PQ DESIGN
STUDIO INC**

EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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**WRELTON DRIVE
CDP
EXISTING ROOF PLAN**

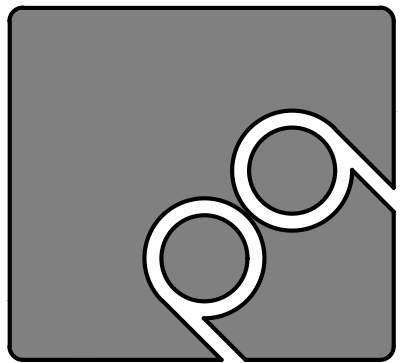
PROJECT INFORMATION	
ADDRESS	625 WRELTON DR.
APN	415-214-10-00
LEGAL	TR 2531 BLK 4 PILOT 20P
ZONING	RS-1-7
B.D. TYP. / OC	XXX

PLAN REVISIONS & CO'S	
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XXX
PLANNING PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX
PUMPING PLAN CHECK	XX
ELECTRICAL PLAN CHECK	XX
FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COASTAL DEVELOPMENT	PTSH 696528

DRAWN BY
PRO
DATE
07-29-2022
SCALE
1/4" = 1'-0"

SHEET
A1.2
SHEET 5 OF 26

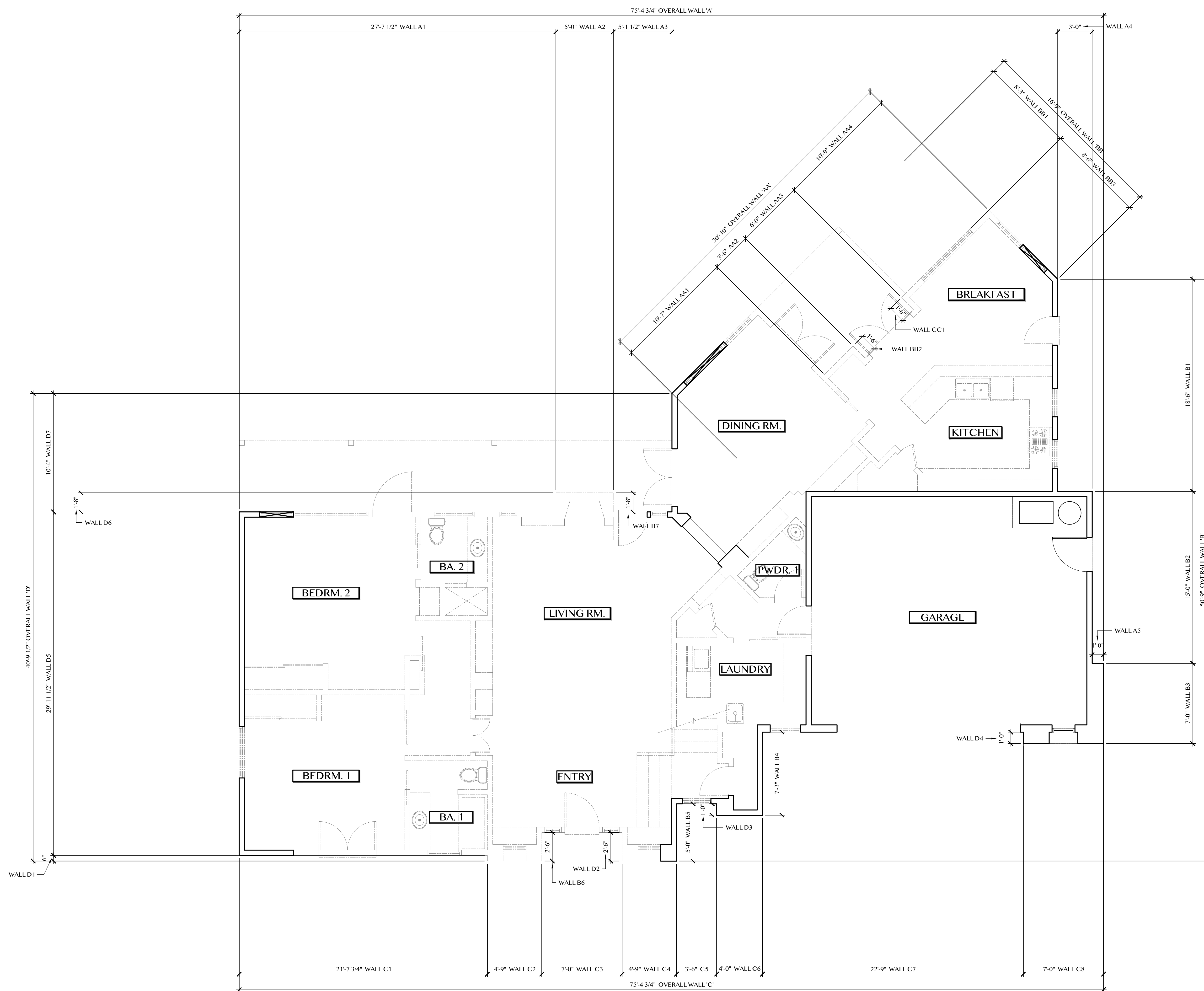


**PQ DESIGN
STUDIO INC**

EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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**WRELTON DRIVE
CDP
1ST FLR. DEMO & WALL MATRIX**



WALL DEMOLITION MATRIX

WALL NUMBER	EXISTING WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
A1	27'-7 1/2"	20'-10 1/2"	4'-9"
A2	5'-0"	5'-0"	0'-0"
A3	5'-1 1/2"	0'-5 1/2"	4'-8"
A4	3'-0"	3'-0"	3'-0"
A5	1'-0"	1'-0"	1'-0"
AA1	10'-7"	4'-2 1/2"	6'-4 1/2"
AA2	3'-6"	3'-6"	0'-0"
AA3	6'-0"	6'-0"	0'-0"
AA4	10'-9"	10'-9"	0'-0"
B1	18'-6"	0'-0"	18'-6"
B2	15'-0"	0'-0"	15'-0"
B3	7'-0"	0'-0"	7'-0"
B4	7'-3"	0'-0"	7'-3"
B5	5'-0"	0'-0"	5'-0"
B6	2'-6"	2'-6"	0'-0"
B7	1'-8"	1'-8"	0'-0"
BB1	8'-3"	8'-3"	0'-0"
BB2	1'-6"	1'-6"	0'-0"
BB3	8'-6"	4'-2 1/2"	4'-3 1/2"
C1	21'-7 3/4"	16'-10 3/4"	4'-9"
C2	4'-9"	4'-9"	0'-0"
C3	7'-0"	7'-0"	0'-0"
C4	4'-9"	3'-4 1/2"	1'-4 1/2"
C5	3'-6"	0'-0"	3'-6"
C6	4'-0"	0'-0"	4'-0"
C7	22'-9"	0'-0"	22'-9"
C8	7'-0"	0'-0"	7'-0"
CC1	1'-6"	1'-6"	0'-0"
D1	0'-6"	0'-6"	0'-0"
D2	2'-6"	2'-6"	0'-0"
D3	1'-0"	0'-0"	1'-0"
D4	1'-0"	0'-0"	1'-0"
D5	29'-11 1/2"	0'-0"	29'-11 1/2"
D6	1'-8"	1'-8"	0'-0"
D7	10'-4"	0'-0"	10'-4"
TOTALS	268'-7 1/4"	111'-1 1/4"	157'-6"

EXISTING 1ST FLR. WALLS TO REMAIN AFTER DEMO = 59%
 OVERALL HOUSE EXTERIOR WALL DIM. (1ST & 2ND) 413'5 1/4"
 E. OVERALL WALLS TO REMAIN DIM. (1ST & 2ND) 221'-6 1/2"
 OVERALL PERCENTAGE OF WALLS TO REMAIN 53.6%

PROJECT INFORMATION

ADDRESS	625 WRELTON DR.
APN	415-214-10-00
LEGAL	TR 2531 BLK 4 PILOT 20P
ZONING	RS-1-7
BID. TYP. / CC	XXX

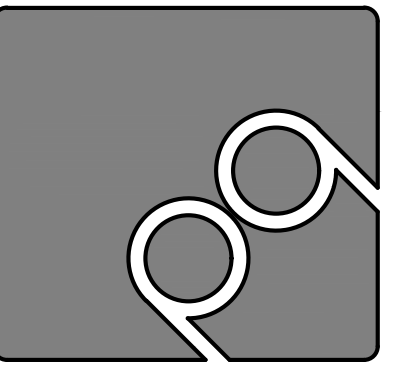
PLAN REVISIONS & CO'S

XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX
XX	XX	XX	XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING

FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COSTAL DEVELOPMENT	PTSH 690528
BUILDING PLAN CHECK	XXX
PLANNING PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX
PLUMBING PLAN CHECK	XX
ELECTRICAL PLAN CHECK	XX

DRAWN BY
PRO
DATE
07-29-2022
SCALE
1/4" = 1'-0"
SHEET
A1.3
SHEET 6 OF 26

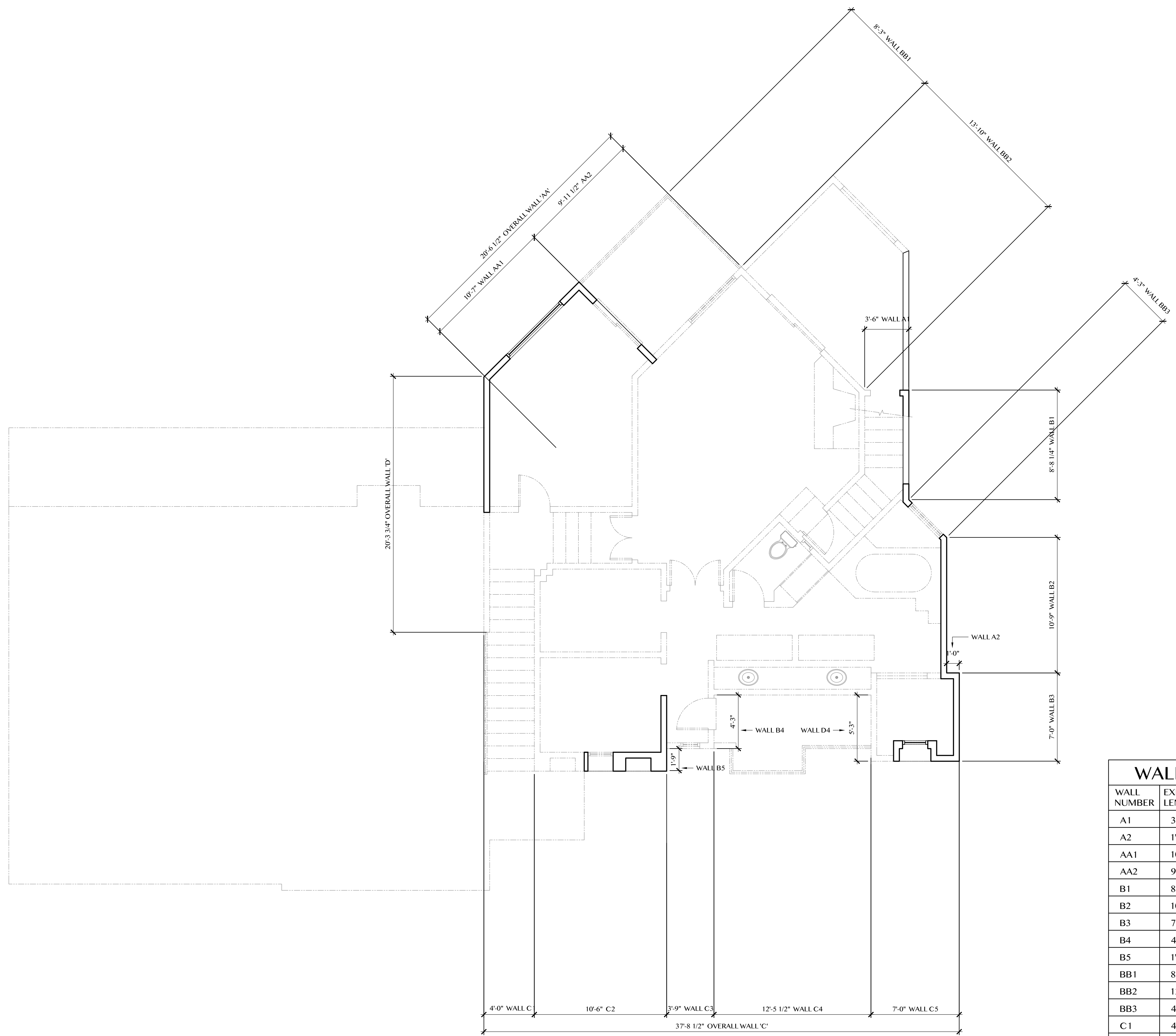


PQ DESIGN STUDIO INC

EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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WRELTON DRIVE
CDP
2ND FLR. DEMO & WALL MATRIX



WALL DEMOLITION MATRIX			
WALL NUMBER	EXISTING WALL LENGTH	REMOVED WALL LENGTH	REMAINING WALL LENGTH
A1	3'-6"	3'-6"	0'-0"
A2	1'-0"	0'-0"	1'-0"
AA1	10'-7"	0'-0"	10'-7"
AA2	9'-11 1/2"	0'-0"	0'-0"
B1	8'-8 1/4"	0'-0"	8'-8 1/4"
B2	10'-9"	0'-0"	10'-9"
B3	7'-0"	0'-0"	7'-0"
B4	4'-3"	4'-3"	0'-0"
B5	1'-9"	0'-0"	1'-9"
BB1	8'-3"	8'-3"	0'-0"
BB2	13'-10"	13'-10"	0'-0"
BB3	4'-3"	4'-3"	0'-0"
C1	4'-0"	4'-0"	0'-0"
C2	10'-6"	3'-11 1/2"	6'-6 1/2"
C3	3'-9"	3'-9"	0'-0"
C4	12'-5 1/2"	12'-5 1/2"	0'-0"
C5	7'-0"	0'-0"	7'-0"
D1	23'-3 3/4"	9'-6"	10'-8 3/4"
TOTALS	144'-10"	80'-9 1/2"	64'-0 1/2"
EXISTING 2ND FLR. WALLS TO REMAIN AFTER DEMO = 44%			
OVERALL HOUSE EXTERIOR WALL DIM. (1ST & 2ND) 413'5 1/4"			
E. OVERALL WALLS TO REMAIN DIM. (1ST & 2ND) 221'-6 1/2"			
OVERALL PERCENTAGE OF WALLS TO REMAIN 53.6%			

PROJECT INFORMATION	
ADDRESS	625 WRELTON DR.
ADN	415-214-10-00
LEGAL	TR 2531 BLK 4 PILOT 20P
ZONING	RS-1-7
BID. TYP. / CC	XXX

PLAN REVISIONS & CO'S	
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XXX
FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COSTAL DEVELOPMENT	XX
ELECTRICAL PLAN CHECK	XX
PTSH 6906228	

DRAWN BY
PRO

DATE
07-29-2022

SCALE
1/4" = 1'-0"

SHEET
A1.4
SHEET 7 OF 26

WALL LEGEND	
	E. 2X STUDS @ 16" O.C. - TO REMAIN
	N. 2X4 STUDS @ 16" O.C.
	N. 2X6 STUDS @ 16" O.C.
	N. 2X12 STUDS @ 16" O.C.

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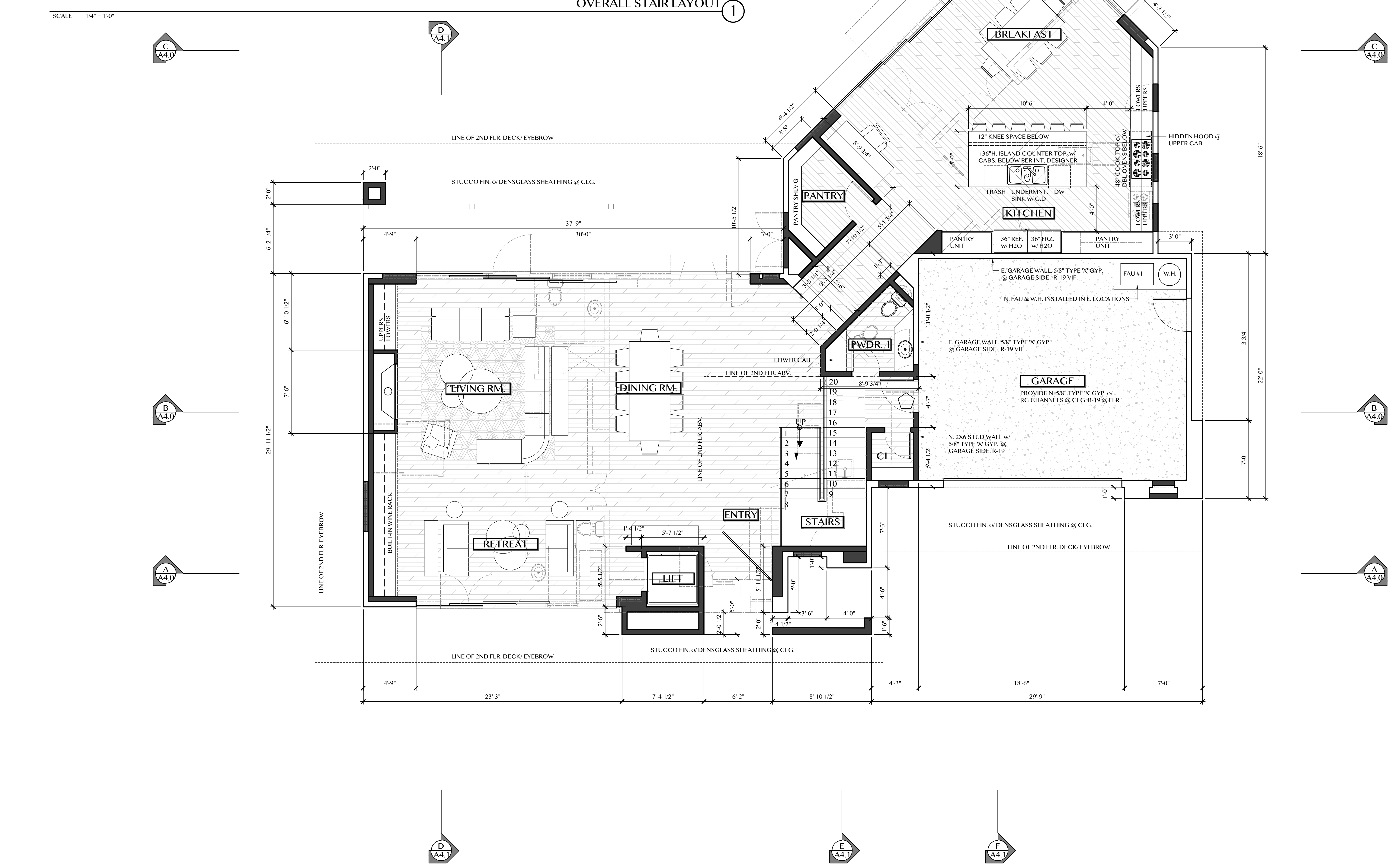
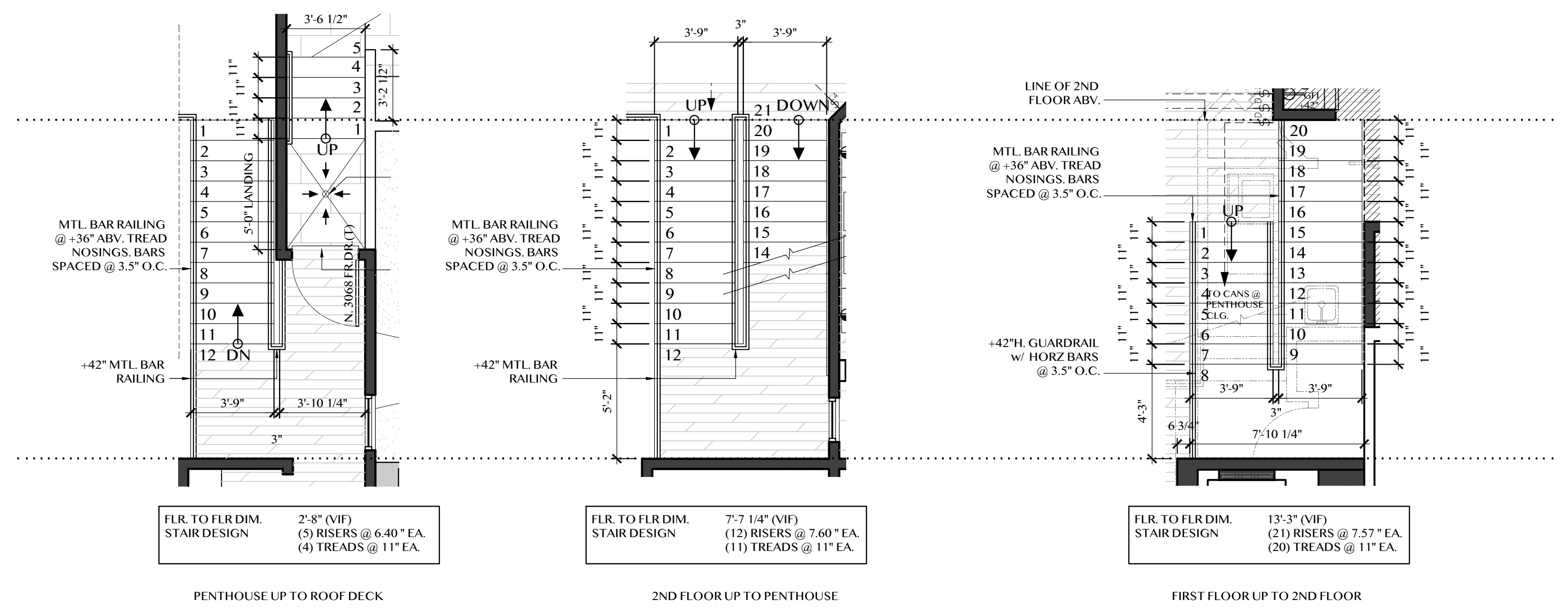
WRELTON DRIVE CDP
NEW 1ST FLOOR PLAN

PROJECT INFORMATION	
ADDRESS	625 WRELTON DR.
ADN	415-214-10-00
LEGAL	TR 2531 BLK 4PLOT 20P
ZONING	RS-1-7
BID. TYP. LOC	XXX

