



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 2, 2023 REPORT NO. HO-23-041

HEARING DATE: August 9, 2023

SUBJECT: 616 SAN ANTONIO AVENUE. Process Three Decision

PROJECT NUMBER: [688476](#)

OWNER/APPLICANT: PAUL W. RALPH AND MICHELLE L. RALPH

SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for the remodel and addition to an existing single-dwelling unit located at 616 San Antonio Avenue in the Peninsula Community Plan?

Staff Recommendation:

1. APPROVE Coastal Development Permit No. [2534950](#).

Community Planning Group Recommendation: On September 16, 2021, the Peninsula Community Planning Association voted 13-0-0 to recommend approval of the proposed project without conditions (Attachment 6).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. This project is not pending an appeal of the environmental determination. The environmental determination for this project was made on June 22, 2023, and the opportunity to appeal that determination ended on July 7, 2023 (Attachment 7).

BACKGROUND

The 0.14-acre site is located at 616 San Antonio Avenue, east of Rosecrans Street, north of Perry Street, and south of Qualtrough Street (Attachment 1) in the RS-1-7 Zone of the Peninsula Community Plan area, the Coastal Height Limit Overlay Zone, the Coastal Overlay Zone (Appealable Area), and within the First Public Roadway. The project site is a rectangular lot bordered by residential development to the north, west, and south, and San Antonio Avenue to the east, located within a fully developed residential neighborhood.

DISCUSSION

PROJECT DESCRIPTION:

The proposed project is for the remodel and addition to the existing single-family residence by adding a new 789-square-foot subterranean garage, conversion of 391 square-feet of the existing garage into a new living area, a 438-square-foot addition for a new recreation room extension at the basement level and a 577-square-foot cover over the existing deck. In accordance with SDMC Section [126.0707\(b\)](#), the Hearing Officer may approve the Coastal Development Permit if the findings in SDMC Section [126.0708\(a\)](#) can be made.

The project site is within a fully developed residential neighborhood, it complies with the 30-foot coastal development height limit, and it is consistent with the RS-1-7 development zone regulations outlined in the SDMC Section [131.0431\(b\)](#) and the local coastal program land use plan which designates the property as a protected single family neighborhood per figure 7a. Staff has determined that the proposed project is consistent with the development regulations of the underlying zone, including but not limited to height, density, floor area ratio, lot coverage, and setbacks outlined in table 131-04D of SDMC Section [131.0431\(b\)](#). The project site is located within the coastal view corridor identified within the community plan but will not impact the view corridor as outlined in figure 27a of the peninsula community plan and local coastal program land use plan. The proposed development will not be adding any additional dwelling units to the existing single-family lot. The project is proposing one street tree, retention of existing landscaping, and new landscaping which will be maintained to enhance and preserve views and will not affect any existing or proposed physical public access way and/or the public views to the Pacific Ocean or other scenic coastal areas as specified in the Local Coastal Program land use plan.

Conclusion:

City staff has determined the project is consistent with the Community Plan and regulations of the Land Development Code as described above. Staff has provided draft findings and conditions to support approval of the project (Attachment 4 and 5) and recommends the Hearing Officer approve the Coastal Development Permit No. 2534950 as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2534950, with modifications.
2. Deny Coastal Development Permit No. 2534950, if the findings required to approve the project cannot be affirmed.

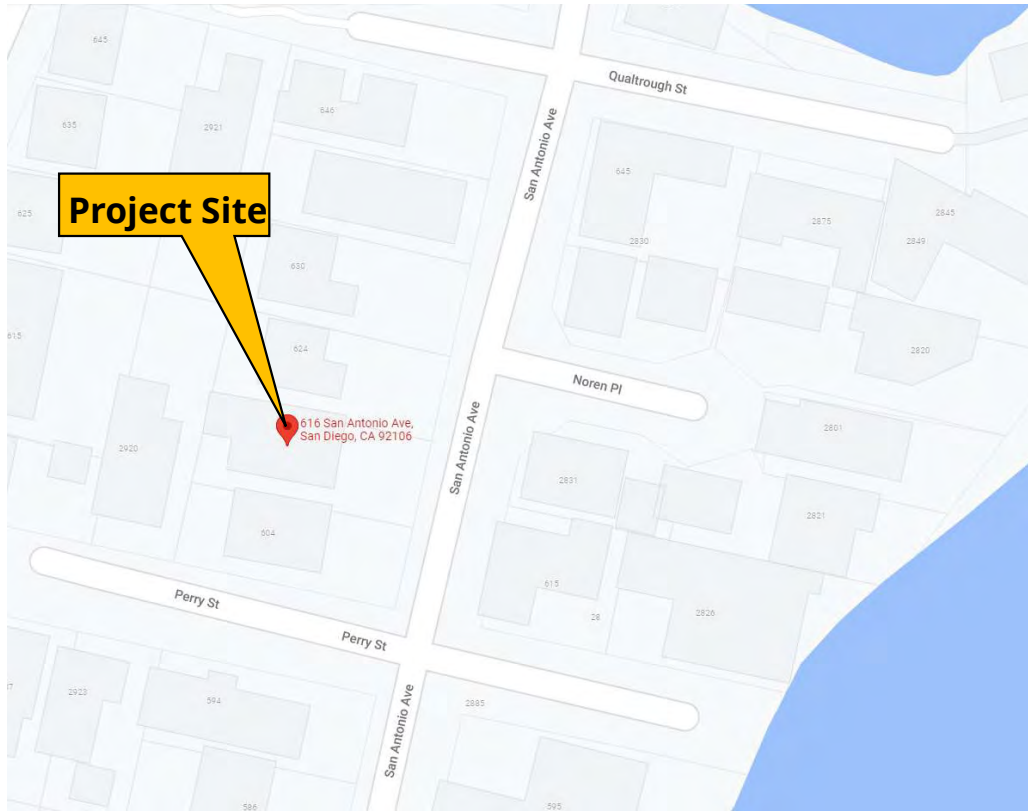
Respectfully submitted,

Christian Hoppe

Christian Hoppe, Development Project Manager

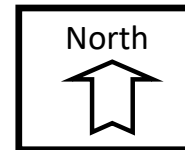
Attachments:

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

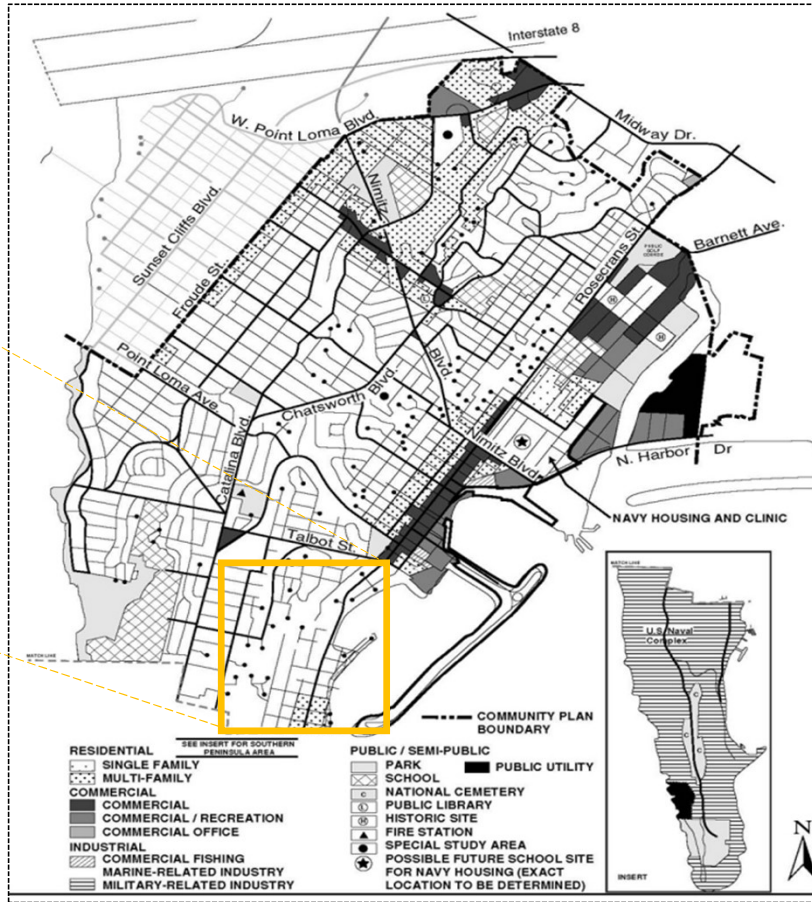


Project Location Map

616 Ralph CDP
Project No. 688476 - 616 San Antonio Ave

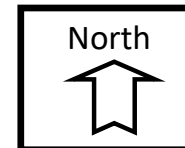


Project Site



Land Use Map

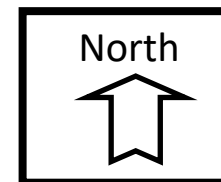
616 San Antonio Ave, CDP
Project No. 688476 - 616 San Antonio Ave





Aerial Photograph

616 San Antonio Ave, CDP
Project No. 688476 - 616 San Antonio Ave



HEARING OFFICER RESOLUTION NO. [REDACTED]
COASTAL DEVELOPMENT PERMIT NO. 2534950
RALPH RESIDENCE – PROJECT NO. 688476

WHEREAS, PAUL W. RALPH and MICHELLE L. RALPH, husband and wife as joint tenants, Owners/Permittees, filed an application with the City of San Diego for a permit to remodel an existing single-family residence with the addition of a new subterranean garage, conversion of the existing garage into new living area, a new basement-level recreation room extension, and a new cover to the existing deck (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2534950, on portions of a 0.14-acre site;

WHEREAS, the project site is located at 616 San Antonio Avenue in the RS-1-7 zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, and the Coastal Height Limit Overlay Zone in the Peninsula Community Plan Area;

WHEREAS, the project site is legally described as THE SOUTHERLY 50 FEET OF THE NORTHERLY 100 FEET OF THE EASTERLY 100 FEET OF LOT 4 BLOCK 30 OF BEACH LOTS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.T. CAVE J. COUTS IN 1849, COMMONLY KNOWN AS LA PLAYA; SAID LOT 4 ALSO BEING THE SOUTHERLY QUARTER OF BLOCK 163 OF THE PUEBLO LANDS OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY C.H. POOLE IN 1896, A COPY OF SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 35. ALSO, THAT PORTION OF THE WESTERLY 25 FEET OF SAN ANTONIO AVENUE ADJACENT TO THE ABOVE DESCRIBED PROPERTY ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USE ON MAY 25, 1914 BY RESOLUTION NO. 17359 OF THE CITY COUNCIL OF SAN DIEGO;

WHEREAS, on June 22, 2023, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 9, 2023, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2534950 pursuant to the Land Development Code of the City of San Diego; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Coastal Development Permit No. 2534950.

A. Coastal Development Permit [SDMC Section 126.0708]

1. Findings for all Coastal Development Permits:

- a. The proposed coastal development will not encroach upon any existing physical 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 0.14-acre site is located at 616 San Antonio Avenue and contains one existing single-dwelling unit. The project proposes a remodel and addition to the existing single-family residence by adding a new 789-square-foot subterranean garage and a conversion of 391 square-feet of the existing garage into a new living area. Proposed work will also include an addition of 438 square-feet for a new recreation room extension at the basement level along with a new 577-square-foot cover over the existing deck.

The project site is a rectangular lot bordered by residential development to the north, west, and south, and San Antonio Avenue to the east, located within a fully developed residential neighborhood.

The site is approximately 330 feet from the Pacific Ocean. The proposed remodel and addition will take place on an existing developed lot that contains no physical

accessway used or proposed for public use. The structure is below the maximum allowable 30 feet coastal height limit, and no deviations or variances to any development regulations are proposed.

The project site is located within the coastal view corridor identified within the community plan. The proposed development will not impact the view corridor outlined in the Peninsula community plan and local coastal program land use plan outlined in figure 27a. Additionally, the project will not be adding any additional dwelling units to the existing single-family lot and is in compliance with the development standards required by the underlying RS-1-7 zone, including height, density, building setback, floor area ratio, and lot coverage. The project complies with the community plan goals and visions regarding public view preservation and enhancement by controlling the bulk and scale with horizontal offsets which serve to break up the façade. The project will maintain a visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises, and will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in the Local Coastal Program land use plan, and 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 adversely affect environmentally sensitive lands.

The project proposes the remodel and addition of an existing single-family residence by adding a new 789-square-foot subterranean garage, conversion of 391 square feet of the existing garage into a new living area, an addition of 438 square-feet for a new recreation room extension at the basement level and a new 577-square-foot cover over the existing deck.

The project site is a rectangular lot bordered by residential development to the north, west, and south, and San Antonio Avenue to the east, located within a fully developed residential neighborhood.

The project site does not contain nor is adjacent to any environmentally sensitive lands as defined in the San Diego Municipal Code (SDMC) Section 113.0103. The project site does not contain, nor is it adjacent to, Multi-Habitat Planning Area (MHPA)-designated lands of the City of San Diego's (City) Multiple Species Conservation Program. The proposed coastal development is not located within a coastal bluff, beach, or special flood area. Therefore, the project will not adversely affect environmentally sensitive lands.

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

The project proposes the remodel and addition of an existing single-family residence by adding a new 789-square-foot subterranean garage and a conversion of 391

square feet of the existing garage into a new living area. Work also includes an addition of 438 square-feet for a new recreation room extension at the basement level along with a new 577-square-foot cover over the existing deck. The 0.14-acre site is located at 616 San Antonio Avenue in the RS-1-7 Zone, Coastal Height Limit Overlay Zone, Coastal Overlay (Appealable Area) Zone, and the First Public Roadway, within the Peninsula Community Plan area.

The Peninsula Community Plan and Local Coastal Program identifies the site within the La Playa neighborhood. The La Playa neighborhood is characterized by larger single-family homes of various ages and architectural styles. La Playa also contains a smaller sub-neighborhood known as Kellogg Beach located along the bayside south of Qualtrough Street. The project site, 616 San Antonio Avenue, is located within the Kellogg Beach sub-neighborhood and is zoned as residential RS-1-7. The project is located within the First Public Roadway, and will not affect any view corridors, vantage points, or physical access routes from the project site as identified in the community plan, and a visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises shall be maintained. In addition, the project will not encroach upon any existing physical way legally used by the public or any proposed public accessway identified in the community plan.

The proposed development will not be adding any additional dwelling units to the existing single-family lot and is in compliance with the development standards required by the underlying RS-1-7 zone, including height, density, building setback, floor area ratio, and lot coverage. Additionally, the project is not requesting any deviations or variances from the applicable regulations and therefore 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 0.14-acre site is located at 616 San Antonio Avenue, on the north side of the street. The site is approximately 330 feet from the shoreline of the Pacific Ocean. The project site is within a fully developed residential neighborhood and is within the first public roadway and the shoreline. No public access or public recreation facilities exist on the project site and no public access or public recreation facilities will be impacted by the project. In addition, the project will not interfere with public access from the nearest public roadway to the shoreline. Therefore, the proposed coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

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

BE IT FURTHER RESOLVED that, based on these findings adopted by the Hearing Officer, Coastal Development Permit No. 2534950 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. 2534950, a copy of which is attached hereto and made a part hereof.

Christian Hoppe
Development Project Manager
Development Services

Adopted on: August 9, 2022

IO#: 24008872

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

PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER:24008872

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2534950
RALPH RESIDENCE - PROJECT NO. 688476
DEVELOPMENT SERVICES DEPARTMENT

This Coastal Development Department No. 2534950 is granted by the Hearing Officer of the City of San Diego to Paul W. Ralph and Michelle L. Ralph, husband and wife as joint tenants, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0708. The 0.14-acre site is located at 616 San Antonio in the RS-1-7 Zone, Coastal Overlay (Appealable Area) Zone, First Public Roadway, and the Coastal Height Limit Overlay Zone of the Peninsula Community Plan Area. The project site is legally described as: THE SOUTHERLY 50 FEET OF THE NORTHERLY 100 FEET OF THE EASTERLY 100 FEET OF LOT 4, BLOCK 30 OF BEACH LOTS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY L.T. CAVE J. COUTS IN 1849, COMMONLY KNOWN AS LA PLAYA; SAID LOT 4 ALSO BEING THE SOUTHERLY QUARTER OF BLOCK 163 OF THE PUEBLO LANDS OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY C.H. POOLE IN 1896, A COPY OF SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 35. ALSO THAT PORTION OF THE WESTERLY 25 FEET OF SAN ANTONIO AVENUE ADJACENT TO THE ABOVE DESCRIBED PROPERTY ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USE ON MAY 25, 1914, BY RESOLUTION NO. 17359 OF THE CITY COUNCIL OF SAN DIEGO AT PARCEL 532-352-0800.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to remodel the existing single-family dwelling unit by the addition of a new subterranean garage, conversion of the existing garage into new living area, expansion of basement-level recreation room, and addition of a new cover over the existing deck described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated August 9, 2023, on file in the Development Services Department.

The project shall include:

- a. A remodel and addition to the existing single-family residence by the addition of a new 789-square-foot subterranean garage, conversion of 391 square-feet of the existing garage into new living area, addition of 438 square-feet for a new recreation room extension at the basement level and addition of 577 square-feet of cover to the existing roof deck.

- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;
- 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 August 23, 2026.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following resolution of all appeals.
3. 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.
4. 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.
5. 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.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. 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.).

8. 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.

9. 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.

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

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

11. 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:

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

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the decorative pavement, landscape, and irrigation located within the San Antonio Avenue right-of-way, satisfactory to the City Engineer.

14. 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 of Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

LANDSCAPE REQUIREMENTS:

15. Prior to issuance of any construction permit for building (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)(6).

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

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

PLANNING/DESIGN REQUIREMENTS:

18. 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.

19. 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.

20. 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.

21. The project will maintain a visual corridor of not less than the side yard setbacks or more than 10 feet in width, and running the full depth of the premises.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

22. Prior to any Building Construction Permit being issued, all domestic, irrigation, and fire water services serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD); or, one of the following two notes must be included on the title sheet of the building construction plans being permitted:

- 1.) THIS RESIDENTIAL DEVELOPMENT HAS, OR WILL HAVE AS CONSEQUENCE OF THIS WORK, A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE UTILIZING A PASSIVE PURGE STYLE OF DESIGN AND IS THEREFORE EXEMPT FROM INSTALLING A BACKFLOW PREVENTION DEVICE; or
- 2.) THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE INSTALLATION OF A PRIVATE, ABOVE-GROUND, BACKFLOW PREVENTION DEVICE TO BE LOCATED IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE PROPERTY LINE

- Note: Any configuration other than as detailed above must be specifically authorized in advance by the City's Cross-Connection Control Section.

23. Prior to any Building Construction Permit being issued, if an existing water service to be retained is found to be inadequately sized to serve the proposed project, the applicant must obtain a Permit to Work in the public right-of-way to abandon (kill) that existing water service line at the main, and install a new water service in a location acceptable to the Public Utilities Director. To ensure acceptability, the new service line should be at least 30 inches from any prior service line alignment, five feet from any driveway or tree, and 10 feet from an active sewer lateral.

24. Prior to any Building Construction Permit being issued, any private improvement associated with the development which lies within a public right-of-way or public easement which could inhibit the City's right to access, maintain, repair, or replace its public water or sewer facilities (e.g. landscaping, enhanced paving, storage, non-irrigation pipelines, or structures of any kind) must be removed unless the Owner/Permittee has a recorded Encroachment and Maintenance Removal Agreement (EMRA) which authorizes that specific private improvement in that specific location.

25. Prior to any Building Construction Permit being issued, any tree or shrub which:

- Exceeds three feet in height (or which can be expected to exceed three feet in height at maturity); and
- Lies within ten feet of a public sewer facility or five feet of a public water facility; and
- Does not have a City approved/County recorded EMRA

Shall be removed, or must be located and labeled as TO BE REMOVED on the grading or building plans associated with the Building Construction Permit.

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 Development Services Department Hearing Officer of the City of San Diego on August 9, 2023, and (Approved Resolution Number).

COASTAL DEVELOPMENT PERMIT NO. 2534950

Date of Approval: August 9, 2023

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Christian Hoppe
Development Project Manager

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

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


Paul W. Ralph
Owner/Permittee

By _____
NAME
TITLE

Michelle L. Ralph
Owner/Permittee

By _____
NAME
TITLE

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

Page 3		City of San Diego · Information Bulletin 620		May 2020	
		City of San Diego Development Services		Community Planning Committee Distribution Form	
Project Name: 616 San Antonio Avenue			Project Number: 688476		
Community: Peninsula					
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>					
<input checked="" type="radio"/> Vote to Approve <input type="radio"/> Vote to Approve with Conditions Listed Below <input type="radio"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="radio"/> Vote to Deny			Date of Vote September 16, 2021		
# of Members Yes	# of Members No	# of Members Abstain			
13	0	0			
Conditions or Recommendations:					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Joe Holasek					
TITLE: Project Review Chair			DATE: January 09, 2022		
<i>Attach additional pages if necessary (maximum 3 attachments).</i>					



THE CITY OF SAN DIEGO

Date of Notice: June 22, 2023

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24008872

PROJECT NAME / NUMBER: Ralph Residence/ 688476

COMMUNITY PLAN AREA: Peninsula Community Plan

COUNCIL DISTRICT: 2

LOCATION: 616 San Antonio Avenue, San Diego, CA 92016

PROJECT DESCRIPTION: The project proposes a Coastal Development Permit (CDP) for a remodel/addition of an existing 1,938 square-foot (sf) single-family residence consisting of a new 789 sf subterranean garage and a conversion of 391 sf of the existing garage into a new living area. Work is also to include an addition of 438 sf for a new recreation room extension at the basement level along with a 577 square-foot cover over the existing deck. The 0.14-acre site project site is in the RS-1-7 (Residential-Single Unit) zone within the Peninsula Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal Impact), Airport Influence Area (San Diego International Airport (SDIA), Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification area (SDIA and North Island Naval Air Station). The community plan designates the site as residential (up to 9 dwelling units per acre).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301 (e) (1), Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 (e) (1) which includes but is not limited to additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square-feet whichever is less. In addition, the exceptions listed in CEQA Section 15300.2 would not apply.

DEVELOPMENT PROJECT MANAGER: Christian Hoppe
MAILING ADDRESS: 1222 First Avenue, MS 301, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5293/ CHoppe@sandiego.gov

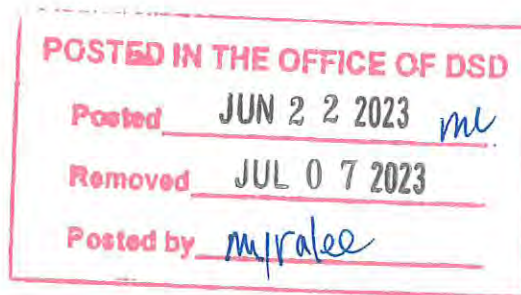
On June 22, 2023, the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 7, 2023). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building—Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.





**City of San Diego
Development Services**
1222 First Ave., MS 302
San Diego, CA 92101
(619) 446-5000

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

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

Project Title: RALPH RESIDENCE **Project No. For City Use Only:** _____

Project Address: 616 SAN ANTONIO AVE. SAN DIEGO, CA 92106

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

Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

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

Property Owner

Name of Individual: PAUL RALPH Owner Tenant/Lessee Successor Agency

Street Address: 616 SAN ANTONIO AVE

City: SAN DIEGO State: CA Zip: 92106

Phone No.: (619)370-7444 Fax No.: _____ Email: INFO@MDLA.NET

Signature: _____ Date: 3-11-2021

Additional pages Attached: Yes No

Applicant

Name of Individual: MARK D. LYON Owner Tenant/Lessee Successor Agency

Street Address: 410 BIRD ROCK AVE.

