

Report to the Hearing Officer

DATE ISSUED: November 8, 2017 REPORT NO. HO-17-081

HEARING DATE: November 15, 2017

SUBJECT: Kramer CDP/SDP/TM. Process Three Decision.

PROJECT NUMBER: 528826

OWNER/APPLICANT: Steelbolt Properties, LLC, Owner/Helena Pellanda, EOS Architects, Applicant.

SUMMARY

<u>Issues</u>: Should the Hearing Officer approve a Small Lot Subdivision and construction of a second dwelling located at 803 Law Street within the Pacific Beach Community Planning area?

Staff Recommendation:

- 1. Adopt Mitigated Negative Declaration (MND) No. 528826 and Adopt Mitigation, Monitoring, and Reporting Program (MMRP);
- 2. Approve Tentative Map No. 1869115;
- 3. Approve Site Development Permit No. 1869114;
- 4. Approve Coastal Development Permit No. 1869113.

<u>Community Planning Group Recommendation</u>: On July 26, 2017, the Pacific Beach Planning Group voted 12-2-0 to recommend approval of the proposed project without conditions or recommendations.

<u>Environmental Review</u>: A Mitigated Negative Declaration No. 528826 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines. A Mitigation, Monitoring and Reporting Program has been prepared and will be implemented which will reduce, to below a level of significance, any potential impacts identified in the environmental review process.

BACKGROUND

The 0.144-acre project site is located at the southeast corner of the intersection of Law Street and Mission Boulevard in the Pacific Beach Community Plan (PBCP) area. The site is within the RM-1-1, Coastal (Non-Appealable) Overlay, Parking Impact Overlay (Beach and Coastal Impact), Residential Tandem Overlay, Transit Area Overlay, and Coastal Height Limitation Overlay Zones; and is designated for multi-family residential uses at a density of 9-14 dwelling units per acre (du/ac).

An existing one-story single dwelling was constructed in 1950 and was not considered historic.

DISCUSSION

<u>Project Description</u>: The project requires a Tentative Map to merge and resubdivide the two-parcel configuration into two legal lots to qualify for the Small Lot Subdivision ordinance. The project proposes to expand the existing dwelling and construct a new dwelling on the second parcel at the rear of the site. The existing dwelling will be expanded to three stories and 2,439 square feet, with access taken from Law Street into a one-car garage and on-site parking space. The new dwelling will be two stories and 2,250 square feet, with access taken from the alley into a one-car garage and on-site parking space.

<u>Community Plan Analysis</u>: The Pacific Beach Community Plan (PBCP) serves as the City's adopted land use plan for this community and contains the more detailed area-specific land use recommendations required by the General Plan. The PBCP designates the project site for multifamily residential development, and a residential density of 9-14 du/ac. The proposed project meets this recommended range at 13.9 du/ac.

A goal of the residential element of the PBCP aims to ensure that properties reflect the scale and character of established neighborhoods. The character of the neighborhood along Law Street and Mission Boulevard is a mixture of building forms, masses, and articulation of structures. Existing residential housing in the vicinity of the project site is a blend of residential development types, including single story dwellings from the 1950s to three-story dwellings recently constructed. Surrounding development includes a variety of architectural styles from Craftsman to Contemporary. The proposed development's Craftsman style is reflective of the architectural design and scale characteristic of the project vicinity, and is consistent with the General Plan and PBCP goals encouraging neighborhood "compatibility and continuity."

Additionally, a view corridor exists along Law Street. The project has been designed to meet the recommendations of the PBCP to maintain and enhance the view corridor through landscaping and building setbacks. Landscaping is limited to low-height brushes and trees, and building setbacks adhere to the RM-1-1 Zone.

<u>Conclusion</u>: The proposed Kramer Small Lot Subdivision meets all applicable regulations and policy documents, and staff supports a determination that the project is consistent with the recommended land use, design guidelines, and development standards in effect for this site pursuant to the adopted Pacific Beach Community Plan, San Diego Municipal Code, and the General Plan. Staff has prepared draft findings and draft conditions of approval, and recommends approval of the project as proposed.

ALTERNATIVES

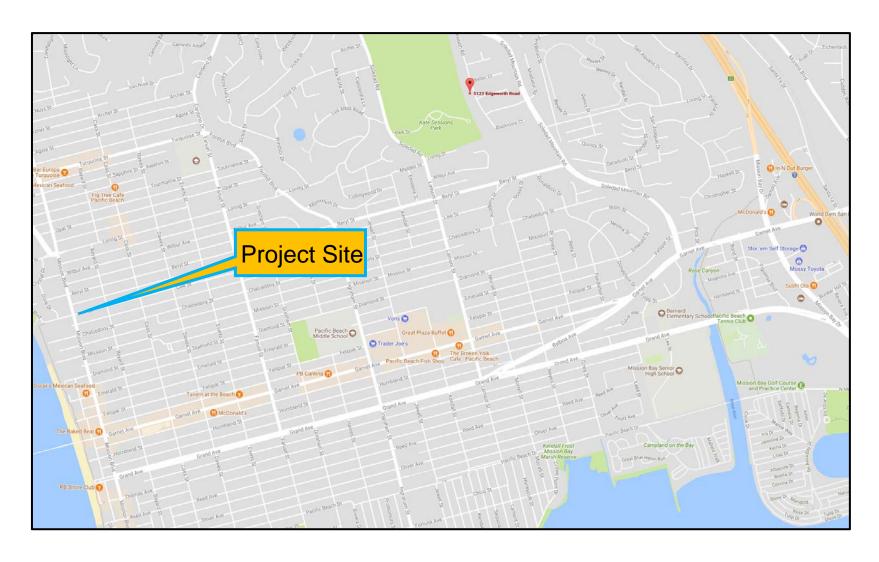
- 1. Adopt MND No. 528826 with MMRP; Approve Tentative Map No. 1869115, Site Development Permit No. 1869114, and Coastal Development Permit No. 1869113, with modifications.
- 2. Do not Adopt MND No. 528826 with MMRP; Deny Tentative Map No. 1869115, Site Development Permit No. 1869114, and Coastal Development Permit No. 1869113, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Francisco Mendoza, Development Project Manager

Attachments:

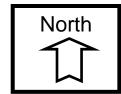
- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Photograph
- 4. Project Data Sheet
- 5. Draft Permit Resolution with Findings
- 6. Draft Permit with Conditions
- 7. Draft Map Resolution
- 8. Draft Map Conditions
- 9. Draft Environmental Resolution with MMRP
- 10. Community Planning Group Recommendation
- 11. Ownership Disclosure Statement
- 12. Project Plans (Includes Map)

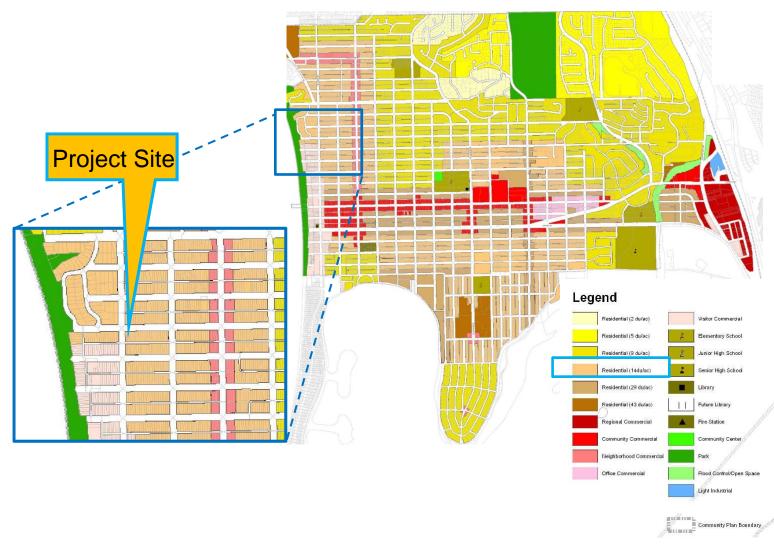




Project Location Map

<u>Kramer CDP/SDP/TM – 803 Law Street</u> Project No. 528826

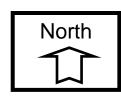




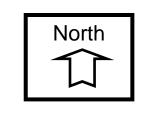


Land Use Map

<u>Kramer CDP/SDP/TM – 803 Law Street</u> Project No. 528826







PROJECT DATA SHEET		
PROJECT NAME:	Kramer CDP/SDP/TM	
PROJECT DESCRIPTION:	Small Lot Subdivision and Construction of a New Dwelling	
COMMUNITY PLAN AREA:	Pacific Beach	
DISCRETIONARY ACTIONS:	CDP, SDP, TM	
COMMUNITY PLAN LAND USE DESIGNATION:	Multi-family Residential	

ZONING INFORMATION:

ZONE: RM-1-1

HEIGHT LIMIT: 30 feet limited by Coastal Height Limitation Overlay

LOT SIZE: 0.144-acre

FLOOR AREA RATIO: 0.75

FRONT SETBACK: 15/20 feet (min/std)

SIDE SETBACK: 5 feet
STREETSIDE SETBACK: 10 feet
REAR SETBACK: 5 feet

PARKING: 2 per dwelling (4 total)

ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	MF Residential; RM-1-1	Multi Dwelling Residential
SOUTH:	MF Residential; RM-1-1	Multi Dwelling Residential
EAST:	MF Residential; RM-1-1	Multi Dwelling Residential
WEST:	MF Residential; RM-1-1	Single Dwelling Residential
DEVIATION REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 26, 2017, the Pacific Beach Community voted 12-2-0 to recommend approval without conditions/recommendations.	

HEARING OFFICER RESOLUTION NO. HO-____
COASTAL DEVELOPMENT PERMIT NO. 1869113/SITE DEVELOPMENT PERMIT NO. 1869114

KRAMER CDP/SDP/TM - PROJECT NO. 528826 [MMRP]

WHEREAS, STEELBOLT PROPERTIES, LLC, a California limited liability company, Owner/Permittee, filed an application with the City of San Diego for a permit to remodel an existing dwelling unit and construct an additional dwelling (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1869113/1869114), on portions of a 0.144-acre site;

WHEREAS, the project site is located at 803 Law Street in the RM-1-1 and Coastal Overlay (Non-Appealable), Coastal Height Limitation Overlay, Parking Impact Overlay (Beach and Coastal Impact), Residential Tandem Overlay, and Transit Area Overlay Zones of the Pacific Beach Community Plan area;

WHEREAS, the project site is legally described as: Lots 1 and Lots 2 in Block 115 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 932, filed in the Office of the Recorder of said San Diego County November 7, 1904;

WHEREAS, on November 15, 2017, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1869113/Site Development Permit No. 1869114 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

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

That the Hearing Officer adopts the following written Findings, dated November 15, 2017.

A. <u>COASTAL DEVELOPMENT PERMIT [SDMC Section 126.0708]</u>

1. Findings for all Coastal Development Permits:

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

The Kramer project (Project) will expand an existing dwelling and construct a new dwelling within a developed, urban environment. The project is located entirely within private property, and there are no existing physical accessways adjacent to the property, nor any proposed public accessways identified in the Local Coastal Program- the Pacific Beach Community Plan (PBCP). The street frontage along Law Street is identified as a public view corridor in the PBCP. Observance with building setbacks will preserve public views along the Law Street View Corridor. Other recommendations for residential development along view corridors include street

landscaping to not obstruct, but to enhance public views (Page 56). By proposing low-height street-frontage landscaping, as outlined within *Appendix D: Streetscape Recommendations* of the PBCP, the project meets this recommendation of the community plan, and enhances the view corridor along Law Street. As the proposed development will not encroach upon any physical accessway used by the public or any proposed public accessway identified in the PBCP, and the proposed development observes setbacks preserving the view corridor along Law Street; 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.

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

The project site is within a developed, urban environment and does not contain sensitive biological resources. The project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA) designated lands. An environmental review determined that this project may have a significant environmental effect on Archeological and Tribal Resources and the City prepared a Mitigated Negative Declaration (MND) in accordance with the California Environmental Quality Act (CEQA). Additionally, traffic noise impacts may significantly affect the residents in the proposed dwellings. A Mitigation Monitoring and Reporting Program (MMRP) incorporates mitigation measures into the project for potential impacts to Noise, Archeological and Tribal Resources, reducing potential impacts to a level below significant. Therefore, the proposed development will not affect environmentally sensitive lands.

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

The proposed project is located within an urbanized and developed residential neighborhood. The PBCP designates the site for multi-family residential development at a density range of 9-14 dwelling units per acre (du/ac). The project proposes to expand an existing dwelling and construct a new dwelling, meeting the recommended land use and density requirements at 13.9 du/ac. The proposed project meets the land use designation of the certified Implementation Program, including compliance to the San Diego Municipal Code development regulations to include, but not limited to: height, setbacks, parking, landscape and floor area ratio. The project complies with all of the development regulations of the zone and no deviations are being requested. Therefore, 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 located between the nearest public road and the sea or shoreline, nor subject to the policies of Chapter 3 of the California Coastal Act. Therefore, this finding is not applicable to this Project and the Project site.

2. <u>SITE DEVELOPMENT PERMIT [SDMC Section 126.0504]</u>

1. Findings for all Site Development Permits:

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

The Kramer project (Project) will expand an existing dwelling and construct a new dwelling within a developed, urban residential neighborhood. Development is located entirely within private property. The PBCP designates the site for multi-family residential development at a density range of 9-14 dwelling units per acre (du/ac). The project proposes to expand an existing dwelling and construct a new dwelling, meeting the recommended land use and density requirements at 13.9 du/ac.

A goal of the residential element of the PBCP aims to ensure that properties reflect the scale and character of established neighborhoods. The character of the neighborhood along Law Street and Mission Boulevard is a mixture of building forms, masses, and articulation of structures. Existing residential housing in the vicinity of the project site is a blend of residential development types, including single story dwellings from the 1950s to three-story dwellings recently constructed. Surrounding development includes a variety of architectural styles. The proposed development's Craftsman style is reflective of the architectural design and scale characteristic of development within the project vicinity, and is consistent with the General Plan and PBCP goals encouraging neighborhood "compatibility and continuity."

Furthermore, the project meets the recommendations of the residential element of the PBCP for development along view corridors. The project meets the setback requirements of the RM-1-1 Zone along the Law Street View Corridor and proposes landscape elements that do not obstruct, but enhance, the view corridor from the public vantage point to the Pacific Ocean. As the project design meets the land use, density, compatibility and continuity, and development criteria along view corridors, the proposed development will not adversely affect the applicable land use plan.

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

The project proposes a Small Lot Subdivision in accordance with SDMC Section 143.0365, merging and resubdividing two legal lots. The purpose and intent of the Small Lot Subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and an economical alternative

to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character.

In addition to on-site construction, the project includes the reconstruction of the alley apron, alley, and curb ramps to current City Standards. The project also includes the removal of the existing asphalt and the installation of a City Standard SDG-102 bus stop slab for the adjacent bus stop located at the corner of Law Street and Mission Boulevard. These improvements will benefit public welfare and safety by providing improvements to public transit and improved pedestrian access.

The project will be required to obtain building permits and a public improvement permit prior to the construction of the residential 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, 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 are necessary to avoid adverse impacts upon the health, safety and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project proposes to merge and resubdivide the two-lot configuration into two lots to qualify for the Small Lot Subdivision ordinance. The project proposes to expand the existing dwelling and construct a new dwelling on the second parcel. The existing dwelling will be expanded to three stories and 2,439 square feet and the new dwelling will be two stories and 2,250 square feet. The proposed project meets all regulations of the Small Lot Ordinance including, but not limited to: height, setbacks, parking, landscape and floor area ratio. The project complies with all of the development regulations of the zone and no deviations are being requested. Therefore, the proposed development complies with the regulations of 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, Coastal Development Permit No. 1869113/Site Development Permit No. 1869114, is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1869113/1869114, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza Development Project Manager Development Services

Adopted on: November 15, 2017

IO#: 24007134

fm 7-17-17

ATTACHMENT 6 Draft Permit Conditions

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

WHEN RECORDED MAIL TO PROJECT MANAGEMENT PERMIT CLERK MAIL STATION 501

INTERNAL ORDER NUMBER: 24007134

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 1869113/SITE DEVELOPMENT PERMIT NO. 1869114 KRAMER CDP/SDP/TM - PROJECT NO. 528826 [MMRP] HEARING OFFICER

This Coastal Development Permit No. 1869113/Site Development Permit No. 1869114 is granted by the Hearing Officer of the City of San Diego to STEELBOLT PROPERTIES, LLC, a California limited liability company, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0504 and 126.0708. The 0.144-acre site is located at 803 Law Street, in the RM-1-1 and Coastal Overlay (Non-Appealable), Coastal Height Limitation Overlay, Parking Impact Overlay (Beach and Coastal Impact), Residential Tandem Overlay, and Transit Area Overlay Zones of the Pacific Beach Community Plan area. The project site is legally described as Lots 1 and Lots 2 in Block 115 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 932, filed in the Office of the Recorder of said San Diego County November 7, 1904.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel an existing dwelling unit and construct an additional dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 15, 2017, on file in the Development Services Department.

The project shall include:

- a. A Small Lot Subdivision comprised of two dwellings:
 - 1) Remodel and three-story addition of existing dwelling totaling 2,429 square feet
 - 2) New two-story over basement dwelling totaling 2,250 square feet
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking; and
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by November 30, 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 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

ATTACHMENT 6 Draft Permit Conditions

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" conditions(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.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

- 12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program [MMRP] shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.
- 13. The mitigation measures specified in the MMRP and outlined in Mitigated Negative Declaration No. 528826, shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.

ATTACHMENT 6 Draft Permit Conditions

14. The Owner/Permittee shall comply with the MMRP as specified in MITIGATED NEGATIVE DECLARATION, No. 528826, to the satisfaction of the Development Services Department and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas:

Archeology Noise Tribal Resources

ENGINEERING REQUIREMENTS:

- 15. The project proposes to export 322 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.
- 16. The drainage system proposed for this development, as shown on the site plan, is private and subject to approval by the City Engineer.
- 17. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for private landscaping/irrigation on Mission Boulevard and Law Street public Right of Way.
- 18. Prior to issuance of any Building permit, the Owner/Permittee shall assure, by permit and bond to remove existing driveway on Mission Boulevard and replace it with a 12-foot-wide Standard driveway, to the satisfaction of the City Engineer.
- 19. Prior to issuance of any Building permit, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing cross gutter (half width) on Law Street per City Standard SDG-157, to the satisfaction of the City Engineer.
- 20. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the removal and replacement of the existing alley pavement per City standard G-21 (full width) adjacent to the site, to the satisfaction of the City Engineer.
- 21. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of both alley aprons per City Standard SDG-120, to the satisfaction of the City Engineer.
- 22. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of existing alley curb ramps per current City Standard SDG-136, to the satisfaction of the City Engineer.

- 23. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the construction of a bus pad adjacent to the site on Mission Boulevard per City Standard SDG-102, to the satisfaction of the City Engineer.
- 24. 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:

- 25. 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 to this permit (including Environmental conditions) and Exhibit "A," on file in the Development Services Department.
- 26. 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.
- 27. Prior to issuance of any construction permits for structures (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)5.
- 28. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
- 29. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents 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 or Final Inspection.

PLANNING/DESIGN REQUIREMENTS:

- 30. 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.
- 31. The Owner/Permittee shall post a copy of each approved discretionary Permit or Tentative Map in its sales office for consideration by each prospective buyer.
- 32. 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.

TRANSPORTATION REQUIREMENTS:

- 33. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing authorized by the appropriate City decision maker in accordance with the SDMC.
- 34. The applicant shall provide and maintain 10-foot x 10-foot visibility triangle areas along the property line on both sides of the driveway on Law Street. No obstructions higher than 36 inches shall be located within these areas e.g. walls, columns, signs, landscape, hardscape etc.
- 35. The applicant shall provide and maintain a 25-foot x 25-foot visibility triangle area along the property line at the southeast corner of Mission Boulevard and Law Street. No obstructions higher than 36 inches shall be located within these areas e.g. walls, columns, signs, landscape, hardscape etc.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

- 36. 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.
- 37. 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.
- 38. 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.

ATTACHMENT 6 Draft Permit Conditions

- 39. 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.
- 40. 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.
- 41. 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.
- 42. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, to remove (kill) at the main any existing unused water service.

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 November 15, 2017 and [Approved Resolution Number].

ATTACHMENT 6 Draft Permit Conditions

Coastal Development Permit No. 1869113 Site Development Permit No. 1869114 Date of Approval: November 15, 2017

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT		
Francisco Mendoza Development Project Manager		
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.		
The undersigned Owner/Permittee , by execution this Permit and promises to perform each and every thing the promise of the performance of the permittee.		
	STEELBOLT PROPERTIES, LLC, a California limited liability company Owner/Permittee	
	By Kelly Michael Kramer Managing Member	

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

HEARING OFFICER RESOLUTION NUMBER HO-_____

TENTATIVE MAP NO. 1869115, KRAMER CDP/SDP/TM - PROJECT NO. 528826 [MMRP].

WHEREAS, STEELBOLT PROPERTIES, LLC, a California limited liability company, Subdivider, and Robert Bateman, Surveyor, submitted an application to the City of San Diego for a Tentative Map (Tentative Map No. 1869115) to create two residential lots utilizing the Small Lot Subdivision ordinance. The project site is located at 803 Law Street, in the RM-1-1 and Coastal Overlay (Non-Appealable), Coastal Height Limitation Overlay, Parking Impact Overlay (Beach and Coastal Impact), Residential Tandem Overlay, and Transit Area Overlay Zones of the Pacific Beach Community Plan area. The property is legally described as: Lots 1 and Lots 2 in Block 115 of Pacific Beach, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 932, filed in the Office of the Recorder of said San Diego County November 7, 1904; and

WHEREAS, the Map proposes the Subdivision of a 0.144-acre site into two lots for residential development; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to Subdivision Map Act sections 66490 and 66491(b)-(f) and San Diego Municipal Code section 144.0220; and

WHEREAS, on November 15, 2017, the Hearing Officer of the City of San Diego considered

Tentative Map No. 1869115, and pursuant to San Diego Municipal Code section(s) 125.0440 and

Subdivision Map Act section 66428, received for its consideration written and oral presentations,

evidence having been submitted, and testimony having been heard from all interested parties at the

ATTACHMENT 7 Tentative Map Resolution

public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 1869115:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project proposes to merge and resubdivide a two-lot parcel into two legal lots for residential development. The 0.144-acre project site is located in an urban, developed area within the Pacific Beach Community Plan (PBCP) and designated for multi-family residential development with a density range of 9-14 dwelling units per acre (du/ac). The proposed two-lot subdivision results in a 13.9 du/ac density, consistent with the PBCP. Additionally, the PBCP has a goal to create safe and pleasant pedestrian linkages among residential neighborhoods, commercial facilities, and neighborhood destinations. The proposed improvements to the alley, curb ramps, and a new bus stop pad improve pedestrian linkages and transit access along Mission Boulevard. Therefore, the proposed subdivision and its design or improvement are consistent with policies, goals, and objectives the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the land development code.

