



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 18, 2022 REPORT NO. HO-22-025

HEARING DATE: May 25, 2022

SUBJECT: One for Vancouver, Process Three Decision

PROJECT NUMBER: [664111](#)

OWNER/APPLICANT: Shaw-chin Chiu, Owner / Architects Local, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve the construction of a two-story, 2,952 square-foot single-family dwelling unit on a 17,994 square-foot vacant lot with a bridge serving as a driveway and site improvements at 2626 Vancouver Avenue within the North Park Community Planning area?

Staff Recommendation: Approve Site Development Permit No. 2426070 and Variance No. 2477149.

Community Planning Group Recommendation: On September 15, 2020 the North Park Planning Committee voted 10-0-1 to recommend approval of the proposed project without conditions or recommendations.

Environmental Review: The project was analyzed per California Environmental Quality Act (CEQA) Guidelines section 15183. It was determined that there are no project or site-specific significant effects, and no mitigation measures are required. The project is consistent with the underlying zoning and with the [Final Program Environmental Impact Report](#) for the North Park and Golden Hill Community Plan Updates (North Park PEIR), Project No. 380611, SCH No. 2013121076, certified by City Council on November 7, 2016, under Resolution 310757.

### BACKGROUND

The vacant 0.41-acre project site is located at 2626 Vancouver Avenue at the north end/terminus of the Vancouver Avenue cul-de-sac. The project site is within a developed urban neighborhood surrounded by single-family residential to the south and east of the property. Open Space and an undeveloped urban canyon are located to the north and west of the site.

16,426 square-feet of the project site is located in the RS-1-1 zone and 1,568 square-feet of the site is located in the RS-1-7 zone (Residential-Single Unit) within the [North Park Community Plan](#) (Attachment 1 & 2). The community plan designates a larger portion of the site as Open Space (0-1 dwelling units (DU) per acre (AC)) similar to the RS-1-1 boundary, and a smaller portion as Low Density Residential (5-9 DU/AC) similar to the RS-1-7 boundary. The site is also located in the FAA Part 77 Notification Area for San Diego International Airport (SDIA), SDIA (Airport Influence Area - Review Area 2), Brush Management, and Very High Fire Hazard Severity Zones.

Lot elevations range from approximately 269 feet above mean sea level (AMSL) at Vancouver Avenue to 225-feet AMSL and then rise to 268 feet AMSL at the far western boundary of the site. Staff analysis and review of City mapping and applicant provided slope analysis/Geotech report indicate that the site does not qualify as Steep Hillsides as defined by the San Diego Municipal Code per Section [113.0103](#).

The project site is currently undeveloped and contains Environmentally Sensitive Lands (ESL) in the form of Sensitive Biological Resources. No wetlands are on or adjacent to the site, and the site is not designated as Multi-Habitat Planning Area (MHPA) under the City's Multiple Species Conservation Program (MSCP). The nearest MHPA land is approximately 500 feet to the east.



## DISCUSSION

### Project Description

The One for Vancouver project (Project) proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior

balconies and terrace on a 17,994 square-foot vacant lot located within Environmentally Sensitive Lands (ESL).

The project is multistory but steps down the slope such that only one story is above street grade and the proposed roof is flat to minimize visual impact. The proposed structure maintains the same bulk and scale as homes immediately to the east and south. The building is designed to be architecturally compatible with adjacent residential construction and will consist of wood frame construction supported by a drilled cast-in-place concrete pier system. A permanent shoring wall is proposed on the east and south sides of the lot and will retain up to about 10 feet. The building will also include shiplap siding, metal roofing, aluminum windows, wood doors, and stainless-steel railings.

The project is conditioned to dedicate additional right-of-way on Vancouver Avenue; includes construction of a new non-standard driveway and associated Encroachment Maintenance Removal Agreement; storm drain system and implementation of storm water construction best management practices (BMPs); a Water Pollution Control Plan (WPCP); new water and sewer service(s); implementation of a Brush Management Program; landscaping and irrigation; and a Covenant of Easement to ensure preservation of ESL. A ten-foot wide City of San Diego sewer easement runs north and south through the site and will remain.

Since the site is located in the FAA Part 77 Notification Area (SDIA), and the SDIA Airport Influence Area-Review Area 2 Overlay Zones, the applicant has provided a No FAA Notification Self-Certification Agreement and included the required certification language on the project plans to comply with the adopted 2014 Airport Land Use Compatibility Plan (ALUCP) for the San Diego International Airport (SDIA).

The project site is designated as partial Open Space (0-1 DU/AC) and partial Low Density Residential (5-9 DU/AC) in the [North Park Community Plan](#). The project site has an overall density of 2.4 DU/AC and the project proposes one dwelling unit which is within the allowable density range permitted and allows for the development of a single-family dwelling unit. The lot is split zoned and the density is within the allowable range for both the RS-1-1 and RS-1-7 Zones.

#### Site Development Permit

Per SDMC [126.0502\(a\)\(1\)\(B\)](#), a Site Development Permit (SDP) may be requested for single dwelling unit development on lots greater than 15,000 square feet containing sensitive biological resources as described in SDMC Section [143.0110](#). SDMC Section [126.0502\(a\)](#) states that the decision shall be made in accordance with Process Three, with the Hearing Officer as the decision maker. In addition, a Site Development Permit in accordance with Section 143.0110 may be approved or conditionally approved only if the decision maker makes the supplemental findings-Environmentally Sensitive Lands in SDMC Section [126.0505\(b\)](#).

The project proposes to construct a two-story 2,952 square-foot single-family residence on a 17,994 square-foot undeveloped lot that contains ESL in the form of Sensitive Biological Resources as described in SDMC Section [143.0110](#). The 2,952 square-foot single-family dwelling unit footprint has been contained to only 16% of the 17,994 square-foot total site area to minimize the disturbed area and preserve the existing ESL. The proposed project is expected to impact approximately 0.089 acre of Tier I-III sensitive upland vegetation. Most development would occur outside sensitive habitats

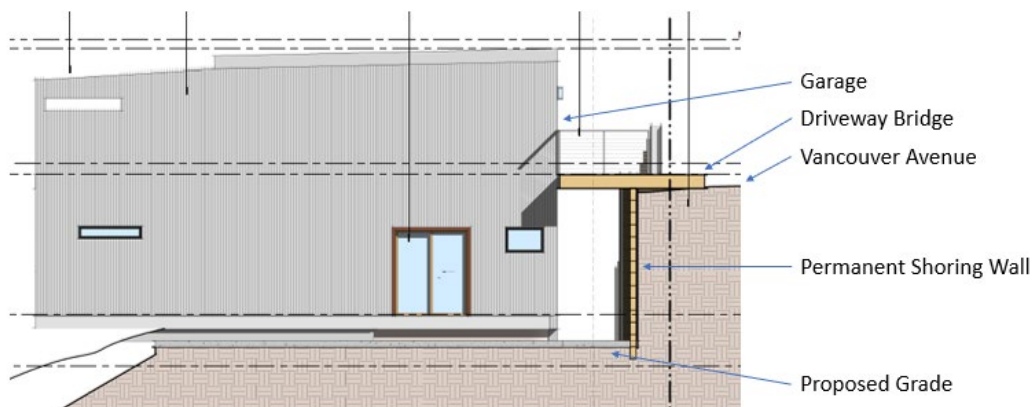
and only minor impacts on Tier I-III habitats would occur; such impacts are considered less than significant and do not require mitigation under City of San Diego Biology Guidelines.

The project will comply with a Brush Management Program consisting of a standard Zone One of 35-feet in width, and a Zone Two of 65-feet in width, extending out from the structure toward the native/naturalized vegetation, consistent with SDMC Section [142.0412](#). In addition, the residential structure incorporates dual glazed/dual tempered windows and sprinklers. The undisturbed, remaining ESL on site that is outside of Brush Management Zone One and located on the far western portion of the property will be subject to a Covenant of Easement (COE), recorded against the title of the property that will run with the land.

### Variance

Per SDMC Section [126.0802](#), a variance may be requested for proposed development that would not comply with an applicable development regulation of the Land Development Code, except that density shall not be increased through a variance. SDMC Section [126.0804](#) states that a decision on an application for a variance shall be made in accordance with Process Three, with the Hearing Officer as the decision maker.

A variance provides relief from the strict application of development regulations due to special circumstances that deprive the property of privileges enjoyed by other nearby properties. The project requests a variance for a deviation to allow construction of an approximately 13-foot high bridge serving as a driveway to be constructed at street level for access to the dwelling unit within the 6-foot front yard setback where a structure would not be permitted per SDMC Section [131.0461\(f\)](#) and SDMC Section [131.0140\(f\)](#).



The single-family dwelling unit has been designed to step down the existing slope to accommodate for height requirements from the existing grade and the dwelling unit footprint has been contained to only 16% of the 17,994 square-foot total site area to minimize the disturbed area and preserve existing ESL. The strict application of the allowable structures within the front yard setback would prevent reasonable access to the property. The conditions for which the variance is being requested are not a result of the property owner's development or use of the land but are a result of the constraints set forth by existing site conditions. These special circumstances as stated here do not apply generally to the land or premises in the neighborhood, and the topographic and existing slope



conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

### Conclusion

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan, General Plan and the adopted City Council policies and regulations of the Land Development Code. Staff has provided draft findings and conditions (Attachment 4 & 5) and recommends the Hearing Officer APPROVE Site Development Permit No. 2426070 and Variance No. 2477149 for the project.

### ALTERNATIVES

1. Approve Site Development Permit No. 2426070 and Variance No. 2477149 with modifications.
2. Deny Site Development Permit No. 2426070 and Variance No. 2477149, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



---

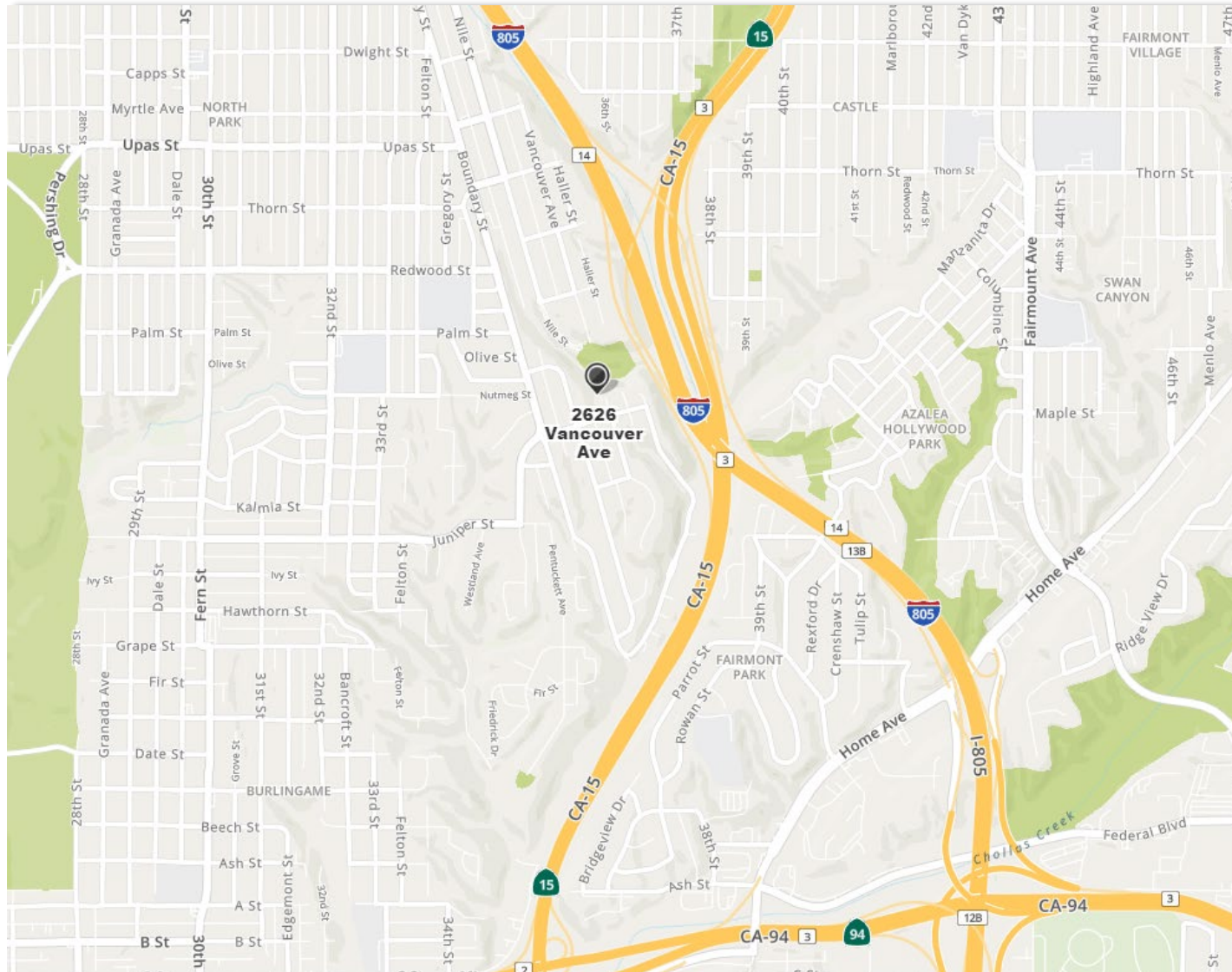
Carrie Lindsay, Development Project Manager

### Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Project Plans



# Project Location Map



**One for Vancouver, Project Number 664111**  
**2626 Vancouver Avenue**





# Aerial Photo

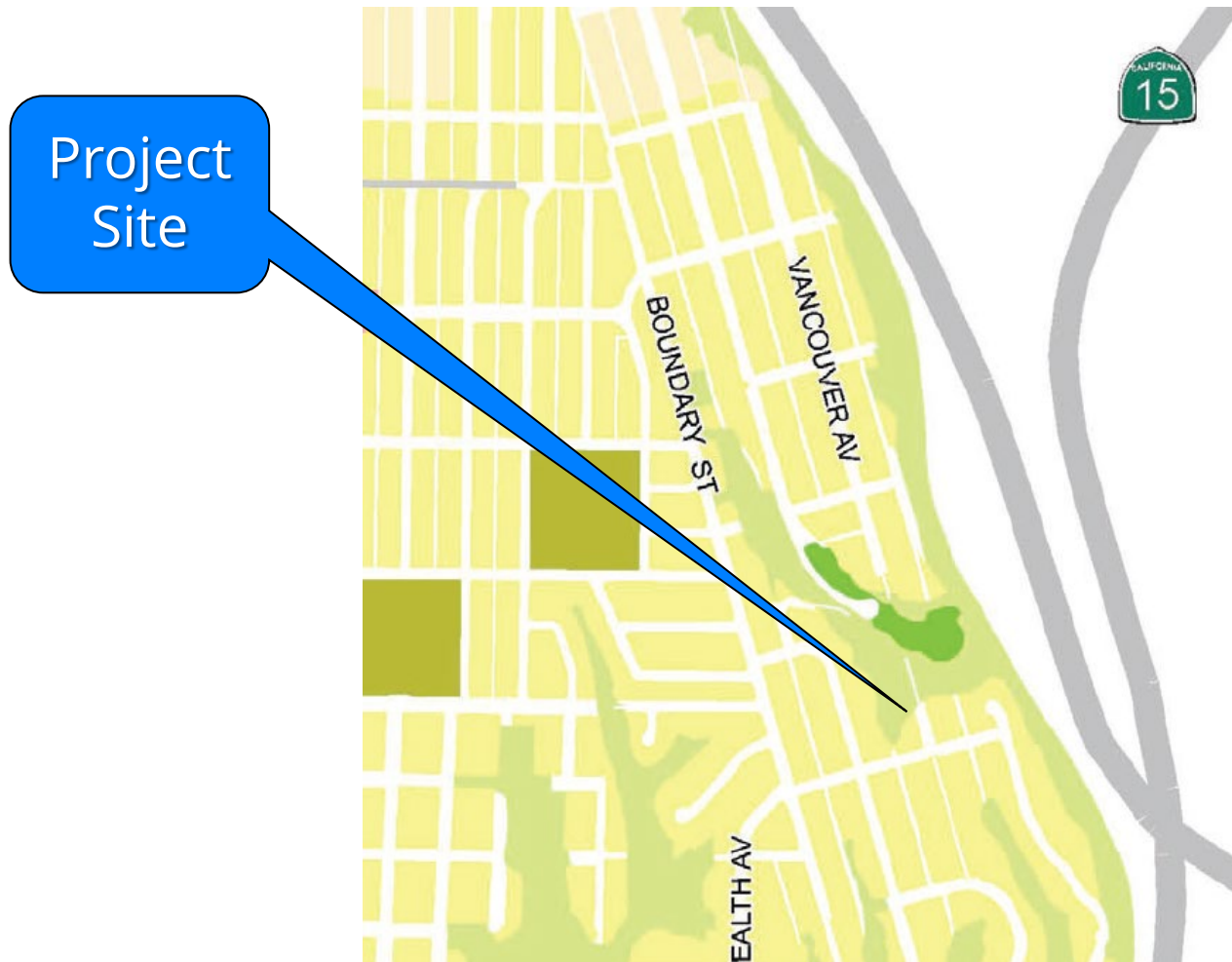
Project  
Site





















ATTACHMENT 2

**One for Vancouver, Project Number 664111**  
**2626 Vancouver Avenue**

# North Park Community Plan



LEGEND	
<b>Residential</b>	
	Residential - Low : 5-9 Du/Ac
	Residential - Low Medium : 10-15 Du/Ac
	Residential - Medium : 16-29 Du/Ac
	Residential - Medium High : 30-44 Du/Ac *
	Residential - High : 45-54 Du/Ac
	Residential - Very High : 55-73 Du/Ac
<b>Commercial, Employment, Retail, and Services</b>	
	Community Commercial : 0-29 Du/Ac
	Community Commercial : 0-44 Du/Ac
	Community Commercial : 0-54 Du/Ac
	Community Commercial : 0-73 Du/Ac**
	Community Commercial : 0-109 Du/Ac***
	Neighborhood Commercial : 0-29 Du/Ac
	Neighborhood Commercial : 0-73 Du/Ac
<b>Park, Open Space, and Recreation</b>	
	Open Space
	Park
<b>Institutional, and Public/Semi-Public Facilities</b>	
	Institutional
	Community Village
	Community Plan Boundary



One for Vancouver, Project Number 664111  
2626 Vancouver Avenue

HEARING OFFICER RESOLUTION NO. \_\_\_\_\_  
SITE DEVELOPMENT PERMIT NO. 2426070  
VARIANCE NO. 2477149  
**ONE FOR VANCOUVER - PROJECT NO. 664111**

WHEREAS, SHAW-CHIN CHIU, Owner/Permittee, filed an application with the City of San Diego for a Site Development Permit and Variance to construct a 2-story, 2,952 square-foot single family dwelling unit on a 17,994 square-foot vacant lot and to allow construction of a bridge serving as a driveway in the front yard setback where a structure would not be permitted per San Diego Municipal Code (SDMC) Section 131.0461(f) and SDMC Section 131.0140(f) (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Site Development Permit No. 2426070 and Variance No. 2477149, on portions of a 0.41 acre site;

WHEREAS, the project site is located at 2626 Vancouver Avenue in the RS-1-1 and RS-1-7 Zones of the North Park Community Plan;

WHEREAS, the project site is legally described as LOT 21 IN BLOCK "Q" OF MONTCLAIR ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEROF NO. 1684, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1916;

WHEREAS, the City of San Diego, as Lead Agency, through the Development Services Department, analyzed the Project under the California Environmental Quality Act (CEQA) Guidelines Section 15183 and found the Project was consistent with the underlying zoning and with the Final Program Environmental Impact Report for the North Park and Golden Hill Community Plan Updates (PEIR), Project No. 380611 SCH No. 2013121076, certified by City Council on November 7, 2016, and no further environmental documentation is required;



WHEREAS, on May 25, 2022, the Hearing Officer of the City of San Diego considered Site Development Permit No. 2426070 and Variance No. 2477149 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Site Development Permit No. 2426070 and Variance No. 2477149:

**A. SITE DEVELOPMENT PERMIT [SDMC Section 126.0505]**

**1. Findings for all Site Development Permits:**

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

The project proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior balconies and terrace on a 17,994 square-foot vacant lot that contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources. The 0.41-acre site is located at 2626 Vancouver Avenue at the north end/terminus of the Vancouver Avenue cul-de-sac in the RS-1-1 and RS-1-7 Zones within the North Park Community Plan area. The project site is within a developed urban neighborhood surrounded by similarly zoned single-family residential to the south and east of the property. Open Space and an undeveloped urban canyon are located to the north and west of the site.

The proposed project is consistent with the residential land use designation for the North Park Community Plan. The Community Plan designates the site as partial Open Space for 0-1 units per acre and partial Low Density Residential for 5-9 dwelling units per acre (Figure 2-1, page 15). The project site has an overall density of 2.4 DU/AC and the project proposes one dwelling unit which is within the allowable density range permitted and allows for the development of a single-family dwelling unit. The lot is split zoned with 16,426 square-feet of the site in the RS-1-1 Zone and 1,568 square-feet of the site in the RS-1-7 Zone. Both zones allow for the development of a single dwelling unit on site.

No MHPA occurs on site (MHPA lands occur approximately 500 feet east), and the City's MHPA adjacency guidelines do not apply.

Furthermore, the project conforms with, and is adequate to carry out, goals and objectives of the Community Plan, including, but not limited to:

- Community Plan Residential Policy LU-4.3 states that building design should "Maintain the lower density character of the residential areas east and west of 30th Street and south of Landis Street" (page 25). The Project site is located in this designated area and will be maintaining a low density of one residential dwelling-unit per lot. In addition, the proposed structure maintains the same bulk and scale as homes immediately to the east and south. The building is designed to be architecturally compatible with adjacent residential construction and will consist of wood frame construction supported by a drilled cast-in-place concrete pier system. A permanent shoring wall is proposed on the east and south sides of the lot and will retain up to about 10 feet of these portions of the grade to accommodate secondary egress from the bedrooms on the lower level in case of fire while enabling natural light to permeate all sides of the building. The building will also include shiplap siding, metal roofing, aluminum windows, wood doors, and stainless-steel railings.
- Community Plan Open Space policy LU-7.2 provides "Allow development of limited, low-intensity uses in a manner that respects the natural environment and conserves environmentally sensitive lands and resources on parcels within designated open space" (page 29). The proposed project is low-intensity and will limit impacts to ESL on site as development is placed on the top of the slope closest to Vancouver Avenue away from the most sensitive ESL on site. The undisturbed, remaining ESL on site that is outside of the Brush Management Zone One on the far western portion of the property will be subject to a Covenant of Easement (COE) as a condition of the permit, recorded against the title of the property and that will run with the land.
- Community Plan Open Space policy LU-7.3 states development should "Obtain conservation or no-build easements for the protection of environmentally sensitive resources through review and approval of discretionary development permits for private property within designated open spaces" (page 29). The undisturbed, remaining ESL on site that is outside of the Brush Management Zone One on the far western portion of the property will be subject to a COE as a condition of the permit, recorded against the title of the property and that will run with the land.

The proposed single-family dwelling unit is located in an area of existing single-family dwelling-units and would be a part of an established residential neighborhood. The project would not adversely affect the character of the single-family residential neighborhood as the proposed structure maintains the same bulk and scale as homes immediately to the east and south. The proposed home would facilitate the purpose and intent of the RS-1-1 and RS-1-7 regulations and will be consistent with existing development in this section of the neighborhood. Therefore, the proposed development will not adversely affect the applicable land use plan.

**b. The proposed development will not be detrimental to the public health, safety, and welfare.**

The project proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior balconies and terrace on a 17,994 square foot vacant lot that contains ESL in the form of sensitive biological resources. The 0.41-acre site is located at 2626 Vancouver Avenue at the north end/terminus of the Vancouver Avenue cul-de-sac in the RS-1-1 and RS-1-7 Zones within the North Park Community Plan area.

The Environmental Analysis Section has reviewed the proposed project and determined that there are no project or site-specific significant effects, and no mitigation measures are required. The project is consistent with the underlying zoning and with the Final Program Environmental Impact Report for the North Park and Golden Hill Community Plan Updates (North Park PEIR), Project No. 380611, SCH No. 2013121076, certified by City Council on November 7, 2016, under Resolution 310757.

The project is located in a developed urban neighborhood, is served by all existing utilities and will gain access from a developed public right-of-way. The permit controlling the development and use of the proposed project for this site contains specific conditions addressing compliance with the City's codes, policies, regulations and other regional, state, and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing and/or working in the area. Conditions of approval require the review and approval of all construction plans by staff prior to construction to determine the construction of the project will comply with all applicable regulations. The construction will be inspected by certified building and engineering inspectors to assure construction is in accordance with the approved plans and with all applicable regulations.

The project is conditioned to dedicate additional right-of-way on Vancouver Avenue and includes: construction of a new non-standard driveway and associated Encroachment Maintenance Removal Agreement; storm drain system; implementation of storm water construction best management practices (BMPs); a Water Pollution Control Plan (WPCP); new water and sewer service(s); implementation of a Brush Management Program; landscaping and irrigation; and a Covenant of Easement to ensure preservation of ESL. A ten-foot wide City of San Diego sewer easement runs north and south through the site and will remain.

The project will comply with a Brush Management Program consisting of a standard Zone One of 35-feet in width, and a Zone Two of 65-feet in width, extending out from the structure toward the native/naturalized vegetation, consistent with SDMC Section 142.0412. In addition, the residential structure incorporates dual glazed/dual tempered windows and sprinklers. Undisturbed, remaining ESL on site that is outside of the Brush Management Zone One on the far western portion of the property will be subject to a Covenant of Easement (COE) recorded against the title of the property that runs with the land.

The project's proposed driveway bridge will facilitate convenient and safe access to the proposed dwelling-unit which would otherwise be inaccessible due to the natural topography of the site where elevations range from approximately 269 feet above mean sea level (AMSL) at Vancouver Avenue to 225-feet AMSL and then rise to 268 feet AMSL at the far western boundary of the site. Fences and guardrails along the driveway bridge will provide fall protection and the driveway bridge will accommodate secondary egress from the bedrooms on the lower level in case of fire while enabling natural light to permeate all sides of the building. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

**c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.**

The project proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior balconies and terrace on a 17,994 square-foot vacant lot that contains ESL in the form of sensitive biological resources. The 0.41-acre site is located at 2626 Vancouver Avenue at the north end/terminus of the Vancouver Avenue cul-de-sac in the RS-1-1 and RS-1-7 Zones within the North Park Community Plan area.

A Variance is requested for a deviation to allow construction of a bridge serving as a driveway in the 6-foot front yard setback where a structure would not be permitted per SDMC Section 131.0461(f) and SDMC Section 131.0140(f).

Per SDMC Section 126.0802, a variance may be requested for proposed development that would not comply with an applicable development regulation of the Land Development Code, except that density shall not be increased through a variance.

The variance would allow an approximately 13-foot high bridge serving as a driveway to be constructed at street level for access to the dwelling unit. The strict application of allowable structures within the front yard setback would prevent reasonable access to the property due to the natural topography of the site where elevations range from approximately 269 feet above mean sea level (AMSL) at Vancouver Avenue to 225-feet AMSL and then rise to 268 feet AMSL at the far western boundary of the site.

In order to develop the lot, the two-story single-family dwelling unit has been designed to step down the slope such that only one story is above street grade to accommodate for height requirements from the existing grade. The 2,952 square-foot dwelling unit footprint has been contained to only 16% of the 17,994 square-foot total site area to minimize the disturbed area and preserve the existing ESL. Allowing the driveway bridge to be constructed at street level within the front yard setback will provide access to the dwelling unit from Vancouver Avenue. The strict application of the SDMC would prevent reasonable access to the property as

there would be a steep descent down to the lower level that cannot accommodate a traditional driveway from Vancouver Avenue. A variance will allow development on the site where natural topography challenges are present.

The Community Plan designates the site as partial Open Space for 0-1 units per acre and partial Low Density Residential for 5-9 dwelling units per acre (Figure 2-1, page 15). The project site has an overall density of 2.4 DU/AC and the project proposes one dwelling unit which is within the allowable density range permitted and allows for the development of a single-family dwelling unit. Therefore, the density will not be increased through the requested variance and the proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

2. **Supplemental Findings - Environmentally Sensitive Lands (SDMC Section 126.0505(b)):**

a. **The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands.**

The project proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior balconies and terrace on a 17,994 square foot vacant lot that contains ESL in the form of Sensitive Biological Resources as described in SDMC Section 143.0110.

Lot elevations range from approximately 269 feet above mean sea level (AMSL) at Vancouver Avenue to 225-feet AMSL and then rise to 268 feet AMSL at the far western boundary of the site. Staff analysis and review of City mapping and applicant provided slope analysis/Geotech report indicate that the site does not qualify as Steep Hillsides as defined by the SDMC Section 113.0103.

The project is multistory but steps down the slope such that only one story is above street grade; the proposed roof is flat to minimize visual impact; the dwelling unit has been placed on the top of the slope closest to Vancouver Avenue; and the 2,952 square-foot dwelling unit footprint has been contained to only 16% of the 17,994 square-foot total site area to minimize the disturbed area and preserve the existing ESL.

Grading to accommodate the proposed improvements is expected to consist of cuts of up to approximately 0.45 feet and 1.0 cubic yard (CY) and fills of up to 4.5 feet and 6.8 CY from existing grades to accommodate a drilled cast-in-place concrete pier system and a 10-foot permanent shoring wall to retain about 10 feet of the east and south sides of the lot.

The proposed project is expected to impact approximately 0.089 acre of Tier I-III sensitive upland vegetation. Most development would occur outside sensitive habitats and only minor impacts on Tier I-III habitats would occur. Impacts (Tiers I-III B) less than 0.1 acre are not considered significant pursuant to the City of San



Diego Biology Guidelines and do not require mitigation. The undisturbed, remaining ESL on site that is outside of the Brush Management Zone One on the far western portion of the property will be subject to a Covenant of Easement (COE) recorded against the title of the property that runs with the land and will ensure preservation of the ESL.

No wetlands are on or adjacent to the site, and it is not designated as Multi-Habitat Planning Area (MHPA) under the City's Multiple Species Conservation Program (MSCP). The nearest MHPA land is approximately 500 feet to the east.

The site provides sufficient space to comply with a Brush Management Program consisting of a standard Zone One of 35-feet in width, and a Zone Two of 65-feet in width, extending out from the structure toward the native/naturalized vegetation, consistent with SDMC Section 142.0412. Therefore, the site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to ESL.

**b. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.**

The project proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior balconies and terrace on a 17,994 square foot vacant lot.

Grading to accommodate the proposed improvements is expected to consist of cuts of up to approximately 0.45 feet and 1.0 cubic yard (CY) and fills of up to 4.5 feet and 6.8 CY from existing grades. The project is conditioned to route drainage according to accepted engineering practices; will implement storm water construction best management practices (BMPs) and a Water Pollution Control Plan (WPCP); and provide new water and sewer service(s). An existing ten-foot wide City of San Diego sewer easement that runs north and south through the site will remain.

The project will minimize fire hazards through a Brush Management Program consisting of a standard Zone One of 35-feet in width, and a Zone Two of 65-feet in width, extending out from the structure toward the native/naturalized vegetation, consistent with SDMC Section 142.0412. In addition, the residential structure incorporates dual glazed/dual tempered windows and sprinklers.

City staff analyzed and accepted the Geotechnical Report prepared for the project; the project is located within City of San Diego Geologic Hazard Category 52 which is designated as other level areas, gently sloping to steep terrain with a favorable geologic structure and low geologic risk. The proposed construction would not affect the stability of the existing slope. The earth materials underlying the site are not considered subject to liquefaction. The most likely geologic hazard that could affect the site is ground shaking due to seismic activity along one of the regional active faults. However, construction in accordance with the requirements of the most recent edition of the California Building Code and the City should provide a level of

life-safety suitable for the type of development. According to the Geotechnical Report, no geotechnical conditions exist that will preclude the construction of the subject project. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards.

**c. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands.**

The project proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior balconies and terrace on a 17,994 square foot vacant lot that contains ESL in the form of Sensitive Biological Resources as described in SDMC Section 143.0110.

The project is multistory but steps down the slope such that only one story is above street grade, the proposed roof is flat to minimize visual impact, the dwelling unit has been placed on the top of the slope closest to Vancouver Avenue and the 2,952 square-foot dwelling unit footprint has been contained to only 16% of the 17,994 square-foot total site area to minimize the disturbed area and preserve the existing ESL.

The proposed project is expected to impact approximately 0.089 acre of Tier I-III sensitive upland vegetation. Most development would occur outside sensitive habitats and only minor impacts on Tier I-III habitats would occur. Impacts (Tiers I-III B) less than 0.1 acre are not considered significant pursuant to the City of San Diego Biology Guidelines and do not require mitigation.

The project will comply with a Brush Management Program consisting of a standard Zone One of 35-feet in width, and a Zone Two of 65-feet in width, extending out from the structure toward the native/naturalized vegetation, consistent with SDMC Section 142.0412. The undisturbed, remaining ESL on site that is outside of the Brush Management Zone One on the far western portion of the property will be subject to a Covenant of Easement (COE) recorded against the title of the property that runs with the land and will ensure preservation of the ESL. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent ESL.

**d. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).**

The project proposes to construct a two-story 2,952 square-foot single-family residence on a 17,994 square-foot undeveloped lot that contains ESL in the form of Sensitive Biological Resources as described in SDMC Section 143.0110.

The single-family dwelling unit footprint has been designed to be contained to only 16% of the 17,994 square-foot total site area to minimize the disturbed area and preserve existing ESL. The proposed project is expected to impact approximately

0.089 acre of Tier I-III sensitive upland vegetation. Most development would occur outside sensitive habitats and only minor impacts on Tier I-III habitats would occur; such impacts would be less than significant pursuant to the City of San Diego Biology Guidelines.

No wetlands are on or adjacent to the site, and the site is not designated as Multi-Habitat Planning Area (MHPA) under the City's Multiple Species Conservation Program (MSCP). The nearest MHPA land is approximately 500 feet to the east. The project site is not within a Vernal Pool Habitat Conservation Plan (VPHCP) area. Therefore, the proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan and Vernal Pool Habitat Conservation Plan (VPHCP).

**e. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.**

The project is located approximately three and a half miles from the nearest shoreline. It does not drain directly to a beach or shoreline. Site drainage has been designed according to best engineering practices and is not anticipated to negatively affect any beaches or shorelines. Therefore, the proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply.

**f. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.**

The project proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior balconies and terrace on a 17,994 square foot vacant lot that contains ESL in the form of Sensitive Biological Resources as described in SDMC Section 143.0110.

The 2,952 square-foot dwelling unit footprint has been contained to only 16% of the 17,994 square-foot total site area to minimize the disturbed area and preserve the existing ESL. In addition, the undisturbed, remaining ESL on site that is outside of the Brush Management Zone One on the far western portion of the property will be subject to a Covenant of Easement (COE) as a condition of the permit, recorded against the title of the property and that will run with the land.

The proposed project is placed on the top of the slope closest to Vancouver Avenue and away from the most sensitive ESL on site. It is expected to impact approximately 0.089 acre of Tier I-III sensitive upland vegetation. Most development would occur outside sensitive habitats and only minor impacts on Tier I-III habitats would occur. Impacts (Tiers I-IIIB) less than 0.1 acre are not considered significant pursuant to the City of San Diego Biology Guidelines and do not require mitigation.

The Environmental Analysis Section has reviewed the proposed project and determined that there are no project or site-specific significant effects, and no mitigation measures are required. The project is consistent with the underlying zoning and with the Final Program Environmental Impact Report for the North Park and Golden Hill Community Plan Updates (North Park PEIR), Project No. 380611, SCH No. 2013121076, certified by City Council on November 7, 2016, under Resolution 310757. Therefore, the nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

**B. VARIANCE [SDMC Section 126.0805]**

**1. Findings for Variance Approval:**

- a. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

The project proposes to construct a two-story, 2,952 square-foot single-family dwelling unit with a bridge serving as a driveway, attached garage, and exterior balconies and terrace on a 17,994 square foot vacant lot that contains ESL in the form of sensitive biological resources. The 0.41-acre site is located at 2626 Vancouver Avenue at the north end/terminus of the Vancouver Avenue cul-de-sac in the RS-1-1 and RS-1-7 Zone within the North Park Community Plan area. The project site is within a developed urban neighborhood surrounded by single-family residential to the south and east of the property. Open Space and an undeveloped urban canyon are located to the north and west of the site.

The proposed project requests a Variance to allow construction of an approximately 13-foot high bridge serving as a driveway to be located at street level for access to the dwelling unit. The bridge requires a deviation to be constructed within the 6-foot front yard setback where structures would not be permitted per SDMC Section 131.0461(f) and SDMC Section 131.0140(f). A variance provides relief from the strict application of development regulations due to special circumstances that deprive the property of privileges enjoyed by other nearby properties.

In both the RS-1-1 and RS-1-7 Zones, per SDMC Table 131-04D, footnote 1, for lots where at least one-half of the front 50 feet of lot depth has a minimum slope gradient of 25%, the setback closest to street frontage may be reduced to a minimum of 6 feet. Therefore, the SDMC allows for a 6-foot front yard setback on this site.

The strict application of the allowable structures within the front yard setback would prevent reasonable access to the property due to the natural topography of the site where elevations range from approximately 269 feet above mean sea level (AMSL) at

Vancouver Avenue to 225-feet AMSL and then rise to 268 feet AMSL at the far western boundary of the site.

In order to develop the lot, the two-story single-family dwelling unit has been designed to step down the slope such that only one story is above street grade to accommodate for height requirements from the existing grade. The 2,952 square-foot dwelling unit footprint has been contained to only 16% of the 17,994 square-foot total site area to minimize the disturbed area and preserve the existing ESL. Allowing an approximate 13-foot high bridge serving as a driveway to be constructed at street level within the 6-foot front yard setback will provide access to the dwelling unit from Vancouver Avenue.

Without the use of a bridge as a driveway, the residence will be inaccessible as there will be a steep descent down to the lower level that cannot accommodate a traditional driveway from Vancouver Avenue. A variance will allow development on the site where natural topography challenges are present.

The natural topography of the site for which the variance is being requested is not a result of the property owner's development or use of the land but is a result of the constraints set forth by existing site conditions. These special circumstances as stated here do not apply generally to the land or premises in the neighborhood, and the topographic and existing slopes have not resulted from any act of the applicant after the adoption of the applicable zone regulations. Therefore, special circumstances apply to the premises for which the variance is sought that are peculiar to the premises and do not apply generally to the land or premises in the neighborhood.

- b. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.**

The proposed project requests a Variance to allow construction of an approximately 13-foot high bridge serving as a driveway to be located at street level for access to the dwelling unit. The bridge requires a deviation to be constructed within the 6-foot front yard setback where structures would not be permitted per SDMC Section 131.0461(f) and SDMC Section 131.0140(f). The strict application of the allowable structures within the front yard setback would prevent reasonable access to the property due to the natural topography of the site where elevations range from approximately 269 feet above mean sea level (AMSL) at Vancouver Avenue to 225-feet AMSL and then rise to 268 feet AMSL at the far western boundary of the site.

The proposed project steps down the slope such that only one story is above street grade. Without the use of a bridge as a driveway, the residence will be inaccessible as there will be a steep descent down to the lower level that cannot accommodate a traditional driveway from Vancouver Avenue. A variance will allow development on



the site where natural topography challenges are present. Therefore, the circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

**c. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.**

The proposed project requests a Variance to allow construction of an approximately 13-foot high bridge serving as a driveway to be located at street level for access to the dwelling unit. The bridge requires a deviation to be constructed within the 6-foot front yard setback where structures would not be permitted per SDMC Section 131.0461(f) and SDMC Section 131.0140(f). Allowing the variance for the proposed driveway will facilitate convenient and safe access to the proposed dwelling-unit which would otherwise be inaccessible due to the natural topography of the site where elevations range from approximately 269 feet above mean sea level (AMSL) at Vancouver Avenue to 225-feet AMSL and then rise to 268 feet AMSL at the far western boundary of the site.

Fences and guardrails along the driveway bridge will provide fall protection and allowing the variance and driveway bridge will accommodate secondary egress from the bedrooms on the lower level in case of fire while enabling natural light to permeate all sides of the building.

The project will comply with a Brush Management Program consisting of a standard Zone One of 35-feet in width, and a Zone Two of 65-feet in width, extending out from the structure toward the native/naturalized vegetation, consistent with SDMC Section 142.0412. In addition, the residential structure incorporates dual glazed/dual tempered windows and sprinklers for fire protection and prevention. Therefore, the granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

**d. The granting of the variance will not adversely affect the applicable land use plan.**

The proposed project is consistent with the land use residential designation for the North Park Community Plan. The Community Plan designates the site as partial Open Space for 0-1 units per acre and partial Low Density Residential for 5-9 dwelling units per acre (Figure 2-1, page 15). The project site has an overall density of 2.4 DU/AC and the project proposes one dwelling unit which is within the allowable density range permitted and allows for the development of a single-family dwelling unit. The lot is split zoned with 16,426 square-feet of the site in the RS-1-1 Zone and 1,568 square-feet of the site in the RS-1-7 Zone which both allow for the development of a single dwelling unit on site. The proposed project, including the

requested variance, would not change the allowed density of the lots per the applicable Community Plan, nor would it increase the allowable number of dwelling units in the plan area. No MHPA occurs on site (MHPA lands occur approximately 500 feet east), and the City's MHPA adjacency guidelines do not apply.

Furthermore, the project conforms with, and is adequate to carry out, goals and objectives of the Community Plan, including, but not limited to:

- Community Plan Residential Policy LU-4.3 states that building design should "Maintain the lower density character of the residential areas east and west of 30th Street and south of Landis Street" (page 25). The Project site is located in this designated area and will be maintaining a low density of one residential dwelling-unit per lot. In addition, the proposed structure maintains the same bulk and scale as homes immediately to the east and south. The building is designed to be architecturally compatible with adjacent residential construction and will consist of wood frame construction supported by a drilled cast-in-place concrete pier system. A permanent shoring wall is proposed on the east and south sides of the lot and will retain up to about 10 feet of these portions of the grade to accommodate secondary egress from the bedrooms on the lower level in case of fire while enabling natural light to permeate all sides of the building. The building will also include shiplap siding, metal roofing, aluminum windows, wood doors, and stainless-steel railings.
- Community Plan Open Space policy LU-7.2 provides: "Allow development of limited, low-intensity uses in a manner that respects the natural environment and conserves ESL and resources on parcels within designated open space" (page 29). The proposed project is low-intensity and will limit impacts to ESL as it is placed on the top of the slope closest to Vancouver Avenue away from the most sensitive ESL on site.
- Community Plan Open Space policy LU-7.3 states development should "Obtain conservation or no-build easements for the protection of environmentally sensitive resources through review and approval of discretionary development permits for private property within designated open spaces" (page 29). The undisturbed, remaining ESL on site that is outside of the Brush Management Zone One on the far western portion of the property will be subject to a Covenant of Easement (COE) as a condition of the permit recorded against the title of the property and running with the land.

The proposed single-family dwelling unit is located in an area of existing single-family dwelling-units and would be a part of an established residential neighborhood. Granting of the variance allowing the construction of a bridge serving as a driveway at street level for access to the dwelling unit would allow the applicant's reasonable use of the property. The project would not adversely affect the character of the

single-family residential neighborhood as the proposed structure maintains the same bulk and scale as homes immediately to the east and south. The proposed home would facilitate the purpose and intent of the RS-1-1 and RS-1-7 regulations and will be consistent with existing development in this section of the neighborhood. Therefore, the granting of the variance will not adversely affect the applicable land use plan.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Site Development Permit No. 2426070 and Variance No. 2477149, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 2426070 and Variance No. 2477149, a copy of which is attached hereto and made a part hereof.

\_\_\_\_\_  
Carrie Lindsay  
Development Project Manager  
Development Services

Adopted on: \_\_\_\_\_

IO#: 24008612

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

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008612

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT APPROVAL NO. 2426070

VARIANCE APPROVAL NO. 2477149

**ONE FOR VANCOUVER PROJECT NO. 664111**

HEARING OFFICER

This Site Development Permit No. 2426070 and Variance No. 2477149 is granted by the Hearing Officer of the City of San Diego to SHAW-CHIN CHIU, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Sections 126.0502 and 126.0802. The 0.41-acre site is located at 2626 Vancouver Avenue in the RS-1-1 and RS-1-7 Zones of the North Park Community Plan. The project site is legally described as: LOT 21 IN BLOCK "Q" OF MONTCLAIR ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEROF NO. 1684, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1916.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to construct a new single family dwelling unit on a vacant lot described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 25, 2022, on file in the Development Services Department.

The project shall include:

- a. Construction of a 2-story, 2,952 square-foot single family dwelling unit, attached garage, and exterior balconies and terrace on a 17,994 square-foot vacant lot;
- b. A deviation to allow construction of a bridge serving as a driveway in the front yard setback where a structure would not be permitted per SDMC Section 131.0461(f) and SDMC Section 131.0140(f);
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking;
- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act

[CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 9, 2025.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.



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

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

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

**CLIMATE ACTION PLAN REQUIREMENTS:**

11. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**ENGINEERING REQUIREMENTS:**

12. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate additional right-of-way on Vancouver Avenue to provide a 10-foot curb-to-property-line distance, satisfactory to the City Engineer.

13. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new non-standard driveway, adjacent to the site on Vancouver Avenue, satisfactory to the City Engineer.
14. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for non-standard driveway and landscape located in the City's right-of-way, satisfactory to the City Engineer.
15. The drainage system proposed for this development, as shown on the site plan, is subject to approval by the City Engineer.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
17. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**LANDSCAPE REQUIREMENTS:**

18. Prior to issuance of any grading permit, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
19. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water, and sewer laterals shall be designed so as not to prohibit the placement of street trees.
20. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section §142.0403(b)6.
21. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to the Development Services Department identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file in the

Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'

22. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.

23. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**BRUSH MANAGEMENT PROGRAM REQUIREMENTS:**

24. The Owner/Permittee shall implement the requirements in accordance with the Brush Management Program shown on Exhibit "A" on file in the Development Services Department.

25. The Brush Management Program shall consist of a standard Zone One of 35-feet in width, and a Zone Two of 65-feet in width, extending out from the structure towards the native/naturalized vegetation, consistent with SDMC Section §142.0412.

26. Prior to issuance of any grading permit, landscape construction documents required for the engineering permit shall be submitted showing the brush management zones on the property in substantial conformance with Exhibit "A."

27. Prior to issuance of any building permits, a complete Brush Management Program shall be submitted for approval to the Development Services Department and shall be in substantial conformance with Exhibit "A" on file in the Development Services Department. The Brush Management Program shall comply with the City of San Diego's Landscape Regulations and the Landscape Standards.

28. Within Zone One, combustible accessory structures (including, but not limited to decks, trellises, gazebos, etc.) shall not be permitted while accessory structures of non-combustible, one-hour fire-rated, and/or Type IV heavy timber construction may be approved within the designated Zone One area subject to the Fire Marshal's approval.

29. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Landscape Standards.

**PLANNING/DESIGN REQUIREMENTS:**

30. The automobile parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

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

32. Prior to the issuance of any construction permits, the Owner/Permittee shall execute and record a Covenant of Easement in favor of the City that ensures preservation of the Environmentally Sensitive Lands that are outside the allowable development area on the premises as shown on Exhibit "A" for Sensitive Biological Resources outside the MHPA in accordance with SDMC Section 143.0152. The Covenant of Easement shall include a legal description and an illustration of the premises showing the development area and the Environmentally Sensitive Lands that will be preserved as shown on Exhibit "A."

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

**GEOLOGY REQUIREMENTS:**

34. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

35. The Owner/Permittee shall submit an as-graded geotechnical report prepared in accordance with the City's "Guidelines for Geotechnical Reports" following completion of the grading. The as-graded geotechnical report shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to exoneration of the bond and grading permit close-out.

**PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:**

36. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.

37. Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a

manner satisfactory to the Public Utilities Director and the City Engineer. BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the right-of-way.

38. All proposed private water and sewer facilities are to be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.

39. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.

**INFORMATION ONLY:**

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

APPROVED by the Hearing Officer of the City of San Diego on May 25, 2022 and by Resolution No.

\_\_\_\_\_.

## ATTACHMENT 5

Site Development Permit Approval No.: 2426070

Variance Approval No.: 2477149

Date of Approval: May 25, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

---

Carrie Lindsay  
Development Project Manager

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

---

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

By \_\_\_\_\_  
Shawchin Ioana Chiu  
Owner/ Permittee

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



## NORTH PARK PLANNING COMMITTEE (NPPC)

## Draft Agenda

Sep 15, 2020; 6:30 pm

## Virtual Meeting Via Zoom Platform

Register online at:

[https://zoom.us/meeting/register/tJwqd-mhrz4vGNG\\_ejPymVw\\_ZPE4IhmVqMdm](https://zoom.us/meeting/register/tJwqd-mhrz4vGNG_ejPymVw_ZPE4IhmVqMdm)

Or Dial +1 669 900 9128 or +1 346 248 7799

or +1 253 215 8782 or +1 301 715 8592

or +1 312 626 6799 or +1 646 558 8656

Meeting ID: 987 0091 5525

Password ID: 150923

[www.northparkplanning.org](http://www.northparkplanning.org)
[info@northparkplanning.org](mailto:info@northparkplanning.org)

 Like us:  [NorthParkPlanning](https://www.facebook.com/NorthParkPlanning)

 Follow us:  [@NPPlanning](https://twitter.com/NPPlanning)

To receive NPPC Agendas &amp; Announcements sign up at:

[https://www.facebook.com/NorthParkPlanning/app\\_100265896690345](https://www.facebook.com/NorthParkPlanning/app_100265896690345)

 I. **Parliamentary Items** (6:32 p.m.)

## 1. Call to Order, Roll Call and Attendance Report

Member	Steve Billings	Steve Doster	Daniel Gebreselassie	Arash Kahvazadeh	Vacant seat	Sarah McAlear	Aria Pounaki	Jen Spencer	Melissa Stayner	Matt Stucky	Tim Taylor	Marissa Tucker	Eduardo Velasquez*	Vacant seat	Randy Wilde
Attendance	3	4	5	5		5	5	4	4	4	5	5	3		5
Late													1		
Absences	2	1	0	0		0	0	1	1	1	0	0	1		0

## 2. Modifications to the NPPC Agenda

a. **Urgent Non-Agenda Action Items:** Noneb. **Consent Agenda**

Urban Design/Project Review. Board Members Present: Aria Pounaki, Jen Spencer, Melissa Stayner, Tim Taylor, Peter Hill (Community Member), Pat Sexton (Community Member)

**Process 3 Site Development Permit**

To construct a 2 story 2,952 sf single family residence on a 17,994 sf. ft. vacant lot at 2626 Vancouver in the RS 1-1 and RS 1-7 zones within the North Park Community Plan, Brush Management, Very High Fire Hazard Severity, Geologic Hazard Category 52, FAA

Height Notification, and SDIA - Airport Influence Area-Lindbergh Field Overlay Zones.  
Council District 3. Presenters: Shaw-Chin Chiu & Zachary Alan

**SUBCOMMITTEE MOTION:** *To approve the Process 3 Site Development Permit for 2626 Vancouver. (5-0-0)* (Pat Sexton left before the vote but signaled her support ahead of the vote)

Public Comment:

Yvette Reneé: felt that the items should be presented again at the board meeting since not everyone can make it to subcommittee meetings. Did not request to pull the item.

**MOTION:** *To approve the consent agenda. McAlear/Taylor (10-0-1)* (Billings abstaining due to technical difficulties)

3. **Agenda:** Adoption of the Sept 15, 2020 Agenda, *(not necessary)*.

4. **Minutes:** Approval of the Aug 18, 2020 Minutes.

Public Comment:

Yvette Reneé: wanted clarification, felt that she was talked over and was unable to give public comment on the last item. Feels shut down and rude. She wants to better understand how to ask questions moving forward.

Pat Sexton: Says she couldn't find them posted on the .org or the .gov website. Sarah clarifies she put them in the e-mail but did not realize they were not on the website.

**MOTION:** *To approve August 18, 2020 Minutes. Tucker/ Gebreselassie (8-0-3)* (Billings, Stayner, & Stucky abstaining due to past absence)

5. **Treasurer's Report:** Sarah McAlear.

Account balance is \$707.57; waiting on reimbursement from the city for church donation and zoom.

II. **Non-Agenda Public Comment:** Limited to Items not on the Agenda and non-debatable. Two-minute maximum, Chair can award more time. (6:40- 7:13 p.m.)

- Pat Sexton:
  - Melissa said she would get the presentation prior to Matt Stucky and send e-mail to request presentation. Others had asked to be able to send in ideas about what they wanted to do with the Housing and Land Development code updates. Couldn't find Matt's e-mail either. Wondering what Matt presented on CPC since they couldn't get ahold of them.
  - Farmers Market causes Jaywalkers and a bottleneck. Wondering why it's on both sides of 30th street because it creates a mess.
- Irez Lomeli - With the Census Bureau. Wants to make sure everyone is counted. Local help line at the downtown San Diego office. 619-695-6567



## ATTACHMENT 6

- Sean Stidham - Lives on Felton St (where it forks off from Boundary St). One-way. Sees cars constantly driving (all types of vehicles) in the wrong direction. Says people attempt to correct, makes it more dangerous. Asking for painted lines on the road or concrete bollards.
- John Hartley - New to neighborhood, trying to understand how he can be on the e-mail list or get "credit" for attending a meeting. Sarah McAlear to touch base with John.
- Renay Johnson - Trying to understand when the "experiment" on Lincoln will be over. Doesn't see many bikes, scooters, or skateboarders.
- Mark Spitzer - Been here 33 years. Never seen an issue to "anger people more" than the bike lanes on 30th street. Wants the committee to reconsider the bike lanes.
- Michael Bagnas - Discussing Sean's issue. Confirming the issues of the location. Would like a proper memorial of Sept 25th 1978 to beautify the area under "place making" ordinance at Boundary street with angled parking to prevent them from going the wrong way on that St.
- Yvette Reneé - Wants time to ask questions due to the times of COVID. Simply trying to find out when we the public can ask questions. Wants time to ask question then be given follow up. Asking when she can ask questions.
- Vicki Granowitz - Answered Yvette's questions noting her request would be untypical and that the way the meeting is being run is appropriately.