City: LA JOLLA State: CA Zip: 92037

Phone No. (858)459-1171 Fax No.: _____ Email: INFO@MDLA.NET

Signature: _____ Date: 3-11-2021

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency

Street Address: _____

City: _____ State: _____ Zip: _____

Phone No.: _____ Fax No.: _____ Email: _____

Signature: _____ Date: _____

Additional pages Attached: Yes No

ALPHA RESIDENCE

A CUSTOM RESIDENTIAL COASTAL DEVELOPMENT PERMIT PACKAGE

ARCHITECT MARK D. LYON INC.
410 BIRD ROCK AVE., LA JOLLA, CA. 92037
(858) 459-1171 INFO@MDLIA.NET



RALPH RESIDENCE

616 SAN ANTONIO AVE.
SAN DIEGO, CA 92106

REVISIONS

NO.	DATE	DESCRIPTION

SUBMITTAL DATE: 03/11/2021

PHASE: COASTAL DEV. PERMIT

PROJECT NUMBER: 1619

REVIEWED BY: MDL

DRAWN BY: KJL

DATE: 08/24/2022

SHEET TITLE: TITLE SHEET

SHEET NO.: T10

DEFERRED SUBMITTAL

DEFERRED SUBMITTALS SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS:

- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT, AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT.
- DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS.
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF THIRTY CALENDAR DAYS FOR THE INITIAL PLAN REVIEW TURN-AROUND.
- DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL.

GENERAL NOTES

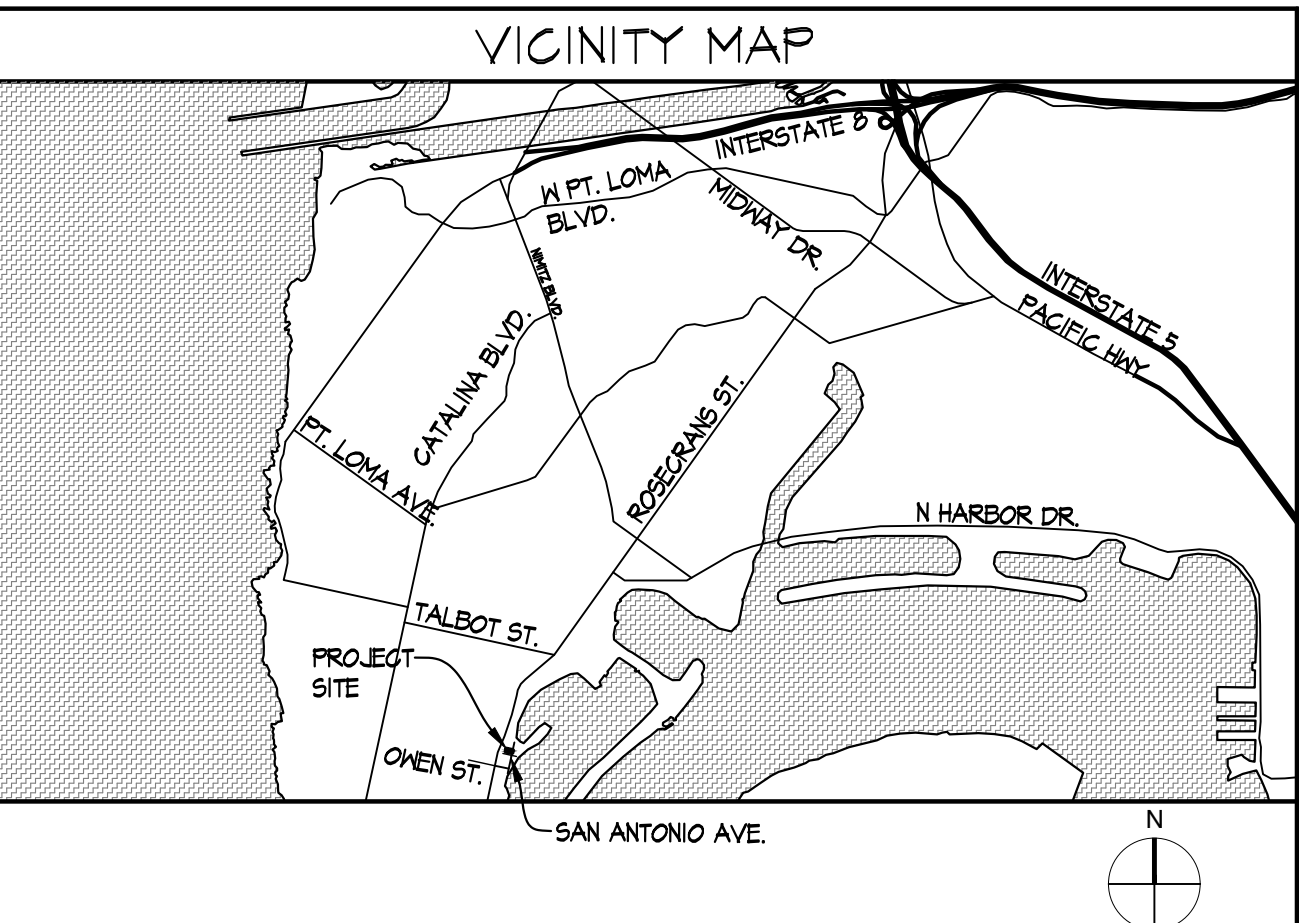
- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
- SHOULD THERE BE OMISSIONS OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION, IN WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPAIRING SAID WORK, AND OF ANY DAMAGES OR PROFITS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR.
- WHERE THE WORDS "EQUAL," "EQUIVALENT," "SATISFACTORY," "DIRECTED," "DESIGNATED," "SELECTED," "AS REQUIRED," AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION, OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED.
- PROPOSITION D, THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.

PROJECT TEAM

ARCHITECT:
MARK D. LYON AND ASSOCIATES
410 BIRD ROCK AVENUE
LA JOLLA, CA 92037
PHONE # (858) 459-1171
FAX # (858) 459-0416

STRUCTURAL ENGINEER:
S.A.R. ENGINEERING
RICARDO REYES
2000 FOURTH AVE. SUITE #201
SAN DIEGO, CA 92101
PHONE # (619) 243-0460
FAX # (619) 243-3058

T-24:
SALEH ENGINEERING, INC.
1075 SCRIPPS POWAY, SUITE 357
SAN DIEGO, CA 92131
PHONE # (858) 271-5551
FAX # (858) 271-5554



DETAILED SCOPE OF WORK

RENOVATIONS TO AN EXISTING SPLIT LEVEL, SINGLE FAMILY RESIDENCE WITH BASEMENT & ATTACHED GARAGE CONSISTING OF:

- ADDITION OF 194 SQ. FT. SUBTERRANEAN GARAGE
- CONVERSION OF 341 SQ. FT. (E) GARAGE INTO N LIVING AREA (RECREATION LEVEL)
- ADDITION OF 438 SQ. FT. RECREATION ROOM EXTENSION AT THE BASEMENT LEVEL
- ADDITION OF 571 SQ. FT. COVER AT EXISTING ROOF DECK

TOTAL SCOPE OF WORK: 2,195 SQ. FT.

ASSESSABLE AREA: 824 SQ. FT.

FIRE NOTES

- SURFACE APPARATUS:** ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPROVED LOADS OF FIRE APPARATUS (NOT LESS THAN 50,000 LBS) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (FIRE CODE SECT 902.2)
- TURNING RADII:** THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE 28 FEET OR AS APPROVED BY THE CHIEF. (FIRE CODE SECT 902.2)
- BRIDGES:** WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS. (FIRE CODE SECT 902.2.2.5) (ASHP TO HS 18-44)
- GRADES:** GRADES SHALL BE MAINTAINED TO A MINIMUM OF 1% GRADE. GRADES EXCEEDING 5% (ON INCLINE OR DECLINE) SHALL NOT BE PERMITTED WITHOUT MITIGATION. MINIMAL MITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE (PCC) WITH A HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ENHANCE TRACTION. THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 12 DEGREES OR 12% OR AS APPROVED BY THE CHIEF. (FIRE CODE SECT 902.2.2.6)
- SEMI-ENCLOSURES:** ALL STRUCTURES HAVING ANY CHIMNEY FLEO OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH FLEO CHIMNEY OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTOR (FIRE CODE APPENDIX I(A), SECT. 7)
- VENT REQUIREMENTS:** VENT SIZES AND VENT LOCATIONS PER C.R.C. NO ATTIC VENTILATION OPENINGS OR VENTILATION LOUVERS SHALL BE PERMITTED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES OR IN OTHER OVERHANGING AREAS IN STRUCTURES WITH THE HUDLAND/URBAN INTERFACE AREA. (FIRE CODE APPENDIX I(A), 26.3.5)
- SMOKE DETECTORS:** SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY/AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION. (FIRE CODE SECT 902.2.2)
- GLAZING MATERIALS:** GLASS OR OTHER TRANSPARENT, TRANSLUCENT, OR OPAQUE GLAZING WHICH FACE A FIRE HAZARD AREA SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS OR OTHER ASSEMBLIES APPROVED BY THE BUILDING OFFICIAL.
- VINYL WINDOWS:** GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE HELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, BE GLAZED WITH INSULATING GLASS ANEALOR OR TEMPERED, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWFA 1011.2 STRUCTURAL REQUIREMENTS.
- SKYLIGHTS:** SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES SHALL BE RATED FOR A CLASS "A" ROOF ASSEMBLY.
- FIRE APPARATUS ACCESS ROADS:** FIRE ACCESS APPARATUS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVENWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 50 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS. (FIRE CODE SECT 902.2.2)
- PORTION OF DRIVEWAY DIMENSIONS:** FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPT FOR A SINGLE FAMILY RESIDENTIAL DRIVENWAYS, SERVING NO MORE THAN TWO SINGLE FAMILY DWELLINGS, SHALL HAVE A MINIMUM OF 18 FEET OF UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET 6 INCHES. (FIRE CODE SECT 902.2.2.2)

CAL GREEN NOTES

- CAL GREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS; IT ALSO APPLIES TO ALL RESIDENTIAL ALTERATIONS AND ADDITIONS WHERE THE ALTERATION OR ADDITION INCREASES THE BUILDING'S CONDITION AREA, VOLUME OR SIZE. THE REQUIREMENTS APPLY ONLY TO WITHIN THE SPECIFIC AREA OF THE ALTERATION OR ADDITION.
- ALL PLUMBING FIXTURES AND FITTINGS SHALL BE WATER CONSERVING AND SHALL COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC).
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR, PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.
- ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.28 GALLONS PER FLUSH. ALL OTHER WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSEAL SPECIFICATION OF TANK-TYPE TOILETS.
- WALL MOUNTED URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.25 GALLONS PER FLUSH. ALL OTHER URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.5 GALLONS PER CYCLE.
- SHOWER HEADS, SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWER HEADS WHEN SERVED BY A SINGLE VALVE, SHALL HAVE A COMBINED FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI.
- FAUCETS, RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 60 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.
- FAUCETS IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI.
- METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 60 PSI BUT MUST DEFAULT BACK TO 1.8 GALLONS PER MINUTE.
- PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1001.0 OF THE CPC.
- ALL NON-COMPLIANT FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECT 4303.1.
- AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED.
- UNITS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CALIFORNIA GREEN BUILDING STANDARDS CODE. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY HIGHLY DETAILED COMPLIANCE.
- BEFORE FINAL INSPECTION A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OWNER OR OWNER. CONTRACTOR SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL.
- AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED / RECEIVED TO THE BUILDING OWNER. THE MANUAL SHALL INCLUDE, IN ADDITION TO OTHER ASPECTS, THE FOLLOWING:
 - DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THE DURATION OF THE LIFESPAN OF THE STRUCTURE.
 - OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWINGS:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPE AND IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
 - PUBLIC TRANSPORTATION AND/OR CARPOOL, AVAILABLE IN THE AREA.
 - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.
 - INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
 - INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.
 - INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO: PAINTING, PAINTING GRADING AROUND THE BUILDING, ETC.
 - INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
 - A COPY OF ALL SPECIFICATION CERTIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING THAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING THAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- WHERE RESILIENT FLOORING IS INSTALLED, EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPT. OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION II, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 0350)
 - CERTIFICATION UNDER THE GREENGUARD GOLD.
 - CERTIFICATION UNDER THE RESILIENT FLOORING COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION II, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 0350)
 - HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN AERB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4504.5 AND TABLE 4504.5 OF CALGREEN.
 - A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD, ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.
 - BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 18 PERCENT MOISTURE CONTENT. THE MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A FERNER TYPE III OR CONTACT TYPE MOISTURE METER. A CERTIFICATION COMPLETED AND SIGNED BY THE CONTRACTOR AND RESULTS ISSUED BY THE FRAMER, SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
 - EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND COMPLY WITH THE FOLLOWING:
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 - UNLESS FUNCTIONING IS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

MECHANICAL NOTES

- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.
- ALL MECHANICAL WORK SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102.
- SPACE CONDITIONING EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102.
- SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102.3.
- POOLS, SPA AND EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102.4.
- NATURAL GAS EQUIPMENT SHALL COMPLY WITH CALIFORNIA ENERGY CODE SECTION 102.5.
- VENTILATION PRODUCTS AND EXTERIOR DOORS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102.6.
- LIMIT AIR LEAKAGE. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, HEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
- INSULATION ROOFING PRODUCTS AND RADIANT BARRIERS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102.8.
- LIGHTING CONTROLS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102.9.
- ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, THE CALIFORNIA MECHANICAL CODE AND THE CALIFORNIA PLUMBING CODE AS APPLICABLE.
- SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CAC SEC. 608.
- ACCESSIBILITY FOR SERVICE OF APPLIANCES AND EQUIPMENT SHALL COMPLY WITH CALIFORNIA MECHANICAL CODE SEC. 304.
- BUILDING DRAIN AND VENTING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0.
- SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 402.3.
- PERMANENT VALVE BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBS.
- ROOF DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
- ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
- CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 810.2.
- ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED EXPANDED TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 606.3.
- CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT AS SPECIFIED IN CPC SEC. 602.2.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 507.2.
- MATERIALS EXPOSED WITHIN A DUCT OR PLUMB SHALL COMPLY WITH CPC SEC. 602.2.
- HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CPC CHAP. 3.
- MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET.
- MECHANICAL VENTILATION WHEN REQUIRED IN RESIDENTIAL BATHROOMS AND LAUNDRY ROOMS AND APPLICABLE PER CPC SEC. 102.8.5 SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR.
- STATE HEALTH AND SAFETY CODE SEC. 190219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
- ALL AEGS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE "X" GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- SHOWER COMPARTMENTS AND BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- DRAINAGE PAN, WHERE A WATER HEATER IS LOCATED IN AN ATTIC, IN OR ON AN ATTIC-CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM LEAKAGE FROM WATER HEATER, A WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER, WITH NOT LESS THAN A MINIMUM 3/4" DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 1/2" IN DEPTH.
- ENERGY EFFICIENT APPLIANCES WILL BE USED.

SHEET INDEX

T I O	TITLE SHEET
GN 01	CAP CONSISTENCY CHECKLIST
GN 02	CAP CONSISTENCY CHECKLIST
A 11	SITE PLAN
A 12	STORM WATER CHECKLIST
A 13	RECORDED OF SURVEY MAP NO. 22681
A 14	SITE SURVEY 1 OF 2
A 15	SITE SURVEY 2 OF 2
L 10	LANDSCAPE PLANTING PLAN
L 11	LANDSCAPE PLANTING NOTES AND DETAILS
A 20	PROPOSED GARAGE FLOOR PLAN
A 21	EXISTING & PROPOSED BASEMENT FLOOR PLAN
A 22	EXISTING 1ST FLOOR PLAN WITH GARAGE ROOF
A 23	PROPOSED ROOF PLAN WITH ROOF DECK COVER
A 24	ELEVATIONS
A 25	ELEVATIONS
A 31	ELEVATIONS
A 32	ELEVATIONS
A 41	BUILDING SECTION

PROJECT INFORMATION

PROJECT NAME: RALPH RESIDENCE
DIGITAL-RALPH RESIDENCE GDP
PTS NO: 616-888476

OWNER NAME: MR AND MRS. RALPH
OWNER ADDRESS: 616 SAN ANTONIO AVENUE
SAN DIEGO, CA 92106

PROJECT ADDRESS: 616 SAN ANTONIO AVENUE
SAN DIEGO, CA 92106

ZONE: RS-1
ASSESSORS PARCEL NUMBER: 52-3522-08-00
MAP NUMBER: 76
LOT NUMBER: 4

LEGAL DESCRIPTION: LOT 4, BLOCK 165, LA PLATA, POOLDES MAP PG. 35
APN #: 52-352-0800

LOT SIZE: 6,245 SQ FT
ALLOWABLE F.A.R.: 57% = 3,622 SQ FT
ACTUAL F.A.R.: 57% = 3,543 SQ FT
VARIANCE ON PROPERTY: NO YES
EASEMENT ON PROPERTY: NO YES
HISTORIC: NO YES
YEAR BUILT: 1948

SETBACKS: REQUIRED (CITY) ACTUAL
FRONT: 15'-0" 6'-0"
SIDE/REAR: 4'-0" 4'-0"
REAR: 15'-0" 15'-0"

BASIS FOR STRUCTURAL DESIGN

DESIGN LOADS: SEE STRUCTURAL PLANS

SEISMIC CRITERIA:

S _s	S ₁	F ₀	F _v	S _{ms}	S _m	S _{ds}	S _d

SITE SOIL CLASSIFICATION: D

FOUNDATIONS / SOILS CRITERIA: SOILS REPORT.

GENERAL NOTES

- DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THE DURATION OF THE LIFESPAN OF THE STRUCTURE.
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWINGS:
 - EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPE AND IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
 - PUBLIC TRANSPORTATION AND/OR CARPOOL, AVAILABLE IN THE AREA.
 - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.
 - INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO: PAINTING, PAINTING GRADING AROUND THE BUILDING, ETC.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIFICATION CERTIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MFR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS.
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING THAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING THAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- WHERE RESILIENT FLOORING IS INSTALLED, EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPT. OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION II, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 0350)
 - CERTIFICATION UNDER THE GREENGUARD GOLD.
 - CERTIFICATION UNDER THE RESILIENT FLOORING COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION II, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 0350)
 - HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN AERB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4504.5 AND TABLE 4504.5 OF CALGREEN.
 - A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD, ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.
 - BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 18 PERCENT MOISTURE CONTENT. THE MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A FERNER TYPE III OR CONTACT TYPE MOISTURE METER. A CERTIFICATION COMPLETED AND SIGNED BY THE CONTRACTOR AND RESULTS ISSUED BY THE FRAMER, SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
 - EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND COMPLY WITH THE FOLLOWING:
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
 - UNLESS FUNCTIONING IS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.

BUILDING DEPARTMENT INFORMATION

MODEL CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES, AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO, AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND LAWS.

2018 CALIFORNIA BUILDING CODE (CBC), 2018 CALIFORNIA RESIDENTIAL CODE (CRC), 2018 CALIFORNIA PLUMBING CODE (CPC), 2018 CALIFORNIA MECHANICAL CODE (CMC), 2018 CALIFORNIA ELECTRIC CODE (CEC), 2018 CALIFORNIA FIRE CODE (CFC), 2018 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES), 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)

OCCUPANCY TYPE: RS
NUMBER OF STORIES: 1 STORY IN BASEMENT & GARAGE
CONSTRUCTION TYPE: TYPE VB
SPRINKLERS: NO YES
EXISTING PERMITS: NO YES

- STATE HEALTH AND SAFETY CODE SEC. 190219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
- ALL AEGS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE "X" GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- SHOWER COMPARTMENTS AND BATHUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- DRAINAGE PAN, WHERE A WATER HEATER IS LOCATED IN AN ATTIC, IN OR ON AN ATTIC-CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM LEAKAGE FROM WATER HEATER, A WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER, WITH NOT LESS THAN A MINIMUM 3/4" DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 1/2" IN DEPTH.
- ENERGY EFFICIENT APPLIANCES WILL BE USED.

PLANNING DEPARTMENT INFORMATION

PARKING:

PARKING REQUIRED:	2
PARKING PROVIDED:	2

BUILDING HEIGHT:

ZONE HEIGHT LIMITS:	30'-0"
PROPT. HEIGHT LIMIT AREA:	NO <input type="checkbox"/> YES <input type="checkbox"/>
ACTUAL BUILDING HEIGHT:	23'-4" EXISTING 24'-0" NEW
NUMBER OF STORIES:	1 STORY WITH BASEMENT & GARAGE

BUILDING AREA:

EXISTING	REMOVED	NEW	TOTAL	INCLUDED IN F.A.R.
585	0	824	1414	1414
1938	0	0	1938	1938
548	0	0	548	0
3512	0	1616	4128	3543

ALLOWABLE F.A.R. CALCULATION PER SECTION 910446 (2)(A)(I):

MAX ALLOWABLE F.A.R. (50%) X LOT SIZE (6,245 SQ FT) = 3,122 SQ FT MAX BUILDING SQ FT
ACTUAL BUILDING F.A.R. (ACTUAL BUILDING SF, 3,543 SQ FT) / LOT SIZE (6,245 SQ FT) = 57% F.A.R.

SPECIAL INSPECTION & OFF-SITE FABRICATIONS

SPECIAL INSPECTION: YES NO

SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING ITEMS:

- SEE STRUCTURAL PLANS SHEET S1A FOR "SPECIAL INSPECTION PROGRAM".

A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION.

OFF-SITE FABRICATION: YES SEE STRUCTURAL PLANS
NO

- AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST BE SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO FABRICATION.
- A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS.

GENERAL NOTES

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 - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
 - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
 - LANDSCAPE AND IRRIGATION SYSTEMS.
 - WATER REUSE SYSTEMS.
 - INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
 - PUBLIC TRANSPORTATION AND/OR CARPOOL, AVAILABLE IN THE AREA.
 - EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.
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- INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO: PAINTING, PAINTING GRADING AROUND THE BUILDING, ETC.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIFICATION CERTIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST INTRODUCTION

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions.

Analysis of GHG emissions and potential climate change impacts from new development is required under CEQA. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5.

This Checklist is part of the CAP and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emissions targets identified in the CAP are achieved.

The Checklist may be updated to incorporate new GHG reduction techniques or to comply with later amendments to the CAP or local, State, or federal law.

1 Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review.

City Council Approved July 12, 2016 Revised June 2017

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City Council Approved July 12, 2016 Revised June 2017

CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

- The Checklist is required only for projects subject to CEQA review.2
If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in Chapter 11: Land Development Procedures of the City's Municipal Code.

Application Information
Project No./Name: DIGITAL - RALPH RESIDENCE CDP PTS NO. 688476
Property Address: 616 SAN ANTONIO AVE. SAM DIEGO, CA 92106
Applicant Name/Co.: ARCHITECT MARK D. LYON
Contact Phone: (858)459-1171 Contact Email: INFO@MDLA.NET

Project Information
1. What is the size of the project (acres)? .143
2. Identify all applicable proposed land uses:
Residential (Indicate # of single-family units): 1
Residential (Indicate # of multi-family units):
Commercial (total square footage):
Industrial (total square footage):
Other (describe):
3. Is the project or a portion of the project located in a Transit Priority Area? Yes No

RENOVATION TO EXISTING SINGLE FAMILY RESIDENCE, CONSISTING OF: ADDING NEW 736 SQ. FT. GARAGE, ENLARGING THE EXISTING RECREATION ROOM BY ADDING 357 SQ. FT. OVER THE NEW GARAGE PROPOSED 577 SQ. FT. ROOF COVER OVER EXISTING ROOFTOP DECK
TOTAL SCOPE OF WORK: 1,690 SQ. FT.

2 Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review.

City Council Approved July 12, 2016 Revised June 2017

CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step in determining CAP consistency for discretionary development projects is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the City to determine a project's consistency with the land use assumptions used in the CAP.