The project proposes a Small Lot Subdivision in accordance with SDMC Section 143.0365, merging and resubdividing two legal lots. The purpose and intent of the Small Lot Subdivision regulations is to an encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character. The project meets the Small Lot Subdivision and other applicable regulations of the SDMC, including, but not limited to: height, floor area ratio, parking, and setbacks. The proposes project is not requesting any deviations. The proposed subdivision is in compliance with the SDMC and the Subdivision Map Act and includes conditions of approval to ensure the provision of public improvements. Therefore, the proposed subdivision complies with applicable zoning and development regulations of the Land Development Code.

3. The site is physically suitable for the type and density of development.

The 0.144-acre project site is located in an urban, developed area within the Pacific Beach Community Plan (PBCP). The site is relatively flat with existing facilities and services in place. Surrounding development includes similarly developed properties with similar flat terrain. The PBCP designated for multi-family residential development with a density range of 9-14 dwelling units per acre (du/ac). The proposed two-lot subdivision results in a 13.9 du/ac density, consistent with the

ATTACHMENT 7 Tentative Map Resolution

PBCP. The project is conditioned to repair existing improvements to current City Standards. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The urban, developed project site does not contain, nor is it adjacent to, sensitive biological resources, Multi-Habitat Planning area, Environmentally Sensitive lands, or fish or wildlife habitats. Therefore, the design of the subdivision or the proposed improvements are not like to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project proposes a Small Lot Subdivision merging and resubdividing two legal lots. The purpose and intent of the Small Lot Subdivision regulations is to encourage development of single dwelling units on small lots in order to provide a space-efficient and economical alternative to traditional single dwelling unit development. It is also the intent of these regulations to provide pedestrian friendly developments that are consistent with the neighborhood character.

The project includes the reconstruction of the alley apron, alley, and curb ramps to current City Standard. The project also includes the removal of the existing asphalt and the installation of a City Standard SDG-102 bus stop slab for the adjacent bus stop located at the corner of Law Street and Mission Boulevard. These improvements will benefit public welfare and safety by providing improvements to public transit and improved pedestrian access. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

There are no easements located within the project boundaries, as shown on Tentative Map No. 1869115, and existing rights-of-way acquired for public use. Therefore, the Subdivision will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The proposed subdivision will not impede or inhibit any future passive or natural heating and cooling opportunities. The design of the subdivision has taken into existing topography to minimize grading. The subdivision is designed to allow each dwelling unit exposure to all directions (north, west, east, and south). With the independent design of the proposed subdivision each

ATTACHMENT 7 Tentative Map Resolution

structure will have the opportunity through building materials, site orientation, architectural treatments, placement and selection of plant materials to provide to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The proposed subdivision is located in an urbanized, developed area of the Pacific Beach Community Plan. The project would provide an additional dwelling unit, increasing the needed supply of housing in the region. The project site is served by existing public infrastructure, including water, sewer, and public utilities. All applicable Development Impact Fees, school fees, infrastructure (water/sewer) improvement fees will be paid at permit issuance in accordance with the Pacific Beach Public Facilities Finance Plan. The project site is also served by existing public services, including, but not limited to schools, shopping centers, and employment areas.

The decision maker has reviewed the administrative record, including project plans, environmental documentation, and heard public testimony to determine the effect of the proposed subdivision on the housing needs of the region, and that those needs are balanced against the needs for public services and the available fiscal and environmental resources and found that the proposed two lot subdivision is consistent with the housing needs anticipated for the region.

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

BE IT FURTHER RESOLVED, that based on the findings hereinbefore adopted by the Hearing Officer, Tentative Map No. 1869115, is hereby granted to Steelbolt Properties, LLC, Subdivider, subject to the attached conditions which are made a part of this resolution by this reference.

By
Francisco Mendoza
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 24007134

ATTACHMENT 8 Draft Tentative Map Conditions

HEARING OFFICER CONDITIONS FOR TENTATIVE MAP NO. 1869115, KRAMER CDP/SDP/TM - PROJECT NO. 528826 [MMRP]

ADOPTED BY RESOLUTION NO. HO ON NOVEMBER 15, 201
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GENERAL

- 1. This Tentative Map will expire November 30, 2020.
- 2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Parcel Map, unless otherwise noted.
- 3. Prior to the Tentative Map expiration date, a Parcel Map to merge and resubdivide existing lots into two lots shall be recorded in the Office of the San Diego County Recorder.
- 4. Prior to the recordation of the Parcel Map, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
- 5. This Subdivision shall conform to the provisions of Coastal Development Permit No. 1869113, Site Development Permit No. 1869114.
- 6. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

- 7. The Subdivider shall underground any new service run to any new or proposed structures within the subdivision.
- 8. The Subdivider shall ensure that all existing onsite utilities serving the subdivision shall be undergrounded with the appropriate permits. The Subdivider shall provide written

ATTACHMENT 8 Draft Tentative Map Conditions

- confirmation from applicable utilities that the conversion has taken place, or provide other means to assure the undergrounding, satisfactory to the City Engineer.
- 9. Conformance with the "General Conditions for Tentative Subdivision Maps," filed in the Office of the City Clerk under Document No. 767688 on May 7, 1980, is required. Only those exceptions to the General Conditions which are shown on the Tentative Map and covered in these special conditions will be authorized. All public improvements and incidental facilities shall be designed in accordance with criteria established in the Street Design Manual, filed with the City Clerk as Document No. RR-297376.

MAPPING

- 10. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
- 11. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
- 12. The Parcel Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the Subdivider 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 any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide

ATTACHMENT 8 Draft Tentative Map Conditions

adequate and acceptable levels of service and will be determined at final engineering.

- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code § 142.0607.

Internal Order No. 24007134

RESOLUTION NUMBER HO-____. KRAMER CDP/SDP/TM – PROJECT NO. 528826 ADOPTED ON NOVEMBER 15, 2017

WHEREAS, on December 19, 2016, STEELBOLT PROPERTIES, LLC, a California limited liability company, submitted an application to the Development Services Department for a Coastal Development Permit No. 1869113, Site Development Permit No. 1869114, and Tentative Map No. 1869115 for the Kramer CDP/SDP/TM (Project); and

WHEREAS, the matter was set for a Public Hearing to be conducted by the Hearing Officer of the City of San Diego; and

WHEREAS, the issue was heard by the Hearing Officer on November 15, 2017; and
WHEREAS, the Hearing Officer considered the issues discussed in Mitigated Negative
Declaration No. 528826 (Declaration) prepared for this Project; NOW THEREFORE,

BE IT RESOLVED, by the Hearing Officer that it is certified that the Declaration has been completed in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code Section 21000 et seq.), as amended, and the State CEQA Guidelines thereto (California Code of Regulations, Title 14, Chapter 3, Section 15000 et seq.), that the Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in said Declaration, together with any comments received during the public review process, has been reviewed and considered by the Hearing Officer in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the Hearing Officer finds on the basis of the entire record that project revisions now mitigate potentially significant effects on the environment previously

identified in the Initial Study, that there is no substantial evidence that the Project will have a

significant effect on the environment, and therefore, that said Declaration is hereby adopted.

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the Hearing Officer

hereby adopts the Mitigation Monitoring and Reporting Program, or alterations to implement the

changes to the Project as required by this Hearing Officer in order to mitigate or avoid significant

effects on the environment, which is attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Declaration and other documents constituting the record

of proceedings upon which the approval is based are available to the public at the office of the

Development Services Department, 1222 First Avenue, San Diego, CA 92101.

BE IT FURTHER RESOLVED, that Development Services Staff is directed to file a Notice of

Determination with the Clerk of the Board of Supervisors for the County of San Diego regarding the

Project.

By: _____

Francisco Mendoza, Development Project Manager

ATTACHMENT(S):

Exhibit A, Mitigation Monitoring and Reporting Program

EXHIBIT A

MITIGATION MONITORING AND REPORTING PROGRAM

COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, TENTATIVE MAP

PROJECT NO. 528826

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Entitlements Division, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Mitigated Negative Declaration No. 528826 shall be made conditions of **COASTAL DEVELOPMENT PERMIT, SITE DEVELOPMENT PERMIT, and TENTATIVE MAP** as may be further described below.

A. GENERAL REQUIREMENTS – PART I Plan Check Phase (prior to permit issuance)

- 1. Prior to the issuance of a Notice To Proceed (NTP) for a subdivision, or any construction permits, such as Demolition, Grading or Building, or beginning any construction related activity on-site, the Development Services Department (DSD) Director's Environmental Designee (ED) shall review and approve all Construction Documents (CD), (plans, specification, details, etc.) to ensure the MMRP requirements are incorporated into the design.
- 2. In addition, the ED shall verify that the MMRP Conditions/Notes that apply ONLY to the construction phases of this project are included VERBATIM, under the heading, "ENVIRONMENTAL/MITIGATION REQUIREMENTS."
- 3. These notes must be shown within the first three (3) sheets of the construction documents in the format specified for engineering construction document templates as shown on the City website:

http://www.sandiego.gov/development-services/industry/standtemp.shtml

- 4. The **TITLE INDEX SHEET** must also show on which pages the "Environmental/Mitigation Requirements" notes are provided.
- 5. **SURETY AND COST RECOVERY -** The Development Services Director or City Manager may require appropriate surety instruments or bonds from private Permit Holders to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

- B. GENERAL REQUIREMENTS PART II
 Post Plan Check (After permit issuance/Prior to start of construction)
- 1. PRE CONSTRUCTION MEETING IS REQUIRED TEN (10) WORKING DAYS PRIOR TO BEGINNING ANY WORK ON THIS PROJECT. The PERMIT HOLDER/OWNER is responsible to arrange and perform this meeting by contacting the CITY RESIDENT ENGINEER (RE) of the Field Engineering Division and City staff from MITIGATION MONITORING COORDINATION (MMC). Attendees must also include the Permit holder's Representative(s), Job Site Superintendent and the following consultants:

Qualified Archaeologist, Native American Monitor Qualified Acoustical Specialist

Note:

Failure of all responsible Permit Holder's representatives and consultants to attend shall require an additional meeting with all parties present.

CONTACT INFORMATION:

- a) The PRIMARY POINT OF CONTACT is the **RE** at the **Field Engineering Division 858-627-3200**
- b) For Clarification of ENVIRONMENTAL REQUIREMENTS, it is also required to call **RE and MMC at 858-627-3360**
- **2. MMRP COMPLIANCE:** This Project, Project Tracking System (PTS) # 528826 and /or Environmental Document # 528826, shall conform to the mitigation requirements contained in the associated Environmental Document and implemented to the satisfaction of the DSD's Environmental Designee (MMC) and the City Engineer (RE). The requirements may not be reduced or changed but may be annotated (i.e. to explain when and how compliance is being met and location of verifying proof, etc.). Additional clarifying information may also be added to other relevant plan sheets and/or specifications as appropriate (i.e., specific locations, times of monitoring, methodology, etc

Note:

Permit Holder's Representatives must alert RE and MMC if there are any discrepancies in the plans or notes, or any changes due to field conditions. All conflicts must be approved by RE and MMC BEFORE the work is performed.

3. OTHER AGENCY REQUIREMENTS: Evidence of compliance with all other agency requirements or permits shall be submitted to the RE and MMC for review and acceptance prior to the beginning of work or within one week of the Permit Holder obtaining documentation of those permits or requirements. Evidence shall include copies of permits, letters of resolution or other documentation issued by the responsible agency.

Not Applicable

4. MONITORING EXHIBITS

All consultants are required to submit, to RE and MMC, a monitoring exhibit on a 11x17 reduction of the appropriate construction plan, such as site plan, grading, landscape, etc., marked to clearly show the specific areas including the **LIMIT OF WORK**, scope of that discipline's work, and notes indicating when in the construction schedule that work will be performed. When necessary for clarification, a detailed methodology of how the work will be performed shall be included.

NOTE:

Surety and Cost Recovery – When deemed necessary by the Development Services Director or City Manager, additional surety instruments or bonds from the private Permit Holder may be required to ensure the long term performance or implementation of required mitigation measures or programs. The City is authorized to recover its cost to offset the salary, overhead, and expenses for City personnel and programs to monitor qualifying projects.

5. OTHER SUBMITTALS AND INSPECTIONS:

The Permit Holder/Owner's representative shall submit all required documentation, verification letters, and requests for all associated inspections to the RE and MMC for approval per the following schedule:

Document Submittal/Inspection Checklist				
Issue Area	Document Submittal	Associated Inspection/Approvals/		
		Notes		
General	Consultant Qualification	Prior to Preconstruction Meeting		
	Letters			
General	Consultant Construction	Prior to Preconstruction Meeting		
	Monitoring Exhibits			
Historical Resources	Monitoring Report(s)	Archaeological/Historic Site Observation		
(Archaeology)				
Noise	Final Acoustical Analysis	Approval of Report by BI & MMC and		
		Confirmation of Required Improvements		
		were installed per City Standards and as		
		Measured		
Bond Release	Request for a Bond Release	Final MMRP Inspections Prior to Bond		
	Letter	Release Letter		

C. SPECIFIC MMRP ISSUE AREA CONDITIONS/REQUIREMENTS

HISTORICAL RESOURCES (ARCHAEOLOGY)

I. Prior to Permit Issuance

- A. Entitlements Plan Check
 - 1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is

applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Archaeological Monitoring and Native American monitoring have been noted on the applicable construction documents through the plan check process.

- B. Letters of Qualification have been submitted to ADD
 - 1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the archaeological monitoring program, as defined in the City of San Diego Historical Resources Guidelines (HRG). If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.
 - 2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the archaeological monitoring of the project meet the qualifications established in the HRG.
 - 3. Prior to the start of work, the applicant must obtain written approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

- A. Verification of Records Search
 - 1. The PI shall provide verification to MMC that a site specific records search (1/4 mile radius) has been completed. Verification includes, but is not limited to a copy of a confirmation letter from South Coastal Information Center, or, if the search was inhouse, a letter of verification from the PI stating that the search was completed.
 - 2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.
 - 3. The PI may submit a detailed letter to MMC requesting a reduction to the ¼ mile radius.
- B. PI Shall Attend Precon Meetings
 - Prior to beginning any work that requires monitoring; the Applicant shall arrange a
 Precon Meeting that shall include the PI, Native American consultant/monitor (where
 Native American resources may be impacted), Construction Manager (CM) and/or
 Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate,
 and MMC. The qualified Archaeologist and Native American Monitor shall attend any
 grading/excavation related Precon Meetings to make comments and/or suggestions
 concerning the Archaeological Monitoring program with the Construction Manager
 and/or Grading Contractor.
 - a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
 - 2. Identify Areas to be Monitored
 - Prior to the start of any work that requires monitoring, the PI shall submit an Archaeological Monitoring Exhibit (AME) (with verification that the AME has been reviewed and approved by the Native American consultant/monitor when Native American resources may be impacted) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored

including the delineation of grading/excavation limits.

The AME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).

- 3. When Monitoring Will Occur
 - a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
 - b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate site conditions such as depth of excavation and/or site graded to bedrock, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

- A. Monitor(s) Shall be Present During Grading/Excavation/Trenching
 - The Archaeological Monitor shall be present full-time during all soil disturbing and grading/excavation/trenching activities which could result in impacts to archaeological resources as identified on the AME. The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the AME.
 - 2. The Native American consultant/monitor shall determine the extent of their presence during soil disturbing and grading/excavation/trenching activities based on the AME and provide that information to the PI and MMC. If prehistoric resources are encountered during the Native American consultant/monitor's absence, work shall stop and the Discovery Notification Process detailed in Section III.B-C and IV.A-D shall commence.
 - 3. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as modern disturbance post-dating the previous grading/trenching activities, presence of fossil formations, or when native soils are encountered that may reduce or increase the potential for resources to be present.
 - 4. The archaeological and Native American consultant/monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion**), and in the case of ANY discoveries. The RE shall forward copies to MMC.
- B. Discovery Notification Process
 - In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil disturbing activities, including but not limited to digging, trenching, excavating or grading activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the RE or BI, as appropriate.

- 2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
- 3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.
- 4. No soil shall be exported off-site until a determination can be made regarding the significance of the resource specifically if Native American resources are encountered.

C. Determination of Significance

- 1. The PI and Native American consultant/monitor, where Native American resources are discovered shall evaluate the significance of the resource. If Human Remains are involved, follow protocol in Section IV below.
 - a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required.
 - b. If the resource is significant, the PI shall submit an Archaeological Data Recovery Program (ADRP) which has been reviewed by the Native American consultant/monitor, and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume. Note: If a unique archaeological site is also an historical resource as defined in CEQA, then the limits on the amount(s) that a project applicant may be required to pay to cover mitigation costs as indicated in CEQA Section 21083.2 shall not apply.
 - c. If the resource is not significant, the PI shall submit a letter to MMC indicating that artifacts will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that that no further work is required.

IV. Discovery of Human Remains

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains; and the following procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken:

A. Notification

- 1. Archaeological Monitor shall notify the RE or BI as appropriate, MMC, and the PI, if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS) of the Development Services Department to assist with the discovery notification process.
- 2. The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.

B. Isolate discovery site

1. Work shall be directed away from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenance of the remains.

- 2. The Medical Examiner, in consultation with the PI, will determine the need for a field examination to determine the provenance.
- 3. If a field examination is not warranted, the Medical Examiner will determine with input from the PI, if the remains are or are most likely to be of Native American origin.
- C. If Human Remains **ARE** determined to be Native American
 - 1. The Medical Examiner will notify the Native American Heritage Commission (NAHC) within 24 hours. By law, **ONLY** the Medical Examiner can make this call.
 - 2. NAHC will immediately identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - 3. The MLD will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination, to begin the consultation process in accordance with CEQA Section 15064.5(e), the California Public Resources and Health & Safety Codes.
 - 4. The MLD will have 48 hours to make recommendations to the property owner or representative, for the treatment or disposition with proper dignity, of the human remains and associated grave goods.
 - 5. Disposition of Native American Human Remains will be determined between the MLD and the PI, and, if:
 - a. The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 48 hours after being notified by the Commission; OR;
 - b. The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, THEN,
 - c. In order to protect these sites, the Landowner shall do one or more of the following:
 - (1) Record the site with the NAHC;
 - (2) Record an open space or conservation easement on the site;
 - (3) Record a document with the County.
 - d. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Culturally appropriate treatment of such a discovery may be ascertained from review of the site utilizing cultural and archaeological standards. Where the parties are unable to agree on the appropriate treatment measures the human remains and items associated and buried with Native American human remains shall be reinterred with appropriate dignity, pursuant to Section 5.c., above.
- D. If Human Remains are **NOT** Native American
 - 1. The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - 2. The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - 3. If the remains are of historic origin, they shall be appropriately removed and conveyed to the San Diego Museum of Man for analysis. The decision for internment of the human remains shall be made in consultation with MMC, EAS, the

applicant/landowner, any known descendant group, and the San Diego Museum of Man.

V. Night and/or Weekend Work

- A. If night and/or weekend work is included in the contract
 - 1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - 2. The following procedures shall be followed.
 - a. No Discoveries
 - In the event that no discoveries were encountered during night and/or weekend work, the PI shall record the information on the CSVR and submit to MMC via fax by 8AM of the next business day.
 - b. Discoveries
 - All discoveries shall be processed and documented using the existing procedures detailed in Sections III During Construction, and IV Discovery of Human Remains. Discovery of human remains shall always be treated as a significant discovery.
 - Potentially Significant Discoveries
 If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III During Construction and IV-Discovery of Human Remains shall be followed.
 - d. The PI shall immediately contact MMC, or by 8AM of the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.
- B. If night and/or weekend work becomes necessary during the course of construction
 - 1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - 2. The RE, or BI, as appropriate, shall notify MMC immediately.
- C. All other procedures described above shall apply, as appropriate.

VI. Post Construction

- A. Preparation and Submittal of Draft Monitoring Report
 - 1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Historical Resources Guidelines (Appendix C/D) which describes the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring. It should be noted that if the PI is unable to submit the Draft Monitoring Report within the allotted 90-day timeframe resulting from delays with analysis, special study results or other complex issues, a schedule shall be submitted to MMC establishing agreed due dates and the provision for submittal of monthly status reports until this measure can be met.
 - For significant archaeological resources encountered during monitoring, the Archaeological Data Recovery Program shall be included in the Draft Monitoring Report.

- b. Recording Sites with State of California Department of Parks and Recreation The PI shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Monitoring Report.
- 2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.
- 3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
- 4. MMC shall provide written verification to the PI of the approved report.
- 5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.
- B. Handling of Artifacts
 - 1. The PI shall be responsible for ensuring that all cultural remains collected are cleaned and catalogued
 - 2. The PI shall be responsible for ensuring that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - 3. The cost for curation is the responsibility of the property owner.
- C. Curation of artifacts: Accession Agreement and Acceptance Verification
 - 1. The PI shall be responsible for ensuring that all artifacts associated with the survey, testing and/or data recovery for this project are permanently curated with an appropriate institution. This shall be completed in consultation with MMC and the Native American representative, as applicable.
 - 2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.
 - 3. When applicable to the situation, the PI shall include written verification from the Native American consultant/monitor indicating that Native American resources were treated in accordance with state law and/or applicable agreements. If the resources were reinterred, verification shall be provided to show what protective measures were taken to ensure no further disturbance occurs in accordance with Section IV Discovery of Human Remains, Subsection 5.
- D. Final Monitoring Report(s)
 - The PI shall submit one copy of the approved Final Monitoring Report to the RE or BI as appropriate, and one copy to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
- 2. The RE shall, in no case, issue the Notice of Completion and/or release of the Performance Bond for grading until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

NOISE

The applicant shall mitigate exterior noise impacts for the proposed project as follows:

I. Prior to Permit Issuance – Plan Check

- A. Prior to issuance of the Building permit, the Permit Holder shall incorporate the requirements for environmental noise mitigation on the appropriate construction documents as described in the (Traffic Noise Study PTS 528826, RNS Acoustics, Ryan Sema, April 28, 2017) report.
- B. Prior to issuance of the building permit, the Assistant Deputy Director (ADD) Environmental designee shall verify the following sound attenuation measures have been incorporated into the design of the proposed development to reduce noise levels to below 60 dBA CNEL and interior areas below 45 dBA CNEL:

1. Outdoor:

A solid wooden fence of at least 6' in height shall be constructed with no air gaps between slats in order to achieve at CNEL level at 54 dBA. This fence shall be installed along western property line, parallel to Mission Blvd for the length of the property. This will ensure that the compatible limits for a residential use as listed in the Noise Element is not exceeded. Tongue and groove construction would provide an airtight seal, but other methods may be implemented as approved by the ADD.