### III. **Announcements & Event Notices:** Limited to One minute each. (7:14- 7:14 p.m.)

1. **Meeting Guidelines – Best Practices.** Chair to share findings from public meetings best practices research and establish code of conduct for NPPC meetings conducted henceforth.
2. **APWA 2020 Chapter Awards.** UH Water Tower Seismic Retrofit project received the Historic Project of the Year Award from APWA SD on 9/10/20. <http://sandiego.apwa.net/>

### IV. **Elected Official & Planner Reports:** Reports are limited to 2 Min Max (7:15- 7:16 p.m.)

1. **Maria Bojorquez-Gomez, Hon. Susan Davis, US Congress Dist. 53,** 619-208-5353, [maria.bojorquez-gomez@mail.house.gov](mailto:maria.bojorquez-gomez@mail.house.gov)
2. **Makana Rowan, Hon. Nathan Fletcher, SD Board of Supervisors Dist. 3,** (619) 531-4936, [makana.rowan@sdcounty.ca.gov](mailto:makana.rowan@sdcounty.ca.gov) .
3. **Mathew Gordon, Hon. Todd Gloria, State Assembly Dist. 78,** 619-645-3090, [Mathew.Gordon@asm.ca.gov](mailto:Mathew.Gordon@asm.ca.gov) .
4. **Diana Lara, Hon. Toni Atkins, State Senate Dist. 39,** 619-645-3133, [Diana.Lara@sen.ca.gov](mailto:Diana.Lara@sen.ca.gov).
5. **Brett Weise, Hon. Chris Ward, City Council Dist. 3,** 619-236-6633 [BWeise@sandiego.gov](mailto:BWeise@sandiego.gov).
6. **Bernie Turgeon, Planning Department,** 619-533-6575, [BTurgeon@sandiego.gov](mailto:BTurgeon@sandiego.gov).

No representatives present, no reports given.

### V. **Action Items:** (7:17- 9:09 p.m.)

#### 1. **Switzer Canyon Sewer and Storm Drain Replacement Approval Consideration**

Sewer and Storm Drain Group 828 will replace the aging and deteriorating sewer mains and install new storm drainpipes within parts of the Balboa Park Golf Course and Switzer Canyon. The full board will

hear a presentation by Project Manager Sabeen Cochinwala following a request by the board on Aug 18 to hear the matter with information requested by the subcommittee [onsite vegetation mitigation dissipater alternative analysis]. City staff request the board's approval.

### Public Comment:

Carrie Schneider: Hillside off 30th is a paper street, is fairly sure that some of it is open space. Concrete energy dissipators are a bulky area and ugly and invite graffiti. The city is planning to do work like this in multiple canyon areas, suggest the planning committee requests a Program EIR report.

Yvette Renee: Requests made by the public will not work with this program because the city determined it would be "a whole another project." Trying to see if there is enough overlap with other projects to see if it could be cost saving in the long term to do multiple in a single project.

Libby Brydolf: Says we should ask for EIR to look for alternatives to an energy dissipator. "Seems big" and wants to see if something else could be done.

Eugene Polly: "Regular golfer" at Balboa park. Trying to determine if there is any mitigation to ensure the golf course could be utilized during construction.

Pat Sexton: Concerned about graffiti, anyway to build a chain link cage around concrete walls so people can't get to them?

### Board Comment:

Steve Billings: No comment

Steve Doster: Says they wanted them to work with "Friends of Switzer Canyon" and cannot believe there are no places for onsite mitigation.

Daniel Gebreselassie: Getting confirmation on points: Drain water sewer system? Trying to go into new sewer system? Is this eventually going to close Pershing drive? Is this project 2 years construction in one area or throughout the entire project scope? What is this sewer system going to do for us? Are we getting efficiency, drainage? Things like that? Times of operation?

Sarah McAlear: No Comment

Melissa Stayner: No comment

Matt Stucky: Site development permit, no EIR? Not subject to CEQA? Sharing photos of Maple Canyon with their dissipator wondering why this is not possible.

Tim Taylor - Where will the offsite mitigation occur and what is the mitigation ratio? Not having to add more mitigation because it's offsite? Vacate paper streets so they can be used for onsite mitigate? If you could avoid "black surface" that would be welcome.

Marissa Tucker - No comment

Randy Wilde - No comment

Aria Pounaki: Paint concrete standardized color to mitigate anticipated graffiti in the future as an option?

Arash Kavazdeh: Wanted to let everyone know that the city did send an extensive email with a response to the concerns of the public. Her team had gone through every single comment. Some things still unclear: It seems like the biological guidelines vs engineering limitations which would prevent them from using alternatives to concrete dissipater. Felt like there was a lot of "it's not within scope" or "requires coordination" which wasn't an acceptable answer to ensure they truly determined if they good do onsite mitigation. Recommended yielding time to Carrie Schneider. 4 minutes ceded to Carrie.

Carrie Schneider - "They could do more, they just choose not to". 1.) Alternative to the current two that are in the cities design book. 2.) In regard to an EIR: they seem to be piecemealing these projects. Other projects have the same scope with the same kind of work that constitute doing a EIR.

Draft MOTION: Delay support of the site development permit to allow a return to our public facilities subcommittee for a community workshop on mitigation and design alternatives. (Stucky/Taylor)

Friendly amendment: to include "onsite mitigation" (Kahvazadeh)

Accepted by Stucky and Taylor

**Motion: Delay support of the site development permit to allow a return to our public facilities subcommittee for a community workshop on onsite mitigation and design alternatives. Stucky/Taylor (11-0-0)**

## 2. Consideration of Endorsement of Measure A.

Measure A is the measure on the November ballot that would provide for affordable homes for vulnerable, lower income San Diegans, and supportive homes for San Diegans experiencing homelessness to be funded with an assessment on property taxes. Measure A would create the 2,800 permanent supportive housing units called for by the Community Action Plan on Homelessness to end chronic street homelessness in San Diego. Presented by Stephen Russell, executive director of the San Diego Housing Federation.

Public Comment:

Eugene Polly: \$900M in bonds will be \$2.2B to repay. Will cause housing projects to be forced on community projects who do not want them. What is going on ECB is being forced upon North Park. 61 units with no parking as an example. The government accounting office has criticized the alarming high cost of these projects. Costs per subsidized unit for studio apartments was greater than a 2 bedroom would cost brand new. The community has to have an opportunity to buy in. Has to be strong control of costs.

Yvette Reneeé: Speaking to Eugene, 1BDM cost in SD is \$1500. List of Questions: Is this measure only related to funding or does it also include building structure type and size. Does it include

how it will be run such as onsite management? Who will run the programs? Will there be a criteria to address any problems that arise in the program?

Ranay Johnson: Doesn't think another assessment on property taxes is the right answer. I'm very compassionate for homeless. If we need more money out of property owners pocket. Could cause new rent increase. People are at the brink. Unfortunately every dollar counts. Can't just say "let's do another assessment" because you don't know what it will do to someone.

Vicki Granowitz: Everybody doesn't want affordable housing. Yet, the NPPC has a history of approving affordable housing and it has only made our community better. It's a way to keep people in communities to prevent gentrification. We can't just say "No I am a taxpayer and property owner." I need to do more to help my fellow man. We all complain about the homeless on our streets, we have to do something, we can't just keep saying no.

Yvette: Clarifying question. - Increase density versus helping homelessness.

Board Comment:

Steve Billings: Are these units to be developed or will they purchased?

Steve Doster: Homes that they will be able to buy? Does this overlap with the convention center measure?

Daniel Gabreselassie: Good cause. Support it. If anything, not enough. Is this for transitional or permanent housing?

Arash Kahvazadeh: Leaning in support of this. How would matching take place? How many jobs could be created for building these houses?

Sarah McAlear: Ceded time to Arash

Melissa Stayner: What are the "tranches"? What is the timeline for construction of these units?

Matt Stucky: Several comments on unit costs, does having this large \$ does that mean you can save money not looking for funding.

Tim Taylor: Not a perfect solution, but there are none. Support the measure. No other comments.

Marissa T-Boquez: Duty to each other as humans. Need to do it \*because of covid\* creates jobs, creates shelter for people.

Eduardo Velasquez: Clarifying question.

Randy Wilde: In support of it. Temporary assistance that we're providing to people is not enough, we need to provide permanent housing post COVID-19 but also because of COVID-19.

Draft MOTION: The NPPC to write a letter in support for Measure A. Gebreselassie/McAlear

Friendly amendment to add "wholehearted" (Tucker)

Friendly amendment accepted (Gebreselassie/McAlear)

**MOTION: The NPPC to write a wholehearted letter in support of Measure A.  
Gebreselassie/McAlear (12-0-0)**

See Appendix for Letter Text

VI. **NPPC Reports** (9:10 - 9:20 p.m.)

1. **Chair's Report**
2. **Social Media.** Sarah McAlear/Randy Wilde
3. **NPPC Website Update.** Sarah McAlear/Randy Wilde.
4. **Subcommittee Reports:** : (Limited to Items Not on the Agenda & 5 Min. Max. each)
  - a. Urban Design/Project Review (UDPR): Melissa Stayner Chair, Aria Pounaki Vice Chair –Next meeting October 5, via Zoom.
  - b. Public Facilities & Transportation (PF&T): Steve Doster Chair, Arash Kahvazadeh Vice Chair – Please note meetings have been moved from 2<sup>nd</sup> Wednesday to 2<sup>nd</sup> Tuesday moving forward. September meeting cancelled. Will resume October 13, via Zoom.
5. **Liaisons Reports:** Limited to 1 Min. Max per Report
  - a. Balboa Park Committee. Vicki Granowitz.
    - i. Initiative to get community input for the future of Balboa
  - b. Maintenance Assessment District. Matt Stucky.
  - c. North Park Main Street. Steve Billings.
    - i. Repaving on 30th might be an issue for businesses. Asked to postpone. Potentially considering moving North Park sign to allow left hand turns to allow people to get into the parking structure.
  - d. Adams Avenue Business Association. Arash Kazavahdeh.
  - e. El Cajon Boulevard Business Improvement Assoc. Randy Wilde.
    - i. Nothing relevant for this group.
  - f. North Park Community Association. Peter Hill.
    - i. No Bird Park concert due to COVID.
  - g. University Heights Community Association. Randy Wilde.
    - i. Just started meeting again. Not a lot to discuss.
  - h. CPC. Matt Stuckey
    - i. Something we're going to have to have an additional discussion about. CPC handling very complex code updates.
    - ii. City decided to drop small lot development programs.
    - iii. ADU Parking regulations does not affect North Park. We're already under state law to not require parking for ADUs. NP voted in support of that.
    - iv. CEQA Appeals and Provision for previously conforming issues got pulled for further discussion. Everything else has passed and gone to planning commission.
    - v. Maybe having more clear direction from the board in the future to help guide decisions especially when there is such little time.

VII. **Future NPPC Meeting Dates & Agenda Items:** Next meeting is Tuesday, October 20, 2020

VIII. **Adjournment** (9:20 p.m.)

- 
- \*\*For more info on any project, enter the SD Development Services PTS number in "Project ID" at <https://opensd.sandiego.gov/Web/Maps/ApprovalsDiscretionary>
  - NPPC Agendas are posted in the North Park Main Street window at 3939 Iowa St #2.
  - To request an agenda in alternative format, a sign language, or oral interpreter, call (619) 236-6405.
  - NPPC Chair: René Vidales 619-797-6772 or [info@northparkplanning.org](mailto:info@northparkplanning.org)

- Urban Design/ Project Review Subcommittee Chair: Peter Hill 619-846-2689 or [urbandesign@northparkplanning.org](mailto:urbandesign@northparkplanning.org)
- Public Facilities & Transportation Subcommittee Chair: Arash Kazavahdeh or [publicfacilities@northparkplanning.org](mailto:publicfacilities@northparkplanning.org)
- Adams Avenue Business Association: [www.adamsAvebusiness.com/](http://www.adamsAvebusiness.com/)
- North Park Main Street: [northparkmainSt.com/](http://northparkmainSt.com/)
- "The Boulevard" El Cajon Boulevard Business Improvement Association: [www.theboulevard.org](http://www.theboulevard.org)
- North Park Maintenance Assessment District: <http://npmad.org>
- North Park Community Association. For information about North Park Activities or to have an event posted: [www.northparksd.org](http://www.northparksd.org)
- University Heights Community Association (UHCA): [www.uhsd.org](http://www.uhsd.org)

## Appendix 1: Letter of Support for Measure A

September 15, 2020

### North Park Planning Committee

Yes on Measure A  
3939 Iowa Street, Suite 1  
San Diego, CA 92104

#### **RE: NPPC Endorsement of Measure A**

Measure A Campaigners,

This letter serves to notify you that the North Park Planning Committee has decided to give Measure A our wholehearted endorsement. Our endorsement of this measure was unanimous because it was clear that the merits of this Measure will meet the objectives of our community: creating good jobs, creating permanent homes for those who are formerly homeless or at risk for homelessness, and importantly creating a funding source that will make our region competitive for state and federal matching funds.

In light of the COVID-19 crisis that has already had a big impact on our most vulnerable neighbors, there has never been a more important time for us to work with speed and focus to find solutions and Measure A will be fundamental for our recovery effort.

On behalf of the board, I thank you again for presenting to the public and to the Committee, adeptly answering all our questions and concerns.

Sincerely,



Aria Pounaki  
Chair  
North Park Planning Committee

	<b>City of San Diego Development Services</b> 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<b>FORM DS-318</b>  <b>October 2017</b>
---	---	---

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

**Project Title:** One for Vancouver (664111) **Project No. For City Use Only:** 664111

**Project Address:** 2626 Vancouver Ave San Diego, CA 92104

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

☐ Corporation ☐ Limited Liability -or- ☐ General – What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: Shawchin Chiu ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 1455 Kettner Blvd 1201  
 City: San Diego State: CA Zip: 92101  
 Phone No.: 4152142340 Fax No.: \_\_\_\_\_ Email: shawchin.chiu@yahoo.com  
 Signature: Shawchin Ioana Chiu Digitally signed by Shawchin Ioana Chiu  
Date: 2022.05.01 21:45:48 -07'00' Date: May 1 2022  
 Additional pages Attached: ☐ Yes ☒ No

**Applicant**

Name of Individual: Shawchin Chiu ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 1455 Kettner Blvd 1201  
 City: San Diego State: CA Zip: 92101  
 Phone No.: 4152142340 Fax No.: \_\_\_\_\_ Email: shawchin.chiu@yahoo.com  
 Signature: Shawchin Ioana Chiu Digitally signed by Shawchin Ioana Chiu  
Date: 2022.05.01 21:45:59 -07'00' Date: May 1 2022  
 Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: Shawchin Chiu ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 1455 Kettner Blvd 1201  
 City: San Diego State: CA Zip: 92101  
 Phone No.: 4152142340 Fax No.: \_\_\_\_\_ Email: shawchin.chiu@yahoo.com  
 Signature: Shawchin Ioana Chiu Digitally signed by Shawchin Ioana Chiu  
Date: 2022.05.01 21:48:06 -07'00' Date: May 1 2022  
 Additional pages Attached: ☐ Yes ☒ No



# One for Vancouver

## CAST HOUSE

2626 VANCOUVER AVE  
SAN DIEGO CA, 92104  
APN# 454-592-15-00

### PROPERTY OWNER

NAME: SHAW-CHIN CHIU AND ZACHARY ALAN  
ADDRESS: 425 WEST BEECH STREET #328  
SAN DIEGO, CA 92101  
CONTACT: SHAW-CHIN CHIU  
TITLE: OWNER  
PHONE: (415) 214 2340  
EMAIL: shawchin.chiu@yahoo.com

APN#: 454-592-15-00

PARCEL :

LOT 21, BLK "Q", MONTCLAIR ADDITION, CITY OF SAN DIEGO, COUNTY OF SAN DIEGO ,  
STATE OF CALIFORNIA, MAP NUMBER 1684 FILED IN THE OFFICE OF THE COUNTY RECORDER  
OF SAN DIEGO COUNTY, MARCH 20, 1916

## 2 LEGAL DESCRIPTION

## 3 SCOPE OF WORK

THESE PLANS ARE DESIGNED TO BE USED FOR THE CONSTRUCTION OF RESIDENCE:  
PLANS ARE COMPLETE AND CONFORM WITH:  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA MECHANICAL, ELECTRICAL & PLUMBING CODES  
2019 CALIFORNIA GREEN BUILDING STANDARDS & ENERGY CODES  
2019 CALIFORNIA FIRE CODE

## 4 APPLICABLE CODES

- NO IMPROVEMENTS OR LANDSCAPING, INCLUDING PRIVATE SEWER LATERALS SHALL BE INSTALLED IN OR OVER ANY EASEMENT PRIOR TO THE APPLICANT OBTAINING AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT.
- NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN 10 FEET OF ANY PUBLIC SEWER FACILITIES.
- ALL PROPOSED ON-SITE SEWER FACILITIES, INCLUDING THE SEWER LATERAL, WILL BE PRIVATE.
- ALL PROPOSED PUBLIC WATER FACILITIES, INCLUDING SERVICES AND METERS, MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF ENCINITAS WATER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS, AND PRACTICES PERTAINING THERETO.

## 5 WASTEWATER NOTES

- PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL CONSTRUCT TO THE SATISFACTION OF THE CITY ENGINEER, AND SHALL CONFORM TO THE APPLICABLE MUNICIPAL CODE, PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE, IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT OF WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
- ALL EXCAVATED MATERIAL LISTED TO BE EXPORTED, SHALL BE EXPORTED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (THE GREEN BOOK), 2000 EDITION.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE PCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN THE CITY'S STORM WATER STANDARDS.

THE CONTRACTOR SHALL INSTALL APPROPRIATE PRIVATE BACK-FLOW PREVENTION DEVICES ON ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, IRRIGATION, AND FIRE) ADJACENT TO THE PROJECT SITE IN A MANNER SATISFACTORY TO THE WATER DEPT. DIRECTOR.

- THE DEVELOPER SHALL DESIGN AND CONSTRUCT AND PROPOSED PUBLIC SEWER FACILITIES TO THE MOST CURRENT EDITION OF THE CITY SEWER DESIGN GUIDE.
- PROPOSED PRIVATE UNDERGROUND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.

- DUE TO REDUCED BRUSH MANAGEMENT ZONES ON SITE, THE FOLLOWING ADDITIONAL MITIGATION MEASURES ARE PROPOSED (SEE BRUSH MANAGEMENT PLANS FOR REFERENCE)
  - DUAL GLAZED / DUAL TEMPERED GLAZING AT ALL WINDOWS (EXCEPT FOR WINDOW FF AT NORTHEAST CORNER OF THE HOUSE)
  - ADDITIONAL SPRINKLERS IN THE FOLLOWING LOCATIONS WHERE NFPA 13D SPRINKLERS ARE NOT REQUIRED (1 SPRINKLER IN EACH CLOSET, 1 SPRINKLER IN EACH BATHROOM)

## 6 GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO.2001-01, NPDES NO. CAS0108758 (NOTES 1-6 BELOW REPRESENT KEY MIN. REQUIREMENTS FOR CONSTRUCTION BMP'S.

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

## 7 STORMWATER PREVENTION NOTES

IN ORDER TO PROVIDE A LONG-TERM SOLUTION FOR ANY STORM WATER RUN-OFF THE FOLLOWING SHALL APPLY:

- ALL RAIN-GUTTERS AND DOWNSPOUTS WILL DRAIN INTO A FILTER BASIN PRIOR TO DRAINING.
- ALL NATURAL SLOPES AND DRAINAGE SHALL BE FILTERED NATURALLY THROUGH A LAWN OR OTHER DENSE LANDSCAPING.
- ALL HARDSCAPE AREAS SHALL BE SLOPED TOWARDS AN AREA DRAIN TO AVOID POOLING AND EROSION.
- ALL LANDSCAPING AREAS SHALL BE DESIGNED TO USE ALL METHODS OF NATURAL HYDROLOGY FROM RAINFALL AND OTHER RUN-OFF.

## 8 PERMANENT STORMWATER

PROJECT WILL NOT SEEK LEED CERTIFICATION.  
THE FOLLOWING SUSTAINABILITY MEASURES ARE PROPOSED:

### SITE

- USE OF NATIVE AND DROUGHT TOLERANT PLANTING
- REDUCTION OF LAWN AREA TO REDUCE WATER REQS
- USE OF PERVIOUS SURFACES AND GROUND COVER FOR STORM WATER RUN-OFF AT DOWNSPOUTS
- WATER EFFICIENT IRRIGATION SYSTEM
- AREA FOR RECYCLING RECEPTACLE PROVIDED
- TREE PLANTING ON-SITE
- IMPERVIOUS PARKING SURFACE SUBSTANTIALLY SHADED

### BUILDING

- PHOTOVOLTAIC ROOFTOP ARRAY
- BATTERY ENERGY BACKUP
- 220V RECEPTACLE PROVIDED FOR EV CHARGING
- NATURAL VENTILATION & BREEZE CORRIDORS THROUGHOUT BUILDING
- ENERGY STAR APPLIANCES & ENERGY EFFICIENT LIGHTING
- SUSTAINABLY SOURCED MATERIALS
- LOW/NO VOC PAINTS

## 9 LEED PROFESSIONAL & SUSTAINABILITY GUIDELINES

- BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS SHALL NOT BE CONSIDERED WITH UNACCEPTED MOISTURE. MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS THAT VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

## 10 SELECTION OF BUILDING MATERIALS

- EVERY DWELLING UNIT MUST HAVE A HEATER CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 70 DEGREES FAHRENHEIT AT A POINT 3'-0" ABOVE THE FLOOR IN ALL HABITABLE ROOMS (APPROXIMATELY 25 BTU PER SQUARE FOOT). PER CBC SECTION 310.11 IF ELECTRIC HEAT IS BEING INSTALLED, ALL THE REQUIREMENTS OF TITLE 24 FOR ELECTRIC HEATING MUST BE MET.

## 11 HEATING NOTES

- EACH HABITABLE ROOM OTHER THAN KITCHENS MUST BE PROVIDED WITH NATURAL LIGHT BY MEANS OF WINDOWS OR SKYLIGHTS. SUCH OPENINGS MUST JOINTLY COMPRISE AN AREA OF AT LEAST ONE-TENTH OF THE FLOOR AREA OF THE ROOM IN WHICH THEY RESIDE OR A MINIMUM OF 10 SQUARE FEET. PLASTIC SKYLIGHTS MUST BE TESTED AND LISTED BY A RECOGNIZED AGENCY, GLAZED SKYLIGHTS MUST BE DESIGNED AND INSTALLED AS SPECIFIED IN SECTION 2409 OF THE CBC.

- EACH HABITABLE ROOM MUST HAVE NATURAL VENTILATION THROUGH OPERABLE EXTERIOR OPENINGS EXCEPT AS OUTLINED IN ITEM (3) BELOW. THE MINIMUM AREA OF SUCH AN OPENING MUST BE THE GREATER OF ONE-TWENTIETH OF THE FLOOR AREA OF THE ROOM, OR 5 SQUARE FEET. BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS MUST HAVE NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENINGS EXCEPT AS OUTLINED IN ITEM (3) BELOW. THE MINIMUM AREA MUST BE THE GREATER OF ONE-TWENTIETH OF THE FLOOR ARE OF THE ROOM OR 1-1/2 SQUARE FEET.

- IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION, A MECHANICAL VENTILATING SYSTEM MAY BE USED. ONE-FIFTH OF THE AIR SUPPLY MUST BE TAKEN FROM THE OUTSIDE. THE SYSTEM MUST BE CAPABLE OF PROVIDING TWO AIR CHANGES PER HOUR. IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS, A MECHANICAL VENTILATION SYSTEM MUST BE CONNECTED DIRECTLY TO THE OUTSIDE AND MUST BE CAPABLE OF PROVIDING FIRE AIR CHANGES PER HOUR WITH THE POINT OF EXHAUST AIR DISCHARGE A MINIMUM OF THREE FEET FORM ANY BUILDING OPENING. IN BATHROOMS WITH ONLY A WATER CLOSET AND/OR LAVATORY, AN APPROVED MECHANICAL RETICULATING FAN MAY BE USED.

- IN DETERMINING LIGHT AND VENTILATION REQUIREMENTS, ANY ROOM MAY BE CONSIDERED AS PART OF AN ADJOINING ROOM WHEN ONE-HALF OF THE AREA OF THE COMMON WALL BETWEEN THE TWO ROOMS IS OPEN, UNOBSSTRUCTED, AND HAS AN AREA OF AT LEAST ONE-TENTH UPO THE FLOOR AREA OF THE INTERIOR ROOM OR 25 SQUARE FEET, WHICHEVER IS GREATER.

- GENERAL LIGHT IN KITCHENS AND BATHROOMS MUST PROVIDE 40 LUMENS PER WATT OR MORE

## 12 LIGHT & VENTILATION NOTES

- ALL NEW RESIDENTIAL CONSTRUCTION AND ADDITIONS ARE REQUIRED TO COMPLY WITH CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR LOW-RISE RESIDENTIAL BUILDINGS CONTAINED IN TITLE 24, PART 6 OF THE CALIFORNIA CODE OF REGULATIONS. A NUMBER OF COMPLIANCE METHODS ARE DESCRIBED IN THE RESIDENTIAL MANUAL. ALL COMPLIANCE METHODS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS:

- INSULATION MUST BE INSTALLED SO AS TO PROVIDE A CONTINUOUS HEAT LOSS BARRIER FOR CEILINGS, WALLS AND FLOORS. DETAILS ON PLANS SHALL INDICATE THE REQUIRED "R" FACTOR, TYPICALLY R-30 FOR CEILINGS IN CLIMATE ZONE 7 AND 10. ALL EXTERIOR WALLS MUST HAVE A MINIMUM OF R-13 INSULATION.

- ALL MANUFACTURED DOORS AND WINDOW OPENINGS TO THE EXTERIOR, OR TO UNCONDITIONED AREAS, MUST BE CERTIFIED AS MEETING AIR LEAKAGE STANDARDS. SITE-BUILT DOORS AND WINDOWS MUST BE FULLY WEATHER-STRIPPED, GASKETED, OR OTHERWISE TREATED TO LIMIT LOSS OF HEAT FROM OCCUPIED AREAS.

- MANUFACTURED FENESTRATION (GLAZING) PRODUCTS MUST BE LABELED WITH CERTIFIED U-VALUE AND INFILTRATION CERTIFICATION.

## 13 ENERGY CONSERVATION NOTES

- ALL ROOFS MUST BE DESIGNED WITH A MINIMUM SLOPE OF 1/4 INCH IN 12 INCHES TO ASSURE DRAINAGE. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS MUST BE INSTALLED AT EACH LOW POINT. WHERE ROOF DRAINS ARE REQUIRED, OVERFLOW DRAINS MUST BE PROVIDED AND CONNECTED TO INDEPENDENT DRAIN LINES.

- ALL ROOF DRAINS SHALL BE PROVIDED WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.

- THE ENTIRE ROOF SHALL BE COVERED WITH A CLASS "A" ROOFING ASSEMBLY.

- A RADIANT BARRIER IS REQUIRED.

### FLASHING NOTE:

IT SHALL BE THE RESPONSIBILITY OF THE ROOFING SUBCONTRACTOR TO PROVIDE THE NECESSARY STANDARD OF CARE, WORKMANSHIP AND MATERIALS TO COMPLETE THE ROOF IN A WATERTIGHT CONDITION. ROOF DRAINAGE SHALL NOT BE ALLOWED TO RUN BEHIND ANY FASCIA BOARDS OR ONTO THE EXTERIOR FINISH OF THE STRUCTURE.

## 14 ROOF NOTES

WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.

AFTER THE BUILDING PERMIT HAS BEEN ISSUES, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT.  
OWNER SIGNATURE: \_\_\_\_\_

## 15 FIRE SPRINKLER NOTES

HABITABLE SPACE = 1470 sf

GARAGE & UTILITY SPACE = 477 sf

ENTRY LEVEL DECK AREA = 727 sf

MAIN LEVEL DECK AREA = 269 sf

## 16 BUILDING PERMIT & SCHOOL FEES

PROJECT TEAM:

**STRUCTURAL ENGINEERING**  
Allen Ramirez  
aallengcc@msn.com

**CIVIL ENGINEERING**  
REBECCA FERGUSON, PE, PRINCIPAL  
LANDMARK CONSULTING  
rebecca@lmco.net

**EXPEDITOR**  
MATT STOWE  
ARCHITECTS LOCAL  
matts@architectslocal.com

**GENERAL CONTRACTOR**

Lorrey  
LRS Homes Inc.  
lrshomes1@gmail.com

**SOILS ENGINEER**  
CHRISTIAN WHEELER ENGINEERING  
619-550-1700

## 17 PROJECT TEAM

### SHEET INDEX

SHEET NO.	SHEET NAME
A0	COVER
A02	GEN NOTES/FORMS
A03	CAL GREEN
A04	CAL GREEN
A100	ARCH SITE PLAN
A100.1	DOOR/WINDOW SCHEDULE
A101	MAIN LEVEL
A101.2	REFLECTED CEILING PLAN
A102	ROOF/ENTRY LEVEL
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
A210	COLOR ELEVATIONS
A211	COLOR ELEVATIONS
A300	ARCHITECTURAL SECTIONS
A301	ARCHITECTURAL SECTIONS
A302	SITE SECTIONS
A303	RETAINING WALL SECTIONS
A304	RETAINING WALL SECTIONS
A400	WEATHER PROOFING DETAILS
A401	WEATHER PROOFING DETAILS
A402	WEATHER PROOFING DETAILS
A403	STANDING SEAM (DETAILS)
A500	PERSPECTIVES
L-1	BRUSH MANAGEMENT ZONES
L-2	BRUSH MANAGEMENT NOTES
L-3	BRUSH MANAGEMENT PLAN
L-4	PLANTING DETAILS AND SPECS
S100	FOUNDATION/MAIN LEVEL
S101	ROOF/ENTRY LEVEL
S102	SHEAR WALL PLAN

- 1-D GRADING AND IMPROVEMENT PLAN
- 2-D NOTES
- 3-D NOTES
- 4-D GRADING AND IMPROVEMENT PLAN
- 5-D EROSION CONTROL PLAN

UNDER SEPERATE COVER :  
STRUCTURAL CALCULATION  
SHORING DRAWINGS AND CALCULATION  
FIRE SPRINKLER DRAWINGS (DEFERRED SUBMITTAL)  
NOTE : WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.

AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COST INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER SYSTEM WHICH PRODUCE A HIGHER GPM AND A LARGER METER SIZE REQUIREMENT:

OWNER SIGNATURE: \_\_\_\_\_

"I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED."

DESIGN PROFESSIONAL SIGNATURE: \_\_\_\_\_

**OCCUPANCY GROUP:** R-3  
**SITE AREA:** 17,994 SF (1,568 SF RS-1-7 & 16,426 SF RS-1-1)  
**NUMBER OF STORIES:** TWO STORY  
**TYPE OF CONSTRUCTION:** TYPE V-A w/ NFPA 13D AUTO SPRINKLER SYSTEM

SQUARE FOOTAGE :  
MAIN LEVEL 1,302 SF  
MAIN LEVEL EXTERIOR BALCONIES 269 SF  
ENTRY LEVEL STAIRS 96 SF  
ENTRY LEVEL OFFICE 168 SF  
ENTRY LEVEL GARAGE 390 SF  
ENTRY LEVEL EXTERIOR TERRACE 727 SF

TOTAL BUILDING AREA 2,952 SF

CONDITIONED SPACE FOR ENERGY CALCULATION 1,270 SF

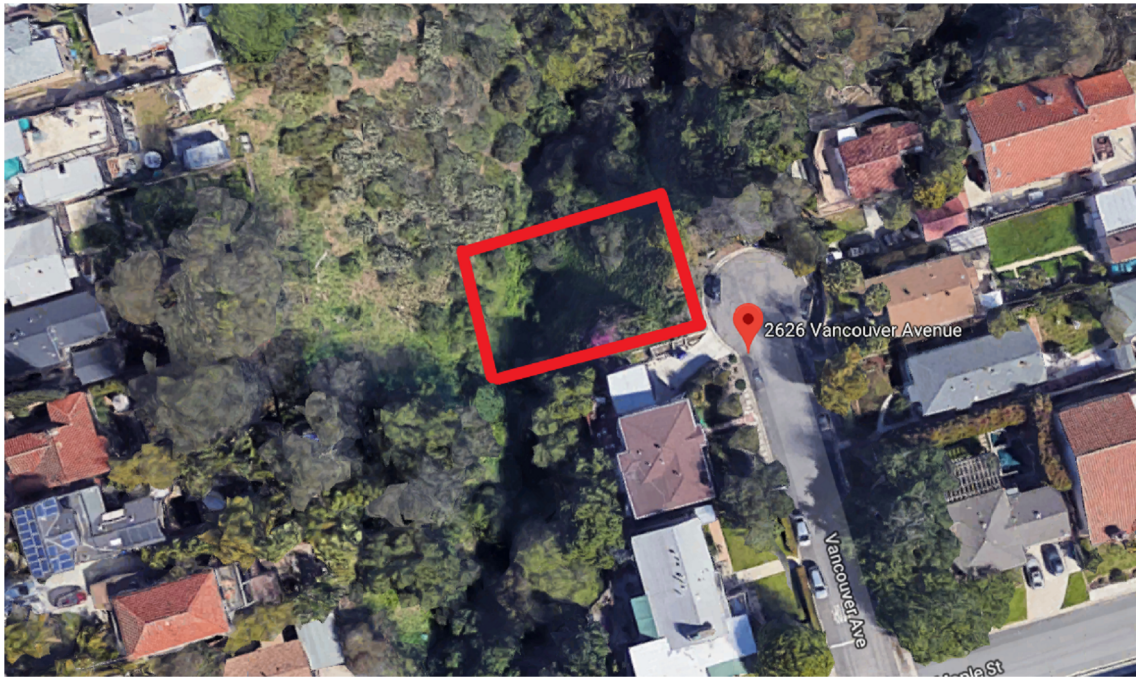
**PARKING REQUIRED:** 2 SPACES IN GARAGE  
2 SPACES IN DRIVEWAY (20'-0" FROM SIDEWALK TO GARAGE)

**PROVIDED:** 2 SPACES IN GARAGE  
DUE TO SITE CONSTRAINTS, INCLUDING SLOPES OF AT LEAST 25%, FRONT SETBACK WAS REDUCED TO 6'. THIS SETBACK REDUCTION, ALONG WITH SITE CONSTRAINTS OF CUL-DE-SAC IN RIGHT OF WAY, AND NO SIDEWALK ON THIS BLOCK, MAKE THIS A UNIQUE SITUATION. 20' DRIVEWAY IS BEING PROVIDED FROM CURB, WHICH WILL ACCOMMODATE 2 ADDITIONAL PARKING SPACES. THESE SPACES WILL NOT BLOCK ANY PEDESTRIAN MOVEMENT SINCE THIS IS A CUL-DE-SAC, AND THERE IS NO SIDEWALK.

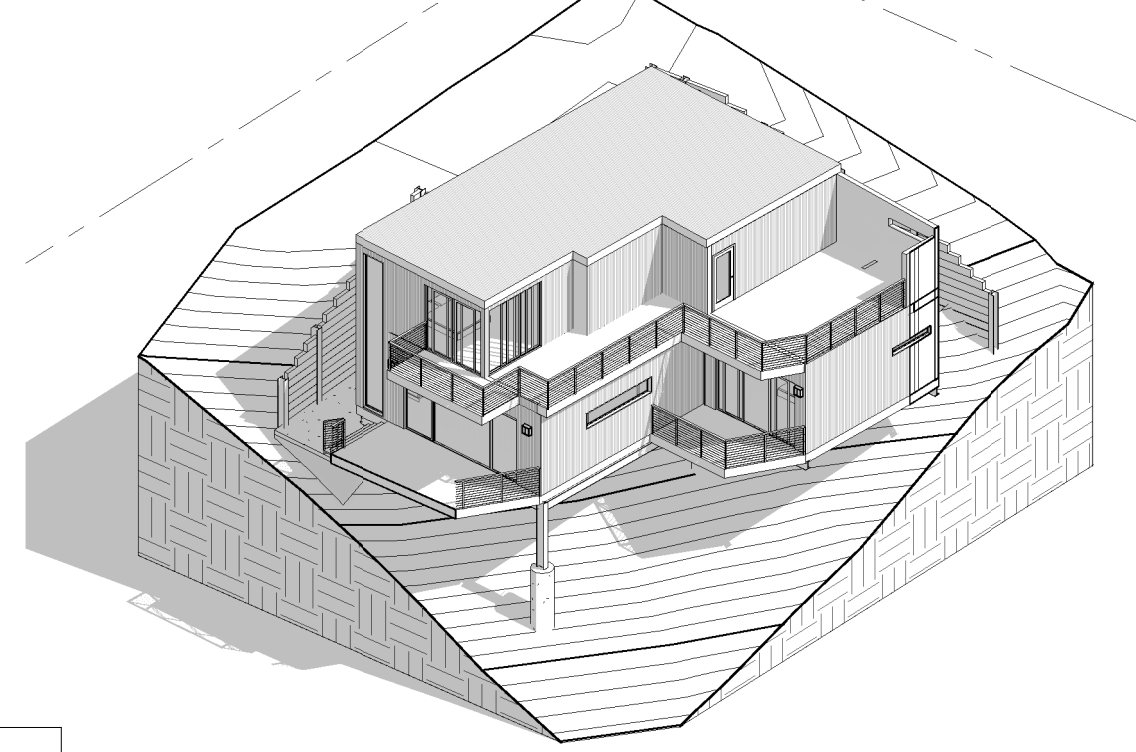
## 18 BUILDING DATA

**ZONE:** RS-1-1 & RS-1-7  
**OVERLAYS:** GEOLOGICAL HAZARD CATEGORY 52  
SD UNIFIED SCHOOL DISTRICT  
COUNCIL DISTRICT 3  
SDIA - AIRPORT INFLUENCE AREA  
FIRE - BRUSH MANAGEMENT  
AIRPORTS: FAN HEIGHT NOTIFICATION  
COMMUNITY PLAN: GREATER NORTH PARK  
VERY HIGH FIRE HAZARD SEVERITY ZONE  
SENSITIVE VEGETATION  
**BUILDING HEIGHT:** 30 FEET, 40 FEET FROM CLOSEST ADJACENT GRADE  
**SETBACKS:** FRONT: 6 FEET MIN (REDUCED)  
SIDE: 119.93 x .08 = 9.6 FT  
4 FT (MIN) + 5.6 FT (5'-7" REMAINING)  
REAR: 25 FEET MIN  
**FAR:** RS-1-1 FAR (.45) x 16426 SF = 7,391 SF  
RS-1-7 FAR (.70) x 1568 SF = 1,097 SF  
**TOTAL ALLOWABLE AREA 8,488 SF**  
PROPOSED GROSS AREA 2,952 SF (COMPLIES)  
**PARKING REQUIRED:** 2 SPACES REQUIRED  
**EXISTING USE:** VACANT LAND  
**PROPOSED USE:** SINGLE-FAMILY RESIDENTIAL  
**DWELLING UNITS SUMMARY: 1**  
**VARIANCE:** 1) WHERE THE SDMC TABLE 131-04D REQUIRES A 15 FOOT FRONT SETBACK WHICH IS PERMITTED TO BE REDUCED TO 6 FEET BECAUSE AT LEAST ONE-HALF OF THE FRONT 50 FEET OF LOT DEPTH HAS A MINIMUM SLOPE OF 25%, AND WHERE NO STRUCTURES ARE PERMITTED TO BE IN A REQUIRED SETBACK, THE PROJECT IS REQUESTING A VARIANCE TO ALLOW A BRIDGE SERVING AS A DRIVEWAY TO BE CONSTRUCTED TO SPAN ACROSS THE FRONT SETBACK.

## 19 ZONING INFORMATION



## 20 VICINITY MAP



## 21 REAR YARD VIEW



## 22 STREET VIEW

ATTACHMENT 8

RS

TAVARES ASSOCIATES

WWW.RSTAVARES.COM

PROJECT INFO:

OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

STAMP

PROJECT DESIGNER:  
RICHARD J ALLEN  
412.385.1596  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:

ISSUE DATE:  
06/08/21  
DRAWN BY:  
rMc  
REVIEWED BY:  
akr  
As indicated

A0

COVER





1.

AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF1R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORMS CF2R IS REVIEWED AND APPROVED.
2.

HERS NOTE: AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25-DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.
3.

LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
4.

KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY.
5.

LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
6.

OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
7.

OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK,OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
8.

ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBSC.
9.

PER 2016 GREEN CODE, MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

1.

FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

2.

UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.
10.

ALL NEW RESIDENTIAL BUILDINGS (SINGLE FAMILY, DUPLEXES OR TOWNHOMES) SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TO DISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION, IN COMPLIANCE WITH SECTION 1602 OF THE CALIFORNIA PLUMBING CODE.

1

GENERAL NOTE

1/4" = 1'-0"

PROJECT INFO:

OWNER / CLIENT:

SHAW-CHIN CHIU

ZACHARY ALAN

STAMP

PROJECT DESIGNER

RICHARD J ALLEN

Richard J. Allen

412.389.1596

CHAVETT@GMAIL.COM

As this is a preliminary drawing, it is not to be used for construction. It is the responsibility of the user to verify the accuracy of the information and to obtain the necessary permits. The user is advised that the information is provided for informational purposes only and is not to be used for any other purpose. The user is also advised that the information is not to be used for any other purpose.

PROJECT NO:

RA#1901

BLDG DEPT NO:

ISSUE DATE

06/08/21

DRAWN BY

rMc

REVIEWED BY

aKr

SCALE

1/4" = 1'-0"

A02

PROJECT NAME

One for VANCOUVER

GEN NOTES/FORMS





# 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT)

[illegible]

**DISCLAIMER:** THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

PROJECT INFO:

OWNER / CLIENT :

SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME: **One for VANCOUVER**

**PROJECT DESIGNER**  
**RICHARD H ALLEN**  
richard M chiavetta  
412.369.1095  
CHIAVETT@GMAIL.COM

PROJECT NO.  
RA#1901  
BLDG DEPT NO

06/08/21

rMc

aKr  
SCALE
$$1/4^* = 1'-0''$$

# A03

CAL GREEN





# 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JULY 1, 2018, INTERVENING SUPPLEMENT)

[illegible]

PROJECT NAME: **One for VANCOUVER**

**PROJECT DESIGNER**  
**RICHARD W. ALLEN**  
richard M chiavetta  
412.369.1095  
CHIAVETT@GMAIL.COM

PROJECT NO.  
RA#1901  
BLDG DEPT NO.

ISSUE DATE  
06/08/21  
DRAWN BY  
rMc  
REVIEWED BY  
aKr  
SCALE  
1/4" = 1'-0"

A04

CAL GREEN

PROJECT NAME

One for VANCOUVER









ALL PLUMBING FIXTURES TO COMPLY WITH 2016 CGBSC, SEE A03, A04 ,  
AND BELOW NOTES FOR REQUIREMNTS.

- ALL PLUMBING FIXTURES SHALL BE CERTIFIED PER CALGREEN AND CA ENERGY CODE
- PLUMBING AND PLUMBING FIXTURES SHALL REDUCE THE USE OF POTABLE WATER BY 20 PERCENT PER SECTION 4.303 INDOOR WATER USAGE
- WATER PIPE SHALL BE GALVANIZED IRON COPPER OR PEX. UNDERGROUND COPPER SHALL BE TYPE 'K.' ALL OTHER SHALL BE TYPE 'L.' GALVANIZED. PIPE SHALL BE SCHEDULE 40 w/ 150 POUND, MALLEABLE IRON FITTINGS.
- IF COPPER PIPE IS USED, PROVIDE DIELECTRIC UNIONS WHERE DISSIMILAR METALS ARE JOINED. ANY PLACE COPPER COMES IN CONTACT w/ OTHER METALS SUCH AS METAL STUDS, BEAMS OR BRACKETS, INSTALL AN INSULATOR BETWEEN THE TWO METALS.
- ALL UNDERGROUND PIPE SHALL BE WRAPPED w/ MIN. 20 MIL TAPE, HALF LAPPED, FOR CORROSION RESISTANCE.
- GALVANIZED PIPE MAY NOT BE USED FOR UNDERGROUND DRAIN PIPE. ALL GALVANIZED PIPE USED ABOVE GROUND DRAINAGE SYSTEMS SHALL BE A MINIMUM OF SIX INCHES ABOVE FINISHED GRADE.
- ALL EXTERIOR WALL & ROOF PENETRATIONS SHALL BE SEALED WEATHER-TIGHT. INTERIOR WALL PIPE PENETRATIONS IN VISIBLE LOCATIONS SHALL BE FINISHED w/ CHROME PLATE ESCUTCHEONS.
- ALL MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE W/ THE LATEST EDITIONS OF THE CBC, CMC, CPC
- DRAIN, WASTE, VENTS & SEWER PIPES SHALL BE TESTED FOR ONE HOUR W/ A TEN FOOT HEAD OF WATER AT IT'S HIGHEST POINT, OR AN EQUIVALENT PRESSURE.
- BATHROOM FANS SHALL COMPLY WITH :  
A. FANS SHALL BE ENERGY STAR AND DUCTED TO OUTSIDE OF BUILDING  
B. SHALL HAVE A MINIMUM OF 100 CFM.
- WHEN CONNECTED TO WHOLE HOUSE VENTILATION SYSTEM FANS MUST BE CONTROLLED BY A HUMIDISTAT READILY ACCESSIBLE
- HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT
- ALL ABS & PVC PIPING & FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH GWB OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- ALL WATER PIPE SHALL BE TESTED FOR ONE HOUR AT 45 PSI OR AT 1.5 TIMES THE AVAILABLE WATER PRESSURE, WHICHEVER IS GREATER.
- HOT WATER PIPE SHALL BE INSULATED W/ 1" CLOSED CELL FOAM INSULATION THROUGHOUT.
- PIPE STERILIZATION: AFTER PIPE INSTALLATION, FLUSH ALL WATER PIPES TO REMOVE DIRT & DEBRIS.
- SLOPE DRAIN, WASTE SEWER LINES 1/4" PER FOOT IN THE DIRECTION OF FLOW. SLOPE ALL VENT PIPES 1/8" PER FOOT TO FACILITATE DRAINAGE INTO THE WASTE LINES.
- ALL FIXTURES & FITTINGS TO COMPLY WITH CGBSC SEC 4.303.1  
MAXIMUM FLOW RATE FOR PLUMBING FIXTURES:  
KITCHEN FAUCETS: 1.8 GPM  
FAUCETS: 1.2 GPM  
SHOWER HEADS: 2.0 GPM  
WATER CLOSET: 1.8 GPF
- PROVIDE SHOWER/ TUB/SHOWER COMBINATION WITH CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE PER CPC SECTION 420.0. PER 2016 CGBSC. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. HANDHELD SHOWERS ARE CONSIDERED SHOWERHEADS.
- TANK WATER HEATERS SHALL HAVE SEPARATE TEMPERATURE & PRESSURE RELIEF VALVES, DRAINAGE TO OUTSIDE LANDSCAPE AREAS, AND FLEXIBLE CONNECTIONS SHALL BE SECURED TO RESIST SEISMIC EVENTS w/ 24 GA. SHEET METAL STRAPS @ TOP THIRD & BOTTOM THIRD OF WATER HEATER. UNIT PER CPC STANDARDS
- GAS TANKLESS WATER HEATER SHALL HAVE DEDICATED AMBIENT RETURN WATER SUPPLY LINE TO INCLUDE A HOT WATER CIRCULATION PUMP WITH THERMAL SENSOR AND INCLUDE ONE REMOTE RECEIVER AND ONE SWITCH PER BATHROOM AND ONE SWITCH FOR KITCHEN
- A. IRRIGATION CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION RESPONSE TO CHANGE IN PLANT NEEDS AS WEATHER CONDITIONS CHANGE.  
B. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATIONS SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR.
- ANNULAR SPACES AROUND PIPES IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE BY ENFORCING AGENCY
- ALL PLUMBING FIXTURE FLOW REQUIREMENTS MUST COMPLY WITH 2013 CPC, Sec. 403.0.
- SHOWERS & TUBS WITH SHOWERHEADS MUST NOT CONTAIN ABSORBENT SURFACES LESS THAN 6'-0" FROM FINISH FLOOR.
- PERMANENT VACUUM BREAKERS SHALL BE INSTALLED WITH ALL NEW HOSE BIBBS.
- WATER CLOSETS TO BE RATED "ULTRA LOW FLUSH"
- SHOWERS SERVED BY MORE THAN ONE SHOWERHEAD SHALL HAVE A COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. HANDHELD SHOWERS ARE TO BE CONSIDERED SHOWERHEADS.
- PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH CPC TABLE 1401.1
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, PLUMBING CONTRACTOR OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- THE WATER DEMAND AND SEWER FLOW GENERATION WILL BE 21 GALLONS PER MINUTE.

10 12" = 1'-0"  
CA RESIDENTIAL PLUMBING NOTES

PLUMBING VENTILATION NOTES

- VENTS SHALL TERMINATE 10 FEET OR AT LEAST 3 FEET FROM WINDOW, DOOR, OPENINGS OR AIR INTAKES AND 3 FEET IN ANY DIRECTION OF ANY LOT LINE, ALLEY OR STREET
- VENTS MAY BE COMBINED IN ROOF
- FC= FIELD CONNECTION PERFORMED ON-SITE BY PLUMBER

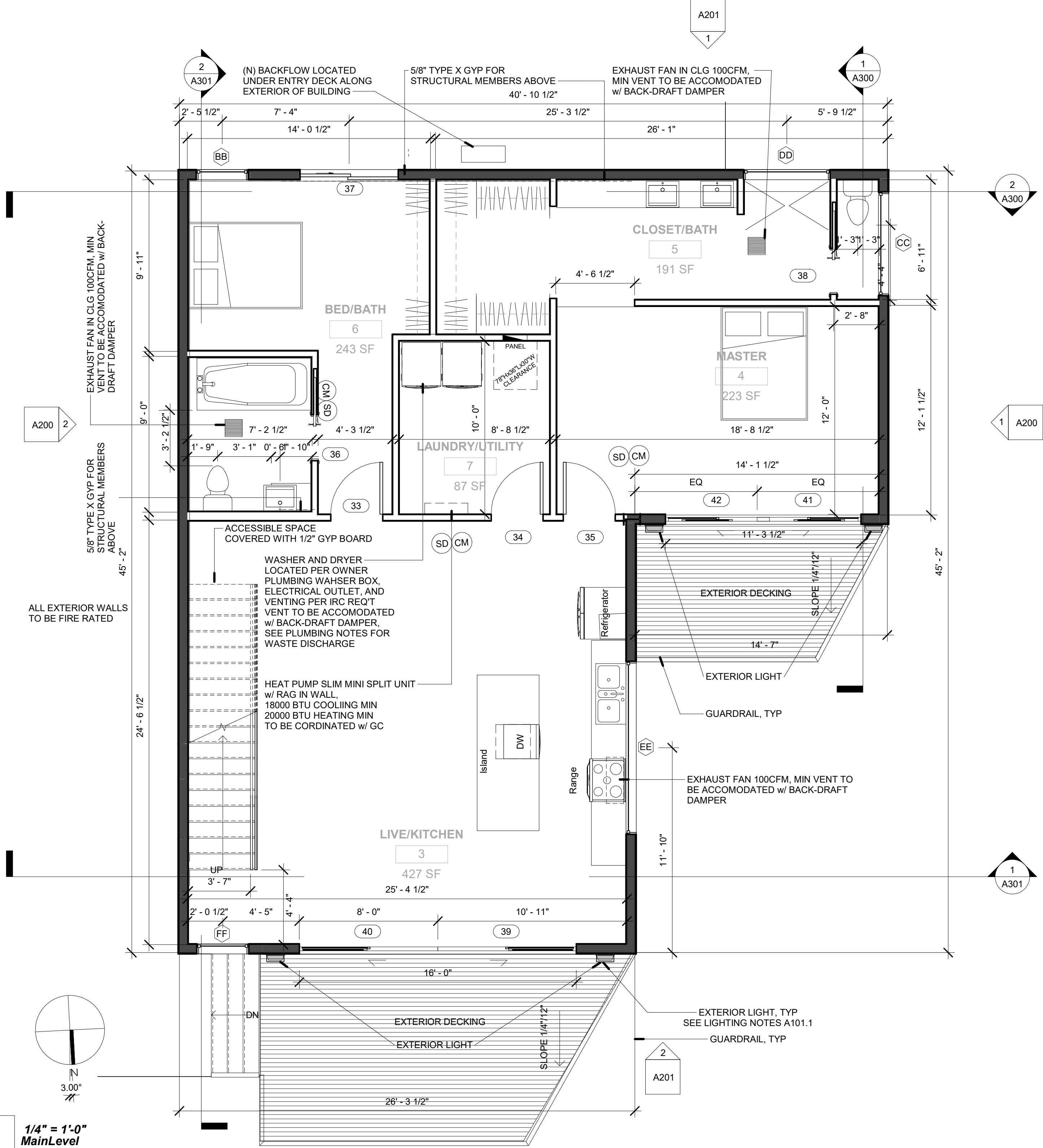
13 12" = 1'-0"  
PLUMBING VENTILATION NOTES

DISCHARGE NOTE :

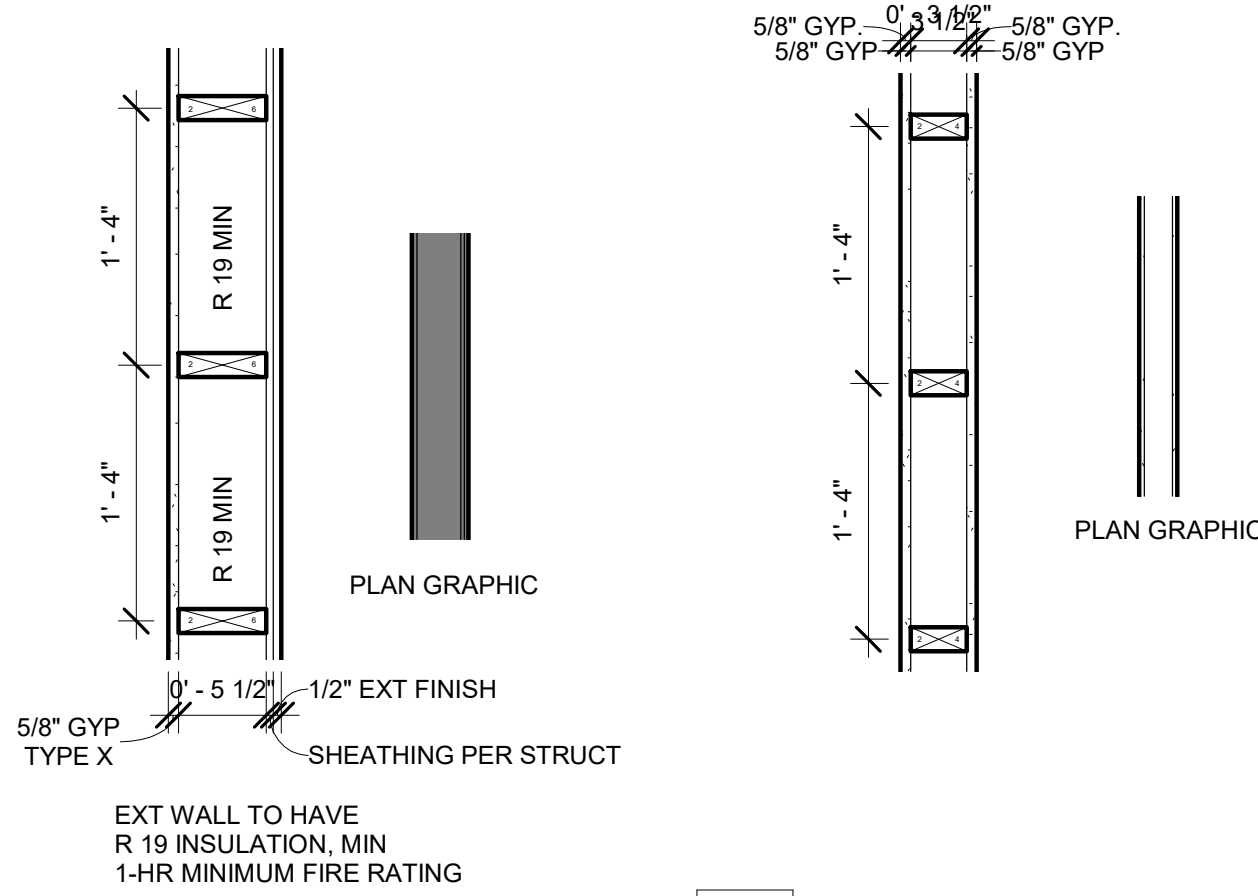
ALL NEW RESIDENTIAL BUILDINGS SHALL BE CONSTRUCTED TO INCLUDE WASTE PIPING TO DISCHARGE GRAY WATER FROM CLOTHES WASHERS TO A PLACE WHERE IT MAY BE USED FOR OUTDOOR IRRIGATION, IN COMPLIANCE WITH SECTION 1602 OF THE CALIFORNIA PLUMBING CODE.