Table with 3 columns: Checklist Item, Yes, No. Row 1: A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?2 OR. Row 2: B. If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA)3 and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?4 OR. Row 3: C. If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?

If "Yes" proceed to Step 2 of the Checklist. For question B above, complete Step 3. For question C above, provide estimated project emissions under both existing and proposed designations for comparison. Compare the maximum buildout of the existing designation and the maximum buildout of the proposed designation.

If "No" in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15091. Proceed and complete Step 2 of the Checklist.

The proposed project is consistent with the existing General Plan and Community Plan land use and zoning designations. (checklist item A)

3 This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, as determined by the Planning Department.

City Council Approved July 12, 2016 Revised June 2017

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures.

Checklist Item (Check the appropriate box and provide explanation for your answer) Yes No N/A

Strategy 1: Energy & Water Efficient Buildings

- 1. Cool/Green Roofs.
Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code (Attachment A)? OR
Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code? OR
Would the project include a combination of the above two options?

The new proposed roof will meet the requirements of material with a minimum 3-year aged solar reflection and thermal emittance or solar reflection. (1st bullet point above, land use type: low rise residential, roof slope>2:12)

3 Actions that are not subject to Step 2 would include, for example: 1) discretionary map actions that do not propose specific development, 2) permits allowing wireless communication facilities, 3) special events permits, 4) use permits or other permits that do not result in the expansion or enlargement of a building (e.g., decks, garages, etc.), and 5) non-building infrastructure projects such as roads and pipelines. Because such actions would not result in new occupancy buildings from which GHG emissions reductions could be achieved, the items contained in Step 2 would not be applicable.

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2. Plumbing fixtures and fittings

With respect to plumbing fixtures or fittings provided as part of the project, would those low-flow fixtures/appliances be consistent with each of the following:

- Residential buildings:
Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi;
Standard dishwashers: 4.25 gallons per cycle;
Compact dishwashers: 3.5 gallons per cycle; and
Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?
Nonresidential buildings:
Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table AS 303.2.3.1 (voluntary measures) of the California Green Building Standards Code (See Attachment A); and
Appliances and fixtures for commercial applications that meet the provisions of Section AS 303.3 (voluntary measures) of the California Green Building Standards Code (See Attachment A)?

Plumbing fixtures will comply with 2019 California Green Building Standards Code, low-flow fixtures/appliances shall be consistent with each of the following for residential buildings: Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; Standard dishwashers: 4.25 gallons per cycle; Compact dishwashers: 3.5 gallons per cycle; and Clothes washers: water factor of 6 gallons per cubic feet of drum capacity

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Strategy 3: Cycling, Walking, Transit & Land Use

3. Electric Vehicle Charging

- Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?
Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?
Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

N/A because the project is a residential, single family project

Strategy 3: Cycling, Walking, Transit & Land Use (Complete this section if project includes non-residential or mixed uses)

4. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?7

N/A because the project is a residential, single family project

4 Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements.

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5. Shower facilities

If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below?

Table with 3 columns: Number of Tenant Occupants (Employees), Shower/Changing Facilities Required, Two-Tier (12' X 15' X 72") Personal Effects Lockers Required. Rows: 0-10, 11-50, 51-100, 101-200, Over 200.

N/A because the project is a residential, single family project

City Council Approved July 12, 2016 Revised June 2017

ARCHITECT MARK D. LYON INC. 410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET



RALPH RESIDENCE 616 SAN ANTONIO AVE. SAN DIEGO, CA 92106

REVISIONS:

SUBMITTAL DATE: 03/11/2021
PHASE: COASTAL DEV. PERMIT
PROJECT NUMBER: 1619
REVIEWED BY: MDL
DRAWN BY: KJL
DATE: 08/24/2022
SHEET TITLE: CAP CONSISTENCY CHECKLIST
SHEET NO.: GNOI

PREPARED BY: ARCHITECT MARK D. LYON, INC.
Name: ARCHITECT MARK D. LYON, INC.
Address: 410 BIRD ROCK AVENUE LA JOLLA, CA 92037
Phone #: (858) 459-1171
PROJECT NAME: RALPH RESIDENCE
616 SAN ANTONIO AVENUE SAN DIEGO, CA 92106
SHEET TITLE: CAP CONSISTENCY CHECKLIST
Revision 14:
Revision 13:
Revision 12:
Revision 11:
Revision 10:
Revision 9:
Revision 8:
Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3: 8/24/2022
Revision 2: 11/4/2021
Revision 1:
Original Date: 3/11/2021
Sheet 2 of 17
DPP#

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 SAN DIEGO, CA 92106

REVISIONS:

SUBMITTAL DATE: 03/11/2021

PHASE: COASTAL DEV. PERMIT

PROJECT NUMBER: 1619

REVIEWED BY: MDL

DRAWN BY: KJL

DATE: 08/24/2022

SHEET TITLE: CAP CONSISTENCY CHECKLIST

SHEET NO.: GNO2

CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

This attachment provides performance standards for applicable Climate Action Plan (CAP) Consistency Checklist measures.

Table 1 Roof Design Values for Question 1: Cool / Green Roofs supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Land Use Type	Roof Slope	Minimum 3-Year Aged Solar Reflectance	Thermal Emittance	Solar Reflective Index
Low-Rise Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
High-Rise Residential Buildings, Hotels and Motels	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16
Non-Residential	≤ 2:12	0.55	0.75	64
	> 2:12	0.20	0.75	16

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 residential and non-residential voluntary measures shown in Tables AS 106.1.1 and AS 106.1.2.2, respectively. Roof installation and verification shall occur in accordance with the CALGreen Code. CALGreen does not include recommended values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10). Therefore, the values for climate zone 15 that covers Imperial County are adapted here.

Solar Reflectance Index (SRI) equal to or greater than the values specified in this table may be used as an alternative to compliance with the aged solar reflectance values and thermal emittance.

6. Designated Parking Spaces

If the project includes a nonresidential use in a TPA, would the project provide designated parking for a combination of low-emitting, fuel-efficient, and carpool/vanpool vehicles in accordance with the following table?

Number of Required Parking Spaces	Number of Designated Parking Spaces
0-9	0
10-25	2
26-50	4
51-75	6
76-100	9
101-150	11
151-200	18
201 and over	At least 10% of total

This measure does not cover electric vehicles. See Question 4 for electric vehicle parking requirements.

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces. The required designated parking spaces are to be provided within the overall minimum parking requirement, not in addition to it.

Check "N/A" only if the project is a residential project, or if it does not include nonresidential use in a TPA.

N/A because the project is a residential, single family project

9 City Council Approved July 12, 2016 Revised June 2017

7. Transportation Demand Management Program

If the project would accommodate over 50 tenant-occupants (employees), would it include a transportation demand management program that would be applicable to existing tenants and future tenants that includes:

At least one of the following components:

- Parking cash out program
- Parking management plan that includes charging employees market-rate for single-occupancy vehicle parking and providing reserved, discounted, or free spaces for registered carpools or vanpools
- Unbundled parking whereby parking spaces would be leased or sold separately from the rental or purchase fees for the development for the life of the development

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG Commute program and promoting its RideMatcher service to tenants/employees
- On-site carsharing vehicle(s) or bikesharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Pre-tax deduction for transit or vanpool fares and bicycle commute costs
- Access to services that reduce the need to drive, such as cafes, commercial stores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 1,320 feet (1/4 mile) of the structure/use?

Check "N/A" only if the project is a residential project or if it would not accommodate over 50 tenant-occupants (employees).

N/A because the project is a residential, single family project

10 City Council Approved July 12, 2016 Revised June 2017

Step 3: Project CAP Conformance Evaluation (if applicable)

The third step of the CAP consistency review only applies if Step 1 is answered in the affirmative under option B. The purpose of this step is to determine whether a project that is located in a TPA but that includes a land use plan and/or zoning designation amendment is nevertheless consistent with the assumptions in the CAP because it would implement CAP Strategy 3 actions. In general, a project that would result in a reduction in density inside a TPA would not be consistent with Strategy 3. The following questions must each be answered in the affirmative and fully explained.

- Would the proposed project implement the General Plan's City of Villages strategy in an identified Transit Priority Area (TPA) that will result in an increase in the capacity for transit-supportive residential and/or employment densities?**

Considerations for this question:

 - Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities within the TPA?
 - Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA?
 - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA?
- Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit?**

Considerations for this question:

 - Does the proposed project support/incorporate identified transit routes and stops/stations?
 - Does the project include transit priority measures?
- Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities?**

Considerations for this question:

 - Does the proposed project circulation system provide multiple and direct pedestrian connectors and accessibility to local activity centers (such as transit stations, schools, shopping centers, and libraries)?
 - Does the proposed project urban design include features for walkability to promote a transit supportive environment?
- Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities?**

Considerations for this question:

 - Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan?
 - Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?
- Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?**

Considerations for this question:

 - Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?
 - Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA?
 - Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?
- Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage?**

Considerations for this question:

 - Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?
 - Does the proposed project include policies or strategies for preserving existing trees?
 - Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?

11 City Council Approved July 12, 2016 Revised June 2017

Table 2 Fixture Flow Rates for Non-Residential Buildings related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory Faucets	0.35 gpm @60 psi
Kitchen Faucets	1.6 gpm @ 60 psi
Wash Fountains	1.6 (rim spaced)/20 gpm @ 60 psi
Metering Faucets	0.18 gallons/cycle
Metering Faucets for Wash Fountains	0.18 (rim spaced)/20 gpm @ 60 psi
Gravity Tank-type Water Closets	1.12 gallons/flush
Flushometer Tank Water Closets	1.12 gallons/flush
Flushometer Valve Water Closets	1.12 gallons/flush
Electromechanical Hydraulic Water Closets	1.12 gallons/flush
Urinals	0.5 gallons/flush

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Tables AS 303.2.3.1 and AS 106.1.2.2, respectively. See the California Plumbing Code for definitions of each fixture type.

Where comping faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

Acronyms:
 gpm = gallons per minute
 psi = pounds per square inch (unit of pressure)
 ft = inch

Table 3 Standards for Appliances and Fixtures for Commercial Application related to Question 2: Plumbing Fixtures and Fittings supporting Strategy 1: Energy & Water Efficient Buildings of the Climate Action Plan

Appliance/Fixture Type	Standard
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commission's WF standards for commercial clothes washers located in Title 20 of the California Code of Regulations.
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature) 0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature) 1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature) 0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour (38 L/h) in the full operational mode.
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (4.14 MPa) and <ul style="list-style-type: none"> Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. Be equipped with an integral automatic shutoff. Operate at static pressure of at least 30 psi (207 kPa) when designed for a flow rate of 1.3 gallons per minute (0.08 L/s) or less.

Source: Adapted from the California Green Building Standards Code (CALGreen) Tier 1 non-residential voluntary measures shown in Section AS 303.3. See the California Plumbing Code for definitions of each appliance/fixture type.

Acronyms:
 L = liter
 L/h = liters per hour
 L/s = liters per second
 psi = pounds per square inch (unit of pressure)
 MPa = megapascal (unit of pressure)

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SHEET TITLE:
 CAP CONSISTENCY CHECKLIST

Revision 14: _____
 Revision 13: _____
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 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: 8/24/2022
 Revision 1: 11/4/2021

Original Date: 3/11/2021

Sheet 3 of 17

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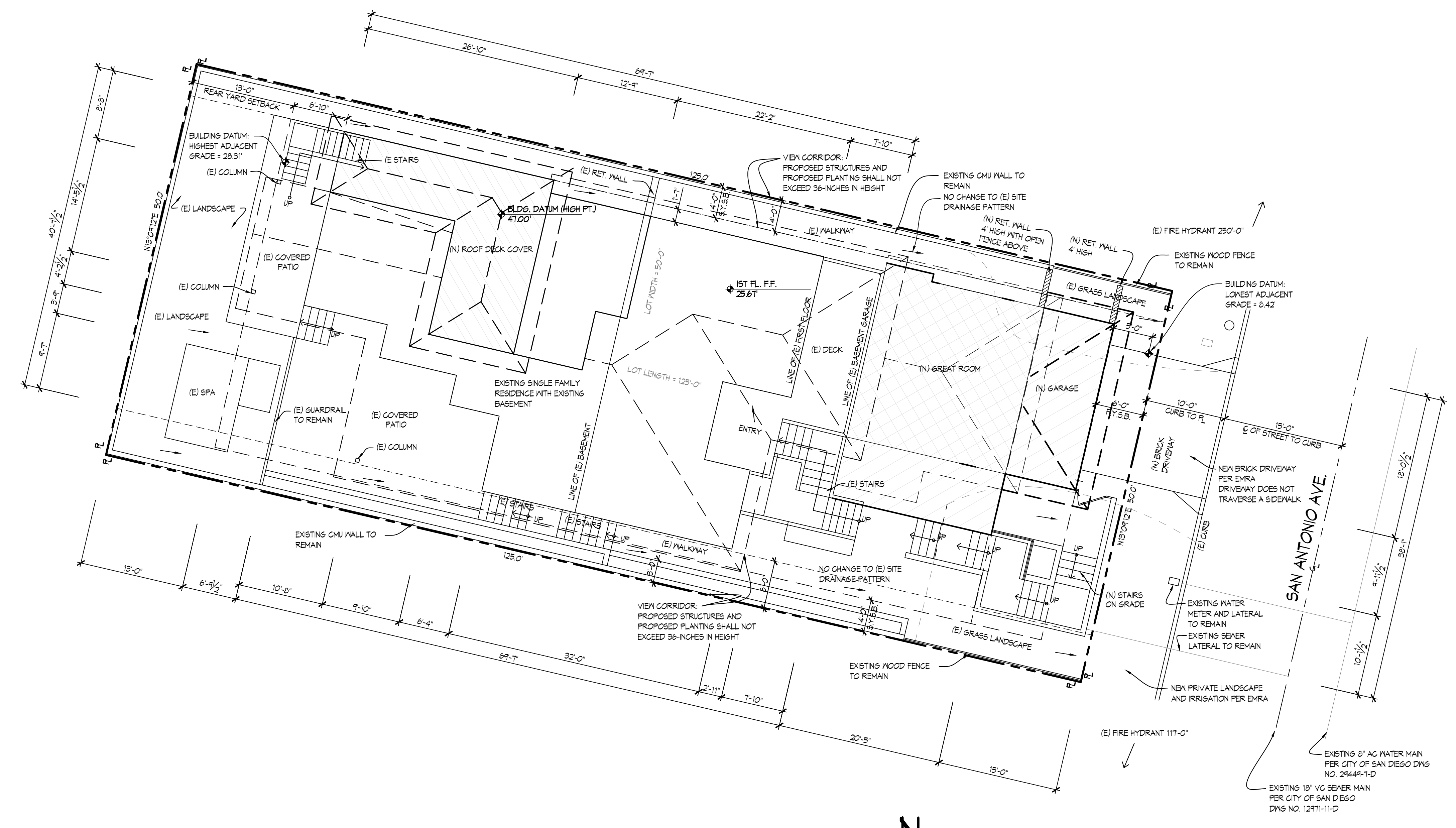
IMPERVIOUS AREA & EARTHWORK QUANTITIES

TOTAL DISTURBANCE AREA: 1,228 SQ. FT.
 EXISTING AMOUNT OF IMPERVIOUS AREA: 4,995 SQ. FT.
 PROPOSED AMOUNT OF IMPERVIOUS AREA: 238 SQ. FT.
 TOTAL IMPERVIOUS AREA: 4,623 SQ. FT.

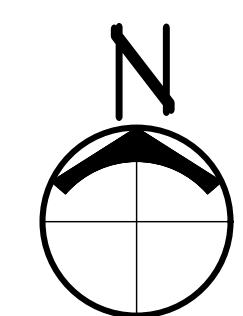
EARTHWORK QUANTITIES:
 CUT QUANTITIES: 94 CYD (UNDER BUILDING FOOTPRINT)
 FILL QUANTITIES: 0 CYD
 IMPORT/EXPORT: 94 CYD
 MAX. CUT DEPTH: 8 FT (UNDER BUILDING FOOTPRINT)
 MAX. FILL DEPTH: 0 FT

THIS PROJECT PROPOSES TO EXPORT 94 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SAL OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.



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



• NO TRANSIT STOPS
 • NO EASEMENTS

NOTES

- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER THIS POLICY P-009 (IFC 901.4.4).
- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY.
- LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
- ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA.
- THIS PROJECT WILL BE REQUIRED TO ADHERE TO THE CITY OF SAN DIEGO STORM WATER STANDARDS IN EFFECT AT THE TIME OF APPROVAL OF MINISTERIAL PERMIT.
- 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.
- AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT WILL BE REQUIRED FOR THE PAVERS/NON-STANDARD DRIVEWAY, LANDSCAPE AND IRRIGATION IN THE RIGHT-OF-WAY.
- THE DRIVEWAY DOES NOT TRAVERSE A SIDEWALK. DRIVEWAYS THAT SERVE AS DIRECT ACCESS TO OFF-STREET PARKING SPACES AND THAT TRAVERSE A SIDEWALK OR CURB SHALL BE AT LEAST 20 FEET LONG MEASURED FROM THE BACK OF THE SIDEWALK TO THAT PORTION OF THE DRIVEWAY MOST DISTANT FROM THE SIDEWALK.

SITE LEGEND

- NEW GARAGE OUTLINE
- BASEMENT OUTLINE
- 1ST FLOOR OUTLINE
- ROOF DECK OUTLINE
- MM WATER METER

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 Revision 4: 3/21/2023
 Revision 3: 12/21/2022
 Revision 2: 9/24/2022
 Revision 1: 11/4/2021

Original Date: 3/11/2021
 Sheet 4 of 11
 DEP# _____

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SHEET NO.:	All

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City of San Diego Development Services Storm Water Requirements Applicability Checklist FORM DS-560 November 2018

Project Address: 616 SAN ANTONIO AVE. SAN DIEGO, CA 92106 Project Number:

SECTION 1. Construction Storm Water BMP Requirements:
All construction sites are required to implement construction BMPs in accordance with the performance standards in the Storm Water Standards Manual. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality Control Board.

For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.

PART A: Determine Construction Phase Storm Water Requirements.

1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre)
 Yes; SWPPP required, skip questions 2-4 No; next question

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water?
 Yes; WPCP required, skip questions 3-4 No; next question

3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)
 Yes; WPCP required, skip question 4 No; next question

4. Does the project only include the following Permit types listed below?
• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.
• Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.
• Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot hoing, curb and gutter replacement, and retaining wall encroachments.
 Yes; no document required

Check one of the boxes below, and continue to PART B:

If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B

If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.

If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.

1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandagov.org/stormwaterstandardsmanual

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (11-18)

Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority
This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

Complete PART B and continued to Section 2

1. ASBS
a. Projects located in the ASBS watershed.

2. High Priority
a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.
b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.

3. Medium Priority
a. Projects that are not located in an ASBS watershed or designated as a High priority site.
b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.
c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.

4. Low Priority
a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

SECTION 2. Permanent Storm Water BMP Requirements.
Additional information for determining the requirements is found in the Storm Water Standards Manual.

PART C: Determine if Not Subject to Permanent Storm Water Requirements.
Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the Storm Water Standards Manual are not subject to Permanent Storm Water BMPs.

If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".

If "no" is checked for all of the numbers in Part C continue to Part D.

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? Yes No

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? Yes No

3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). Yes No

Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

PART D: PDP Exempt Requirements.
PDP Exempt projects are required to implement site design and source control BMPs.
If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt."
If "no" was checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
• Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
• Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
• Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
 Yes; PDP exempt requirements apply No; next question

2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the City's Storm Water Standards Manual?
 Yes; PDP exempt requirements apply No; project not exempt.

PART E: Determine if Project is a Priority Development Project (PDP).
Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".
If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".

1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No

2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. Yes No

3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (CIC 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface. Yes No

4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. Yes No

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). Yes No

Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e., not commingled with flows from adjacent lands). Yes No

8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet or more of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. Yes No

9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539. Yes No

10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces. Yes No

PART F: Select the appropriate category based on the outcomes of PART C through PART E.

1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the Storm Water Standards Manual for guidance.

4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the Storm Water Standards Manual for guidance on determining if project requires a hydromodification plan management.

MARK D. LYON ARCHITECT
Name of Owner or Agent (Please Print) Title

Mark D. Lyon 02/14/2019
Signature Date

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SUBMITTAL DATE: 03/11/2021

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PROJECT NUMBER: 1619

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DATE: 08/24/2022

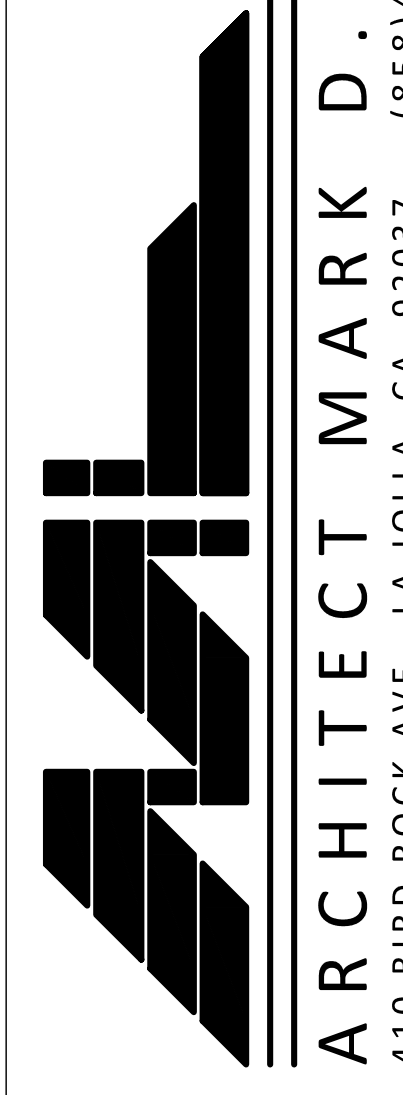
SHEET TITLE: STORM WATER CHECKLIST

SHEET NO.: A12

PREPARED BY:

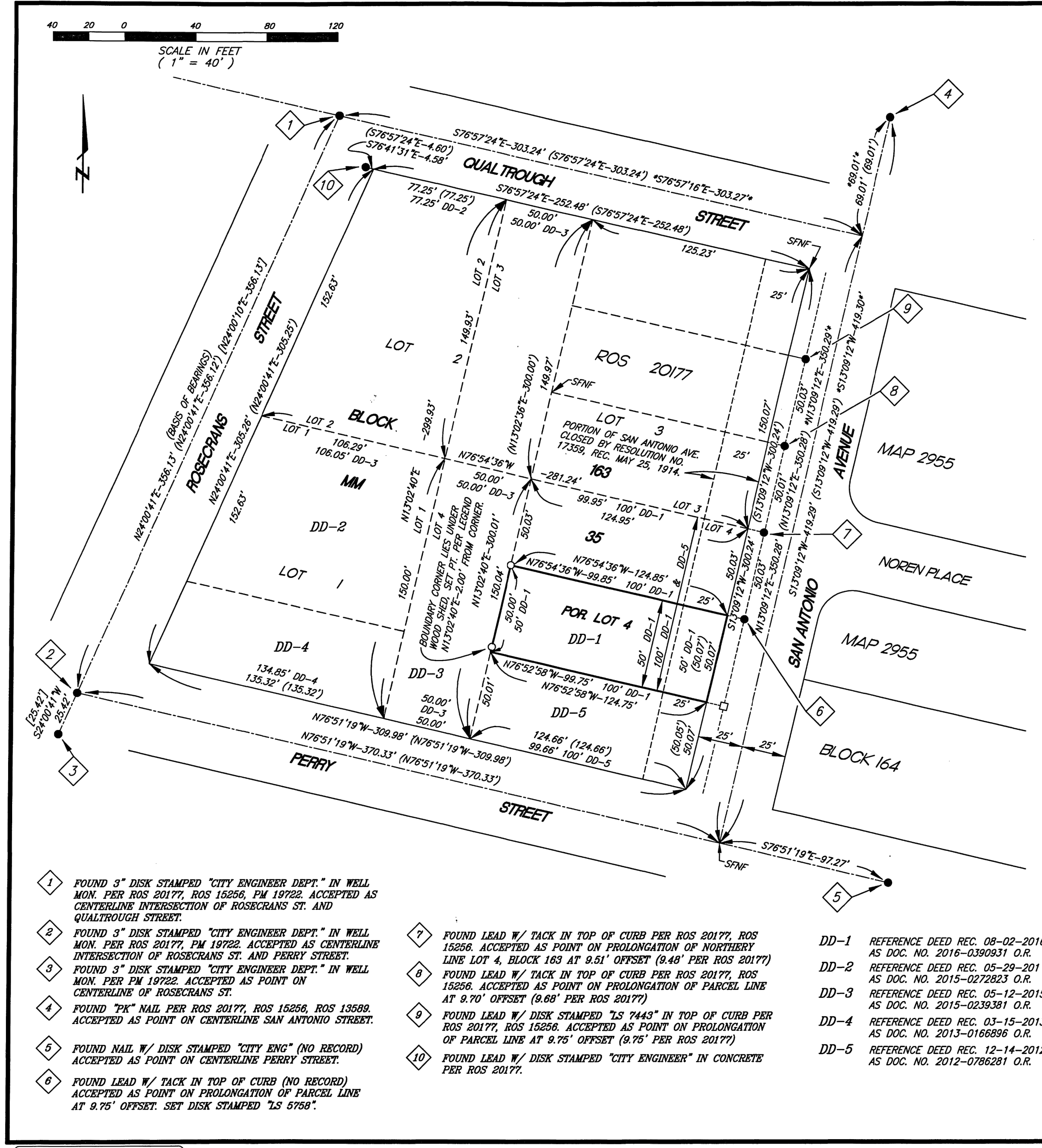
Name:	ARCHITECT MARK D. LYON, INC.	Revision 14:	
Address:	410 BIRD ROCK AVENUE	Revision 12:	
	LA JOLLA, CA 92037	Revision 11:	
Phone #:	(858) 459-1171	Revision 10:	
		Revision 9:	
		Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	8/24/2022
		Revision 2:	11/4/2021
		Revision 1:	
Original Date:	3/11/2021		
Sheet	5	of	11
DPP#			

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R. OF S. MAP NO. 22681

SHEET 1 OF 1 SHEETS.

