

THE NEWMAN BUILDING

2906-2920 UNIVERSITY AVE SAN DIEGO, CA 92104

SITE DEVELOPMENT PERMIT

07/18/2025



PROJECT SUMMARY

PROGRAM SUMMARY BY LEVEL			UNIT COUNT BY LEVEL			UNIT MIX			
Level	Name	Gross Area	Name	Count	Net Rentable Area	Name	Count	Total Area	Percentage
B1	Amenity	394 SF	STUDIO	9	4,334 SF	1 BD	27	20,795 SF	24%
B1	Circulation	732 SF	2 BD	2	1,877 SF	2 BD	12	12,306 SF	5%
B1	Parking	11,911 SF	1 BD	5	3,601 SF	STUDIO	53	26,236 SF	71%
B1	Support	577 SF		16	9,812 SF	TOTAL UNITS: 92	92	59,337 SF	100%
		13,615 SF							
Level 1	Amenity	773 SF	Level 3						
Level 1	Circulation	1,649 SF	STUDIO	9	4,564 SF				
Level 1	Commercial	4,889 SF	2 BD	2	2,113 SF				
Level 1	Outdoor	708 SF	1 BD	5	3,926 SF				
Level 1	Parking	2,346 SF		16	10,602 SF				
Level 1	Support	2,445 SF	Level 4						
		12,810 SF	STUDIO	9	4,566 SF				
Mezzanine	Amenity	3,427 SF	2 BD	2	2,113 SF				
Mezzanine	Circulation	791 SF	1 BD	5	3,933 SF				
Mezzanine	Outdoor	499 SF		16	10,612 SF				
Mezzanine	Support	293 SF	Level 5						
		5,010 SF	STUDIO	9	4,566 SF				
Level 2	Circulation	1,558 SF	2 BD	2	2,113 SF				
Level 2	Outdoor	717 SF	1 BD	5	3,933 SF				
Level 2	Support	282 SF		16	10,612 SF				
Level 2	Units	9,812 SF	Level 6						
		12,368 SF	STUDIO	9	4,566 SF				
Level 3	Circulation	1,550 SF	2 BD	2	2,113 SF				
Level 3	Outdoor	415 SF	1 BD	5	3,933 SF				
Level 3	Support	277 SF		16	10,612 SF				
Level 3	Units	10,602 SF	Level 7						
		12,845 SF	STUDIO	8	3,640 SF				
Level 4	Circulation	1,550 SF	2 BD	2	2,113 SF				
Level 4	Outdoor	545 SF	1 BD	2	1,469 SF				
Level 4	Support	277 SF		12	7,088 SF				
Level 4	Units	10,612 SF	TOTAL NET RENTABLE AREA	92	59,337 SF				
		12,984 SF							
Level 5	Circulation	1,550 SF							
Level 5	Outdoor	545 SF							
Level 5	Support	277 SF							
Level 5	Units	10,612 SF							
		12,984 SF							
Level 6	Circulation	1,550 SF							
Level 6	Outdoor	545 SF							
Level 6	Support	277 SF							
Level 6	Units	10,612 SF							
		12,984 SF							
Level 7	Amenity	923 SF							
Level 7	Circulation	1,543 SF							
Level 7	Outdoor	2,942 SF							
Level 7	Support	283 SF							
Level 7	Units	7,088 SF							
		12,779 SF							

PRIVATE EXTERIOR OPEN SPACE				
Level	Area			
Level 2	717 SF			
Level 3	415 SF			
Level 4	545 SF			
Level 5	545 SF			
Level 6	545 SF			
Level 7	1,208 SF			
PRIVATE OUTDOOR SPACE: 54		3,974 SF		

RESIDENTIAL PARKING SCHEDULE					
TYPE	DIMENSIONS	SDMC	REQUIRED	PROVIDED	
Motorcycle	3'-0" x 8'-0"	\$142.0528(b)(5)	9	9	
Standard	9'-0" x 18'-0"	\$142.0528(a)(1)	0	8	
Standard EV	9'-0" x 18'-0"	\$142.0528(b)(3)	2	8	
USPS	9'-0" x 18'-0"		0	1	
VAN ACCESSIBLE	9'-0" x 18'-0"	\$142.0528(b)(2)	2	2	
TOTAL PARKING				28	

NON-RESIDENTIAL PARKING TABLE				
Parking Type	SDMC Reference	Parking Required	Parking Provided	
Carpool/Zero Emission Vehicle	\$142.0530(d)(B)(i)	0	0	
Loading	\$142.0531(c)(1)	1	1	
Long-Term Bicycle Parking	\$142.0530(e)(2)(A)	0	0	
Motorcycle	\$142.0530(g)	0	0	
Non-Residential Vehicle	Table 142-05E	0	0	
Short-Term Bicycle Parking	\$142.0530(e)(1)(C)	2	Credit of 4 spaces at permanently anchored racks applied.	

BICYCLE PARKING PROVIDED				
TYPE	SDMC REQ	REQUIRED	PROVIDED	
LONG-TERM (RESIDENTIAL)	\$142.0528(b)(4)	38	44	
SHORT-TERM BICYCLE PARKING (NON-RESIDENTIAL)	\$142.0530(e)(1)(C) CREDIT APPLIED	2	4	

SHEET INDEX	
NO	DESCRIPTION
A0.0	COVER SHEET
A1.0	DRAFT FINDINGS
A1.1	DRAFT FINDINGS-HISTORICAL
A1.1.2	DRAFT FINDINGS-HISTORICAL 2
A1.2	FAA APPROVAL DOCUMENTATION
A1.3	FAA APPROVAL DOCUMENTATION 2
A1.0	FIRE ACCESS PLAN
A1.0.1	SITE PLAN
A1.0.1.2	VICINITY MAP
A1.0.1.3	DEMOLITION FLOOR PLAN
A1.0.2	ACCESSIBILITY PLANS
A1.0.2.1	VEHICULAR QUEUING DIAGRAMS
A1.0.2.2	ON-STREET PARKING DIAGRAMS
A1.0.3	BUILDING SECTIONS
A1.0.3.1	BUILDING SECTIONS 2
A1.0.4	FLOOR PLAN PARKING GARAGE B1
A1.0.4.1	FLOOR PLAN LEVEL 1
A1.0.4.2	FLOOR PLAN MEZZANINE
A1.0.4.3	FLOOR PLAN LEVEL 2
A1.0.4.4	FLOOR PLAN LEVEL 3-6 (TYP)
A1.0.4.5	FLOOR PLAN LEVEL 7
A1.0.4.7	ROOF PLAN
A1.0.5	ELEVATIONS
A1.0.5.1	ELEVATIONS 2
A1.0.5.2	ENLARGED ELEVATIONS
A1.0.5.3	ELEVATION DIAGRAMS - SOUTH AND WEST
A1.0.9	RENDERINGS
A1.0.9.1	RENDERINGS 2
A1.0.9.2	RENDERINGS 3
L001	ILLUSTRATIVE - GROUND LEVEL
L002	ILLUSTRATIVE - LEVEL 7
L100	HARDSCAPE LEGEND AND NOTES
L102	LANDSCAPE CALCULATIONS WORKSHEET (DS-6)
L201	LANDSCAPE PLAN - GROUND LEVEL
L202	HARDSCAPE PLAN - LEVEL 7
L601	PLANTING LEGEND NOTES
L602	PLANTING PLAN - GROUND
L603	PLANTING PLAN - LEVEL 7
L610	EXISTING & PROPOSED STREET TREE DIAGRAM
L611	STREET TREE CALCULATIONS
L612	COMMON OPEN SPACE - LEVEL 7
L701	HYDROZONE PLAN - GROUND LEVEL
L702	HYDROZONE PLAN - LEVEL 7
L801	LANDSCAPE ELEVATIONS
Grand total: 45	

LEGEND

VICINITY MAP

REQUESTED INCENTIVES AND WAIVERS

PROJECT CALCULATIONS

DETAIL:	DETAIL NUMBER	SHEET WHERE DRAWN
SM	A1.1	
EXTERIOR ELEVATION: <th>ELEVATION NUMBER</th> <th>SHEET WHERE DRAWN</th>	ELEVATION NUMBER	SHEET WHERE DRAWN
SM	A1.1	
INTERIOR ELEVATION: <th>ELEVATION NUMBER</th> <th>SHEET WHERE DRAWN</th>	ELEVATION NUMBER	SHEET WHERE DRAWN
SM	A1.1	
WALL SECTION: <th>SECTION NUMBER</th> <th></th>	SECTION NUMBER	
SM	A1.1	
BUILDING SECTION: <th>SECTION NUMBER</th> <th>SHEET WHERE DRAWN</th>	SECTION NUMBER	SHEET WHERE DRAWN
SM	A1.1	
PROPERTY LINE <td></td> <td></td>		
CENTER LINE <td></td> <td></td>		
FACE DIMENSION <td></td> <td></td>		
CENTER LINE DIMENSION <td></td> <td></td>		
NAME <td></td> <td></td>		
0'-0" <td></td> <td></td>		
SPOT ELEVATION <td></td> <td></td>		
GR		
GRID OR COLUMN LINE <td></td> <td></td>		
000		
ROOM NUMBER <td></td> <td></td>		
000		
DOOR NUMBER <td></td> <td></td>		
00		
WINDOW TYPE <td></td> <td></td>		
000		
WALL TYPE <td></td> <td></td>		
00		
KEYNOTE <td></td> <td></td>		
CT		
FLOOR FINISH <td></td> <td></td>		
T1		
06		
WALL FINISH <td></td> <td></td>		
CT		
01		
MILLWORK FINISH <td></td> <td></td>		
0		
CEILING HEIGHT <td></td> <td></td>		
0		
REVISION <td></td> <td></td>		
0		



SCOPE OF WORK

- A. PROPOSE TO PRESERVE AND RESTORE THE DESIGNATED HISTORIC RESOURCE FACADES LOCATED AT 2906-2912 UNIVERSITY AVE. THE HISTORIC RESEARCH AND RESOURCES REPORT PREPARED BY HERITAGE ARCHITECTURE AND PLANNING INDICATES THE PRESERVATION AND RESTORATION OF THE HISTORICAL FACADES OF 2906-2912 UNIVERSITY AVE ALONG BOTH UNIVERSITY AVE AND KANSAS ST AS WELL AS THE CORNER TOWER LOCATED AT THE NORTHEAST CORNER OF UNIVERSITY AVE AND KANSAS ST.
- B. PROPOSE TO CONSTRUCT A 7-STORY BUILDING WITH A MEZZANINE LEVEL, CONSISTING OF 6 LEVELS OF RESIDENTIAL ABOVE A 1-STORY + MEZZANINE (DOUBLE-HEIGHT) PODIUM COMMERCIAL SPACE WITH 1-STORY SUBTERRANEAN PARKING GARAGE. (UNDER SEPARATE REVIEW).
- C. SINCE THE APPLICANT IS PURSUING COMPLETE COMMUNITIES: HOUSING SOLUTIONS OFFERING 6.5 FAR-BASED DENSITY IN EXCHANGE FOR 40% OF THE PRE-DENSITY DEDICATED TO AFFORDABLE HOUSING, THE PROPOSED DEVELOPMENT WILL CONTAIN 92 DWELLING UNITS, WITH 16 TOTAL AFFORDABLE (15% VERY-LOW, 10% LOW, AND 15% MODERATE INCOME). ADDITIONALLY, THE PROPOSED DEVELOPMENT WILL INCLUDE COMMERCIAL SPACE ON THE GROUND-FLOOR. (UNDER SEPARATE REVIEW).
- D. SITE DEVELOPMENT PERMIT (PROCESS FOUR) HISTORIC RESOURCES HAS BEEN REQUESTED.
- E. §143.1016(a) AUTOMATICALLY GRANTED WAIVERS AND TWO BONUS INCENTIVES TO DEViate FROM DEVELOPMENT REGULATIONS. (UNDER SEPARATE REVIEW).
- F. APPLICANT WILL OPT TO PAY FEE INTO BEIGHBORHOOD ENHANCEMENT FUND PER §143.1020 IN LIEU OF CONSTRUCTING A PROMENADE. (UNDER SEPARATE REVIEW).

APPLICABLE CODES & STANDARDS

STATE CODES		
2022	CAC	CALIFORNIA ADMINISTRATIVE CODE
2022	CBC	CALIFORNIA BUILDING CODE
2022	CEC	CALIFORNIA ELECTRICAL CODE
2022	CMC	CALIFORNIA MECHANICAL CODE
2022	CLC	CALIFORNIA PLUMBING CODE
2022	CEC	CALIFORNIA ENERGY CODE
2022	CHBC	CALIFORNIA HISTORICAL BUILDING CODE
2022	CFC	CALIFORNIA FIRE CODE
2022	CEC	CALIFORNIA EXISTING BUILDING CODE
2022	CGBC	CALIFORNIA GREEN BUILDING CODE
2022		CALIFORNIA REFERENCED STANDARDS
LOCAL ORDINANCES		
2019		CITY OF SAN DIEGO BUILDING CODE AMENDMENTS
2012		CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL
		COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENTAL HEALTH
		FOOD ESTABLISHMENT REGULATIONS
		PUBLIC SWIMMING POOL REGULATIONS
CAL/OSHA TITLE 8 REGULATIONS		
SUBCHAPTER 6		ELEVATOR SAFETY ORDERS
SUBCHAPTER 7		GENERAL INDUSTRY SAFETY ORDERS
ARTICLE 5		WINDOW CLEANING
ARTICLE 6		POWERED PLATFORMS AND EQUIPMENT FOR BUILDING MAINTENANCE
NFPA STANDARDS (PARTIAL LIST)		
2016	NFPA 13	AUTOMATIC SPRINKLER SYSTEMS
2016	NFPA 14	STANDPIPE SYSTEMS AND HOSE SYSTEMS
2017	NFPA 17A	STANDARD FOR WET CHEMICAL EXTINGUISHING SYSTEMS
2016	NFPA 20	STATIONARY PUMPS FOR FIRE PROTECTION
2013	NFPA 22	WATER TANKS FOR PRIVATE FIRE PROTECTION
2016	NFPA 24	PRIVATE FIRE SERVICE MAINS
2016	NFPA 72	NATIONAL FIRE ALARM CODE
2016	NFPA 80	FIRE DOORS AND OTHER PROTECTIVE OPENINGS
2015	NFPA 720	INSTALLATION OF CARBON MONOXIDE DETECTION AND WARNING EQUIPMENT
2015	NFPA 2001	CLEAN AGENT FIRE EXTINGUISHING SYSTEMS
FEDERAL STANDARDS		
2010	ADA	AMERICANS WITH DISABILITIES ACT
	FAA	FEDERAL AVIATION ADMINISTRATION - ADVISORY CIRCULAR 70/7460-4L
2013	ASME A17.1	SAFETY CODE FOR ELEVATORS AND ESCALATORS
FAIR HOUSING ACT (FHA APPROVED SAFE HARBOR FHA DESIGN MANUAL: 1998 COMBINED WITH ANS1 A117.1 - 2003 (REQUIREMENTS 1 AND 2))		

INCENTIVES
PURSUANT TO §143.1016(H)(4) THE APPLICANT IS ALSO GRANTED AT LEAST TWO BONUS INCENTIVES. THE APPLICANT WOULD LIKE TO UTILIZE THEIR TWO BONUS INCENTIVES AS FOLLOWS:

INCENTIVE 1: PRIVATE EXTERIOR OPEN SPACE
UTILIZE ONE INCENTIVE TO DEViate FROM §131.0455(D) REQUIRING EACH DWELLING UNIT TO HAVE AT LEAST 50 SF OF PRIVATE EXTERIOR OPEN SPACE WITH A MINIMUM DIMENSION OF 4'-0". THE APPLICANT PROPOSES ONLY 54 DWELLING UNITS TO MEET THIS DEVELOPMENT REGULATION, LEAVING 38 DWELLING UNITS OUT OF COMPLIANCE. OR 38% OF TOTAL DWELLING UNITS MEETING THIS DEVELOPMENT REGULATION. SEE DRAFT FINDINGS REPORT FOR GREATER DETAIL.

INCENTIVE 2: COMMON OPEN SPACE
UTILIZE SECOND INCENTIVE TO DEViate FROM §131.0455(A) REQUIRING 25 SF PER DWELLING UNIT DEDICATED TO COMMON OPEN SPACE. THE APPLICANT PROPOSES 1,674 SF OF COMMON OPEN SPACE ON LEVEL 7, ESSENTIALLY #626 SF LESS COMMON OPEN SPACE THAN REQUIRED. SEE DRAFT FINDINGS REPORT FOR GREATER DETAIL.

WAIVERS
PURSUANT TO §143.1016(I) THE APPLICANT IS ENTITLED TO WAIVERS AS DESCRIBED IN §143.1016(I) FOR ANY DEVELOPMENT FOR WHICH A WRITTEN AGREEMENT AND A DEED OF TRUST SECURING THE AGREEMENT IS ENTERED INTO BY THE APPLICANT AND THE PRESIDENT AND CHIEF EXECUTIVE OFFICER OF THE SAN DIEGO HOUSING COMMISSION.

WAIVER 1: TRANSPARENCY
REQUEST A WAIVER TO DEViate FROM §131.0552 TRANSPARENCY REQUIRING A MINIMUM OF 50% OF STREET WALL AREA BETWEEN 3 AND 10 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT WITH CLEAR GLASS VISIBLE INTO A COMMERCIAL OR RESIDENTIAL USE. INSTEAD, THE APPLICANT PROPOSES 40% TRANSPARENCY ALONG KANSAS STREET AS THE PROPOSED PROJECT MUST PRESERVE AND REHABILITATE THE EXISTING HISTORICAL FACADE AND THIS CANNOT MODIFY THE STREET WALL AREA TO BE FULLY COMPLIANT.

WAIVER 2: STREET TREE COUNT
REQUEST A SECOND WAIVER TO DEViate FROM §143.1025(A)(2) THAT REQUIRES AT LEAST ONE, 24-INCH BOX CANOPY TREE FOR EACH 20 FEET OF STREET TREE FRONTAGE. THE STREET TREE FRONTAGE EXCLUDES CURB CUTS AND REQUIRED CLEARANCES FOR DESIGNATED BUS STOPS. THE INSTALLED TREE SPACING AND LOCATION MAY BE VARIED TO ACCOMMODATE SITE CONDITIONS OR DESIGN CONSIDERATIONS.

TOTAL DENSITY:
PROPOSED TOTAL DWELLING UNITS = 92 TOTAL DU
PROPOSED MARKET-RATE UNITS
92 TOTAL DU - 16 TOTAL AFFORDABLE DU = 76 MARKET-RATE DU
100% LOT COVERAGE

PARKING AREA:
STRUCTURED PARKING EXEMPT PER SDMC 113.0302(g)(3)(B)(ii) AND 113.0302(g)(3)(B)(iii). REFER TO ELEVATIONS.

LANDSCAPE COVERAGE:
ON-SITE: 735 SF (GROUND LEVEL) + 402 SF (L7) = 1,137 SF OFF-SITE: 0 SF
SEE LANDSCAPE PLANS FOR REQUIRED AND PROVIDED (PCOOS / COOS)

REFUSE & RECYCLABLE STORAGE:
PER SDMC 142.0620(i), THE PROJECT WILL PROVIDE ALTERNATIVE MEANS OF COMPLIANCE FOR SDMC TABLE 142-08B BY UTILIZING COMPACTORS THAT WILL ACCOMMODATE THE SAME OR GREATER CAPACITY THAN TABLE 142-08B REQUIRES.

PROJECT DATA	
ADDRESS:	2906 - 2920 UNIVERSITY AVE SAN DIEGO, CA 92104
ASSESSOR'S PARCEL NO.:	446-412-10-00; 446-412-11-00
BASE ZONE:	COMMUNITY COMMERCIAL-3.9 (CC-3.9)
OVERLAY ZONES:	1. AIRPORT APPROACH OVERLAY ZONE (AAOZ): YES, SAN DIEGO INTERNATIONAL AIRPORT 2. TRANSIT AREA OVERLAY ZONE (TAOZ): YES 3. PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA): YES 4. SUSTAINABLE DEVELOPMENT AREA 5. AFFORDABLE HOUSING PARKING DEMAND: YES, MEDIUM 6. ALUCP AIRPORT INFLUENCE AREA: YES, SAN DIEGO INTERNATIONAL AIRPORT, REVIE AREA 2 7. DESIGNATED HISTORIC RESOURCE: YES, HR# 4482 8. FAA PART 77 NOTICING AREA: YES SDIA - LINDBERGH FIELD/165 TO 170 FEET ELEVATION ABOVE SEA LEVEL // 15000 TO 15500 FEET HORIZONTAL DISTANCE FROM RUNWAY

ISSUES:		
NO	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO:
PRJ-1105210
FILE NAME:
WRITE CENTRAL FILE PATH HERE
(E.G. \\P:\2025\00000000\Central File\000_00_central.rvt)
DRAWN BY: Author CHECKED BY: Checker
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7/18/2025 12:27:57 PM
TITLE:

DRAFT FINDINGS

DRAWING NO:

PRJ-1105210: The Newman Building - Draft Findings Report

The applicant is seeking a Site Development Permit (SDP), Process 4 in accordance with §126.0502(d)(1) and is providing findings for the SDP as outlined in §126.0505(a) and (1)(a). The site is located at 2906-2912 University Ave, San Diego, CA 92104 in the North Park community planning area and proposes a mixed-use multi-family in-fill residential apartment building consisting of approximately ±92 dwelling units and ±4,889 sf of ground floor commercial space.

The applicant is pursuing Complete Communities: Housing Solutions (SDMC Chapter 14, Article 3, Division 10) and in exchange for providing 16 affordable housing units, enjoys incentives and automatic waivers, pursuant to §143.1010 including:

- 6.5 floor area ratio (FAR) (see §143.1010(a)(1)(3));
- waiver of the maximum residential density in accordance (see §143.1010(b));
- waiver of maximum structure height (see §143.1010(c)(1));
- maximum lot area (see §143.1010(c)(2));
- street frontage requirements (see §143.1010(c)(3));
- maximum lot coverage (see §143.1010(c)(4));
- floor area ratio (FAR) bonus for residential mixed-use (see §143.1010(c)(5));
- two incentives in accordance with §143.1010(h)(4)(a).

Furthermore, since the existing building on-site colloquially known as "Sunset Temple" and formerly known as "The Newman Building" is a designated historic resource and is listed as HRB Site #1482, all work that requires a building permit must be reviewed by Plan-Historic staff for conformance with the City of San Diego's (City) Historic Resources Regulations (SDMC Chapter 14, Article 3, Division 2) and the U.S. Secretary of the Interior's Standards, or a Site Development Permit, Process 4 will be required pursuant to §143.0210(e)(2).

INCENTIVES PER §143.1010(h)(4)(A)

Incentives Pursuant to §143.1010(h)(4)(A) the applicant is also granted at least two bonus incentives. The applicant would like to utilize their two bonus incentives as follows:

Incentive 1. Private Exterior Open Space

- 1) Utilize one incentive to deviate from §131.0455(d) requiring each dwelling unit to have at least 50 sf of private exterior open space with a minimum dimension of 4'-0". The applicant proposes only 54 dwelling units to meet this development regulation, leaving 38 dwelling units out of compliance; or 58% of total dwelling units meeting this development regulation.

Given the relatively small lot size of 14,591 sf and in-fill nature of the site with neighbors in close proximity, it makes it difficult to fully comply with §131.0455(d) requiring each unit to have private exterior open space with a minimum dimension of 4'-0".

In particular, the studio units along the eastern property line adjacent to the public right-of-way (PROW)/alley on levels 3-6, there is insufficient space to provide recessed balconies, as it would compromise unit layout for these small studios, comprising unit layout and

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- UD-3.8: Design buildings with pedestrian-oriented ground floor entrances.
 - a) Design entrances to be clearly accessible from sidewalks, and avoid entryways below street level.
 - b) Incorporate chamfered or recessed entrances.
 - c) Incorporate awnings, porches, pergolas, arcades, and/or other building projections that highlight entrances.
 - d) Incorporate transparency by using non-reflective window coatings, and avoid exterior mounted gates and security grills.
 - UD-3.9: Encourage building design that incorporates storefronts at ground level which provide pedestrian-oriented entrances and street wall articulation.
 - a) Design storefronts that convey individual expression, creating facade variation and rhythm along the street.
 - b) Design storefronts emphasizing transparency to create a visual connection between the interior and exterior.
 - c) Incorporate a solid base for storefront windows by utilizing high-quality, durable materials such as masonry or stone.
 - d) Provide distinct storefronts and entrances every 30 to 50 feet on the ground floor.
 - UD-3.10: Design building ground floors with a minimum 15-foot finished floor to ceiling height to incorporate high quality design and accommodate the potential for changing commercial uses over time.
2. **Centers Policies**
- UD-3.15: Design buildings to address corners as focal points with features that encourage pedestrian activity and accentuate the community's major intersections.
 - a) Incorporate a dedicated entry court, public plaza, and/or public art element.
 - b) Incorporate distinct building forms and accentuated building corners and frontages.
 - c) Provide a change in materials, or increased building transparency.
 - d) Provide a sense of building verticality or a tower element at corners.
 - UD-3.16: Encourage the use of underground parking or partially below grade parking.

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efficiency. Additionally, according to information Bulletin 302: Encroachment Requirements, "No above-grade building encroachments of any type are allowed to extend into an alley." Therefore, projected balconies for the studios along the eastern property line along the alley on levels 3-6 are prohibited. See Information Bulletin 302 at the link provided below:

<https://www.sandiego.gov/development-services/forms-publications/information-bulletins/302#req>

Furthermore, there is insufficient space to provide recessed balconies along facing north on levels 3-7 as it would compromise unit layout for these small studios. Moreover, this setback from the northern property line serves as a lightwell for these studio units, and by providing each studio unit a balcony would diminish the amount of natural light per unit and increase darkness, and overall decreasing quality of life for residents living in these north facing studio units.

Incentive 2. Common Open Space

- 2) Utilize second incentive to deviate from §131.0456(a) requiring 25 sf per dwelling unit dedicated to common open space. The applicant propose 1,674 sf of common open space on level 7; essentially ±626 sf less common open space than required.

Given the relatively small lot size of 14,591 sf and in-fill nature of the site with neighbors in close proximity, there is insufficient space to provide the required common open space in accordance with §131.0456(a) requiring 25 sf per dwelling unit or ±2,300 sf of common open space on-site. To provide ±2,300 sf of common open space would require the removal of 3-4 dwelling units; which would drastically reduce the economic feasibility/viability of this proposed small in-fill mixed-use project and consequently would preclude the construction of the bonus units on-site.

Therefore, the applicant proposes 1,674 sf of common open space with additional ±980 sf of interior clubhouse on level 7 for all tenants and guests to enjoy.

WAIVERS PER §143.1010(I)

Waivers Pursuant to §143.1010(I) the applicant is entitled to waivers as described in §143.1010(I) for any development for which a written agreement and a deed of trust securing the agreement is entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing Commission.

Therefore, the applicant would like to utilize their waiver(s) as follows:

Waiver 1. Transparency

- 1) Request a waiver to deviate from §131.0552 Transparency requiring a minimum of 50% of street wall area between 3 and 10 feet above the sidewalk shall be transparent with clear glass visible into a commercial or residential use. Instead, the applicant proposes 40% transparency along Kansas Street as the proposed project must preserve and rehabilitate the existing historical facade and thus cannot modify the street wall area to be fully compliant.

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3. **Corridors, University Ave Policies**
 - UD-3.23: Develop the Community Village at 30th Street as a walkable, mixed-use center that includes high density housing, hotels, entertainment, and office to complement retail uses.
 - UD-3.24: Encourage design unification within the Community Village through signage and branding, wide sidewalks, street trees, and the continuance of a consistent street wall along University Avenue.
 - UD-3.25: Encourage pedestrian street activity through pedestrian-oriented business activity and public events such restaurants, theaters, sidewalk cafes, street fairs, farmers' markets, music festivals, and other gathering places.
 - UD-3.26: Develop coordinated street improvement programs including street trees, landscaped islands, unified paving, and public art.
 - UD-3.27: Devote building frontages within the Community Village to retail uses to promote pedestrian circulation.
4. **Historic Preservation and Adaptive Reuse Policies**
 - UD-3.74: Promote the preservation and adaptive reuse of historic structures to reinforce the history of the area and reinvest in existing resources.
 - UD-3.75: Incorporate local history and heritage into the public realm through elements including signage, information placards, historic plaques, murals, gateway features, and unique pavers.

CONCLUSION The applicant requests the deviations from the regulations be accepted based on the findings presented in this document. The project will provide crucial housing and amenities for the area while respecting the regulations of the underlying CC-3-9 base zone and guidelines found in the North Park Community Plan.

Sincerely,

Kyle J. Stevens | Associate Design Manager | Development Strategist

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Waiver 2. Street Tree Count 2) Request a second waiver to deviate from §143.1025(a)(2) that requires at least one, 24-inch box canopy tree for each 20 feet of street tree frontage. The street tree frontage excludes curb cuts and required clearances for designated bus stops. The installed tree spacing and location may be varied to accommodate site conditions or design considerations.

According to this street frontage calculation, the applicant is required to provide 12 street trees. The existing location of utility structures present on University Ave near the public alley makes it infeasible to plant street trees in this location. Additionally, the City Arborist requires the applicant to maintain three existing street trees: one Brisbane Box street tree on Kansas Street closest to the intersection with University Ave, one American Sweet Gum street tree on University Ave closest to Kansas Street, and one Chinese Pistache street tree closest to the public alley.

Therefore, the applicant requests a waiver to deviate from providing 12 required street trees in lieu of providing 8 street trees as indicated on Sheet L610 in the Site Development Plans.

FURTHER SUPPORTING FINDINGS

The proposed in-fill mixed-use multi-family residential development will not adversely affect North Park's land use, public health, safety, nor welfare, but rather will reinforce and implement the following North Park urban design guidelines:

1. **Centers and Corridor Policies:**

- UD-3.1: Design buildings to incorporate modulation, facade articulation, and offsetting planes to help reduce their visual bulk and to provide visual interest by avoiding monotonous facades.
- UD-3.2: Avoid uninterrupted blank walls along all building facades.
- UD-3.4: Design building frontages at the property line creating a consistent, defined street wall along mixed-use corridors and nodes.
- UD-3.5: Design buildings by emphasizing their pedestrian orientation by differentiating the first floor from the upper floors by providing changes in massing and a greater degree of material textures, articulation, and transparency.
- UD-3.6: Design buildings to provide street wall articulation by the incorporation of plane changes, varying materials, textures and/or transparencies.
- a) Incorporate elements such as recessed storefront entrances and windows, alcoves, sidewalk cafes, and pedestrian passages at the ground level.
- b) Incorporate setbacks, projecting bay windows, balconies, and other elements at upper levels.
- UD-3.7: Incorporate high quality building materials, textures, and detailing at the ground level, and into building features such as plane changes, entries, and corners.

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Several factors limit the proposed Project's ability to achieve the highest allowed densities under the Complete Communities program including:

- Development limitations related to retaining and rehabilitating two historic façades;
- Development limitations related to street frontage and transparency requirements due to the existing historic façade;
- Construction limitations related to building code height limit of building podiums to 85'-0";
- Development limitations related to the Project's small lot size;
- Development limitations related to private exterior open space requirements per zoning requirements; and
- Development limitations related to common open space requirements per zoning requirements.

Based upon this analysis, the proposed Project will not adversely affect applicable land use plans.

2. The proposed development will not be detrimental to public health, safety, and welfare.

The proposed Project is consistent with the North Park Community Plan and complies with the underlying base zone's (CC-3-9) development regulations.

The proposed Project is a podium Type-IIIA Over Type I-A fire rated and sprinklered building with occupancy classifications: A-2, R-2, and S-2. The proposed Project's design complies with all San Diego Municipal Code and Uniform Building Code provisions.

Therefore, the proposed Project will not be detrimental to the community's public health, safety, and welfare.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

San Diego's Land Development Code (LDC) is a set of regulations that govern how property is developed and used in the city. The LDC is made up of chapters 11-14 of the Municipal Code and includes rules for zoning, subdivisions, building, and planning. The LDC is used to implement the city's General Plan, Progress Guide, and community plans.

The proposed development complies all applicable provisions of the LDC, including San Diego Municipal Code (SDMC) Chapters 11- 14 and the City of San Diego's Complete Communities: Housing Solutions program.

The Project complies with the CC-3-9's development regulations as indicated in San Diego Municipal Code (SDMC) Chapter 13, Article 1, Division 5: Commercial Base Zones and reflected in Table 131-05E: Development Regulations for CC Zones, pertaining to lot size, minimum building setbacks, building heights, lot coverage, ground floor heights, commercial space depth, and building articulation. Additionally, the proposed project will comply with SDMC Chapter 14, Article 2, Division 5: Parking

design, workmanship, materials, feeling, and association, for which the property received its local historic designation under Criterion A and C.

The North Park Community Plan defines the vision for development in North Park. Land Use and Housing goals are addressed in Chapter 2, Urban Design Guidelines are addressed in Chapter, and Historic Preservation goals are addressed in Chapter 10.

