

VICINITY MAP NO SCALE

FIRE HYDRANT MAP NO SCALE

SHEET INDEX

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EXTERIOR USABLE AREA:

UNIT #	YARDS/RATIO	FIRST FLOOR DECKS/BALCONY	SECOND FLOOR DECKS/BALCONY	THIRD FLOOR ROOF DECKS	TOTALS
A1	286 SQ.FT.	N/A	0 SQ.FT.	300 SQ.FT.	586 SQ.FT.
A2	375 SQ.FT.	N/A	0 SQ.FT.	300 SQ.FT.	675 SQ.FT.
B1	N/A	22	44 SQ.FT.	279 SQ.FT.	345 SQ.FT.
B2	N/A	23	0 SQ.FT.	279 SQ.FT.	302 SQ.FT.
TOTAL PROVIDED					1,908 SQ.FT.

DEVELOPMENTAL SUMMARY

OWNER: SCOTT SINNETT, 2010 BERKELEY ST., SAN DIEGO, CA., 92109, PH (619) 518-1787

REQUIRED DISCRETIONARY PERMITS / APPROVALS: COASTAL DEVELOPMENT PERMIT

SCOPE OF WORK:

- DEMOLISH 3,280 SQ. FT. EXISTING RESIDENCE
- TWO RESIDENTIAL TOWN HOME DUPLEXES WITH FOR RENT UNITS WITH (3) LEVELS, INCLUDING SUBTERRANEAN PARKING GARAGE WITH (3) INDIVIDUAL (BUT ATTACHED) RESIDENTIAL UNITS ABOVE EACH UNIT IS TO HAVE (2) FLOORS ABOVE THE PARKING GARAGE AS WELL AS ROOF TOP ACCESS TO DECKS AND STORAGE.
- PROPOSED HARDSCAPE, LANDSCAPE, IRRIGATION AND SITE LIGHTING IMPROVEMENTS

STREET ADDRESS: 4048 RIVIERA DR., SAN DIEGO, CA., 92109

SITE AREA: 50.00 x 110.27 = 0.127 ACRE

NET SITE AREA: 50.00 x 110.27 = 0.127 ACRE

F.A.R. ALLOWED (stand.): 1.35

GROSS FLOOR AREA (GFA): 7,442 SQ. FT.

DENSITY (Residential): FOUR

MAXIMUM NO. OF UNITS ALLOWED PER ZONE: FOUR

NUMBER OF EXISTING UNITS TO REMAIN ON SITE: NONE

NUMBER OF PROPOSED DWELLING UNITS ON SITE: FOUR

TOTAL NUMBER OF UNITS PROVIDED ON SITE: FOUR

YARD/SETBACK:

STREET YARD	REQUIRED	20ft. & 15 ft.	PROPOSED	20ft. & 15 ft.
STREET SIDE YARD	N/A	N/A	PROPOSED	N/A
INTERIOR YARDS	REQUIRED	4ft.	PROPOSED	4ft. & 5 ft.
REAR YARD	REQUIRED	15 ft.	PROPOSED	15 ft.

EXISTING / PROPOSED USES:

PROPOSED USE:	MULTI UNIT DWELLING RESIDENTIAL (SEE SCOPE OF WORK)
EXISTING USE:	SINGLE FAMILY RESIDENCE

EXISTING STRUCTURE DATA:

DESCRIPTION:	1 STORY 3 BDRM, 1 BA SINGLE FAMILY RESIDENCE W/ 1 CAR GAR.
YEAR CONSTRUCTED:	1943
LIVING AREA:	2,380
GARAGE AREA:	900
LOT COVERAGE:	30% (OF 5,514 SQ. FT.)

TOPOGRAPHICAL SURVEY:

BURKETT & WONG SURVEYORS, SURVEY DRAWING DATED JUNE 19, 2007.
 3434 FOURTH AVE. SAN DIEGO, CA. 92103-4341
 PHONE: (619) 299-5550

BASIS OF ELEVATIONS:

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE CITY OF SAN DIEGO BENCHMARK DESCRIBED AS A BRASS DISC IN THE TOP OF CURB LOCATED AT THE SOUTHWESTERLY INTERSECTION OF RIVIERA DRIVE AND GRAHAM STREET.