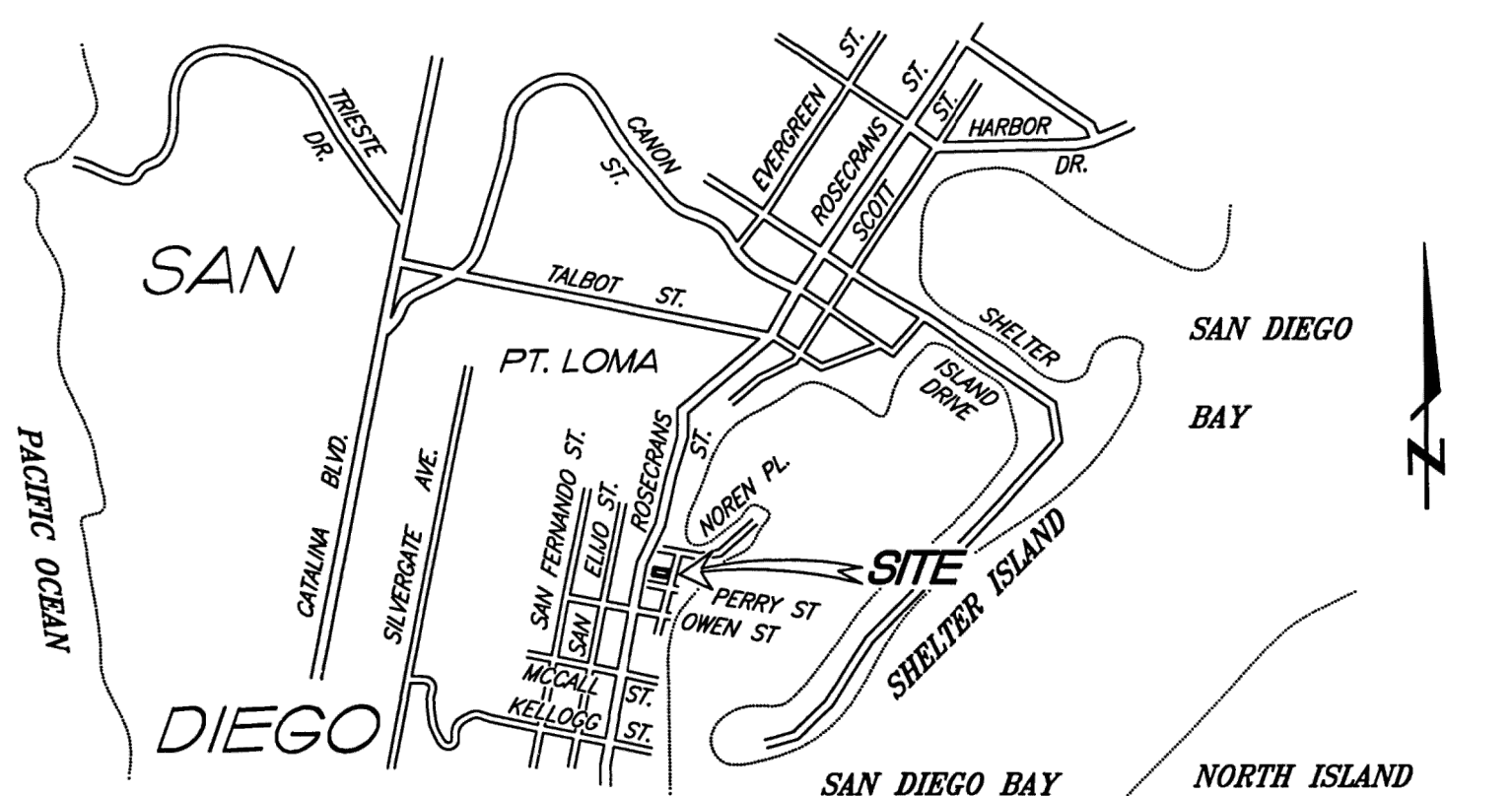


RECORD OF SURVEY OF: THE SOUTHERLY 60 FEET OF THE NORTHERLY 100 FEET OF THE EASTERLY 100 FEET OF LOT 4, BLOCK 30 OF BEACH LOTS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY LT. CAVE J. COURTS IN 1849, COMMONLY KNOWN AS LA PLAYA; SAID LOT 4 ALSO BEING THE SOUTHERLY QUARTER OF BLOCK 163 OF THE PUBLIC LANDS OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY C.E. POOLE IN 1869, A COPY OF SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 35. ALSO THAT PORTION OF THE WESTERLY 25 FEET OF SAN ANTONIO AVENUE ADJACENT TO THE ABOVE DESCRIBED PROPERTY ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USE ON MAY 25, 1914, BY RESOLUTION NO. 17559 OF THE CITY COUNCIL OF SAN DIEGO, AS MORE PARTICULARLY DESCRIBED IN DEED RECORDED AUGUST 2, 2016 AS DOC. NO. 2016-0390931 OF OFFICIAL RECORDS.

LEGEND
 ● DENOTES POINT FOUND AS NOTED.
 ○ DENOTES SET 3/4"x18" IRON PIPE W/ PLUG STAMPED "LS 5758".
 □ DENOTES SET LEAD W/ DISK STAMPED "LS 5758" IN CONCRETE ON PROLONGATION OF PARCEL LINE AT 9.75' OFFSET.
 () DENOTES RECORD DATA PER ROS MAP NO. 20177.
 [] DENOTES RECORD DATA PER PARCEL MAP NO. 19722.
 * * * DENOTES RECORD DATA PER ROS MAP NO. 15256.
 FD. DENOTES FOUND.
 SFNF DENOTES RECORD MONUMENT SEARCHED FOR, NOT FOUND.
 ROS DENOTES RECORD OF SURVEY.
 PM DENOTES PARCEL MAP.

SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF PAUL AND MICHELLE RALPH, IN DECEMBER OF 2016.
 STEVEN M. HOWELL 06/26/17 DATE
 STEVEN M. HOWELL P.L.S. 5758

COUNTY SURVEYOR'S STATEMENT
 THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS 22ND DAY OF JUNE 2017.
 TODD W. THOMAS, L.S. 7131
 FOR THE COUNTY SURVEYOR



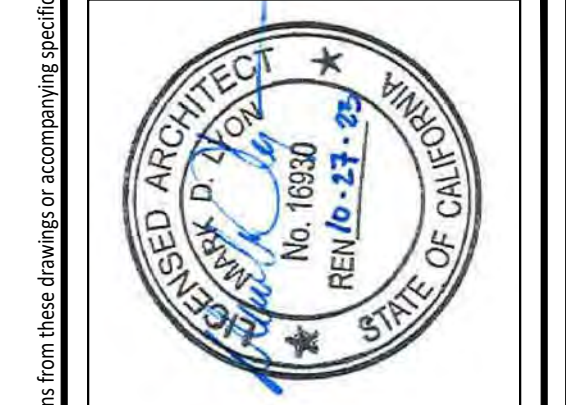
RECORDER'S STATEMENT
 FILE NO. 2017-1000225
 FILED THIS 22 DAY OF June, 2017 AT 3:05 O'CLOCK P.M., IN BOOK OF RECORD OF SURVEY MAPS AT PAGE _____ AT THE REQUEST OF STEVEN M. HOWELL.
 ERNEST J. DRONENBURG, JR. COUNTY RECORDER
 BY [Signature] DEPUTY COUNTY RECORDER
 FEE \$ 10.00

- 1 FOUND 3" DISK STAMPED "CITY ENGINEER DEPT." IN WELL MON. PER ROS 20177, ROS 15256, PM 19722. ACCEPTED AS CENTERLINE INTERSECTION OF ROSECRANS ST. AND QUALTROUGH STREET.
- 2 FOUND 3" DISK STAMPED "CITY ENGINEER DEPT." IN WELL MON. PER ROS 20177, PM 19722. ACCEPTED AS CENTERLINE INTERSECTION OF ROSECRANS ST. AND PERRY STREET.
- 3 FOUND 3" DISK STAMPED "CITY ENGINEER DEPT." IN WELL MON. PER PM 19722. ACCEPTED AS POINT ON CENTERLINE OF ROSECRANS ST.
- 4 FOUND "PK" NAIL PER ROS 20177, ROS 15256, ROS 13589. ACCEPTED AS POINT ON CENTERLINE SAN ANTONIO STREET.
- 5 FOUND NAIL W/ DISK STAMPED "CITY ENG" (NO RECORD) ACCEPTED AS POINT ON CENTERLINE PERRY STREET.
- 6 FOUND LEAD W/ TACK IN TOP OF CURB (NO RECORD) ACCEPTED AS POINT ON PROLONGATION OF PARCEL LINE AT 9.75' OFFSET. SET DISK STAMPED "LS 5758".
- 7 FOUND LEAD W/ TACK IN TOP OF CURB PER ROS 20177, ROS 15256. ACCEPTED AS POINT ON PROLONGATION OF NORTHERLY LINE LOT 4, BLOCK 163 AT 9.51' OFFSET (9.48' PER ROS 20177).
- 8 FOUND LEAD W/ TACK IN TOP OF CURB PER ROS 20177, ROS 15256. ACCEPTED AS POINT ON PROLONGATION OF PARCEL LINE AT 9.70' OFFSET (9.68' PER ROS 20177).
- 9 FOUND LEAD W/ DISK STAMPED "LS 7443" IN TOP OF CURB PER ROS 20177, ROS 15256. ACCEPTED AS POINT ON PROLONGATION OF PARCEL LINE AT 9.75' OFFSET (9.75' PER ROS 20177).
- 10 FOUND LEAD W/ DISK STAMPED "CITY ENGINEER" IN CONCRETE PER ROS 20177.
- DD-1 REFERENCE DEED REC. 08-02-2016 AS DOC. NO. 2016-0390931 O.R.
- DD-2 REFERENCE DEED REC. 05-29-201 AS DOC. NO. 2015-0272823 O.R.
- DD-3 REFERENCE DEED REC. 05-12-2015 AS DOC. NO. 2015-0239381 O.R.
- DD-4 REFERENCE DEED REC. 03-15-2013 AS DOC. NO. 2013-0168899 O.R.
- DD-5 REFERENCE DEED REC. 12-14-2012 AS DOC. NO. 2012-0786281 O.R.

STEVEN M. HOWELL
 LAND SURVEYOR
 9760 MESA SPRINGS WAY #33
 SAN DIEGO, CALIFORNIA 92126
 858-621-6050 2016-33

CALIFORNIA COORDINATE INDEX 198-1695
 A.P.N. 532-352-08-00

ARCHITECT MARK D. LYON INC.
 410 BIRD ROCK AVE., LA JOLLA, CA 92037 (858) 459-1171 INFO@MDLA.NET



RALPH RESIDENCE
 616 SAN ANTONIO AVE.
 SAN DIEGO, CA 92106

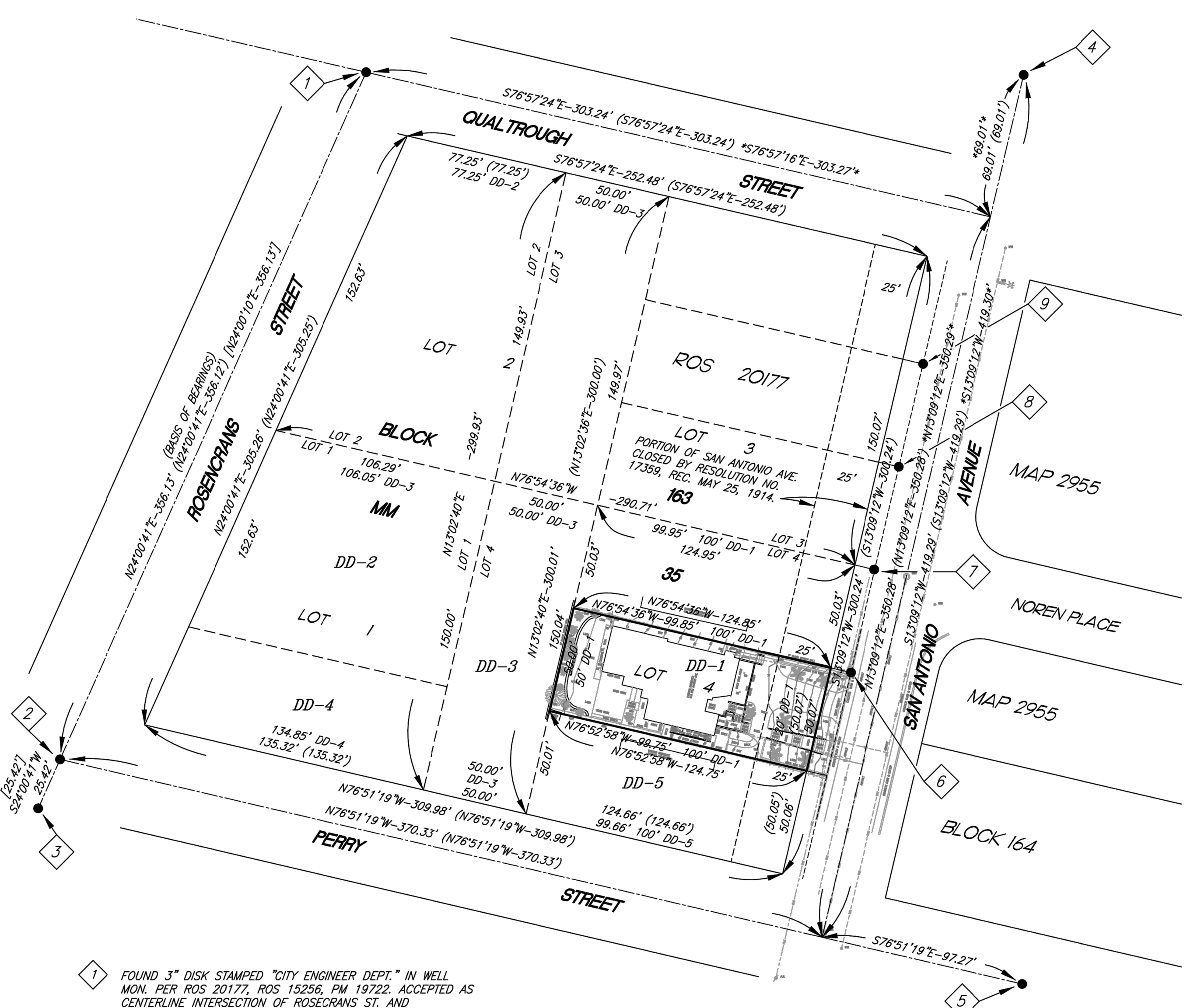
SUBMITTAL DATE:	
03/11/2021	
PHASE:	
COASTAL DEV. PERMIT	
PROJECT NUMBER:	
1619	
REVIEWED BY:	
MDL	
DRAWN BY:	
K.J.L.	
DATE:	
08/24/2022	
SHEET TITLE:	
LOT SURVEY	
SHEET NO.:	
A13	

PREPARED BY:	Revision 14:
Name: ARCHITECT MARK D. LYON, INC.	Revision 13:
Address: 410 BIRD ROCK AVENUE	Revision 12:
LA JOLLA, CA 92037	Revision 11:
Phone #: (858) 459-1171	Revision 10:
	Revision 9:
	Revision 8:
	Revision 7:
	Revision 6:
	Revision 5:
	Revision 4:
	Revision 3:
	Revision 2:
	Revision 1:
PROJECT NAME:	Original Date:
RALPH RESIDENCE	03/11/2021
616 SAN ANTONIO AVENUE	Sheet 6 of 11
SAN DIEGO, CA 92106	DPP#
SHEET TITLE:	
RECORD OF SURVEY	

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SITE SURVEY

SHEET 1 OF 2



- ### LEGEND
- INDICATES POINT FOUND AND DESCRIBED AS SHOWN.
 - INDICATES SITE BOUNDARIES
 - () INDICATES RECORD DATA PER ROS 20177
 - INDICATES RECORD DATA PER ROS 15256
 - [] INDICATES RECORD DATA PER PM 19722
 - WTR — EXISTING WATER LINE
 - SWR — EXISTING SEWER LINE
 - OHE — EXISTING OVERHEAD UTILITIES
 - GAS — EXISTING GAS LINE
 - SMR ○ EXISTING MANHOLE (SWR=SEWER) (SD=STORM DRAIN)
 - WTR ○ EXISTING WATER GATE VALVE
 - PP ○ EXISTING POWER/UTILITY POLE
 - WTR □ EXISTING WATER METER
 - SD □ EXISTING YARD DRAIN
 - ☼ EXISTING TREE
 - ✳ EXISTING PALM TREE
 - INDICATES EXISTING CONCRETE CURB AND GUTTER
 - INDICATES EXISTING CONCRETE CURB
 - TC INDICATES TOP OF CURB
 - FL INDICATES FLOWLINE
 - GRD INDICATES EXISTING GROUND
 - TW INDICATES TOP OF WALL
 - AC INDICATES ASPHALT
 - CONC INDICATES CONCRETE
 - PM INDICATES PARCEL MAP
 - ROS INDICATES RECORD OF SURVEY

LEGAL DESCRIPTION

THE SOUTHERLY 50 FEET OF THE NORTHERLY 100 FEET OF THE EASTERLY 100 FEET OF LOT 4, BLOCK 30 OF BEACH LOTS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY LT. CAVE J. COULTER IN 1849, COMMONLY KNOWN AS LA PLAZA; SAID LOT 4 ALSO BEING THE SOUTHERLY QUARTER OF BLOCK 143 OF THE PUEBLO LANDS OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY C.H. POOLE IN 1896, A COPY OF SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AND KNOWN AS MISCELLANEOUS MAP NO. 35. ALSO THAT PORTION OF THE WESTERLY 25 FEET OF SAN ANTONIO AVENUE ADJACENT TO THE ABOVE DESCRIBED PROPERTY ON THE EAST, AS VACATED AND CLOSED TO PUBLIC USE ON MAY 25, 1914, BY RESOLUTION NO. 17359 OF THE CITY COUNCIL OF SAN DIEGO.

EASEMENTS - EXCEPTIONS

EXISTING EASEMENTS AND EXCEPTIONS PER SCHEDULE B OF PRELIMINARY TITLE REPORT BY CHICAGO TITLE COMPANY - ORDER NO. 73716007047-RCM DATED MAY 24, 2016. SAID TITLE REPORT SHOWS NO EXISTING EASEMENTS PER PUBLIC RECORD.

- ### NOTES
- THIS SURVEY WAS BASED ON PRELIMINARY TITLE REPORT NO. 73716007047-RCM DATED MAY 24, 2016 ISSUED BY CHICAGO TITLE COMPANY. EFFECTS OF AGREEMENTS, PERMITS, LIENS, ASSESSMENTS, LEASES, COVENANTS AND/OR RESTRICTIONS APPEARING IN SAID POLICIES ARE NOT NOTED ON THIS SURVEY.
 - EXISTING LAND USE: RESIDENTIAL
 - FIELD SURVEY OF THIS SITE WAS PERFORMED ON NOVEMBER 23 & 29 2016 BY STEVEN M. HOWELL, LAND SURVEYOR.
 - ASSESSOR PARCEL NO. 532-352-08-00 (SAN DIEGO COUNTY).
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND IS BASED ON RECORD INFORMATION AND FIELD LOCATION OF SURFACE FACILITIES INDICATED ON THIS SURVEY.
 - LEGAL DESCRIPTIONS SHOWN UNDER THE CAPTION (LEGAL DESCRIPTION) ARE FROM THE PRELIMINARY TITLE REPORT DESCRIBED ABOVE IN NOTE 1 AND ARE BASED ON RECORD INFORMATION ONLY AND MAY NOT REFLECT ADJUSTMENTS MADE BY BOUNDARY SURVEY AND FUTURE MAPPING EFFORTS.
 - THE TOTAL GROSS AREA OF THIS SITE IS 6,244 SQUARE FEET (0.143 ACRES) MORE OR LESS GROSS.
 - THE SITE BOUNDARY AND BLOCK BREAKDOWN IS BASED ON DATA AND MONUMENTS FOUND PER RECORD OF SURVEY NO. 20177, RECORD OF SURVEY NO. 15256 AND PARCEL MAP NO. 19722 AND ACCEPTED HEREON.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF SAN DIEGO BENCHMARK 2000 16964, A BRASS PLUG IN THE TOP OF CURB IN THE SOUTHWESTERLY CURB RETURN AT THE INTERSECTION OF ROSECRANS STREET AND OWEN STREET. ELEVATION = 54.77 FEET M.S.L.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF ROSECRANS STREET ADJACENT TO BLOCK 163 OF MM 35, PER RECORD OF SURVEY MAP NO. 20177, AS SHOWN HEREON. I.E. NORTH 24°00'41" EAST

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: (a) THAT THE SURVEY REPRESENTED HEREIN IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN; (b) THAT THE WITHIN SURVEY, PROPERLY AND ACCURATELY INDICATES AND LOCATES ALL VISIBLE IMPROVEMENTS ON THE REAL PROPERTY AS OF THE DATE OF THE SURVEY, NOVEMBER 29, 2016; (c) THAT THE WITHIN SURVEY WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL SURVEY MADE OF THE REAL PROPERTY LEGALLY DESCRIBED HEREIN; (d) THAT THERE ARE NO ENCROACHMENTS ACROSS PROPERTY LINES, EXCEPT AS SHOWN HEREON; (e) INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY SAN ANTONIO AVENUE, UPON WHICH THE PROPERTY ABUTS, THE SAME BEING A PAVED AND DEDICATED RIGHT-OF-WAY MAINTAINED BY THE CITY OF SAN DIEGO.

