



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 12, 2026 REPORT NO. HO-26-049

HEARING DATE: August 19, 2026

SUBJECT: 1334 South 36th Street, Process Three Decision

PROJECT NUMBER: [PRJ-1088953](#)

OWNER/APPLICANT: Dan and Maria Lorena Franco, Owners / Sprawl Design, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a variance to allow a four-foot rear setback (where 15 feet is otherwise required) to construct a two-story, 700-square-foot single dwelling unit on a 0.035-acre vacant lot at 1334 South 36th Street within the Southeastern San Diego Community Plan?

Proposed Actions: Approve Variance No. PMT-3265817.

Fiscal Considerations: Costs associated with this action are recovered through a flat fee paid by the applicant.

Housing Impact Statement: The project consists of constructing a new two-story single-dwelling unit on a vacant lot.

Community Planning Group Recommendations: On June 9, 2025, the Southeastern San Diego Community Planning Group voted 9-0-0 to approve the project without conditions (Attachment 7).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures). The environmental determination for the project was made on June 1, 2026, and the opportunity to appeal that determination ended June 15, 2026. There were no appeals to the environmental determination (Attachment 6).

BACKGROUND

The 0.035-acre site is located at 1334 South 36th Street in the RM-1-1 zone (Residential – Multiple Unit) and a Transit Priority Area in an urbanized neighborhood within the Southeastern San Diego Community Plan (Community Plan). The site is vacant and surrounded by residential development (Attachments 1-3). Per Grant Deed Recorded June 4, 1973, File/Page No. 151546, Book 1973 of

Official Records verifies that the real property meets "legal lot" status criteria, per the Subdivision Map Act code section 66426.5. The project site does not contain sensitive biological resources, nor is it adjacent to or within the City's Multi-Habitat Planning Area (MHPA).

DISCUSSION

The project proposes a two-story, 700-square-foot single dwelling unit (Attachment 9 – Project Plans). The project requests a variance from SDMC Section [131.0431](#) and Table [131-04G](#) to allow a four-foot rear setback in the RM-1-1 zone, which requires a 15-foot rear setback. A variance may be requested for a proposed development that would not comply with the applicable development regulations of the Land Development Code, per SDMC Section [126.0802](#). The purpose of a variance is to provide relief for cases in which, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the development regulations would deprive the property of privileges enjoyed by other property in the vicinity and under the same land use designation and zone, per SDMC Section [126.0801](#).

Staff determined that there are special circumstances or conditions applying to the premises for which the variance is sought that are peculiar to the premises. The project site is constrained by its lot size, which measures approximately 1,532 square feet, significantly below the 6,000 square-foot minimum lot size required in the RM-1-1 zone. Additional site limitations include a 15-foot public sewer easement along the south side of the property. These conditions are not typical of properties in the surrounding neighborhood, which are generally developed on larger, conforming lots without similar constraints.

The requested variance to reduce the required 15-foot rear setback to four feet is necessary to accommodate a functional residential development on the property. Without the requested variance, the buildable area would be insufficient to support a reasonably sized dwelling unit consistent with the RM-1-1 zone. The granting of the variance will be in harmony with the general purpose and intent of the development regulations, as the reduced rear setback is driven by site-specific constraints rather than a design preference. Apart from the rear setback requirement, the project complies with the RM-1-1 zone development regulations for building height (23.6 feet) which does not exceed the 30-foot height limit, front and side setbacks, density, and a floor area ratio (.46) which does not exceed the maximum (.75) allowed.

The Community Plan designates the site as low-medium residential density (10 to 14 dwelling units/acre). Granting the variance will not adversely affect the Community Plan, as it allows residential development on a legally existing lot while maintaining the intended residential use and character of the surrounding neighborhood. The project is also consistent with the Community Plan policy of achieving a diverse mix of housing types and forms by providing a contemporary architectural style with clean lines, simple gable and forms, and a balanced arrangement of windows and exterior elements. The exterior will consist of smooth stucco, composite roofing, and energy-efficient vinyl windows with complementary trim and accent materials to create a cohesive appearance. Bulk and scale is minimized through articulated building massing, varied rooflines, and proportional facade elements that maintain compatibility with the surrounding neighborhood. The project is also consistent with the Community Plan policy of supporting rental and ownership opportunities in all types of housing.

The project is required to comply with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Project requirements include addressing storm water and runoff, landscaping and maintenance, private water and sewer facilities, and dedicating additional public right-of-way.

Required Actions

A Process Three Variance is required for development that would not comply with the applicable development regulations, per SDMC Section [126.0802](#). The decision to approve, conditionally approve, or deny the project shall be made by the Hearing Officer and is appealable to the Planning Commission per SDMC Section [126.0804](#).

Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration. Staff recommends approval of this item.

ALTERNATIVES

1. Approve Variance No. PMT-3265817, with modifications.
2. Deny Variance No. PMT-3265817, if the findings required to approve the project cannot be affirmed.

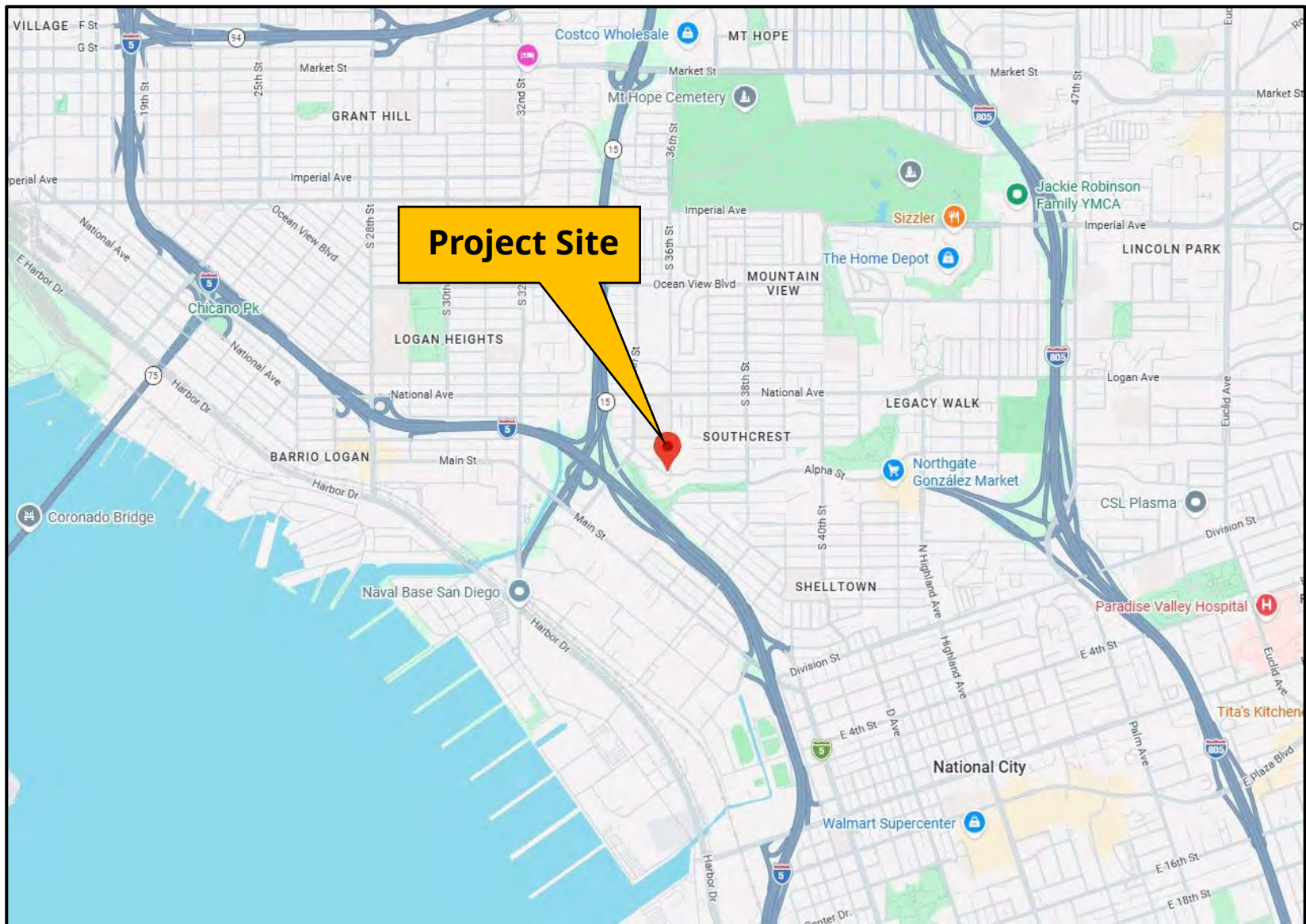
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Xavier Del Valle', is written over a horizontal line.

Xavier Del Valle, Development Project Manager

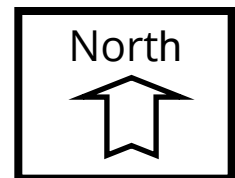
Attachments:

1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Variance Resolution with Findings
5. Draft Variance with Conditions
6. Notice of Right to Appeal (NORA)
7. Southeastern San Diego Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans



Project Location Map

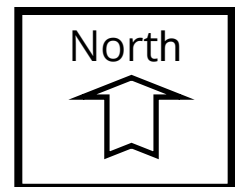
PRJ-1088953: 1334 South 36th Street

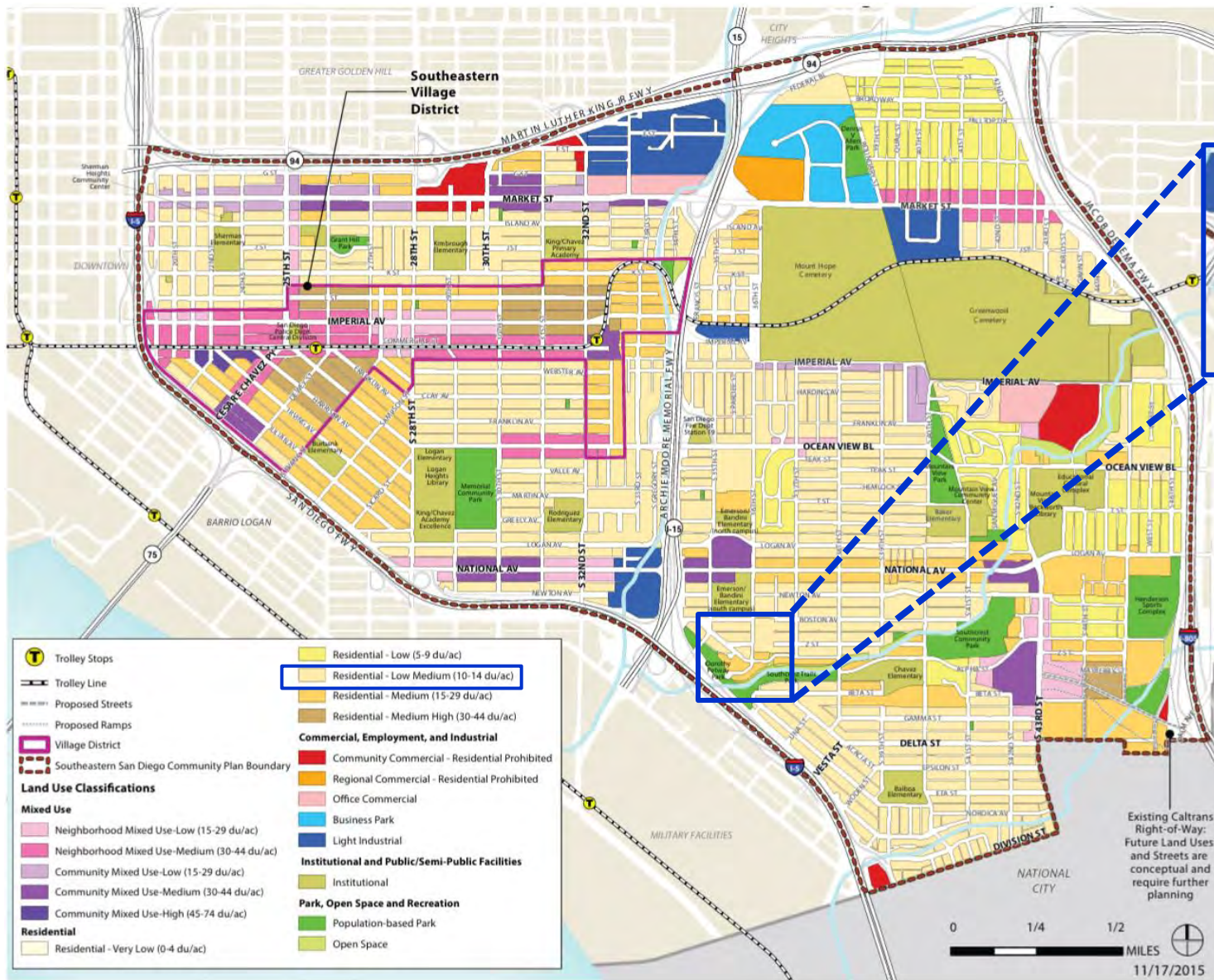




Aerial Photo

PRJ-1088953: 1334 South 36th Street





Project Site



Land Use Map

PRJ-1088953: 1334 South 36th Street

North



HEARING OFFICER RESOLUTION NO. _____
VARIANCE NO. PMT-3265817
1334 SOUTH 36TH STREET: PRJ-1088953

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

- A. DAN AND MARIA LORENA FRANCO, HUSBAND AND WIFE AS JOINT TENANTS, Owners/Permittees, submitted an application to the City of San Diego for Variance No. PMT-3265817 for the development of a single dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the 1334 South 36th Street project (project).
- B. The 0.035-acre site is located at 1334 South 36th Street in the RM-1-1 zone (Residential – Multiple Unit) and a Transit Priority Area within the Southeastern San Diego Community Plan. The project site is legally described as: that part of those portions of Lots 25 and 26 in Block 10 of San Diego Land and Town Company's South Chollas addition, according to Map No. 579, filed in the Office of the County Recorder of San Diego County, on January 22, 1889, as said portions were conveyed to the State of California by deed recorded September 10, 1969, as File No. 164865 of Official Records of said County.
- C. On June 1, 2026, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (New Construction or Conversion of Small Structures) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

D. On August 19, 2026, the Hearing Officer considered Variance No. PMT-3265817 pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved the Hearing Officer of the City of San Diego adopts the following findings with respect to Variance No. PMT-3265817.

A. VARIANCE [San Diego Municipal Code Section 126.0805]

- I. There are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.**

The project site is located on a 0.035-acre vacant lot in an urbanized neighborhood within the Southeastern San Diego Community Plan (Community Plan). The project consists of the development of a two-story, 700-square-foot single dwelling unit. The project requests a variance from SDMC Section 131.0431 and Table 131-04G to allow a four-foot rear setback in the RM-1-1 zone, where 15 feet is otherwise required.

A variance may be requested for a proposed development that would not comply with the applicable development regulations of the Land Development Code, per SDMC Section 126.0802. The purpose of a variance is to provide relief for cases in which, because of special circumstances applicable to the property including size, shape, topography, location, or surroundings, the strict application of the development regulations would deprive the property of privileges enjoyed by other property in the vicinity and under the same land use designation and zone, per SDMC Section 126.0801.

Staff determined that there are special circumstances or conditions applying to the premises for which the variance is sought that are peculiar to the premises. The project site is constrained by its lot size, which measures approximately 1,532 square feet, significantly below the 6,000 square-foot minimum lot size required in the RM-1-1 zone. Additional site limitations include a 15-foot public sewer easement along the south side of the property. These conditions are not typical of properties in the surrounding neighborhood, which are generally developed on larger, conforming lots without similar constraints.

The requested variance to reduce the required 15-foot rear setback to four feet is necessary to accommodate a functional residential development on the property. Without the requested variance, the remaining buildable area would be insufficient to support a reasonably sized single dwelling unit consistent with the RM-1-1 zone.

The request reflects a proportional response to the site constraints rather than an expansion of development intensity.

Apart from the rear setback requirement, the project complies with the RM-1-1 zone development regulations for building height (23.6 feet) which does not exceed the 30-foot height limit, front and side setbacks, density, and a floor area ratio (.46) which does not exceed the maximum (.75) allowed. Therefore, there are special circumstances or conditions applying to the land or premises for which the variance is sought that are peculiar to the land or premises and do not apply generally to the land or premises in the neighborhood, and these conditions have not resulted from any act of the applicant after the adoption of the applicable zone regulations.