The Project is designed to meet the Land Use Element's goals to be a "high-quality development with medium to high residential density, centrally located within the community to form an attractive and vital central area." The project site's underlying base zone, Community Commercial-3-9 (CC-3-9), is a high-density designation allowing one dwelling unit per 400 square-foot per lot area, yielding a pre-density of 37 base units on-site. The Project proposes 92 dwelling units, meeting the Land Use Element's goal for a high-density development on this parcel.

The proposed Project will further bolster North Park's revitalization goals for its business districts while respecting potential impacts to adjacent neighborhoods through adaptive re-use of a vacant historic resource. Retaining and rehabilitating the resource's historic street-facing façades while adding much needed housing allows future residents to live closer to employment opportunities and neighborhood amenities bolsters North Park's historic preservation goals as well. In addition, the proposed Project implements the land use plan's goals through buttressing the western edge of the North Park's Community Village, centered at 30th Street stretching along University Avenue's mixed-use transit corridor with additional residential units. This further enhances the area's livability, walkability, and unique atmosphere.

North Park's "Smart Growth" vision promotes growth within the community's existing compact gridded street and planning framework, an area of the city that is served by multiple transit options. The proposed Project embodies North Park's "Smart Growth" vision by offering new in-fill housing opportunities for future residents, and employment options with added commercial space.

The proposed Project is designed to balance the community plan's Smart Growth goals (among the highest within North Park) with the community plan's historic preservation goals. Due to the site's relatively small lot size of 14,591 square-foot, coupled with high land costs, construction costs, project financing, other market conditions that hinders redevelopment efforts, and the continued deterioration of the structural integrity of the historic resource, substantially altering the Resource, including partial demolition, is required to meet the Land Use Plan's goals for the site.

The proposed Project utilizes the City of San Diego's Complete Communities: Housing Solutions program. This program grants the applicant a 6.5 FAR-based density (see §143.1010(a)(2)) in exchange for 40% affordable housing (calculated on pre-density), a list of automatic waivers to specific development regulations (see §143.1010(b-g)), and two bonus incentives (see §143.1010(h)(4)(A)).

¹ See Figure 2-1 Land Use: 109 du/ac and Chapter 10's goals to preserve historic resources.

Site Development Permit – §126.0505

(a) Findings for all Site Development Permits

1. The proposed development will not adversely affect the applicable land use plan.

The proposed Newman Building development project (Project) proposes to substantially alter the Edward and Emma Newman/Sunset Temple Building (Resource), HRB#1482, a City of San Diego designated historic resource. The proposed Project includes:

- Partial demolition of the Resource, including existing 1929 roof, north-facing wall, floors, alley-facing wall, and interior walls;
- Demolition of an adjacent, non-historic building, located at 2920 University Avenue;
- Construction of a one-level subterranean parking garage with 18 parking spaces;
- Construction of a seven-story, 92 dwelling-unit residential building, behind the Resource's street-facing façades; and
- Retention and rehabilitation of the Resource's historic street-facing façades along University Avenue and Kansas Street per The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards).

Of the Project's 92 dwelling-units, 76 will be market-rate units and 16 will be affordable units. The Project's ground floor will contain commercial retail, restaurants, leasing offices/lobby, and utility/core functions. The remaining floors will contain residential dwelling units with a clubhouse located on the top floor.

The proposed Project is sited on parcels owned by The North Park Building, LLC. The property is defined in the Legal Description as Assessor's Parcel Number 446-412-210-00; the west 90 feet of Lots 21, 22, 23 and 24 inclusive of Block 206 of University Heights, in the City of San Diego, County of San Diego, State of California, according to the amended map thereof made by G.A. D'Hemecourt recorded in the office of the Recorder of San Diego County, in Book 8, Page 36, et seq. of Lis Pendens (Property). The Property has been vacant since the start of the global COVID-19 Pandemic.

The Resource is listed on the City of San Diego Historical Resources Register (HRB #1482). The Resource is historically significant under local Criterion A and C. According to a Historical Resources Technical Report, prepared by Heritage Architecture and Planning, the Resource retains sufficient integrity to convey its historical significance. The commercial building was found to retain its integrity of location, setting, design, materials, workmanship, feeling, and association.

The proposed Project results in a significant direct impact to the Resource due to significant alterations, including partial demolition of the Resource (roof, north-facing wall, floors, alley-facing wall, and interior walls). The Resource's existing 1929 street-facing façades, with recessed entries, will be retained and rehabilitated in accordance with SOI Standards. Mitigation measures and adherence to SOI Standards will be followed during the Resource's exterior wall rehabilitation. Rehabilitating the Resource's exterior street-facing façades will enable the Resource to continue to convey its architectural type and style (expression of the One-Part Commercial Block type and the Spanish Colonial Revival architectural style), thus retaining a sufficient degree of integrity of location, setting,

(i) Supplemental Findings – Historical Resources Deviation for Substantial Alteration of a Designated Historical Resource

The proposed Newman Building development project (Project) proposes to substantially alter the Edward and Emma Newman/Sunset Temple Building (Resource), HRB#1482, a City of San Diego designated historic resource. The proposed Project includes:

- Partial demolition of the Resource, including existing 1929 roof, north-facing wall, floors, alley-facing wall, and interior walls;
- Demolition of an adjacent, non-historic building, located at 2920 University Avenue;
- Construction of a one-level subterranean parking garage with 18 parking spaces;
- Construction of a seven-story, 92 dwelling-unit residential building, behind the Resource's street-facing façades; and
- Retention and rehabilitation of the Resource's historic street-facing façades along University Avenue and Kansas Street per The Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards).

Of the Project's 92 dwelling-units, 76 will be market-rate units and 16 will be affordable units. The Project's ground floor will contain commercial retail, restaurants, leasing offices/lobby, and utility/core functions. The remaining floors will contain residential dwelling units with a clubhouse located on the top floor.

Although the historic façades will be rehabilitated per the SOI Standards, the proposed Property's redevelopment cannot be determined to be consistent with the SOI Standards due to substantial alterations (demolition of the Resource's 1929 roof, north-facing wall, floors, alley-facing wall, and interior walls). Therefore, the proposed Project's redevelopment of the Resource is, by definition, a substantial alteration requiring a Site Development Permit (SDP), consistent with San Diego Municipal Code Section 143.0250(a)(3). Specific SDP Supplemental Findings are required for projects proposing substantial alterations to a designated historical resource or within a historical district, including findings that require analysis of alternatives that could minimize the potential adverse effects on the Resource. The required SDP Supplemental Findings regarding the Project's proposed substantial alteration to the Edward and Emma Newman/Sunset Temple Building, and supporting information are below.

Supplemental Finding (1) There are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects to the designated historical resource.

The Resource was designated in January 2023, as a special element of the historical and economic development of North Park and the City as a whole. Specifically, the Resource is representative of the early commercial development of North Park that occurred along University Avenue as a result of the expansion of streetcar lines and subsequent residential growth. The commercial center at 30th and University developed into the community's primary commercial core and the 2906-2912 University

Waiver 2: Street Tree Count

2. Request a second waiver to deviate from §143.1025(a)(2) that requires at least one, 24-inch box canopy tree for each 20 feet of street tree frontage. The street tree frontage excludes curb cuts and required clearances for designated bus stops. The installed tree spacing, and location may be varied to accommodate site conditions or design considerations.

According to this street frontage calculation, the applicant is required to provide 12 street trees. The existing location of utility structures present on University Ave near the public alley makes it infeasible to plant street trees in this location. Therefore, the applicant requests a waiver to deviate from providing 12 required street trees in lieu of providing 7 street trees as indicated on Sheet L603 in the Site Development Plans.

Furthermore, the proposed project will comply with the North Park Community Plan's Urban Design Guidelines pertaining to building orientation, façade articulation, street level design, pedestrian entrances, blank walls, glass and glazing, exterior projecting balconies, roofpods, encroachments into public rights-of-way, building identification, regulations pertaining to historical resources requiring a Site Development Permit, additional standards for residential developments. Therefore, the proposed Project will comply with the applicable regulations of the Land Development Code.

Therefore, projected balconies for the studios along the eastern property line along the alley on levels 3-6 are prohibited.

- Similarly, there is insufficient space to provide recessed balconies for the studio units facing north, on levels three through seven. Fulfilling this requirement would further reduce these already small studios. Moreover, the proposed project provides a setback from the northern property line which serves as a lightwell for these north-facing studio units. Adding balconies would significantly diminish the amount of natural light per unit and increase darkness, and overall decreasing quality of life for residents living in these north-facing studio units.

Incentive 2: Common Open Space

2. Utilize second incentive to deviate from §131.0456(a) requiring 25 square-foot per dwelling unit dedicated to common open space. The applicant proposes 1,674 square-foot of common open space on level 7; essentially +626 square-foot less common open space than required.

- The Proposed project is located on a small in-fill lot. The Proposed Project includes retention and Rehabilitation of two historic street-facing façades along both of its street frontages. Given these Project parameters, there is insufficient space to also provide the required common open space in accordance with §131.0456(a) requiring 25 square-foot per dwelling unit or ±2,300 square-foot of common open space on-site. It would require the removal of 3-4 dwelling units to provide ±2,300 square feet of common open space; which would drastically reduce the economic feasibility/viability of this proposed small in-fill mixed-use project and consequently would preclude the construction of the bonus units on-site.
- To compensate for the Project's inability to provide the required common open space per the SDMC, the Project proposes 1,674 of common open space with additional +980 square feet of interior clubhouse on level 7 for all tenants and guests to enjoy.

WAIVERS PER §143.1010(f)

Pursuant to §143.1010(f) the applicant is entitled to waivers as described in §143.1010(i) for any development for which a written agreement and a deed of trust securing the agreement is entered into by the applicant and the President and Chief Executive Officer of the San Diego Housing Commission.

Therefore, the applicant would like to utilize their waiver(s) as follows:

Waiver 1: Transparency

1. Request a waiver to deviate from §131.0552 Transparency requiring a minimum of 50% of street wall area between 3 and 10 feet above the sidewalk shall be transparent with clear glass visible into a commercial or residential use. Instead, the applicant proposes 40% transparency along Kansas Street as the proposed project must preserve and rehabilitate the existing historical façade and thus cannot modify the street wall area to be fully compliant.

**DRAFT
SITE DEVELOPMENT PERMIT FINDINGS
FOR**

2906 -2912 University Ave & 3911 Kansas St

**"Edward & Emma Newman Building (The Newman Building)/
Sunset Temple Building"**

San Diego Historical Resource #1482

North Park, San Diego

**Prepared by:
Kyle J. Stevens, Carrier Johnson + Culture, on behalf of the Project Applicants**

**October 22, 2024
Revised – 07/18/ 2025**

Regulations in regards to off-street parking requirements and loading dock and overhead door screening standards.

The Project also complies relevant Land Development Code's Planning and Development Regulations for topics not addressed in Chapter 13, Article 1, Division 5: Commercial Base Zones are contained in that SDMC Chapter 14 and include: Grading Regulations, Draining Regulations, Landscape Regulations, Parking Regulations, Refuse and Recyclable Materials Storage, Mechanical and Utility Equipment Storage Regulations, Loading Regulations, Building Regulations, Electrical Regulations and Plumbing Regulations. The proposed development will comply with all of these regulations since a building permit would not be issued without such compliance. Therefore, the proposed development will comply with all applicable regulations of the Land Development Code.

The proposed Project will comply with Complete Communities: Housing Solutions Tier 3 FAR regulations that call for a maximum floor area ratio of 6.5 at this site. In pursuit of Complete Communities: Housing Solutions, the applicant receives the following automatic waivers:

1. Automatic waiver of density permitting 37 pre-density units in exchange for 6.5 FAR-based density (see Table 131-05E: Development Regulations for CC-Zones and §143.1010(b));
2. Automatic waiver of FAR to exceed 5.0 FAR permitted in CC-3-9 FAR Bonus for Residential Mixed Use (see Table 131-05E: Development Regulations for CC-Zones and §143.1010(b)(3));

INCENTIVES PER §143.1010(h)(4)(A)

In addition to the aforementioned automatic waivers received, the applicant requests the use of their two bonus incentives (see §143.1010(h)(4)(A)) as follows:

Incentive 1: Private Exterior Open Space

1. Utilize one incentive to deviate from §131.0455(d) requiring each dwelling unit to have at least 50 square-foot of private exterior open space with a minimum dimension of 4'-0". The applicant proposes 59 of the 92 dwelling units to meet this requirement, leaving 33 dwelling units out of compliance; 64% of total dwelling units meeting this requirement.

- The Property's small lot size (14,591 square-foot) and the Project's in-fill nature of development with neighbors in close proximity, makes it impossible to fully comply with §131.0455(d) requiring each unit to have private exterior open space with a minimum dimension of 4'-0".
- Specifically, there is insufficient space to provide recessed balconies for the studio units along the east property-line, adjacent to the public right-of-way (PROW)/alley, on levels 3-6. Fulfilling this requirement would further reduce these already small studios. Additionally, according to Information Bulletin 302: Encroachment Requirements, "No above-grade building encroachments of any type are allowed to extend into an alley."

² <https://www.sandiego.gov/development-services/forms-publications-information-bulletins/302req>

ISSUES:

NO	DESCRIPTION	DATE

**PRELIMINARY NOT
FOR CONSTRUCTION**

PROJECT NO:	PRJ-1105210
FILE NAME:	WRITE CENTRAL FILE PATH HERE
DRAWN BY:	CHECKED BY:
Author	Checker
PLOT DATE:	7/18/2025 12:27:57 PM
TITLE:	

Great care was taken in exploring the dimensions, materiality, and color of new development above and to the side (former Swami's Crushed) to be respectful of the historic facades and create a clear separation of identity between the two.

4. Finally, the MMRP requires the preparation of a Documentation Program consisting of a Historic American Building Survey (HABS) for the Resource prior to the start of demolition. The HABS shall include photo documentation, written documentation, and an enhanced Sketch Plan prepared consistent with the National Park Service guidance.

Supplemental Finding (3) The denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of a property, and it is not feasible to derive a reasonable economic return for the property.

An Economic Feasibility Analysis of six alternatives Scenarios, including the proposed Base Project Scenario, was prepared by DPFGL LLC. The Economic Feasibility Analysis determined that the Base Project is the most feasible option among those analyzed and is the only one to provide a reasonable economic return from the property based upon market appropriate performance metrics.

The Property is a commercial building located in North Park's commercial core. The Property has been vacant since the start of the global COVID-19 Pandemic and is an underutilization of the site in a location where the North Park Community Plan encourages the addition of residential units.

Table with 2 columns: Description of residential building area above the Resource and set back from historic street-facing facades.

In conclusion, there are no feasible measures, including a less environmentally damaging alternative, that can further minimize the potential adverse effects on the designated historical resource or historical district.

Supplemental Finding (2) The deviation(s) is the minimum necessary to afford relief and accommodate the development and all feasible measures to mitigate for the loss of any portion of the historical resource have been provided by the applicant.

The proposed Project includes demolishing portions of the Resource, demolition of an adjacent, non-historic building, construction of a one-level subterranean parking garage, and a seven-story mixed-income 92 dwelling unit residential building (above grade). Of the 92 dwelling-units, the Project provides 76 market-rate units and 16 affordable units.

A Mitigation Monitoring and Reporting Program (MMRP) would be implemented with this Project, which would mitigate impacts on historical resources to the extent feasible.

- The Project's MMRP specifically requires the Project to: 1. Retain the Resource's 1929 street-facing historic facades and rehabilitate them on-site per the SOI Standards. 2. Minimize any modification to the 1929 street-facing historic facades, utilizing existing openings for business occupant entry.

Table with 3 columns: Scenario, Description of scenario, and Impact to Resource. Scenarios include Complete Communities-No Step-Out, State Density Bonus, Historical Rehabilitation, and Tower Atop Parcel 446-412-11-00.

smaller units for rent. Additionally, Scenario 2 impacts the historic Resource almost as significantly as Scenario 1 with increased costs and higher financial risks because Scenario 2 generates a lower annual IRR and ROC, as it is anticipated that Scenario 2 will result in a stabilized cash flow of approximately \$563,000 in year 4, which is at a minimum, approximately \$45,000 less annually than Scenario 1.

Scenario 3 (State Density Bonus) maximizes net rentable square footage under the State Density Bonus Law. However, it results in a total loss of 16 residential units, including 6 affordable units. The loss of units results in an anticipated stabilized cash flow of approximately \$504,000 in year 4, which is approximately \$104,000 less annually than Scenario 1.

Scenario 4 (Rehabilitation of the Resource) rehabilitates the Resource and does not add any new residential units. The elimination of the residential Project component is a significant loss to the Property owner, as well as the City. Scenario 4 anticipates an IRR of 9.00%. This is lower than Scenario 1 by 4.10% and would go lower if commercial rates drop or if the Project rehabilitation has any unexpected cost increases.

Scenario 5 (Tower Atop Parcel 446-412-11-00) limits redevelopment to the non-historical site while still rehabilitating the Resource's street-facing facades. Scenario 5 builds 59 fewer residential units and does not provide any affordable units. The elimination of the Project's affordable component is necessary as the project would not be feasible without maximizing total net rental revenue.

Scenario 6 (Wedding Cake) adds the fewest number of residential dwelling units while rehabilitating the Resource's street-facing facades. Scenario 6 builds 72 fewer units, resulting in a total of 20 market rate units spread across two additional floors above the existing Resource. The low unit count and rehabilitation scope of work leads to a very low IRR and ROC for the Property owner.

Five Scenario alternatives to the Base Project Scenario were analyzed. All five failed to meet the minimum thresholds for financial feasibility. Consequently, there is no other reasonable beneficial use of the property from which to derive a reasonable economic return besides the Base Project Scenario as demonstrated above.

Avenue building housed North Park's first department store, the Mudd Department store, from 1929-1932. The Resource was also designated for its embodiment of the One-Part Commercial Block type and the Spanish Colonial Revival architectural style.

The proposed Project includes substantially altering the Resource to develop a new 7-story, mixed-use building with 92 dwelling units (76 market rate units and 16 affordable units), 18 subterranean parking spaces and 4,889 square-feet of commercial space. The Project retains and rehabilitates the Resource's historic street-facing facades along University Avenue and Kansas Street.

- Five development alternatives (Scenarios) were prepared to determine that there are no feasible measures, including a less environmentally damaging alternative, that can further minimize the proposed Project's adverse effects to the Resource. All six Scenarios (including the Base Project) were evaluated for their respective: Impacts to the Resource; Financial feasibility; Conformance with Community Plan goals; and Ability to meet code and zoning regulations.

Architectural plans for the Base Project (see Economic Alternative Analysis Summary Report: Scenario 1: Base - Complete Communities-Step-Out) were developed by the Project Architect, Carrier Johnson. Carrier Johnson was also responsible for architectural graphics illustrating five alternative project Scenarios, discussed below.

Construction cost estimates for the base project and each alternative were prepared by California licensed construction firms with historical rehabilitation and new construction experience. The Economic Feasibility Analysis for the Base Project and each alternative was prepared by DPFGL, LLC and was based on information provided by the above-listed parties.

Table with 3 columns: Scenario, Description, and Impact to Resource. Base Project Scenario 1: Complete Communities-Step-Out. Impact: Demolition of all but historic street-facing facades.

The Economic Feasibility Analysis included the following assumptions across all Scenarios:

- Project Schedule: Scenarios 1, 2, 3, 5, and 6 are all anticipated to be completed in 25 months. Scenario 4 is anticipated to only take 22 months to completion. Construction Costs: All construction costs were provided by Property owner based on similar projects and construction types in the City.

In conclusion, the denial of the proposed development would result in economic hardship to the owner. For purposes of this finding, "economic hardship" means there is no reasonable beneficial use of a property, and it is not feasible to derive a reasonable economic return from the property.

The financial results of the individual scenarios are summarized in Appendix A: Scenario Summary.)

SUMMARY OF SCENARIO ANALYSIS

DPFGL analyzed the Property owner's assumptions and anticipated Project performance for the properties under various alternatives.

Scenario 1 (Complete Communities, with Step-out) provides the highest number of both affordable and market rate units while allowing a sufficient rentable square footage to be developed. The average net leasable area for residential units is 894 square feet. This is due to floors 3-7 extending out to the facade, which helps to offset the anticipated costs of rehabilitating the facade.

Scenario 2 (Complete Communities, no Step-out) is very similar to Scenario 1; however, it does not maximize the Property's total net square-footage of the site resulting in a less economically feasible project. The reduction in total net square-footage results in smaller dwelling units which lowers the total rentable square-footage in comparison to Scenario 1, which in turn lowers the Project's anticipated monthly rental income.

1 See Economic Alternative Analysis Summary Report, pages 6, 10, and 12.

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Obstruction Evaluation Group
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Aeronautical Study No.
2023-AWP-15340-OE

Issued Date: 10/24/2023

Kyle Stevens
Kyle
185 West F Street Suite 500
San Diego, CA 92101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Newman Building - NW Corner #1
Location: San Diego, CA
Latitude: 32-44-55.92N NAD 83
Longitude: 117-07-52.65W
Heights: 363 feet site elevation (SE)
100 feet above ground level (AGL)
463 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/24/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

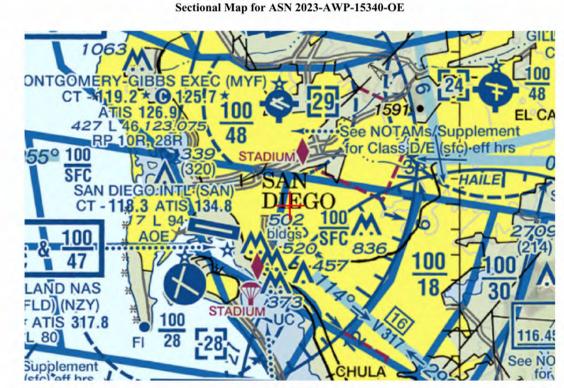
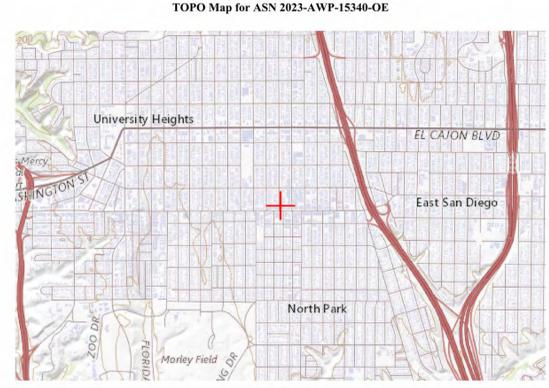
This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AWP-15340-OE.

Signature Control No: 600629817-602774523 (DNE)
Vivian Vilaro
Specialist

Attachment(s)
Map(s)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-AWP-15341-OE

Issued Date: 10/24/2023

Kyle Stevens
Kyle
185 West F Street Suite 500
San Diego, CA 92101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Newman Building - SE Corner #2
Location: San Diego, CA
Latitude: 32-44-54.93N NAD 83
Longitude: 117-07-50.92W
Heights: 362 feet site elevation (SE)
100 feet above ground level (AGL)
462 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/24/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

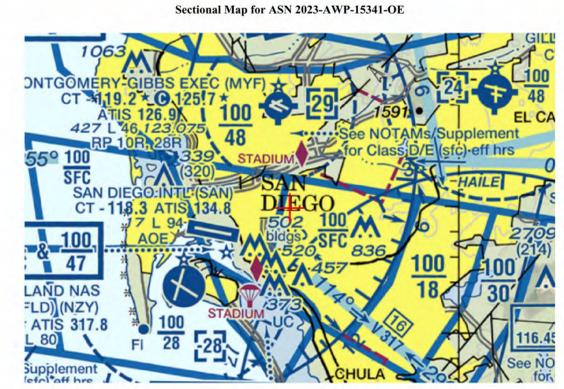
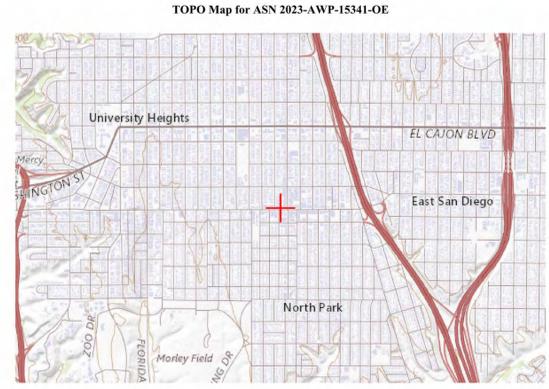
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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AWP-15341-OE.

Signature Control No: 600630034-602774521 (DNE)
Vivian Vilaro
Specialist

Attachment(s)
Map(s)



NO	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

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THE NEWMAN BUILDING
2906 University Ave San Diego, CA 92104

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-AWP-15346-OE

Issued Date: 10/24/2023

Kyle Stevens
Kyle
185 West F Street Suite 500
San Diego, CA 92101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Newman Building - SW Corner #3
Location: San Diego, CA
Latitude: 32-44-54.93N NAD 83
Longitude: 117-07-52.65W
Heights: 362 feet site elevation (SE)
100 feet above ground level (AGL)
462 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/24/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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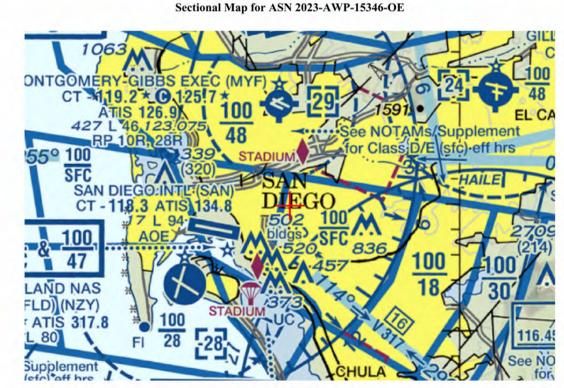
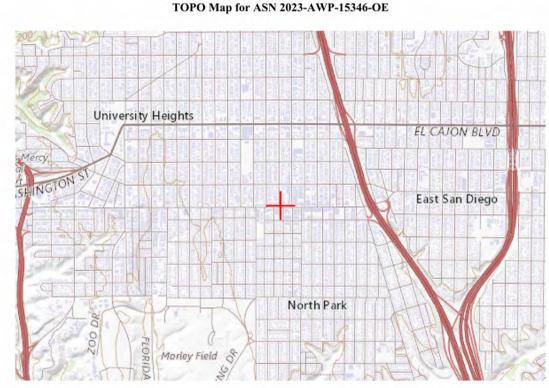
This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AWP-15346-OE.

Signature Control No: 600630386-602774522 (DNE)
Vivian Vilaro
Specialist

Attachment(s)
Map(s)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2023-AWP-15347-OE

Issued Date: 10/24/2023

Kyle Stevens
Kyle
185 West F Street Suite 500
San Diego, CA 92101

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Newman Building - NE Corner #4
Location: San Diego, CA
Latitude: 32-44-55.92N NAD 83
Longitude: 117-07-50.92W
Heights: 363 feet site elevation (SE)
100 feet above ground level (AGL)
463 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

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The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 04/24/2025 unless:

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- (b) extended, revised, or terminated by the issuing office.

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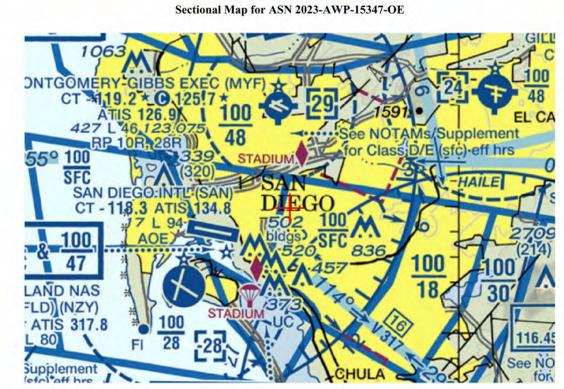
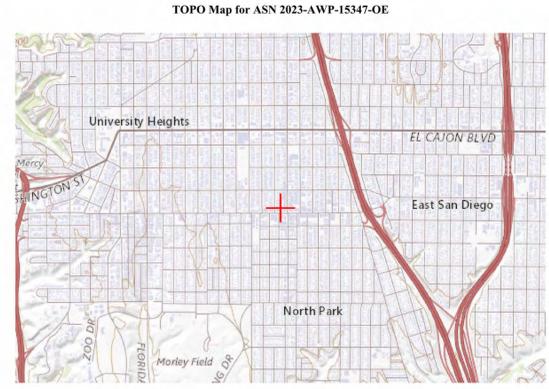
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If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-AWP-15347-OE.

Signature Control No: 600630447-602774524 (DNE)
Vivian Vilaro
Specialist

Attachment(s)
Map(s)



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THE NEWMAN BUILDING
2906 University Ave San Diego, CA 92104

ISSUES:

NO	DESCRIPTION	DATE

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	2	SDP CYCLE 2 REV.	3/22/24

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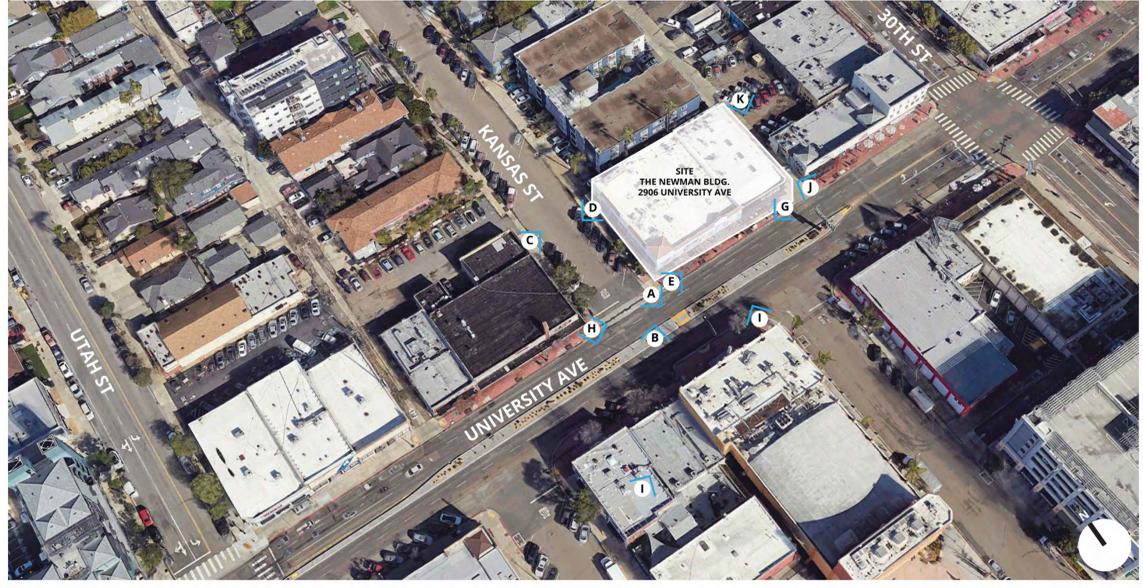
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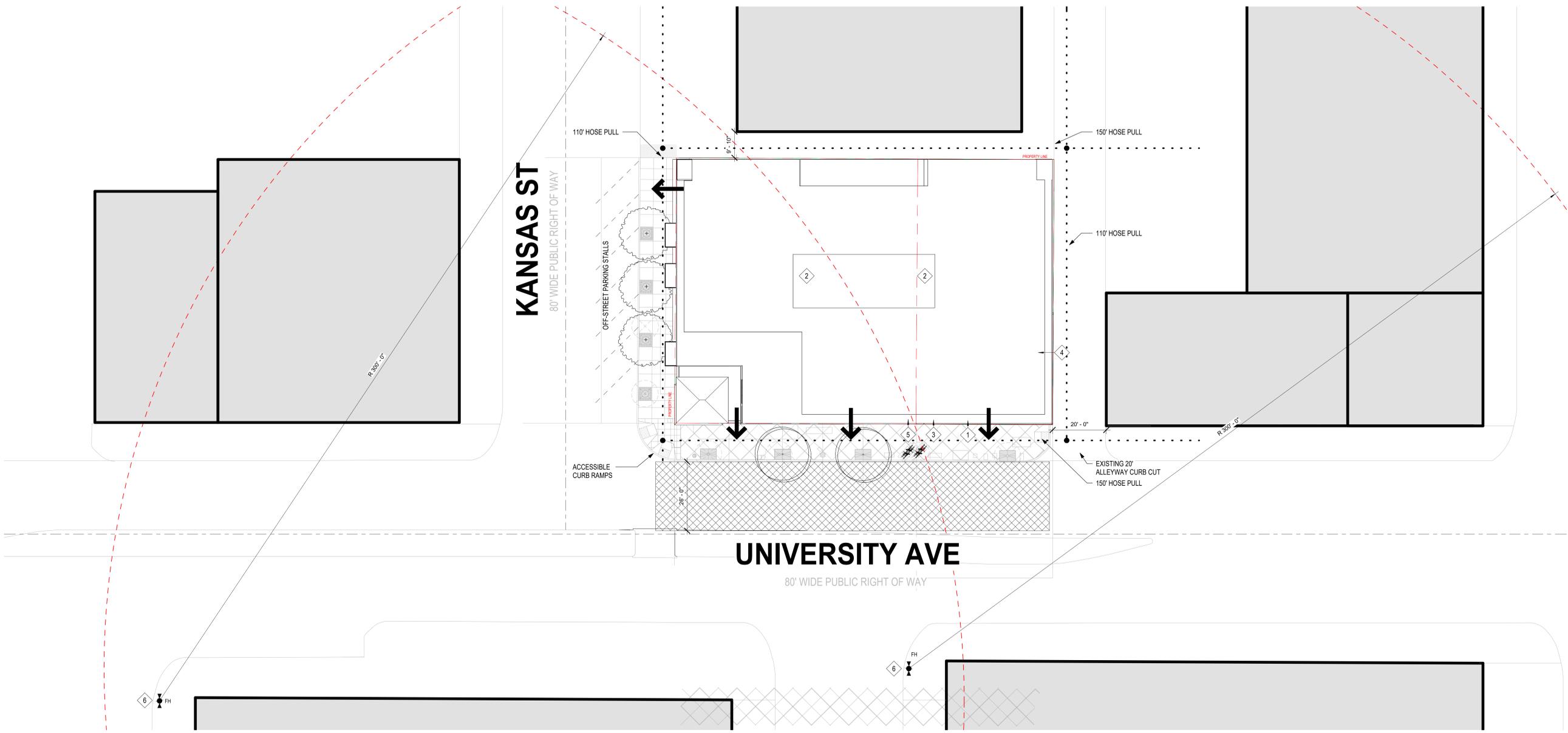
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PURPOSE REAL ESTATE GROUP | THE NEWMAN BLDG.: HISTORIC RESOURCES - SITE DEVELOPMENT PERMIT | PHOTOGRAPHIC SURVEY | 08/12/23

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2 FIRE ACCESS PLAN
1/16" = 1'-0"

NO	DESCRIPTION	DATE
2	SDP CYCLE 2 REV.	3/22/24

FIRE DEPT. ACCESS KEYNOTES

1	BUILDING ADDRESS LOCATION	
2	STAIRWAY ACCESS TO ROOF	
3	KNOX BOX LOCATION	NOTE: KNOX BOXES ARE TO BE INSTALLED WITHIN 10' OF THE MAIN ENTRANCE TO A BUILDING AT A HEIGHT NOT TO EXCEED 7' ABOVE FINISHED GRADE MEASURED FROM THE TOP OF THE BOX (BUT PREFERABLY AT 5'). CFC 508
4	BACKFLOW PREVENTER	
5	FIRE DEPARTMENT CONNECTION / PIV LOCATION	NOTE: POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. ALL FDC SHALL HAVE SIGNAGE THAT INDICATES THE BUILDING ADDRESS.
6	EXISTING FIRE HYDRANT	

FIRE DEPT. ACCESS LEGEND

	HOSE PULL DISTANCE AND ENDPOINT	NOTE: KNOX BOXES ARE TO BE INSTALLED WITHIN 10' OF THE MAIN ENTRANCE TO A BUILDING AT A HEIGHT NOT TO EXCEED 7' ABOVE FINISHED GRADE MEASURED FROM THE TOP OF THE BOX (BUT PREFERABLY AT 5'). CFC 508
	EGRESS EXIT AT GROUND FLOOR (LEVEL 1)	
	FIRE APPARATUS ACCESS ROADS, CFC 503	NOTE: MIN. 28'-0" WIDTH X 15'-6" VERTICAL CLEARANCE, 28'-0" MIN. INSIDE RADIUS, 50' MIN. OUTSIDE RADIUS. ACCESS SHALL SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS TO WITHSTAND MIN. 75,000 LBS. VEHICLE LOAD PER CFC 1102.1. SURFACE TO BE CONCRETE OR ASPHALT PAVING AT PUBLIC R.O.W.
	FIRE HYDRANT	NOTE: LOCATED 6' FROM FACE OF CURB W/ BLUE REFLECTIVE PAVEMENT MARKER. CFC 507 (PROVIDE 3'-0" DIA. MIN. CLEAR AREA. CFC 507.5.5.)