INDEX # 2285-16558
 ELEVATION = 15.221 M.S.L.

SITE CONDITIONS SHOWN ON THIS SURVEY ARE A RESULT OF A FIELD SURVEY BY BURKETT & WONG SURVEYORS, CONDUCTED IN JULY 2006 AND JUNE 2007. DATE OF LAST SIGHT VISIT WAS JUNE 6, 2007.

WATER AND SEWER NOTES:

- ALL NEW WATER SERVICES SHALL HAVE A MINIMUM 30 INCH SEPARATION BETWEEN SERVICES AT THE CONNECTION POINTS TO THE EXISTING WATER MAIN IN RIVIERA DRIVE. ALL NEW WATER SERVICE AND METERS WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VEHICULAR USE AREA.
- THE OWNER / PERMITTEE WILL BE REQUIRED TO INSTALL PRIVATE, ABOVE GROUND BACKFLOW PREVENTION DEVICES (BFPDs) FOR ALL EXISTING AND PROPOSED WATER SERVICES (DOMESTIC, FIRE AND IRRIGATION) BFPDs ARE LOCATED ABOVE GRADE, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY. THE WATER DEPARTMENT WILL NOT ALLOW BFPD INSTALLATIONS BELOW GRADE, OR WITHIN STRUCTURES.
- ALL PROPOSED PUBLIC FACILITIES, INCLUDING SERVICES AND METERS, MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO.
- THE DEVELOPER SHALL DESIGN AND CONSTRUCT ANY PROPOSED PUBLIC SEWER FACILITIES TO THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO'S SEWER DESIGN GUIDE.
- PROPOSED PRIVATE UNDERGROUND SEWER FACILITIES LOCATED WITHIN A SINGLE LOT SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK.

GENERAL NOTES:

- GRADING PROPOSED (WITHIN BUILDING FOOTPRINT): DISTURBED AREA 0.127 ACRE; 616 CY CUT; 46 CY FILL; EXPORT 772 CY 8 FT. MAX. CUT SLOPES 3:3 FT. MAX. FILL SLOPE
- FRONTING PROPERTY PER FHP'S POLICY P-00-6 (UFC 901.4.4).
- ALL OUTDOOR LIGHTING SHALL BE SHADDED AND ADJUSTED TO FALL ON THE SAME PREMISES WHERE SUCH LIGHTS ARE LOCATED.
- DOWN SPOUTS SHALL BE DIRECTED INTO LANDSCAPED AREAS AND WALKWAYS SHALL SLOPE INTO LANDSCAPED AREAS WHERE FEASIBLE GARAGE DRAINAGE TO BE HANDLED BY SUP PUMP AND DISCHARGED TO THE STREET BY UNDER-SIDEWALK DRAIN.
- NO EXISTING OR PROPOSED EASEMENTS
- NO EXISTING OR PROPOSED BUS STOPS
- NO OBSTRUCTIONS OVER 3 FT. IN VISIBILITY AREA
- THE PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.04444 AND 132.0505). THE HIGHEST POINT OF THE ROOF, EQUIPMENT OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30 FEET ABOVE GRADE
- PROVIDE 6" NON-OPAQUE BARRIER ON REQUIRED OS ALONG RIVIERA DR.
- SEE SHEET 1.1 FOR EXISTING / DEMO
- SEE LANDSCAPE PLANS FOR DRAINAGE PATTERNS
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL CONDUCT POLLUTION CONTROL PLAN (PCP). THE PCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.
- THE PARKING GARAGE SHALL BE FIRE SPRINKLED
- POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND ALARM BELL ARE TO BE LOCATED ON THE ADDRESS / ACCESS SIDE OF THE STRUCTURE
- A VISIBILITY AREA OF 10' (10' x 10' TRIANGLE) SHALL BE PROVIDED ON BOTH SIDES OF THE PROPOSED DRIVEWAY ALONG THE PROPERTY LINES PER LDC SECTION 13.0273 NO OBSTACLES HIGHER THAN 36" SHALL BE LOCATED WITHIN THIS AREA (E.G. WALLS, LANDSCAPING, SHRUBS, ETC.)
- ULTRA-LOW FLUSH TOILETS WILL BE INSTALLED
- SHOWERHEADS SHALL HAVE A MAXIMUM 2.5 GPM FLOW AND FAUCETS SHALL HAVE A MAXIMUM 2.2 GPM FLOW AND SHALL HAVE MIXING VALVES PER U.P.C. 410.7
- ALL OUTDOOR LIGHTING SHALL BE 40 WATT FLUORESCENT WITH AN "INITIAL TOTAL LAMP SOURCE" OF 4650 OR LESS LUMENS
- ALL INTERIOR LIGHTING SHALL INCORPORATE LOW WATT USAGE
- ALL UNITS WILL BE PREPPED FOR PHOTOVOLTAC INSTALLATION
- GAS WATER HEATERS SHALL BE INSTALLED