2. Indoor:

With the specifications as described above, wall and window types which meet the current edition of the California Building Code shall attenuate the CNEL noise level to below 45 dBA. Windows assemblies should be used throughout the home that have STC ratings at a minimum of 20. A mechanical ventilation system (Air Conditioning) shall be installed in order to prevent the need to have the windows open which may violate the indoor noise level requirements.

II. During Construction

- A. Per Section §59.5.0404 "Construction Noise" of the San Diego Municipal Code, the Permit Holder shall comply with the following requirements for all phases of construction:
 - (a) It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator. In granting such permit, the Administrator shall consider whether the construction noise in the vicinity of the proposed work site would be less objectionable at night than during the daytime because of different population densities or different neighboring activities; whether obstruction and interference with traffic particularly on streets of major importance, would be less objectionable at night than during the daytime; whether the type of work to be performed emits noises at such a low level as

to not cause significant disturbances in the vicinity of the work site; the character and nature of the neighborhood of the proposed work site; whether great economic hardship would occur if the work were spread over a longer time; whether proposed night work is in the general public interest; and he shall prescribe such conditions, working times, types of construction equipment to be used, and pennissible noise levels as he deems to be required in the public interest.

- (b) Except as provided in subsection C. hereof, it shall be unlawful for any person, including The City of San Diego, to conduct any construction activity so as to cause, at or beyond the property lines of any property zoned residential, an average sound level greater than 75 decibels during the 12-hour period from 7:00 a.m. to 7:00 p.m.
- (c) The provisions of subsection B. of this section shall not apply to construction equipment used in connection with emergency work, provided the Administrator is notified within 48 hours after commencement of work.

III. Post Construction - Prior to Final Inspection

- A. The Permit Holder shall submit one copy of the final Acoustical Analysis with construction documents to the BI, and one copy to MMC.
- B. In order to determine the effectiveness of the proposed mitigation measures, a noise assessment should be performed after construction is completed. This should be identical to the assessment outlined in this document regarding microphone position and type (CNEL). This will ensure that the property meets all applicable limits and regulations regarding noise.
- C. MMC to verify the sound attenuation barrier has been constructed in accordance with the Construction documents.

The above mitigation monitoring and reporting program will require additional fees and/or deposits to be collected prior to the issuance of building permits, certificates of occupancy and/or final maps to ensure the successful completion of the monitoring program.



City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101

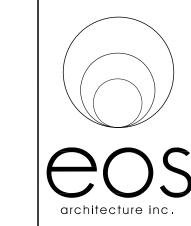
Community Planning Committee Distribution Form Part 2

THE CITY OF SAN DIEGO

Project Name:			Pro	ject l	Number:	Distribution Date:
Kramer CDP/SDP/TM				5	28826	
Project Scope/Location:						
803 Law St. Subdivision of existing 6,252SF lot. ir and northern lot (lot 1) shall consist of 3,252SF.Co Southern lot: Mew twp story single family resident single family parking stall associated retaining wal Northern lot: Remodel/addition to existing single s attached single car garage, associated retaining wall stached single car garage.	onstruce ov lls, fe story r	uction of tweer a full bands noing, land residence	vo sir iseme dscar to cre	ngle ent, s be, a eate	family reside single car gai nd hardscap three story s	nces as follows; rage, adjacent uncovered e. ingle family residence with
Applicant Name:					Applicant I	Phone Number:
Jennifer Bolyn					858459057	5
Project Manager:	Pho	ne Numbe	r:	Fax	Number:	E-mail Address:
Pancho Mendoza	(619	9) 446-543	3	(619	9) 321-3200	fmendoza@sandiego.gov
Committee Recommendations (To be completed for		ial Review):			
Vote to Approve July 26, 2017 PBP6 MEEN,	N6	Member		N	lémbers No Z	Members Abstain
☐ Vote to Approve With Conditions Listed Below		Member	s Yes	M	lembers No	Members Abstain
Vote to Approve With Non-Binding Recommendations Listed Bel	low	Member	s Yes	N	lembers No	Members Abstain
☐ Vote to Deny		Member	s Yes	N	Iembers No	Members Abstain
No Action (Please specify, e.g., Need further info quorum, etc.)	orma	tion, Split	vote,	Lack	of	Continued
CONDITIONS:						·
NAME: KARL RAND					TITLE:	CHAIR CRMS SUBCOMMITTEE
SIGNATURE:					DATE:	8/30/17
Attach Additional Pages If Necessary,		Please retu Project Ma City of San Developme 1222 First A Sau Diego,	nagen Diege nt Ser Avenu	o vices ie, M	Department	
Printed on recycled paper. Visit o Upon request, this information is av						

ATTACHMENT 11

Project Title:	Project No. (For City Use Only) 528824
Part II - To be completed when property is held by a corpo	ration or partnership
Legal Status (please chack):	and the second s
as identified above, will be filed with the City of San Diego on the	acknowledge that an application for a permit, map or other matter, he subject property with the intent to record an encumbrance against
otherwise, and state the type of property interest (e.g., tenants in a partnership who own the property). A signature is require property. Attach additional pages if needed. Note: The applicationarchip during the time the application is being processed or	s of all persons who have an interest in the property, recorded or who will benefit from the permit, all corporate officers, and all partners of of at least one of the corporate officers or partners who own the int is reaponable for notifying the Project Menager of any changes in or considered. Changes in ownership are to be given to the Project subject property. Failure to provide accurate and current ownership additional pages attached.
Corporate/Partnership Name (type or print): STEELBOLT PROPERTIES LLC	Corporate/Partnership Name (type or print): STEELBOLT PROPERTIES LLC
Tenant/Lessee	Tenant/Lessee
Street Address: P.O. Box 9957 City/State/Zio:	Street Address: Po. 8 x 9957 City/State/Zip:
Phone No: DIEGO CA 92169	SAN DIEGO CA , 92169 Phone No: Fast No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Partner (type or print):
KELLY KRAMER	ELIZABETH KRAMER
Title (type or pfint):	Title (type or print):
Signature: Names 12/12/16	Signature Date:
Corporate/Partnership Name (type or print): STEELBOLT PROPRETIES LLC	Corporate/Pertnership Name (type or print). STEEL BOLT PROPRETIES LLC.
Towner Tenant/Lessee	Cowner Tenant/Lessee
Street Address: P.O. Box 9957	Street Address: P. O. BOX 9957 City/State/Zip:
City/State/Zip: SAN DEGO CA 92169 Phone No: Fax No:	SAN DIEGO CA 92169 Phone No:
Name of Corporate Officer/Partner (type or print): MITHEW BUCCIFCO Title (type or print):	Name of Corporate Officer/Partner (type or print): STEPLANTE SUCCIECO Title (type or print):
Signature : 2 Date: 12/12/16	Signature Date:
Corporate/Partitership Name (type or print):	Corporate Partnership Name (type or print):
Owner Tenant/Lessee Street Address:	Cowner Tenant/Lessee
. City/State/Zip:	Cby/State/Zp:
Phone No: Fax No:	Phone No: Fox No:
Name of Corporate Officer/Partner (type or print):	Name of Corporate Officer/Pertner toype or point
Title (type or print):	Title (type of print):
Signature : Date:	Sgraige





REVISIONS CLIENT MEETING 2016-10-14 CDP/SDP/TM SUBMITTAL (1 2016-12-19 CDP/SDP/TM SUBMITTAL (2)

2017-05-18

DATE 01-11-17

JOB NO.

COVER SHEET



KRAMER SMALL LOT SUB DIVISION

TWO CUSTOM HOMES 803 LAW STREET SAN DIEGO, CA 92109

PROJECT DIRECTORY

STEELBOLT PROPERTIES, LLC KELLY KRAMER 1405 MISSOURI STREET SAN DIEGO, CA 92109. PHONE: (858)752 2322

ARCHITECT EOS ARCHITECTURE INC. CONTACT: JENNIFER BOLYN 7542 FAY AVE. LA JOLLA, CA 92037 (858) 459-0575 PHONE

CIVIL ENGINEER SAN DIEGO LAND SURVEYING AND ENGINEERING, INC Robert J. Bateman 9665 CHESAPEAKE DRIVE, SUITE 445 SAN DIEGO, CA 92123 PHONE: (858)565 8362

LANDSCAPE ARCHITECT JD DESIGN JOE DODD PLA #6005 3571 INGRAHAM STREET SAN DIEGO, CA 92109. PHONE: (888)203 6628

SHEET INDEX

BASEMENT FLOOR PLAN FIRST FLOOR PLAN SECOND FLOOR PLAN A1.2

THIRD FLOOR PLAN F.A.R. DIAGRAM ROOF PLAN **ELEVATIONS ELEVATIONS** A4.2 **ELEVATIONS**

TOPOGRAPHIC SURVEY TENTATIVE MAP

A2.0

A3.0

A4.0

A4.1

PLANTING PLAN L-02 PLANTING NOTES AND DETAILS PLANTING SPECIFICATIONS

PLANTING CALCULATIONS

PROJECT INFORMATION

SUBDIVISION OF EXISTING 6,252 SF LOT INTO TWO SINGLE LOTS, THE SOUTHERN LOT (LOT 2) SHALL CONSIST OF 3,000 SF AND NORTHERN LOT (LOT 1) SHALL CONSIST OF 3,252 CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES AS SOUTHERN LOT: NEW TWO STORY SINGLE FAMILY

RESIDENCE OVER A FULL BASEMENT, SINGLE CAR GARAGE, ADJACENT UNCOVERED SINGLE PARKING STALL. ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE. NORTHERN LOT LOT: REMODEL/ ADDITION TO EXISTING SINGLE STORY RESIDENCE TO CREATE THREE STORY SINGLE FAMILY RESIDENCE WITH ATTACHED SINGLE CAR GARAGE.ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE. LOT 1&2, BLOCK 115 OF PACIFIC BEACH, CITY OF SAN DIEGO,

LEGAL: MAP THEREOF N.932 415-462-01-00 EXISTING / PROPOSED USE: SINGLE FAMILY RESIDENCE ZONE:

SPRINKLERED:

PROPOSED GRADING:

GROSS LOT SIZE:

YES, PER CFC SECTION 903.2.1.1 AND INSTALLED PER NFPA

PER CIVIL DRAWINGS 6,252 SF EXISTING, TO BE SUBDIVIDED INTO TWO LEGAL LOTS NORTHERN LOT - LOT 1: 3,252 SF SOUTHERN LOT - LOT 2: 3,000 SF

.75 MAXIMUM, PER BASE ZONE RM-1-1 LOT 2/ HOUSE 2: 2,250 SF MAX PROPOSED FAR: LOT 1: 2,439 SF LOT 2: 2,250 SF BUILDING AREA CALCULATION- HOUSE 1 (NORTH)

FIRST FLOOR - TOTAL 1,355 SF 1,116 SF 239 SF SINGLE CAR GARAGE: SECOND FLOOR - LIVABLE 611 SF THIRD FLOOR - LIVABLE 2,200 SF TOTAL LIVABLE AREA TOTAL BUILDING AREA INCLUDED IN FAR BUILDING AREA CALCULATION- HOUSE 2 (SOUTH)

FIRST FLOOR - TOTAL 1,020 SF LIVABLE: SINGLE CAR GARAGE: 263 SF 967 SF SECOND FLOOR - LIVABLE 824 SF BASEMENT- LIVABLE (EXCLUDED FROM FAR) 2,811 SF TOTAL LIVABLE AREA TOTAL BUILDING AREA INCLUDED IN FAR 2,250 SF

NOTES

2013 CA RESIDENTIAL CODE

2013 CA GREEN BUILDING CODE 2013 CA ELECTRICAL CODE

2013 CA MECHANICAL CODE

2013 CA PLUMBING CODE

VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PRO[PERTY FROM EITHER MEET THE FOLLOWING MIN. STANDARDS AS TO SIZE: 4" HIGH WITH A ½" STROKE WIDTH FOR RESIDENTIAL BUILDINGS, 8" HIGH WITH A $\frac{1}{2}$ " STRIKE FOR COMMERCIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS, 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS, ADDITIONAL NUMBERS SHALL BE REQUIRED WHERE DEEMED NECESSARY BY FIRE MARSHAL, SUCH AS REAR ACCESS DOORS, BUILDING CORNERS AND ENTRANCES TO COMMERCIAL CENTERS.

2. AUTOMATIC FIRE SPRINKLERS SYSTEMS: ONE AND TWO FAMILY DWELLINGS; STRUCTURES SHALL BE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED TO THE SATISFACTION OF THE FIRE DEPARTMENT. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE FIRE DEPARTMENT.

B. SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/ FIRE SPRINKLER SYSTEMS: SMOKE DETECTORS/ CARBON MONOXIDE ALARMS/FIRE SPRINKLERS SHALL BE INSPECTED BY THE CITY OF SAN DIEGO FIRE

4. CLASS "A" ROOF: ALL STRUCTURES SHALL BE PROVIDED WITH A CLASS "A" ROOF COVERING TO SATISFACTION OF THE CITY OF SAN DIEGO FIRE DEPARTMENT.



VICINITY MAP

473 SF 2,439 SF

1,283 SF

2017-05-18

PLANNING

DOCUMENTS

DATE

01-11-17

JOB NO.

16-05

SITE

PLAN

RECONSTRUCT EXISTING CURB RAMPS WITH CURRENT CITY STANDARD DRAWING SDG-136 WITH TRUNCATED DOMES

EXISTING DRIVEWAY TO BE RECONSTRUCTED TO CURRENT CITY STANDARDS. DRIVEWAY CURB CUT TO BE PER SDMC 142.0521(d) TO ACCOMMODATE STANDARD DRIVEWAY APRON

REMOVE EXISTING CROSS GUTTER (HALF WIDTH) AND REPLACE IT PER CITY STANDARD SDG-157

35 CENTER OF VEHICLE TURNING CIRCLE

41 EXISTING WATER LATERAL TO REMAIN

DOWNSPOUT LOCATION, TO DRAIN TO LANDSCAPE PER CIVIL

38 EXISTING WATER MAIN

39 NEW SEWER LATERAL

40 NEW WATER LATERAL

LINE OF EXISTING RESIDENCE . SEE DEMOLITION AND FLOOR PLANS FOR FURTHER INFORMATION OLD WORLD BRICK 37 EXISTING SEWER MAIN

24 TILE TO BE SELECTED BY OWNER/ARCHITECT 25 PROPOSED SIDE SETBACK

21 RETAINING WALL PER CIVIL PLANS WITH FENCE PER SHEET A4.2

PROPOSED WATER METER PER CIVIL PLANS 6'-0" HEIGHT FENCE SCREENING FOR TRASH AREA

17 EXISTING SEWER LATERAL TO REMAIN

20 PROPOSED PROPERTY LINE PER CIVIL PLANS

19 WATER FEATURE

38

30'-0"

- HOUSE ONE HIGH DATA

- EXISTING GARAGE WALL TO BE MAINTAINED.

DISTANCE TO SIDEWALK PREVIOUSLY CONFORMING TO BE 'GRANDFATHERED'

POINT 60.9' AMSL

4

VISIBILITY AREA PER SDMC 113.0273 29 EXISTING SIDEWALK TO BE RECONSTRUCTED AT DAMAGED PORTIONS, MAINTAINING EXISTING SIDEWALK SCORING PATTERS AND

PRESERVING CONTRACTOR'S STAMP RECONSTRUCT DAMAGED ALLEY WITH CITY STANDARDS CONCRETE PAVEMENT FULL WITH ALLEY.

REMOVE AND REPLACE ALLEY PAVEMENT PER CITY STANDARD G-21 ABUTTING THE SITE



PROJECT SITE.

- 1. THERE ARE NO EXISTING EASEMENTS AND NO PROPOSED
- PROJECT SITE. 3. APPLICANT SHALL CONSTRUCT A CURRENT CITY STANDARD SDG-102 BUS STOP SLAB ADJACENT TO THE SITE ON MISSION BLVD.

LEGAL PARKING AREAS SHALL BE SURFACED WITH ASPHALTIC

4. THE OWNER/PERMITEE SHALL ASSURE, BY PERMIT AND BOND. ALL

- CONCRETE AT LEAST 2 INCHES IN DEPTH OF ITS EQUIVALENT, SATISFACTORY OF THE CITY ENGINEER. 5. THE EXISTING WATER SEWER SERVICES WILL REMAIN.
- 6. RECONSTRUCT THE DAMAGE PORTIONS OF THE SIDEWALK ADJACENT TO MISSION BOULEVARD AND LAW STREET, MAINTAINING THE EXISTING SIDEWALK SCORING PATTERN AND PRESERVING ANY CONTRACTOR'S STAMP.
- 7. RECONSTRUCT DAMAGED ALLEY WITH CITY STANDARDS PAVEMENT FULL WIDTH ALLEY, IN ALLEY ADJACENT TO SITE.
- 8. PARKING IS PROHIBITED ON MISSION BOULEVARD ADJACENT TO
- 9. THE APPLICANT SHALL CONSTRUCT A CURRENT CITY STANDARD

SDG-102 BUS STOP SLAB, ADJACENT TO THE SITE ON MISSION

LEGAL PARKING AREAS SHALL BE SURFACED WITH ASPHALTIC

SITE PLAN

HOUSE TWO LOW DATA

10'-Ó"

13

1 CAR GARAGE

ADJACENT PROPERTY N.A.P.

POINT 57.9' AMSL

CONCRETE AT LEAST 2 INCHES IN DEPTH OR IT'S EQUIVALENT. 11. VISIBILITY AREA, NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FT IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN

MUNICIPAL CODE SECTION 95.0209

HEIGHT MEASURED FROM THE TOP OF THE ADJACENT CURB 12. BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER SAN DIEGO

SEE CIVIL PLAN FOR DRAINAGE, GRADES AND RETAINING WALL INFORMATION

STORM WATER NOTES

A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.

- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO
- INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 PF THE CITY'S STORM

PARKING CALCULATION

PARKING SPACES REQUIRED: 2 SPACES PER UNIT NUMBER OF UNITS PROPOSED: 2 UNITS

WATER STANDARDS.

NUMBER OF SPACES REQUIRED: 4 SPACES TOTAL NUMBER OF PARKING 4 PARKING SPACES SPACES PROPOSED:

EXISTING HOUSE VISIBILITY AREA

----- × ----- WATER LINE

---- SEWER LINE

WATER FEATURE

LEGEND

N 14°00'24" W

S 14°00'18" E

ADJACENT PROPERTY N.A.P.

803 LAW STREET

HOUSE 1

1 CAR GARAGE

10'-0" VISIBILITY AREA

19'-0" EXISTING GARAGE WALL

15'-0" MIN. SETBACK

20'-0"STANDARD SETBACK

MISSION BOULEVARD

DAŤA POINT 60.0' AMSL

DATA POINT 60.0' AMSL

803 LAW STREET HOUSE 2

HOUSE TWO HIGH

69.95 ^{,•}

LANDSCAPE — - - — PROPERTY LINE

---- SETBACK

14 DECK ON UPPER LEVEL 15 EXISTING WATER METER 16 BELGRANO DRIVEWAY PAVERS SET IN SAND

KEYNOTES

LINE OF PROPOSED LOWER LEVEL

5 LANDSCAPE PER LANDSCAPE PLANS

6 CONCRETE HARDSCAPE PER SOILS REPORT

9 CONCRETE SITE STAIR- AT GRADE LEVEL

11 TRASH AND RECYCLING LOCATION

13 LINE OF ROOF ABOVE UPPER LEVEL

6'-0" MAX. HEIGHT AT ALL OTHER LOCATIONS.