FIRE DEPT. ACCESS NOTES

- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO MUNICIPAL CODE SECTION 95.0209 AND FHPS POLICY P-00-6 (UFC 901.4.4).
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE.
- CBC SEC. 3002.4A - GENERAL STRETCHER REQUIREMENTS - ALL BUILDINGS AND STRUCTURES WITH ONE OR MORE PASSENGER SERVICE ELEVATORS SHALL BE PROVIDED WITH NOT LESS THAN ONE MEDICAL EMERGENCY SERVICE ELEVATOR TO ALL LANDINGS MEETING THE PROVISIONS OF SECTION 3002.4A
- THE REQUIRED WIDTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE NO SPACE IS PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEY SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14.1
- STAIRWAYS EXITING DIRECTLY TO THE EXTERIOR OF A BUILDING FOUR OR MORE STORIES IN HEIGHT SHALL BE PROVIDED WITH A MEANS FOR EMERGENCY ENTRY FOR FIRE DEPARTMENT ACCESS. DOORS AT THESE LOCATIONS SHALL ALSO COMPLY WITH THIS REQUIREMENT.
- CFC 504.3 - NEW BUILDINGS FOUR OR MORE STORIES ABOVE GRADE PLANE, EXCEPT THOSE WITH A ROOF SLOPE GREATER THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL SHALL BE PROVIDED WITH A STAIRWAY TO THE ROOF.
- EVERY BUILDING FOUR STORIES OR MORE IN HEIGHT SHALL BE PROVIDED WITH NOT LESS THAN ONE STANDPIPE FOR USE DURING CONSTRUCTION INSTALLED IN ACCORDANCE WITH CFC 3313.1 STANDPIPE SHALL BE INSTALLED WHEN PROGRESS OF CONSTRUCTIONS NOT MORE THAN 40 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT ACCESS. CFC 3313.1
- VEGETATION SHALL BE SELECTED AND MAINTAINED IN SUCH MANNER AS TO ALLOW IMMEDIATE ACCESS TO ALL HYDRANTS, VALVES, FIRE DEPARTMENT CONNECTIONS, PULL STATIONS, EXTINGUISHERS, SPRINKLER RISERS, ALARM CONTROL PANELS, RESCUE WINDOWS, AND OTHER DEVICES OR AREAS USED FOR FIRE FIGHTING PURPOSES. VEGETATION OF BUILDING FEATURES SHALL NOT OBSTRUCT ADDRESS NUMBERS OR INHIBIT THE FUNCTIONING OF ALARM BELLS.
- DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION. CFC SEC. 804
- ALL BUILDINGS AND SITES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 33 OF THE CFC
- FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION CFC 501.4
- FIRE COMMAND CENTER SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN THE FEATURES LISTED IN CFC SECTION 508
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS/ACCESS SIDE OF THE STRUCTURE. 9122.1
- SAN DIEGO MUNICIPAL CODE SECTION 55.507 ITEM (C) HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF REFLECTIVE BLUE COLORED MARKERS. SUCH MARKERS SHALL BE AFFIXED TO THE ROADWAY SURFACE, APPROXIMATELY CENTERED BETWEEN CURBS, AND AT A RIGHT ANGLE TO THE HYDRANT.
- EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE CBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHEN REQUIRED BY THE FIRE CODE OFFICIAL.
- EMERGENCY SYSTEMS CONFORMING WITH CFC SECTION 604 AND THE CALIFORNIA ELECTRICAL CODE SHALL BE PROVIDED.
- CFC 105.4.4 CONSTRUCTION DOCUMENTS APPROVED BY THE FIRE CODE OFFICIAL ARE APPROVED WITH THE INTENT THAT SUCH CONSTRUCTION DOCUMENTS COMPLY IN ALL RESPECTS WITH THE CFC. REVIEW AND APPROVAL BY THE FIRE CODE OFFICIAL SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE.
- ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT AND EQUIPMENT LOCATION SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
- FD POLICY 10-09 - HIGH RISE BUILDINGS FDC'S SHALL HAVE FOUR 2 1/2 INCH INLETS. HIGH RISE BUILDINGS SHALL HAVE TWO REMOTELY LOCATED FDC'S FOR EACH ZONE. HIGH RISE AND OTHER BUILDINGS EQUIPPED WITH HOSE VALVES OF THE PRESSURE REGULATING TYPE (PRVS) SHALL PROVIDE A SIGN INDICATING THE MINIMUM PRESSURE THE FIRE APPARATUS REQUIRED TO PUMP INTO THE FDC. (EXAMPLE: 10 MINIMUM PUMP PRESSURE 225 PSI). A WEATHER-RESISTANT SIGN SECURED WITH A CORROSION RESISTANT CHAIN OR FASTENER SHALL INDICATE THE ADDRESS, PORTION OF THE BUILDING SERVED. SEE NFPA 14 - 6.4.6 FOR HEIGHT REQUIREMENTS.
- A "DISCRETIONARY" PLAN REVIEW IS "CONCEPTUAL" BY DEFINITION, AND AS SUCH DOES NOT CONSTITUTE AN APPROVAL FOR FIRE ACCESS. IT SHALL THEREFORE BE INCUMBENT OF THE APPLICANT TO ENSURE THAT A FIRE PLAN REVIEW CYCLE IS PROVIDED DURING THE "MINISTERIAL" REVIEW. ALSO, AN "EXHIBIT" PACKAGE WITH OR WITHOUT A "FIRE ACCESS" PLAN DOES NOT CONSTITUTE AN APPROVED FAP FOR ISSUANCE OF CONSTRUCTION/BUILDING PERMIT.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
- AERIAL FIRE ACCESS ROAD(S) ADJACENT TO BUILDINGS THAT ARE GREATER THAN 30 FEET IN HEIGHT FROM GRADE PLANE, SHALL HAVE A MINIMUM WIDTH OF 26 FEET. THE PROXIMAL EDGE OF AERIAL FIRE ACCESS SHALL BE A MINIMUM OF 15-30 FEET FROM THE BUILDING FACADE(S) AND/OR PLUMB LINE OF EAVE(S). AERIAL ACCESS SHALL BE PROVIDED ALONG ONE ENTIRE LONG SIDE(S) OF THE BUILDING(S).
- ALL REQUIRED HOSE PULLS ARE SHOWN TO REACH ALL PORTIONS OF THE EXTERIOR OF THE BUILDING(S) PER POLICY A-14.1. HOSE PULL IS MEASURED FROM THE FIRE APPARATUS (ENGINE) WHEN THE FIRE ENGINE IS IN A FIRE ACCESS ROAD/LANE. HOSE PULL CAN BE MEASURED FROM MULTIPLE LOCATIONS WITHIN THE ACCESS ROAD/LANE.
- ALL EXISTING AND/OR PROPOSED FIRE HYDRANTS WITHIN 600 FEET OF THE PROJECT SITE AND A 300 FEET RADIUS OVERLAY SHALL BE SHOWN TO ENCOMPASS ALL PORTIONS OF ALL STRUCTURES AS PART OF SUBMITTED PROJECT.
- ALL RED CURB/NO PARKING SIGN AREAS HAVE BEEN SHOWN WITH A KEY INDICATOR. ALL REQUIRED ACCESS ROADWAYS SHALL NOT PROVIDE LESS THAN THE REQUIRED APPROVED WIDTH AND/OR BE OBSTRUCTED IN ANY MANNER, INCLUDING THE PARKING OF VEHICLES. WHERE INADEQUATE WIDTH HAS NOT PROVIDED FOR PARKING ALONG ACCESS ROADWAYS, THEN SUCH ACCESS SHALL BE KEPT CLEAR BY THE POSTING OF SIGNS OR THE PAINTING OF CURBS PER POLICY A-14.1.
- THE LOCATION(S) OF AN APPROVED "KNOX" KEY BOX ARE SHOWN ON THE FAP AND FOLLOW THE SAN DIEGO FIRE DEPARTMENT FPB POLICY K-15.2. (SAN DIEGO GOV/FIRE SERVICES & PROGRAMS, POLICIES, KNOX BOX REQUIREMENTS).
- MINIMUM ROOM SIZE FOR FIRE COMMAND CENTER IS 200 SQUARE FEET IN AREA WITH A MINIMUM DIMENSION OF 10 FEET.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-BC SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR CFC SEC 906.
- STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE WITH SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD (2A10BC) AS FOLLOWS:
1. AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
2. IN EVERY STORAGE AND CONSTRUCTION SHED
3. ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST, INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS. CFC 3315.
- PROVIDE STAIRWAY IDENTIFICATION SIGNS PER CFC 3315.
- A CLASS (I) OR (II) STANDPIPE OUTLET CONNECTION IS REQUIRED IN OCC. OF 4 OR MORE STORIES AT EVERY FLOOR LEVEL CONNECTION OF EVERY REQUIRED STAIRWAY ABOVE OR BELOW GRADE. OUTLETS AT STAIRWAYS SHALL BE LOCATED WITHIN THE EXIT ENCLOSURE OR, IN THE CASE OF PRESSURIZED ENCLOSURES, WITHIN THE VESTIBULE OR EXTERIOR BALCONY, GIVING ACCESS TO THE STAIRWAY. THERE SHALL BE AT LEAST ONE OUTLET ABOVE THE ROOF LINE WHEN THE ROOF HAS A SLOPE OF LESS THAN 4:12 UNITS HORIZONTAL. IN BUILDINGS WHERE MORE THAN ONE STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED CFC 905.
- FIRE PROTECTION EQUIPMENT SHALL BE IDENTIFIED IN AN APPROVED MANNER. ROOMS CONTAINING CONTROLS FOR A/C SYSTEMS, SPRINKLER RISERS AND VALVES, OR OTHER FIRE DETECTION, SUPPRESSION OR CONTROL ELEMENTS SHALL BE IDENTIFIED FOR THE USE OF THE FIRE DEPARTMENT. APPROVED SIGNS REQUIRED TO IDENTIFY FIRE PROTECTION EQUIPMENT SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALLED AND READILY VISIBLE.
- FUEL TANKS (TO INCLUDE BELLY TANKS OF GENERATOR EQUIPMENT) REQUIRE PLAN CHECK AND APPROVAL FROM THE TECHNICAL SERVICES SECTION OF THE FIRE DEPARTMENT. TO OBTAIN A BUILDING PERMIT / TA NUMBER OR REQUEST A REVIEW FOR PERMIT, CALL (619) 533-4477 TO SCHEDULE AN APPOINTMENT. BUILDING FINAL WILL NOT BE APPROVED UNTIL THE TANK PERMIT HAS BEEN APPROVED.

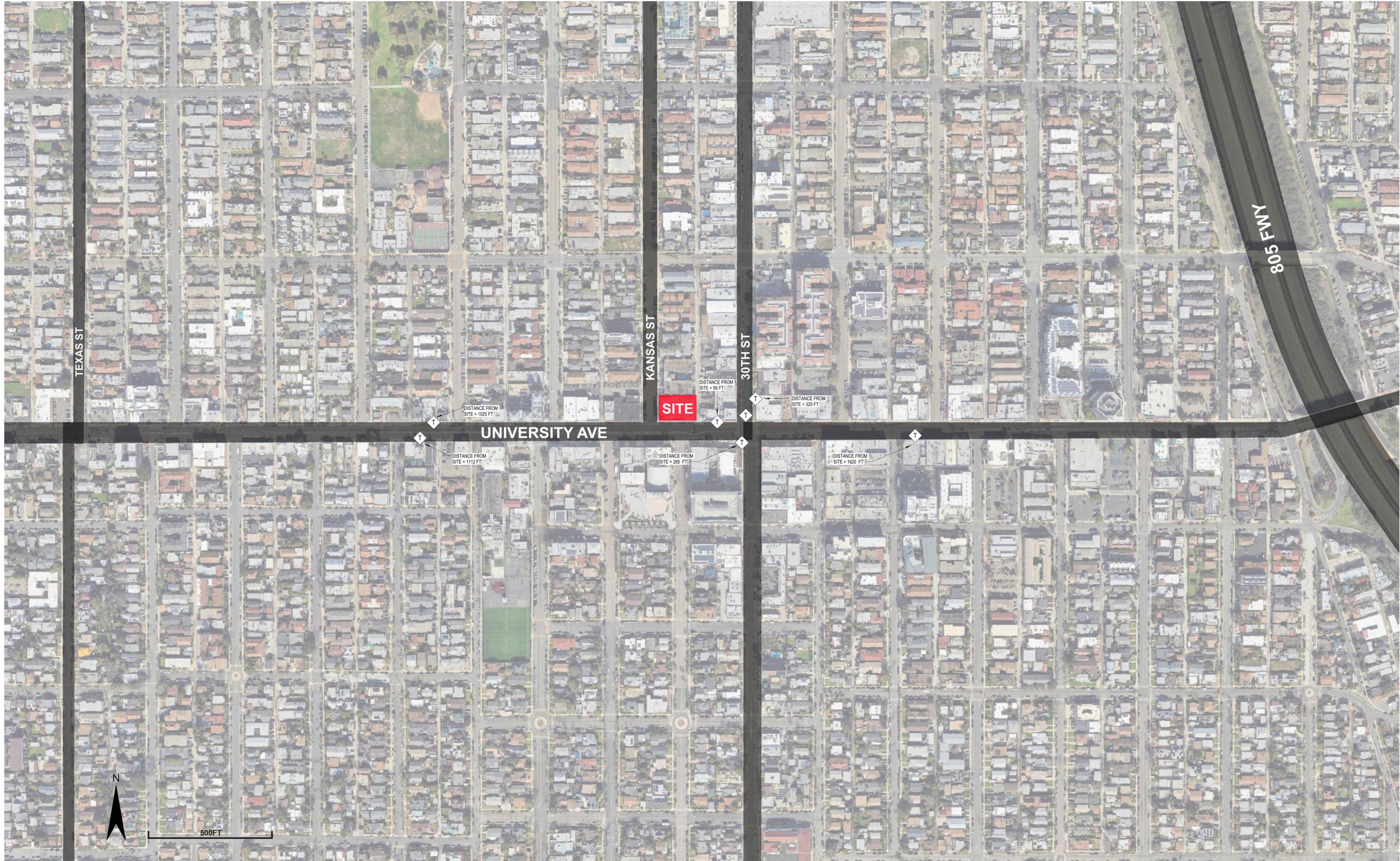
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FIRE ACCESS PLAN	

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1 Vicinity Map

LEGEND	
	TRANSIT STOP

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VICINITY MAP

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2	SOP CYCLE 2 REV.	3/29/24

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ON-STREET ACCESSIBLE PARKING SPACE WITHIN 1-BLOCK RADIUS

PROPOSED DUAL PED RAMP

PROPERTY LINE

EXISTING 20' CURB CUT FOR ALLEYWAY

ON-STREET ACCESSIBLE PARKING SPACE WITHIN 1-BLOCK RADIUS

1 ACCESSIBILITY PLAN
SCALE: 1/16" = 1'-0"

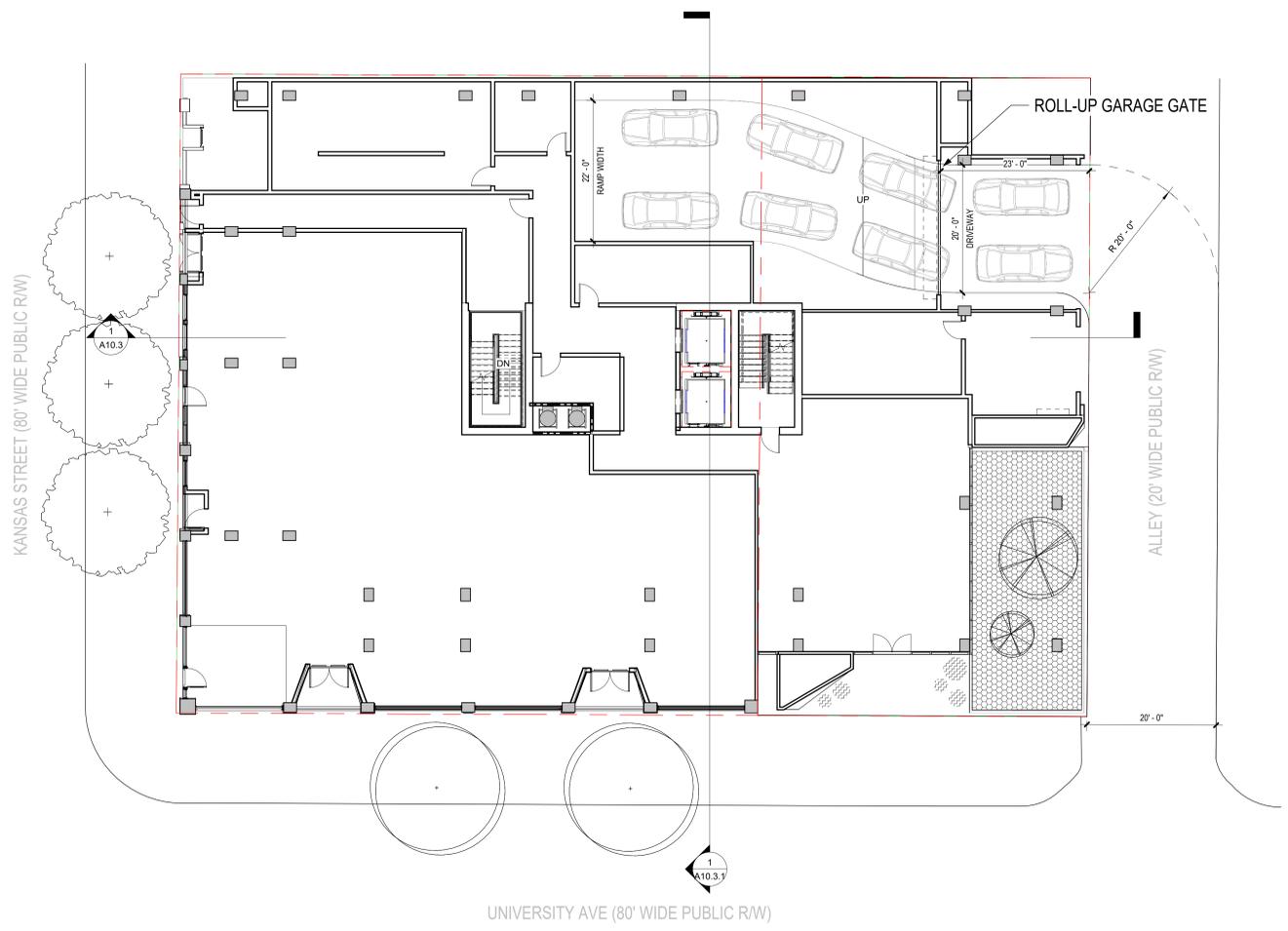
ACCESSIBILITY PLAN LEGEND

●●●●● ACCESSIBLE ROUTE PER CBC 11B-403, 405
 A CONTINUOUS UNOBSTRUCTED PATH CONNECTING ACCESSIBLE ELEMENTS AND SPACES OF AN ACCESSIBLE SITE, BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A DISABILITY USING A WHEELCHAIR, AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES. EXTERIOR ACCESSIBLE ROUTES MAY INCLUDE PARKING ACCESS AISLES, CURB RAMPS, CROSSWALKS AT VEHICULAR WAYS, WALKS, RAMPS AND LIFTS.

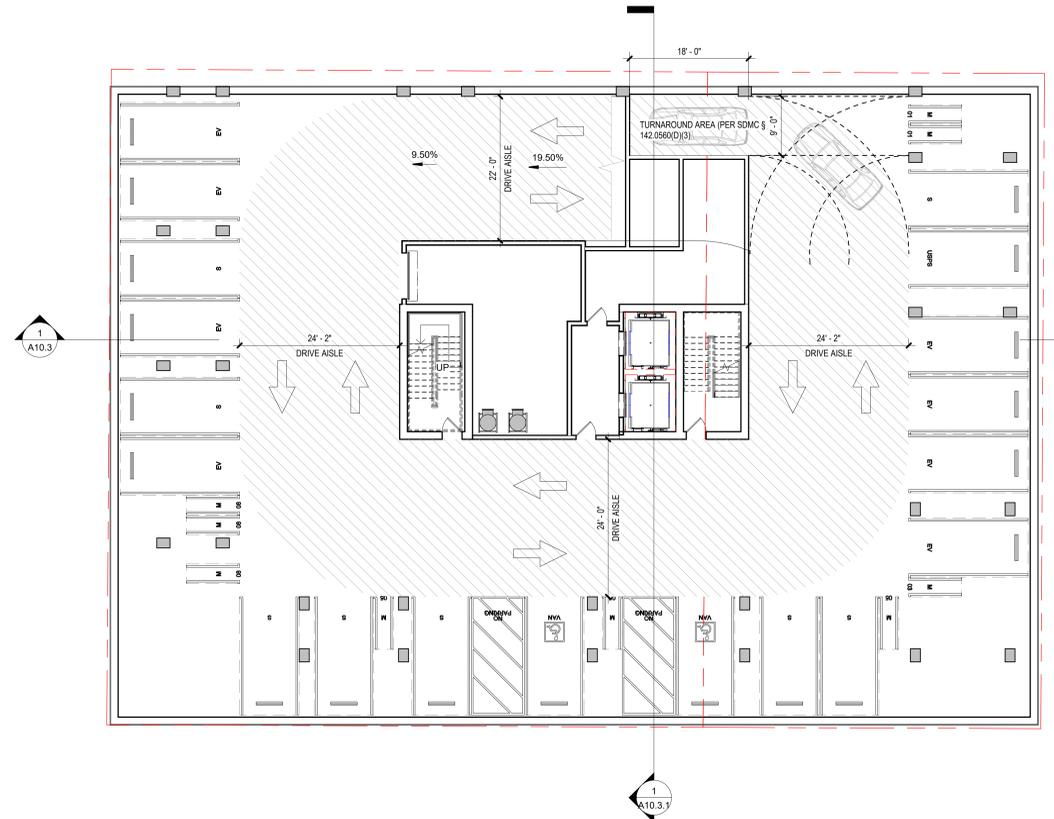
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A10.2 ACCESSIBILITY PLANS
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1 QUEUING DIAGRAM - LEVEL 1
SCALE: 3/32" = 1'-0"



2 QUEUING DIAGRAM - LEVEL B1
SCALE: 3/32" = 1'-0"

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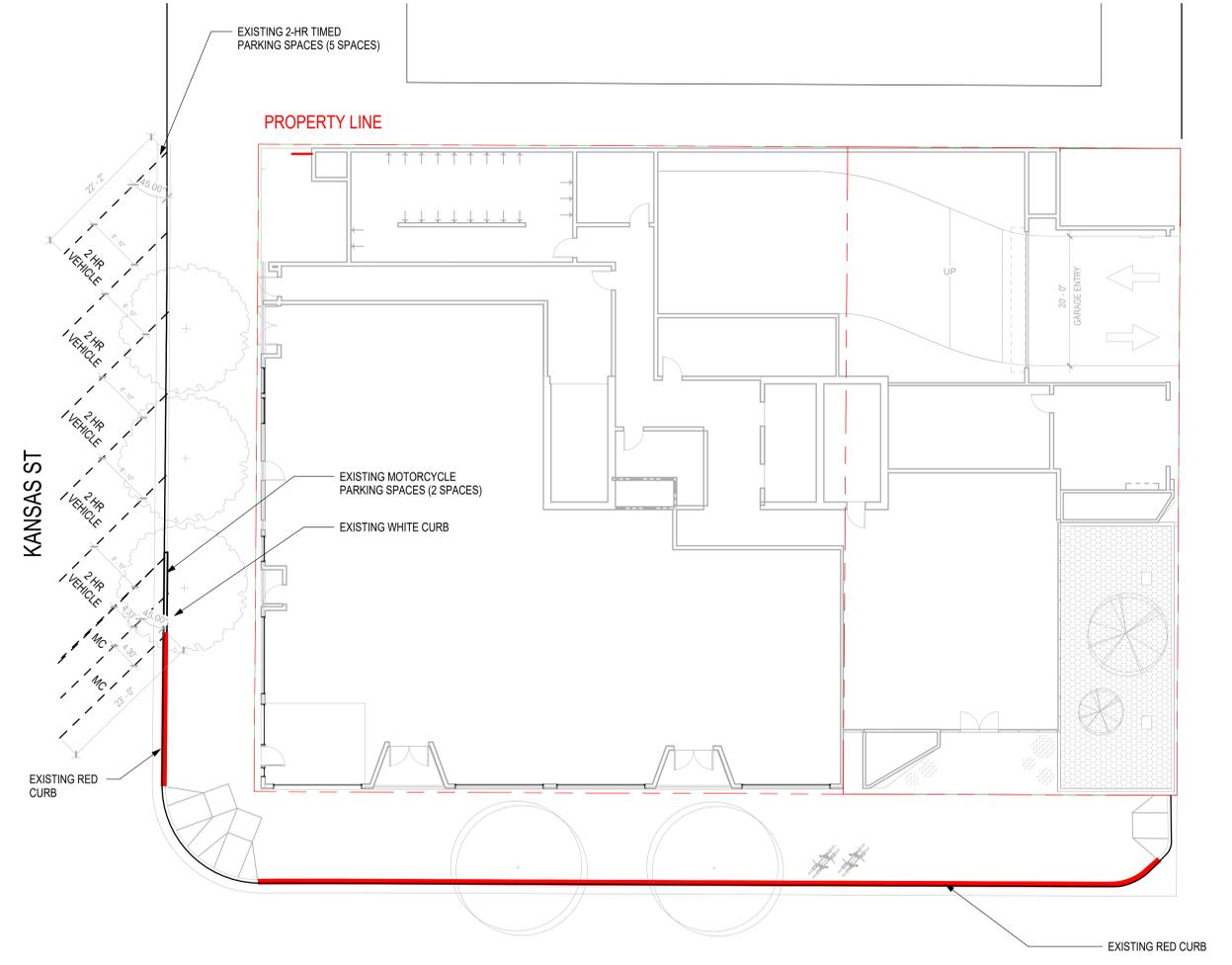
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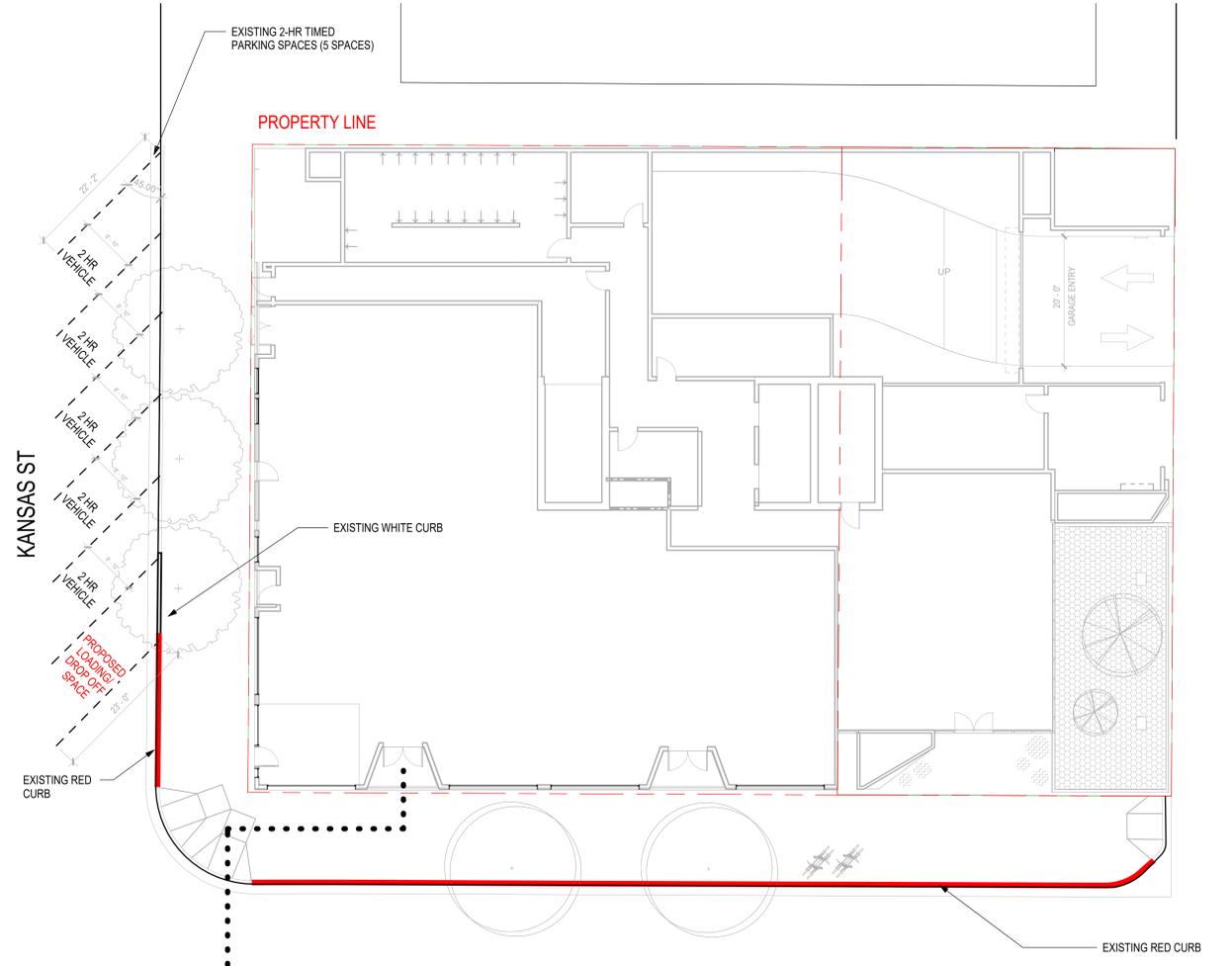
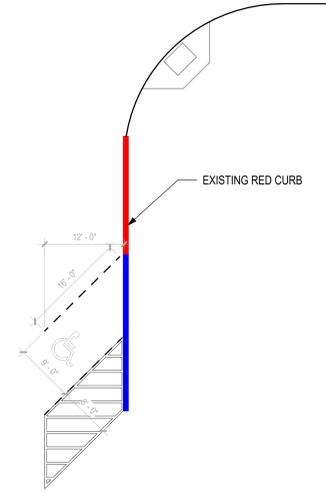
VEHICULAR QUEUING DIAGRAMS