SITE PLAN / FIRST FLOOR: 1/8" = 1'

TOPOGRAPHICAL SURVEY: 1/8" = 1'

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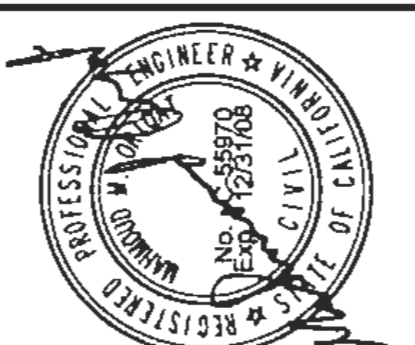
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REVISIONS	BY
	BDE

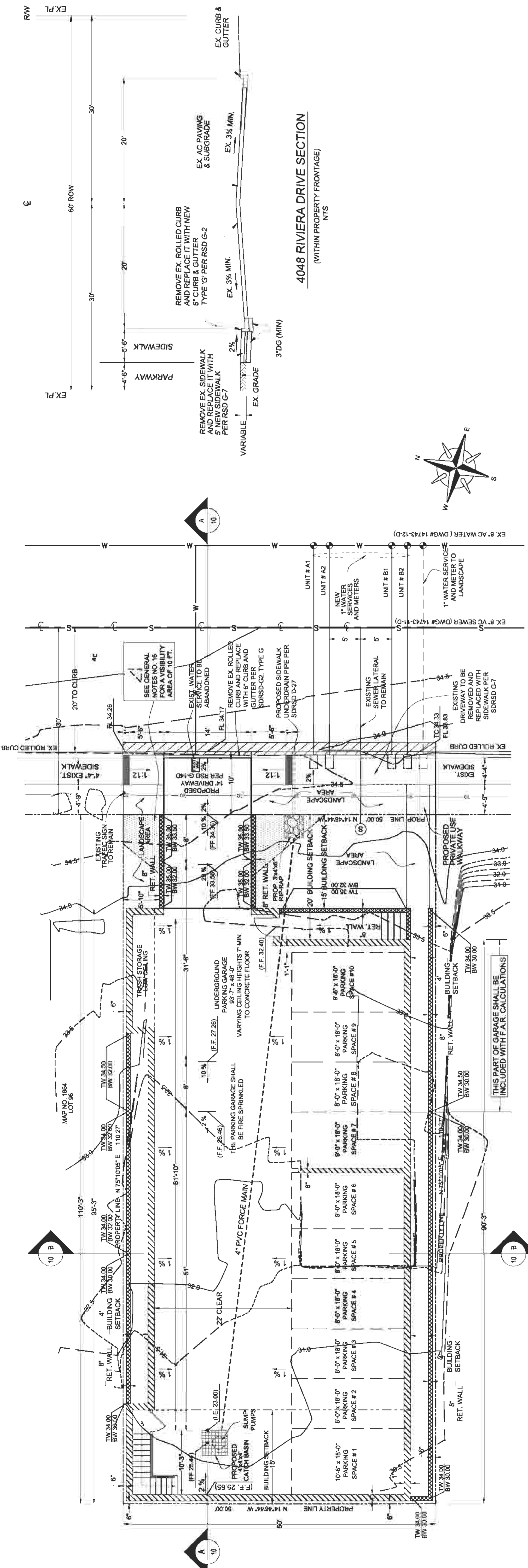
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 9966 DOLORIS ST., SUITE 201
 SPRING VALLEY, CA 91977
 PH (619) 463-3002
 FAX (619) 463-3007



