



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 29, 2017 REPORT NO. HO-17-074

HEARING DATE: December 6, 2017

SUBJECT: CARLETON MIXED USE Process Three Decision

PROJECT NUMBER: [482073](#)

OWNER/APPLICANT: Whiz Builders, Inc., a California Corporation/ Elizabeth Carmichael

SUMMARY

Issue: Should the Hearing Officer approve a mixed-use development located at 2930 Carleton Street within the Peninsula Community Planning area?

Staff Recommendation: Approve Site Development Permit No. 1692962, Coastal Development Permit No. 1692961, and Neighborhood Development Permit No. 2040430.

Community Planning Group Recommendation: On March 16, 2017 the Peninsula Community Planning Board voted 10-0-0 to recommend denial of the project (See Discussion of Issues, Attachment 12).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303. This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on October 6, 2017 and the opportunity to appeal that determination ended October 20, 2017(Attachment 10).

BACKGROUND

The 0.11-acre site is located at 2930 Carleton Street within the CC-4-2 zone of the Peninsula Community Plan Area, within the Federal Aviation Administration (FAA) Part 77 Noticing Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 2), the Community Plan Implementation Overlay Zone (CPIOZ - Type B), and the Parking Impact Overlay Zone (Beach Impact Area). The Community Plan designates the site as Commercial and permits a maximum of 29 dwelling units per acre (du/ac).

The project site is currently occupied by a single family home with a detached garage constructed in 1940. A review of the existing buildings was conducted by City staff to determine if potential

significant historic resources exist on site in accordance with San Diego Municipal Code (SDMC) Section 143.0212. Based on the documentation provided, staff determined that the property does not meet local designation criteria as an individually significant historic resource under any of the adopted Historic Resource Board Criteria. The site is within CPIOZ-B which requires supplemental development regulations that are tailored to specific sites within community plan areas. The intent of these regulations is to ensure that development proposals are reviewed for consistency with the use and development criteria that have been adopted for specific sites as part of the Peninsula Community Plan (See Community Plan Discussion below). The project is not within or adjacent to environmentally sensitive lands and is not identified in the City's adopted Local Coastal Program (LCP) Land Use Plan as a public accessway. There is no physical accessway used by the public on or adjacent to this property or any proposed public accessway as identified in the LCP Land Use Plan. The project is completely contained within private property and does not contain nor is it adjacent to sensitive coastal bluffs. The nearest public access to the Pacific Ocean is located at San Diego Harbor approximately a quarter of a mile to the south. The rectangular lot is flat and is bounded to the north and south by a commercial retail strip-mall, a bank is located to the east, and to the west, across Carleton Street is a mixed office and commercial retail development.

DISCUSSION

The project proposes the demolition of an existing single family dwelling unit with detached garage and the construction of a mixed use development. It will include 2,894 square feet of subterranean parking with 209 square feet of residential storage, 1,388 square feet of retail space on the first floor and three residential units located on the second and third floors. The residential units located directly above the commercial space will consist of one, three-bedroom unit and two, one-bedroom units. The size of the three-bedroom unit will be 2,546 square feet and the one bedroom units will be 2,322 and 2,067 square feet each. Each unit will have a private roof deck on the third floor. Located on the first floor is an 888 square-foot common area to include a seating area, raised planters, and a water feature. Parking for both the residential and commercial component will be accessed from Carleton Street. Tandem parking will be provided and will incorporate parking lifts to meet the nine required spaces.

The development will utilize renewable energy technology, self-generating at least 50-percent of the projected total energy consumption on site through photovoltaic technology (also known as solar panels) located on the roof. Other sustainable components include native drought tolerant landscaping with efficient irrigation technology, natural cooling and ventilation, and one electrical outlet on separate circuit in the garage for electric car usage. With the use of renewable energy technology in the project, it qualifies as a sustainable building, thus the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Approvals needed for the project include a Coastal Development Permit, pursuant to SDMC Section [126.0707](#) for a coastal development of a premises within the Coastal Overlay Zone; a Site Development Permit pursuant to SDMC Section [126.0502](#) for a development in the CPIOZ area designated "Type B" and a Neighbor Development Permit pursuant to SDMC Section [126.0402](#) for a development proposing to use tandem parking spaces for the off-street parking requirement.

Community Plan Analysis

The site is within the Roseville neighborhood of the Peninsula Community Plan [Plan] and is further subject to development guidelines in the Peninsula Community Plan CPIOZ "Type B" requirements. The project proposes two commercial spaces on the ground level with three, two-story residential dwelling units on the second and third floors. The proposed three dwelling units would implement the recommendation for the specific commercial area of Roseville that residential development not exceed 29 dwelling du/acre.

The Roseville neighborhood is valued for its location character and history. The area was the center for the whaling, fishing, and hide industries in the past and today has become a yachting and sports fishing center. The CPIOZ was applied to foster new development that would be compatible with the historically nautical development characteristic for this area. CPIOZ recommendations for architecture include use of nautical, maritime, fishing, Portuguese heritage, or pertinent historical heritage elements. Use of canopies, canvas elements, nautical flags, bollards, wood, and nautical sculpture is encouraged. Use of wood is encouraged. Projects should include amenities such as outdoor patios, street furniture (benches, kiosks, outdoor clocks, sculpture, and fountains), flags, canvas awnings and boat related features.

The proposed project incorporates several of these recommendations in its design, including use of composite siding and shingles that are harmonious with the architectural theme of the neighborhood and a landscape theme that utilizes trees consistent with the recommendations for the Roseville Street Tree Plan. Additionally, at least forty percent of the first-story street wall in the commercial area, is devoted to pedestrian entrances, display windows or windows affording views into retail, office, and gallery or lobby space. The project will include a decorative fountain and pedestrian amenities such as an open court yard, seating area, and bike racks. Varied exterior finishes and architectural features include wood shingles and canvas awnings, helping to break up the bulk and scale of the development.

The development meets the objective of the Plan by providing housing development and redevelopment in areas proximate to transit lines through new construction with subterranean parking. The garages are below grade in order to diminish the impact of large openings, which in turn helps to reduce the bulk and mass of the building. Further, given the project's location relative to transportation routes and shopping facilities all within less than a half mile, developments in this area would increase service convenience and reduce automobile use.

Discussion of Issues

On March 9, 2017 the Project Review Committee (PRC) voted 7-0-0 to recommend denial of the project. The PRC concerns included: 1) the method used to determine the Proposition "D" height; 2) the intensity of the overall proposed development; 3) the viability of commercial spaces; 4) the use of mechanical lifts for tandem parking; and 5) the architecture on the two building walls facing the north and west. The vote of denial included the following conditions: 1) redesign the north and west building façade using vertical and horizontal offsets and other architectural features (balconies, porches, bay windows) in order to break up the building façade; 2) redesign ground level retail to provide required transparency of commercial street wall area between three and 10 feet above the sidewalk; and 3) redesign the overall building height to be in compliance with the Proposition "D" 30-

foot height limit using a different reference datum from the one used in the development of the plan which was from a 10-foot, eight-inch long raised planter.

On March 16, 2017 the Peninsula Community Planning Board voted 10-0-0 to adopt the recommendation of the PRC vote denying the proposed project for reasons stated in the PRC meeting minutes.

Staffs Responses The proposed development complies with the applicable zoning and development regulations of the SDMC including development requirements regulating mixed commercial and multifamily developments. No deviations are proposed with the project. The proposed project was reviewed for compliance with the CC-4-2 zone development requirements, which include but are not limited to height, setbacks, density, landscape, parking, and floor area ratio. The CC-4-2 zone allows a height of 60 feet and the Proposition "D" maximum height is 30 feet above finished grade. The CC-4-2 zoning height will be 33'-05" and the Proposition "D" height will be 29'-7" above finished grade. The Proposition "D" height proposal was reviewed by City staff and determined to be in compliance with the height calculation methodology identified in Development Services Department Technical Bulletin [BLDG-5-4](#).

The project also complies with the CPIOZ-B Peninsula Community Plan requirements including use of colors, such as sand stucco, composite siding and shingles that are sympathetic to and harmonious with the architectural theme of the neighborhood and a landscape theme that utilizes trees consistent with the recommendations for the Roseville neighborhood. Staff analyzed the PRC's request of adding architectural features to the north and west facades of the proposed development and has concluded that although the facades are essentially blank in terms of fenestration, use of varied exterior finishes including wood shingles help break up the bulk. Because future developments to the west and north of the project may construct a development up to 40 feet and can be constructed with a zero-foot lot line, no fenestration would be visible from the north and west walls. Fenestration is necessary and viable for street-facing elevations and elevations at or near the public right-of-way, in the projects case the south facade. Varied exterior finishes and architectural features for the south and west façades include wood shingles and canvas awnings, which help to break up the bulk and scale of the development.

Forty-six percent of the project's first-story street wall in the commercial area is devoted to pedestrian entrances, display windows or windows that afford views into retail, office, gallery or lobby space where 40-percent is the requirement. Additionally the project will include a decorative fountain and pedestrian amenities such as an open court yard, seating area and bike racks.

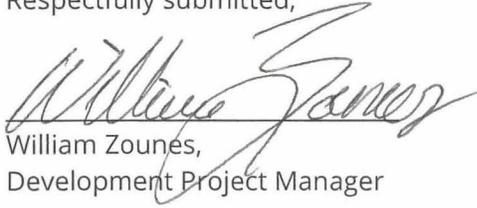
Conclusion:

The proposed project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, CPIOZ design guidelines, and development standards in effect for this site per the adopted Peninsula Community Plan, San Diego Municipal Code, and the General Plan.

ALTERNATIVES

1. Approve Site Development Permit No. 1692962, Coastal Development Permit No. 1692961, and Neighborhood Development Permit No. 2040430 with modifications.
2. Deny Site Development Permit No. 1692962, Coastal Development Permit No. 1692961, and Neighborhood Development Permit No. 2040430 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

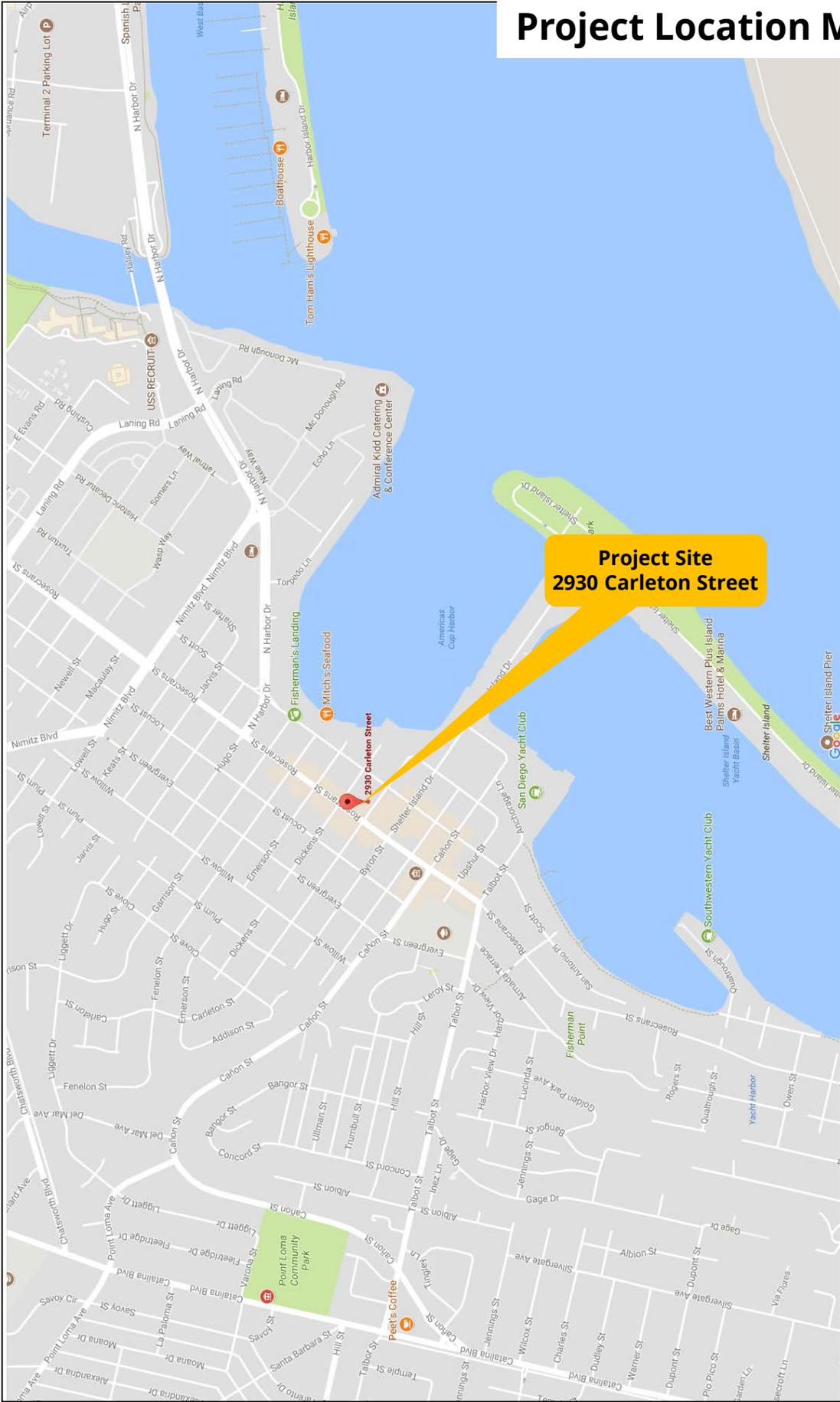


William Zounes,
Development Project Manager

Attachments:

1. Project Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Draft Permit Resolution with Findings
7. Draft Permit with Conditions
8. Ownership Disclosure Statement
9. Permit Review Committee Recommendation
10. Notice of Exemption
11. Community Planning Group Recommendation
12. Project Plans

Attachment 1 Project Location Map



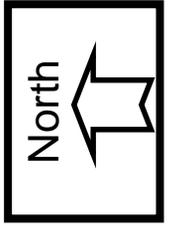
Project Location Map

Carleton Mixed Use Project No. 482073

2930 Carleton Street



Attachment 2 Aerial Photograph of Site

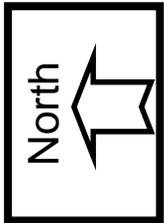


Aerial Photograph (Birds Eye)

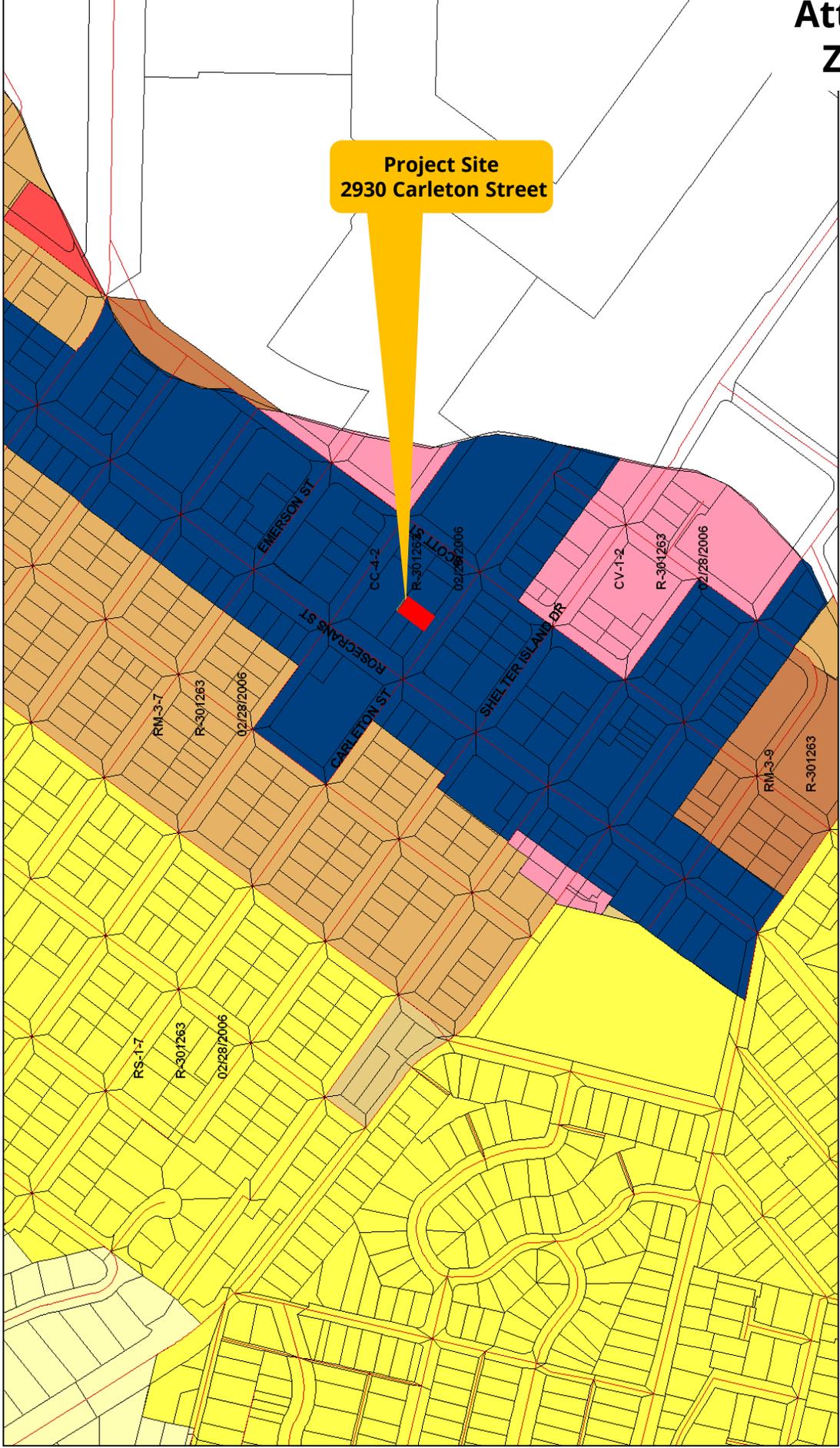
Carleton Mixed Use Project No.482073
2930 Carleton Street



Attachment 3 Zoning Map



Project Site
2930 Carleton Street



Zoning Map

Carleton Mixed Use Project No. 482073
2930 Carleton Street



PROJECT DATA SHEET

PROJECT NAME:	482073	
PROJECT DESCRIPTION:	The demolition of an existing single family dwelling unit with detached garage and the construction of a mixed use development within the Peninsula Community Plan area.	
COMMUNITY PLAN AREA:	Peninsula	
DISCRETIONARY ACTIONS:	Site Development Permit/Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Commercial	
<u>ZONING INFORMATION:</u>		
ZONE: CC-4-2		
HEIGHT LIMIT: 60 feet		
LOT SIZE: 0.11-acres		
FLOOR AREA RATIO: 2.0		
FRONT SETBACK: 10 feet		
SIDE SETBACK: 10/0 feet		
STREETSIDE SETBACK: N/A		
REAR SETBACK: 10/0 feet		
PARKING: 9 spaces		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial/ CC-4-2	Retail commercial
SOUTH:	Commercial/ CC-4-2	Retail commercial
EAST:	Commercial/ CC-4-2	Bank
WEST:	Commercial/ CC-4-2	Mixed office and commercial retail development
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On March 16, 2017 the Peninsula Community Planning Board voted 10-0-0 to recommend denial of the project.	

ATTACHMENT 6
Draft Permit Resolution with Findings

HEARING OFFICER
RESOLUTION NO. _____
SITE DEVELOPMENT PERMIT NO. 1692962
COASTAL DEVELOPMENT PERMIT NO. 1692961
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2040430
CARLETON MIXED USE PROJECT NO. 482073

WHEREAS, WHIZ BUILDERS, INC, A CALIFORNIA CORPORATION, Owner/Permittee, filed an application with the City of San Diego for a permit to demolish an existing single story residence and construct a three-story mixed-use building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit Nos. 1692962, 1692961, and 2040430), on portions of a 0.11-acre site;

WHEREAS, the project site is located at 2930 Carleton Street in the CC-4-2 zone of the Peninsula Community Plan;

WHEREAS, the project site is legally described as Lot 3 in block 30 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 305, filed in the Office of the County Recorder of San Diego County;

WHEREAS, on October 5, 2017, 2017 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on December 6, 2017, the Hearing Officer of the City of San Diego considered Site Development Permit No. 1692962, Coastal Development Permit No. 1692961, and Neighborhood Development Permit No. 2040430 pursuant to the Land Development Code of the City of San Diego;

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated December 6, 2017.

A. SITE DEVELOPMENT PERMIT [San Diego Municipal Code (SDMC) Section 126.0504]

1. Findings for all Site Development Permits:

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

ATTACHMENT 6

Draft Permit Resolution with Findings

The 0.11-acre site is located at 2930 Carleton Street in the CC-4-2 zone of the Peninsula Community Plan area within the Coastal Overlay Zone (non-appealable area), and the Coastal Height Limit Overlay Zone.