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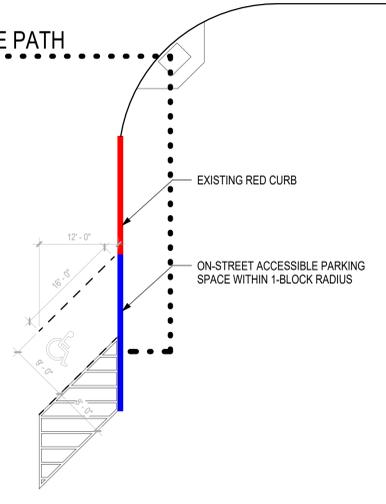


1 EXISTING ON-STREET PARKING DIAGRAM
SCALE: 3/32" = 1'-0"



NET LOSS: 2 MOTORCYCLE SPACES
NET GAIN: 1 LOADING SPACE

2 PROPOSED ON-STREET PARKING DIAGRAM
SCALE: 3/32" = 1'-0"



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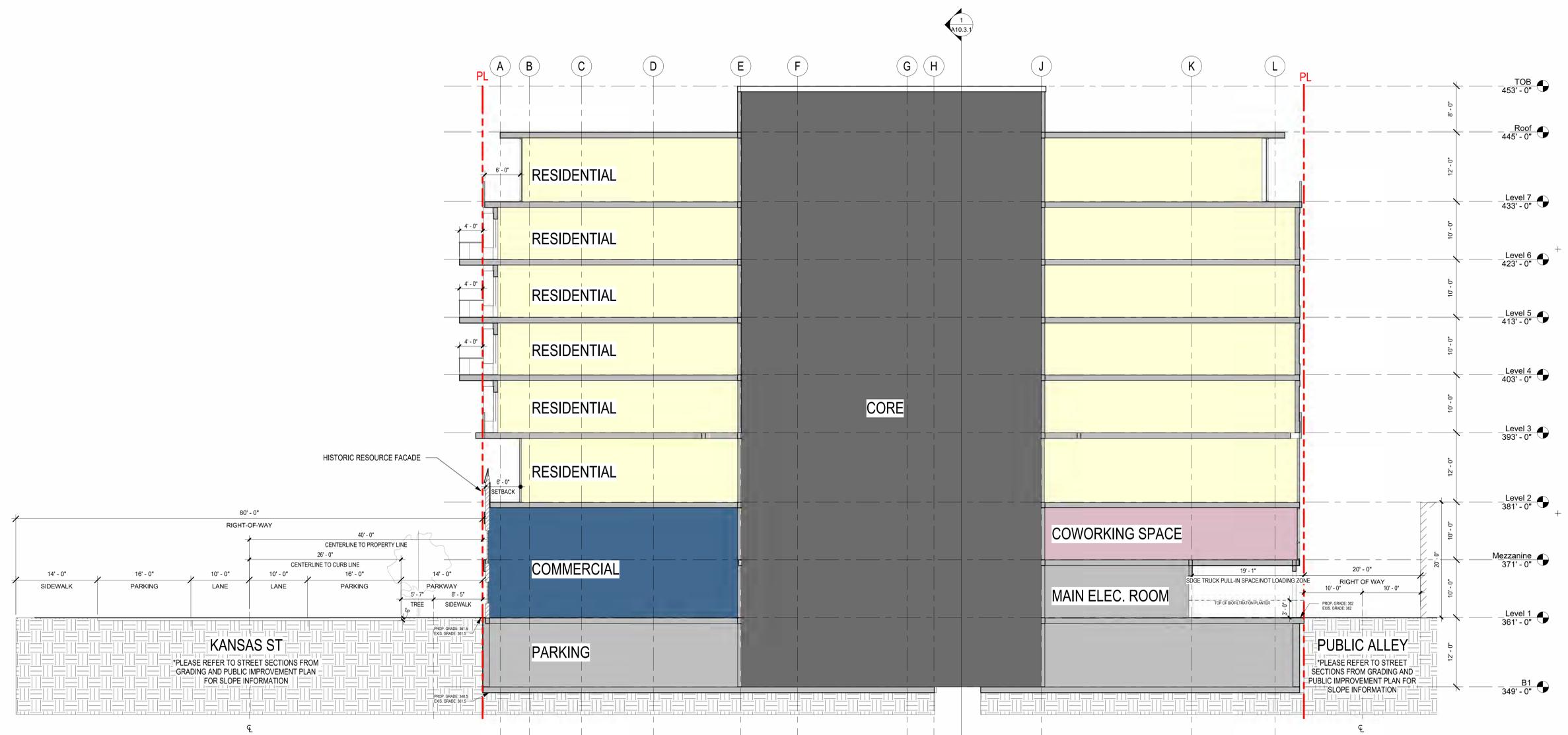
ON-STREET PARKING DIAGRAMS

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architecture + environments + brand strategy + graphics

THE NEWMAN
BUILDING
2906 University Ave San Diego,
CA 92104



1 KANSAS ST SECTION
SCALE: 1/8" = 1'-0"

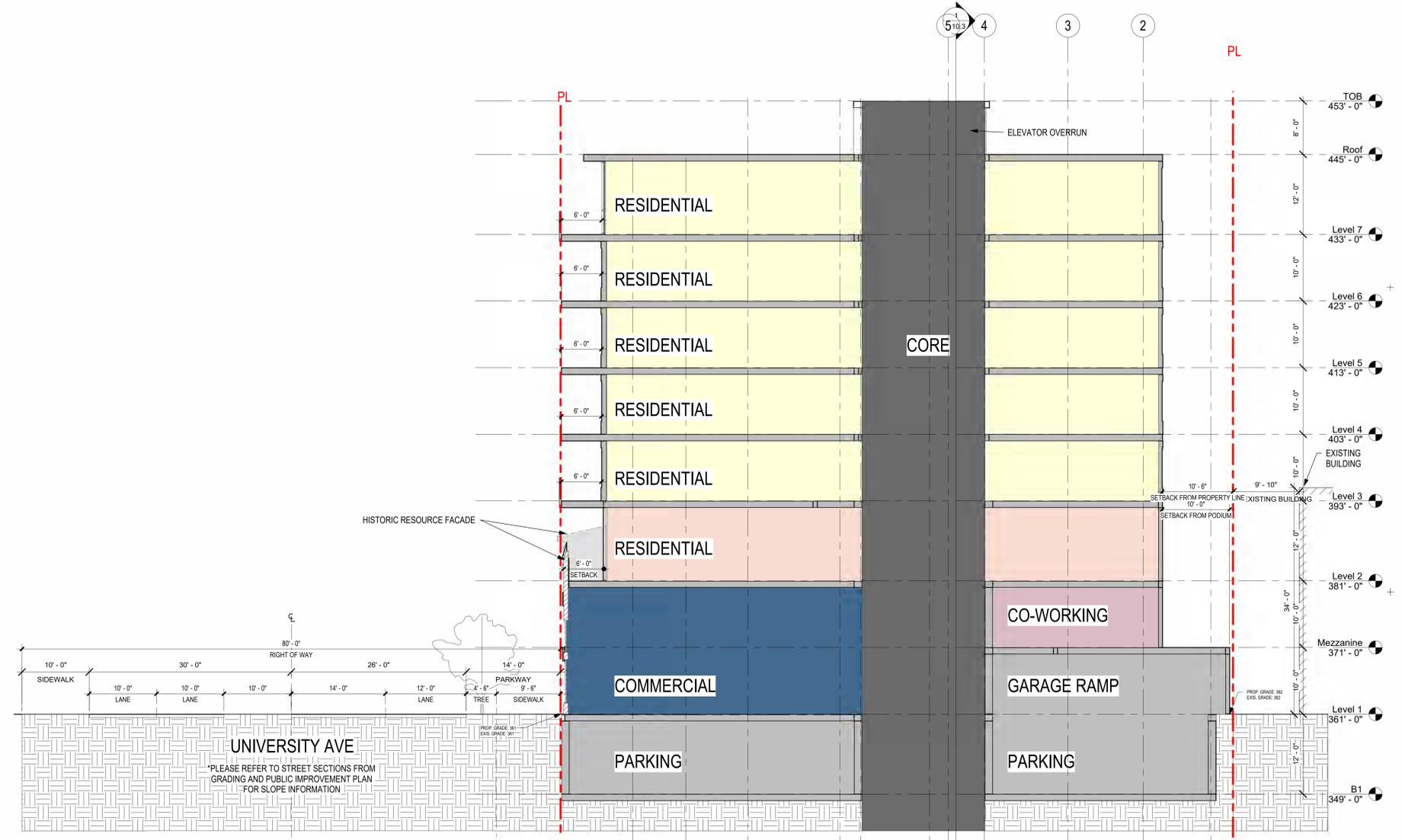
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BUILDING SECTIONS

DRAWING NO:



1 UNIVERSITY AVE SECTION
SCALE: 1/8" = 1'-0"

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BUILDING SECTIONS 2

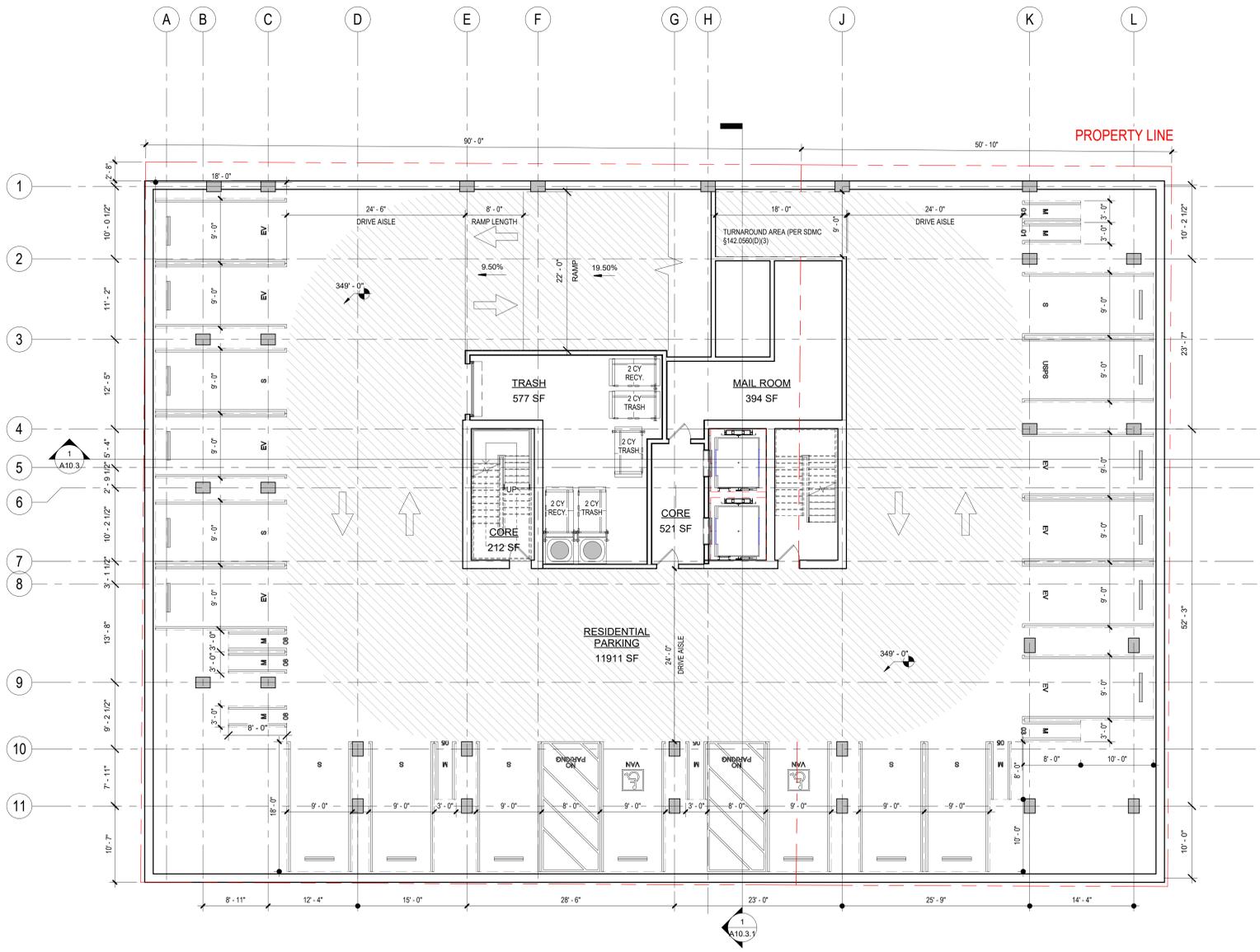
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Transportation Amenity Requirement

Project Applicant:	Project Address:
Surge Real Estate Group	3300 32nd University Ave San Diego, CA 92104
Project No:	Phone:
	619-318-0399
The purpose of this form is to determine the transportation amenity requirement per San Diego Municipal Code (SDMC) Section 142.0528. This applies to multifamily residential developments within Parking Standards Transit Priority Areas. This form must be completed by the project applicant and submitted to Development Services at time of project submittal.	
Enter APN: (please type in and do not copy and paste)	44641-21000
Step 1: Find out if your parcel is located within a Parking Standards TPA?	Within a Parking Standards TPA; proceed to Steps 3 & 4 for Transportation Amenity Requirement
Please note: - If parcel is located within a Parking Standards TPA, zero minimum parking standards apply. - If parcel is located within Downtown, maximum parking requirements also apply. - If parcel is located within Coastal Overlay Zone, zero minimum parking standards are not in effect. - If parcel is NOT located within a Parking Standards TPA, zero minimum parking standards do not apply.	
Step 3: Enter Total Number of Units	92
Step 4: Enter Total Number of Bedrooms	104
Bedroom Ratio:	1.13
Jobs Within a Mile (Walking):	5,502
Walking Score:	13.16
Employment within a 30-Minute Transit Trip:	626
Bedroom Ratio Score:	3
Jobs-Housing Score:	1
Environmental Friendly Index Score:	7
Transit Commute Score:	1
Transportation Amenity Score:	6
Transportation Amenity Requirement:	2 Points

9/27/2023



1 FLOOR PLAN LEVEL B1
SCALE: 1/8" = 1'-0"

TRANSPORTATION NOTES

PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA):
PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE TWO POINTS WORTH OF TRANSPORTATION AMENITIES (SEE TRANSPORTATION AMENITY CALCULATOR) IN ORDER TO ENJOY REDUCED PARKING AT A RATIO TO THE APPLICANT DETERMINES. ADDITIONALLY, ALL PARKING SPACES WILL BE UNBUNDLED (SEE §142.0528).
APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX Q. DETERMINING TRANSPORTATION AMENITIES REQUIRED BY THE PARKING STANDARDS TRANSIT PRIORITY AREA REGULATIONS.
2 PTS - CO-WORKING SPACE WITHIN THE PROJECT PREMISES AVAILABLE FOR RESIDENT USE AT LEAST 500 SF IN AREA AND SHALL PROVIDED PRIVATE OR SEMI-PRIVATE WORK SPACES. THE CO-WORKING SPACE SHALL BE LOCATED ON THE MEZZANINE LEVEL.
SINCE PROPOSED DEVELOPMENT IS LOCATED IN BASE ZONE CC-3-B, A PSTPA AND A TPA, ACCORDING TO TABLE 142-05E, 142-05F, 142-05G, THE PROPOSED DEVELOPMENT HAS NO MINIMUM PARKING REQUIREMENT FOR NON-RESIDENTIAL AND RESIDENTIAL USES. THE APPLICANT WILL PROVIDE 0 PARKING SPACES FOR ALL PROPOSED NON-RESIDENTIAL USES.

COMPLETE COMMUNITIES HOUSING SOLUTIONS: PER SDMC SECTION 143.1025(A)(1), FOR A PREMISES THAT IS LESS THAN 25,000 SQUARE FEET, THE APPLICANT ELECTS TO PROVIDE A BICYCLE REPAIR STATION LOCATED ALONG UNIVERSITY AVENUE IN LIEU OF A SIDEWALK WIDENING.

BICYCLE PARKING NOTES

BICYCLE PARKING: AT LEAST 50 PERCENT OF ALL RESIDENTIAL AND NON-RESIDENTIAL BICYCLE PARKING SPACES REQUIRED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 5 SHALL BE SUPPLIED WITH INDIVIDUAL OUTLETS FOR ELECTRIC CHARGING AT EACH BICYCLE PARKING SPACE.
LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES: 44 SPACES (50% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS). LONG-TERM BICYCLE PARKING SHALL BE LOCATED WITHIN THE SECURE BICYCLE PARKING STORAGE AT LEVEL 1.
LONG-TERM BICYCLE PARKING (NON-RESIDENTIAL): THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.
SHORT-TERM BICYCLE PARKING SPACES (NON-RESIDENTIAL): A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

BICYCLE PARKING PROVIDED			
TYPE	SDMC REQ	REQUIRED	PROVIDED
LONG-TERM (RESIDENTIAL)	§142.0528(b)(4)	38	44
SHORT-TERM BICYCLE PARKING (NON-RESIDENTIAL)	§142.0530(e)(1)(C) CREDIT APPLIED	2	4

FLOOR PLAN KEYNOTES

- 1 VISIBILITY ENHANCEMENT MIRRORS
- 2 SMART KIOSK
- 3 PUBLIC BICYCLE REPAIR STATION (SDMC 143.1025(a)(1))
- 4 EXISTING PERMANENTLY ANCHORED BICYCLE RACKS
- 5 GARAGE OVERHEAD ROLL UP GATE
- 6 SDGE WORKING AREA FOR TRANSFORMER ROOM, NOT A LOADING SPACE
- 7 PROPOSED 6" FIRE LATERAL & BACKFLOW
- 8 PROPOSED 2" WATER LATERALS & BACKFLOWS
- 9 PROPOSED 1" IRRIGATION LATERAL

PARKING PROVIDED

RESIDENTIAL PARKING SCHEDULE				
TYPE	DIMENSIONS	SDMC	REQUIRED	PROVIDED
Motorcycle	3'-0" x 8'-0"	§142.0528(b)(5)	9	9
Standard	9'-0" x 18'-0"	§142.0528(a)(1)	0	8
Standard EV	9'-0" x 18'-0"	§142.0528(b)(3)	2	8
USPS	9'-0" x 18'-0"		0	1
VAN ACCESSIBLE	9'-0" x 18'-0"	§142.0528(b)(2)	2	2
TOTAL PARKING			28	

NON-RESIDENTIAL PARKING TABLE			
Parking Type	SDMC Reference	Parking Required	Parking Provided
Carpool/Zero Emission Vehicle	§142.0530(d)(B)(i)	0	0
Loading	§142.0531(c)(1)	1	1
Long-Term Bicycle Parking	§142.0530(e)(2)(A)	0	0
Motorcycle	§142.0530(g)	0	0
Non-Residential Vehicle	Table 142-05E	0	0
Short-Term Bicycle Parking	§142.0530(e)(1)(C)	2	Credit of 4 spaces at permanently anchored racks applied.

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FLOOR PLAN PARKING GARAGE B1

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SECURE BICYCLE STORAGE ROOM:

LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES:
44 SPACES (60% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS).

NON-RESIDENTIAL LONG-TERM BICYCLE PARKING:
THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.

NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES:
A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

KANSAS STREET
(80' WIDE PUBLIC RW)

ALLEY
(20' WIDE PUBLIC RW)

EXISTING PARKING SIGNAGE TO BE REMOVED

EXISTING HISTORICAL SIGNAGE ON SIDEWALK IN FRONT OF ENTRANCE TO BE PRESERVED.

10' x 10' VISIBILITY TRIANGLE
NO OBSTRUCTION, INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA, SHALL EXCEED 36 INCHES IN HEIGHT.

BIOFILTRATION PLANTER IS 36" TALL. SEE SECTION 1 ON SHEET A10.3.

THERE ARE NO ADDITIONAL PROPOSED UTILITY BOXES

EXISTING ABOVE GROUND UTILITY BOXES TO REMAIN

EXISTING PERMANENTLY ANCHORED BICYCLE RACKS (4 SPACES)

TO FULFILL REQUIREMENT OF NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING

1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

UNIVERSITY AVE
(80' WIDE PUBLIC R/W)

TRANSPORTATION NOTES

PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA):

PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE TWO POINTS WORTH OF TRANSPORTATION AMENITIES (SEE TRANSPORTATION AMENITY CALCULATOR) IN ORDER TO ENJOY REDUCED PARKING AT A RATIO THE APPLICANT DETERMINES. ADDITIONALLY, ALL PARKING SPACES WILL BE UNBUNDLED (SEE §142.0528)

APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX Q. DETERMINING TRANSPORTATION AMENITIES REQUIRED BY THE PARKING STANDARDS TRANSIT PRIORITY AREA REGULATIONS.

2 PTS - CO-WORKING SPACE WITHIN THE PROJECT PREMISES AVAILABLE FOR RESIDENT USE AT LEAST 500 SF IN AREA AND SHALL PROVIDE PRIVATE OR SEMI-PRIVATE WORK SPACES. THE CO-WORKING SPACE SHALL BE LOCATED ON THE MEZZANINE LEVEL.

SINCE PROPOSED DEVELOPMENT IS LOCATED IN BASE ZONE CC-3-9, A PSTPA AND A TPA, ACCORDING TO TABLE 142-05E, 142-05F, 142-05G, THE PROPOSED DEVELOPMENT HAS NO MINIMUM PARKING REQUIREMENT FOR NON-RESIDENTIAL AND RESIDENTIAL USES. THE APPLICANT WILL PROVIDE 0 PARKING SPACES FOR ALL PROPOSED NON-RESIDENTIAL USES.

COMPLETE COMMUNITIES, HOUSING SOLUTIONS, PER SDMC SECTION 143.1025(A)(1), FOR A PREMISES THAT IS LESS THAN 25,000 SQUARE FEET, THE APPLICANT ELECTS TO PROVIDE A BICYCLE REPAIR STATION LOCATED ALONG UNIVERSITY AVENUE IN LIEU OF A SIDEWALK WIDENING.

MOBILITY CHOICE REGULATIONS (VMT):

PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE FIVE POINTS WORTH OF VMT REDUCTION MEASURES FOR EACH NON-RESIDENTIAL LAND USE PER SDMC TABLE 145-05F FOOTNOTE 6.

APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX T. MOBILITY CHOICES REGULATIONS: IMPLEMENTATION GUIDELINES

1.5 PTS - BICYCLE REPAIR STATION
2 PTS - ON-SITE MULTIMODAL INFORMATION KIOSKS LOCATED WITHIN RESIDENTIAL LOBBY ENTRY
1.5 PTS - SHORT-TERM BICYCLE PARKING SPACES THAT ARE AVAILABLE TO THE PUBLIC, AT LEAST 10% BEYOND MINIMUM REQUIREMENTS.

BICYCLE PARKING NOTES

BICYCLE PARKING: AT LEAST 50 PERCENT OF ALL RESIDENTIAL AND NON-RESIDENTIAL BICYCLE PARKING SPACES REQUIRED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 5 SHALL BE SUPPLIED WITH INDIVIDUAL OUTLETS FOR ELECTRIC CHARGING AT EACH BICYCLE PARKING SPACE.

LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES:
44 SPACES (60% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS).
LONG-TERM BICYCLE PARKING SHALL BE LOCATED WITHIN THE SECURE BICYCLE PARKING STORAGE AT LEVEL 1.

LONG-TERM BICYCLE PARKING (NON-RESIDENTIAL):
THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.

SHORT-TERM BICYCLE PARKING SPACES (NON-RESIDENTIAL):
A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

BICYCLE PARKING PROVIDED			
TYPE	SDMC REQ	REQUIRED	PROVIDED
LONG-TERM (RESIDENTIAL)	§142.0528(b)(4)	38	44
SHORT-TERM BICYCLE PARKING (NON-RESIDENTIAL)	§142.0530(e)(1)(C) CREDIT APPLIED	2	4

FLOOR PLAN KEYNOTES

- 1 VISIBILITY ENHANCEMENT MIRRORS
- 2 SMART KIOSK
- 3 PUBLIC BICYCLE REPAIR STATION (SDMC 143.1025(a)(1))
- 4 EXISTING PERMANENTLY ANCHORED BICYCLE RACKS
- 5 GARAGE OVERHEAD ROLL UP GATE
- 6 SDGE WORKING AREA FOR TRANSFORMER ROOM, NOT A LOADING SPACE
- 7 PROPOSED 6" FIRE LATERAL & BACKFLOW
- 8 PROPOSED 2" 2" WATER LATERALS & BACKFLOWS
- 9 PROPOSED 1" IRRIGATION LATERAL

PARKING PROVIDED

RESIDENTIAL PARKING SCHEDULE				
TYPE	DIMENSIONS	SDMC	REQUIRED	PROVIDED
Motorcycle	3'-0" x 8'-0"	§142.0528(b)(5)	9	9
Standard	9'-0" x 18'-0"	§142.0528(a)(1)	0	8
Standard EV	9'-0" x 18'-0"	§142.0528(b)(3)	2	8
USPS	9'-0" x 18'-0"		0	1
VAN ACCESSIBLE	9'-0" x 18'-0"	§142.0528(b)(2)	2	2
TOTAL PARKING				28

NON-RESIDENTIAL PARKING TABLE				
Parking Type	SDMC Reference	Parking Required	Parking Provided	
Carpool/Zero Emission Vehicle	§142.0530(d)(B)(i)	0	0	0
Loading	§142.0531(c)(1)	1	1	1
Long-Term Bicycle Parking	§142.0530(e)(2)(A)	0	0	0
Motorcycle	§142.0530(g)	0	0	0
Non-Residential Vehicle	Table 142-05E	0	0	0
Short-Term Bicycle Parking	§142.0530(e)(1)(C)	2	Credit of 4 spaces at permanently anchored racks applied.	

NO	DESCRIPTION	DATE
2	SDP CYCLE 2 REV.	3/22/24

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FLOOR PLAN LEVEL 1

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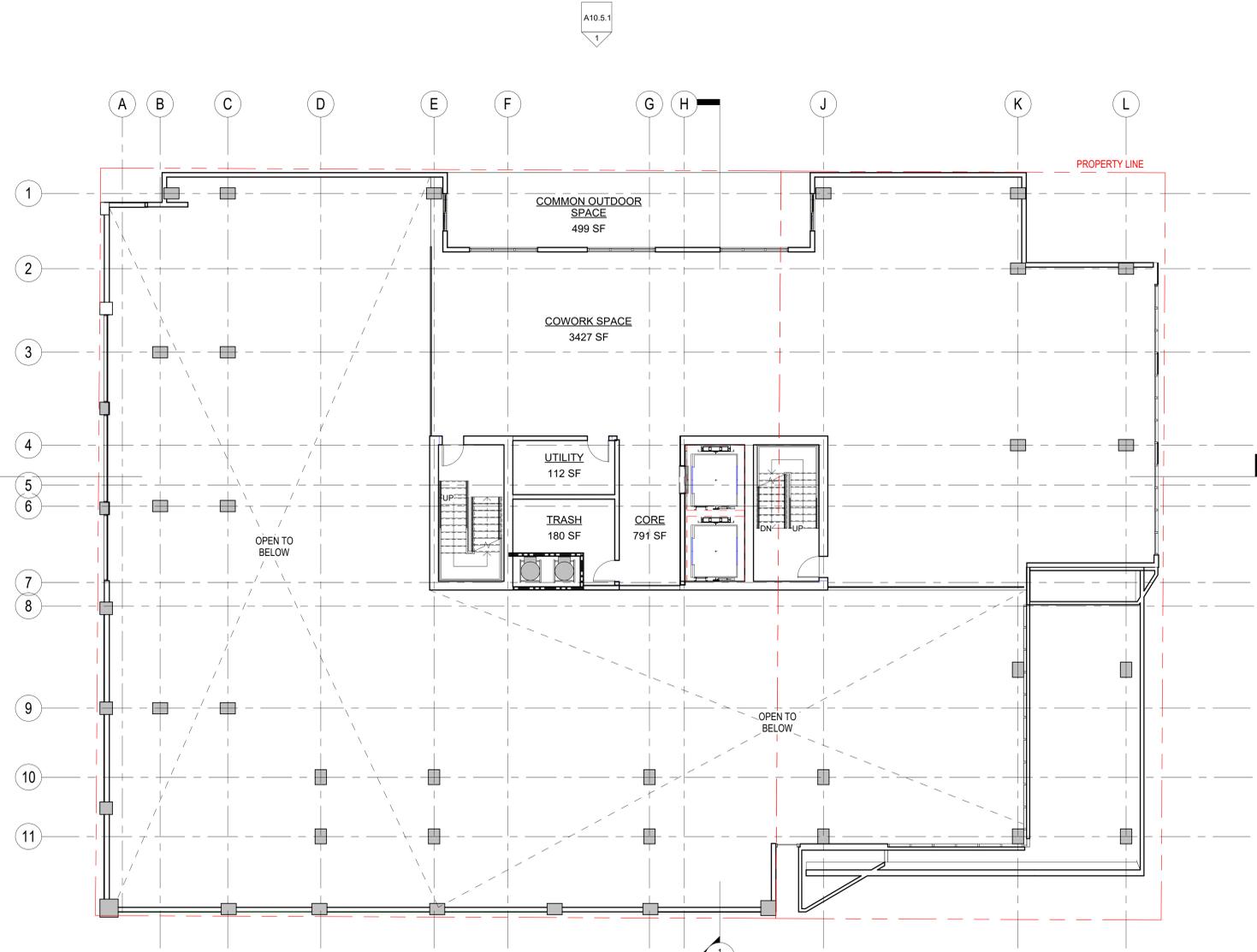
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A10.5.3 2

1
A10.3



1 FLOOR PLAN - MEZZANINE
SCALE: 1/8" = 1'-0"

TRANSPORTATION NOTES

PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA):
PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE TWO POINTS WORTH OF TRANSPORTATION AMENITIES (SEE TRANSPORTATION AMENITY CALCULATOR) IN ORDER TO ENJOY REDUCED PARKING AT A RATIO THE APPLICANT DETERMINES. ADDITIONALLY, ALL PARKING SPACES WILL BE UNBUNDLED (SEE §142.0528)
APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX Q. DETERMINING TRANSPORTATION AMENITIES REQUIRED BY THE PARKING STANDARDS TRANSIT PRIORITY AREA REGULATIONS.
2 PTS - CO-WORKING SPACE WITHIN THE PROJECT PREMISES AVAILABLE FOR RESIDENT USE AT LEAST 500 SF IN AREA AND SHALL PROVIDE PRIVATE OR SEMI-PRIVATE WORK SPACES. THE CO-WORKING SPACE SHALL BE LOCATED ON THE MEZZANINE LEVEL.
SINCE PROPOSED DEVELOPMENT IS LOCATED IN BASE ZONE CC-3-9, A PSTPA AND A TPA, ACCORDING TO TABLE 142-05E, 142-05F, 142-05G, THE PROPOSED DEVELOPMENT HAS NO MINIMUM PARKING REQUIREMENT FOR NON-RESIDENTIAL AND RESIDENTIAL USES. THE APPLICANT WILL PROVIDE 0 PARKING SPACES FOR ALL PROPOSED NON-RESIDENTIAL USES.
COMPLETE COMMUNITIES, HOUSING SOLUTIONS: PER SDMC SECTION 143.1025(A)(1), FOR A PREMISES THAT IS LESS THAN 25,000 SQUARE FEET, THE APPLICANT ELECTS TO PROVIDE A BICYCLE REPAIR STATION LOCATED ALONG UNIVERSITY AVENUE IN LIEU OF A SIDEWALK WIDENING.

