

SHANAHAN FELGENHAUER ADU AND PRIMARY RESIDENCE

**COASTAL DEVELOPMENT PERMIT -
PMT NUMBER 3173079
RIGHT OF WAY VACATION -
PMT NUMBER 3173078**

SHEET INDEX

VICINITY MAP NO SCALE

FAA EXEMPTION

PROJECT DATA

- LEGAL OWNER: KATHLEEN SHANAHAN LIVING TRUST
690 ROSECRANS ST.
SAN DIEGO, CA 92106
- PROJECT ADDRESS:
690 ROSECRANS ST.
SAN DIEGO, CA 92106
- LEGAL DESCRIPTION:
PUEBLO LOT 165, PORTION 166,163.
- ASSESSOR PARCEL: 532 341 01 00
- ZONE: RS1-7
- OVERLAY ZONE:
PENINSULA COMMUNITY PLAN
AIRPORT REVIEW
COASTAL OVERLAY ZONE
COASTAL HEIGHT
- PREVIOUS PERMITS:
ORIGINAL STRUCTURE: NOT FOUND
- EXISTING USE: 2 LEVEL SINGLE FAMILY RESIDENCE AND DETACHED GARAGE.
- PROPOSED USE: 2 LEVEL SINGLE FAMILY RESIDENCE, 2 BEDROOM 2 BATH ADU OVER A 4 CAR GARAGE.
- 2019 C.R.C.
- CONSTRUCTION TYPE : V B
- OCCUPANCY : R-3
- GEOLOGIC HAZARD CATEGORY: 53
- 2 LEVELS
- ORIGINAL CONST.: 1940, EST.
- PROJECT TEAM:
ARCHITECT:
FL HOPE ARCHITECTURE & PLANNING
FL LELAND HOPE: 619 995 0326
CIVIL ENGINEER:
LEPPERT ENGINEERS
MATT DEVINCINSO- 858 597 2001
SURVEYOR:
SAN DIEGO LAND SURVEYING
ROBERT BATEMAN- 858 565 8362
- SCOPE OF WORK:
DEMOLISH EXISTING S.F.R. NEW 2 LEVEL S.F.R. DEMOLISH PORTION OF DETACHED GARAGE. EXPAND EXISTING GARAGE. NEW A.D.U. ABOVE GARAGE.
- RODGERS STREET R.O.W. VACATION AND SEWER EASEMENT RESERVATION.
- PARKING:
4 CAR GARAGE.
- REQUIRED DEVELOPMENT APPROVALS:
CDP APPROVAL/PERMIT NO. 3173079.
ROW VACATION APPROVAL/PERMIT NO. 3173078

SCAPE FOOTAGES:

EXISTING RESIDENCE TO BE REMOVED:

MAIN LEVEL:	1,450 S.F.
LOWER LEVEL:(EST.)	443 S.F.
EXISTING GARAGE:	406 S.F.
TOTAL EXISTING S.F.:	2,299 S.F.

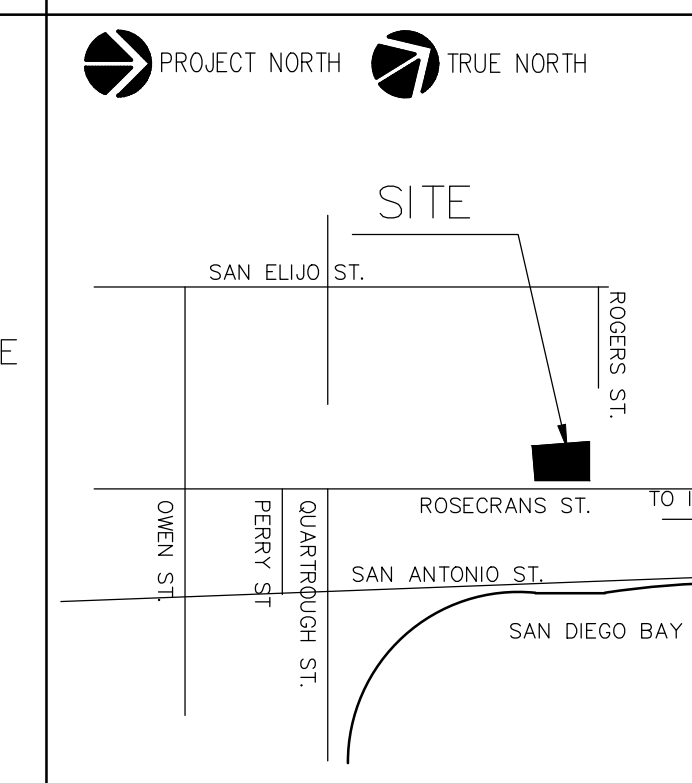
LOT MAX. F.A.R. (.57)

LOT	7,704 S.F.
MAX. F.A.R. (.57)	4,391 S.F.

BASEMENT TOTALS, NOT COUNTED TOWARDS F.A.R.:

GARAGE LEVEL 1:	1,811 S.F.	-1,664 S.F. basement	147 S.F.
ADU LEVEL 2:	978 S.F.		978 S.F.
RESIDENCE LEVEL 3:	1,058 S.F.	-533 S.F. basement	525 S.F.
RESIDENCE LEVEL 4:	2,102 S.F.		2,102 S.F.
GROSS TOTALS:	5,984 S.F.	-2,197 S.F.	= 3,752 S.F.

NET TOTALS, COUNTED TOWARDS F.A.R.:



" I, F. LELAND HOPE, DO HEREBY CERTIFY THAT THE STRUCTURE OR MODIFICATION TO THE EXISTING STRUCTURE SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 7715(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL 658 581 7111 TO SCHEDULE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT 658 492 5070 IF YOU HAVE QUESTIONS.

BASIS OF ELEVATION:
CITY OF SAN DIEGO BENCHMARK:
NORTHWEST BRASS PLUG
LOCATED AT INTERSECTION OF QUALTROUGH AND SAN ELIJO STREET.
ELEVATION: 166.48 M.L.S.

SETBACK TABLE

FRONT YARD	SOUTH SIDE YARD DIFFERENTIAL IN 1ST 50' NORTH SIDE YARD DIFFERENTIAL IN 1ST 50'	22.5' 17'	45% SLOPE 34% SLOPE	6' F.Y.S. PER TABLE 113-04D FOOTNOTE 1 6' F.Y.S. PER TABLE 113-04D FOOTNOTE 1
SIDE YARD	WIDTH OF LOT FROM SIDE YARD C.L. TO SIDE YARD C.L.	100'-3"		16'-0" CUMULATIVE SIDE YARD SETBACK.
REAR YARD	DEPTH OF LOT FROM FRONT YARD C.L. TO REAR YARD C.L.	77'-2"		7'-9"

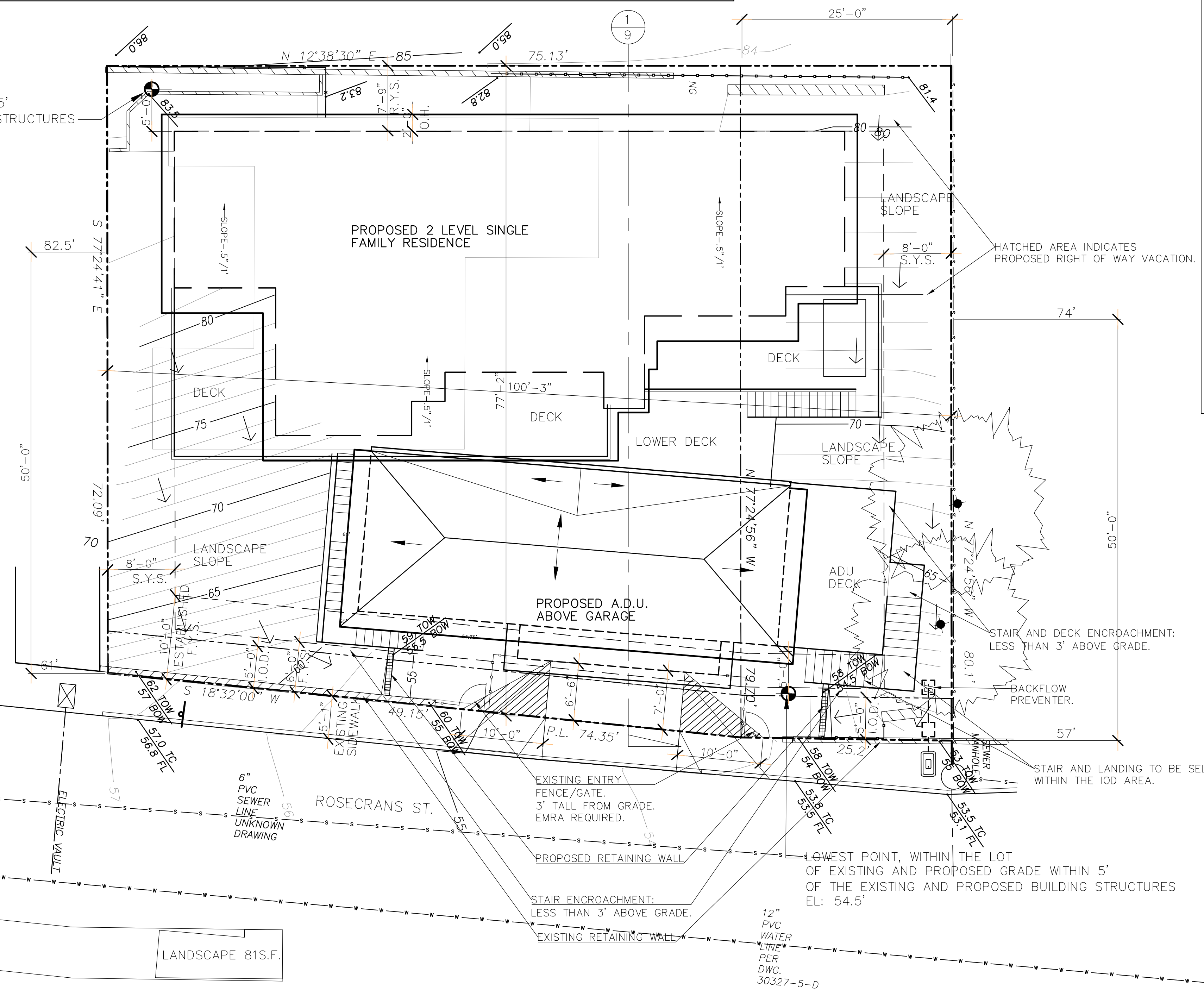
NOTES:

NO EXISTING OR PROPOSED BUS STOPS AT PROPERTY. SEE VICINITY MAP FOR ADJACENT BUS STOPS.