The site is designated commercial within the Roseville neighborhood of the Peninsula Community Plan [Plan] and is further subject to development guidelines in the Peninsula Community Plan Implementation Overlay Zone (CPIOZ). The project proposes 1,388 square feet of commercial space on the ground level with three two-story residential dwelling units on the second and third floors. The proposed three dwelling units would implement the recommendation for the specific commercial area of Roseville that residential development would not exceed 29 dwelling units per acre (du/acre).

The Roseville neighborhood is valued for its location character and history. The area was the center for the whaling, fishing, and hide industries in the past and today has become a yachting and sports fishing center. The CPIOZ was applied to foster new development that would be compatible with the historically nautical development characteristic for this area. CPIOZ recommendations for architecture include use of nautical, maritime, fishing, Portuguese heritage, or pertinent historical heritage elements. Use of canopies, canvas elements, nautical flags, bollards, wood, and nautical sculpture is encouraged. Use of wood is encouraged. Projects should include amenities such as outdoor patios, street furniture (benches, kiosks, outdoor clocks, sculpture, and fountains), flags, canvas awnings and boat related features.

The proposed project incorporates several of these recommendations in its design, including use of composite siding and shingles that are harmonious with the architectural theme of the neighborhood and a landscape theme that utilizes trees consistent with the recommendations for the Roseville Street Tree Plan. Additionally, at least forty percent of the first-story street wall in the commercial area, is devoted to pedestrian entrances, display windows or windows affording views into retail, office, and gallery or lobby space. The project will include a decorative fountain and pedestrian amenities such as an open court yard, seating area, and bike racks. Varied exterior finishes and architectural features include wood shingles and canvas awnings, helping to break up the bulk and scale of the development.

The development meets the objective of the Plan by providing housing development and redevelopment in areas proximate to transit lines through new construction with subterranean parking. The garages are below grade in order to diminish the impact of large openings, which in turn helps to reduce the bulk and mass of the building. Further, given the project's location relative to transportation routes and shopping facilities all within less than a half mile, developments in this area would increase service convenience and reduce automobile use. Therefore, the proposed development will not adversely affect the applicable land use plan.

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Draft Permit Resolution with Findings

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

The project proposes the demolition an existing single story residence with detached garage and construct a three-story mixed-use building. The project was exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction) of the State CEQA Guidelines.

The project would be required to obtain building permits and a public improvement permit prior to the construction of the mixed-use development. The building plans and public improvement plans shall be reviewed, permitted, and inspected by the City for compliance with all applicable building, mechanical, electrical, fire code requirements, and development regulations. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of the SDMC in effect for this project. Such conditions include a new driveway, storm runoff restrictions, parking and landscaping requirements. These conditions have been determined as necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. 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 proposed development complies with the applicable zoning and development regulations of the Land Development Code including development requirements regulating a mixed commercial and multifamily development. The proposed project was reviewed for compliance with the CC-4-2 zone development requirements, which include but are not limited to height, setbacks, density, landscape, parking, and floor area ratio. The CC-4-2 zone allows a height of 60 feet and the Proposition "D" allowed maximum height is 30-feet above finished grade. The CC-4-2 zoning height will be 33 feet, five inches and the Proposition "D" height is 29 feet, seven inches above finished grade. The project also complies with the CPIOZ Peninsula Community Plan requirements including use of composite siding and shingles that are harmonious with the architectural theme of the neighborhood and a landscape theme that utilizes trees consistent with the recommendations for the Roseville neighborhood of the Peninsula Community Plan Street Tree Plan. Also, at least forty percent of the area of all new or redeveloped first-story street walls in the commercial building will be devoted to pedestrian entrances, display windows or windows affording views into retail, office, gallery or lobby space. Additionally the project will include a decorative fountain and pedestrian amenities such as an open court yard, seating area and bike racks. Varied exterior finishes and architectural features include wood shingles and canvas awnings, which help to break up the bulk and scale of the development.

ATTACHMENT 6
Draft Permit Resolution with Findings

No deviations are proposed with the project. The ground floor would designate 1,388 square feet for commercial use and 888 square feet for an exterior courtyard. The second and third floor will be dedicated to three residential units. The units will range from 2,546 to 2,067 square feet and will consist of two, one-bedroom and one, three bedroom unit, each with two parking spaces in a subterranean garage and roof deck. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50% of the projected total energy consumption on site through photovoltaic technology (solar panels), thus meeting the requirements of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program, the City Council's Sustainable Building Policy. The photovoltaic system will be located on the roof of each unit. Therefore, the project complies with the applicable zoning and development regulations of the Land Development Code.

B. COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits

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

The proposed development is contained within the existing legal lot area, on private property, approximately a quarter of a mile to San Diego Harbor and thereby will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program Land Use Plan. The proposed development conforms to the height and density requirements of the San Diego Municipal Code and the Peninsula Community Plan. The development does not impact any public views to or along the ocean and other scenic coastal areas as specified in the Local Coastal/ Program Land Use Plan.

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

The site has been previously developed and is neither located on or near any sensitive biologic resources or environmentally sensitive lands. The proposed development will incorporate the use of sustainable design features and landscaping. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

- c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

ATTACHMENT 6
Draft Permit Resolution with Findings

As outlined in Site Development Permit Finding No. 1(a), listed above, the proposed coastal development is in conformity with the certified Local Coastal Program Land Use Plan and complies with all regulations of the certified Implementation Program.

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

The project site is not between the first public road and sea or the shoreline. It is directly north of the first public road (Scott Street). Therefore, public access and recreation policies of the Chapter 3 of the California Coastal Act are not applicable to this project.

C. NEIGHBORHOOD DEVELOPMENT PERMIT [SDMC Section 126.0404]

1. Findings for all Neighborhood Development Permits:

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

As outlined in Site Development Permit Finding No. A(1)(a), listed above, 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.**

As outlined in Site Development Permit Finding No. A(1)(b), listed above, the proposed development will not be detrimental to the public health, safety, and welfare.

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

As outlined in Site Development Permit Finding No. A(1)(c), listed above, the proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

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 the findings hereinbefore adopted by the Hearing Officer, Site Development Permit No. 1692962, Coastal Development Permit No. 1692961, and Neighborhood Development Permit No. 2040430 is hereby GRANTED by the Hearing Officer to the

ATTACHMENT 6
Draft Permit Resolution with Findings

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1692962, 1692961, and 2040430, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: December 6, 2017

IO#: 24006594

ATTACHMENT 7
Draft Permit with Conditions

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

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

INTERNAL ORDER NUMBER: 24006594 SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. 1692962
COASTAL DEVELOPMENT PERMIT NO. 1692961
NEIGHBORHOOD DEVELOPMENT PERMIT NO. 2040430
CARLETON MIXED USE PROJECT NO. 482073
HEARING OFFICER

This Site Development Permit No. 1692962, Coastal Development Permit No. 1692961, and Neighborhood Development Permit No. 2040430 is granted by the Hearing Officer of the City of San Diego to WHIZ BUILDERS, INC, A CALIFORNIA CORPORATION, Owner, and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708, 126.0404, and 126.0504. The 0.11-acre site is located at 2930 Carleton Street in the CC-4-2 zone of the Peninsula Community Plan. The project site is legally described as: Lot 3 in block 30 of Roseville, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 305, filed in the Office of the County Recorder of San Diego County;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to demolish an existing single story residence and construct a three-story mixed-use building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 6, 2017, on file in the Development Services Department.

The project shall include:

- a. The demolition of an existing residence, detached garage, and shed and the construction of a mixed-use development to include 1,388 square feet of retail space on the first floor, 2,894 square feet of subterranean parking for commercial and residential, and three residential units located on the second and third floors ranging in size from 2,067 square feet to 2,546 square feet;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

ATTACHMENT 7
Draft Permit with Conditions

- d. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption in accordance with the Affordable/In-Fill and Sustainable Buildings Expedite Program; and
- 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 December 20, 2020.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

ATTACHMENT 7

Draft Permit with Conditions

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.

ATTACHMENT 7
Draft Permit with Conditions

AFFORDABLE HOUSING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall comply with the affordable housing requirements of the City's Inclusionary Affordable Housing Regulations (SDMC § 142.1301 et seq.).

ENGINEERING REQUIREMENTS:

13. The project proposes to export 93.59 cubic yards of material from the project site. 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"), 2015 edition and Regional Supplement Amendments adopted by Regional Standards Committee.

14. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the sidewalk underdrains in the Carleton Street Right-of-Way.

15. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing driveway and replacement of a new 20-foot driveway per current City Standards, adjacent to the site on Carleton Street, satisfactory to the City Engineer.

16. Prior to issuance of any building permit, the owner/permittee shall assure by permit and bond the closure of the existing driveway and replace with City standard curb , gutter and sidewalk, along the project's frontage on Carlton Street, satisfactory to the City Engineer.

17. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal of the existing private concrete walkway from Carleton Street's right-of-way, satisfactory to the City Engineer.

18. 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.

19. 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:

20. Prior to issuance of any engineering permits for grading, the Owner/Permittee shall submit complete construction documents for the revegetation and hydroseeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Stormwater Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance

ATTACHMENT 7

Draft Permit with Conditions

to this permit (including Environmental conditions) and Exhibit 'A,' on file in the Office of the Development Services Department.

21. Prior to issuance of any engineering permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

22. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents 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 Office of 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 LDC 142.0403(b)(5).

23. 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 Office of the Development Services Department. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions and labeled as "landscaping area."

24. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, consistent with the Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity.

25. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.

26. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, 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.

PLANNING/DESIGN REQUIREMENTS:

27. 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.

ATTACHMENT 7
Draft Permit with Conditions

28. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in accordance with the Affordable/In-Fill and Sustainable Buildings Expedite Program.

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

30. 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.

31. No eating and drinking establishments may be provided on site unless it satisfies the parking requirements at five spaces per 1000 square feet of gross floor area.

TRANSPORTATION REQUIREMENTS

32. A minimum of nine automobile spaces (including one van accessible space), two motorcycle spaces, and two bicycle spaces with rack are required by the Land Development Code and as shown on the project's Exhibit "A". 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.

33. The applicant shall provide and maintain 10 foot by 10 feet visibility triangle area on both sides of the driveway along the property line on Carlton Street. No obstruction higher than 36 inches shall be located within this area.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

34. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s), on each water service (domestic, fire and irrigation), in a manner satisfactory to the 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. The Public Utilities Department will not permit the required BFPDs to be located below grade or within the structure.

35. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of all public water and sewer facilities are to be in accordance with established criteria in the most current City of San Diego Water and Sewer Design Guides.

36. All public water and sewer facilities are to be in accordance with the established criteria in the most current City of San Diego Water and Sewer Design Guides.

37. All proposed private water and sewer facilities located within a single lot 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.

ATTACHMENT 7
Draft Permit with Conditions

38. 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.

39. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to cap (abandon) at the property line any existing unused sewer lateral and install new sewer lateral(s) which must be located outside of any driveway or vehicular use area.

40. Prior to issuance of any building permits, the Owner/Permittee shall obtain Encroachment and Maintenance Removal Agreement (EMRA) for proposed improvements of any kind, including utilities, medians, landscaping, enriched paving, curb, gutter and sidewalk, and electrical conduits to be installed within the public right-of-way.

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 December 6, 2017.

ATTACHMENT 7
Draft Permit with Conditions

Permit Type/PTS Approval No.: CDP No. 1692961/SDP No. 1692962
Date of Approval: December 6, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

William Zounes
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.

Whiz Builders, Inc., a California corporation
Owner/Permittee

By _____
Sal Franco
President

Whiz Builders, Inc., a California corporation
Owner/Permittee

By _____
Marco M. Luis
Member

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

PENINSULA COMMUNITY PLANNING BOARD

Project Review Committee

Draft Minutes

March 09, 2017

1:30 pm

**Loma Riviera Clubhouse
3115 Loma Riviera Drive, San Diego**

Meeting called to order by chair, Mark Krencik at 1:35pm.

Members present: Paul Webb, Peter Nystrom, Julia Quinn, Shelly Kilbourn, Darrold Davis, Jarvis Ross, and Mark Krencik.

Parliamentary Items:

- a. **Approval of Minutes:** February 2107.
- b. **Non Agenda Public Comment:**
- c. **Informational Items:**

- d. **Action Items:**

1. **Carleton Mixed Use CDP, SDP & NDP**, Project No. 482073, 2930 Carleton Street, Zone CC-4-2. Coastal Development Permit, Neighborhood Development Permit and Site Development Permit to demolish an existing residence with detached garage and construct a 10,331 SF, 3-story mixed use building consisting of 3 residential units over 2 commercial spaces with below grade parking on a 0.114 acre site. Coastal (non-appealable) and Community Plan Implementation Overlay Zone-B. Applicant: Elizabeth Carmichael. After a presentation from the project applicant a lengthy discussion regarding the use of mechanical lift tandem parking to meet the residential parking requirements and the requirement for a NDP to provide tandem parking for the proposed commercial use pursued. The sub-committee raised concerns over the method used to determine the Prop D height, the intensity of the overall proposed development, the viability of the two small commercial spaces, the use of mechanical lifts for tandem parking and the lack of architecture on the two blank building walls facing the north and west. Per the community plan tandem parking is allowed for commercial uses and may be approved through a NDP provided tandem parking is limited to assigned employee parking.

Motion/Second DD/PW to deny the project with the following conditions. 1) Redesign the blank north and west building façade through the use of **vertical and horizontal offsets and other architectural features** (balconies, porches, bay windows) to break up building façade per community plan. 2) Redesign ground level retail to provide required transparency of commercial street wall area between 3 and 10 feet above the **sidewalk** per SDMC. 3) Redesign the overall building height to be in compliance with Prop D 30' height limit by not allowing **Prop D reference datum to be taken from proposed 7' wide x 10'-8" long raised planter** located on the Carleton street property line. Vote 7-0-0.

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project No.: **482073**

Project Title: **Carleton Mixed Use**

Project Location-Specific: 2930 Carleton Street, San Diego, California 92106

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: A COASTAL DEVELOPMENT PERMIT and SITE DEVELOPMENT PERMIT to demolish an existing single dwelling unit with a detached garage and construct a 12,035 square-foot, three-story mixed use building. The new building would contain three residential units totaling 7,047 square-feet over two commercial spaces totaling 1,388 square-feet, with parking below grade totaling 3,317 square-feet. Various site improvements would also be constructed that include associated hardscape and landscape. The .12 acre (5,000-square-foot) project site is located at 2930 Carleton Street. The project site is designated Residential and within the Peninsula Community Plan Area. Additionally, the project site is within the Airport Influence Area (Review Area 2), FAA Part 77 Noticing Area, Coastal Height Limitation Overlay Zone, Coastal Overlay Zone (Non-appealable-2), Community Plan Implementation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal). (LEGAL DESCRIPTION: Lot 3, Block 30 TR 305.)

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Elizabeth Carmichael
Ecohouse Architecture
2640 Financial Ct. #D
San Diego, California 92117
(858) 352-6332

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15303 (New Construction)
- Statutory Exemptions:

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples a duplex or similar multi-family residential structure, totaling no more than four dwelling units. Furthermore, the exceptions listed in 15300.2 would not apply.

Lead Agency Contact Person: Morgan Dresser

Telephone: (619) 446-5404

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Sr. Planner

Signature/Title

October 20, 2017

Date

Check One:

(X) Signed By Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:



MINUTES

Meeting Date: March 16, 2017

The regularly scheduled meeting of the Peninsula Community Planning Board was held on March 16, 2017, at the Point Loma/Hervey Branch Library, located at 3701 Voltaire Street, San Diego, California 92106.

The meeting was called to order by Chair Linney at 6:35 PM.

All Board members present, with the exception of Patricia Clark and Paul Webb and Election Subcommittee members Robert Goldyn, Mark Krencik and Laura Miller who were absent staffing the polls during the Board's annual election.

1. Approval of Agenda. M/J Hare, S/D. Dick to approve the agenda as posted and amended to (i) move New/Old Business Item #1 (Parliamentary Item) to the end of the Action Item agenda, (ii) trail until the April meeting Action Item #5 (PCPB invoices and reimbursement) and (iii) remove Action Item #6 (PCPB PRC).
Approved: 9/0/0 (Chair not voting)
Yes: Coons, Dick, Hare, Herrin, Holasek, Lohla, Nystrom, Quinn, Sevrens
No: None
Abstain: None
Absent: Clark, Krencik, Golden, Miller, Webb
2. Approval of Minutes. M/D. Dick, S/J. Lohla to approve the Minutes of the February 16, 2017 meeting as circulated and subsequently revised.
Approved: 7/0/2 (Chair not voting)
Yes: Dick, Hare, Herrin, Holasek, Lohla, Nystrom, Quinn
No: None
Abstain: Coons (not present); Sevrens (unable to review)
Absent: Clark, Krencik, Goldyn, Miller, Webb
3. Secretary's Report. No report.
4. Treasurer's Report. The PCPB bank account has a balance of \$416.09, including a recent donation of \$20 by Don Sevrens.
5. Chair's Report. Chair Linney reported on recent correspondence to the San Diego Metropolitan Transit System requesting that a member of their staff address the Board at a future meeting regarding bus service on the Peninsula.

Non-Agenda Public Comment

Name	Subject
Nicole Burgess	City had given a lukewarm response to the request that the NATCO Guidelines be used in connection with future street resurfacing projects.
Liz Manning	Proposed street vacation adjacent to 2323 Locust Street.
Steve Heise	Proposed street vacation adjacent to 660 San Dionico Street.

Government Reports

1. Council District 2. C. Wear not present. No report.
2. Planning Department. T. Kempton not present. No report.
3. San Diego Police Department. Officer Surwilo not present. No report.

New/Old Business

None.

Information Items

2. **Carleton Mixed Use CDP, SDP & NDP**, Project No. 482073, 2930 Carleton Street,

Zone CC-4-2 to demolish an existing residence with detached garage and construct a 10,331 square foot, 3-storey mixed use building consisting of 3 residential units over 2 commercial units with below-grade parking on a 0.114 acre site. Applicant Elizabeth Carmichael was present.

M/D. Dick, S/B. Herrin, to adopt the recommendation of the Project Review Subcommittee (PRC) denying the proposed project for the reasons stated in the minutes of the PRC meeting of March 9, 2017.

Approved 10/0/0 (Chair not voting) (M. Krencik had returned from Election Subcommittee duties).