MOBILITY CHOICE REGULATIONS (VMT):
PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE FIVE POINTS WORTH OF VMT REDUCTION MEASURES FOR EACH NON-RESIDENTIAL LAND USE PER SDMC TABLE 145-05F FOOTNOTE 6.
APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX T. MOBILITY CHOICES REGULATIONS: IMPLEMENTATION GUIDELINES
1.5 PTS - BICYCLE REPAIR STATION
2 PTS - ON-SITE MULTIMODAL INFORMATION KIOSKS LOCATED WITHIN RESIDENTIAL LOBBY ENTRY
1.5 PTS - SHORT-TERM BICYCLE PARKING SPACES THAT ARE AVAILABLE TO THE PUBLIC, AT LEAST 10% BEYOND MINIMUM REQUIREMENTS.

BICYCLE PARKING NOTES

BICYCLE PARKING: AT LEAST 50 PERCENT OF ALL RESIDENTIAL AND NON-RESIDENTIAL BICYCLE PARKING SPACES REQUIRED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 5 SHALL BE SUPPLIED WITH INDIVIDUAL OUTLETS FOR ELECTRIC CHARGING AT EACH BICYCLE PARKING SPACE.
LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES:
44 SPACES (50% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS).
LONG-TERM BICYCLE PARKING SHALL BE LOCATED WITHIN THE SECURE BICYCLE PARKING STORAGE AT LEVEL 1.
LONG-TERM BICYCLE PARKING (NON-RESIDENTIAL):
THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.
SHORT-TERM BICYCLE PARKING SPACES (NON-RESIDENTIAL):
A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

FLOOR PLAN KEYNOTES

- 1 VISIBILITY ENHANCEMENT MIRRORS
- 2 SMART KIOSK
- 3 PUBLIC BICYCLE REPAIR STATION (SDMC 143.1025(a)(1))
- 4 EXISTING PERMANENTLY ANCHORED BICYCLE RACKS
- 5 GARAGE OVERHEAD ROLL UP GATE
- 6 SDGE WORKING AREA FOR TRANSFORMER ROOM, NOT A LOADING SPACE
- 7 PROPOSED 6" FIRE LATERAL & BACKFLOW
- 8 PROPOSED 2'-2" WATER LATERALS & BACKFLOWS
- 9 PROPOSED 1" IRRIGATION LATERAL

PARKING PROVIDED

RESIDENTIAL PARKING SCHEDULE				
TYPE	DIMENSIONS	SDMC	REQUIRED	PROVIDED
Motorcycle	3'-0" x 8'-0"	§142.0528(b)(5)	9	9
Standard	9'-0" x 18'-0"	§142.0528(a)(1)	0	8
Standard EV	9'-0" x 18'-0"	§142.0528(b)(3)	2	8
USPS	9'-0" x 18'-0"		0	1
VAN ACCESSIBLE	9'-0" x 18'-0"	§142.0528(b)(2)	2	2
TOTAL PARKING			28	
NON-RESIDENTIAL PARKING TABLE				
Parking Type	SDMC Reference	Parking Required	Parking Provided	
Carpool/Zero Emission Vehicle	§142.0530(d)(B)(i)	0	0	
Loading	§142.0531(c)(1)	1	1	
Long-Term Bicycle Parking	§142.0530(e)(2)(A)	0	0	
Motorcycle	§142.0530(g)	0	0	
Non-Residential Vehicle	Table 142-05E	0	0	
Short-Term Bicycle Parking	§142.0530(e)(1)(C)	2	Credit of 4 spaces at permanently anchored racks applied.	

ISSUES:

NO	DESCRIPTION	DATE
2	SDP CYCLE 2 REV	3/22/24

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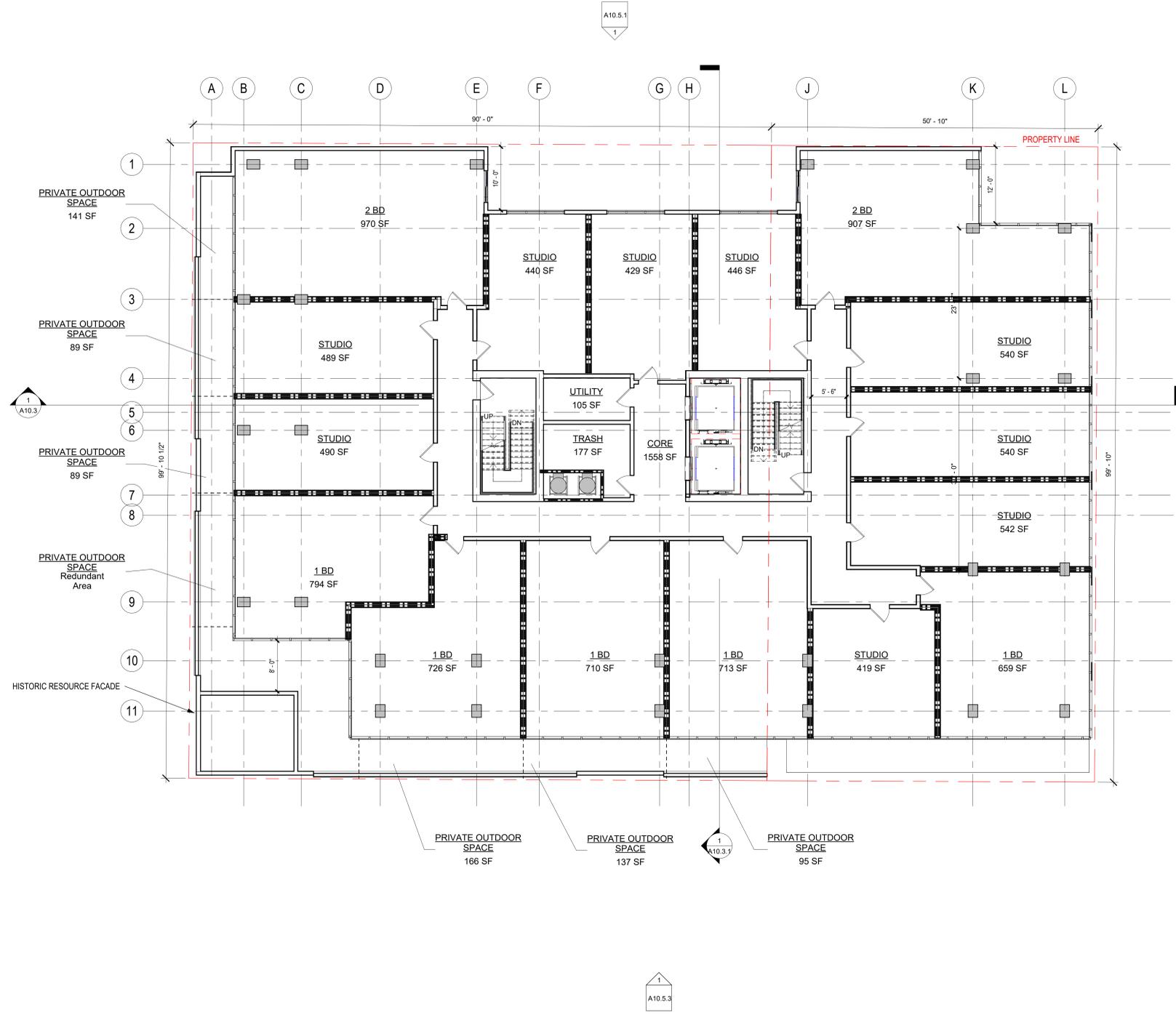
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FLOOR PLAN MEZZANINE

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A10.4.2

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1 FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

TRANSPORTATION NOTES

PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA):
PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE TWO POINTS WORTH OF TRANSPORTATION AMENITIES (SEE TRANSPORTATION AMENITY CALCULATOR) IN ORDER TO ENJOY REDUCED PARKING AT A RATIO THE APPLICANT DETERMINES. ADDITIONALLY, ALL PARKING SPACES WILL BE UNBUNDLED (SEE §142.0528)
APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX Q. DETERMINING TRANSPORTATION AMENITIES REQUIRED BY THE PARKING STANDARDS TRANSIT PRIORITY AREA REGULATIONS.
2 PTS - CO-WORKING SPACE WITHIN THE PROJECT PREMISES AVAILABLE FOR RESIDENT USE AT LEAST 500 SF IN AREA AND SHALL PROVIDE PRIVATE OR SEMI-PRIVATE WORK SPACES. THE CO-WORKING SPACE SHALL BE LOCATED ON THE MEZZANINE LEVEL.
SINCE PROPOSED DEVELOPMENT IS LOCATED IN BASE ZONE CC-3-9, A PSTPA AND A TPA, ACCORDING TO TABLE 142-05E, 142-05F, 142-05G, THE PROPOSED DEVELOPMENT HAS NO MINIMUM PARKING REQUIREMENT FOR NON-RESIDENTIAL AND RESIDENTIAL USES. THE APPLICANT WILL PROVIDE 0 PARKING SPACES FOR ALL PROPOSED NON-RESIDENTIAL USES.

COMPLETE COMMUNITIES, HOUSING SOLUTIONS: PER SDMC SECTION 143.1025(A)(1), FOR A PREMISES THAT IS LESS THAN 25,000 SQUARE FEET, THE APPLICANT ELECTS TO PROVIDE A BICYCLE REPAIR STATION LOCATED ALONG UNIVERSITY AVENUE IN LIEU OF A SIDEWALK WIDENING.

BICYCLE PARKING NOTES

BICYCLE PARKING: AT LEAST 50 PERCENT OF ALL RESIDENTIAL AND NON-RESIDENTIAL BICYCLE PARKING SPACES REQUIRED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 5 SHALL BE SUPPLIED WITH INDIVIDUAL OUTLETS FOR ELECTRIC CHARGING AT EACH BICYCLE PARKING SPACE.

LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES:
44 SPACES (50% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS).
LONG-TERM BICYCLE PARKING SHALL BE LOCATED WITHIN THE SECURE BICYCLE PARKING STORAGE AT LEVEL 1.

LONG-TERM BICYCLE PARKING (NON-RESIDENTIAL):
THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.

SHORT-TERM BICYCLE PARKING SPACES (NON-RESIDENTIAL):
A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

FLOOR PLAN KEYNOTES

- 1 VISIBILITY ENHANCEMENT MIRRORS
- 2 SMART KIOSK
- 3 PUBLIC BICYCLE REPAIR STATION (SDMC 143.1025(a)(1))
- 4 EXISTING PERMANENTLY ANCHORED BICYCLE RACKS
- 5 GARAGE OVERHEAD ROLL UP GATE
- 6 SDGE WORKING AREA FOR TRANSFORMER ROOM, NOT A LOADING SPACE
- 7 PROPOSED 6" FIRE LATERAL & BACKFLOW
- 8 PROPOSED 2'-2" WATER LATERALS & BACKFLOWS
- 9 PROPOSED 1" IRRIGATION LATERAL

PARKING PROVIDED

RESIDENTIAL PARKING SCHEDULE				
TYPE	DIMENSIONS	SDMC	REQUIRED	PROVIDED
Motorcycle	3'-0" x 8'-0"	§142.0528(b)(5)	9	9
Standard	9'-0" x 18'-0"	§142.0528(a)(1)	0	8
Standard EV	9'-0" x 18'-0"	§142.0528(b)(3)	2	8
USPS	9'-0" x 18'-0"		0	1
VAN ACCESSIBLE	9'-0" x 18'-0"	§142.0528(b)(2)	2	2
TOTAL PARKING				28

NON-RESIDENTIAL PARKING TABLE			
Parking Type	SDMC Reference	Parking Required	Parking Provided
Carpool/Zero Emission Vehicle	§142.0530(d)(B)(i)	0	0
Loading	§142.0531(c)(1)	1	1
Long-Term Bicycle Parking	§142.0530(e)(2)(A)	0	0
Motorcycle	§142.0530(g)	0	0
Non-Residential Vehicle	Table 142-05E	0	0
Short-Term Bicycle Parking	§142.0530(e)(1)(C)	2	Credit of 4 spaces at permanently anchored racks applied.

NO	DESCRIPTION	DATE
2	SDP CYCLE 2 REV.	3/22/24

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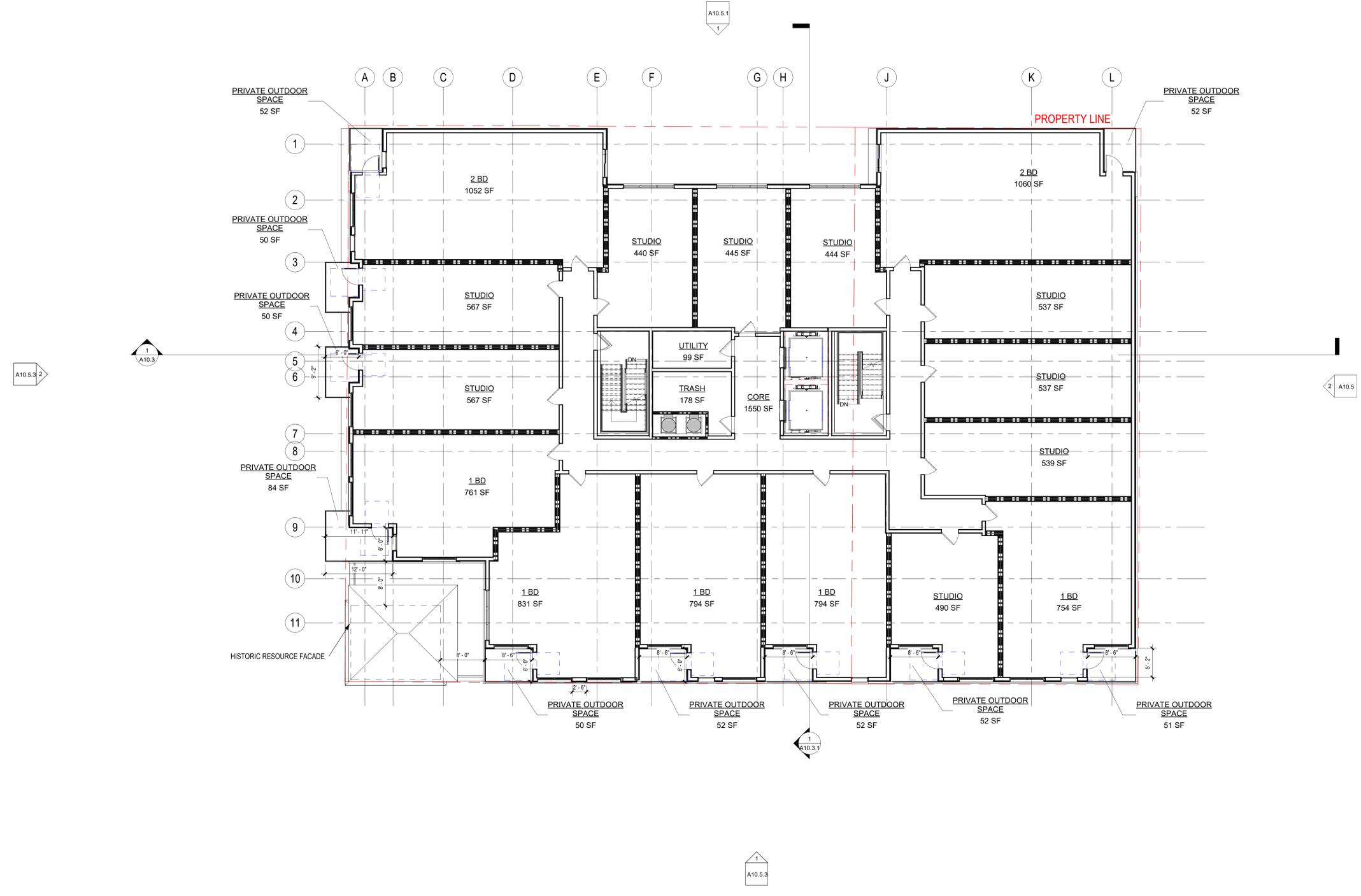
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FLOOR PLAN LEVEL 2

DRAWING NO:

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2 FLOOR PLAN LEVEL 3-6
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
2	SDP CYCLE 2 REV.	3/22/24

TRANSPORTATION NOTES

PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA):
 PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE TWO POINTS WORTH OF TRANSPORTATION AMENITIES (SEE TRANSPORTATION AMENITY CALCULATOR) IN ORDER TO ENJOY REDUCED PARKING AT A RATIO THE APPLICANT DETERMINES. ADDITIONALLY, ALL PARKING SPACES WILL BE UNBUNDLED (SEE §142.0528).
 APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX Q. DETERMINING TRANSPORTATION AMENITIES REQUIRED BY THE PARKING STANDARDS TRANSIT PRIORITY AREA REGULATIONS.
 2 PTS - CO-WORKING SPACE WITHIN THE PROJECT PREMISES AVAILABLE FOR RESIDENT USE AT LEAST 500 SF IN AREA AND SHALL PROVIDE PRIVATE OR SEMI-PRIVATE WORK SPACES. THE CO-WORKING SPACE SHALL BE LOCATED ON THE MEZZANINE LEVEL.
 SINCE PROPOSED DEVELOPMENT IS LOCATED IN BASE ZONE CC-3-9, A PSTPA AND A TPA, ACCORDING TO TABLE 142-05E, 142-05F, 142-05G, THE PROPOSED DEVELOPMENT HAS NO MINIMUM PARKING REQUIREMENT FOR NON-RESIDENTIAL AND RESIDENTIAL USES. THE APPLICANT WILL PROVIDE 0 PARKING SPACES FOR ALL PROPOSED NON-RESIDENTIAL USES.
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MOBILITY CHOICE REGULATIONS (VMT):

PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE FIVE POINTS WORTH OF VMT REDUCTION MEASURES FOR EACH NON-RESIDENTIAL LAND USE PER SDMC TABLE 145-05F FOOTNOTE 6.
 APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX T. MOBILITY CHOICES REGULATIONS: IMPLEMENTATION GUIDELINES
 1.5 PTS - BICYCLE REPAIR STATION
 2 PTS - ON-SITE MULTIMODAL INFORMATION KIOSKS LOCATED WITHIN RESIDENTIAL LOBBY ENTRY
 1.5 PTS - SHORT-TERM BICYCLE PARKING SPACES THAT ARE AVAILABLE TO THE PUBLIC, AT LEAST 10% BEYOND MINIMUM REQUIREMENTS.

BICYCLE PARKING NOTES

BICYCLE PARKING: AT LEAST 50 PERCENT OF ALL RESIDENTIAL AND NON-RESIDENTIAL BICYCLE PARKING SPACES REQUIRED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 5 SHALL BE SUPPLIED WITH INDIVIDUAL OUTLETS FOR ELECTRIC CHARGING AT EACH BICYCLE PARKING SPACE.
LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES:
 44 SPACES (50% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS).
 LONG-TERM BICYCLE PARKING SHALL BE LOCATED WITHIN THE SECURE BICYCLE PARKING STORAGE AT LEVEL 1.
LONG-TERM BICYCLE PARKING (NON-RESIDENTIAL):
 THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.
SHORT-TERM BICYCLE PARKING SPACES (NON-RESIDENTIAL):
 A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

FLOOR PLAN KEYNOTES

- 1 VISIBILITY ENHANCEMENT MIRRORS
- 2 SMART KIOSK
- 3 PUBLIC BICYCLE REPAIR STATION (SDMC 143.1025(a)(1))
- 4 EXISTING PERMANENTLY ANCHORED BICYCLE RACKS
- 5 GARAGE OVERHEAD ROLL UP GATE
- 6 SDGE WORKING AREA FOR TRANSFORMER ROOM, NOT A LOADING SPACE
- 7 PROPOSED 6" FIRE LATERAL & BACKFLOW
- 8 PROPOSED 2'-2" WATER LATERALS & BACKFLOWS
- 9 PROPOSED 1" IRRIGATION LATERAL

PARKING PROVIDED

RESIDENTIAL PARKING SCHEDULE				
TYPE	DIMENSIONS	SDMC	REQUIRED	PROVIDED
Motorcycle	3'-0" x 8'-0"	§142.0528(b)(5)	9	9
Standard	9'-0" x 18'-0"	§142.0528(a)(1)	0	8
Standard EV	9'-0" x 18'-0"	§142.0528(b)(3)	2	8
USPS	9'-0" x 18'-0"		0	1
VAN ACCESSIBLE	9'-0" x 18'-0"	§142.0528(b)(2)	2	2
TOTAL PARKING				28

NON-RESIDENTIAL PARKING TABLE			
Parking Type	SDMC Reference	Parking Required	Parking Provided
Carpool/Zero Emission Vehicle	§142.0530(d)(B)(i)	0	0
Loading	§142.0531(c)(1)	1	1
Long-Term Bicycle Parking	§142.0530(e)(2)(A)	0	0
Motorcycle	§142.0530(g)	0	0
Non-Residential Vehicle	Table 142-05E	0	0
Short-Term Bicycle Parking	§142.0530(e)(1)(C)	2	Credit of 4 spaces at permanently anchored racks applied.

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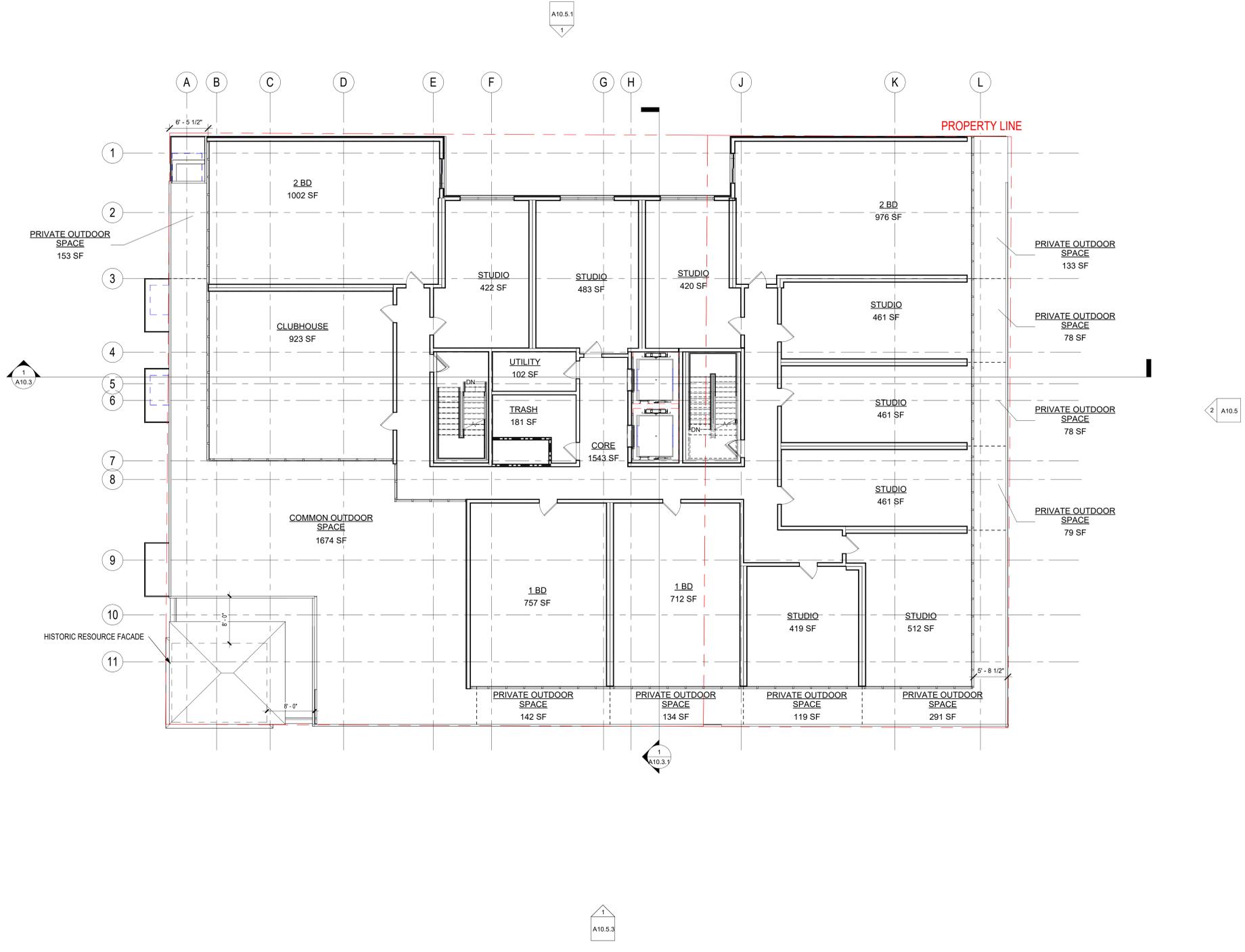
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FLOOR PLAN LEVEL 3-6 (TYP)

DRAWING NO:

A10.4.4

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1 FLOOR PLAN - LEVEL 7
1/8" = 1'-0"

TRANSPORTATION NOTES

PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA):
PROPOSED DEVELOPMENT IS LOCATED IN THE PARKING STANDARDS TRANSIT PRIORITY AREA (PSTPA) AND IS REQUIRED TO PROVIDE TWO POINTS WORTH OF TRANSPORTATION AMENITIES (SEE TRANSPORTATION AMENITY CALCULATOR) IN ORDER TO ENJOY REDUCED PARKING AT A RATIO TO THE APPLICANT DETERMINES. ADDITIONALLY, ALL PARKING SPACES WILL BE UNBUNDLED (SEE §142.0528)
APPLICANT WILL SELECT THE APPROPRIATE TRANSPORTATION AMENITY TO SATISFY THIS REQUIREMENT AS INDICATED IN APPENDIX Q. DETERMINING TRANSPORTATION AMENITIES REQUIRED BY THE PARKING STANDARDS TRANSIT PRIORITY AREA REGULATIONS.
2 PTS - CO-WORKING SPACE WITHIN THE PROJECT PREMISES AVAILABLE FOR RESIDENT USE AT LEAST 500 SF IN AREA AND SHALL PROVIDE PRIVATE OR SEMI-PRIVATE WORK SPACES. THE CO-WORKING SPACE SHALL BE LOCATED ON THE MEZZANINE LEVEL.
SINCE PROPOSED DEVELOPMENT IS LOCATED IN BASE ZONE CC-3-9, A PSTPA AND A TPA, ACCORDING TO TABLE 142-05E, 142-05F, 142-05G, THE PROPOSED DEVELOPMENT HAS NO MINIMUM PARKING REQUIREMENT FOR NON-RESIDENTIAL AND RESIDENTIAL USES. THE APPLICANT WILL PROVIDE 0 PARKING SPACES FOR ALL PROPOSED NON-RESIDENTIAL USES.

COMPLETE COMMUNITIES, HOUSING SOLUTIONS: PER SDMC SECTION 143.1025(A)(1), FOR A PREMISES THAT IS LESS THAN 25,000 SQUARE FEET, THE APPLICANT ELECTS TO PROVIDE A BICYCLE REPAIR STATION LOCATED ALONG UNIVERSITY AVENUE IN LIEU OF A SIDEWALK WIDENING.

BICYCLE PARKING NOTES

BICYCLE PARKING: AT LEAST 50 PERCENT OF ALL RESIDENTIAL AND NON-RESIDENTIAL BICYCLE PARKING SPACES REQUIRED IN ACCORDANCE WITH CHAPTER 14, ARTICLE 2, DIVISION 5 SHALL BE SUPPLIED WITH INDIVIDUAL OUTLETS FOR ELECTRIC CHARGING AT EACH BICYCLE PARKING SPACE.

LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES:
44 SPACES (50% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS).
LONG-TERM BICYCLE PARKING SHALL BE LOCATED WITHIN THE SECURE BICYCLE PARKING STORAGE AT LEVEL 1.

LONG-TERM BICYCLE PARKING (NON-RESIDENTIAL):
THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.

SHORT-TERM BICYCLE PARKING SPACES (NON-RESIDENTIAL):
A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

FLOOR PLAN KEYNOTES

- 1 VISIBILITY ENHANCEMENT MIRRORS
- 2 SMART KIOSK
- 3 PUBLIC BICYCLE REPAIR STATION (SDMC 143.1025(a)(1))
- 4 EXISTING PERMANENTLY ANCHORED BICYCLE RACKS
- 5 GARAGE OVERHEAD ROLL UP GATE
- 6 SDGE WORKING AREA FOR TRANSFORMER ROOM, NOT A LOADING SPACE
- 7 PROPOSED 6" FIRE LATERAL & BACKFLOW
- 8 PROPOSED 2'-2" WATER LATERALS & BACKFLOWS
- 9 PROPOSED 1" IRRIGATION LATERAL

PARKING PROVIDED

RESIDENTIAL PARKING SCHEDULE				
TYPE	DIMENSIONS	SDMC	REQUIRED	PROVIDED
Motorcycle	3'-0" x 8'-0"	§142.0528(b)(5)	9	9
Standard	9'-0" x 18'-0"	§142.0528(a)(1)	0	8
Standard EV	9'-0" x 18'-0"	§142.0528(b)(3)	2	8
USPS	9'-0" x 18'-0"		0	1
VAN ACCESSIBLE	9'-0" x 18'-0"	§142.0528(b)(2)	2	2
TOTAL PARKING				28

NON-RESIDENTIAL PARKING TABLE			
Parking Type	SDMC Reference	Parking Required	Parking Provided
Carpool/Zero Emission Vehicle	§142.0530(d)(B)(i)	0	0
Loading	§142.0531(c)(1)	1	1
Long-Term Bicycle Parking	§142.0530(e)(2)(A)	0	0
Motorcycle	§142.0530(g)	0	0
Non-Residential Vehicle	Table 142-05E	0	0
Short-Term Bicycle Parking	§142.0530(e)(1)(C)	2	Credit of 4 spaces at permanently anchored racks applied.

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FLOOR PLAN LEVEL 7

DRAWING NO:

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2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES

- 1 LA HABRA PERMA-FINISH: SMOOTH STUCCO - SHERWIN WILLIAMS 7570 EGRET WHITE
- 2 LA HABRA PERMA-FINISH: SMOOTH STUCCO - SHERWIN WILLIAMS 6003 PROPER GRAY
- 3 LA HABRA PERMA-FINISH: SMOOTH STUCCO - SHERWIN WILLIAMS 7048 URBANE BRONZE
- 4 EQUITONE FIBRE CEMENT FACADE PANEL - LT 85 DARK GRAY
- 5 WOODN GREENWOOD Q9510 TERRACOTTA FINISH - 80
- 6 LA HABRA PERMA-FINISH: SMOOTH STUCCO - SHERWIN WILLIAMS 6119 - ANTIQUE WHITE
- 7 VIRACON "VRE19-46" EXT. REFLECTION - 19% TINT - CRYSTALGRAY SPANDREL - WARM GRAY V952

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ELEVATIONS

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A10.5 ELEVATIONS

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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL KEYNOTES	
	1 LA HABRA PERMA-FINISH: SMOOTH STUCCO - SHERWIN WILLIAMS 7570 EGRET WHITE
	2 LA HABRA PERMA-FINISH: SMOOTH STUCCO - SHERWIN WILLIAMS 6003 PROPER GRAY
	3 LA HABRA PERMA-FINISH: SMOOTH STUCCO - SHERWIN WILLIAMS 7048 URBANE BRONZE
	4 EQUITONE FIBRE CEMENT FACADE PANEL - LT 85 DARK GRAY
	5 WOODN GREENWOOD Q9510 TERRACOTTA FINISH - 80
	6 LA HABRA PERMA-FINISH: SMOOTH STUCCO - SHERWIN WILLIAMS 6119 - ANTIQUE WHITE
	7 VIRACON "VRE19-46" EXT. REFLECTION - 19% TINT - CRYSTALGRAY SPANDREL - WARM GRAY V952

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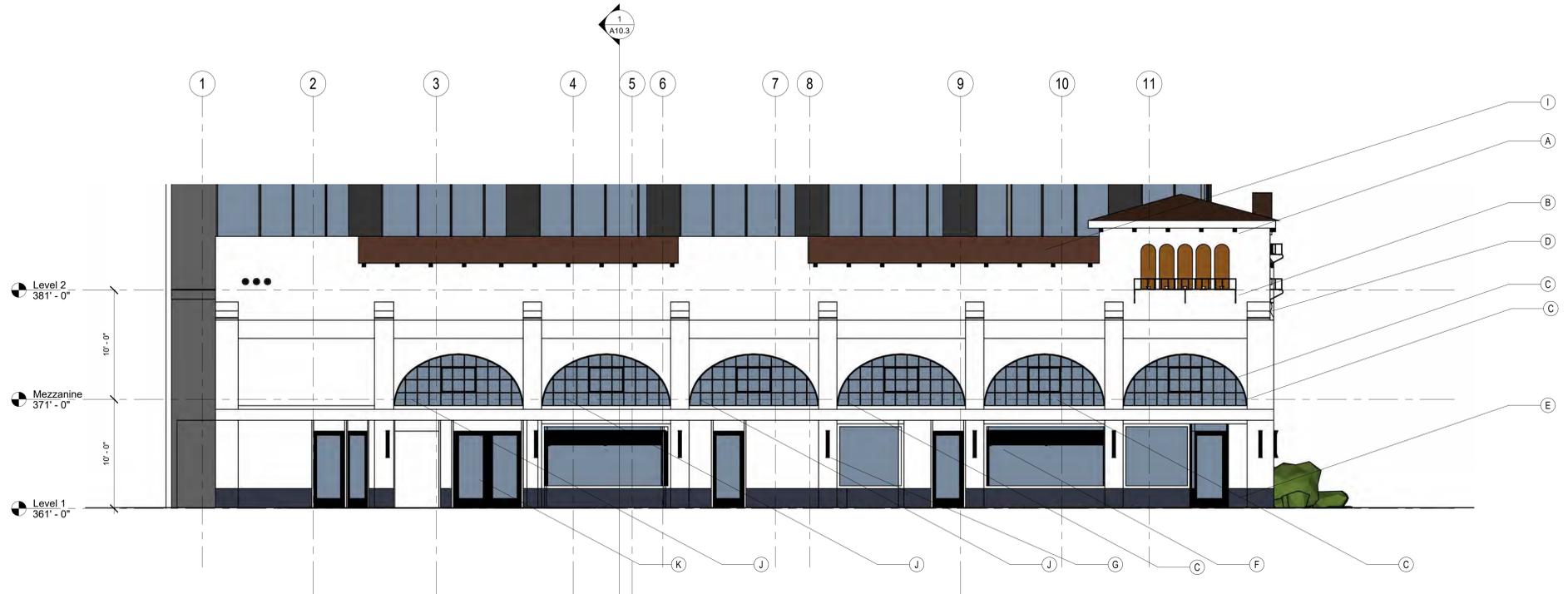
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ELEVATIONS 2

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1 WEST ENLARGED ELEVATION
SCALE: 3/16" = 1'-0"

- ENLARGED ELEVATION NOTES**
- A. WOOD CORBELS BELOW THE ROOFLINE TO BE RECREATED
 - B. RECONSTRUCT WROUGHT-IRON RAIL DETAILS AT UPPER CORNER TOWER AND SOUTH GABLE
 - C. RESTORE THE ORIGINAL STEEL ARCHED TRANSOM WINDOWS AT BOTH STREET FAÇADES
 - D. PRESERVED UNDULATING STUCCO TEXTURE AND FAUX-BLOCK SCORING AT STOREFRONT PIERS
 - E. TWO-TONE CERAMIC TILE BULKHEADS BELOW STOREFRONT TO BE RESTORED
 - F. ROLL-UP WINDOWS REFERENCED AT DAS; NEW ALUMINUM DOORS
 - G. RECREATE DECORATIVE LIGHT SCONCES AT THE SOUTH GABLE
 - H. RECREATE HANGING SCHOOLHOUSE LIGHTS AT THE TWO ENTRY RECESSES ON UNIVERSITY AVE.
 - I. RECREATE MISSION-STYLE CLAY TILE ROOFING ON THE SLOPED ROOFS AND PARAPET CAPS.
 - J. REPLICATE THE THREE MISSING ARCHED WINDOWS ON THE WEST FAÇADE.
 - K. REPLICATE THE STOREFRONT GLAZING AT ONE BAY OF THE WEST FAÇADE IN PLACE OF THE ADDED DOUBLE-HUNG WINDOWS AND SECURITY BARS. MAINTAIN THE OTHER WEST GLAZING AND DOOR OPENINGS.
- TO BE REMOVED:**
- 1. THE 1955 WRAP-AROUND METAL CANOPY, SUPPORTS AND "ODD FELLOWS" SIGN THAT WERE ADDED ABOVE THE STOREFRONTS.
 - 2. THE ADDED SLOPED SILLS AT THE UPPER RECESSED ARCHES
 - 3. NON-HISTORIC DOORS AND WINDOWS.
 - 4. NON-HISTORIC SIGNAGE.
 - 5. COMPOSITION SHINGLE ROOFING.
 - 6. WALL MURALS (PAINT THEM OVER).