HOSE BIBB NOTE :

EXTERIOR HOSE BIBB TO BE LOCATED AT GARAGE AND MAIN LEVEL EXTERIOR  
PERMANENT VACCUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS



1 1/4" = 1'-0"  
MainLevel



2 1\" = 1'-0"  
2x6 Structural Wall (A101)

3 1\" = 1'-0"  
2x4 Partition Wall (A101)

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

STAMP

PROJECT DESIGNER:  
RICHARD J ALLEN  
10340 16th Avenue  
412.389.1096  
CHAVETTY@GMAIL.COM

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF RTSTAVARES.COM. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF RTSTAVARES.COM IS STRICTLY PROHIBITED. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR SITES. THE USER OF THIS DOCUMENT AGREES TO HOLD RTSTAVARES.COM HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

PROJECT NO:  
RA#1901  
BLDG DEPT NO:

ISSUE DATE:  
06/08/21  
DRAWN BY:  
rMc  
REVIEWED BY:  
aKr  
SCALE:  
As indicated

A101

MAIN LEVEL

**FIREPLACES**  
ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTION

**POLLUTANT CONTROL**  
COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL START-UP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM

**FINISH MATERIAL POLLUTANT CONTROL**- FINISH MATERIAL SHALL COMPLY WITH THIS SECTION:

**ADHESIVES, SEALANTS AND CAULKS**- ADHESIVE, SEALANTS AND CAULKS USED ON PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR MANAGEMENT DISTRICT RULES APPLY:

A. ADHESIVE BOUNDING PRIMERS, ADHESIVE PRIMERS, SEALANT, SEALANTS PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2. AS APPLICABLE, SUCH PRODUCTS SHALL COMPLY WITH RULE 1168 PROHIBITION OF CERTAIN TOXIC COMPONENTS (CHLOROFORM, ETHYLENE, DICHLORIDE, PERCHLOROETHYLENE AND TRICHOOROETHYLENE) EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED BELOW

B. AEROSOL ADHESIVES AND SIMILAR UNITS SIZES ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT LESS PACKING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPONENTS, OF CA CODE OF REGULATIONS TITLE 17, COMMENCING WITH SECTION 94507

**PAINTS AND COATINGS**  
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS OF TABLE1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3. UNLESS MORE STRINGENT LOCAL LIMITS APPLY, THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORY LISTED IN TABLE 4.504.3 SHALL DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NON-FLAT OR NON-FLAT-HIGH GLOSS COATING, AS DEFINED IN SUBSECTIONS 4.2.1, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NON-FLAT OR NON-FLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY

**AEROSOL PAINTS AND COATINGS** SHALL MEET THE PRODUCT WEIGHT MIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPONENTS AND OZONE DEPLETING SUBSTANCES, IN SECTION 94522(c)(2) AND (d)(2) OF CA CODE OF REGULATIONS, TILE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER JURISDICTION OF BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49

**VERIFICATION**. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:

- A. MANUFACTURER'S PRODUCT SPECIFICATION
- B. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS

**CARPET AND SYSTEMS**. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM

B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1 FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)

C. NSF/ANSI 140 AT THE GOLD LEVEL

D. SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE GOLD

E. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD

**CARPET CUSHION**. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM

**CARPET ADHESIVE**. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1

**RESILIENT FLOORING SYSTEMS**. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 50% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

A. VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE

B. PRODUCTS COMPLAINT WITH CHPS CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM

C. CERTIFICATION UNDER RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM

D. MEET CA DEPARTMENT OF PUBLIC HEALTH, STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01350)

**COMPOSITE WOOD PRODUCTS**. HARDWOOD, PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5

DOCUMENTATION, VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE REQUESTED BY ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING

A. PRODUCT CERTIFICATION AND SPECIFICATIONS

B. CHAIN OF CUSTODY CERTIFICATIONS

C. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.)

D. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269 OR EUROPEAN 636 3S STANDARDS

2 1/4" = 1'-0" CALIFORNIA INTERIOR ENVIRONMENT

BATHROOM EXHAUST FAN & MECHANICAL EXHAUST FANS:

100 CFM MIN MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING:

A. FANS SHALL BE ENERGY STAR COMPLAINT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FAN MUST BE CONTROLLED BE HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT

3 1 1/2" = 1'-0" EXHAUST FAN NOTES

1. ALL MATERIAL SHALL BE INSTALLED IN ACCORDANCE W/ THE LATEST EDITION OF THE CBC, CPC, CMC & CFC.
2. ALL DUCT WORK & SUPPORTS SHALL BE IN ACCORDANCE W/ THE LATEST EDITION OF 'SMACNA' LOW PRESSURE DUCT DESIGN MANUAL.
3. ALL MECHANICAL DUCT JOINTS SHALL BE SEALED AS PER CALIFORNIA TITLE 24 ENERGY CONSERVATION STANDARD.
4. ALL DUCTS INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CMC SECTIONS 601, 602, 603, 604, 605 AND STANDARD 6-5. SUPPLY AIR AND RETURN-AIR DUCTS ARE INSULATED TO A MINIMUM INSTALLED LEVEL OF 4-4.2 OR ENCLOSED ENTIRELY IN CONDITIONED SPACE. OPENINGS SHALL BE SEALED WITH MASTIC, TAPE OR OTHER DUCT -CLOSURE SYSTEM THAT MEET THE REQUIREMENTS OF UL 181, 181A, OR 181B OR AEROSOL SEALANT THAT MEETS THE REQUIREMENTS OF UL 723. IF MASTIC OR TAPE IS USED TO SEAL OPENINGS GREATER THAN 1/4", THE COMBINATION MASTIC AND EITHER MESH OR TAPE SHALL BE USED.

5. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A BALANCED SYSTEM, WHICH DOES NOT HAVE EXCESSIVE NOISE LEVELS FOR THE APPLICATION, USING THE AIR QUANTITIES REQUIRED BY TITLE-24 CALCULATIONS.

6. THERMOSTATS MUST MEET THE REQUIREMENTS OF CALIFORNIA TITLE 24 ENERGY STANDARDS, SEC. 2-5315(a) & 2-5316(a) FOR OFF HOUR OPERATION SET POINT & SEQUENTIAL CONTROL OF HEATING & AIR CONDITIONING.

7. JOINTS AND SEAMS OF DUCT SYSTEM AND THEIR COMPONENTS SHALL NOT BE SEALED WITH CLOTH BACK RUBBER ADHESIVE DUCT TAPES UNLESS SUCH TAPE IS USED IN COMBINATION WITH MASTIC AND DRAW BANDS

8. CALGREEN SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 BATHROOM EXHAUST FANS. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: 1- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING 2- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. NOTE: FOR THE PURPOSE OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION

WHEN SIZING HVAC SHALL BE SIZED, DESIGNED AND EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2004 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2009 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2004 (Residential Equipment Selection).

4 1 1/2" = 1'-0" T-24 MECHANICAL NOTES

1. WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVER OR LOUVERS SHALL HAVE A MINIMUM INSULATION OF R4.2

2. HEATING AND AIR CONDITIONING SHALL BE SIZED, DESIGNED AND HAVE EQUIPMENT SELECTED BY THE FOLLOWING:

A) HEAT LOSS AND HEAT GAIN SHALL BE DETERMINED ACCORDING TO ACCA MANUAL J, ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS

B) DUCT SYSTEMS ARE SIZED ACCORDING TO ACCA-29-D MANUAL D, ASHRAE HANDBOOKS OR USING DESIGN SOFTWARE OR METHODS

C) HEATING AND COOLING EQUIPMENT SELECTION ACCORDING TO ANSI/ACCA-3 MANUAL-S -2004 OR OTHER DESIGN SOFTWARE OR METHODS

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURE NECESSARY TO ENSURE THE SYSTEM FUNCTION IS ACCEPTABLE

5 1 1/2" = 1'-0" ENVIRONMENTAL COMFORT

CONDENSATE DISPOSAL. CONDENSATE FROM AIR WASHERS, AIR COOLING COILS, FUEL BURNING CONDENSING APPLIANCES AND THE OVERFLOW FROM EVAPORATIVE COOLERS AND SIMILAR WATER SUPPLIED EQUIPMENT OR SIMILAR AIR-CONDITIONING EQUIPMENT SHALL BE COLLECTED AND DISCHARGED TO AN APPROVED PLUMBING FIXTURE OR APPROVED DISPOSAL AREA.

AN APPROVED PLUMBING FIXTURE FOR THE PURPOSE OF THIS SECTION SHALL BE ONE OF THE FOLLOWING:

1. AN APPROVED TRAPPED AND VENTED RECEPTOR CONNECTED TO A SANITARY SEWER;
2. A DOWNSPOUT WHEN TERMINATED IN AN APPROVED DISPOSAL AREA.

AN APPROVED DISPOSAL AREA FOR THE PURPOSE OF THIS SECTION SHALL BE ONE OF THE FOLLOWING:

1. A DRYWELL WITH A ROCK FILL;
2. A PLANTING AREA LARGE ENOUGH TO ACCEPT THE DISCHARGE WASTES;
3. A STORM DRAIN SYSTEM.

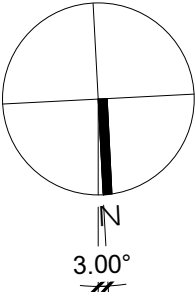
THE WASTE PIPE SHALL HAVE A SLOPE OF NOT LESS THAN 1/8 INCH PER FOOT OR ONE PERCENT SLOPE AND SHALL BE OF APPROVED CORROSION-RESISTANT MATERIAL NOT SMALLER THAN THE DRAIN OUTLET SIZE AS REQUIRED IN EITHER SECTION 309.3 OR 309.4 OF THE CMC FOR AIR-COOLING COILS OR CONDENSING FUEL BURNING APPLIANCES, RESPECTIVELY.

CONDENSATE OR WASTE WATER SHALL NOT DRAIN OVER A PUBLIC WAY OR OVER ANY IMPROVED PRIVATE WALKWAY, DRIVEWAY, OR IMPROVED SURFACE.

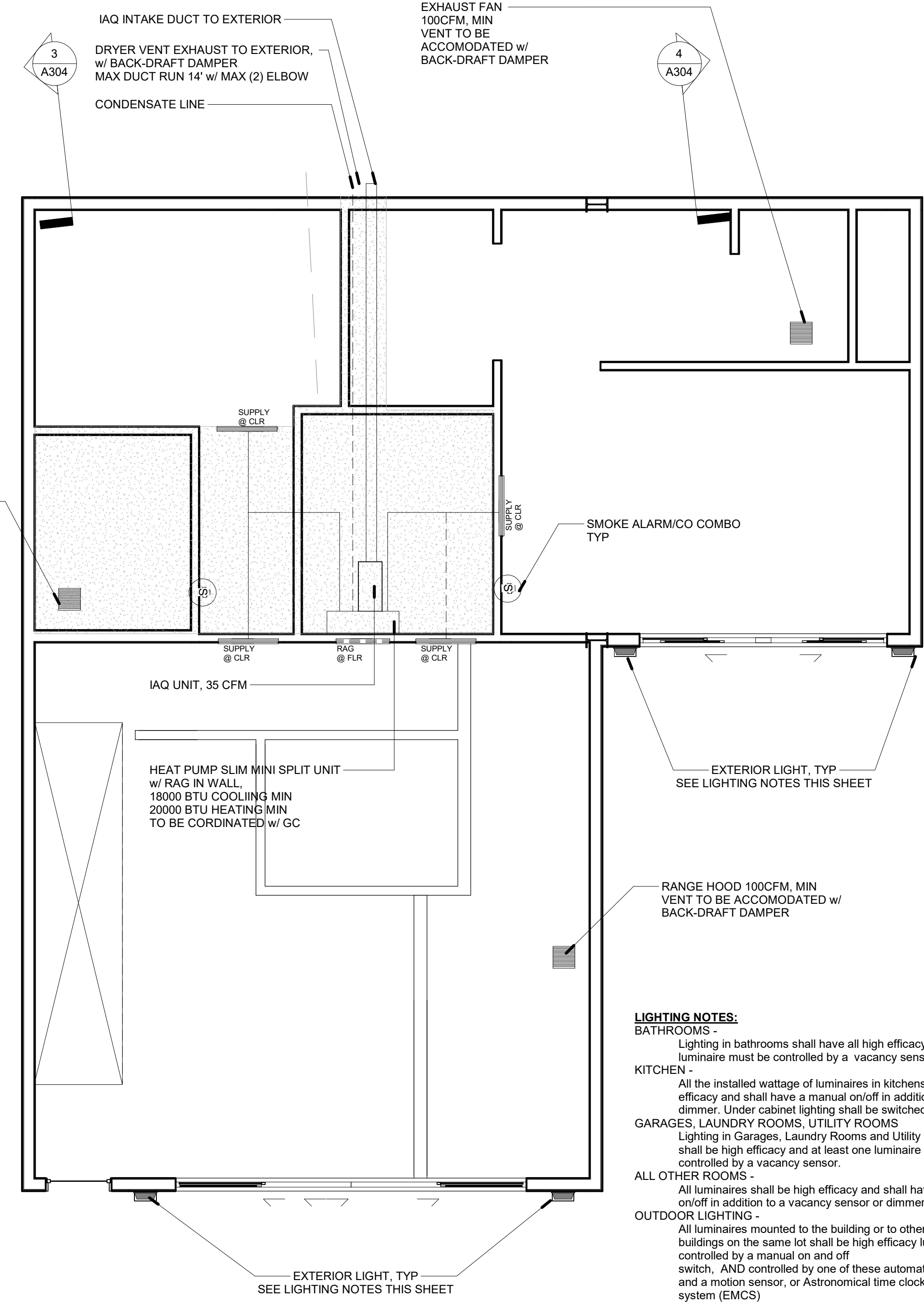
VERTICAL PIPING FROM CONDENSATE PUMPS SHALL BE SIZED NOT LESS THAN THE PUMP OUTLET.

APPROVED FLEXIBLE TUBING SHALL RISE VERTICALLY, IMMEDIATELY TO A HEIGHT WHEREBY TRANSITION TO RIGID GRAVITY WASTE PIPE CAN OCCUR.

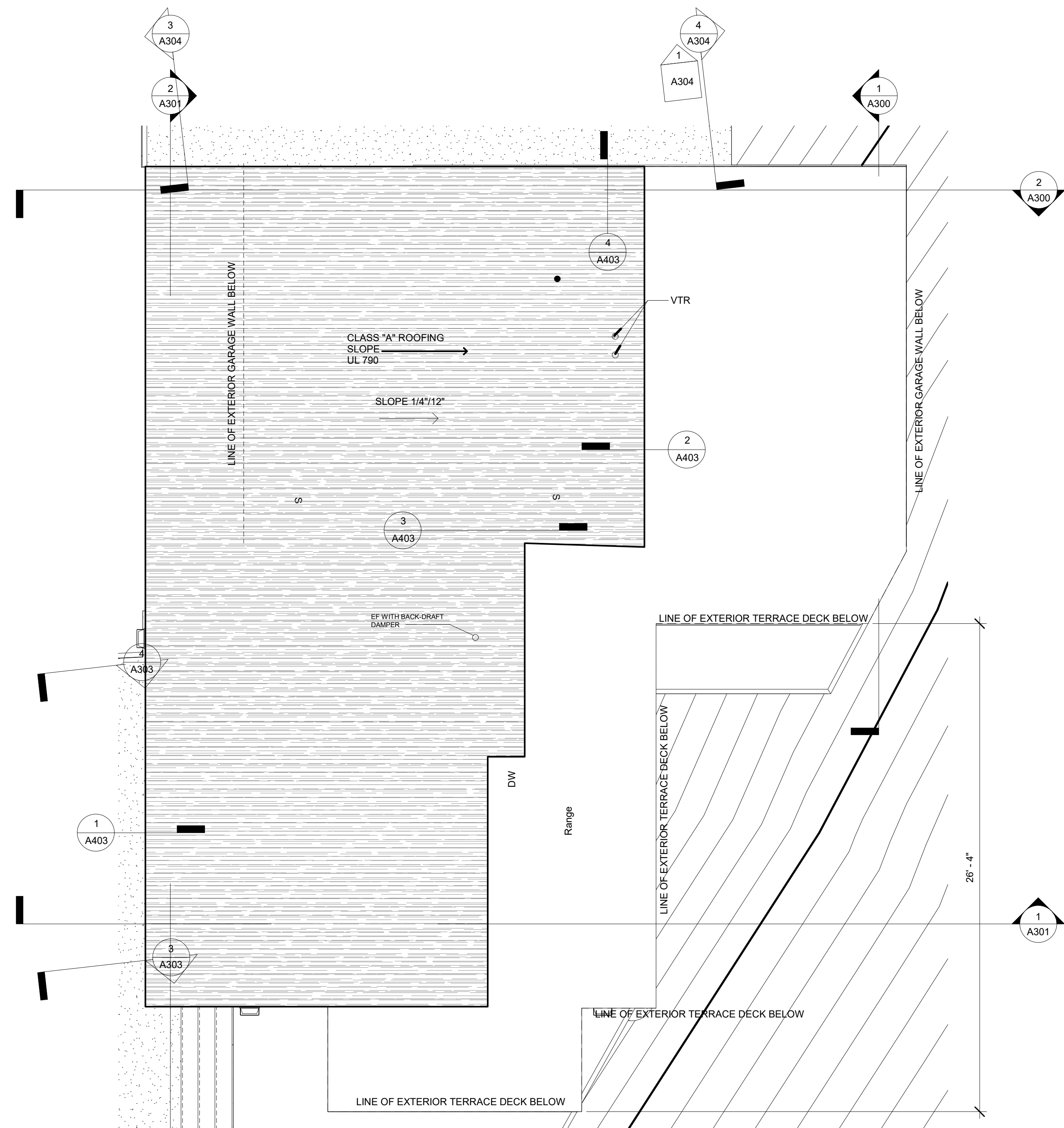
6 1" = 1'-0" CONDENSATE LINE



1 1/4" = 1'-0" RCP/Lighting Main Level

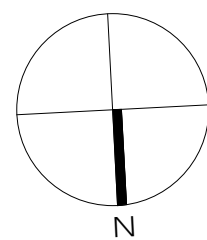




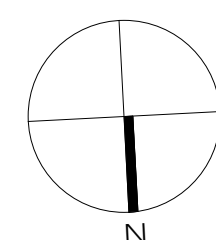
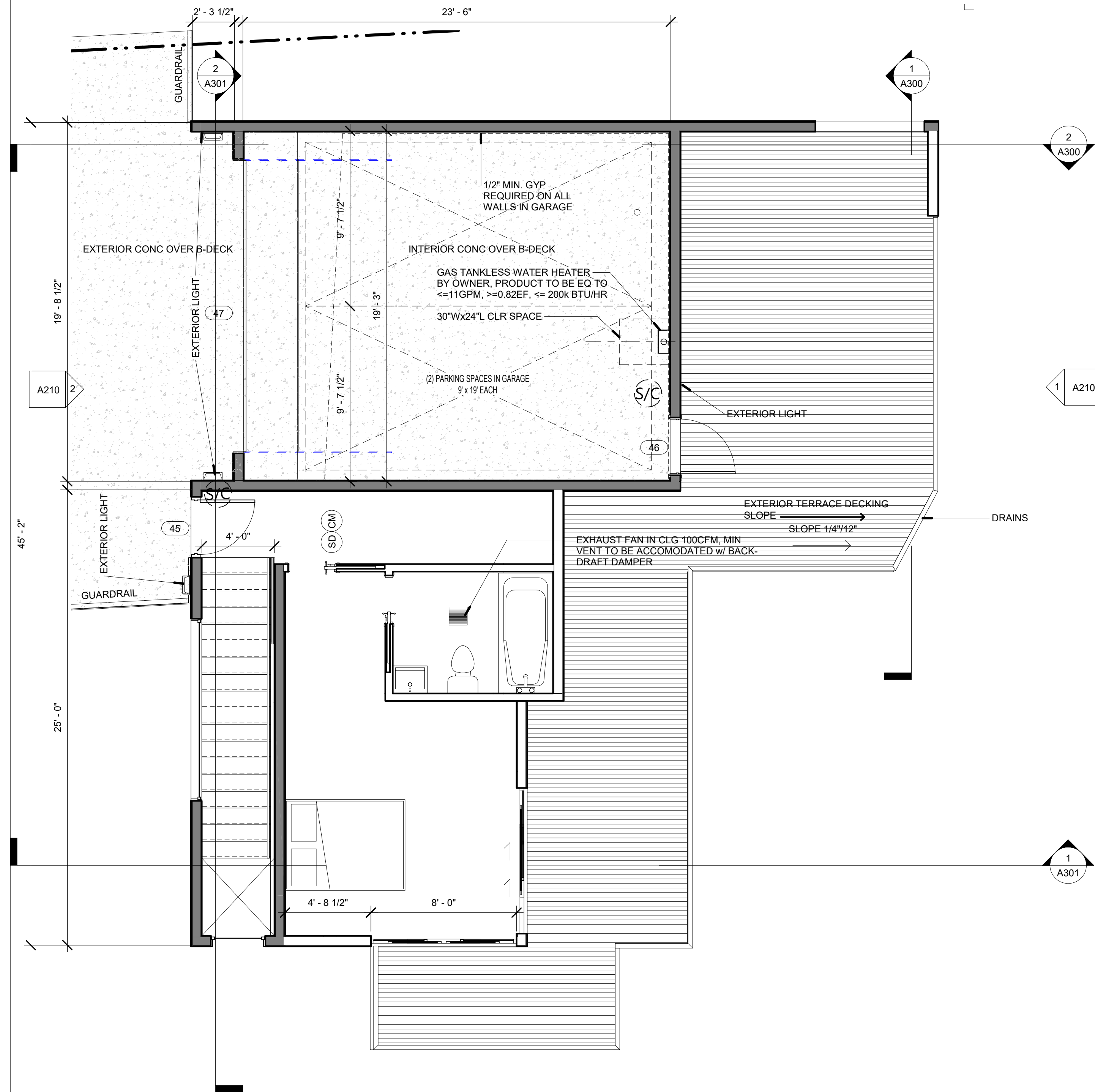


NOTE: FLAT SEAM METAL ROOFING TO MEET THE FOLLOWING MINIMUM REQUIREMENTS TO QUALIFY AS A COOL ROOF PER TABLE 1 OF SAN DIEGO CLIMATE ACTION PLAN CONSISTENCY CHECKLIST (FOR LOW RISE RESIDENTIAL, ROOF SLOPE <2:12)

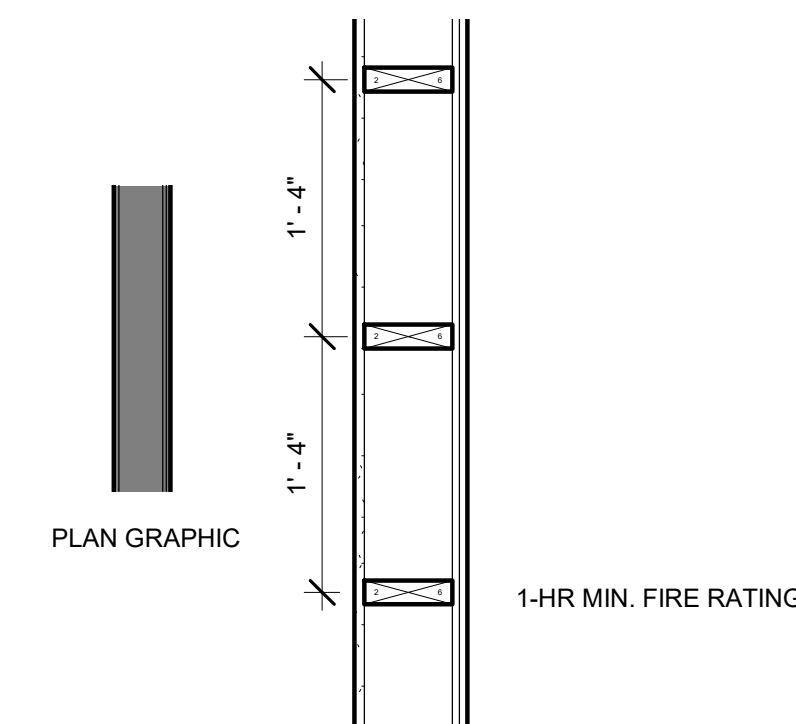
SOLAR REFLECTIVE INDEX:	64
3-YEAR AGED SOLAR REFLECTANCE:	0.55
THERMAL EMITTANCE:	0.75



**3**  $1/4" = 1'-0"$   
**Roof Level**

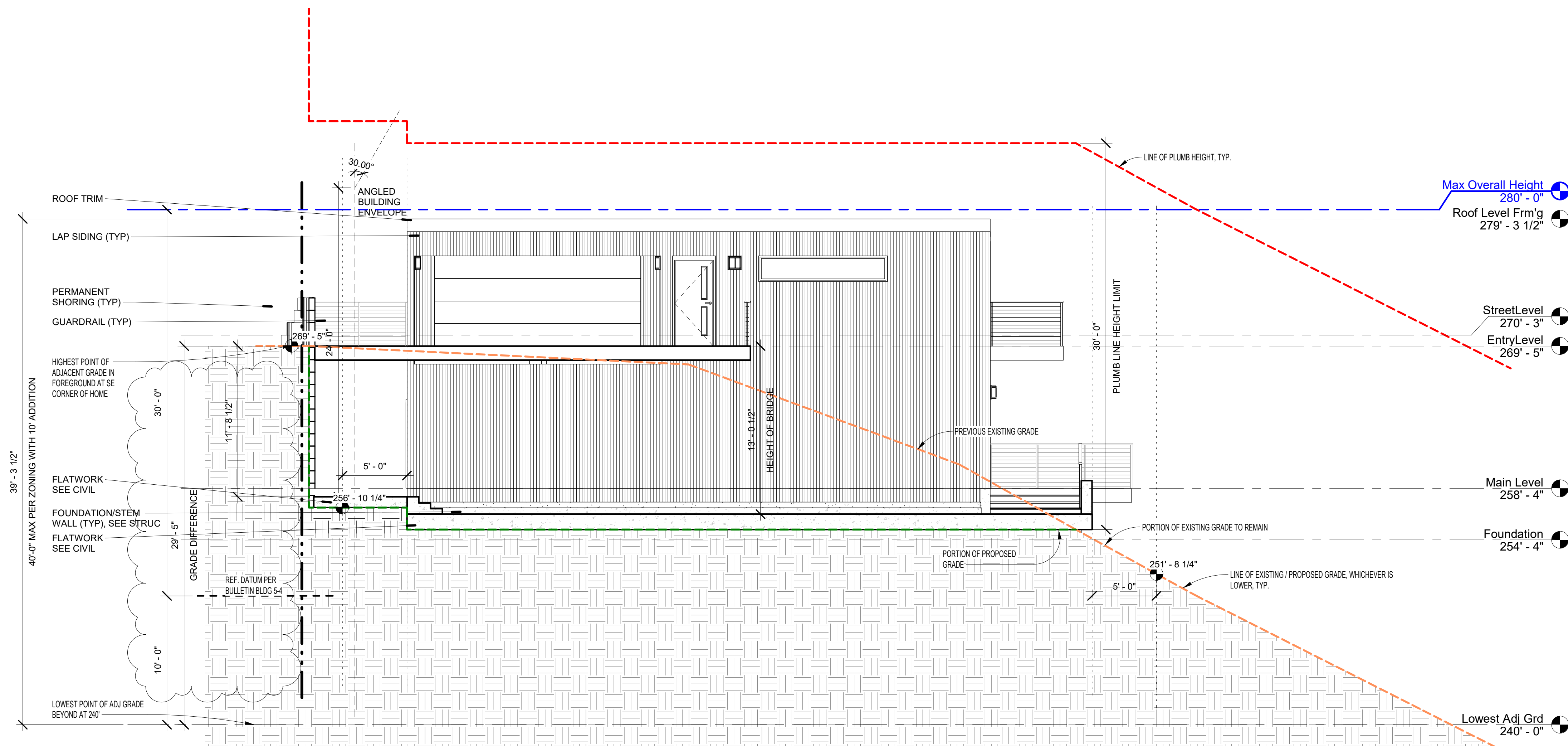
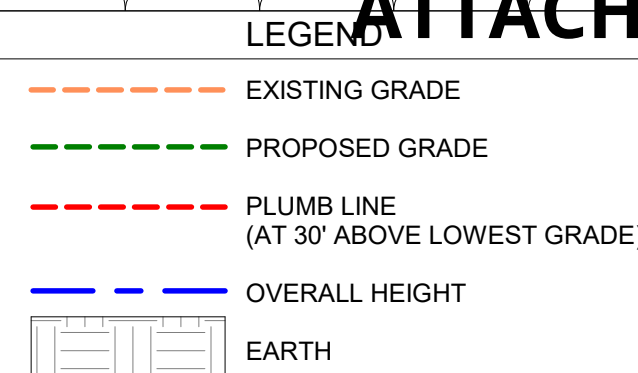


**1**  $1/4" = 1'-0"$   
*EntryLevel*

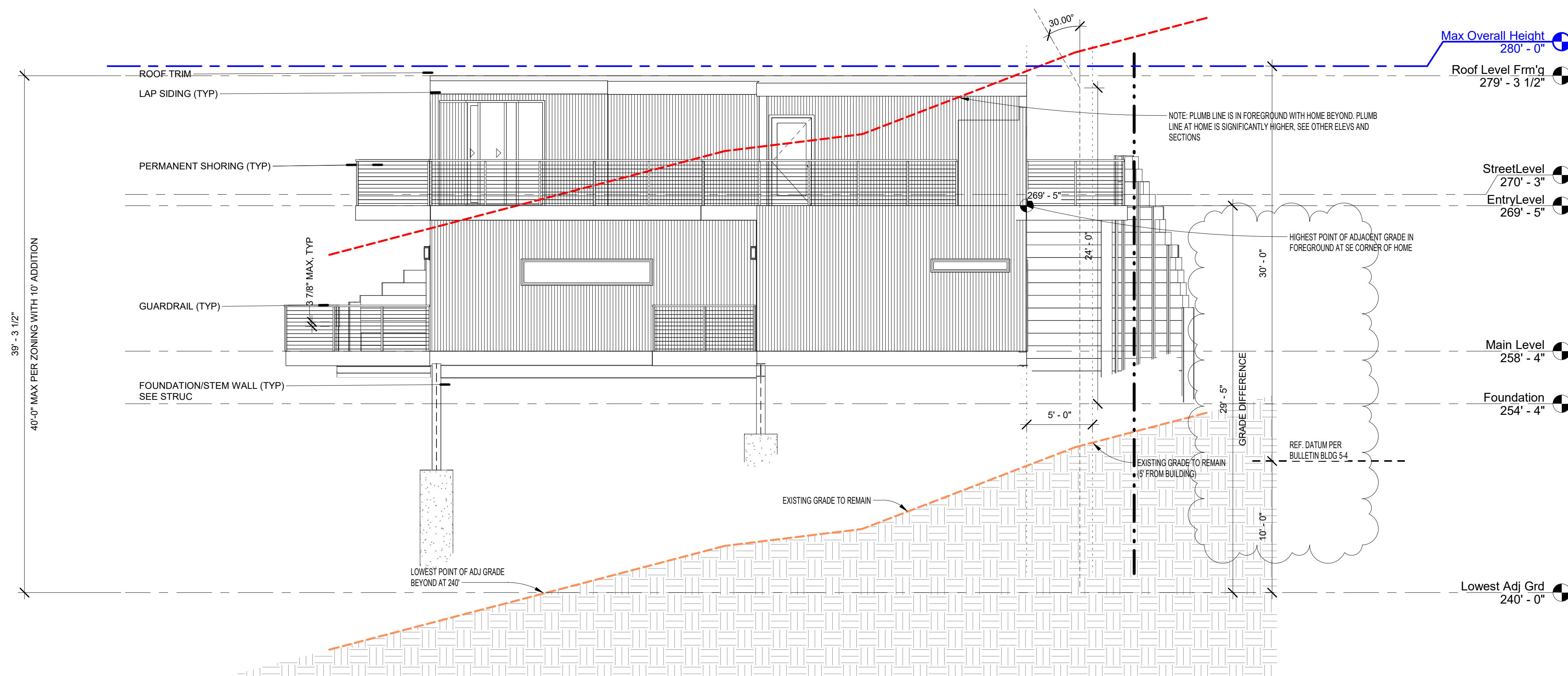


2 1" = 1'-0"  
2x6 Structural Wall (A102)





2 3/16" = 1'-0"  
East



1 3/16" = 1'-0"  
West

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME  
One for VANCOUVER

STAMP

PROJECT DESIGNER  
RICHARD J ALLEN  
412.389.1596  
CHAVETT@GMAIL.COM

PROJECT NO.  
RA#1901  
BLDG DEPT NO.

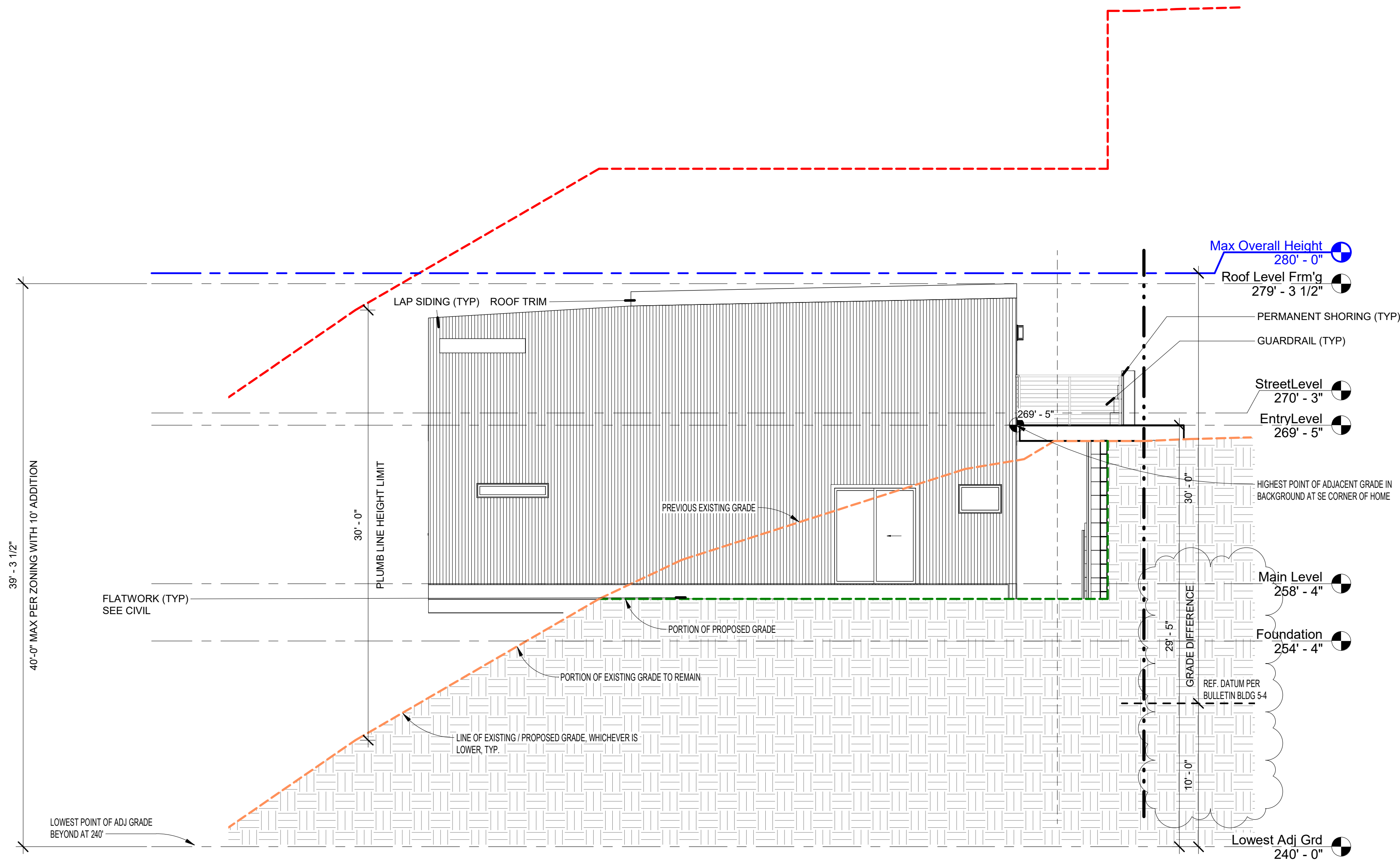
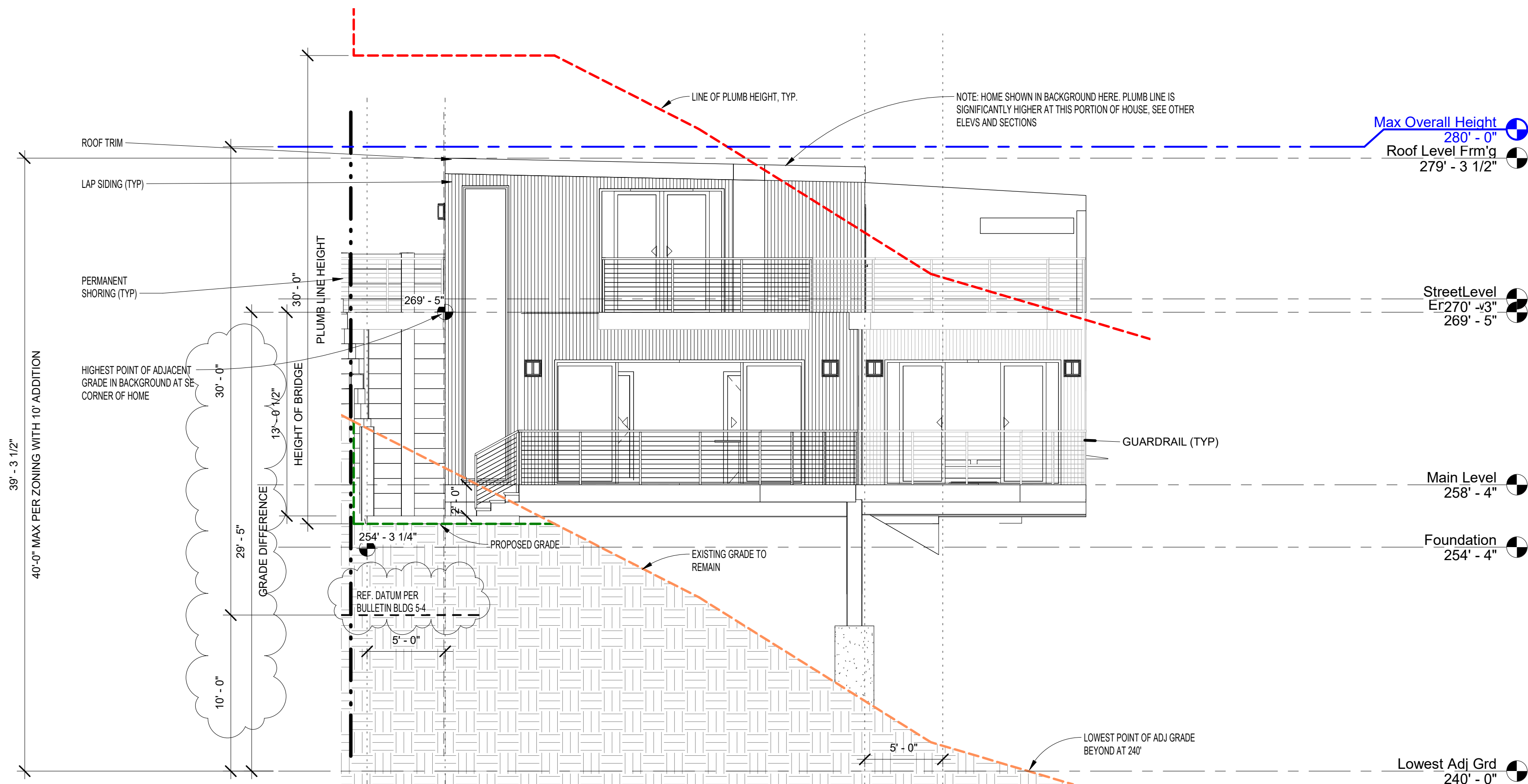
ISSUE DATE  
06/08/21  
DRAWN BY  
rMc  
REVIEWED BY  
aKr  
SCALE  
As indicated

A200

BUILDING ELEVATIONS

LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PLUMB LINE (AT 30' ABOVE LOWEST GRADE)
- OVERALL HEIGHT
- EARTH



PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

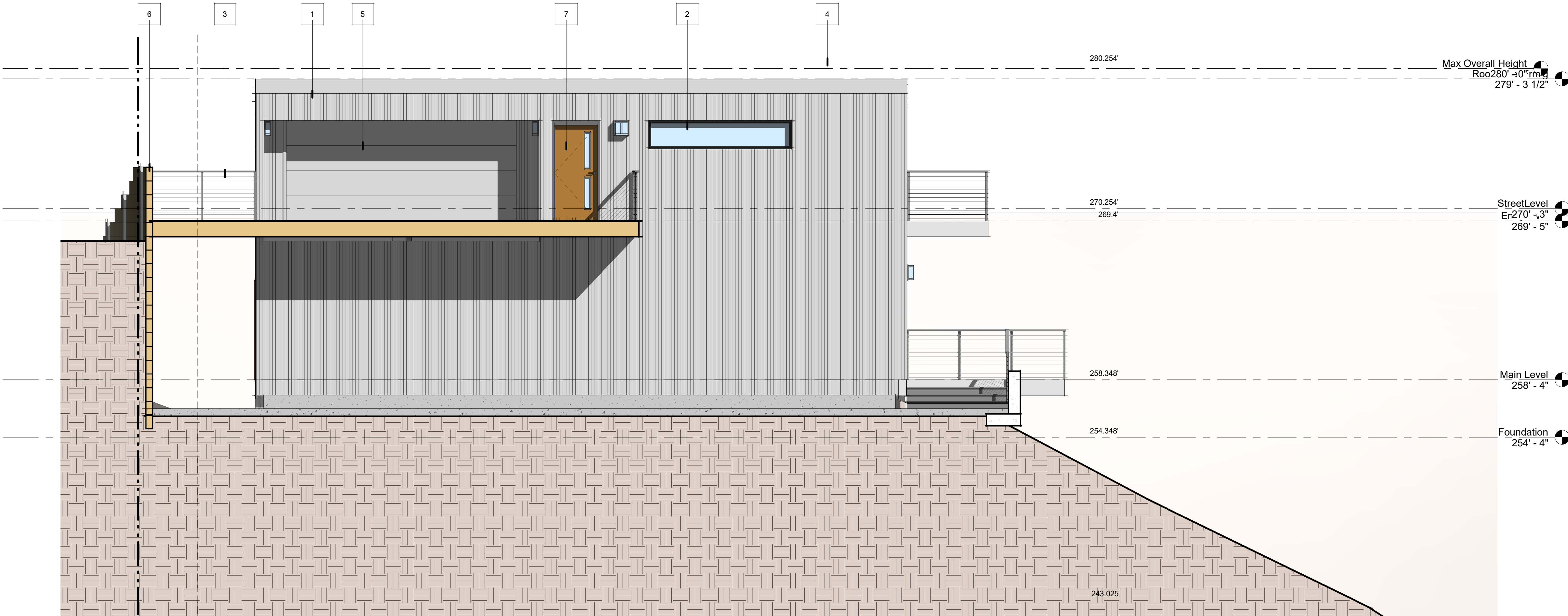
PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1596  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:

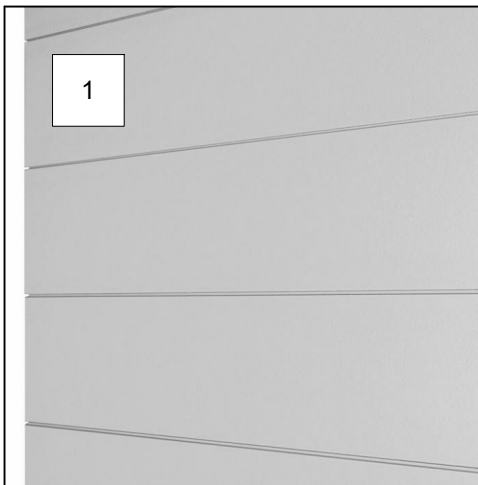
ISSUE DATE:  
06/08/21  
DRAWN BY:  
rMc  
REVIEWED BY:  
aKr  
SCALE:  
As indicated

A201  
BUILDING ELEVATIONS





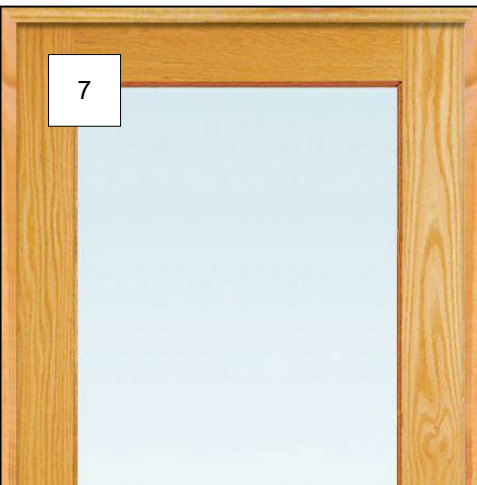
**2** 1/4" = 1'-0"  
Color Elevation - East



1 JAMES HARDIE ASPYRE ARTISAN SHIPLAP SIDING - PAINTED LIGHT GRAY



4 FLAT SEAM METAL ROOFING (NOT READILY VISIBLE FROM STREET DUE TO LOW SLOPE ROOF) - PTD WHITE



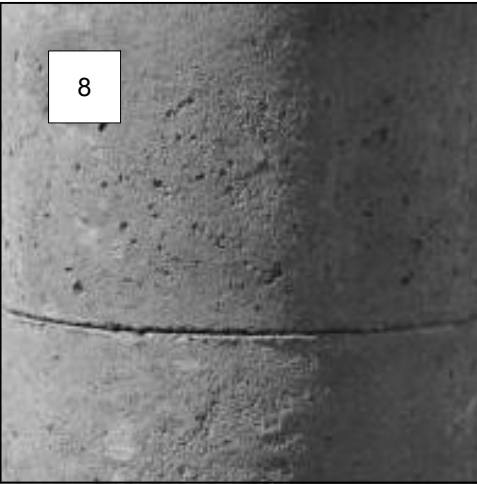
7 WOOD DOOR WITH GLASS PANELS, SEE ELEVATIONS FOR SPECIFIC PATTERN



2 ALUMINUM WINDOWS; FRAME PAINTED BLACK



5 MODERN STEEL FLUSH PANEL GARAGE DOOR, PAINTED LIGHT GRAY TO MATCH SIDING



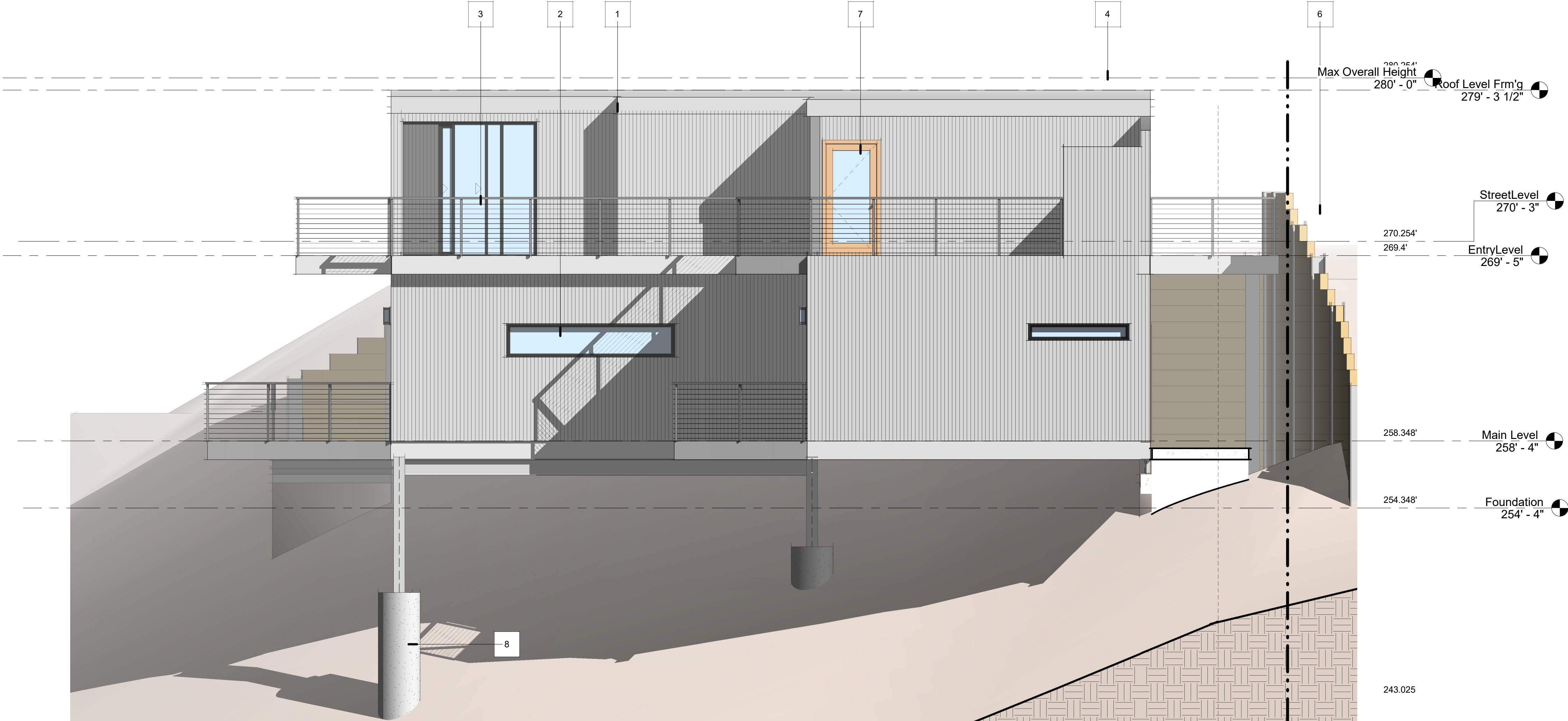
8 CONCRETE PIER / FOUNDATION



3 STAINLESS STEEL CABLE RAILING - GUARDRAIL - BY SAN DIEGO CABLE RAILING



6 WOOD PLANK AND STEEL BEAM RETAINING WALLS



**1** 1/4" = 1'-0"  
Color Elevation - West

1/4" = 1'-0"  
Material Legend

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

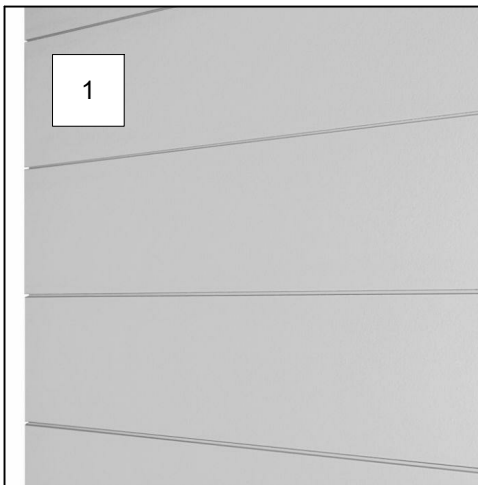
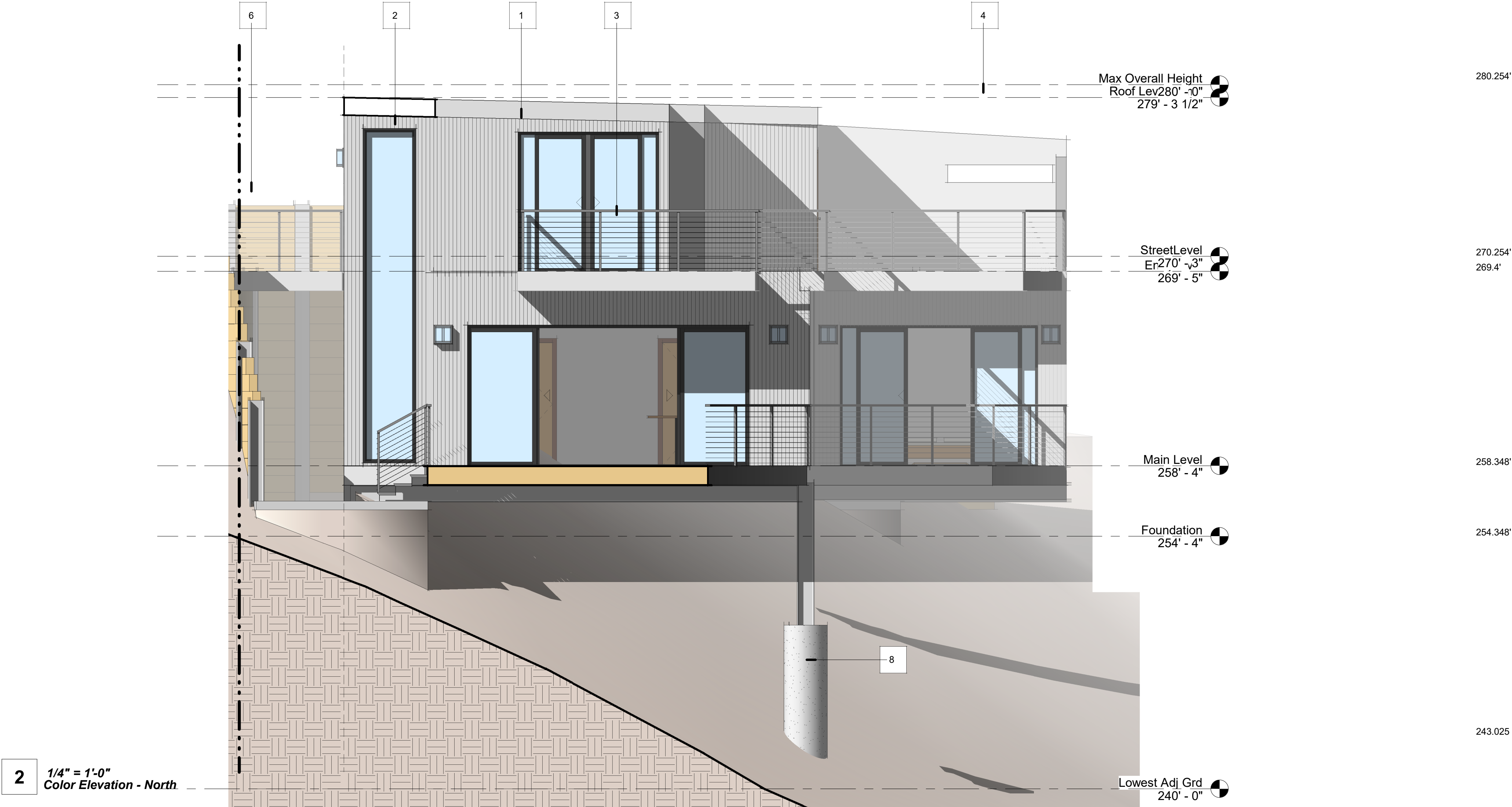
PROJECT NAME:  
One for VANCOUVER

PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1096  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:  
ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
SCALE:  
1/4" = 1'-0"

A210  
COLOR ELEVATIONS

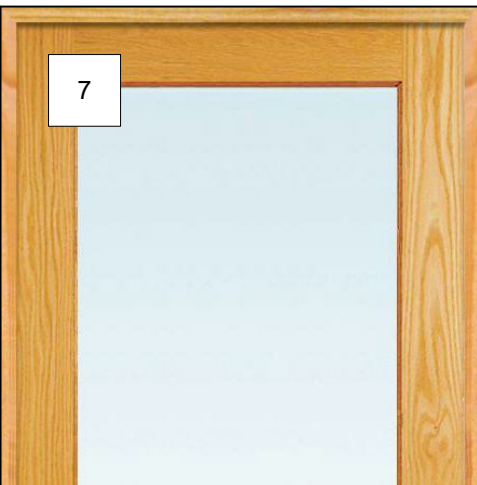




JAMES HARDIE ASPYRE ARTISAN SHIPLAP SIDING - PAINTED LIGHT GRAY



FLAT SEAM METAL ROOFING (NOT READILY VISIBLE FROM STREET DUE TO LOW SLOPE ROOF) - PTD WHITE



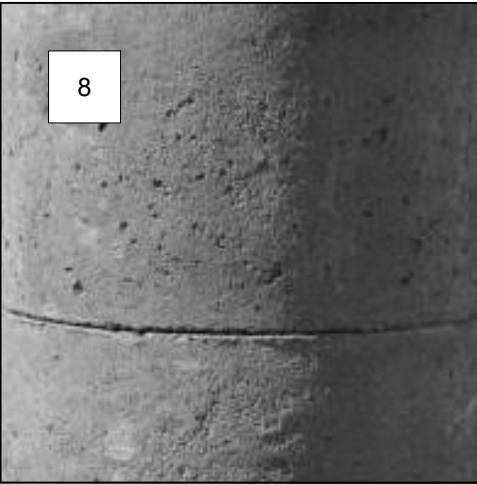
WOOD DOOR WITH GLASS PANELS. SEE ELEVATIONS FOR SPECIFIC PATTERN



ALUMINUM WINDOWS; FRAME PAINTED BLACK



MODERN STEEL FLUSH PANEL GARAGE DOOR, PAINTED LIGHT GRAY TO MATCH SIDING



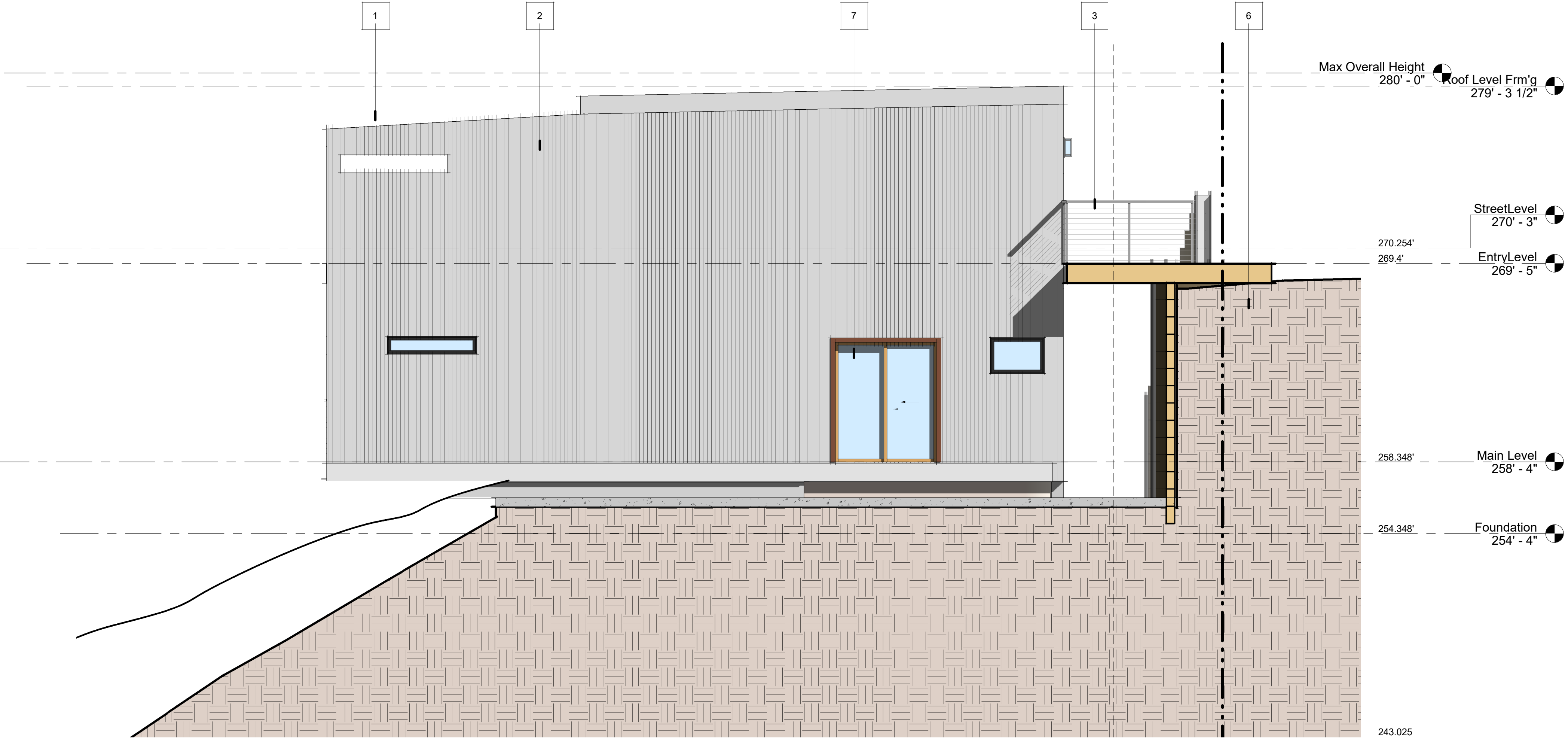
CONCRETE PIER / FOUNDATION



STAINLESS STEEL CABLE RAILING GUARDRAIL - BY SAN DIEGO CABLE RAILING



WOOD PLANK AND STEEL BEAM RETAINING WALLS



PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1096  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:

ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
SCALE:  
1/4" = 1'-0"

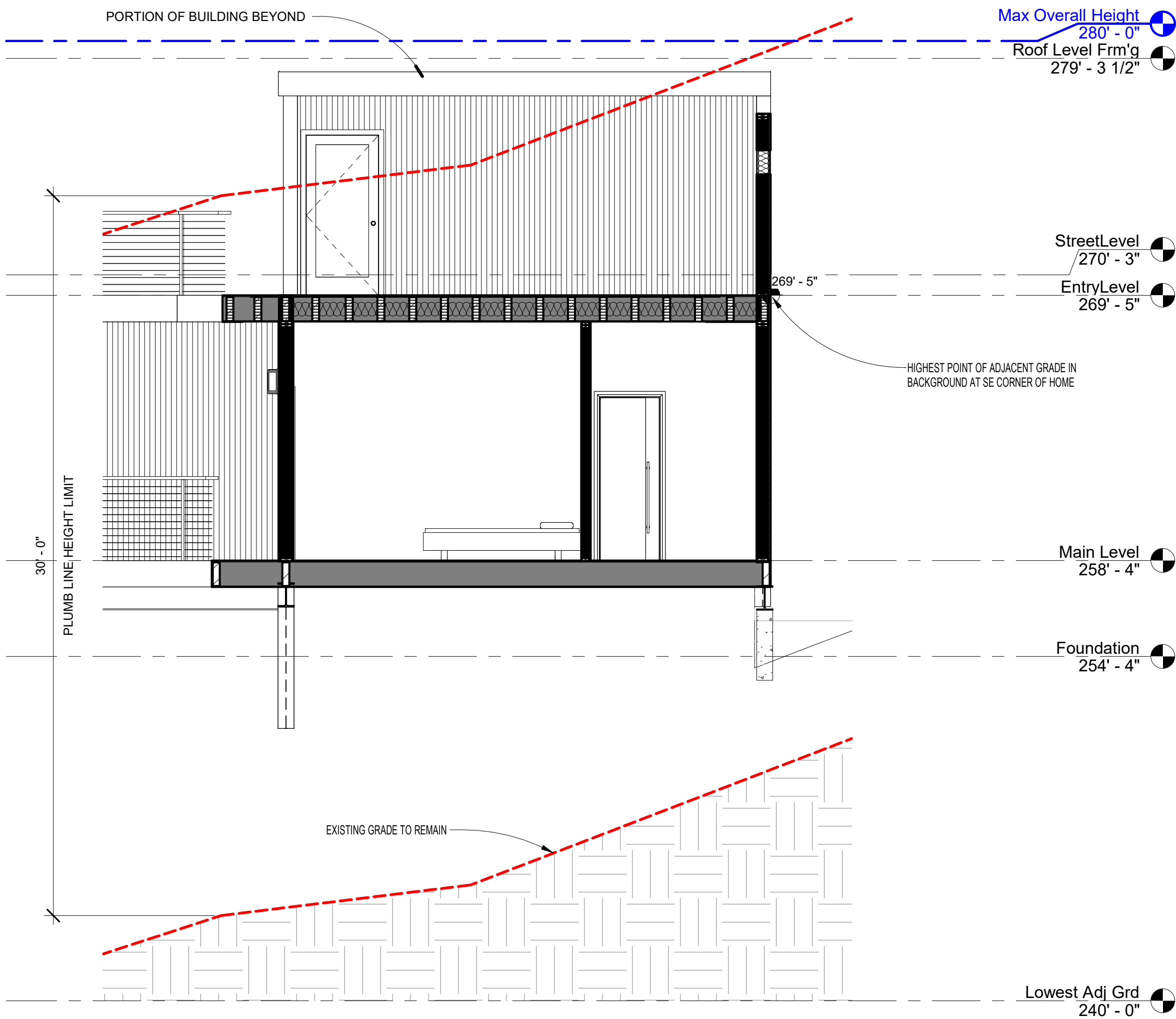
A211

COLOR ELEVATIONS

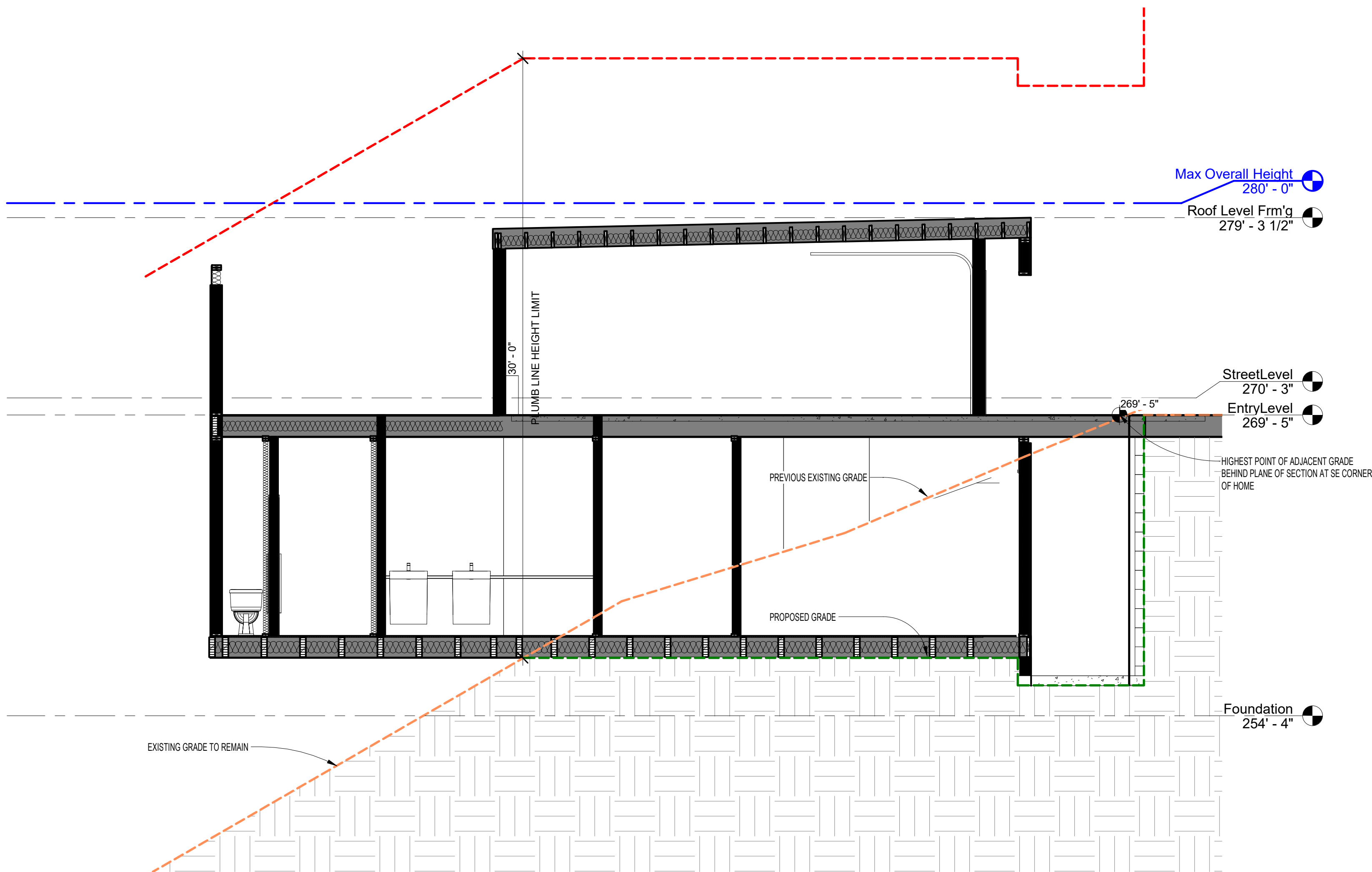


LEGEND

- EXISTING GRADE
- PROPOSED GRADE
- PLUMB LINE (AT 30' ABOVE LOWEST GRADE)
- OVERALL HEIGHT
- EARTH



1 1/4" = 1'-0" Master/Upper Room Section



2 1/4" = 1'-0" Garage/Bedrooms

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

STAMP

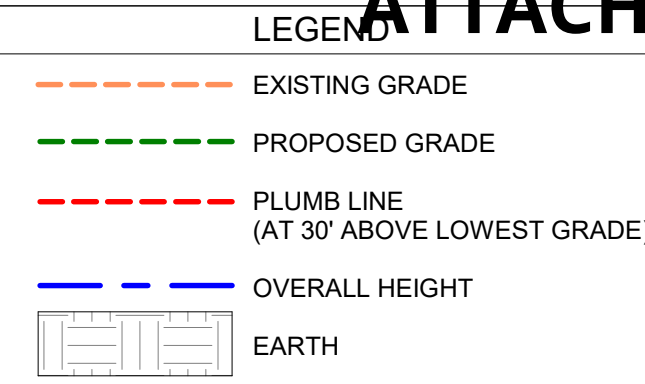
PROJECT DESIGNER:  
RICHARD J. ALLEN  
Richard M. Allen  
412.389.1096  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:

ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
SCALE:  
1/4" = 1'-0"

A300

ARCHITECTURAL SECTIONS



PROJECT INFO:

OWNER / CLIENT :

**SHAW-CHIN CHIU**  
**ZACHARY ALAN**

PROJECT NAME: One for VANCOUVER

**PROJECT DESIGNER**  
**RICHARD N ALLEN**  
richard M chiavetta  
412.389.1096  
CHIAVETT@GMAIL.COM

ALL IDEAS, DESIGNS, WORKMANSHIP AND PLANS INDICATED OR IMPLICATED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF JAMES W. Clouse, INC. ANY AND ALL RIGHTS ARE RESERVED FOR JAMES W. Clouse, INC. IN CONNECTION WITH THE SPECIFIED PROJECT. IF SUCH EIGHT (8) WORKMANSHIP AND PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF JAMES W. Clouse, INC. FOR OTHER PROJECTS OR DRAWINGS SHALL BE IN VIOLATION OF THE RIGHTS OF JAMES W. Clouse, INC. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE JOB, AND THIS OFFICE WILL NOT BE HELD FOR ANY LIABILITY FOR THE WORKMANSHIP AND CONDITIONS.

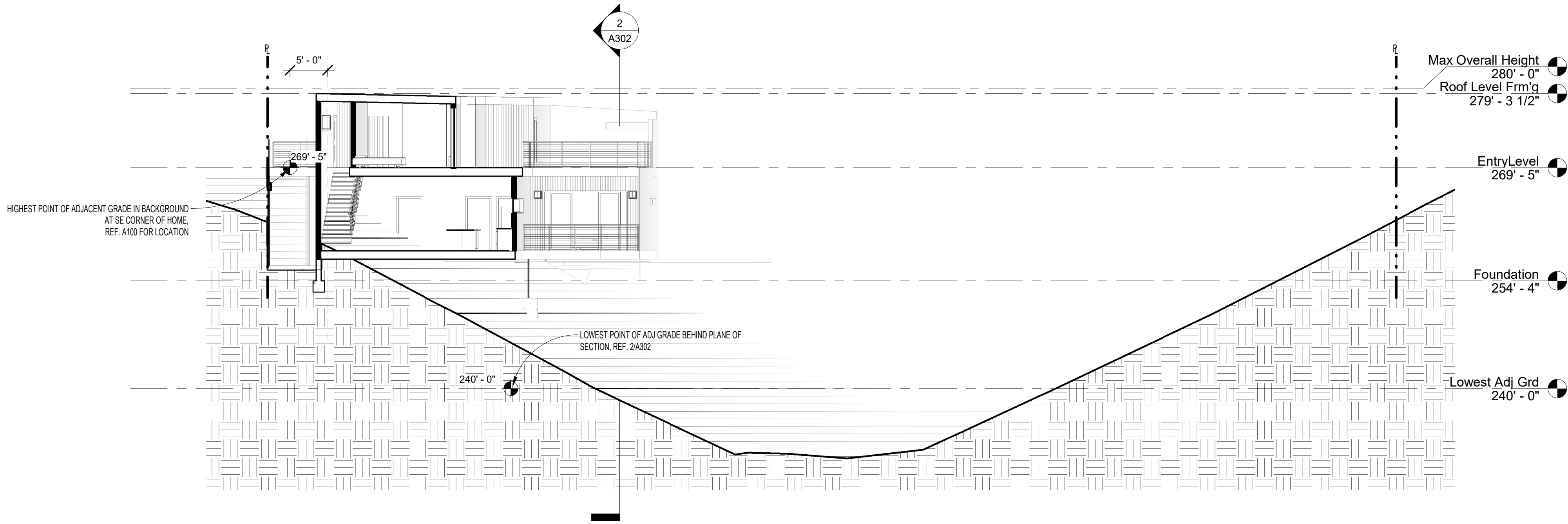
PROJECT NO.  
**RA#1901**  
BLDG DEPT NO.

ISSUE DATE  
06/08/21  
DRAWN BY  
Author  
REVIEWED BY  
Approver  
SCALE  
1/4" = 1'-0"

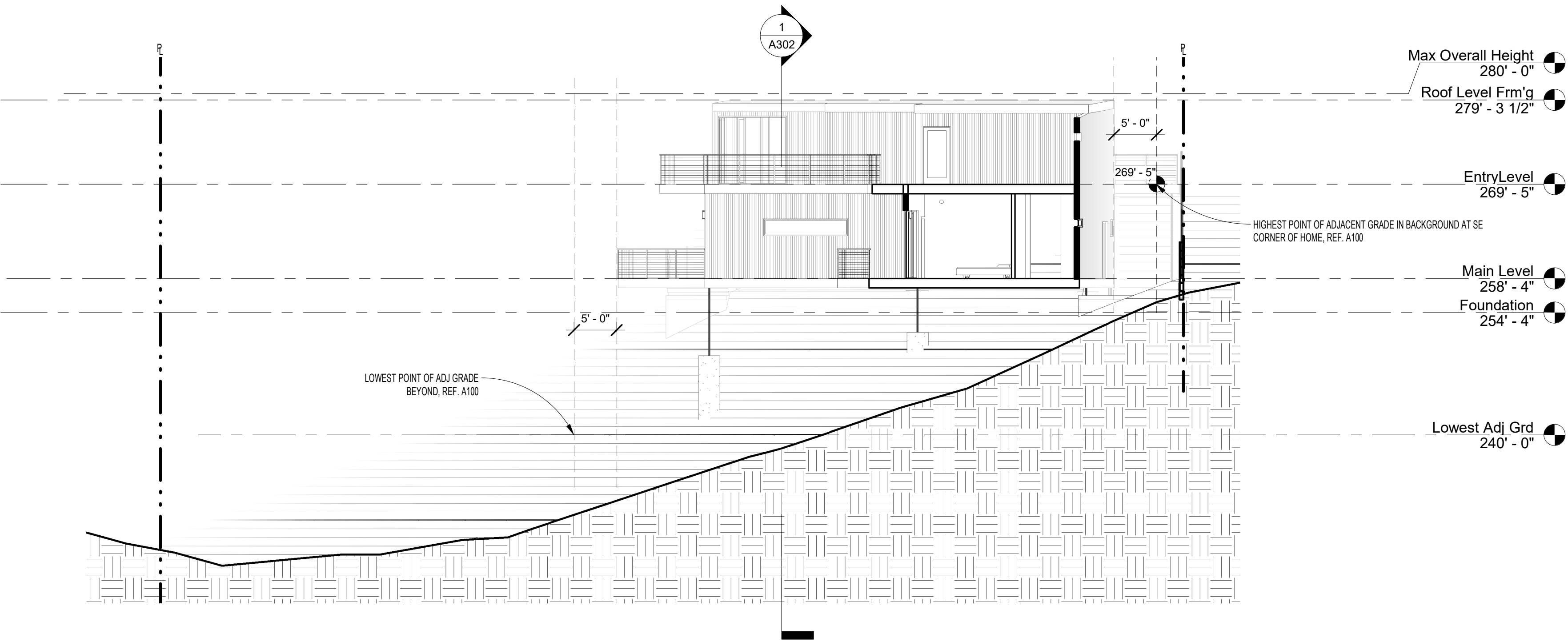
A301

ARCHITECTURAL SECTIONS

**1**  $1/4" = 1'-0"$   
**X Section Copy**



1 1" = 10'-0" SITE SECTION 1



2 1" = 10'-0" SITE SECTION 2

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

STAMP

PROJECT DESIGNER:  
RICHARD J ALLEN  
412.389.1596  
CHAVETT@GMAIL.COM

As noted, design information was prepared by the architect and is not to be used for construction without the architect's approval. The architect is not responsible for the accuracy of the information provided by the client or other sources. The architect is not responsible for the accuracy of the information provided by the client or other sources.

PROJECT NO:  
RA#1901

BLDG DEPT NO:

ISSUE DATE:  
06/08/21

DRAWN BY:  
Author

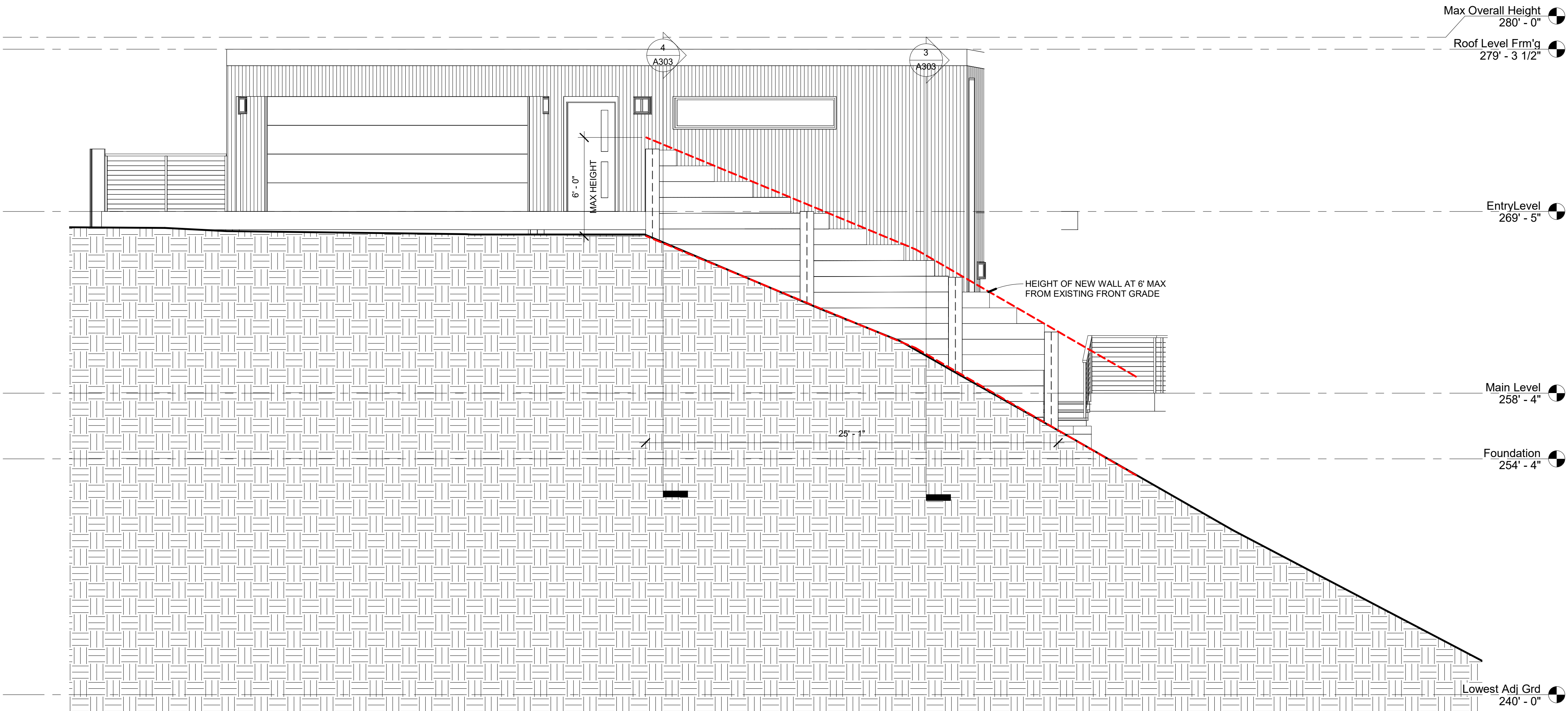
REVIEWED BY:  
Approver

SCALE:  
1" = 10'-0"

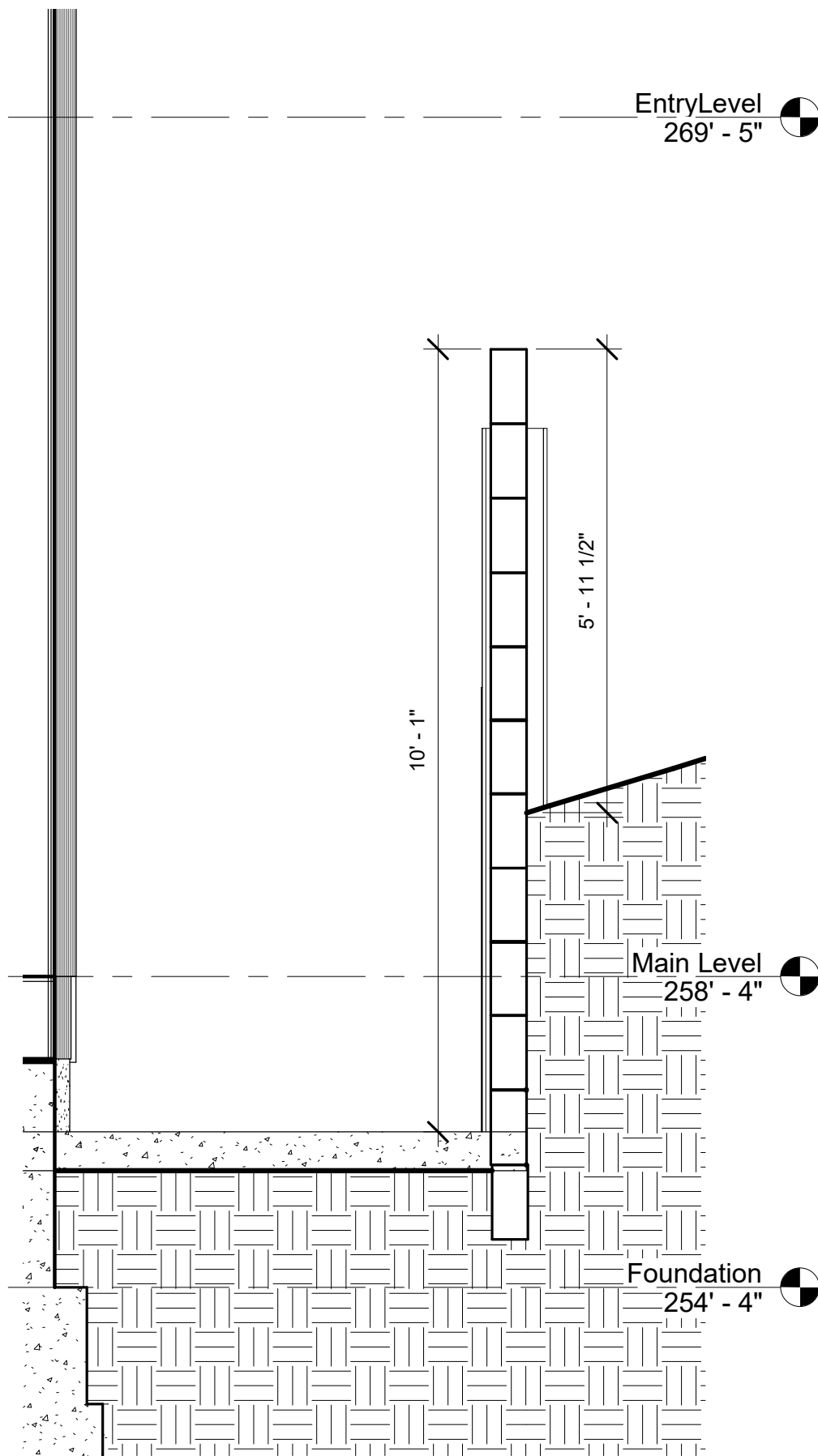
1" = 10'-0"

A302

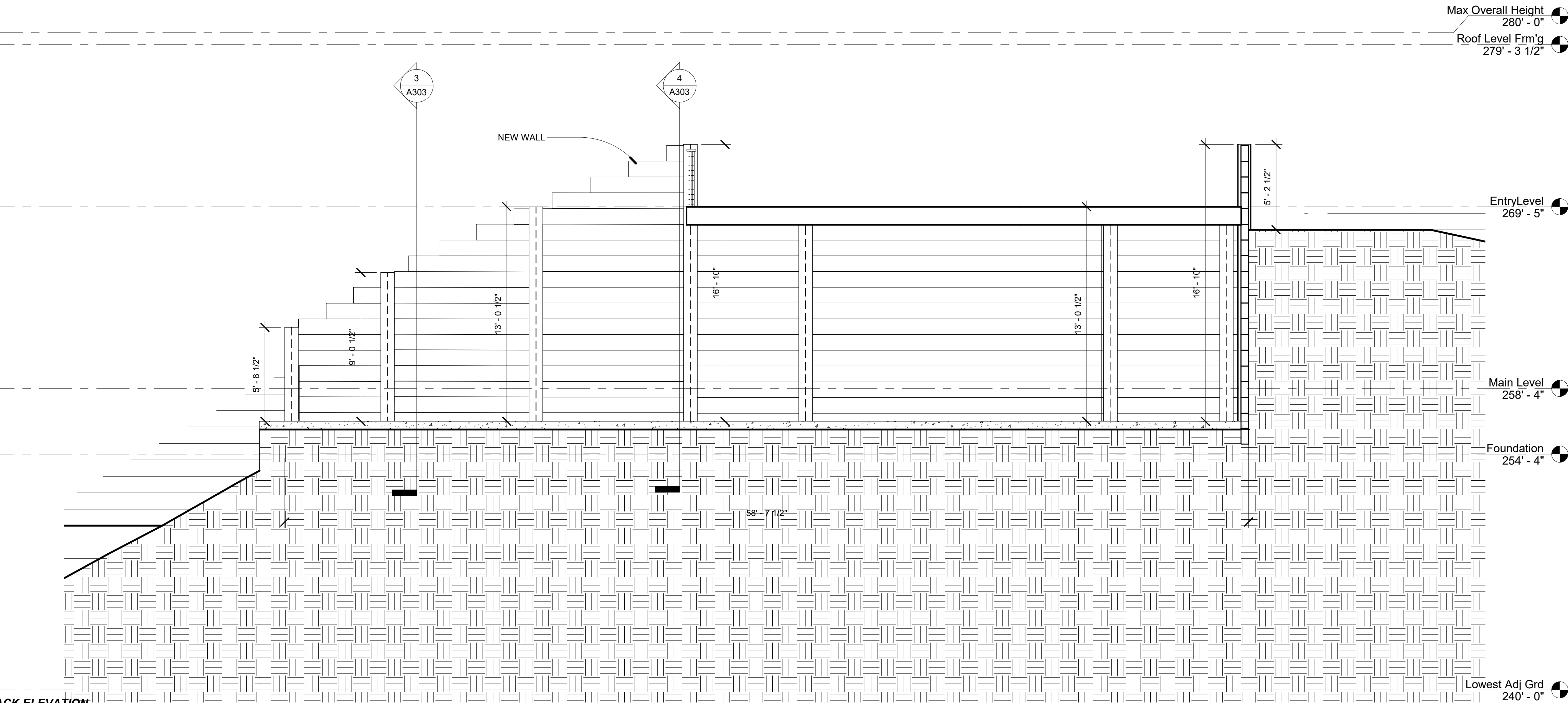
SITE SECTIONS



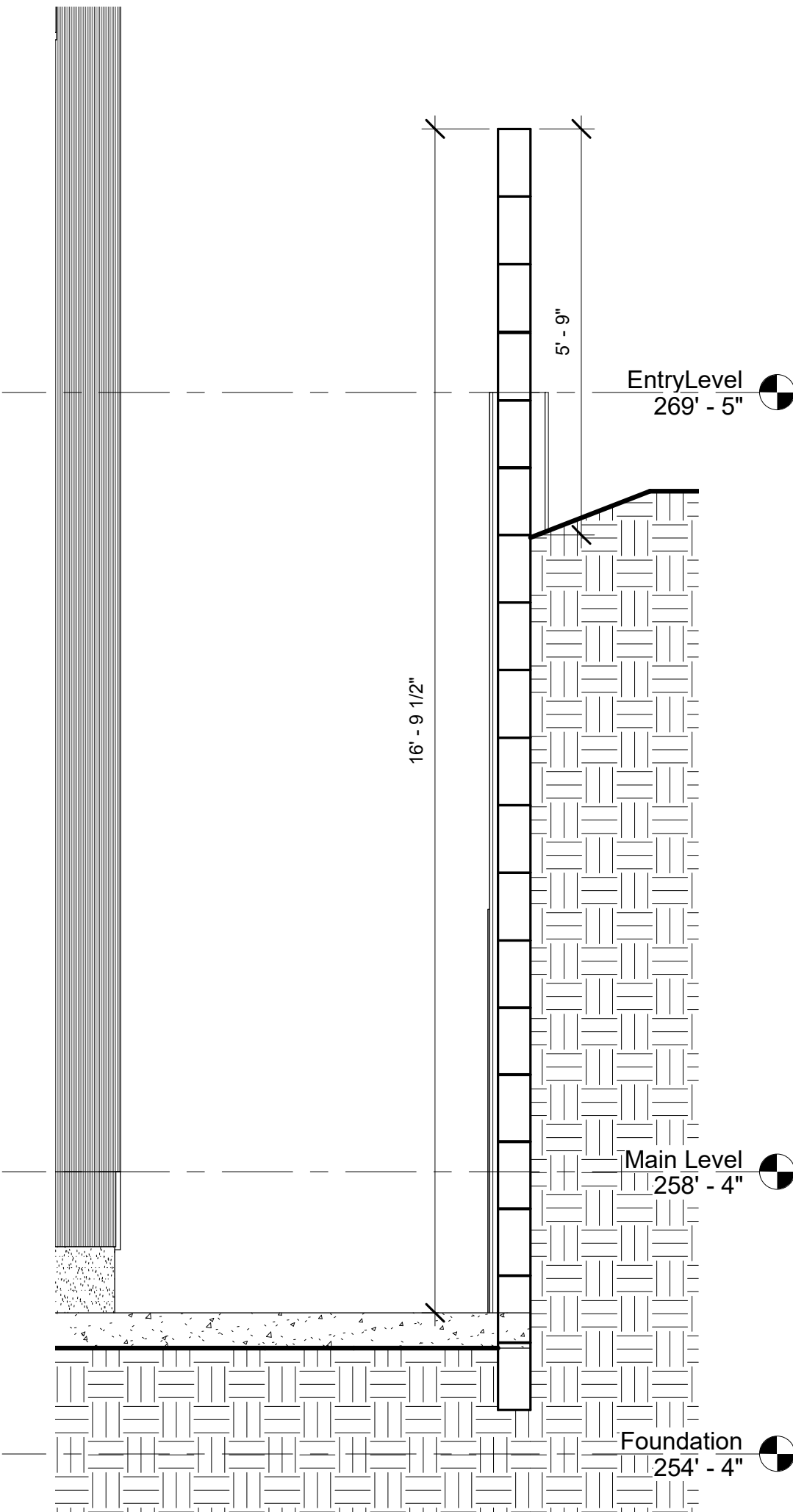
**1** 1/4" = 1'-0"  
NEW WALL - FRONT ELEVATION



**3** 1/2" = 1'-0"  
NEW WALL SECTION 1



**2** 1/4" = 1'-0"  
NEW WALL - BACK ELEVATION



**4** 1/2" = 1'-0"  
NEW WALL SECTION 2

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1596  
CHAVETT@GMAIL.COM

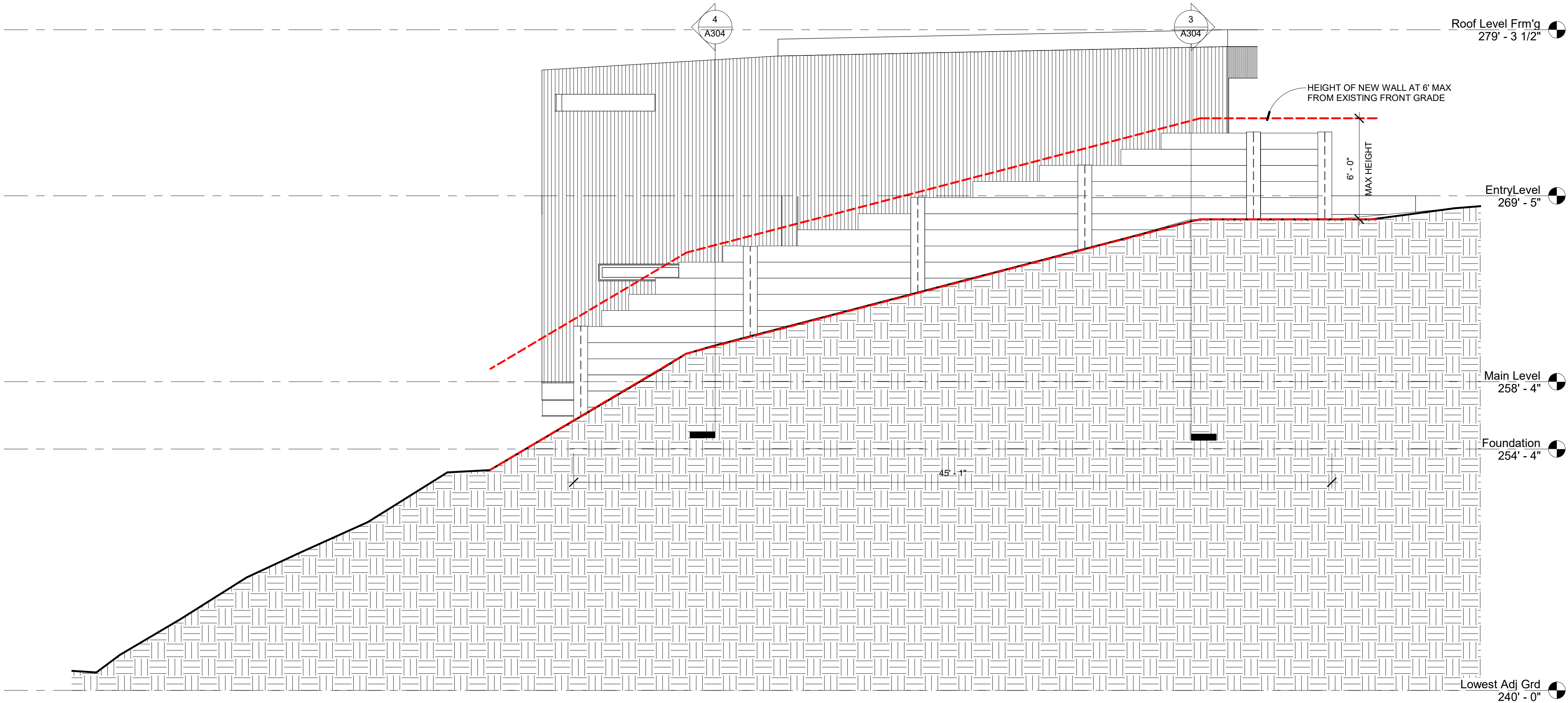
PROJECT NO:  
RA#1901  
BLDG DEPT NO:

ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
As indicated

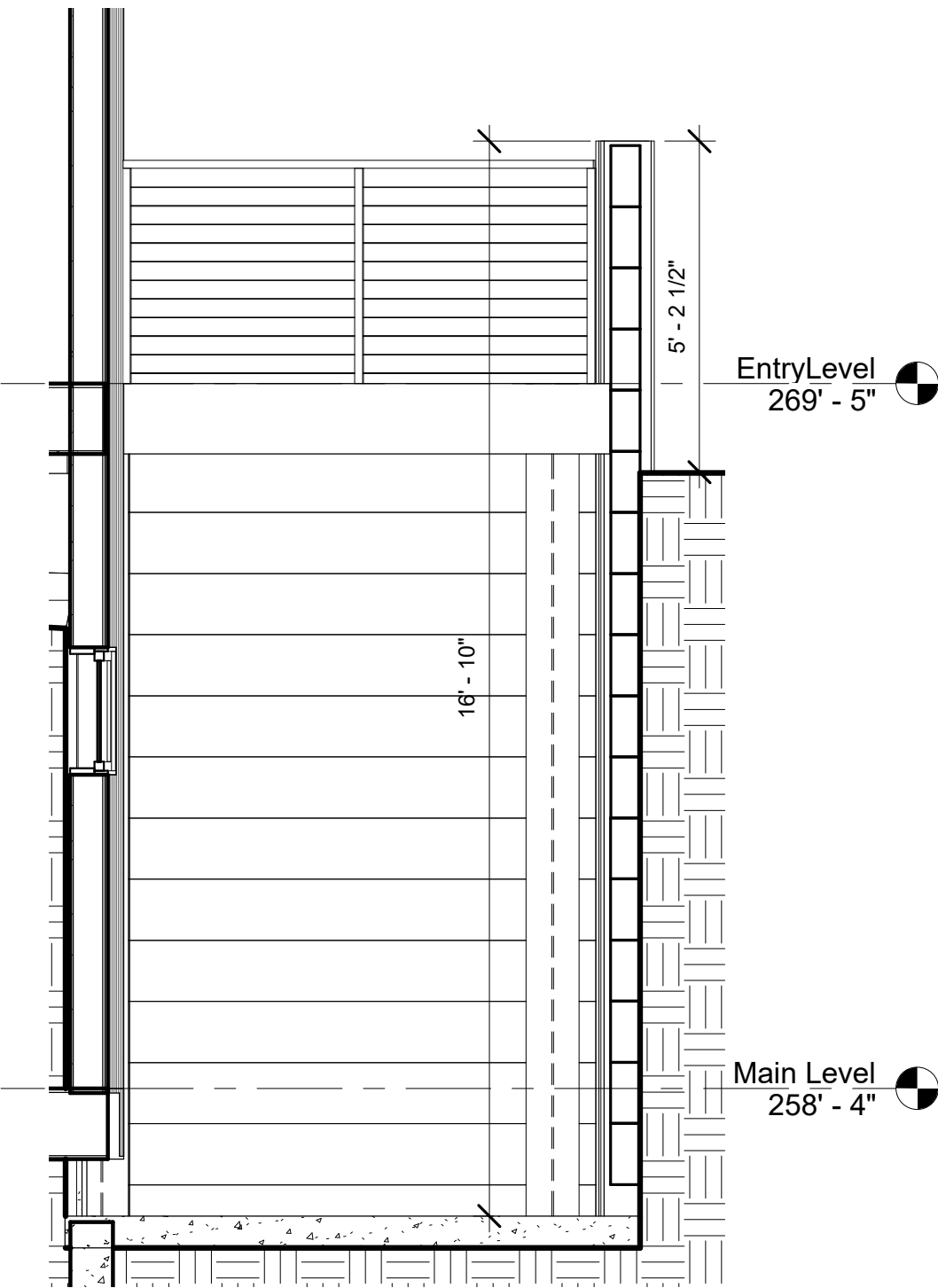
A303

RETAINING WALL SECTIONS

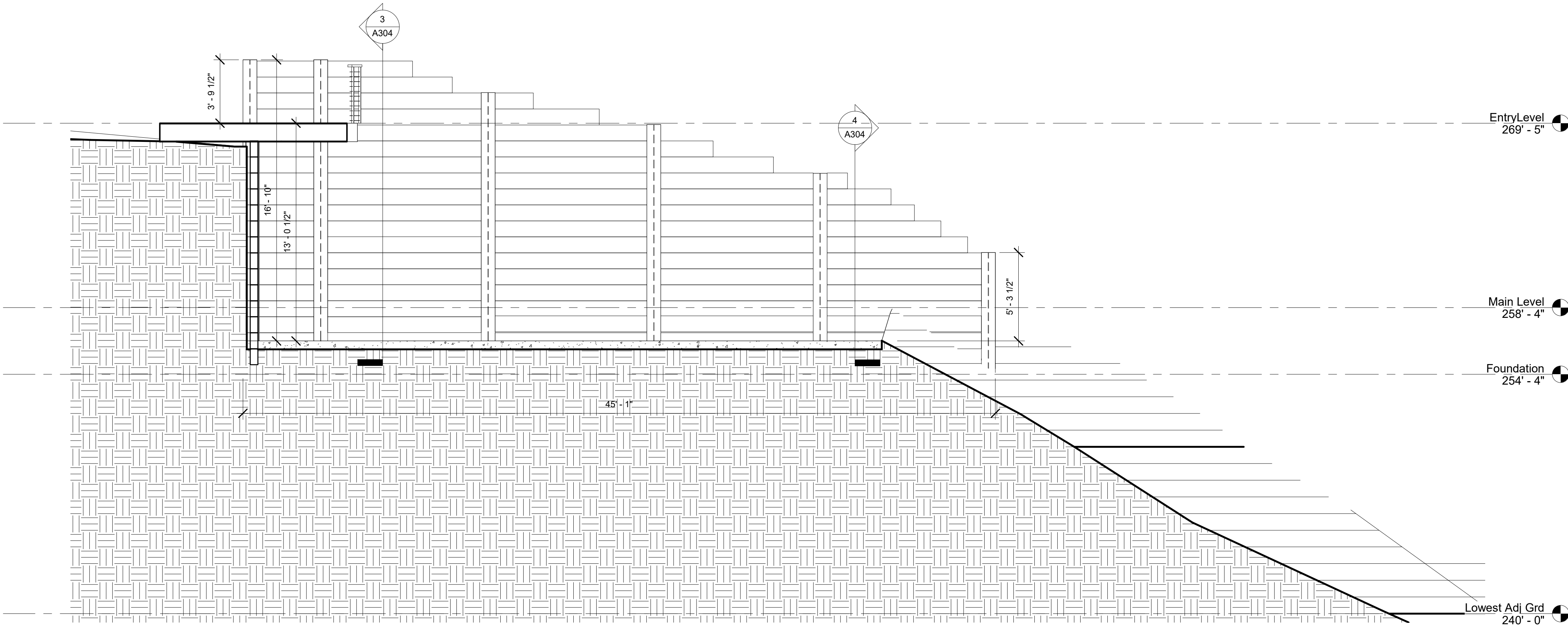




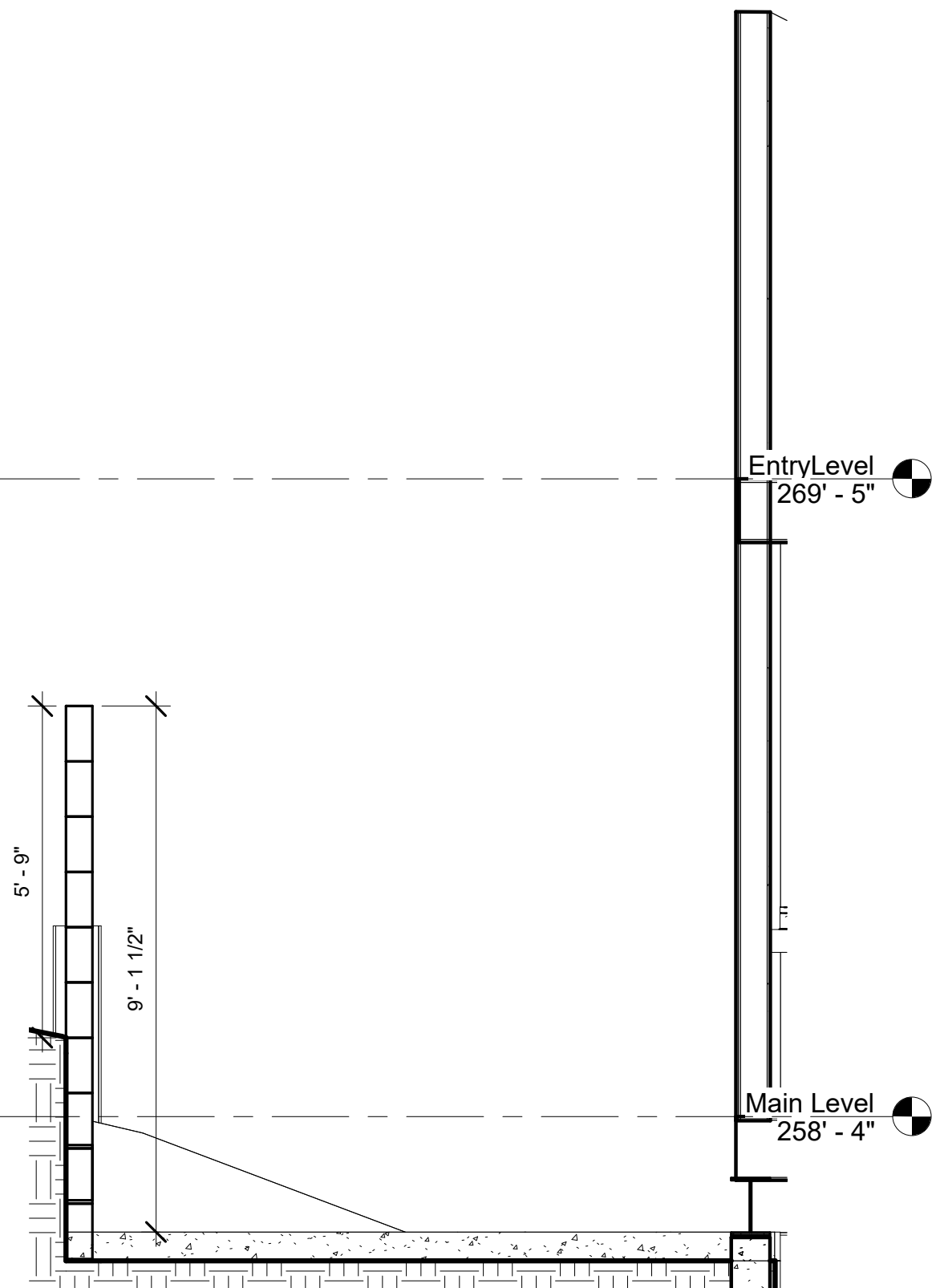
**2** 1/4" = 1'-0"  
SOUTH WALL - FRONT ELEVATION