Yes: Coons, Dick, Hare, Herrin, Holasek, Krencik, Lohla, Nystrom, Quinn, Sevrens

No: None

Abstain: None

Absent: Clark, Goldyn, Miller, Webb

2930 CARLETON STREET



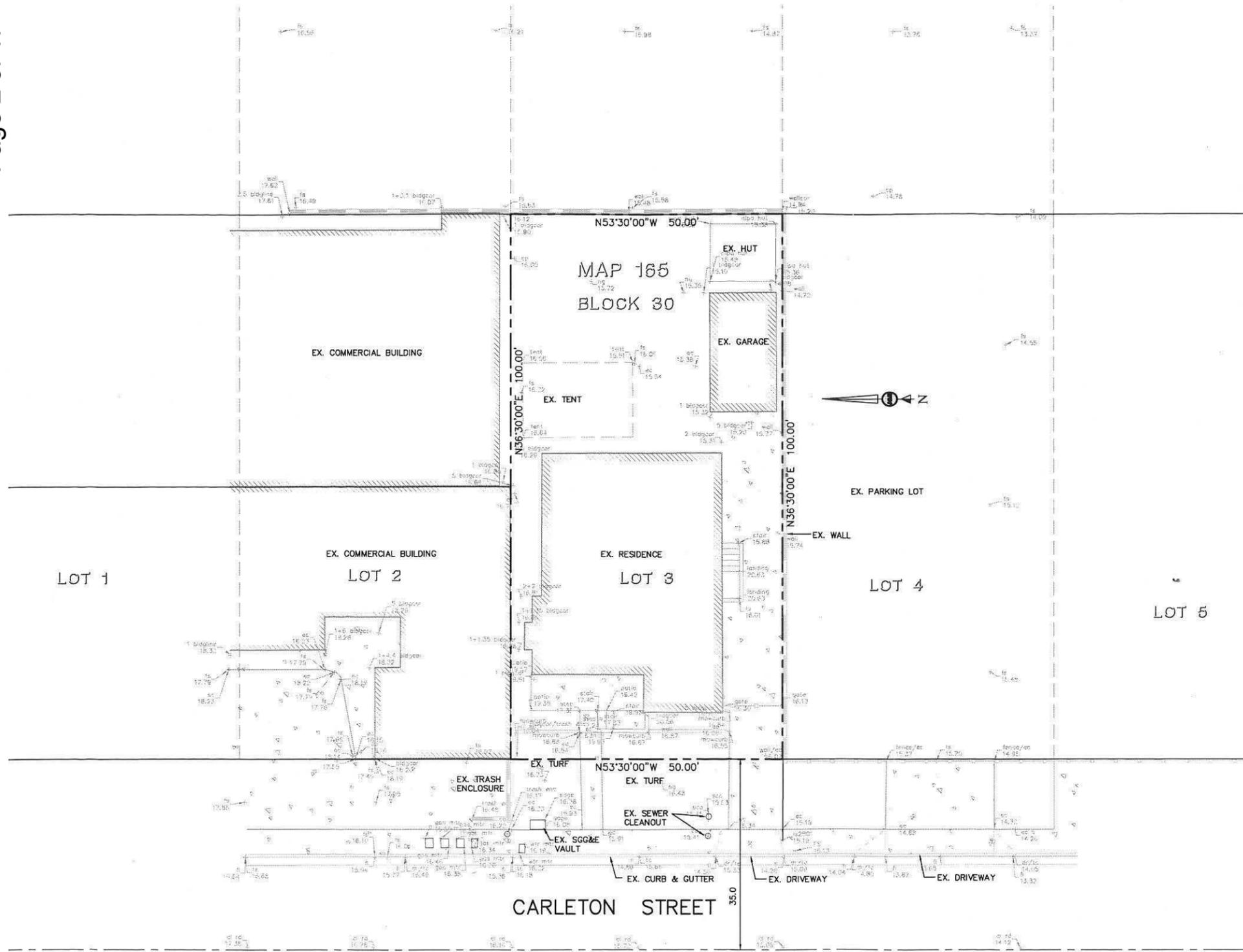
MIXED USE RESIDENTIAL UNITS

CONSERVATION ELEMENT NOTES	PROJECT DATA	DETAILED SCOPE OF WORK	PROJECT AND ZONING INFORMATION																																																																																																																																																																																																								
<ol style="list-style-type: none"> MAXIMIZE RECYCLED DEMOLITION MATERIAL FROM EXISTING BUILDING. LANDSCAPING WITH SAN DIEGO NATIVE DROUGHT TOLERANT, HIGH PEST RESILIENT PLANTS. MINIMUM PLANT TRIMMING, NO GRASS PROPOSED. SEE SHEET L-1. ENERGY EFFICIENT IRRIGATION CONTROLS AND IRRIGATION SCHEDULED PER CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM DATA FOR LANDSCAPING. USE OF DRIP IRRIGATION IN PLANTING AREAS. OMIT. PERVIOUS HARDSCAPE OR INTERLOCKING PAVERS. RECYCLED CONTENT PAVERS WHERE FEASIBLE FOR USE AS HARDSCAPE. LIGHT COLOR ROOF AND EXTERIOR WALLS. LIGHT COLOR PAVERS AND/OR CONCRETE. CRRC RATED 000. ROOF TILE ROOF. WINDOWS AND DOORS WITH ENERGY STAR LABEL. LOW SOLAR HEAT GAIN COEFFICIENTS. LOW FLUSH TOILETS AND LOW FLOW SHOWERS AND FAUCETS. OMIT. BUILDING DESIGNED TO MAXIMIZE NATURAL LIGHTING IN EACH ROOM. MINIMIZE NECESSITY OF ARTIFICIAL LIGHTING. NO AIR CONDITIONING OR CFC BASED REFRIGERANTS USED IN MECHANICAL SYSTEMS. LOW VOC AND LOW EMITTING ADHESIVES, PAINTS, COATINGS, CARPET SYSTEMS, COMPOSITE WOOD, ETC. WHERE FEASIBLE. RECYCLED CONTENT BUILDING MATERIALS. LOCAL SUSTAINABLE PRODUCTS WHERE FEASIBLE. TANKLESS WATER HEATERS. PROVIDES 27-50% ENERGY EFFICIENCY. ENERGY STAR LABEL. REDUCING PUMPS AT REMOTE FAUCETS. ENERGY STAR LABEL. APPLIANCES INCLUDING BUT NOT LIMITED TO: REFRIGERATOR, WASHER/DRYER, DISHWASHER. HIGH EFFICIENCY LIGHTING, MOTION SENSORS AND DIMMERS. TASK LIGHTING REDUCES USE OF GENERAL OVERHEAD LIGHTING. OPERABLE WINDOWS AND MECHANICAL VENTILATION SYSTEMS IN BATHROOMS. 	<p>PROJECT NAME: CARLETON STREET</p> <p>PROJECT ADDRESS: 2930 CARLETON STREET SAN DIEGO, CALIFORNIA 92117</p> <p>HISTORIC: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO U.R.M.: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO</p> <p>SUBMITTAL DATE: 04/08/16 - 1ST COMPLETENESS REVIEW</p> <p>ZONE: CC-4-2</p> <p>OWNER: WHIZ BUILDERS 2500 HOOVER AVE STE H NATIONAL CITY CA 91950 PH: 619-477-1744</p> <p>MAP NUMBER: -</p> <p>LOT NUMBER: 3</p> <p>BLOCK NUMBER: 30</p> <p>A.P.N.: 531-324-03-00</p> <p>F.A.R.: 2.0</p> <p>LEGAL DESCRIPTION: LOT 3 BLK 30 TR 305</p>	<p>• REQUESTING APPLICATION FOR COASTAL DEVELOPMENT PERMIT.</p> <p>• DEMOLISH EXISTING SINGLE STORY RESIDENCE.</p> <p>• NEW CONSTRUCTION OF THREE STORY MIXED USE BUILDING WITH PARKING GARAGES BELOW GRADE (1,317 S.F.).</p> <p>• ONE LEVEL OF COMMERCIAL SPACE (1,388 S.F.).</p> <p>• MULTI FLOOR RESIDENCES ABOVE (7,047 S.F.).</p> <p>• TOTALING 12,035 S.F. OF NEW CONSTRUCTION.</p> <p>PROJECT TEAM</p> <p>ARCHITECT: ECHOHOUSE ARCHITECTURE 2640 FINANCIAL COURT, STE. D SAN DIEGO, CA 92117 PH: 858-352-6332</p> <p>OWNER: WHIZ BUILDERS 2500 HOOVER AVE STE H NATIONAL CITY CA 91950 PH: 619-477-1744</p> <p>SURVEY ENGINEER: JSR ENGINEERS - SURVEYORS 13670 DANIELSON ST. STE G POWAY, CA 92064 PH: 658-513-1741</p> <p>GEOTECH ENGINEER: WALTER F. CRAMPTON, TERRACOSTA CONSULTING GROUP, INC. SAN DIEGO, CA</p> <p>ADDITIONAL INFORMATION</p> <p><input type="checkbox"/> AFFORDABLE HOUSING PARKING DEMAND</p> <p><input type="checkbox"/> AIRPORT APPROACH</p> <p><input type="checkbox"/> SAN DIEGO INTERNATIONAL AIRPORT INFLUENCE AREA</p> <p><input type="checkbox"/> FAA PART 77</p> <p><input type="checkbox"/> AIRPORT INFLUENCE AREA</p> <p><input type="checkbox"/> COASTAL (CITY-APPEALABLE)</p> <p><input type="checkbox"/> COASTAL (NON-APPEALABLE)</p> <p><input checked="" type="checkbox"/> COASTAL (PERMIT JURISDICTIONS)</p> <p><input type="checkbox"/> COASTAL HEIGHT LIMITATION OVERLAY ZONE</p> <p><input type="checkbox"/> SENSITIVE COASTAL</p> <p><input type="checkbox"/> MOBILE HOME PARK</p> <p><input type="checkbox"/> PARKING IMPACT</p> <p><input type="checkbox"/> RESIDENTIAL TANDEM PARKING</p> <p><input type="checkbox"/> TRANSIT AREA</p> <p><input type="checkbox"/> URBAN VILLAGE</p> <p><input type="checkbox"/> MISSION TRAILS DESIGN DISTRICT</p> <p><input type="checkbox"/> CLAREMONT MESA HEIGHT LIMIT</p> <p><input type="checkbox"/> COMMUNITY PLAN IMPLEMENTATION</p> <p>CHECK IF PROPOSED SITE IS ON OR ADJACENT TO:</p> <p><input type="checkbox"/> SENSITIVE BIOLOGICAL RESOURCES</p> <p><input type="checkbox"/> STEEP HILLSIDES</p> <p><input type="checkbox"/> COASTAL BEACHES</p> <p><input type="checkbox"/> SENSITIVE COASTAL BLUFFS</p> <p><input type="checkbox"/> 100 YEAR FLOOR PLAN</p> <p><input type="checkbox"/> FIRST PUBLIC ROADWAY</p> <p><input type="checkbox"/> GEOLOGIC HAZARD CATEGORY</p> <p><input type="checkbox"/> FEMA FLOODWAYS & FLOOD PLANS</p> <p><input type="checkbox"/> HISTORIC DISTRICTS (EXISTING)</p> <p><input type="checkbox"/> SLOPES 25% OR GREATER</p> <p>SHEET INDEX</p> <p>T-1 TITLE SHEET C-1 TOPOGRAPHIC SURVEY C-2 GRADING PLAN C-3 GRADING PLAN BASEMENT C-4 GRADING PLAN FIRST FLOOR A-10 DEMO PLAN A-11 SITE PLAN A-12 GARAGE FLOOR PLAN A-13 FIRST FLOOR PLAN A-14 SECOND FLOOR PLAN A-15 THIRD FLOOR PLAN A-16 ROOF PLAN A-17 EXTERIOR ELEVATIONS A-18 EXTERIOR ELEVATIONS A-19 BUILDING SECTIONS A-20 BUILDING SECTIONS L-1 LANDSCAPE PLAN</p>	<p>PROJECT INFORMATION</p> <p>PROJECT ADDRESS: 2930 CARLETON STREET, SAN DIEGO, CA</p> <p>ASSESSORS PARCEL NUMBER: 531-324-03-00</p> <p>LEGAL DESCRIPTION: LOT 3 BLK 30 TR 305</p> <p>YEAR BUILT: 1940</p> <p>BUILDING CODE: CALIFORNIA BUILDING CODE (CBC), 2013 EDITION City of San Diego Municipal Code</p> <p>OCCUPANCY TYPE: M, R2 & S2</p> <p>CONSTRUCTION TYPE: TYPE 5A</p> <p>NUMBER OF STORES: 3 Stories w/ underground parking</p> <p>BUILDING HEIGHT LIMITATIONS: 40'-0"</p> <p>LOT AREA: 0.1148 ACRES</p> <p>GEHAZARD LANDSCAPE AREA: 535 F</p> <p>ZONING INFORMATION</p> <p>ZONE: CC-4-2</p> <p>NUMBER OF STORES: 3 w/ Underground Parking</p> <p>SETBACKS: REQUIRED</p> <p>Min. Front: 5' Min. Side: 5'/or min 10' Rear: 0'-10'</p> <p>BUILDING HEIGHT LIMITATIONS: 80' max. zoning height / 30'-0" max. Proj. D height</p> <p>ACTUAL BUILDING HEIGHT: 25'-6"</p> <p>FLOOR AREA RATIO: 2.0</p> <p>LOT AREA: 5,000.0 S.F.</p> <p>ALLOWABLE GFA: 10,000.0 S.F.</p> <p>ACTUAL GFA: 9,941.9 S.F.</p> <table border="1"> <thead> <tr> <th>BUILDING AREAS</th> <th>2930 Carleton St Unit A</th> <th>2930 Carleton St Unit B</th> <th>2930 Carleton St Unit C</th> <th>Lobby Area</th> <th>Utility Area</th> <th>Commercial Area</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>GARAGE ENTRY AREA (NOT INCLUDED IN GFA)</td> <td>99.6 S.F.</td> <td>74.5 S.F.</td> <td>45.5 S.F.</td> <td></td> <td></td> <td></td> <td>219.6 S.F.</td> </tr> <tr> <td>LOBBY AREA</td> <td></td> <td></td> <td></td> <td>143 S.F.</td> <td></td> <td></td> <td>143 S.F.</td> </tr> <tr> <td>FIRST FLOOR RES. 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2930 Carleton
2930 Carleton Street
San Diego, CA 92106

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ECHOHOUSE ARCHITECTURE
2640 FINANCIAL COURT, STE. D
SAN DIEGO, CA 92117
858-352-6332
www.echohousegreen.com

Date: 04/26/17
Job: 1529 - Carleton
Drawn by: FL
Title: TITLE SHEET
Sheet: T-1

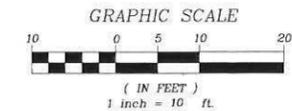
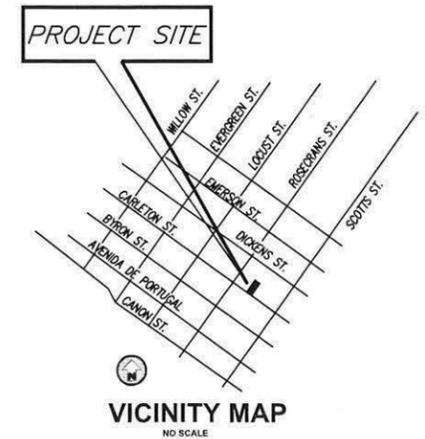


LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING BUILDING
- EXISTING WALL
- EXISTING UTILITIES
- EXISTING CHAIN LINK FENCE
- EXISTING CURB & GUTTER
- EXISTING SPOT ELEVATION
- EXISTING CONCRETE PAVEMENT/WALKWAY

SHORT LEGAL DESCRIPTION:
LOT 3 BLOCK 30 OF ROSEVILLE MAP NO. 165
ASSESSORS PARCEL NUMBER
531-324-03
SITE ADDRESS
2930 CARLETON STREET
SAN DIEGO, CA. 92106

PREPARED BY:
J&B ENGINEERS, SURVEYORS
13670 DANIELSON ST. STE. G
POWAY, CA. 92064



Drawing File: \\JBSURVEY\07-PC\Users\Public\Backup\2015\2930 Carleton St\2930 Carleton Topo 12.02.2015 Dec 02, 2015 3:28pm by: JBSurvey09



TOPOGRAPHIC SURVEY OF:
2930 CARLETON STREET, SAN DIEGO, CA. 92106

BENCHMARK: CITY ID NO. 4637 LOCATION: CARLETON ST. • ROSECRANS ST. CITY NORTHING: 2038, CITY EASTING: 16987 DESCRIPTION: WEP ELEVATION: 20.839	DATE: 11/22/2015	SHEET 1 OF 1 SHEET
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GENERAL NOTES

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL "A PERMIT/ A NOTICE TO PROCEED HAS BEEN ISSUED.
- THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE CITY OF SAN DIEGO DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ.).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYORS ACT. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE CITY OF SAN DIEGO FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
- IMPORTANT NOTICE: SECTION 4216 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER, CALL UNDERGROUND SERVICE ALERT, TOLL FREE 1-800-422-4133, TWO DAYS BEFORE YOU DIG.
- CONTRACTOR SHALL IMPLEMENT AN EROSION AND SEDIMENT CONTROL PROGRAM DURING THE PROJECT GRADING AND/OR CONSTRUCTION ACTIVITIES. THE PROGRAM SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE STATE WATER RESOURCE CONTROL BOARD AND THE CITY OF SAN DIEGO MUNICIPAL CODE AND STORM WATER STANDARDS MANUAL.
- "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 EXISTING AND/OR PROPOSED PUBLIC UTILITY SYSTEM AND SERVICE FACILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 144.0240 OF THE MUNICIPAL CODE.
- PRIOR TO ANY DISTURBANCE TO THE SITE, EXCLUDING UTILITY MARK-OUTS AND SURVEYING, THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR A PRE-CONSTRUCTION MEETING WITH THE CITY OF SAN DIEGO FIELD ENGINEERING DIVISION (858) 627-3200.
- 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 CITY INSPECTOR.
- AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE RESIDENT ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE CITY OF SAN DIEGO.
- AN AS-GRADED GEOTECHNICAL REPORT SHALL BE SUBMITTED TO BOOTH 32 ON THE THIRD FLOOR OF DEVELOPMENT SERVICES WITHIN 15 CALENDAR DAYS OF COMPLETION OF GRADING. AN ADDITIONAL SET SHALL BE PROVIDED TO THE FIELD INSPECTION DIVISION.
- 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.
- 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 (FRICTION FACTOR >= 0.50) 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.

GRADING NOTES

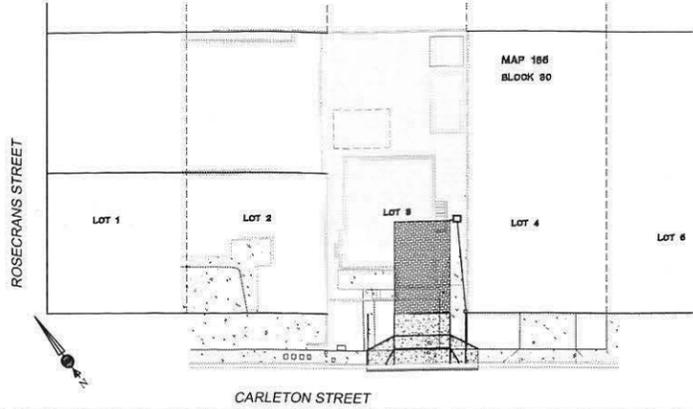
- GRADING AS SHOWN ON THESE PLANS SHALL BE IN CONFORMANCE WITH CURRENT STANDARD SPECIFICATIONS AND CHAPTER 14, ARTICLE 2, DIVISION 1, OF THE SAN DIEGO MUNICIPAL CODE.
- PLANT AND IRRIGATE ALL CUT AND FILL SLOPES AS REQUIRED BY ARTICLE 2, DIVISION 4, SECTION 142.0411 OF THE SAN DIEGO LAND DEVELOPMENT CODE AND ACCORDING TO SECTION IV OR THE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.
- GRADED, DISTURBED, OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED, COVERED BY STRUCTURE, OR PLANTED FOR A PERIOD OVER 90 DAYS SHALL BE TEMPORARILY RE-VEGETATED WITH A NON-IRRIGATED HYDROSEED MIX, GROUND COVER, OR EQUIVALENT MATERIAL. SEE SHEET L1.1 FOR MIX AND SPECIFICATIONS.

GROUND WATER DISCHARGE NOTES

- ALL GROUND WATER EXTRACTION AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS NOT TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO 2001-96 NPDES CA0919002.
- THE ESTIMATED MAXIMUM DISCHARGE RATES MUST NOT EXCEED THE LIMITS SET IN THE OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL BOARD UNLESS PRIOR NOTIFICATION AND SUBSEQUENT AUTHORIZATION HAS BEEN OBTAINED, AND DISCHARGE OPERATIONS MODIFIED TO ACCOMMODATE THE INCREASED RATES.
- ALL GROUND WATER EXTRACTIONS AND SIMILAR WASTE DISCHARGES TO SURFACE WATERS TRIBUTARY TO THE SAN DIEGO BAY ARE PROHIBITED UNTIL IT CAN BE DEMONSTRATED THAT THE OWNER HAS APPLIED AND OBTAINED AUTHORIZATION FROM THE STATE OF CALIFORNIA VIA AN OFFICIAL "ENROLLMENT LETTER" FROM THE REGIONAL WATER QUALITY CONTROL BOARD IN ACCORDANCE WITH THE TERMS, PROVISIONS AND CONDITIONS OF STATE ORDER NO 2000-90 NPDES NO. CA0919001.

POST-CONSTRUCTION PERMANENT BMP OPERATION & MAINTENANCE PROCEDURE DETAILS				
O&M RESPONSIBLE PARTY DESIGNEE: WHIZ BUILDERS INC.				
BMP DESCRIPTION	INSPECTION FREQUENCY	MAINTENANCE FREQUENCY	MAINTENANCE METHOD	SHEET NUMBER(S)
TRASH STORAGE/DISPOSAL	1/WEEK	1/WEEK	WASTE MANAGEMENT CONTRACT	N/A
STENCILING & SIGNAGE @ CATH BASIN	3/YEAR	3/YEAR	VSUAL INSPECTION & REPAIR AS NECESSARY	2 & 3
PERVIOUS PAVERS @ DRIVEWAY RAMP & STABILIZED DECOMPOSED GRANITE	2/YEAR	2/YEAR	VSUAL INSPECTION & REPAIR AS NECESSARY	2 & 3
STREET SWEEPING & LANDSCAPE MAINTENANCE	1/WEEK	1/WEEK	MANAGEMENT CONTRACT	N/A
CB INSERT FOSSIL FILTER	3/YEAR	3/YEAR	VSUAL INSPECTION & REPLACE AS NECESSARY	2 & 3

**GRADING PLANS FOR:
2930 CARLETON STREET
SAN DIEGO, CALIFORNIA**



KEY MAP
1"=30'

GRADING & GEOTECHNICAL SPECIFICATIONS

- ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND, IF REQUIRED, BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST. ALL GRADING MUST BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCE AND THE RECOMMENDATIONS AND SPECIFICATIONS SET FORTH IN THE SOILS REPORT OR GEOLOGICAL/GEOTECHNICAL INVESTIGATION ENTITLED:
(REPORT TITLE) FOR (PROJECT TITLE)
PREPARED BY (COMPANY NAME) DATED: (MM/DD/YYYY)
- ALL FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MOST RECENT VERSION OF A.S.T.M. D-1557 OR AN APPROVED ALTERNATIVE STANDARD.
- AT THE COMPLETION OF THE GRADING OPERATIONS FOR THE EARTHWORK SHOWN ON THIS PLAN, AN AS-GRADED SOILS REPORT, OR IF REQUIRED, AN AS-GRADED SOILS AND GEOLOGICAL REPORT WILL BE PREPARED IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE CITY OF SAN DIEGO TECHNICAL GUIDELINES FOR GEOTECHNICAL REPORTS. THE FINAL "AS-GRADED" GEOTECHNICAL REPORT WILL BE SUBMITTED TO THE FIELD ENGINEERING SECTION OF PUBLIC WORKS AND A SECOND COPY TO THE GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 15 DAYS OF THE COMPLETION OF GRADING. WHERE GEOLOGIC INSPECTION IS INDICATED IN THE PERMIT OR PROJECT PLANS, REPORTS OR SPECIFICATIONS, THE FINAL REPORT MUST ALSO BE REVIEWED AND SIGNED BY A CALIFORNIA CERTIFIED ENGINEERING GEOLOGIST.
- IF THE GEOTECHNICAL CONSULTANT OF RECORD IS CHANGED FOR THE PROJECT, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THE RESPONSIBILITY WITHIN THE AREA OF THEIR TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE CITY ENGINEER AND THE LDR GEOLOGY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF GRADING.
- THESE GRADING PLANS HAVE BEEN REVIEWED BY THE UNDERSIGNED AND FOUND TO BE IN CONFORMANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN THE REFERENCED GEOTECHNICAL REPORT(S) PREPARED FOR THIS PROJECT.