PLAN REVISIONS & CO'S	
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COSTAL DEVELOPMENT	PTSH 696528

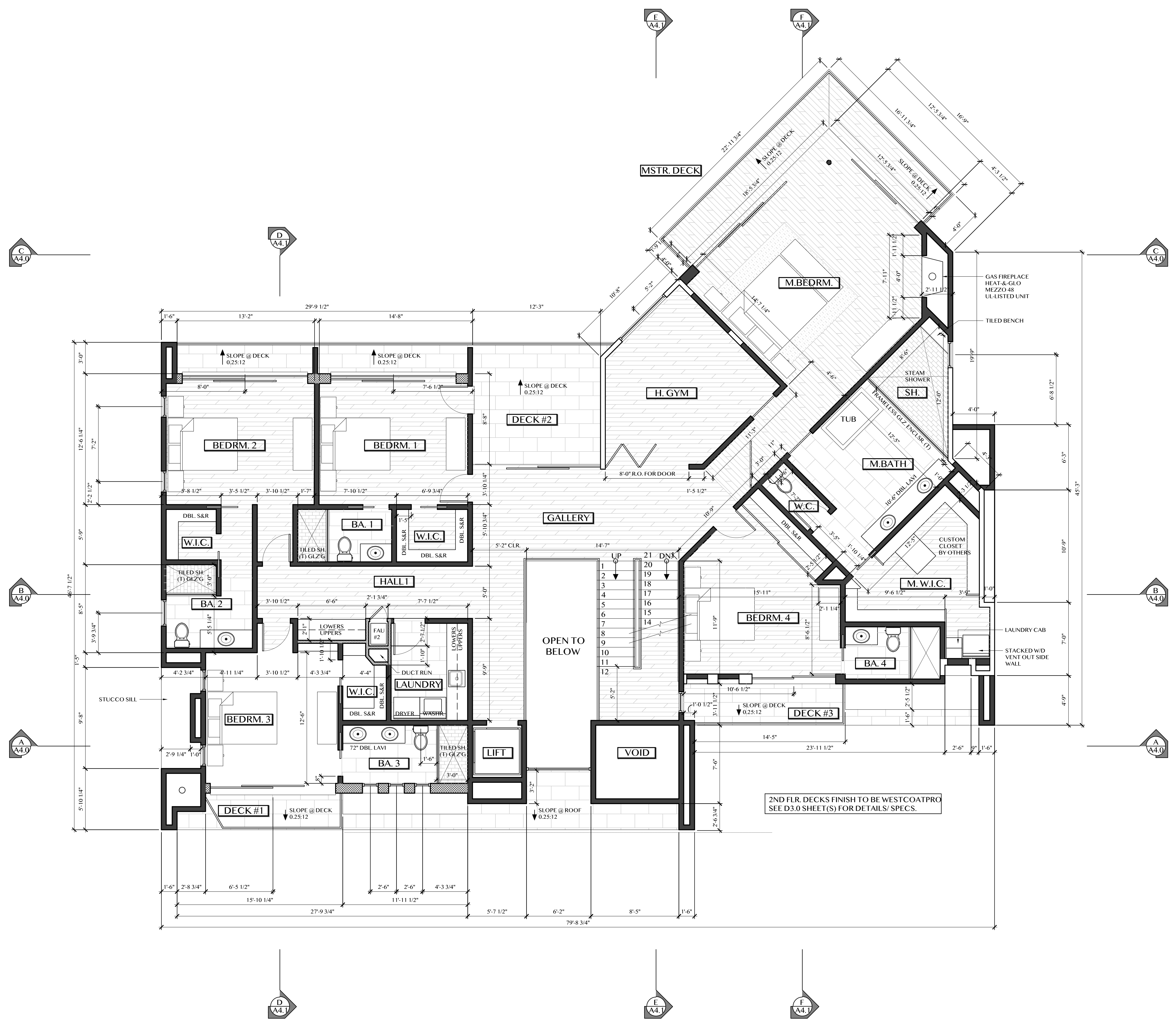
DRAWN BY	PRO
DATE	07-29-2022
SCALE	1/4" = 1'-0"
SHEET	A2.0
SHEET 8 OF 26	



WALL LEGEND	
	E. 2X STUDS @ 16" O.C. - TO REMAIN
	N. 2X4 STUDS @ 16" O.C.
	N. 2X6 STUDS @ 16" O.C.
	N. 2X12 STUDS @ 16" O.C.

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WRELTON DRIVE
 CDP
 NEW 2ND FLOOR PLAN



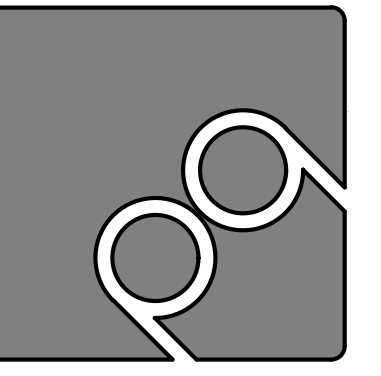
2ND FLR. DECKS FINISH TO BE WESTCOATPRO
 SEE D3.0 SHEET(S) FOR DETAILS/ SPECS.

PROJECT INFORMATION				
ADDRESS	625 WRELTON DR.	APN	415-214-10-00	
LEGAL	TR 2551 BLK 4#1 LOT 20*	ZONING	RS-1-7	
B.L.D. TYP./LOC.	XXX			

PLAN REVISIONS & C.O.'S				
NO.	DATE	DESCRIPTION	BY	CHKD.
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

BUILDING DEPARTMENT PLAN CHECK TRACKING				
BUILDING PLAN CHECK	XXX	FIRE PLAN CHECK	XX	
PLANNING PLAN CHECK	XX	LANDSCAPE PLAN CHECK	XX	
MECHANICAL PLAN CHECK	XX	DESIGN REVIEW APPROVAL	XX	
PLUMBING PLAN CHECK	XX	SITE DEVELOPMENT PERMIT	XX	
ELECTRICAL PLAN CHECK	XX	COASTAL DEVELOPMENT	XX	PTS# 690528

DRAWN BY	PRO
DATE	07-29-2022
SCALE	1/4" = 1'-0"
SHEET	A2.1
SHEET	9 OF 26



PQ DESIGN STUDIO INC

EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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WALL LEGEND	
	E. 2X4 STUDS @ 16" O.C. - TO REMAIN
	N. 2X4 STUDS @ 16" O.C.
	N. 2X6 STUDS @ 16" O.C.
	N. 2X12 STUDS @ 16" O.C.

PENTHOUSE CALCULATION	
TOTAL ROOF AREA:	3,780 SQ. FT. X 10% =
378 SQ. FT. ALLOWED	115 SQ. FT. PROPOSED PENTHOUSE AREA

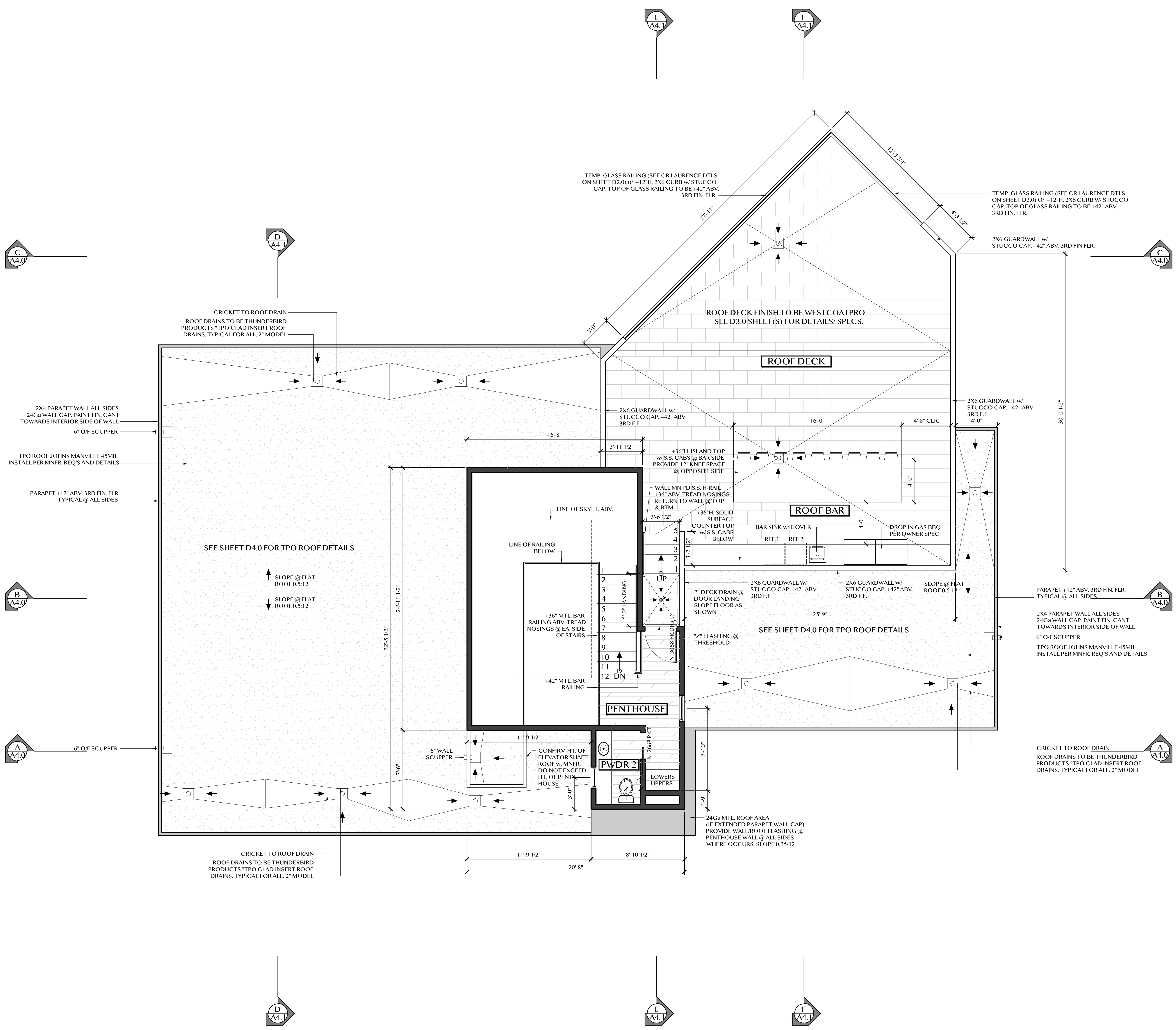
WRELTON DRIVE
CDP
NEW 3RD FLOOR PLAN

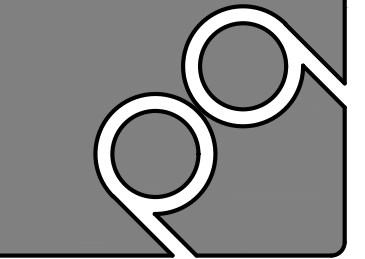
PROJECT INFORMATION	
PROJECT	025 WRELTON DR.
ADDRESS	415-214-10-00
LEGAL	TR 2551 BLK 41 LOT 20*
ZONING	RS-1-7
BLD. TYP./LOC.	XXX

PLAN REVISIONS & C.O.'S		
NO.	DESCRIPTION	DATE
1	XX	XX
2	XX	XX
3	XX	XX
4	XX	XX
5	XX	XX
6	XX	XX
7	XX	XX
8	XX	XX
9	XX	XX
10	XX	XX
11	XX	XX
12	XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COASTAL DEVELOPMENT	XX
PT SH#	0906528

DRAWN BY
PRQ
DATE
07-29-2022
SCALE
1/4" = 1'-0"
SHEET
A2.2
SHEET 10 OF 26



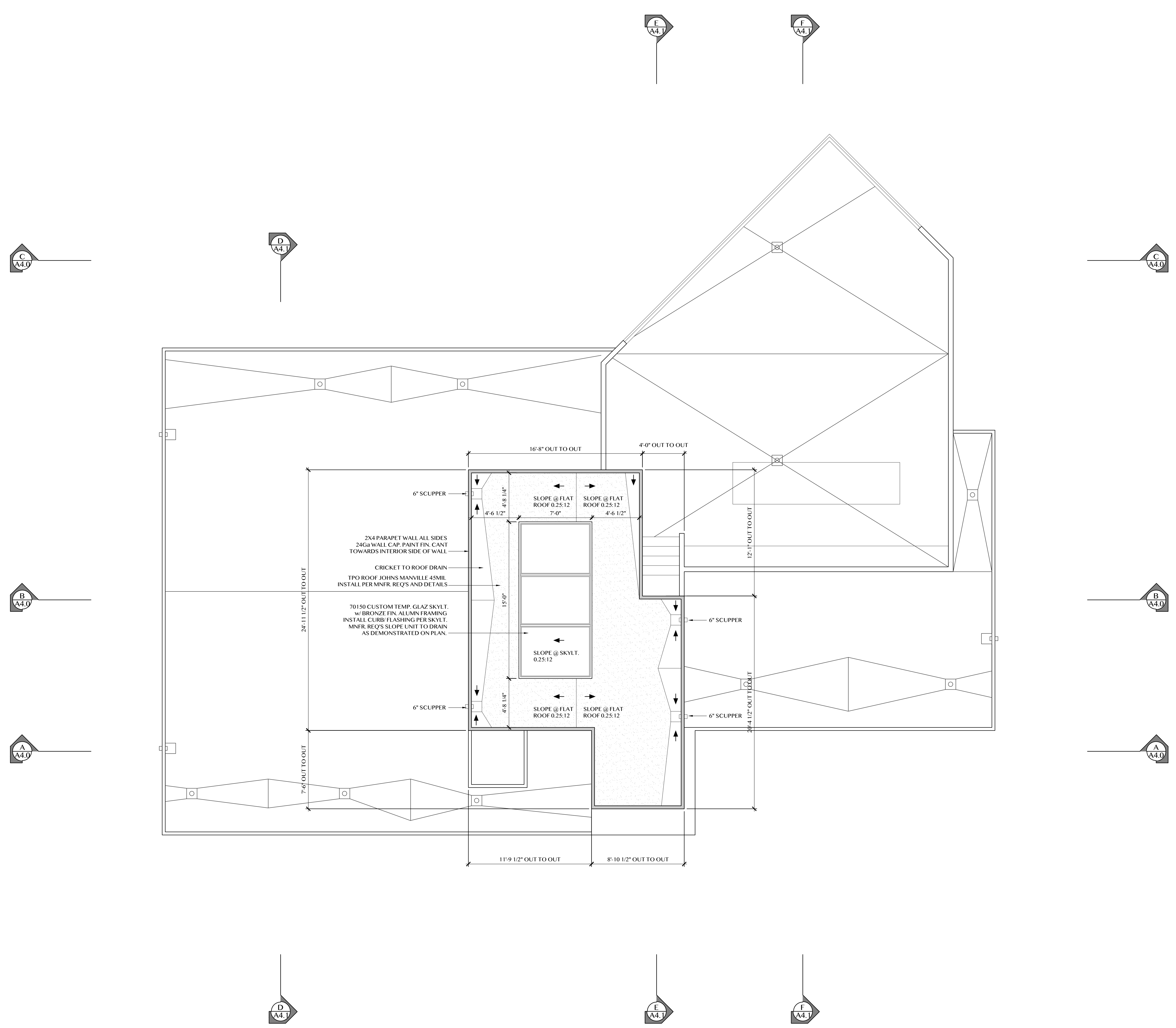


**PQ DESIGN
STUDIO INC**

EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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**WRELTON DRIVE
CDP
NEW UPPER ROOF PLAN**



PROJECT INFORMATION			
ADDRESS	025 WRELTON DR.		
A.P.N.	415-214-10-00		
LEGAL	TR 2531 BLK 4# LOT 20*		
ZONING	RS-1-7		
BLD. TYP./OC	XXX		

PLAN REVISIONS & C.O.'S			
NO.	DATE	DESCRIPTION	BY
1			XX
2			XX
3			XX
4			XX
5			XX

BUILDING DEPARTMENT PLAN CHECK TRACKING			
BUILDING PLAN CHECK	XXX	FIRE PLAN CHECK	XX
PLANNING PLAN CHECK	XX	LANDSCAPE PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX	DESIGN REVIEW APPROVAL	XX
PLUMBING PLAN CHECK	XX	SITE DEVELOPMENT PERMIT	XX
ELECTRICAL PLAN CHECK	XX	COASTAL DEVELOPMENT	PTS# 6906528

DRAWN BY
PRQ

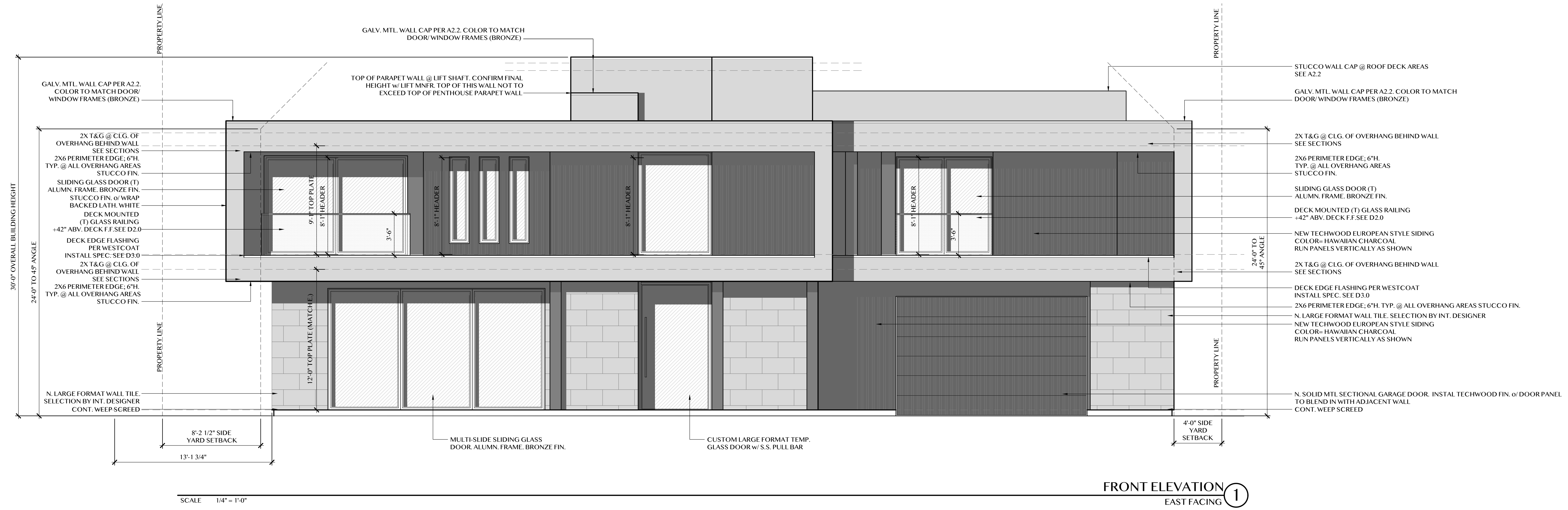
DATE
07-29-2022

SCALE
1/4" = 1'-0"

SHEET
A2.3

SHEET 11 OF 26

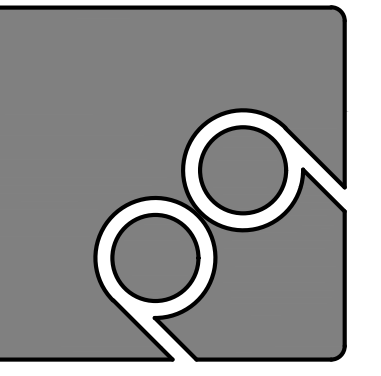
WRELTON DRIVE
 CDP
 EXTERIOR ELEVATIONS



PROJECT INFORMATION	
PROJECT	625 WRELTON DR.
ADDRESS	415-214-1000
A.P.N.	TR 2551 BLK 41 LOT 20*
LEGAL	RS-1-7
ZONING	BLD. TYP. LOC XXX

PLAN REVISIONS & C.O.'S	
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XXX
PLANNING PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX
ELECTRICAL PLAN CHECK	XX
PLUMBING PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COASTAL DEVELOPMENT	XX
PTS#	6906528

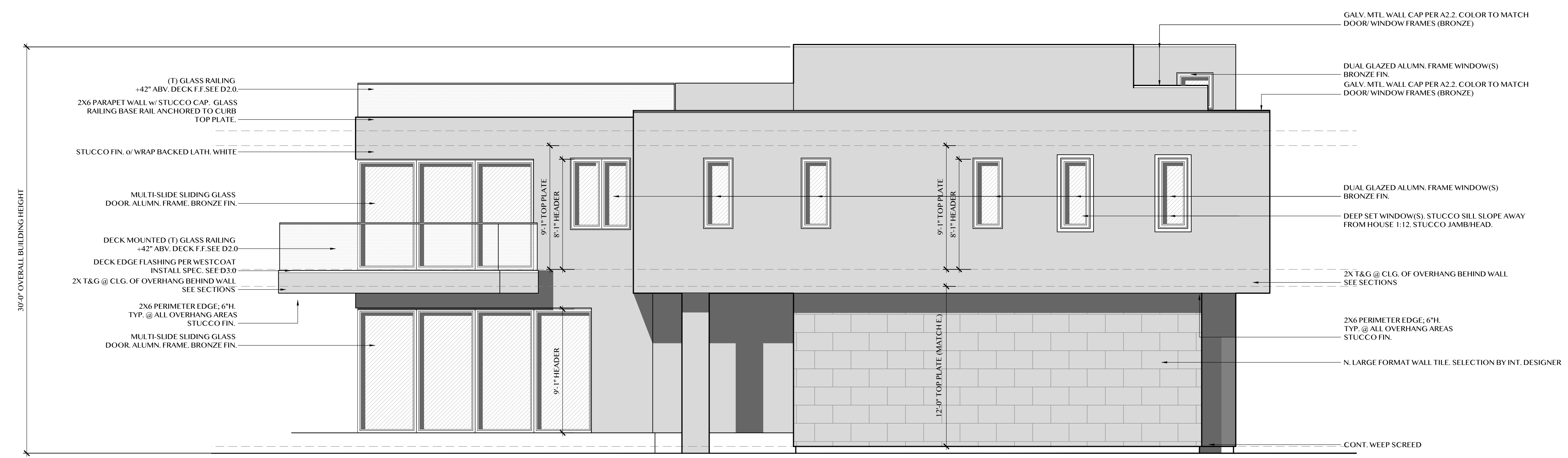


**PQ DESIGN
STUDIO INC**

EIGHT FIFTY WEST UPAS STREET
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TELEPHONE: 1-858-527-0818