PROVIDE BUILDING ADDRESS NUMBERS, VISABLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPs P-00-8

THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE 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.



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IV. Certification Statement

The following certification statement must appear on the first sheet of the plans or as an attachment and must be signed:

I hereby acknowledge and certify that:

- I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development.
- I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process or result in a change in fee/deposit requirements.
- Certifying submittals for Development Permit Completeness Review is a privilege and requires accurate submittals on a consistent basis.
- Submitting incomplete documents and plans on a consistent basis may result in the denial of future submittals by certification for Development Permit Completeness Review.
- If required documents or plan content is missing, project review will be delayed.
- This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4, and/or Section 6 for Rezones.

For the proposed project, I have determined the appropriate process and approval types to be as follows:

Project Process Level (2-5): 5 Project Approval(s) Needed: CDP, ROW vacation

Responsible Certified Professional Name: F. Leland Hope

Signature: [Signature] Date: 07/12/22

DENOTES VISIBILITY TRIANGLE AREA. NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24" IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB. SEE A4 FOR ENLARGED CURB CUT AREA.

LANDSCAPE 172S.F.
F.Y.S. = 600S.F.
LANDSCAPE 81S.F.

6' F.Y.S TOTAL AREA: 600S.F.
LANDSCAPE AREA: 172S.F. + 81S.F. = 253S.F. = 42% LANDSCAPE



F.L. HOPE
ARCHITECTURE & PLANNING
919 North Harbor Dr., #201
San Diego, CA 92106
P.O. Box 6029, San Diego, CA 92166
TEL / FAX: (619) 220-7115
www.fleehopearchitect.com

PREPARED BY

NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING

ADDRESS: PO BOX 6029 SAN DIEGO, CA. 92166

PHONE #: 619 995 0326

PROJECT ADDRESS : 690 ROSECRANS ST. A.P.#: 532-341-01

PROJECT NAME: SHANAHAN FELGENHAUER ADU AND PRIMARY RESIDENCE
SHEET TITLE: DEV. SUMMARY SITE/ROOF PLAN

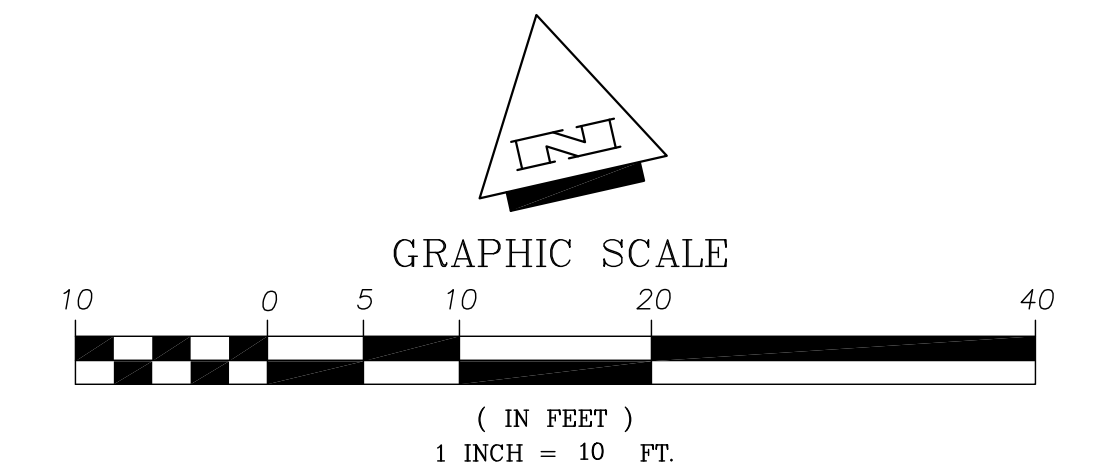
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REVISION 3: 7/19/24
REVISION 2: 10/25/23
REVISION 1: 4/20/23

ORIG. DATE: 7/8/22

SHEET 1 OF 9

DEP#:

PORTION OF
THE SW1/4 OF PUEBLO LOT 175
MM NO. 36



LEGEND:

- INDICATES WATER METER
- INDICATES SIGN
- INDICATES NATURAL GROUND
- INDICATES FINISH FLOOR
- INDICATES TOP OF CURB
- INDICATES DRAIN INLET
- INDICATES FLOW LINE
- INDICATES CONCRETE SURFACE
- INDICATES NATURAL GROUND
- INDICATES BRICK SURFACE
- INDICATES UTILITY CABINET
- INDICATES PROPERTY LINE
- INDICATES WOOD FENCE
- INDICATES WALL
- INDICATES SEWER LINE
- INDICATES WATER LINE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHERLY HALF OF THE NORTHWEST QUARTER OF THAT CERTAIN UNNUMBERED LOT OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, LYING WESTERLY OF PUEBLO LOT 165, EASTERLY AND PUEBLO LOT 166 AND NORTHERLY OF PUEBLO LOT 163, AS SAID LOTS ARE SHOWN ON THE MAP THEREOF MADE BY C. H. POOLE, IN 1856, A COPY OF WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 35, THAT LIES WESTERLY OF THAT CERTAIN TRACT OF LAND CONVEYED BY L.A. BLOCHMAN AND HAIDEE G. BLOCHMAN, HIS WIFE, TO THE CITY OF SAN DIEGO, A MUNICIPAL CORPORATION, BY DEED DATED JANUARY 13, 1913 AND RECORDED APRIL 18, 1913 IN BOOK 607 PAGE 115 OF DEEDS, RECORDS OF SAN DIEGO COUNTY, COMPRISING IN A PART OF ROSECRANS STREET AS NOW LOCATED.

ALSO, ALL THOSE PORTIONS OF THE EASTERLY HALF OF SAN DIONICIO STREET LYING WESTERLY OF AND ADJOINING SAID ABOVE DESCRIBED PORTION OF SAID UNNUMBERED LOTS, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION NO. 14113, ADOPTED BY THE COMMON COUNCIL OF THE CITY OF SAN DIEGO ON JUNE 9, 1913.

APN: 532-341-01-00

BASIS OF ELEVATION:

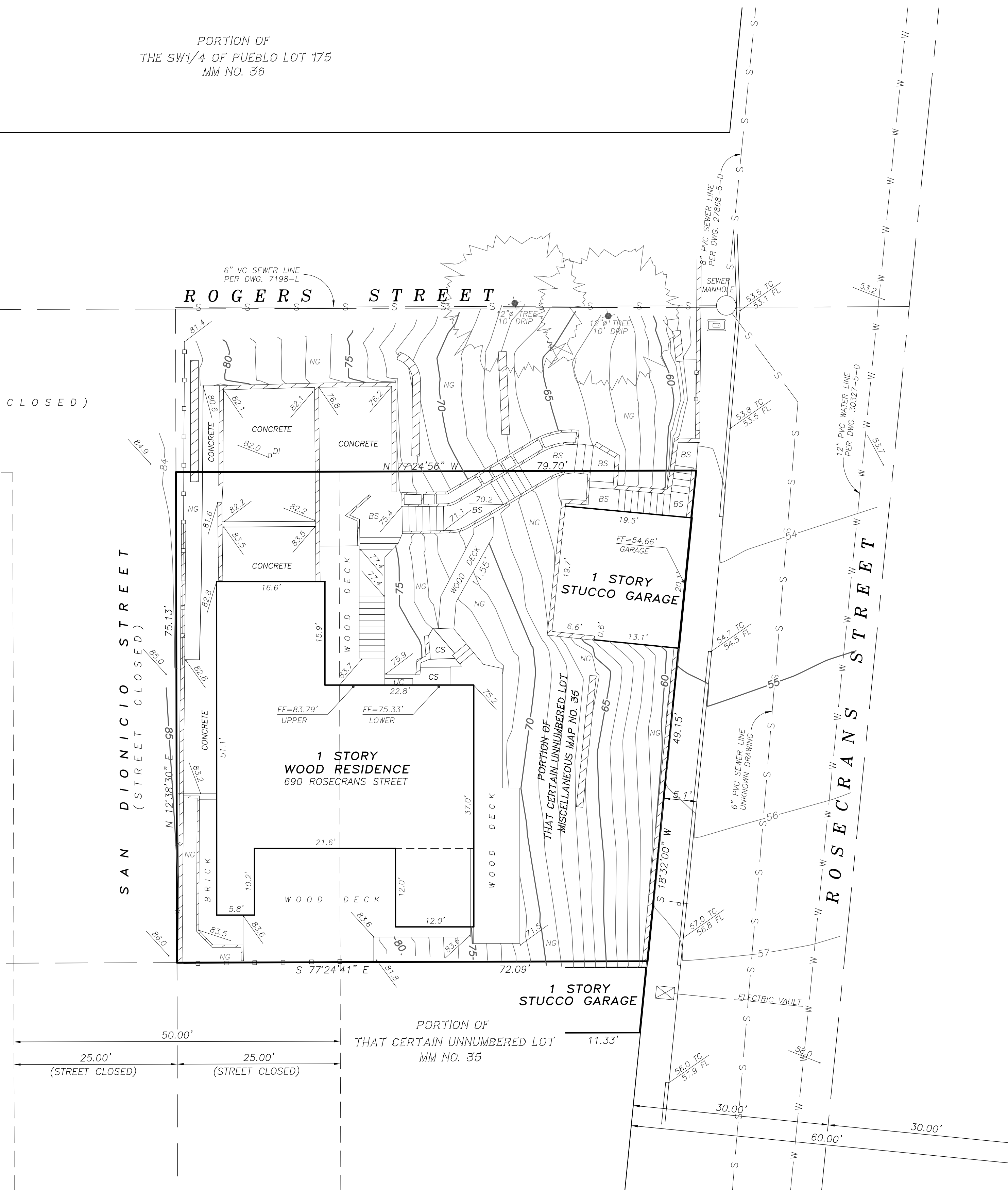
CITY OF SAN DIEGO BENCHMARK:
NORTHWEST BRASS PLUG
LOCATED AT THE INTERSECTION OF QUALTROUGH STREET AND SAN ELJO STREET
ELEVATION = 166.48 M.S.L.