NOTE: SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT IN THE BUSINESS AND PROFESSIONS CODE OF THE STATE OF CALIFORNIA STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" HEREON ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

STEVEN M. HOWELL L.S. 5758 DATE _____
 MY REGISTRATION EXPIRES 06/30/18

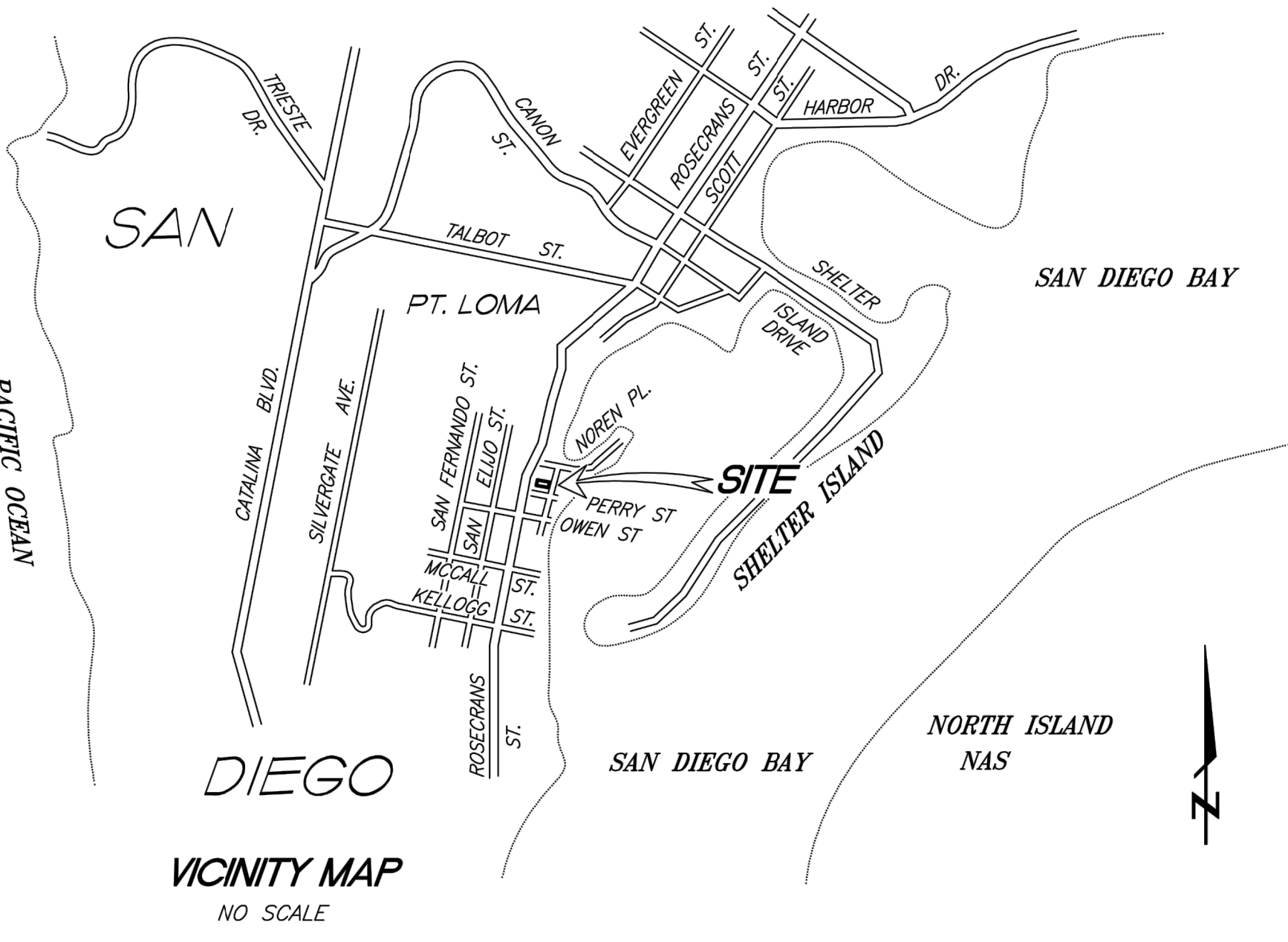
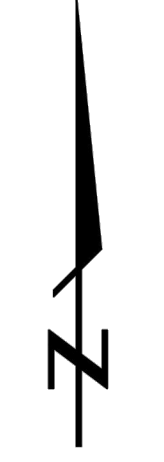
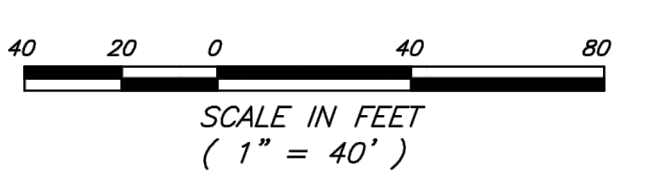


- FOUND 3" DISK STAMPED "CITY ENGINEER DEPT." IN WELL MON. PER ROS 20177, ROS 15256, PM 19722. ACCEPTED AS CENTERLINE INTERSECTION OF ROSECRANS ST. AND QUALTROUGH STREET.
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- DD-2 REFERENCE DEED REC. 05-29-201 AS DOC. NO. 2015-0278833 O.R.
- DD-3 REFERENCE DEED REC. 05-12-2015 AS DOC. NO. 2015-0239381 O.R.
- DD-4 REFERENCE DEED REC. 03-15-2013 AS DOC. NO. 2013-0166896 O.R.
- DD-5 REFERENCE DEED REC. 12-14-2012 AS DOC. NO. 2012-0786281 O.R.

PROCEDURE OF SURVEY

STEVEN M. HOWELL
 LAND SURVEYOR
 9760 MESA SPRINGS WAY #33
 SAN DIEGO, CA 92126
 (858) 621-6050
 2016-33 12/12/2016



PREPARED BY:
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 Address: 410 BIRD ROCK AVENUE
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 Phone #: (858) 454-1171

PROJECT NAME:
 RALPH RESIDENCE
 616 SAN ANTONIO AVENUE
 SAN DIEGO, CA 92106

SHEET TITLE:
 SITE SURVEY 1

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	8/24/2022
Revision 1:	11/4/2021
Original Date:	8/11/2021
Sheet	1 of 11
DPP#	_____

ARCHITECT MARK D. LYON, INC.
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 SAN DIEGO, CA 92106

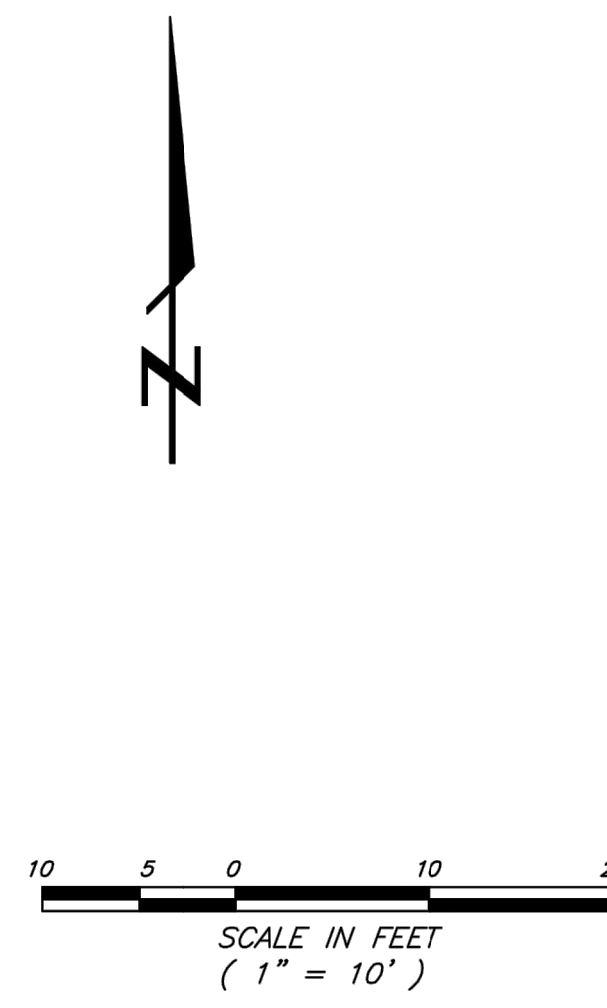
REVISIONS:

SUBMITTAL DATE:	05/11/2021
PHASE:	COASTAL DEV. PERMIT
PROJECT NUMBER:	1619
REVIEWED BY:	MDL
DRAWN BY:	KJL
DATE:	08/24/2022
SHEET TITLE:	SITE SURVEY
SHEET NO.:	1 OF 2
A14	

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SITE SURVEY

SHEET 2 OF 2



STEVEN M. HOWELL
 LAND SURVEYOR
 9760 MESA SPRINGS WAY #33
 SAN DIEGO, CA 92126
 (658) 621-6050
 2016-33 12/12/2016

PREPARED BY:
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 (658) 454-1171

PROJECT NAME:
 RALPH RESIDENCE
 616 SAN ANTONIO AVENUE
 SAN DIEGO, CA 92106

SHEET TITLE:
 SITE SURVEY 2

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: 8/24/2022
 Revision 1: 11/4/2021

Original Date: 5/11/2021

Sheet 2 of 11
 DEP# _____



RALPH RESIDENCE
 616 SAN ANTONIO AVE.
 SAN DIEGO, CA 92106

REVISIONS:

SUBMITTAL DATE:	03/11/2021
PHASE:	COASTAL DEV. PERMIT
PROJECT NUMBER:	1619
REVIEWED BY:	MDL
DRAWN BY:	KJL
DATE:	08/24/2022
SHEET TITLE:	SITE SURVEY 2 OF 2
SHEET NO.:	A15

ARCHITECT MARK D. LYON, INC.
 410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858) 459-1171 INFO@MDLA.NET

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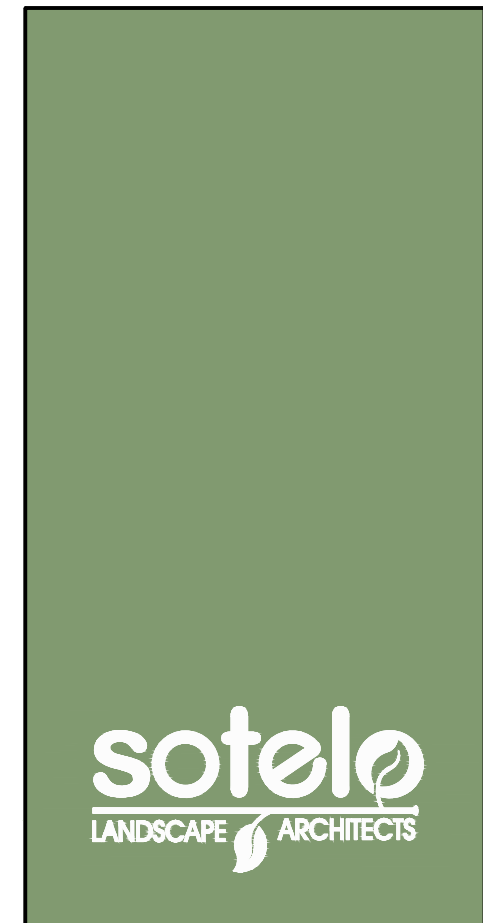
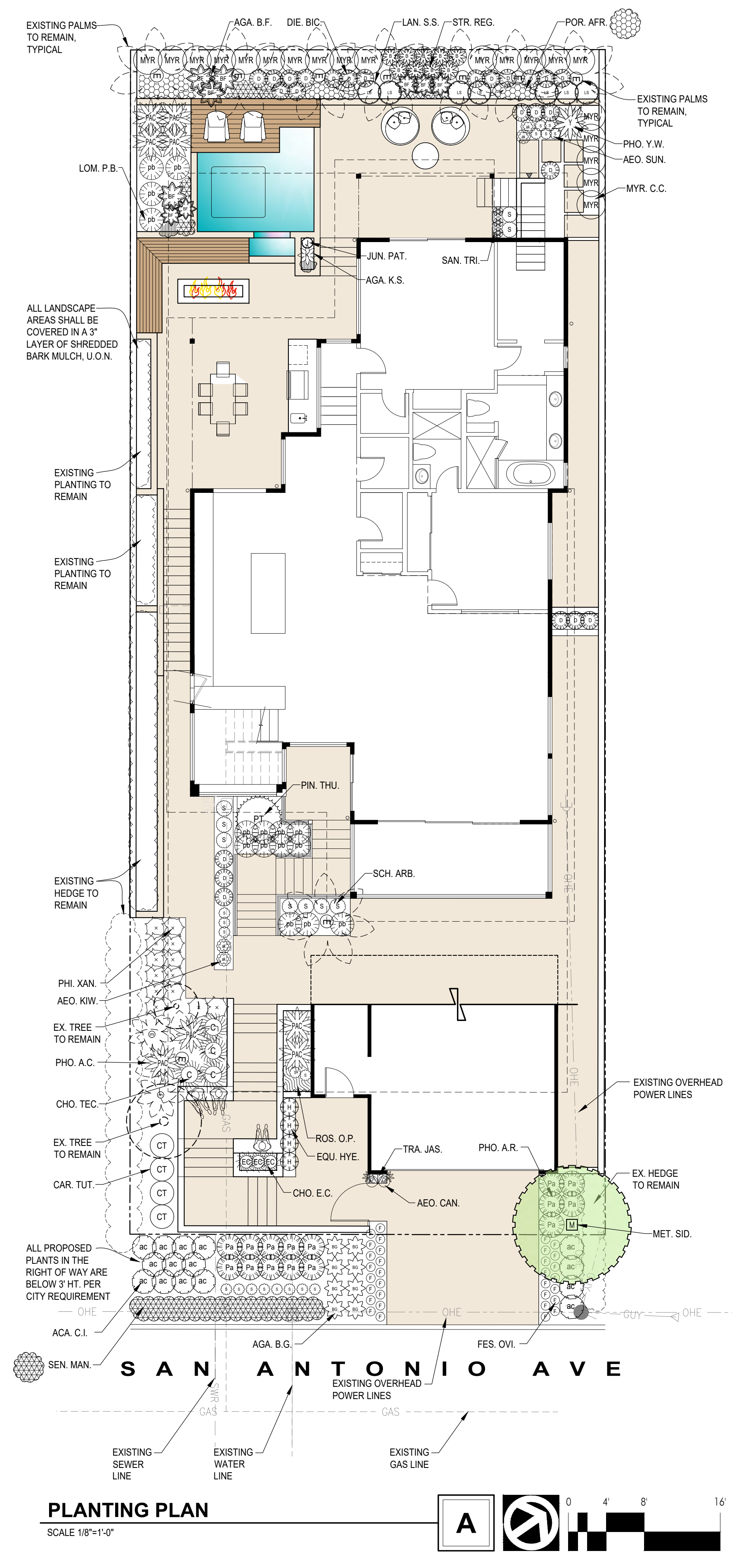
PLANT LIST

ABBR	SIZE	QTY	SCIENTIFIC NAME	COMMON NAME	H - S
TREES					
MET. EXC.	24" BOX	1	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	35' / 35'
SHRUBS					
ACA. C.I.	5 GAL.	15	ACACIA COUSIN ITT	LITTLE RIVER WATTLE	2-3' / 2-4'
AEO. KIW.	1 GAL.	4	AEONIUM 'KIWI'	KIWI AEONIUM	18" / 18"
AEO. SUN.	1 GAL.	18	AEONIUM 'SUNBURST'	COPPER PINWHEEL	2-0" / 2-0"
AEO. CAN.	1 GAL.	2	AEONIUM CANARIENSE	GIANT VELVET ROSE	2-0" / 2-0"
AGA. B.F.	5 GAL.	9	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	2-3' / 2-3'
AGA. B.G.	5 GAL.	8	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1'-6"-2' / 2'-2-6"
AGA. K.S.	15 GAL.	1	AGAVE ATTENUATA 'KARA'S STRIPES'	KARA'S STRIPES FOX TAIL AGAVE	18"-30" / 2'-3"
CAR. TUT.	5 GAL.	5	CARISSA MACROCARPA 'TUTTLE'	TUTTLE NATAL PLUM	12-18" / 12-18"
CHO. TEC.	5 GAL.	4	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	2-3' / 3'
CHO. E.C.	5 GAL.	3	CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO SMALL CAPE RUSH	30" / 3'
DIE. BIC.	1 GAL.	25	DIETES BICOLOR	BICOLOR AFRICAN IRIS	2-0" / 2-0"
EQU. HYE.	1 GAL.	4	EQUISETUM HYEMALE	SCOURINGRUSH HORSETAIL	2-4" / 1-6"
FES. OVI.	1 GAL.	23	FESTUCA OVINA GLAUCA	BLUE FESCUE	8" / 8"
JUN. PAT.	1 GAL.	1	JUNCUS PATENS 'ELK BLUE'	BLUE ELK CALIFORNIA RUSH	1-2" / 1-2"
LAN. SPR.	5 GAL.	7	LANTANA 'SPREADING SUNSET'	SPREADING SUNSET LANTANA	30" / 2-3"
LOM. P.B.	5 GAL.	15	LOMANDRA 'PLANTINUM BEAUTY'	PLANTINUM BEAUTY DWARF MAT RUSH	30" / 2-3"
MYR. C.C.	5 GAL.	20	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	30" / 30"
PHI. XAN.	5 GAL.	13	PHILODENDRON 'XANADI'	WINTERBOURN PHILODENDRON	4-0" / 5-0"
PHO. A.C.	5 GAL.	9	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM'	PURPLE NEW ZEALAND FLAX	2-3' / 2-3'
PHO. A.R.	5 GAL.	17	PHORMIUM TENAX 'AMAZING RED'	AMAZING RED NEW ZEALAND FLAX	2-3' / 2-3'
PHO. Y.W.	5 GAL.	1	PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	3-0" / 3-0"
PIN. THU.	24" BOX	1	PINUS THUNBERGII	JAPANESE BLACK PINE	10' / 20'
SAN. TRI.	1 GAL.	3	SANSEVIERIA TRIFASCIATA LAURENTII	STRIPED MOTHER-IN-LAW'S TONGUE	2-3" / 1-2"
SCH. ARB.	5 GAL.	9	SCHEFFLERA ARBORICOLA 'VARIEGATA'	VARIEGATED DWARF UMBRELLA PLANT	2-6" / 2-3"
STR. REG.	5 GAL.	9	STRELITZIA REGINAE	BIRD OF PARADISE	3-0" / 5-0"
VINES					
TRA. JAS.	15 GAL.	1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	8-20' / 20'
GROUNDCOVERS					
POR. AFR.	1 GAL.	12" O.C.	PORTULACARIA AFRA 'VARIEGATA'	RAINBOW BUSH	12-0" / 6-0"
ROS. O.P.	1 GAL.	24" O.C.	ROSMARINUS OFFICINALIS PROSTRATUS	PROSTRATE ROSEMARY	2-12" / 4-8"
SEN. MAN.	FLATS	12" O.C.	SENECIO MANDRALISCAE	BLUE CHALK STICKS	12" / 2-3"
SEN. F.H.	4" POT	6" O.C.	SENECIO 'FISH HOOKS'	FISH HOOKS SENECIO	12" / 2-3"

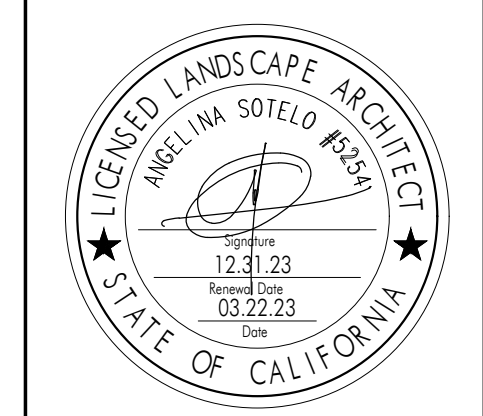
ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.

MINIMUM TREE SEPARATION DISTANCE
 TRAFFIC SIGNALS / STOP SIGNS - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET
 DRIVEWAY (ENTRIES) - 10 FEET
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.