**3** 3/8" = 1'-0"  
SOUTH WALL SECTION 1



**1** 1/4" = 1'-0"  
SOUTH WALL - BACK ELEVATION



**4** 3/8" = 1'-0"  
SOUTH WALL SECTION 2

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

STAMP

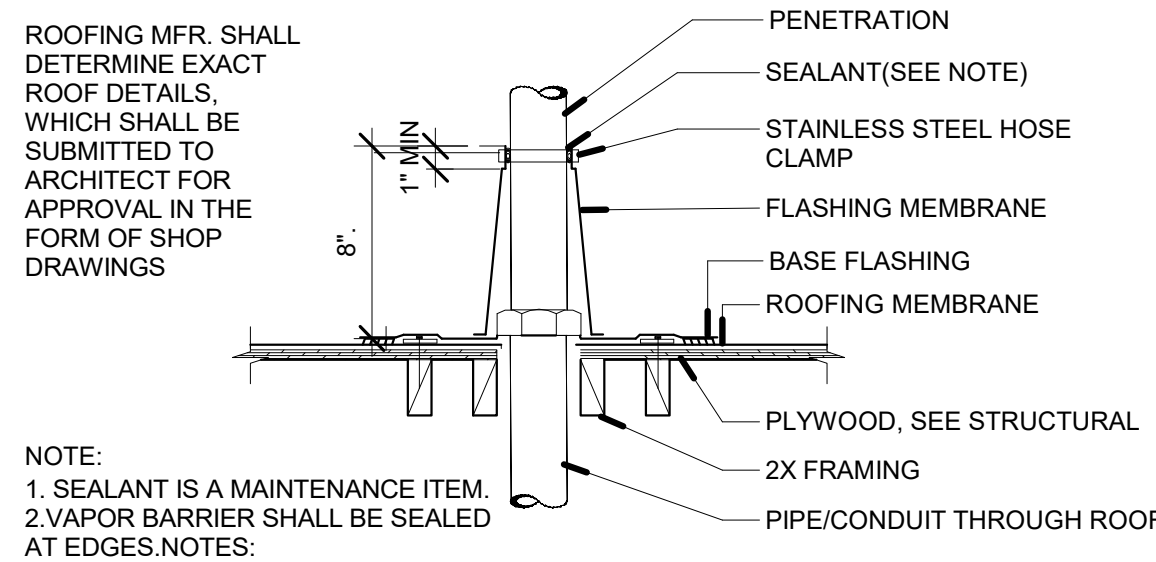
PROJECT DESIGNER:  
RICHARD J ALLEN  
412.389.1596  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:  
ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
As indicated

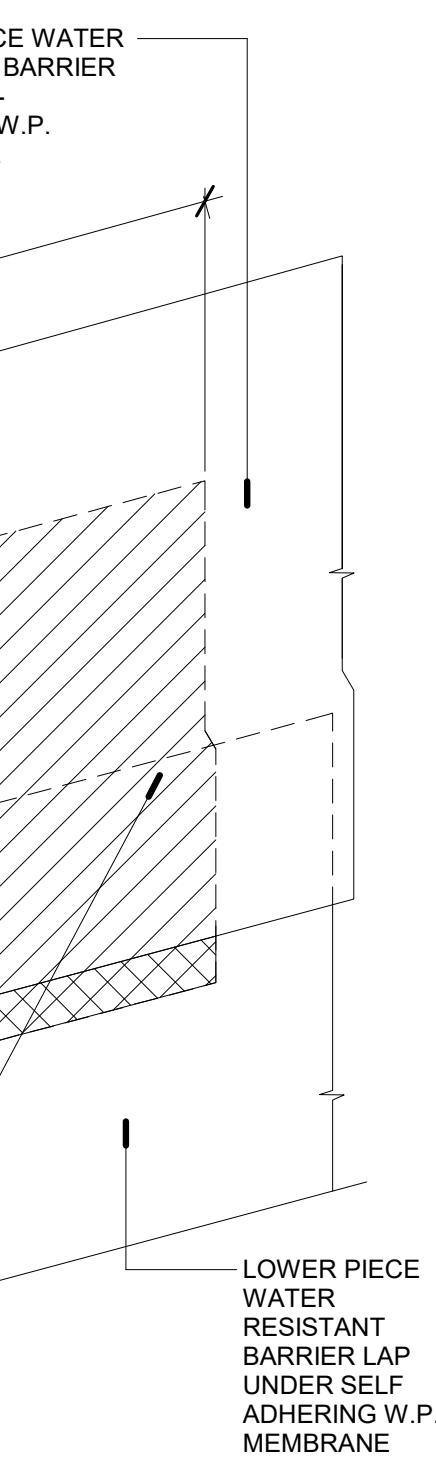
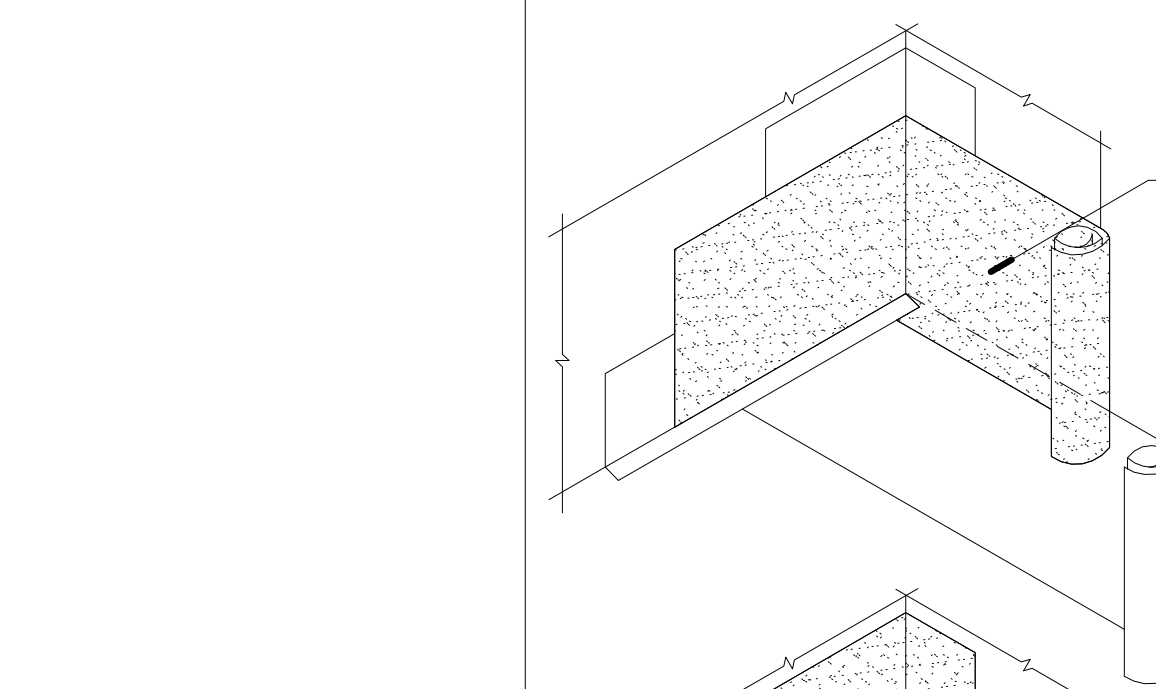
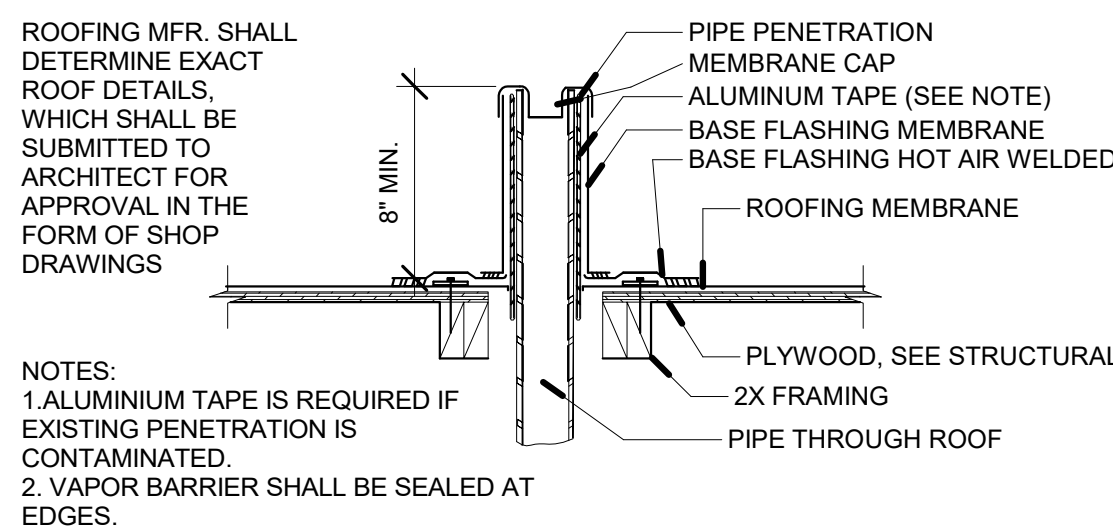
A304

RETAINING WALL SECTIONS

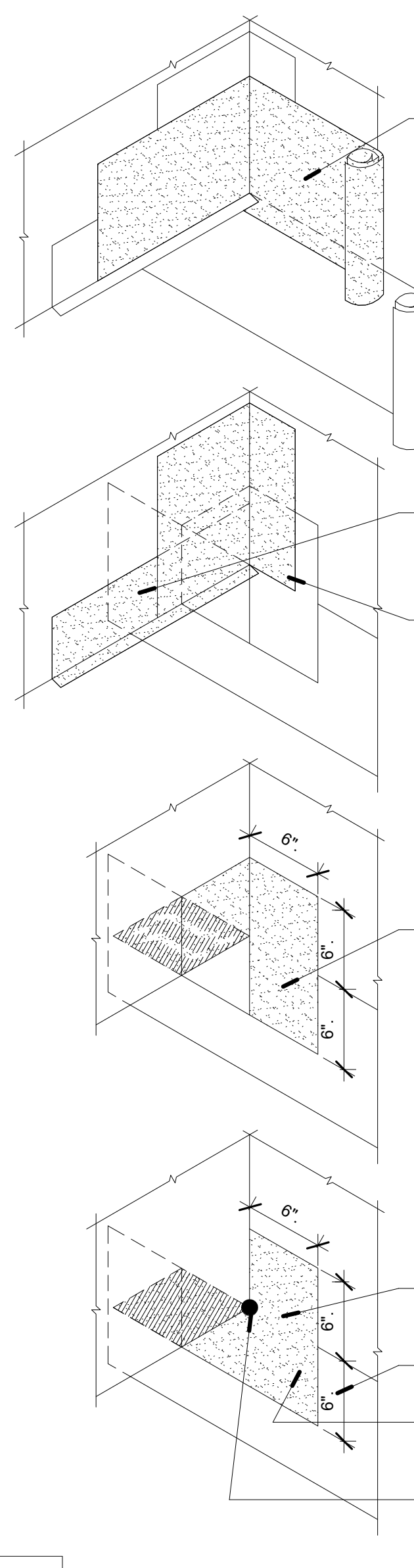
**NOTE:**  
Roof penetration details for plumbing, mechanical, electrical and equipment support, must include the following:  
1) Require that there be a minimum of 18 inches of separation to adjacent penetrations from cant strip, scuppers, valleys, parapets & walls  
2) The use of pitch pockets is not allowed due to the high historic rate of failure.  
Recommend separating penetrations and using standard round roof flashing's as an alternative.  
3) The use of "L" or square iron attached to roof framing and sealed in a pitch pocket is not recommended. Recommend using a round pipe attached to framing and sealed with standard roof flashing.



**NOTE:**  
Roof penetration details for plumbing, mechanical, electrical and equipment support, must include the following:  
1) Require that there be a minimum of 18 inches of separation to adjacent penetrations from cant strip, scuppers, valleys, parapets & walls  
2) The use of pitch pockets is not allowed due to the high historic rate of failure.  
Recommend separating penetrations and using standard round roof flashing's as an alternative.  
3) The use of "L" or square iron attached to roof framing and sealed in a pitch pocket is not recommended. Recommend using a round pipe attached to framing and sealed with standard roof flashing.



**6** 12" = 1'-0" WATERPROOF FLASHING AT PENETRATION



**7** 12" = 1'-0" SOFFIT EDGE TO WALL

## STEP 4.

- A) APPLY WEATHER RESISTIVE BARRIER & TUCK UNDER SILL SKIRT.  
B) APPLY SECOND LAYER OF WEATHER RESISTIVE BARRIER.

## STEP 3.

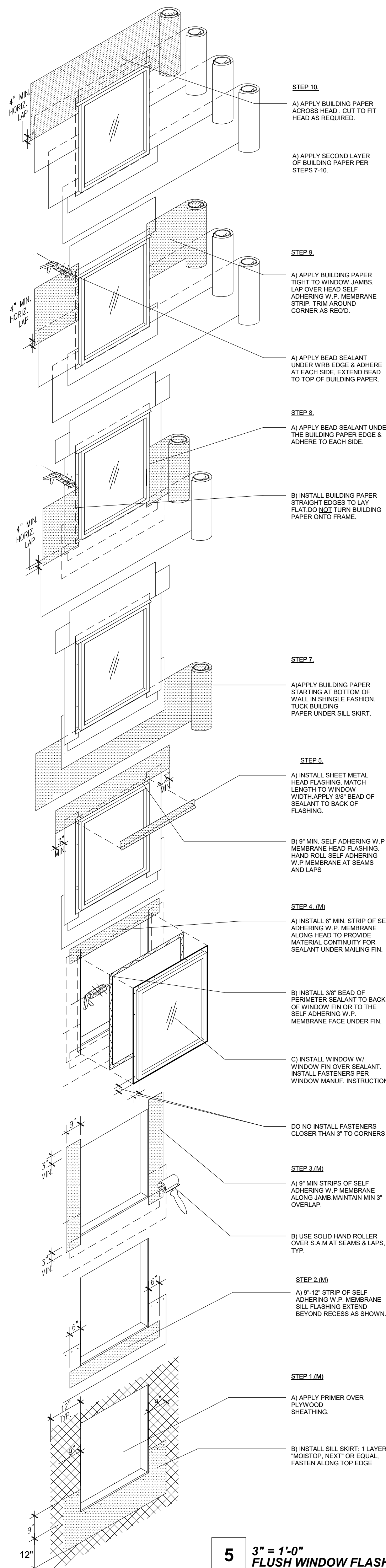
- A) INSTALL DRIP SCREED.  
A) INSTALL MIN. 9" SELF ADHERING W.P. MEMBRANE FOLDED INTO CORNER & LAPPED OVER SCREED.

## STEP 2.

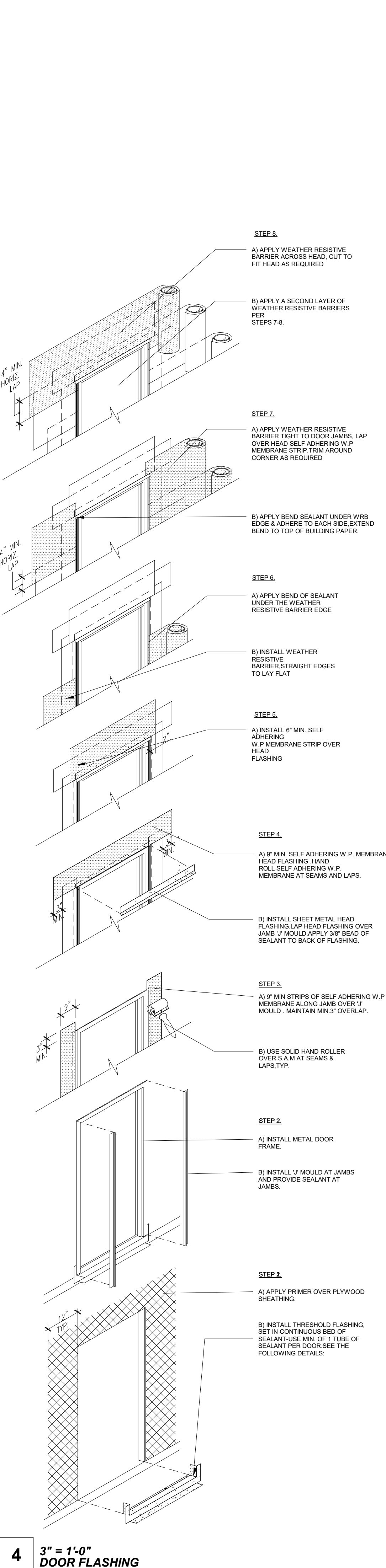
- A) PROVIDE MIN. 12"X12" SELF ADHERING W.P. MEMBRANE CUT & FOLD UNDER SOFFIT.

## STEP 1.

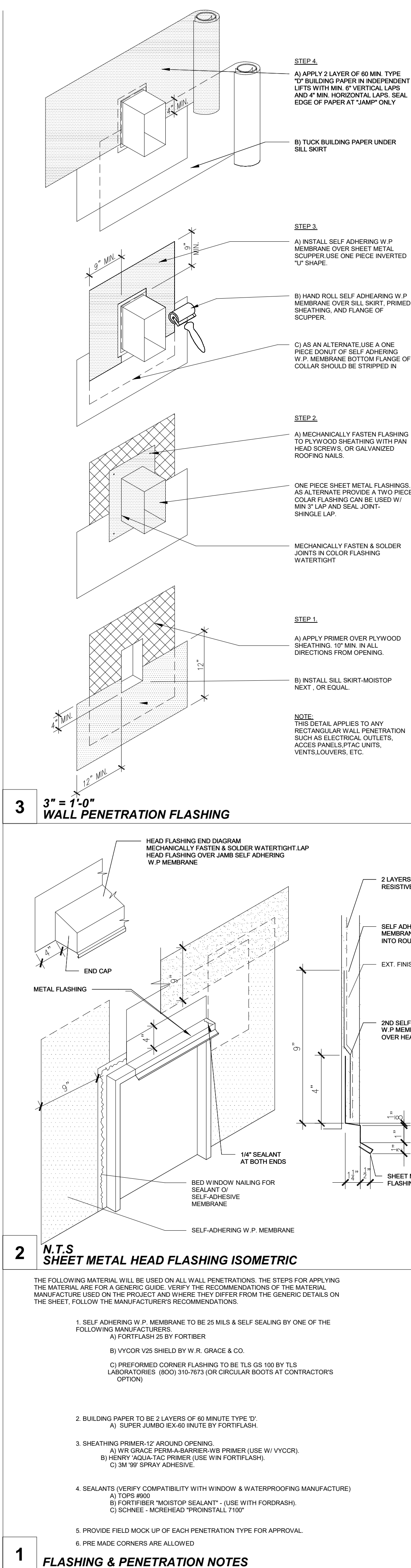
- A) PROVIDE PRIMER OVER PLYWOOD SHEATHING.  
B) PROVIDE SILL SKIRT. 1 LAYER "MOISTOP, NEXT".  
C) PROVIDE MIN. 12"X12" SELF ADHERING W.P. MEMBRANE, CUT & FOLD UNDER SOFFIT.  
D) ADD 3" DIA. CIRCULAR SELF ADHERING W.P. MEMBRANE BOOT.



**5** 3" = 1'-0" FLUSH WINDOW FLASH



**4** 3" = 1'-0" DOOR FLASHING



**3** 3" = 1'-0" WALL PENETRATION FLASHING

## 2 N.T.S SHEET METAL HEAD FLASHING ISOMETRIC

THE FOLLOWING MATERIAL WILL BE USED ON ALL WALL PENETRATIONS. THE STEPS FOR APPLYING THE MATERIAL ARE FOR A GENERIC GUIDE. VERIFY THE RECOMMENDATIONS OF THE MATERIAL MANUFACTURE USED ON THE PROJECT AND WHERE THEY DIFFER FROM THE GENERIC DETAILS ON THE SHEET, FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.

1. SELF ADHERING W.P. MEMBRANE TO BE 25 MILS & SELF SEALING BY ONE OF THE FOLLOWING MANUFACTURERS:  
A) FORTIFIBER 25 BY FORTIBER  
B) VYCOR V25 SHIELD BY W.R. GRACE & CO.  
C) PREFORMED CORNER FLASHING TO BE TFS GS 100 BY TFS LABORATORIES (800) 310-7673 (OR CIRCULAR BOOTS AT CONTRACTOR'S OPTION)
2. BUILDING PAPER TO BE 2 LAYERS OF 60 MINUTE TYPE 17.  
A) SUPER JAMBO 60-MINUTE BY FORTIFIBER
3. SHEATHING PRIMER-12" AROUND OPENING.  
A) W.R. GRACE PENMA-BARRIER-WB PRIMER (USE W/ VYCOR).  
B) HENRY AQUA-TAC PRIMER (USE W/ IN FORTIFIBER).  
C) 3M 199 SPRAY ADHESIVE.
4. SEALANTS (VERIFY COMPATIBILITY WITH WINDOW & WATERPROOFING MANUFACTURE)  
A) TOPS #600  
B) FORTIFIBER "MOISTOP SEALANT" - (USE WITH FORTIFIBER)  
C) SCHNEE - MOREHEAD "PROINSTRAL 7100"
5. PROVIDE FIELD MOCK UP OF EACH PENETRATION TYPE FOR APPROVAL.
6. PRE MADE CORNERS ARE ALLOWED

**1** FLASHING & PENETRATION NOTES

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

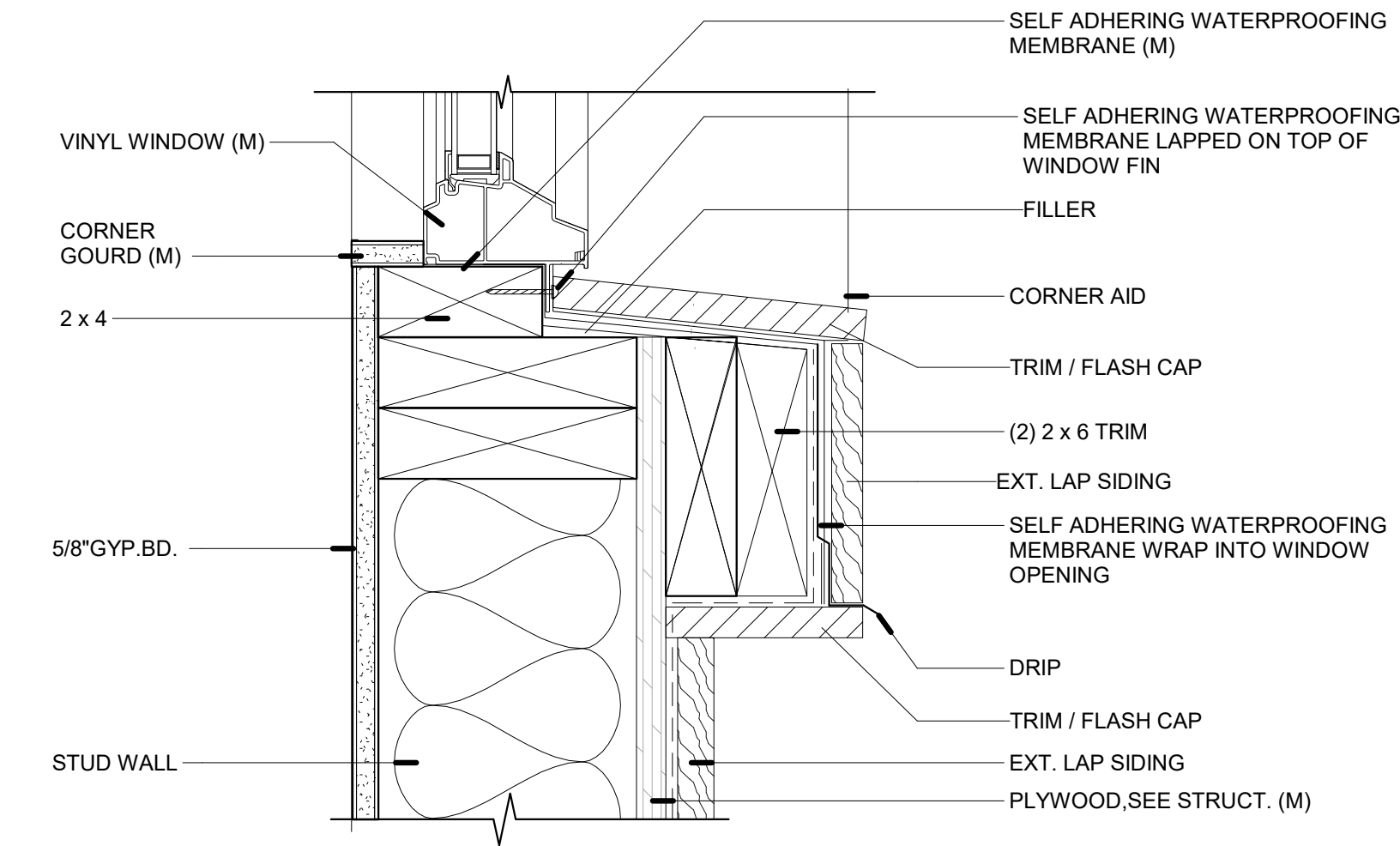
PROJECT DESIGNER:  
ROHARD J. ALLEN  
412.389.1096  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:  
ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
As indicated

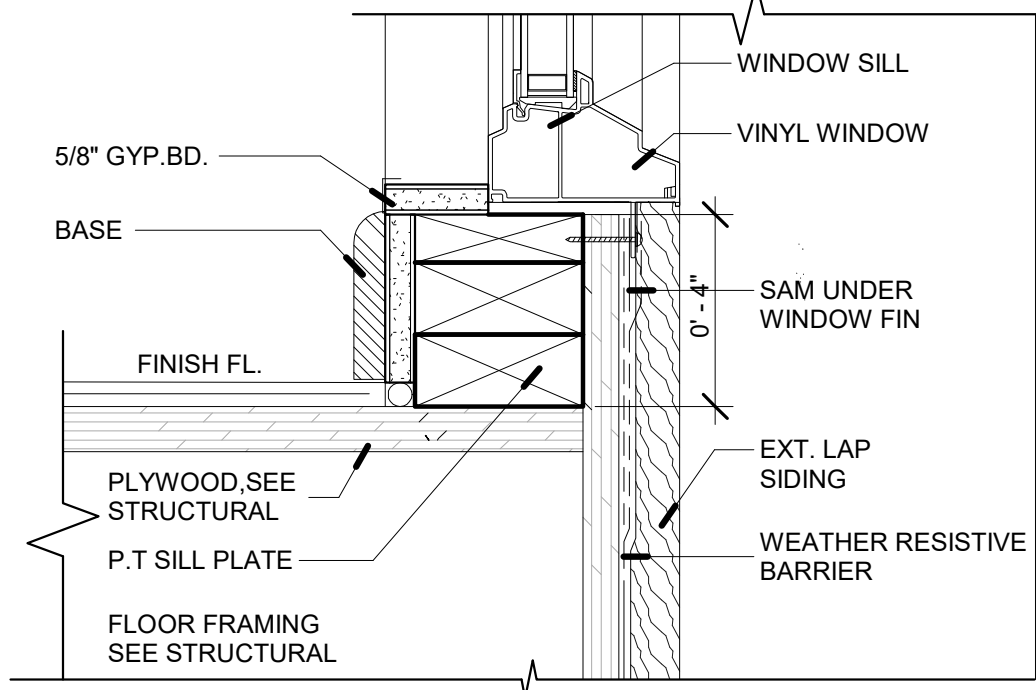
A400

WEATHER PROOFING DETAILS

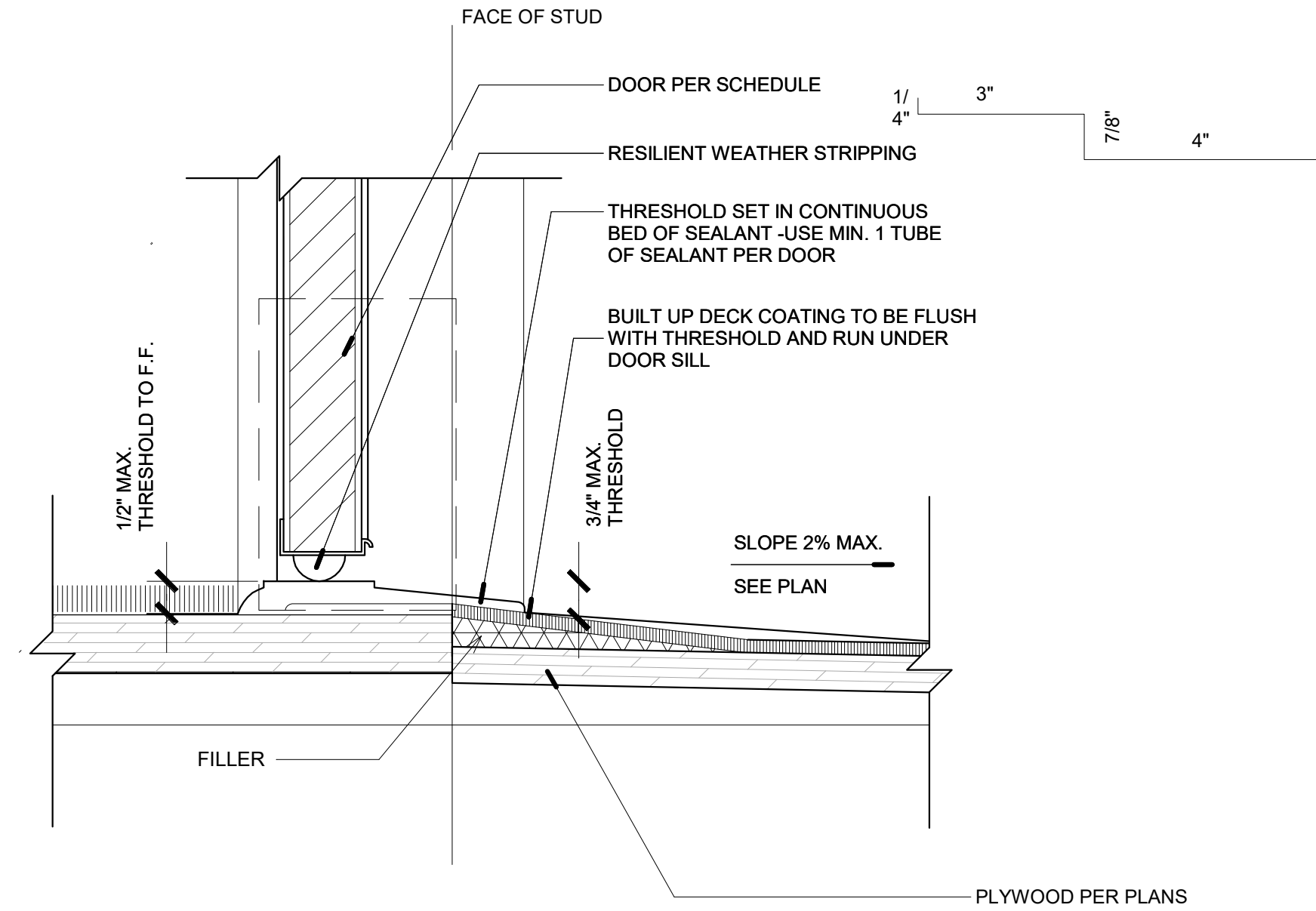




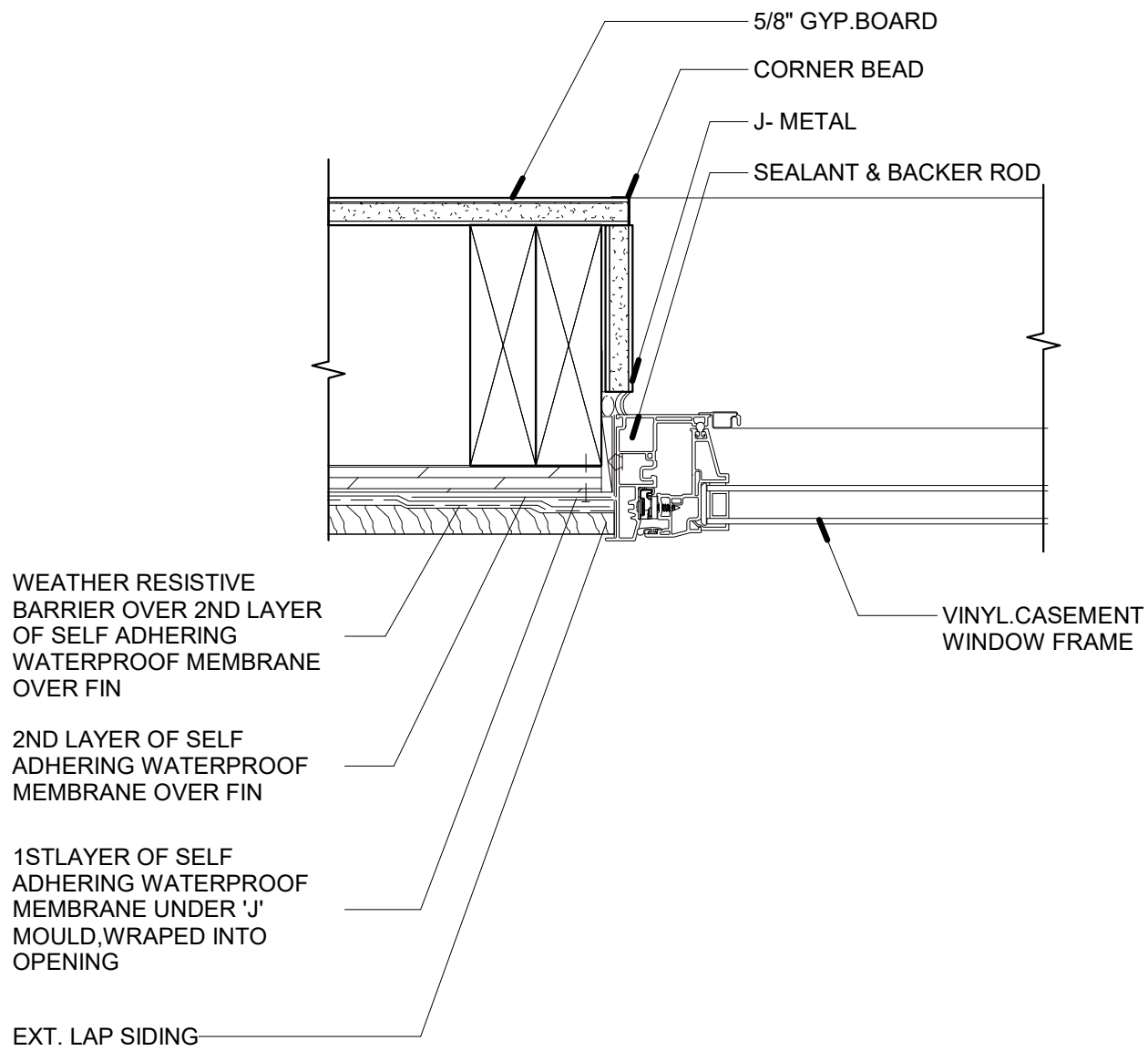
**5** 3" = 1'-0"  
WINDOW SILL W/WOOD NAIL-ON



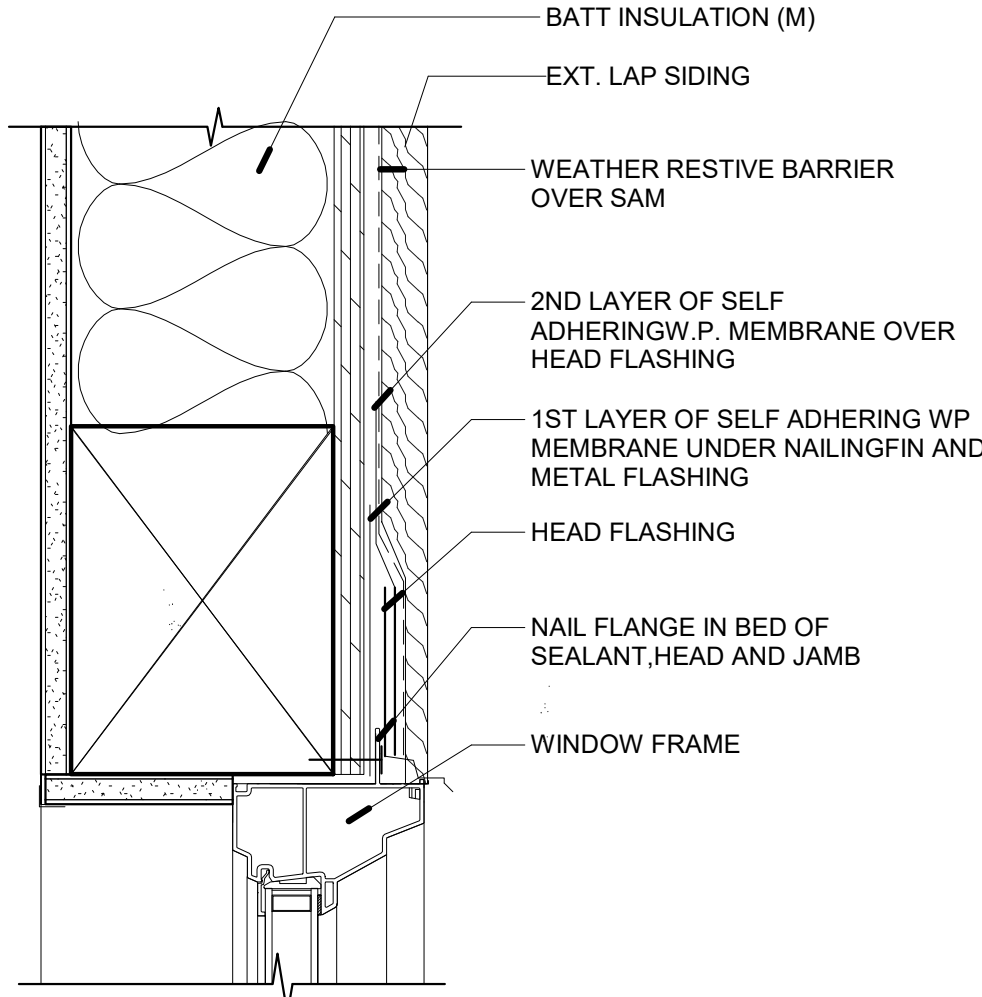
**4** 3" = 1'-0"  
RECESSED WIN. SILL AT WOOD FLOOR



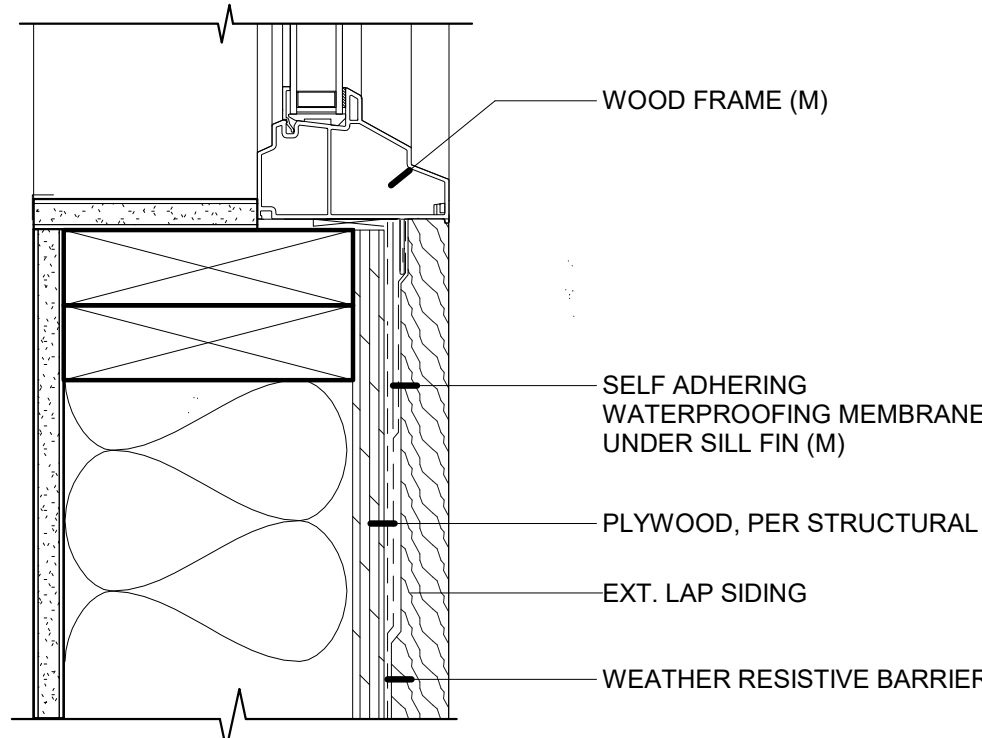
**10** 3" = 1'-0"  
DECK COATING AT DOOR



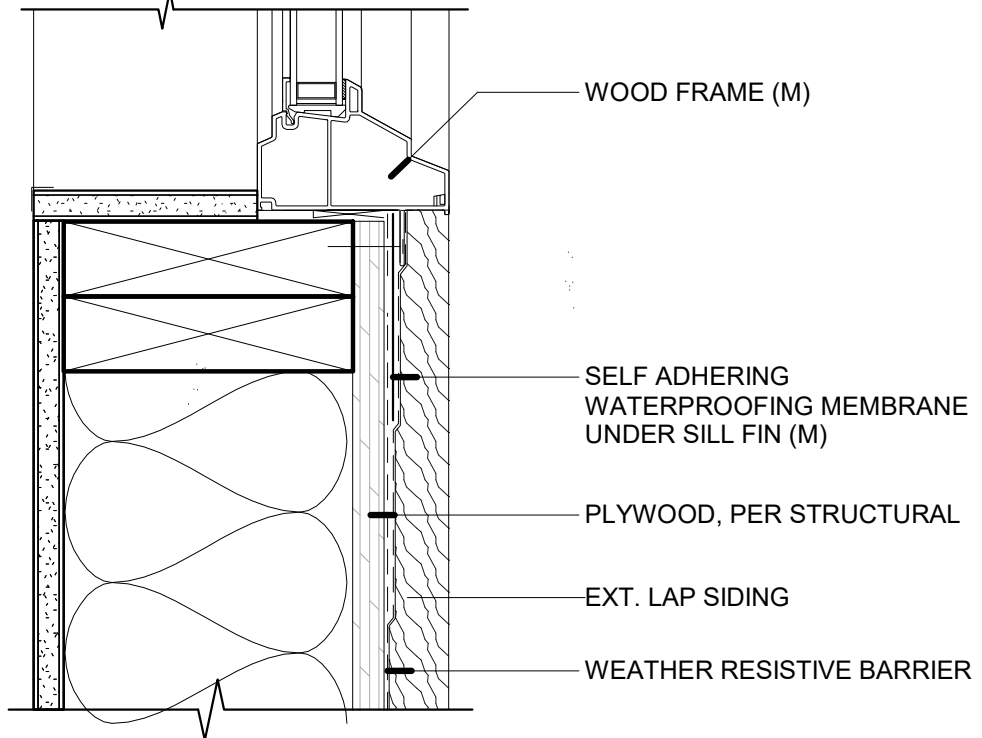
**7** 3" = 1'-0"  
FLUSH CASEMENT NAIL WINDOW AT JAMB



**3** 3" = 1'-0"  
FLUSH WINDOW NAIL AT HEAD



**2** 3" = 1'-0"  
FLUSH WINDOW NAIL AT JAMB



**1** 3" = 1'-0"  
FLUSH WINDOW NAIL AT SILL

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

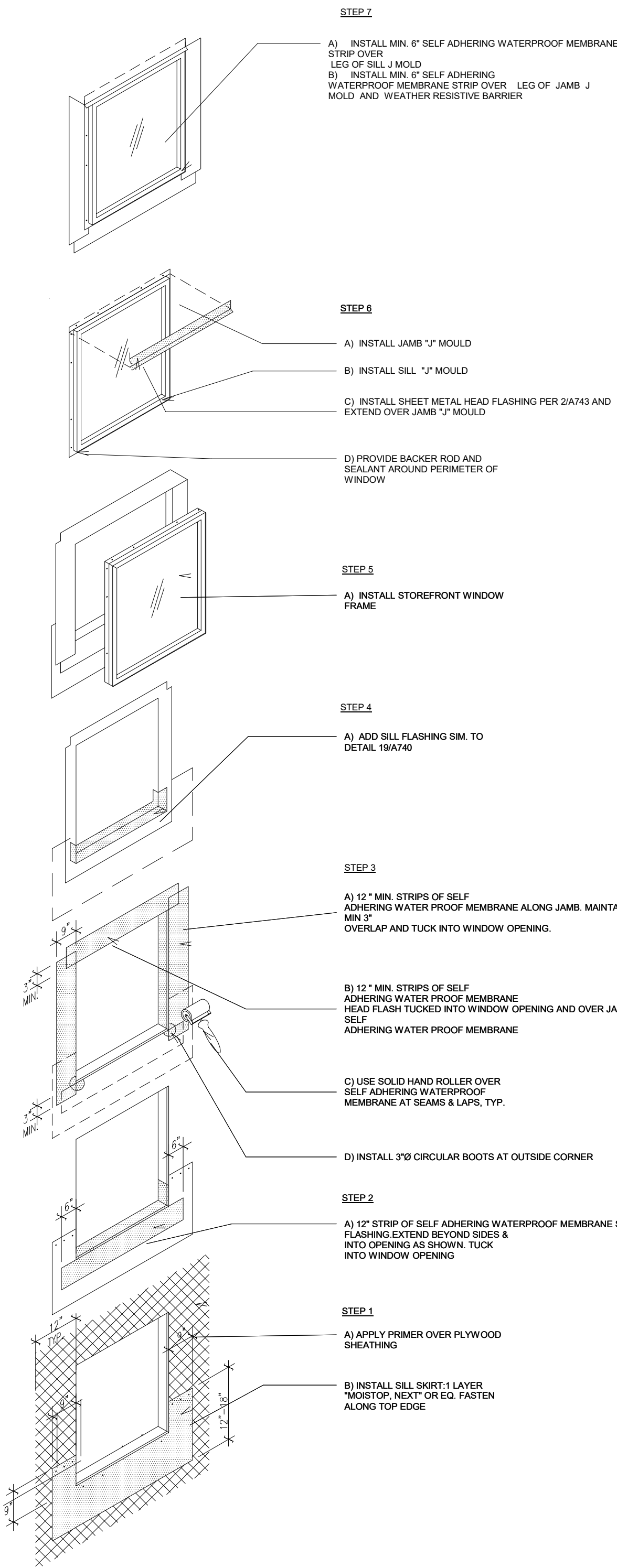
PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1596  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:  
ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
SCALE:  
3" = 1'-0"