II. The circumstances or conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises and the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

The project consists of the development of a two-story, 700-square-foot single dwelling unit. The project requests a variance from SDMC Section 131.0431 and Table 131-04G to allow a four-foot rear setback in the RM-1-1 zone, where 15 feet is otherwise required. The project site is constrained by its substandard lot size of approximately 1,532 square feet, which is significantly below the 6,000 square-foot minimum lot size requirement in the RM-1-1 zone. Additional site limitations include a 15-foot public sewer easement along the south side of the property.

The strict application of the 15-foot rear setback requirement along with the existing 15-foot public sewer easement, limits the ability to develop a reasonably sized dwelling unit consistent with the RM-1-1 zone. While the project is not required to provide off-street parking due to its location within a Transit Priority Area, the remaining buildable envelope is still restricted by the substandard lot size and existing easement.

The requested variance to reduce the required 15-foot rear setback to four feet is necessary to accommodate a functional residential development on the property and represents the minimum variance required to support reasonable use of the property while maintaining compliance with the remaining development regulations. As previously stated, apart from the rear setback requirement, the project complies with the RM-1-1 zone development regulations.

Considering that the existing substandard lot conditions are such that the strict application of the regulations of the Land Development Code would deprive the applicant of reasonable use of the land or premises, the variance granted by the City is the minimum variance that will permit the reasonable use of the land or premises.

III. The granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

The granting of the variance will be in harmony with the general purpose and intent of the development regulations, as the reduced rear setback is driven by site-specific constraints rather than a design preference. The project maintains a scale and form that is consistent with the surrounding neighborhood by providing a contemporary architectural style with clean lines, simple gable and forms, and a balanced arrangement of windows and exterior elements. The exterior will consist of smooth stucco, composite roofing, and energy-efficient vinyl windows with complementary trim and accent materials to create a cohesive appearance. Bulk and scale is minimized through articulated building massing, varied rooflines, and proportional facade elements that maintain compatibility with the surrounding neighborhood. As previously stated, apart from the rear setback requirement, the project complies with the RM-1-1 zone development regulations.

The project is also required to comply with the regulations of the Land Development Code, including those adopted to protect the public health, safety and welfare. Project requirements include addressing storm water and runoff, landscaping and maintenance, private water and sewer facilities, and dedicating additional public right-of-way. Therefore, granting of the variance will be in harmony with the general purpose and intent of the regulations and will not be detrimental to the public health, safety, or welfare.

IV. The granting of the variance will not adversely affect the applicable land use plan. If the variance is being sought in conjunction with any proposed coastal development, the required finding shall specify that granting of the variance conforms with, and is adequate to carry out, the provisions of the certified land use plan

The Community Plan designates the site as low-medium residential density (10 to 14 dwelling units/acre). The variance will not adversely impact the Community Plan as it allows for residential development on a legally existing lot while maintaining the intended residential use and character of the surrounding neighborhood. The project is consistent with the Community Plan policy of achieving a diverse mix of housing types and forms (Page 2-24) by providing a contemporary architectural style with clean lines, simple gable and forms, and a balanced arrangement of windows and exterior elements. The exterior will consist of smooth stucco, composite roofing, and energy-efficient vinyl windows with complementary trim and accent materials to create a cohesive appearance. Bulk and scale is minimized through articulated building massing, varied rooflines, and proportional facade elements that maintain compatibility with the surrounding neighborhood. The project is also consistent with the Community Plan policy of supporting rental and ownership opportunities in all types of housing (Page 2-24).

The variance is not being sought in conjunction with any proposed coastal development. Therefore, the granting of the variance will not adversely affect the applicable land use plan.

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

3. Based on these findings adopted by the Hearing Officer, Variance No. PMT-3265817 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Variance No. PMT-3265817, a copy of which is attached to and made a part of this Resolution by this reference.

Xavier Del Valle
Development Project Manager
Development Services

Adopted on August 19, 2026

IO#: 11004543

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 11004543

SPACE ABOVE THIS LINE FOR RECORDER'S USE

VARIANCE NO. PMT-3265817
1334 SOUTH 36TH STREET: PRJ-1088953
HEARING OFFICER

This Variance No. PMT-3265817 is granted by the Hearing Officer of the City of San Diego to DAN AND MARIA LORENA FRANCO, HUSBAND AND WIFE AS JOINT TENANTS, Owners/Permittees, pursuant to San Diego Municipal Code [SDMC] section 126.0802. The 0.035-acre site is located at 1334 South 36th Street in the RM-1-1 zone (Residential – Multiple Unit) and a Transit Priority Area within the Southeastern San Diego Community Plan. The project site is legally described as: that part of those portions of Lots 25 and 26 in Block 10 of San Diego Land and Town Company's South Chollas addition, according to Map No. 579, filed in the Office of the County Recorder of San Diego County, on January 22, 1889, as said portions were conveyed to the State of California by deed recorded September 10, 1969, as File No. 164865 of Official Records of said County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the development of a single dwelling unit described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 19, 2026, on file in the Development Services Department.

The project shall include:

- a. Variance to SDMC Section 131.0431 and Table 131-04G to allow a four-foot rear setback in the RM-1-1 zone where a 15-foot rear setback is otherwise required;
- b. Construction of a two-story, 700-square-foot single dwelling unit; and
- c. 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 September 3, 2029.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required

to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permits, the Owner/Permittee shall provide evidence that the existing sidewalk along the South 36th Street frontage provides an adequate pedestrian access route that complies with City standards and requirements of the Americans with Disabilities Act (ADA), to the satisfaction of the City engineer.

12. Prior to the issuance of any building permits, the Owner/Permittee shall incorporate all necessary construction Best Management Practices (BMPs) into the construction plans or specifications to ensure compliance with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code (SDMC), to the satisfaction of the City Engineer.

13. The project proposes the export of 17.03 cubic yards of material from the project site. All excavated material designated for export shall be transported to a legal disposal site in accordance with the Standard Specifications for Public Works Construction (the "Green Book"), 2021 edition, and Regional Supplement Amendments adopted by Regional Standards Committee.

14. The drainage system proposed for this development as shown on the site plan is private and subject to the approval of the City Engineer.
15. Prior to the issuance of any building permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2, Construction BMP Standards, Chapter 4 of the City's Stormwater Standards Manual.
16. Development of this project shall comply with all permanent stormwater requirements set forth in Municipal Stormwater Permit No. 2013-0001 or any subsequent order, as well as the current version of the City's Stormwater Standards Manual.

LANDSCAPE REQUIREMENTS:

17. Prior to issuance of any grading permits, the Owner/Permittee shall submit complete construction documents for the revegetation and hydro-seeding of all disturbed land in accordance with the City of San Diego Landscape Standards, Storm Water Design Manual, and to the satisfaction of the Development Services Department. All plans shall be in substantial conformance to this permit and Exhibit "A," on file in the Development Services Department.
18. Prior to issuance of any public improvement permits, the Owner/Permittee shall submit complete landscape construction documents for public right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
19. Prior to issuance of any building permits, 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 SDMC Section 142.0403(b)6.
20. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the public 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 landscaping 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.
21. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) as shown on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and in an equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage final inspection.

PLANNING/DESIGN REQUIREMENTS:

22. 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.
23. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

24. Prior to the issuance of any building permits, the Owner/Permittee shall dedicate eight (8) feet four (4) inches of public right-of-way along the project frontage on 36th Street and provide a 14-foot-wide parkway, to the satisfaction of the City Engineer.

WATER AND SEWER DEVELOPMENT REQUIREMENTS:

25. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond the design and construction of new water and sewer services outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public right-of-way adjacent to the project site, in a manner satisfactory to the Public Utilities Department and the City Engineer.
26. The Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention devices on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Department and the City Engineer. The BFPDs shall be located above ground on private property, in line with the service and immediately adjacent to the public right-of-way.
27. All proposed private water and sewer facilities shall be designed to meet the requirements of the California Uniform Plumbing Code and will be reviewed as part of the building permit plan check.
28. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five (5) feet of any water facilities.
29. No approved improvements, including proposed private sewer lateral, concrete pad, and wood fence and gate shall be installed in or over any sewer easement prior to the applicant obtaining an Encroachment Maintenance and Removal Agreement.

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 commence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 19, 2026 and [Approved Resolution Number].

ATTACHMENT 5

Variance No. PMT-3265817
August 19, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Xavier Del Valle
Development Project Manager

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

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

OWNER/PERMITTEE

By _____
Maria Lorena Franco

OWNER/PERMITTEE

By _____
Dan Franco

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: June 1, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004500

PROJECT NAME / NUMBER: 1334 South 36th Street / PRJ-1088953

COMMUNITY PLAN AREA: Southeastern San Diego

COUNCIL DISTRICT: 8

LOCATION: 1334 South 36th Street, San Diego CA 92113

PROJECT DESCRIPTION: The project is proposing a variance for setback and garage requirements for the proposal of a two-story, 700 square-foot single-dwelling unit on a vacant lot. Each proposed floor would be 350 square feet, with a 40 square-foot proposed porch. The 1,532 square-foot (0.035-acre) site, located at 1334 South 36th Street, is zoned Residential – Multiple Unit (RM-1-1) and designated as Residential - Low Medium (10-14 du/ac) in the Southeastern San Diego Community Plan. The project is also within the following overlays and planning areas: Sustainable Development Areas, Complete Communities Mobility Choices, Communities of Concern, San Diego Promise Zone, Transit Priority Area, and Affordable Housing Parking Demand, within Council District 8. **LEGAL DESCRIPTION:** TR 579 BLK 10, LOTS 25&26, DOC73-15 1546 IN.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15303 (New Construction or Conversion of Small Structures) and 15332 (In-Fill Development Projects).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to 15303, New Construction or Conversion of Small Structures. Section 15303 allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the

structure. The project is proposing to construct a two-story, single-dwelling unit. This would not exceed the maximum allowable limit of one single-family residence in a residential zone.

The project would also qualify for categorical exemption under CEQA section 15332, In-Fill Development Projects. This exemption applies to projects characterized as in-fill that meet the conditions described in subsections 15332(a) – (e). Per subsection 15332(a), the project is consistent with the applicable general plan designation and policies as well as zoning regulations. The site is designated Residential - Low Medium and zoned RM-1-1 (Residential – Multiple Unit) per the Southeastern San Diego Community Plan. Consistent with subsection 15332(b), the project would occur within City limits, and the project site is no more than 5 acres (0.035 acres) and is substantially surrounded by urban uses. As defined in Public Resources Code section 21072, qualified urban uses are defined as any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. The site is substantially surrounded by residential uses. In accordance with subsection 15332(c), the site is developed with urban uses and has no value as a habitat for endangered, rare or threatened species. Approval of the project would not result in significant effects relating to traffic, noise, air quality, or water quality as outlined in subsection 15332(d). The project would be under the 300 ADT trip generation screening criteria and, therefore, presumed to have a less than significant transportation impact. The project would be required to comply with San Diego Municipal Code sections 59.5.401 (Sound Level Limits) and 59.5.0404 (Construction Noise), thereby ensuring that noise impacts would be less than significant. The project would be required to comply with applicable local, state and federal regulations, thereby ensuring that significant air quality impacts would not occur. The project would adhere to applicable local, state, and federal requirements to ensure it would not affect water quality. Lastly, consistent with CEQA Guidelines subsection 15332(e), the project would be adequately served by utilities and public services, as the site is located within an urban area where all required utilities and public services are available.

The exceptions outlined in CEQA Guidelines section 15300.2 were reviewed, and it was determined that none applied. The project is not located in an environmentally sensitive area as defined by CEQA section 15300.2(a). The project is expected to have no significant cumulative impact, as identified in CEQA Guidelines section 15300.2(b). No significant effect due to unusual circumstances would result from the project as identified in CEQA Guidelines section 15300.2(c). No scenic highway impact would occur as identified in CEQA Guidelines section 15300.2(d). The site is not located on a list compiled pursuant to section 65962.5 of the Government Code as identified in CEQA Guidelines section 15300.2(e). No historic resources exist on the site, and the project would not cause a substantial adverse change in the significance of a historical resource as identified in CEQA Guidelines section 15300.2(f). Therefore, none of the exceptions apply.

DEVELOPMENT PROJECT MANAGER:	Xavier Del Valle
MAILING ADDRESS:	7650 Mission Valley Road, MS DSD-2A, San Diego, CA 92108
PHONE NUMBER / EMAIL:	(619) 557-7941 / XDelValle@sandiego.gov

On June 1, 2026 the City of San Diego (City), as Lead Agency, has 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 (June 15, 2026). 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.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 6/1/2026

REMOVED: 6/15/2026

POSTED BY: Leilani Phillips

SOUTHEASTERN SAN DIEGO COMMUNITY PLANNING GROUP (SSD CPG)

Monthly *Hybrid* Meeting Agenda Monday, June 9, 2025: 6:00pm

Location: Mountain View Community Center, 641 South Boundary Street (92113)

Join via Zoom: <https://zoom.us/j/92276421946?pwd=OGNSSTZjME1seXlvUGc0aE9rUjQ4dz09>

Meeting ID: 922 7642 1946

Passcode: 122965

Website: <https://southeasternsdcommunityplanning.com/>

Contact: southeasternsdpg@gmail.com

Members: Chair, Amie Gutierrez (Sherman Heights)
Vice Chair, Imani Robinson (Mountain View)
Secretary, Jasmine Mallen (Logan Heights)
Treasurer, Felix Lopez (Logan Heights CDC)
Diane Armenta (Southcrest)
Howard Cuarezma (Mountain View)
Sally Davalos (Southcrest Little League)
Elena Franco (Mount Hope)
Oscar Gomez (Southcrest)
Lizzie Rodriguez (Logan Heights)
Alli Urguby (Logan Heights)

SSD CPG City Profile: <https://www.sandiego.gov/planning/community/profiles/southeasternsd>

SSD CPG Map: *The SSD CPG covers the area south of Dr. Martin Luther King, Jr. Freeway (Highway 94), east of Interstate 5, north of the National City border, and west of Interstate 805, encompassing the Grant Hill, Logan Heights, Memorial, Mount Hope, Mountain View, Shelltown, Sherman Heights, Southcrest and Stockton.*

1. CALL TO ORDER and ROLL CALL

2. AGENDA ADOPTION

3. PUBLIC COMMENTS

*The public may speak on matters not on the agenda - **two minutes.***

4. REPORTS

A. City of San Diego Council District 4 - Councilmember Henry L. Foster III
Ronnie Miller O: (619) 236-6644; RonnieM@sandiego.gov

B. City of San Diego Council District 8 – Councilmember Vivian Moreno
Yanet Lopez Cardenas O: (619) 236-6688; YLCardenas@sandiego.gov

- C. **City of San Diego Council District 9 – Office of Council President Sean Elo-Rivera**
Roberto Marin (He/Him); RMarin@sandiego.gov
- D. **City of San Diego Mayor’s Office - Office of Mayor Todd Gloria**
Lucero Maganda (She/Her), Council Districts 8 and 9; LMaganda@sandiego.gov
- E. **San Diego County, 1st District**
Ernesto Castaneda O: (619) 531-5511; ernesto.Castaneda@sdcounty.ca.gov
- F. **Office of California Senator Steve Padilla, 18th District**
Ardyel Lim O: (619) 409-7690; ardyel.Lim@sen.ca.gov
- G. **Office of Congressman Juan Vargas, 52nd District**
Louis Ward III - O: (619) 422-5963; Louis.Ward@sen.ca.gov
- H. **Office of Assemblymember LaShae Sharp-Collins, 79th District**
Janet Farala - O: (619) 465- 7903; Janet.Farala@asm.ca.gov
- I. **Office of Assemblymember David Alvarez, 80th District**
District O: (619) 498-8580; Capitol O: (916) 319-2080
- J. **San Diego Central Division Police Department**
Officer Terrell Totten, Community Relations Officer, 510/530 Service Areas
O: (619) 744-9516; TTotten@pd.sandiego.gov
- K. **San Diego Southeastern Division Police Department**
Officer Chris Jones, Community Relations Officer
O: (619) 527-3532; C: (619) 455-5298; jonescl@pd.sandiego.gov
- L. **Community Liaison Organizations**
Members of local organizations can provide updates regarding their mission and activities.
- M. **SSD CPG Chair Report**
- N. **Community Planning Committee (CPC) Report**
<https://www.sandiego.gov/planning/community-plans/community-planners-committee>

5. INFORMATIONAL ITEMS - NONE

6. ACTION ITEMS

- A. **1334 S. 36th St; Project No. PRJ-1088953, Discretionary Permit/Variance**
Presented by: Omar Beltran, property developer
Request: Recommendation on Variance (Process 3)
The applicant seeks a Variance from setback and garage zoning requirements for a new two-story, 780-square foot single dwelling unit at 1334 South 36th Street. The 0.035-acre site is in the RM-1-1 Zone within the Southeastern San Diego Community Plan Area and Council District 8.