7 COLUMNS, FENCE AND GATE. 3'-0" MAX HEIGHT AT VISIBILITY AREA.

1 EXISTING PROPERTY LINE, TYP.

2 SETBACK LINE, TYP.

4 CENTER LINE OF STREET

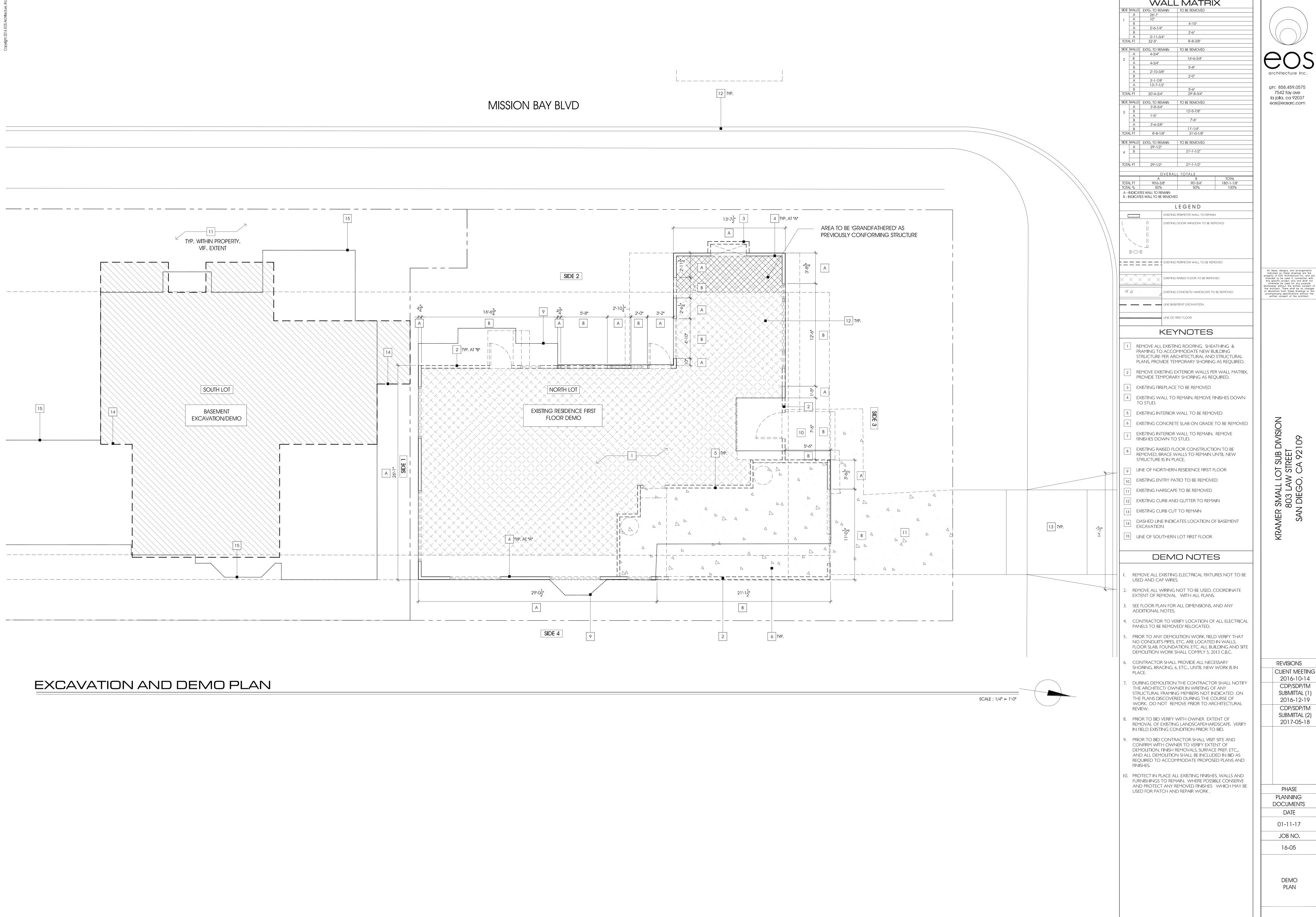
8 RAISED PLANTER

10 BARBECUE AREA

12 CONCRETE DRIVEWAY

RECONSTRUCT ALLEY APRON WITH CURRENT CITY STANDARD SDG-120

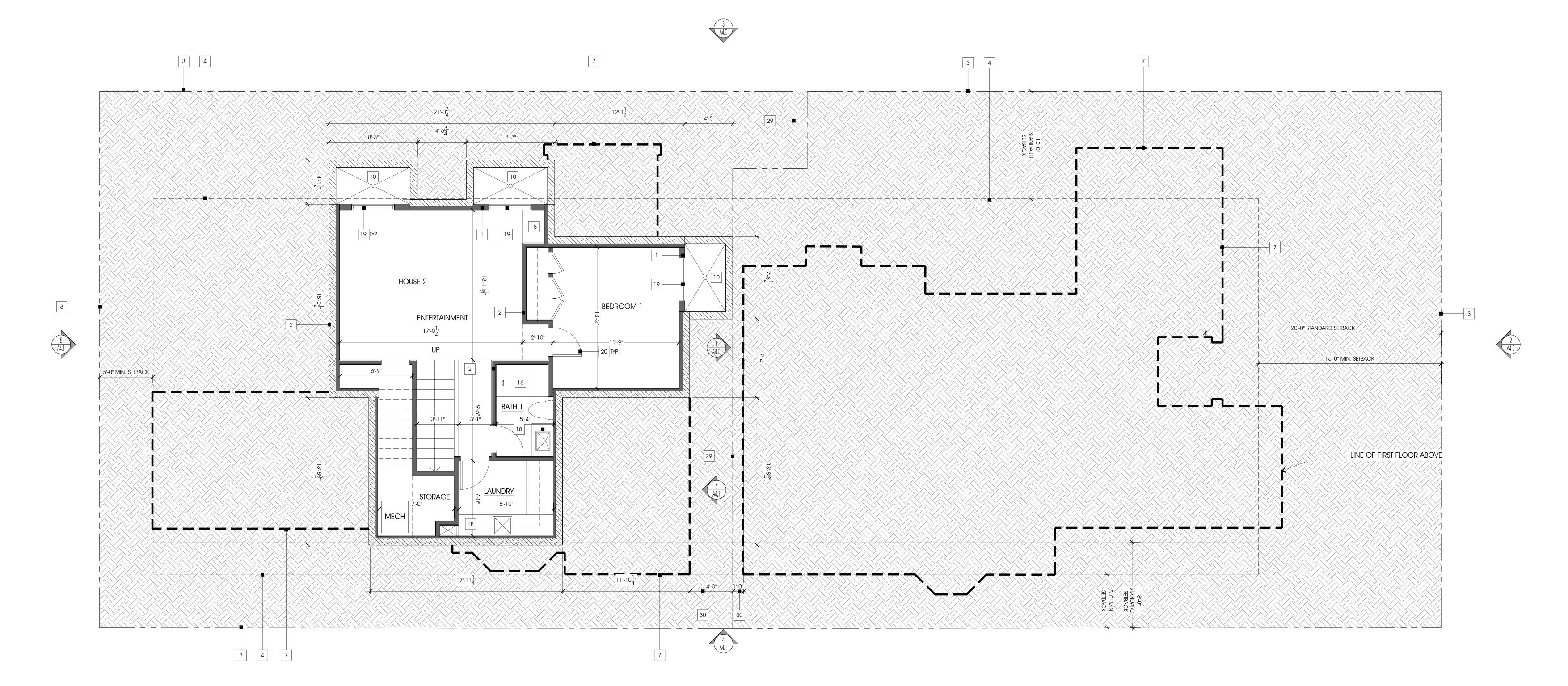
SP1



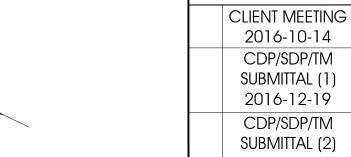
ATTACHMENT 12

ATTACHMENT 12

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BASEMENT PLAN



KEYNOTES		
EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6, R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE	15 SKYLIGHT 16 WALK-IN SHOWER, PROVIDE TRENCH DRAIN UNDER BENCH TO	LINE OF STORAGE ABOVE, TO BE FULLY ENCLOSED, MIN 240 CUBI FEET. SEE ALSO ELEVATIONS SHEET A4.2
'D' BUILDING PAPER. INSIDE $\frac{5}{8}$ " GWB UON PER INTERIOR ELEVATIONS.	CONCEAL.	PRIVATE EXTERIOR OPEN SPACE ENCROACHMENT PER SDMC 131.0455
INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2x6 & R-13 BATT INSULATION @ 2x4. 5/8" GWB THROUGHOUT	17 TUB 18 BUILT IN/ CABINETRY	33 COLUMNS, FENCE AND GATE - MAX 6'-0" HIGH 34 DECK
3 EXISTING PROPERTY LINE, TYP. 4 SETBACK LINE, TYP.	19 WINDOW, TYP. 20 DOOR, TYP.	COVERED ENTRY PORCH PER SDMC 131.0461 NO. 6
5 RETAINING WALL 6 EXISTING WALL	21 GARAGE DOOR	
7 LINE OF BUILDING ABOVE	22 FOLDED DOOR 23 B.U.R. ROOFING/ FLAT ROOF	
8 LINE OF LOWER LEVEL BELOW 9 LINE OF SOFFIT/ BEAM/ ROOF ABOVE	24 SHINGLE ROOFING 25 TRASH AND RECYCLING LOCATION	
10 LIGHTWELL 11 WATER FEATURE	25 TRASH AND RECYCLING LOCATION 26 PARKING SPACES TO BE 19' X 9' CLEAR	
12 BBQ	27 FIREPLACE 28 CHIMNEY	
RAISED VEGETABLE PLANTER 14 42" HIGH GUARDRAIL	29 PROPOSED PROPERTY LINE	
	PROPOSED SIDE SETBACK	

PLANNING DOCUMENTS

REVISIONS

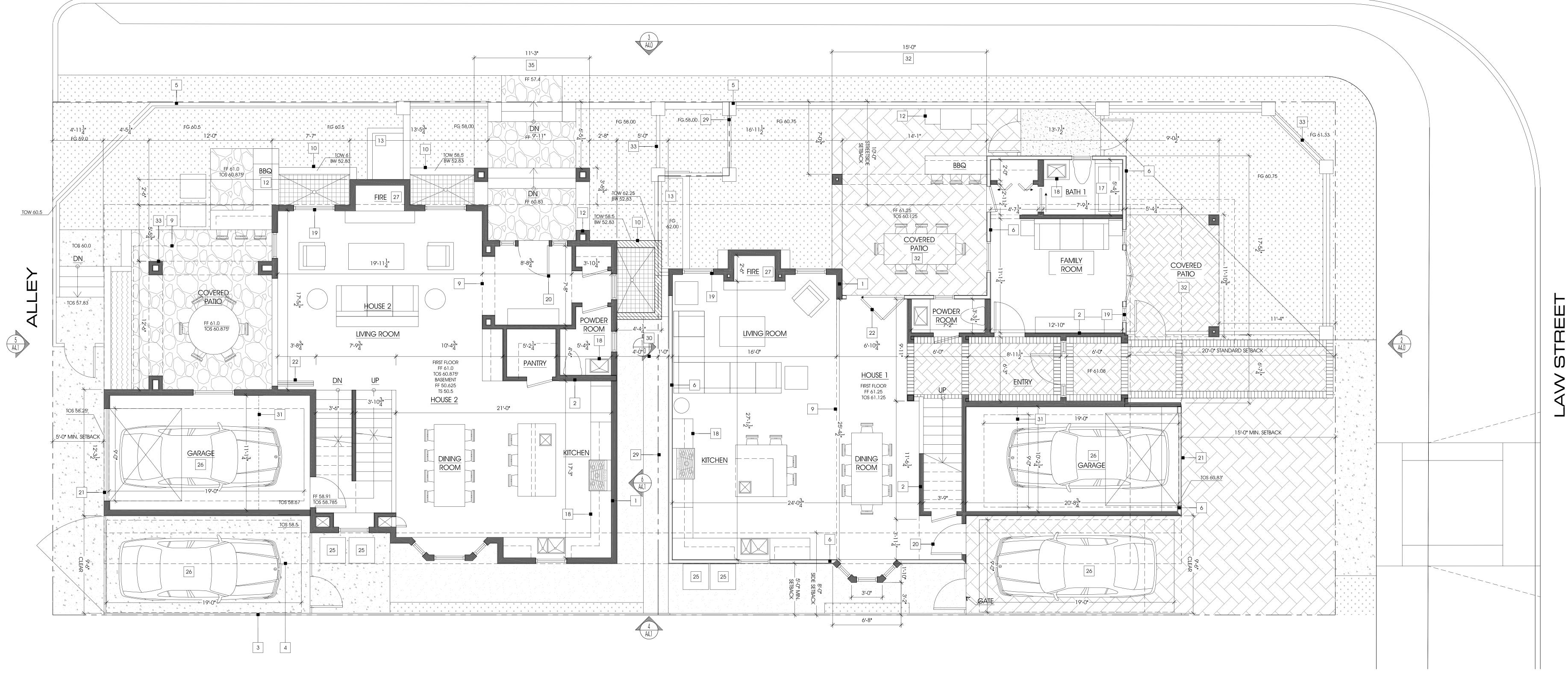
CDP/SDP/TM SUBMITTAL (1) 2016-12-19

CDP/SDP/TM SUBMITTAL (2) 2017-05-18

KRAMER SMALL LOT SUB DIVISION 803 LAW STREET SAN DIEGO, CA 92109



MISSION BLVD



FIRST FLOOR PLAN



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REVISIONS

CLIENT MEETING
2016-10-14

CDP/SDP/TM
SUBMITTAL (1)
2016-12-19

CDP/SDP/TM
SUBMITTAL (2)

2017-05-18

SCALE: 1/4" = 1'-0"

PHASE
PLANNING
DOCUMENTS
DATE
01-11-17
JOB NO.

16-05

FIRST FLOOR PLAN

1.1

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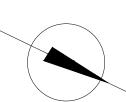
3 A4.0



AZ

SECOND FLOOR PLAN

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



KEYNOTES EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6, R-13 BATT INSULATION AT 2 X 4 WALLS. 31 LINE OF STORAGE ABOVE, TO BE FULLY ENCLOSED, MIN 240 CUBI FEET. WALK-IN SHOWER, PROVIDE TRENCH DRAIN UNDER BENCH TO CONCEAL. SEE ALSO ELEVATIONS SHEET A4.2 EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER. INSIDE $\frac{5}{8}$ " GWB UON PER INTERIOR ELEVATIONS. PRIVATE EXTERIOR OPEN SPACE ENCROACHMENT PER SDMC 131.0455 17 TUB 2 INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2x6 & R-13 BATT INSULATION @ 2x4. 5/8" GWB THROUGHOUT 33 COLUMNS, FENCE AND GATE - MAX 6'-0" HIGH 18 BUILT IN/ CABINETRY 34 DECK 3 EXISTING PROPERTY LINE, TYP. 19 WINDOW, TYP. 35 COVERED ENTRY PORCH PER SDMC 131.0461 NO. 6 4 SETBACK LINE, TYP. DOOR, TYP. 5 RETAINING WALL 21 GARAGE DOOR 6 EXISTING WALL FOLDED DOOR 7 LINE OF BUILDING ABOVE B.U.R. ROOFING/ FLAT ROOF 8 LINE OF LOWER LEVEL BELOW 24 SHINGLE ROOFING 9 LINE OF SOFFIT/ BEAM/ ROOF ABOVE 25 TRASH AND RECYCLING LOCATION 10 LIGHTWELL PARKING SPACES TO BE 19' X 9' CLEAR WATER FEATURE 27 FIREPLACE 28 CHIMNEY 13 RAISED VEGETABLE PLANTER PROPOSED PROPERTY LINE 14 42" HIGH GUARDRAIL PROPOSED SIDE SETBACK

PHASE
PLANNING
DOCUMENTS

REVISIONS

CLIENT MEETING 2016-10-14 CDP/SDP/TM SUBMITTAL (1)

2016-12-19 CDP/SDP/TM SUBMITTAL (2) 2017-05-18

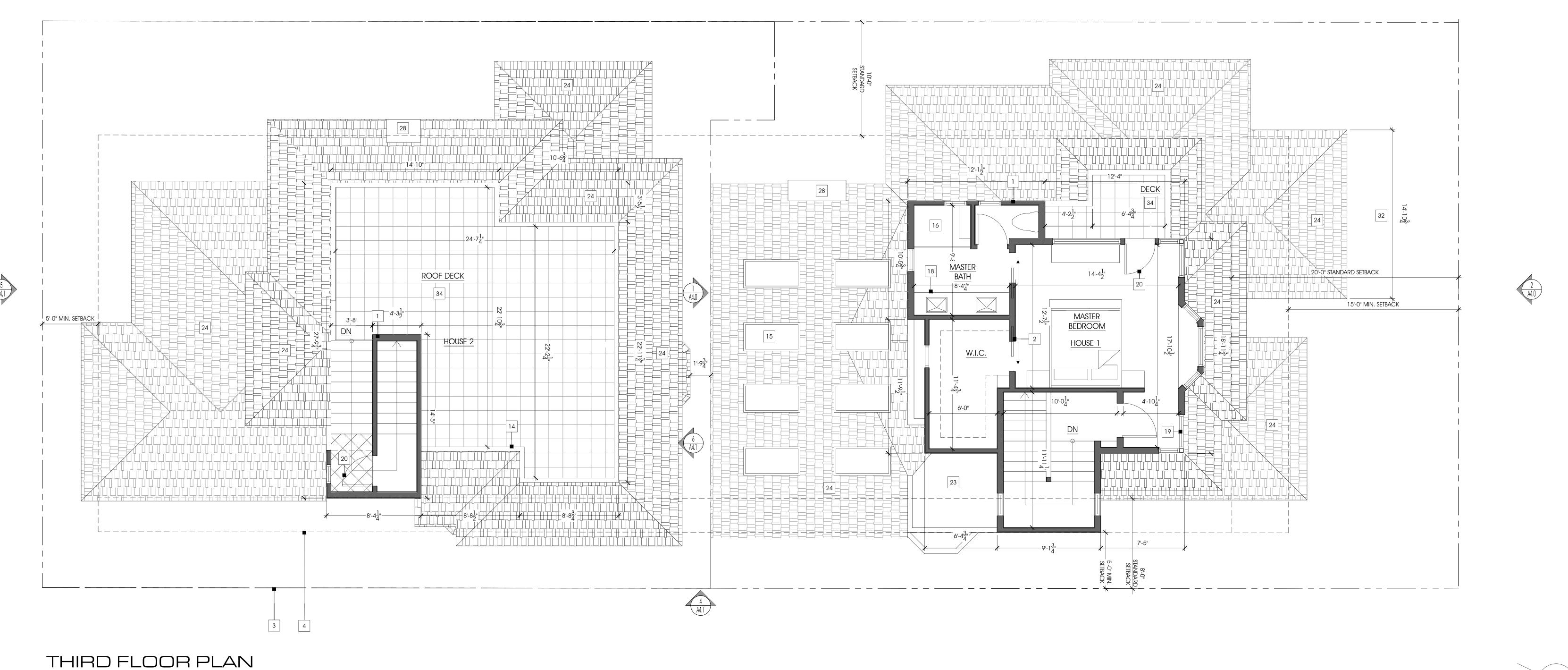
KRAMER SMALL LOT SUB DIVISION 803 LAW STREET SAN DIEGO, CA 92109

DATE
01-11-17
JOB NO.
16-05

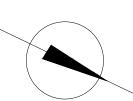
SECOND FLOOR

41.2

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SCALE: 1/4" = 1'-0"



KEYNOTES

EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 6, R-13 BATT INSULATION AT 2 X 4 WALLS. EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER. INSIDE $\frac{5}{8}$ " GWB UON PER INTERIOR ELEVATIONS.

2 INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2x6 & R-13 BATT INSULATION @ 2x4. 5/8" GWB THROUGHOUT

3 EXISTING PROPERTY LINE, TYP.

4 SETBACK LINE, TYP.

5 RETAINING WALL

6 EXISTING WALL

7 LINE OF BUILDING ABOVE 8 LINE OF LOWER LEVEL BELOW

9 LINE OF SOFFIT/ BEAM/ ROOF ABOVE

10 LIGHTWELL

11 WATER FEATURE

13 RAISED VEGETABLE PLANTER

14 42" HIGH GUARDRAIL

WALK-IN SHOWER, PROVIDE TRENCH DRAIN UNDER BENCH TO CONCEAL.

17 TUB

18 BUILT IN/ CABINETRY

19 WINDOW, TYP.

DOOR, TYP. 21 GARAGE DOOR

27 FIREPLACE

22 FOLDED DOOR B.U.R. ROOFING/ FLAT ROOF

24 SHINGLE ROOFING

25 TRASH AND RECYCLING LOCATION PARKING SPACES TO BE 19' X 9' CLEAR

28 CHIMNEY 29 PROPOSED PROPERTY LINE PROPOSED SIDE SETBACK

LINE OF STORAGE ABOVE, TO BE FULLY ENCLOSED, MIN 240 CUBI FEET. SEE ALSO ELEVATIONS SHEET A4.2

PRIVATE EXTERIOR OPEN SPACE ENCROACHMENT PER SDMC 131.0455

33 COLUMNS, FENCE AND GATE - MAX 6'-0" HIGH

34 DECK 35 COVERED ENTRY PORCH PER SDMC 131.0461 NO. 6

PHASE PLANNING **DOCUMENTS** DATE

REVISIONS

CLIENT MEETING

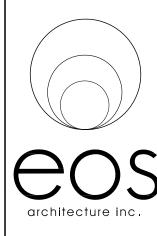
2016-10-14

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THIRD FLOOR



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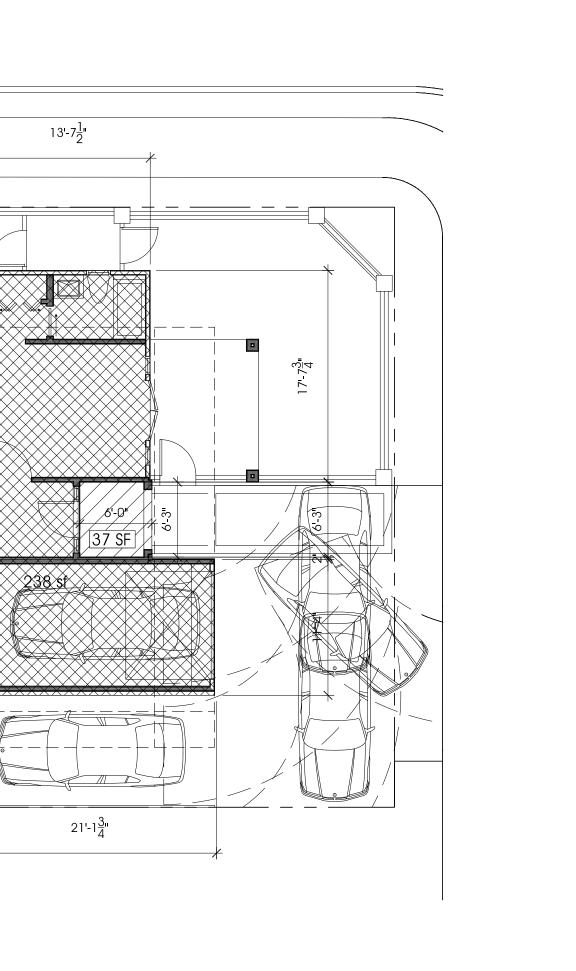
CDP/SDP/TM SUBMITTAL (2) 2017-05-18

PLANNING **DOCUMENTS** DATE 01-11-17

JOB NO.