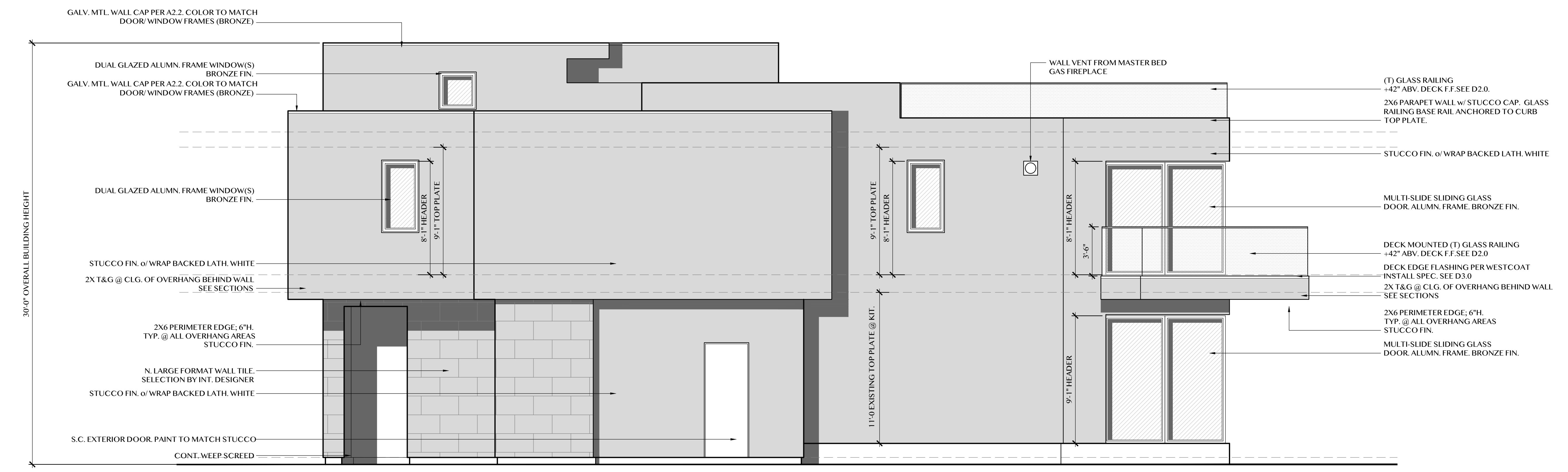
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WRELTON DRIVE
CDP
EXTERIOR ELEVATIONS



SCALE 1/4" = 1'-0"

LEFT ELEVATION 3
SOUTH FACING



SCALE 1/4" = 1'-0"

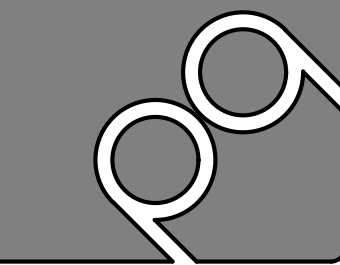
RIGHT ELEVATION 4
SOUTH FACING

PROJECT INFORMATION	
ADDRESS	625 WRELTON DR.
A.P.N.	415-214-10-00
LEGAL	TR 2551 BLK 4#101 20"
ZONING	RS-1-7
BLD. TYP./DOC.	XXX

PLAN REVISIONS & C.O.'S	
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX
XX	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XXX
PLANNING PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX
ELECTRICAL PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COASTAL DEVELOPMENT	XX
PTS#	696528

DRAWN BY	PRO
DATE	07-29-2022
SCALE	1/4" = 1'-0"
SHEET	A3.1
SHEET 13 OF 26	

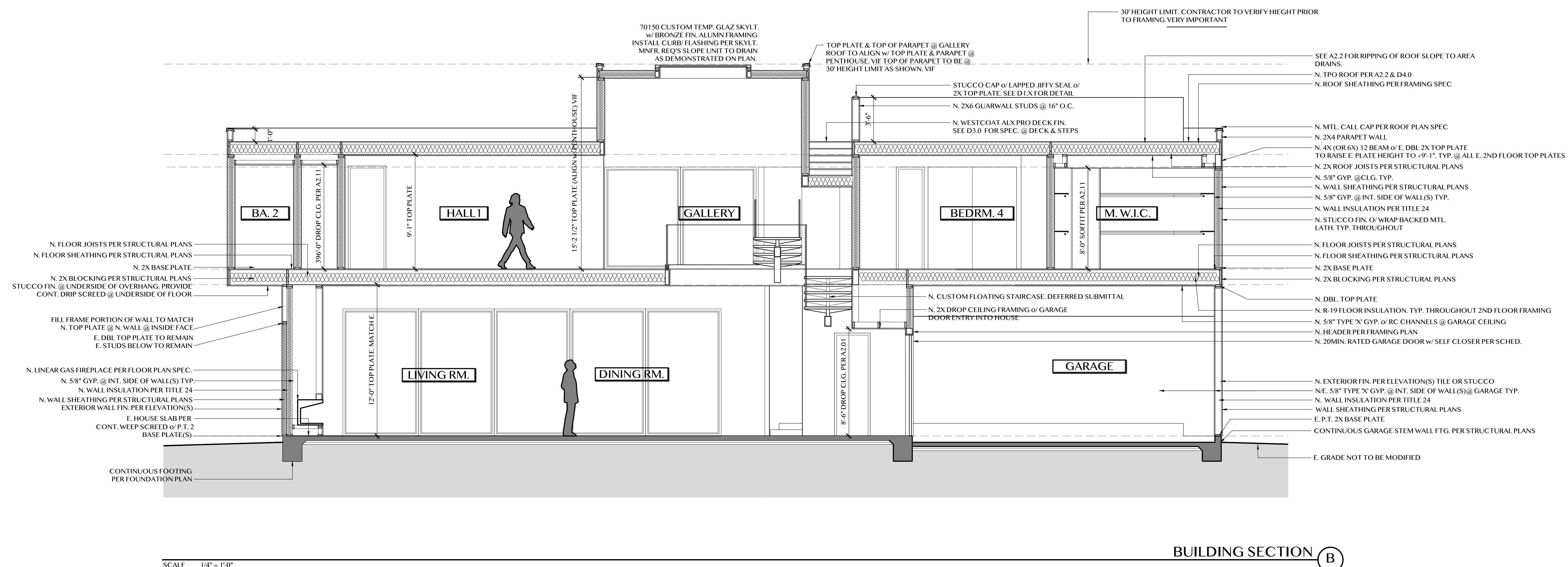
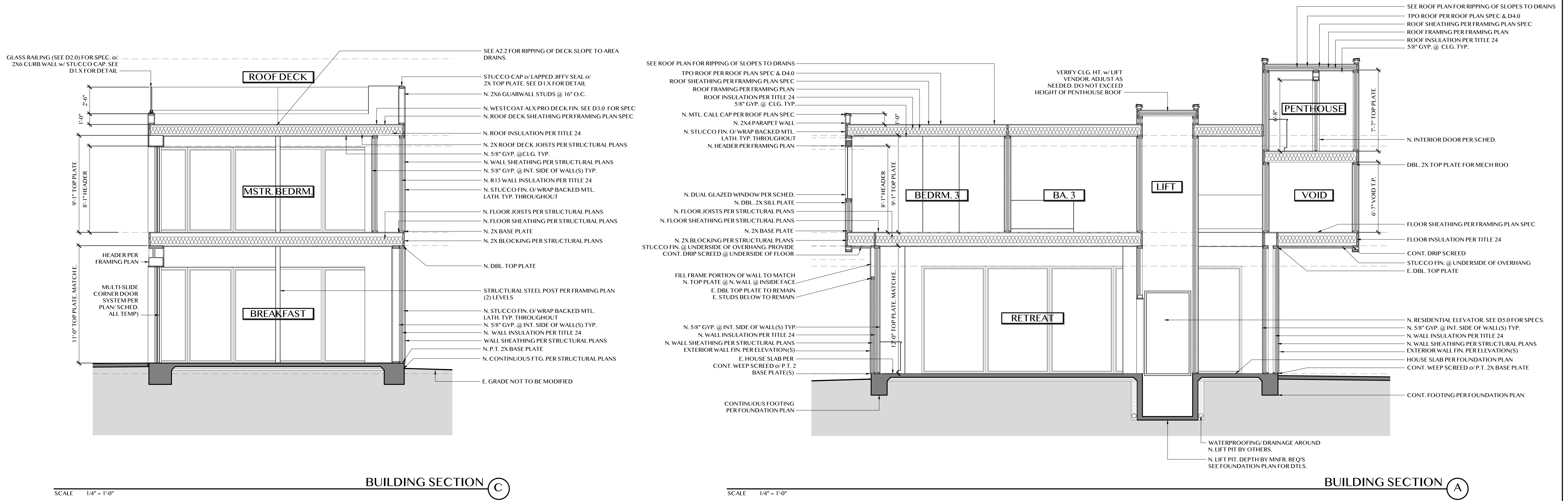


PQ DESIGN STUDIO INC

EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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WRELTON DRIVE
CDP
BUILDING SECTIONS

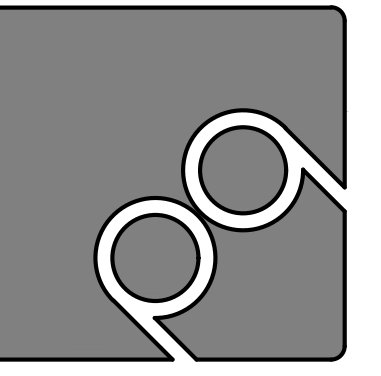


PROJECT INFORMATION	
ADDRESS	625 WRELTON DR.
A.P.N.	415-214-10-00
LEGAL	TR 2531 BULK 41LOT 20*
ZONING	RS-1-7
BLD. TYP./LOC.	XXX

PLAN REVISIONS & C.O.'S	
NO.	DESCRIPTION
1	XX
2	XX
3	XX
4	XX
5	XX

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XXX
PLANNING PLAN CHECK	XX
MECHANICAL PLAN CHECK	XX
PLUMBING PLAN CHECK	XX
ELECTRICAL PLAN CHECK	XX
FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COASTAL DEVELOPMENT	PTSH 690528

DRAWN BY	PRO
DATE	07-29-2022
SCALE	1/4" = 1'-0"
SHEET	A4.0
SHEET	14 OF 26

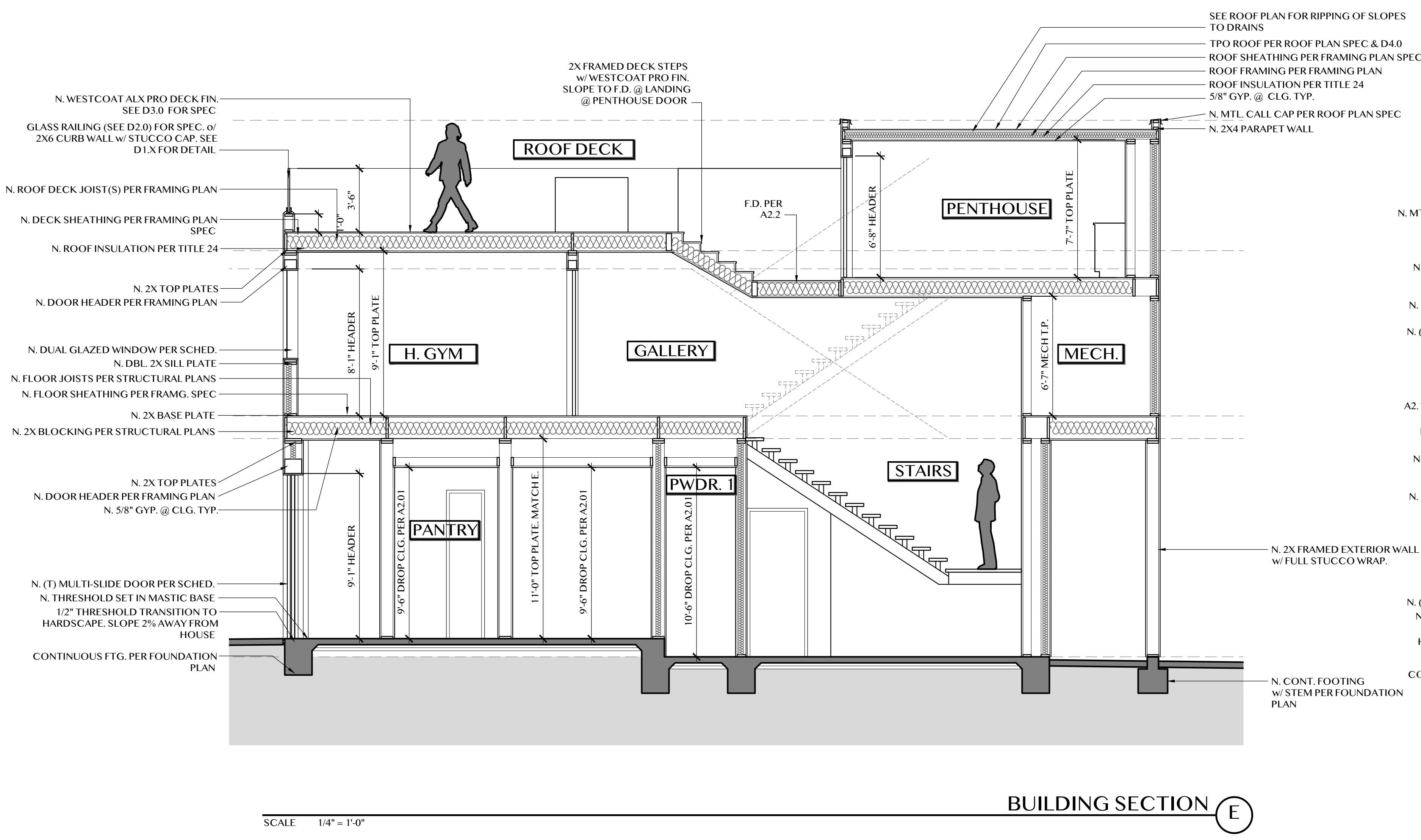


PQ DESIGN STUDIO INC

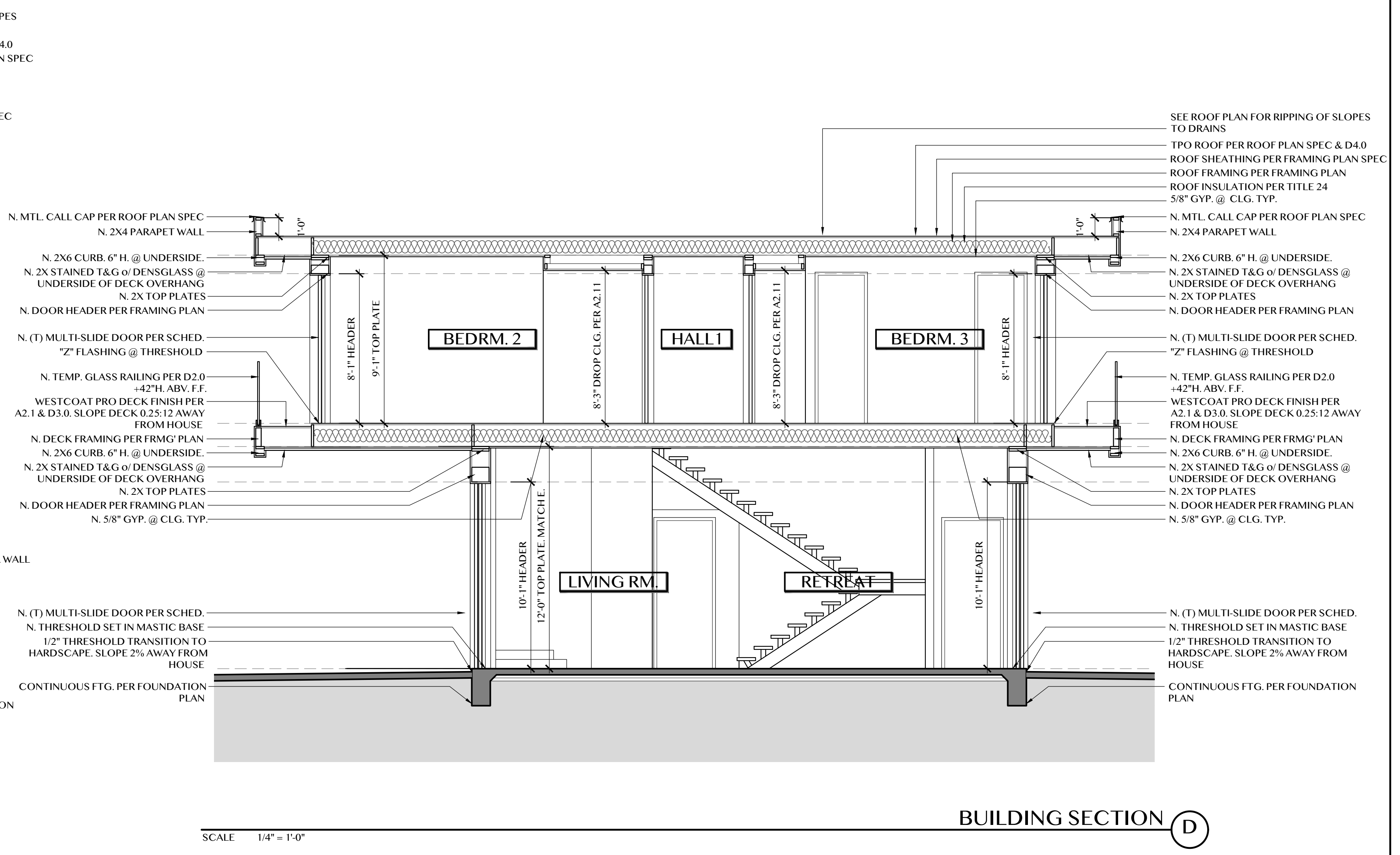
EIGHT FIFTY WEST UPAS STREET
SAN DIEGO, CALIFORNIA 92103
TELEPHONE: 1-858-527-0818

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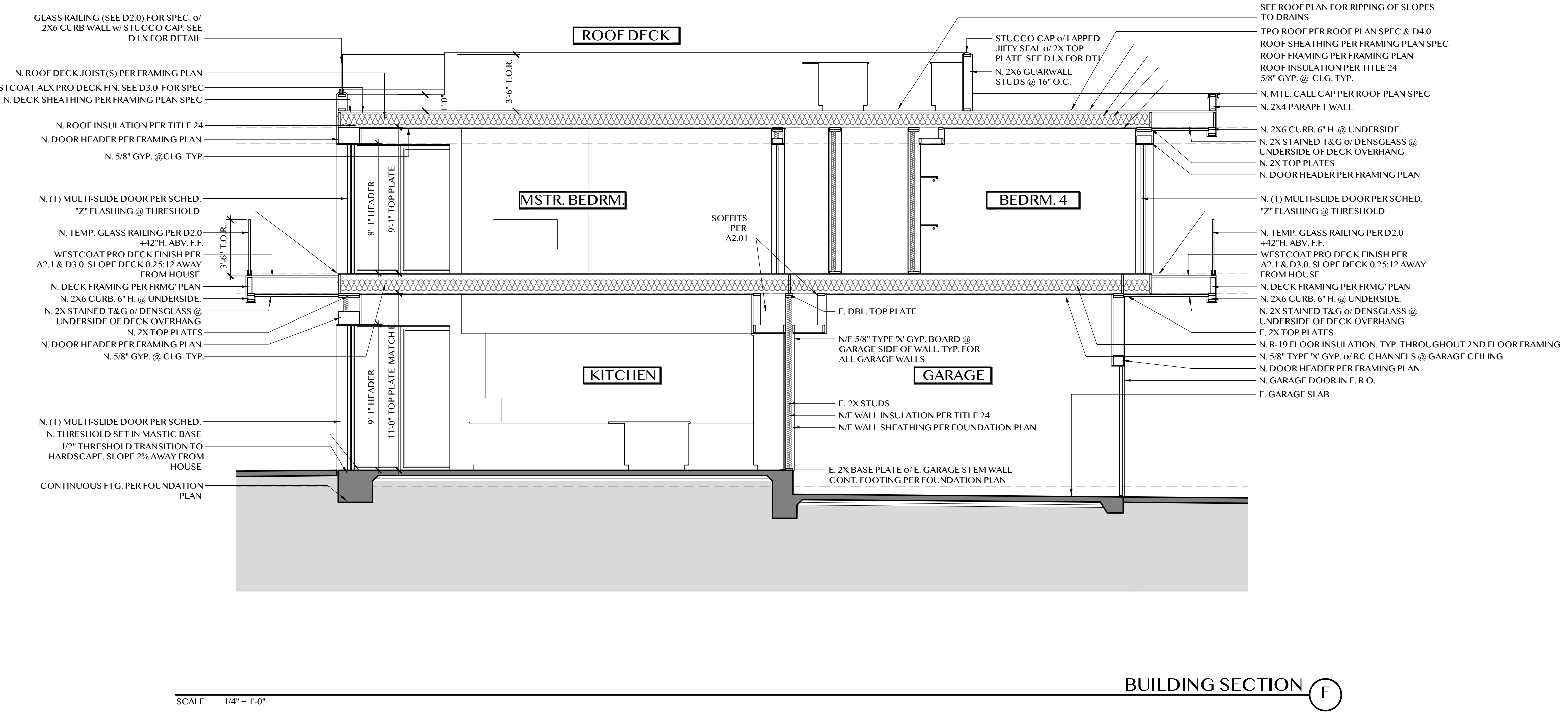
WRELTON DRIVE
CDP
BUILDING SECTIONS



BUILDING SECTION E



BUILDING SECTION D



BUILDING SECTION F

PROJECT INFORMATION	
ADDRESS	025 WRELTON DR.
APN	415-214-10-00
LEGAL	TR 2531 BULK 4#101 20"
ZONING	RS-1-7
BLD. TYP./DOC	XXX

PLAN REVISIONS & C.O.'S	
NO.	DESCRIPTION

BUILDING DEPARTMENT PLAN CHECK TRACKING	
BUILDING PLAN CHECK	XXX
PLANNING PLAN CHECK	XX
MACHANICAL PLAN CHECK	XX
PLUMBING PLAN CHECK	XX
ELECTRICAL PLAN CHECK	XX
FIRE PLAN CHECK	XX
LANDSCAPE PLAN CHECK	XX
DESIGN REVIEW APPROVAL	XX
SITE DEVELOPMENT PERMIT	XX
COASTAL DEVELOPMENT	PTS# 090528

DRAWN BY
PRQ
DATE
07-29-2022
SCALE
1/4" = 1'-0"
SHEET
A4.1
SHEET 15 OF 26

GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
- "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
- DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
- CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
- PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD ENGINEERING DIVISION (858) 627-3200.
- CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
- CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
- AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED ONLINE TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. THE SUBMITTED INFORMATION SHALL BE REVIEWED FOR ADEQUACY BY THE GEOLOGY SECTION OF DEVELOPMENT SERVICES.
- "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.
- CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4 OF THE WHITEBOOK, "RED-LINES AND RECORD DOCUMENTS."
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
- THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
- PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
- UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

MONUMENT PRESERVATION CERTIFICATION

THE PERMITTEE SHALL BE RESPONSIBLE FOR THE COST OF REPLACING ALL SURVEY MONUMENTS DESTROYED BY CONSTRUCTION. IF A VERTICAL CONTROL MONUMENT IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION SHALL BE NOTIFIED IN WRITING AT LEAST 7 DAYS PRIOR TO DEMOLITION/CONSTRUCTION.