- B. SSD CPG Board Administration**
 - a. April 14, 2025 Board meeting minutes ([link](#))**
 - b. Annual CPG member photo (to be posted on website)**
 - c. Establish Community Engagement Subcommittee**
 - Elect Subcommittee chair
 - Community Engagement Letter
 - d. Fiscal Year 2026 Draft Budget <https://www.sandiego.gov/finance/draft>**
 - Letter of support for four CIP priority projects voted 7/8/2024:
 - a. Mt. Hope Rec Center at Dennis V Allen Park;**
 - b. Mount Hope Improvements (sewer main line and trail);**
 - c. Logan Heights Junk Yard conversion to green/park space; &**
 - d. Ocean View Blvd beautification and green infrastructure**

7. UPCOMING MEETINGS:

- A. SSD CPG Monday July 14, Monthly Board Meeting**
Mountain View Community Center, 641 South Boundary Street (92113)
- B. SSD CPG Monday August 11, Monthly Board Meeting ****DARK******

8. ADJOURNMENT

[Click here to complete and submit this form online](#)

Page 3		City of San Diego • Information Bulletin 620		May 2020				
		Community Planning Committee Distribution Form						
Project Name: 1334 S. 34th St; Variance Recommendation			Project Number: PRJ-1088953					
Community: Southeastern San Diego								
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO. Select "Search for Project Status" and input the Project Number to access project information.								
☒ Vote to Approve ☐ Vote to Approve with Conditions Listed Below ☐ Vote to Approve with Non-Binding Recommendations Listed Below ☐ Vote to Deny								
# of Members Yes 9	# of Members No 0		# of Members Abstain 0					
Conditions or Recommendations:								
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)								
NAME: Amie Gutierrez								
TITLE: Chair, Southeastern San Diego Community Planning Group			DATE: 6/11/2025					
<i>Attach additional pages if necessary (maximum 3 attachments).</i>								

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	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: Dan's Residence **Project No. For City Use Only:** PRJ-1088953

Project Address: 1334 s 36th St

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: Dan Franco ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 10330 Don Pico Rd

City: SPRING valley State: ca Zip: _____

Phone No.: _____ Fax No.: _____ Email: paccoastcarpets@gmail.com

Signature: [Signature] Date: 3/24/23

Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: Dan Franco ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency

Street Address: 10330 Don Pico Rd

City: Spring Valley State: ca Zip: 91978

Phone No.: 619-312-3010 Fax No.: _____ Email: obeltran35@hotmail.com

Signature: [Signature] Date: 3/24/2023

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

BUILDING DATA

ADDRESS	1334 S. 36TH St.
LEGAL DESCRIPTION	TR 579 BLK 10*LOTS 25&26*DOC73-15 1546 IN
NO. OF FLOORS	2
TYPE OF CONST	V-B
OCCUPANCY	R3
APN	550-360-41-00
ZONE	RM-1-1
LOT SIZE	1,532 SF
YEAR BUILT	N/A
EX, NO. OF BEDROOMS/BATH	N/A

PROJECT TEAM

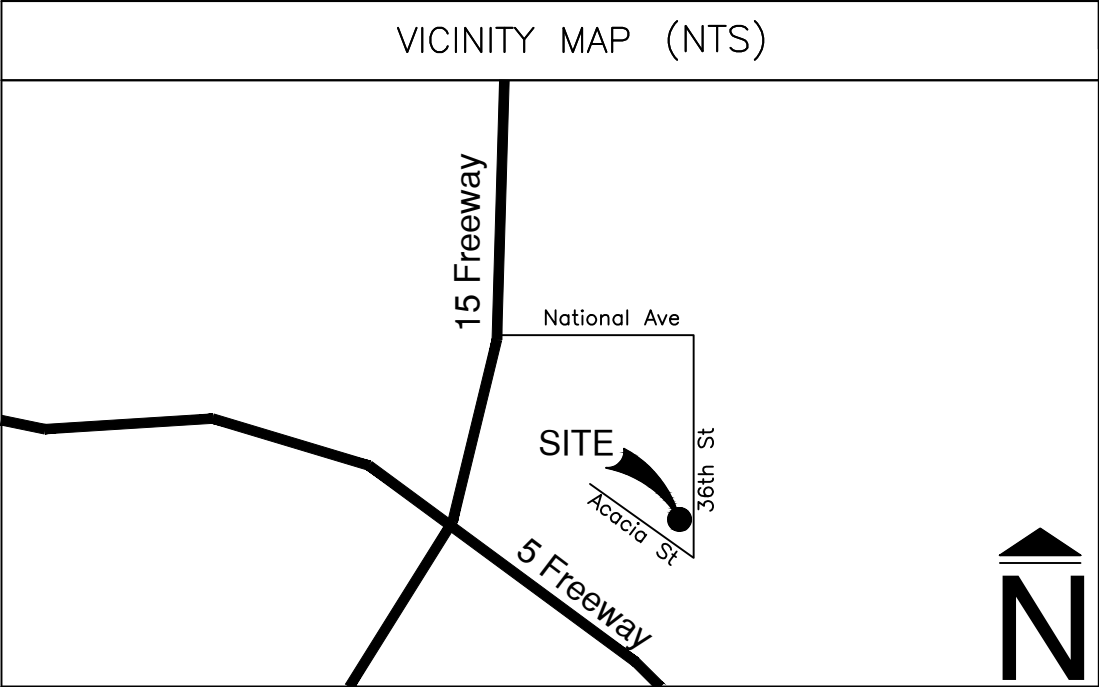
OWNER:

DAN FRANCO
10330 DON PICO RD
SPRING VALLEY, CA 91978
TELEPHONE:619-723-4542

PROJECT DESIGNER:

OMAR BELTRAN
1893 LORIENT PLACE
CHULA VISTA, CA 91913
TELEPHONE: 619.312.3010

VICINITY MAP (NTS)



LOT COVERAGE

LOT AREA	1,532 SF
FLOOR AREA	
PROPOSED 2 STORY HOUSE	
PROPOSED 1ST FLOOR	350 SF
PROPOSED 2ND FLOOR	350
PROPOSED PORCH	40 SF
TOTAL	390 SF
LOT COVERAGE CALCULATION	
(390/1,532)*100= 25% LOT COVERAGE	

VARIANCE REQUESTS

Item #	REQUIRED	PROPOSED
1	15' Rear setback	4' Rear setback

GEOLOGIC HAZARD CATEGORY

- 52 OTHER LEVEL AREAS, GENTLY SLOPING TO STEEP TERRAIN FAVORABLE GEOLOGIC STRUCTURE, LOW RISK.

PARKING REQUIREMENTS

PER SDMC SECTION 142.0520 TABLE 142-05B, ALL SINGLE DWELLING UNITS WHERE ALL OR A PORTION OF THE PREMISES IS LOCATED WITHIN A TRANSIT PRIORITY AREA SHALL PROVIDE A MINIMUM OF 0 SPACES PER DWELLING UNIT.

SHEET INDEX

- D1 - INDEX SHEET AND INFO.
- T1 - SITE PLAN
- A1 - PROPOSED FLOOR PLAN
- A2 - ELEVATIONS & SECTION PLAN
- G1 - GENERAL NOTES
- G2 - GENERAL NOTES
- DP - DRAINAGE PLAN
- LS - LANDSCAPE PLAN

SCOPE OF WORK

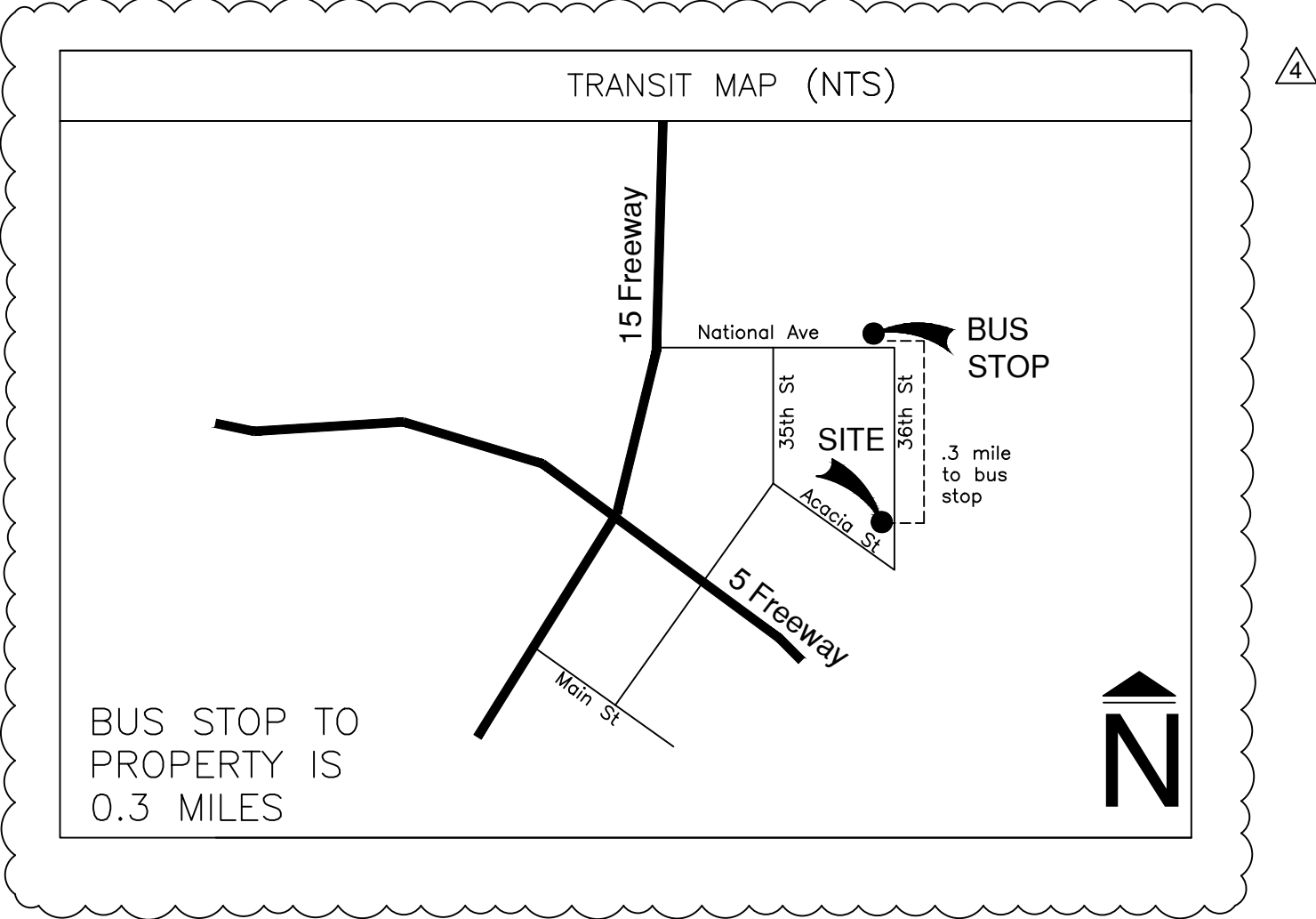
SOUTHEASTERN SAN DIEGO (PROCESS 3) - PROJECT PROPOSES A VARIANCE TO CONSTRUCT A 2-STORY 700-SQUARE FOOT (SF) SINGLE FAMILY DWELLING ON A VACANT LOT. THE 0.035-ACRE SITE IS LOCATED ON APN: 550-360-4100 IN A TRANSIT PRIORITY AREA, SUSTAINABLE DEVELOPMENT AREA, AND MOBILITY ZONE 2 IN THE RM-1-1 ZONE WITHIN THE SOUTHEASTERN SAN DIEGO COMMUNITY PLAN AREA, COUNCIL DISTRICT 8.

GENERAL CODES

THE PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

TRANSIT MAP (NTS)



DAN'S RESIDENCE
PROPOSED TWO STORY HOUSE
1334 South 36th Street
APN:550-360-41-00

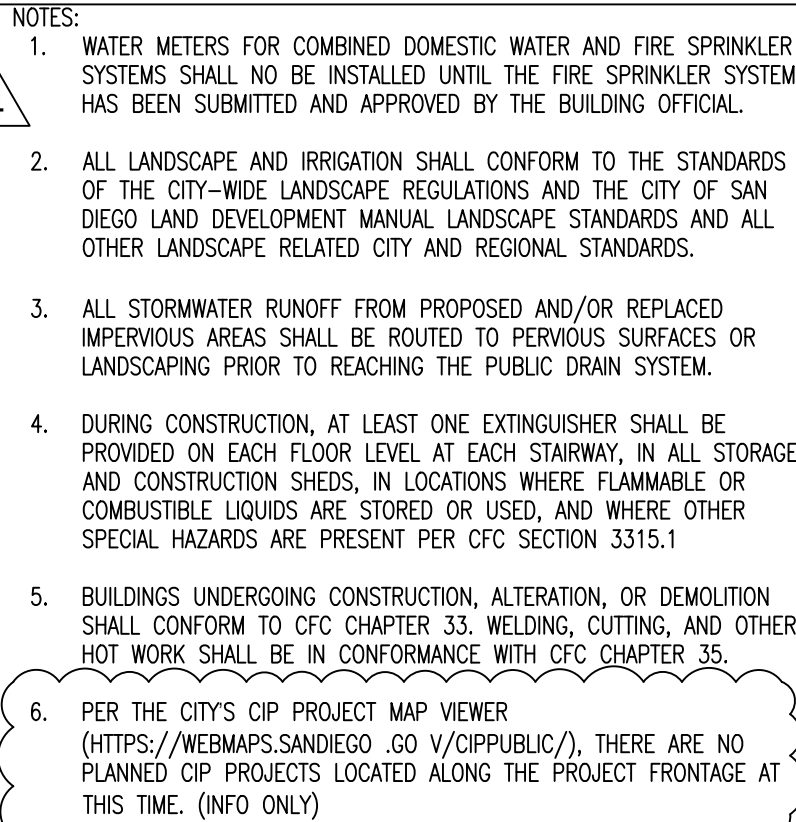
Firm Name and Address

SPRAWL DESIGN
1893 LORIENT PL
CHULA VISTA, CA 91913

SCALE: NTS

Sheet No

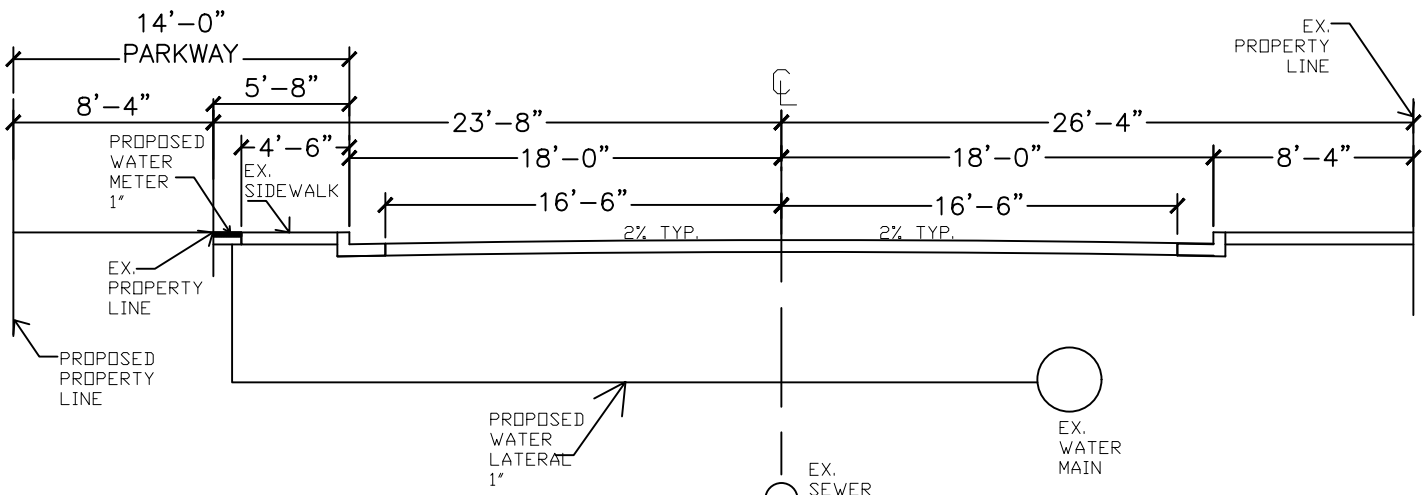
D1



EARTHWORK QUANTITIES	
CUT QUANTITIES	17.03 CY
FILL QUANTITIES	0 CY
EXPORT	17.03 CY
MAX CUT DEPTH	2'-0"
MAX FILL DEPTH	0'-0"