SIGNATURE	NUMBER	EXPIRATION DATE	R.C.E. OR G.E.	DATE
SIGNATURE	NUMBER	EXPIRATION DATE	C.E.G.	DATE
COMPANY NAME			PHONE NO.	

6. FOR SOIL FILE SEE CITY RECORD S - XXXXXX

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.

MACARIO R. PEREZ RCE: 20604 EXP.: 09-30-2017 DATE

OWNER/APPLICANT

WHIZ BUILDERS INC.
11696 SCORRENTO VALLEY RD. # 203 SAN DIEGO, CA 92121
858-254-0614

REFERENCE DRAWINGS

SEWER GROUP 634A 28223-08-D

SITE ADDRESS

2930 CARLETON STREET SAN DIEGO, CA 92106

TOPOGRAPHY SOURCE

J&B ENGINEERS, SURVEYORS
13670 DANIELSON ST. # C
POWAY, CA 92064

TOPO PERFORMED ON 12-02-2015

BENCHMARK

CITY ID NO. 4637.
LOCATION: CARLETON ST. @ ROSECRANS ST.
CITY NORTHING: 2038, CITY EASTING: 16987
DESCRIPTION: WBP ELEVATION: 20.839

TOTAL DISTURBED AREA

TOTAL SITE DISTURBED AREA = 0.115 ACRE.

GRADING QUANTITIES

GRADED AREA	0.115 [ACRES]	MAX CUT DEPTH	6.26 [FT]
CUT QUANTITIES	93.59 [CYD]	MAX CUT SLOPE RATIO (2:1MAX)	N/A
FILL QUANTITIES	0.00 [CYD]	MAX FILL DEPTH	0 [FT]
EXPORT	93.59 [CYD]	MAX FILL SLOPE RATIO (2:1MAX)	N/A

THIS PROJECT PROPOSES TO EXPORT 93.59 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.

- NOTES: 1. EARTHWORK QUANTITIES ARE ESTIMATES ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION.
2. GRADING QUANTITIES ARE CALCULATED "UNDER BUILDING FOOTPRINT."
3. MAX. CUT DEPTH = 0 FT (OUTSIDE OF BUILDING FOOTPRINT)
MAX. CUT FILL = 0 FT (OUTSIDE OF BUILDING FOOTPRINT)
GRADING OUTSIDE THE BUILDING FOOTPRINT - CUT/FILL=0

TRUCK ROUTE NOTE

THE CONTRACTOR SHALL SUBMIT A TRUCK ROUTE PLAN (11"x17") FOR APPROVAL PRIOR TO STARTING IMPORTING/EXPORTING ANY MATERIALS. THE PLAN SHOULD BE SUBMITTED TO THE TRAFFIC CONTROL PERMIT COUNTER, 3RD FLOOR, BOOTH 22, LAND DEVELOPMENT SERVICES CENTER, 1222 FIRST AVENUE, SAN DIEGO (616) 446-5150. CONTRACTOR SHALL OBTAIN A TRAFFIC CONTROL PERMIT A MINIMUM OF TWO(2) DAYS PRIOR TO STARTING OF WORK, AND A MINIMUM OF FIVE(5) DAYS IF WORK WILL REQUIRE A ROAD OR ALLEY CLOSURE.

ASSESSORS PARCEL NUMBER

531-324-03

LEGAL DESCRIPTION

LOT 3 IN BLOCK 30 OF ROSEVILLE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 305, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

PRIVATE WATER AND WASTEWATER*

THE PRIVATE WATER/SEWER SYSTEM IS DESIGNED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND IS SHOWN ON THESE PLANS AS "INFORMATION ONLY". A SEPARATE PLUMBING PERMIT IS REQUIRED FOR CONSTRUCTION AND INSPECTION OF THE SYSTEM.

SHEET INDEX

TITLE SHEET	1 OF 3
GRADING PLAN (BASEMENT)	2 OF 3
GRADING PLAN (FIRST FLOOR)	3 OF 3

WORK TO BE DONE

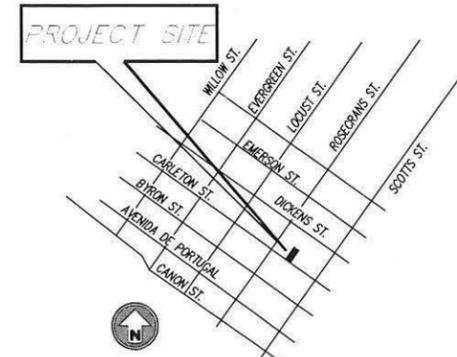
THE IMPROVEMENTS CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS AND THE SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF SAN DIEGO.

STANDARD SPECIFICATIONS:

DOCUMENT NO.	DESCRIPTION
PITS070112-01	STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), 2012 EDITION
PITS070112-02	CITY OF SAN DIEGO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (WHITEBOOK), 2012 EDITION
PITS070112-04	CALIFORNIA DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, 2012 EDITION
PITS070112-06	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD SPECIFICATIONS, 2010 EDITION
STANDARD DRAWINGS:	DESCRIPTION
DOCUMENT NO.	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
PITS070112-03	CITY OF SAN DIEGO STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION
PITS070112-05	CALIFORNIA DEPARTMENT OF TRANSPORTATION U.S. CUSTOMARY STANDARD PLANS, 2010 EDITION

LEGEND

DESCRIPTION	DETAIL OR STD. DWG	SYMBOL
BOUNDARY LINE		---
LOT LINE		---
EXISTING BUILDING		[Symbol]
EXISTING WALL		[Symbol]
EXISTING UTILITIES		[Symbol]
EXISTING CHAIN LINK FENCE		[Symbol]
EXISTING CURB & GUTTER		[Symbol]
EXISTING SPOT ELEVATION		N 14.00
EXISTING CONCRETE PAVEMENT/WALKWAY		[Symbol]
PROPOSED IMPROVEMENTS		
NEW 5" CONCRETE PAVEMENT		[Symbol]
NEW PERVIOUS PAVEMENT	PER PLAN	[Symbol]
NEW DRIVEWAY		[Symbol]
NEW PVC STORM DRAIN		[Symbol]
FLOW LINE, DIRECTION		[Symbol]
PROPOSED ELEVATION		15.75
PROPOSED 6" SEWER LATERAL	SDS-101, SDS-102, SDS-105 & SDS-110(C)	[Symbol]
PROPOSED 2" WATER SERVICE	SDW-134, SDW-148, SDW-150 & SDW-155 & WS-03	[Symbol]



VICINITY MAP

NO SCALE

PRIVATE CONTRACT

TITLE SHEET FOR:

2930 CARLETON STREET
APN: 531-324-03

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 3 SHEETS	I.O. NO. PROJECT NO. 482073			
FOR CITY ENGINEER	DATE			
DESCRIPTION	BY	APPROVED	DATE	FILMED
ORIGINAL	XXX			
AS-BUILTS				
CONTRACTOR	DATE STARTED			
INSPECTOR	DATE COMPLETED			
				GP-1



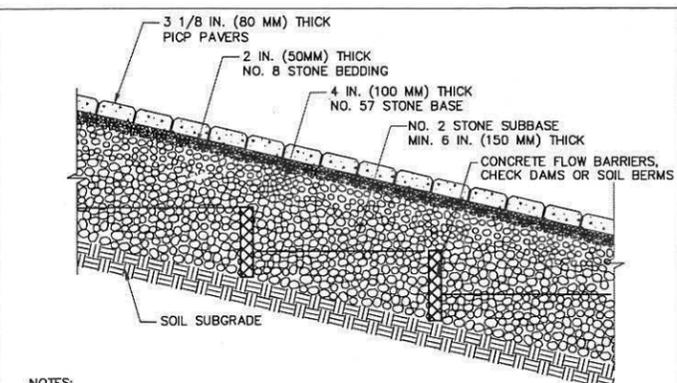
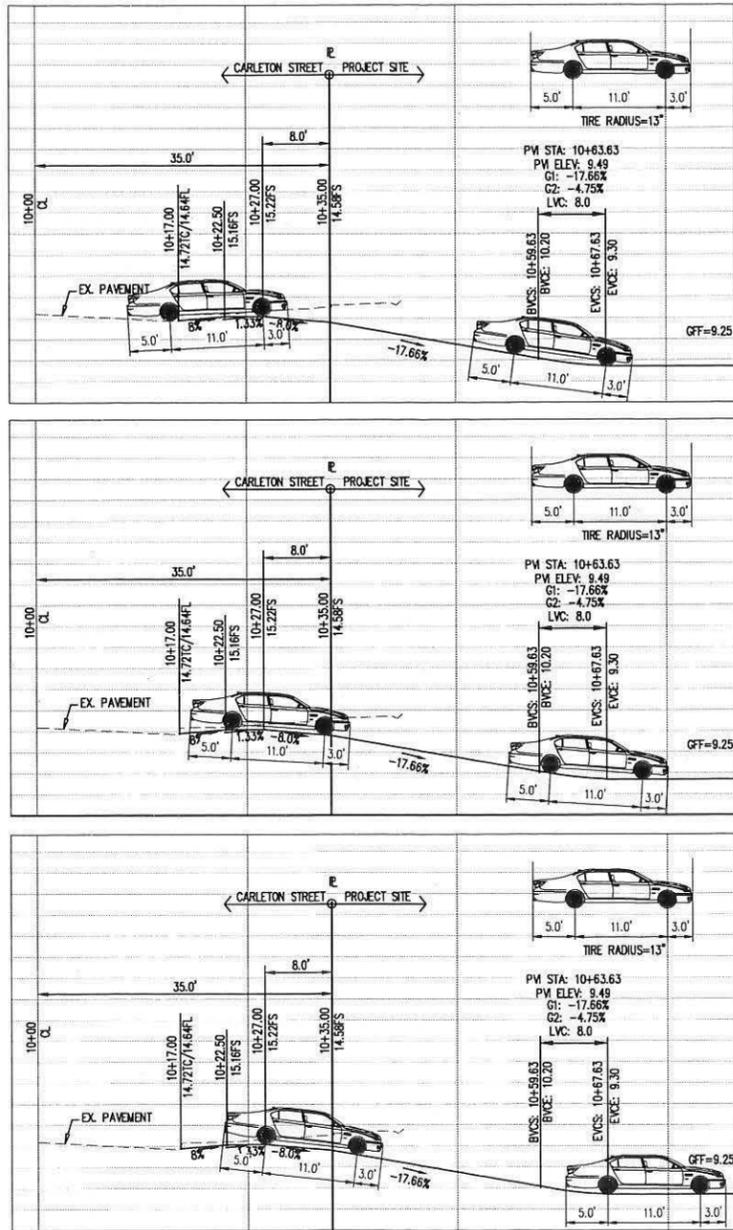
**CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT**

CONSTRUCTION CHANGE TABLE

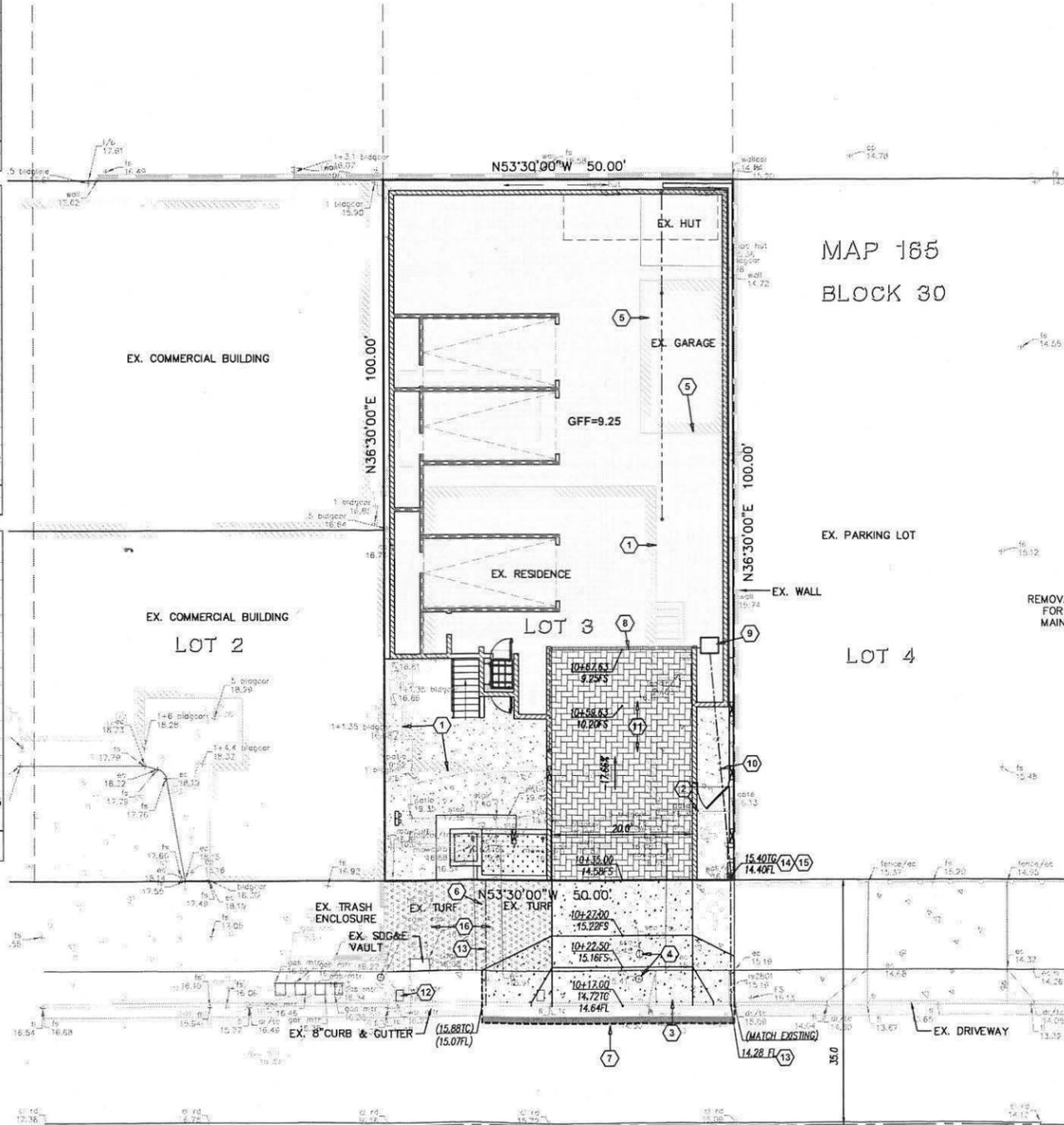
CHANGE	DATE	EFFECTED OR ADDED SHEET NUMBERS	APPROVAL NO.	PROJECT NO.

WARNING

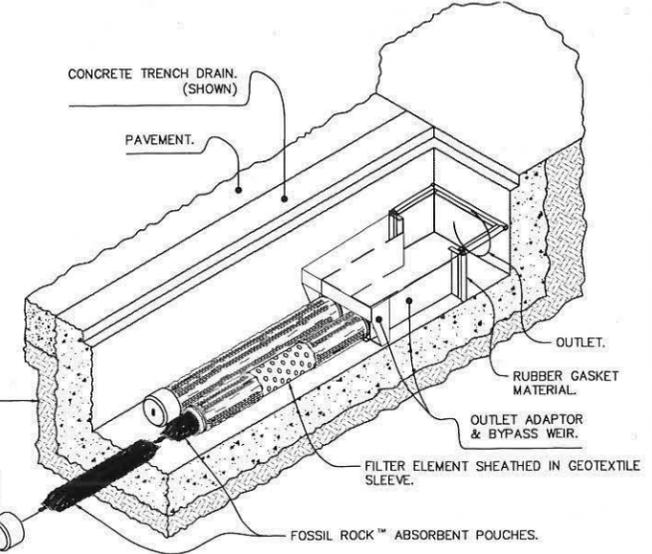
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.



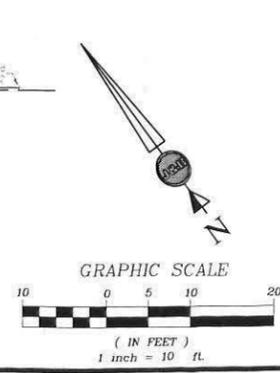
2 PERMEABLE PAVEMENT ON SLOPED SUBGRADE
DRAWING NO. ICPI-81
SCALE: NO SCALE



- CONSTRUCTION NOTES**
- REMOVE EXISTING BUILDING, FOUNDATION, SLAB, PLUMBING, MECHANICAL, ELECTRIC AND WET UTILITIES.
 - REMOVE EXISTING FENCE.
 - EXISTING DRIVEWAY TO BE REMOVED AND REPLACED BY NEW 20" DRIVEWAY.
 - EXISTING SEWER CLEANOUT TO BE REMOVED, SEWER LATERAL TO BE CAPPED AND ABANDONED BY CONTRACTOR AT PROPERTY LINE.
 - REMOVE EXISTING GARAGE, FOUNDATION, SLAB, PLUMBING, MECHANICAL, ELECTRIC AND WET UTILITIES.
 - REMOVE EXISTING CONCRETE WALKWAY.
 - 1' WIDE SAWCUT, REMOVE & DISPOSE OF EXIST. CURB & GUTTER, SIDEWALK, AC/AB PAVEMENT AND REPLACE W/ FULL DEPTH AC.
 - INSTALL TRENCH DRAIN PER ARCHITECTURAL PLAN ASI.1 WITH FLO-GARD TRENCH DRAIN FILTER INSERT (SEE DETAIL 2).
 - INSTALL SUMP PUMP SEE DETAIL IN ASI.1
 - INSTALL 3" PVC STORM DRAIN PIPE.
 - CONSTRUCT PERMEABLE PAVERS PER DETAIL 2.
 - EXISTING WATER METER TO BE USED FOR IRRIGATION.
 - CONSTRUCT SIDEWALK UNDERDRAIN PIPE PER D-27.
 - INSTALL 12" X 12" CATCH BASIN WITH FLO-GARD FILTER INSERT (SEE DETAIL A SHEET 3).
 - INSTALL STORM DRAIN SIGNAGE PER SD-13.
 - CONSTRUCT STABILIZED DECOMPOSED GRANITE.