- THE TYPE OF CONSTRUCTION WILL NOT AFFECT ANY SURVEY MONUMENTS (THIS LINE IS FOR PROJECTS THAT ARE PROPOSING NO DEMOLITION, TRENCHING, ASSOCIATED WITH A CIP, ETC)

DARRELL BEGLEY P.L.S. NO. 8172 EXP. 12-31-22 DATE

PRIOR TO PERMIT ISSUANCE, THE PERMITTEE SHALL RETAIN THE SERVICE OF A PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING WHO WILL BE RESPONSIBLE FOR MONUMENT PRESERVATION AND SHALL PROVIDE A CORNER RECORD OR RECORD OF SURVEY TO THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT, IF APPLICABLE. (SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA)

I HAVE INSPECTED THE SITE AND DETERMINED THAT:

- NO SURVEY MONUMENTS WERE FOUND WITHIN THE LIMITS OF WORK
- SURVEY MONUMENTS EXISTING IN OR NEAR LIMITS OF WORK WILL BE PROTECTED IN PLACE
- SURVEY MONUMENTS HAVE BEEN TIED OUT AND A FINAL OR PARCEL MAP WILL BE FILED (NO CORNER RECORD OR RECORD OF SURVEY WILL BE REQUIRED)
- OTHER AGENCY SURVEY MONUMENT (CORNER RECORD OR RECORD OF SURVEY MAY NOT BE REQUIRED). AGENCY HAS BEEN NOTIFIED OF POSSIBLE MONUMENT DESTRUCTION AND A LETTER PROVIDED TO CITY
- A PRE-CONSTRUCTION CORNER RECORD (OR RECORD OF SURVEY) FOR SURVEY MONUMENTS FOUND WITHIN THE LIMITS OF WORK HAS BEEN FILED.

CORNER RECORD # _____ DATE

DARRELL BEGLEY P.L.S. NO. 8172 EXP. 12-31-22 DATE

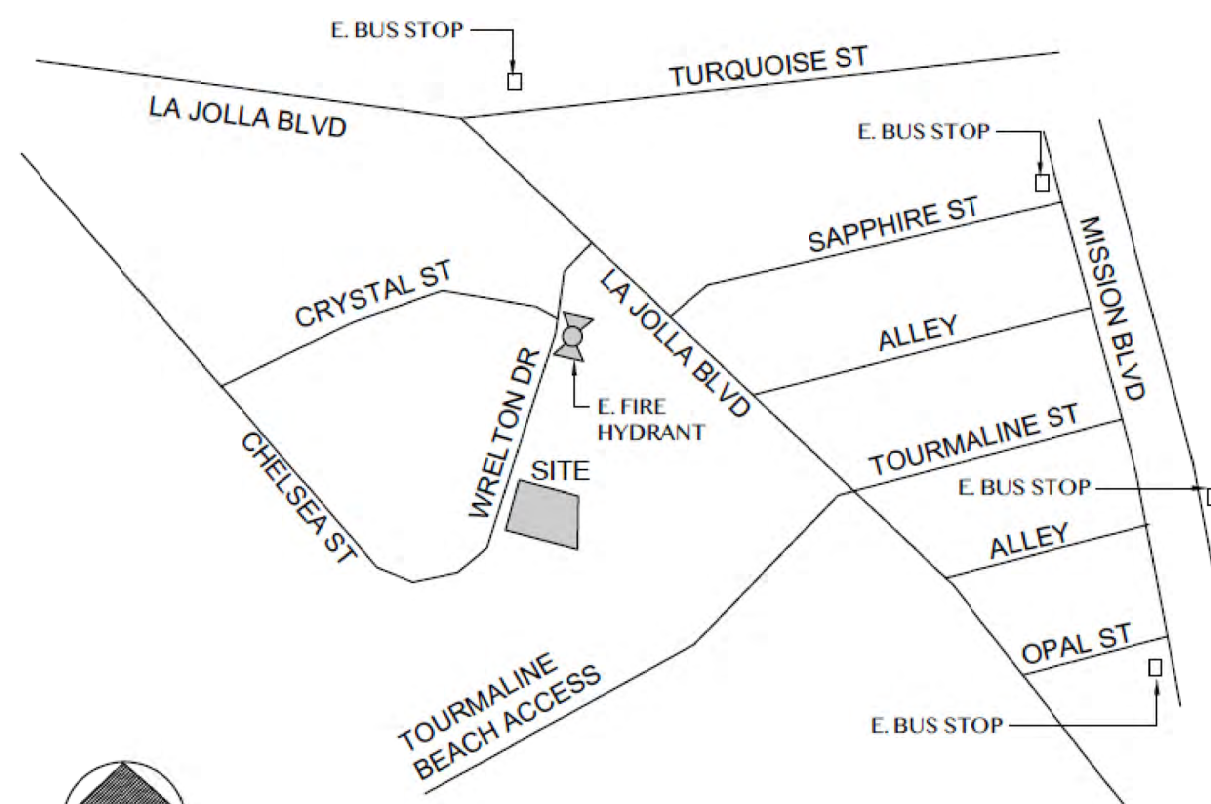
POST CONSTRUCTION CORNER RECORD (AS-BUILT ITEM)

- POST CONSTRUCTION CORNER RECORD FOR SURVEY MONUMENTS DESTROYED DURING CONSTRUCTION AND REPLACED AFTER CONSTRUCTION.

CORNER RECORD # _____ OR RECORD OF SURVEY # _____ DATE

DARRELL BEGLEY P.L.S. NO. 8172 EXP. 12-31-22 DATE

**GRADING PLANS FOR:
WRELTON DRIVE RESIDENCE**



VICINITY MAP

NO SCALE

GRADING + GEOTECHNICAL SPECIFICATIONS

- ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:
- ALL FILL SOIL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED GEOTECHNICAL REPORT SHALL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT SHALL BE SUBMITTED IN ACCORDANCE WITH THE GENERAL NOTES ON THESE PLANS WITHIN 30 DAYS OF THE COMPLETION OF GRADING WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT, PLANS, SPECIFICATIONS, OR GEOTECHNICAL REPORT(S). THE FINAL "AS-GRADED" GEOTECHNICAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A QUALIFIED PROFESSIONAL GEOLOGIST.
- THE COMPANY OR COMPANIES REPRESENTED BY THE INDIVIDUALS SIGNING ITEM NO. 5 OF THIS CERTIFICATE IS/ARE THE GEOTECHNICAL CONSULTANT(S) OF RECORD. IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS SUBMITTED AN ACCEPTABLE TRANSFER OF GEOTECHNICAL CONSULTANT OF RECORD DECLARATION PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO GUIDELINES FOR GEOTECHNICAL REPORTS. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE RESIDENT ENGINEER AND THE GEOLOGY SECTION OF DEVELOPMENT SERVICES IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

THESE DOCUMENTS WILL BE FILED IN THE RECORDS SECTION OF DEVELOPMENT SERVICES UNDER THE PROJECT NUMBER INDICATED IN THE TITLE BLOCK OF THESE PLANS.

G.E. DATE

C.E.G. DATE

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF SAN DIEGO IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

LUNDSTROM ENGINEERING AND SURVEYING, INC.
5333 MISSION CENTER ROAD, SUITE 115
SAN DIEGO, CALIFORNIA, 92108
(619) 814-1220
bill@lundstrom.cc

WILLIAM LUNDSTROM R.C.E. NO. 61630 EXP. 06-30-23 DATE



OWNER/APPLICANT

RAMI AMIR
625 WRELTON DRIVE
SAN DIEGO, CA 92037

REFERENCE DRAWINGS

EXISTING SEWER
EXISTING WATER

SITE ADDRESS

625 WRELTON DRIVE
SAN DIEGO, CA 92037

TOPOGRAPHY SOURCE

PREPARED BY:
DODD'S LAND SURVEYING, INC.
TOPO SOURCE METHOD: FIELD SURVEY
OCTOBER 2020

BENCHMARK

SOUTH BRASS PLUG WRELTON DR. AND CRYSTAL DR.
ELEVATION = 82.802 MSL

BASIS OF BEARING

WESTERLY LINE OF LOT 20 PER MAP 2531 BEARING S48°46'10"E

ASSESSORS PARCEL NUMBER

415-214-10

EXISTING LEGAL DESCRIPTION

BLOCK 4, LOT 20, PACIFIC RIVIERA VILLAS, UNIT NO. 1, MAP 2531

SHEET INDEX

TITLE SHEET	1
NOTES & DETAILS	2
GRADING PLAN	3
EROSION CONTROL PLAN	4

GRADING QUANTITIES

GRADED AREA	0.040 [ACRES]	MAX. CUT DEPTH 5 [FT]
CUT QUANTITIES	50 [CYD]	MAX CUT SLOPE RATIO @1MAX) 2:1
FILL QUANTITIES	50 [CYD]	MAX. FILL DEPTH 5 [FT]
EXPORT	00 [CYD]	MAX FILL SLOPE RATIO @1MAX) 2:1

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

CONSTRUCTION STORM WATER PROTECTION NOTES

- TOTAL SITE DISTURBANCE AREA (ACRES): 0.055
WATERSHED: LOWER SAN DIEGO RIVER
HYDRAULIC SUB AREA NAME AND NUMBER: MISSION SAN DIEGO, 907.11
- THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE WPCF
 - THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS..
 - SWPPP
 - THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ
- CONSTRUCTION SITE PRIORITY
 - ASBS
 - HIGH
 - MEDIUM
 - LOW

WORK TO BE DONE

THE PUBLIC IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED ACCORDING TO THE FOLLOWING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWP1070119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PWP1070119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLICWORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PWP1070119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWP1042220-09	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2014 EDITION (REV. 5)
PWP1030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION US CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION
STANDARD DRAWINGS:	
DOCUMENT NO.	DESCRIPTION
PWP1070119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PWP1030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION US CUSTOMARY STANDARD PLANS, 2018 EDITION

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROPERTY LINE		R/W
RIGHT-OF-WAY		R/W
EXISTING CONTOUR		601
PROPOSED FINISH CONTOURS		60s
CUT SLOPE (2:1 MAXIMUM)		Y Y Y
FILL SLOPE (2:1 MAXIMUM)		Y Y Y
CUT AND FILL LINE (DAYLIGHT)		F F F
PVT. RETAINING WALL	PER SEPARATE PERMIT	XXXXXXXXXX
CONSTRUCTION ENTRANCE (CALTRANS TC-1)		XXXXXXXXXX
GRAVEL BAG BERM (CALTRANS SC-6)		XXXXXXXXXX
SILT FENCING (CALTRANS SC-1)		XXXXXXXXXX

EXISTING IMPROVEMENTS

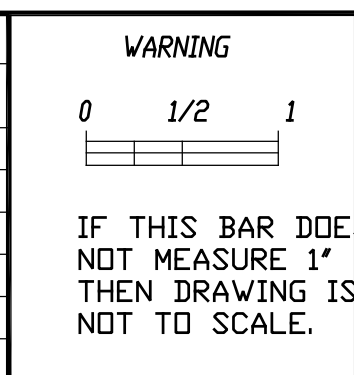
ITEM	SYMBOL
EXISTING CONTOUR	23g
EXISTING GRADE ELEVATION	(2390.5)
EXISTING WATER SERVICE & METER	W S
EXISTING SEWER LATERAL	S
EXISTING SEWER MANHOLE	S
EXISTING SEWER MAIN	S
EXISTING WATER MAIN	W
EXISTING POWER POLE	P
EXISTING 1.5" HP GAS	G
EXISTING OVERHEAD ELECTRIC POWER LINE	OHL
EXISTING RETAINING WALL (TO BE REMOVED)	XXXXXXXXXX
EX. CONCRETE SIDEWALK	XXXXXX
EX. 6" CURB	XXXXXX
EX. CHAIN-LINK FENCE	XXXXXX
EX. WOOD FENCE	XXXXXX

PRIVATE CONTRACT

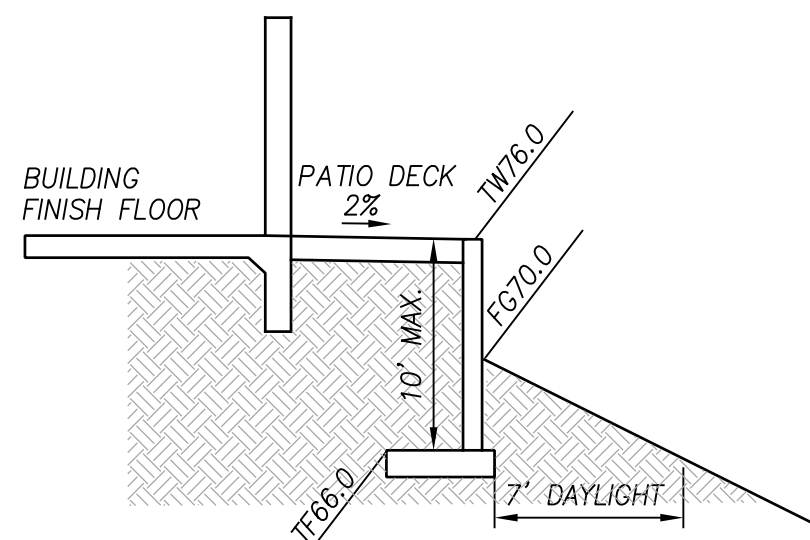
TITLE SHEET FOR: WRELTON DRIVE RESIDENCE				PROJECT NO.: 696528	
BLOCK 4, LOT 20, PACIFIC RIVIERA VILLAS, UNIT NO. 1, MAP 2531					
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 4 SHEETS				V.T.M. NONE	
FOR CITY ENGINEER		DATE			
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	LES				NAD83 COORDINATES
AS-BUILTS				LAMBERT COORDINATES	
CONTRACTOR		DATE STARTED			
INSPECTOR		DATE COMPLETED		1	

REV 7/27/2018

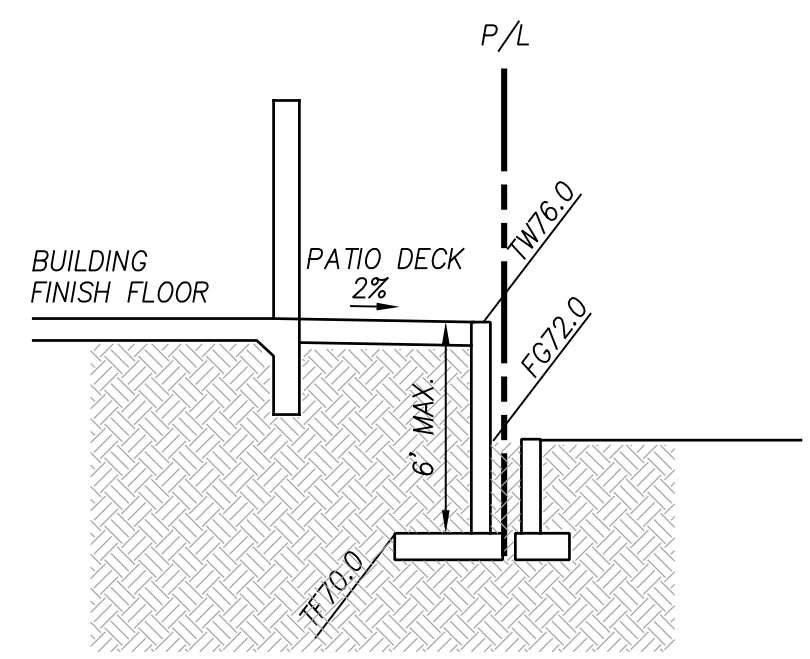
CONSTRUCTION CHANGE TABLE				
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.	PROJECT NO.



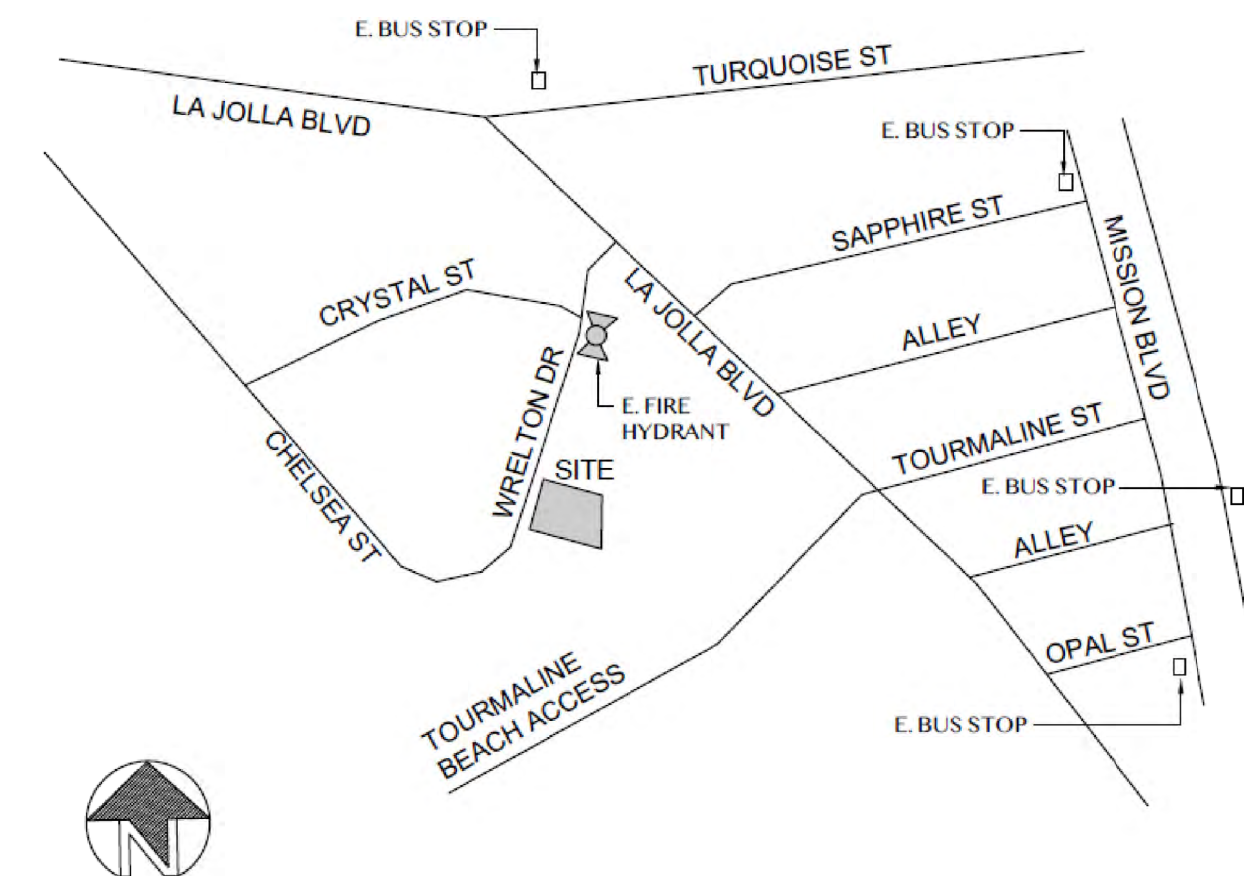
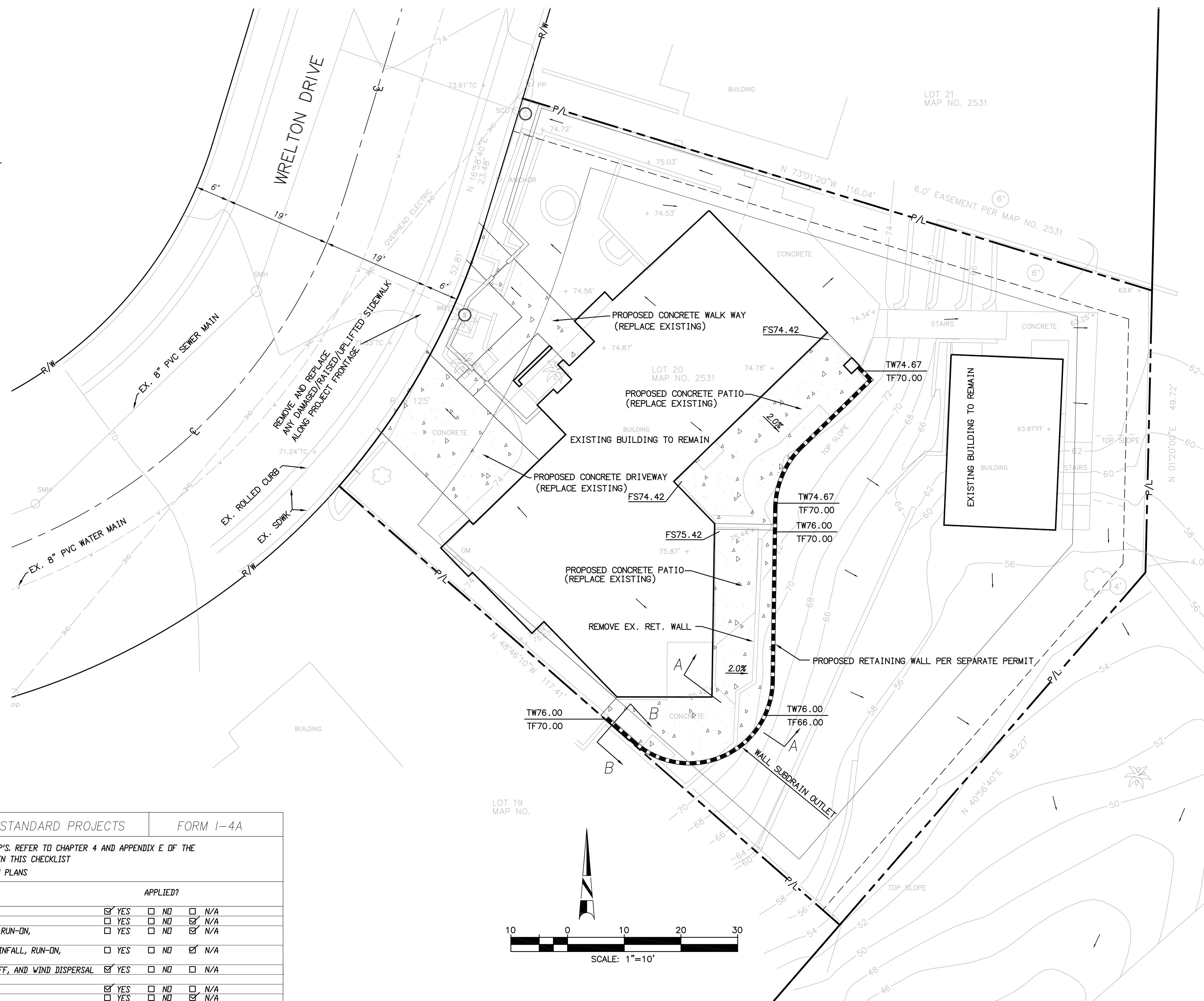
STREET DATA TABLE				
STREET NAME	CLASSIFICATION	SPEED (MPH)	ADT (VEHICLES)	R/W (FT)
WRELTON DRIVE	RESIDENTIAL	25	<5000	50