F.A.R. DIAGRAM

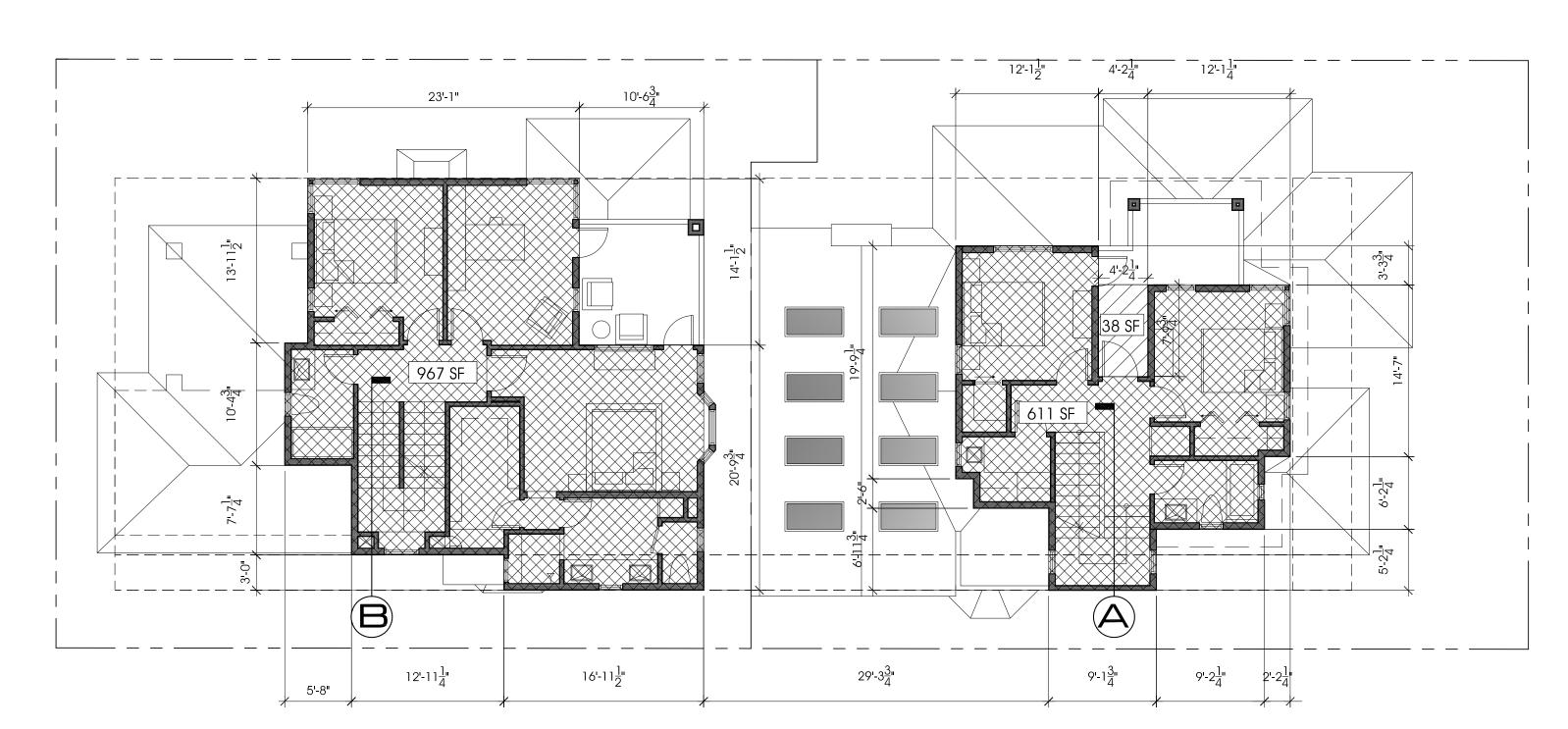
2016-10-14 CDP/SDP/TM SUBMITTAL (1 2016-12-19



14'-1"

LIVABLE 1,116 SF GARAGE: 239 SF

29'-0<u>1</u>"



FIRST FLOOR F.A.R. DIAGRAM

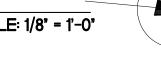
20'-2"

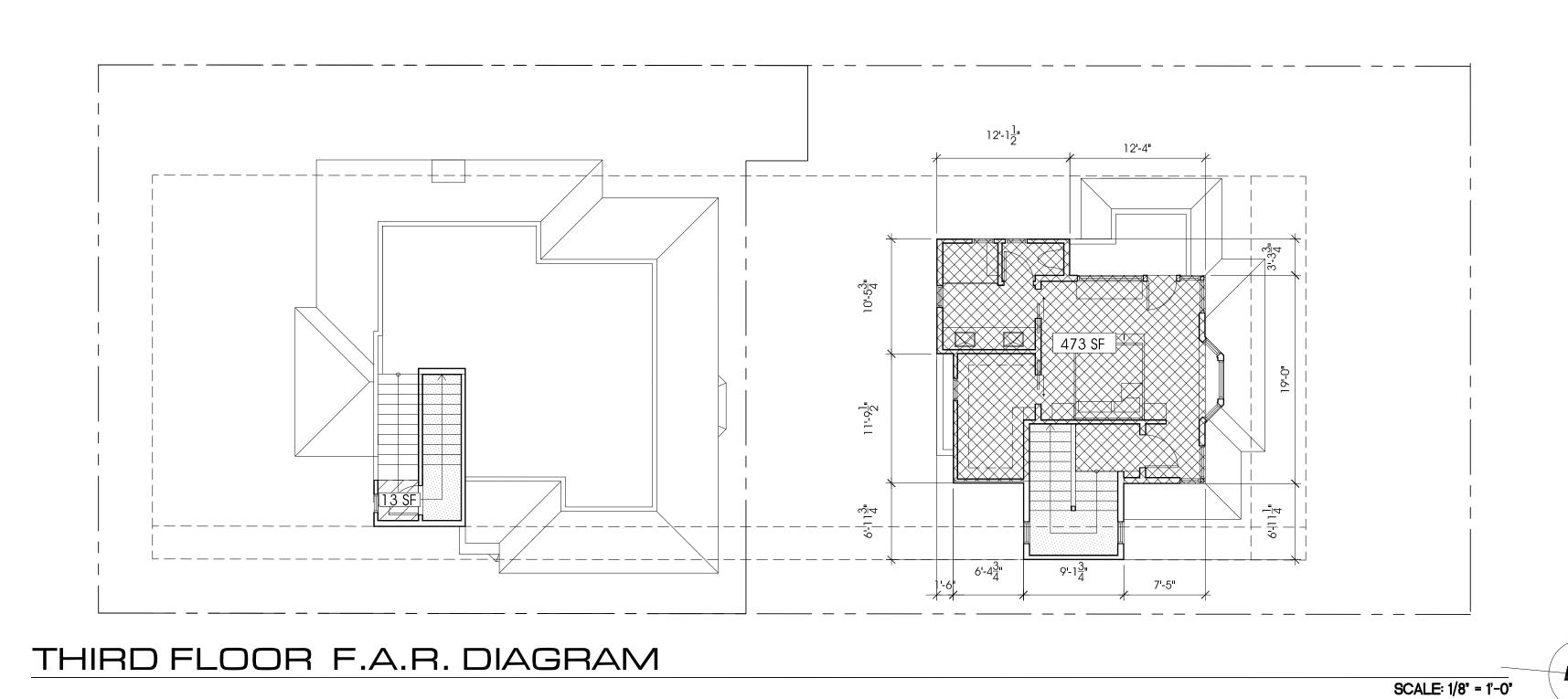
GARAGE: 263 SF TOTAL: 1,283 SF

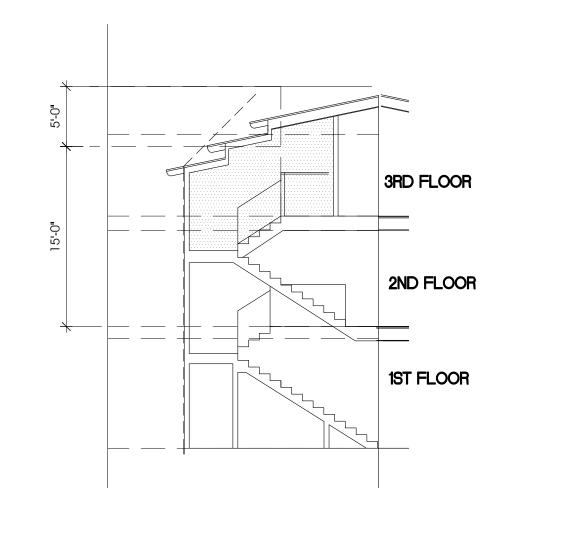
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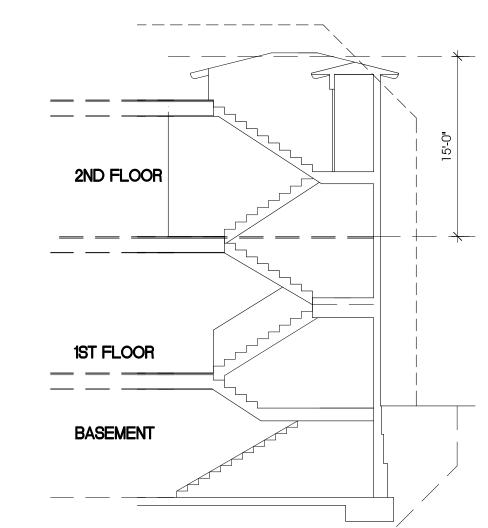
SECOND FLOOR F.A.R. DIAGRAM

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









A-STAIR SECTION SCALE: 1/8" = 1'-0"

B-STAIR SECTION SCALE: 1/8" = 1'-0"

NOTES

ALL DIMENSIONS SHOWN ON THE FAR DIAGRAM ARE MEASURED TO THE EXTERIOR

PROJECT INFORMATION

SUBDIVISION OF EXISTING 6,252 SF LOT INTO TWO SINGLE LOTS, THE SOUTHERN LOT (LOT 2) SHALL CONSIST OF 3,000 SF AND NORTHERN LOT (LOT 1) SHALL CONSIST OF 3,252 CONSTRUCTION OF TWO SINGLE FAMILY RESIDENCES AS SOUTHERN LOT: NEW TWO STORY SINGLE FAMILY RESIDENCE OVER A FULL BASEMENT, SINGLE CAR GARAGE, ADJACENT UNCOVERED SINGLE PARKING STALL. ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE. NORTHERN LOT LOT: REMODEL/ ADDITION TO EXISTING SINGLE STORY RESIDENCE TO CREATE THREE STORY SINGLE FAMILY RESIDENCE WITH ATTACHED SINGLE CAR GARAGE.ASSOCIATED RETAINING WALLS, FENCING, LANDSCAPE AND HARDSCAPE. LOT 1&2, BLOCK 115 OF PACIFIC BEACH, CITY OF SAN DIEGO, LEGAL: MAP THEREOF N.932 415-462-01-00 A.P.N. EXISTING / PROPOSED USE: SINGLE FAMILY RESIDENCE ZONE: RM-1-1 SPRINKLERED: YES, PER CFC SECTION 903.2.1.1 AND INSTALLED PER NFPA

PER CIVIL DRAWINGS

NORTHERN LOT - LOT 1: 3,252 SF

SOUTHERN LOT - LOT 2: 3,000 SF

6,252 SF EXISTING, TO BE SUBDIVIDED INTO TWO LEGAL LOTS

PROPOSED GRADING:

GROSS LOT SIZE:

BUILDING AREA CALCULATION- HOUSE 1 (NORTH) FIRST FLOOR - TOTAL 1,116 SF 239 SF SINGLE CAR GARAGE: SECOND FLOOR - LIVABLE THIRD FLOOR - LIVABLE TOTAL LIVABLE AREA TOTAL BUILDING AREA INCLUDED IN FAR BUILDING AREA CALCULATION- HOUSE 2 (SOUTH) FIRST FLOOR - TOTAL

PROPOSED FAR:

2,439 SF 1,283 SF 1,020 SF LIVABLE: SINGLE CAR GARAGE: 263 SF 967 SF SECOND FLOOR - LIVABLE 824 SF BASEMENT- LIVABLE (EXCLUDED FROM FAR) 2,811 SF TOTAL LIVABLE AREA TOTAL BUILDING AREA INCLUDED IN FAR 2,250 SF

30'-0"/ 30'-0" PROP 'D' HEIGHT LIMIT

LOT 2/ HOUSE 2: 2,250 SF MAX

LOT 1: 2,439 SF

LOT 2: 2,250 SF

.75 MAXIMUM, PER BASE ZONE RM-1-1 LOT 1/ HOUSE 1: 2,439 SF MAX

1,355 SF

611 SF

473 SF

2,200 SF

2013 CA RESIDENTIAL CODE 2013 CA GREEN BUILDING CODE 2013 CA ELECTRICAL CODE 2013 CA MECHANICAL CODE 2013 CA PLUMBING CODE

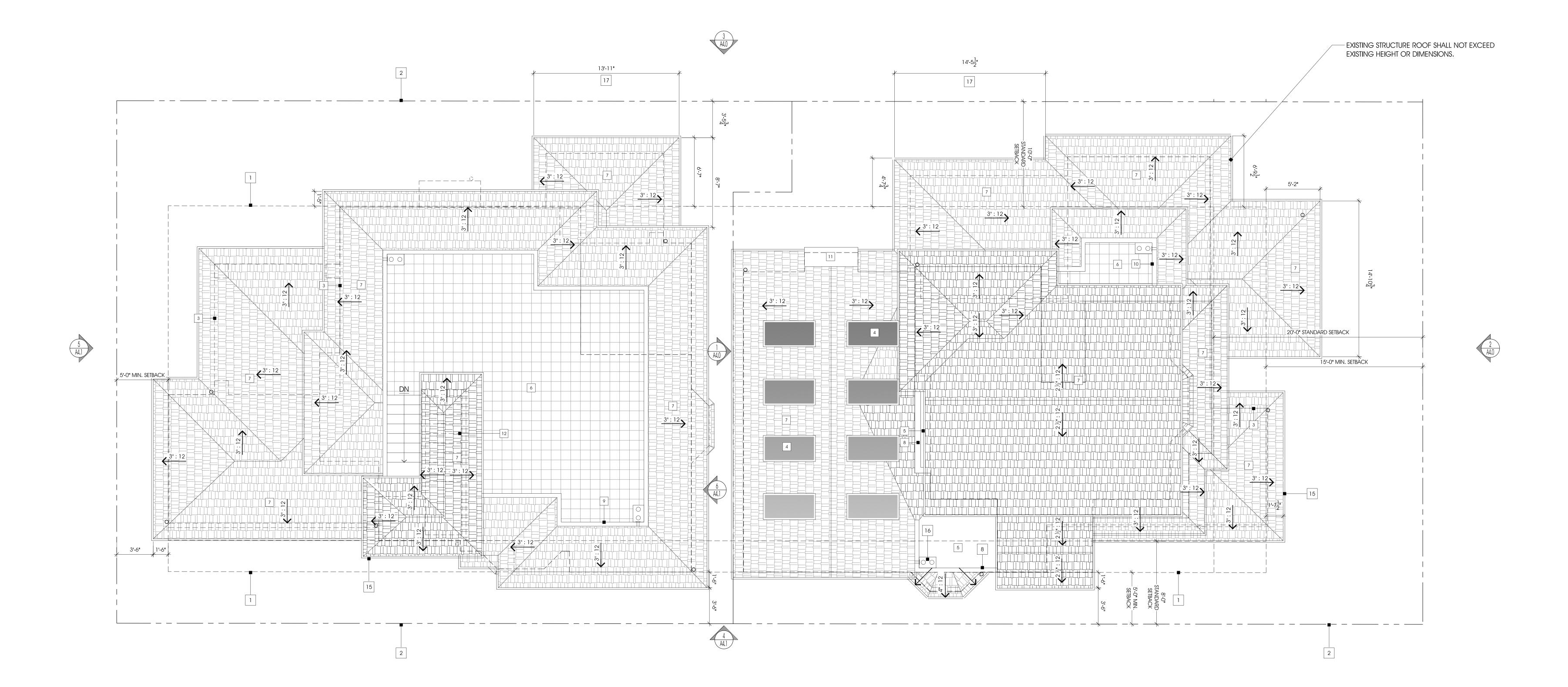
HATCH INDICATES PROPOSED SQUARE FOOTAGE INCLUDED IN F.A.R. HATCH INDICATES RECESSED PORCH - FIRST 100 SF EXEMPT FROM FAR PER SDMC CH 11 ART 03 DIV 02 - 113.0234 (b) 2

LEGEND

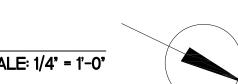
HATCH INDICATES PHANTOM FLOOR - EXEMPT FROM FAR PER SDMC CH 11 ART 03 DIV 02 - 113.0234 (b) 4 (B) AND DIAGRAMS A AND B AS REFERENCED



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ROOF PLAN



4 SKYLIGHT

6 DECK

7 SHINGLE ROOF

8 PARAPET WALL

9 GLASS RAILING

11 CHIMNEY

12 STAIR BELOW

13 OVERHANG BELOW

2016-10-14 CDP/SDP/TM SUBMITTAL (1) 2016-12-19 CDP/SDP/TM SUBMITTAL (2) 2017-05-18

REVISIONS

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KRAMER SMALL LOT SUB DIVISION 803 LAW STREET SAN DIEGO, CA 92109

	PLANNING
	DOCUMENTS
	DATE
	01-11-17
	JOB NO.
	16-05

ROOF PLAN

PHASE

KEYNOTES 14 SOLAR PANELS 1 SETBACK LINE, TYP. 15 ROOF DRAIN 2 PROPERTY LINE, TYP. ROOF GUTTER AND DOWNSPOUT TO FLOW TO LANDSCAPE AREA PER CIVIL 3 LINE OF BUILDING BELOW 17 ROOF ENCROACHMENT PER SDMC 131.0461 5 B.U.R. ROOFING / FLAT ROOF 10 42" HIGH GUARDRAIL