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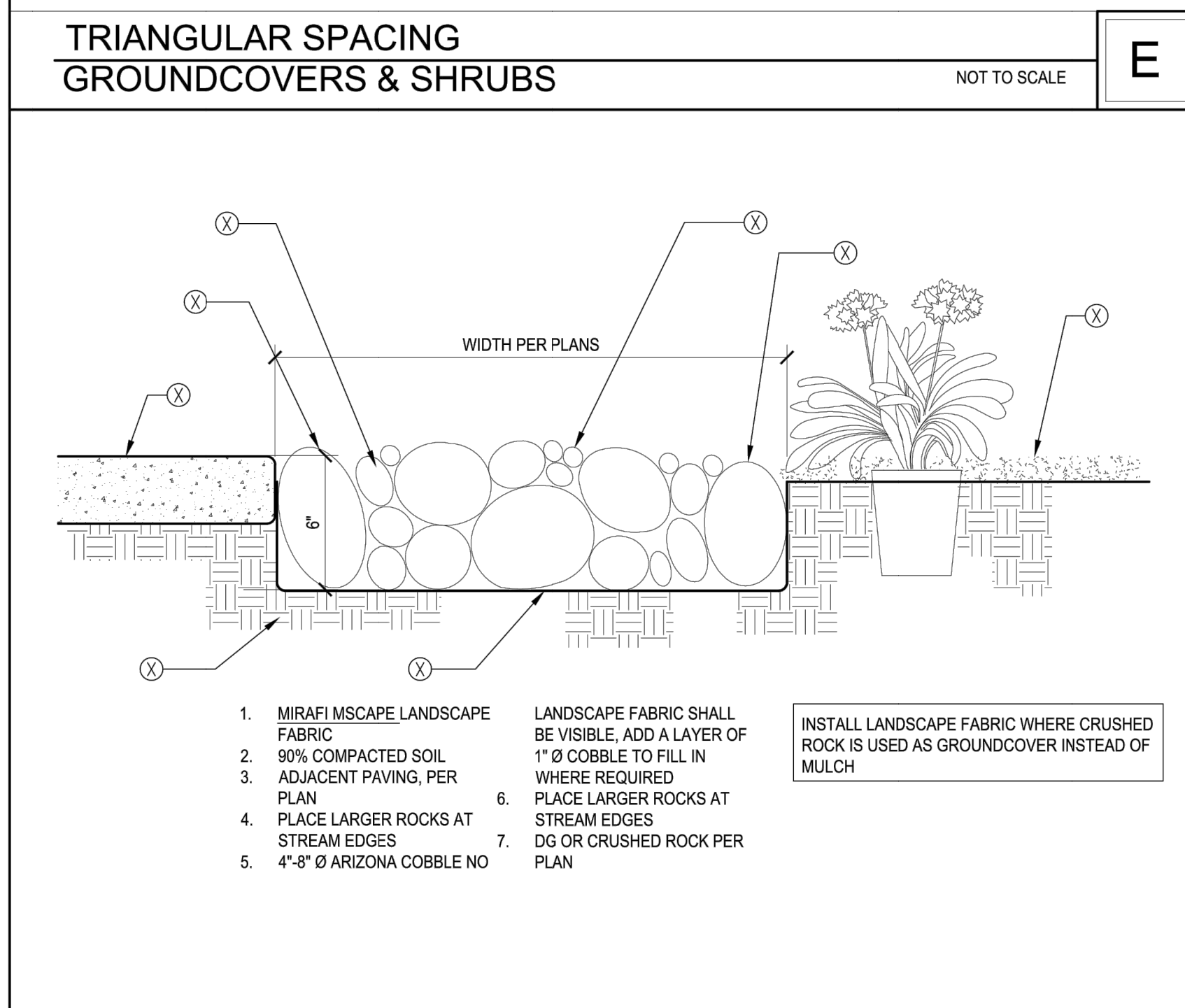
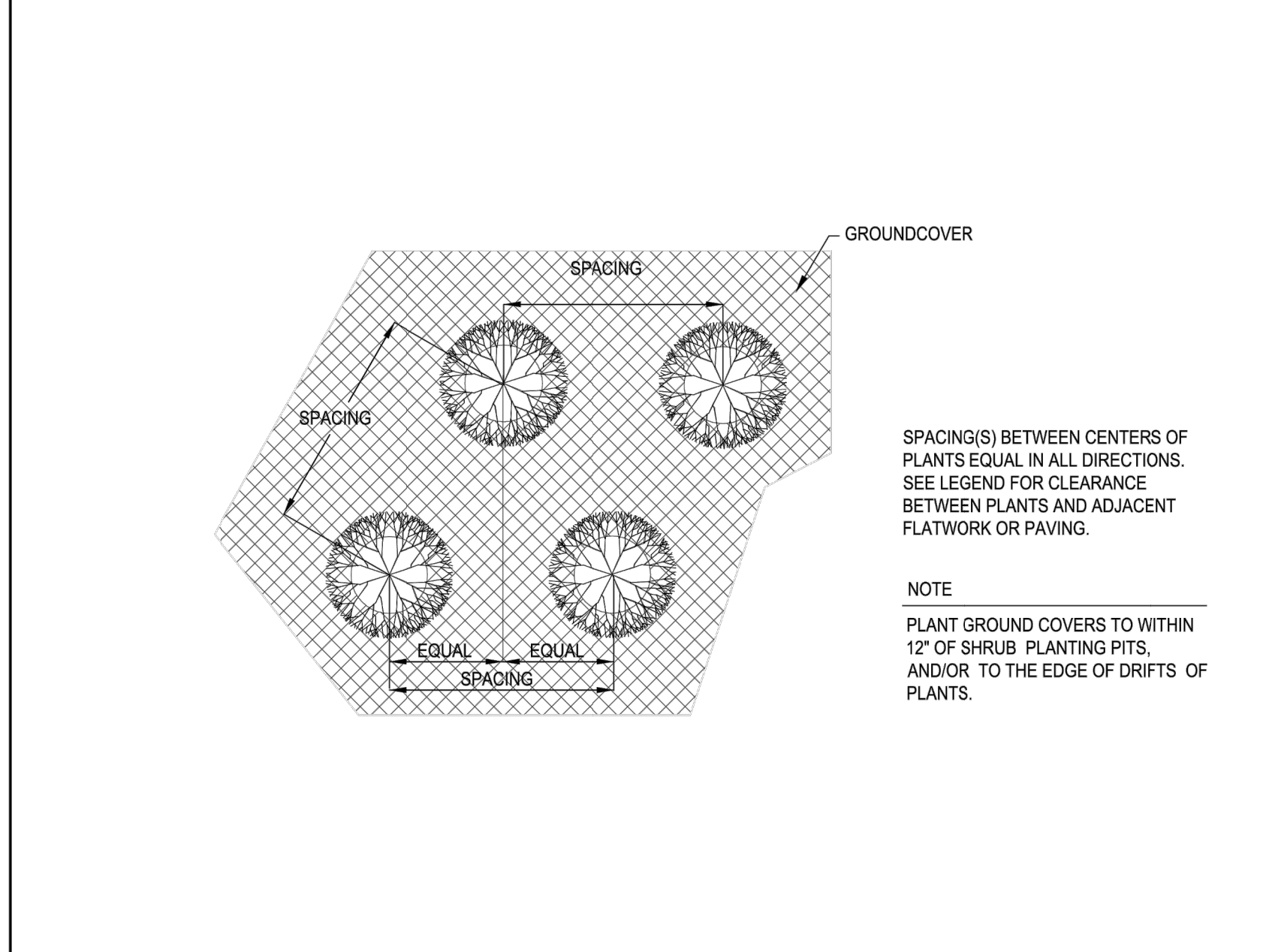
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SUBMIT. TO CLIENT	03.08.19
CLIENT MEETING	03.15.19

PLANTING PLAN

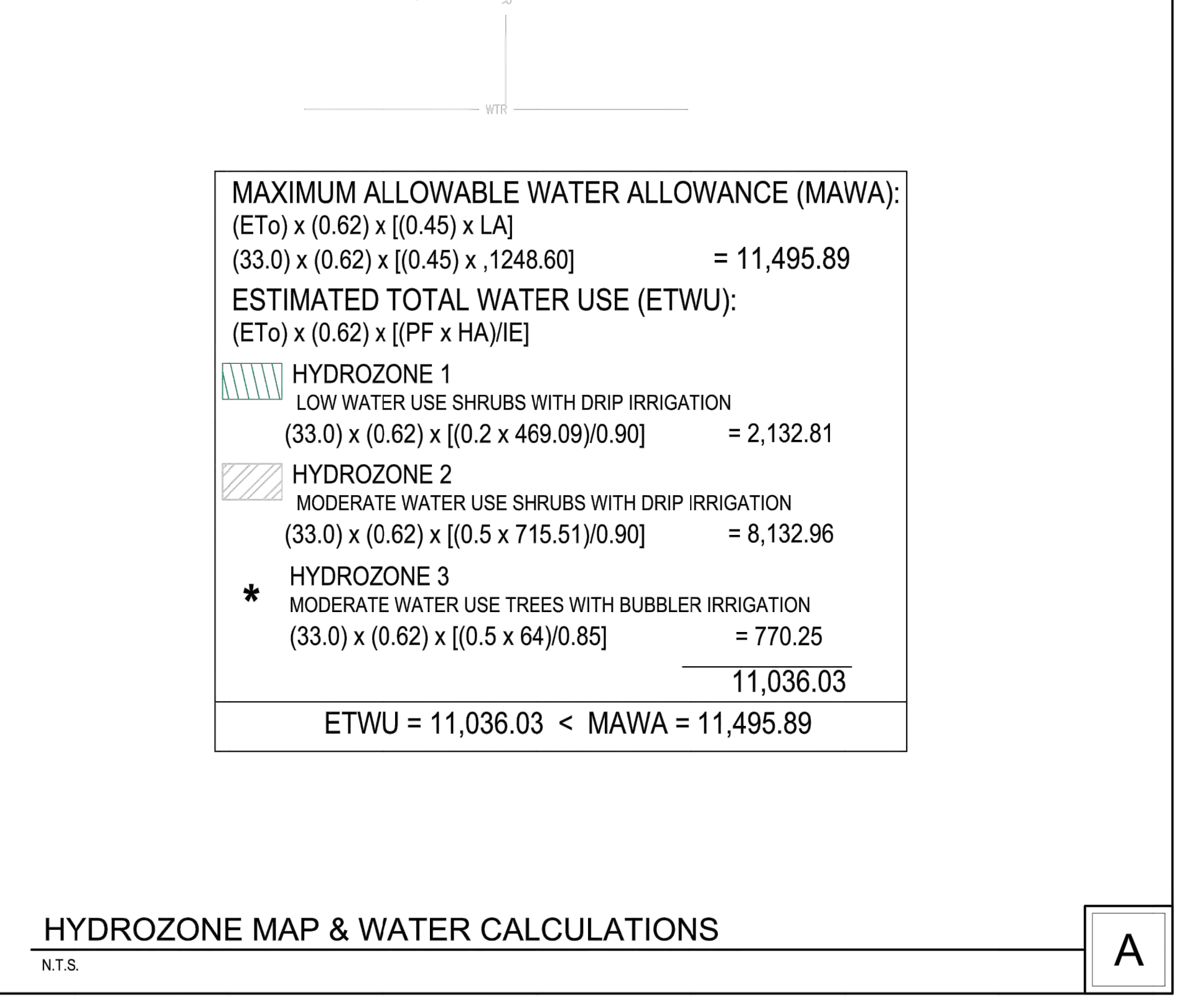
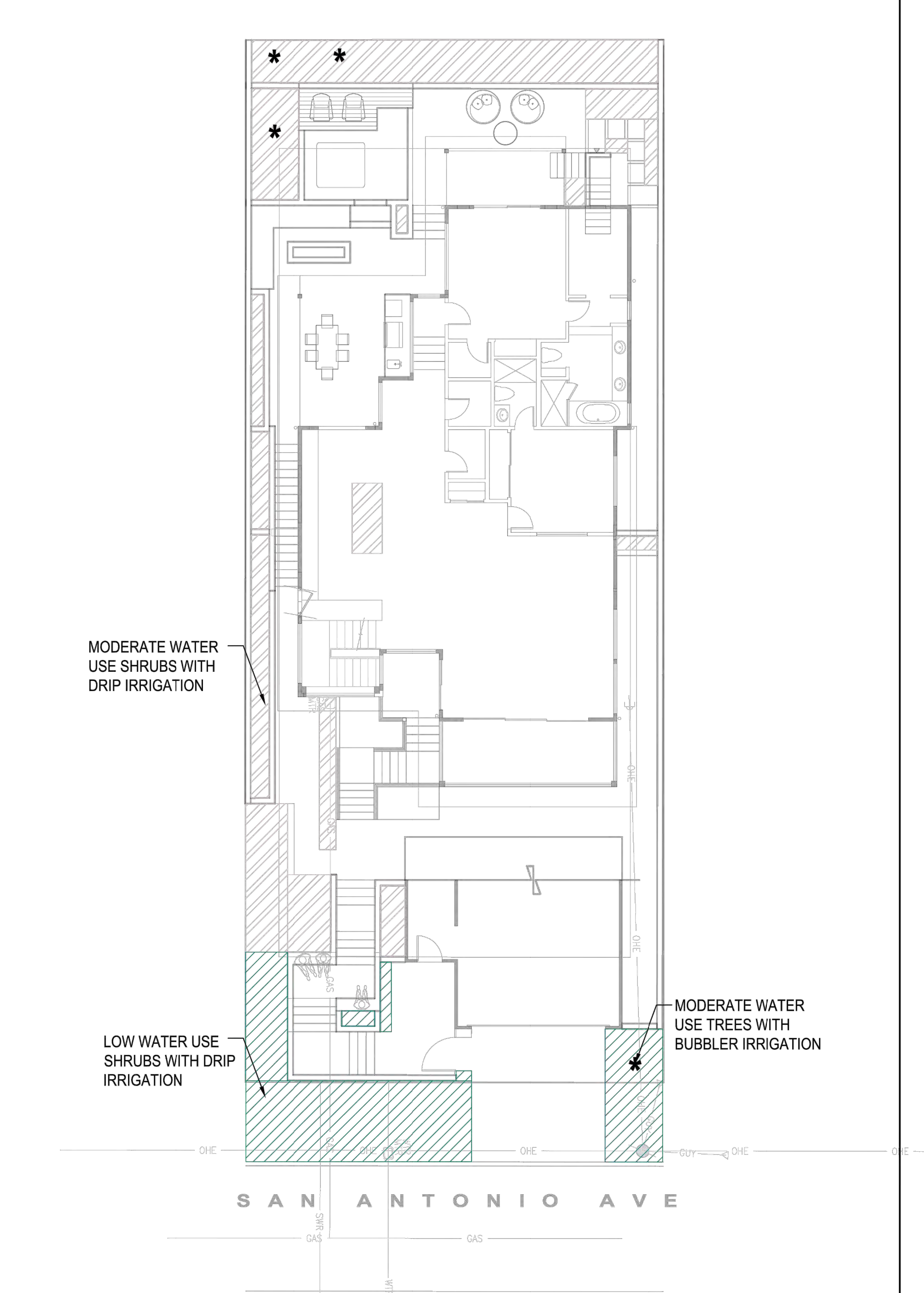
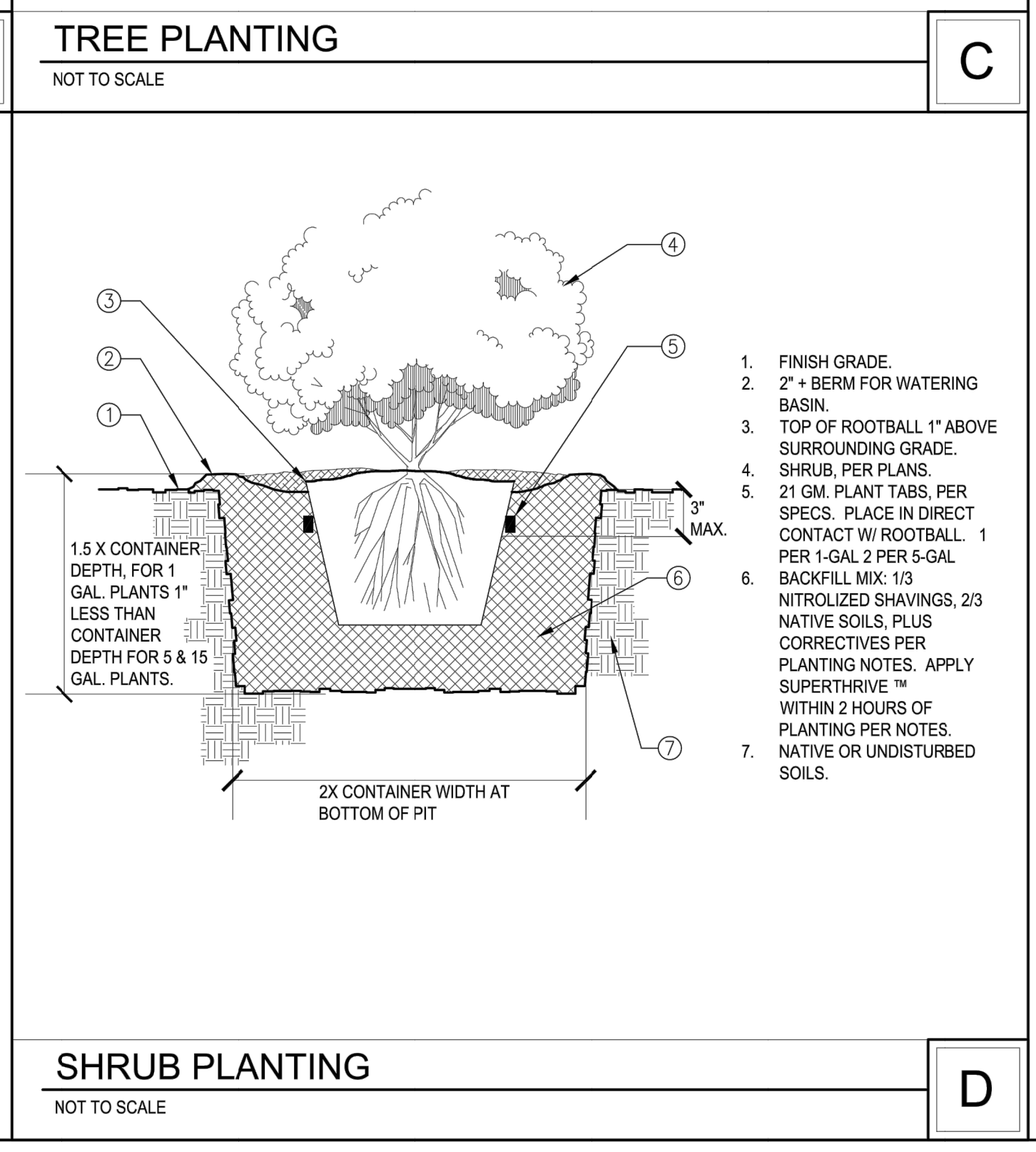
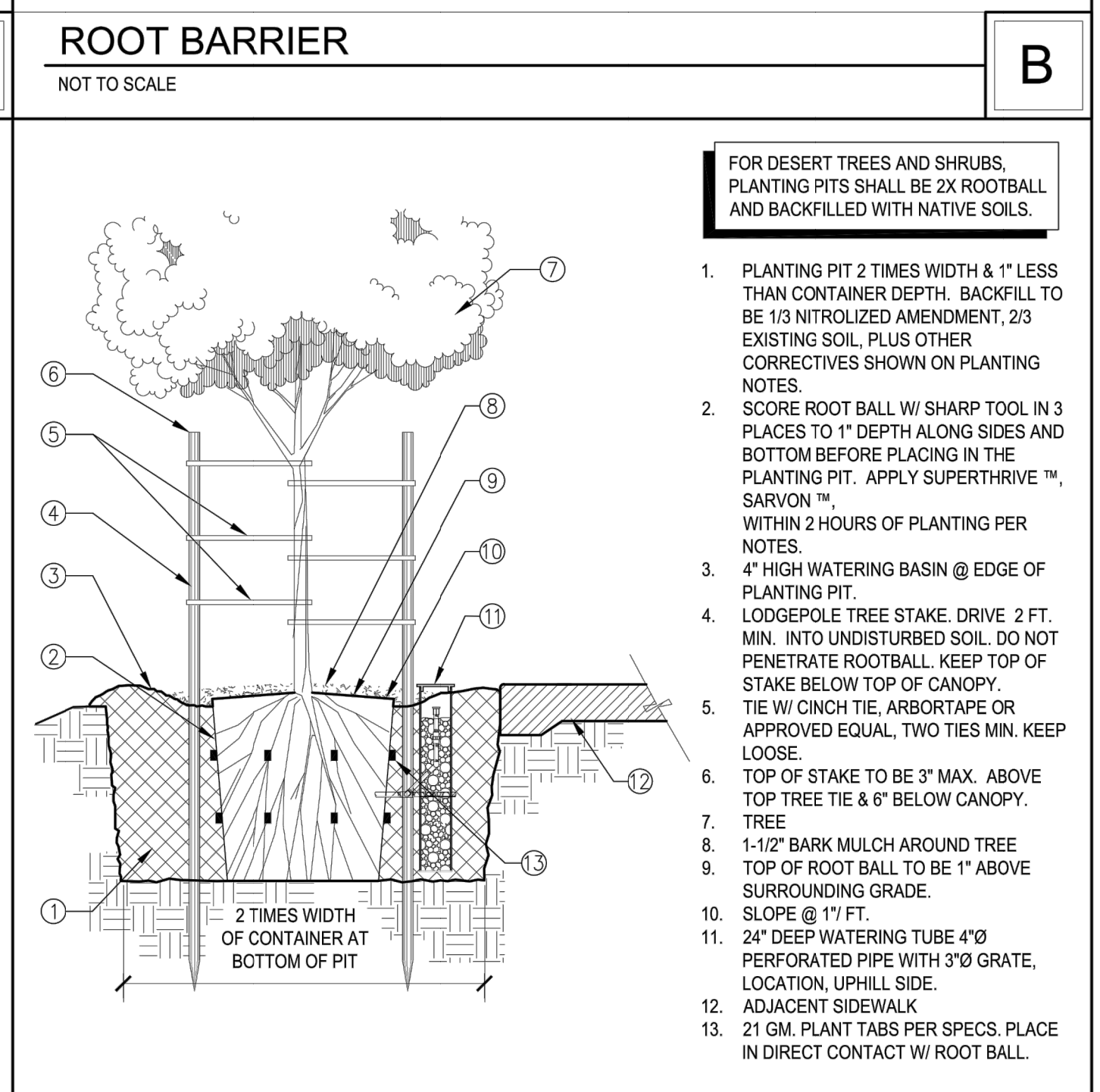
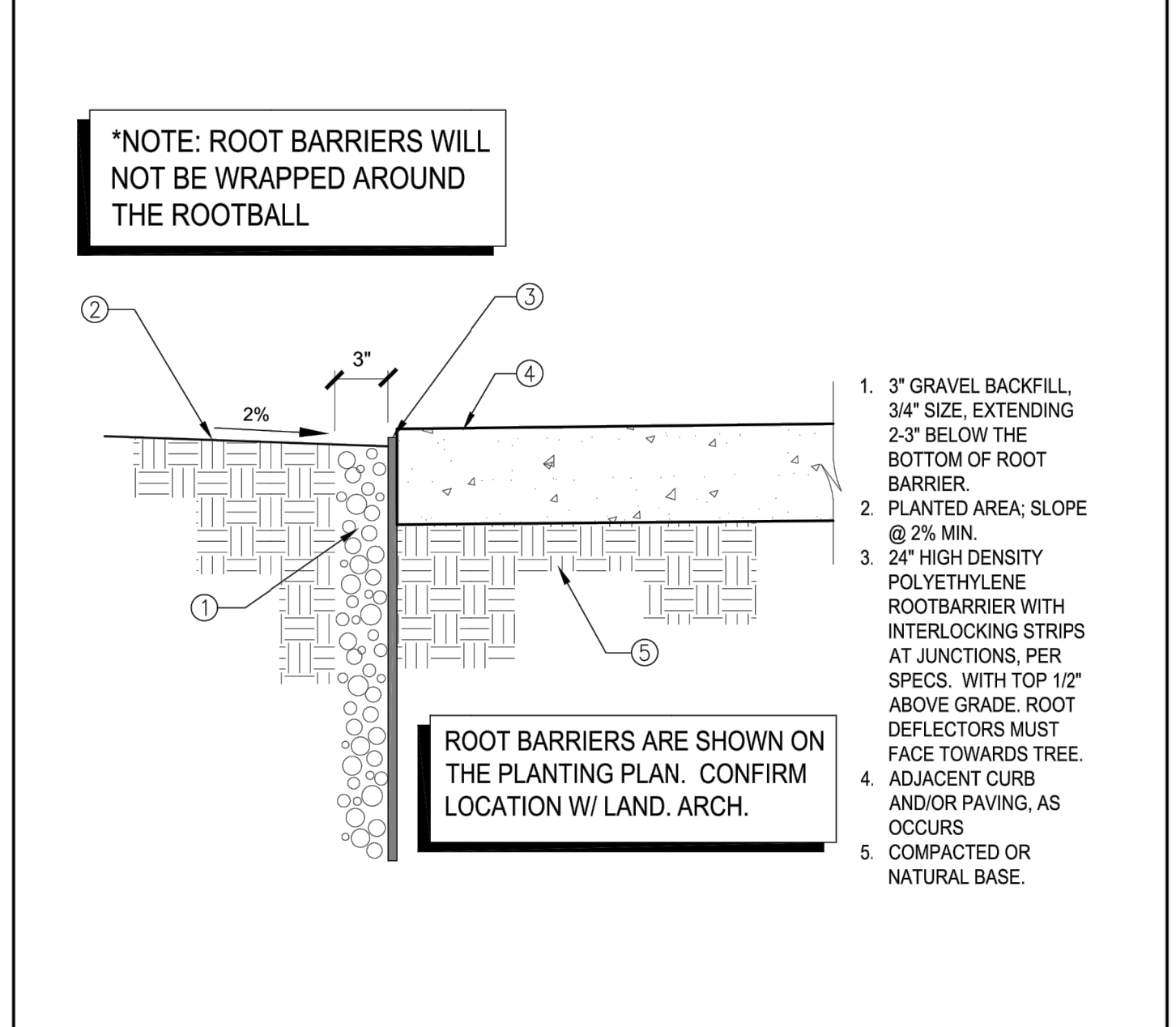
SHEET
L1.0

ALL DETAILS, DESIGN ARRANGEMENTS AND PLANTING SCHEDULES SHALL BE THE PROPERTY OF SOTELO LANDSCAPE ARCHITECTS AND SHALL REMAIN THE PROPERTY OF SOTELO LANDSCAPE ARCHITECTS. ANY REUSE OF THESE DETAILS WITHOUT THE WRITTEN PERMISSION OF SOTELO LANDSCAPE ARCHITECTS IS PROHIBITED. THESE DETAILS ARE PROVIDED AS A SERVICE TO THE CLIENT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SOTELO LANDSCAPE ARCHITECTS.