● BUS STOP (NEAREST STOP = 1,584.00 FEET/0.3 MILES)



● 36TH ST ROADWAY SECTION (SCALE 1/8":1')

PERVIOUS AREA INFORMATION			IMPERVIOUS AREA INFORMATION			
PERVIOUS SURFACE AREA TABLE			PERVIOUS SURFACE AREA TABLE			
SITE ID	PERVIOUS ITEM	AREA(SF)	SITE	IMPERVIOUS ITEM	NEW (SF)	EXISTING AREA (SF)
3	LANDSCAPE	715	1	HOUSE+OVERHANGS	1,296	
			2	CONCRETE PATH	157	
	TOTAL	715				
				TOTAL	1,610	

NOTE

THE PROJECT PROPOSES TO EXPORT 1703 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

TRANSIT MAP

DIRECTION OF LOT DRAINAGE 

MATERIALS & WASTE MANAGEMENT BMP'S:

- | | |
|-------|------------------------------|
| WM-1 | MATERIAL DELIVERY & STORAGE |
| WM-2 | MATERIAL USE |
| WM-3 | STOCKPILE MANAGEMENT |
| WM-4 | SPILL PREVENTION AND CONTROL |
| WM-5 | SOLID WASTE MANAGEMENT |
| WM-6 | HAZARDOUS WASTE MANAGEMENT |
| WM-9 | SANITARY WASTE MANAGEMENT |
| WM-10 | LIQUID WASTE MANAGEMENT |

TEMPORARY RUNOFF CONTROL BMPS:

POST-CONSTRUCTION SITE DESIGN BMPs:

POST CONSTRUCTION SOURCE CONTROL BMPS:

- | | |
|-------|--|
| 4.2.1 | PREVENTION OF ILLICIT DISCHARGES INTO THE MS4 |
| 4.2.3 | PROTECTED OUTDOOR MATERIALS STORAGE AREAS |
| 4.2.4 | PROTECTED MATERIALS STORED IN OUTDOOR WORK AREAS |
| 4.2.5 | PROTECT TRASH STORAGE AREAS |

1. THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED.
2. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLERS PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLING OR PRIOR TO REQUESTING A FOUNDATION INSPECTION. FRAMING/RUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO APPROVAL OF THE FIRE SPRINKLER PLANS.
3. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.

NOTES

1. GENERAL NOTES ARE INTENDED AS MINIMUM STANDARD ONLY.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO PERFORMING ANY WORK AND SHALL NOTIFY THE OWNER AND/OR DRAFTSMEN OF ANY DISCREPANCIES OR ERRORS BEFORE PERFORMING THE WORK.
3. CONSTRUCTION SHALL COMPLY WITH THE CITY OF CHULA VISTA BUILDING REGULATIONS, 2013 EDITION OF THE CALIFORNIA BUILDING CODE, AND ALL OTHER CODES HAVING JURISDICTION OVER THIS PROJECT.
4. CONTRACTOR SHALL NOTE THAT GIVEN DIMENSIONS TAKE PRECEDENCE OVER SCALD DIMENSIONS.
5. TEMPORARY SANITARY FACILITIES TO BE PROVIDED (AS MAY BE REQUIRED) FOR WORKMEN'S USE AS APPROVED BY THE CITY BUILDING DEPT.

NOTE:

1. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. INSULATION PRODUCTS THAT ARE VISIBLE WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET-APPLIED INSULATION SHALL FOLLOW THE MANUFACTURERS DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE.
2. THE BATHROOM (BATHTUB, SHOWER OR COMBINATION) MECHANICAL EXHAUST FAN SHALL BE INSTALLED IN THE BATHROOM OR IN THE SPACE WHICH EXHAUST DIRECTLY FROM BATHROOMS, SHALL COMPLY WITH THE FOLLOWING:
 - a. FANS TO BE ENERGY STAR COMPLIANT AND DUCTED TO THE OUTSIDE.
 - b. UNLESS FUNCTIONING AS A WHOLE HOUSE FAN FAN MUST BE CONTROLLED BY HUMIDITY HUMIDITY CONTROLS SHALL BE CAPABLE OF A ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF <50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
 - i.ii. HUMIDITY CONTROL MAY BE SEPARATE COMPONENT TO THE EXHAUST FAN

ALL PROPERTY LINES (REAL OR ASSUMED), EASEMENTS AND BUILDINGS (BOTH EXISTING AND PROPOSED), ARE SHOWN ON THIS SITE PLAN.

THIS PERMIT DOES NOT GIVE AUTHORIZATION OR PERMISSION FOR THE CONTINUED USE OF ILLEGAL WORK OR CONSTRUCTION PERFORMED WITHOUT PERMIT. IF THE CITY INSPECTOR IDENTIFIED AN ILLEGAL CONDITION IT WILL BE RESPONSIBILITY OF OWNER TO REPAIR SAID CONDITION.

NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL N.P.D.E'S REQUIREMENTS.
2. NO STOCKPILES OR MATERIAL STORAGE IS ALLOWED WITHIN THE PUBLIC RIGHT OF WAY ANYTIME DURING THE CONSTRUCTION UNLESS A TEMPORARY ENCROACHMENT PERMITS IS OBTAINED THROUGH PUBLIC WORKS.
3. IF ANY EQUIPMENT/TRUCK/VEHICLE IS PARKED ON THE STREET OCCUPYING HALF OR MORE WIDTH OF THE LANE AND/OR OBSTRUCTING THE NORMAL TRAFFIC FLOW, THE CONTRACTOR WILL SUBMIT A TRAFFIC CONTROL PLAN AND GET IT APPROVED PRIOR TO START WORK.

DAN'S RESIDENCE
PROPOSED TWO STORY HOUSE
1334 South 36th Street
APN:550-360-41-00

No.	Revision/Issue	Date
2	CITY COMMENTS	05/25/2024
3	CITY COMMENTS	07/31/2024
4	CITY COMMENTS	01/23/2025

Firm Name and Address

SPRAWL DESIGN

1893 LORIENT PL
CHULA VISTA, CA 91913

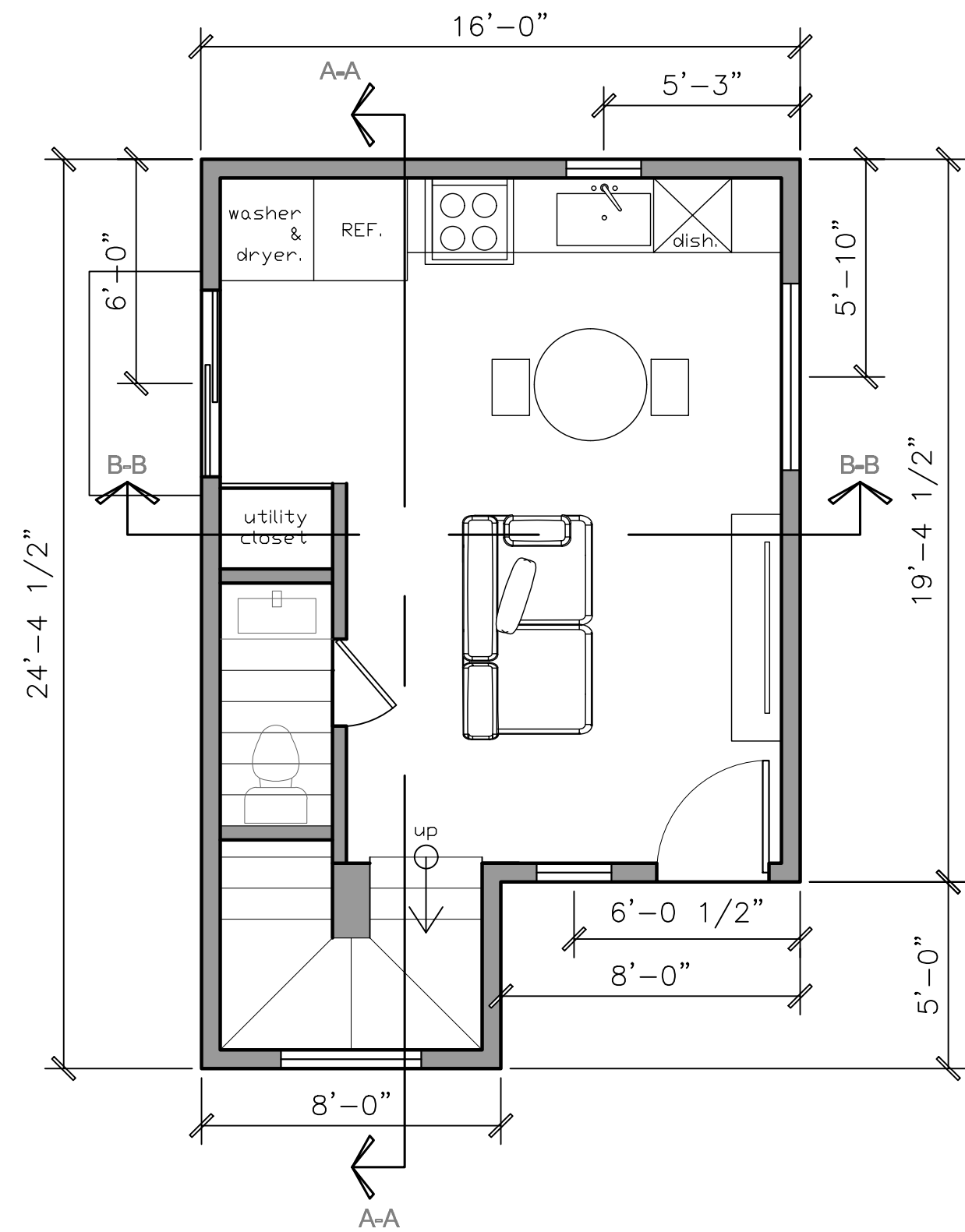
Project Name and Address

DAN'S RESIDENCE
3553 36th street,
SAN DIEGO, CA 92113

Sheet Name:

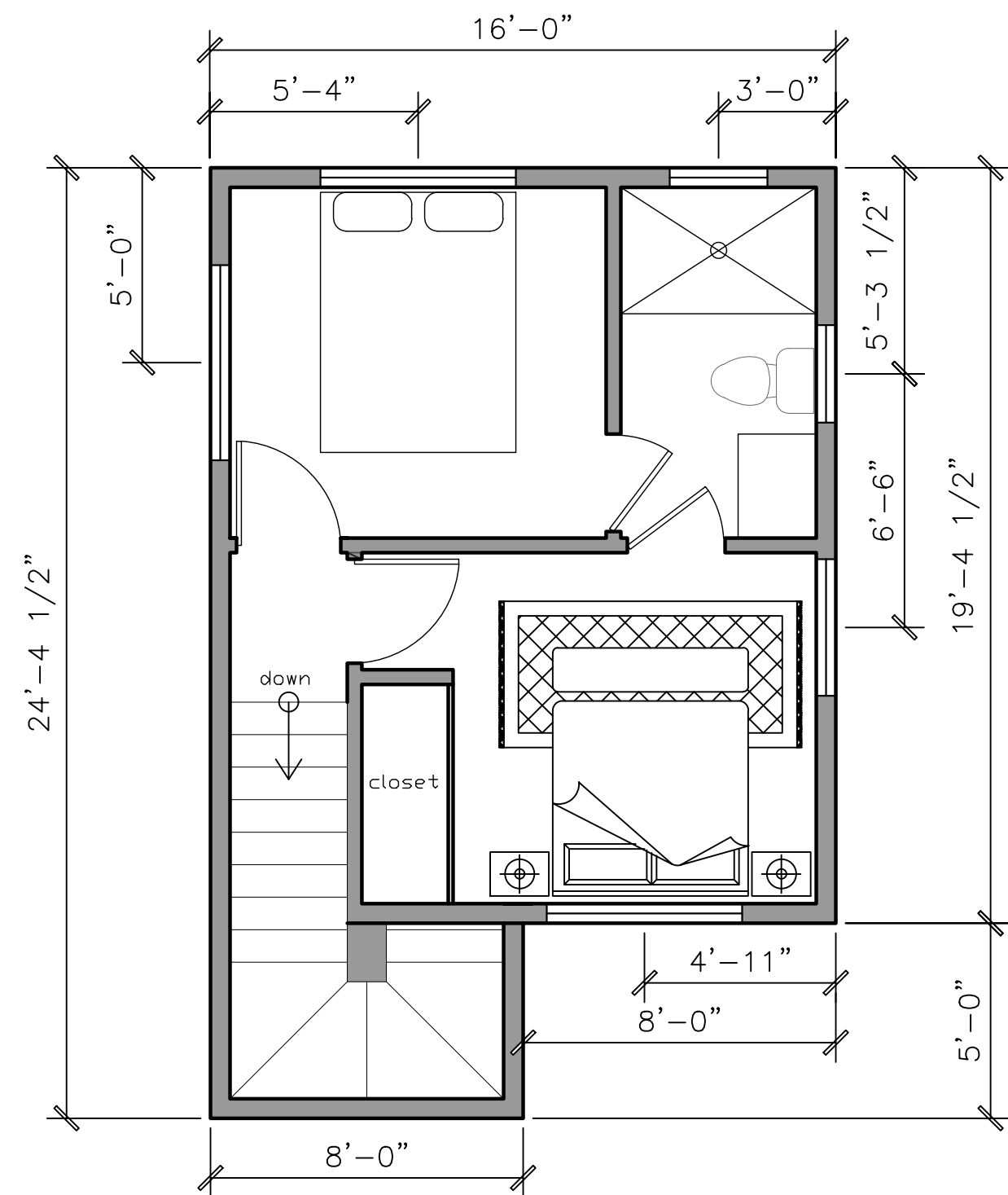
SITE PLAN

Project	Sheet T1 Sheet No 2 of 8
Date	
Scale $1/4" = 1' - 0"$	



PR. NEW FIRST FLOOR PLAN

1/4"=1'-0"



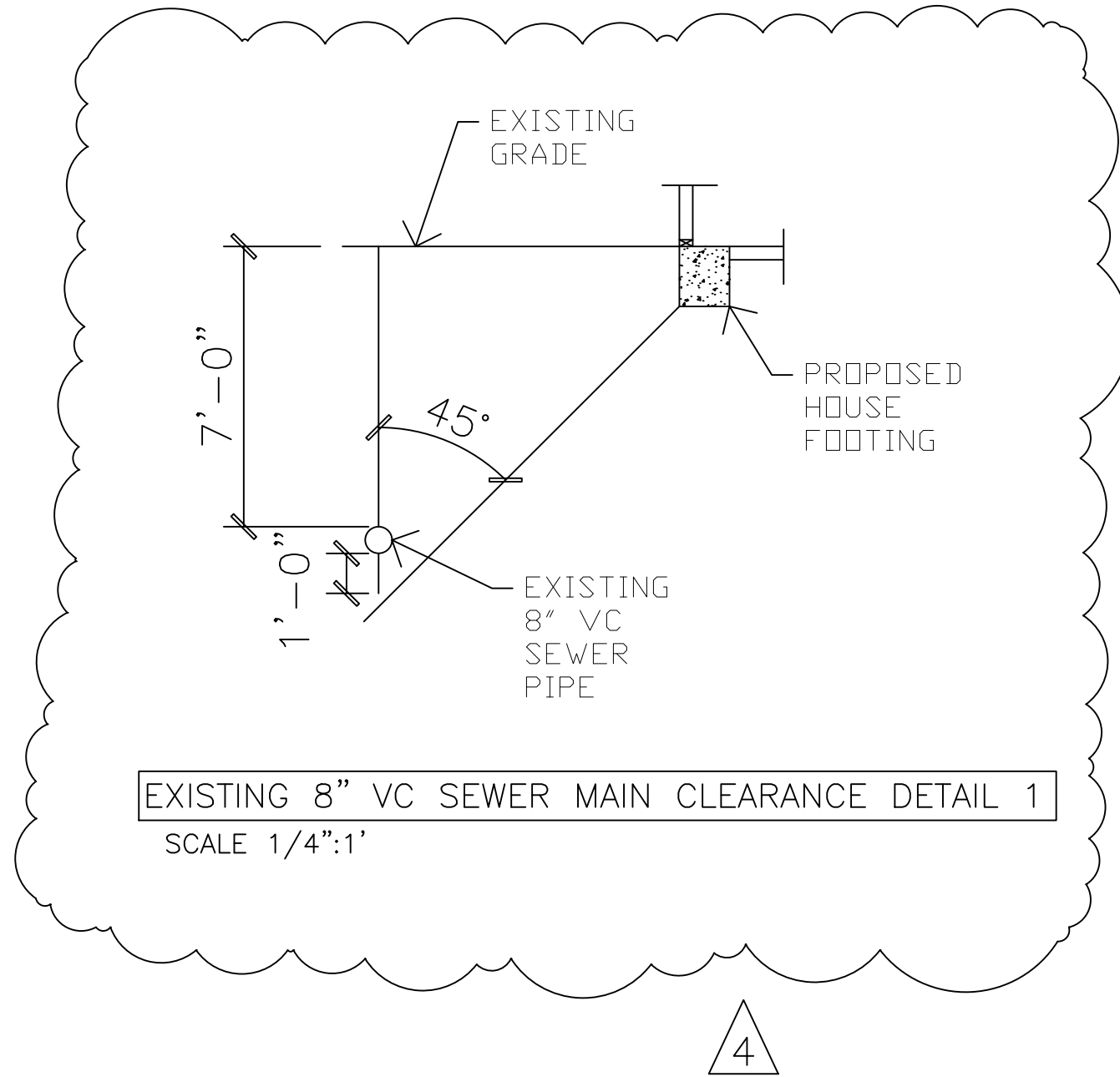
PR. NEW SECOND FLOOR PLAN

1/4"=1'-0"