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



VICINITY MAP

NO SCALE

OWNER/APPLICANT

RAMI AMIR
625 WRELTON DRIVE
SAN DIEGO, CA 92037

REFERENCE DRAWINGS

EXISTING SEWER
EXISTING WATER

SITE ADDRESS

625 WRELTON DRIVE
SAN DIEGO, CA 92037

TOPOGRAPHY SOURCE

PREPARED BY:
DODDS LAND SURVEYING, INC.
TOPO SOURCE METHOD: FIELD SURVEY
OCTOBER 2020

BENCHMARK

SOUTH BRASS PLUG WRELTON DR. AND CRYSTAL DR.
ELEVATION = 82.802 MSL

BASIS OF BEARING

WESTERLY LINE OF LOT 20 PER MAP 2531 BEARING S48°46'10"E

ASSESSORS PARCEL NUMBER

415-214-10

EXISTING LEGAL DESCRIPTION

BLOCK 4, LOT 20, PACIFIC RIVIERA VILLAS, UNIT NO. 1, MAP 2531

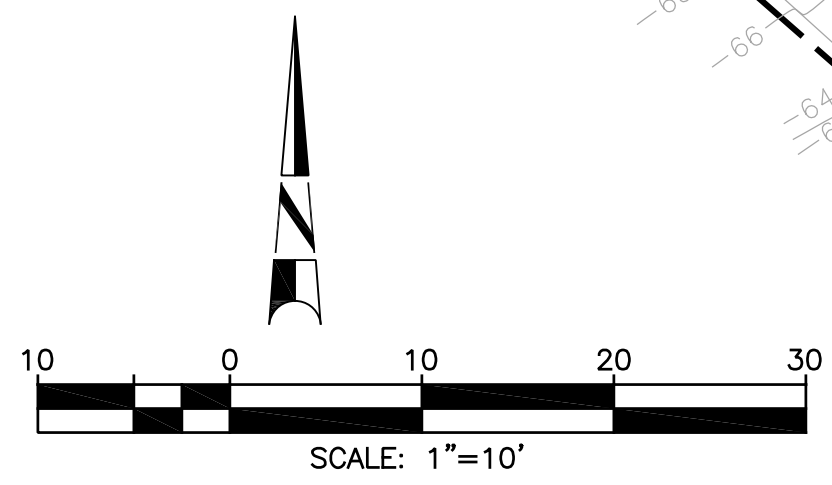
GRADING QUANTITIES

GRADED AREA	0.040 (ACRES)	MAX. CUT DEPTH 10 (FT)
CUT QUANTITIES	50 (CYD)	MAX. CUT SLOPE RATIO (2:1) MAX 2:1
FILL QUANTITIES	50 (CYD)	MAX. FILL DEPTH 10 (FT)
EXPORT	00 (CYD)	MAX. FILL SLOPE RATIO (2:1) MAX 2:1

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-4A	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS			
SOURCE CONTROL REQUIREMENT	APPLIED?		
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.2.6 BMP'S BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS			
ON-SITE STORM DRAIN INLETS	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
INTERIOR PARKING GARAGES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
LANDSCAPE/OUTDOOR PESTICIDE USE	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
POOLS, SPAS, PUNDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FOOD SERVICE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
REFUSE AREAS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
INDUSTRIAL PROCESSES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FUEL DISPENSING AREA	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
LOADING DOCKS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
FIRE SPRINKLER TEST WATER	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
MISCELLANEOUS DRAIN OR WASH WATER	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6A: LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6B: ANIMAL FACILITIES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6C: PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
SC-6D: AUTOMOTIVE-RELATED USES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-5A	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMP'S SHOWN IN THIS CHECKLIST			
NOTE: ALL SELECTED BMP'S MUST BE SHOWN ON THE CONSTRUCTION PLANS			
SITE DESIGN REQUIREMENT	APPLIED?		
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.3 MINIMIZE IMPERVIOUS AREA	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.3.4 MINIMIZE SOIL COMPACTION	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.3.5 IMPERVIOUS AREA DISPERSION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.6 RUNOFF COLLECTION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	<input type="checkbox"/> N/A
4.3.8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> N/A
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			



REV 7/27/2018

PRIVATE CONTRACT PROJECT NO: 696528

CONCEPTUAL GRADING PLAN FOR:

WRELTON DRIVE RESIDENCE

BLOCK 4, LOT 20, PACIFIC RIVIERA VILLAS, UNIT NO. 1, MAP 2531

CONSTRUCTION BMP GENERAL NOTES

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

- ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "LAND DEVELOPMENT MANUAL, STORM WATER STANDARDS" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST CONSTRUCTION TREATMENT CONTROL BMP'S.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLETS. INLET PROTECTION IN THE PUBLIC RIGHT OF WAY MAY BE TEMPORARILY REMOVED WHERE IT IS PRONE TO FLOODING PRIOR TO A RAIN EVENT AND REINSTALLED AFTER RAIN IS OVER.
- ALL CONSTRUCTION BMPS SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES AND/OR STOP WORK NOTICES.
- THE CONTRACTOR OR QUALIFIED PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE ENGINEER AND AS INDICATED IN THE SWPPP/WPCP
- THE CONTRACTOR OR QUALIFIED PERSON SHALL CLEAR DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND AFTER EACH RAIN EVENT.
- IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF THE DISCHARGE. AS SOON AS PRACTICAL, ANY AND ALL WASTE MATERIAL, SEDIMENT AND DEBRIS FROM EACH NON STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
- THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR ROUND.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO GRADING INACTIVITY OR UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
- UPON NOTIFICATION BY THE RESIDENT ENGINEER, THE CONTRACTOR SHALL ARRANGE FOR MEETINGS DURING OCTOBER 1ST TO APRIL 30TH FOR PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPS AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXIT AREA SHALL BE ON LEVEL, STABILIZED GROUND. THE ENTRANCE AND EXIT AREA SHALL BE CONSTRUCTED BY OVERLAYING THE STABILIZED ACCESS AREA WITH 3 TO 6" DIAMETER STONES. THE AREA SHALL BE MINIMUM 50' LONG X 30' WIDE. IN LIEU OF STONE COVERED AREA, THE CONTRACTOR MAY CONSTRUCT RUMBLE RACKS OF STEEL PANELS WITH RIDGES MINIMUM 20' LONG X 30' WIDE CAPABLE OF PREVENTING THE MIGRATION OF CONSTRUCTION MATERIALS INTO THE TRAVELED WAYS.
- PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING WATER POLLUTION CONTROL MEASURES BASED ON PERFORMANCE STANDARDS. PERFORMANCE STANDARDS SHALL INCLUDE:
 - NON-STORM WATER DISCHARGES FROM THE SITE SHALL NOT OCCUR TO THE MEP3. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MEP.
 - EROSION SHALL BE CONTROLLED BY ACCEPTABLE BMPS TO THE MEP. IF RILLS AND GULLIES APPEAR THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCCURRENCE OF EROSION.
 - AN INACTIVE AREA SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. A SITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITIES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVE DAYS.

GROUND WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

GRADING NOTES

- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET 4 FOR MIX AND SPECIFICATIONS.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

AT THE COMPLETION OF THE WORK SHOWN, THE FOLLOWING PLAN SHALL BE FOLLOWED TO ENSURE WATER QUALITY CONTROL IS MAINTAINED FOR THE LIFE OF THE PROJECT:

- STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AND REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILED.
- STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.
- OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS. AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

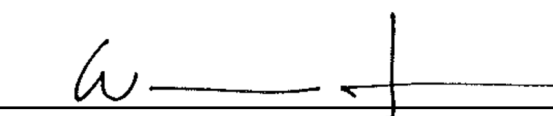
PRIVATE NOTE

ALL ONSITE, PRIVATE IMPROVEMENTS SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. THE CITY ENGINEER'S APPROVAL OF THIS DRAWING, IN NO WAY CONSTITUTES AN APPROVAL OF SAID PRIVATE IMPROVEMENTS. A SEPARATE PERMIT FOR SUCH IMPROVEMENTS MAY BE REQUIRED.

SOURCE CONTROL BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-4A	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SOURCE CONTROL BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMPS SHOWN IN THIS CHECKLIST NOTE: ALL SELECTED BMPS MUST BE SHOWN ON THE CONSTRUCTION PLANS			
SOURCE CONTROL REQUIREMENT	APPLIED?		
4.2.1 PREVENTION OF ILLICIT DISCHARGES INTO THE MS4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.2 STORM DRAIN STENCILING OR SIGNAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.3 PROTECT OUTDOOR MATERIALS STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.4 PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.5 PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUNOFF, AND WIND DISPERSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.2.6 BMPS BASED ON POTENTIAL SOURCES OF RUNOFF POLLUTANTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ON-SITE STORM DRAIN INLETS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR FLOOR DRAINS AND ELEVATOR SHAFT SUMP PUMPS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR PARKING GARAGES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NEED FOR FUTURE INDOOR & STRUCTURAL PEST CONTROL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LANDSCAPE/OUTDOOR PESTICIDE USE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POOLS, SPAS, PONDS, DECORATIVE FOUNTAINS, AND OTHER WATER FEATURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FOOD SERVICE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFUSE AREAS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INDUSTRIAL PROCESSES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VEHICLE/EQUIPMENT REPAIR AND MAINTENANCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FUEL DISPENSING AREA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LOADING DOCKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE SPRINKLER TEST WATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MISCELLANEOUS DRAIN OR WASH WATER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PLAZAS, SIDEWALKS, AND PARKING LOTS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6A LARGE TRASH GENERATING FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6B ANIMAL FACILITIES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6C PLANT NURSERIES AND GARDEN CENTERS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SC-6D AUTOMOTIVE-RELATED USES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			

SITE DESIGN BMP CHECKLIST FOR STANDARD PROJECTS		FORM I-5A	
ALL DEVELOPMENT PROJECTS MUST IMPLEMENT SITE DESIGN BMP'S. REFER TO CHAPTER 4 AND APPENDIX E OF THE BMP DESIGN MANUAL FOR INFORMATION TO IMPLEMENT BMPS SHOWN IN THIS CHECKLIST NOTE: ALL SELECTED BMPS MUST BE SHOWN ON THE CONSTRUCTION PLANS			
SITE DESIGN REQUIREMENT	APPLIED?		
4.3.1 MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.2 CONSERVE NATURAL AREAS, SOILS, AND VEGETATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.3 MINIMIZE IMPERVIOUS AREA	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.4 MINIMIZE SOIL COMPACTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.5 IMPERVIOUS AREA DISPERSION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.6 RUNOFF COLLECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.7 LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4.3.8 HARVESTING AND USING PRECIPITATION	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DISCUSSION / JUSTIFICATION FOR ALL "NO" ANSWERS SHOWN ABOVE:			

LUNDSTROM ENGINEERING AND SURVEYING, INC.
5333 MISSION CENTER ROAD, SUITE 115
SAN DIEGO, CALIFORNIA, 92108
(619) 814-1220
bill@lundstrom.cc


WILLIAM LUNDSTROM R.C.E. NO. 61630 EXP. 06-30-23

12/08/2021
DATE



PRIVATE CONTRACT

NOTES + DETAILS FOR:

WRELTON DRIVE RESIDENCE

BLOCK 4, LOT 20, PACIFIC RIVIERA VILLAS, UNIT NO. 1, MAP 2531

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 2 OF 4 SHEETS		PROJECT NO.: 696528
FOR CITY ENGINEER	DATE	V.T.M. NONE
DESCRIPTION BY	APPROVED DATE FILMED	
ORIGINAL LES		
		NAD83 COORDINATES
		LAMBERT COORDINATES
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	

2



LEGEND

- CONSTRUCTION ENTRANCE (CALTRANS TC-1)
- SILT FENCING (CALTRANS SC-1)
- MATERIAL DELIVERY & STORAGE (CALTRANS WM-1)
- GRAVEL BAG BERM (CALTRANS SC-6)
- SANITARY WASTE MANAGEMENT (CALTRANS WM-9)
- SOLID WASTE MANAGEMENT (CALTRANS WM-5)
- HAZARDOUS WASTE MANAGEMENT (CALTRANS WM-6)
- CONCRETE WASTE MANAGEMENT (CALTRANS WM-8)
- BONDED FIBER MATRIX OR STABILIZED FIBER MATRIX (WINTER) (CALTRANS SS-3 & SS-4)

PROVISIONAL, NON-IRRIGATED HYDROSEED MIX:

SPECIES: BROMUS CARINATUS (30 LBS/AC) & FESTUCA MICROSTACHYS (12 LBS/AC)
 HYDROSEED COMPONENTS: 2,000 LBS CELLULOS FIBER MULCH, 140 LBS M-BINDER TRIPLE 15,200 LBS FERTILIZER.

4.4 HYDROSEEDING PROCEDURES

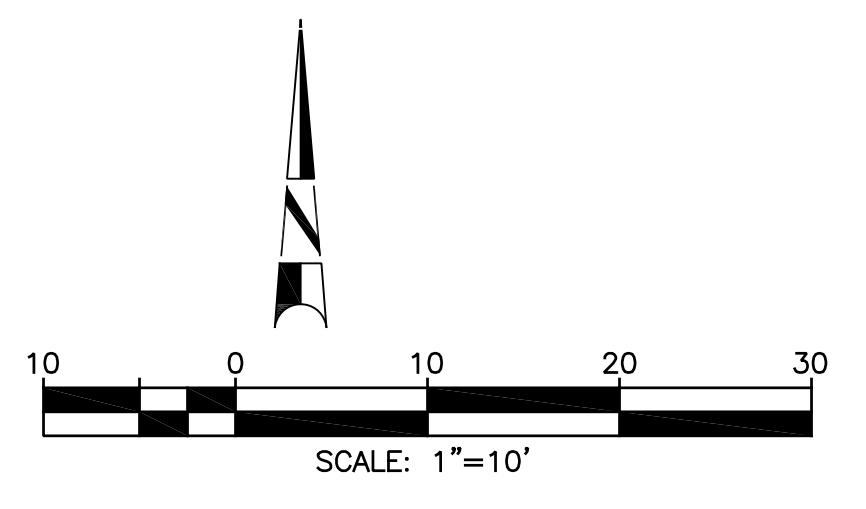
- 4.4-1 SEED MIXES SHALL BE SPECIFIED BY THE PURE LIVE SEED OF EACH SPECIES.
- 4.4-2 FIBER MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 2,000 POUNDS PER ACRE EXCEPT WHEN USED IN CONJUNCTION WITH STRAW MULCH, WHEN IT SHALL BE APPLIED AT A MINIMUM RATE OF 400 POUNDS PER ACRE.
- 4.4-3 A WETTING AGENT CONSISTING OF 95 PERCENT ALKYL POLYETHYLENE GLYCOL ETHER SHALL BE APPLIED AS PER MANUFACTURERS' RECOMMENDATIONS.
- 4.4-4 EQUIPMENT USED FOR THE APPLICATION OF SLURRY SHALL HAVE A BUILT-IN AGITATION SYSTEM TO SUSPEND AND HOMOGENEOUSLY MIX THE SLURRY. THE SLURRY MIX SHALL BE DYED GREEN. THE EQUIPMENT MUST HAVE A PUMP CAPABLE OF APPLYING SLURRY UNIFORMLY.

4.5 MAINTENANCE REQUIREMENTS

- 4.5-1 PERMANENTLY IRRIGATED SLOPES SHALL BE MAINTAINED FOR A PERIOD NO LESS THAN 90 DAYS.
- 4.5-2 NONPERMANENTLY IRRIGATED AREAS SHALL BE MAINTAINED FOR A PERIOD NOT LESS THAN 25 MONTHS.
- 4.5-3 ALL REVEGETATED AREAS SHALL BE MAINTAINED BY THE PERMITTEE UNTIL FINAL APPROVAL BY THE CITY MANAGER. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY FOLLOWING ACCEPTANCE AND MAY BE EXTENDED AT THE DETERMINATION OF THE CITY MANAGER.
- 4.5-4 PRIOR TO FINAL APPROVAL, THE CITY MANAGER MAY REQUIRE CORRECTIVE ACTION INCLUDING BUT NOT LIMITED TO, REPLANTING, THE PROVISION OR MODIFICATION OF IRRIGATION SYSTEMS, AND THE REPAIR OF ANY SOIL EROSION OR SLOPE SLIPPAGE.

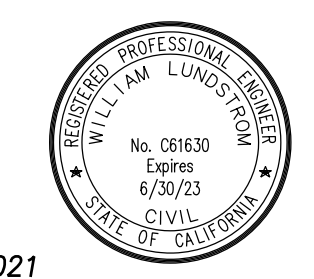
NOTE:

ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED AS SHOWN IN TABLE 142-04F AND IN ACCORDANCE WITH STANDARDS IN THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0411. ALL REQUIRED REVEGETATION AND EROSION CONTROL SHALL BE COMPLETED WITHIN 90 CALENDAR DAYS OF THE COMPLETION OF GRADING OR DISTURBANCE.



LUNDSTROM ENGINEERING AND SURVEYING, INC.
 5333 MISSION CENTER ROAD, SUITE 115
 SAN DIEGO, CALIFORNIA, 92108
 (619) 814-1220
 bill@lundstrom.cc

WILLIAM LUNDSTROM R.C.E. NO. 61630 EXP. 06-30-23



12/08/2021
 DATE

PRIVATE CONTRACT				EROSION CONTROL PLAN FOR:	
				WRELTON DRIVE RESIDENCE	
				BLOCK 4, LOT 20, PACIFIC RIVIERA VILLAS, UNIT NO. 1, MAP 2531	
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 4 SHEETS				PROJECT NO.: 696528	
FOR CITY ENGINEER		DATE		V.T.M. NONE	
DESCRIPTION	BY	APPROVED	DATE	FILMED	
ORIGINAL	LES				
				NAD83 COORDINATES	
				LAMBERT COORDINATES	
AS-BUILTS		DATE STARTED			
CONTRACTOR		DATE COMPLETED			
INSPECTOR				4	

REV 7/27/2018

LANDSCAPE DEVELOPMENT PLANS FOR: PRIVATE RESIDENCE

625 Wrelton Drive
La Jolla, CA 92037

NOTES:

1. The contractor shall obtain all necessary permits and pay all related fees.
2. The contractor shall be appropriately licensed in the State of California.
3. The contractor shall notify the Owner prior to beginning the work and shall be responsible for coordinating with the Owner, Landscape Architect, Local Agencies, and other trades.
4. The Contractor shall notify the Landscape Architect immediately of any errors, omissions or discrepancies in the existing conditions or with the plans prior to starting the work.
5. Determination of "or equal" substitutions shall be the responsibility of the Landscape Architect.
6. The Landscape Architect shall be notified no less than 24 hours prior to any required site observations and/or meetings.
7. Site observations by the Landscape Architect during the installation of this project does not relieve the Contractor of his responsibility to perform all work in accordance with the plans, specifications and governing codes.
8. This firm does not practice or consult in the Field of Safety Engineering. This firm does not direct the construction operation and is not responsible for the safety of any persons other than our own on the site. The safety of others is the responsibility of the Contractor. The Contractor shall notify the Owner and the Landscape Architect if any of the recommendations presented herein are considered to be unsafe.

BUILDING CODE INFORMATION:

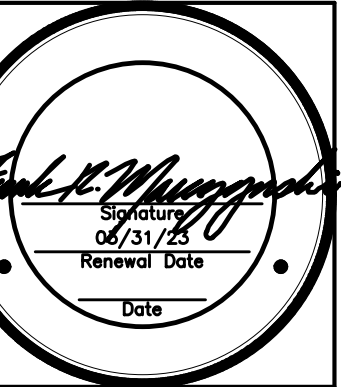
APPLICABLE CODES:
City of San Diego current Planning, Engineering and Building Department Regulations
2019 California Administrative Code
2019 California Building Code (CBC), including amendments by the jurisdiction having authority
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Energy Code
2019 California Fire Code
2019 California Green Building Standards Code
2010 ADA Standards for Accessible Design

All Work shall conform to State and Federal rules and regulations. Notify the Landscape Architect of any discrepancies in the Documents and do not proceed with that portion of the Work until the discrepancies are resolved.