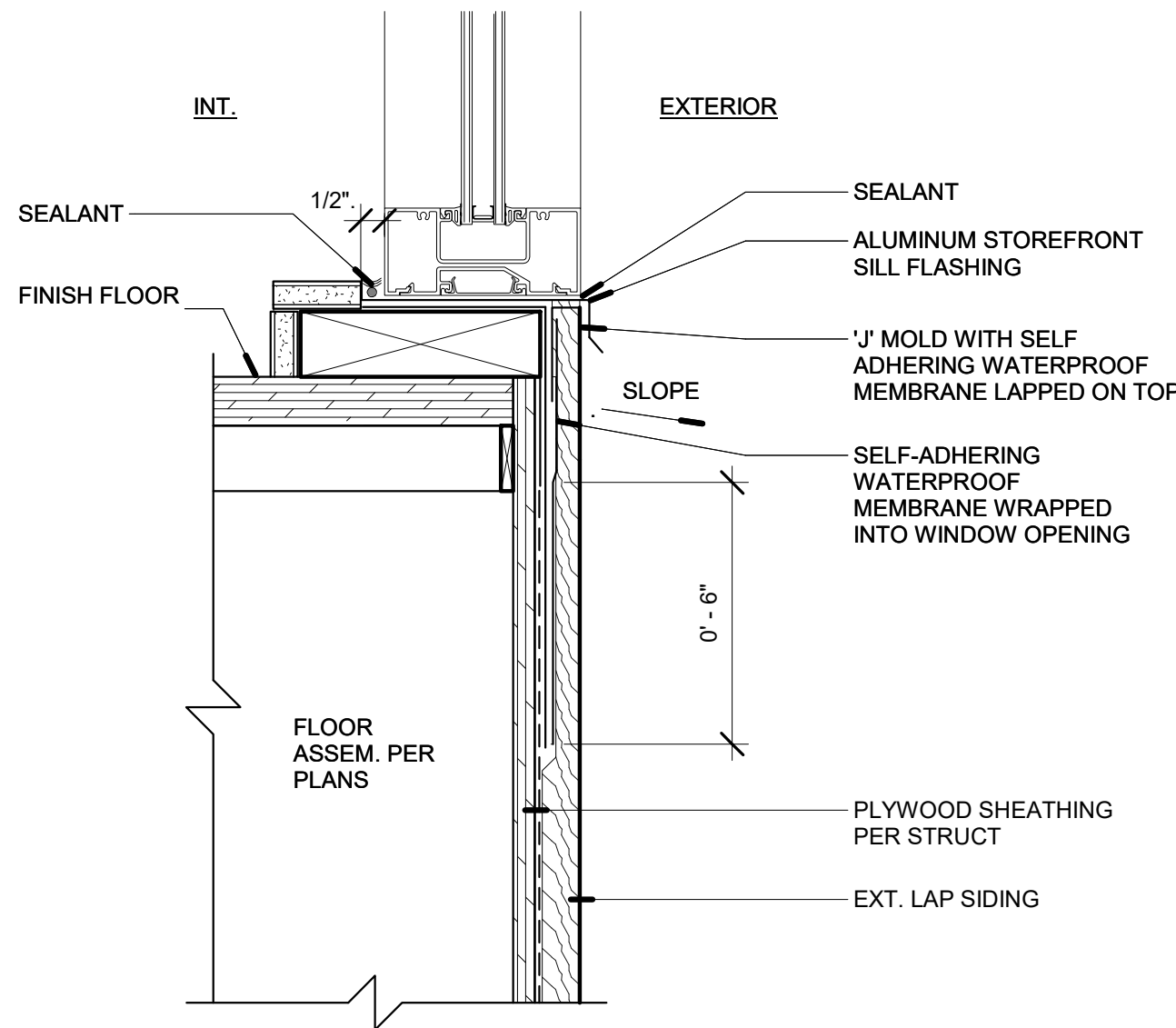
A401

One for VANCOUVER

WEATHER PROOFING DETAILS

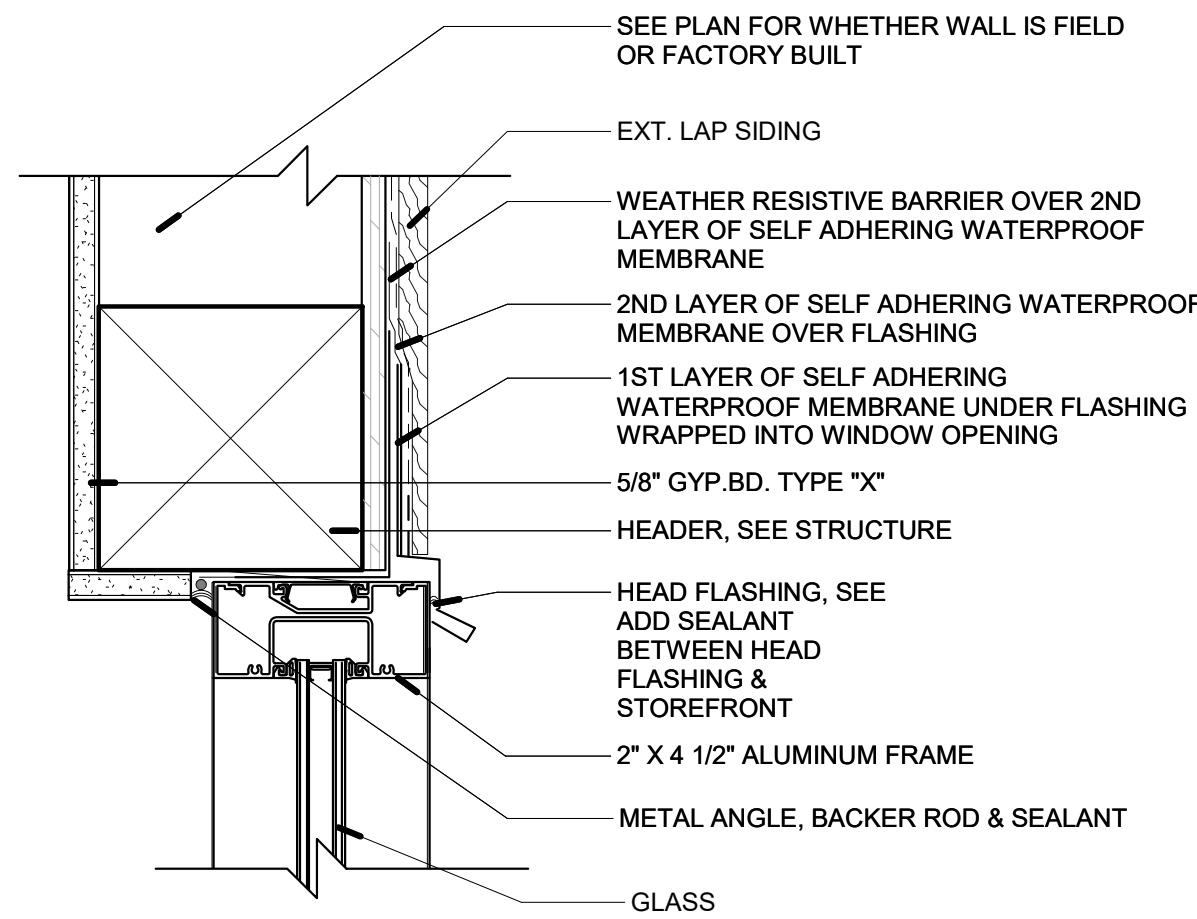


**9** 3" = 1'-0" STOREFRONT WINDOW FLASHING

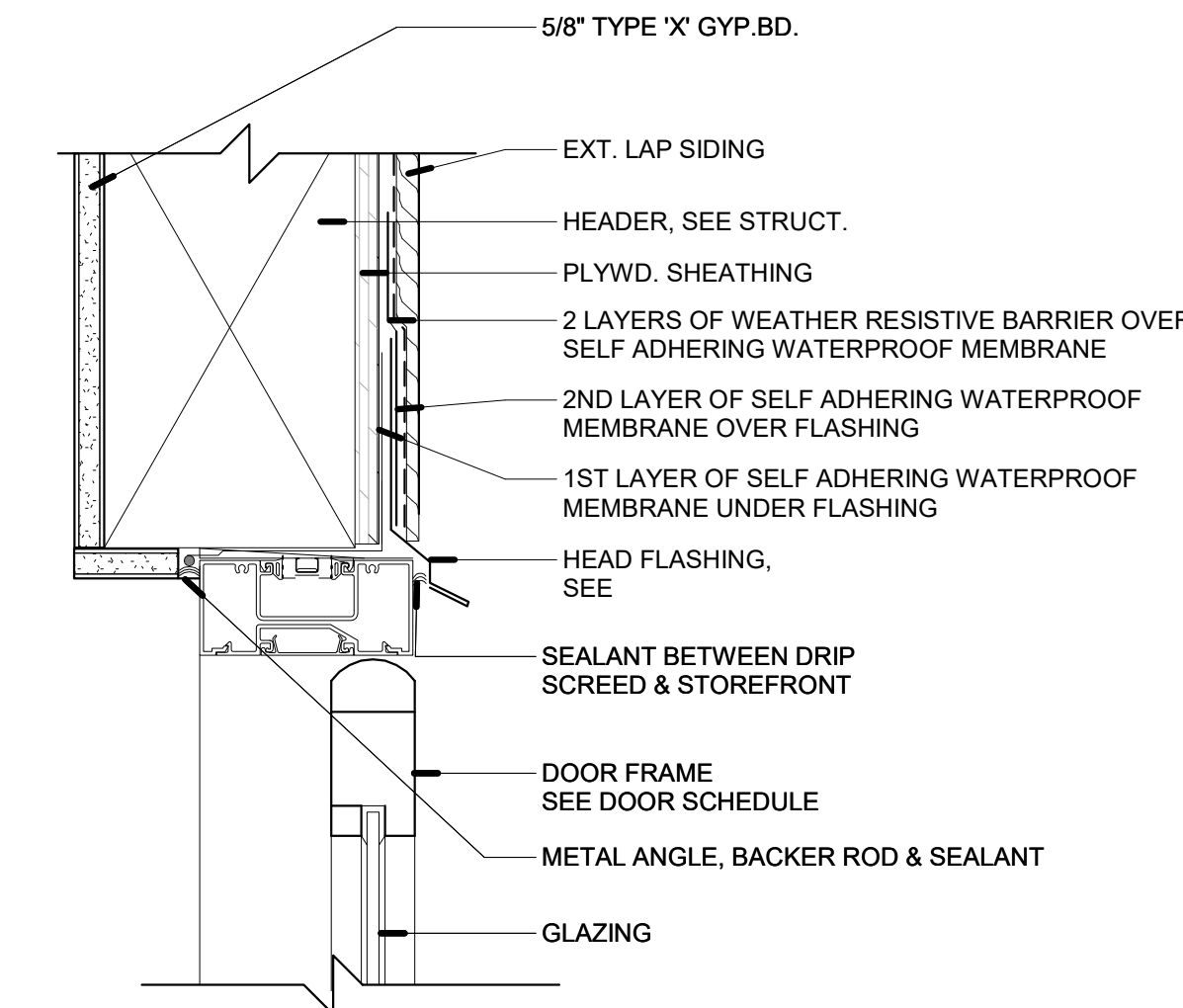


**11** NTS STOREFRONT SILL - ROTUNDA

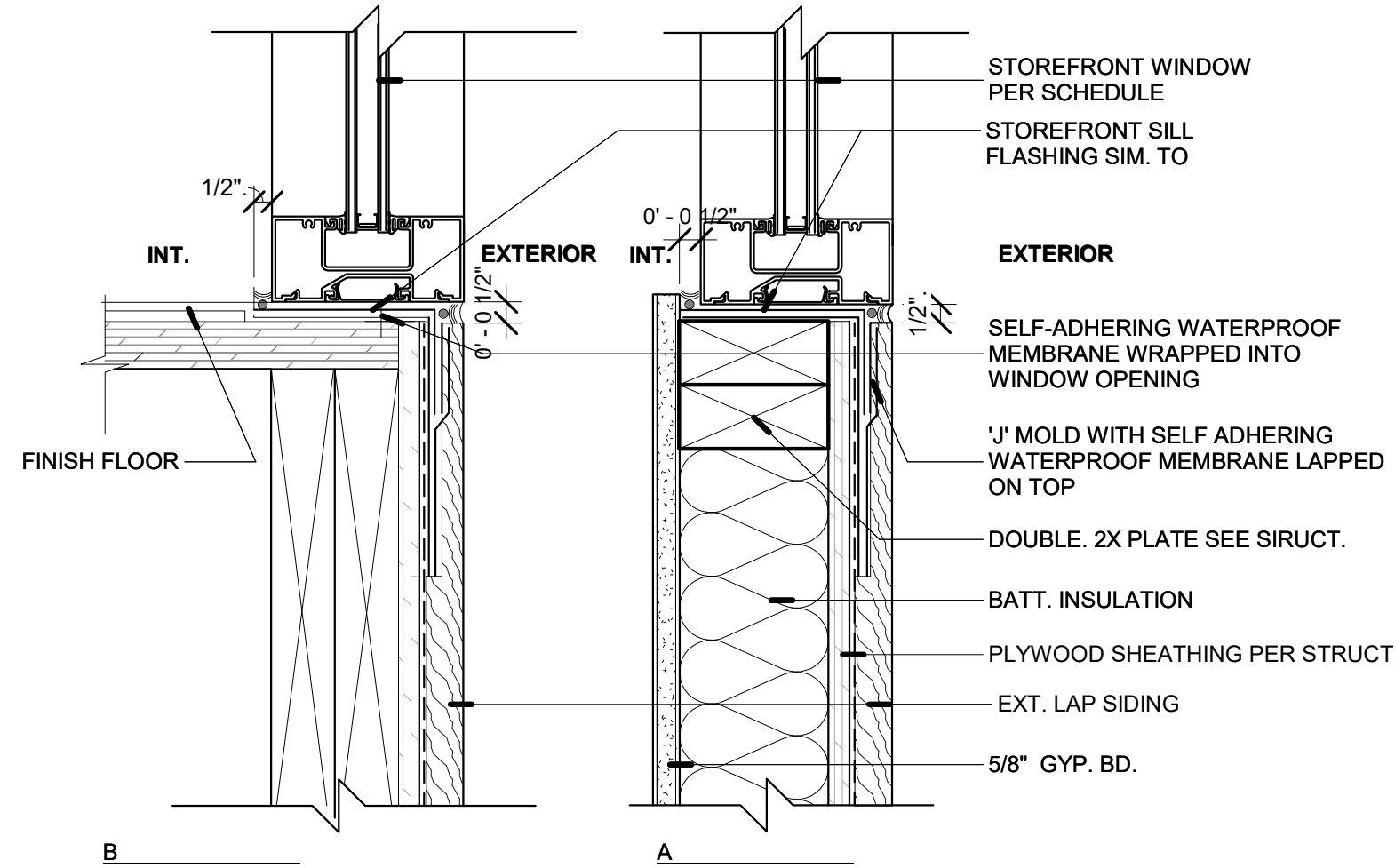
**8** 3" = 1'-0" HEAD AT STOREFRONT



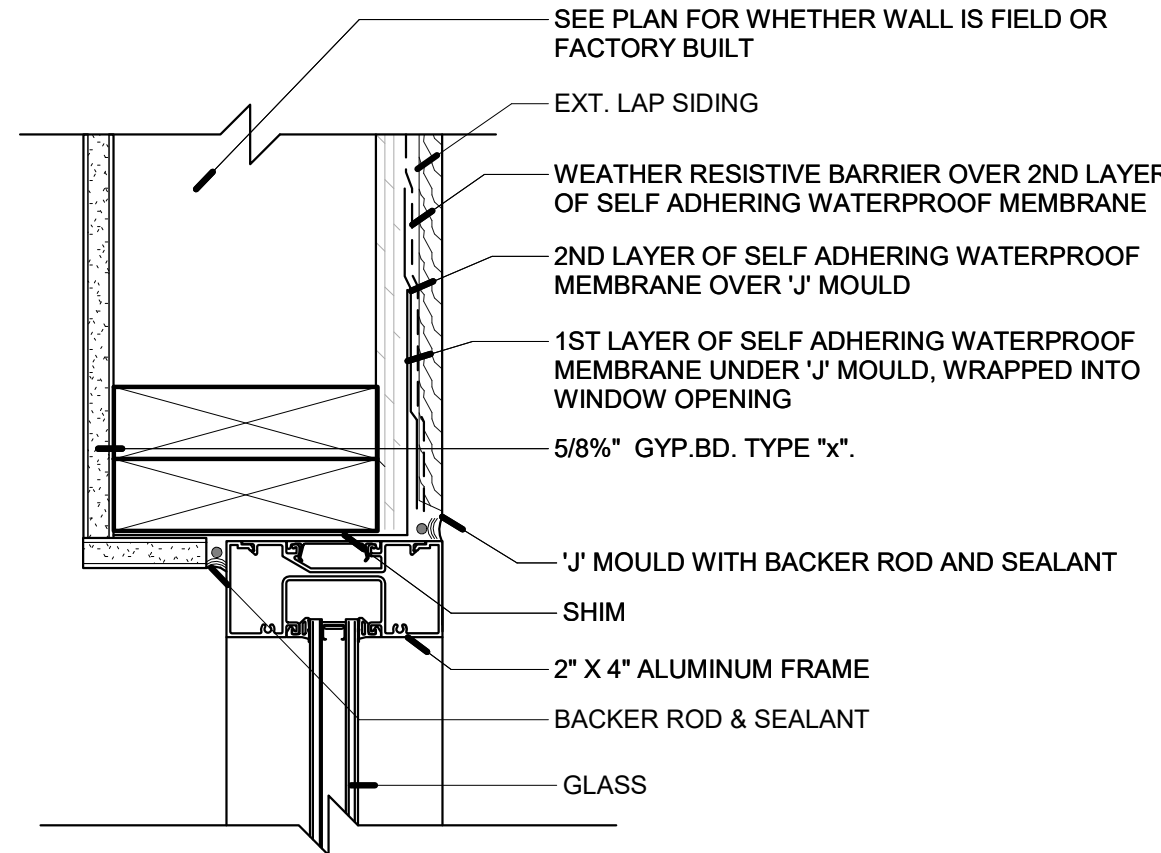
**5** 3" = 1'-0" HEAD AT STOREFRONT DOOR/JAMB SIMILAR



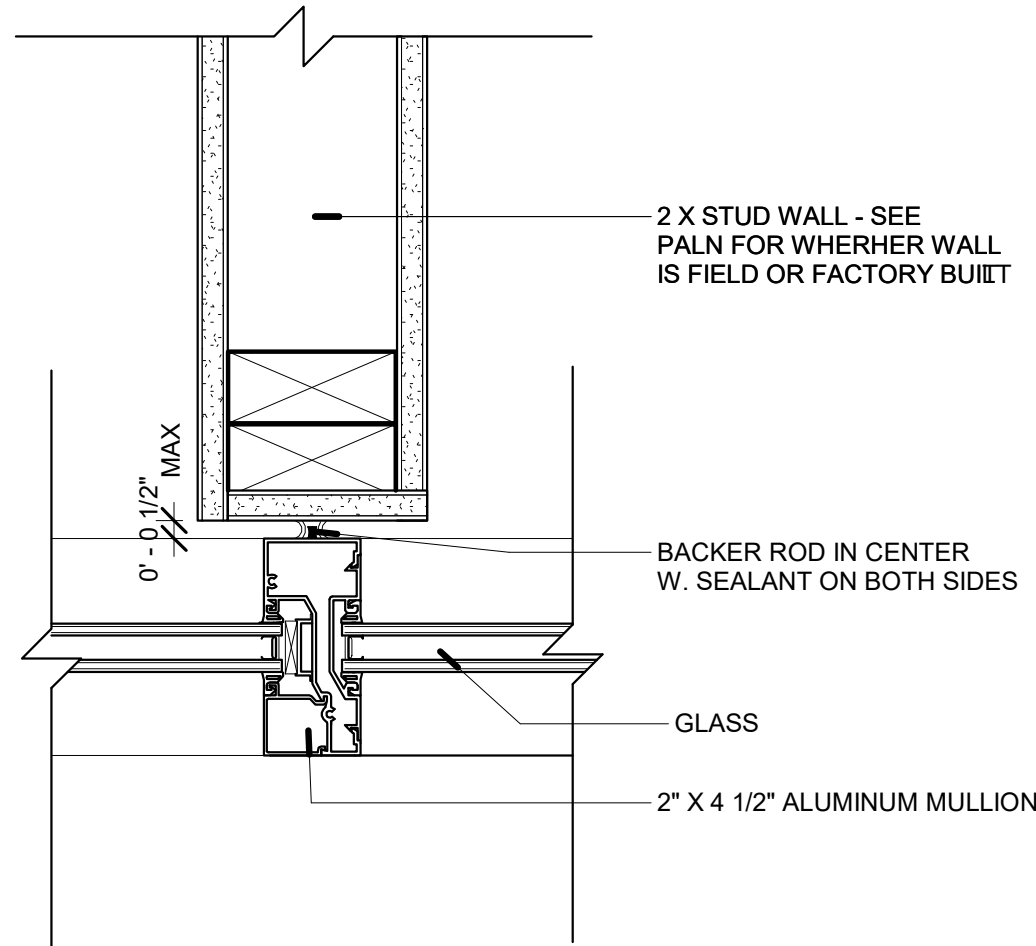
**7** 3" = 1'-0" JAMB AT STOREFRONT



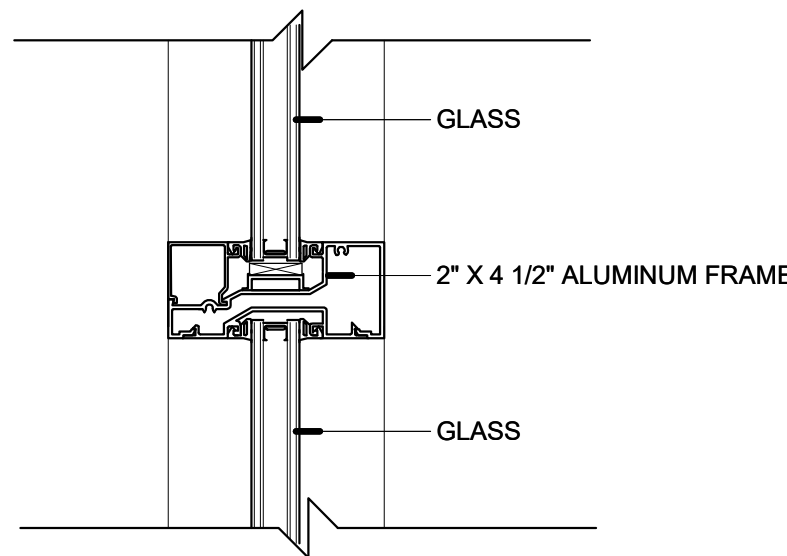
**6** 3" = 1'-0" STOREFRONT SILL



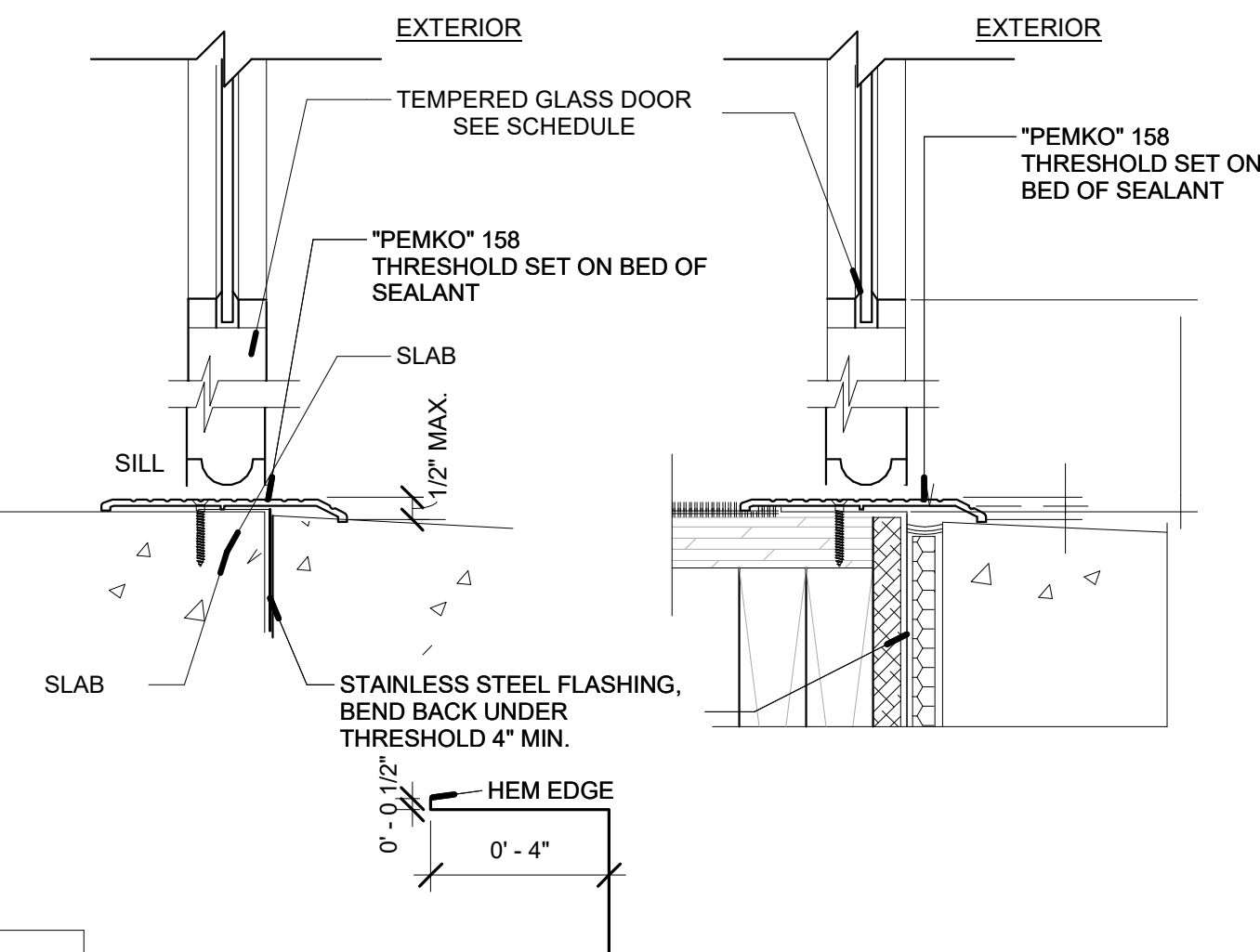
**4** 3" = 1'-0" MULLION AT PARTITION



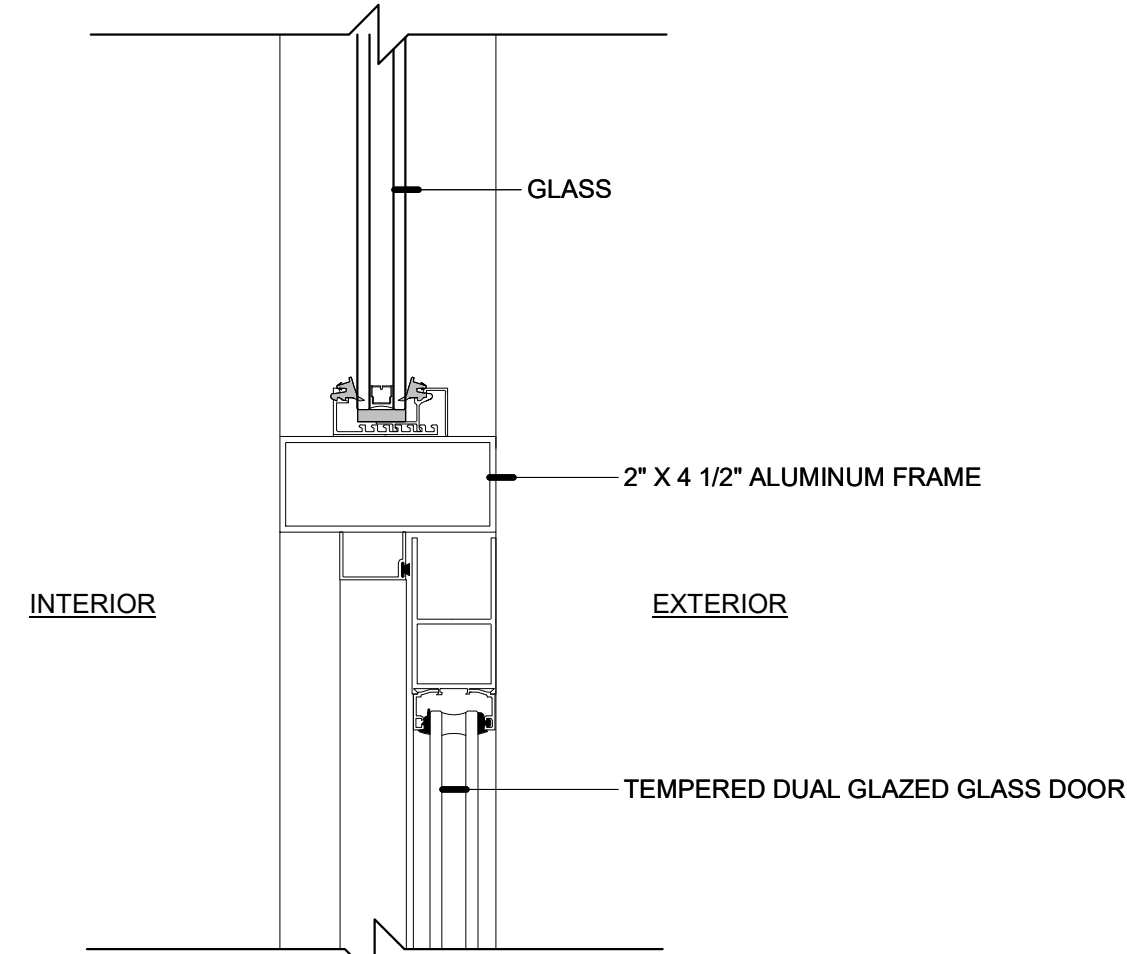
**3** 3" = 1'-0" MULLION / RAIL



**2** 3" = 1'-0" HEAD AT STOREFRONT DOOR



**1** 3" = 1'-0" THRESHOLD AT STOREFRONT DOOR



PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

PROJECT DESIGNER:  
RICHARD J. ALLEN  
10360 M. CHAMBERS  
412.389.1595  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:  
ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
SCALE:  
3" = 1'-0"

A402

WEATHER PROOFING DETAILS

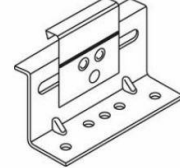


Metal Inside Closure



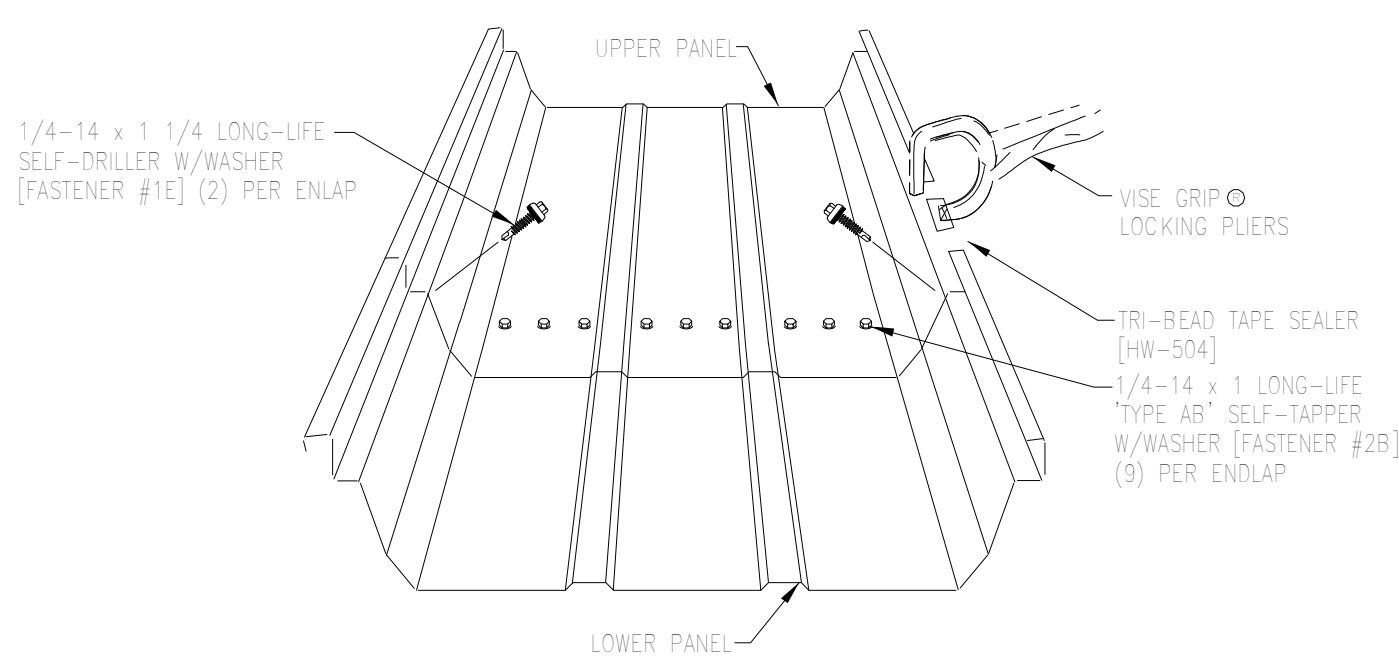
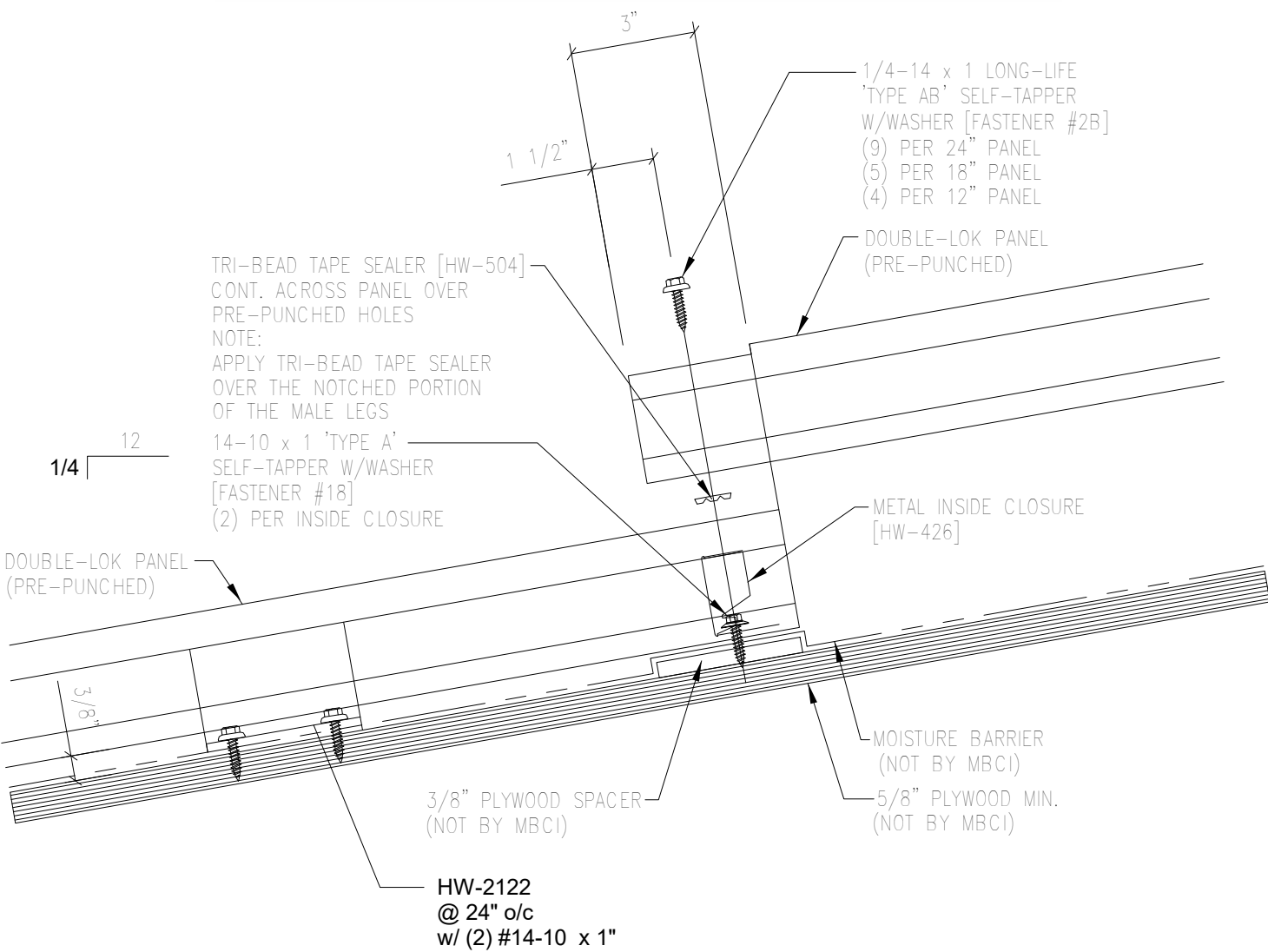
DESCRIPTION							PRICED PER EACH
PART #	S/SR SYSTEM	WIDTH	GAUGE	FINISH	WEIGHT EACH	PRICE	
HW-426	UD & DL	1/2"	18	Galvalume®	22#	✓	

Clip - 2" Sliding (Low)

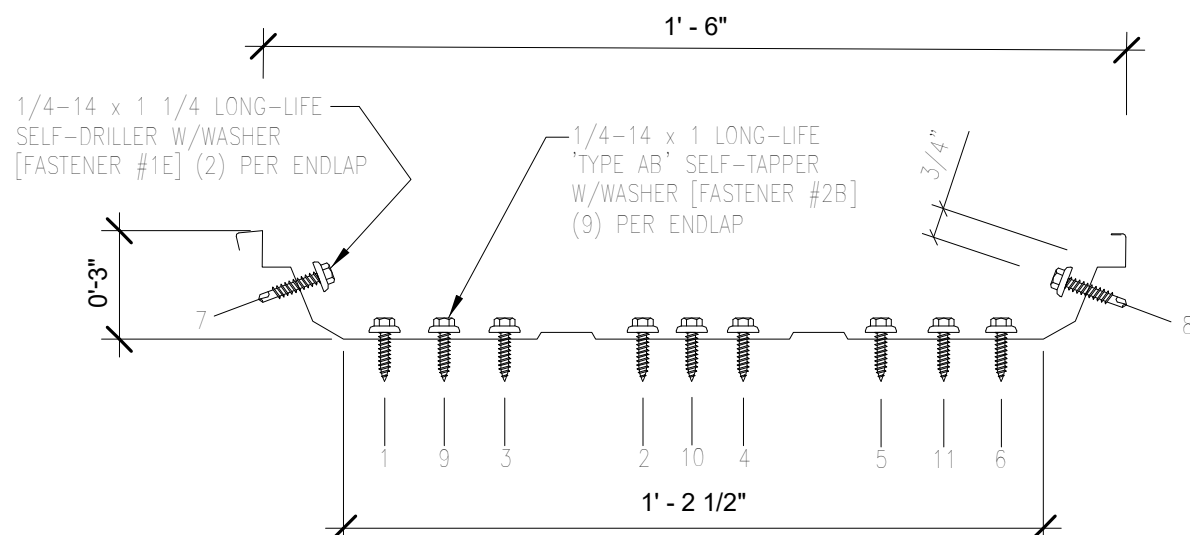


Note:  
• Specify S/SR System  
• Clip fasteners must be ordered separately  
• 1 1/2" movement in each direction

DESCRIPTION							PRICED PER EACH
PART #	S/SR SYSTEM	HEIGHT	WEIGHT EACH	PRICE			
HW-2102	Ultra-Dek®	3 3/4"	.50#	✓			
HW-2122	Double-Lok®	3 3/4"	.50#	✓			



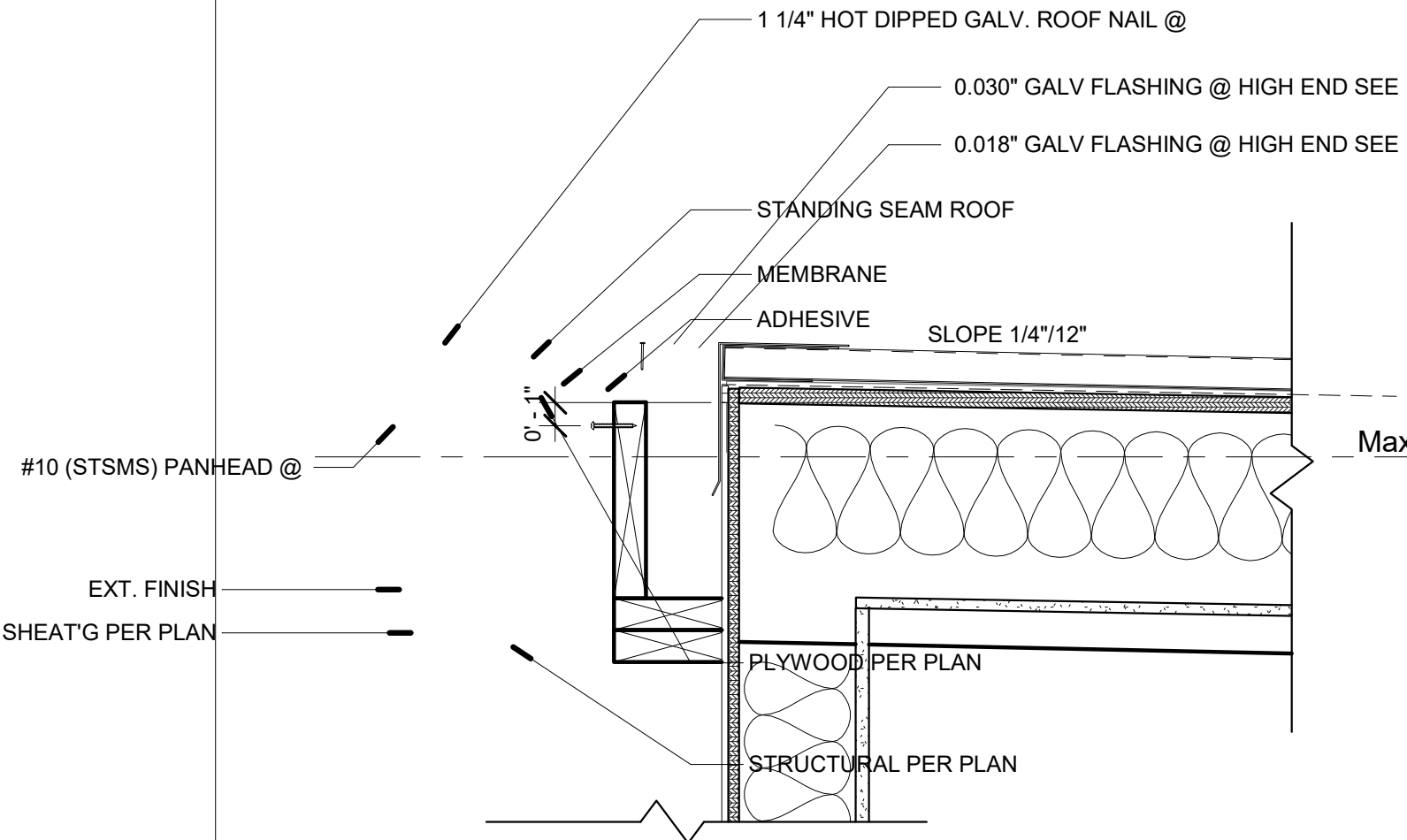
PANEL INSTALLATION SEQUENCE



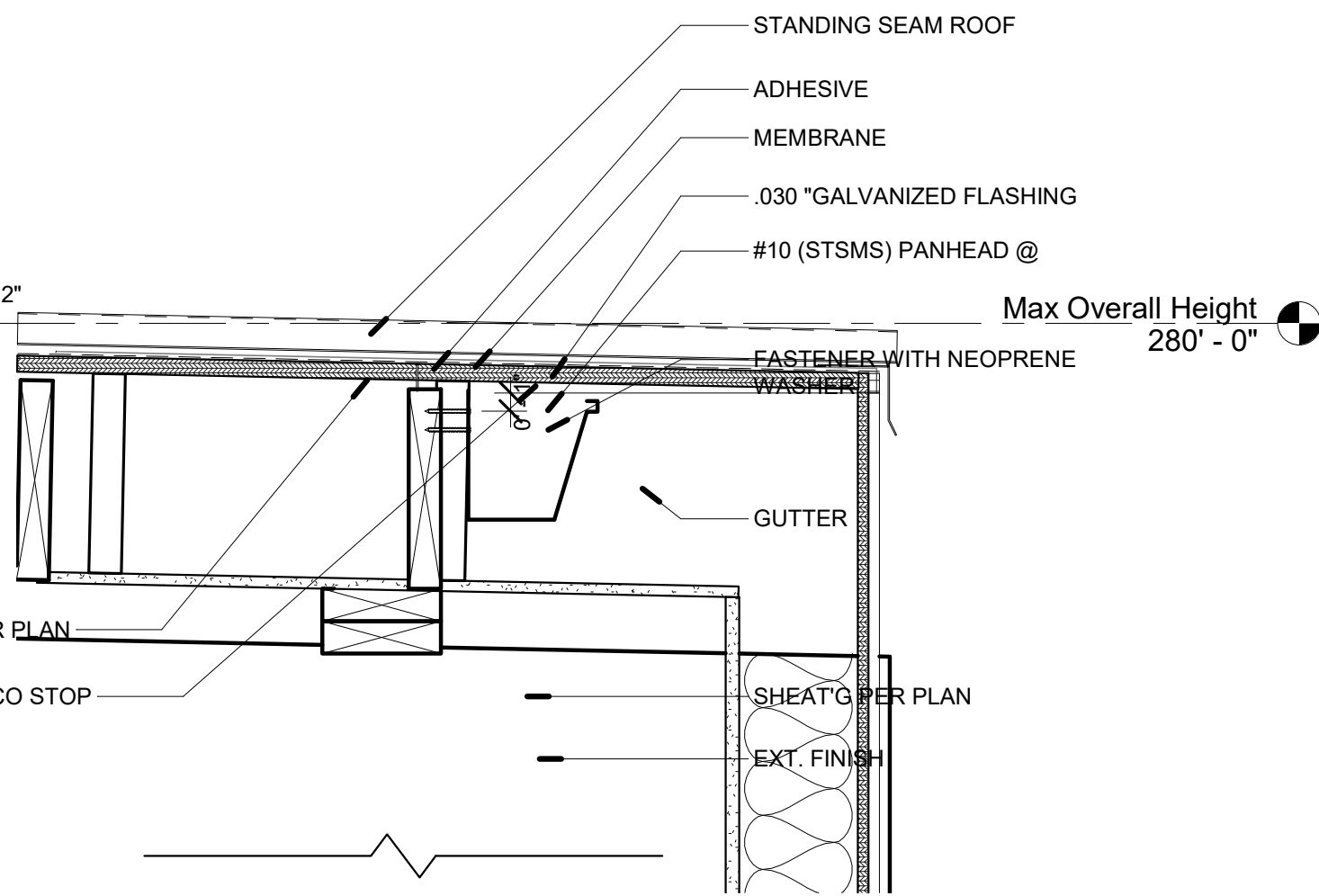
FASTENER SEQUENCE @ ENDLAP

18" DOUBLE-LOK 22GA STANDING SEAM PANEL BY MBCI			
NEG	POS	NEG	POS
t = 0.0299"	t = 0.0299"	t = 0.0299"	t = 0.0299"
S <sub>x</sub> = 0.1846 IN <sup>3</sup>	S <sub>x</sub> = 0.2154 IN <sup>3</sup>	S <sub>x</sub> = 0.1846 IN <sup>3</sup>	S <sub>x</sub> = 0.2154 IN <sup>3</sup>
I <sub>x</sub> = 0.2718 IN <sup>4</sup>	I <sub>x</sub> = 0.4968 IN <sup>4</sup>	I <sub>x</sub> = 0.2718 IN <sup>4</sup>	I <sub>x</sub> = 0.4968 IN <sup>4</sup>
F <sub>y</sub> = 50 KSI	F <sub>y</sub> = 50 KSI	F <sub>y</sub> = 50 KSI	F <sub>y</sub> = 50 KSI

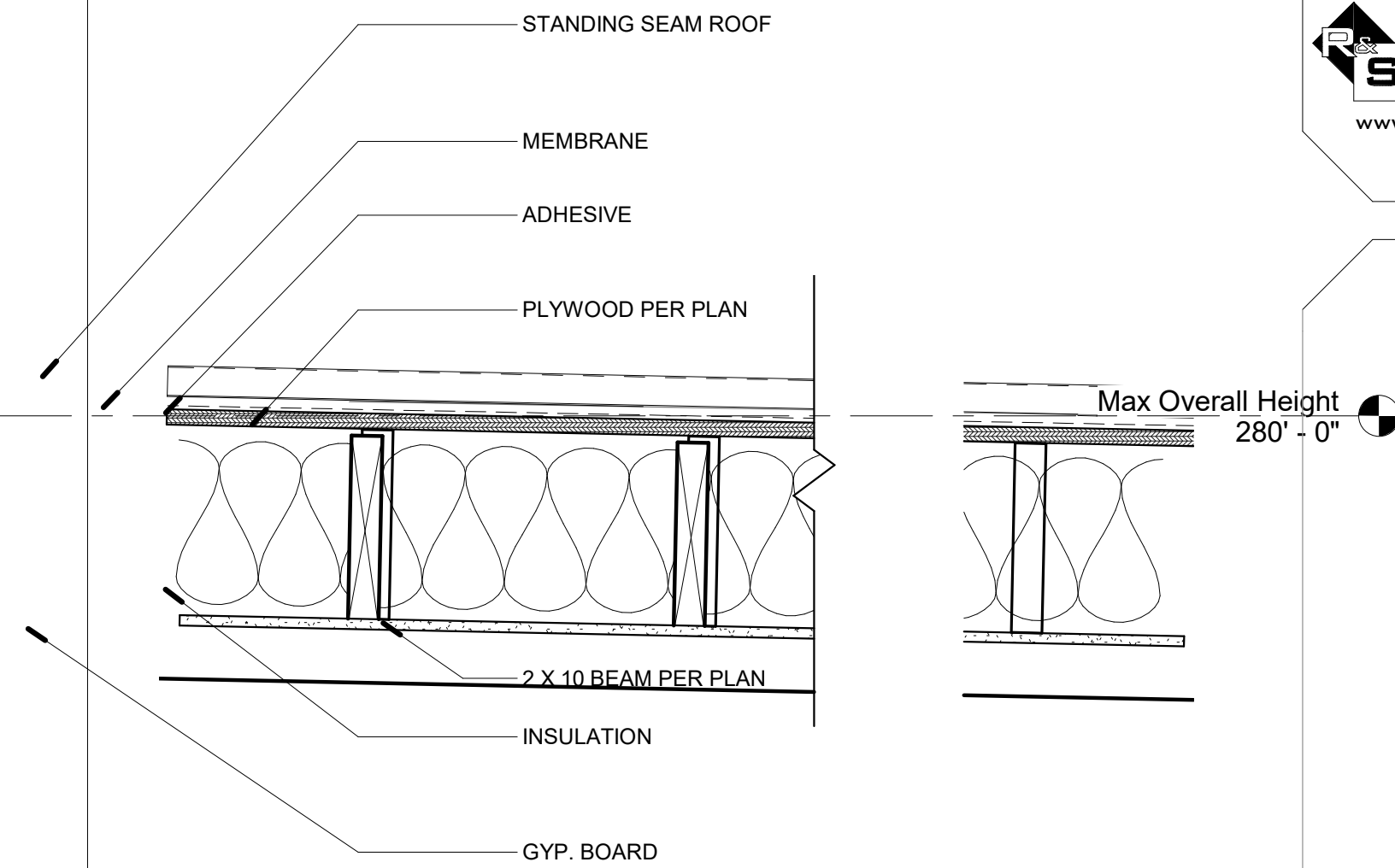
18" 26GA STANDING SEAM PANEL			
NEG	POS	NEG	POS
t = 0.018"	t = 0.018"	t = 0.018"	t = 0.018"
S <sub>x</sub> = 0.1383 IN <sup>3</sup>	S <sub>x</sub> = 0.7560 IN <sup>3</sup>	S <sub>x</sub> = 0.1383 IN <sup>3</sup>	S <sub>x</sub> = 0.7560 IN <sup>3</sup>
I <sub>x</sub> = 0.351 IN <sup>4</sup>	I <sub>x</sub> = 0.351 IN <sup>4</sup>	I <sub>x</sub> = 0.351 IN <sup>4</sup>	I <sub>x</sub> = 0.351 IN <sup>4</sup>
F <sub>y</sub> = 33 KSI	F <sub>y</sub> = 33 KSI	F <sub>y</sub> = 33 KSI	F <sub>y</sub> = 33 KSI



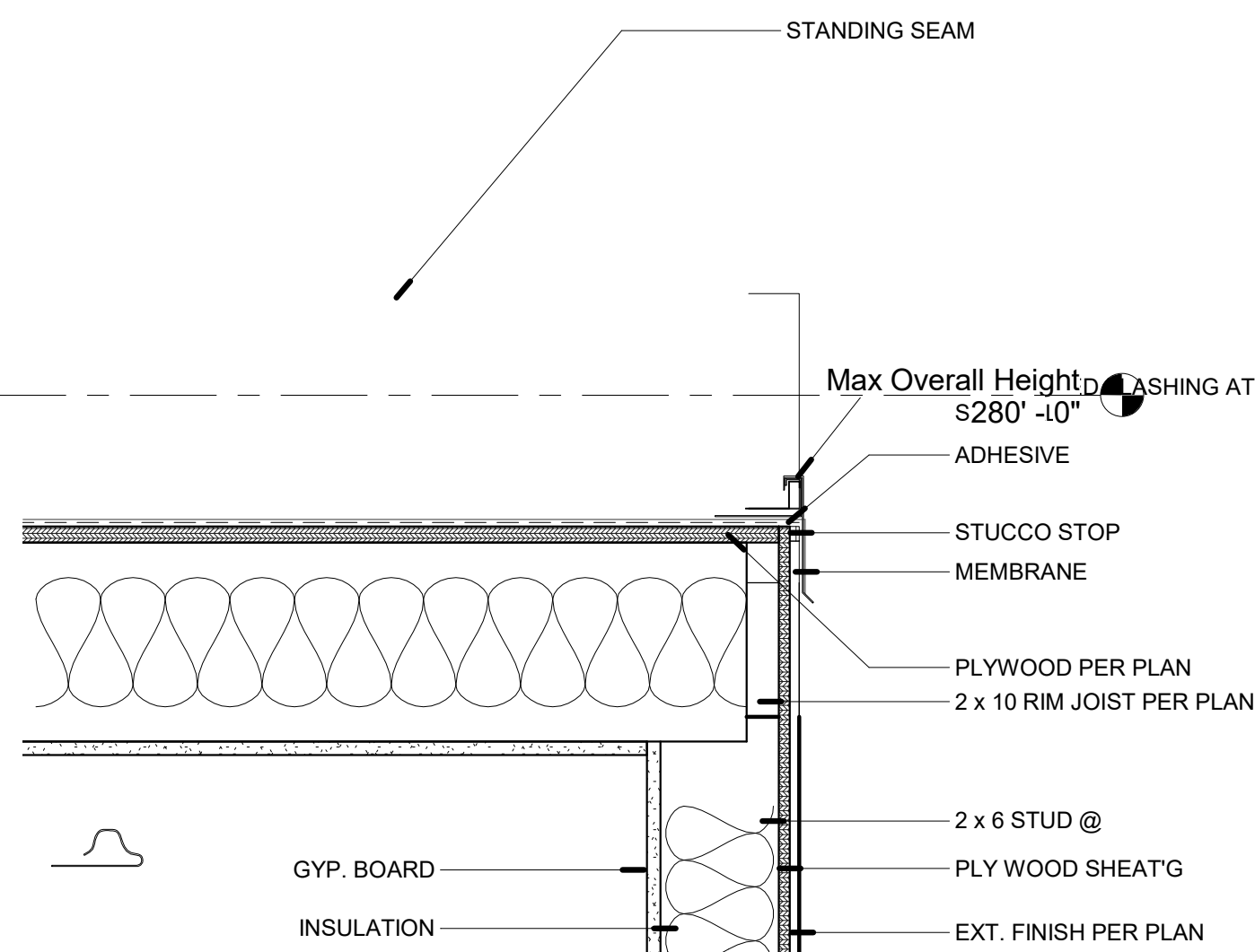
1 1 1/2" = 1'-0" STANDING SEAM @ HIGH END



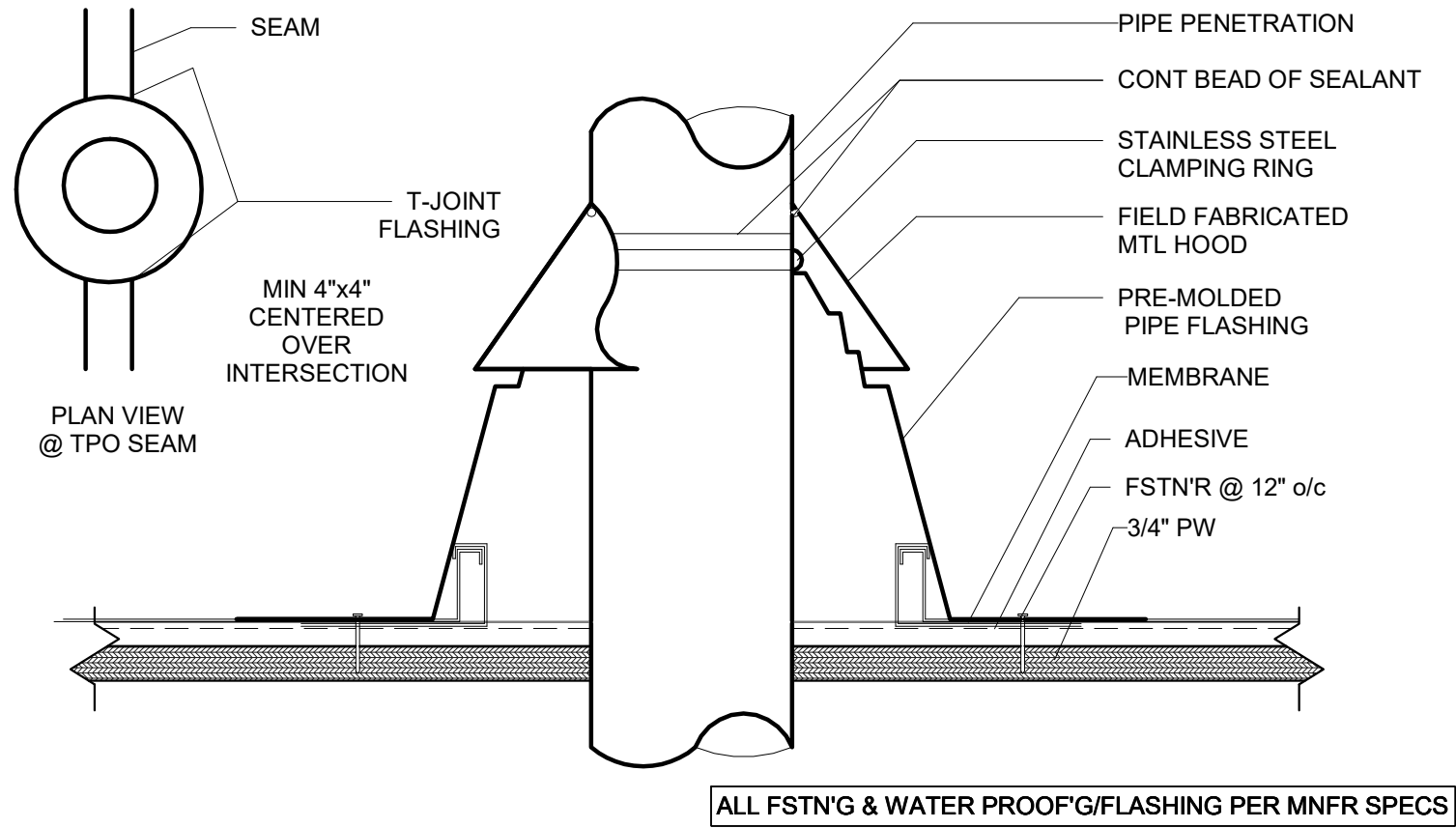
2 1 1/2" = 1'-0" STANDING SEAM @ LOW END



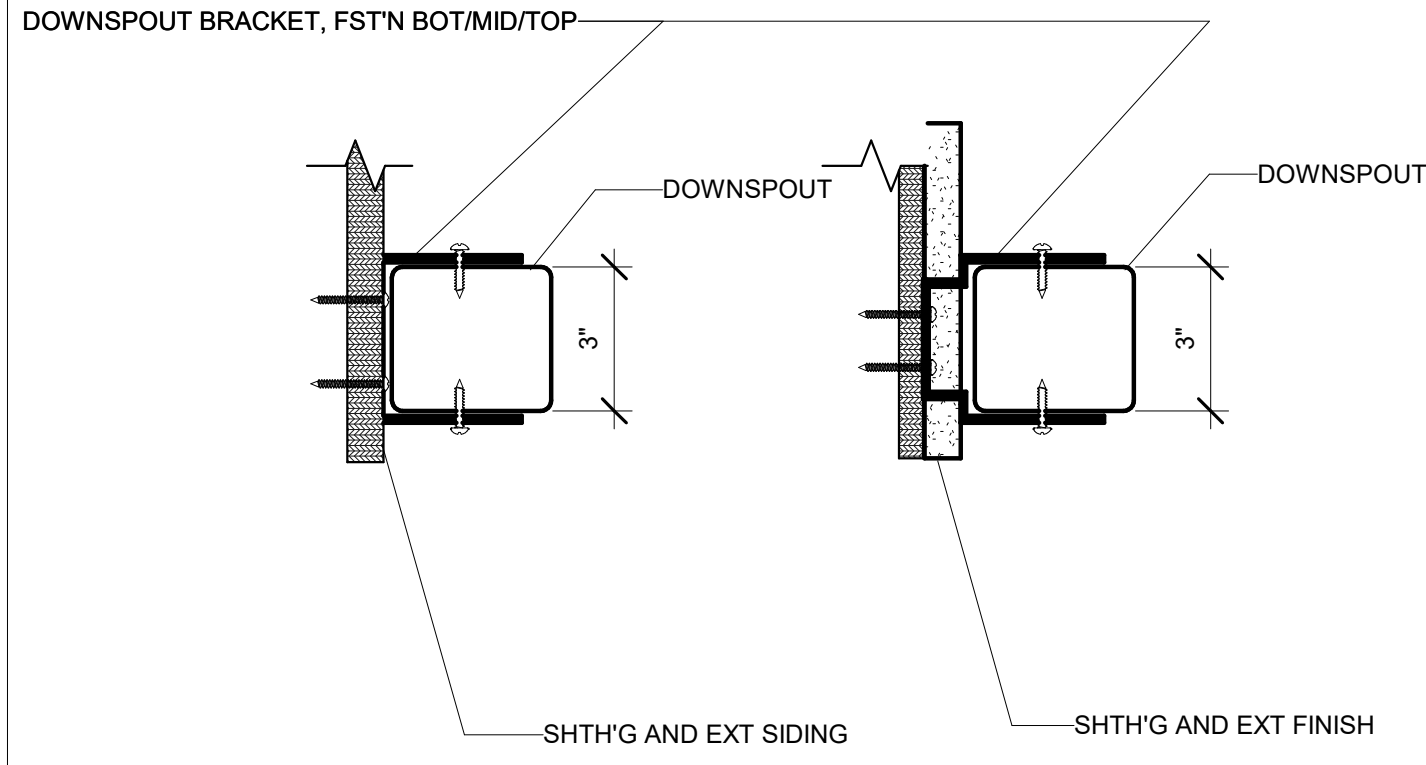
3 1 1/2" = 1'-0" STANDING SEAM @ SIDEWALL