SUSTAINABLE ENERGY CONSERVATION PROJECT
 900-14 AND QUALIFIES AS A PRIORITY FOR
 PROJECT UNDER THE SUSTAINABLE BUILDINGS
 INFORMATION BULLETIN 538

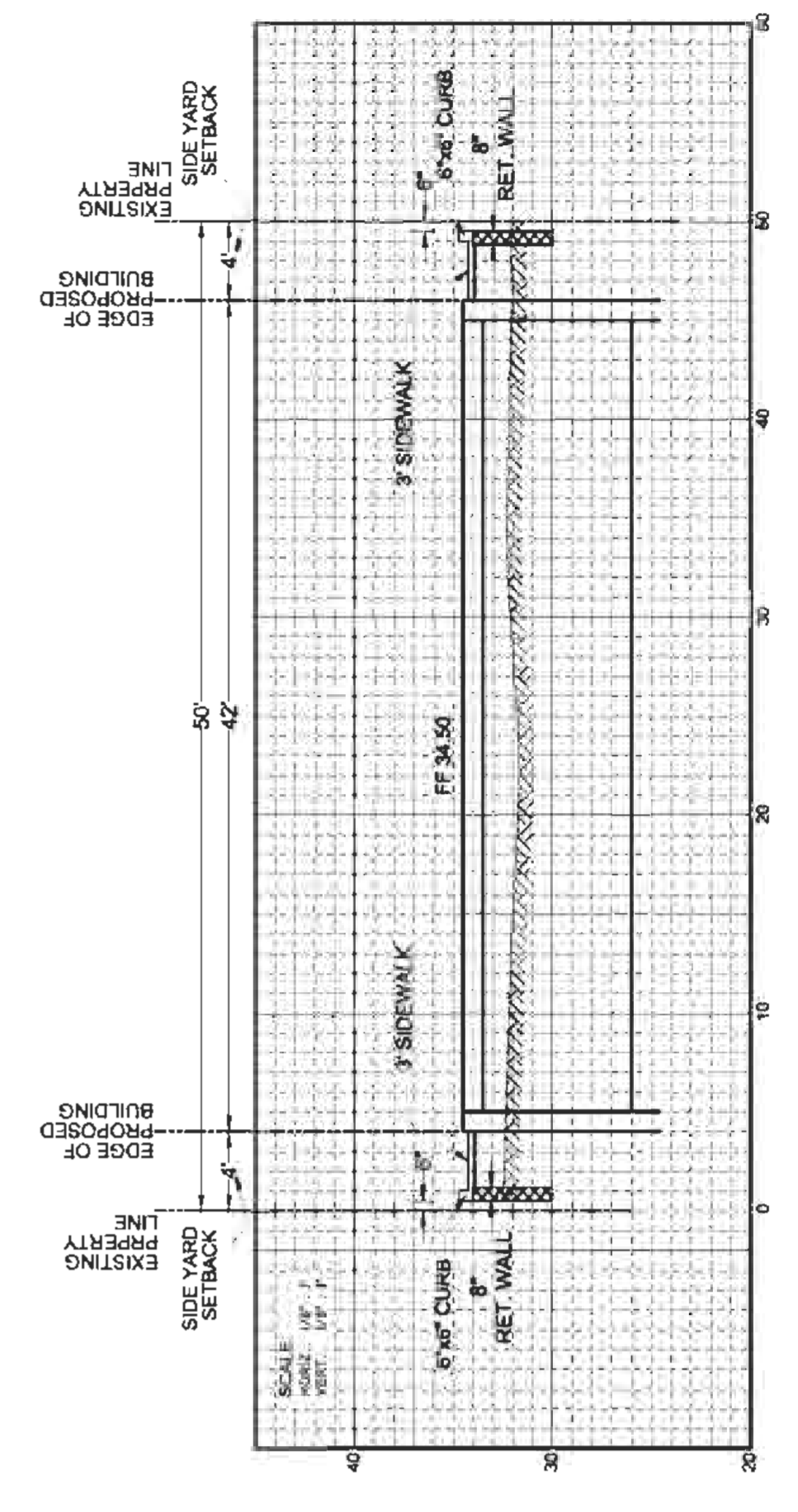