PLANTING NOTES

- THE CONTRACTOR SHALL PROVIDE PHOTOS OF THE PLANTS SELECTED AT THE NURSERY OF THOSE SPECIES IN THE LEGEND MARKED WITH AN ASTERISK (*).
- THE CONTRACTOR SHALL ENSURE THAT ALL PLANTS RECEIVE SUPERTHRIVE™ VITAMIN SOLUTION AT TIME OF INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE WITHIN PLUS OR MINUS 10 FEET OF FINISH GRADE.
 - THE PLANTING PLANS ARE DIAGRAMMATIC. MINOR ADJUSTMENTS IN PLANT LOCATIONS AND TYPE MAY BE MADE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
 - CONTRACTOR TO BE ADVISED THAT CERTAIN CULTIVARS OR SPECIES OF PLANTS FOR THIS PROJECT MAY ONLY BE AVAILABLE THROUGH RETAIL SOURCES (IE - PATENTED MONOCYVA SELECTIONS). CONTRACTOR IS FURTHER ADVISED THAT ALL PLANT MATERIAL FOR THIS PROJECT SHALL BE "PREMIUM NURSERY STOCK".
 - ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND REPLACED UPON REQUEST BEFORE OR AFTER THE PLANTING.
 - THE LANDSCAPE CONTRACTOR WILL COORDINATE HIS WORK WITH THE OTHER TRADES AND MAINTAIN DRAINAGE DURING CONSTRUCTION.
 - PLANT QUANTITIES AND AREAS SHOWN ON LEGENDS ARE FOR CONTRACTORS' CONVENIENCE IN ESTIMATING ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIALS TO COVER ALL AREAS AS SHOWN ON PLANS.
 - SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM FOR 5 FEET MINIMUM, WHERE APPLICABLE.
 - LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF ALL TREES, SHRUBS, AND VINES PRIOR TO PLANTING.
 - TREE AND SHRUB PITS 5 GALLONS AND SMALLER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1-1/2 TIMES CONTAINER DEPTH.
 - TREE AND SHRUB PITS 15 GALLONS AND LARGER SHALL BE TWO TIMES ROOTBALL DIAMETER WIDE AND 1" LESS THAN CONTAINER DEPTH.
 - TREE STAKING SHALL BE DONE ONLY IF ESSENTIAL AND REQUIRED BY THE LANDSCAPE ARCHITECT. TREES THAT CANNOT STAND WITHOUT THE NURSERY STAKE SHALL BE REJECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE'S STABILITY DURING THE LENGTH OF THE GUARANTEE PERIOD. ALL STAKING AND GUYING MATERIALS SHALL BE REMOVED AT THE END OF THE 1-YEAR TREE GUARANTEE PERIOD.
 - DO NOT DAMAGE PLANT ROOTBALL DURING TRANSPORTATION OR PLANTING.
 - CONTRACTOR SHALL USE THE FOLLOWING AMENDMENT SCHEDULES FOR BIDDING PURPOSES ONLY. A SOIL TEST SHALL BE MADE BY LANDSCAPE ARCHITECT, AND RECOMMENDED AMENDMENTS SHALL BE USED FOR ACTUAL INSTALLATION.
 - 100 LBS. OF GYPSUM PER 1000 SQ. FT.
 - 70 LBS. OF TRIC (6-24 W/ 5% SULFUR) PER 1000 SQ. FT.
 - 8 LBS. OF IRON SULFATE PER 1000 SQ. FT.
 - 25 LBS. OF SOIL SULFUR PER 1000 SQ. FT.
 - 5 CUBIC YARDS OF NITROGEN ORGANIC AMENDMENT PER 1000 SQ. FT. (SEE NOTE 16)
 - AMENDED SOIL SHALL BE ROTOTILLED TO A DEPTH OF 8".
 - NO IRON SULFATE SHALL COME IN CONTACT WITH ANY MASONRY SURFACE.
 - NITROGEN ORGANIC AMENDMENT SHALL BE HUMIC COMPOST FROM AGRISERVICE, LOAMEX™, OR APPROVED EQUAL.
 - A. PLANTING BACKFILL MIX FOR ALL CONTAINER PLANTS EXCEPT TRACHELOSPERMUM SHALL CONSIST OF 1/3 NITROGEN ORGANIC AMENDMENT AND 2/3 EXISTING SOIL, PLUS 2-1/2 LBS. OF SOIL SULFUR, 2 LBS. IRON SULFATE PER CU. YD., 4 LBS. GYPSUM, AND 8 LBS. OF TRI-C (6-24 W/ 5% SULFUR) PER CUBIC YARD.
 - B. PLANTING BACKFILL MIX FOR ALL TRACHELOSPERMUM SHALL CONSIST OF 1/3 EXISTING SOIL, 1/3 NITROGEN ORGANIC AMENDMENT AND 2/3 THOROUGHLY WETTED PEATMOSS, AND OTHER AMENDMENTS NOTED IN 17A, MIXED TO A UNIFORM PLANTING MEDIUM, AND WATERED IN AFTER PLANTING.
 - C. ALL PLANTED AREAS SHALL BE WATERED IN THOROUGHLY WITH SARVON™, PER MANUFACTURERS SPECIFICATIONS IN ADVANCE OF PLANTING.
 - D. ALL PLANTS SHALL BE WATERED THOROUGHLY WITH SUPERTHRIVE™ WITHIN 1 HOUR OF PLANTING.
 18. ALL PLANTS 1-GALLON SIZE OR LARGER SHALL RECEIVE AGRIFORM 21-GRAM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES: ONE PER 1-GALLON; TWO PER 5-GALLON; FIVE PER 15-GALLON; 12 PER 24" BOXED TREES; 18 PER 36" BOXED TREES (SEE L.A. FOR RATES FOR LARGER STOCK). PLACE TABLETS AT HALF THE DEPTH OF THE PLANTING PIT AND 1" FROM ROOTBALL (BOXED TREES SHALL BE IN 2 LAYERS GOING UP ALONG SIDES OF THE ROOTBALL).
 19. ALL PLANTS INSTALLED FROM PLANTS SHALL RECEIVE ONE AGRIFORM 5-GRAM 20-10-5 TABLET EACH, AND ALL 4" POTS SHALL RECEIVE TWO 5-GRAM TABLETS EACH, MIXED WITH A HANDFUL OF PREPARED BACKFILL PER NOTE 17.
 20. BOUGHANVILLEAS SHALL BE PLANTED WITH INTACT ROOTBALLS. NO BROKEN ROOTBALLS WILL BE ACCEPTED.
 21. ALL PLANTS EXCEPT BOUGHANVILLEAS PLANTED FROM CONTAINERS SHALL HAVE THEIR ROOTBALLS SCORED WITH A SHARP TOOL TO A DEPTH OF 1" IN THREE LONGITUDINAL INCISIONS AT LOCATIONS SPACED AROUND THE ROOTBALL BEFORE PLACING PLANT IN PLANTING HOLE.
 22. ALL TYING MATERIALS AND MARKING TAPES SHALL BE REMOVED AT THE TIME OF PLANTING.
 23. STAKES SHALL BE REMOVED FROM VINES AND VINES SHALL BE PROVIDED WITH AN APPROVED MEANS OF SUPPORT.
 24. ALL SHRUB PLANTING AREAS SHALL BE COVERED WITH A 3" DEEP LAYER OF SHREDDED FIR BARK, OR APPROVED EQUAL. ALL BARK TO BE NITROGENIZED WITH 5% NITROGEN. WHEN OVERLAP 00 12" MIN. BETWEEN ROLLS AND FASTENED WITH STAPLES FLUSH TO THE FABRIC TO PREVENT MOVEMENT.
 25. IF THE SOIL TEST PREVIOUSLY MENTIONED SHOWS THAT PERMEABILITY RATES ARE LESS THAN 5" PER HOUR, LANDSCAPE ARCHITECT MAY REQUIRE A TREE DRAIN SYSTEM.
 26. A LANDSCAPE MAINTENANCE PERIOD OF 90 DAYS SHALL BE CONSIDERED PART OF THIS CONTRACT. REFER TO THE PROJECT SPECIFICATIONS FOR DETAILS.



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SUBMIT TO CLIENT 03.08.19
CLIENT MEETING 03.15.19

REVISIONS

SUBMITTAL DATE: 03/11/2021

PHASE: COASTAL DEV. PERMIT

PROJECT NUMBER: 1619

REVIEWED BY: MDL

DRAWN BY: KJL

DATE: 08/24/2022

SHEET TITLE: LANDSCAPE PLANTING NOTES AND DETAILS

SHEET NO.: L11

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SHEET TITLE: PLANTING NOTES AND DETAILS

Revision 14: _____
Revision 13: _____
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Revision 11: _____
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Revision 9: _____
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Original Date: 3/11/2021

Sheet 1 of 11

DPE#

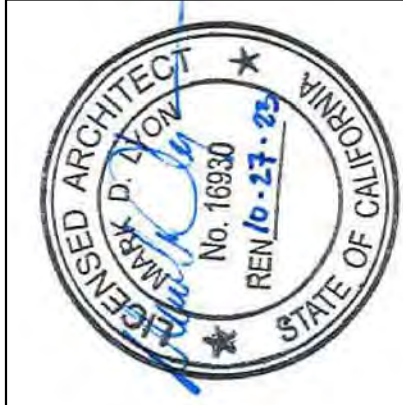
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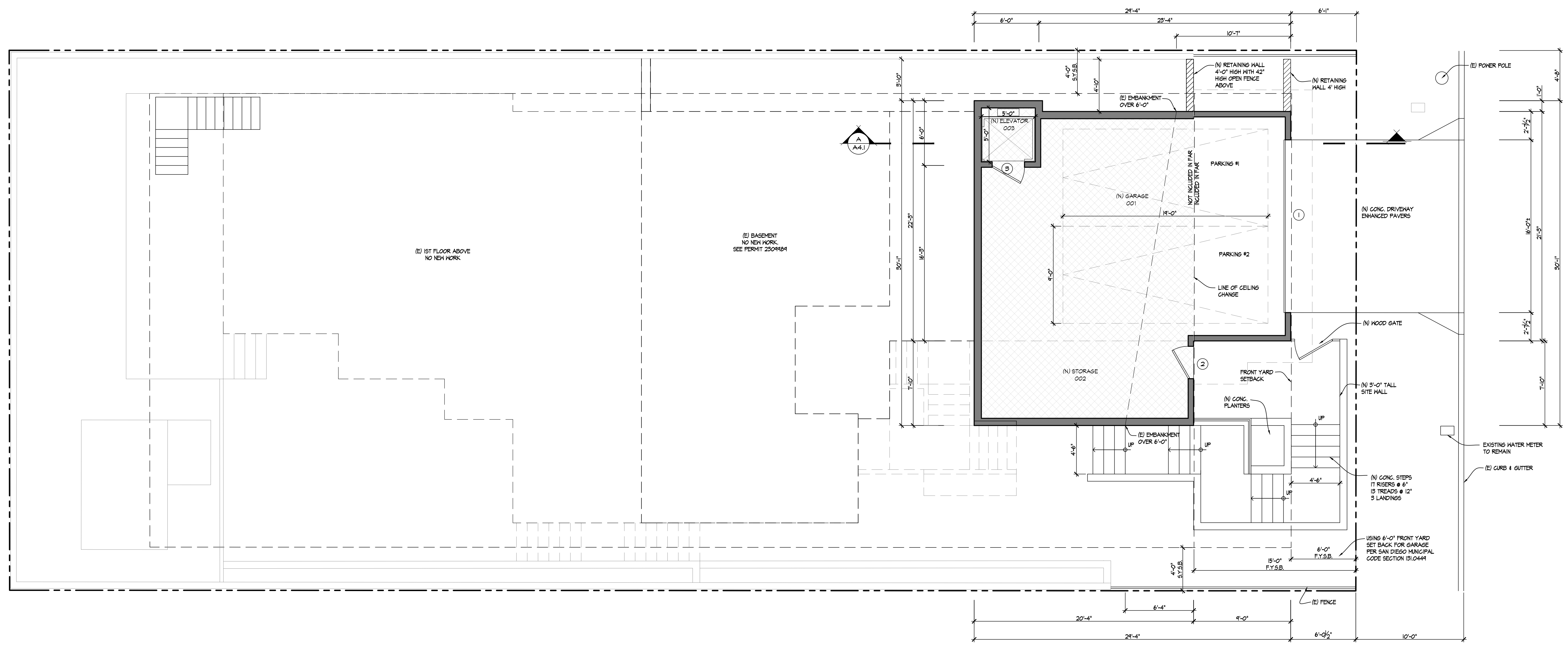
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L11

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PROPOSED GARAGE FLOOR PLAN

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

NOTES:

- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWMA 101/S2 STRUCTURAL REQUIREMENTS.
- PER 2019 GREEN CODE SEC 4.509.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED-COMBUSTION TYPE. ANY INSTALLED HOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. HOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- STATE HEALTH AND SAFETY CODE SEC 174214 PROHIBITS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
- ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE 'X' GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.9 GALLONS PER MINUTE (GPM), AND LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
- PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- PROVIDE ULTRA LOW FLUSH TOILETS.
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACK-UP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENEING DOORS CLOSED.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CGR, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
- CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R315.1.
- PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION.

WALL LEGEND

	EXISTING WALL TO REMAIN		4'-0"
	EXISTING WALL TO BE REMOVED		4'-0"
	EXISTING DOOR TO BE REMOVED		
	EXISTING WINDOW TO BE REMOVED		
ALL OTHER DASHED LINES REPRESENT ADDITIONAL ITEMS TO BE REMOVED.			
	EXISTING WALL TO REMAIN		
	EXISTING CMU WALL TO REMAIN		
	FURRED WALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS		
	NEW WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.		
	NEW CMU WALL		
	INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED		
	NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED		
EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTN, WALL INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE Q.			
SEE SP-1 FOR INSULATION SPECIFICATIONS.			

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SHEET TITLE:
PROPOSED GARAGE FLOOR PLAN

Revision 14: _____
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Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
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Revision 5: _____
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Revision 2: 11/4/2021
Revision 1: _____

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Sheet _____ of _____
DPP# _____

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PROJECT NUMBER:
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REVIEWED BY:
MDL

DRAWN BY:
KJL


DATE:
12/21/2022

SHEET TITLE:
PROPOSED GARAGE FLOOR PLAN

SHEET NO.:

A20

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REVISIONS:

SUBMITTAL DATE: 03/11/2021

PHASE: COASTAL DEV. PERMIT

PROJECT NUMBER: 1619

REVIEWED BY: MDL

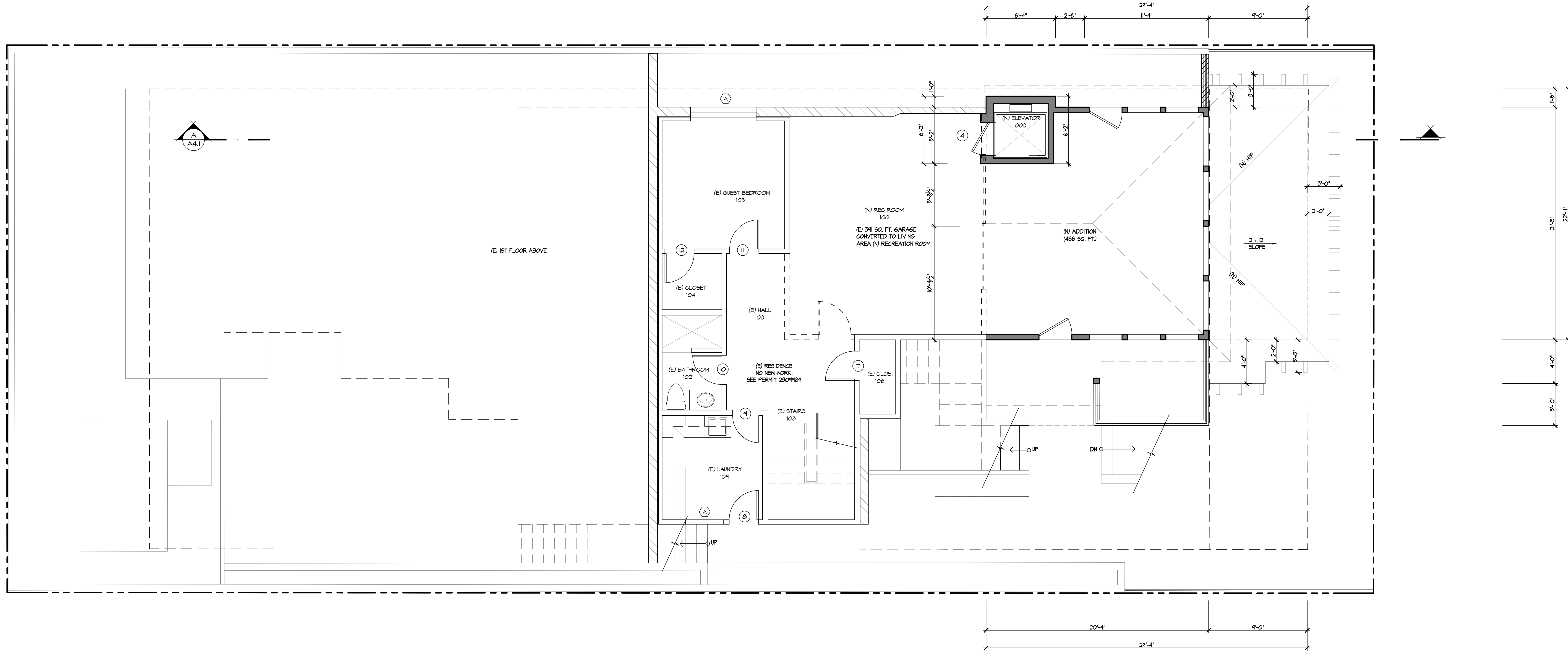
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SHEET TITLE: EXISTING & PROPOSED BASEMENT FLOOR PLAN

SHEET NO.:

A21



EXISTING & PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

- EXISTING WALL TO REMAIN 4'-0"
- EXISTING WALL TO BE REMOVED 4'-0"
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- ALL OTHER DASHED LINES REPRESENT ADDITIONAL ITEMS TO BE REMOVED.
- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- FURRED WALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS
- NEW WALL: 2X WOOD STUD @ 16" O.C. EXTERIOR WALLS: 2X6 CONSTRUCTION INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTN. WALL. INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE.

SEE SP-1 FOR INSULATION SPECIFICATIONS.

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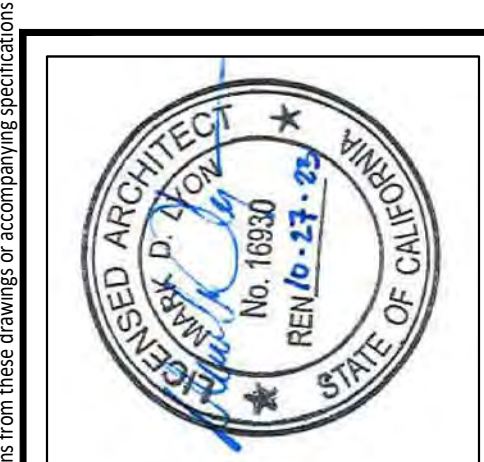
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Sheet 12 of 17

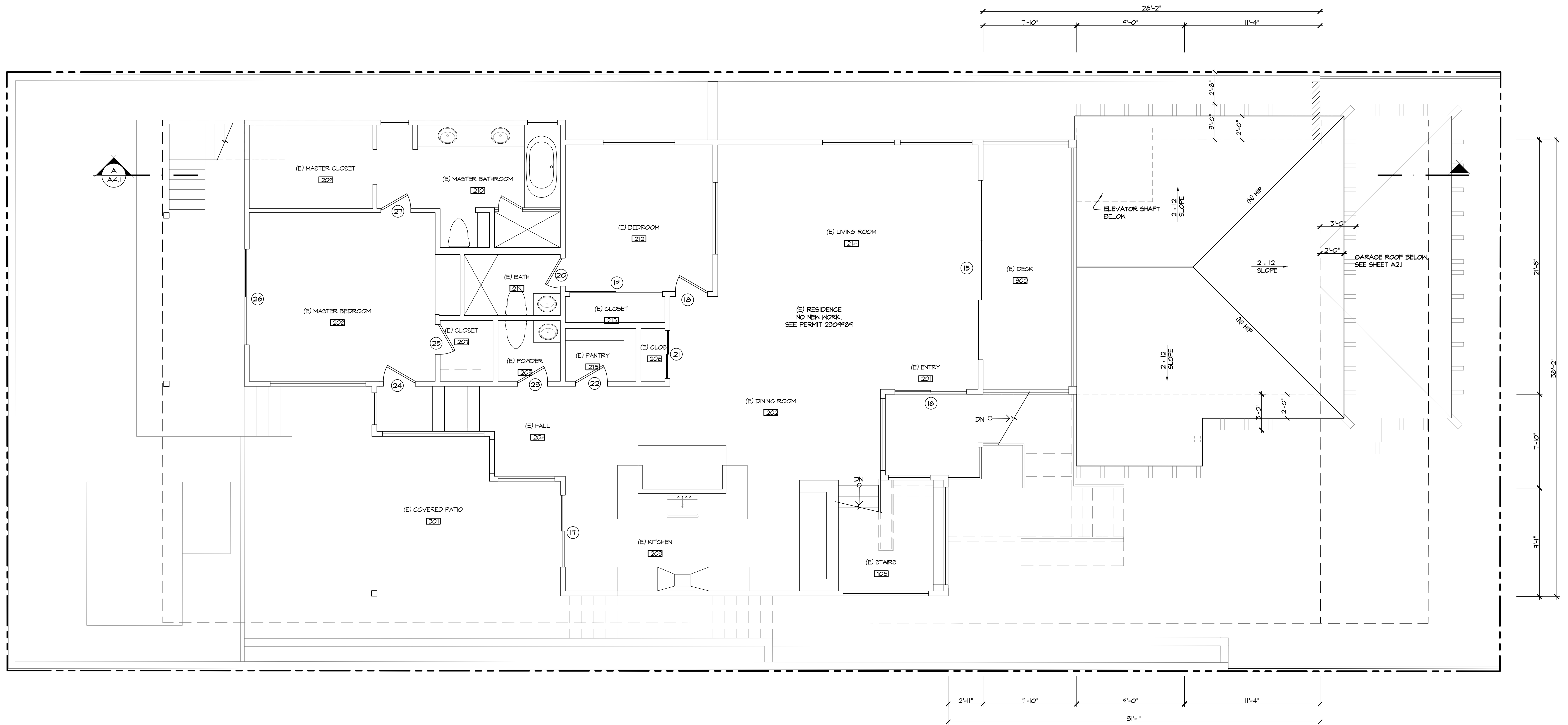
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EXISTING 1ST FLOOR WITH GARAGE ROOF PLAN
SCALE: 1/4"=1'-0"

MATERIAL SPECIFICATIONS:

- ROOFING:** 5/8" (OR EQUAL), MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT, PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475, CLASS 'A' ROOFING, 40-YEAR MINIMUM WARRANTY.
- GUTTERS:** CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS WORLD GUTTER SYSTEM 6" HALF ROUND, 16 OZ. OR BETTER, ALL LEADERHEAD TO BE 16 OZ. STAR OUTLET 6" GUTTER, DOWNSPOUTS SHALL BE 4" O.D. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
- STUCCO:** EXPO STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET SP-2 FOR SPECS, TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION, COLOR PER OWNER.
- GUARDRAIL:** BLACK WROUGHT IRON RAILING WITH CABLE TO MATCH EXISTING.

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING CMU WALL TO REMAIN
- FURRED WALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS
- NEW WALL, 2X HOOD STUD @ 16" O.C. EXTERIOR WALLS, 2X6 CONSTRUCTION INTERIOR PARTITIONS, 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
- NEW CMU WALL
- INTERIOR PARTITIONS, 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/FDTH, WALL, INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C.
SEE SP-1 FOR INSULATION SPECIFICATIONS.