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THE NEWMAN BUILDING
2906 University Ave San Diego, CA 92104

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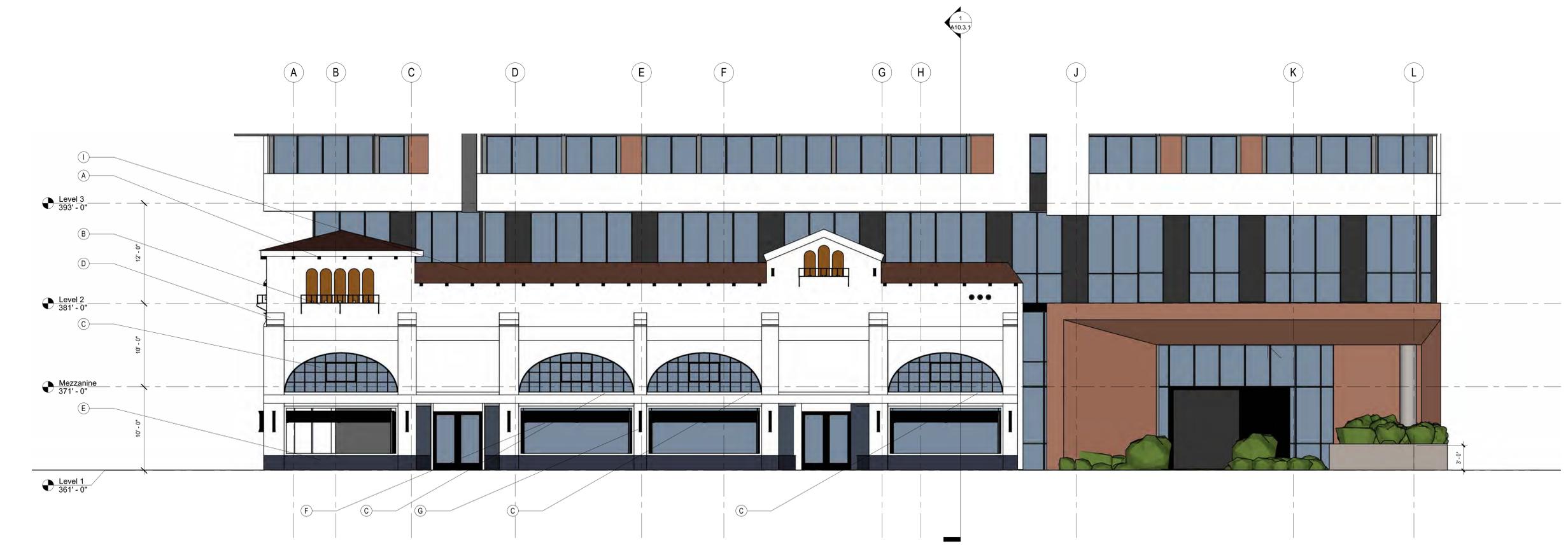
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ENLARGED ELEVATIONS

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2 SOUTH ENLARGED ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION DIAGRAM
SCALE: 1/8" = 1'-0"

PLANE 4: 0'-4" SEPARATION

§131.0554(a) BUILDING ARTICULATION
ALL BUILDING ELEVATIONS FRONTING A PUBLIC RIGHT-OF-WAY SHALL BE COMPOSED OF OFFSETTING PLANES THAT PROVIDE RELIEF IN THE BUILDING FACADE BY INSETTING OR PROJECTING SURFACES (PLANES) OF THE BUILDING. THE MINIMUM NUMBER OF OFFSETTING PLANES AND THE MINIMUM HORIZONTAL SEPARATION BETWEEN PLANES IS BASED ON THE LENGTH OF THE NEW BUILDING FACADE, AS SHOWN IN TABLE 131-05F

PER TABLE 131-05F - OFFSETTING PLANE REQUIREMENTS:
LENGTH OF BUILDING FACADE AT UNIVERSITY AVE : 139' - 6"

FOR LENGTHS GREATER THAN 100'-0", 6 OFFSETTING PLANES ARE REQUIRED:
• 2 WITH A MINIMUM SEPARATION OF 3 INCHES
• 2 WITH A MINIMUM SEPARATION OF 8 INCHES
• 2 WITH A MINIMUM SEPARATION OF 3 FEET

PEDESTRIAN ENTRANCE ELEMENT MAY BE USED TO SATISFY ANY ONE REQUIRED BUILDING PLANE §131.0554(d)(2)
GLASS RAILING/MINUM OFFSET DIMENSION OF 4 FEET FROM THE PRIMARY PLANE OF THE BUILDING FACADE AND A MINIMUM WIDTH OF 8 FEET.

BUILDING PLANES PROVIDED:

- PLANE 1: 23'-0" SEPARATION
- PLANE 2: 6'-0" SEPARATION
- PLANE 3: 0'-4" SEPARATION
- PLANE 4: 0'-4" SEPARATION
- PLANE 5: 10'-0" SEPARATION
- PEDESTRIAN ENTRANCE ELEMENT : 9'-10" WIDTH AND 5'-0" OFFSET

§131.0552 TRANSPARENCY
WHERE TRANSPARENCY IS REQUIRED BY TABLES 131-05C, 131-05D, OR 131-05E, A MINIMUM OF 50 PERCENT OF STREET WALL AREA BETWEEN 3 AND 10 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT, WITH CLEAR GLASS VISIBLE INTO A COMMERCIAL OR RESIDENTIAL USE. WINDOWS OR OTHER TRANSPARENT MATERIALS THAT PROVIDE VISIBILITY INTO A GARAGE OR SIMILAR AREA DO NOT COUNT TOWARD THE REQUIRED TRANSPARENCY.

TRANSPARENCY PROVIDED:
TRANSPARENCY ALONG UNIVERSITY AVE = 52%
TRANSPARENT AREA BETWEEN 3 AND 10 FEET ABOVE THE SIDEWALK = 511 SF
STREET WALL AREA BETWEEN 3 AND 10 FEET ABOVE THE SIDEWALK = 976 SF
= 52%

San Diego Municipal Code Chapter 13: Zones (8-2023)

**Table 131-05F
Offsetting Plane Requirements**

Length of New Building Façade	Number of Offsetting Planes Required
25 ft or less	2 with a minimum separation of 3 inches
More than 25 ft, but less than or equal to 50 ft	4 planes consisting of: • 2 with a minimum separation of 3 inches, and • 2 with a minimum separation of 8 inches
More than 50 ft, but less than or equal to 100 ft	6 planes consisting of: • 2 with a minimum separation of 3 inches, and • 2 with a minimum separation of 8 inches, and • 2 with a minimum separation of 3 feet
More than 100 ft	6 planes consisting of: • 2 with a minimum separation of 3 inches, and • 2 with a minimum separation of 8 inches, and • 2 with a minimum separation of 3 feet, and plus • 1 additional plane for each 50 feet of building façade length over 100 feet (maximum of 3 additional planes required with a minimum separation of 5 feet).

(1) For purposes of this section, the area of a plane may include separate surfaces that are non-contiguous but which all lie in the same plane. Each numbered surface of the building shown in Diagram 131-05F represents a different plane of the building façade. The sum of the area of each plane labeled with the same number in Diagram 131-05F is the total area of that plane.



2 WEST ELEVATION DIAGRAM
SCALE: 1/8" = 1'-0"

PLANE 5: 25'-0" SEPARATION

§131.0554(a) BUILDING ARTICULATION
ALL BUILDING ELEVATIONS FRONTING A PUBLIC RIGHT-OF-WAY SHALL BE COMPOSED OF OFFSETTING PLANES THAT PROVIDE RELIEF IN THE BUILDING FACADE BY INSETTING OR PROJECTING SURFACES (PLANES) OF THE BUILDING. THE MINIMUM NUMBER OF OFFSETTING PLANES AND THE MINIMUM HORIZONTAL SEPARATION BETWEEN PLANES IS BASED ON THE LENGTH OF THE NEW BUILDING FACADE, AS SHOWN IN TABLE 131-05F

PER TABLE 131-05F - OFFSETTING PLANE REQUIREMENTS:
LENGTH OF BUILDING FACADE AT UNIVERSITY AVE : 100' - 0"

FOR LENGTHS MORE THAN 50 FT BUT LESS THAN OR EQUAL TO 100'-0", 6 OFFSETTING PLANES ARE REQUIRED:
• 2 WITH A MINIMUM SEPARATION OF 3 INCHES
• 2 WITH A MINIMUM SEPARATION OF 8 INCHES
• 2 WITH A MINIMUM SEPARATION OF 3 FEET

PEDESTRIAN ENTRANCE ELEMENT MAY BE USED TO SATISFY ANY ONE REQUIRED BUILDING PLANE §131.0554(d)(2)
MINIMUM OFFSET DIMENSION OF 4 FEET FROM THE PRIMARY PLANE OF THE BUILDING FACADE AND A MINIMUM WIDTH OF 8 FEET.

BUILDING PLANES PROVIDED:

- PLANE 1: 5'-6" SEPARATION
- PLANE 2: 0'-4" SEPARATION
- PLANE 3: 3'-0" SEPARATION
- PLANE 4: 0'-4" SEPARATION
- PLANE 5: 25'-0" SEPARATION
- PLANE 6: 1'-0" SEPARATION

§131.0552 TRANSPARENCY
WHERE TRANSPARENCY IS REQUIRED BY TABLES 131-05C, 131-05D, OR 131-05E, A MINIMUM OF 50 PERCENT OF STREET WALL AREA BETWEEN 3 AND 10 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT, WITH CLEAR GLASS VISIBLE INTO A COMMERCIAL OR RESIDENTIAL USE. WINDOWS OR OTHER TRANSPARENT MATERIALS THAT PROVIDE VISIBILITY INTO A GARAGE OR SIMILAR AREA DO NOT COUNT TOWARD THE REQUIRED TRANSPARENCY.

TRANSPARENCY PROVIDED:
TRANSPARENCY ALONG KANSAS ST = 40%
TRANSPARENT AREA BETWEEN 3 AND 10 FEET ABOVE THE SIDEWALK = 287 SF
STREET WALL AREA BETWEEN 3 AND 10 FEET ABOVE THE SIDEWALK = 703 SF
= 40%

San Diego Municipal Code Chapter 13: Zones (8-2023)

**Table 131-05F
Offsetting Plane Requirements**

Length of New Building Façade	Number of Offsetting Planes Required
25 ft or less	2 with a minimum separation of 3 inches
More than 25 ft, but less than or equal to 50 ft	4 planes consisting of: • 2 with a minimum separation of 3 inches, and • 2 with a minimum separation of 8 inches
More than 50 ft, but less than or equal to 100 ft	6 planes consisting of: • 2 with a minimum separation of 3 inches, and • 2 with a minimum separation of 8 inches, and • 2 with a minimum separation of 3 feet
More than 100 ft	6 planes consisting of: • 2 with a minimum separation of 3 inches, and • 2 with a minimum separation of 8 inches, and • 2 with a minimum separation of 3 feet, and plus • 1 additional plane for each 50 feet of building façade length over 100 feet (maximum of 3 additional planes required with a minimum separation of 5 feet).

(1) For purposes of this section, the area of a plane may include separate surfaces that are non-contiguous but which all lie in the same plane. Each numbered surface of the building shown in Diagram 131-05F represents a different plane of the building façade. The sum of the area of each plane labeled with the same number in Diagram 131-05F is the total area of that plane.

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ELEVATION DIAGRAMS - SOUTH AND WEST

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HISTORIC RESOURCE:
CLAY ROOF TILE

HISTORIC RESOURCE
PAINT: ANTIQUE WHITE

NEW CONSTRUCTION
PAINT: WHITE

CHARCOAL GRAY PANEL

NEW CONSTRUCTION:
TERRACOTTA PANEL

GLASS RAILING

GLASS/SPANDREL

NEW CONSTRUCTION:
TERRACOTTA PANEL



1 RENDERING - SOUTH VIEW



2 RENDERING - SOUTHWEST VIEW

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RENDERINGS

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RENDERINGS 2

DRAWING NO:

A10.9.1



2 RENDER - NORTHEAST



1 RENDER - NORTHWEST



2 RENDER - SOUTHEAST



1 RENDER - AERIAL

ISSUES:

NO	DESCRIPTION	DATE
2	SDP CYCLE 2 REV	3/22/24

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A10.9.2 RENDERINGS 3
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ILLUSTRATIVE - LEVEL 7

DRAWING NO:

L002



1 L002 - ILLUSTRATIVE LEVEL 7
SCALE: 1/4" = 1'-0"

ILLUSTRATIVE LEGEND

DESCRIPTION	DESCRIPTION
1	BUILDING ENTRY
2	DRIVEWAY ENTRY
3	BIOFILTRATION PLANTER
4	ENTRY PLANTERS
5	EXTERIOR OUTDOOR DECK
6	FLEXIBLE FURNISHING
7	BUILT IN SOFA SEATING
8	METAL PLANTER
9	FIRE PIT

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ROOT ZONE NOTE
A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER THE SAN DIEGO MUNICIPAL CODE §142.0403(b)(5).

TREE ROOT BARRIER NOTE
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES, THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL. PLEASE CLEARLY IDENTIFY THE INSTALLATION OF ROOT BARRIERS IN THE LOCATIONS SUBJECT TO THESE 3 CONDITIONS, PER SDMC § 142.0403(b).

TREE MAINTENANCE NOTE
ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.
TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).

MAINTENANCE STATEMENT
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LANDSCAPE DESIGN STATEMENT
OUR LANDSCAPE DESIGN EMBRACES SUSTAINABILITY BY INTEGRATING LOW-IMPACT, WATER-WISE PLANTS, INCLUDING NATIVE SPECIES, IN ADHERENCE TO THE NORTH PARK COMMUNITY PLAN. BIORETENTION PLANTERS FURTHER ENHANCE ENVIRONMENTAL STEWARDSHIP, FOSTERING BIODIVERSITY AND MINIMIZING WATER RUNOFF. THROUGH THIS APPROACH WE AIM TO CREATE AN AESTHETICALLY PLEASING AND ECOLOGICALLY RESPONSIBLE LANDSCAPE THAT HARMONIZES WITH ITS SURROUNDINGS AND PROMOTES THE WELL BEING OF THE COMMUNITY.

IRRIGATION STATEMENT
AN AUTOMATIC, ELECTRICALLY 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.
TYPES OF IRRIGATION PROPOSED:
BUBBLERS (STREET TREES)
DRIPLINE (SHRUBS, GRASSES, GROUNDCOVERS)

MISC. BY OTHERS

DESCRIPTION	NOTES
1 BUILDING ENTRY	PER ARCHITECT
2 BUILDING OVERHANG, ABOVE	PER ARCHITECT
3 DRIVEWAY ENTRY	PER CIVIL
4 EXISTING CURB TO BE REMOVED AND REPLACED	PER CIVIL
5 NEW CURB AND GUTTER	PER CIVIL
6 EXISTING PEDESTRIAN CURB AND RAMP TO BE REPLACED	PER CIVIL
7 EXISTING UTILITY / VAULT TO REMAIN	PER CIVIL
8 EXISTING UTILITY TO BE KILLED AND CAPPED	PER CIVIL
9 EXISTING FENCE AND GATE TO BE REMOVED	PER CIVIL
10 EXISTING PARKING SIGN TO BE REMOVED	PER CIVIL
11 EXISTING BIKE RACK TO BE REMOVED AND REPLACED	PER CIVIL
12 PROPOSED METER, POC, AND WATER LINE	PER CIVIL
13 EXISTING LIGHT POLE TO REMAIN	PER CIVIL
14 EXISTING TREE WELL TO BE REMOVED	PER CIVIL
15 EXISTING PARKING STALL TO REMAIN	PER CIVIL
16 EXISTING RECEPTACLE TO BE REMOVED AND RELOCATED	PER CIVIL
17 EXISTING RESTAURANT FENCING AND GATE TO BE REMOVED	PER CIVIL
18 BIOFILTRATION PLANTER	PER CIVIL
19 STORM DRAIN CURB OUTLET	PER CIVIL
20 SIDEWALK MONUMENT TO REMAIN	PER CIVIL

OTHER
PA PLANTING AREA
● TREE CENTER

NOTES
1. NEW IRRIGATION SYSTEMS AND POINTS OF CONNECTION TO BE REVIEWED BY IRRIGATION CONSULTANT
2. OFF SITE LIGHTING PER CITY STANDARDS AND CIVIL ENGINEER
3. 3" LAYER OF ORGANIC MULCH AT PLANTING AREAS UNLESS MINERAL MULCH SPECIFIED PER PLANS

MISC. BY OTHERS

DESCRIPTION	NOTES
1 BUILDING ENTRY	PER ARCHITECT
2 STAIR ACCESS	PER ARCHITECT
3 PARAPET / GUARDRAIL	PER ARCHITECT

OTHER
PA PLANTING AREA
● TREE CENTER

NOTES
1. NEW IRRIGATION SYSTEMS AND POINTS OF CONNECTION TO BE REVIEWED BY IRRIGATION CONSULTANT
2. OFF SITE LIGHTING PER CITY STANDARDS AND CIVIL ENGINEER
3. 3" LAYER OF ORGANIC MULCH AT PLANTING AREAS UNLESS MINERAL MULCH SPECIFIED PER PLANS
4. ALL FURNISHING TO BE FF&E PER INTERIOR DESIGN
5. COORDINATE ALL FINAL PRODUCT, MATERIAL, AND FINISHES WITH JULES WILSON DESIGN STUDIO

HARDSCAPE LEGEND - GROUND LEVEL

HARDSCAPE	DETAIL	DESCRIPTION	MANUFACTURER	NOTES
PED PAVING				
PAVING TYPE 1 ● UNIVERSITY AVE		INTEGRAL COLOR CIP CONCRETE TO MATCH STANDARD PUBLIC RIGHT OF WAY HARDSCAPE	DAVIS COLORS 323-265-8323 OR EQUAL GRACE TOP-CAST 877-423-6491 OR EQUAL	MATCH ADJACENT COLOR / FINISH
PAVING TYPE 2 ● KANSAS ST		INTEGRAL COLOR CIP CONCRETE, TO MATCH STANDARD PUBLIC RIGHT OF WAY HARDSCAPE	DAVIS COLORS 323-265-8323 OR EQUAL GRACE TOP-CAST 877-423-6491 OR EQUAL	TBD
PAVING TYPE 3 ● INTERSECTION		INTEGRAL COLOR CIP CONCRETE, TO MATCH STANDARD PUBLIC RIGHT OF WAY HARDSCAPE	DAVIS COLORS 323-265-8323 OR EQUAL GRACE TOP-CAST 877-423-6491 OR EQUAL	TBD
PAVING TYPE 4 ● BUILDING ENTRY		INTEGRAL COLOR CIP CONCRETE, TO MATCH INTERIOR DESIGN HARDSCAPE, EXTERIOR RATED	DAVIS COLORS 323-265-8323 OR EQUAL GRACE TOP-CAST 877-423-6491 OR EQUAL	TBD
TREE GRATE TYPE 1 ● UNIVERSITY AVE		4' X 6' TREE GRATE, PROVIDE 40 SF OF CU STRUCTURAL SOIL PER TREE GRATE; INTEGRATED UP LIGHT WELLS TO BE INCLUDED	IRONSMITH 818-716-0622 OR EQUAL	MODEL: TBD SIZE: 4' X 6' MATERIAL: 100% RECYCLED IRON
TREE GRATE TYPE 1 ● KANSAS ST		5' X 5' TREE GRATE, PROVIDE 40 SF OF CU STRUCTURAL SOIL PER TREE GRATE; INTEGRATED UP LIGHT WELLS TO BE INCLUDED	IRONSMITH 818-716-0622 OR EQUAL	MODEL: TBD SIZE: 5' X 5' MATERIAL: 100% RECYCLED IRON
ROCK MULCH		2"-4" ROCK MULCH AT BUILDING ENTRY	SOUTHWEST BOULDER & STONE 619-331-3120 OR EQUAL	SIZE: 2"-4" COLOR: TBD
SITE ELEMENTS	DETAIL	DESCRIPTION	MANUFACTURER	NOTES
2 QTY.	BIKE RACK	14"L X 36"W X 31"H 'LOOP' BICYCLE RACK, EMBEDDED. POWDERCOATED ALUMINUM	LANDSCAPE FORMS 800-430-6209 OR EQUAL	MODEL: LOOP COLOR: SILVER
1 QTY.	TRASH RECEPTACLE	STEEL TRASH RECEPTACLE, TO ADHERE TO STANDARD NORTH PARK COMMUNITY PLAN DESIGN GUIDELINES	TBD	
5 QTY.	METAL PLANTER	ARCHITECTURAL METAL PLANTER ON ROCK MUCH TO COMPLIMENT BUILDING AND LOBBY ENTRY	TBD	TBD

HARDSCAPE LEGEND - ON STRUCTURE

HARDSCAPE	DETAIL	DESCRIPTION	MANUFACTURER	NOTES
PED PAVING				
PAVER TYPE 1		PORCELAIN PAVER ON GRIDLOCK PEDESTAL PAVER SYSTEM	HANOVER 800-426-4242 OR EQUAL	MODEL: TBD COLOR: TBD SIZE: TBD
SYNTHETIC TURF		GRASS FIBER SURFACE ON GRIDLOCK PEDESTAL SYSTEM, FIRE RATED ROOFDECK PANEL APPLICATIONS AND PROFILE PER MANUFACTURER'S RECOMMENDATIONS	SYNLAWN 800-507-8873 OR EQUAL HANOVER 800-426-4242 OR EQUAL	MODEL: TBD
WALLS, PLANTERS & RAISED SURFACES				
W-101	RAISED PLANTER	METAL / FIBERGLASS RAISED PLANTERS; PLUMBED DRAIN CONNECTIONS PER PLUMBING	TBD	TBD
W-102	CIP CONCRETE PLANTER	CUSTOM CIP CONCRETE PLANTER WITH WOOD SLAT SEAT TOPPING	TBD	TBD
W-103	CIP CONCRETE SOFA BENCH	CIP CONCRETE SOFA BENCH, 36" WIDE WITH SLANTED BACKING; EXTERIOR RATED CUSHIONS AND PILLOWS	TBD	TBD
W-104	PRIVACY SCREEN	42"H CIP CONCRETE WALL WITH GLASS PANNEL TOP MOUNT AT SPA DECK EXTERIOR RAMP. GLASS PANNEL TO BE 30"H MAX. TO ALLOW FOR 6'H TOTAL HEIGHT MAX.	TBD	TBD
SITE AMENITIES				
S-101	LOUNGE SEATING TYPE 1	ALUMINUM FRAME SECTIONAL, WITH EXTERIOR RATED CUSHIONS	KETTAL 756-552-9002 OR EQUAL	MODEL: TBD COLOR: TBD
S-102	LOUNGE SEATING TYPE 2	ALUMINUM FRAME CHAIR, WITH EXTERIOR RATED CUSHIONS	KETTAL 756-552-9002 OR EQUAL	MODEL: BITTA ARM CHAIR COLOR: TBD
S-103	LOUNGE SEATING TYPE 3	(1) ALUMINUM FRAME TABLE; (2) ALUMINUM FRAME CHAIR; FREESTANDING	LANDSCAPE FORMS 800-430-6209 OR EQUAL	MODEL: BRAVO BISTRO COLOR: TBD
S-104	COFFEE TABLE	32" DIA, ROUND COFFEE TABLE	TBD	TBD
S-105	FIRE PIT	42" DIA. STAINLESS STEEL FIRE PIT, ELECTRONIC IGNITION, ROCK FILL PER MANUFACTURER	PALOFORM 888-823-8883 OR EQUAL	MODEL: BOL COLOR: TBD ROCK FILL: TBD

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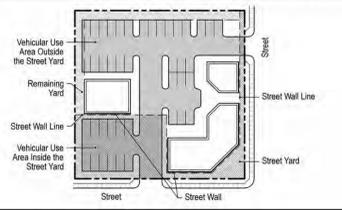
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HARDSCAPE LEGEND AND NOTES

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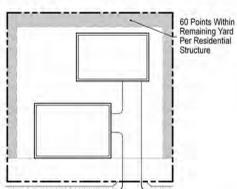
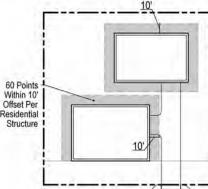
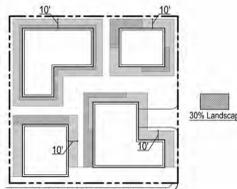
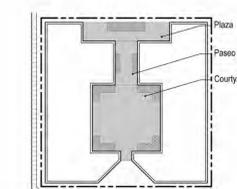
	City of San Diego Development Services 1222 First Ave., MS-501 San Diego, CA 92101	Landscape Calculations Worksheet Multiple Dwelling Unit Residential & Residential Components of Mixed-Use Development	FORM DS-6 August 2020
	Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and plant points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code. Refer to §142.0403 Table 142-046 for proposed and existing plant point schedule.		
<ul style="list-style-type: none"> At least one-half of the required planting points shall be achieved with trees. If any of the requirements of Landscape Regulations, Section 142.0405(a) 1, 2, and 3 apply to your project, provide a written summary explaining how requirements are being met. 			
STREET YARD [§142.0404 - §142.0405] - All Multiple Dwelling Unit Residential Development			
<ul style="list-style-type: none"> Planting area in the <i>public right-of-way</i> is not counted towards fulfillment of the required <i>street yard</i> planting area. 			
Planting Area Required	Planting Area Provided	Excess Area Provided	
Total Area $1,100$ sq. ft. x 50% = 550 sq. ft.	735 sq. ft.	185 sq. ft.	
Plant Points Required	Plant Points Provided	Excess Points Provided	
Total Area $1,100$ sq. ft. x 0.05 = 55 points	76 points	22 points	
Plant Points Achieved with Trees (50%)			
40 points			
ADDITIONAL YARD PLANTING AND PLANT POINT REQUIREMENTS - IF APPLICABLE			
Planting Area Reduction [§142.0405(a)(3)]	Minimum Planting Area with Allowed Reduction	Excess Points Required	
Planting Area Required $1,100$ sq. ft. x 25% = 275 sq. ft.	825 sq. ft.	0 points	
Planting Area allowable as Hardscape [§142.0405(b)(1)(A)]	Hardscape Provided		
Planting Area Required $1,100$ sq. ft. x 10% = 110 sq. ft.	0 sq. ft.		



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DS-6 (08-20)

Page 2 of 3 City of San Diego - Development Services Department - DS-6		
REMAINING YARD [§142.0404 - §142.0405] - 4 Dwelling Units or Less A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.		
Plant Points Required	Plant Points Provided	Excess Points Provided
60 points x 4 # of residential structures	0 sq. ft.	0 sq. ft.
Plant Points Achieved with Trees (50%)		
0 points		
REMAINING YARD [§142.0404 - §142.0405] - 5 Dwelling Units or More		
Option 1: A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.		
Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area $1,674$ sq. ft. x 30% = 502.2 sq. ft.	358 sq. ft.	144.2 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area $1,674$ sq. ft. x 0.05 = 83.7 points	80.4 points	-3.3 points
Plant Points Achieved with Trees (50%)		
40 points		
Option 2: Where common open space areas are provided in the form of plazas, paseos, or courtyard (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.		
LEVEL 7 Planting Area Required	Planting Area Provided	Excess Area Provided
Total Area $1,674$ sq. ft. x 20% = 334.8 sq. ft.	358 sq. ft.	23.2 sq. ft.
Plant Points Required	Plant Points Provided	Excess Points Provided
Total Area $1,674$ sq. ft. x 0.05 = 83.7 points	80.4 points	-3.3 points
Plant Points Achieved with Trees (50%)		
50 points		

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Page 3 of 3 City of San Diego - Development Services Department - DS-6		
4 Dwelling Units or Less—Option 1 A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.		
		
4 Dwelling Units or Less—Option 2 A minimum of 60 points per residential structure. Planting shall be distributed within a 10-foot offset from the structural envelope or within the remaining yard.		
		
5 Dwelling Units or More—Option 1 A minimum of 30 percent of the total area within a 10-foot offset from the structural envelope of each residential structure shall be planting area and shall be planted at a rate of 0.05 points per square foot of total area within the offset.		
		
5 Dwelling Units or More—Option 2 Where common open space areas are provided in the form of plazas, paseos, or courtyards (including decks), 20 percent of the total common open space area shall be planting area and shall be planted at a rate of 0.05 points per square foot of the total area. The required 20 percent of each open space area is to be calculated individually.		
		