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REVISIONS

CLIENT MEETING
2016-10-14

CDP/SDP/TM
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2016-12-19

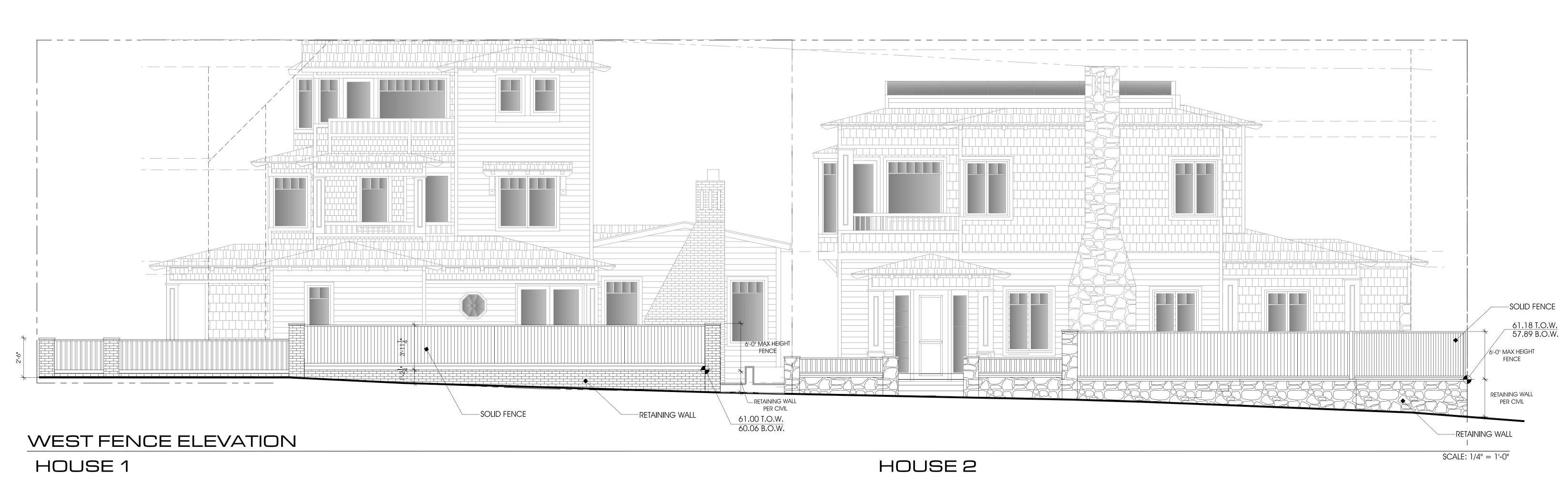
CDP/SDP/TM
SUBMITTAL (2)
2017-05-18

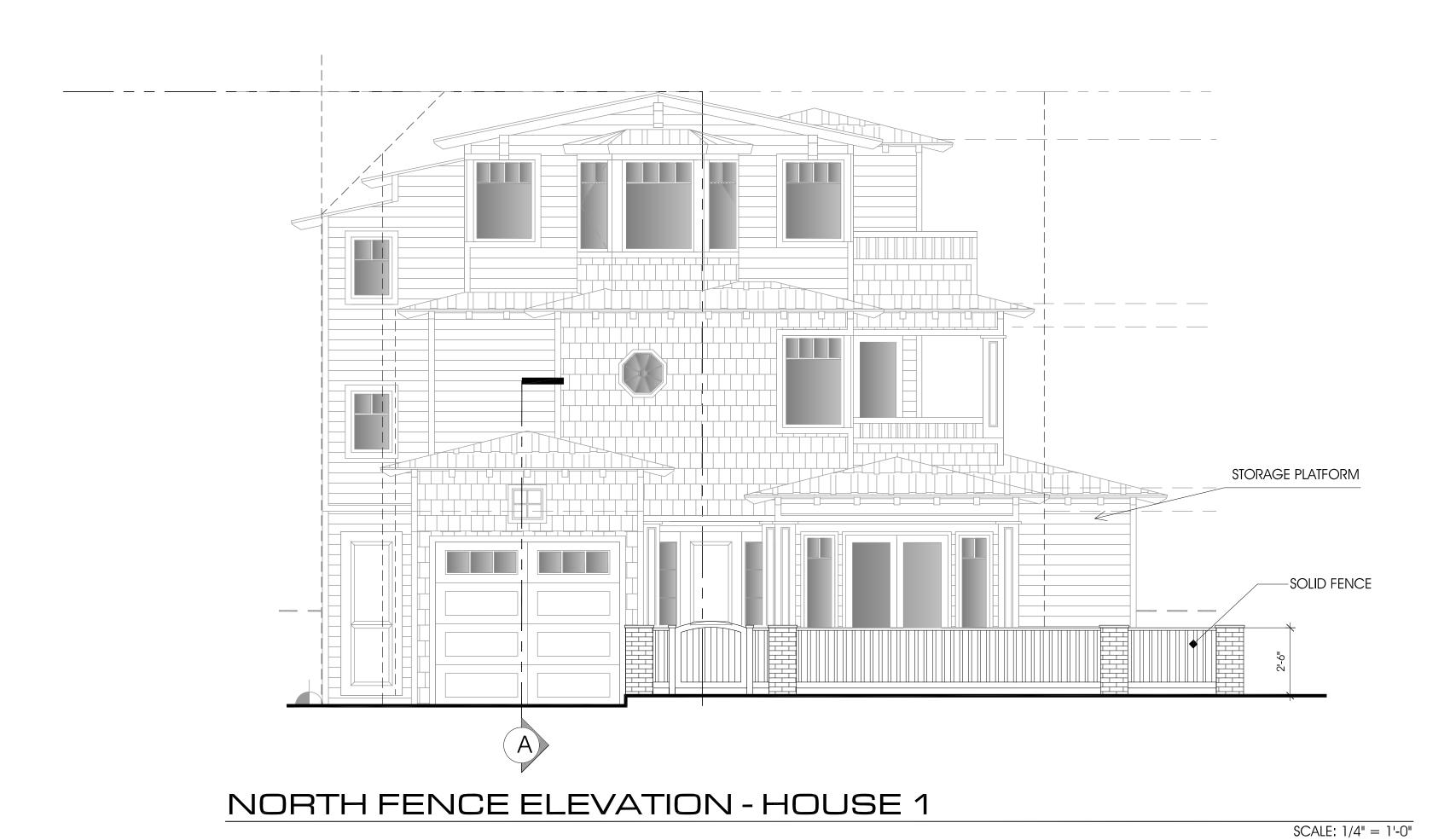
PHASE
PLANNING
DOCUMENTS
DATE
01-11-17

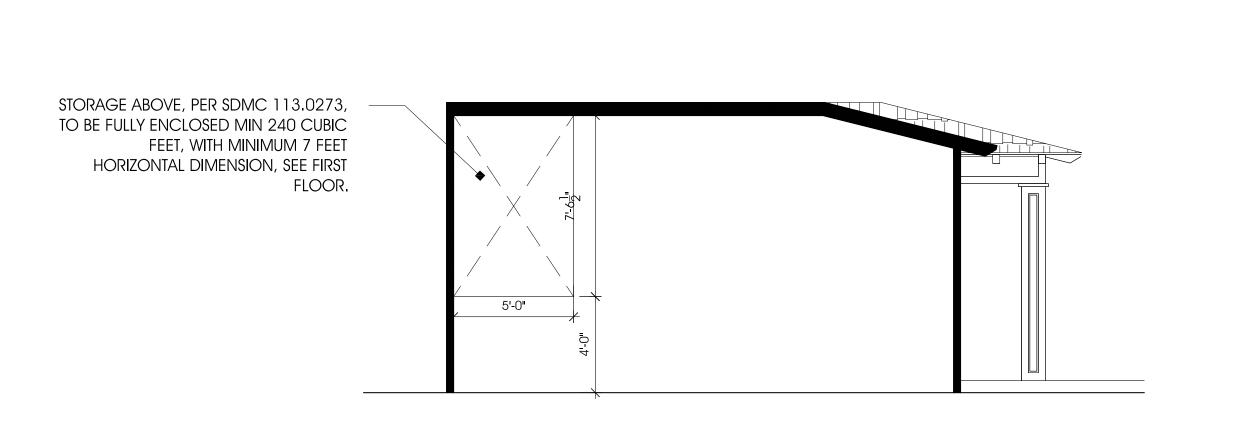
01-11-17 JOB NO. 16-05

FENCE ELEVATIONS

A4.2

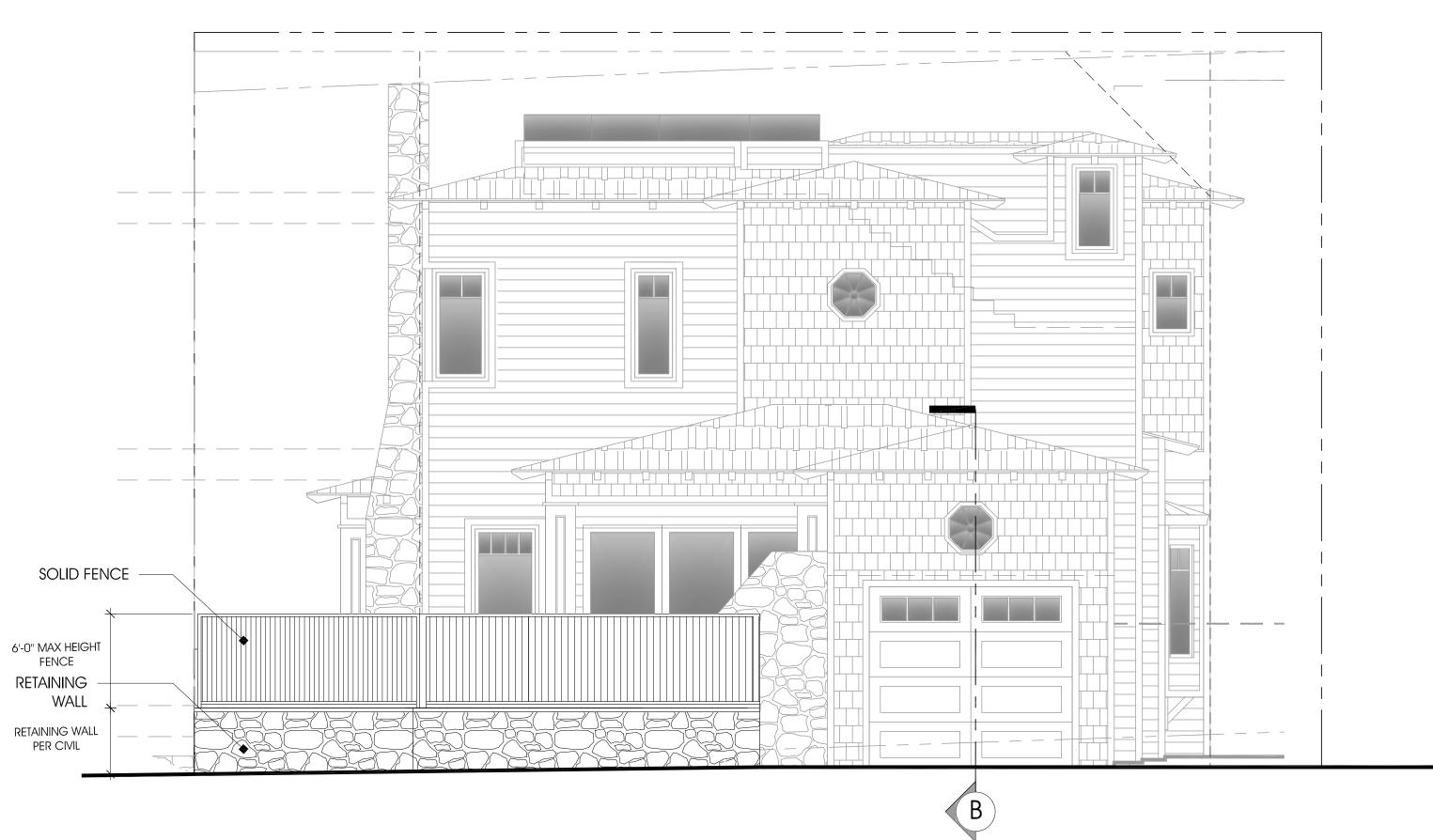




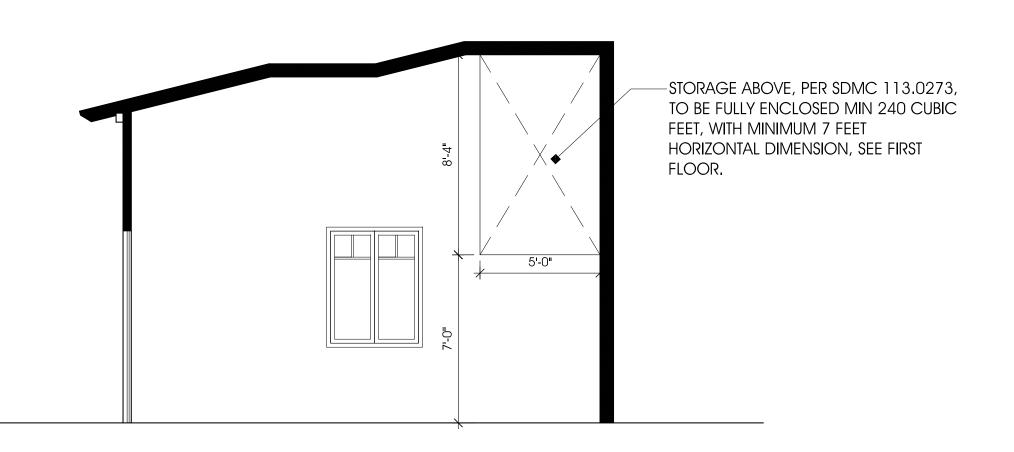


A - SECTION - HOUSE 1 STORAGE

SCALE: 1/4" = 1'-0"



SOUTH FENCE ELEVATION - HOUSE 2

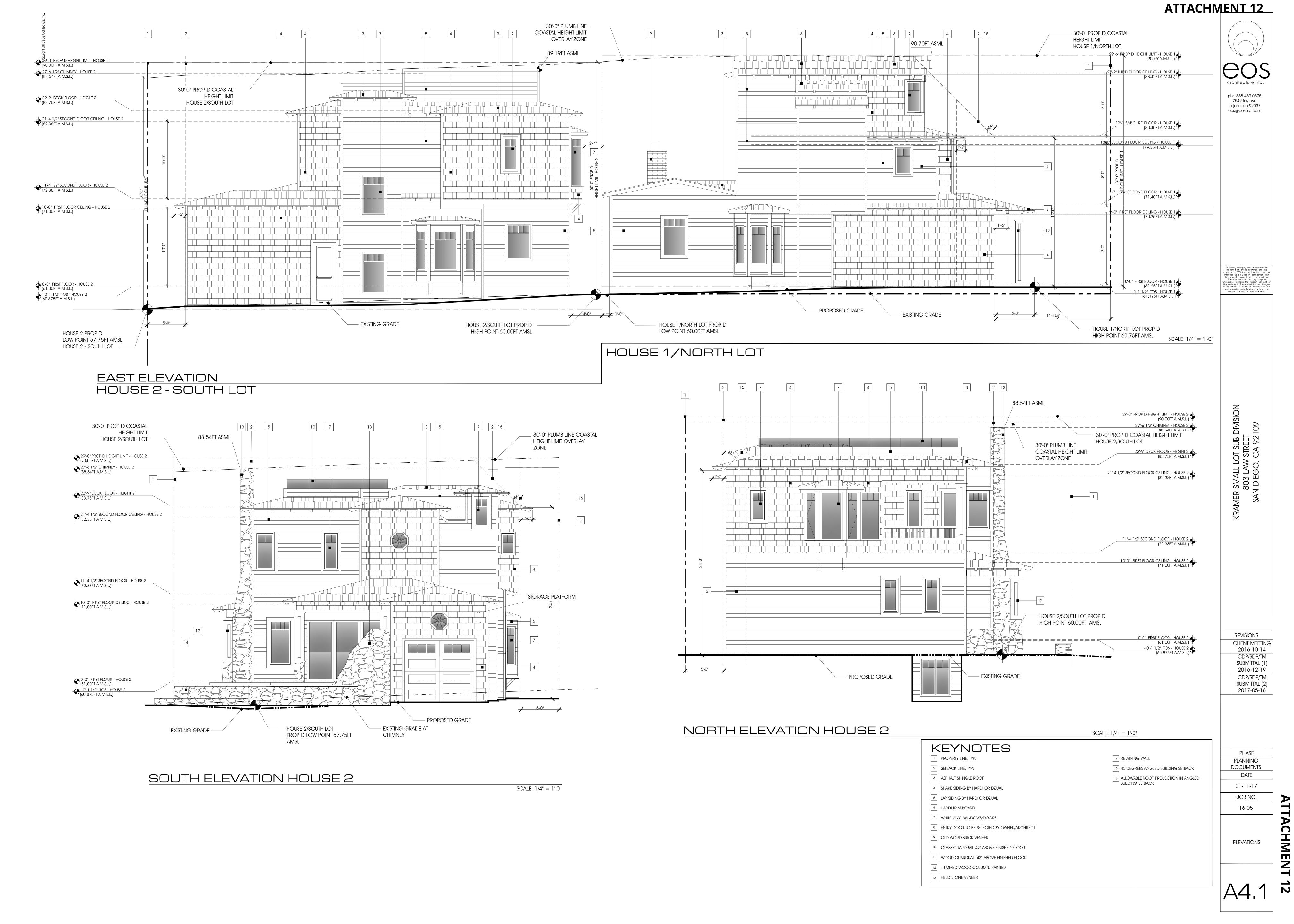


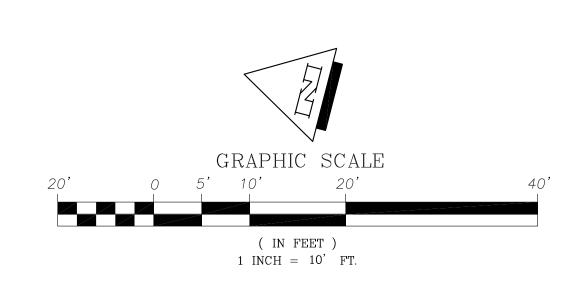
B-SECTION-HOUSE 2 STORAGE

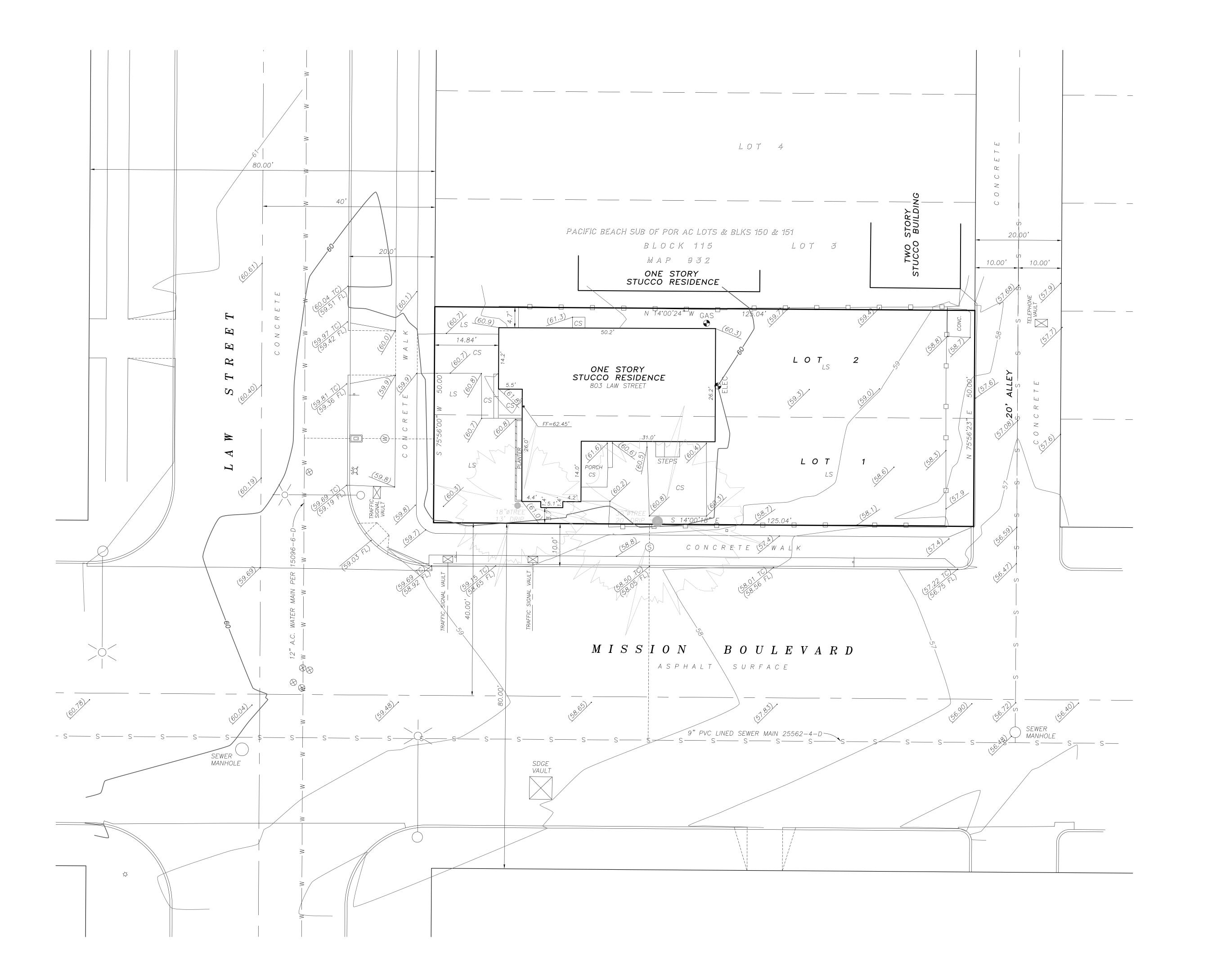
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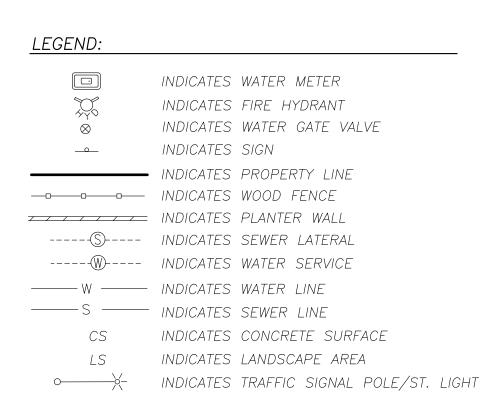
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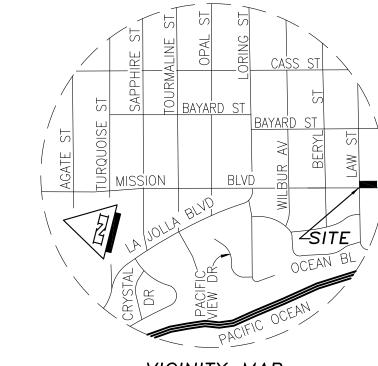


LEGAL DESCRIPTION:

LOTS 1 AND 2 IN BLOCK 115 OF PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF NO. 932, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY NOVEMBER 7, 1904.

BASIS OF ELEVATION:

NORTHEAST BRASS PLUG MISSION BOULEVARD AND LAW STREET ELEVATION = 61.122 M.S.L. N.G.V.D. 1929 FEET





TOPOGRAPHY SURVEY

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STEELBOLT PROPERTIES LLC

P.O. BOX 9957

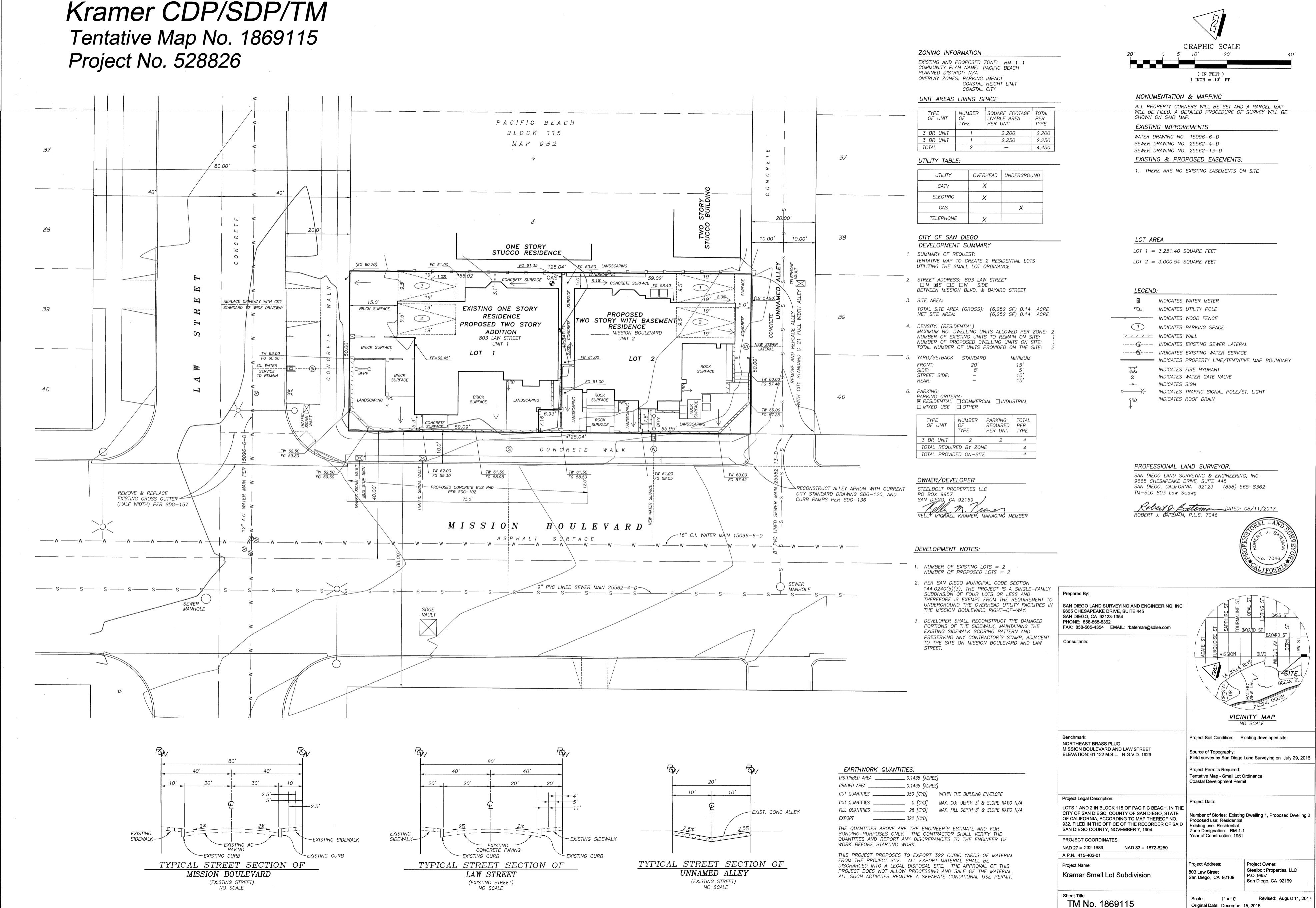
SAN DIEGO, CALIFORNIA 92169

San Diego Land Surveying &

Engineering, Inc.