4 1 1/2" = 1'-0" STANDING SEAM @ LOW TO HIGH



5 3" = 1'-0" Pipe Penetration Standing Seam



6 3" = 1'-0" Downspout Mount

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1096  
CHAVETT@GMAIL.COM

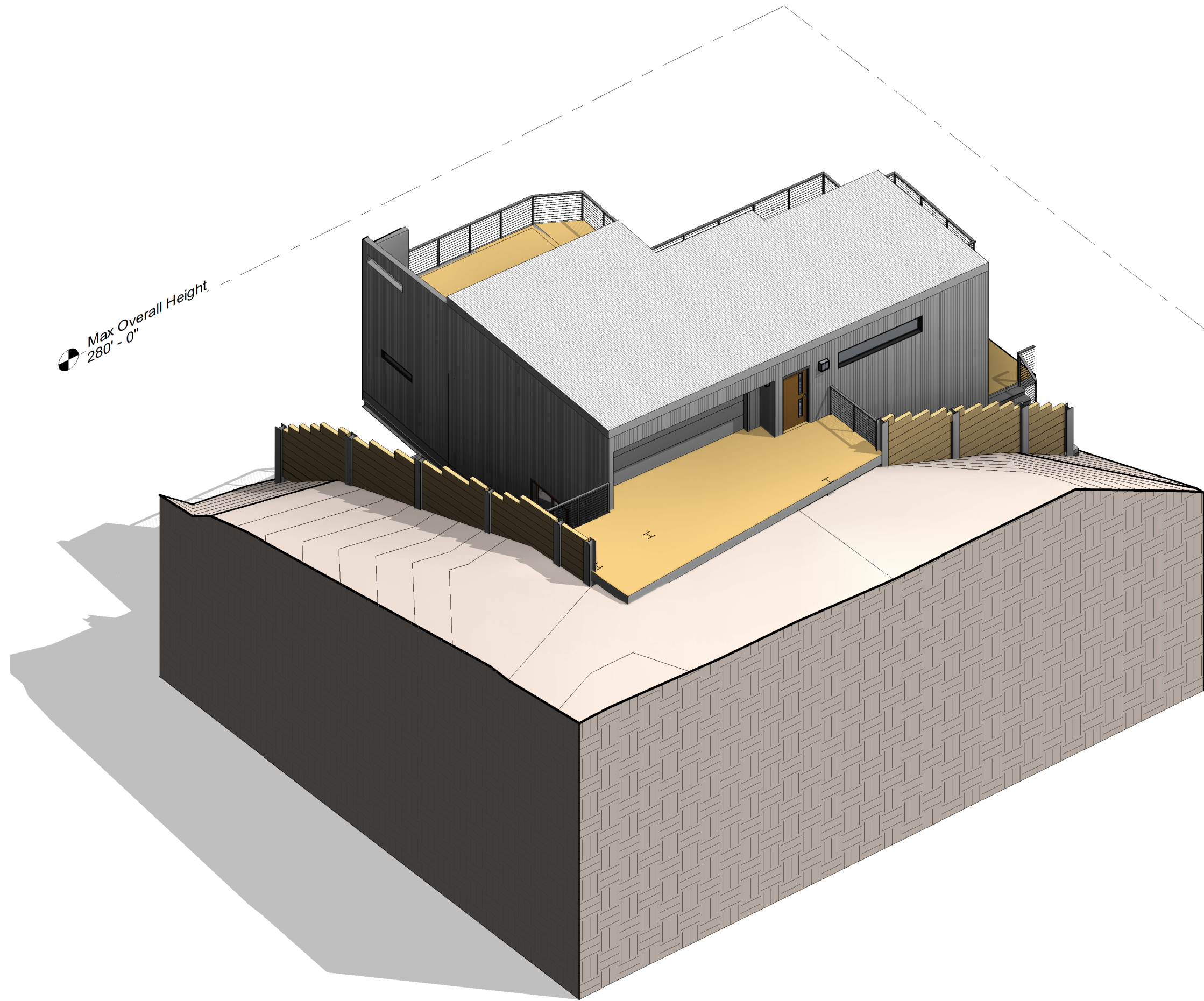
PROJECT NO:  
RA#1901  
BLDG DEPT NO:

ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
SCALE:  
As indicated

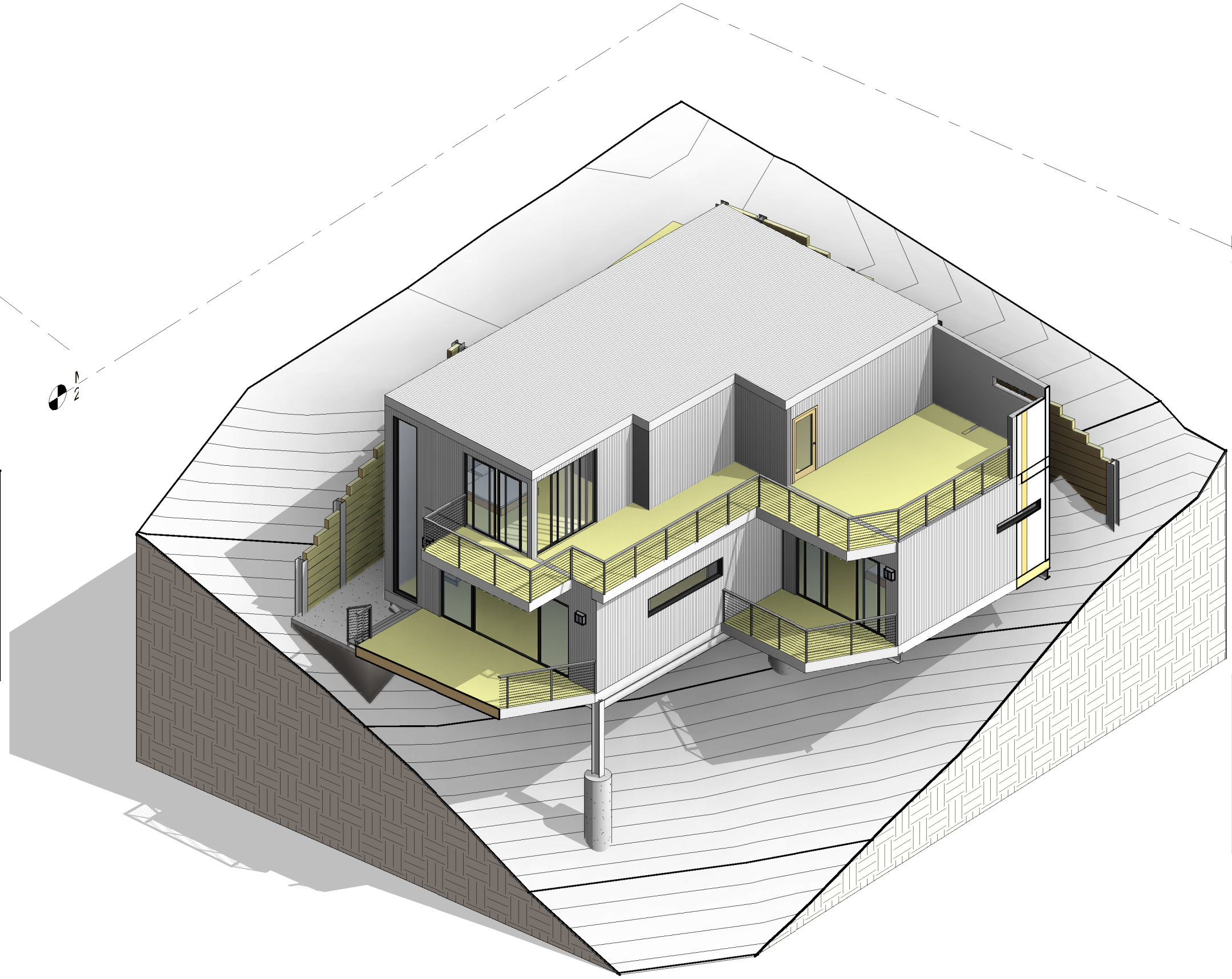
A403

STANDING SEAM (DETAILS)

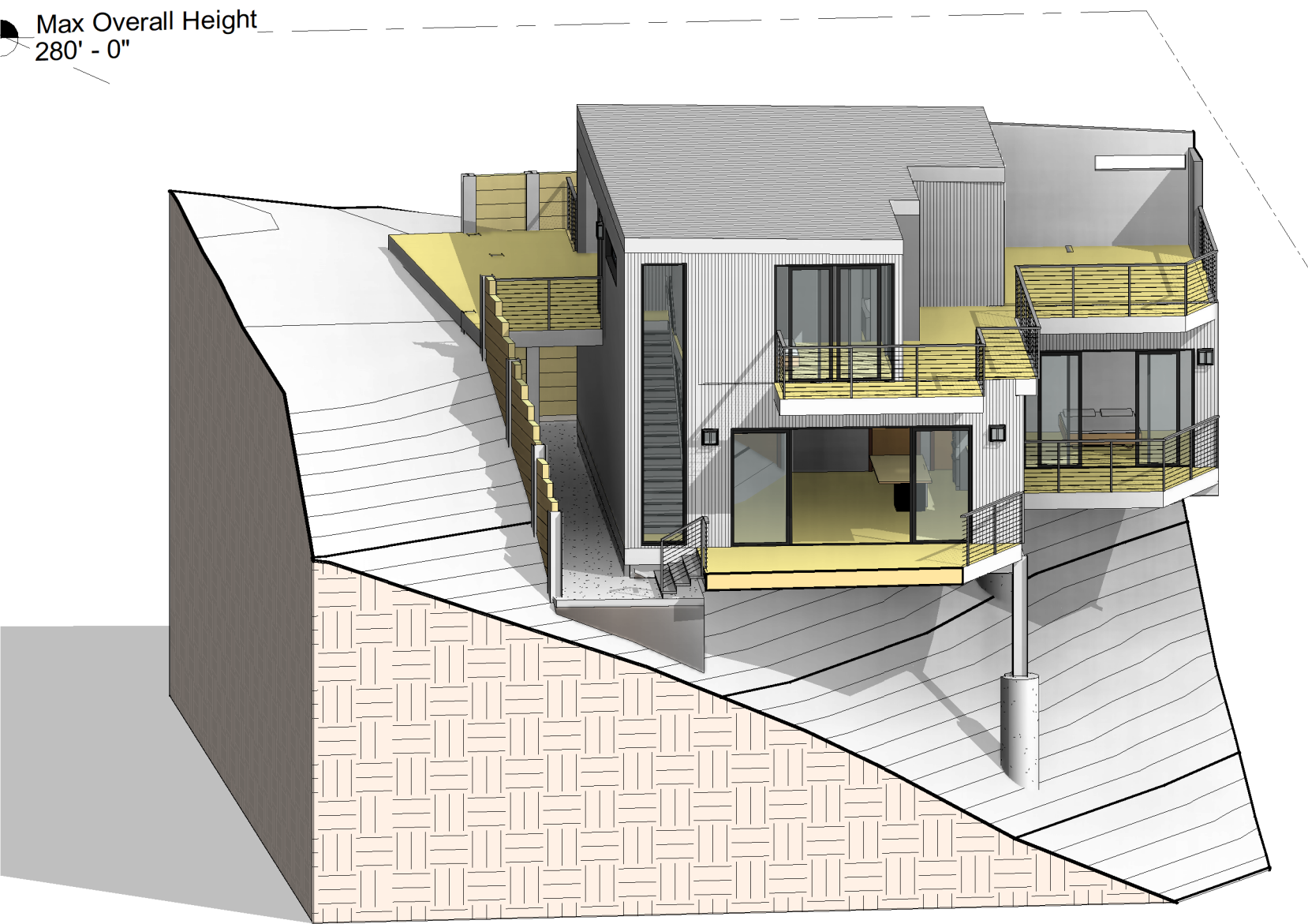




1 VIEW 1



2 VIEW 2



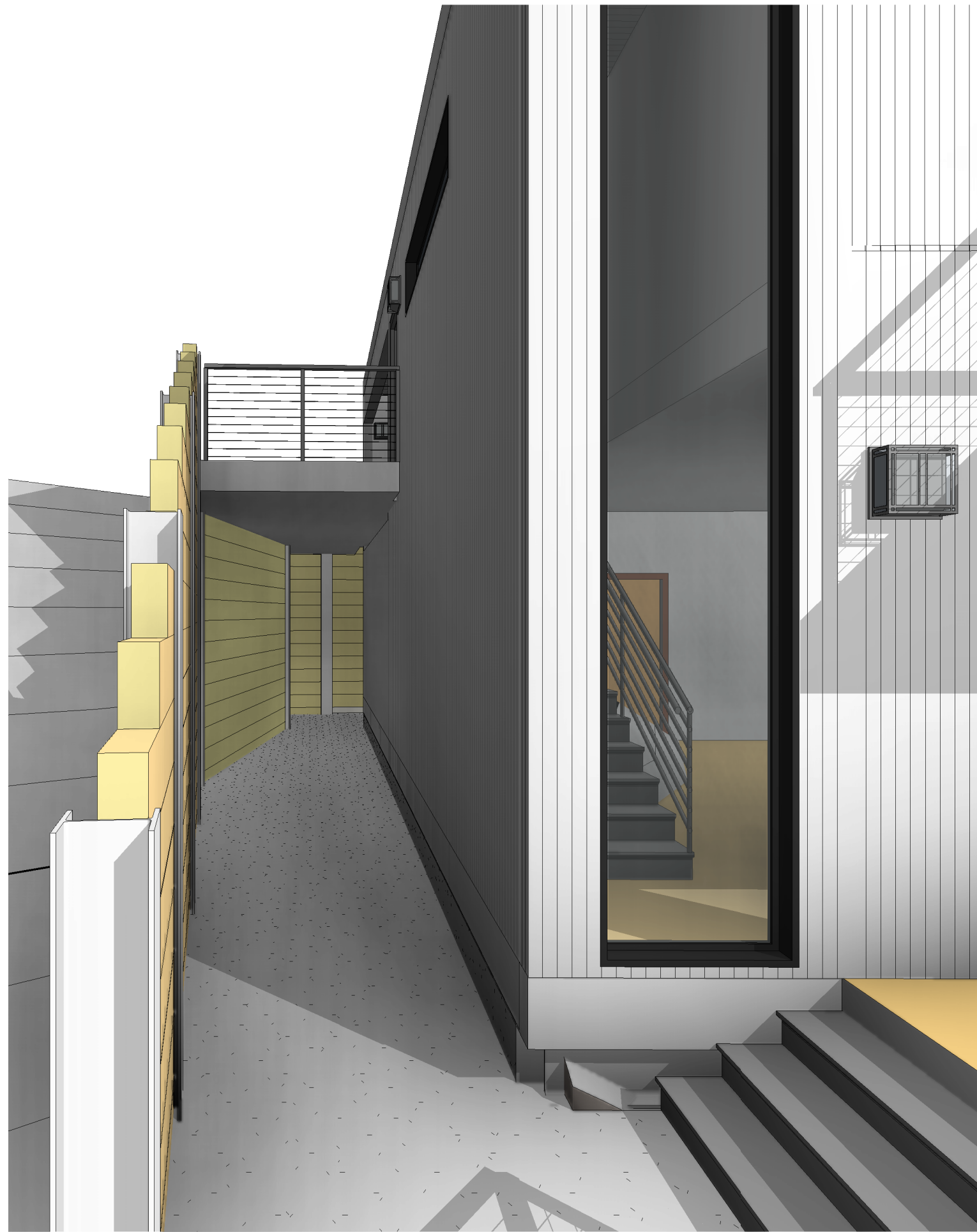
3 VIEW 3



4 3D View 1



7 3D View 4



5 3D View 2



6 3D View 3

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

STAMP

PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1096  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:

ISSUE DATE:  
06/08/21  
DRAWN BY:  
Author  
REVIEWED BY:  
Approver  
SCALE:

A500  
PERSPECTIVES

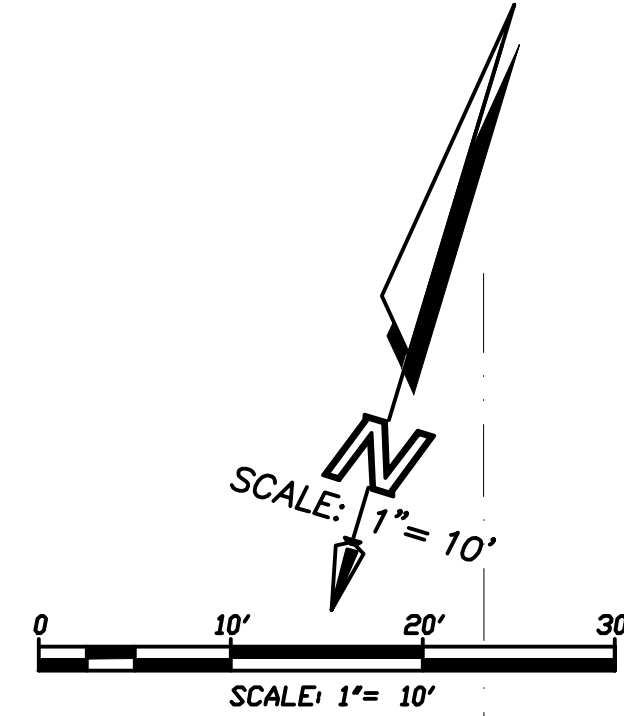




BRUSH MANAGEMENT LEGEND

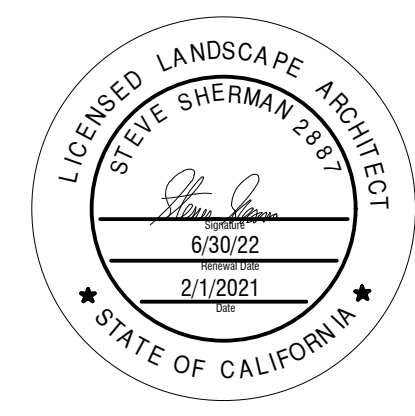
ZONE ONE—MEASURED 35' FROM STRUCTURE  
Plant materials maximum height 4' permanently irrigated.

ZONE TWO—EXTENDING FROM ZONE ONE TO 100' FROM STRUCTURE  
Native plant materials pruned per specifications. No irrigation.



- NOTES:
1. All zone one planted areas to have permanent irrigation including rear slope.
  2. Brush Management on adjacent properties shall be the responsibility of the adjacent property owner. For maintenance issues, contact the Fire-Rescue Department's Fire Hazard Advisor — Brush/Weed complaint line at: (619) 533-4444.
  3. If in the very high fire severity zone; 35' of Zone 1 and 65' of Zone 2 (Defensible Space = 100' total; Zone 1 shall NOT be less than 35' without additional mitigation(s)) Defensible space reduces the risk that fire will spread from the surroundings to the structure and provides firefighters access/ability to defend the structure. Reduced zones will jeopardize the structure and inhibit firefighters defensible space.(New Issue)
  4. Due to Zone 2 depth issues, the following alternative compliance mitigation measures have been incorporated into the structure:
    - 4.1. Dual glazed/dual tempered windows at all windows (except for window FF at northeast corner of house).
    - 4.2. Additional sprinklers in the following locations where NFPA 13R sprinklers are not required (1 sprinkler in each closet, 1 sprinkler in each bathroom).
  5. R337.1.3 Application, exception 4., with the reference date from R337.1.3.1 Application date and where required, July 1, 2008; shall NOT apply when any portion of the addition/remodel causes there to be less than the required minimum of 100'. Mitigation is what is required by code: If located in the high severity fire zone, you are required to comply with CRC 337/CBC 7A. Sprinklers for new buildings are also required. These requirements DO NOT provide "additional" mitigation. For additional mitigation(s); see FPB policy B-18-01, Sect. V, subsection C.

ON SITE PHOTOS: See above.



**CALIFORNIA**  
  
**LANDSCAPE TECHNOLOGIES**  
landscape architecture  
irrigation design  
970 Woodlake Drive  
Cardiff by the Sea  
California 92007  
760.809.3241

Site Dev Permit 10/6/21

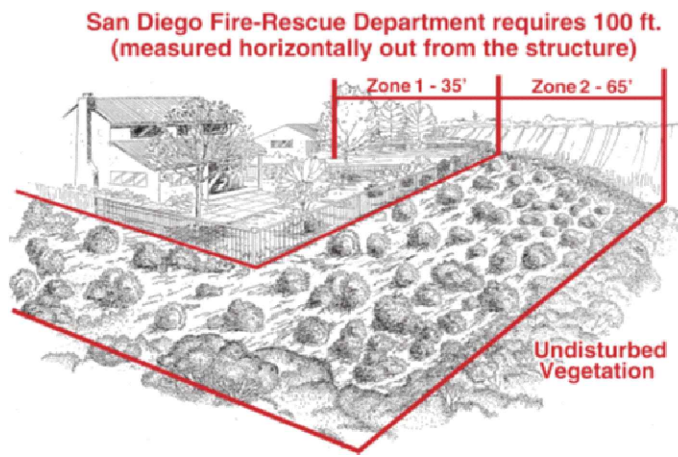
<b>PRIVATE CONTRACT</b>			
BRUSH MANAGEMENT PLAN FOR: <b>2626 VANCOUVER AVE</b> LOT 21 IN BLOCK "Q" OF MONTCLAIR ADDITION			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 4 SHEETS		I.O. NO. <b>N/A</b> PROJ. NO. <b>649411</b>	
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	CLT		
AS-BUILTS			
CONTRACTOR		DATED STARTED	
INSPECTOR		DATE COMPLETED	
		V.T.M. <b>N/A</b>	
		<b>1846-6293</b> NAD 83 COORDINATES	
		<b>206-1733</b> LAMBERT COORDINATES	
		<b>41625- 1 -D</b>	



San Diego Municipal Code  
§142.0412 - Brush Management

Table 142-04H

	Standord Width	Provided Width
Zone One	35–feet	9 to 12–feet
Zone Two	65–feet	91 to 88–feet



- (f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width.
- (g) Zone One Requirements
- The required Zone One width shall be provided between native or naturalized vegetation and any *structure* and shall be measured from the exterior of the *structure* to the vegetation.
  - Zone One shall contain no habitable *structures*, *structures* that are directly attached to habitable *structures*, or other combustible construction that provides a means for transmitting fire to the habitable *structures*. *Structures* such as *fences*, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
  - Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
  - Trees within Zone One shall be located away from *structures* to a minimum distance of 10 feet as measured from the *structures* to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
  - Permanent irrigation is required for all planting areas within Zone One except as follows:
    - When planting areas contain only species that do not grow taller than 24 inches in height, or
    - When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
  - Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
  - Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) Zone Two Requirements
- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable *structure*, to the edge of undisturbed vegetation.
  - No *structures* shall be constructed in Zone Two.
  - Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
  - Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
  - The following standards shall be used where Zone Two is in an area previously *graded* as part of legal *development* activity and is proposed to be planted with new plant material instead of *clearing* existing native or naturalized vegetation:
    - All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing *sensitive biological resources*.
    - New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable *structures* and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
    - All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonge spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

SECTION III: BRUSH MANAGEMENT

3-1 BRUSH MANAGEMENT - DESCRIPTION

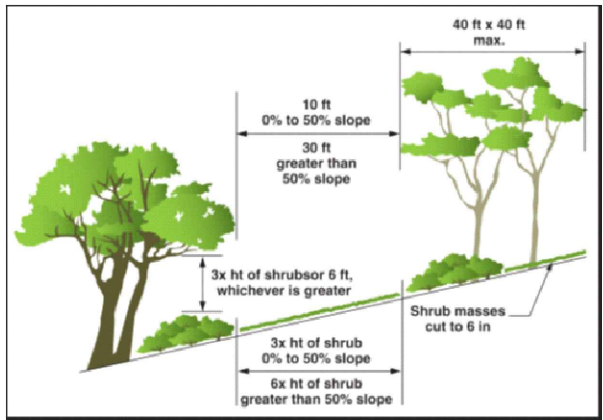
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT-REQUIREMENTS

3.2-1 Basic requirements - All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher

(Figure 3-1). Dead and excessively twiggy growth shall also be removed.



- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
- 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements -All Structures
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
- 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures

- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

BRUSH MANAGEMENT MAINTENANCE NOTES

- General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.



L-2

PRIVATE CONTRACT

BRUSH MANAGEMENT PLAN FOR:  
  
2626 VANCOUVER AVE  
  
LOT 21 IN BLOCK "Q" OF MONTCLAIR ADDITION

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 2 OF 4 SHEETS

I.O. NO. N/A  
PROJ. NO. 649411

FOR CITY ENGINEER  
DATE

V.T.M. N/A

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CLT			
AS-BUILTS				

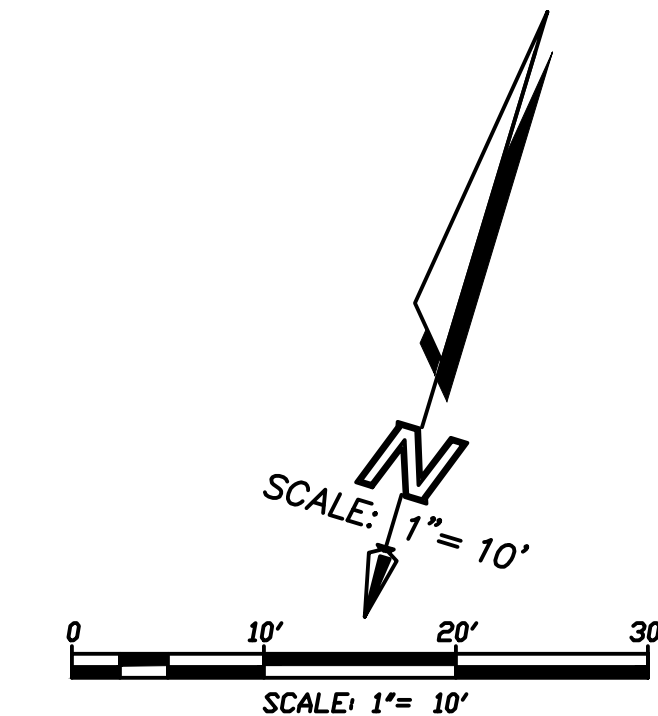
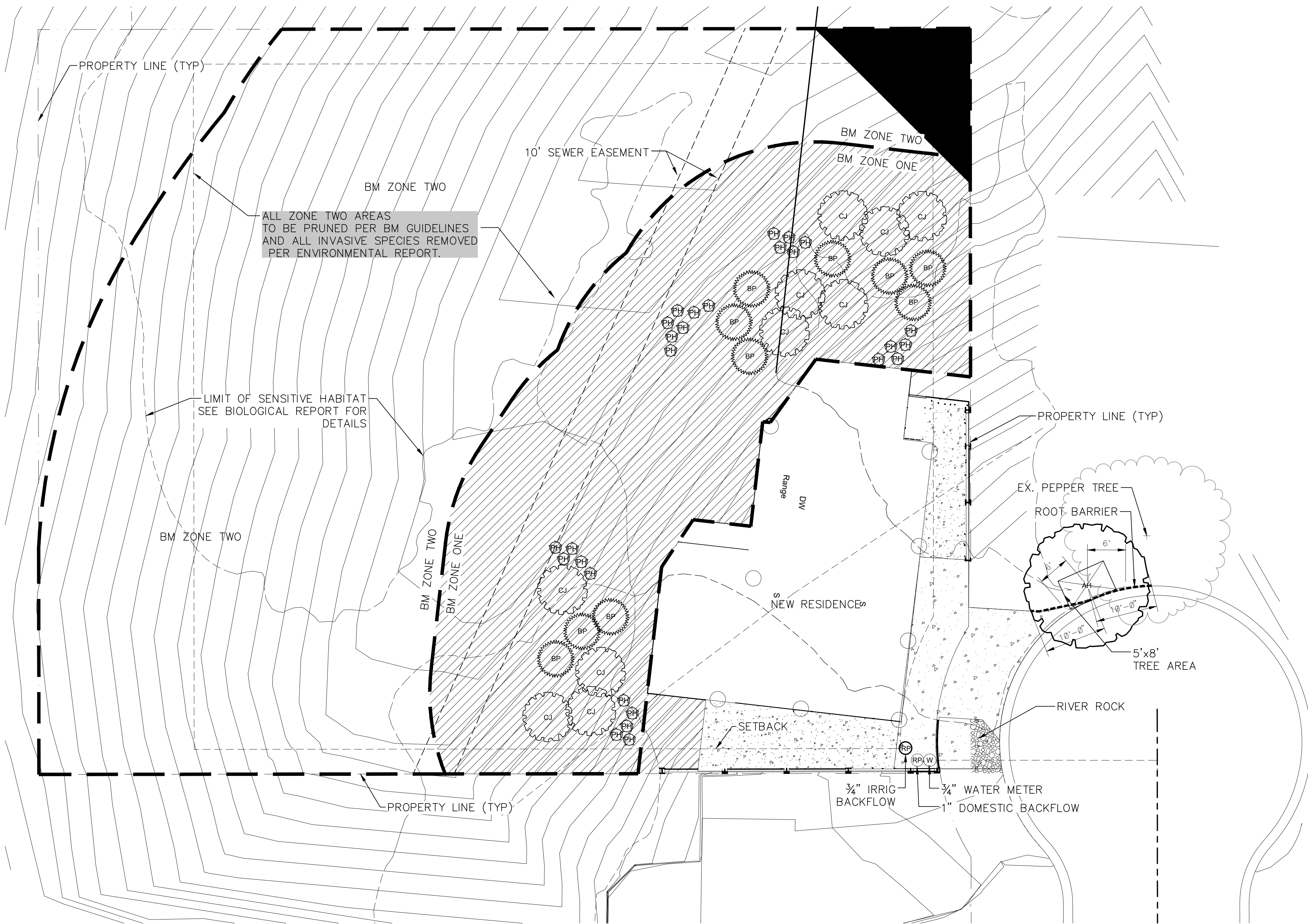
CONTRACTOR  
INSPECTOR

DATED STARTED  
DATE COMPLETED

41625- 2 -D

1846-6293  
NAD 83 COORDINATES  
206-1733  
LAMBERT COORDINATES





TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	AH	Arbutus x 'Marina' / Arbutus Standard	24"box	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	BP	Baccharis pilularis 'Pigeon Point' / Coyote Brush	1 gal	10
	CJ	Ceanothus x 'Joyce Coulter' / Joyce Coulter Wild Lilac	1 gal	10
	PH	Penstemon heterophyllus / Foothill Penstemon	1 gal	27
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING
	MP	Myoporum parvifolium 'Pink' / Trailing Myoporum	flat	12" o.c.
		RIVER ROCK - KRC 2"-4" MEXICAN SUNBURST		

PLANTING REQUIREMENT:

Slope in zone one: 4,740 sf.  
1 gallon plant required per 100 sf.  
47 1 gallon plants required, 47 plants provided.

One 24" box tree required for every 30' of street frontage.  
1 24" box tree provided.

Root Barrier - Deep Root UB24-2:  
24" deep lined barrier extending 10' from center of tree to either side along paving.

- Tree Planting Notes:
- A minimum root zone for 40 s.f. in area shall be provided for all trees. The minimum dimension for this area shall be 5 feet, per SDMC 142.0403(b)(5).
  - Trees shall be maintained so that all branches shall be maintained at 6 feet above the grade of the pedestrian walkways and at 16 feet above the grade of the vehicular travel ways, per SDMC 142.0403(b)(10).
  - Non-biodegradable 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 (series only) around the root ball.

- Irrigation Notes:
- All plantings shall receive irrigation.
  - Bubblers shall be provide for trees on dedicated valve.
  - Highly efficient Hunter rotating sprinklers shall be used on slopes. Only BM zone one will be irrigated.
  - Hunter HPC Smart controller technology shall be used.

MINIMUM TREE SEPARATION DISTANCE	
IMPROVEMENT	MINIMUM DISTANCE TO STREET TREE
Traffic signals (stop sign)	20 feet
Underground utility lines	5 feet
Above ground utility structures	10 feet
Driveway (entries)*	10 feet*
Intersection (intersecting curb lines of two streets)	25 feet
Sewer lines	10 feet

\* 5 feet of residential driveways with speed limit of 25mph.



CALIFORNIA

LANDSCAPE TECHNOLOGIES

landscape architecture

irrigation design

970 Woodlake Drive

Cardiff by the Sea

California 92007

760.809.3241

PRIVATE CONTRACT

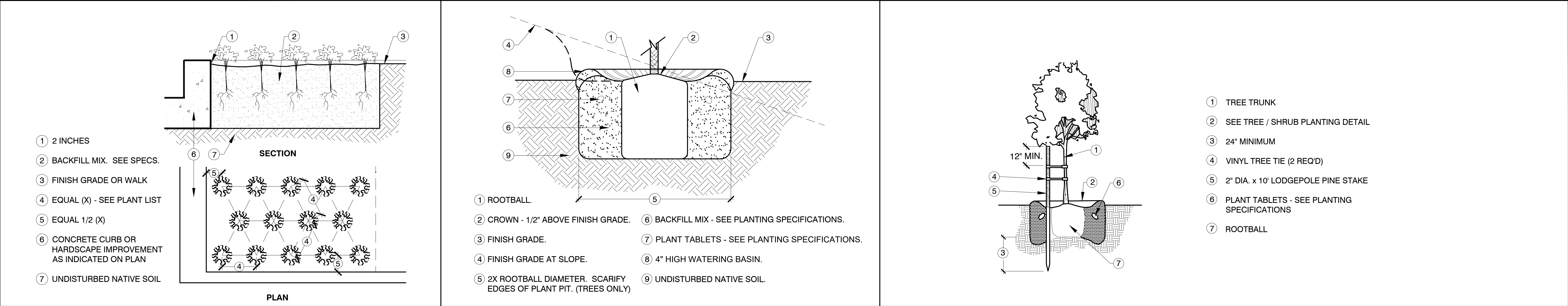
BRUSH MANAGEMENT PLAN FOR:

2626 VANCOUVER AVE

LOT 21 IN BLOCK "Q" OF MONTCLAIR ADDITION

CITY OF SAN DIEGO, CALIFORNIA		I.O. NO.	N/A
DEVELOPMENT SERVICES DEPARTMENT		PROJ. NO.	649411
SHEET 3 OF 4 SHEETS		V.T.M.	N/A
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	CLT		
AS-BUILTS			
CONTRACTOR		DATED STARTED	
INSPECTOR		DATE COMPLETED	

1846-6293
NAD 83 COORDINATES
206-1733
LAMBERT COORDINATES
41625- 3 -D



GROUND COVER PLANTING

NOT TO SCALE

PLANTING DETAIL

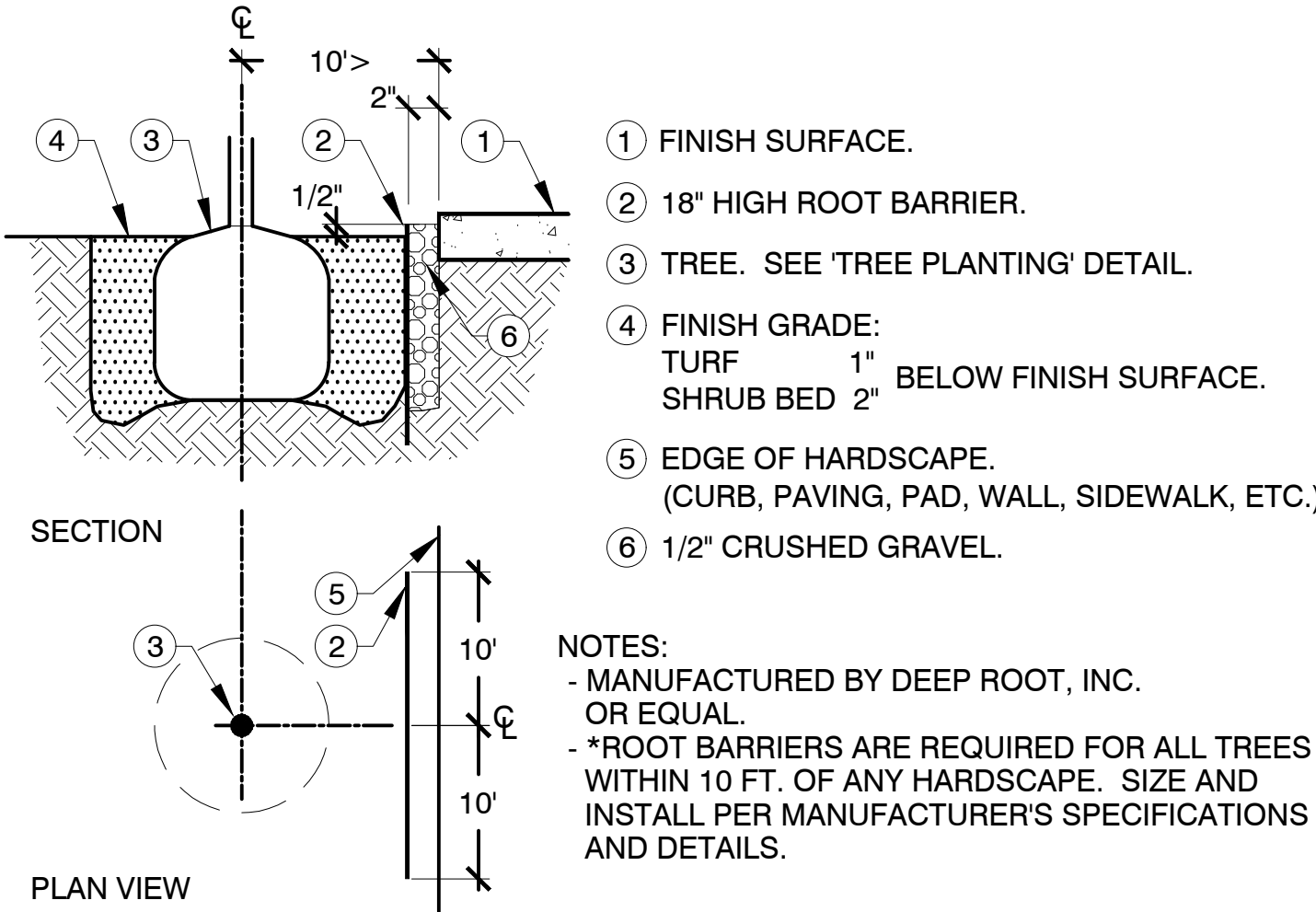
NOT TO SCALE

TREE STAKING DETAIL

NOT TO SCALE

PLANTING SPECIFICATIONS

- A. The planting plan is diagrammatic. All plant locations are approximate.  
B. Quantities shown on the planting plan are approximate and are for the convenience of the contractor only. Plant symbols take precedence over plant quantities specified.  
C. Contractor shall notify the Landscape Architect of discrepancies between quantities and symbols shown.
- Contractor shall apply a contact herbicide (herbicide applicator shall be licensed by the State of California) where weeds are present, per manufacturer's specifications, a minimum of ten (10) days prior to commencement of any planting or irrigation work. Weeds shall be allowed to completely die back, including the roots, and shall then be removed before proceeding with work. Note: When removing existing plants contractor shall not grub out roots on slopes. Cut flush to grade.
- Contractor will be responsible for verifying grades prior to beginning work and shall be responsible for all grades once work has commenced.
- Contractor shall obtain an agricultural soils report upon completion of rough grading. Soil amendment and plant backfill shall conform to soil report requirements. For bidding purposes, soil amendments shall be as follows:  
  
All areas to be planted (except slopes in excess of 3:1) shall be roto-tilled to a depth of six inches (6") and the following amendments spread evenly and thoroughly blended in per 1000 square feet:  
  
A. 1 cubic yard organic compost  
B. 160 pounds Agricultural Gypsum  
C. 15 pounds soil sulfur  
D. 25 pounds 16-6-8 slow release fertilizer
- Soil shall be suitable for plant growth and free of harmful substances or deleterious materials prior to planting.
- Contractor shall remove all rock in excess of one-inch (1") diameter exposed at the soil surface. River rocks and existing boulders shall be reused on site.
- Prior to planting, irrigation system shall be fully operational and all planting areas shall be thoroughly soaked.
- Each plant shall receive "agriform" (or equal) plant tablet as follows:  
  
1 gallon container (1) 21 gram  
5 gallon container (3) 21 gram  
15 gallon container (5) 21 gram  
per three inches (3") of boxed tree size (1) 21 gram
- Plant material shall not be root bound. Five gallon plants and larger shall have been grown in containers for a minimum of six months and a maximum of two years. Plants shall exhibit healthy growth and be free of diseases and pests.
- Plant pit shall be twice the width of the designated nursery container but shall be no deeper than the container. Root ball shall protrude above the plant pit 1/2 inch (1/2") at the completion of planting.
- Backfill shall be per soil test. For bidding purposes backfill shall be as follows:  
  
A. 80% site soil  
B. 20% Organic Compost
- Plants shall not be placed within twelve inches (12") of sprinkler heads or within eighteen inches (18") of buildings.
- Contractor shall install drainage chimneys in all plant pits where obstruction to root growth or drainage is encountered, such as in rock, clay or caliche. If rock is encountered where a planting is indicated, review location with Owner or Landscape Architect.
- Contractor shall maintain a minimum 2% drainage away from all buildings, structures, and walls. Finished grades shall be smoothed to eliminate puddling or standing water.
- All areas not planted with ground cover (excluding lawn areas) shall be mulched to a depth of two inches (2") at the conclusion of planting up to the edge of each plant pit. Mulch shall be decomposed shredded wood "Forest Mulch."
- Contractor shall leave site in a clean condition, removing all unused material, trash, and tools.
- Contractor shall maintain all plantings for a period of thirty (30) days or until plants are deemed established and irrigation is operating properly to the satisfaction of Owner and Landscape Architect - whichever period is longer.
- At completion of all work outlined in these plans, Contractor shall contact Owner and arrange for a walkthrough to determine that all aspects of work are completed. Work must be fully completed according to all plans and specifications and must be completed in a good workmanship manner and must be accepted by Owner in writing prior to the beginning of the establishment period.
- The establishment period shall include the following scope of work:  
  
A. daily watering of all plant material.  
B. adjustment of sprinkler head height and watering pattern.  
C. weeding and removal of all weeds from ground cover areas, on a weekly basis.  
D. replacement of any dead, dying, or damaged trees, shrubs, or ground covers.  
E. filling and recompaction of eroded areas.  
F. filling and replanting of any low areas which may cause standing water.  
G. weekly removal of all trash, litter, clippings, and all foreign debris.  
H. At 30 days after planting, and prior to the end of the establishment period, Best Fertilizer Company 16-6-8 (or equal) shall be applied at the rate of six (6) pounds per 1,000 square feet to planting areas. Additional fertilizations shall be per soil test.
- Prior to end of establishment period, Contractor shall contact Owner and arrange for a final walk through. Owner must accept all maintained areas in writing prior to end of establishment period.  
  
A. All groundcover and shrubs shall be guaranteed by Contractor in writing as to growth and health for a period of sixty (60) days after completion of establishment period and final acceptance. All trees shall be guaranteed by Contractor in writing to live and grow in an acceptable upright position for a period of one (1) year after completion of the specified establishment period and final acceptance.  
  
B. Contractor, within fifteen (15) days of written notification by Owner, shall remove and replace all guaranteed plant materials which, for any reason, fail to meet the requirements of the guarantee. Replacement shall be made with plant materials as indicated or specified on the original plans, and all such replacement materials shall be guaranteed as specified for the original material guarantee.
- Contractor, under the direction of the Landscape Architect, shall remove all other additional unwanted groundcover, trees and shrubs.



ROOT BARRIER DETAIL

NOT TO SCALE

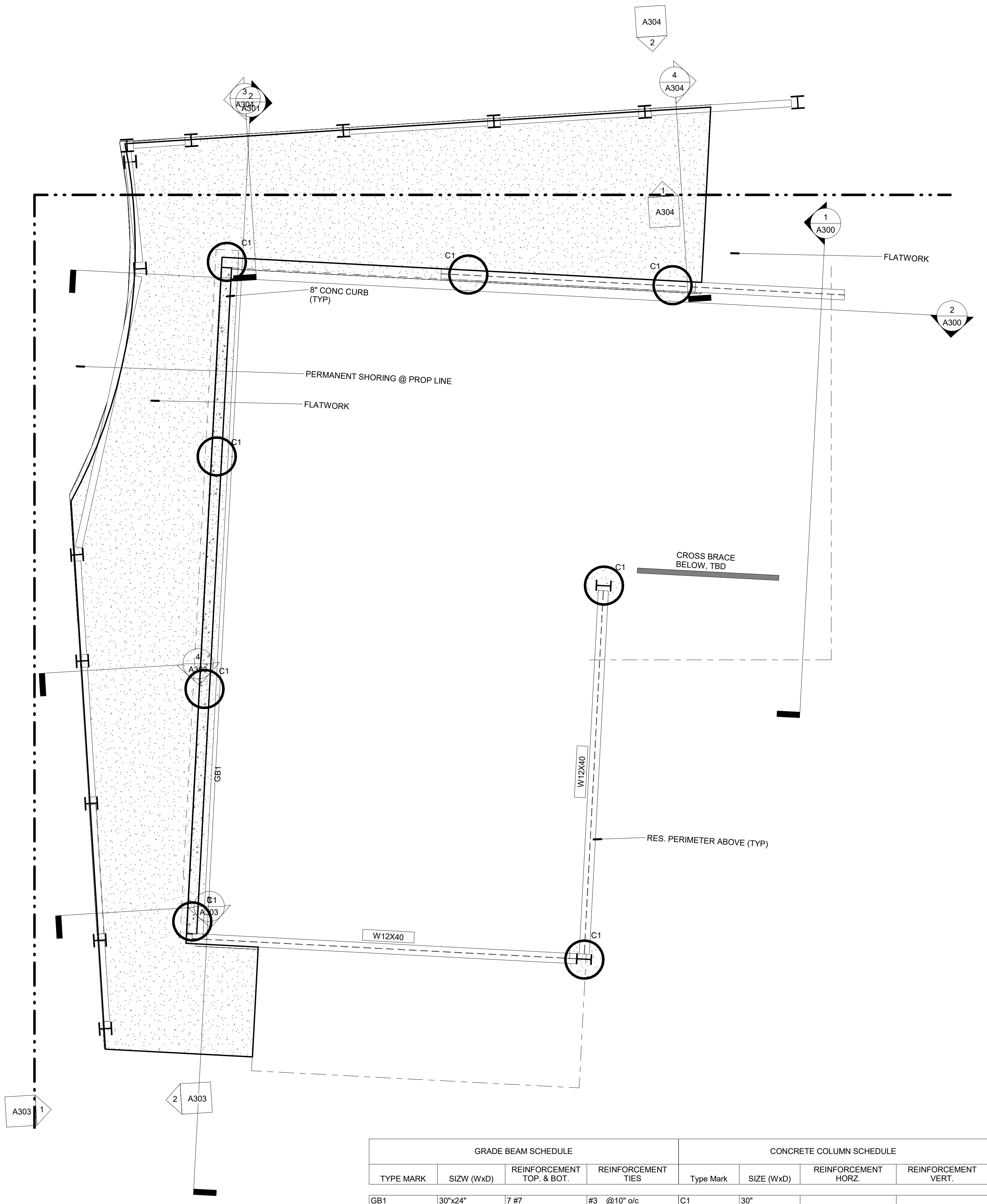


PRIVATE CONTRACT

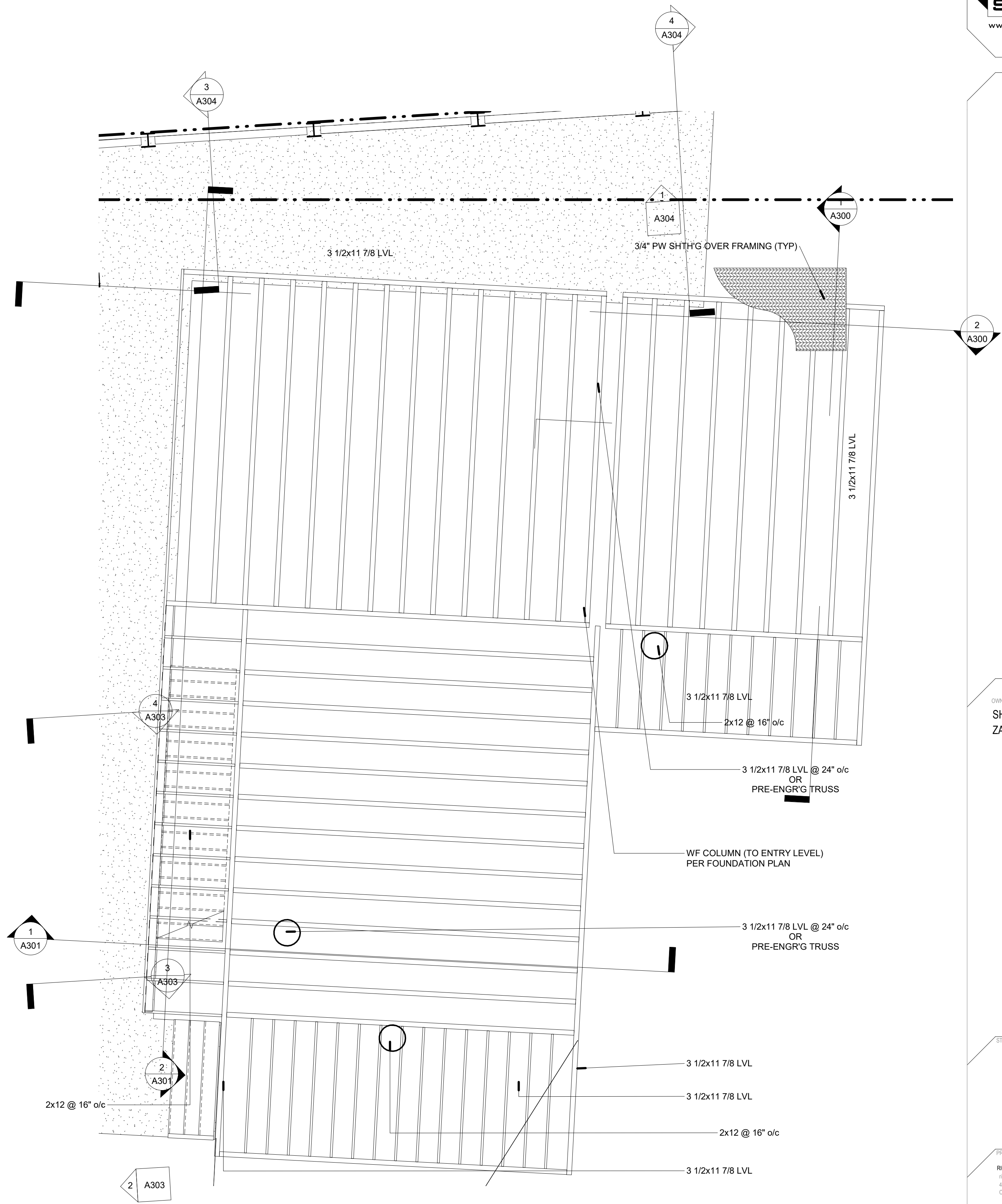
PLANTING DETAILS AND SPECS FOR:  
  
2626 VANCOUVER AVE  
  
LOT 21 IN BLOCK "Q" OF MONTCLAIR ADDITION

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 4 OF 4 SHEETS		I.O. NO. N/A PROJ. NO. 649411		
FOR CITY ENGINEER _____ DATE _____		V.T.M. _____ N/A		
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	CLT			
AS-BUILTS				
CONTRACTOR _____ DATED STARTED _____		41625- 4 -D		
INSPECTOR _____ DATE COMPLETED _____				

1846-6293  
NAD 83 COORDINATES  
206-1733  
LAMBERT COORDINATES



GRADE BEAM SCHEDULE				CONCRETE COLUMN SCHEDULE			
TYPE MARK	SIZE (WxD)	REINFORCEMENT TOP. & BOT.	REINFORCEMENT TIES	Type Mark	SIZE (WxD)	REINFORCEMENT HORZ.	REINFORCEMENT VERT.
GB1	30"x24"	7 #7	#3 @10" o/c	C1	30"		



PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1596  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:

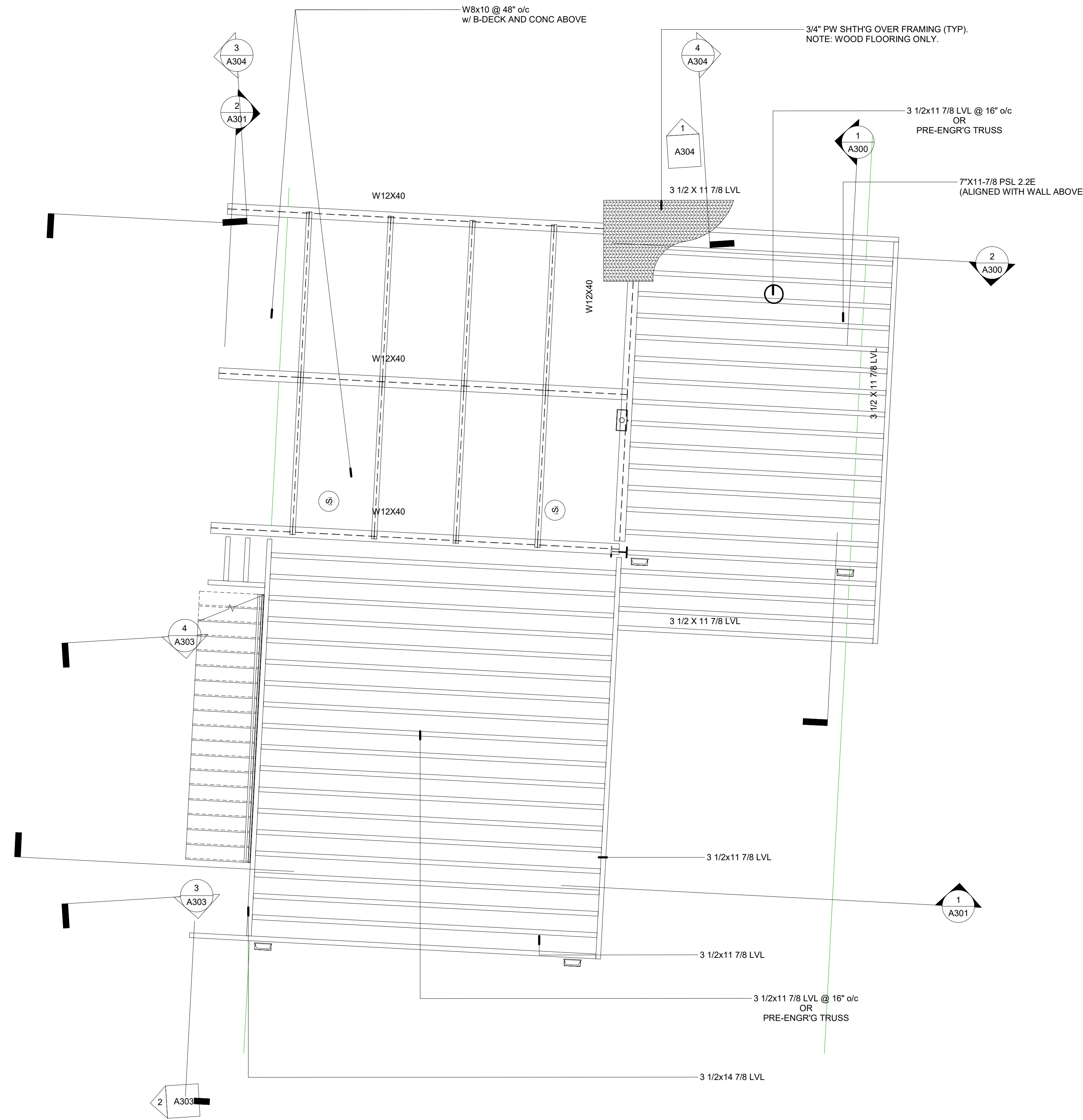
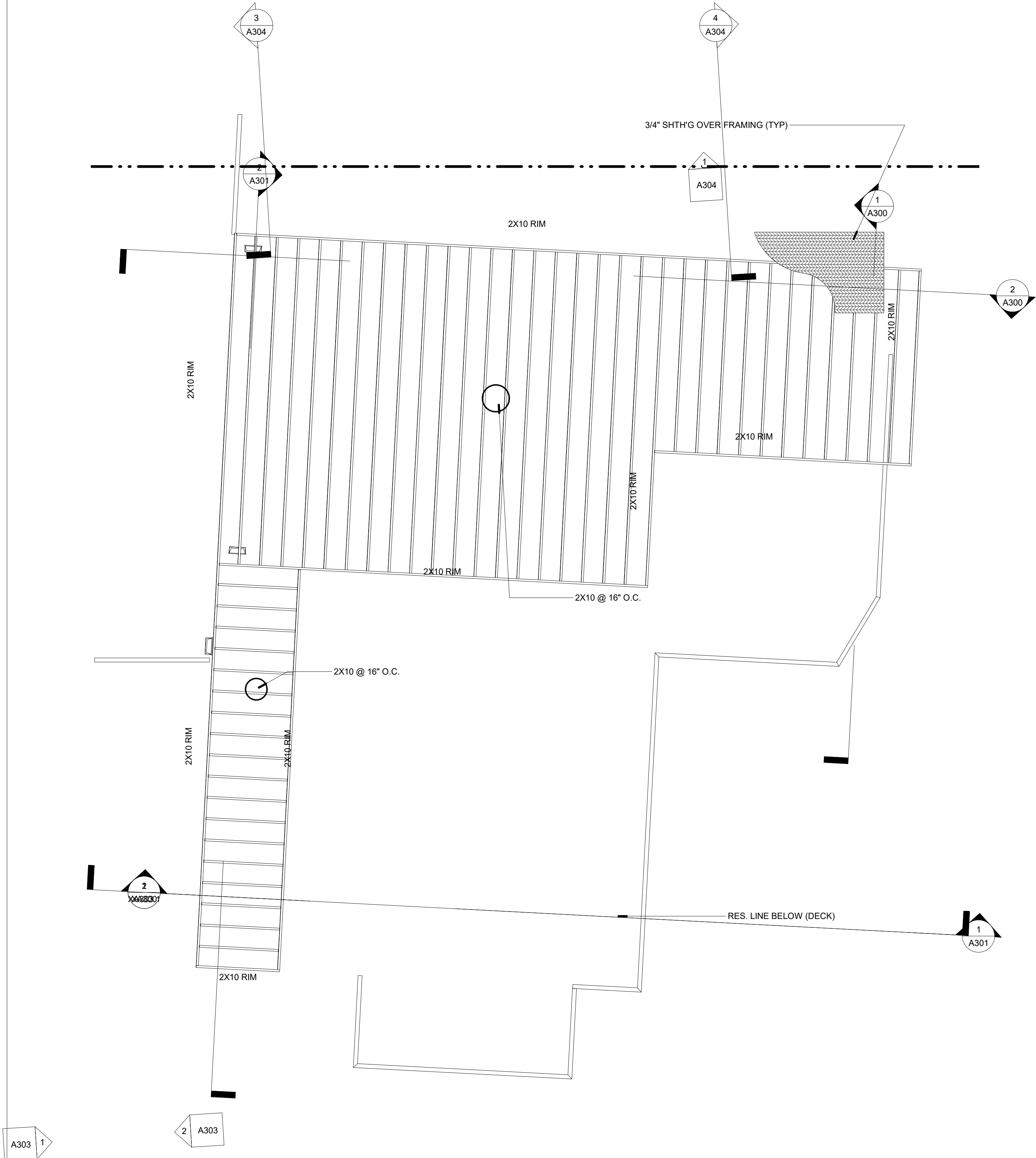
ISSUE DATE:  
06/08/21  
DRAWN BY:  
rMc  
REVIEWED BY:  
aKr  
SCALE:  
1/4" = 1'-0"

S100

One for VANCOUVER

FOUNDATION/MAIN LEVEL





PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

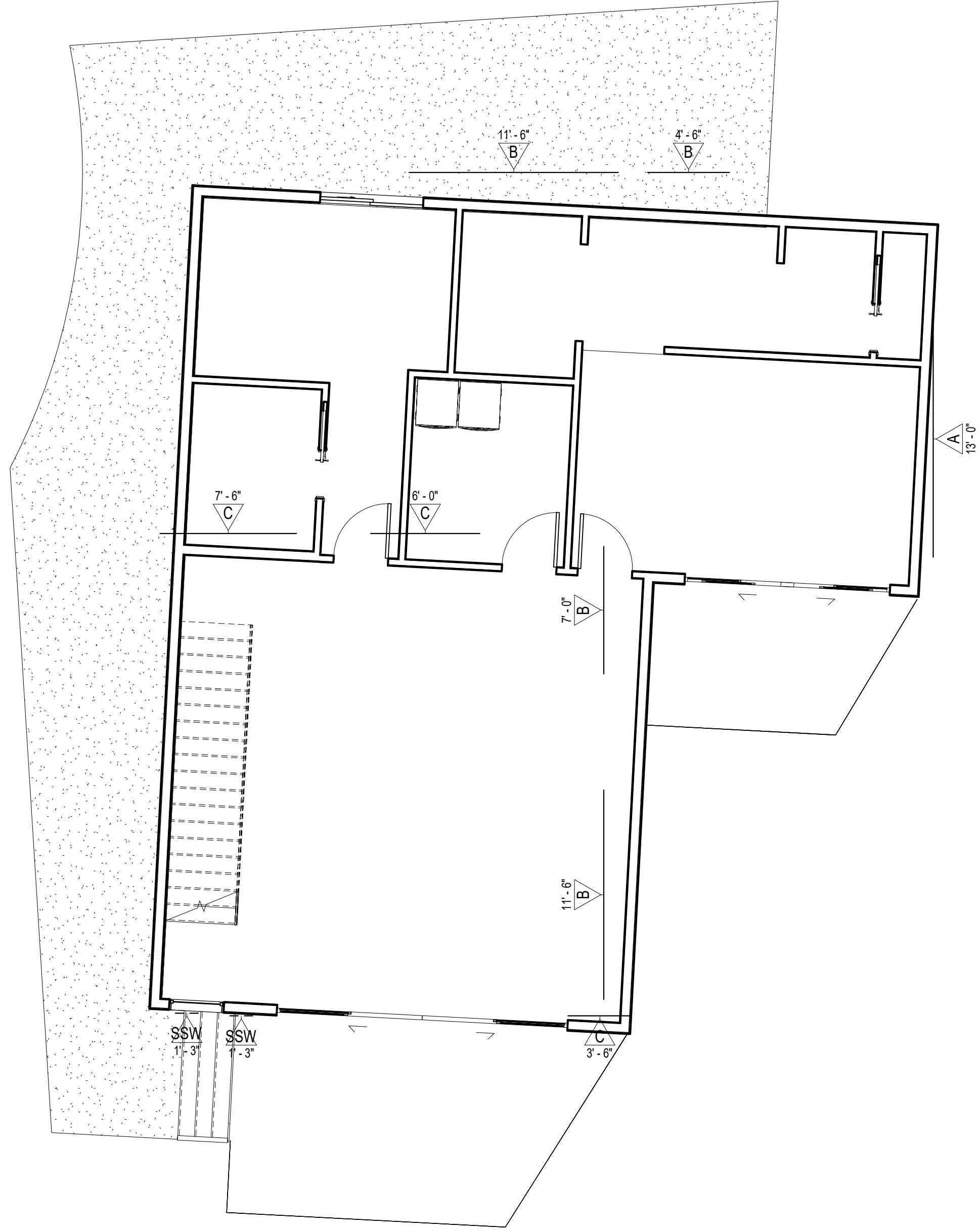
PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1596  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901  
BLDG DEPT NO:

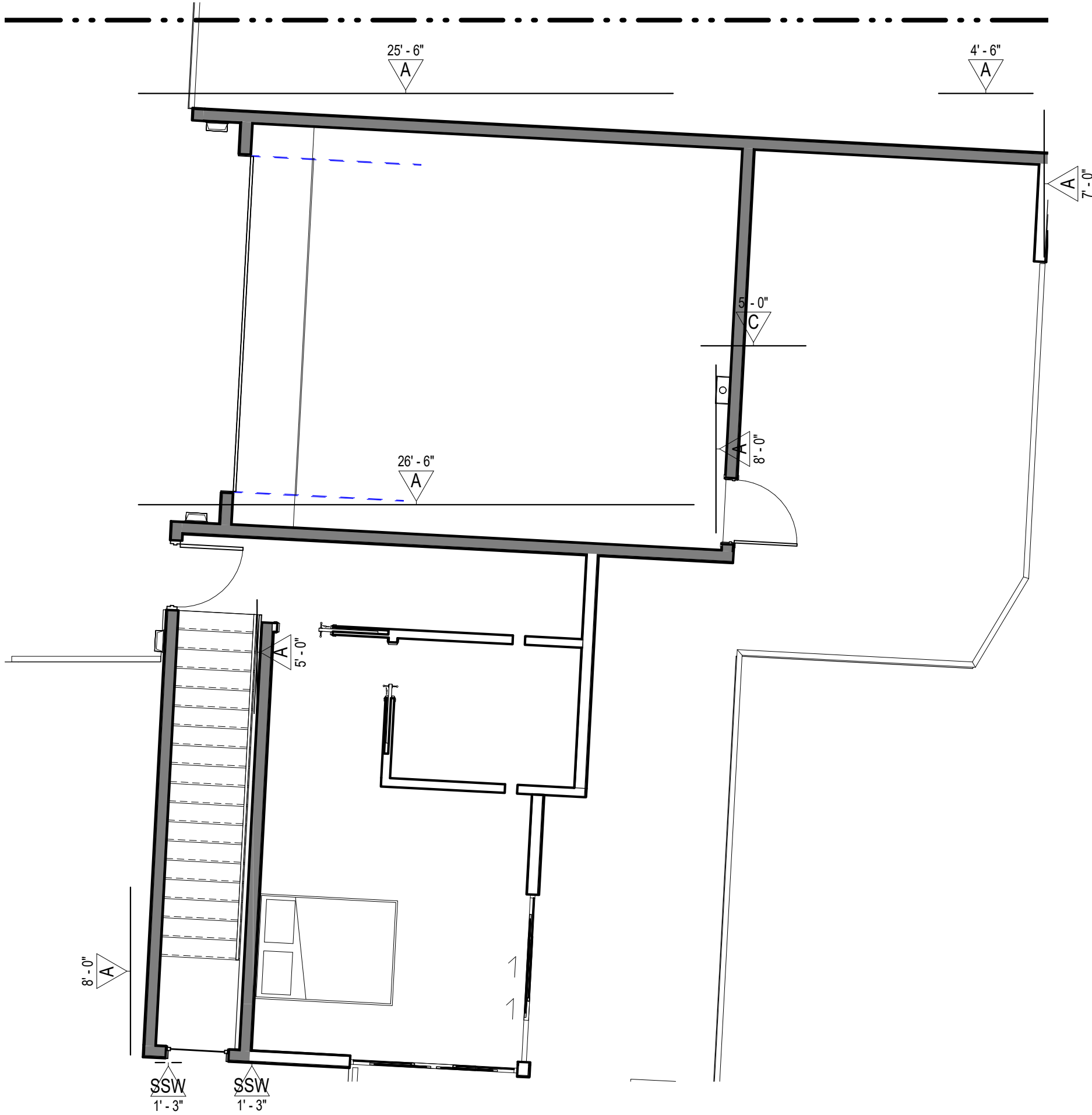
ISSUE DATE:  
06/08/21  
DRAWN BY:  
rMc  
REVIEWED BY:  
aKr  
SCALE:  
1/4" = 1'-0"

S101

ROOF/ENTRY LEVEL



1 3/16" = 1'-0"  
MainLevel Shear Walls



2 3/16" = 1'-0"  
EntryLevel Shear Walls

PROJECT INFO:  
OWNER / CLIENT:  
SHAW-CHIN CHIU  
ZACHARY ALAN

PROJECT NAME:  
One for VANCOUVER

STAMP

PROJECT DESIGNER:  
RICHARD J. ALLEN  
412.389.1096  
CHAVETT@GMAIL.COM

PROJECT NO:  
RA#1901

ISSUE DATE:  
06/08/21

DRAWN BY:  
rMc

REVIEWED BY:  
aKr

SCALE:  
3/16" = 1'-0"

S102

SHEAR WALL PLAN



GENERAL NOTES

1. APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
2. UPON ISSUANCE OF A PERMIT, NO WORK WILL BE PERMITTED ON WEEKENDS OR HOLIDAYS UNLESS APPROVED BY TRAFFIC CONTROL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT.
3. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE PERMIT HOLDER OR OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
4. IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE (800) 422-4133, TWO DAYS BEFORE YOU DIG.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR POTHOLING AND LOCATING ALL EXISTING UTILITIES THAT CROSS THE PROPOSED TRENCH LINE WHILE MAINTAINING A 1 FOOT VERTICAL CLEARANCE.
6. "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT ISSUING AUTHORITY.
7. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS A CONSTRUCTION CHANGE IS APPROVED BY THE CITY ENGINEER OR THE CHANGE IS REQUIRED BY THE RESIDENT ENGINEER.
8. CONTRACTOR SHALL REPLACE OR REPAIR ALL TRAFFIC SIGNAL LOOPS, CONDUITS, AND LANE STRIPING DAMAGED DURING CONSTRUCTION.
9. PRIOR TO SITE DISTURBANCE, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRECONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO, CONSTRUCTION MANAGEMENT AND FIELD SERVICES DIVISION (858) 627-3200.
10. CONTRACTOR SHALL ONLY PERFORM SITE SURVEY AND UTILITY MARK OUT SERVICES PRIOR TO THE PRECONSTRUCTION MEETING.
11. CONTRACTOR SHALL IMPLEMENT AN EROSION CONTROL PROGRAM DURING THE PROJECT CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD.
12. CONTRACTOR SHALL HAVE EMERGENCY MATERIAL AND EQUIPMENT ON HAND FOR UNFORESEEN SITUATIONS, SUCH AS DAMAGE TO UNDERGROUND WATER, SEWER, AND STORM DRAIN FACILITIES WHERE FLOW MAY GENERATE EROSION AND SEDIMENT POLLUTION.
13. AN AS-GRADED GEOTECHNICAL REPORT AND SET OF THE REDLINE "AS-BUILT" GRADING PLANS SHALL BE SUBMITTED TO AREA 3 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 30 CALENDAR DAYS OF THE COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE RESIDENT ENGINEER OF THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 9573 CHESAPEAKE DRIVE, SAN DIEGO, CA 92123.
14. "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
15. MANHOLES AND PULL BOX COVER SHALL BE LABELED WITH NAME OF COMPANY.
16. CONTRACTOR SHALL PROVIDE RED-LINES DRAWINGS IN ACCORDANCE WITH 2-5.4 OF THE WHITEBOOK, "RED-LINES AND RECORD DOCUMENTS."
17. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 1 FOOT VERTICAL SEPARATION TO ALL UTILITIES UNLESS OTHERWISE SPECIFIED ON THE PLANS.
18. CONTRACTOR SHALL REMOVE AND REPLACE ALL UTILITY BOXES SERVING AS HANDHOLES THAT ARE NOT IN "AS-NEW" CONDITION IN PROPOSED SIDEWALK, DAMAGED BOXES, OR THOSE THAT ARE NOT IN COMPLIANCE WITH CURRENT CODE SHALL BE REMOVED AND REPLACED WITH NEW BOXES, INCLUDING WATER, SEWER, TRAFFIC SIGNALS, STREET LIGHTS, DRY UTILITIES-SDG&E, COX, ETC. ALL NEW METAL LIDS SHALL BE SLIP RESISTANT AND INSTALLED FLUSH WITH PROPOSED SIDEWALK GRADE. IF A SLIP RESISTANT METAL LID IS NOT COMMERCIALY AVAILABLE FOR THAT USE, NEW BOXES AND LIDS SHALL BE INSTALLED.
19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE CITY'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, CALIFORNIA DEPARTMENT OF FISH AND GAME, COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
20. PRIOR TO CONSTRUCTION, SURVEY MONUMENTS (HORIZONTAL AND VERTICAL) THAT ARE LOCATED IN THE CONSTRUCTION AREA SHALL BE TIED-OUT AND REFERENCED BY A LAND SURVEYOR.
21. UPON COMPLETION OF CONSTRUCTION, ALL DESTROYED SURVEY MONUMENTS ARE REQUIRED TO BE REPLACED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE PREPARED, AND FILED WITH THE COUNTY SURVEYOR AS REQUIRED BY THE PROFESSIONAL LAND SURVEYOR ACT, SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA.

MONUMENT PRESERVATION CERTIFICATION

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

DEAN JOHNSON P.L.S. NO. 4878 EXP. 09-30-20 DATE

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

I HAVE INSPECTED THE SITE AND DETERMINED THAT:

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

CORNER RECORD #\_\_\_\_\_ OR RECORD OF SURVEY #\_\_\_\_\_

DEAN JOHNSON P.L.S. NO. 4878 EXP. 09-30-20 DATE

POST CONSTRUCTION CORNER RECORD (AS-BUILT ITEM)

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

☐ CORNER RECORD #\_\_\_\_\_ OR RECORD OF SURVEY #\_\_\_\_\_

DEAN JOHNSON P.L.S. NO. 4878 EXP. 09-30-20 DATE

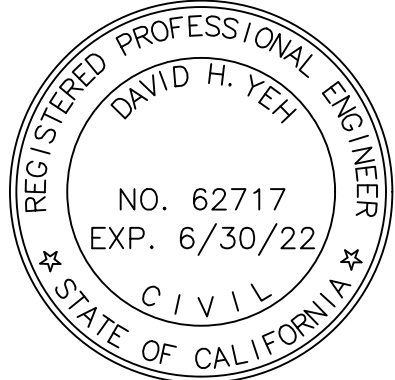
CONSTRUCTION CHANGE TABLE

(REV 5/13/2019)

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



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.

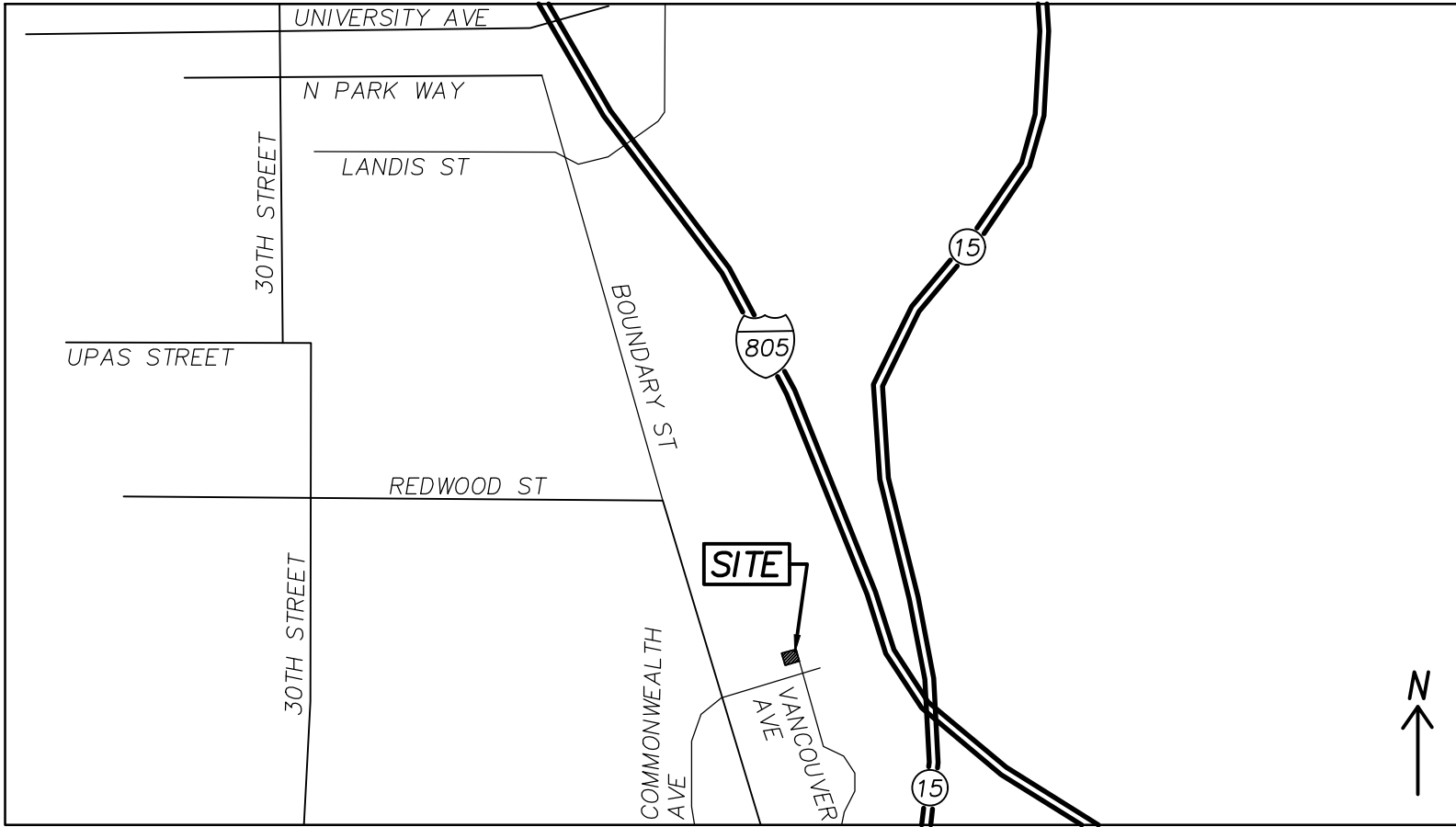


DAVID H. YEH R.C.E. NO. 62717 EXP. 06-30-22 DATE



DEVELOPMENT SERVICES DEPARTMENT

GRADING PLANS FOR:  
2626 VANCOUVER AVE



VICINITY MAP  
NO SCALE

GRADING & GEOTECHNICAL SPECIFICATIONS

1. ALL GRADING SHALL BE CONDUCTED UNDER THE OBSERVATION AND TESTING BY A QUALIFIED PROFESSIONAL ENGINEER AND, IF REQUIRED, A QUALIFIED PROFESSIONAL GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT(S) ENTITLED:

PRELIMINARY GEOTECHNICAL INVESTIGATION, PROPOSED MCCANN RESIDENCE, 2626 VANCOUVER AVENUE, SAN DIEGO, CA PREPARED BY CHRISTIAN WHEELER ENGINEERING, NOVEMBER 6, 2015, PROJECT CWE #2140348.01R

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

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

DANIEL B. ADLER RCE #36037 DATE

TROY S. WILSON CEG #2551 DATE

CHRISTIAN WHEELER ENGINEERING  
3980 HOME AVENUE  
SAN DIEGO, CA 92105  
TEL: (619) 550-1700

\*IF THE PROFESSIONAL ENGINEER (P.E. OR C.E.) AND PROFESSIONAL GEOLOGIST (P.G. OR C.E.G.) SIGNING THIS STATEMENT ARE NOT FROM THE SAME COMPANY, BOTH COMPANY NAMES AND PHONE NUMBERS MUST BE PROVIDED.

DECLARATION OF RESPONSIBLE CHARGE

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

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

LANDMARK CONSULTING  
9555 GENESEE AVE STE 200  
SAN DIEGO, CA 92121  
P: (858)487-8070  
F: (858)587-8750  
E: DAVID@LMCO.NET

OWNER/APPLICANT

SHAW-CHIN IONIA CHIU  
425 W BEECH ST #328  
SAN DIEGO, CA 92101

REFERENCE DRAWINGS

SEWER	27395-11-D
STORM DRAIN	3877-D
WATER	25625-29-D
MAP	MAP NO. 1684

SITE ADDRESS

2626 VANCOUVER AVE  
SAN DIEGO, CA 92104

TOPOGRAPHY SOURCE

TOBAR ENGINEERING 15910  
CUMBERLAND DR POWAY, CA 92064.  
10-15-2015 AND 3-28-2020 WITH  
GPS METHODS.

BENCHMARK

DESCRIPTION: CITY OF SAN DIEGO BENCHMARK, PER SAN DIEGO BENCHMARK BOOK.  
BRASS PIN  
LOCATION: SOUTHWESTERLY CORNER AT INTERSECTION OF MAPLE STREET AND  
MONTCLAIR STREET  
ELEVATION: 292.58  
DATUM: M.S.L.

ASSESSORS PARCEL NUMBER

454-592-15-00

EXISTING LEGAL DESCRIPTION

LOT 21 IN BLOCK "Q" OF MONTCLAIR ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1684, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 20, 1916.

SHEET INDEX

SHEET DESCRIPTION	SHEET #/RANGE
TITLE SHEET	1
NOTES	2
NOTES	3
GRADING & PUBLIC IMPROVEMENT PLAN	4
EROSION CONTROL PLAN	5

GRADING QUANTITIES

GRADED AREA	0.01 SF [ACRES]	MAX. CUT DEPTH 0.45 [FT]
CUT QUANTITIES	1.00 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)
FILL QUANTITIES	7.80 [CYD]	MAX. FILL DEPTH 4.50 [FT]
IMPORT	6.80 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)

THIS PROJECT PROPOSES TO IMPORT 6.80 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

CONSTRUCTION STORM WATER PROTECTION NOTES

1. TOTAL SITE DISTURBANCE AREA (ACRES) 0.07 ACRES  
WATERSHED: SAN DIEGO BAY  
HYDRAULIC SUB AREA NAME AND NUMBER: CHOLLAS,
2. THE PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE  
☒ WPCP  
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND SUBSEQUENT AMENDMENTS.  
☐ SWPPP  
THE PROJECT IS SUBJECT TO MUNICIPAL STORM WATER PERMIT NUMBER R9-2013-0001 AND CONSTRUCTION GENERAL PERMIT ORDER NUMBER 2009-009-DWQ AS AMENDED BY ORDER 2010-0014 DWQ AND 2012-0006-DWQ
- TRADITIONAL: RISK LEVEL ☐1 ☐2 ☐3  
LUP RISK LEVEL ☐1 ☐2 ☐3  
WDID NO: \_\_\_\_\_
- ☐  
3. CONSTRUCTION SITE PRIORITY  
ASBS ☐ HIGH ☐ MEDIUM ☒ LOW

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NO.	PROJ	PROJECT
BNDY	BOUNDARY	PROP	PROPOSED
C	CENTERLINE	R/W	RIGHT OF WAY
CONC	CONCRETE	RET	RETAINING
DWG	DRAWING	S/B	SETBACK
D/W	DRIVEWAY	SD	STORM DRAIN
EG	EXISTING GRADE	SVC	SERVICE
ESMT	EASEMENT	SWR	SEWER
EX	EXISTING	TC	TOP OF CURB
FL	FLOW LINE	TG	TOP OF GRATE
FG	FINISHED GRADE	TYP	TYPICAL
FS	FINISHED SURFACE	WTR	WATER
MH	MANHOLE		
P	PROPERTY LINE		



WORK TO BE DONE

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

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PWPI010119-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2018 EDITION
PWPI010119-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2018 EDITION
PWPI010119-04	CITYWIDE COMPUTER AIDED DESIGN AND DRAFTING (CADD) STANDARDS, 2018 EDITION
PWPI030119-07	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (REVISION 3), 2014 EDITION
PWPI030119-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2018 EDITION

STANDARD DRAWINGS:

DOCUMENT NO.	DESCRIPTION
PWPI010119-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2018 EDITION
PWPI030119-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2018 EDITION

LEGEND

PROPOSED IMPROVEMENTS

IMPROVEMENT	STANDARD DWGS.	SYMBOL
PROJECT BOUNDARY		---
PVT. BUILDING LINE		---
CONTOUR		260
CURB & GUTTER	SDG-151, SDG-156	---
PVT. EARTHEN SWALE		---
1" COPPER WATER SERVICE	SDM-105, SDW-107/134/150, WS-03	RP W
4" PVC PVT. SEWER LATERAL W/C/O	SDS-103/105, SDS-110(C)	S
NARROW TRENCH RESURFACING	SDG-117	---
PVT. CONC DRIVEWAY		---
PVT. BUILDING COLUMN		---
PVT. DEEPENED FOOTING		---
PVT. 6" PVC TIGHT LINE SD		SD
DAYLIGHT CUT LINE		---

EXISTING IMPROVEMENTS

ITEM	SYMBOL
R/W LINE	---
PROPERTY LINE	---
CENTERLINE	---
CONTOUR	260
CURB & GUTTER	---
BUILDING	---
RETAINING WALL	---
GAS LINE	---
SEWER LINE	---
WATER LINE	---
EASEMENT	---
CONC DRIVEWAY	---
STORM DRAIN	---
CURB INLET	---

BASIS OF BEARING

BASIS OF BEARING PER MAP NO. 1684

SPECIAL NOTE

THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.

ENGINEERING PERMIT NO: \_\_\_\_\_  
DISCRETIONARY PERMIT NO: \_\_\_\_\_ RETAINING WALL PROJECT NO: \_\_\_\_\_  
PRIVATE CONTRACT

GRADING AND IMPROVEMENT PLAN FOR:

VANCOUVER AVE.

LOT 21 IN BLOCK "Q" OF MONTCLAIR MAP NO. 1684  
NORTH OF MAPLE ST.

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 5 SHEETS	I.O. NO. N/A PROJ. NO. 649411
FOR CITY ENGINEER _____ DATE _____	V.T.M. N/A
DESCRIPTION BY APPROVED DATE FILMED	
ORIGINAL LC	
	1846-6293 NAD 83 COORDINATES 206-1733 LAMBERT COORDINATES
AS-BUILTS	
CONTRACTOR _____ DATED STARTED _____ INSPECTOR _____ DATE COMPLETED _____	41625-1-D



GROUND WATER DISCHARGE NOTES

1. ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES CAG919003.

2. THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.

3. ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO R9-2015-0013 NPDES NO. CAG919003.

MINIMUM POST-CONSTRUCTION MAINTENANCE PLAN

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

1. STABILIZATION: ALL PLANTED SLOPES AND OTHER VEGETATED AREAS SHALL BE INSPECTED PRIOR TO OCTOBER 1 OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH) AND REPAIRED AN REPLANTED AS NEEDED UNTIL A NOTICE OF TERMINATION (NOT) IS FILLED.

2. STRUCTURAL PRACTICES: DESILTING BASINS, DIVERSION DITCHES, DOWNDRAINS, INLETS, OUTLET PROTECTION MEASURES, AND OTHER PERMANENT WATER QUALITY AND SEDIMENT AND EROSION CONTROLS SHALL BE INSPECTED PRIOR TO OCTOBER 1ST OF EACH YEAR AND AFTER MAJOR RAINFALL EVENTS (MORE THAN 1/2 INCH). REPAIRS AND REPLACEMENTS SHALL BE MADE AS NEEDED AND RECORDED IN THE MAINTENANCE LOG IN PERPETUITY.

3. OPERATION AND MAINTENANCE, FUNDING: POST-CONSTRUCTION MANAGEMENT MEASURES ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE TRANSFER OF RESPECTIVE SITES TO HOME BUILDERS, INDIVIDUAL OWNERS, HOMEOWNERS ASSOCIATIONS, SCHOOL DISTRICTS, OR LOCAL AGENCIES AND/OR GOVERNMENTS AT THAT TIME, THE NEW OWNERS SHALL ASSUME RESPONSIBILITY FOR THEIR RESPECTIVE PORTIONS OF THE DEVELOPMENT.

PROJECT SITE INFORMATION

EXISTING IMPERVIOUS AREA	EXISTING PERVIOUS AREA	TOTAL
(SF)	(SF)	(SF)
0	17987	17987
PROPSOED IMPERVIOUS AREA	PROPOSED PERVIOUS AREA	TOTAL
(SF)	(SF)	(SF)
1987	16000	17987

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

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

(REV 5/13/2019)

DAVID H. YEH R.C.E. NO. 62717 EXP. 06-30-20 DATE

LANDMARK CONSULTING  
9555 GENESEE AVE STE 200  
SAN DIEGO, CA 92121  
PHONE: (858)587-8070  
FAX: (858)587-8750  
EMAIL: DAVID@LMCO.NET



PRIVATE CONTRACT			
NOTES FOR:			
VANCOUVER AVE. LOT 21 IN BLOCK "Q" OF MONTCLAIR MAP 1684 NORTH OF MAPLE ST.			
CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 2 OF 5 SHEETS		I.O. NO. N/A PROJ. NO. 649411	
FOR CITY ENGINEER		DATE	
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	LC		
AS-BUILTS			
CONTRACTOR		DATED STARTED	
INSPECTOR		DATE COMPLETED	
		41625-2-D	

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

A. GENERAL REQUIREMENTS

1. ~~PREF-CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. THE PERMIT HOLDER IS RESPONSIBLE TO ARRANGE AND PERFORM THIS MEETING BY CONTACTING THE CITY RESIDENT ENGINEER (RE) OF THE THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AND CITY STAFF FROM MITIGATION MONITORING COORDINATION (MMC). ATTENDEES MUST ALSO INCLUDE THE PERMIT HOLDER'S REPRESENTATIVE(S), JOB SITE SUPERINTENDENT AND THE FOLLOWING CONSULTANTS:~~

ARCHITECT — RICHARD ALLEN & LUMACAST ZACHARY ALAN  
CIVIL ENGINEER — LANDMARK CONSULTING  
LAND SURVEYOR — BRG CONSULTING, INC.  
GEOTECHNICAL — CHRISTIAN WHEELER ENGINEERING  
BIOLOGICAL — ROCKS BIOLOGICAL CONSULTING

NOTE:  
~~FAILURE OF ALL RESPONSIBLE PERMIT HOLDER'S REPRESENTATIVES AND CONSULTANTS TO ATTEND SHALL REQUIRE AN ADDITIONAL MEETING WITH ALL PARTIES PRESENT.~~

CONTACT INFORMATION:  
a) THE PRIMARY POINT OF CONTACT IS THE RE AT THE CONSTRUCTION MANAGEMENT & FIELD SERVICES DIVISION AT 658-627-3200.  
b) IT IS ALSO REQUIRED TO CALL THE RE AND MMC AT 658-627-3360 FOR CLARIFICATION OF ENVIRONMENTAL REQUIREMENTS.

2. MMRP COMPLIANCE: THIS PROJECT, PROJECT TRACKING SYSTEM (PTS) # \_\_\_\_\_ AND/OR ENVIRONMENTAL DOCUMENT # \_\_\_\_\_, SHALL CONFORM TO THE MITIGATION REQUIREMENTS CONTAINED IN THE ASSOCIATED ENVIRONMENTAL DOCUMENT AND SHALL BE IMPLEMENTED TO THE SATISFACTION OF DSD'S ENVIRONMENTAL DESIGNEE (MMC) AND THE RE. THE REQUIREMENTS MAY NOT BE REDUCED OR CHANGED BUT MAY BE ANNOTATED (I.E. TO EXPLAIN WHEN AND HOW COMPLIANCE IS BEING MET AND LOCATION OF VERIFYING PROOF, ETC.). ADDITIONAL CLARIFYING INFORMATION MAY ALSO BE ADDED TO OTHER RELEVANT PLAN SHEETS AND/OR SPECIFICATIONS AS APPROPRIATE (E.G. SPECIFIC LOCATIONS, TIMES OF MONITORING, METHODOLOGY, ETC.).

NOTE:  
PERMIT HOLDER'S REPRESENTATIVES MUST ALERT THE RE AND MMC IF THERE ARE ANY DISCREPANCIES IN THE PLANS, NOTES OR ANY CHANGES DUE TO FIELD CONDITIONS. ALL CONFLICTS MUST BE APPROVED BY THE RE AND MMC BEFORE THE WORK IS PERFORMED.

3. OTHER AGENCY REQUIREMENTS: EVIDENCE OF COMPLIANCE WITH ALL OTHER AGENCY REQUIREMENTS OR PERMITS SHALL BE SUBMITTED TO THE RE AND MMC FOR REVIEW AND ACCEPTANCE PRIOR TO THE BEGINNING OF WORK OR WITHIN ONE (1) WEEK OF THE PERMIT HOLDER OBTAINING DOCUMENTATION OF THOSE PERMITS OR REQUIREMENTS. EVIDENCE SHALL INCLUDE COPIES OF PERMITS, LETTERS OF RESOLUTION OR OTHER DOCUMENTATION ISSUED BY THE RESPONSIBLE AGENCY.

[ LIST PROJECT SPECIFIC REQUIRED PERMITS AND CIVIL PENALTY DOCUMENTS HERE ]

4. MONITORING EXHIBITS: ALL CONSULTANTS ARE REQUIRED TO SUBMIT TO THE RE AND MMC, A MONITORING EXHIBIT ON A 11"x17" REDUCTION OF THE APPROPRIATE CONSTRUCTION PLAN SUCH AS SITE PLAN, GRADING, LANDSCAPE, ETC. MARKED TO CLEARLY SHOW THE SPECIFIC AREAS INCLUDING THE LIMIT OF WORK, SCOPE OF THAT DISCIPLINE'S WORK, AND NOTES INDICATING WHEN IN THE CONSTRUCTION SCHEDULE THAT WORK WILL BE PERFORMED. WHEN NECESSARY FOR CLARIFICATION, A DETAILED METHODOLOGY OF HOW THE WORK WILL BE PERFORMED SHALL BE INCLUDED.

NOTE:  
SURETY AND COST RECOVERY — WHEN DEEMED NECESSARY BY THE DEVELOPMENT SERVICES DIRECTOR OR CITY MANAGER, THEY MAY REQUIRE ADDITIONAL SURETY INSTRUMENTS OR BONDS FROM THE PERMIT HOLDER TO ENSURE THE LONG TERM PERFORMANCE OR IMPLEMENTATION OF REQUIRED MITIGATION MEASURES OR PROGRAMS. THE CITY IS AUTHORIZED TO RECOVER ITS COST TO OFFSET THE SALARY, OVERHEAD, AND EXPENSES FOR CITY PERSONNEL AND PROGRAMS TO MONITOR QUALIFYING PROJECTS.

5. OTHER SUBMITTALS AND INSPECTIONS: THE PERMIT HOLDER'S REPRESENTATIVES SHALL SUBMIT ALL REQUIRED DOCUMENTATION, VERIFICATION LETTERS, AND REQUESTS FOR ALL ASSOCIATED INSPECTIONS TO THE RE AND MMC FOR APPROVAL PER THE FOLLOWING SCHEDULE:

N/A

B. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

N/A

WATER AND SEWER NOTES

1. LOCATE WATER SERVICE (METER BOX) AND SEWER HOUSE CONNECTION (SEWER CLEANOUT) OUT OF DRIVEWAYS AND WALKWAYS (UNLESS OTHERWISE APPROVED BY THE R.E.). SEWER HOUSE CONNECTIONS SHALL BE LOCATED NO LESS THAN 5 FEET AWAY FROM DRIVEWAYS. THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPARATED AT A HORIZONTAL DISTANCE OF 5 FEET AND A VERTICAL DISTANCE OF 1 FOOT (WITH THE WATER SERVICE AT THE HIGHER ELEVATION). THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE INSTALLED IN A RELATIVE LOCATION SO THAT THE SEWER LATERAL IS LOCATED IN THE DOWNSTREAM DIRECTION OF THE STREET. IF THE ABOVE CRITERIA CANNOT BE MET, THE SEWER LATERAL AND THE WATER SERVICE LINE SHALL BE SEPARATED BY 10 FEET.

2. ALL CONNECTIONS TO EXISTING WATER MAINS ARE TO BE DONE BY THE PUBLIC UTILITIES DEPARTMENT FOR WHICH THE FOLLOWING FEES WILL BE CHARGED. IF THE CONNECTIONS ARE NOT READY TO BE MADE AND FEES PAID BEFORE 10-17-2020 THE CITY RESERVES THE RIGHT TO ADJUST THE FEES ACCORDING TO THE FEE SCHEDULE IN EFFECT AT THE TIME THE CONNECTIONS ARE MADE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXPOSE THE EXISTING MAIN AT THE CONNECTION POINT AND TO INSTALL THE NEW MAIN AT THE ALIGNMENT AND GRADE WHICH WILL PERMIT THE CITY TO MAKE A "STRAIGHT-IN" CONNECTION WITHOUT USING MORE THAN 10 LINEAL FEET OF PIPE.

	(TYPE OF CONNECTION)	(SHEET)
ITEM #	L \$254	1" WET TAP ONLY 4
CONTRACTOR TO SET SADDLE/TAPPING SLEEVE AND CORPORATION STOP/TAPPING VALVE FOR ALL WET TAPS.		

3. ALL BURIED DUCTILE IRON PIPES, FITTINGS, VALVES, AND APPURTENANCES SHALL HAVE CORROSION CONTROL MEASURES AS REQUIRED BY THE CITY OF SAN DIEGO'S SEWER AND WATER DESIGN GUIDES. IF THE CORROSIIVITY OF THE SOIL HAS NOT BEEN DETERMINED BY JOB-SPECIFIC TESTING, ALL BURIED DUCTILE IRON PIPE AND FITTINGS SHALL BE INSTALLED WITH A BONDED DIELECTRIC COATING AND CATHODIC PROTECTION. BONDED DIELECTRIC COATINGS SHALL BE 24 MIL DFT FUSION BONDED EPOXY (AWWA C2 L 3/C116), LIQUID EPOXY (AWWA C2 L 0), OR POLYURETHANE (AWWA C222). A COLD, FIELD APPLIED, THREE-PART PETROLEUM WAX TAPE COATING SYSTEM (AWWA C217) MAY BE SUBSTITUTED FOR THE BONDD DIELECTRIC COATING, IF APPROVED BY THE RESIDENT ENGINEER.

4. ALL HORIZONTAL SEPARATION DIMENSIONS SHOWN BETWEEN POTABLE WATER MAINS AND ALL OTHER WET UTILITIES, SUCH AS SEWER MAINS, STORM DRAINS, ETC. SHALL BE MEASURED FROM THE OUTSIDE EDGE OF EACH PIPELINE, PER STATE OF CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, BASIC SEPARATION STANDARDS.

5. NO SHRUBS MORE THAN 3 FEET IN HEIGHT AT MATURITY OR TREES SHALL BE ALLOWED WITHIN 10 FEET OF ANY SEWER MAIN OR LATERAL AND 5 FEET OF ANY WATER MAIN OR WATER SERVICE. NO TREES OR ANY KIND OF LANDSCAPING SHALL BE INSTALLED WITHIN WATER/SEWER ACCESS EASEMENT.

6. ALL PROPOSED WATER AND SEWERS SHOWN ON THE PLANS SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER DESIGN GUIDES.

PRIVATE SEWER LATERAL TABLE								
LOT NO.	INV. ELEV. AT MAIN	DROP TO MAIN	LENGTH IN FEET	INV. ELEV. AT P.L.	TOP CURB ELEV.	DEPTH BELOW T.C. AT P.L.	SEWER STATION	WATER STATION
21	222.48'	1.2'	26'	N/A	N/A	N/A	N/A	N/A

TRUCK HAUL NOTES

THE CONTRACTOR SHALL SUBMIT A TRUCK HAUL ROUTE PLAN (11"x17") FOR APPROVAL PRIOR TO STARTING EXPORT OR IMPORT OF MATERIAL. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, ENGINEERING DIVISION, DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (619) 446-5150. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO STARTING WORK.

PRIVATE NOTE

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

AGREEMENT DATA				
APPROVAL TYPE	DESCRIPTION	DOC #	APPROVAL NO.	SEE SHEET NUMBERS
EMRA	PRIVATE DRIVEWAY, LANDSCAPING AND SEWER LATERAL			4, 6

STREET EXCAVATION TABLE										
STREET NAME	INTERSECTING STREETS		STREET CLASSIFICATION (ARTERIAL, MAJOR, COLLECTOR, RESIDENTIAL)	UTILITY TYPE (WET OR DRY)	LATERAL OR MAIN	LAST STREET OVERLAY DATE	INFLUENCE AREA WIDTH (FT) PER SDMC 62.1210	TRENCH WIDTH (FT)	TRENCH LENGTH (FT)	STREET MORATORIUM (Y/N)
VANCOUVER AVE	MAPLE ST	END	LOCAL	WET	LATERAL	7/24/1995	6.17'	2'	35'	NO

SLURRY SEAL SHALL BE PLACED FROM CURB TO CURB, OR TO THE NEAREST RAISED MEDIAN, PER THE LATEST SPECIFICATIONS DESCRIBED IN THE "WHITE BOOK", AND TO THE SATISFACTION OF THE RESIDENT ENGINEER

DAVID H. YEH R.C.E. NO. 62717 EXP. 06-30-20 DATE

LANDMARK CONSULTING  
9555 GENESEE AVE STE 200  
SAN DIEGO, CA 92121  
PHONE: (858)587-8070  
FAX: (858)587-8750  
EMAIL: DAVID@LMCO.NET



PRIVATE CONTRACT

NOTES FOR:

VANCOUVER AVE.  
LOT 21 IN BLOCK "Q" OF MONTCLAIR MAP 1684  
NORTH OF MAPLE ST.

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 3 OF 5 SHEETS

I.O. NO. N/A  
PROJ. NO. 649411X

FOR CITY ENGINEER  
DATE

V.T.M. N/A

DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	LC			

AS-BUILTS

CONTRACTOR DATED STARTED  
INSPECTOR DATE COMPLETED

1846-6293  
NAD 83 COORDINATES  
206-1733  
LAMBERT COORDINATES

41625-3-D

(REV 5/13/2019)





LANDMARK CONSULTING  
9555 GENESEE AVE STE 200  
SAN DIEGO, CA 92121  
PHONE: (858)587-8070  
FAX: (858)587-8750  
EMAIL: DAVID@LMCO.NET

PRIVATE SEWER LATERAL TABLE							
LOT NO.	INV. ELEV. AT MAIN	DROP TO MAIN	LENGTH IN FEET	INV. ELEV. AT P.L.	TOP CURB ELEV.	DEPTH BELOW T.C. AT P.L.	SEWER STATION
21	222.48'	1.2'	26'	N/A *	N/A *	N/A *	N/A *

\* PRIVATE SEWER LATERAL CONNECTION IS LOCATED IN CANYON.

**EMRA NOTE:**

1. ITEMS COVERED UNDER EMRA APPROVAL  
#XXXXXXX ON THIS SHEET INCLUDE:

LOT 21 IN BLOCK 'Q' OF MONTCLAIR  
ADDITION

PROPOSED PRIVATE DRIVEWAY,  
LANDSCAPING AND PRIVATE SEWER  
LATERAL

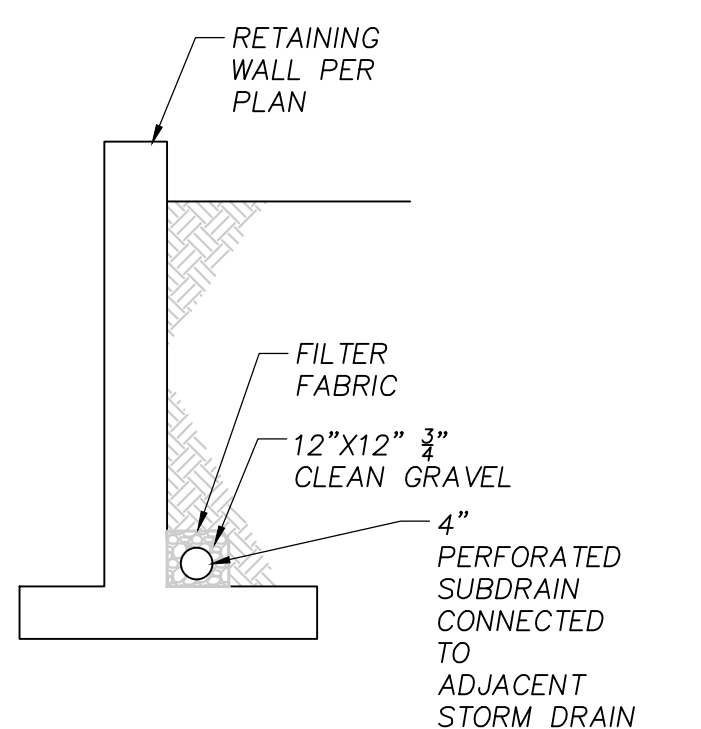
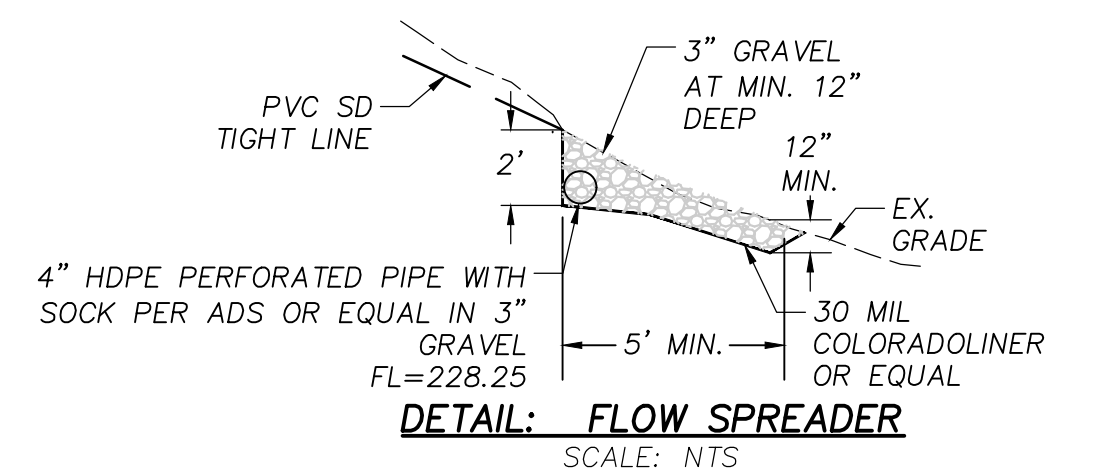
DAVID H. YEH	R.C.E. NO. 62717	EXP. 06-30-20	DATE
--------------	------------------	---------------	------

### CONSTRUCTION NOTES

- (1) PROP CONC D/W FOR PER SDG-161, SEE EMRA APPROVAL #  
DOC #
- (2) PROP HOUSE PER SEP. PERMIT
- (3) PROP 1" WATER SERVICE PER SDM-105
- (4) PROP PRIVATE SEWER LATERAL, SEE EMRA APPROVAL #  
DOC #
- (5) PROP TRENCH AND RESURFACING PER SDG-117
- (6) PROP BUILDING CAISSONS BY OTHERS PER SEPARATE PERMIT
- (7) PROP SWALE AT 1% MIN
- (8) PROP PERMANENT SHORING WALL PER SEP. PERMIT
- (9) PROP R/W DEDICATION
- (10) PROP LIMIT OF GRADING
- (11) PROP 6" PVC TIGHT LINE SD
- (12) PROP 9X9 SD AREA DRAIN, 257.00TG, 254.00FL
- (13) PROP 6" SD AREA DRAIN, 257.50TG, 254.50FL
- (14) PROP 22-LF 4" PVC FLOW SPREADER. SEE DETAIL THIS SHEET
- (15) PROP DAYLIGHT CUT LINE
- (16) EX. NATURAL DRAINAGE COURSE
- (17) CONNECT WALL SUBDRAIN TO ADJACENT STORMDRAIN
- (18) 6" PVC TIGHT LINE CONNECTED TO 4" HDPE PERFORATED PIPE,  
FL=228.25
- (19) PRIVATE 1" BACKFLOW PREVENTER PER WILKINS 975XL2 OR  
EQUAL

NOTES

1. CONNECT ROOF DRAIN DOWNSPOUTS TO 6" PVC TIGHT LINE AND DISCHARGE TO 4" HDPE PERFORATED PIPE SPREADER.
2. THE PRECISE LOCATION OF ALL SUB-DRAINS SHALL BE ACCURATELY LOCATED AND SHOWN ON THE AS GRADED PLANS.
3. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PER SDMC SECTION 142.0409(B)(2), PLANT MATERIAL, OTHER THAN TREES, LOCATED WITHIN VISIBILITY AREAS OR THE ADJACENT PUBLIC RIGHT OF WAY SHALL NOT EXCEED 36 INCHES IN HEIGHT, MEASURED FROM THE LOWEST GRADE ABUTTING THE PLANT MATERIAL TO THE TOP OF THE PLANT MATERIAL.



PRIVATE CONTRACT

GRADING AND IMPROVEMENT PLAN FOR:

VANCOUVER AVE.

LOT 21 IN BLOCK "Q" OF MONTCLAIR MAP 1684  
NORTH OF MAPLE ST.

CITY OF SAN DIEGO, CALIFORNIA  
DEVELOPMENT SERVICES DEPARTMENT  
SHEET 4 OF 5 SHEETS

O. NO. N/A  
ROJ NO. 649411

FOR CITY ENGINEER	DATE	V
-------------------	------	---

T.M. N/A

DESCRIPTION	BY	APPROVED	DATE	FILMED
-------------	----	----------	------	--------

ORIGINAL	LC			
----------	----	--	--	--



AS-BUILD TS				
-------------	--	--	--	--

AS-BUILTS				
CONTRACTOR	DATE STARTED			

CONTRACTOR \_\_\_\_\_ DATED STARTED \_\_\_\_\_  
INSPECTOR \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_

INSPECTOR \_\_\_\_\_ DATE COMPLETED \_\_\_\_\_

SITE DEVELOPMENT PERMIT 10-0

41625-4-D

SITE DEVELOPMENT PERMIT 10-06-2021