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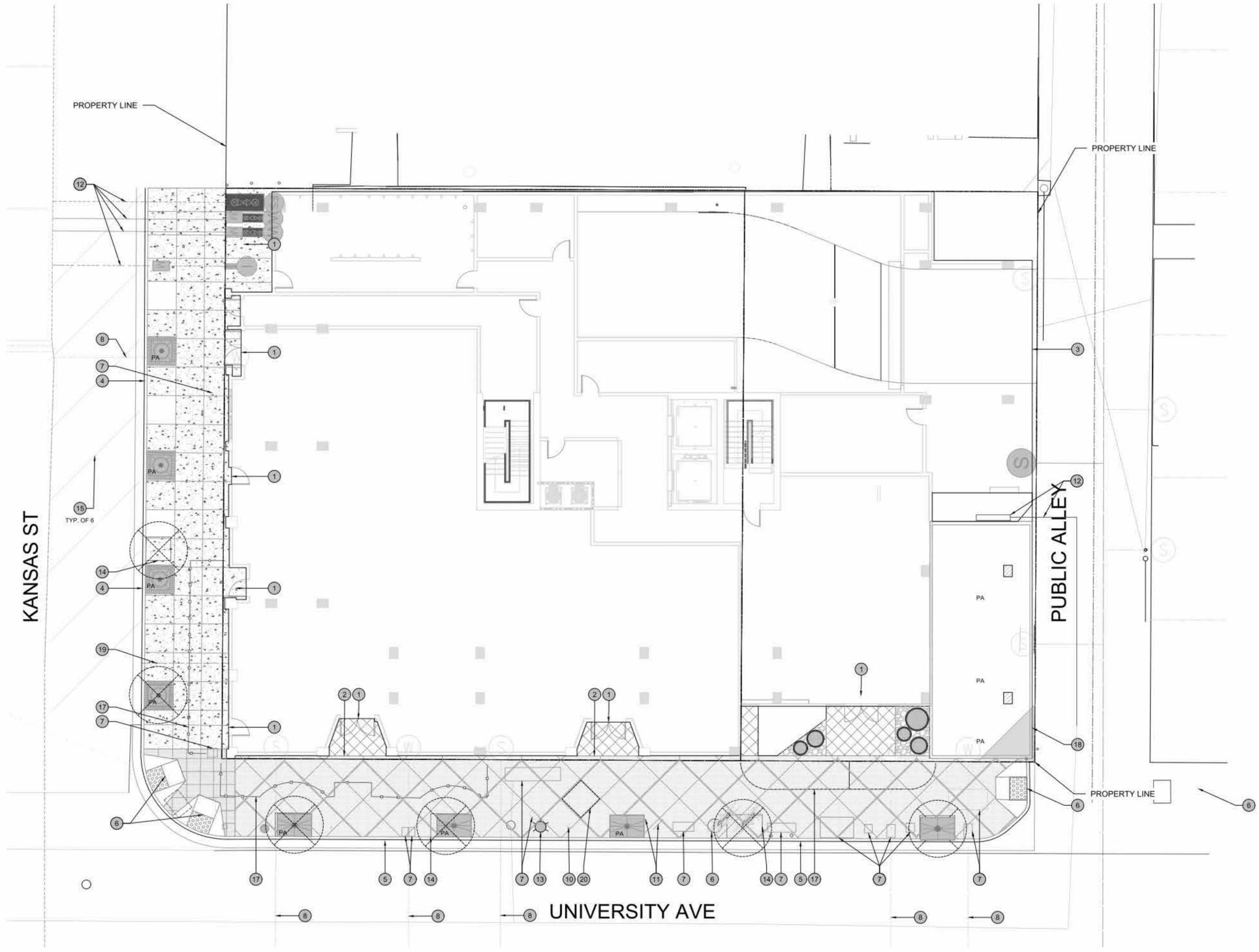
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LANDSCAPE CALCULATIONS WORKSHEET (DS-6)

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MISC. BY OTHERS	DESCRIPTION	NOTES
1	BUILDING ENTRY	PER ARCHITECT
2	BUILDING OVERHANG, ABOVE	PER ARCHITECT
3	DRIVEWAY ENTRY	PER CIVIL
4	EXISTING CURB TO BE REMOVED AND REPLACED	PER CIVIL
5	NEW CURB AND GUTTER	PER CIVIL
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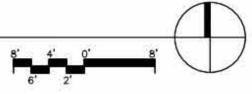
OTHER	DESCRIPTION
PA	PLANTING AREA
●	TREE CENTER

NOTES
1. NEW IRRIGATION SYSTEMS AND POINTS OF CONNECTION TO BE REVIEWED BY IRRIGATION CONSULTANT
2. OFF-SITE LIGHTING PER CITY STANDARDS AND CIVIL ENGINEER
3. 3" LAYER OF ORGANIC MULCH AT PLANTING AREAS UNLESS MINERAL MULCH SPECIFIED PER PLANS

1 HARDSCAPE PLAN - GROUND LEVEL
SCALE: 1/8" = 1'-0"
HARDSCAPE LEGEND - GROUND LEVEL
SEE SHEET L100 FOR FULL HARDSCAPE LEGEND

HARDSCAPE	DETAIL	DESCRIPTION
	PED PAVING	
	PAVING TYPE 1 ● UNIVERSITY AVE	INTEGRAL COLOR CIP CONCRETE TO MATCH STANDARD PUBLIC RIGHT OF WAY HARDSCAPE
	PAVING TYPE 2 ● KANSAS ST	INTEGRAL COLOR CIP CONCRETE, TO MATCH STANDARD PUBLIC RIGHT OF WAY HARDSCAPE
	PAVING TYPE 3 ● INTERSECTION	INTEGRAL COLOR CIP CONCRETE, TO MATCH STANDARD PUBLIC RIGHT OF WAY HARDSCAPE
	PAVING TYPE 4 ● BUILDING ENTRY	INTEGRAL COLOR CIP CONCRETE, TO MATCH INTERIOR DESIGN HARDSCAPE, EXTERIOR RATED
	TREE GRATE TYPE 1 ● UNIVERSITY AVE	4' X 6' TREE GRATE, PROVIDE 40 SF OF CU STRUCTURAL SOIL PER TREE GRATE; INTEGRATED UP LIGHT WELLS TO BE INCLUDED
	TREE GRATE TYPE 2 ● KANSAS ST	5' X 5' TREE GRATE, PROVIDE 40 SF OF CU STRUCTURAL SOIL PER TREE GRATE; INTEGRATED UP LIGHT WELLS TO BE INCLUDED

HARDSCAPE	DETAIL	DESCRIPTION
	ROCK MULCH	2"-4" ROCK MULCH AT BUILDING ENTRY
	BIKE RACK	14"L X 36"W X 31"H "LOOP" BICYCLE RACK, EMBEDDED. POWDERCOATED ALUMINUM
	TRASH RECEPTACLE	STEEL TRASH RECEPTACLE, TO ADHERE TO STANDARD NORTH PARK COMMUNITY PLAN DESIGN GUIDELINES
	METAL PLANTER	ARCHITECTURAL METAL PLANTER ON ROCK MULCH TO COMPLIMENT BUILDING AND LOBBY ENTRY



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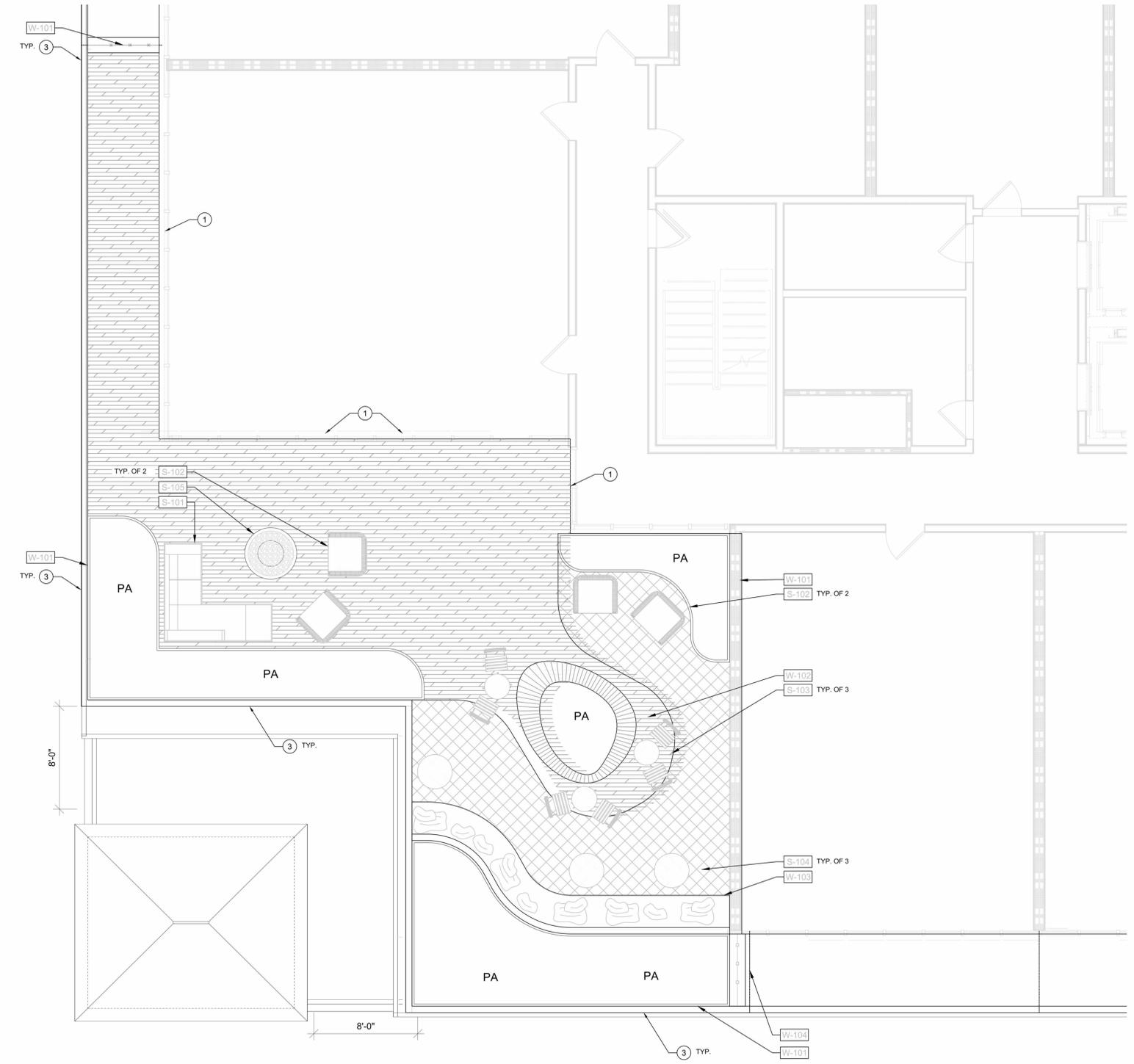
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HARDSCAPE PLAN - GROUND LEVEL

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1 HARDSCAPE PLAN - LEVEL 7
SCALE: 1/4" = 1'-0"



MISC. BY OTHERS		
DESCRIPTION	NOTES	
① BUILDING ENTRY	PER ARCHITECT	
② STAIR ACCESS	PER ARCHITECT	
③ PARAPET / GUARDRAIL	PER ARCHITECT	

OTHER		
DESCRIPTION	NOTES	
PA PLANTING AREA		
● TREE CENTER		

- NOTES**
- NEW IRRIGATION SYSTEMS AND POINTS OF CONNECTION TO BE REVIEWED BY IRRIGATION CONSULTANT
 - OFF-SITE LIGHTING PER CITY STANDARDS AND CIVIL ENGINEERS
 - 3" LAYER OF ORGANIC MULCH AT PLANTING AREAS UNLESS MINERAL MULCH SPECIFIED PER PLANS
 - ALL FURNISHING TO BE FF&E PER INTERIOR DESIGN
 - COORDINATE ALL FINAL PRODUCT, MATERIAL, AND FINISHES WITH JULES WILSON DESIGN STUDIO

HARDSCAPE LEGEND - ON STRUCTURE
SEE SHEET L101 FOR FULL HARDSCAPE LEGEND

PED	HARDSCAPE	DETAIL	DESCRIPTION
	PAVING		
	PAVER TYPE 1		PORCELAIN PAVER ON GRIDLOCK PEDESTAL PAVER SYSTEM
	848 SF		
	SYNTHETIC TURF		GRASS FIBER SURFACE ON GRIDLOCK PEDESTAL SYSTEM, FIRE RATED ROOFDECK PANEL APPLICATIONS AND PROFILE PER MANUFACTURER'S RECOMMENDATIONS
	309 SF		
	WALLS, PLANTERS & RAISED SURFACES		
	W-101	RAISED PLANTER	METAL / FIBERGLASS RAISED PLANTERS; PLUMBED DRAIN CONNECTIONS PER PLUMBING
	W-102	CIP CONCRETE PLANTER	CUSTOM CIP CONCRETE PLANTER WITH WOOD SLAT SEAT TOPPING
	W-103	CIP CONCRETE SOFA BENCH	CIP CONCRETE SOFA BENCH, 36" WIDE WITH SLANTED BACKING; EXTERIOR RATED CUSHIONS AND PILLOWS
	W-104	PRIVACY SCREEN	42" H CIP CONCRETE WALL WITH GLASS PANEL TOP MOUNT AT 50% DEEP EXTERIOR BAMB GLASS PANEL TO BE 30% MAX TO

SITE AMENITIES		
S-101	LOUNGE SEATING TYPE 1	ALUMINUM FRAME SECTIONAL, WITH EXTERIOR RATED CUSHIONS
S-102	LOUNGE SEATING TYPE 2	ALUMINUM FRAME CHAIR, WITH EXTERIOR RATED CUSHIONS
S-103	LOUNGE SEATING TYPE 3	(1) ALUMINUM FRAME TABLE; (2) ALUMINUM FRAME CHAIR; FREESTANDING
S-104	COFFEE TABLE	32" DIA. ROUND COFFEE TABLE
S-105	FIRE PIT	42" DIA. STAINLESS STEEL FIRE PIT, ELECTRONIC IGNITION, ROCK FILL PER MANUFACTURER

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NO	DESCRIPTION	DATE

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HARDSCAPE PLAN - LEVEL 7

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ROOT ZONE NOTE
A MINIMUM ROOT ZONE OF 40 SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER THE SAN DIEGO MUNICIPAL CODE §142.0403(b)(5).

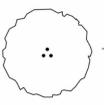
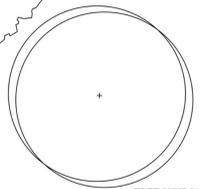
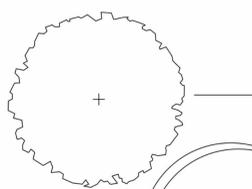
TREE ROOT BARRIER NOTE
TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL" PLEASE CLEARLY IDENTIFY THE INSTALLATION OF ROOT BARRIERS IN THE LOCATIONS SUBJECT TO THESE 3 CONDITIONS. PER SDMC § 142.0403(b).

TREE MAINTENANCE NOTE
ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.
TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(B)(10).

MAINTENANCE STATEMENT
ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

LANDSCAPE DESIGN STATEMENT
OUR LANDSCAPE DESIGN EMBRACES SUSTAINABILITY BY INTEGRATING LOW-IMPACT, WATER-WISE PLANTS, INCLUDING NATIVE SPECIES, IN ADHERENCE TO THE NORTH PARK COMMUNITY PLAN. BIORETENTION PLANTERS FURTHER ENHANCE ENVIRONMENTAL STEWARDSHIP, FOSTERING BIODIVERSITY AND MINIMIZING WATER RUNOFF. THROUGH THIS APPROACH WE AIM TO CREATE AN AESTHETICALLY PLEASING AND ECOLOGICALLY RESPONSIBLE LANDSCAPE THAT HARMONIZES WITH ITS SURROUNDINGS AND PROMOTES THE WELL BEING OF THE COMMUNITY.

IRRIGATION STATEMENT
AN AUTOMATIC, ELECTRICALLY 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.
TYPES OF IRRIGATION PROPOSED:
BUBBLERS (STREET TREES)
DRIPLINE (SHRUBS, GRASSES, GROUNDCOVERS)



PLANTING LEGEND
SEE SHEET L600 FOR FULL PLANTING LEGEND

Table with columns: TREE SYMBOL, COMMON NAME, QTY., MATURE HEIGHT / SPREAD, TYPE, WUCOLS, EXPOSURE

STREET TREES SUCH AS:
STREET TREES THAT ARE IN ACCORDANCE WITH THE NORTH PARK COMMUNITY PLAN

Table listing street trees: LOPHOSTEMON CONFERTUS (BRISBANE BOX), PISTACHIA CHINENSES (CHINESE PITSTACHE), CERCIS OCCIDENTALIS (WESTERN REDBUD)

Table with columns: TREE SYMBOL, COMMON NAME, QTY., MATURE HEIGHT / SPREAD, TYPE, WUCOLS, EXPOSURE

SPECIMEN TREES SUCH AS:
SPECIMEN TREE THE HAS A UNIQUE BRANCHING STRUCTURE OR FOLIAGE THAT HIGHLIGHTS THE GROUND LEVEL BIORETENTION PLANTER.

Table listing specimen trees: ARBUTUS UNEDO 'COMPACTA' (STRAWBERRY TREE), CITRUS JAPONICA 'NAGAMI' (KUMQUAT), LAGERSTROEMIA INDICA 'WHITE CHOCOLATE' (PETITE CRAPE MYRTLE)

Table with columns: SHRUB SYMBOL, COMMON NAME, TYPE, WUCOLS, EXPOSURE

BUILDING ENTRY UNDERSTORY SUCH AS:
ENTRY PLANTING AT GROUND LEVEL BUILDING ENTRY. PLANTING TO BE FILL OUT AS LUSH FOLIAGE THAT WILL ACT AS A BACKDROP AND FOCAL POINT AS USERS WALK INTO THE LOBBY.

Table listing building entry understory plants: ARTEMISA 'DOWS CASTLE', ASPARAGUS DENSIFLORUS 'MYERS', BUXUS MICROPHYLLA 'FAULKNER', CYCAS REVOLUTA, DIANELLA REVOLUTA 'LITTLE REV', EUPHORBIA X MARTINI 'ASCOT RAINBOW', GARDENIA JASMINOIDES, JUNIPERUS CHINENSIS 'MONLEP', MISCANTHUS SINENSIS 'MORNING LIGHT', NEPHROLEPIS EXALTATA, OLEA EUROPAEA 'MONTRA', PENNISETUM SETACEUM 'RUBRUM', PITTOSPORUM TOBIRA 'WHEELERS DWARF', ROSMARINUS OFFICINALIS PROSTRATUS, SANTOLINA NEAPOLITANA 'LEMON QUEEN'

Table with columns: SHRUB SYMBOL, COMMON NAME, MATURE HEIGHT / SPREAD, TYPE, WUCOLS, EXPOSURE

LEVEL 7 AMMENITY DECK SUCH AS:
PLANTING TO ENHANCE AND COMPLIMENT THE LEVEL 7 AMENITY DECK.

Table listing level 7 amenity deck plants: ACACIA COGNATA 'COUSIN ITT', AGAVE ATTENUATA 'NOVA', AGAVE 'BLUE FLAME', ANIGOZANTHOS SPP., BERBERIS THUNBERGII 'GOLDEN ROCKET', BUXUS MICROPHYLLA 'FAULKNER', CISTUS HYBRIDUS, COLEONEMA PULCHRUM 'SUNSET GOLD', COPROSMA REPENS 'MARBLE QUEEN', DIANELLA TASMANICA 'VARIEGATA', DIETES BICOLOR, EPILOBUM CANUM, GALVEZIA SPECIOSA, LAVANDULA SPP., OLEA EUROPAEA 'MONTRA', PITTOSPORUM TOBIRA 'WHEELER'S DWARF', ROSMARINUS OFFICINALIS, SALVIA APIANA, SENECIO SERPENS

BIORETENTION PLANTING SUCH AS:
WATER WISE PLANTING MATERIAL CAPABLE OF HANDLING PERIODIC INUNDATION OF RAINWATER. SITUATED IN BIORETENTION PLANTERS AS A SHOWCASE OF RESPONSIBLE STORMWATER MANAGEMENT AND BEST PRACTICES

Table listing bioretention planting: CAREX DIVULSA, CAREX PANSA, CALAMAGROSTIS X ACUTIFLORA + CV, CHONDROPETALUM TECTORUM, DIANELLA REVOLUTA, IRIS DOUGLASSIANA, JUNDUS SPP., LEYMUS C. 'CANYON PRINCE', MUHLENBERGIA RIGENS, ROSA CALIFORNICA, EUROPEAN GREY SEDGE, DUNE SEDGE, FEATHER REED GRASS, SMALL CAPE RUSH, BABY BLISS FLAX LILY, DOUGLAS IRIS, RUSH, CANYON PRINCE WILD RYE, DEER GRASS, CALIFORNIA ROSE

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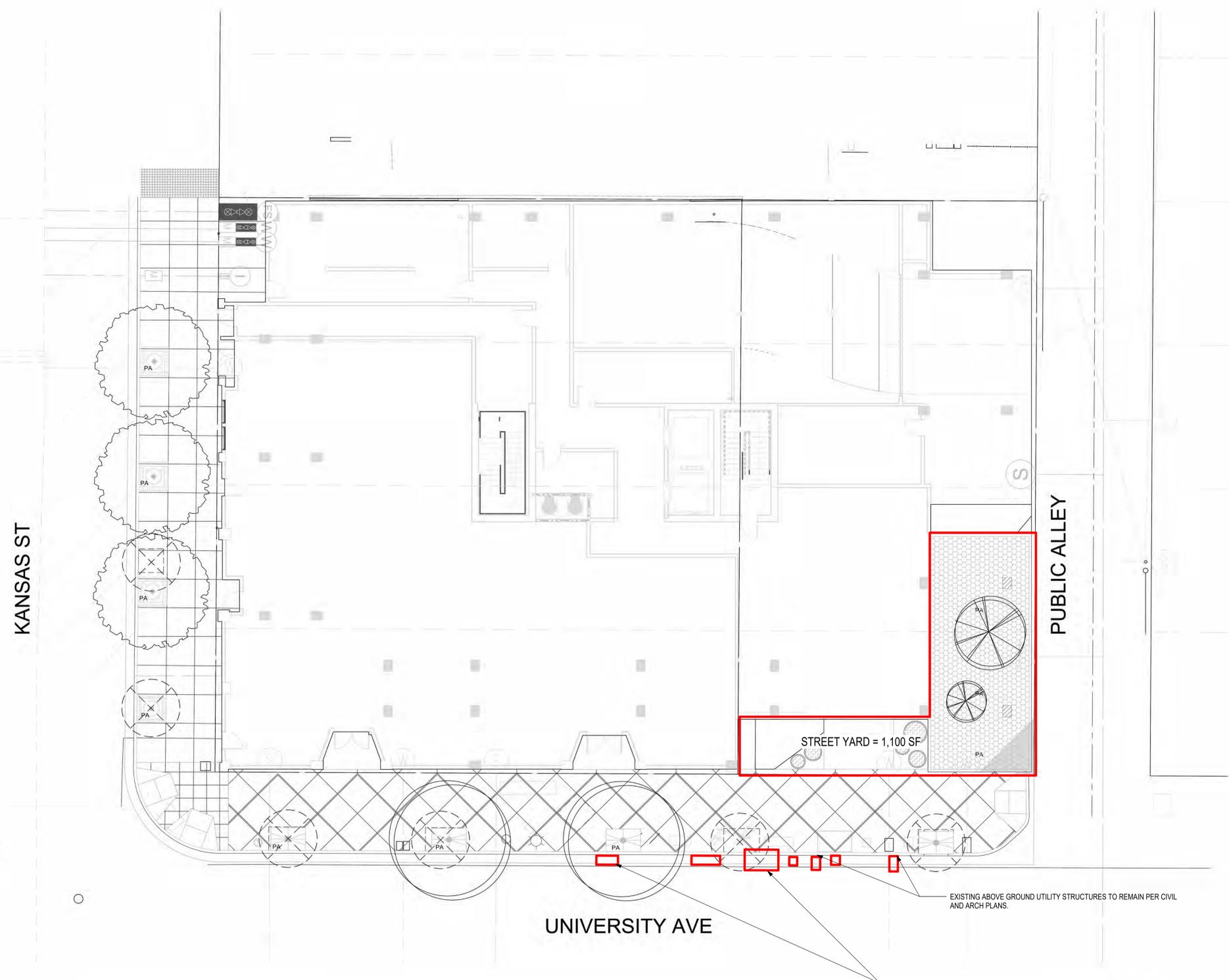
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PLANTING LEGEND NOTES

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PLANTING LEGEND

SEE SHEET L600 FOR FULL PLANTING LEGEND

TREE SYMBOL COMMON NAME QTY.

STREET TREES SUCH AS:
STREET TREES THAT ARE IN ACCORDANCE WITH THE NORTH PARK COMMUNITY PLAN

LOPHOSTEMON CONFERTUS BRISBANE BOX 4

PISTACHIA CHINENSES CHINESE PITSTACHE 3

TREE SYMBOL COMMON NAME QTY.

SPECIMEN TREES SUCH AS:
SPECIMEN TREE THE HAS A UNIQUE BRANCHING STRUCTURE OR FOLIAGE THAT HIGHLIGHTS THE GROUND LEVEL BIORETENTION PLANTER.

CERCIS OCCIDENTALIS WESTERN REDBUD 2

TREE SYMBOL COMMON NAME QTY.

SPECIMEN TREES SUCH AS:
SPECIMEN TREE THE HAS A UNIQUE BRANCHING STRUCTURE OR FOLIAGE THAT HIGHLIGHTS THE LEVEL 7 OUTDOOR AMENITY SPACE

ARBUTUS UNEDO 'COMPACTA' STRAWBERRY TREE 1
CITRUS JAPONICA 'NAGAMI' KUMQUAT
LAGERSTROEMIA INDICA 'WHITE CHOCOLATE' PETITE CRAPE MYRTLE

1 PLANTING PLAN - GROUND LEVEL
SCALE: 1/8" = 1'-0"

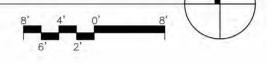
SHRUB SYMBOL COMMON NAME

BUILDING ENTRY UNDERSTORY SUCH AS:
ENTRY PLANTING AT GROUND LEVEL BUILDING ENTRY. PLANTING TO BE FILLED OUT AS LUSH FOLIAGE THAT WILL ACT AS A BACKDROP AND FOCAL POINT AS USERS WALK INTO THE LOBBY.

- 40% 1 GAL., 60% 5 GAL.
ARTEMISIA 'POWIS CASTLE'
ASPARAGUS DENSIFLORUS 'MYERS'
BUXUS MICROPHYLLA 'FAULKNER'
CYCAS REVOLUTA
DIANELLA REVOLUTA 'LITTLE REV'
EUPHORBIA X MARTINI 'ASCOT RAINBOW'
GARDENIA JASMINOIDES
JUNIPERUS CHINENSIS 'MONLEP'
MISCANTHUS 'SINENSIS' MORNING LIGHT
NEPHROLEPIS EXALATA
OLEA EUROPAEA 'MONTRA'
PENNESETUM SETACEUM 'RUBRUM'
PITTIOSPORUM 'TOBIRA' 'WHEELERS DWARF'
ROSMARINUS OFFICINALIS PROSTRATUS
SANTOLINA NEAPOLITANA 'LEMON QUEEN'
- WORMWOOD 'POWIS CASTLE'
FOXTAIL FERN
FAULKNER BOXWOOD
SAGO PALM
LITTLE REV FLAX LILY
MARTINS SPURGE
CAPE JASMINE
MINT JULEP JUNIPER
MORNING LIGHT MAIDEN GRASS
BOSTON FERN
LITTLE OLLIE DWARF OLIVE
PURPLE FOUNTAIN GRASS
MOOK ORANGE
CREEPING ROSEMARY
SANTOLINA

BIORETENTION PLANTING SUCH AS:
WATER WISE PLANTING MATERIAL CAPABLE OF HANDLING PERIODIC INUNDATION OF RAINWATER. SITUATED IN BIORETENTION PLANTERS AS A SHOWCASE OF RESPONSIBLE STORMWATER MANAGEMENT AND BEST PRACTICES

- 80% 1 GAL., 20% 5 GAL.
CAREX DIVULSA
CAREX PANSA
CALAMAGROSTIS X ACUTIFLORA + CV
CHONDROPETALUM TECTORUM
DIANELLA REVOLUTA
IRIS DOUGLASSIANA
JUNCUS SPP.
LEYMUS C. 'CANYON PRINCE'
MUEHLBERGIA RIGENS
ROSA CALIFORNICA
- EUROPEAN GREY SEDGE
DUNE SEDGE
FEATHER REED GRASS
SMALL CAPE RUSH
BABY BLISS FLAX LILY
DOUGLAS IRIS
RUSH
CANYON PRINCE WILD RYE
DEER GRASS
CALIFORNIA ROSE



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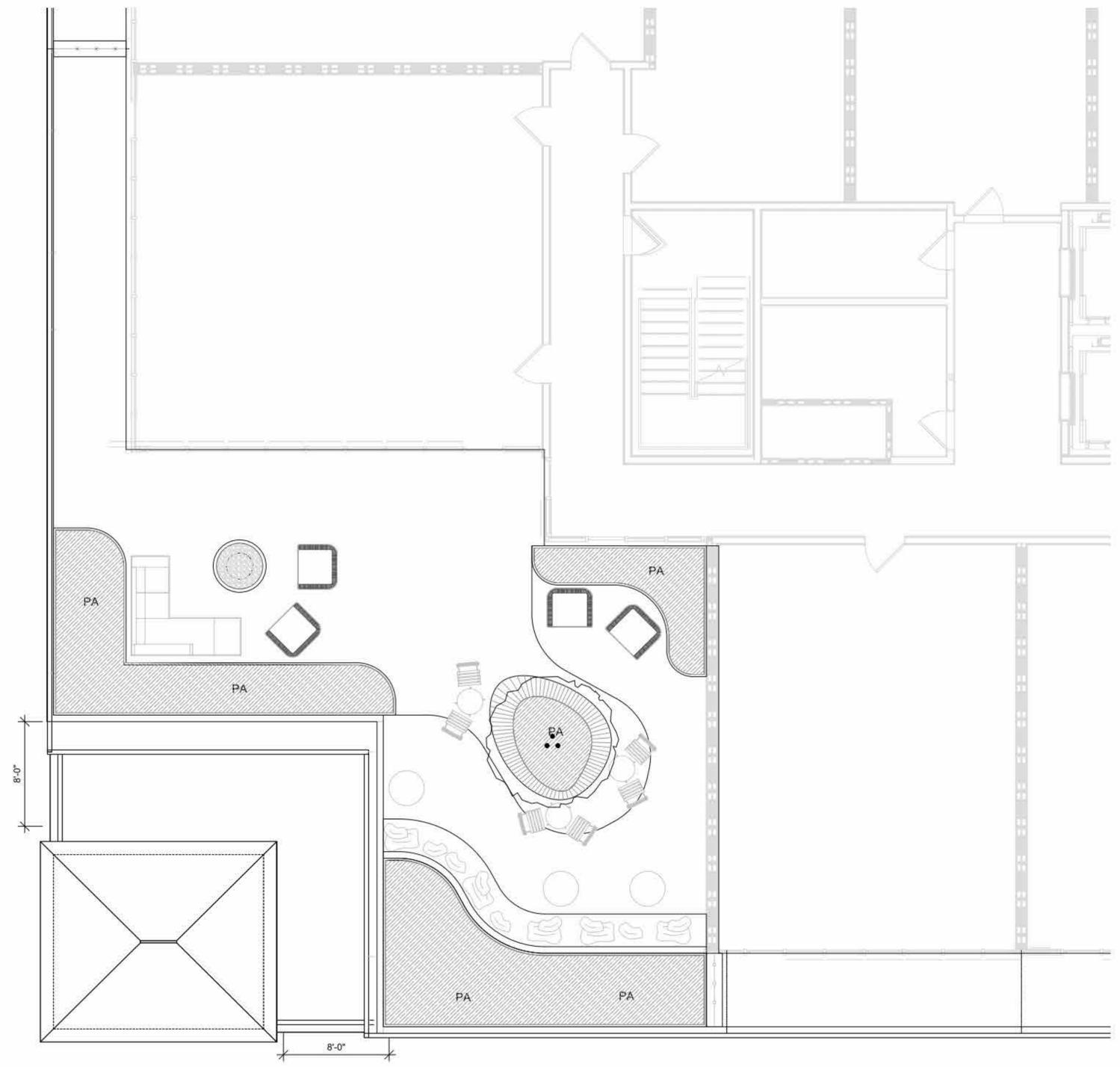
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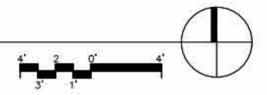
PLANTING PLAN - GROUND

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1 PLANTING PLAN - LEVEL 7
SCALE: 1/4" = 1'-0"
PLANTING LEGEND
SEE SHEET L600 FOR FULL PLANTING LEGEND