TOPIA

2030 Galveston Street
San Diego, CA 92110
T: 858.458.0555
www.topialand.com



Private
Residence

625 Wrelton
Drive
San Diego, CA
92037

PROJECT NO. 20.011.00

NOT FOR
CONSTRUCTION

ISSUED
Issue Date
CDP SUBMITTAL 2
22-0722

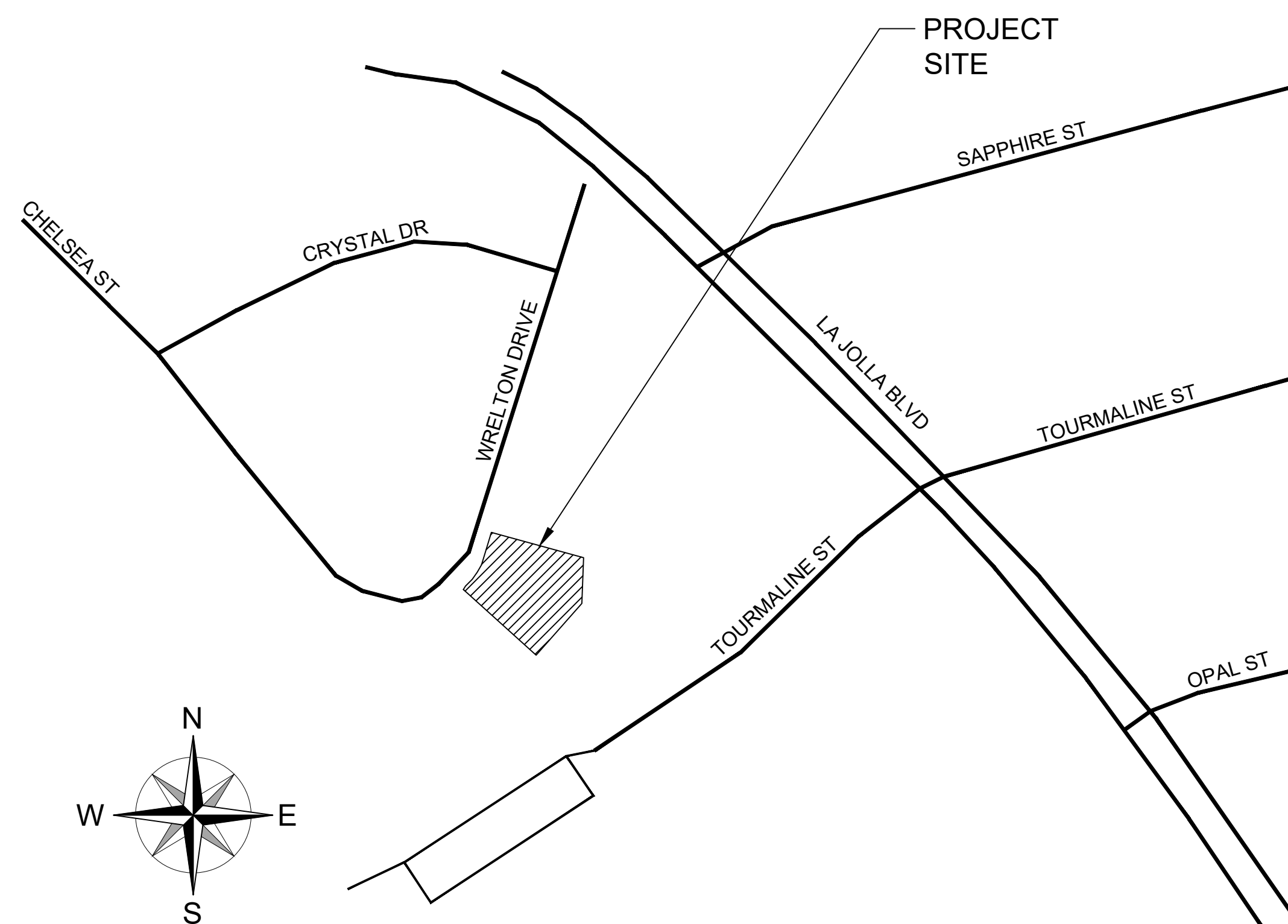
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COVER

DATE: 07.22.22
SCALE: N/A

L000

VICINITY MAP:



PROJECT DESCRIPTION:

New walkways, driveway, courtyard, patios, pool/spa, deck, cabana, as well as irrigation and planting associated with one single family residence.

SITE DATA:

BUILDING ADDRESS
625 Wrelton Drive
La Jolla, CA 92037

ASSESSORS PARCEL NUMBER:
415-214-10-00

LEGAL DESCRIPTION
Block 4, Lot 20, Pacific Riviera Villas, Unit #1, Map 2531.

PROJECT DIRECTORY:

OWNER:
KD Development
4641 Ingraham Street
San Diego, CA 92109
Tel: (858) 274-5995

ARCHITECT:
Golba Architecture
1940 Garnet Avenue, Suite 100
San Diego, CA 92109
Tel: (619) 231-9905

CIVIL ENGINEER:
Christensen Engineering & Surveying, Inc.
7888 Silverton Avenue, Suite J
San Diego, CA 92126
Tel: (858) 271-9901

LANDSCAPE ARCHITECT:
TOPIA
2030 Galveston Street
San Diego, CA 92110
Tel: (858) 458-0555
Contact: Frank Marczynski
frank@topialand.com

SHEET INDEX:

SHEET: DESCRIPTION:

LANDSCAPE ARCHITECTURAL

L000	COVER
L001	LANDSCAPE DEVELOPMENT NOTES & LEGEND
L002	LANDSCAPE DEVELOPMENT PLAN
L003	LANDSCAPE AREA CALCULATIONS
L004	WATER CONSERVATION PLAN
L005	WATER BUDGET LANDSCAPE WORKSHEETS

PLANTING LEGEND:

TREES							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT / SPREAD	FORM / FUNCTION	WUCOLS	Hydrozone
	EXISTING 16" CAL.	ARBUTUS UNEDO	Strawberry Guava	25' High / 25' Spread	Canopy Tree / Street Tree	Low	Zone 2
	EXISTING 42" CAL.	EUCALYPTUS SIDEROXYLON	Ironbark	90' High / 60' Spread	Canopy Tree	Low	Zone 4
	48" BOX	OLEA EUROPAEA 'SWAN HILL'	Olive Tree - Multi-Trunk	25' High / 20' Spread	Canopy Tree	Low	Zone 2
ACCENTS							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT / SPREAD	FORM / FUNCTION	WUCOLS	Hydrozone
	15 GAL.	AGAVE ATTENUATA	Foxtail Agave	4' High / 4' Spread	Accent	Low	Zone 4
	15 GAL.	AGAVE 'BLUE GLOW'	Blue Glow Agave	2' High / 3' Spread	Accent	Low	Zone 1, 2 & 4
	15 GAL.	AGAVE OVATIFOLIA VANZIE	Whale's Tongue Agave	4' High / 4' Spread	Accent	Low	Zone 2 & 4
	15 GAL.	ALOE BAINSEII	Tree Aloe	20' High / 20' Spread	Tree Accent	Low	Zone 4
	15 GAL.	DRACAENA MARGINATA	Dragon Tree	15' High / 10' Spread	Accent	Medium	Zone 3
	15 GAL.	EUPHORBIA INGENS	Candelabra Tree	15' High / 15' Spread	Accent	Low	Zone 4
	15 GAL.	FURCRAEA FOETIDA MEDIOPICTA	Mauritius Hemp	6' High / 6' Spread	Accent	Low	Zone 4
	EXISTING	STRELITZIA NICOLAI	Giant Bird of Paradise	18' High / 10' Spread	Accent	Medium	Zone 4
	15 GAL.	YUCCA ELATA	Soaptree Yucca	8' High / 4' Spread	Accent	Very Low	Zone 2
SHRUBS							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT / SPREAD	FORM / FUNCTION	WUCOLS	Hydrozone
	5 GAL.	ANIGOZANTHOS SPECIES	Kangaroo Paw	2' High / 2' Spread	Flowering Accent	Medium	Zone 2, 3 & 4
	5 GAL.	ASPARAGUS DENSIFLORUS 'MYERSII'	Foxtail Fern	2' High / 2' Spread	Shrub	Low	Zone 3
	5 GAL.	CRASSULA SPECIES	Jade Plant	3' High / 3' Spread	Foundation Shrub	Low	Zone 3
	5 GAL.	EUPHORBIA CHARACIAS 'GLACIER BLUE'	Glacier Blue Spurge	2' High / 3' Spread	Foundation Shrub	Very Low	Zone 4
	5 GAL.	LIGUSTRUM JAPONICUM 'TEXANUM'	Texas Privet	4' High / 6' Spread	Foundation Shrub	Medium	Zone 2 & 3
	15 GAL.	PHORMIUM TENAX 'ATROPURPUREUM'	New Zealand Flax	5' High / 5' Spread	Accent	Low	Zone 3 & 4
	15 GAL.	PRUNUS ILICIFOLIA	Holly Leaf Cherry	15' High / 15' Spread	Screen / Hedge	Low	Zone 4
GROUND COVER							
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	HEIGHT / SPREAD	FORM / FUNCTION	WUCOLS	Hydrozone
	1 GAL. @ 24" OC	FESTUCA GLAUCA 'ELIJAH BLUE'	Blue Fescue	2' High / 2' Spread	Grass / Groundcover	Low	Zone 4
	1 GAL. @ 18" O.C.	CAREX DIVULSA	European Grey Sedge	2' High / 2' Spread	Grass / Groundcover	Low	Zone 2

BRUSH MANAGEMENT:

PER THE CITY OF SAN DIEGO ZONING AND PARCEL INFORMATION MAP, THIS PROPERTY IS NOT IN A HIGH FIRE HAZARD ZONE AND DOES NOT REQUIRE A BRUSH MANAGEMENT PLAN.

NOTES:

NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.

ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

A MINIMUM ROOT ZONE OF 40 S.F. IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)5.

IRRIGATION:

ALL LANDSCAPED AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC, PERMANENT DRIP TYPE IRRIGATION SYSTEM.

AN AUTOMATIC, ELECTRONICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

MAINTENANCE:

LANDSCAPE AND IRRIGATION AREAS IN PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

LANDSCAPE AND IRRIGATION AREAS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER.

THE LANDSCAPED AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

MINIMUM TREE SEPARATION DISTANCE:

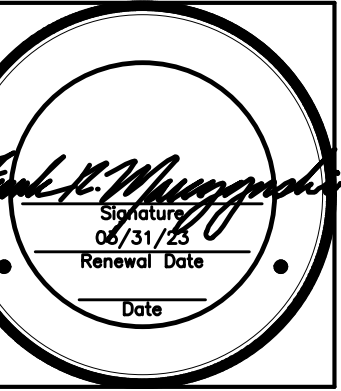
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET*
 SEWER LINES - 10 FEET
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
 *NOTE THAT THE MINIMUM DISTANCE TO ANY SEWER LINE IS TYPICALLY 10 FEET

STREET TREES:

STREET TREES SHALL BE PROVIDED PER CITY OF SAN DIEGO MUNICIPAL CODE 142.04.09. THIS PROJECT INSTALLS NEW STREET TREES ON-SITE AT A RATE THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THIS SECTION. SEE SHEET L002 FOR STREET TREE CALCULATIONS AND LOCATIONS.

TOPIA

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Private Residence

625 Wrelton Drive
 San Diego, CA 92037

PROJECT NO. 20.011.00

NOT FOR CONSTRUCTION

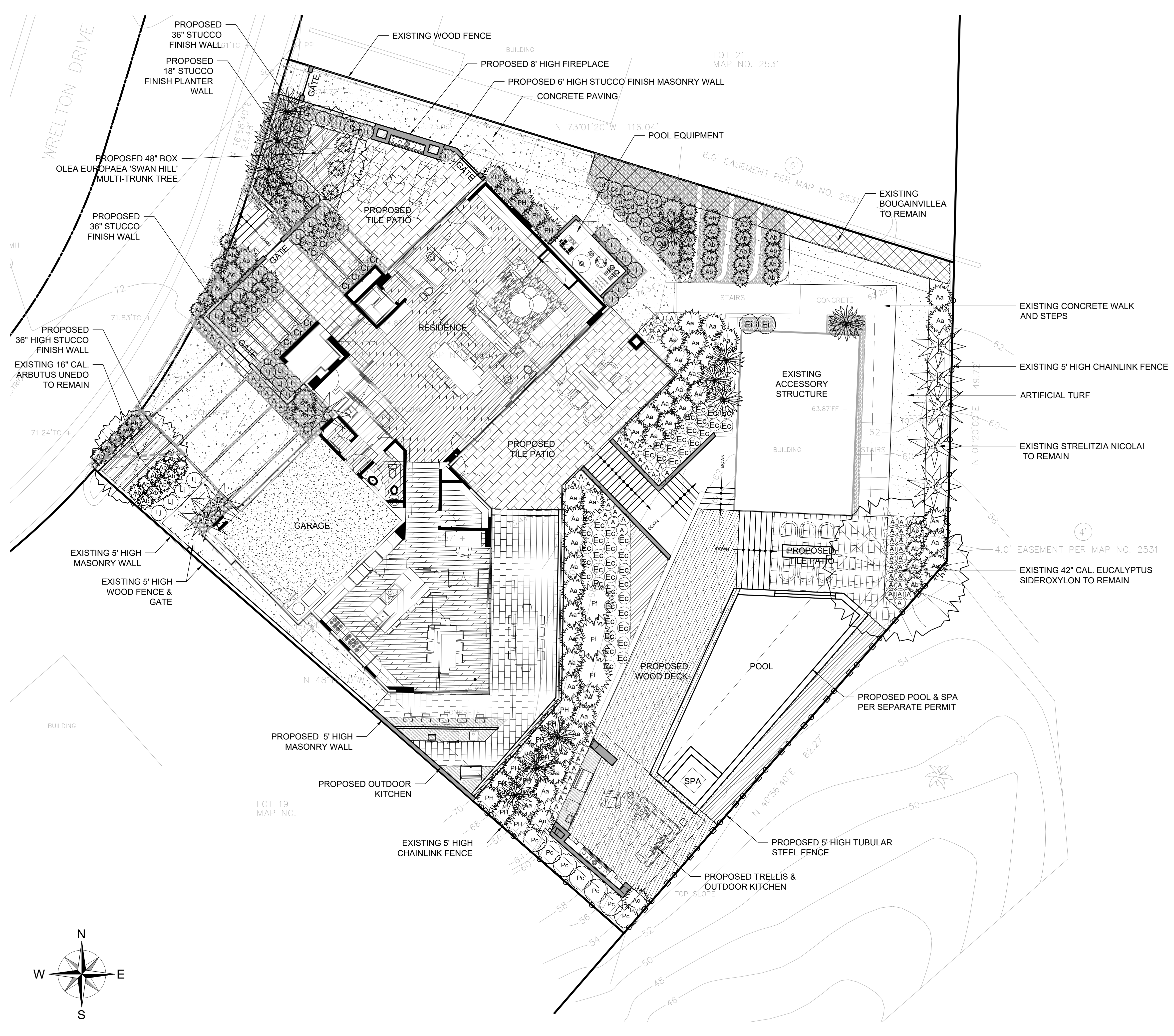
ISSUED
 Issue Date

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Landscape Development Notes & Legend

DATE: 07.22.22
 SCALE: N/A

L001



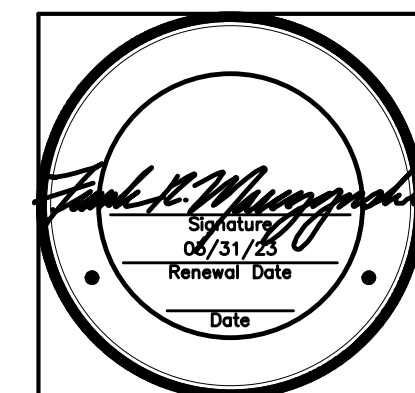
STREET TREE CALCULATIONS

WRELTON DRIVE STREET FRONTAGE = 76'-4" FT.
REQUIRED STREET TREES
 (3) - 24" BOX PER 30' OR (4)-10' BROWN TRUNK PALM PER 20' FOR A TOTAL OF (4) PALMS
 OR USE EXISTING STREET TREES
PROVIDED STREET TREES
 (1) - EXISTING MATURE TREES 16" CAL. ARBUTUS UNEDO WITHIN 10' OF R.O.W.

NOTE:
 PER SECTION 142.0409(A)(1) "WHERE SITE CONDITIONS DO NOT ALLOW FOR THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAY, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THE STREET FRONTAGE".



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Private Residence

625 Wrelton Drive
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PROJECT NO. 20.011.00

NOT FOR CONSTRUCTION

ISSUED	Issue	Date

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Landscape Development Plan

DATE: 07.22.22
 SCALE: 1/8" = 1'-0"

L002

project info.

Legal Description: Lot 20, Block 4, Pacific Riviera Villas, Unit No. 1, City of San Diego, California, Map 2531, filed with the County Recorder, December 23, 1948.

Tax Assessor's Parcel No.: 415-214-10

Zone: R-1-5000

Lot Area: 12,740 S.F.

Floor Area:

- Existing Residence Including Garage : 1,993 S.F.
- Existing Garage to be Demolished LESS : 572 S.F.
- Existing Residential S.F. to Remain : 1,421 S.F.
- First Floor Addition : 840 S.F.
- Second Floor Addition : 1,125 S.F.
- Total Residential Square Footage : 3,386 S.F.
- New Garage : 529 S.F.
- Total Square Footage With New Garage : 3,915 S.F.

Allowable Floor Area Ratio : 60%

Proposed Floor Area Ratio : 31%

Second Floor Deck Area : 282 S.F.

Roof Deck Area : 100 S.F.

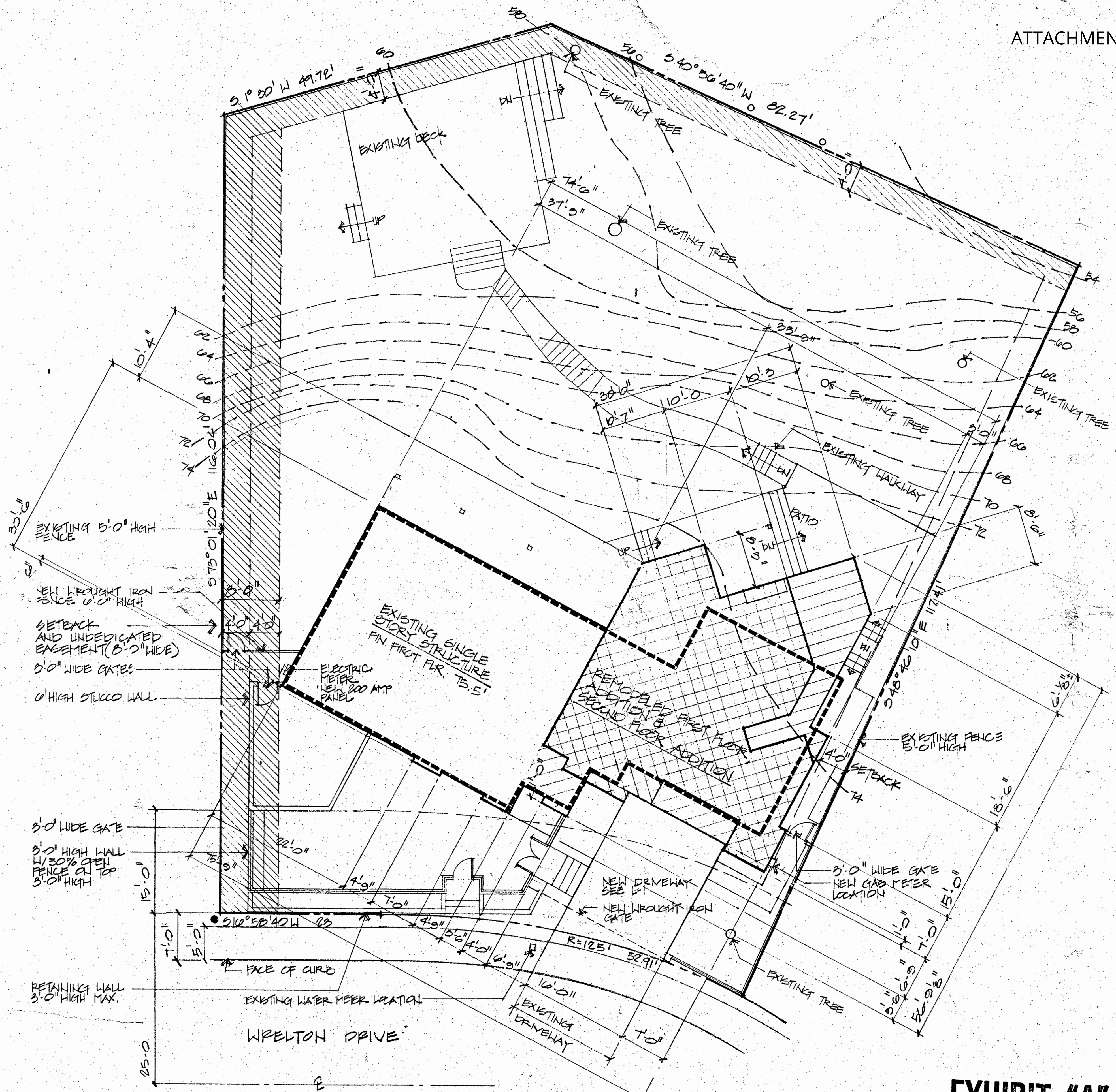
vicinity map



CITY OF SAN DIEGO

SITE
CTD 91-0400

ATTACHMENT 10



LEGEND

- LINE OF EXISTING HOUSE
- EXISTING HOUSE TO REMAIN
- NEW SINGLE STORY ADDITION
- NEW SECOND STORY ADDITION & REMODEL FIRST STORY

PROPERTY OWNERS:
 ROGER A. & CINDY HEDGECOCK
 3042 STATE STREET
 SAN DIEGO, CA 92108
 (619) 290-9253
 Cynthia Hedgecock DATE: 4-30-91