PROPERTY NOTE:

THE PROPERTY IS SUBJECT TO MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED, "ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT", RECORDED APRIL 17, 2008 AS INSTRUMENT NO. 2008-0205347 OF OFFICIAL RECORDS.

(STREET CLOSED)

PORTION OF THE NORTH 1/2
LOT 3, BLOCK 166
MM NO. 35

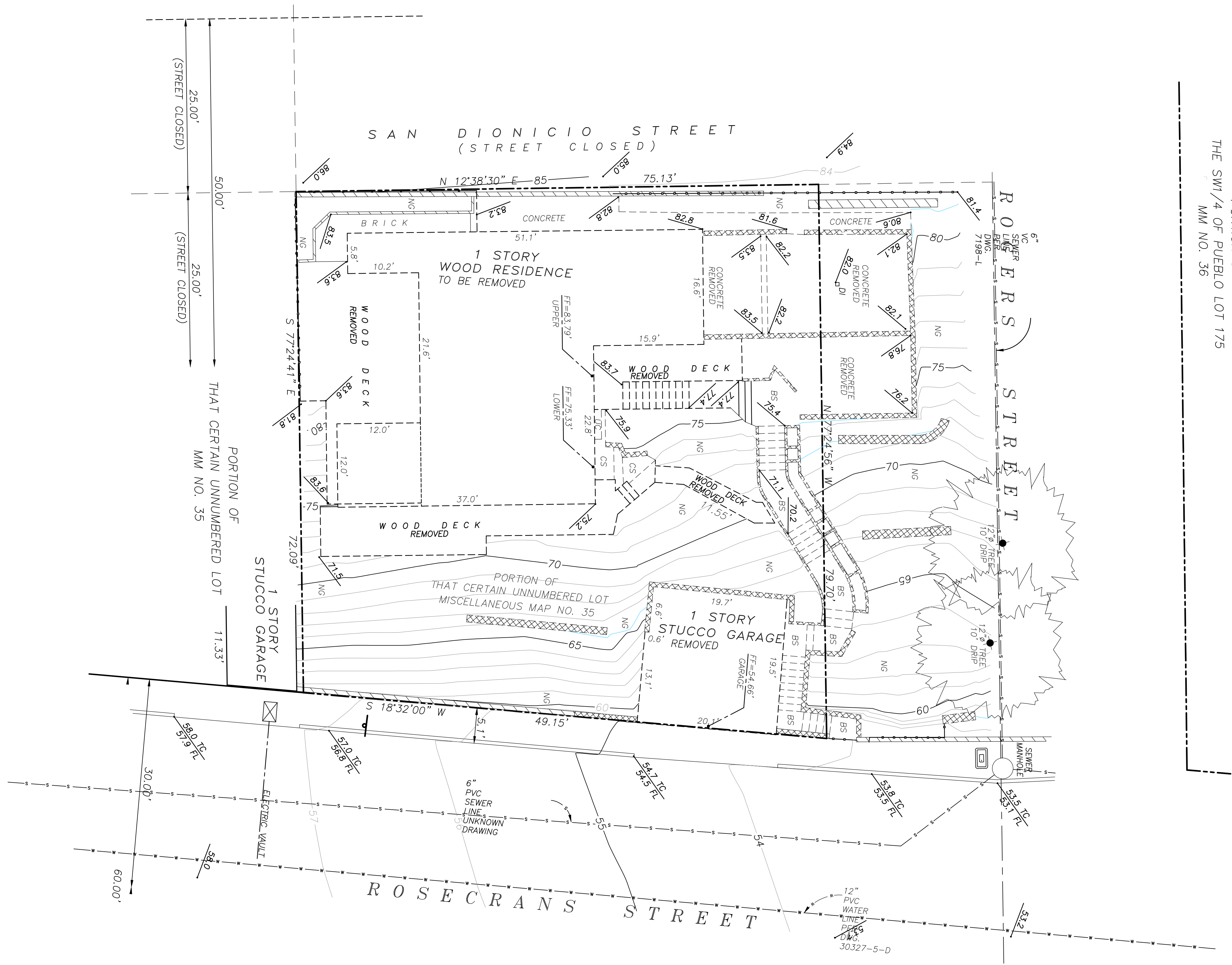


50.00'
25.00' (STREET CLOSED) 25.00' (STREET CLOSED)
S 77°24'41" E 11.33'





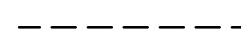

Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY		
For the exclusive use of: KATHLEEN SHANAHAN 690 ROSECRANS STREET SAN DIEGO, CALIFORNIA 92106		
San Diego Land Surveying & Engineering, Inc.		
7028 Convoy Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 11-04-2021	Revised:	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 1 of 1 Sheet
Drawing: Rosecrans St 690 Topo		A.P.N. 532-341-01



PORTION OF
 THE SW 1/4 OF PUEBLO LOT 175
 MM NO. 36

PORTION OF
 THAT CERTAIN UNNUMBERED LOT
 MM NO. 35

-  EXISTING CONCRETE RETAINING WALLS TO REMAIN.
-  EXISTING CONCRETE RETAINING WALLS TO BE REMOVED.
-  STRUCTURE TO BE REMOVED.
-  STRUCTURE TO REMAIN.

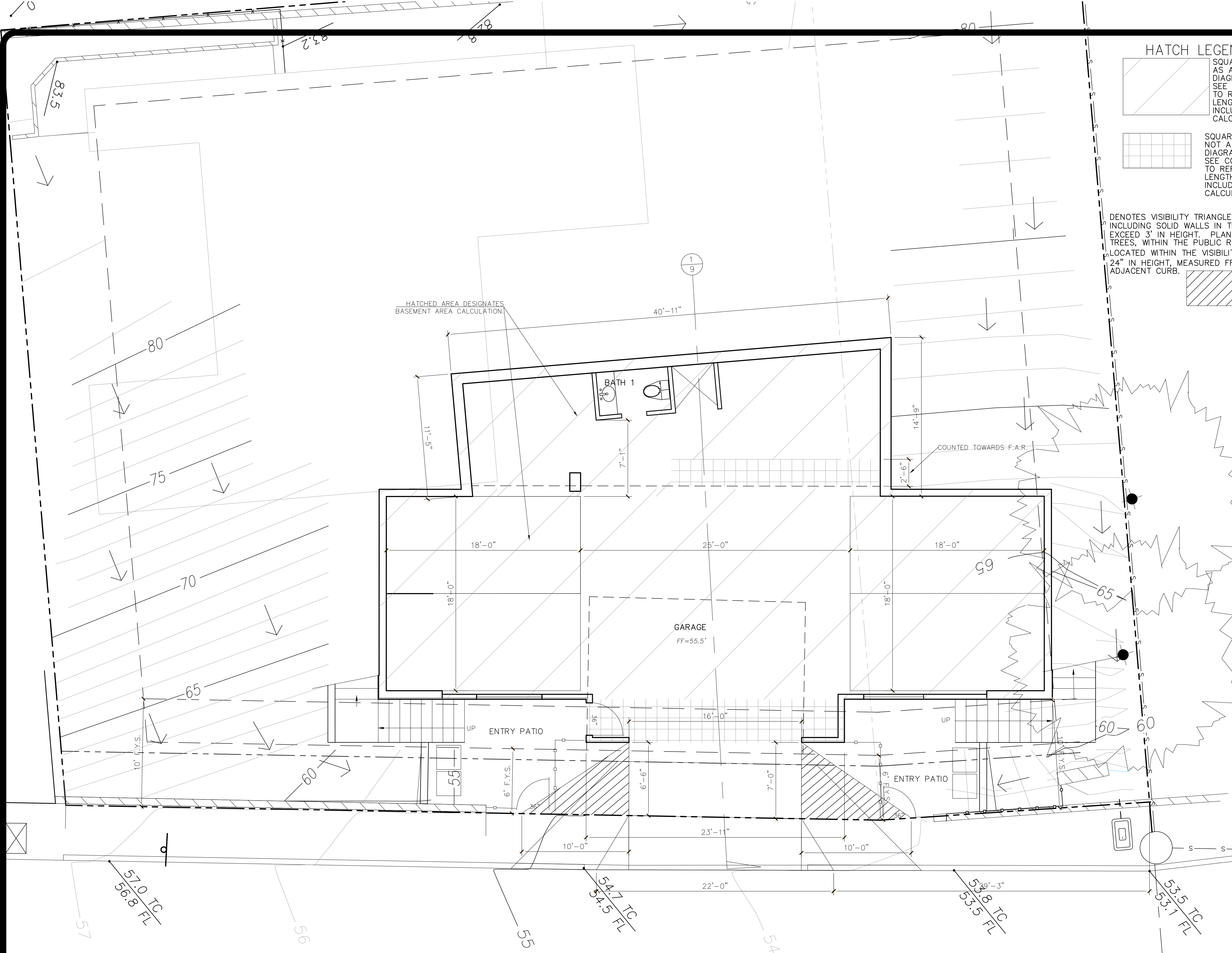
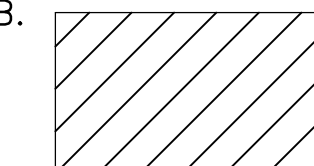
PREPARED BY	
NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING	REVISION 14: REVISION 13: REVISION 12: REVISION 11: REVISION 10: REVISION 9: REVISION 8: REVISION 7: REVISION 6: REVISION 5: REVISION 4:
ADDRESS: PO BOX 6029 SAN DIEGO, CA. 92166	REVISION 3: 7/19/24 REVISION 2: 10/25/23 REVISION 1: 4/20/23
PHONE #: 619 995 0326	ORIG. DATE: 7/8/22
PROJECT ADDRESS : 690 ROSECRANS ST. A.P.#: 532-341-01	SHEET 3 OF 9
PROJECT NAME: SHANAHAN FELGENHAUER ADU AND PRIMARY RESIDENCE SHEET TITLE: DEMOLITION PLAN	DEP#:

HATCH LEGEND

SQUARE FOOTAGE DESIGNATED AS A BASEMENT PER DIAGRAM 113-02J. SEE CORRESPONDING ELEVATION TO REFERENCE DIMENSION LENGTH OF AREA INCLUDED IN F.A.R. CALCULATIONS.