1. WATER AND SEWER CAPACITY CHARGES WILL BE DUE AT THE TIME OF BUILDING PERMIT ISSUANCE. CAPACITY CHARGES, AS WELL AS SERVICE AND METER SIZE, ARE DETERMINED BY THE WATER METER DATA CARD WHICH IS CO MPLETED DURING THE BUILDING PLAN REVIEW PROCESS. ANY QUESTIONS REGARDING WATER AND SEWER CAPACITY FEES SHOULD BE ADDRESSED TO INFORMATION AND APPLICATION SERVICES (619-446-5000).
2. ALL ON-SITE WATER AND SEWER FACILITIES ARE PRIVATE AND SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND SHALL BE REVIEWED AS PART O F THE BUILDING PLAN PERMIT CHECK.
3. IF IT IS DETERMINED THAT THE EXISTING WATER AND SEWER SERVICES ARE NOT OF ADEQUATE SIZE TO SERVE THE PROPOSED PROJECT, THE APPLICANT WILL BE REQUIRED TO ABANDON (KILL) ANY EXISTING UNUSED WATER AND SEWER SERVICES AND INSTALL NEW SERVICE(S) AND METER WHICH MUST BE LOCATED OUTSIDE OF ANY DRIVEWAY OR VEHICULAR USE AREA.
4. ALL WATER SERVICES TO THE SITE, INCLUDING DOMESTIC, IRRIGATION AND FIRE WILL REQUIRE PRIVATE, ABOVE GROUND BACK FLOW PREVENTION DEVICES (BFPDS). BFPDS ARE TYPICALLY LOCATED ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-O F-WAY. THE PUBLIC UTILITIES DEPARTMENT WILL NOT PERMIT THE REQUIRED BFPDS TO BE LOCATED BELOW GRADE OR WITHIN THE STRUCTURE.
5. ALL PROPOSED PUBLIC WATER AND SEWER FACILITIES, MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ESTABLISHED CRITERIA IN THE MOST CURRENT EDITION OF THE CITY OF SAN DIEGO WATER AND SEWER FACILITY DESIGN GUIDELINES AND CITY REGULATIONS, STANDARDS AND PRACTICES PERTAINING THERETO .
6. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER AND FIVE FEET OF ANY WATER FACILITIES.

PROPOSED FLOOR PLAN
KEY NOTES

- (A) WATER HEATER HEAT PUMP
- (B) 200 AMPS ELECTRICAL METER
- (C) PROPOSED MINISPLIT EXTERIOR UNIT
- (D) PROPOSED MINISPLIT INTERIOR UNIT
- (E) DIFFERENCE IN ELEVATION .5" TO 7" MAX
- (G) PROPOSED PONY WALL
- (H) ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQUARE INCHES



LEGEND

PROPOSED WALLS

TABLE 5.303.2.3 FIXTURE FLOW RATES	
FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS, RESIDENTIAL	1.2 GMP @ 60 PSI
LAVATORY FAUCETS, NONRESIDENTIAL	0.4 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
WASH FOUNTAINS	1.8 [RIM SPACE (IN.) / 20 GPM @ 60 PSI]
METERING FAUCETS	0.2 GALLONS/CYCLE
	20 [RIM SPACE (IN.) / 20 GPM @60 PSI]
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS/FLUSH
FLUSHOMETER TANK WATER CLOSETS	1.28 GALLONS/FLUSH
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH
URINALS	.125 GALLONS/FLUSH

DOOR SCHEDULE			
NO.	SIZE	TYPE	REMARKS
1	3'-0"x6'-8"x1-3/4"	WOOD	SOLID
2	2'-8"x6'x8"x1-3/8"	WOOD	HOLLOW
3	2'-6"x6'x8"x1-3/8"	WOOD	HOLLOW
4	2'-8"x6'x8"x1-3/8"	WOOD	BY-FOLD
5	6'-0"x6'x8"x1-3/8"	GLASS	FRENCH

EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)

- B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:
 - STILES AND RAILS MIN. 1-3/8" INCHES THICK
 - RAISED PANELS MIN. 1-1/2 INCHES THICK
 - EXCEPTION: EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MIN. 3/8 INCHES THICK

WINDOW SCHEDULES				
NO.	SIZE	U-FACTOR/SHGC	TYPE	REMARKS
1	3'-0"x3'-0"	.3/.23	VINYL	CASEMENT
2	4'-0"x2'-0"	.3/.23	VINYL	CASEMENT
3	3'-0"x4'-0"	.3/.23	VINYL	CASEMENT
4	4'-0"x4'-0"	.3/.23	VINYL	SLIDER
5	1'-0"x2'-0"	.3/.23	VINYL	SLIDER
6	2'-8"x1'-6"	.3/.23	VINYL	FIX
7	2'-10"x1'-6"	.3/.23	VINYL	CASEMENT
8	2'-8"x4'-0"	.3/.23	VINYL	FIX
9	2'-10"x4'-0"	.3/.23	VINYL	CASEMENT
10	3'-0"x4'-0"	.3/.23	VINYL	FIX

- EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)
- A. MULTI-PANE GLAZING WITH A MIN. OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/1.S.2/A40
 - B. MIN. 20-MIN FIRE-RESISTANT-RATED
 - C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

General Notes

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DAN'S RESIDENCE
PROPOSED TWO STORY HOUSE
1334 South 36th Street
APN:550-360-41-00

No.	Revision/Issue	Date

Firm Name and Address

SPRAWL DESIGN
1893 LORIENT PL #2436
CHULA VISTA, CA 91913

Project Name and Address

Sheet Name:
PROPOSED FLOOR PLAN

Project 7494PCFCV_10_13	Sheet A1
Date 10/13/21	Sheet No
Scale 1/4"=1'-0"	3 of 8

KEY NOTES

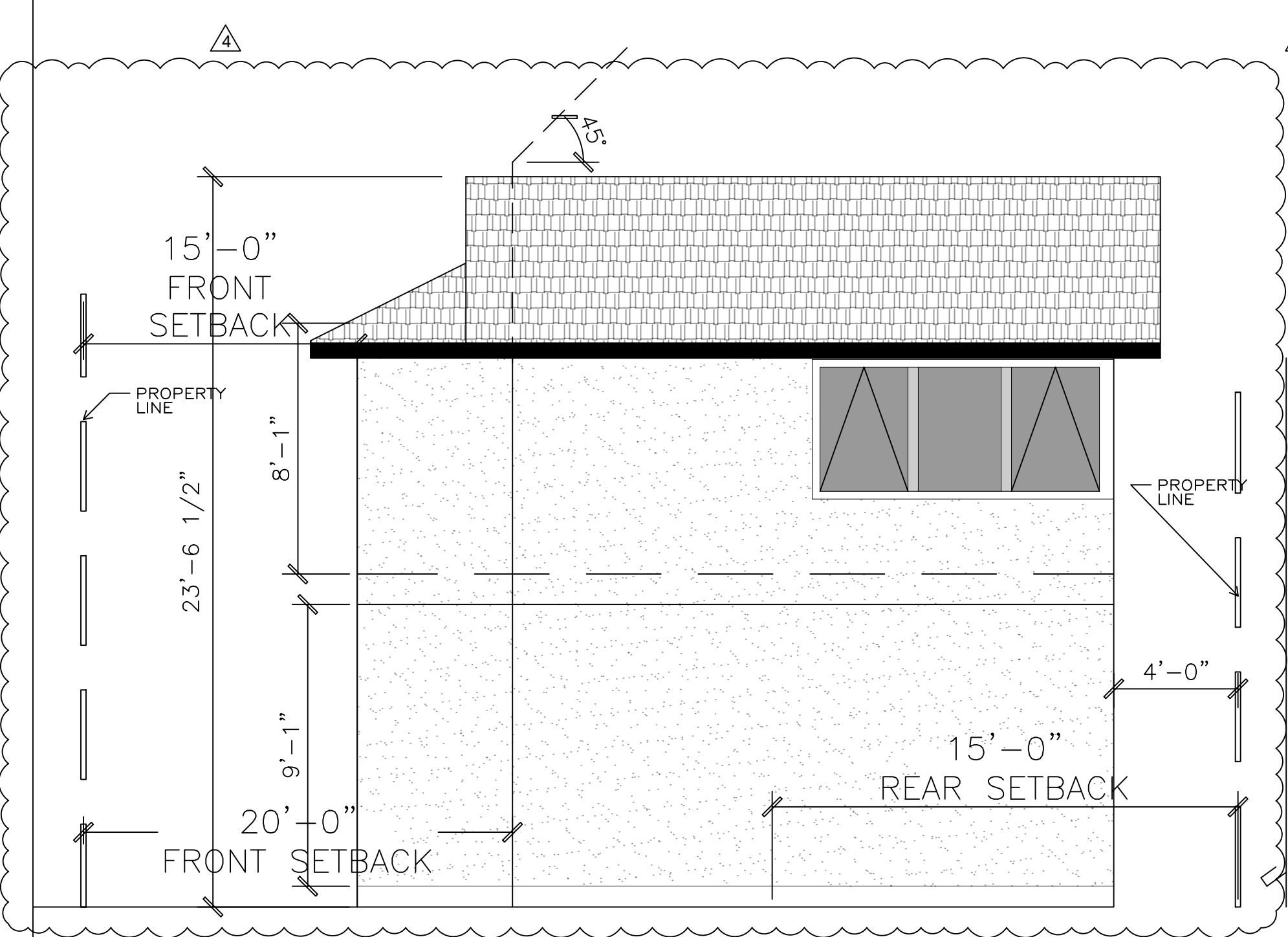
- (A) (N) CLASS "A" 30 YEAR LIFE MIN.
ROOF SHEATHING 5/8 OSB
MANUFACTURER AND ICBO/UL/FM NUMBER:
GAF TIMBERLINE PER ESR-1475 OR EQUAL
FIRE-RETARDANT ROOF
- (B) PROPOSED STUCCO
- (C) 14" X 24" GABLE END VENT
- (D) PROPOSED ROOF WATER SPOUTS
- (E) PROPOSED STUCCO JOINTS

General Notes

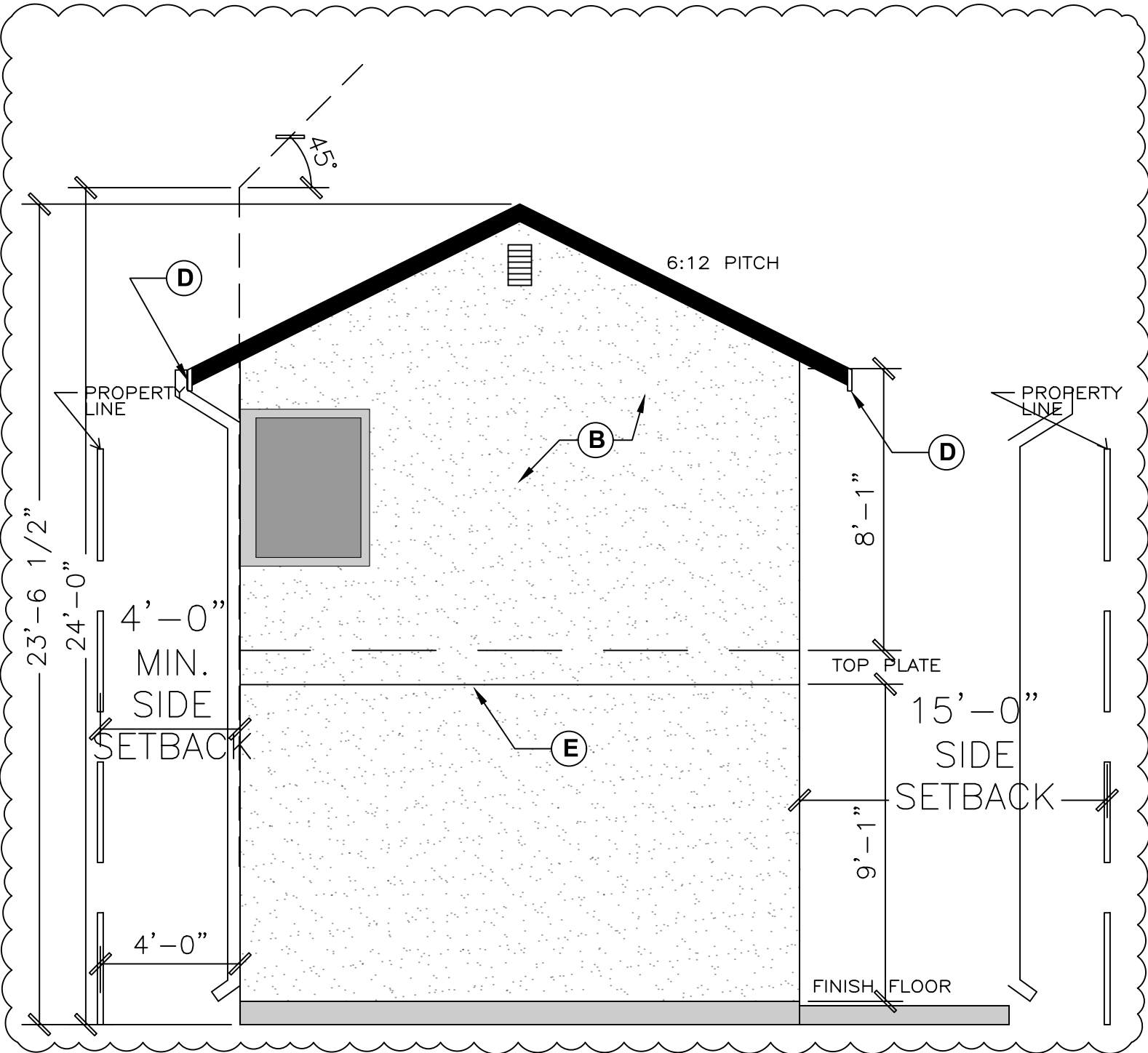
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DAN'S RESIDENCE
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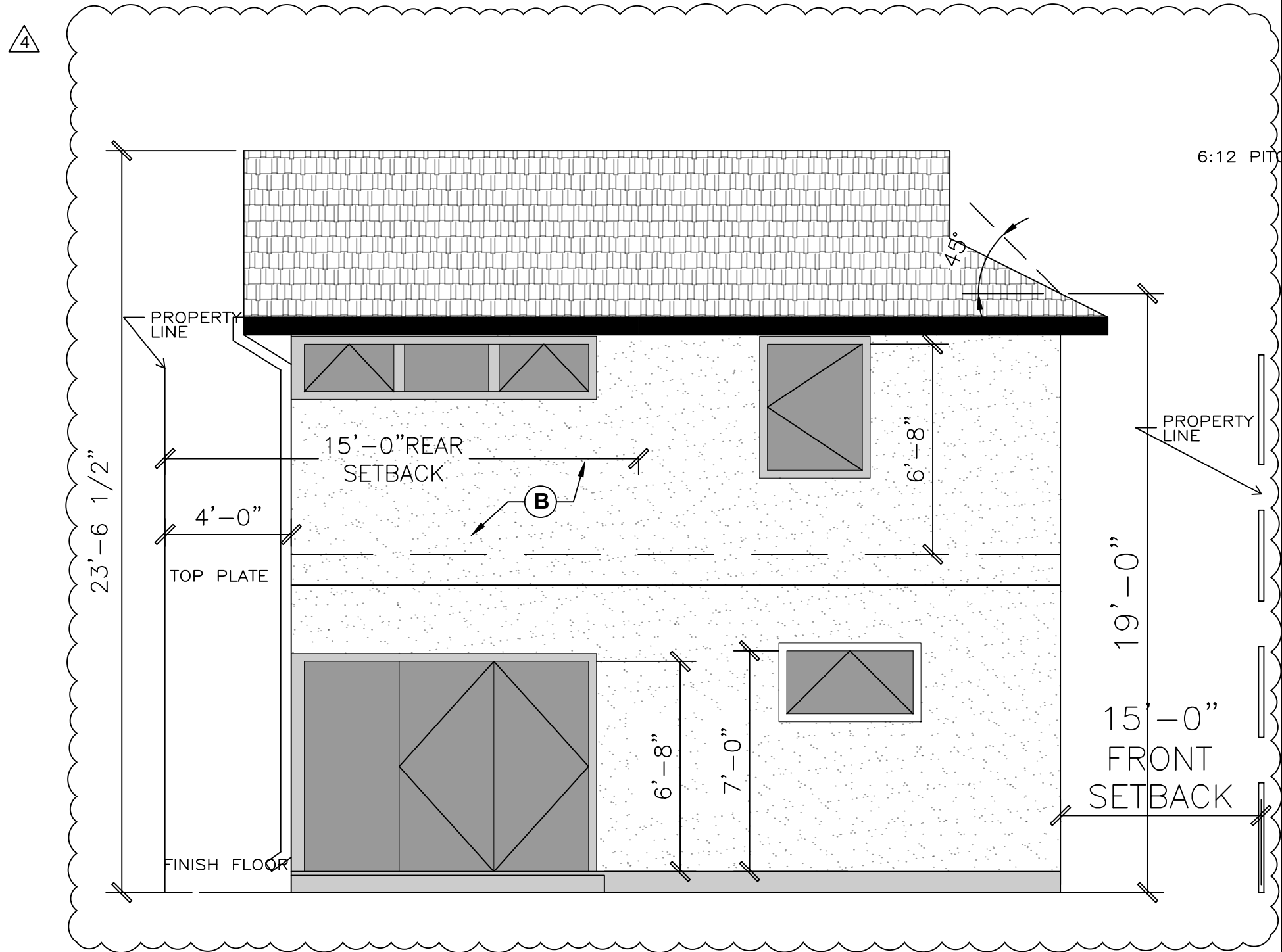
No.	Revision/Issue	Date
Firm Name and Address		
SPRAWL DESIGN 1893 LORIENT PL #2436 CHULA VISTA, CA 91913		
Project Name and Address		
Sheet Name: ELEVATION PLAN		
Project	Sheet	
Date	A2	
Scale	Sheet No	
1/4"=1'-0"	4 of 8	