- NOTES:
- Filter insert shall have a high flow bypass feature.
 - Filter outlet adaptor shall be constructed from stainless steel Type 304.
 - Alternate outlet adaptor for shallow installations shall be PVC SCH-40. See detail B, sheet 2 of 2.
 - Filter medium shall be Fossil Rock™, installed and maintained in accordance with manufacturer specifications.
 - Storage capacity reflects 80% of maximum solids collection prior to impeding filtering bypass.
 - For alternate outlet adaptor configurations used for extremely shallow trench drains contact Oldcastle Stormwater Solutions for engineering assistance.
- 2 N.T.S. FloGard® Catch Basin Insert Filter
Trench Drain Style



PRIVATE CONTRACT

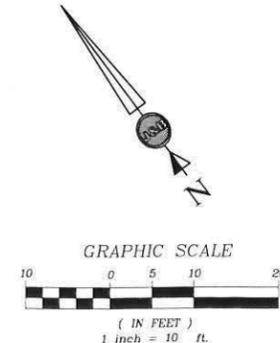
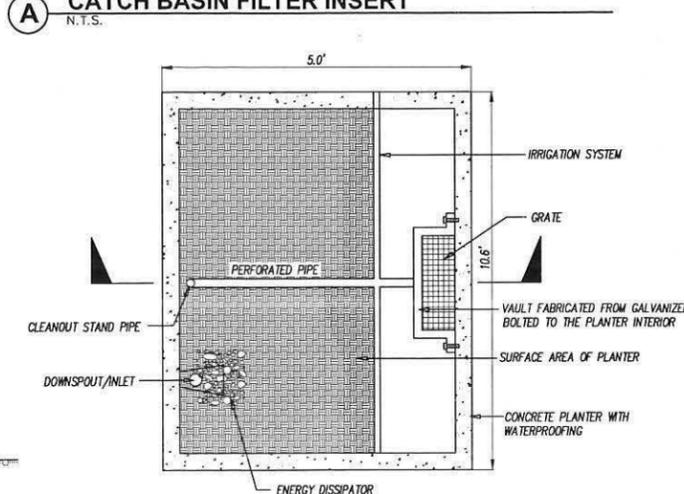
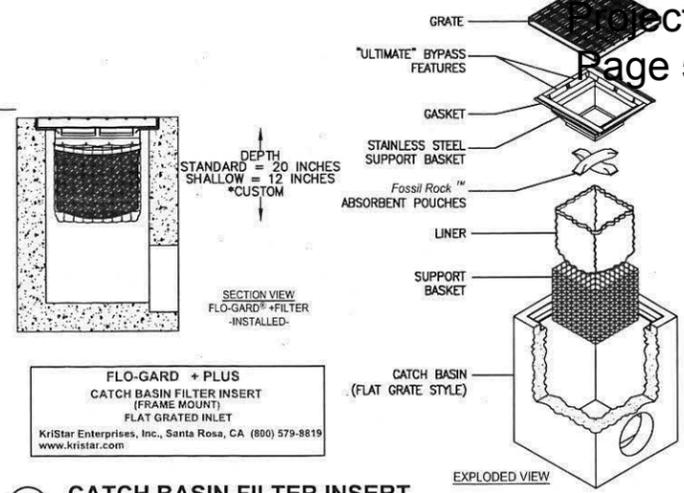
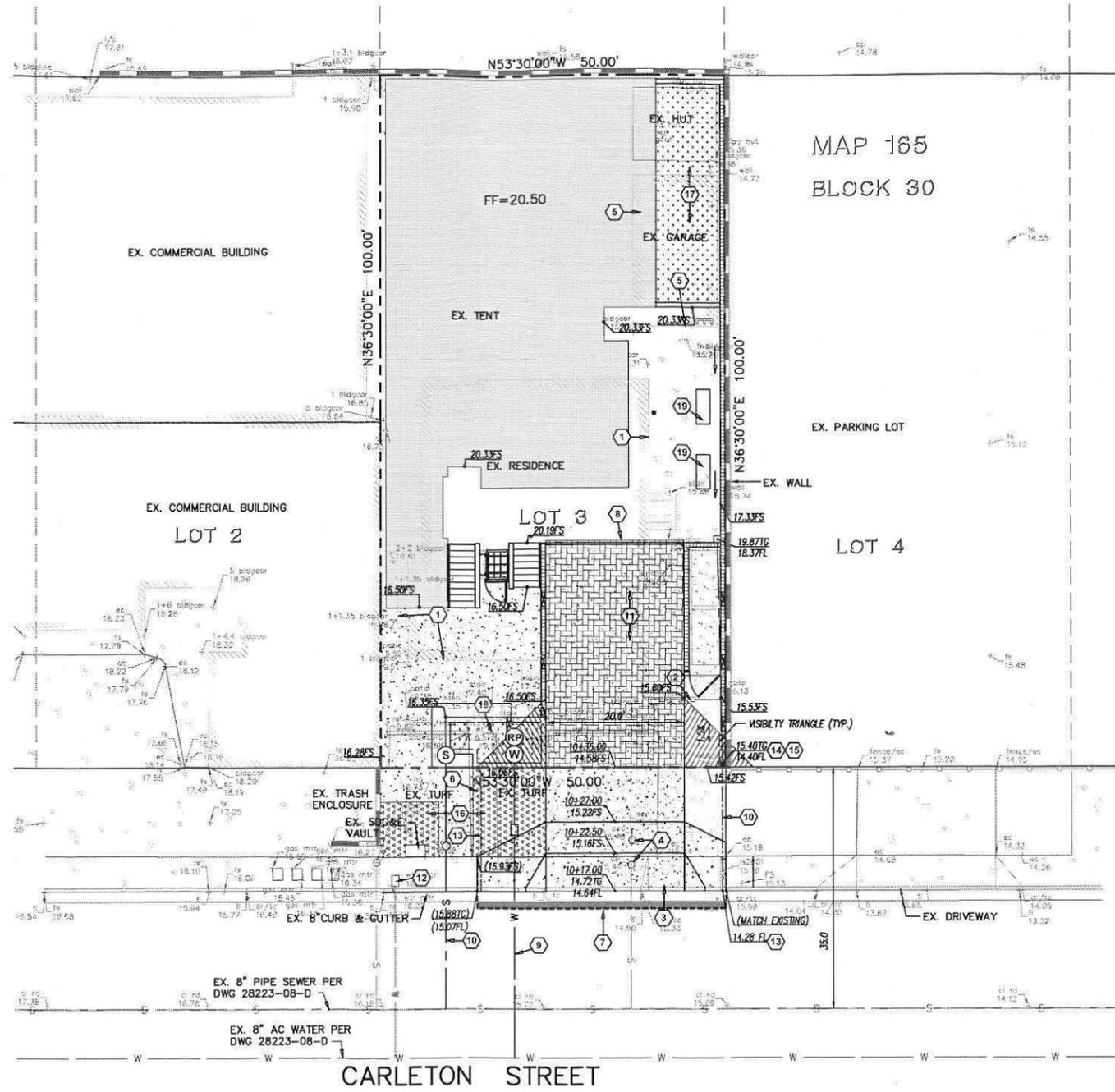
GRADING PLANS FOR (BASEMENT)
2930 CARLETON STREET
APN: 531-324-03

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 2 OF 3 SHEETS		I.O. NO. PROJECT NO. 482073
FOR CITY ENGINEER		DATE
DESCRIPTION	BY	APPROVED
ORIGINAL	XXX	
AS-BUILTS		
CONTRACTOR	DATE STARTED	
INSPECTOR	DATE COMPLETED	
		V.T.M.
		XXX-XXXX NAD83 COORDINATES
		XXX-XXXX LAMBERT COORDINATES
		GP-2

Drawing File: Y:\Surveying\2016\2016-02-2930 Carleton SIG\GRADING\2930 CARLETON.GPJ 28 Jun 05 2017 5:25am by: Camerchia

CONSTRUCTION NOTES

- 1 REMOVE EXISTING BUILDING, FOUNDATION, SLAB, PLUMBING, MECHANICAL, ELECTRIC AND WET UTILITIES.
- 2 REMOVE EXISTING FENCE.
- 3 EXISTING DRIVEWAY TO BE REMOVED AND REPLACED BY NEW 20' DRIVEWAY (SEE CONSTRUCTION PLAN OUTSIDE RIGHT-OF-WAY).
- 4 EXISTING SEWER CLEANOUT TO BE REMOVED, SEWER LATERAL TO BE CAPPED AND ABANDONED.
- 5 REMOVE EXISTING GARAGE, FOUNDATION, SLAB, PLUMBING, MECHANICAL, ELECTRIC AND WET UTILITIES.
- 6 REMOVE EXISTING CONCRETE WALKWAY.
- 7 1' WIDE SAWCUT, REMOVE & DISPOSE OF EXIST. CURB & GUTTER, SIDEWALK, AC/AB PAVEMENT AND REPLACE W/ FULL DEPTH AC.
- 8 INSTALL TRENCH DRAIN PER ARCHITECTURAL PLAN AS1.1 WITH FLO-GARD TRENCH DRAIN FILTER INSERT (SEE DETAIL 2 SHEET 2).
- 9 INSTALL 2" WATER SERVICE PER SDW-134, SDW-148, SDW-150, SDW-155 & WS-03.
- 10 INSTALL 6" SEWER LATERAL PER SDS-101, SDS-102, SDS-105 & SDS-110.
- 11 CONSTRUCT PERMEABLE PAVERS PER DETAIL 2 SHEET #2.
- 12 EXISTING 3/4" WATER METER TO BE USED FOR IRRIGATION.
- 13 CONSTRUCT SIDEWALK UNDERDRAIN PIPE PER D-27.
- 14 INSTALL 12" X 12" CATCH BASIN WITH FLO-GARD FILTER INSERT (SEE DETAIL A).
- 15 INSTALL STORM DRAIN SIGNAGE PER SD-13.
- 16 CONSTRUCT STABILIZED DECOMPOSED GRANITE.
- 17 CONSTRUCT PLANTER PER ARCHITECTURAL PLAN.
- 18 CONSTRUCT FLOW-THROUGH PLANTER (SEE DETAIL B).
- 19 CONSTRUCT WOOD BENCH PER ARCHITECTURAL PLAN.



PRIVATE CONTRACT

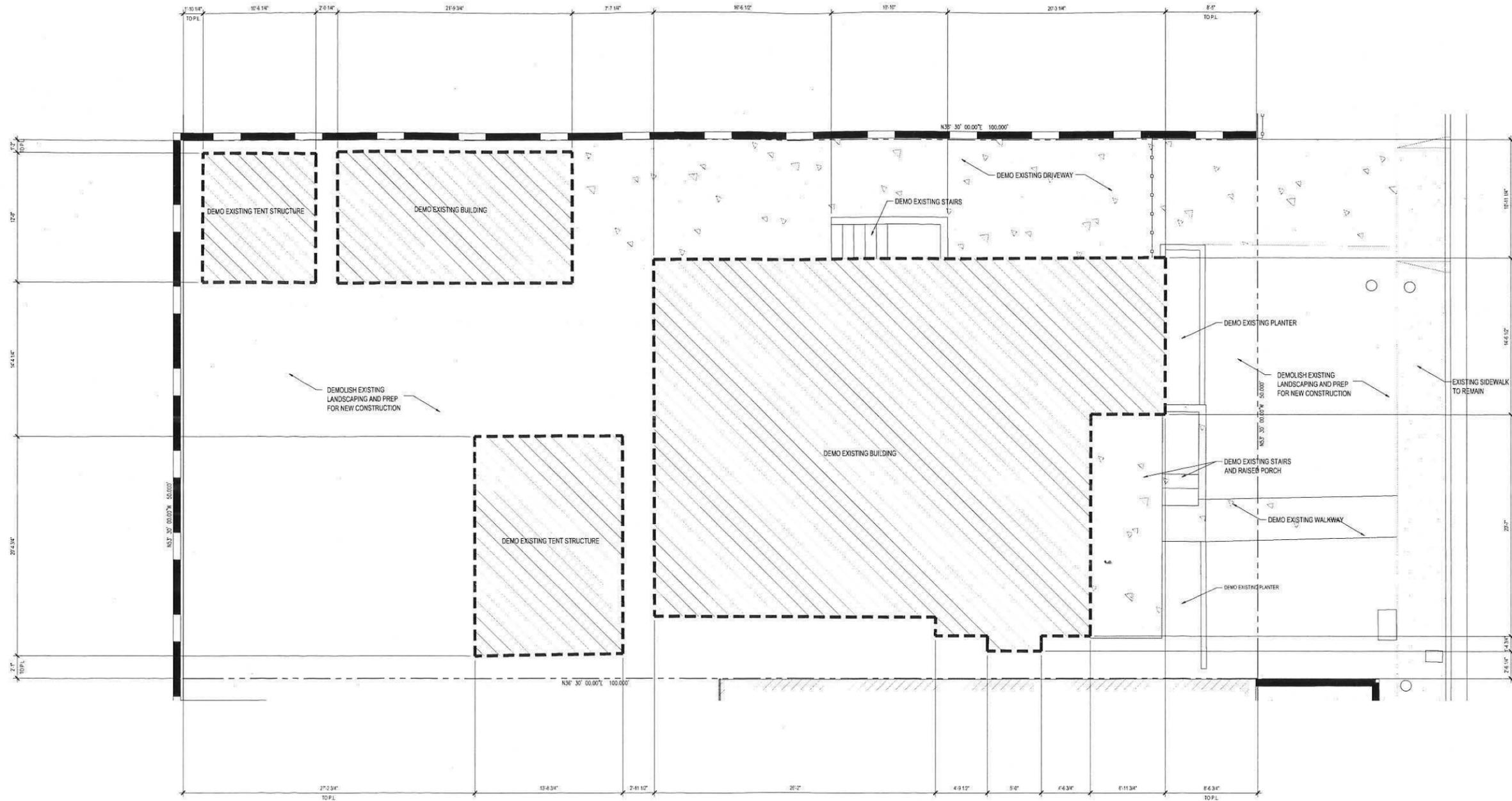
(FIRST FLOOR)

2930 CARLETON STREET
APN: 531-324-03

CITY OF SAN DIEGO, CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT SHEET 9 OF 9 SHEETS		I.O. NO.	PROJECT NO. 482073
FOR CITY ENGINEER		DATE	V.T.M.
DESCRIPTION	BY	APPROVED	DATE
ORIGINAL	xxx		
AS-BUILTS			
CONTRACTOR	DATE STARTED		
INSPECTOR	DATE COMPLETED		

XXXX-XXXX
NAD83 COORDINATES
XXX-XXXX
LAMBERT COORDINATES

GP-3



DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION NOTES

1. All demolition material shall be transported off site and properly disposed at city approved locations by the contractor.
2. Designer shall be notified immediately when any discrepancy with structural drawings is found. All drawings may have to be modified upon removal of existing construction. Do not proceed with work in question until the designer issues directions.
3. Before start of demolition contractor shall verify with the owner any items to be saved (S), covered, or stored, verify storage locations with owner before demolition commences. Contractor to pay for and replace any item not intended for demolition but damaged during construction.
4. Carefully remove structure as shown on plan. Remove all materials carefully to avoid damage to adjacent surfaces.
5. Contractor shall also refer to floor plans and other construction plans for new work to be incorporated into the project and to proceed with demolition accordingly.
6. Contractor shall verify design and owner if any removed wood showing evidence of active water, mold, termites or dry rot.
7. Contractor shall verify layout of existing structure, location of site utilities, and field conditions as shown on the plans prior to demolition.
8. Contractor to verify dumpster location with owner before demolition commences.
9. Demolition openings in roof and exterior walls shall be covered each night with plastic tarp and sealed to prevent water and dust from entering the building.
10. Existing floor shall be covered during construction. Openings shall be taped and sealed to walls at edges of construction to minimize dust. Temporary wall shall be built and sealed as shown on plans.
11. Remove all existing landscape and tree roots within 3 feet of the outline of new structure. If the removal of tree roots produces potentially unstable trees the contractor shall immediately contact a tree specialist to make a recommendation.
12. Any outdoor structures or landscaping marked to be saved, shall be removed and/or protected to avoid damage.
13. Should any portion of the structure being removed produce unstable or unsafe conditions the contractor shall provide shoring and bracing.
14. When demolition is complete site shall be broom clean and ready to receive new work.
15. Contractor to prepare a staging plan to allow facility to remain in use for business and public use during construction and areas of construction to be separated by a temporary construction wall or barrier.

PREPARED BY:
ECHO-HOUSE ARCHITECTURE
2643 FINANCIAL COURT, STE. D
SAN DIEGO, CA 92117
619.352.6333

LEGAL DESCRIPTION:
LOT 3 B.L. 311.32

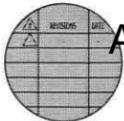
APN:
371-04-004

PROJECT NAME:
Carleton Street

SHEET TITLE:
AD10 DEMO PLAN

SHEET COUNT:
6 OF 17

PTS #:



2643 Financial Court, Suite D
San Diego, CA 92117
P: 619.352.6333
info@echohousegreen.com



2930 Carleton
 2930 Carleton Street
 San Diego, CA 92106



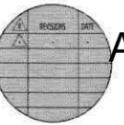
Date:
09.26.17

Job:
1039 - Carleton

Drawn by:
FL

Title:
DEM PLAN

Sheet:
AD1.0



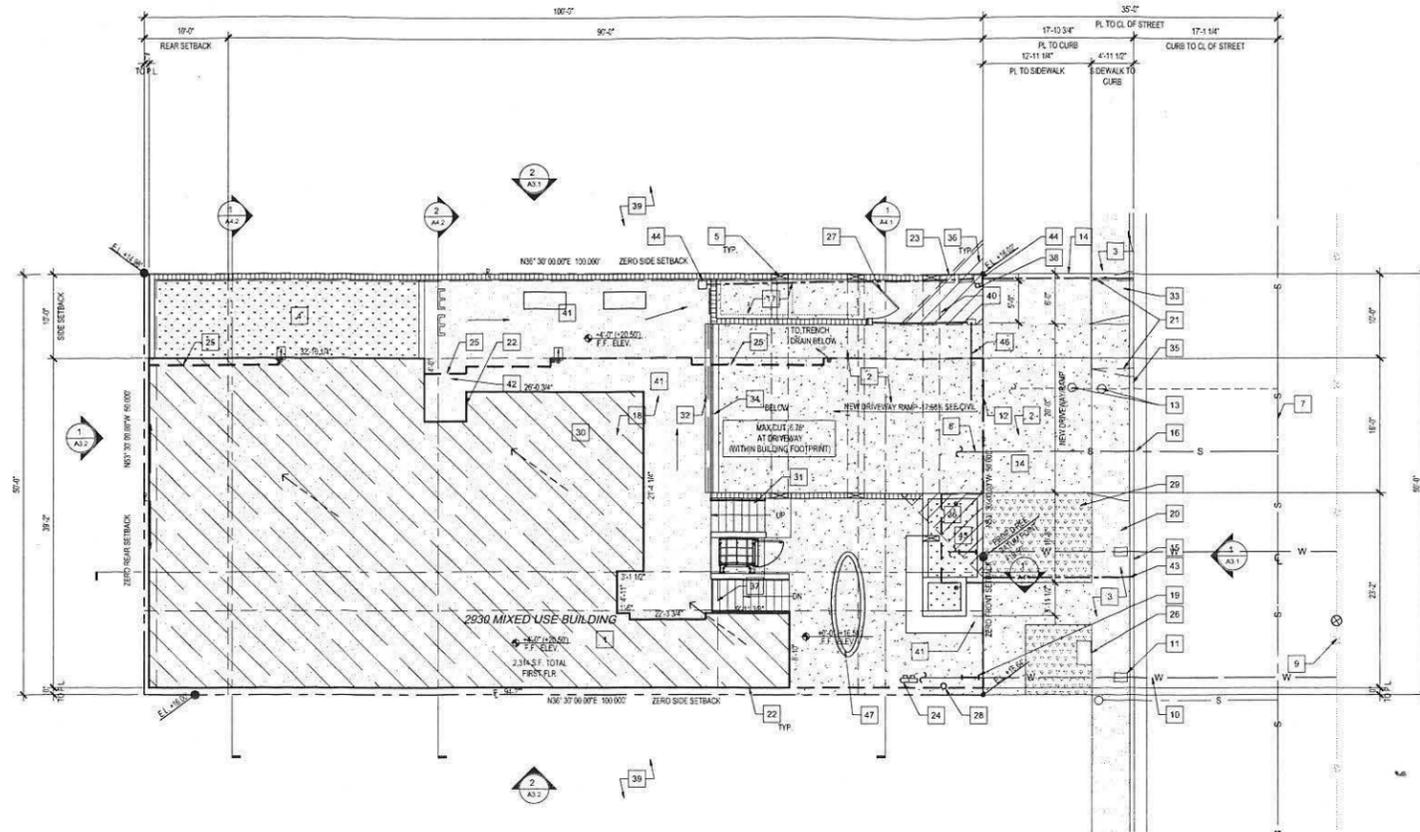
2142 Financial Court, Suite D
San Diego, CA 92117
P. 619.252.4332
info@echohouse.com



NOTE: NO PROPOSED SITE GRADING FOR THIS PROJECT

LEGEND

- AREA OF PROPOSED FIRST FLOOR BUILDING
- AREA OF PROPOSED UNDERGROUND GARAGE BELOW
- EXISTING CONCRETE AREA AS SHOWN
- NEW CONCRETE AREA AS SHOWN
- AREA OF DECOMPOSED GRANITE
- NEW PLANTER AREA
- 42" STACKED CONCRETE BLOCK GUARDRAIL
- PROPERTY LINE
- EXISTING DRAINAGE PATTERN TO REMAIN THE SAME
- ROOF DRAIN, DOWNSPOUT & SPLASH BLOCK DIRECTED TOWARDS LANDSCAPED PLANTERS AND CATCH BASIN
- EXISTING WATER METER
- PROPOSED WATER LATERAL
- EXISTING WATER LINE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING FENCE LINE
- PROPOSED & DEWALK UNDERDRAIN PIPE PER D-27



SITE PLAN

1/8" = 1'-0"

GRADING QUANTITIES WITH BUILDING FOOTPRINT:
MAX CUT OF DEPTH = +0.75 FT.
MAX FILL DEPTH = +0 FT.
TOTAL DISTURBED AREA = 115 ACRES
MAX CUT QUANTITIES = 93.98 CYD
MAX FILL QUANTITIES = 0 CYD
EXPORT AMOUNT = 93.98 CYD

OUTSIDE OF BUILDING FOOTPRINT:
MAX DEPTH OF CUT = 0 FT.
MAX DEPTH OF FILL = 0 FT.