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Phone #: (858) 459-1171

PROJECT NAME:
RALPH RESIDENCE
616 SAN ANTONIO AVENUE
SAN DIEGO, CA 92106

SHEET TITLE:
EXISTING 1ST FLOOR PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
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Revision 3:	8/24/2022
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Revision 1:	
Original Date:	3/11/2021
Sheet	13 of 17
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REVISIONS:

SUBMITTAL DATE:	03/11/2021
PHASE:	COASTAL DEV. PERMIT
PROJECT NUMBER:	1619
REVIEWED BY:	MDL
DRAWN BY:	KJL
DATE:	08/24/2022
SHEET TITLE:	EXISTING 1ST FLOOR
SHEET NO.:	A22

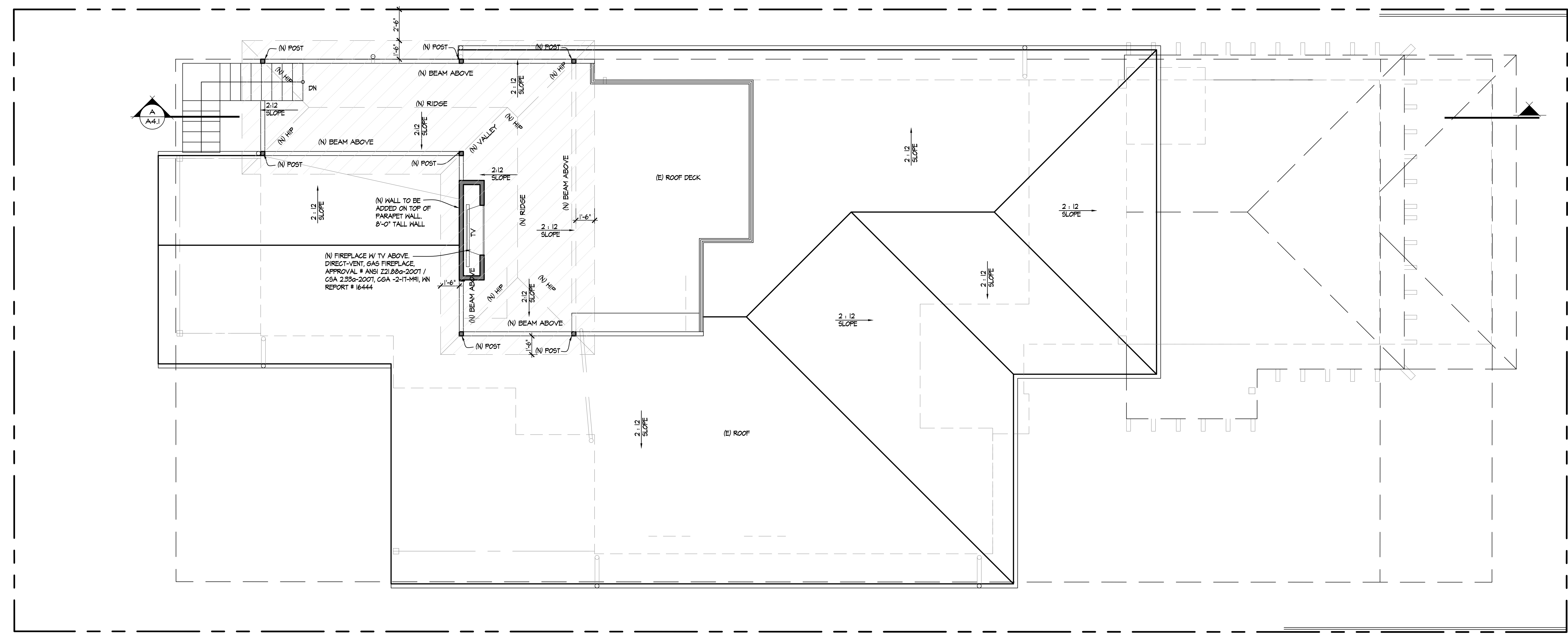
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MATERIAL SPECIFICATIONS:

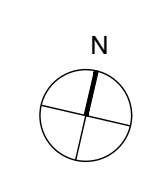
- ROOFING: GAF (OR EQUAL), MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1478, CLASS 'A' ROOFING, 40-YEAR MINIMUM WARRANTY.
- GUTTERS: CONCORD SHEET METAL (OR EQUAL); COPPER RAIN GUTTERS WORLD GUTTER SYSTEM 6" HALF ROUND, 16 OZ. OR BETTER. ALL LEADERHEAD TO BE 16 OZ. STAR OUTLET 6" GUTTER. DOWNSPOUTS SHALL BE 4"Ø 16 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
- STUCCO: EXPO STUCCO (OR EQUAL); EXTERIOR COLOR GOAT OVER PORTLAND CEMENT PLASTER, SEE SHEET SP-2 FOR SPEC. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION. COLOR PER OWNER.
- GUARDRAIL: BLACK WROUGHT IRON RAILING WITH CABLE TO MATCH EXISTING.

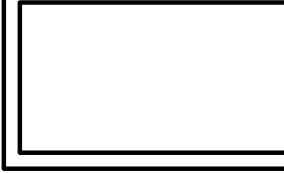


NOTE

- 1.) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- 2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 50 FEET IN HEIGHT PER SDMC SEC 151.0444 & 152.0505




PROPOSED ROOF PLAN W/ ROOF DECK
SCALE: 1/4"=1'-0"



-  INDICATES AREA OF ROOF DECK
-  INDICATES AREA OF EXISTING ROOF
-  INDICATES AREA OF PROPOSED NEW ROOF

PREPARED BY:	ARCHITECT MARK D. LYON, INC.	Revision 14:	
Name:	ARCHITECT MARK D. LYON, INC.	Revision 13:	
Address:	410 BIRD ROCK AVENUE	Revision 12:	
	LA JOLLA, CA 92037	Revision 11:	
Phone #:	(858) 459-1171	Revision 10:	
		Revision 9:	
PROJECT NAME:	RALPH RESIDENCE	Revision 8:	
		Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	8/24/2022
		Revision 2:	11/4/2021
		Revision 1:	
SHEET TITLE:	PROPOSED ROOF PLAN	Original Date:	3/11/2021
		Sheet	14 of 17
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		REVIEWED BY:	MDL
		DRAWN BY:	KJL
		PROJECT NUMBER:	1619
		PHASE:	COASTAL DEV. PERMIT
		SUBMITTAL DATE:	03/11/2021



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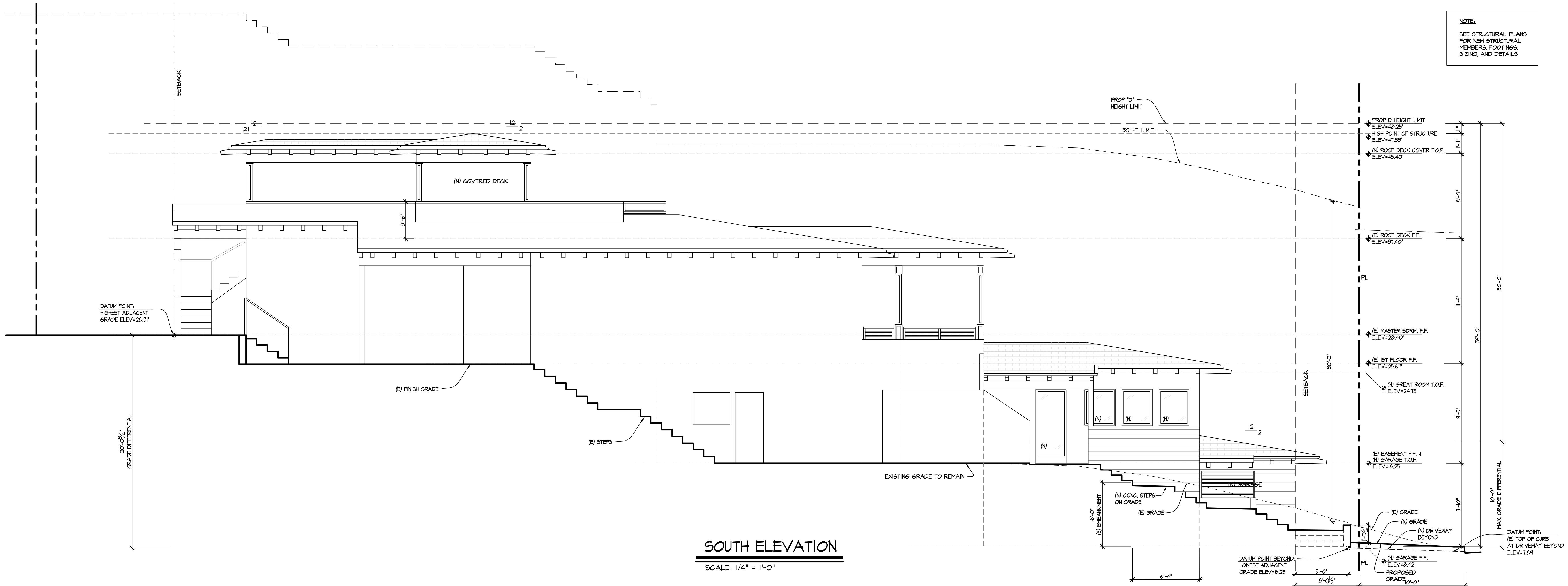
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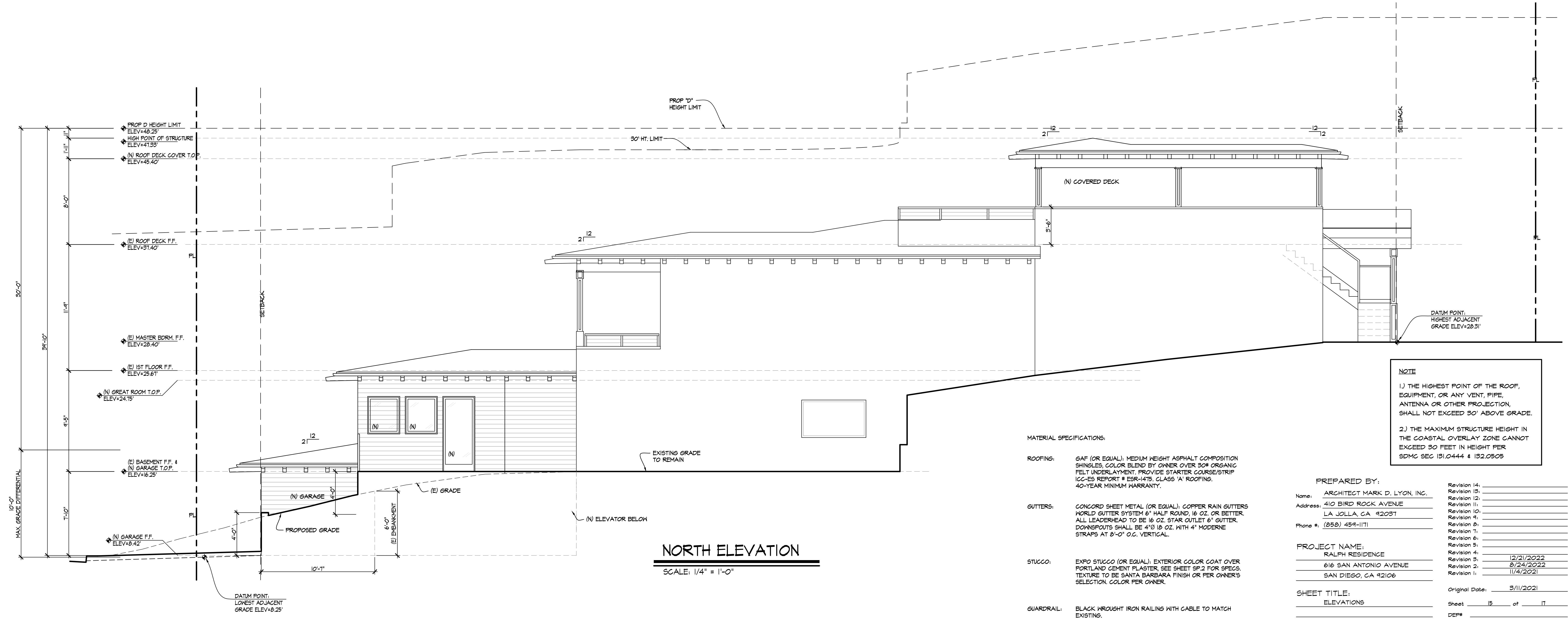
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

MATERIAL SPECIFICATIONS:

ROOFING: 30" (OR EQUAL) MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 30# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475, CLASS 'A' ROOFING, 40-YEAR MINIMUM WARRANTY.

GUTTERS: CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS WORLD GUTTER SYSTEM 6" HALF ROUND, 16 OZ. OR BETTER. ALL LEADERHEAD TO BE 16 OZ. STAR OUTLET 6" GUTTER. DOWNSPOUTS SHALL BE 4" O.D. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.

STUCCO: EXPO STUCCO (OR EQUAL); EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET SP-2 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION, COLOR PER OWNER.

GUARDRAIL: BLACK WROUGHT IRON RAILING WITH CABLE TO MATCH EXISTING.

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SHEET TITLE:
ELEVATIONS

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
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Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: 12/21/2022
Revision 3: 9/24/2022
Revision 2: 11/4/2021
Revision 1: _____

Original Date: 3/11/2021
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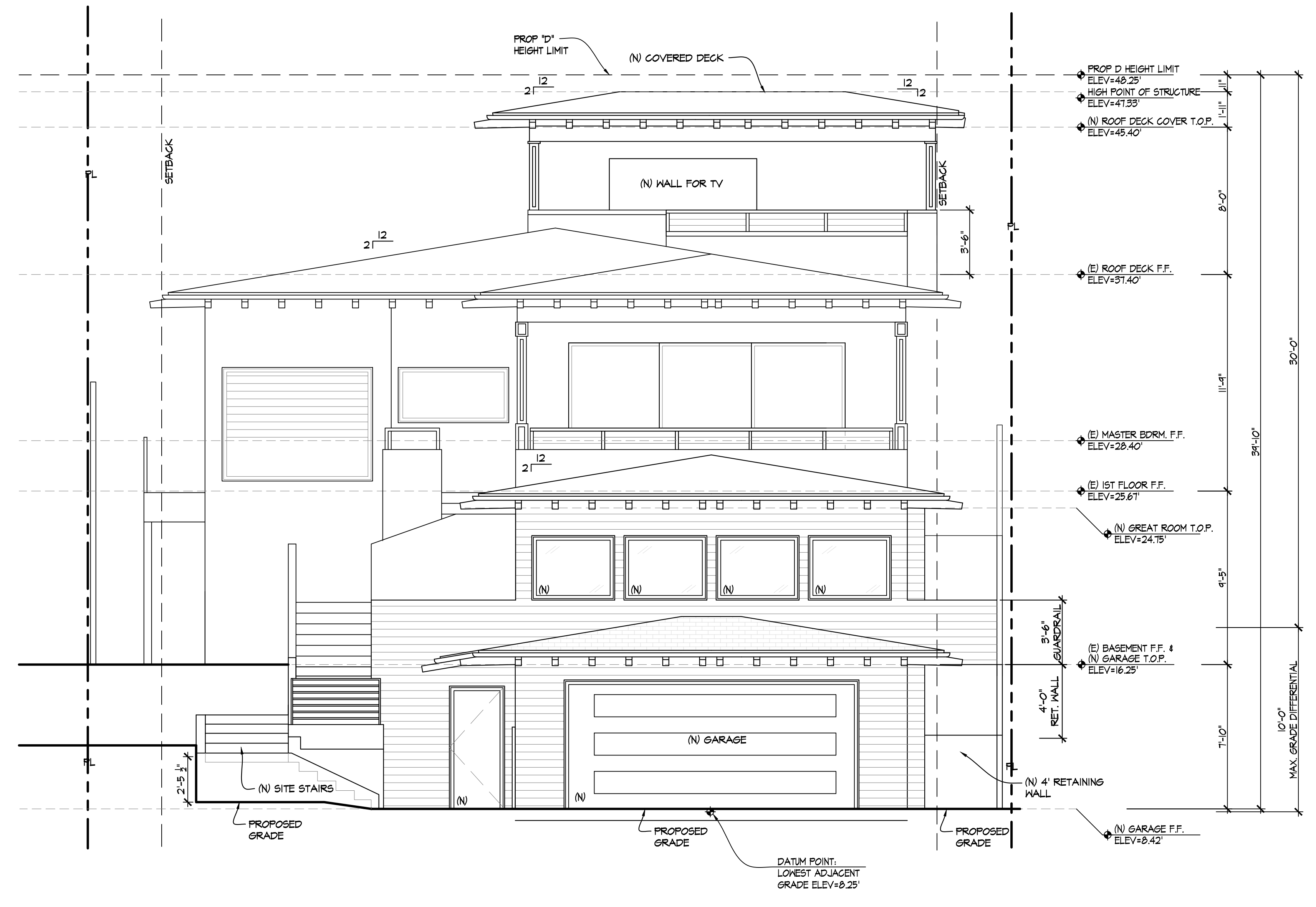
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REVISIONS:	
SUBMITTAL DATE:	03/11/2021
PHASE:	COASTAL DEV. PERMIT
PROJECT NUMBER:	1619
REVIEWED BY:	MDL
DRAWN BY:	KJL
DATE:	12/21/2022
SHEET TITLE:	ELEVATIONS
SHEET NO.:	A31

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

MATERIAL SPECIFICATIONS:

- ROOFING:** GAF (OR EQUAL), MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER SON ORSANG FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475, CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY.
- GUTTERS:** CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS WORLD GUTTER SYSTEM 6" HALF ROUND, 16 OZ. OR BETTER. ALL LEADERHEAD TO BE 16 OZ. STAR OUTLET 6" GUTTER. DOWNSPOUTS SHALL BE 4" Ø 1/2 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
- STUCCO:** EXPO STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER. SEE SHEET SP.2 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION. COLOR PER OWNER.
- GUARDRAIL:** BLACK WROUGHT IRON RAILING WITH CABLE TO MATCH EXISTING.

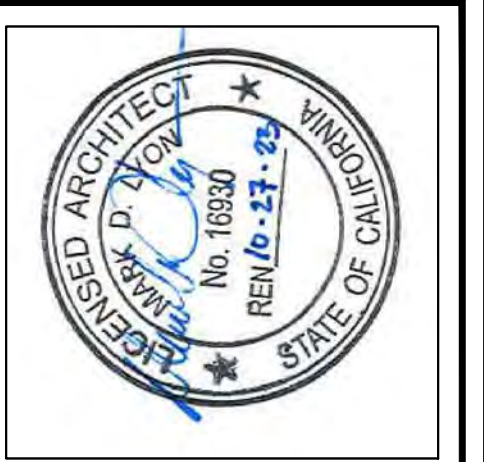
PREPARED BY:
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Phone #: (858) 459-1171

PROJECT NAME:
RALPH RESIDENCE
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SHEET TITLE:
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Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
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Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	12/21/2022
Revision 2:	9/24/2022
Revision 1:	11/4/2021
Original Date:	3/11/2021
Sheet	16 of 17
DATE:	12/21/2022
SHEET TITLE:	ELEVATIONS
SHEET NO.:	A32

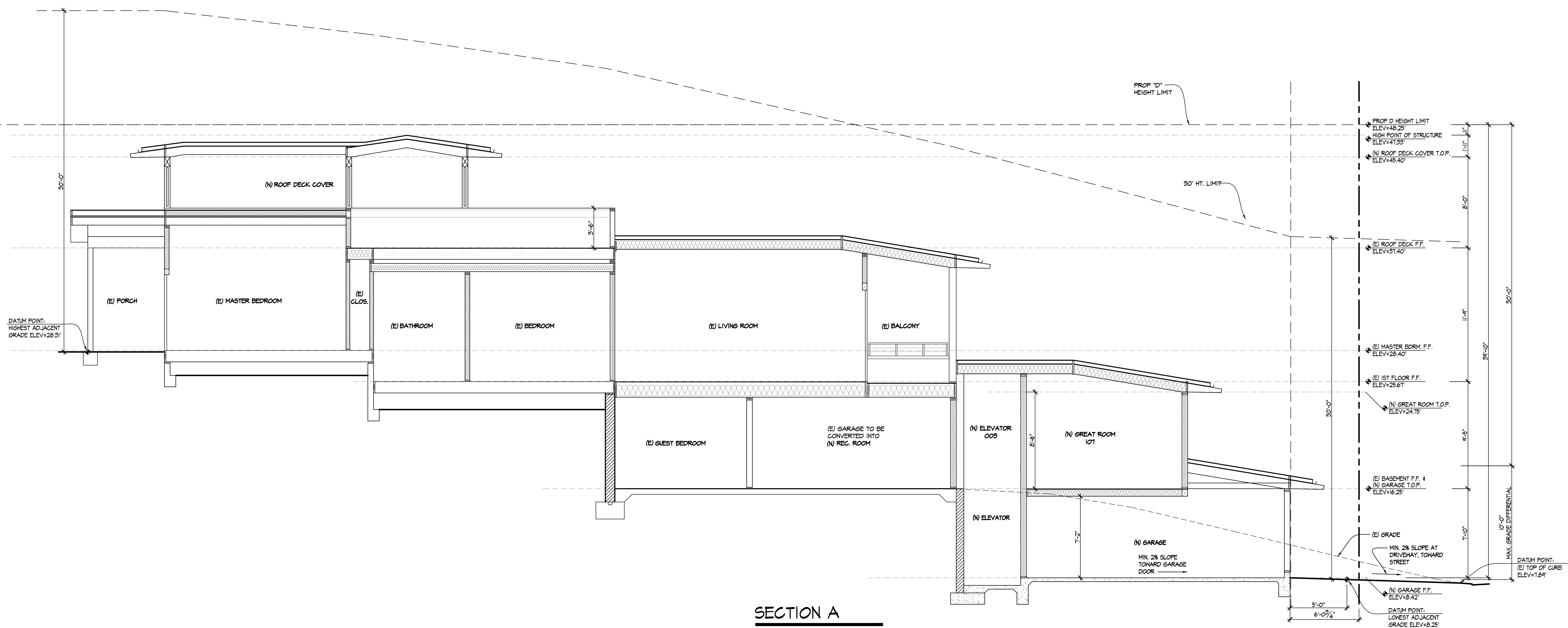
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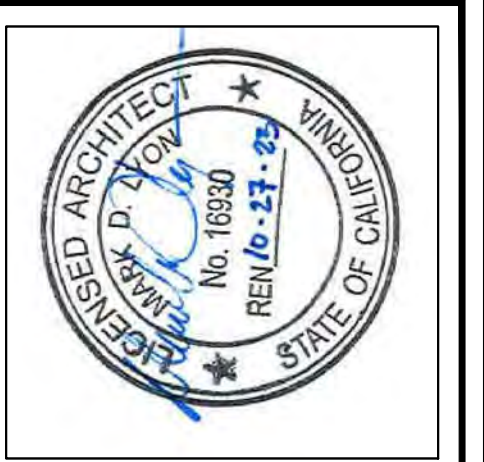
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SUBMITTAL DATE:	03/11/2021
PHASE:	COASTAL DEV. PERMIT
PROJECT NUMBER:	1619
REVIEWED BY:	MDL
DRAWN BY:	KJL
DATE:	12/21/2022
SHEET TITLE:	ELEVATIONS
SHEET NO.:	A32

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

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REVISIONS:

SUBMITTAL DATE: 03/11/2021

PHASE: COASTAL DEV. PERMIT

PROJECT NUMBER: 1619

REVIEWED BY: MDL

DRAWN BY: KJL

DATE: 08/24/2022

SHEET TITLE: BUILDING SECTION

SHEET NO.: A41

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SHEET TITLE: BUILDING SECTION

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
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Revision 7:	_____
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