EXHIBIT "A"
 Sept 4, 1991 - P.D

site plan

REVISIONS	BY

OWNER APPROVAL SIGNATURE(S) _____ DATE _____

Remodel to the Residence at
 625 Wrelton Drive
 La Jolla, California 92037

Architects - Tarasuck - Foley - and Associates
 744 "G" Street - Studio 206
 San Diego, California 92101
 (619) 262-0100

Marc Tarasuck, AIA
 Tedd Foley, AIA

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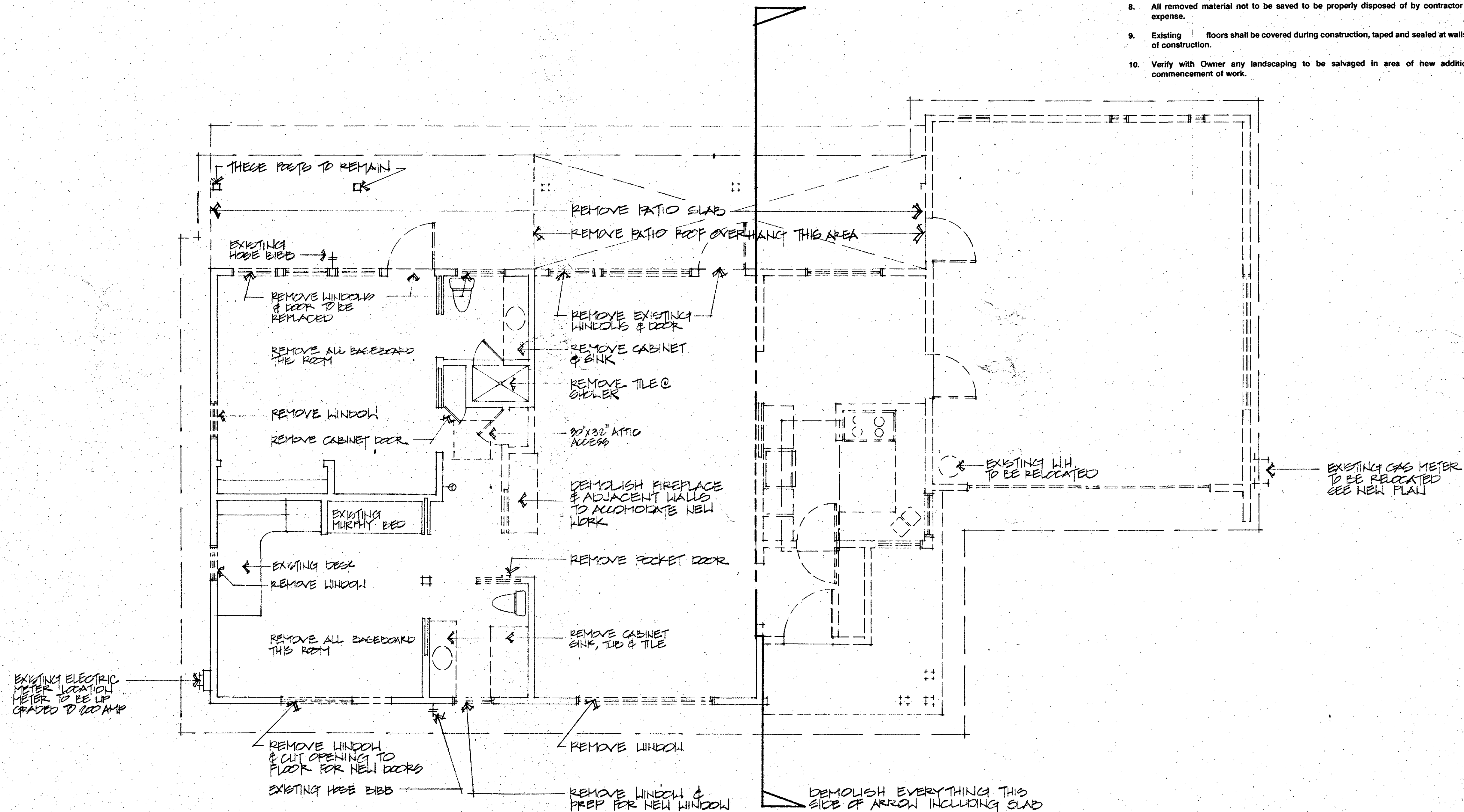
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DATE
SCALE 1/8" = 1'-0"
NO. 0818231
SHEET
A-1
OF SHEETS

91-0400

DEMOLITION NOTES

BEFORE START OF DEMOLITION, VERIFY W/ARCHITECT AND OWNER THAT ALL ITEMS TO BE SAVED AND/OR DISPOSED OF HAVE BEEN CLEARLY MARKED.

1. Drawings may have to be modified upon removal of existing construction. Architect shall be notified immediately when any discrepancy is found. Do not proceed with work until written directions are issued by the Architect.
2. Remove all materials carefully to avoid damage to adjacent surfaces. Contractor to pay for and replace any areas damaged during construction, including any landscaping to remain.
3. Contractor to verify all field conditions and condition of existing structure as shown on plans.
4. Contractor shall refer to floor plans for new work to be incorporated into the project and proceed w/demolition accordingly.
5. Carefully remove Owner's pre-selected fixtures, light fixtures, doors, windows, and other miscellaneous items and store as directed by Owner.
6. Any structural elements, headers, beams, studs, etc., may be reused if in sound structural condition.
7. Should any portion of the structure being removed produce an unsafe condition the contractor shall provide shoring and bracing of a temporary nature and immediately notify Architect.
8. All removed material not to be saved to be properly disposed of by contractor at his own expense.
9. Existing floors shall be covered during construction, taped and sealed at walls and edges of construction.
10. Verify with Owner any landscaping to be salvaged in area of new addition prior to commencement of work.



REVISIONS	BY

OWNER APPROVAL SIGNATURE(S) _____ DATE _____

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 La Jolla, California 92037

Architects - Tarasuck - Foley - and Associates
 744 "G" Street - Studio 206
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CDP 91-0400

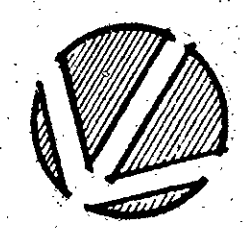


EXHIBIT "A"
 Sep 4, 1991 - P.D

demolition plan

DRAWN
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DATE
SCALE 1/4" = 1'-0"
JOB NO. 091801
SHEET
A-2
OF SHEETS

REVISIONS	BY

DATE _____

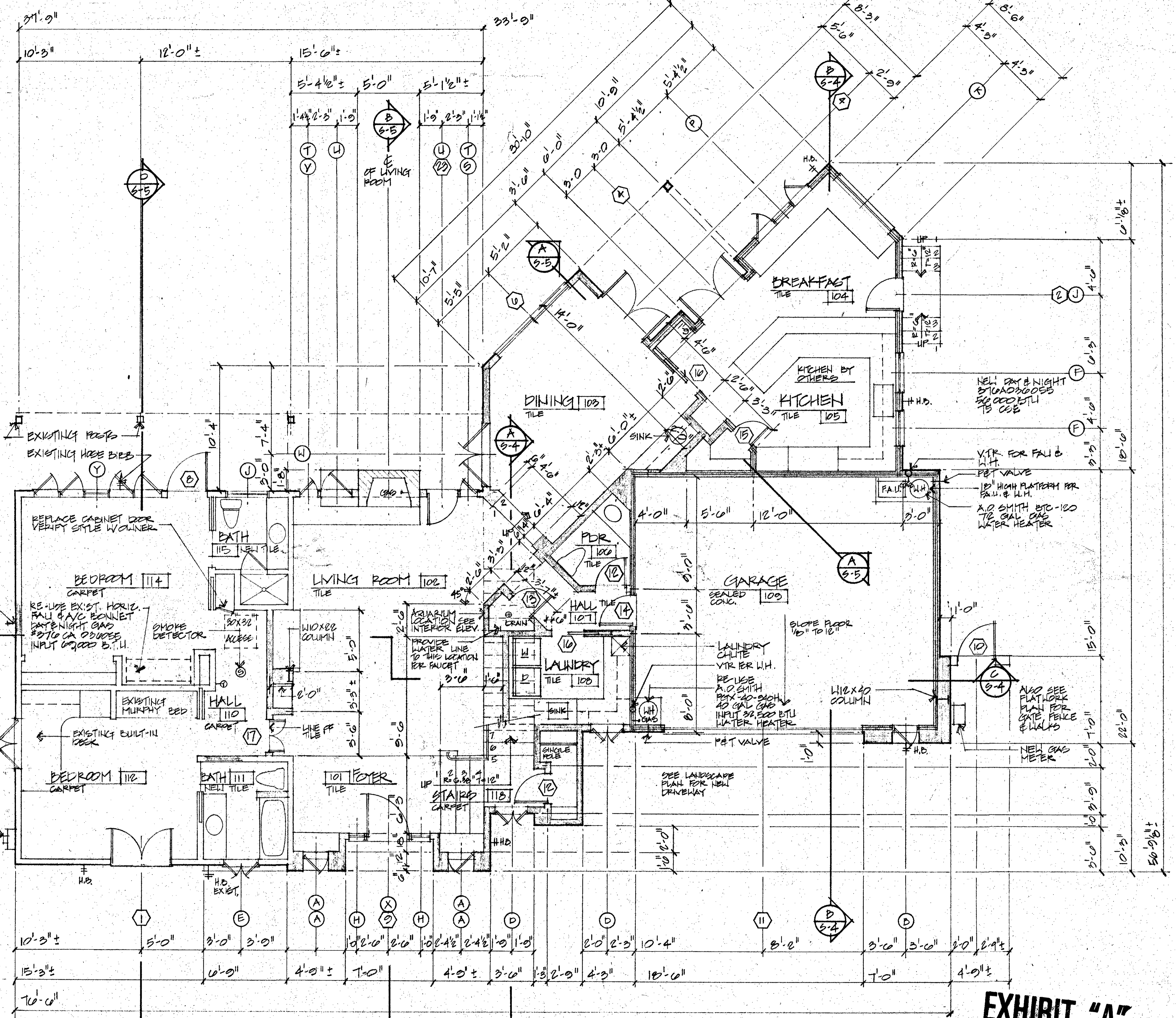
OWNER APPROVAL SIGNATURE(S) _____

Remodel to the Residence at
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 La Jolla, California 92037

Architects - Tarasuck - Foley - and Associates
 744 "G" Street - Studio 206
 San Diego, California 92101
 (619) 262-0100

Marc Tarasuck, AIA
 Tedd Foley, AIA

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INFILL OLD WINDOW OPENING

RE-USE EXIST. A/C REEM. A/C MODEL #RAHE-020-1A0 EER 10.25 25 A/T

REPLACE EXISTING WINDOW BY NEW WINDOW

UPGRADE EXIST. ELECTRIC SERVICE TO 100 AMP PANEL

LEGEND

— EXISTING EXTERIOR WALLS

▨ NEW EXTERIOR WALLS

▨ NEW EXTERIOR STUD WALLS

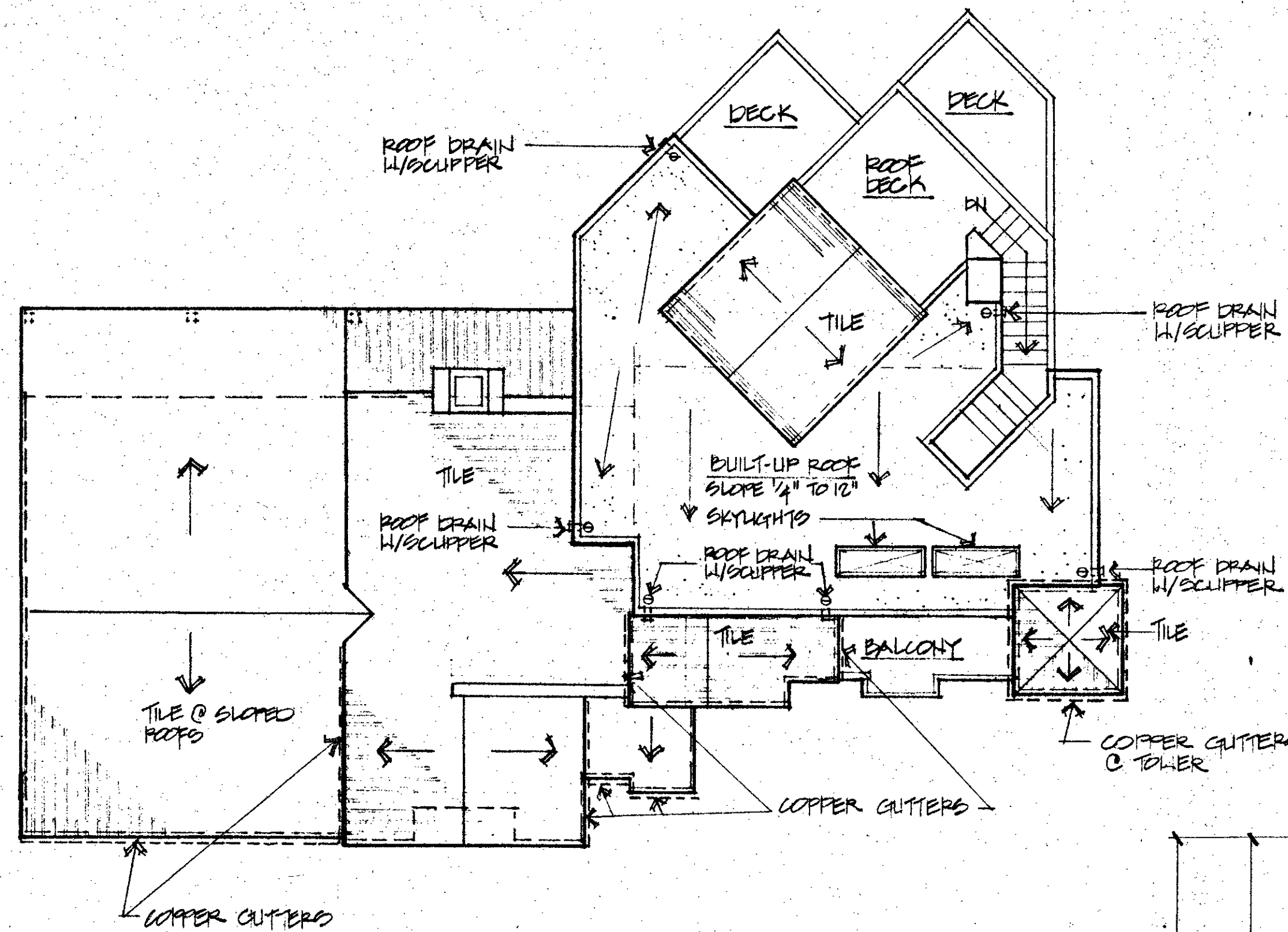
EXHIBIT "A"
 Sep 4, 1991 - P.D

first floor plan

CDP 91-0400

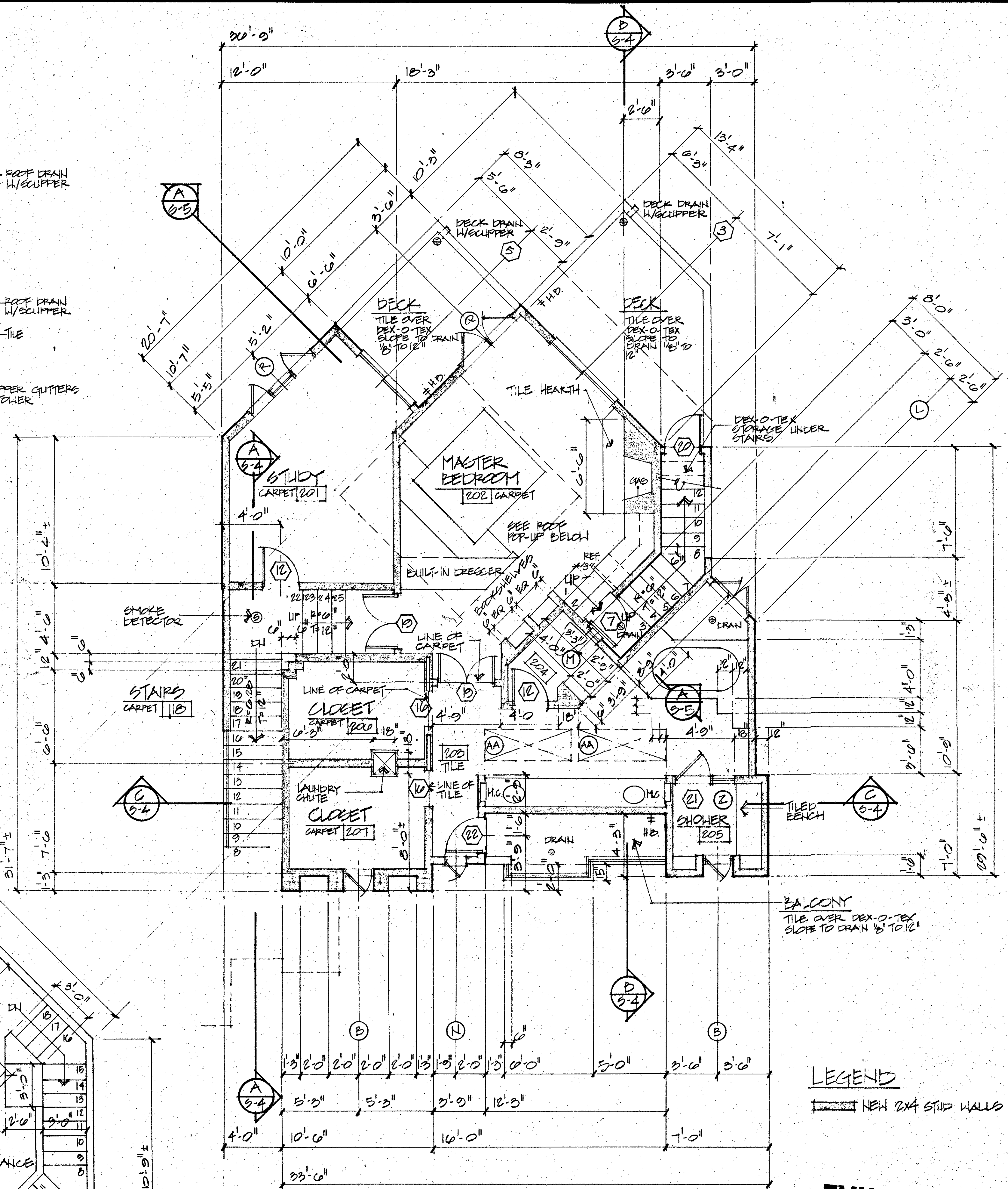
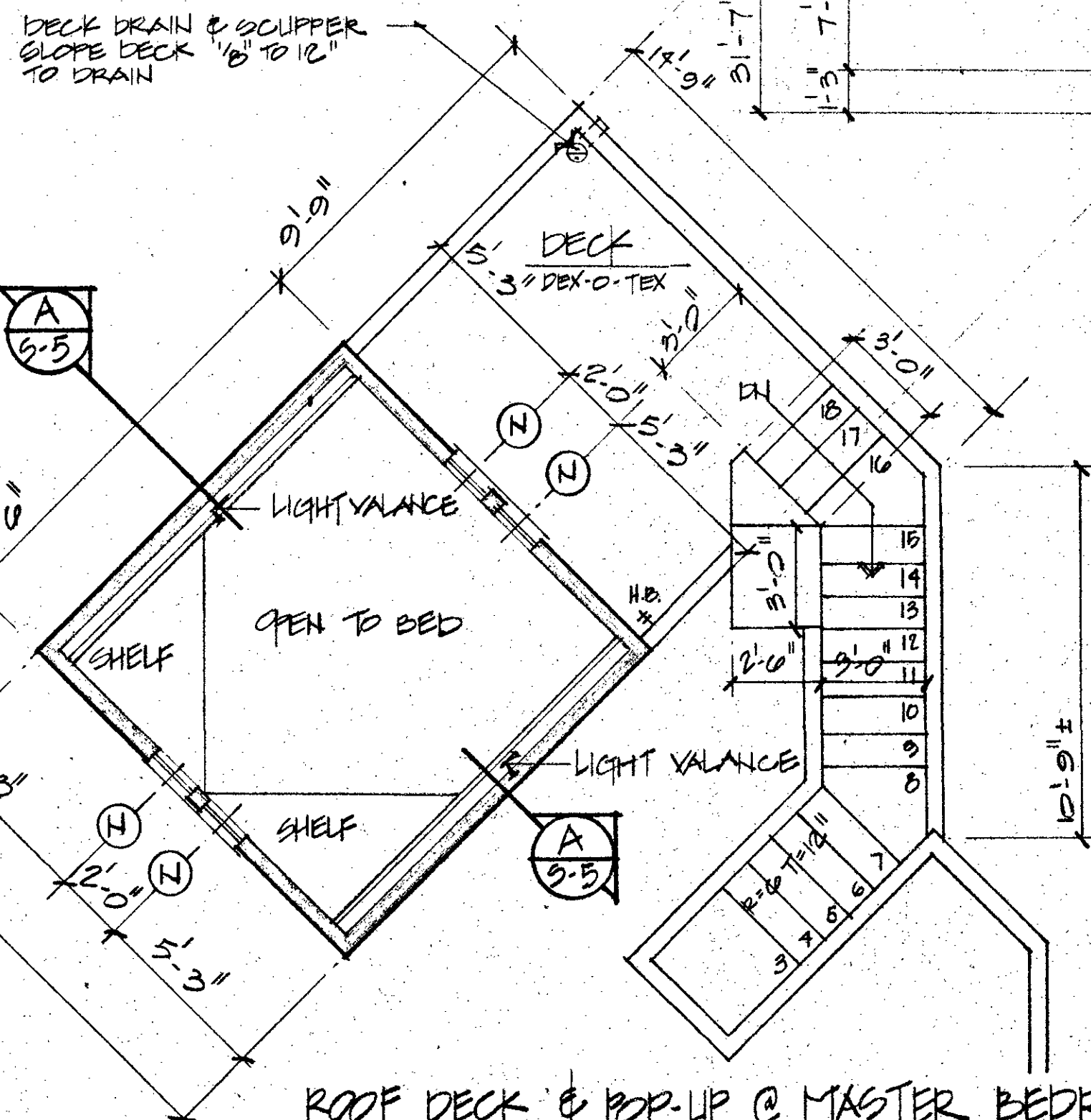
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DATE	
SCALE	1/4" = 1'-0"
JOB NO.	001291
SHEET	A-3
OF SHEETS	

roof plan



ROOFING NOTES

- BUILT-UP ROOFING:** USE (3) LAYERS TYPE 15 ORGANIC FELT HOT MOPPED BETWEEN EACH LAYER WITH ONE LAYER OF 90 POUND MINERAL ORGANIC FIBER FELT CAP SHEET. MINIMUM ROOF SLOPE 1/4" TO 12". USE GREY GRAVEL AT ROOF AREAS.
- ROOF TILE:** TWO PIECE "C" MISSION TILE I.B.C.O. #3523, BY "UNITED STATES TILE CO." COLOR TO BE "STANDARD RED". PROVIDE SAMPLE TO BE APPROVED BY ARCHITECT. TO BE LAID WITH AN EVEN PATTERN WITH DOUBLE TILE AT EAVES. PROVIDE MANUFACTURER'S BIRD STOPS AT ALL EAVES. PROVIDE #40 FELT UNDERLAYMENT WITH HOT MOP OVER, OR APPROVED EQUAL. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
- DECK, ROOF DECK AND EXTERIOR STAIRS:** DEX-O-TEX. DEX-O-TEX TO BE APPLIED OVER PLYWOOD SHEATHING (REFER TO FRAMING PLANS). WHERE APPLICABLE, RUN DEX-O-TEX UNDER DOOR THRESHOLDS AND 4" UP PARAPETS AND ADJACENT WALL SURFACES (REFER TO DETAILS). COLOR TO BE SELECTED BY ARCHITECT. NO SUBSTITUTES ACCEPTED!
- ROOF DRAIN:** INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT MANUFACTURER'S LITERATURE FOR ARCHITECT'S APPROVAL.
- DECK DRAINS:** SUBMIT FOR ARCHITECT'S APPROVAL.
- SCUPPERS:** 24 GAUGE GALVANIZED STEEL, PRIMED AND PAINTED TO MATCH ADJACENT SURFACES. SCUPPERS TO BE INSTALLED SQUARE AND PLUMB. 3"x3".
- METAL FLASHING:** 26 GAUGE MINIMUM GALVANIZED STEEL. ALL EXPOSED METAL WORK SHALL BE PRIMED AND PAINTED TO MATCH ADJACENT SURFACES.
- PARAPET WATERPROOFING:** BITUTHENE 4000 (ICE AND WATER SHIELD) MANUFACTURED BY "W.R. GRACE & COMPANY". INSTALL PER MANUFACTURER'S INSTRUCTIONS.
W.R. GRACE & CO. - 19744 BEACH BLVD., SUITE 200
HUNTINGTON BEACH, CA 92648
(800) 237-2505