GRADING WITHIN BUILDING FOOTPRINT

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO ANY ADJACENT PROPERTIES.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 16, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER / PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCL). THE WPCL SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 16 OF THE CITY STORM WATER STANDARDS.

GENERAL NOTES

1. NEAREST EXISTING BUS STOP TO PROJECT SITE IS LOCATED @ LA JOLLA BLVD
2. PROVIDE BUILDING ADDRESS THAT IS VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY PER PHPS POLICY P-004 (PHS 01 & 4) SEE EXISTING ELEVATIONS FOR LOCATION.
3. ALL OUTDOOR LIGHTING SHALL BE SHROUDED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
4. DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE.
5. NO GRADING PROPOSED.
6. TOPOGRAPHIC SURVEY PERFORMED BY SAN DIEGO LAND SURVEYING & ENGINEERING, INC. ON JULY 06, 2015 USING MEAN SEA LEVEL (M.S.L.) ELEVATION 17.026, AND CITY OF SAN DIEGO BENCH MARK, NORTH BRASS PILE AT THE INTERSECTION OF CALLEMET AVENUE AND BANDERA STREET.

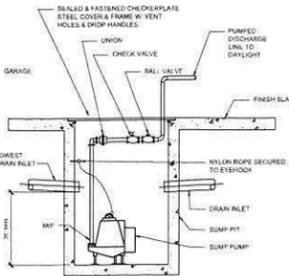
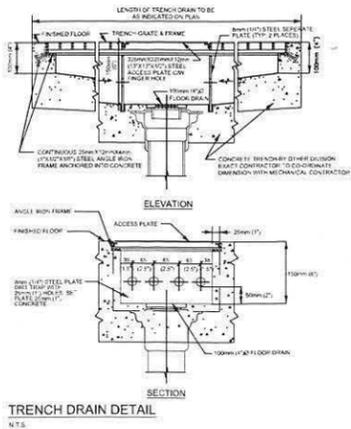
SITE PLAN KEYNOTES

1. New three story mixed use structure, see floor plans, sheets A1.0 - A1.3
2. New concrete ramp to underground parking, see sheet G-27 for driveway ramp detail
3. Existing concrete sidewalk to remain.
4. New planter.
5. Location of stacked concrete block corners
6. Existing street to remain.
7. Existing 8" AC sewer main to remain.
8. Proposed private (8" inch) sewer lateral
9. Existing 8" AC water line to remain
10. Existing private 3/4" lateral to be upgraded to a 2" service
11. Existing 3/4" inch water meter to be upgraded to 2" meter
12. Provide building address numbers, visible and legible from the street or low fronting the property per PHPS Policy P-004 (PHS 01 & 4)
13. Existing sewer cleanout to be capped and abandoned
14. New concrete sidewalk per city standard
15. Existing curb & gutter
16. Proposed 8" sewer line
17. New trash enclosure
18. New open courtyard area
19. New 2" backflow preventer to be located on private property, Reduced Pressure Principle Assembly
20. New 2" fire service
21. Existing overhead & apron to be demolished
22. Line of 1st floor, see A1.1
23. New location of Gas meters, Coordinate installation with SDG&E
24. New location of Electric meters, Coordinate installation with SDG&E
25. Line of 2nd floor above, see A1.2
26. Existing SDC&E vault
27. New gate at trash enclosure
28. New fire riser at building
29. New 4" backflow preventer to be located on private property, Reduced Pressure Principle Assembly
30. Concrete 8" riser elevated courtyard area
31. New 1/2" Square Multiport VPI, or equal
32. New wear features
33. Close the non-utilized driveway with current City Standard curb, gutter and sidewalk.
34. New trench drain
35. New 27" wide driveway, per the current City Standards
36. Visibility triangle, No obstructions including landscaping, fences, or solid walls in the visibility area shall exceed 3 feet in height
37. Line of parking garage below, See sheet A1.0
38. 4" pipe bollard
39. Adjacent commercial property
40. Wood Signage
41. Wood Bench @ 18" A.F.F. TYP
42. Bicycle rack for two min. per SDMC 141.0520(i)
43. Proposed sidewalk uncertain slope per D-27
44. 17" x 17" Catch Basin with 70-gal float, see detail A-27P
45. Four-throw planter, see detail B-GP3
46. Provide driveway gate arm, Max 2' high. Provide remote control access to commercial and residential assigned parking users
47. New fountain location

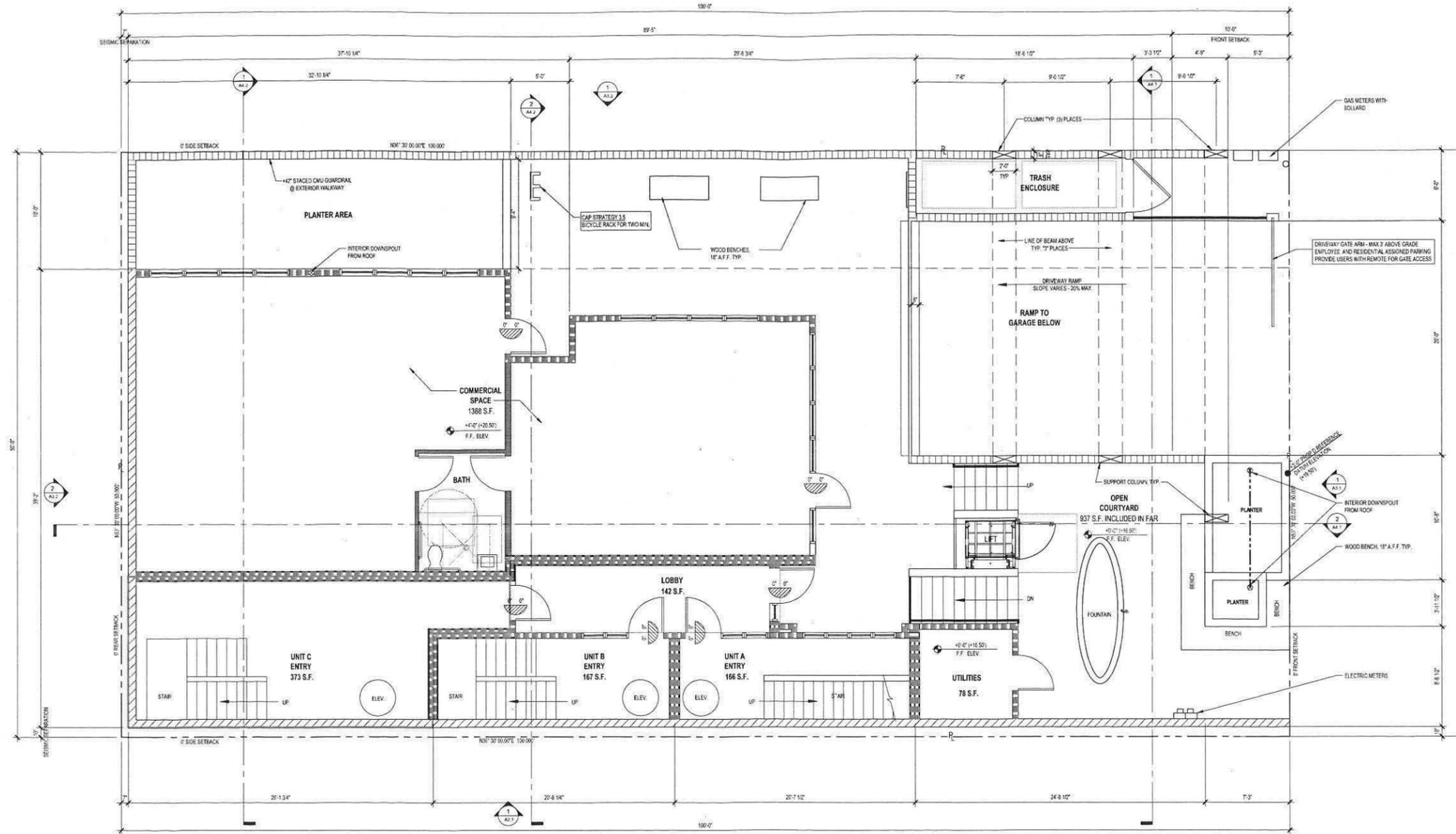
SITE NOTES

- DRAIN DIRECTION OF DRAINAGE, DIRECT TO PLANTING AREAS PER SHEET L-11
- A. The site plan is for general site reference only. Refer to other construction documents for complete scope of work.
 - B. Before commencing any site foundation excavation the contractor shall verify locations of all site dimensions and conditions. These include but are not limited to property lines, setbacks location to all new or existing walls, easements (if any), existing site utilities, including water, sewer, gas and electrical lines and any other new or existing site items which could affect in any way the contractor of the building. Flag or otherwise mark all locations of site property lines, easements (if any) underground utilities, and indicate U/L/S flow.
 - C. Protect existing vegetation and retain perimeter of construction zone. Remove all trees and vegetation within 5' of proposed new structures, unless otherwise shown.
 - D. Guide site to direct ground water away from building and new additions. Drainage swales are to be directed as shown, provide 2% slope.
 - E. Locate refuse bin at approval of site location. Contractor shall dispose of all site refuse at city approved locations.
 - F. Provide quality address numbers, visible and legible from street or low fronting the property.
 - G. Soil Remediation measures:
 - a. Site Preparation: Clear and grade, remove landscaping fill and materials to 3' below grade and replace as structure fill. Remove materials for underground parking per D-27
 - b. Measure Protection: Directly below slab, 15 min. polyethylene membrane over 4" layer of clean, coarse sand or crushed rock.
 - c. The highest point of the roof, equipment, or any vent, pipe, antenna, or any other projection shall not exceed 30 feet above grade.

CONTRACTOR TO COMPLY WITH ALL CAL/OSHA REQUIREMENTS.



SUMP PUMP DETAIL



FIRST FLOOR PLAN

1/4" = 1'-0"

CARLETON STREET

2930 Carleton

2930 Carleton Street
San Diego, CA 92116

CAP STRATEGY 2	CAP STRATEGY 1.2	LEGEND / KEYNOTES														
<ol style="list-style-type: none"> Structure will exceed the Title 24 by a minimum 10% and will include sustainable features throughout as outlined below. Structure to be equipped with a SOLAR PHOTO VOLTAGE SYSTEM that shall generate a minimum of 50% of the anticipated energy demand. Structure include sustainable floor current rating. Energy efficient thermal exterior wall insulation to reduce heating and cooling load as well as insulation for all interior floor and wall assemblies as well. Dark pane LOW-E glass panels on doors and windows. Installation of LED high-efficiency lighting and occupancy sensors. Installation of ENERGY STAR rated appliances throughout the home. Use of low VOC paints throughout the home. Use of low emitting adhesives, coatings and carpets. Framing to use sustainably manufactured lumber whenever possible to preserve old growth timber. Architectural design includes extensive use of passive solar heating and natural ventilation techniques to significantly reduce the heating and cooling load on the home. High efficiency building and ductwork sealing to prevent air loss. Ultra high efficiency heating and cooling units. Use of roofing fans, convertible awnings and overhangs wherever possible to reduce heat gain and cooling load. Use of tank less energy efficient hot water heating systems. 	<p>Table 3 Standards for Appliances and Fixtures for Commercial Applications related to Question 2: Plumbing, Fixtures and Fixings supporting Strategy 1: Energy & Water Efficient Buildings of the California Green Building Code</p> <table border="1"> <thead> <tr> <th>Appliance/Fixture Type</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>Water Fixtures</td> <td>Maximum Water Factor (MWF) that will reduce the use of water by 15 percent below the California Energy Commission's AP standards for commercial office water fixtures in Title 24 of the California Code of Regulations.</td> </tr> <tr> <td>Commercial Dishwashers</td> <td>0.70 maximum gallons per rack (GPR) (High Temperature) / 0.62 maximum gallons per rack (GPR) (Low Temperature)</td> </tr> <tr> <td>Commercial Dishwashers</td> <td>0.90 maximum gallons per rack (GPR) (High Temperature) / 0.80 maximum gallons per rack (GPR) (Low Temperature)</td> </tr> <tr> <td>Commercial Dishwashers</td> <td>0.90 maximum gallons per rack (GPR) (High Temperature) / 0.80 maximum gallons per rack (GPR) (Low Temperature)</td> </tr> <tr> <td>Commercial Dishwashers</td> <td>Consumption no more than 10 gallons per hour (GPH) in the full operational mode</td> </tr> <tr> <td>Commercial Dishwashers</td> <td>Function at least for less than 1.0 gallons per minute (GPM) (10 LPM) and • Be capable of cleaning 60 dishes in an average time of not more than 30 seconds per rack • Be equipped with an integral automatic shutoff • Operate at 120V, pressure of at least 50 psi (3.5 bar) when designed for a flow rate of 1.0 GPM or greater (10 LPM) and less</td> </tr> </tbody> </table>	Appliance/Fixture Type	Standard	Water Fixtures	Maximum Water Factor (MWF) that will reduce the use of water by 15 percent below the California Energy Commission's AP standards for commercial office water fixtures in Title 24 of the California Code of Regulations.	Commercial Dishwashers	0.70 maximum gallons per rack (GPR) (High Temperature) / 0.62 maximum gallons per rack (GPR) (Low Temperature)	Commercial Dishwashers	0.90 maximum gallons per rack (GPR) (High Temperature) / 0.80 maximum gallons per rack (GPR) (Low Temperature)	Commercial Dishwashers	0.90 maximum gallons per rack (GPR) (High Temperature) / 0.80 maximum gallons per rack (GPR) (Low Temperature)	Commercial Dishwashers	Consumption no more than 10 gallons per hour (GPH) in the full operational mode	Commercial Dishwashers	Function at least for less than 1.0 gallons per minute (GPM) (10 LPM) and • Be capable of cleaning 60 dishes in an average time of not more than 30 seconds per rack • Be equipped with an integral automatic shutoff • Operate at 120V, pressure of at least 50 psi (3.5 bar) when designed for a flow rate of 1.0 GPM or greater (10 LPM) and less	<p>LEGEND / KEYNOTES</p> <ul style="list-style-type: none"> NEW CONCRETE BLOCK WALL NEW 2x WOOD STUD WALL NEW 1x WOOD STUD WALL INTERIOR DOWNSPOUT FROM ROOF <p>PREPARED BY: ECHOHOUSE ARCHITECTURE 2640 FINANCIAL COURT, STE. D SAN DIEGO, CA 92117 858.552.6332</p> <p>LEGAL DESCRIPTION: LOT 3 BL 33 TR 302</p> <p>APN: SD124-020</p> <p>PROJECT NAME: Carleton Street</p> <p>SHEET TITLE: A11 FIRST FLOOR PLAN</p> <p>SHEET COUNT: 9 OF 17</p> <p>PTS #:</p>
Appliance/Fixture Type	Standard															
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Date: 04.26.17
Job: 1579 - Carleton
Drawn by: F.L.

Title: FIRST FLOOR PLAN

Sheet: A-1.1





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San Diego, CA 92117
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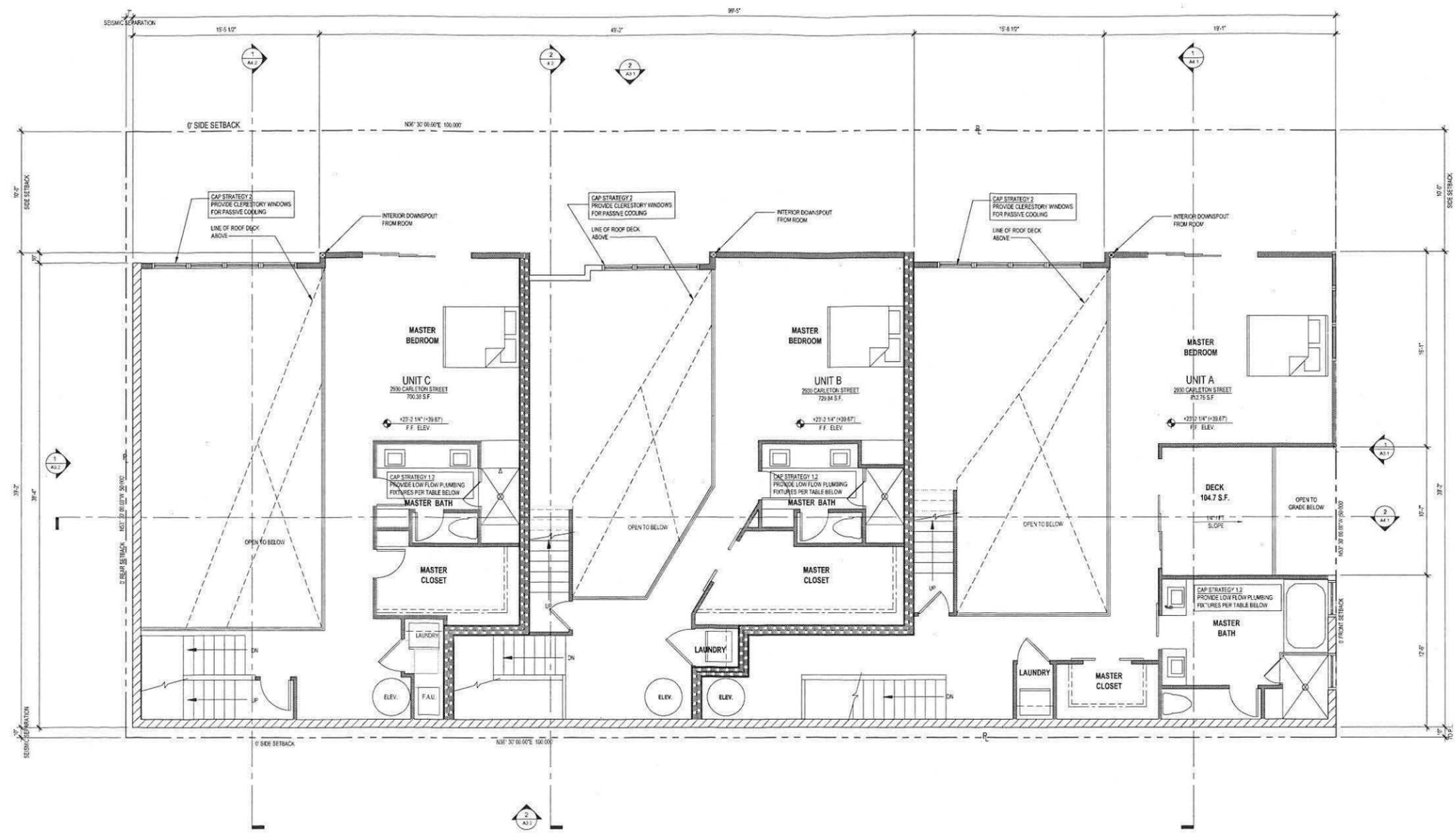
2930 Carleton
2930 Carleton Street
San Diego, CA 92105