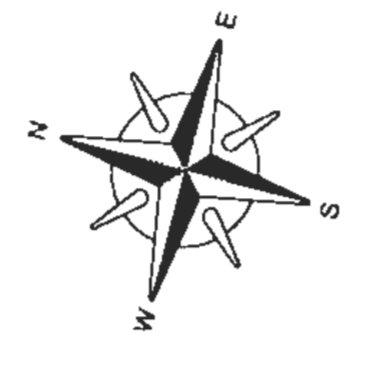
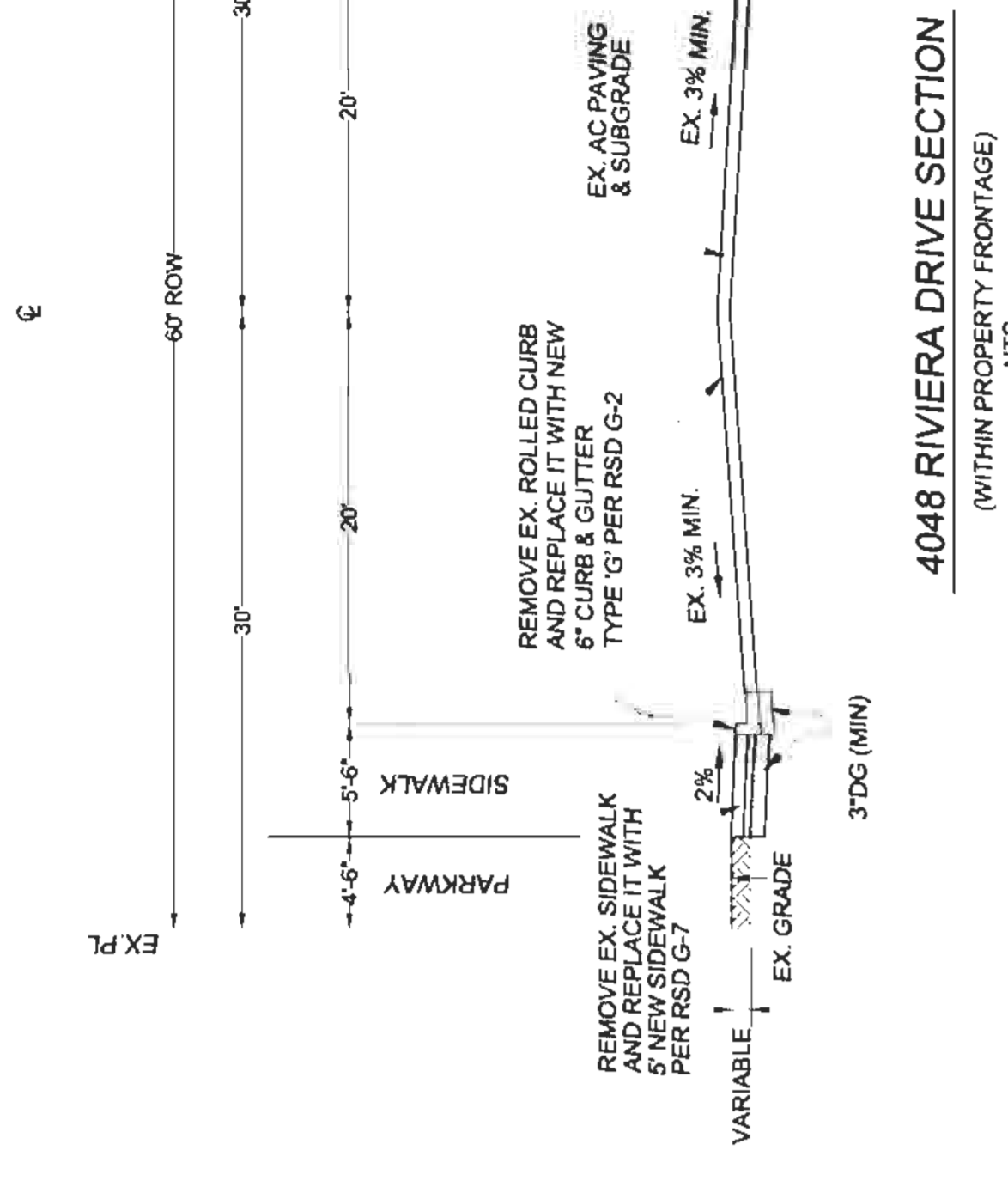
RIVERA DR. APARTMENTS
 SCOTT SINNETT
 4049 RIVERA DR.
 SAN DIEGO, CA 92109