LEGEND
 NEW 2x4 STUD WALLS

CDP 91-0400

second floor plan

EXHIBIT "A"
 Sept 4, 1991 - P.D

REVISIONS	BY

Remodel to the Residence at
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 San Diego, California 92101
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DRAWN	TF
CHECKED	
DATE	
SCALE	1/4" = 1'-0"
JOB NO.	031291
SHEET	A-4
OF SHEETS	

REVISIONS	BY

OWNER APPROVAL SIGNATURE(S) _____ DATE _____

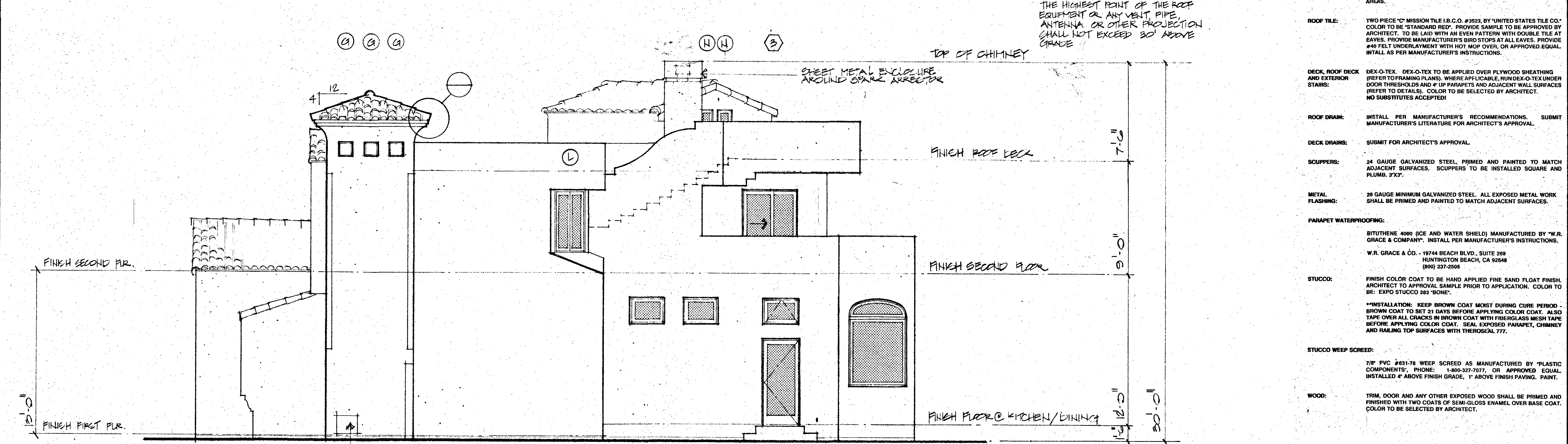
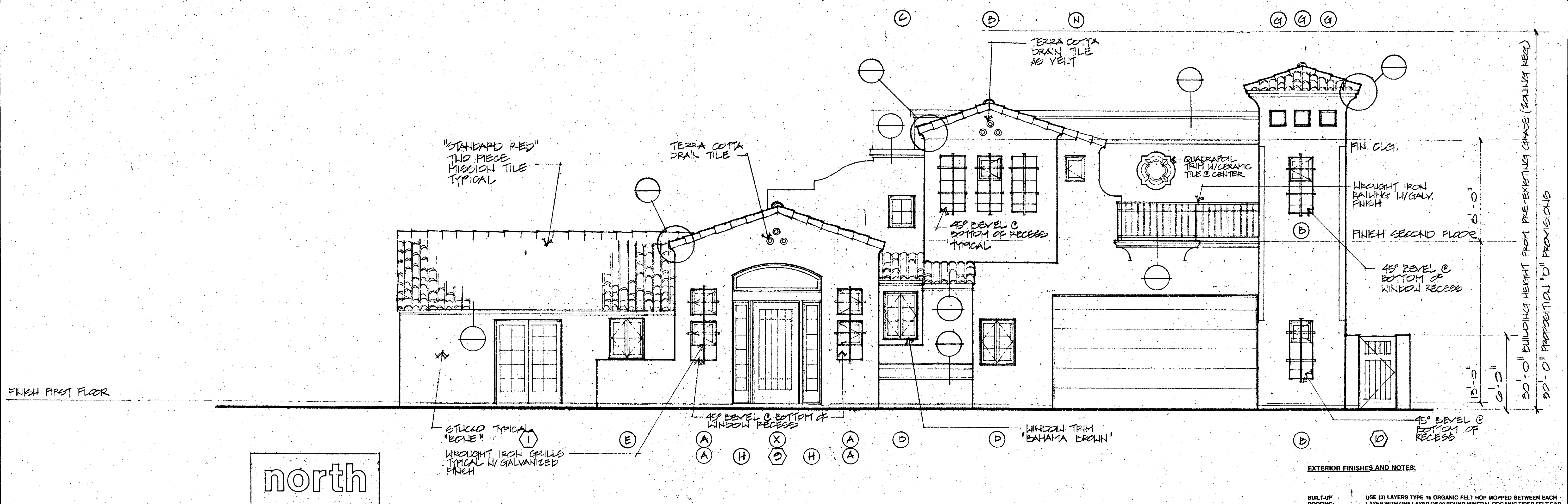
Remodel to the Residence at
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La Jolla, California 92037

Architects - Tarasuck - Foley - and Associates

744 "G" Street - Studio 206
 San Diego, California 92101
 (619) 262-0100

Marc Tarasuck, AIA
 Tedd Foley, AIA

DRAWN: **TF**
 CHECKED: _____
 DATE: _____
 SCALE: 1/4" = 1'-0"
 JOB NO: 001291
 SHEET: **A-5**
 OF SHEETS: _____



- EXTERIOR FINISHES AND NOTES:**
- BUILT-UP ROOFING:** USE (3) LAYERS TYPE 15 ORGANIC FELT HOP MOPPED BETWEEN EACH LAYER WITH ONE LAYER OF 90 POUND MINERAL ORGANIC FIBER FELT CAP SHEET. MINIMUM ROOF SLOPE 14":12". USE GREY GRAVEL AT ROOF AREAS.
 - ROOF TILE:** TWO PIECE "C" MISSION TILE I.B.C.O. #3523, BY "UNITED STATES TILE CO." COLOR TO BE "STANDARD RED". PROVIDE SAMPLE TO BE APPROVED BY ARCHITECT. TO BE LAID WITH AN EVEN PATTERN WITH DOUBLE TILE AT EAVES. PROVIDE MANUFACTURER'S BIRD STOPS AT ALL LEAVES. PROVIDE #40 FELT UNDERLAYMENT WITH HOT MOP OVER, OR APPROVED EQUAL. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
 - DECK, ROOF DECK AND EXTERIOR STAIRS:** DEX-O-TEX. DEX-O-TEX TO BE APPLIED OVER PLYWOOD SHEATHING (REFER TO FRAMING PLANS). WHERE APPLICABLE, RUN DEX-O-TEX UNDER DOOR THRESHOLDS AND 4" UP PARAPETS AND ADJACENT WALL SURFACES (REFER TO DETAILS). COLOR TO BE SELECTED BY ARCHITECT. NO SUBSTITUTES ACCEPTED.
 - ROOF DRAIN:** INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT MANUFACTURER'S LITERATURE FOR ARCHITECT'S APPROVAL.
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 - SCUPPERS:** 24 GAUGE GALVANIZED STEEL, PRIMED AND PAINTED TO MATCH ADJACENT SURFACES. SCUPPERS TO BE INSTALLED SQUARE AND PLUMB. 3"x3".
 - METAL FLASHING:** 26 GAUGE MINIMUM GALVANIZED STEEL. ALL EXPOSED METAL WORK SHALL BE PRIMED AND PAINTED TO MATCH ADJACENT SURFACES.
 - PARAPET WATERPROOFING:** BITUTHENE 4000 (ICE AND WATER SHIELD) MANUFACTURED BY "W.R. GRACE & COMPANY". INSTALL PER MANUFACTURER'S INSTRUCTIONS. W.R. GRACE & CO., 19744 BEACH BLVD., SUITE 269 HUNTINGTON BEACH, CA 92648 (800) 237-2505
 - STUCCO:** FINISH COLOR COAT TO BE HAND APPLIED FINE SAND FLOAT FINISH. ARCHITECT TO APPROVAL SAMPLE PRIOR TO APPLICATION. COLOR TO BE: EXPO STUCCO 263 "BONE".
 **INSTALLATION: KEEP BROWN COAT MOST DURING CURE PERIOD - BROWN COAT TO SET 21 DAYS BEFORE APPLYING COLOR COAT. ALSO TAPE OVER ALL CRACKS IN BROWN COAT WITH FIBERGLASS MESH TAPE BEFORE APPLYING COLOR COAT. SEAL EXPOSED PARAPET, CHIMNEY AND RAILING TOP SURFACES WITH THEROSEAL 777.
 - STUCCO WEEP SCREEN:** 7/8" PVC #631-78 WEEP SCREEN AS MANUFACTURED BY "PLASTIC COMPONENTS". PHONE: 1-800-327-7077. OR APPROVED EQUAL. INSTALLED 4" ABOVE FINISH GRADE, 1" ABOVE FINISH PAVING. PAINT.
 - WOOD:** TRIM, DOOR AND ANY OTHER EXPOSED WOOD SHALL BE PRIMED AND FINISHED WITH TWO COATS OF SEMI-GLOSS ENAMEL OVER BASE COAT. COLOR TO BE SELECTED BY ARCHITECT.

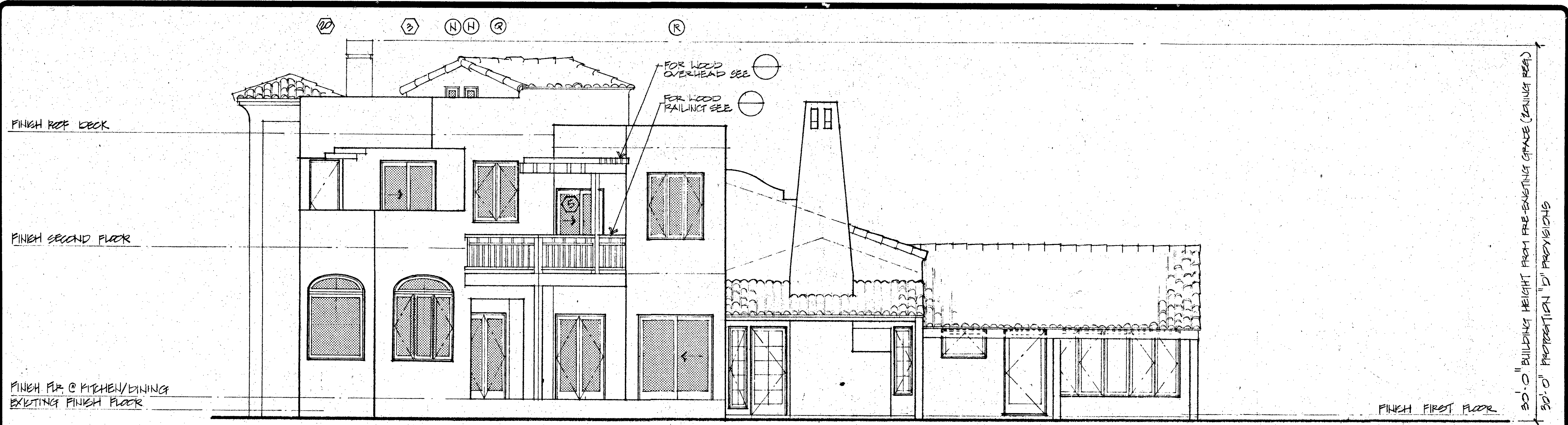
THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30" ABOVE GRADE



CDP 91-0100

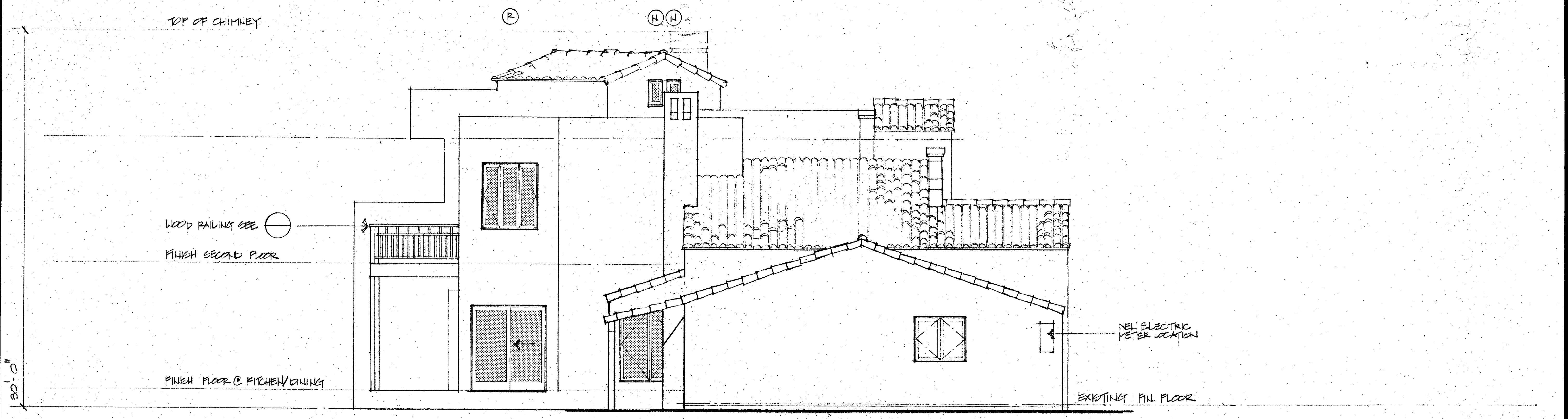
EXHIBIT "A"
 Sept 4, 1991 - P.D.

exterior elevations



south

UPPER WINDOWS ARE UNDER ROOF AREA



east

GDPA1-0400

EXHIBIT "A"
Sept 4, 1991 - PD
exterior elevations

REVISIONS	BY

OWNER APPROVAL SIGNATURE(S) _____ DATE _____

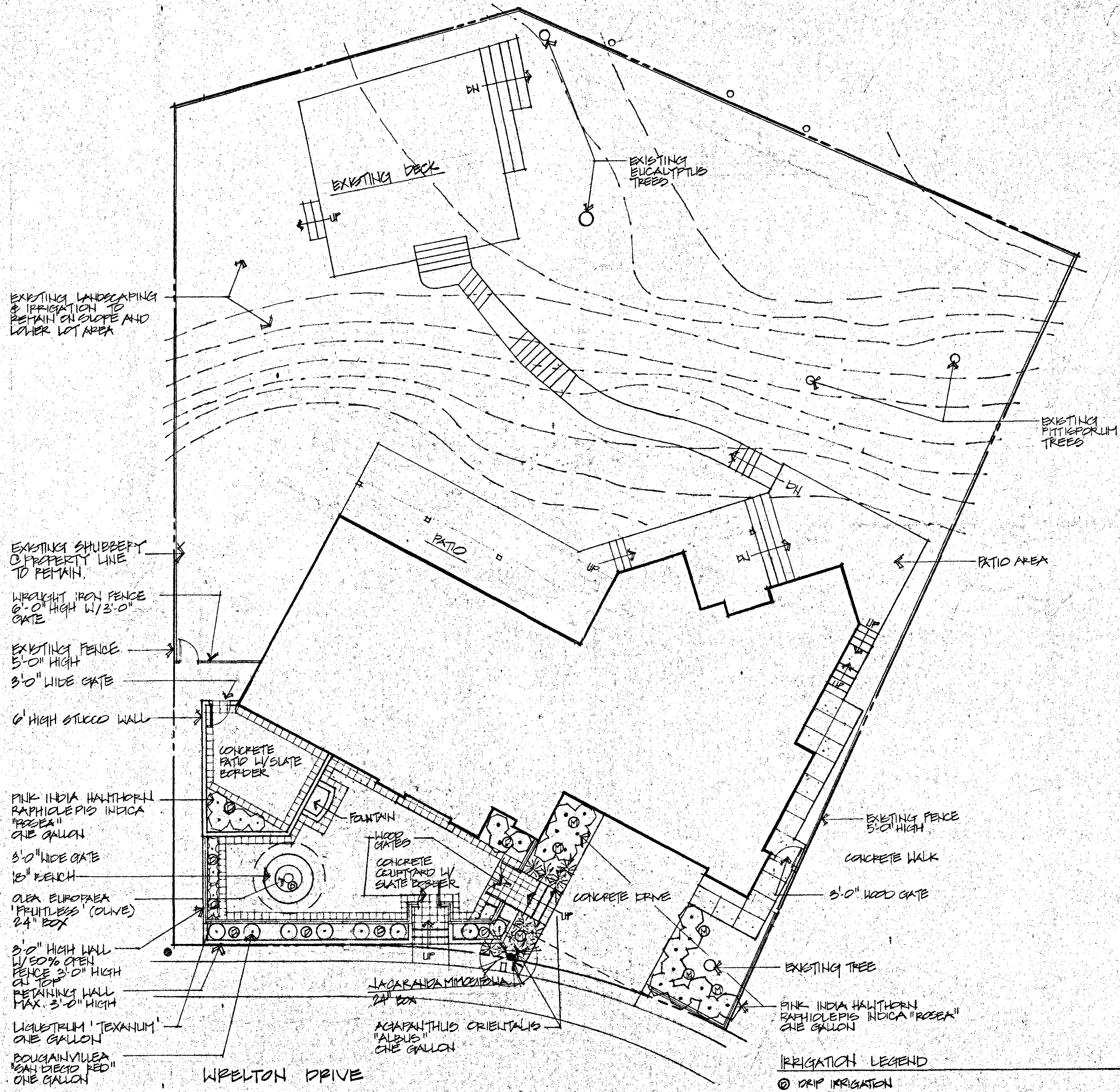
Remodel to the Residence at
625 Wreilton Drive
La Jolla, California 92037

Architects - Tarasuck - Foley - and Associates
744 "G" Street - Studio 206
San Diego, California 92101
(619) 262-0100

Marc Tarasuck, AIA
Tedd Foley, AIA

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DRAWN TF
CHECKED
DATE
SCALE 1"=0"
JOB NO. 031291
SHEET A-6
OF SHEETS

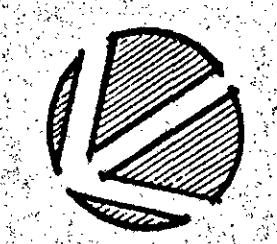


LANDSCAPE CALCULATIONS
 STREET YARD AREA: 1277 S.F.
 REQ'D POINTS: .00

1- EXIST. TREE	= 50 PTS.
1- 24" BOX TREE	= 20 PTS.
12- ONE GAL SHRUBS	= 21 PTS.
	91 PTS.
$91 \div 1277 = .07$ PTS. PER S.F.	

REMAINING YARD AREA: 5400 S.F.
 REQ'D POINTS: .03

1- EXISTING TREES	= 200 PTS.
(+ ADDITIONAL EXIST. LANDSCAPING)	
$200 \div 5400 = .037$ PTS. PER S.F.	



IRRIGATION LEGEND
 ● DRIP IRRIGATION
 ○ MICRO SPRAY IRRIGATION

EXHIBIT "A"
 Spt 4, 1991-PD

landscape plan

CDP 91-0400

OWNER APPROVAL SIGNATURE(S) _____ DATE _____

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DRAWN: PL/TF
 CHECKED: _____
 DATE: _____
 SCALE: $\frac{1}{8}" = 1'-0"$
 JOB NO: 081001
 SHEET: **L-1**
 OF _____ SHEETS