Date: 04/26/17
Job: 1529 - Carleton
Drawn by: FL

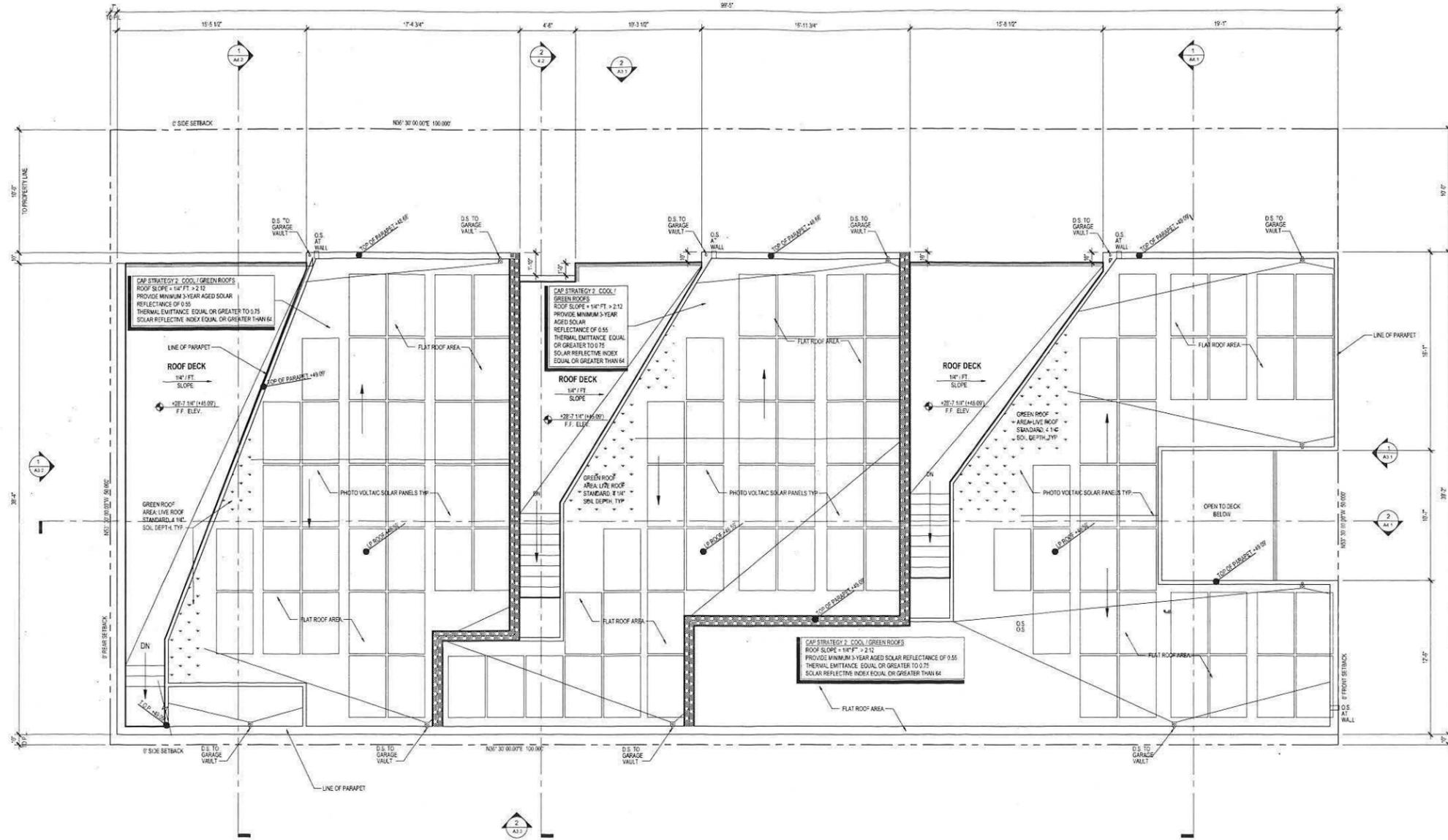
Sheet: THIRD FLOOR PLAN

Sheet: A-1.3

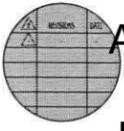


THIRD FLOOR PLAN
1/4" = 1'-0"

CAP STRATEGY 2	CAP STRATEGY 1.2	LEGEND / KEYNOTES																								
<ol style="list-style-type: none"> Structure will exceed the TITLE 24 by 4% minimum and will include sustainable features throughout as outlined below. Structure to be occupied with a SOLAR PHOTO-VOLTAIC SYSTEM that shall generate a minimum of 50% of the anticipated energy demand. Structure includes sustainable floor covering options. Energy efficient thermal exterior wall insulation to reduce heating and cooling load as well as insulation for all inner or floor and wall assemblies as well. Double-pane LOW-E glass panels on doors and windows. Installation of LED high-efficiency lighting and occupancy sensors. Installation of ENERGY STAR rated appliances throughout the home. Use of low VOC paints throughout the home. Use of low emitting adhesives, coatings and carpets. Framing to use sustainable manufactured lumber whenever possible to preserve old growth lumber. Substructure design includes extensive use of passive solar heating and natural ventilation techniques to significantly reduce the heating and cooling load of the home. High-R-value building and ductwork sealing to prevent air loss. Highly efficient heating and cooling systems. Use of ceiling fans, operable skylights and clerestory windows wherever possible to reduce hot gain and cooling load. Use of leak-free energy efficient hot water heating systems. 	<table border="1"> <caption>Table 2 Factors Flow Rates for Three Residential Buildings related to Quantities 2: Plumbing Fixtures and Fixings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan</caption> <thead> <tr> <th>Fixture Type</th> <th>Maximum Flow Rate</th> </tr> </thead> <tbody> <tr> <td>Showerheads</td> <td>2.0 gpm @ 80 psi</td> </tr> <tr> <td>Sanitary Fixtures</td> <td>0.50 gpm @ 80 psi</td> </tr> <tr> <td>Water Faucets</td> <td>0.50 gpm @ 80 psi</td> </tr> <tr> <td>Recept. Fixtures</td> <td>1.60 lpm maximum (2.00 gpm @ 80 psi)</td> </tr> <tr> <td>Misting Fixtures</td> <td>0.10 gpm/ft²</td> </tr> <tr> <td>Misting Fixtures for Wash-Fountains</td> <td>0.10 lpm/spot (0.20 gpm @ 80 psi)</td> </tr> <tr> <td>Urinals (Tankless Water Urinals)</td> <td>0.10 gpm/flush</td> </tr> <tr> <td>Flushometer Tank Water Urinals</td> <td>0.10 gpm/flush</td> </tr> <tr> <td>Flushometer Tankless Water Urinals</td> <td>0.10 gpm/flush</td> </tr> <tr> <td>Electromechanical Indirect Water Urinals</td> <td>0.10 gpm/flush</td> </tr> <tr> <td>Urinals</td> <td>0.10 gpm/flush</td> </tr> </tbody> </table> <p>Flow rates are based on the California Green Building Code (CALGreen) 2015. Flow rates are based on the California Green Building Code (CALGreen) 2015. Flow rates are based on the California Green Building Code (CALGreen) 2015.</p>	Fixture Type	Maximum Flow Rate	Showerheads	2.0 gpm @ 80 psi	Sanitary Fixtures	0.50 gpm @ 80 psi	Water Faucets	0.50 gpm @ 80 psi	Recept. Fixtures	1.60 lpm maximum (2.00 gpm @ 80 psi)	Misting Fixtures	0.10 gpm/ft²	Misting Fixtures for Wash-Fountains	0.10 lpm/spot (0.20 gpm @ 80 psi)	Urinals (Tankless Water Urinals)	0.10 gpm/flush	Flushometer Tank Water Urinals	0.10 gpm/flush	Flushometer Tankless Water Urinals	0.10 gpm/flush	Electromechanical Indirect Water Urinals	0.10 gpm/flush	Urinals	0.10 gpm/flush	<p>NEW CONCRETE BLOCK WALL</p> <p>NEW 2x WOOD STUD WALL</p> <p>NEW 1xR STUD WALL</p> <p>INTERIOR DOWNSPOUT FROM ROOF</p> <p>PREPARED BY: ECO-HOUSE ARCHITECTURE 2640 FINANCIAL COURT, STE. D SAN DIEGO, CA 92117 619.332.4332</p> <p>LEGAL DESCRIPTION: LOT 318A, S218 30E</p> <p>APN: 301-201-0001</p> <p>PROJECT NAME: Carleton Street</p> <p>SHEET TITLE: A1.3 THIRD FLOOR PLAN</p> <p>SHEET COUNT: 11 OF 17</p> <p>PTS #:</p>
Fixture Type	Maximum Flow Rate																									
Showerheads	2.0 gpm @ 80 psi																									
Sanitary Fixtures	0.50 gpm @ 80 psi																									
Water Faucets	0.50 gpm @ 80 psi																									
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Electromechanical Indirect Water Urinals	0.10 gpm/flush																									
Urinals	0.10 gpm/flush																									



ROOF PLAN
1/4" = 1'-0"



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 2930 Carleton Street
 San Diego, CA 92106

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Date: 04-26-17
Jct: 103 - Carleton
Drawn by: FL

Title: ROOF PLAN

Sheet: A-2.1

PREPARED BY:
Eco-House Architecture
2440 Financial Court, Ste. D
San Diego, CA 92117
619-552-4332

LEGAL DESCRIPTION:
LOT 3 & 5 TR. 36

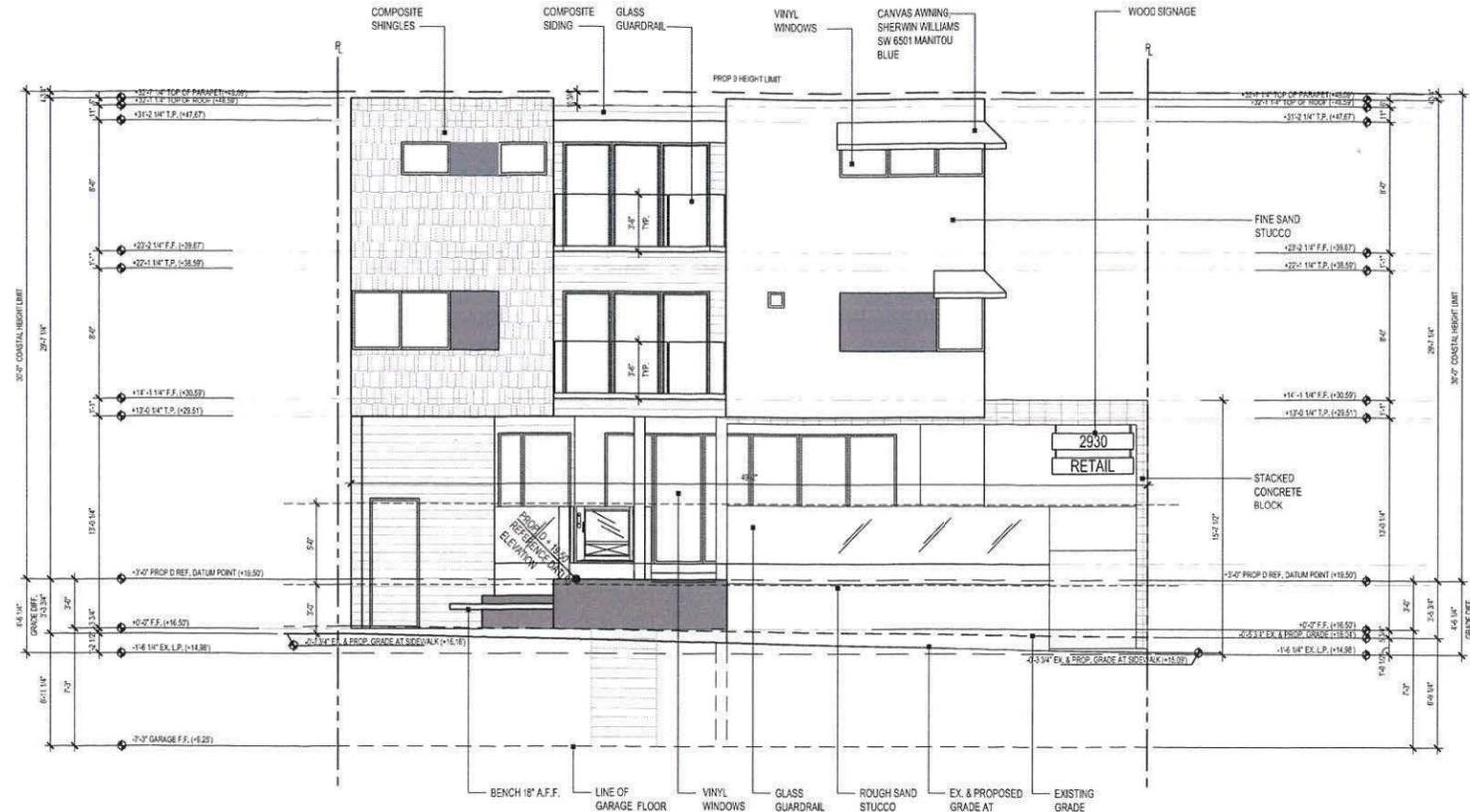
APN:
531-34-000

PROJECT NAME:
Carleton Street

SHEET TITLE:
A2.1 ROOF PLAN

SHEET COUNT:
12 OF 17

PTS #:

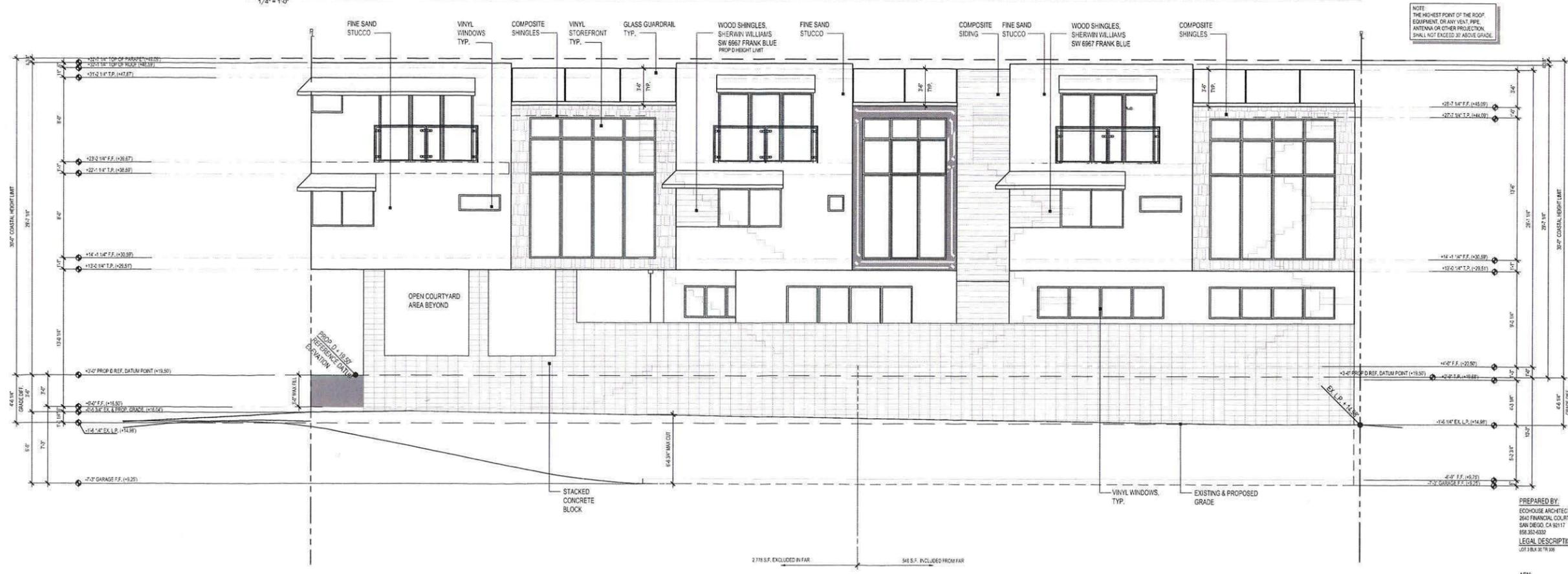


NOTE:
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT, OR ANY VENT, PIPE,
ANTENNA OR OTHER PROJECTION,
SHALL NOT EXCEED 3' ABOVE GRADE.

TRANSPARENCY REQUIREMENT PER ROSEVILLE CIPROZ
GUIDELINES:
49'-2" (STREET FRONTAGE WALL) X 5 = 245.83 S.F.
TRANSPARENCY REQUIREMENT = 245.83 S.F. X .4 =
98.33 S.F. REQUIRED MIN. 40%
112.81 S.F. PROVIDED, 46%

- CAP STRATEGY 2**
- Structure will exceed the Title 24 by a minimum 10% and will include sustainable features throughout as outlined below.
 - Structure to be equipped with a SOLAR PHOTOVOLTAIC (PV) SYSTEM that shall generate a minimum of 50% of the anticipated energy demand.
 - Exterior includes automatic floor sensor lighting.
 - Energy efficient thermal exterior wall insulation to reduce heating and cooling load as well as insulation for all interior floor and wall assemblies as well.
 - Dual paneled E glass panels on doors and windows.
 - Installation of LED high efficacy lighting and occupancy sensors.
 - Installation of ENERGY STAR rated appliances throughout the home.
 - Use of low VOC paint throughout the home.
 - Use of low emitting adhesives, coatings and carpets.
 - Framing to use sustainably manufactured lumber whenever possible to preserve old growth lumber.
 - Architectural design includes extensive use of passive solar heating and natural ventilation techniques to significantly reduce the heating and cooling load of the home.
 - High efficiency building and outdoor lighting to prevent air loss.
 - Ultra high efficiency heating and cooling units.
 - Use of ceiling fans, operable awnings and decorative screens wherever possible to reduce heat gain and cooling load.
 - Use of tankless energy efficient hot water heating systems.

SOUTH ELEVATION
1/4" = 1'-0"



NOTE:
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT, OR ANY VENT, PIPE,
ANTENNA OR OTHER PROJECTION,
SHALL NOT EXCEED 3' ABOVE GRADE.

EAST ELEVATION
1/4" = 1'-0"

2930 Carleton
2930 Carleton Street
San Diego, CA 92106

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the architect.

Date: 10.31.17
Job: 1529 - Carleton
Drawn by: F.L.

Title: EXTERIOR ELEVATIONS

Sheet: A-3.1

PREPARED BY:
ECOHOUSE ARCHITECTURE
3440 FINANCIAL COURT, STE. D
SAN DIEGO, CA 92117
619.512.4322

LEGAL DESCRIPTION:
LOT 18 & 19, TR. 10

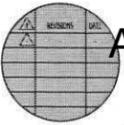
APN:
05-500-000

PROJECT NAME:
Carleton Street

SHEET TITLE:
ALL EXTERIOR ELEVATIONS

SHEET COUNT:
13 OF 17

PTS#:



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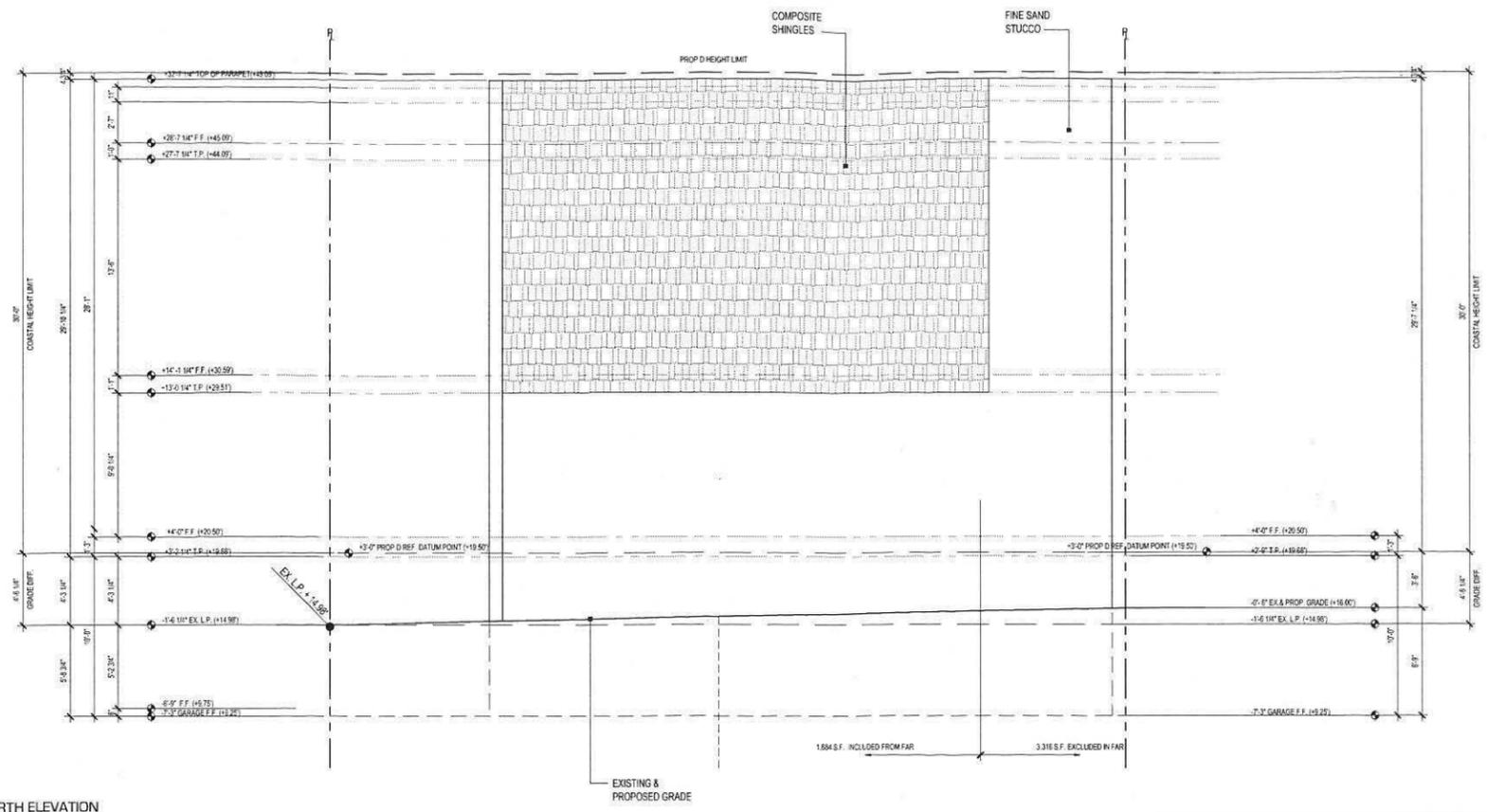
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the architect.