9665 Chesapeake Drive, Suite 445, San Diego, California 92123-1354
Phone: (858) 565-8362 Fax: (858) 565-4354 Revised: 09-28-2016 | Revised:

Drawn by: R.J.B. Sheet 1 of 1 Sheet A.P.N. 415-462-01



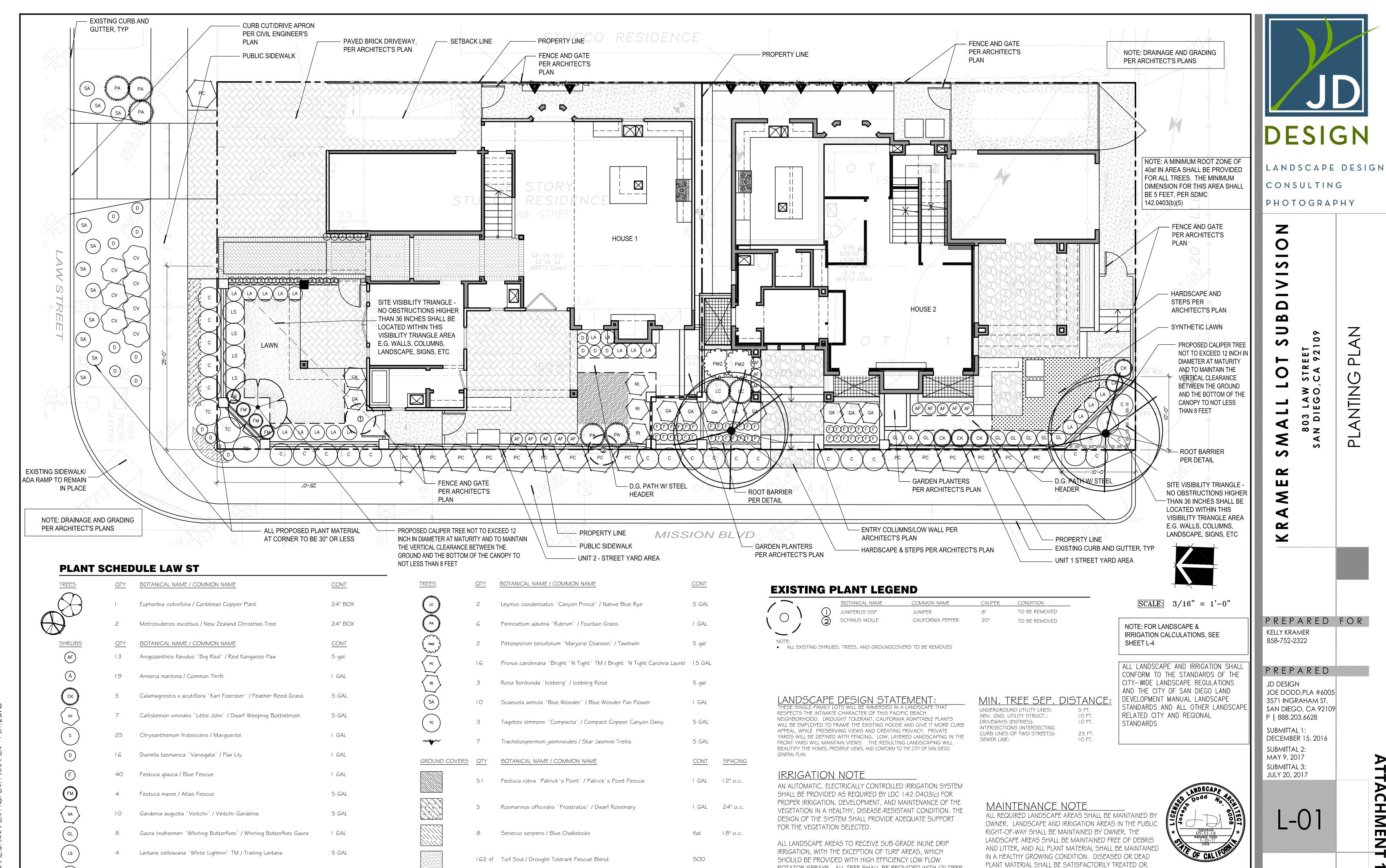
ATTACHMENT 12

Sheet 1 of 1

Revised: May 30, 2017

Revised: July 21, 2017

Project No. 528826



ROTATOR SPRAYS. ALL TREE SHALL BE PROVIDED WITH (2) DEEP

ROOT BUBBLERS.

REPLACED PER THE CONDITIONS OF THE PERMIT.

FILE NAME G - STANDER BY CHARACK - WATER - WANTER BONDER - WINDER STANDER STAN

 $\left(\mathsf{LA} \right)$

Lavandula angustifolia `Munstead` / Munstead English Lavender

B. QUANTITIES SHOWN ON THE PLANTING PLAN ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY.

CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.

- LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE WEEDS ARE PRESENT. PER MANUFACTURERS SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
- LANDSCAPE CONTRACTOR SHALL SUBMIT A SOIL ANALYSIS REPORT FROM AN AUTHORIZED TESTING AGENCY TO THE LANDSCAPE ARCHITECT BEFORE BEGINNING WORK.
- PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND PLANTING AREAS SHALL BE THOROUGHLY SOAKED.
- ALL AREAS TO BE PLANTED, WHICH HAVE A SLOPE OF LESS THAN 10%, SHALL BE CROSS-RIPPED TO A DEPTH OF SIX (6") INCHES AND THE FOLLOWING AMENDMENTS SPREAD EVENLY AND THOROUGHLY BLENDED IN PER 1.000 SQUARE FEET (QUANTITIES SUBJECT TO CHANGE PER SOIL ANALYSIS):
- A. 3 CUBIC YARDS NITROGEN FORTIFIED REDWOOD SHAVINGS
- 100 POUNDS AGRICULTURAL GYPSUM
- 15 POUNDS IRON SULPHATE
- 25 POUNDS 16-6-8 SLOW RELEASE FERTILIZER
- EACH PLANT SHALL RECEIVE "AGRIFORM" (OR EQUAL) PLANT TABLETS AS FOLLOWS:
- ROOTED CUTTING/4" POT 1 GAL. CONTAINER
- (1) 5 GRAM (1) 21 GRAM
- 5 GAL. CONTAINER
- (3) 21 GRAM (5) 21 GRAM
- 15 GAL. CONTAINER
- (1) 21 GRAM PER 3" BOX SIZE E. BOX TREE
- PLANT BACK FILL SHALL BE 50% SITE SOIL, AND 50% NITROGEN FORTIFIED REDWOOD SHAVINGS BY VOLUME.
- PLANT PITS SHALL BE TWICE THE SIZE OF THE DESIGNATED NURSERY CONTAINER.
- PLANT MATERIAL SHALL NOT BE ROOT BOUND. FIVE GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF 6 MONTHS AND A MAXIMUM OF TWO YEARS.
- PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS.
- STAKE ALL TREES PER DETAIL
- REMOVE NURSERY STAKES ON ALL VINES AND ATTACH TO ADJACENT FENCES WITH GALV. NAILS AND GREEN NURSERY TAPE.
- REMOVE NURSERY STAKES AND TIES FROM ALL CONTAINER STOCK. MAINTAIN SIDE GROWTH ON ALL TREES.
- 14. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (24") INCHES OF SPRINKLER HEADS.
- SHRUBS SHOWN IN PLANT AREAS SHALL BE UNDER-PLANTED WITH GROUNDCOVER SHOWN BY ADJACENT SYMBOL. TO WITHIN 12" OF MAIN PLANT STEM.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE PUDDLING OR STANDING WATER.
- 17. FINISHED GRADES SHALL BE ONE (1) INCH BELOW THE TOP OF CURBS, SILLS, AND WALKWAYS IN ALL AREAS. WHERE SOD IS LAID NEXT TO THESE IMPROVEMENTS-FINISH GRADE BEFORE LAYING SOD SHALL BE 1-1/2" BELOW THE TOP.
- THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH, AND TOOLS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED
- AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS, MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER, AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
- 21. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE MINIMUM TREE SEPARATION DISTANCE. SEE NOTE ON PLANTING SHEET
- 22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL AND NOTE ON PLANTING PLAN.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION. ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
- AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.

- 21. MULCH: ALL REQUIRED PLANTING AREAS SHALL BE COVERED WITH MULCH TO A MIN. DEPTH OF 2 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION AND AREAS PLANTED WITH GROUND COVER. ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL ALSO BE MULCHED TO THIS MIN. DEPTH (SDMC 142.0413(b))
- 22. ALL TREES PLANTED WITHIN 5' FROM ANY HARDSCAPE PAVEMENT, OR CURBS SHALL RECEIVE A LB24-2 'DEEP ROOT' TREE ROOT BARRIER INSTALLED IN A 10' LINEAR APPLICATION, OR AS SHOWN ON PLANTING PLAN. ROOT BARRIER SHALL NOT ENCIRCLE THE ROOT BALL. SEE ROOT BARRIER DETAIL.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS FOR A PERIOD OF SIXTY (60) DAYS AFTER COMPLETION, ALL AREAS SHALL BE KEPT CLEAN, WATERED, AND WEED FREE.
- 24. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETED IN A GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
- THE MAINTENANCE PERIOD SHALL INCLUDE THE FOLLOWING SCOPE OF WORK: 25. DAILY WATERING OF ALL PLANT MATERIAL
- WEEKLY MOWING OF ALL TURF AREAS.
- WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AREAS.
- REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS, OR GROUND
- FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
- ADJUSTING OF SPRINKLER HEAD HEIGHT AND WATERING SYSTEM.
- FILLING AND RECOMPACTION OF ERODED AREAS. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS, AND ALL FOREIGN DEBRIS.
- AT 120 DAYS AFTER PLANTING AND PRIOR TO THE END OF THE MAINTENANCE PERIOD. ORGANIC FERTILIZER SHALL BE APPLIED TO PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
- J. AT 60 DAYS ORGANIC FERTILIZER SHALL BE APPLIED TO TURF AREAS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PRIOR TO END OF MAINTENANCE PERIOD, LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A FINAL WALK THROUGH. OWNER MUST ACCEPT ALL MAINTAINED AREAS IN WRITING PRIOR TO END OF MAINTENANCE PERIOD
- ALL GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF SIXTY (60) DAYS AFTER THE COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL SHRUBS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF NINETY (90) DAYS AFTER COMPLETION OF MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
- 28. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS OF WRITTEN NOTIFICATION BY THE LANDSCAPE ARCHITECT, SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS, WHICH FOR ANY REASON FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS. AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIAL GUARANTEE.

Secret .

(A) GROUNDCOVER PLANTING

SECTION

29. ALL MECHANICAL EQUIPMENT AND UTILITIES SHALL BE SCREENED BY PLANTING. IF NOT ALREADY INDICATED ON THE PLAN, ALLOW EIGHT 5-GALLON SHRUBS PER UTILITY TO BE PLACED DURING PLANT INSTALLATION AS NEEDED TO PROVIDE REQUIRED SCREENING

DETAIL LEGEND

4 CONCRETE CURB OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN

5 CONCRETE MOW STRIP OR HARDSCAPE IMPROVEMENT AS INDICATED ON PLAN

X O.C. SPACING PER PLANT LEGEND TEDGE OF PLANTING AREA

7 FULL O.C. PER PLANT LEGEND

1 AMENDED SOIL

2 PLANT TABLET

3 FINISH GRADE

6 PLANT PER PLANT

GENERAL NOTES

- 1. BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.
- 2. CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.
- 3. CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES. ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.
- 4. IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- 5. CONTRACTOR TO INSPECT SITE PROIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.
- 6. CONTRACTOR TO VERIFY ALL PROPERTY LINES. EASEMENTS. AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.. IF THESE CONDITIONS EFFECT DESIGN LAYOUT, PLEASE CALL LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION AT (812) 350-2997
- 7. ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.
- 8. THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.
- 9. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

1 6 9 3 4

2×ROOTBALL DIAMETER

B) TREE AND SHRUB PLANTING

DETAIL LEGEND

4 FINISH GRADE AT SLOPE

5 BACKFILL MIX (SEE NOTES)

6 PLANT TABLETS (SEE NOTES)

8 4" HIGH WATERING BASIN (IF

9 2"-3" BARK MULCH LAYER (SEE LEGEND FOR DEPTH)

BARK MULCH SHALL BE PULLED AWAY FROM BASE OF TREE/SHRUB A MIN.

WHERE TREES ARE PLANTED IN TURF AREAS, CONTRACTOR SHALL REMOVE TURF A MIN. OF 12" DIA. AT THE

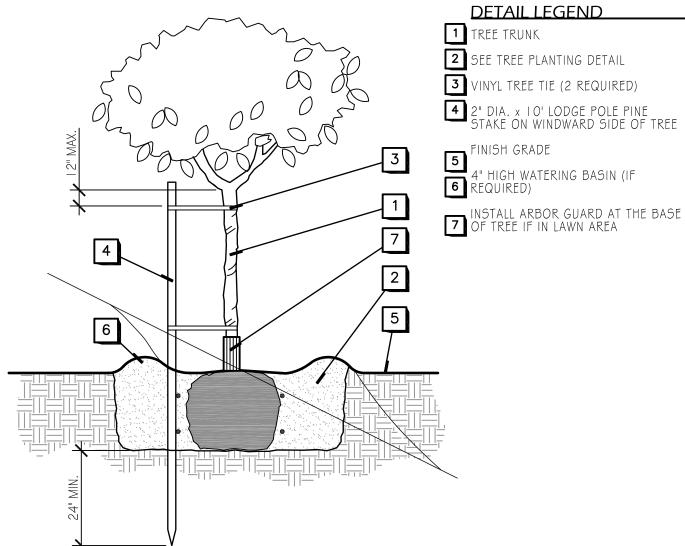
BASE OF THE TREE. INSTALL AN ARBOR GUARD AT THE BASE OF THE

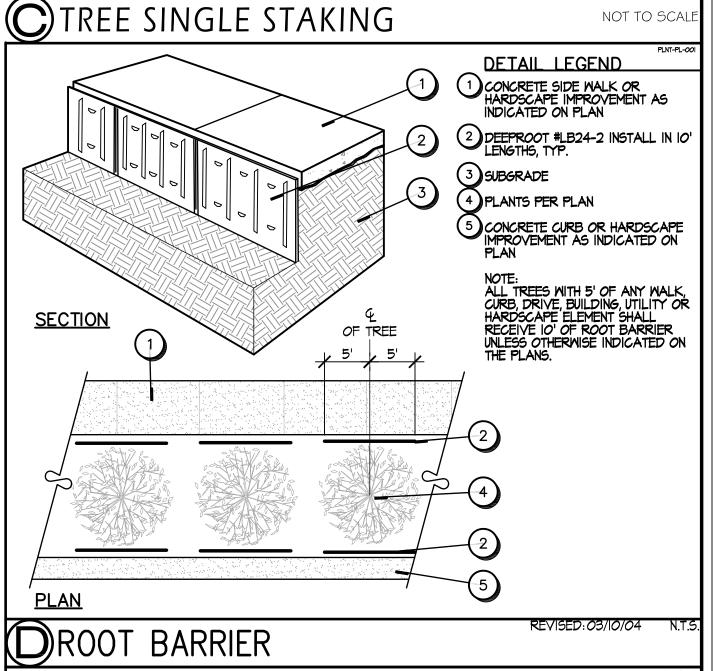
(E)PALM PLANTING

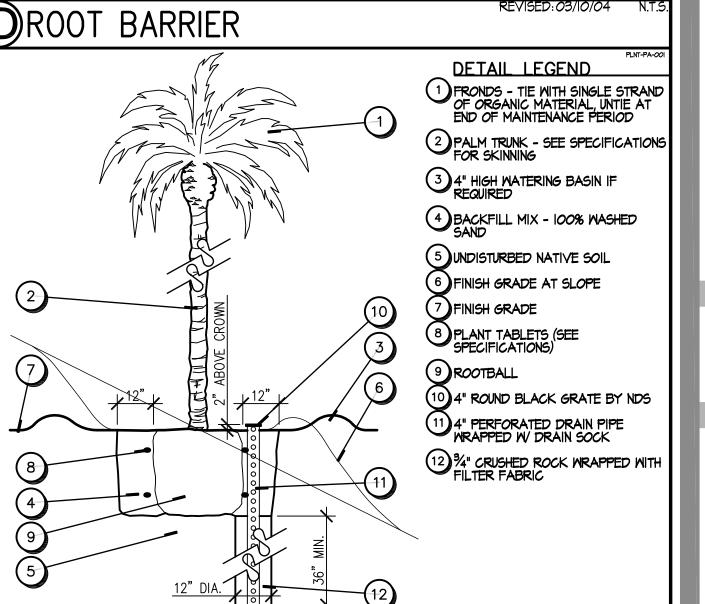
7 FINISH SURFACE OF PAVED AREA

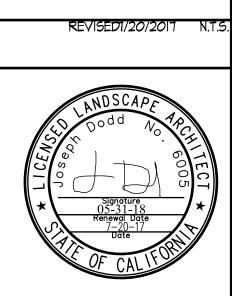
3 FINISH GRADE

2 CROWN I" ABOVE FINISH GRADE











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PLANTING SPECIFICATIONS

SECTION 02900 - LANDSCAPING Part 1 - General 1.1 RELATED DOCUMENTS

SECTION: 1.2 SUMMARY

A. This section includes the following:

Trees.

2. Shrubs. 3. Plants.

4. Soil amendments. 5. Fertilizers and mulches.

6. Stakes. Landscape edgings.

1.3 SUBMITTALS

A. General: Submit each item in this Article according to the Conditions of the Contract.

B. Product certificates signed by manufacturers certifying that their products comply with specified requirements.

1. Manufacturer's certified analysis for standard products. 2. Analysis for other materials by a recognized laboratory made according to methods established by the Association of Official Analytical

Chemists, where applicable. 3. Label data substanting that plants, trees, shrubs, and planting materials comply with specified requirements.

C. Material test reports from qualified independent testing agency indicating and interpreting test results relative to compliance of the following materials with requirements indicated.

1. Analysis of existing surface soil. 2. Analysis of imported topsoil.

D. Planting schedule indicating anticipated dates and locations for each type of planting.

1.4 QUALITY ASSURANCE

A. Installer Qualifications: Engage an experienced installer who has completed landscaping work similar in material, design, and extent to that indicated for this Project and with a record of successful landscape establishment.

1. Installer's Field Supervision: Require installer to maintain an experienced full-time supervisor on the Project site during times that landscaping is in progress.

B. Provide quality, size, genus, species, and variety of trees and shrubs indicated, complying with applicable requirements of ANSI Z60.1 "American Standard for Nursery Stock."

C. Preinstallation Conference: Conduct conference at Project site notifying City of San Diego Landscape Architect, allow 48 hours notice.

1.5 Delivery, storage, and handling

A. Packaged Materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from deterioration during delivering and while stored at site.

B. Trees and Shrubs: Do not prune trees and shrubs before delivery, expect as approved by Landscape Architect. Protect bark, branches, and root systems from sun scald, drying, sweating, whipping, and other handling and tyling damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy natural shape. Provide protective covering during delivery. Do not drop trees and shrubs during delivery.

C. Deliver trees, shrubs, ground covers, and plants after preparations for planting have been completed and install immediately. If planting is delayed after delivery, set planting materials in shade, protect from weather and mechanical damage, and keep roots moist. 1. Do not remove container-grown stock from containers before time of planting.

2. Water root systems of trees and shrubs stored on site wiht a fine-mist spray. Water as often as necessary to maintain root systems in a moist condition.

1.6 Project conditions

A. Utilities: Determine location of above grade and underground utilities and perform work in a manner which will avoid damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.

B. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.

1.7. COORDINATION AND SCHEDULING

A. Coordinate installation of planting materials during normal planting seasons for each type of plant material required.

1.8 WARRANTY

A. General Warranty: The special warranty specified in this Article shall not deprive the Owner of other rights the Owner may have under other provisions of the Contract Documents and shall be in addition to, and run concurrent with, other warranties made by the Contractor under requirements of the Contract Documents.

B. Special Warranty: Warrant the following living planting materials for a period of one year for trees and 90 days for shrubs, groundcover and plants, after date of Substantial Completion, againt defects including death and unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect, or abuse by Owner, abnormal weather conditions unusual for warranty period, or incidents that are beyond Contractor's control.

C. Remove and replace dead planting materials immediately unless required to plant in the succeeding planting season.

D. Replace planting materials that are more that 25 percent dead ot in an unhealthy condition at end of warranty period.

1.9 TREE AND SHRUB MAINTENANCE

A. MAINTAIN TREES AND SHRUBS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS. MAINTAIN TREES AND SHRUBS FOR THE FOLLOWING PERIOD.

1. MAINTENANCE PERIOD: 3 MONTHS FOLLOWING SUBSTANTIAL COMPLETION.

PART 2 - PRODUCTS 2.1 Tree and shrub material

A. GENERAL: FURNISH NURSERY-GROWN TREES AND SHRUBS CONFORMING TO ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY-BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, insects, eggs, larvae, and defeats such as knots, sun scald, injuries, abrasions, and disfigurement.

B. GRADE: PROVIDE TREES AND SHRUBS OF SIZES AND GRADES CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS required. Trees and shrubs of a larger size may be used if acceptable to architect, with a proportionate increase in SIZE OF ROOTS OR BALLS.

C. LABEL AT LEAST 1 TREE AND 1 SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

2.2 Shade and flowering trees

A. SHADE TREES: SINGLE-STEM TREES WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER, OF SIZE INDICATED, CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES REQUIRED. 1. BRANCHING HEIGHT: 1/2 OF TREE HEIGHT.

B. Small Trees: Small upright or spreading type, branched or pruned naturally according to species and type, and with relationship of caliper, height, and branching recommended by ANSI Z60.1, and stem form as follows: 1. Form: Multistem, clump, with 2 or more main stems.

C. Container-grown trees will meet ANSI Z60.1 limitations for container stock.

2.3 Broadleaf evergreens

A. Form and Size: Normal-quality, well-balanced, broadleaf evergreens, of type, height, spread, and shape required, conforming to ANSI Z60.1.