SQUARE FOOTAGE DESIGNATED NOT A BASEMENT PER DIAGRAM 113-02J. SEE CORRESPONDING ELEVATION TO REFERENCE DIMENSION LENGTH OF AREA INCLUDED IN F.A.R. CALCULATIONS.

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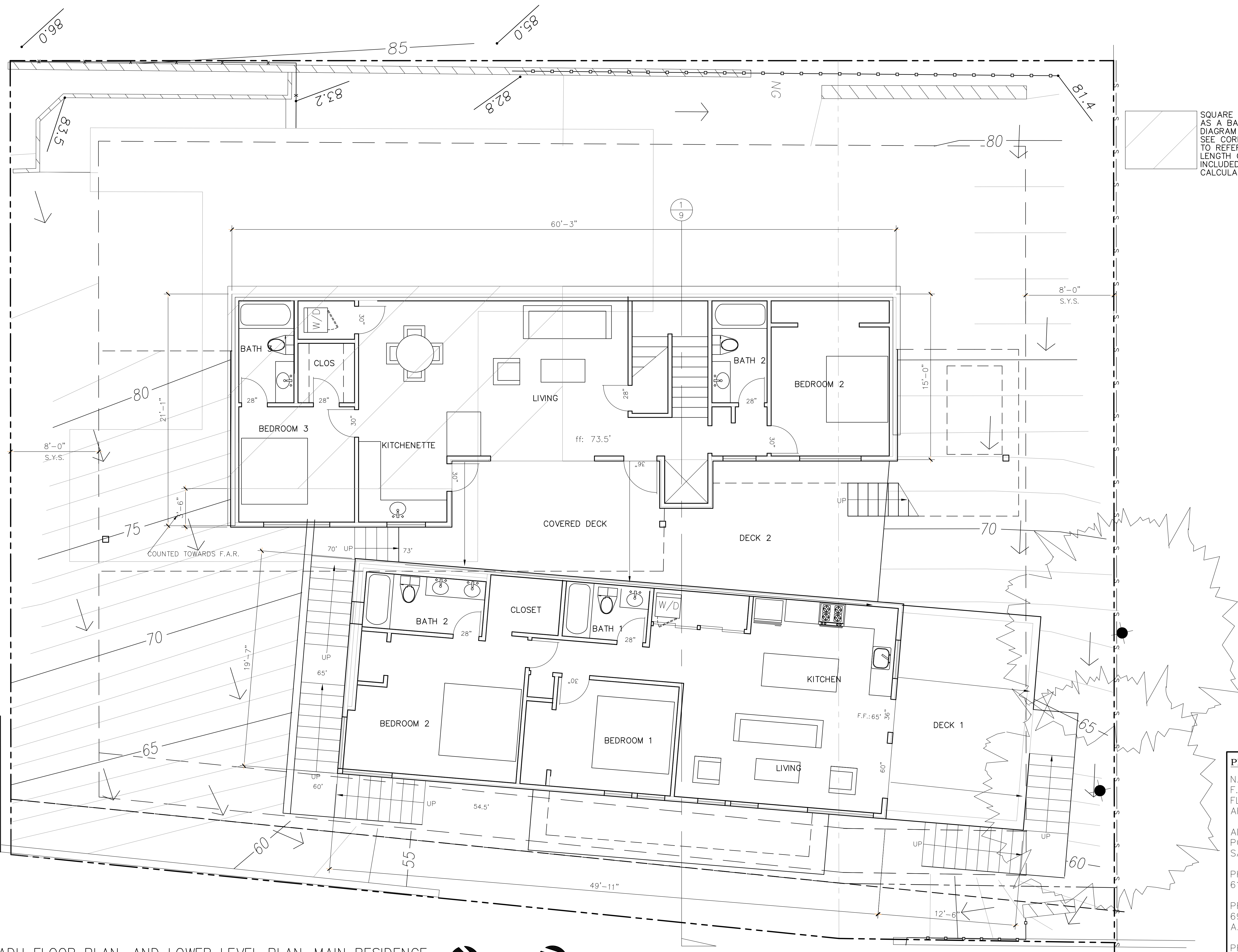


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 4918 North Harbor Dr., #201
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PREPARED BY
 NAME: F. LELAND HOPE, FL HOPE, ARCHITECTURE & PLANNING
 ADDRESS: PO BOX 6029, SAN DIEGO, CA. 92166
 PHONE #: 619 995 0326
 PROJECT ADDRESS : 690 ROSECRANS ST. A.P. #532 341 01 00
 PROJECT NAME: SHANAHAN FELGENHAUER RESIDENCE AND ADU

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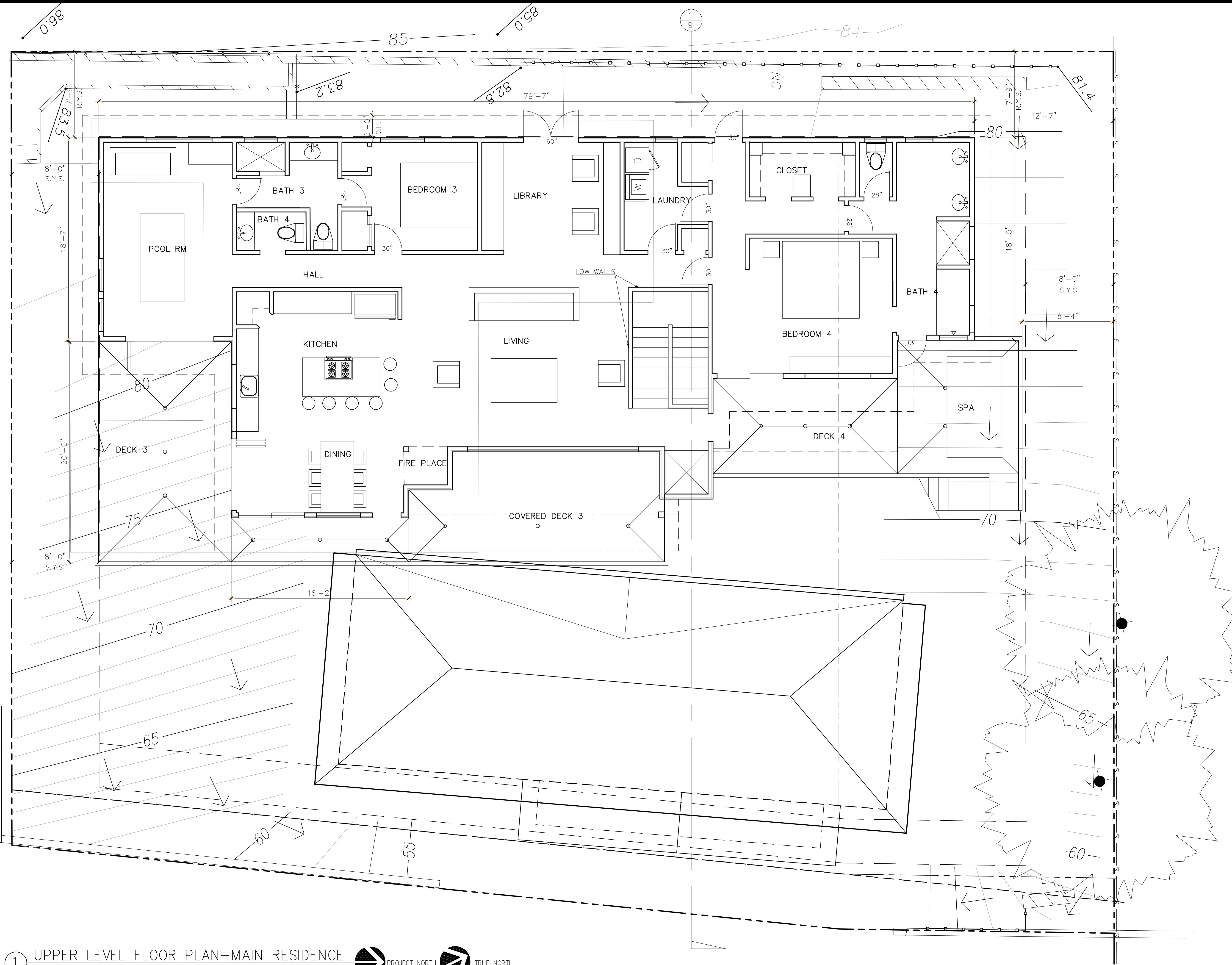


1 ADU FLOOR PLAN, AND LOWER LEVEL PLAN—MAIN RESIDENCE
 1/4"=1'-0"



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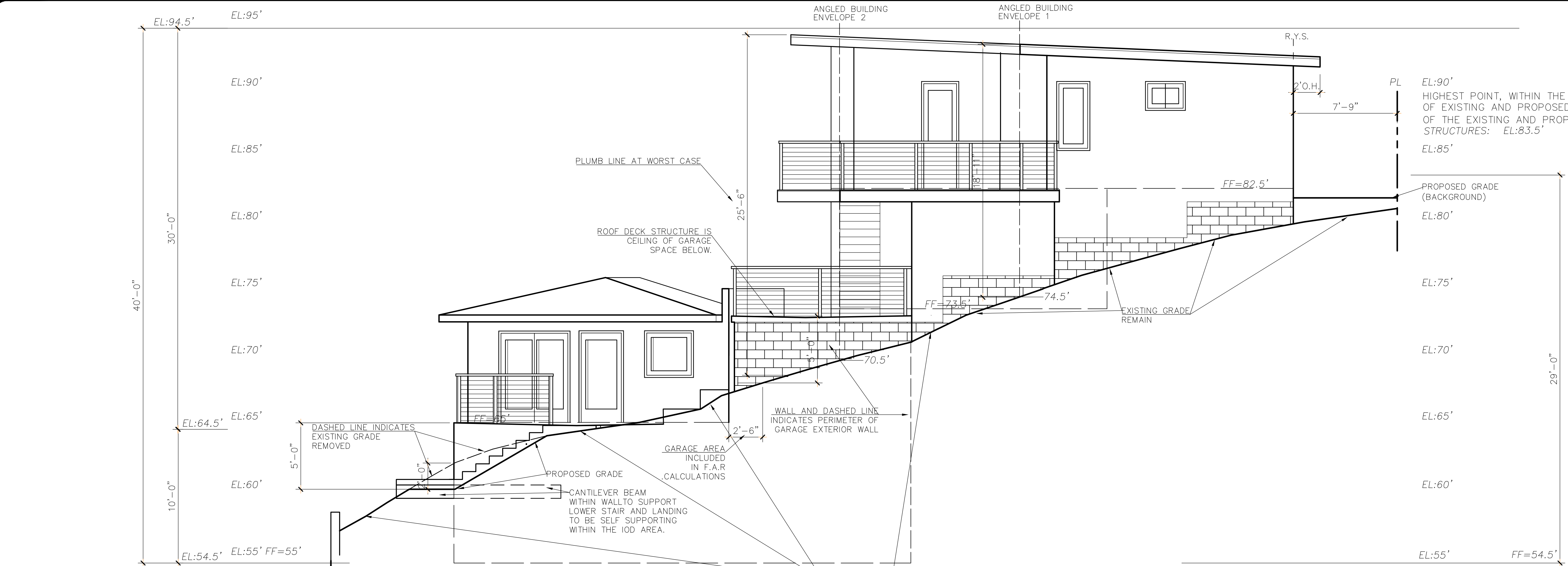
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① UPPER LEVEL FLOOR PLAN—MAIN RESIDENCE
 1/4"=1'-0" PROJECT NORTH TRUE NORTH