Date:
04/26/17
Job:
1029 - Carleton
Drawn by:
FL

TBC
EXTERIOR ELEVATIONS

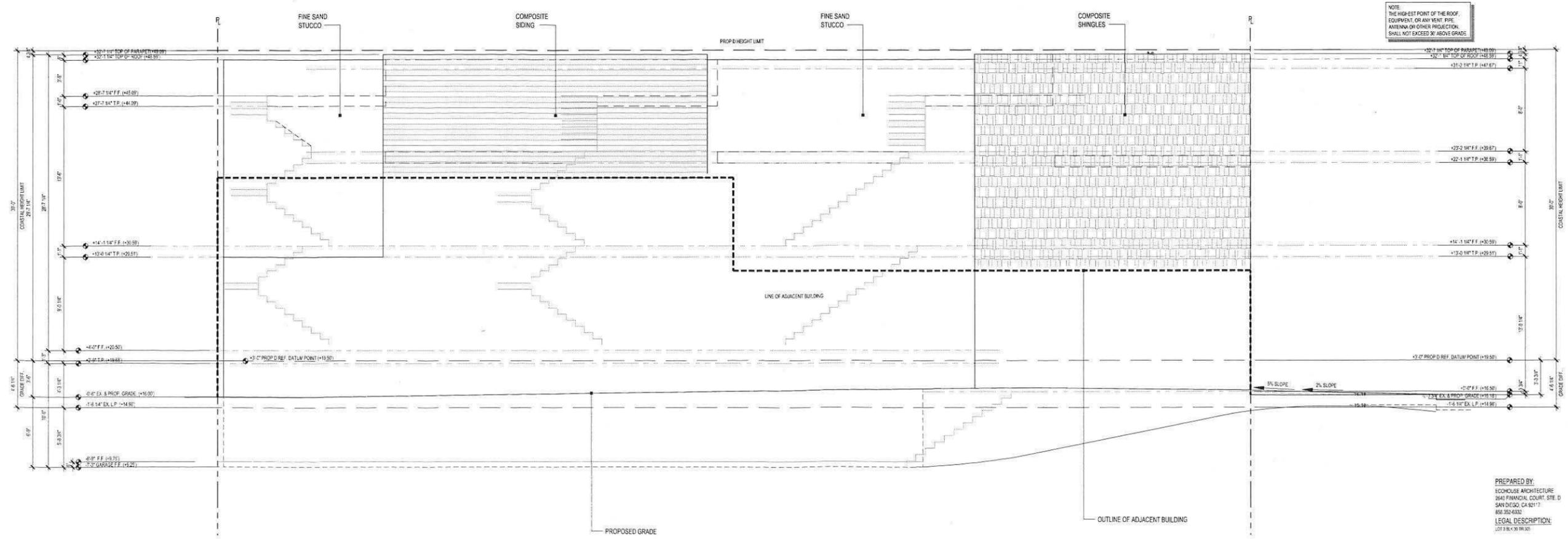
Sheet
A-3.2



CAP STRATEGY 2

- Structure will exceed the TITLE 24 by a minimum 15% and will include sustainable features throughout as outlined below.
- Structure to be equipped with a SOLAR PHOTO-VOLTAIC SYSTEM that shall generate a minimum of 50% of the anticipated energy demand.
- Error or includes sustainable floor cement siding.
- Energy efficient thermal exterior wall insulation to reduce heating and cooling load as well as insulation for all interior floor and wall assemblies as well.
- Double-pane LOW-E glass panels on doors and windows.
- Installation of LED high-efficiency lighting and occupancy sensors.
- Installation of ENERGY STAR rated appliances throughout the home.
- Use of low VOC paints throughout the home.
- Use of low emitting adhesives, coatings and carpets.
- Framing to use sustainable manufactured lumber whenever possible to preserve old growth lumber.
- Architectural design includes extensive use of passive solar heating and natural ventilation techniques to significantly reduce the heating and cooling load of the home.
- High efficiency building and ductwork sealing to prevent air loss.
- Ultra-high efficiency heating and cooling units.
- Use of ceiling fans, operable skylights and operable windows wherever possible to reduce heat gain and cooling load.
- Use of tank-less energy efficient hot water heating systems.

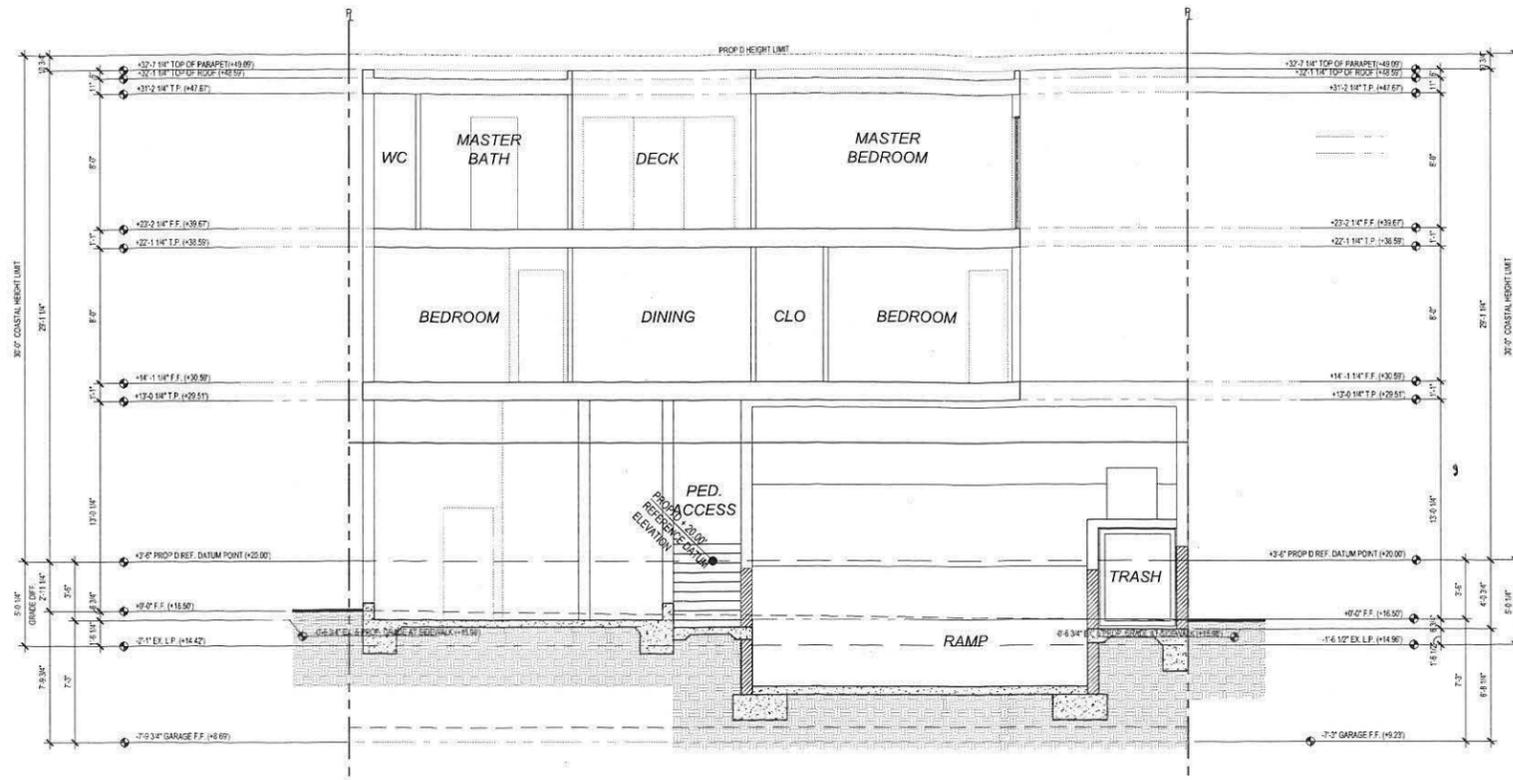
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

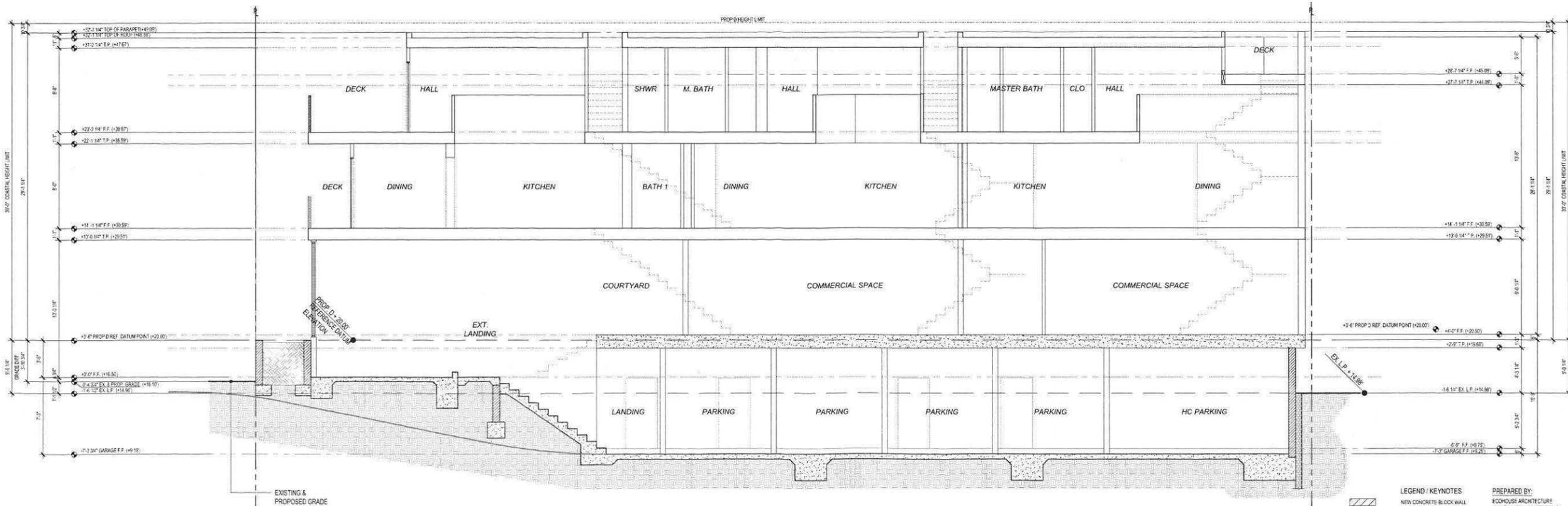
PREPARED BY:
ECHOHOUSE ARCHITECTURE
2640 FINANCIAL COURT, STE. D
SAN DIEGO, CA 92117
619.332.4332
LEGAL DESCRIPTION:
LOT 3 BL. 30 TR. 325

APN:
881 314-020
PROJECT NAME:
Carleton Street
SHEET TITLE:
A-3.2 EXTERIOR ELEVATIONS
SHEET COUNT:
14 OF 17
PTS #:



BUILDING SECTION 1
1/4" = 1'-0"

NOTE:
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT OR ANY VENT, PIPE,
ANTENNA OR OTHER PROJECTION
SHALL NOT EXCEED 3' ABOVE GRADE.



BUILDING SECTION 2
1/4" = 1'-0"

LEGEND / KEYNOTES

- NEW CONCRETE BLOCK WALL
- NEW 2x WOOD STUD WALL
- NEW 1 HR STUD WALL
- WATER/ICE DOWNSPOUT FROM ROOF

PREPARED BY:
ECHOHOUSE ARCHITECTURE
2640 FINANCIAL COURT, STE. D
SAN DIEGO, CA 92117
858.382.6332

LEGAL DESCRIPTION:
LOT 3 B.L.A. X 19.30'

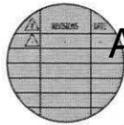
APN:
07-324-020

PROJECT NAME:
Carlton Street

SHEET TITLE:
A11 BUILDING SECTIONS

SHEET COUNT:
15 OF 17

PTS #:



2640 Financial Court, Suite D
San Diego, CA 92117
P. 858.382.6332
info@echohousegreen.com



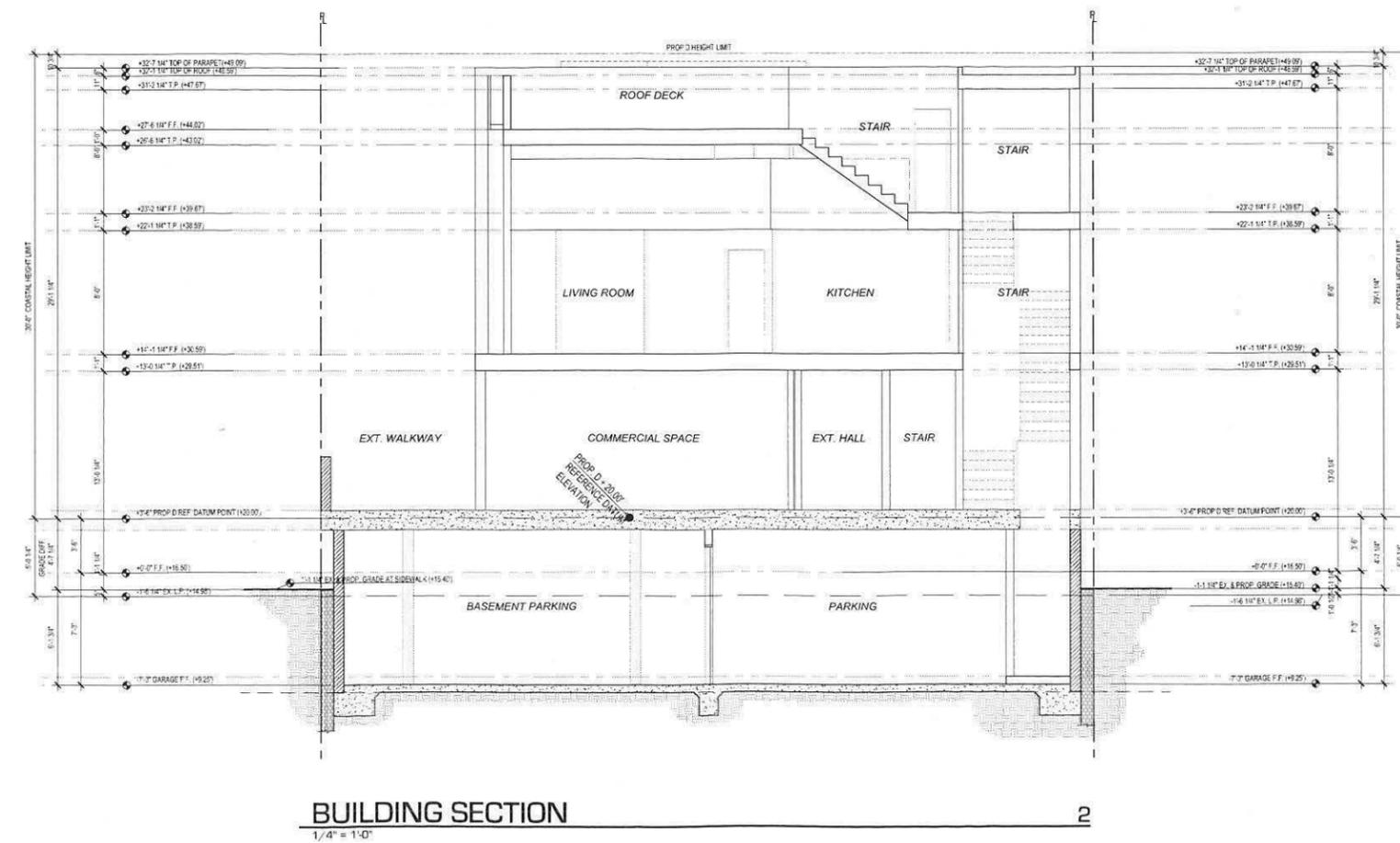
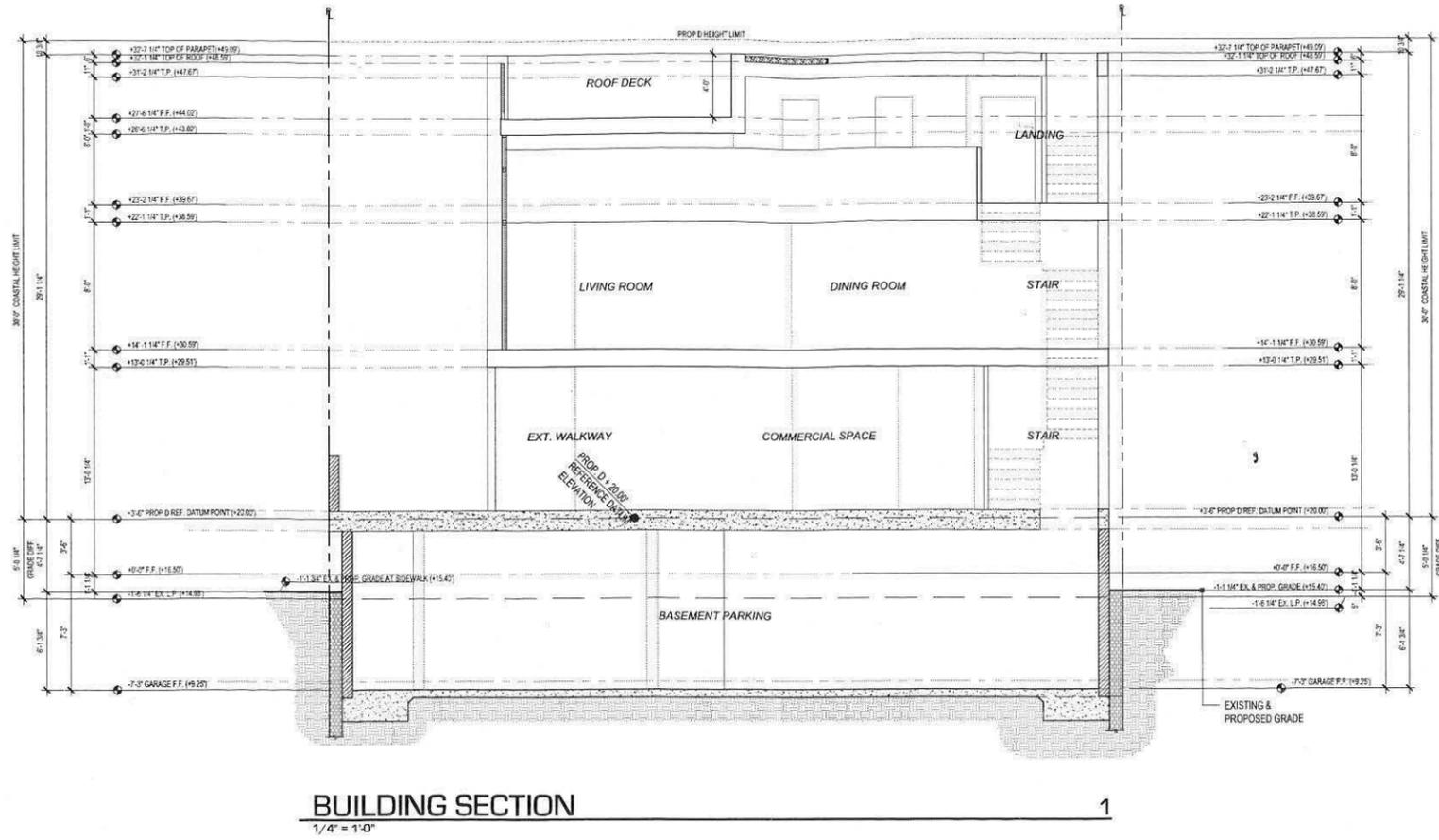
2930 Carlton
2930 Carlton Street
San Diego, CA 92116

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drawings without the written consent
of the architect.

Date:
04.26.17
Job:
1679 - Carlton
Drawn by:
F.L.

Title:
BUILDING SECTIONS

Sheet:
A-4.1



NOTE:
THE HIGHEST POINT OF THE ROOF,
EQUIPMENT OR ANY VENT PIPE,
ANTENNA OR OTHER PROJECTION,
SHALL NOT EXCEED 3' ABOVE GRADE.

- LEGEND / KEYNOTES**
- NEW CONCRETE BLOCK WALL
 - NEW 2" WOOD STUD WALL
 - NEW 1 HR STUD WALL
 - INTERIOR DOWNSPOUT FROM ROOF

PREPARED BY:
ECHOHOUSE ARCHITECTURE
2640 FINANCIAL COURT, STE. D
SAN DIEGO, CA 92117
858.382.4328

LEGAL DESCRIPTION:
LOT 3.8A X 18.36'

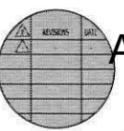
APR:
3/23/2017

PROJECT NAME:
Corkton Street

SHEET TITLE:
A1.2 BUILDING SECTIONS

SHEET COUNT:
16 OF 17

PTS#:



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Date: 04/26/17
Job: 1529 - Carleton
Drawn by: FL

Title: BUILDING SECTIONS

Sheet: A-4.2