2.4 PLANTS

A. Provide plants established and well rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size indicated.

2.5 SOIL AMENDMENTS

A. Lime: ASTM C 602, Class T, agricultural limestone cotaining a minimum 80 percent calcium carbonate equivalent, with a minimum 99 percent passing a No. 8 (2.36 mm) sleve and a minimum 75 percent passing a No. 60 (250 micrometer) sleve. 1. Provide lime in the form of dolomitic limestone.

B. Aluminum Sulfate: Commercial grade, unadulterated.

C. Sand: Clean, washed, natural or manufactured sand, free of toxic materials

D. Perlite: Horticultural perlite, soil amendment grade.

E. Peat Humus: Finely divided or granular texture, with a ph range of 6 to 7.5, composed of partially decomposed moss peat (other than sphagnum), peat humus, or reed-sedge peat.

F. Peat Humus: For acid-tolerant trees and shrubs, provide moss peat, with a pH range of 3.2 to 4.5, coarse fibrous texture, medium-divided sphagnum moss peat or reed-sedge peat.

G. Sawdust or Ground-Bark Humus: Decomposed, nitrogen-treated, of uniform texture, free of chips, stones, sticks, soil, or toxic materials. 1. When site treated, mix with at least 0.15 lb (2.4 kg) of ammonium nitrate or 0.25 lb (4 kg) of ammonium sulfate per cu. ft. (cu. m) of loose sawdust or ground bark.

H. Manure: Well-rotted, unleached stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weel seed, and material harmful to plant growth.

I. Herbicides: EPA registered and approved, of type recommended by manufacturer.

J. Water: As provided by local water purveyor.

2.6 FERTILIZER

A. Bonemeal: Commercial, raw, finely ground; minimum of 4 percent nitrogen and 20 percent phosphoric acid.

B. Superphosphate: Commercial, phosphate mixture, soluble; minimum of 20 percent available phosphoric acid.

C. Commercial Fertilizer: Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources or urea-form, phosphorous, and potassium in the following composition:

1. Composition: 1 lb per 1000 sq. ft. (0.5 kg per 100 sq. m) of actual nitrogen, 4 percent phosphorous, and 2 percent potassium, by weight. 2. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

D. Slow-Release Fertilizer: Granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorous, and potassium in the following composition:

1. Composition: 5 percent nitrogen, 10 percent phosphorous, and 5 percent potassium, by weight.

2. Composition: 20 percent nitrogen, 10 percent phosphorous, and 10 percent potassium, by weight. 3. Composition: Nitrogen, phosphorous, and potassium in amounts recommended in soil reports from a qualified soil-testing agency.

4. 'Agriform' (or equal) planting tablets shall be tightly compressed, long-lasting and slow-release. Weights of 5, 10, and 21 grams listed in the guaranteed analysis. Install size and quantity of tablets per size of plant material as specified by manufacturer on container.

2.7 MULCHES

A. ORGANIC MULCH: ORGANIC MUCH, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF ONE OF THE FOLLOWING: 1. TYPE: GROUND OR SHREDDED BARK.

B. PEAT MULCH: PROVIDE PEAT MOSS IN NATURAL, SHREDDED. OR GRANULATED FORM, OF FINE TEXTURE, WITH A PH RANGE OF 4 TO 6 AND A WATER-ABSOBING CAPACITY OF 1100 TO 2000 PERCENT.

C. FIBER MULCH: BIODEGRADABLE DYED-WOOD CELLULOSE-FIBER MULCH, NONTOXIC, FREE OF PLANT GROWTH- OR GERMINATION-INHIBITORS, WITH MAXIMUM MOISTURE CONTENT OF 15 PERCENT AND A PH RANGE OF 4.5 TO 6.5.

D. INSTALL 3" DEPTH OF MULCH IN ALL NON-TURF PLANTING AREAS LESS STEEP THAN 3:1

e. Install 3" depth of small bark nuggets 1" minus on all planters on podium. Precision soils and forest products, inc. 909/880-0015.

F. INSTALL 3" DEPTH OF WALK ON BARK AT ALL ON-GRADE AREAS. ORGANIC SOLUTIONS, 800/600-5568

2.8 STAKES

A. UPRIGHT STAKES: ROUGH-SAWN, SOUND, NEW HARDWOOD, REDWOOD, OR PRESSURE-PRESERVATIVE-TREATED SOFTWOOD, FREE of knots, holes, cross grain, and other defects, 2 inches diameter by length indicated, pointed at one end.

B. HOSE CHAFING GUARD: REINFORCED RUBBER OR PLASTIC HOSE AT LEAST 1/2 INCH (13 MM) IN DIAMETER, BLACK, CUT TO LENGTHS REQUIRED TO PROTECT TREE TRUNKS DAMAGE.

2.9 LIGHTWEIGHT SOIL MIX (PLANTERS)

A. FORMULA PER CUBIC YARD OF MIX:

0.6 cubic yards forest residuals 0.3 cubic yards washed concrete sand 0.1 cubic yards screened sandy loam topsoil √3 Pounds potassium nitrate pound urea triple super phosphate 2 pounds dolomite lime 3 pounds nitroform 2 pounds 1 pound iron sulfate

Available through: Lbr corp — soil prep — tamara scurlock (310) 639 - 4524

B. Prior to soil installation, contractor shall Provide a letter of certification that light Weight soil meets above specs and does not Exceed a saturated weight of 80 lbs per cubic Foot.

C. Due to decomposition of organics, in lightweight Soil, maintenance contractor will be required. To add lightweight soil as required to maintain Soil level as shown on detail.

PART 3 - EXECUTION 3.1 EXAMINATION

A. Examine areas to receive landscaping for compliance with requirements and for conditions affecting performance of work of this Section. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, AND SECURE ARCHITECT'S ACCEPTANCE BEFORE THE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.

3.3 PLANTING SOIL PREPARATION

A. MIX SOIL AMENDMENTS AND FERTILIZERS WITH SITE SOIL AT RATES INDICATED. DELAY MIXING FERTILIZER IF PLANTING DOES NOT follow placing of planting soil within a few days. Amendments will be modified from those noted based on soils REPORTS PERFORMED BY CONTRACTOR MIN. (3).

B. FOR TREE PIT OR TRENCH BACKFILL, MIX PLANTING SOIL BEFORE BACKFILLING AND STOCKPILE AT SITE.

C. FOR PLANTING BEDS, MIX PLANTING SOIL EITHER PRIOR TO PLANTING OR APPLY ON SURFACE OF TOPSOIL AND MIX THOROUGHLY BEFORE PLANTING.

PLANT BACKFILL SHALL BE PER SOIL TEST PERFORMED BY A SOIL TESTING LABORATORY (PRE-APPROVED BY THE CITY_. THE TEST SHALL INDICATE BUT NOT BE LIMITED TO THE FOLLOWING:

A. ORGANIC MATTER CONTENT B. N, P, K

C. PH

E. SOIL TEXTURE (SILT, SLAY, SAND)

F. RECOMMENDATIONS FOR AMENDMENTS, LEACHING AND MAINTENANCE FERTILIZATIONS.

THE RESULTS AND RECOMMENDATIONS OF THE SOIL TESTING LABORATORY SHALL BE SUBMITTED TO AND APPROVED BY THE CITY OF CARLSBAD. THE APPROVED RECOMMENDATIONS FOR AMENDMENTS AND BACKFILL SHALL BE INCORPORATED INTO THE LANDSCAPE PLANS PRIOR TO THE START OF CONSTRUCTION AND SHALL BECOME PART OF THE APPROVED PLANS. PRODUCTS SPECIFIED BY product name by the soil lab. In the recommendations may be substituted with 'or equal' products approved by the CITY OF CARLSBAD.

3.4 GROUND COVER AND PLANTING BED PREPARATION

A. LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF 6 INCHES (150 MM). REMOVE STONES LARGER THAN 1-1/2 inches 938 mm) in any dimension and sticks, roots, rubbish, and other extraneous materials.

B. SPREAD PLANTING SOIL MIXTURE TO DEPTH REQUIRED TO MEET THICKNESS, GRADES, AND ELEVATIONS SHOWN AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. PLACE SOIL MISTURE IN TWO (2) LIFTS AND INSURE PROPER COMPACTION OF PLANTING BEDS.

C. EACH PLANT SHALL RECEIVE ONE (1) 5 GRAM 'AGRIFORM' (OR EQUAL) PLANT TABLET.

3.5 EXCAVATION FOR TREES AND SHRUBS

A. PITS AND TRENCHES: EXCAVATE WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO ASSIST DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. 1. CONTAINER-GROWN TREES AND SHRUBS: EXCAVATE TO TWICE CONTAINER WIDTH, AND TO DEPTH OF ROOTBALL IN CONTAINER. 2. EXCAVATION AND PLANTING OF TREES SHALL BE COMPLETED PRIOR TO INSTALLATION OF DRAIN LINE.

B. OBSTRUCTIONS: NOTIFY ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE encountered in excavations 1. HARDPAN LAYER: DRILL 6-INCH- (150 MM-) DIAMETER HOLES INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10 FEET (3 M), WHICHEVER IS LESS, AND BACKFILL WITH FREE-DRAINING MATERIAL.

C. Drainage: Notify architect if subsoil sonditions evidence unexpected water seepage or retention in tree or shrue

D. FILL EXCAVATIONS WITH WATER AND ALLOW TO PERCOLATE OUT, BEFORE PLACING SETTING LAYER AND POSITIONING TREES AND

3.6 PLANTING TREES AND SHRUBS

A. SET CONTAINER-GROWN STOCK PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL LEVEL TO ADJACENT FINISH GRADES AS INDICATED.

1. CAREFULLY REMOVE CONTAINERS SO AS NOT TO DAMAGE ROOT BALLS. 2. PLACE BACKFILL AROUND BALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY 1/2 BACKFILLED, WATER THROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF BACKFILL.

B. DISH AND TAMP TOP OF BACKFILL TO FORM A 3-INCH- (75-MM-) HIGH MOUND AROUND THE RIM OF THE PIT. DO NOT COVER TOP OF ROOT BALL WITH BACKFILL.

3.7 TREE AND SHRUB PRUNING

A. PRUNE, THIN, AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRATICE. PRUNE TREES TO RETAIN required height and spread. Unless otherwise directed by architect, do not cut tree leaders; remove only injured or DEAD BRANCHES FROM FLOWERING TREES. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER. SHRUB SIZES INDICATED ARE SIZE AFTER

3.8 TREE AND SHRUB STAKING

A. UPRIGHT STAKING AND TYING: STAKE TREES OF 15 GALLON AND LARGER. USE A MINIMUM OF 2 STAKES OF LENGTH REQUIRED TO PENETRATE AT LEAST 24 INCHES BELOW BOTTOM OF BACKFILLED EXCAVATION AND TO EXTEND AT LEAST 72 INCHES ABOVE GRADE SET VERTICAL STAKES AND SPACE TO AVOID PENETRATING BALLS OR ROOT MASSES. SUPPORT TREES WITH 2 STANDS OF TIE WIRE ENCASED IN HOSE SECTIONS AT CONTACT POINTS WITH TREE TRUNK. STAKING AND TYING OF TREE IS NOT INTENDED TO IMMOBILIZE TREE. INSTALL TO ALLOW SLACK IN TIES, AVOIDING RIGID RESTRAINT OF TREE.

3.9 PLANTING PLANTS

A. SPACE PLANTS AS INDICATED.

B. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS, AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS T ELIMATE AIR POCKETS AND LEACE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER PLANT CROWNS WITH WET SOIL

B. PROTECT LANDSCAPING FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES,

AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE

3.10 MULCHING

A. MULCH BACKFILLED SURFACES OF PITS, TRENCHES, PLANTED AREAS, AND OTHER AREAS INDICATED. 3" LAYER SHALL BE INSTALLED I SHRUB AREA WITH GRADE LESS THAN 3:1. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL.

A. DURING LANDSCAPING, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.

DAMAGED LANDSCAPE WORK AS DIRECTED.

3.11 CLEANUP AND PROTECTION

3.12 DISPOSAL OF SURPLUS AND WASTE MATERIALS A. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND

DEBRIS, AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY.

END OF SECTION 02900





ANDSCAPE DESIGN

PHOTOGRAPHY

CONSULTING

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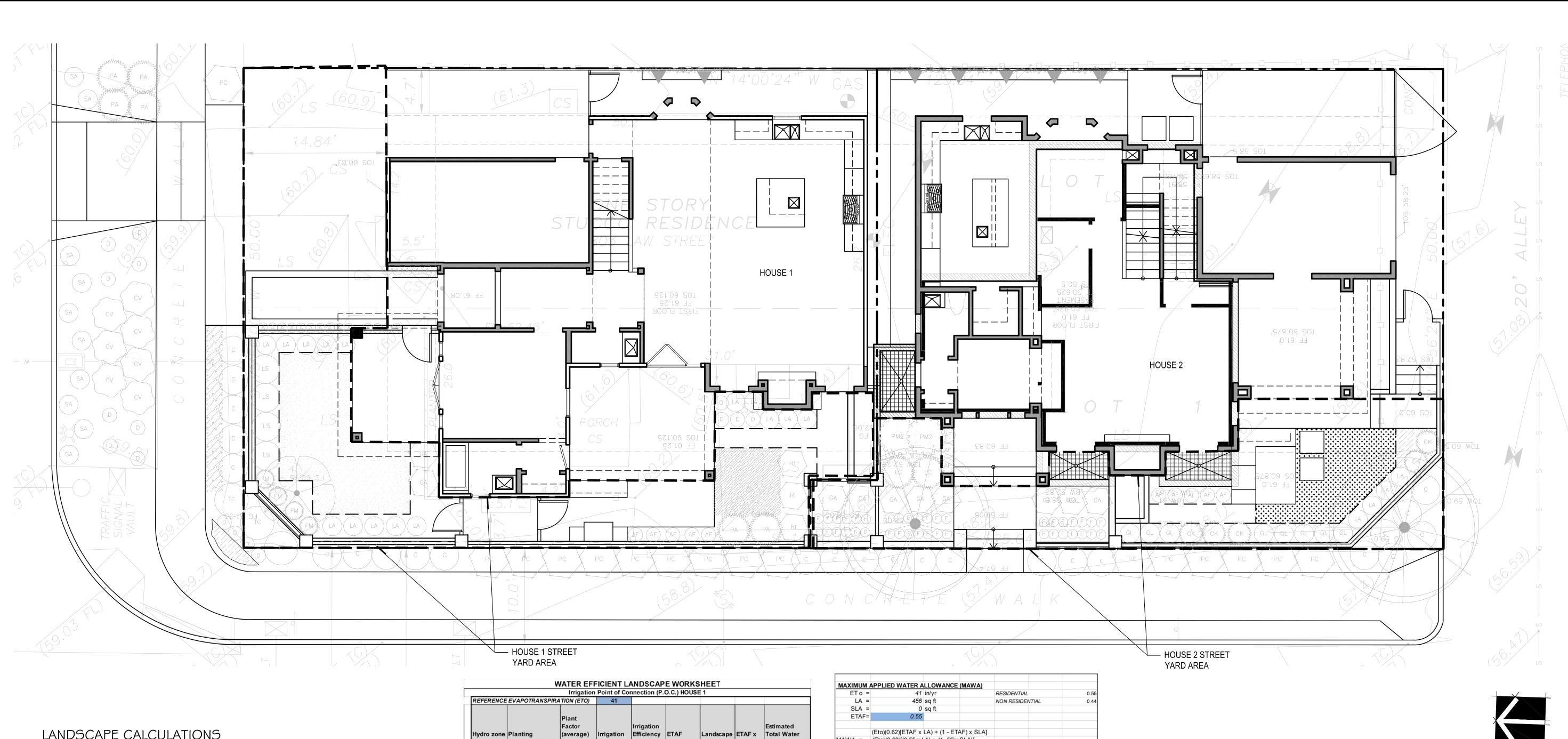
PREPARED FOR KELLY KRAMER

PREPARED JD DESIGN JOE DODD,PLA #6005 3571 INGRAHAM ST. SAN DIEGO, CA 92109

858-752-2322

Submittal 1: **DECEMBER 15, 2016** SUBMITTAL 2: MAY 9, 2017 SUBMITTAL 3: JULY 20, 2017

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LANDSCAPE CALCULATIONS FOR SMALL LOT SUBDIVISION:

HOUSE 1: TOTAL STREET YARD AREA: 1,149 SF PLANTING AREA REQUIRED: TOTAL AREA: 1092 SF X 50% = 574 SF PLANTING AREA PROVIDED: 578 SF EXCESS AREA PROVIDED: 4 SF

PLANTING POINTS REQUIRED: TOTAL AREA: 1,149 SF X .05= 57.5 POINTS PLANT POINTS PROVIDED: 92 POINTS EXCESS POINTS PROVIDED: 34.5

POINTS ACHIEVED WITH I GAL: 34 POINTS ACHIEVED WITH 5 GAL: 38 POINTS ACHIEVED WITH TREES: 20

HOUSE 2 TOTAL STREET YARD AREA: 730 SF PLANTING AREA REQUIRED: TOTAL AREA: 730 SF X 50% = 365 SF PLANTING AREA PROVIDED: 361 SF EXCESS AREA PROVIDED: -4 SF (DEFICIT TO BE MADE UP FROM EXCESS OF PLANTING POINTS)

PLANTING POINTS REQUIRED: TOTAL AREA: 730 SF X .05= 36.5 POINTS PLANT POINTS PROVIDED: 140 POINTS EXCESS POINTS PROVIDED: 103.5

POINTS ACHIEVED WITH 1 GAL: 56 POINTS ACHIEVED WITH 5 GAL: 44 POINTS ACHIEVED WITH TREES: 40

N .		I	STREET YARD AREAS

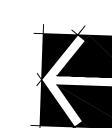
		Irrigation	Point of Cor	nnection (P.	O.C.) HOUSE	1		
REFERENCE	EVAPOTRANSPIRA	TION (ETO)	41					
Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)		Estimated Total Water Use (ETWU)
REGULAR L	ANDSCAPE AREAS	5						
1,2,5-7,9	MEDIUM WATER	0.50	DRIP	0.90	0.45	880	396.00	10066
4,8	MEDIUM WATER	0.50	BUBBLERS	0.85	0.43	4	1.70	43
3	HIGH WATER	0.80	ROTATOR	0.70	0.56	161	90.16	2292
								0
								0
								0
					TOTAL	1045	487.86	
SPECIAL LA	ANDSCAPE AREAS							
					1.00			
					TOTAL			0
					TOTAL	0	0	
						ETWU	J TOTAL	12401
			MA	XIMUM W	ATER ALL	OWANCE	(MAWA)	14610
			IR	RIGATION	EFFICIEN	ICY (IE) AV	/ERAGE	73.1

		Irrigation	Point of Cor	nection (P.	O.C.) HOUSE	2		
REFERENCE	EVAPOTRANSPIRA	TION (ETO)	41					
Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
REGULAR L	ANDSCAPE AREAS	3						
1,3,4,5	MEDIUM WATER	0.50	DRIP	0.90	0.45	433	194.85	495
6	MEDIUM WATER	0.50	BUBBLERS	0.85	0.43	23	9.78	248
								(
					TOTAL	456	204.63	
SPECIAL LA	NDSCAPE AREAS				4.00			
					1.00			
					TOTAL	0	0	
							TOTAL	5202
			MA	XIMUM W	ATER ALL	OWANCE	(MAWA)	637
						ICY (IE) AV		

MAXIMUM A	APPLIED WATER A	LLOWANCE	(MAWA)				
ETo =	41	in/yr		RESIL	ENTIAL		0.55
LA =	456	sq ft		NON	RESIDEI	NTIAL	0.44
SLA =	0	sq ft					
ETAF=	0.55						
	(Eto)(0.62)[ETAF x	LA) + (1 - ET	AF) x SLA]				
MAWA =	(Eto)(0.62)[(0.55 x l	LA) + (155)x	SLA)]				
MAWA =	41	(0.62)[(0.55x	456	+	0.45	Х	0
	MAXIM	UM APPLIED	WATER AL	LOWA	NCE=	6375.34	gal. per year
ETAF							
			TOTAL ETAF x AREA	TOTA		AVERAGE ETAF	SITEWIDE ETAF
REGULAR L	ANDSCAPE AREA	S	204.63	4	156	0.45	
ALL LANDO	CADE ADEAC		204.02		IEC	-1-	0.45

ETAF					
		TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE
REGULAR LAND	SCAPE AREAS	204.63	456	0.45	
ALL LANDSCAP	E AREAS	204.63	456	n/a	0.45
ETAF					
Residential	0.55 or below				
Non-residential	0.45 or below				

MAXIMUM							
ETo =	41	in/yr		RES	SIDENTIAL		0.5
LA =	1045	sq ft		NON	V RESIDE	NTIAL	0.4
SLA =	_	sq ft					
ETAF=	0.55						
	(Eto)(0.62)[ETAF x	LA) + (1 - ET	AF) x SLA]				
MAWA =	(Eto)(0.62)[(0.55 x L	_A) + (155)x	SLA)]				
MAWA =	41	(0.62)[(0.55x	1045	+	0.45	X	C
				_			
	MAXIM	JM APPLIED	WATER A	LLOW	ANCE=	14610.1	gal. per yea
<u>ETAF</u>	MAXIM	JM APPLIED	WATER A	LLOW	/ANCE=	14610.1	gal. per yea
<u>ETAF</u>	MAXIMU	JM APPLIED	TOTAL ETAF X AREA	TOT	-AL	14610.1 AVERAGE ETAF	gal. per year
	MAXIMU		TOTAL ETAF x	TOT	-AL	AVERAGE	
REGULAR L			TOTAL ETAF x AREA	TOT	TAL	AVERAGE ETAF	SITEWIDE
REGULAR LA	ANDSCAPE AREAS		TOTAL ETAF x AREA 487.86	TOT	-AL -A 1045	AVERAGE ETAF 0.47	SITEWIDE
REGULAR L	ANDSCAPE AREAS		TOTAL ETAF x AREA 487.86	TOT	-AL -A 1045	AVERAGE ETAF 0.47	SITEWIDE



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

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



DESIGN

CONSULTING

LANDSCAPE DESIGN

PHOTOGRAPHY

 \checkmark

PREPARED FOR KELLY KRAMER 858-752-2322

PREPARED

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