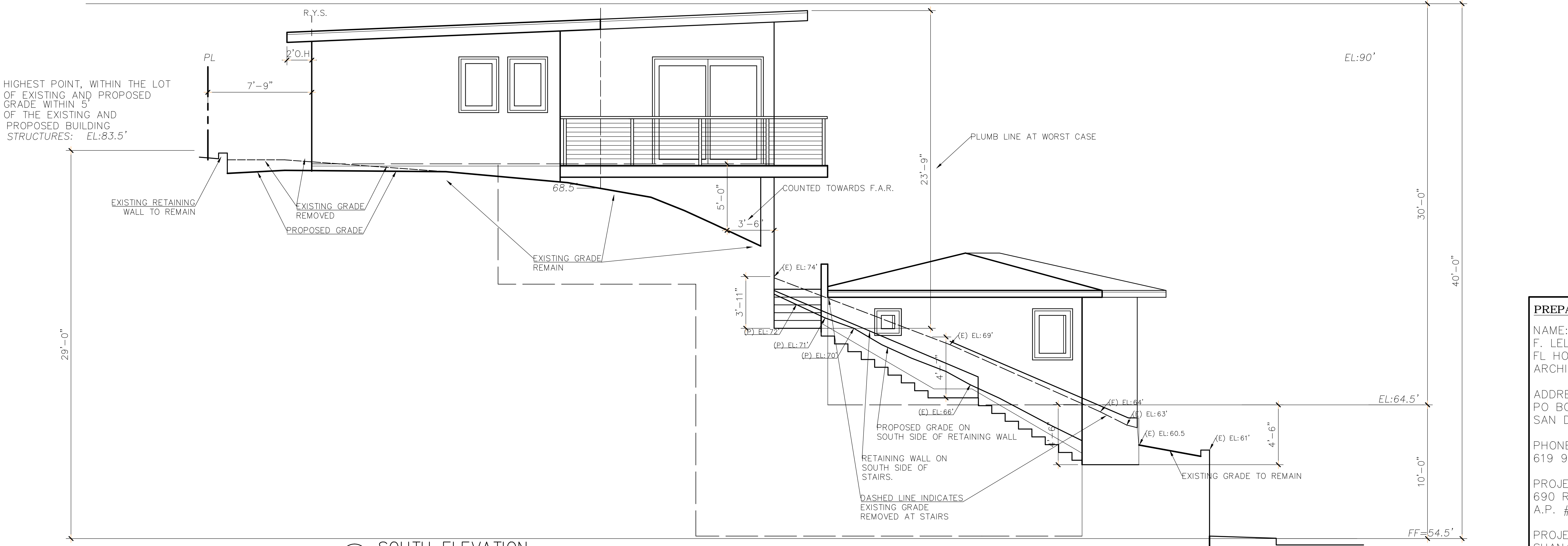
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SHEET TITLE: FLOOR PLAN	



LOWEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING STRUCTURES EL: 54.5'

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

HIGHEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING STRUCTURES: EL:83.5'
 EL:90'
 EL:85'
 EL:80'
 EL:75'
 EL:70'
 EL:65'
 EL:60'
 EL:55'



HIGHEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING STRUCTURES: EL:83.5'

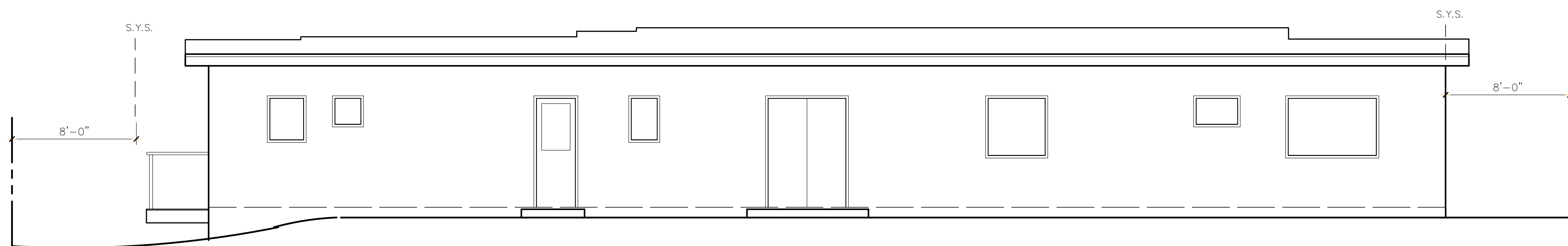
2 SOUTH ELEVATION
 1/4"=1'-0"

LOWEST POINT, WITHIN THE LOT OF EXISTING AND PROPOSED GRADE WITHIN 5' OF THE EXISTING AND PROPOSED BUILDING STRUCTURES EL: 54.5'

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 REVISION 1: 4/20/23
 ORIG. DATE: 7/8/22
 SHEET 7 OF 9
 DEP#:



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



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

THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET.(SDMG,SECTIONS 132.0505) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, ANTENNA OR OTHER PROJECTIONS, SHALL NOT EXCEED 30' ABOVE BASE OF MEASUREMENT.

A PRE CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN 1' OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE. THE PRE CONSTRUCTION MEETING MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED.

7/8" STUCCO SAND FINISH
CONSULT WITH OWNER ON COLOR.

PRIMARY RESIDENCE ROOF:
SINGLE PLY ROOFING
ADU ROOF:
DIMENSIONAL ASHALT SHINGLES

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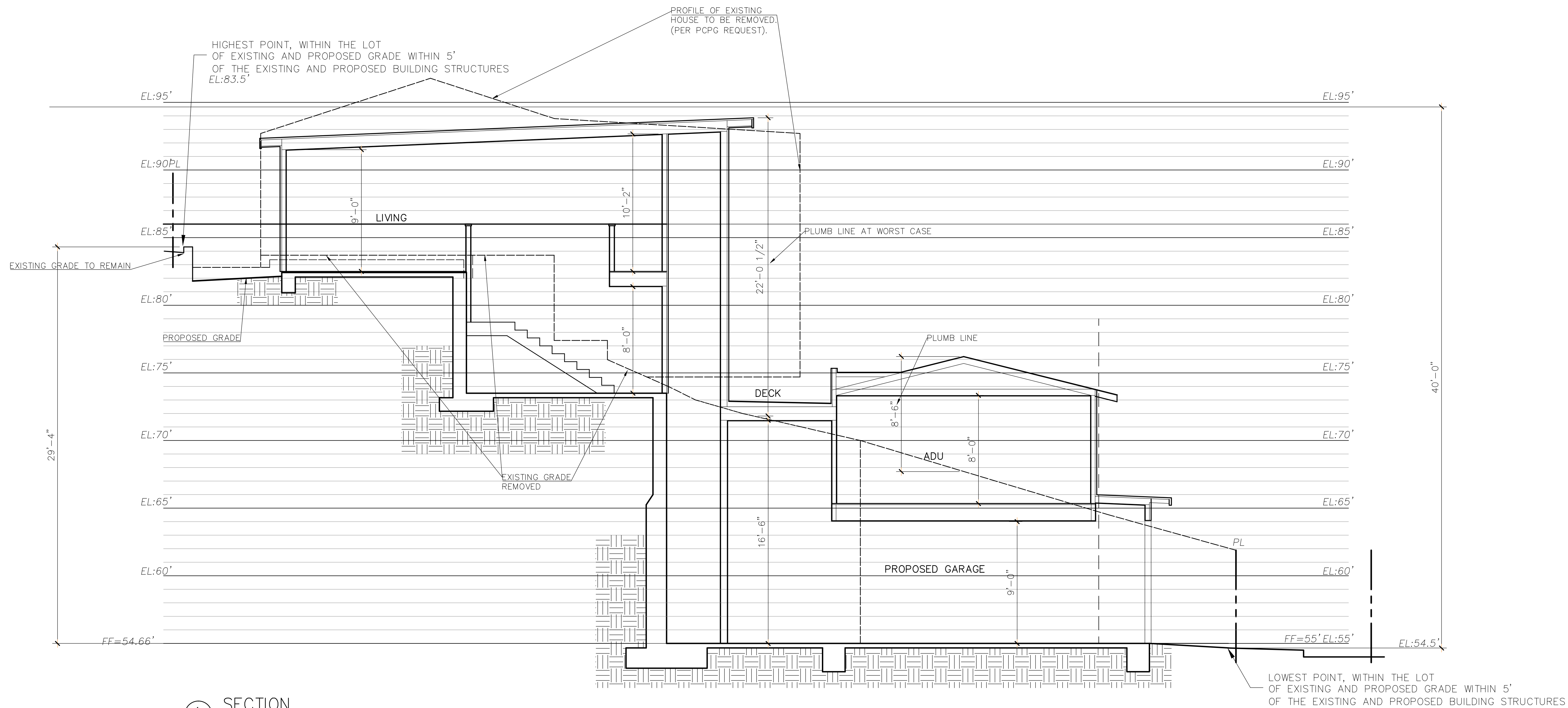
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SHEET 8 OF 9

DEP#:



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

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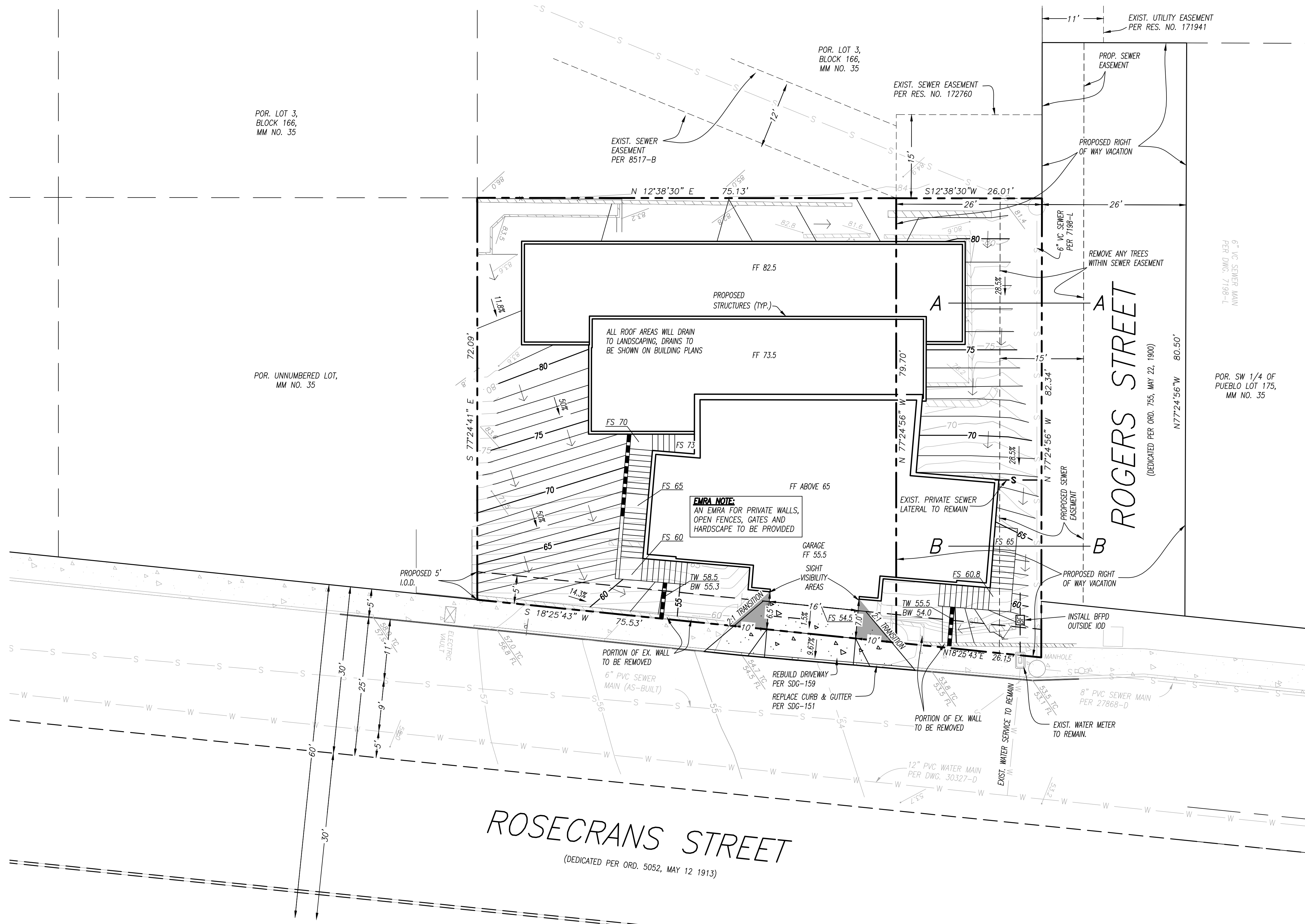
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SHEET 9 OF 9

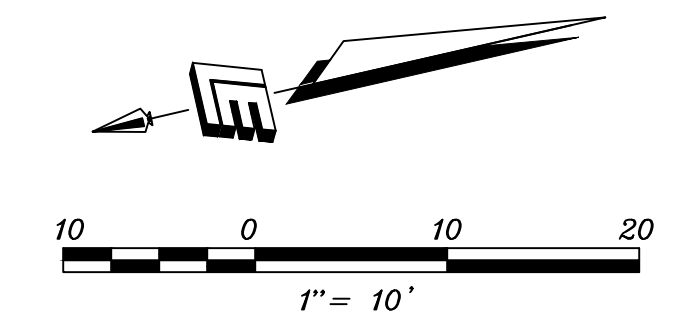
DEP#:

SHANAHAN RESIDENCE GRADING PLAN



LEGEND

SUBDIVISION BOUNDARY	---
RIGHT OF WAY	====
OFFSITE LOT LINES	- - - -
EXISTING SEWER EASEMENT	- - - -
EXISTING CURB	=====
EXISTING SIDEWALK	=====
EXISTING MASONRY FENCE	=====
EXISTING RETAINING WALL	=====
EXISTING FIRE HYDRANT	⊕
EXISTING TOPO CONTOURS	85
PROPOSED TOPO CONTOURS	85
PROPOSED MASONRY FENCE	=====
PROPOSED RETAINING WALL	=====
PROPOSED PATH FOR SEWER MANHOLE ACCESS	⊕
PROPOSED IOD	-----
PROP. SEWER EASEMENT	-----
FS	FINISHED SURFACE ELEV.
FF	FINISHED FLOOR ELEV.
EXISTING SPOT ELEVATION	82.8

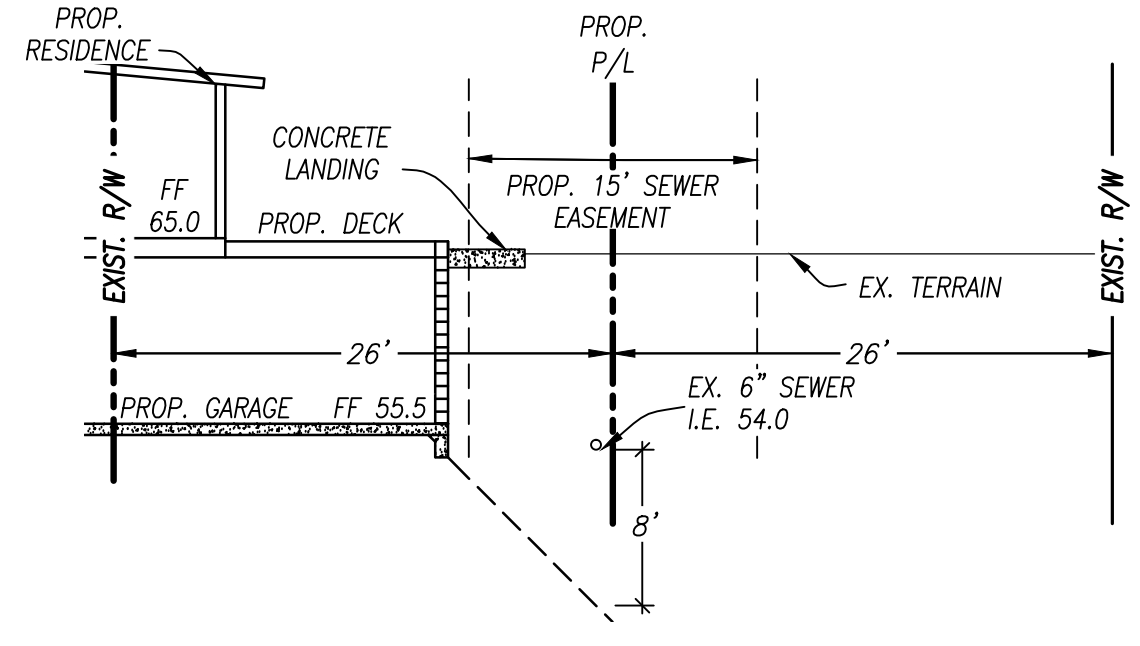
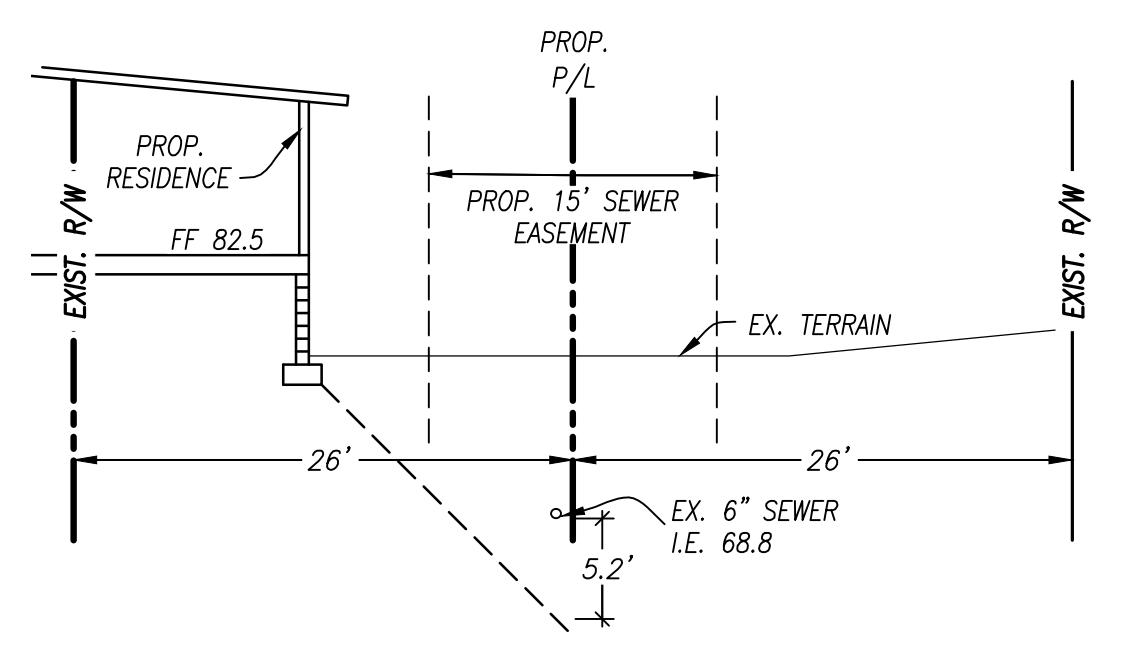


GRADING QUANTITIES:

	INSIDE BUILDING ENVELOPE	OUTSIDE BUILDING ENVELOPE	TOTALS
CUT:	1,104 C.Y.	22 C.Y.	1,126 C.Y.
FILL:	0 C.Y.	30 C.Y.	30 C.Y.
NET(EXPORT):	1,104 C.Y.(CUT)	8 C.Y. (FILL)	1,098 C.Y.
MAX. DEPTH OF CUT:	22.3'	4.5'	22.3'
MAX. DEPTH OF FILL:	0.0'	1.0'	1.0'

EMRA NOTE:
AN EMRA FOR PRIVATE WALLS, OPEN FENCES, GATES AND HARDSCAPE TO BE PROVIDED

ROSECRANS STREET
(DEDICATED PER ORD. 5052, MAY 12 1913)



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
6				12			
5				11			
4	02/21/24	CMJ	AGENCY REVISIONS	10			
3	10/24/23	CMJ	AGENCY REVISIONS	9			
2	04/17/23	CMJ	AGENCY REVISIONS	8			
1	07/08/22	CMJ	ORIGINAL (DRAFT)	7			

APPROVED BY ENGINEER OF WORK	BY	DESCRIPTION	REGISTRATION R.C.E.
			26283
FILE CODE	PL 26.01-07.22	DATE	
PREPARATION AND REVISION LOG			



PREPARED BY:
NAME: LEPPERT ENGINEERING CORPORATION

ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CALIFORNIA 92122-2848

PHONE #: (858) 597-2001

PROJECT ADDRESS:
690 ROSECRANS STREET
SAN DIEGO, CA 92106

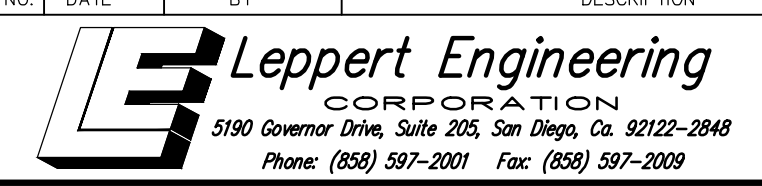
PROJECT NAME:
SHANAHAN RESIDENCE

SHEET TITLE:
GRADING PLAN

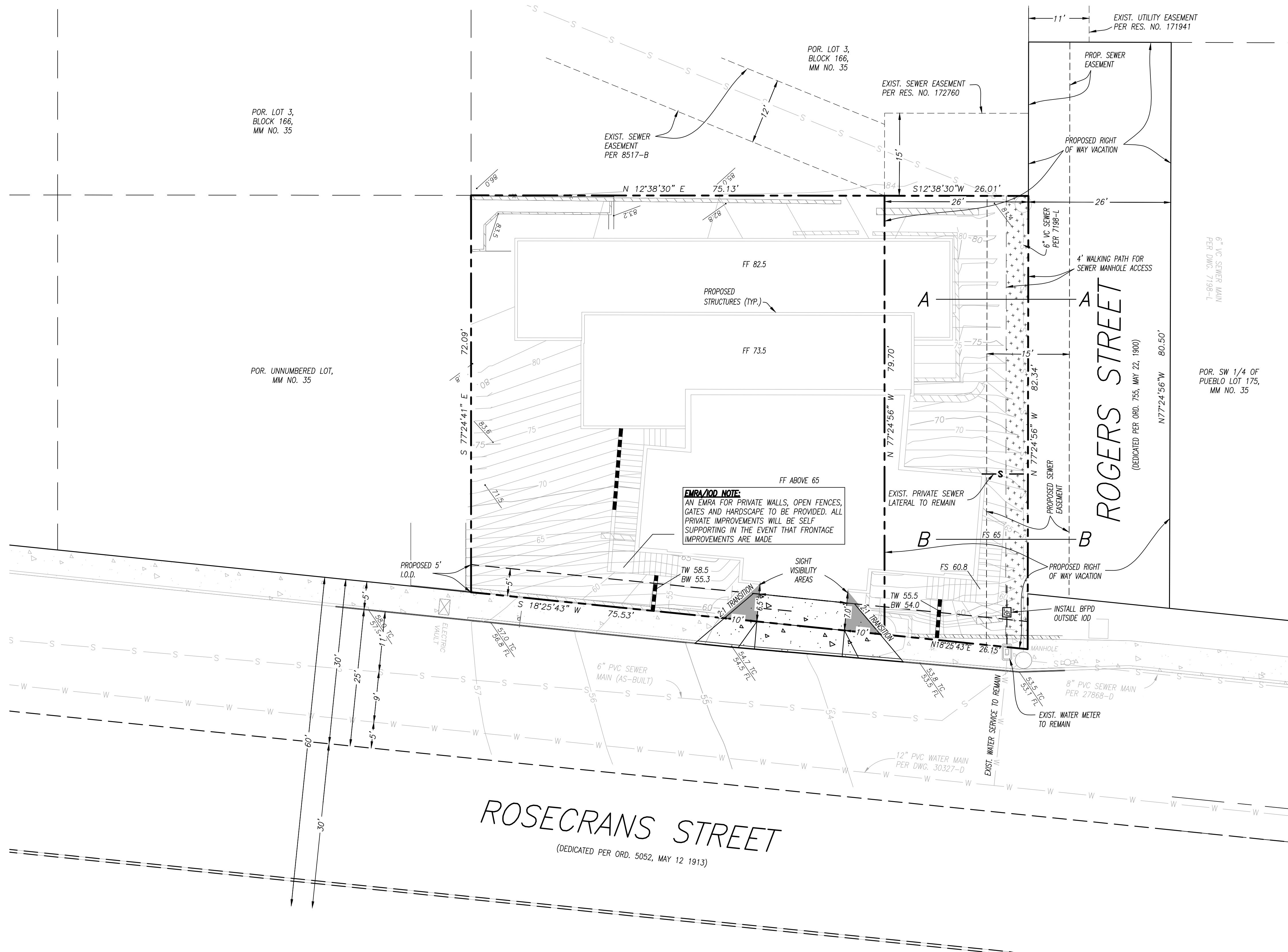
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REVISION 11:	_____
REVISION 10:	_____
REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	<u>08/29/2024</u>
REVISION 4:	<u>07/17/2024</u>
REVISION 3:	<u>02/21/2024</u>
REVISION 2:	<u>10/24/2023</u>
REVISION 1:	<u>04/17/2023</u>

ORIGINAL DATE: 07/08/2022

SHEET 1 OF 3



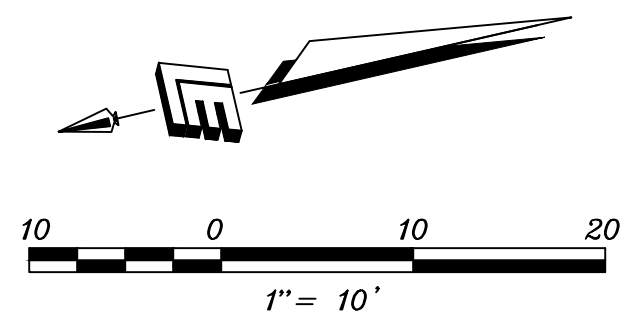
SHANAHAN RESIDENCE GRADING PLAN



EMPA/IOD NOTE:
AN EMPA FOR PRIVATE WALLS, OPEN FENCES, GATES AND HARDSCAPE TO BE PROVIDED. ALL PRIVATE IMPROVEMENTS WILL BE SELF-SUPPORTING IN THE EVENT THAT FRONTAGE IMPROVEMENTS ARE MADE.

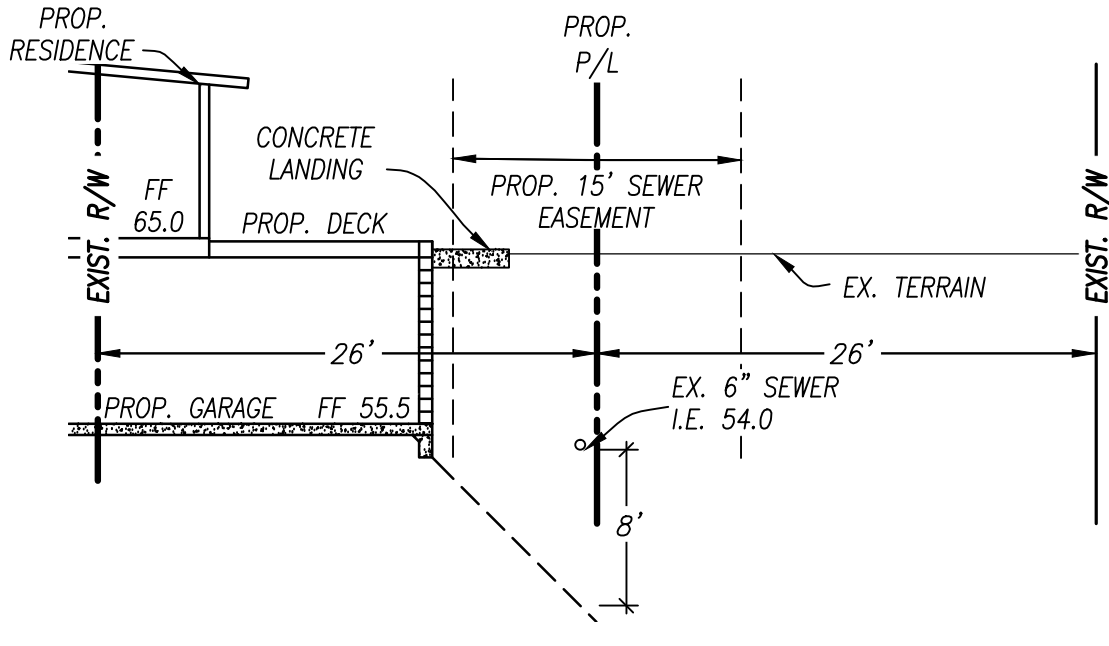
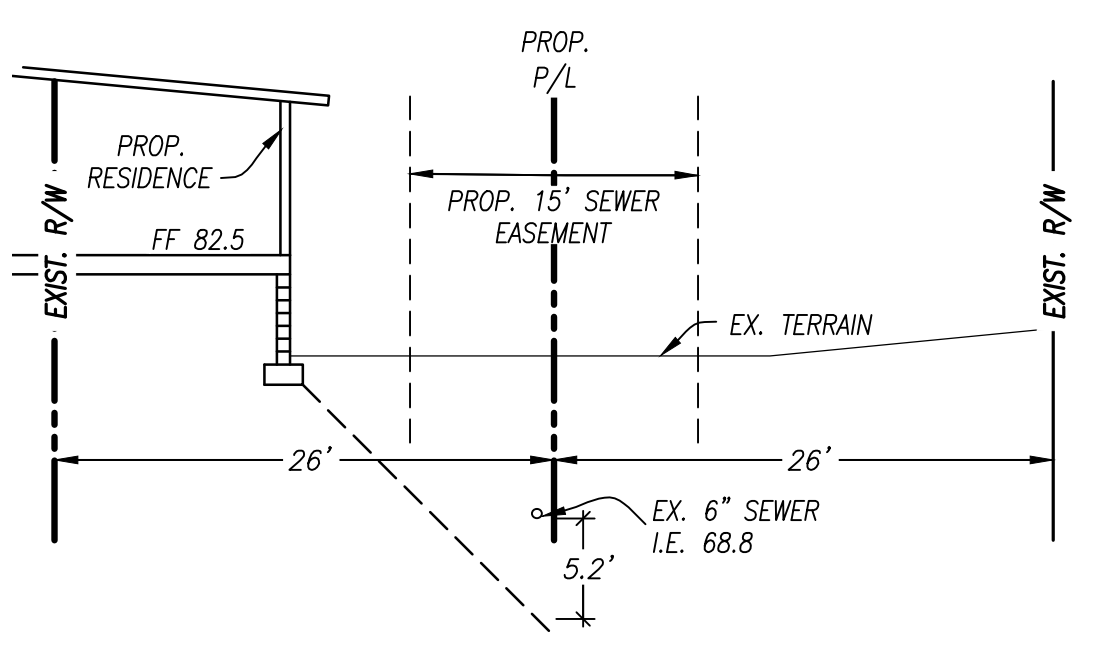
LEGEND