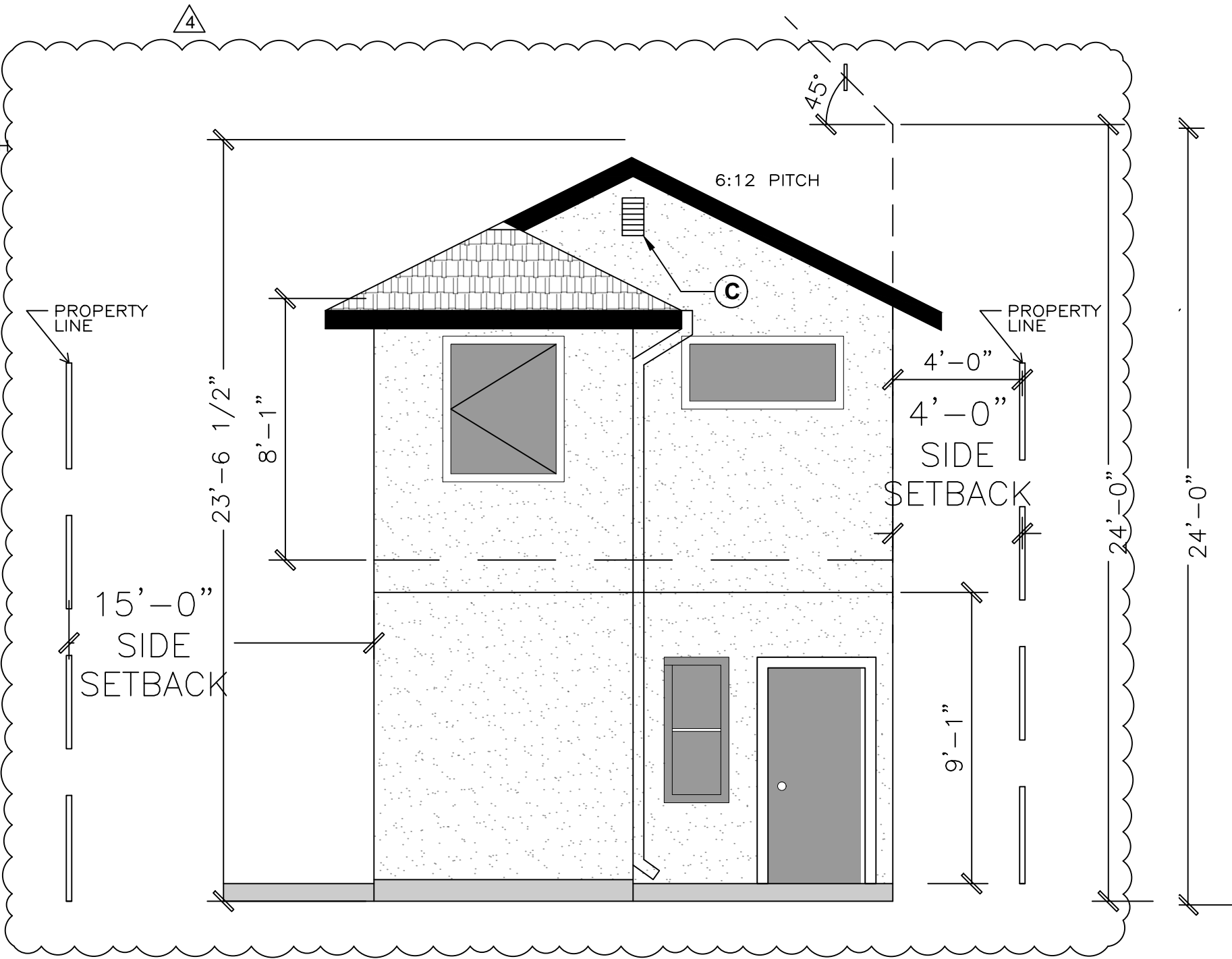
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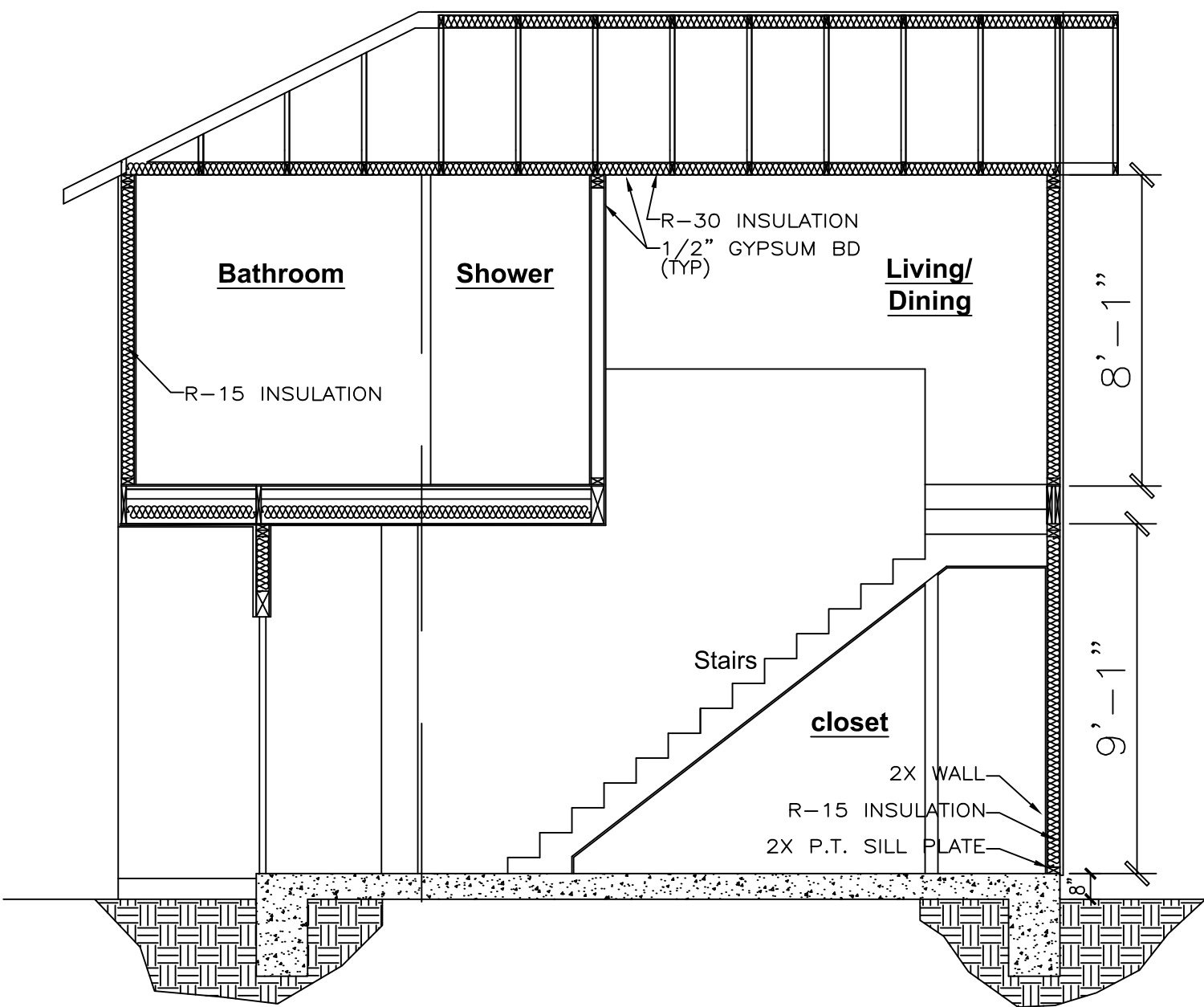
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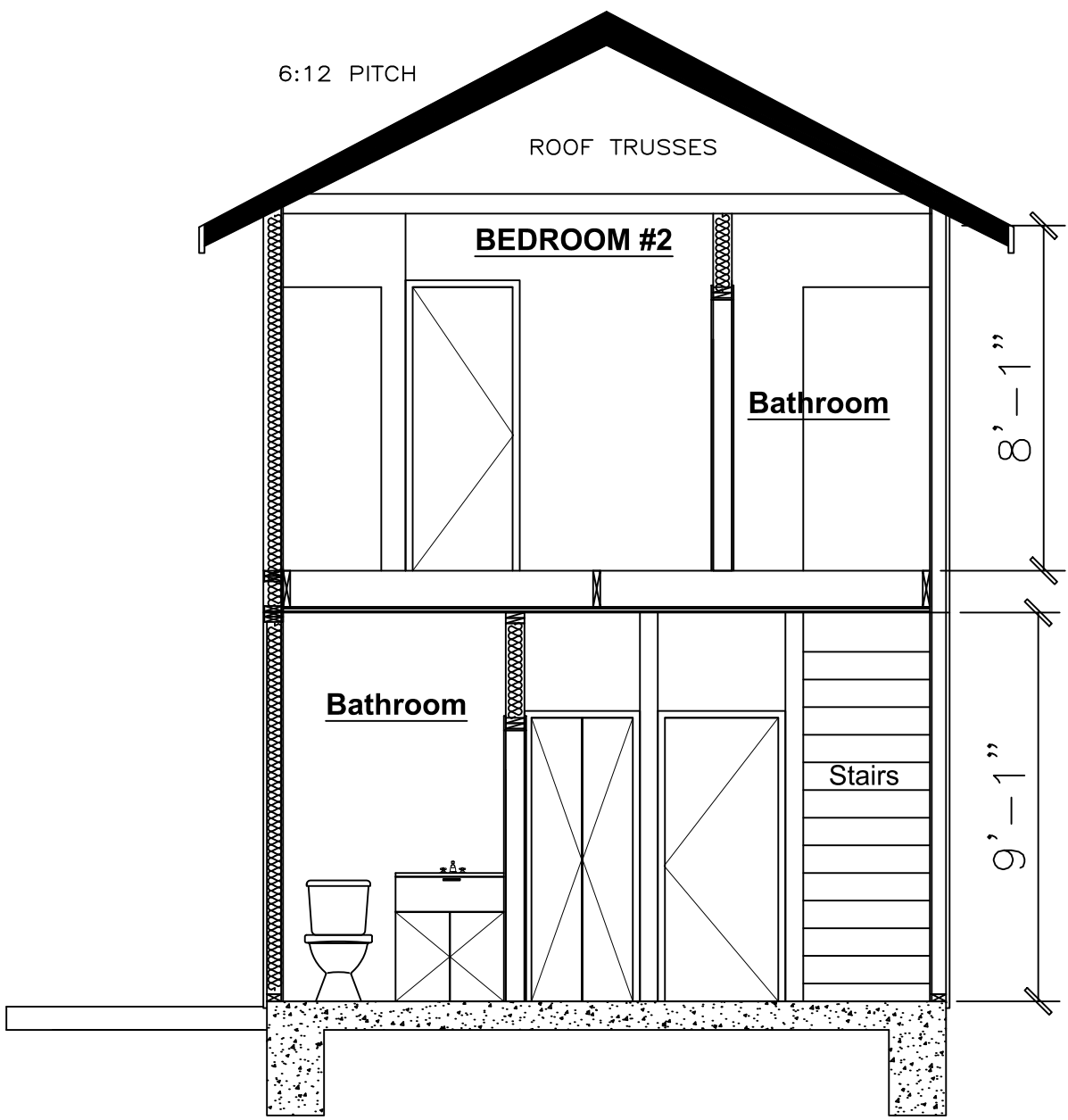
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1/4"=1'-0"



ELEVATION (FRONT)
1/4"=1'-0"



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



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

CONSTRUCTION BMP'S
THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL. PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW: - ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROTECTION, GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SUPPLY) AND/OR WATER POLLUTION CONTROL PLAN (UPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, STORM WATER QUALITY MANAGEMENT PLAN (SWMP) FOR POST-CONSTRUCTION BMP'S. - THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER. - ALL CONSTRUCTION BMP'S SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. - THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTRACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES. - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMP'S AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SUPPLY/UPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATION, CIVIL PENALTIES, AND/OR STOP WORK NOTICES. - THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY. - THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMP'S THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SUPPLY/UPCP. - THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER. - IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGES PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR. - EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON-SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT. - THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR-ROUND. - THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES. - THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ON TO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION. - ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SUPPLY/UPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIY CONDITIONS SHALL BE PROPERLY DOCUMENT AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER. - AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES. - THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMP'S DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS. - CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQSDA FACT SHEET TG-1 OR CALTRANS FACE SHEET TO-61 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM" AFTER MANAGEMENT AND DISCHARGED CONTROL.