TREE SYMBOL	COMMON NAME	QTY.	SHRUB SYMBOL	COMMON NAME
SPECIMEN TREES SUCH AS:			LEVEL 7 AMMENITY DECK SUCH AS:	
SPECIMEN TREE THE HAS A UNIQUE BRANCHING STRUCTURE OR FOLIAGE THAT HIGHLIGHTS THE LEVEL 7 OUTDOOR AMENITY SPACE			PLANTING TO ENHANCE AND COMPLEMENT THE LEVEL 7 AMENITY DECK.	
	ARBUS UNEDO 'COMPACTA' CITRUS JAPONICA 'NAGAMI' LAGERSTROEMIA INDICA 'WHITE CHOCOLATE'	1		ACACIA COGNATA 'COUSIN ITT' AGAVE ATTENUATA 'NOVA' AGAVE 'BLUE FLAME' ANIGOZANTHOS SPP. BERBERIS THUNBERGII 'GOLDEN ROCKET' BUXUS MICROPHYLLA 'FAULKNER' CISTUS HYBRIDUS COLEONEMA PULCHRUM 'SUNSET GOLD' COPROSMA REPENS 'MARBLE QUEEN' DIANELLA TASMANICA 'VARIEGATA' DIETES BICOLOR EPILOBIUM CANUM GALVEZIA SPECIOSA LAVANDULA SPP. OLEA EUROPAEA 'MONTRA' PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' ROSMARINUS OFFICINALIS SALVIA APIANA SENECIO SERPENS
	STRAWBERRY TREE KUMQUAT PETITE ORAPE MYRTLE			LITTLE RIVER WATTLE BLUE FORTAIL AGAVE BLUE FLAME AGAVE KANGAROO PAW JAPANESE BARBERRY FAULKNER BOXWOOD WHITE ROCKROSE GOLDEN BREATH OF HEAVEN DWARF VARIEGATED MIRROR PLANT VARIEGATED FLAX LILY FORTNIGHT LILY CALIFORNIA FUCHSIA BUSH ISLAND SNAPDRAGON LAVENDER LITTLE OLLIE DWARF OLIVE WHEELER'S DWARF PITTIOSPORUM ROSEMARY WHITE SAGE BLUE CHALKSTICKS

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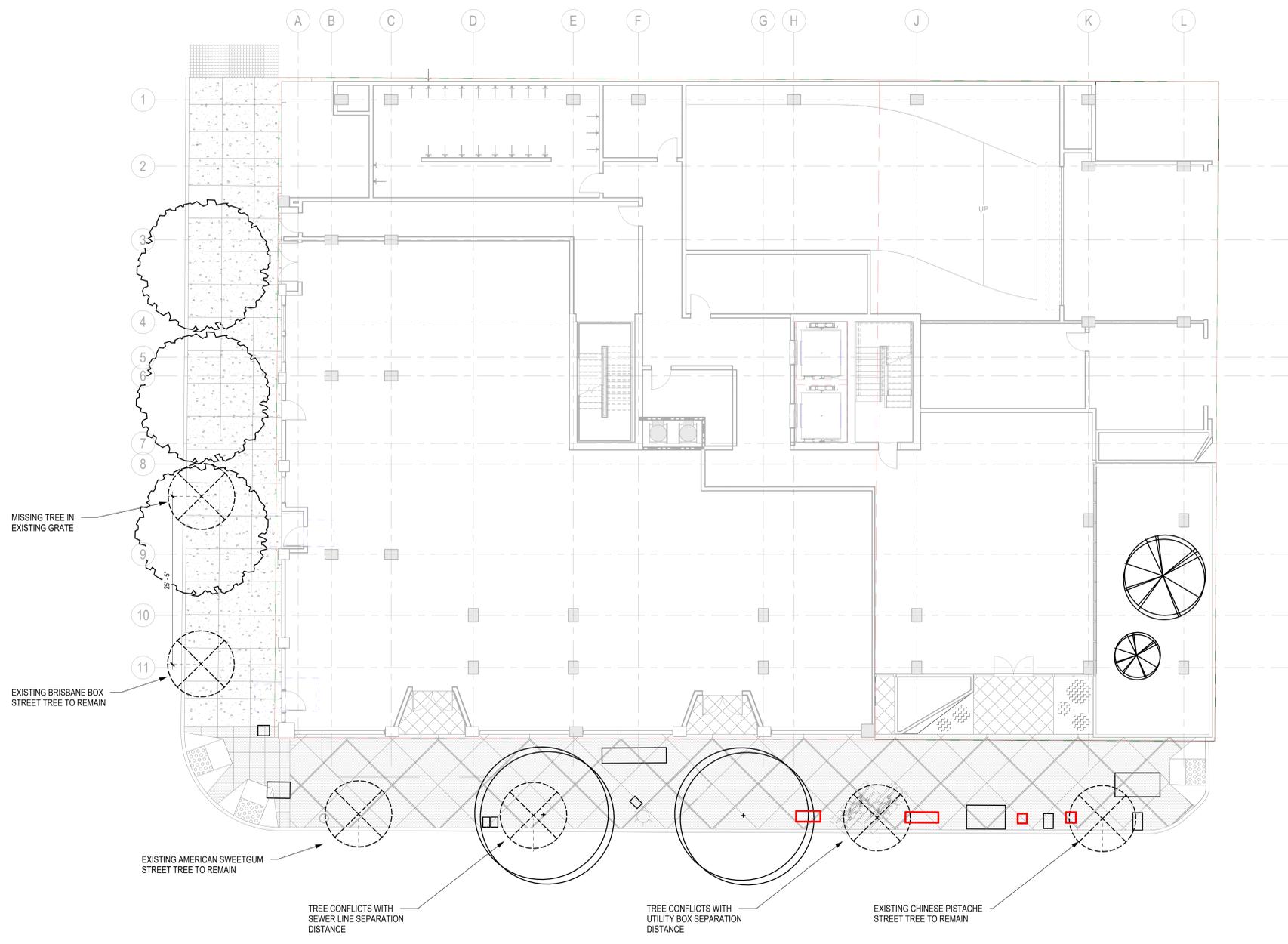
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PLANTING PLAN - LEVEL 7

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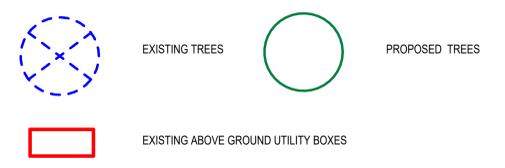
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1 EXISTING STREET TREE DIAGRAM
SCALE: 1/8" = 1'-0"

Table 142-04E
Minimum Tree Separation Distance

Improvement	Minimum Distance to Street Tree
Traffic signal, Stop Sign	20 feet
Underground Utility Lines (except sewer)	5 feet
Sewer Lines	10 feet
Above Ground Utility Structures (Transformers, Hydrants, Utility poles, etc)	10 feet
Driveways	10 feet ⁽¹⁾
Intersections (intersecting curb lines of two streets)	25 feet



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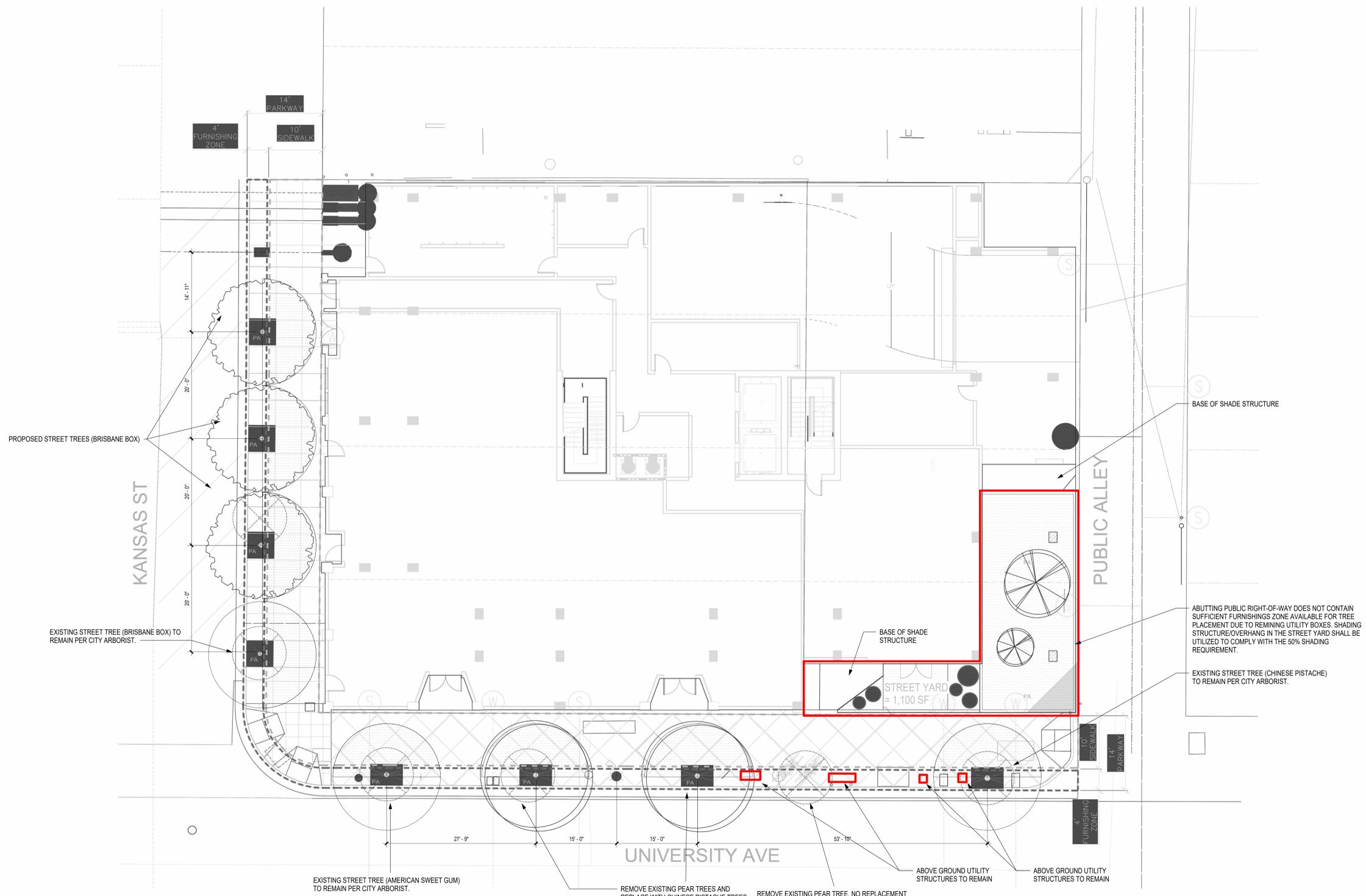
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EXISTING & PROPOSED STREET TREE DIAGRAM

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1 STREET TREE CALCULATIONS
SCALE: 1/8" = 1'-0"

STREET TREES SHADING CALCULATIONS
CALCULATIONS BASED OF SAN DIEGO MUNICIPAL CODE §143.1410(a)(1)(e)

BOUNDARY	SYMBOL	DESCRIPTION	AREA (SF)	QTY	REQUIRED (SF)	PROVIDED (SF)
---		FURNISHING ZONE	973 SF			
---		THROUGHWAY ZONE	2,426 SF			
		THROUGHWAY SHADED			1,213 SF/50%	1,257 SF/52%
		PROPOSED TREES		8		

NOTES:
1) ABUTTING PUBLIC RIGHT-OF-WAY DOES NOT CONTAIN SUFFICIENT FURNISHINGS ZONE AVAILABLE FOR TREE PLACEMENT DUE TO REMAINING UTILITY BOXES. SHADING STRUCTURE PLACED IN THE STREET YARD SHALL BE UTILIZED TO COMPLY WITH THE 50% SHADING REQUIREMENT.
2) TREE CANOPY 20'

STREET TREES NOTE - SDMC §143.1025
AT LEAST ONE, 24-INCH BOX CANOPY FORM TREE IS REQUIRED FOR EACH 20 FEET OF STREET FRONTAGE. THE STREET FRONTAGE EXCLUDES CURB CUTS AND REQUIRED CLEARANCES FOR DESIGNATED BUS STOPS. THE TREES SHALL BE PLACED ON EACH SIDE OF THE SIDEWALK WHERE FEASIBLE. THE INSTALLED TREE SPACING AND LOCATION MAY BE VARIED TO ACCOMMODATE SITE CONDITIONS OR DESIGN CONSIDERATIONS.
STREET FRONTAGE: 240 FEET
REQUIRED STREET TREES: 12

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
TRAFFIC SIGNAL, STOP SIGN	20 FEET
UNDERGROUND UTILITY (EXCEPT SEWER)	5 FEET
SEWER LINES	10 FEET
ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.)	10 FEET
DRIVEWAYS	10 FEET
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET

ISSUES:

NO	DESCRIPTION	DATE

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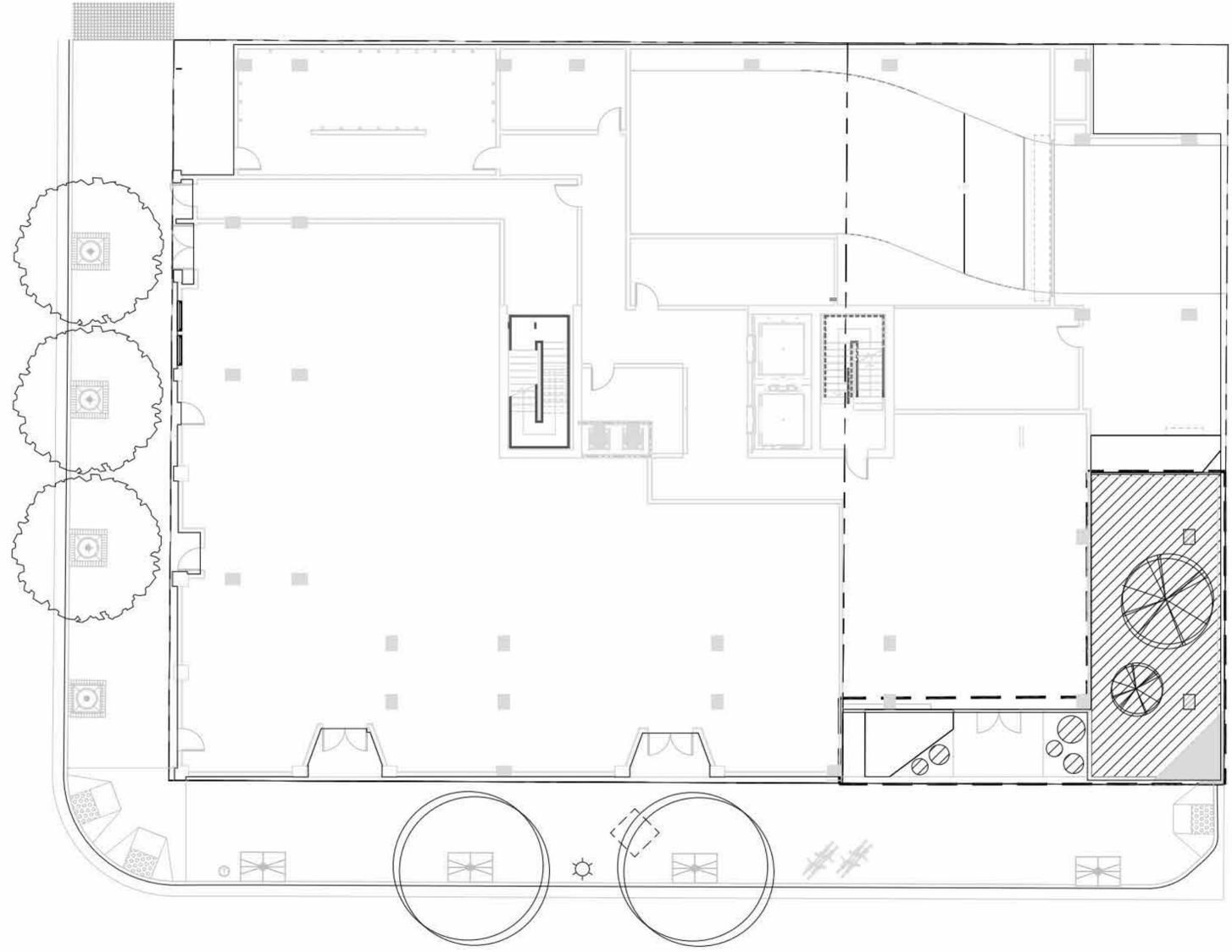
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TITLE:

STREET TREE CALCULATIONS

DRAWING NO:

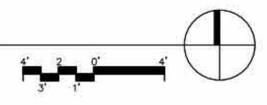
L611 STREET YARD -GROUND LEVEL

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1 STREET YARD - GROUND LEVEL

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



AREA CALCULATIONS

CALCULATIONS BASED OF SAN DIEGO MUNICIPAL CODE §142.0405

SYMBOL	DESCRIPTION	L1 SQUARE FOOTAGE (SF)
	STREET YARD BOUNDARY	1,100 SF
	STREET YARD PLANTING AREA	735 SF

NOTES:
 1) STREET YARD - ALL MULTIPLE DWELLING UNIT RESIDENTIAL DEVELOPMENT PER DS-6 (08-20)
 PLANTING AREA IN THE PUBLIC RIGHT-OF-WAY IS NOT COUNTED TOWARDS FULFILLMENT OF THE REQUIRED STREET YARD PLANTING AREA.

PLANTED COMMON OUTDOOR OPEN SPACE (PCOOS): STREET YARD GROUND LEVEL

AREA NAME	REQUIRED (SF)	PROVIDED (POINT)	REQUIRED (POINT)	PROVIDED (POINT)	NOTES
LEVEL 1:	550 SF	735 SF	55	76	L1
TOTAL	550 SF	735 SF	55	76	

TREE POINT CALCULATION:

AREA NAME	REQUIRED (POINTS)	PROVIDED (POINTS)	NOTES
LEVEL 1:	27.5	40	
TOTAL:	27.5	40	

ISSUES:

NO	DESCRIPTION	DATE

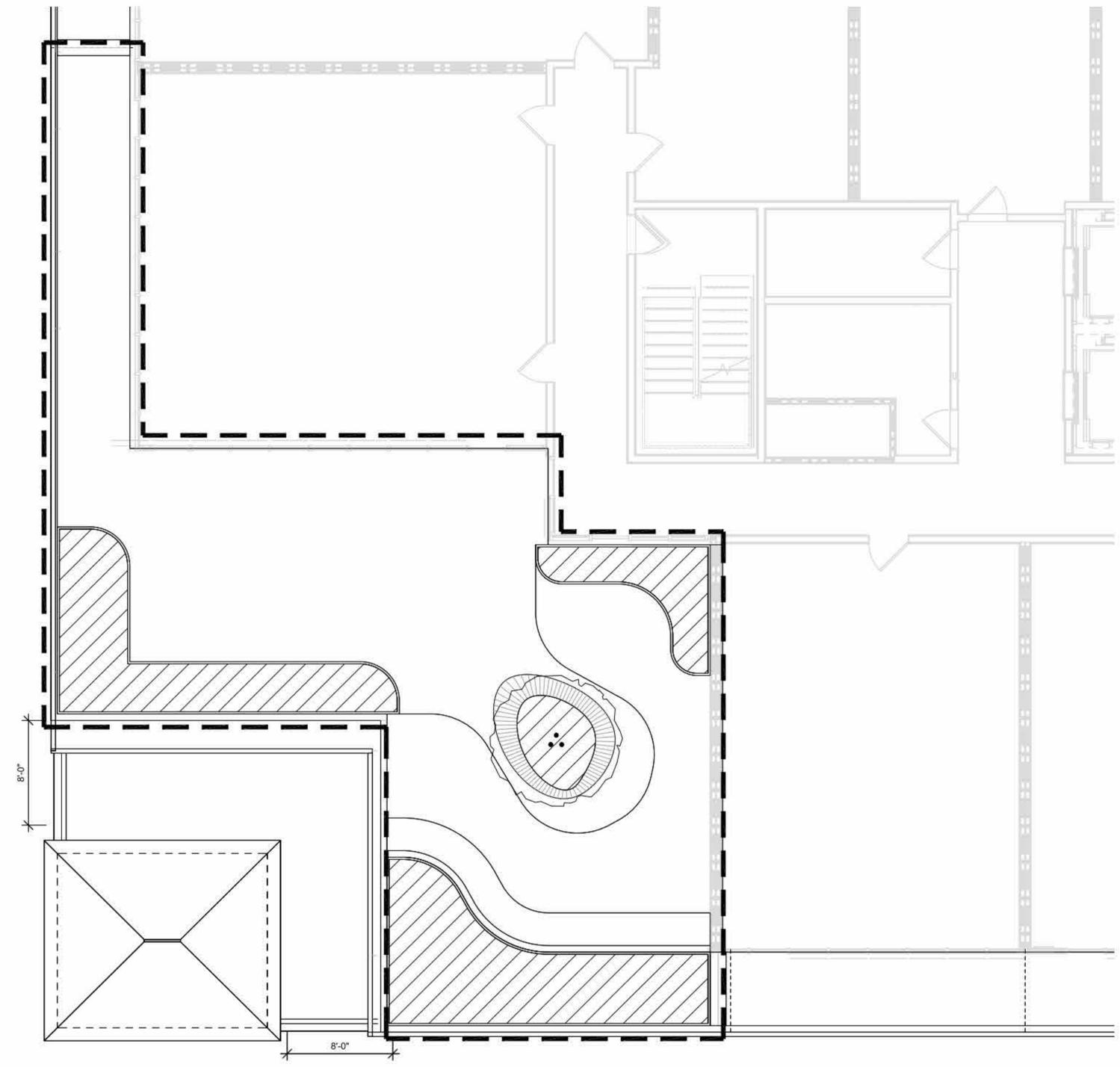
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STREET YARD -GROUND LEVEL

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1 COMMON OPEN SPACE - LEVEL 7
SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

CALCULATIONS BASED ON SAN DIEGO MUNICIPAL CODE §142.0405

SYMBOL	DESCRIPTION	L7 SQUARE FOOTAGE (SF)
	COMMON OPEN SPACE BOUNDARY	1,674 SF
	COMMON OPEN SPACE PLANTING AREA	402 SF

- NOTES:
- 5 DWELLING UNITS OR MORE - OPTION 2 PER DS-6 (08-20)
5 DWELLING UNITS OR MORE - OPTION 2 WHERE COMMON OPEN SPACE AREAS ARE PROVIDED IN THE FORM OF PLAZAS, PASEOS, OR COURTYARDS (INCLUDING DECKS), 20 PERCENT OF THE TOTAL COMMON OPEN SPACE AREA SHALL BE PLANTING AREA AND SHALL BE PLANTED AT A RATE OF 0.05 POINTS PER SQUARE FOOT OF THE TOTAL AREA. THE REQUIRED 20 PERCENT OF EACH OPEN SPACE AREA IS TO BE CALCULATED INDIVIDUALLY.
 - NO COMMON OPEN SPACE ON SITE GROUND LEVEL.

- NOTES:
- 5 DWELLING UNITS OR MORE - OPTION 2 PER DS-6 (08-20)
5 DWELLING UNITS OR MORE - OPTION 2 WHERE COMMON OPEN SPACE AREAS ARE PROVIDED IN THE FORM OF PLAZAS, PASEOS, OR COURTYARDS (INCLUDING DECKS), 20 PERCENT OF THE TOTAL COMMON OPEN SPACE AREA SHALL BE PLANTING AREA AND SHALL BE PLANTED AT A RATE OF 0.05 POINTS PER SQUARE FOOT OF THE TOTAL AREA. THE REQUIRED 20 PERCENT OF EACH OPEN SPACE AREA IS TO BE CALCULATED INDIVIDUALLY.
 - NO COMMON OPEN SPACE ON SITE GROUND LEVEL.

PLANTED COMMON OUTDOOR OPEN SPACE (PCOOS) - LEVEL 7

AREA NAME	REQUIRED (SF)	PROVIDED (SF)	REQUIRED (POINT)	PROVIDED (POINT)	NOTES
LEVEL 7:	334.8 SF	402 SF	16.74	80.4	L7
TOTAL	334.8 SF	402 SF	16.74	80.4	

ISSUES:

NO	DESCRIPTION	DATE

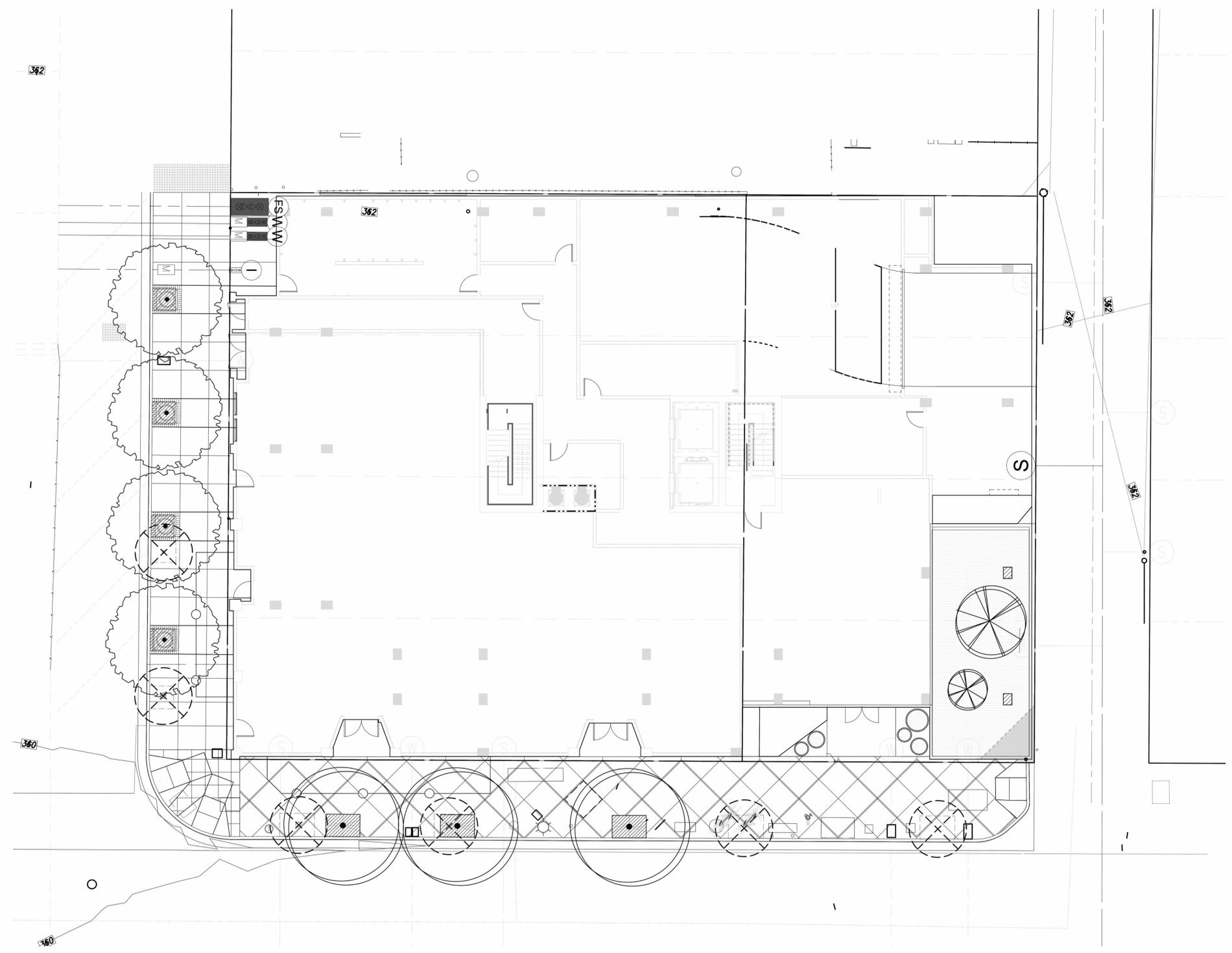
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COMMON OPEN SPACE - LEVEL 7

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1 HYDROZONE PLAN - GROUND LEVEL
 SCALE: 1/8" = 1'-0"

HYDROZONE LEGEND

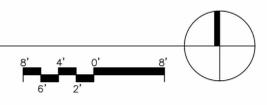
	WATER USE	GROUND LEVEL	LEVEL 7
	LOW WATER USE	691 SF	402 SF
	MEDIUM WATER USE	136 SF	-
	TOTAL	827 SF	355 SF

- OTHER**
- PA PLANTING AREA
 - TREE CENTER

LANDSCAPE NOTES

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) WATER BUDGET CALCULATION
 = (ET0)(0.62)[(ETAF X LA) + ((1-ETAF) X SLA)] = GALLONS PER YEAR
 = 16,812.3 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE (ETWU) CALCULATION
 = [(ET0)(0.62)][(PR/IE X HA/IE) + SLA] = GALLONS PER YEAR
 = 15,749.2 GALLONS PER YEAR



ISSUES:

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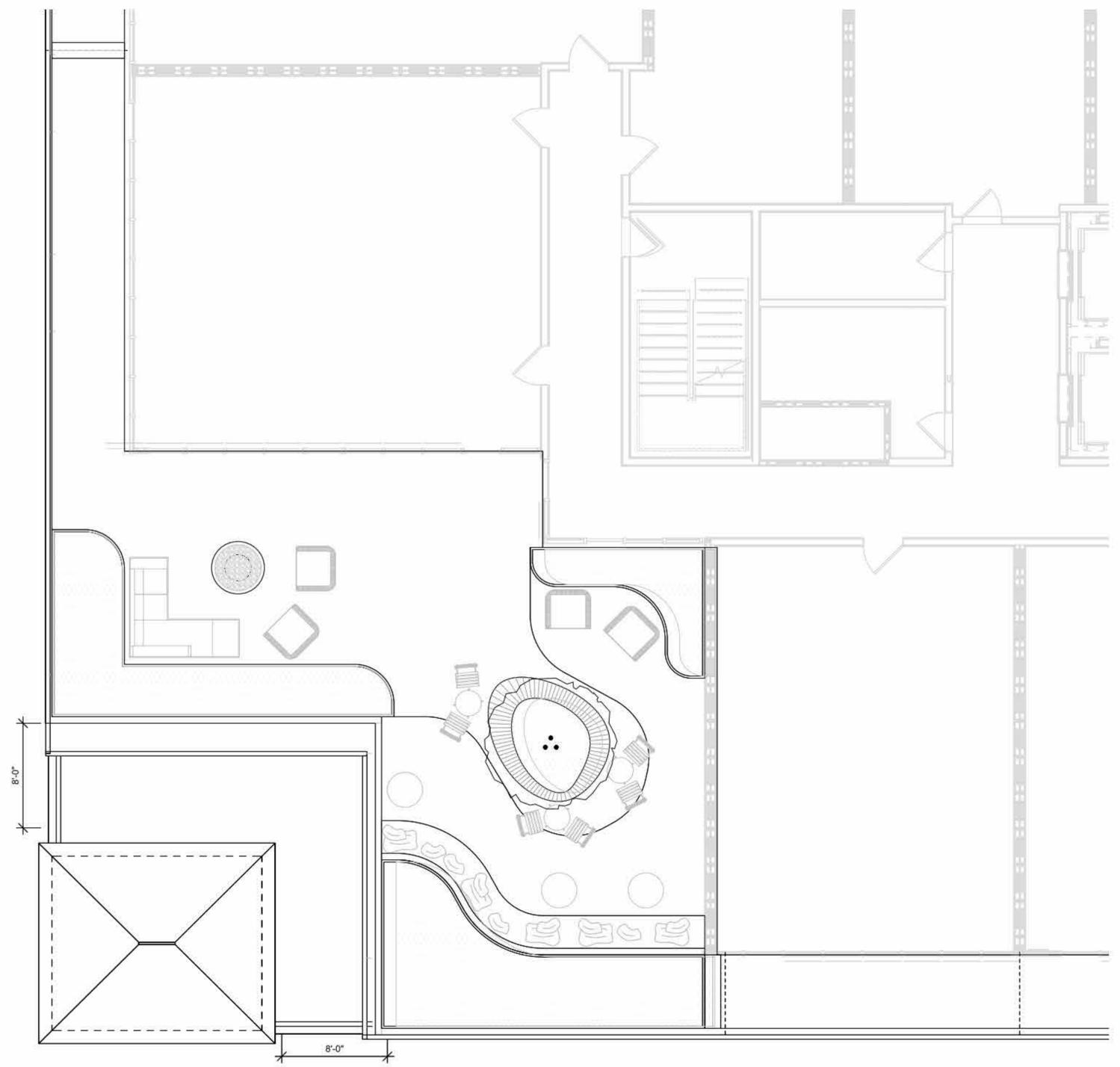
HYDROZONE PLAN - GROUND LEVEL

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THE NEWMAN BUILDING
2906 University Ave San Diego, CA 92104



1 HYDROZONE PLAN - LEVEL 7
SCALE: 1/4" = 1'-0"

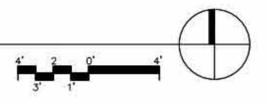
HYDROZONE LEGEND

	WATER USE	GROUND LEVEL	LEVEL 7
	LOW WATER USE	691 SF	402 SF
	MEDIUM WATER USE	136 SF	-
	TOTAL	827 SF	355 SF
OTHER			
	PA PLANTING AREA		
	● TREE CENTER		

LANDSCAPE NOTES

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) WATER BUDGET CALCULATION
 $= (ET_0)(0.62)[(ETAF \times LA) + ((1-ETAF) \times SLA)] = \text{GALLONS PER YEAR}$
 = 16,812.3 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE (ETWU) CALCULATION
 $= [(ET_0)(0.62)][(PR/IE \times HA/IE) + SLA] = \text{GALLONS PER YEAR}$
 = 15,749.2 GALLONS PER YEAR



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HYDROZONE PLAN - LEVEL 7

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1 SOUTH ENLARGED ELEVATION Copy 1
SCALE: 3/16" = 1'-0"



2 WEST ENLARGED ELEVATION Copy 1
SCALE: 3/16" = 1'-0"

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LANDSCAPE ELEVATIONS

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