SUBDIVISION BOUNDARY	---
RIGHT OF WAY	====
OFFSITE LOT LINES	- - - -
EXISTING SEWER EASEMENT	- - - -
EXISTING CURB	=====
EXISTING SIDEWALK	=====
EXISTING MASONRY FENCE	=====
EXISTING RETAINING WALL	=====
EXISTING FIRE HYDRANT	⊕
EXISTING TOPO CONTOURS	85
PROPOSED TOPO CONTOURS	85
PROPOSED MASONRY FENCE	=====
PROPOSED RETAINING WALL	=====
PROPOSED PATH FOR SEWER MANHOLE ACCESS	⊕
PROPOSED IOD	-----
PROP. SEWER EASEMENT	-----
FS	FINISHED SURFACE ELEV.
FF	FINISHED FLOOR ELEV.
EXISTING SPOT ELEVATION	82.8



ROSECRANS STREET
(DEDICATED PER ORD. 5052, MAY 12 1913)

ROGERS STREET
(DEDICATED PER ORD. 705, MAY 22, 1900)



NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
6				12			
5				11			
4	02/21/24	CMJ	AGENCY REVISIONS	10			
3	10/24/23	CMJ	AGENCY REVISIONS	9			
2	04/17/23	CMJ	AGENCY REVISIONS	8			
1	07/08/22	CMJ	ORIGINAL (DRAFT)	7			

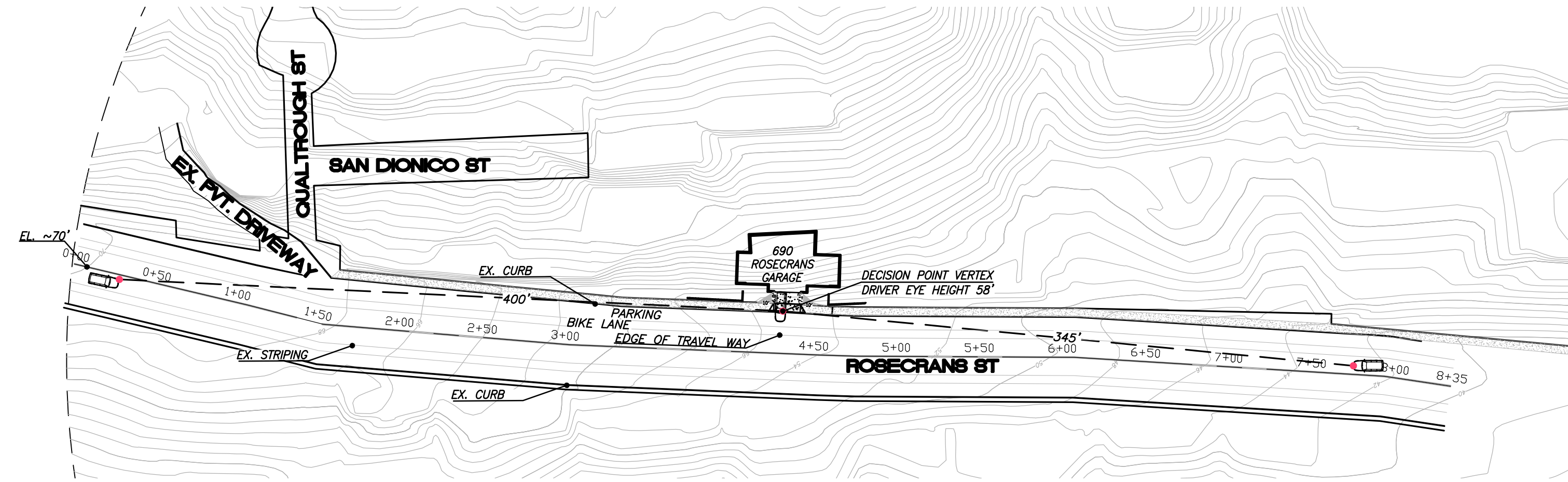
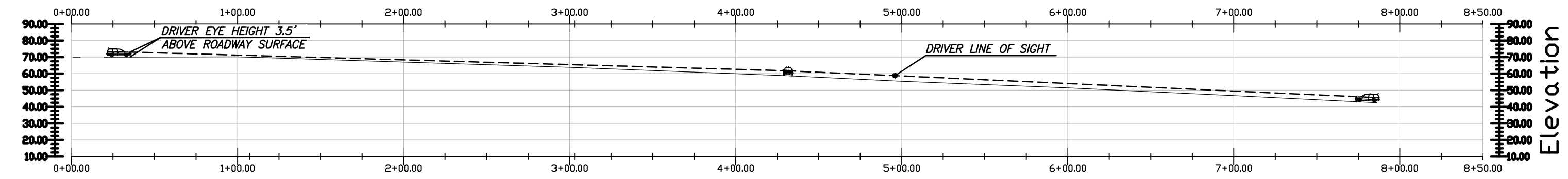
APPROVED BY ENGINEER OF WORK	BY	DESCRIPTION	REGISTRATION R.C.E.
<i>[Signature]</i>			26283
FILE CODE	PL 26.01-07.22	DATE	

PREPARATION AND REVISION LOG

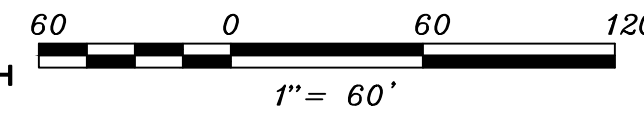


Leppert Engineering CORPORATION
5190 Governor Drive, Suite 205, San Diego, CA 92122-2948
Phone: (658) 597-2001 Fax: (658) 597-2009

PREPARED BY:	NAME:	LEPPERT ENGINEERING CORPORATION	REVISION 12:	_____
ADDRESS:	5190 GOVERNOR DRIVE, SUITE 205 SAN DIEGO, CALIFORNIA 92122-2848	REVISION 11:	_____	_____
PHONE #:	(658) 597-2001	REVISION 10:	_____	_____
PROJECT ADDRESS:	690 ROSECRANS STREET SAN DIEGO, CA 92106	REVISION 9:	_____	_____
PROJECT NAME:	SHANAHAN RESIDENCE	REVISION 8:	_____	_____
SHEET TITLE:	UTILITY AND EASEMENT PLAN	REVISION 7:	_____	_____
		REVISION 6:	_____	_____
		REVISION 5:	08/29/2024	_____
		REVISION 4:	07/17/2024	_____
		REVISION 3:	02/21/2024	_____
		REVISION 2:	10/24/2023	_____
		REVISION 1:	04/17/2023	_____
		ORIGINAL DATE:	07/08/2022	_____
		SHEET	2	OF 3



- NOTES:**
1. POSTED SPEED 30 MPH, 85TH PERCENTILE SPEED 36 MPH
 2. 400' B1 INTERSECTION SIGHT DISTANCE FOR 36 MPH
 3. 345' B2 INTERSECTION SIGHT DISTANCE



John D. Leppert
 JOHN D. LEPPERT R.C.E. 26283 EXP. 03-31-2026
 DATE

**SHANAHAN RESIDENCE
 SIGHT DISTANCE EXHIBIT FOR DRIVEWAY**

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
6				12			
5				11			
4	02/21/24	CMJ	AGENCY REVISIONS	10			
3	10/24/23	CMJ	AGENCY REVISIONS	9			
2	04/17/23	CMJ	AGENCY REVISIONS	8			
1	07/08/22	CMJ	ORIGINAL (DRAFT)	7			

APPROVED BY ENGINEER OF WORK	REGISTRATION R.C.E. 26283
FILE CODE PL 26.01-07.22	DATE
PREPARATION AND REVISION LOG	



PREPARED BY:
 NAME: LEPPERT ENGINEERING CORPORATION

ADDRESS: 5190 GOVERNOR DRIVE, SUITE 205
SAN DIEGO, CALIFORNIA 92122-2848

PHONE #: (858) 597-2001

PROJECT ADDRESS:
690 ROSECRANS STREET
SAN DIEGO, CA 92106

PROJECT NAME:
SHANAHAN RESIDENCE

SHEET TITLE:
SIGHT DISTANCE ANALYSIS

REVISION 12: _____
 REVISION 11: _____
 REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: 08/29/2024
 REVISION 4: 07/17/2024
 REVISION 3: 02/21/2024
 REVISION 2: 10/24/2023
 REVISION 1: 04/17/2023

ORIGINAL DATE: 07/08/2022

SHEET 3 OF 3