CHECK: _____
 DATE: 04/21/08
 SCALE: AS SHOWN
 JOB NO.: _____
 SHEET NO.: C2
 SHEET: 2 OF 2

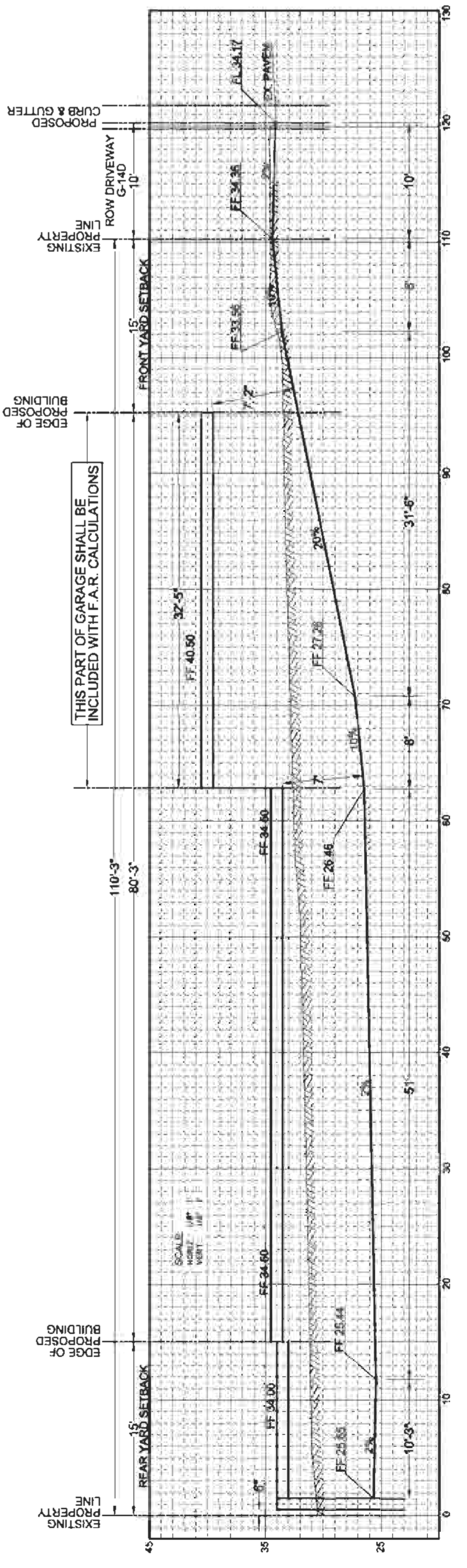


SITE PLAN / UNDERGROUND PARKING: 1/8" = 1'

EACH DWELLING SHALL BE EQUIPPED WITH AN INTERIOR REFUSE AND RECYCLABLE MATERIAL STORAGE AREA OF AT LEAST 5 CUBIC FEET. THE STORAGE AREA SHALL CONSIST OF AT LEAST 2.5 CUBIC FEET OF NON-RECYCLABLE MATERIAL STORAGE. PER SECTION 142.0822(8)
 THIS PROJECT REQUIRES AT LEAST 48 SQ. FT. OF EXTERIOR REFUSE AND RECYCLABLE STORAGE AREA PER SECTION 142.0822(9)



SECTION B-B



DRIVEWAY SECTION A-A