GENERAL PLAN NOTES:
- NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OR RECORD: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTION, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES. - NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/ OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES. - THE CONTRACTOR SHALL TAKE THE NECESSARY TIME AND CARE TO BECOME FAMILIAR WITH THE APPROVED SET OF DRAWINGS AND REFER ONLY TO APPROVED SETS OF DRAWINGS DURING THE CONSTRUCTION OF THIS PROJECT. - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE EXISTING STRUCTURE, ELEVATIONS AND SITE CONDITIONS AFFECTED BY PROPOSED WORK. VERIFY ALL PLAN DIMENSIONS OF "NEW" ADDED OR REMODELED AREA PRIOR TO STARTING WORK. THIS INCLUDES EXISTING WINDOWS & DOORS TO BE REPLACED OR RETRO-FITTED. THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL AND/OR THE ENGINEER IMMEDIATELY OF ALL DISCREPANCIES. - ALL VERIFICATIONS OF NEW AND EXISTING DIMENSIONS ARE TO BE DONE PRIOR TO THE START OF WORK AND ORDERING OF WINDOWS, DOORS, LUMBER AND/OR FLOOR OR ROOF TRUSSES. - ALL CHANGES ARE TO BE APPROVED BY A DESIGN PROFESSIONAL AND THE BUILDING DEPARTMENT BEFORE CHANGES ARE MADE IN THE FIELD. - UNLESS OTHERWISE NOTED OR SHOWN ELSEWHERE ON THE PLANS, TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB. - WHERE CONSTRUCTION DETAILS OR NOTES ARE NOT SHOWN FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN IN THE DRAWING. - NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. - IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE CONSTRUCTION DRAWINGS. - CONTRACTOR SHALL VERIFY AND DETERMINE LOCATION OF ALL EXISTING UTILITIES AND SHALL NOT PERFORM ANY WORK THAT WILL DAMAGE EXISTING UTILITIES. - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL AND LOCAL SAFETY REQUIREMENTS. - ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STANDARDS AND TO THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE UBC. - METAL CONNECTORS, STRAPS, HANGERS, HOLD-DOWNS, ETC. CALLED OUT ON PLANS ARE TO BE SIMPSON "STRONG TIE" OR APPROVED EQUAL. - IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE CONSTRUCTION DRAWINGS. - CONTRACTOR SHALL VERIFY AND DETERMINE LOCATION OF ALL EXISTING UTILITIES AND SHALL NOT PERFORM ANY WORK THAT WILL DAMAGE EXISTING UTILITIES. - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL AND LOCAL SAFETY REQUIREMENTS. - ALL MATERIALS AND WORKMANSHIP SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STANDARDS AND TO THE APPLICABLE PROVISIONS OF THE LATEST EDITION OF THE UBC. - METAL CONNECTORS, STRAPS, HANGERS, HOLD-DOWNS, ETC. CALLED OUT ON PLANS ARE TO BE SIMPSON "STRONG TIE" OR APPROVED EQUAL. - THIS PLAN DOES NOT PROVIDE COMPLETE FLASHING AND WATERPROOFING DETAILS. THE DESIGNER AND ENGINEER DO NOT REPRESENT THEMSELVES TO BE EXPERTS IN THE FIELD OF WATERPROOFING. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR THE ROOF/DECKING SUBCONTRACTOR TO PROVIDE THE NECESSARY STANDARD OF CARE IN WORKMANSHIP AND MATERIALS TO COMPLETE THE ROOF AND DECKS IN A WATER-TIGHT CONDITION. ROOF AND DECK/DECK DRAINAGE SHALL NOT BE ALLOWED TO RUN BEHIND ANY FASCIA BOARDS OR ON TO THE EXTERIOR FINISH OF THE STRUCTURE. - COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 10% ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CFR, CFSR, AND CFSR FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR REVIEW. - ALL NEW WINDOWS AND SLIDING GLASS DOORS SHALL BE DUAL-GLAZED UNLESS OTHERWISE SPECIFIED BY AN ACCREDITED ENERGY DESIGNER. - CONTRACTOR SLOPE ALL DISTURBED GRADES TO DRAIN SURFACE WATER AWAY FROM STRUCTURE ON ALL SIDES OF GROUND LEVEL. ADDITION, CONTRACTOR TO SLOPE ALL NEW IMPERMEABLE SURFACES TO DRAIN AWAY FROM POOL, AND TOWARD PERMEABLE SURFACES SUCH AS LANDSCAPING. - STATE HEALTH AND SAFETY CODE SECTION 861019 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSS LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER-SUPPLY PIPING. - FIRE PLACES WITH GAS APPLIANCES ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION AND FIREPLACES WITH LPG APPLIANCES ARE TO HAVE NO PIT OR "BUMP" CONFIGURATIONS. (UFGC 904.5) - JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDENSERS OR PLATES OR OTHER DEVICES 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. (CGBCSC 4406.1) - A MINIMUM OF 50 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CGBCSC SECTION 4408.1 AND CITY ORDINANCE. - ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH "VOC" AND OTHER TOXIC COMPOUND LIMITS. (CGBCSC 4504.21) - PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH "VOC" LIMITS (CGBCSC 4504.23) - AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED "HAP" LIMITS FOR "VOC" AND OTHER TOXIC COMPOUNDS. (CGBCSC 4504.23) - 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 WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. (CGBCSC 4504.24) - CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH "VOC" LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIALS HAVE BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. (CGBCSC 4504.3) - PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. A LETTER FROM THE INSTALLER AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND DOCUMENTING ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. (CGBCSC 4504.5) - BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 15% MOISTURE CONTENT. - THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OF CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMING SUB-CONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR. (CGBCSC 4505.3) - SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPARTMENT. CGC 4106.3 - A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO WORK BEGINNING. - CONTROLLERS SHALL BE WEATHER- OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE. - WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR.

GENERAL DOOR NOTES
- DIMENSIONS INDICATED ON PLANS AND SCHEDULES ARE NOMINAL COORDINATE PRIOR TO FABRICATION. - THE GENERAL CONTRACTOR AND/OR WINDOW SUBCONTRACTOR/SUPPLIER SHALL FIELD VERIFY SIZE/STYLE OF ALL EXISTING DOORS TO BE REPLACED OR RETROFITTED PRIOR TO ORDER. - PAINT GRADE OR STAIN GRADE PER OWNER OR CONTRACTOR - PAINT / STAIN COLOR AND BRAND PER OWNER - DOOR MANUFACTURER PER OWNER OR CONTRACTOR. ALL GLAZING SHALL BE LOW 'E' RATED AND HAVE THE FOLLOWING MINIMUM SPECIFICATIONS: - U-FACTOR: 32 SHGC: 25 - LANDINGS AT EXTERIOR DOORWAY: LANDINGS SHALL NOT BE MORE THAN 1/8" INCHES BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT BUNG OVER THE LANDING. (SEC 1008.14, EXCEPTION 3). - DOORS BETWEEN GARAGES AND OCCUPABLE SPACES (ENCLOSED SPACES INCLUDING HABITABLE SPACES, BATHROOMS, CLOSETS, HALLS, STORAGE AND UTILITY AREAS, ETC.) SHALL BE GASKETED OR MADE SUBSTANTIALLY AIRTIGHT WITH WEATHER STRIPPING. - EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD 581-1A-2 OR SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING 5/16" AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS OF NO LESS THAN 1 1/2" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 251. (CRC SEC. 3218.21) - EXTERIOR DOORS SHALL COMPLY WITH (CRC SEC. 3218.3) - EXTERIOR DOOR GLAZING SHALL COMPLY WITH (CRC SEC. 3218.31) - DOOR OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SELF-CLOSING AND SELF-LATCHING, AND SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 10-MIN. FIRE-RATED DOORS PER CRC SEC. R302.3.1 - THRESHOLDS: THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75 INCHES IN HEIGHT FOR SLIDING GLASS DOORS SERVING DUELLIN UNITS OR 0.5 INCHES FOR OTHER DOORS.
GENERAL WINDOW NOTES
- ALL NEW WINDOWS TO BE WHITE VINYL, DUAL-GLAZED, LOW-E OR EQUAL. VERIFY WITH SCOPE OF WORK. - WINDOW AND DOOR FINISH COLORS PER OWNER & GENERAL CONTRACTOR. - ALL WINDOWS TO HAVE CLEAR GLASS UNON, ANY MUNTINS/GRIDS SHALL BE PER ELEVATIONS- STYLE TO BE VERIFIED WITH OWNER. - THE GENERAL CONTRACTOR AND/OR WINDOW/DOOR CONTRACTOR/SUPPLIER SHALL FIELD VERIFY SIZE/STYLE OF ALL EXISTING WINDOWS TO BE REPLACED OR RETRO-FITTED PRIOR TO ORDER. - TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS INSTALLED. - NEW MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED WHICH INDICATES CERTIFICATION BY THE NATIONAL FENESTRATION RATING COUNCIL (NFRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATIONS. - CONTRACTOR SHALL REFER TO TITLE 24 CALCULATIONS AFFIXED TO THESE PLANS FOR WINDOW U-VALUES AND SHADING COEFFICIENTS (SHGC). - GLAZING FRAMES MADE OF VINYL MATERIAL SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCKING AREA AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWMA 101/102 STRUCTURAL REQUIREMENTS. (SDMC SEC. 145.0705 (a.1.1)) - SILL HEIGHT: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FINISH FLOOR (SEC. 1008.3) - GLAZING MATERIALS USED IN SKYLIGHTS, ROOFS, AND SLOPED WALLS ON BUILDINGS LOCATED WITHIN 300 FT. IN ANY DIRECTION OF THE BOUNDARY BETWEEN BRUSH MANAGEMENT ZONES ONE AND TWO AS DEFINED IN SECTION 42.0412 OF THE LANDS DEVELOPMENT CODE, SHALL BE TEMPERED GLASS OR MULTI-LAYERED GLASS (SDMC SEC. 145.0706 (c.1)). - EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATED-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PLANE OR GLASS BLOCK UNITS OR HAVE FIRE-RESISTANCE RATING OF NTO LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 251, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF 8FM 121-1A-2 (CBC SEC 1044.3.22)

ABBREVIATIONS

A	AT	SHU	SINGLE HUNG WINDOW
A.A	ATTIC ACCESS	SHT	SHEET
AB	ANCHOR BOLT	SHTG	SHEATHING
ABV	ABOVE	SHUR	SHOWER
A.C.A.P.	AS CLOSE AS POSSIBLE	SPEC.	SPECIFICATIONS
A/C	AIR CONDITIONER	SM	SHEET METAL
ADJ.	ADJACENT	S + P	SHELF & POLE
AFR	ABOVE FINISH FLOOR	STGR	STAGGERED
AL	ALUMINUM	STRUC	STRUCTURAL
ALT.	ALTERNATE	SQ	SQUARE
APPROX.	APPROXIMATE(LY)	SW	SHEARWALL
ARCH	ARCHITECTURAL	T.B.	TOEEL BAR
AUG.	AWING	T.C.	TRASH COMPACTOR
BLDG.	BUILDING	T + B	TOP & BOTTOM
BLK	BLOCK	T + G	TONGUE & GROOVE
BLKG	BLOCKING	TEMP	TEMPERED
BM	BEAM	THK	THICK
BN	BOUNDARY NAIL	TME	TO MATCH EXISTING
BRG.	BEARING	TN	TOE NAIL
BTH	BOTTOM	T.O.A	TOP OF FOOTING
BTWN	BETWEEN	T.O.P	TOP OF PLATE
C	CHAMBERED	T.O.W	TOP OF WALL
CANT	CANTILEVER	TYP.	TYPICAL
CA	CLEAN OUT	UFA	UNDER FLOOR ACCESS
C/O	CASED OPENING	UNCL	UNLESS OTHERWISE NOTED
C.F.P.	CENTER-IN-FACE	V	VINYL
CL	CENTERLINE	V.B.	VAPOR BARRIER
CLG	CEILING	W	WASHER
CLR	CLEAR	W/	WITH
CLN	COLUMN	W/C	WATER CLOSET
CONC.	CONCRETE	WDO	WINDOW
CONN.	CONNECTION	WUF	WELDED WIRE FABRIC
CONST.	CONSTRUCTION	WH	WATER HEATER
CMU	CONCRETE MASONRY UNIT	W/P	WATERPROOF
COMPO	COMPOSITION	WT	WEIGHT
COND.	CONDENSER	VERT.	VERTICAL
CONT.	CONTINUOUS	V.F.	VERIFY IN FIELD
CONC.	CONCRETE		
CASHM	CASHEMENT		
CENTERED	CENTERED		
CTR	CENTERED		
d	D		
D	DRYER		
DBL	DOUBLE		
D.F.	DOUGLAS FIR		
DIA.	DIAMETER		
DIAG	DIAGONAL		
DIAPHR	DIAPHRAGM		
DM	DIMENSION		
DN	DOWN		
DO	DITTO (REPEAT)		
DP	DEEP (DEPTH)		
DJL	DEJAIL		
D/W	DISHWASHER		
DWG.	DRAWING		
EA	EACH		
EF	EACH FACE		
EFJL	ENTIRE FACE OF WALL		
ELEV.	ELEVATION		
EMBOD	EMBODIMENT		
EN	EDGE NAIL		
EQ	EQUAL		
EW	EDGE WAY		
EXSTG. (E)	EXISTING		
EXT	EXTERIOR		
EXL	EXTERIOR UNIT		
FF	FINISH FLOOR		
FG	FINISH GRADE		
FGL	FIBERGLASS		
FLNG	FLANGE		
FLR	FLOOR		
FN	FINISH		
FLD	FIELD NAIL		
FND	FOUNDATION		
F.O.S	FACE OF STUD		
F.O.P	FACE OF POST		
FP	FIRE PLACE		
FRMIG	FRAME(ING)		
FR	FRAMING		
FT	FEET		
FTG	FOOTING		
F.V.	FLAT VALLEY		
FX	FIXED		
GA	GARAGE		
GALV.	GALVANIZED		
GB	GRADE BEAM		
GYP. BD.	GYP. BOARD		
GB	GARBAGE DISPOSAL		
G.F.C.	GROUND FAULT CIRCUIT INTERRUPT		
GL	GLASS		
GLB.	GLUE LAMINATED BEAM		
GR	GUARDRAIL		
HB	HOSE BIB		
HD	HOLD DOWN		
HDR	HEADER		
HGR	HANGER		
HORIZ.	HORIZONTAL		
H.R.	HANDRAIL		
HT	HEIGHT		
N (")	INCHES		
INT.	INTERIOR		
JST	JOIST		
K	KIPS (1000)		
KSI	KIPS PER SQUARE INCH		
L	ANGLE		
LB	LAG BOLT		
BS (")	FOUNDS		
LDGR	LEGER		
LG	LONGITUDINAL		
LJUT	LIGHT WEIGHT		
MAT'L	MATERIAL		
MAX.	MAXIMUM		
MB	MACHINE BOLT		
MC	MEDICINE CABINET		
MECH	MECHANICAL		
MEZZ	MEZZANINE		
MF	MOMENT FRAME		
MIN	MINIMUM		
MIR	MIRROR		
MISC.	MISCELLANEOUS		
MFR	MANUFACTURER		
MTL	METAL		
NU	NOT TO SCALE		
NTS	NOT TO SCALE		
O	OVER		
OSBSC	ON CENTER		
O.C.	ON CENTER		
O.H.	OVERHANG		
OPENING	OPENING		
OW	OPEN WEB		
P/C	PRECAST CONCRETE		
P.O.C	POUND AND COVER JOINT		
PKT.	POCKET		
PL	PLATE		
PLY.	PLYWOOD		
PERP.	PERPENDICULAR		
PPF	POUNDS PER SQUARE FOOT		
R	ROOF RUFTER		
P/T	POST-TENSIONED		
P.T.	PRESSURE TREATED		
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR		
QTY.	QUANTITY		
RAD.	RADIUS		
RAID	RETURN AIR GRILLE		
REFRIG	REFRIGERATOR		
REINF	REINFORCEMENT		
REMOVED	REMOVED		
REQ'D	REQUIRED		
RJ	ROUGH JOIST		
R.O.	ROUGH OPENING		
RUR	ROUGH RAFTER		
SCH.	SCHEDULE		
SGD	SLIDING GLASS DOOR		
SGU	SLIDING GLASS WINDOW		
SM	SIMILAR		

ARCH. SYMBOLS	
— W — W — W — W —	WATER LINE MAIN
— S — S — S —	SEWER LINE MAIN
— W —  — W —	WATER METER
	ELECTRIC SERVICE METER
	GAS METER
	HOSE BIB
	GAS CONNECTION
	SEWER CLEAN OUT (C/O)
	PROPERTY LINE
	CENTER LINE
	ROOF SLOPE
	ROOF ATTIC VENT

DAN'S RESIDENCE PROPOSED TWO STORY HOUSE 1334 South 36th Street APN:550-360-41-00														
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PLUMBING NOTES:

1. ELECTRICAL OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 210.52

1. ELECTRICAL OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 210/5.
2. LIGHTING OUTLETS CONTROLLED BY A SWITCH SHALL BE PROVIDED IN ACCORDANCE WITH NEC ARTICLE 210/10.
3. LIGHT FIXTURES INSTALLED IN CLOTHES CLOSETS SHALL BE INSTALLED IN ACCORDANCE WITH NEC ARTICLE 410/8.
4. LIGHT FIXTURES ABOVE TUB/SHOWERS SHALL BE WATERPROOF RATED AND COMPLY WITH NEC ARTICLE 410/10.
5. CONVENIENCE OUTLETS IN BATHROOMS, AT KITCHEN COUNTER TOPS WITHIN 6 FEET OF THE KITCHEN SINK, GARAGES AND IN BASEMENTS (OTHER THAN FOR LAUNDRY AND SIMILAR EQUIPMENT) SHALL BE G.F.C.I. PROTECTED. ALL OTHER OUTLETS EXPOSED TO THE ELEMENTS SHALL BE G.F.C.I. WEATHER PROOF OUTLETS. PER NEC ARTICLE 210/8.
6. ELECTRICAL PANELS ARE NOT PERMITTED IN CLOTHES CLOSETS PER NEC ARTICLE 240/24 (D).
7. R341 GENERAL SMOKE ALARMS SHALL COMPLY WITH NFPA 721 AND SECTION R341.
8. R341.1 LISTINGS SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034. SYSTEMS AND COMPONENTS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
9. R314.6 POWER SOURCE SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY WIRING THAT IS NOT EQUIPPED WITH BATTERY BACKUP 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 THOSE REQUIRED FOR OVERCURRENT PROTECTION.
10. R344 INTERCONNECTION WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE BUILT IN TO BE AUDIBLE IN ALL AREAS OF THE DWELLING OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
11. R316.1 GENERAL HOUSEHOLD CARBON MONOXIDE DETECTION SYSTEMS SHALL COMPLY WITH NFPA 720 CARBON MONOXIDE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 2076.
12. R316.5 POWER SOURCE CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY WIRING THAT IS NOT EQUIPPED WITH BATTERY BACKUP 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 THOSE REQUIRED FOR OVERCURRENT PROTECTION.
13. R315.4 COMBINATION ALARMS COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF CARBON MONOXIDE ALARMS. COMBINATION CARBON MONOXIDE SMOKE ALARMS SHALL COMPLY WITH SECTION R315.3 AND ALL REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL FOR SMOKE ALARMS.
14. R315.7 INTERCONNECTION WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT OR WITHIN A SLEEPING UNIT IN GROUP R OCCUPANCIES THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
15. RECEPTACLES SHALL BE TAMPER-RESISTANT FOR ALL RECEPTACLES IN RECREATION UNIT, FAMILY DINING, LIVING, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, DUELLING ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS AND AREAS PER NEC ARTICLE 210/52(A) & NEC ARTICLE 406/2.
16. BATHROOM BRANCH CIRCUIT: IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY NEC SECTION 210, AT LEAST ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM(S) RECEPTACLE OUTLET(S). SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. EXCEPTION WHERE THE 20-AMPERE CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLETS FOR OTHER THAN THE USE OF THE DATE BATHROOM SHALL BE PERMITTED TO BE SUPPLIED IN ACCORDANCE WITH 210/32(A)(1) AND (A)(2).
17. PROVIDE VFR' GROUND PER NEC ARTICLE 250/52.
18. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IF THE SMOKE ALARM IS LONGER USED, IT SHALL BE REPLACED. SMOKE ALARMS INSTALLED IN ONE, TWO-FAMILY DWELLINGS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT, OR IF THE DATE OF MANUFACTURE CANNOT BE DETERMINED.
- DATE OF MANUFACTURE MARKED ON EXISTING SMOKE ALARM UNITS: 2010, SEP. 01
19. PROVIDE A PERMANENT ELECTRICAL RECEPTACLE OUTLET AND LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE ENTRANCE FOR RURNACES LOCATED IN AN ATTIC. CFC SPEC SECTION 304/10
20. INCLUDE ON THE PLANS THE FOLLOWINGS SPECIFICATIONS FOR ELECTRICAL DEVICES INSTALLED IN DWELLINGS: CEC ARTICLE 210 4 406
- ARC-FAULT PROTECTION FOR ALL OUTLETS LOCATED IN ROOMS DESCRIBED IN NEC 210/2 (A) KITCHEN LAUNDRY AREAS, FAMILY LIVING, BEDROOM, DINING, HALLS, ETC.
- GFCI PROTECTED OUTLETS FOR LOCATIONS DESCRIBED IN NEC 210/2(A) KITCHENS, GARAGES BATHROOMS, OUTDOORS WITHIN 6' OF A SINK ETC 4 OUTDOORS.
- PROVIDE A WALL RECEPTACLE WITHIN 36" OF EACH LAVATORY IN THE BATHROOMS. CEC 210/52(D).
22. ANY EXISTING SMOKE ALARMS THAT ARE MORE THAN 10 YEARS OLD WILL BE REPLACED SECTION R341.3.
23. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSORS CEC 500/4.
24. GARAGE OUTLETS SHALL NOT BE TIED TO ANY OTHER OUTLETS OUTSIDE THE GARAGE (CEC 210/2 (G)).
25. PROVIDE GFI PROTECTION TO ALL 120 VOLT 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS WITHIN 6 FEET OF A SINKS, LAUNDRY AREAS, AND IN GARAGES (CEC 210/2 (A)).
26. ALL ELECTRICAL OUTLETS SPECIFIED IN 210/52 SHALL BE TAMPER RESISTANT CEC 406/2 (A).
27. AT BATHROOMS PROVIDE AT LEAST ONE GFI OUTLET WITHIN 3 FEET OF EACH LAVATORY IN THE BATHROOMS CEC 210/52 (D).
28. ALL ELECTRICAL OUTLETS SPECIFIED IN 210/52 SHALL HAVE NO OTHER OUTLETS ALLOWED CEC 210-11 (C) (3).
29. CIRCUITS SERVING 15 AND 20 AMP OUTLETS IN ALL ROOMS AND CLOSETS, INCLUDING KITCHENS, BATHS AND BARS, MUST BE ARC-FAULT CIRCUIT INTERRUPTER PROTECTED PER NEC 210/12.
30. WHERE OUTLETS ARE REQUIRED TO HAVE BOTH AFC AND GFCI PROTECTION DUAL PROTECTION IS REQUIRED.
31. SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
32. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER OR FROM ANY OTHER PERMANENT PLACEMENT OF A SMOKE ALARM REQUIRED BY ANY OTHER SECTION OF THE CBC.

1. IN SHOWERS AND TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE

- IN SHOWERS AND HOT/WATER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE-BALANCED OR THERMOSTATIC MIXING VALVES. CPC SECTION 410.0
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOUSE BIRBS.
- STATE HEALTH AND SAFETY CODE SEC. 1701.15 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSS LINKED POLYETHYLENE (PEX) FOR INTERIOR WATER-SUPPLY PIPING.
- THE CALIFORNIA PLUMBING CODE SECTION 507.02 REQUIRES THAT ALL WATER HEATERS ARE TO BE SUPPORTED AND STRAPPED TO PREVENT MOVEMENT DURING AN EARTHQUAKE. SUPPORT TO BE A STAND OR PLATFORM AT LEAST 18" ABOVE FINISH FLOOR. TWO STRAPS ARE TO BE USED. STRAPPING TO BE NOT LESS THAN 1/2 INCH AND NOT LESS THAN 5/8" INCH. ONE STRAP TO BE LOCATED IN THE UPPER 1/3 OF THE WATER HEATER, AND ONE STRAP TO BE LOCATED IN THE BOTTOM 1/3 OF THE WATER HEATER. COLD WATER SUPPLY PIPING TO BE USED. STRAPPING TO BE OF SCORUS NOT LESS THAN 1/4" IN SIZE AND WITH A MINIMUM PENETRATION OF 1/16" INTO FRAMING MEMBER. A CUT WOODER SUPPORT BE USED BETWEEN THE SCREW HEAD AND THE STRAP TO ENSURE POSITIVE SUPPORT.
- PROVIDE AN 8" HIGH PLATFORM FOR ANY FAL OR ANY OTHER DEVICE (SEE WATER HEATER NOTE) IN THE GARAGE WHICH MAY GENERATE A FLAME OR SPARK. CPC SECTION 509.04
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS INSTALLED SHALL BE FINISHED WITH A SMOOTH NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR. CPC R302.2
- ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 CGBCS (SEE CALIFORNIA WATER FIXTURE FLOW RATES BELOW)
- FOR ADDITIONS OR IMPROVEMENTS TO A RESIDENCE BUILT BEFORE 1994, EXISTING HOT/WATER FIXTURES/TOILETS TO USE MORE THAN 16 GALLONS OF WATER PER FLUSH, URINALS THAT USE MORE THAN ONE GALLON OF WATER PER FLUSH, SHOWERHEADS THAT HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE, AND COLD WATER TOILETS THAT USE MORE THAN 22 GALLONS OF WATER PER MINUTE, SHALL BE REPLACED. CERTIFICATION OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO FINAL PERMIT APPROVAL. CALIFORNIA SB407.
- ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 1/2" PIPE (1/2" INSULATION), 3/4" PIPE (1" INSULATION), 1" TO 1 1/2" PIPE (1 1/2" INSULATION). CPC 603.1 & IS 500.0 (J).
- ADDITIONALLY, THE 1/2" HOT WATER PIPE TO THE KITCHEN BINK, AND THE COLD WATER PIPE WITHIN 5' OF THE WATER HEATER BOTH REQUIRE 1" MINIMUM INSULATION. IS 500.0 (J).
- BELOW GRADE HOT WATER PIPING IS REQUIRED TO BE INSTALLED IN A WATERPROOF AND NON-CRUSHABLE SLEEVE OR CASING THAT ALLOWS FOR REPLACEMENT OF BOTH THE PIPING AND INSULATION.
- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED.
- EXISTING FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE SHALL BE PROVIDED IN THE SAME MANNER THAT EXISTING EXHAUST FANS ARE. EXHAUST FANS AS A COMPONENT OF A WHOLE-HOUSE VENTILATION SYSTEM FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH CAN ADJUST BETWEEN 50% TO 80% PERCENT.
- PER 2019 CGBCS SEC. 4303.2 PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 403.1 OF THE CPC.

SECTION 4303
INDOOR WATER USE

4.303) WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303JJ WATER CLOSETS. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 128 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.30312 URINALS. THE EFFECTIVE FLUSH VOLUME OF WALL MOUNTED URINALS SHALL NOT EXCEED 0.25 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

4.303.13 SHOWERHEADS

4.303.1.3.1 SINGLE SHOWERHEAD. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 18 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR SHOWERHEADS.

4303132 MULTIPLE SHOWERHEADS SERVING ONE SHOWER WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 20 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.3.4 FAUCETS

4.303.3.4) RESIDENTIAL LAVATORY FAUCETS: THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 12 GALLONS PER MINUTE AT 60 PSIG. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSIG.

4.3031.42 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS, THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303J.4.3 METERING FAUCETS. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS SHALL NOT DELIVER MORE THAN 0.25 GALLONS PER CYCLE.

43031.4.4 KITCHEN FAUCETS. THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 18 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 22 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 18 GALLONS PER MINUTE AT 60 PSI.

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.3032 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

L ROOF CAVITY/ATTIC INSULATION: MIN. R-38 BATT OR BLOWN IN FIBER INSULATION OR PER

2. PROVIDE MIN. R-13 BATT OR BLOWN IN FIBER INSULATION AT AFFECTED EXTERIOR WALLS

DAN'S RESIDENCE
PROPOSED TWO STORY HOUSE
1334 South 36th Street
APN:550-360-41-00

1. 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.
2. IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE.
3. ALL PRUNING SHALL COMPLY WITH THE STANDARDS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FOR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) FOR TREE PRUNING. TOPPING OF TREES IS NOT PERMITTED.
4. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER SDMC 142.0411.
5. MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
6. IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR ALL IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLANTED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENTS OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE ROOT BARRIER WILL NOT WRAP AROUND THE ROOT BALL.
8. A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES.
9. ROOT ZONE: PROVIDE A ROOT ZONE OF 40 SQUARE FEET PER TREE WITH A MINIMUM DIMENSION OF 5'. WHERE SITE CONDITIONS DO NOT ALLOW THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAYS, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.
10. TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403(b)(10).

IMPROVEMENT/MINIMUM DISTANCE TO TREE	
TRAFFIC SIGNALS (STOP SIGN)	20 FEET
UNDERGROUND UTILITY LINES	5 FEET (10 FEET TO SEWER)
ABOVE GROUND UTILITY STRUCTURES	10 FEET
DRIVE WAY (ENTRIES)	10 FEET 5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS)	25 FEET
MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY <u>OWNER</u>. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY <u>OWNER</u>. 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 CONDITIONS OF THE PERMIT.	

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No.	Revision/Issue	Date

Firm Name and Address

SPRAWL DESIGN

1893 LORIENT PL
CHULA VISTA, CA 91913

Project Name and Address:

DAN'S RESIDENCE
3553 36th street,
SAN DIEGO, CA 92113

Sheet Name:

BMP PLAN

Project

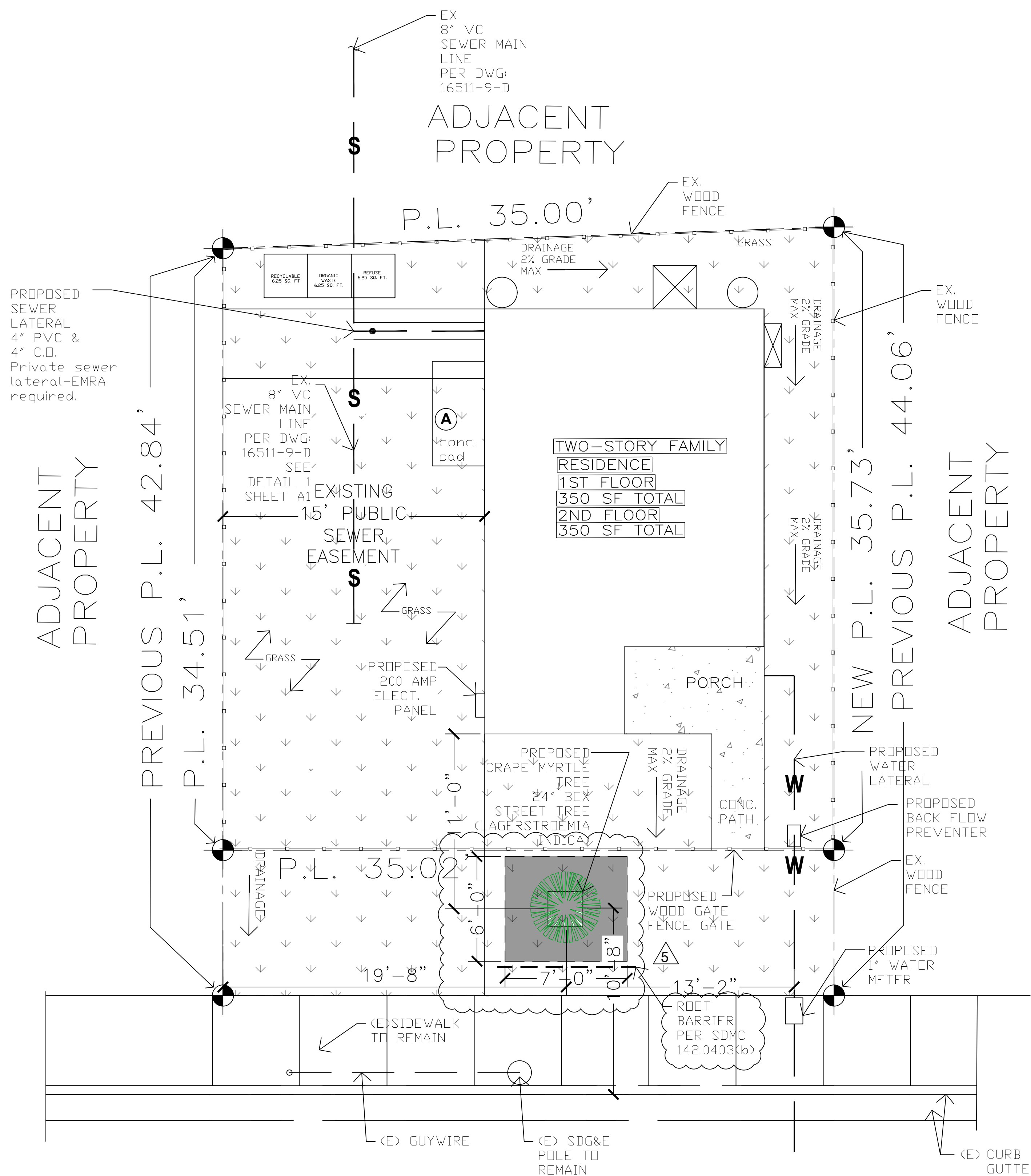
Date _____

Scale
1/4" = 1' - 0"

5

LS

Sheet No
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LEGEND

☐ A MINIMUM ROOT ZONE OF 40 sf IN AREA SHALL BE PROVIDED FOR ALL TREES.

LANDSCAPE PLAN

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

