THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 16, 2026 REPORT NO. HO-26-049

HEARING DATE: September 23, 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.

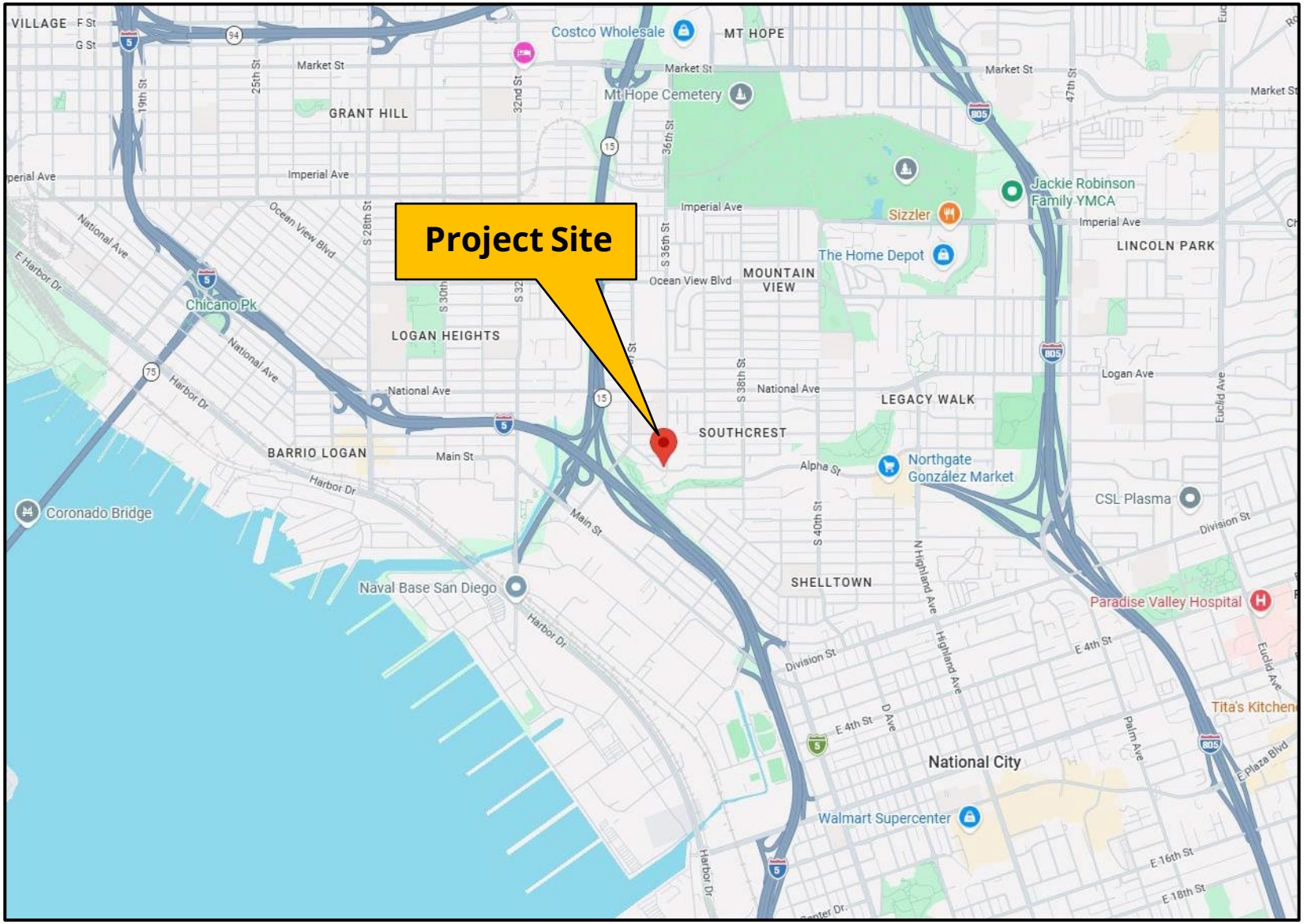
Respectfully submitted,



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

North

ATTACHMENT 1

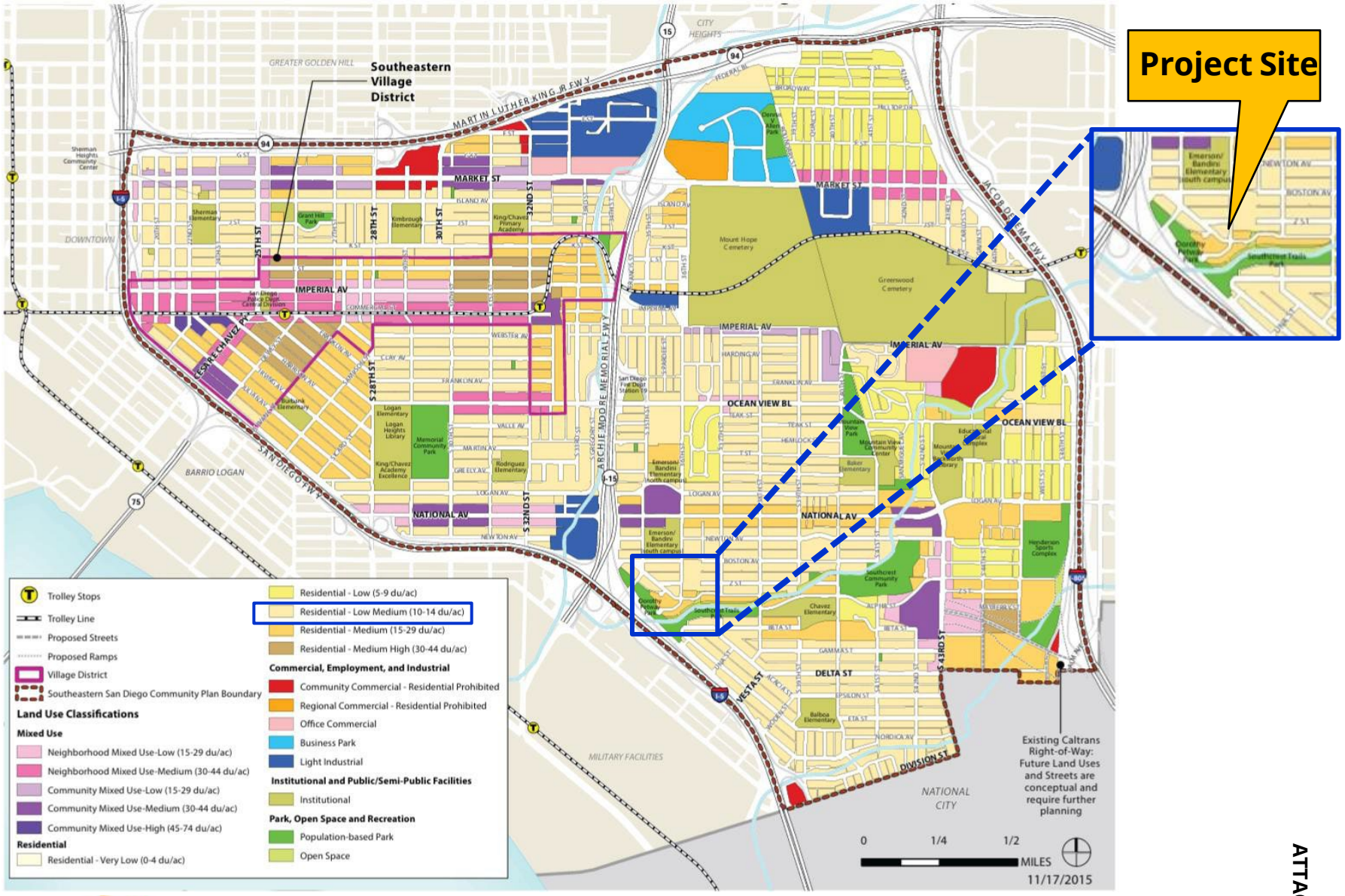


Aerial Photo

PRJ-1088953: 1334 South 36th Street

North

ATTACHMENT 2



Land Use Map

PRJ-1088953: 1334 South 36th Street

North

ATTACHMENT 3

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.

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D. On September 23, 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.

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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.

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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).

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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 September 23, 2026

IO#: 11004543

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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 September 23, 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.

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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 October 8, 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

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

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

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

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.

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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.

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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 September 23, 2026 and [Approved Resolution Number].

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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.

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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

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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-3031can 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

City of San Diego
Development Services

Community Planning Committee Distribution Form

Project Name:	Project Number:
1334 S. 34th St; Variance Recommendation	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.

- [x] 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	# of Members No	# of Members Abstain
9	0	0

Conditions or Recommendations:

- [ ] No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME:
Amie Gutierrez

TITLE:	DATE:
Chair, Southeastern San Diego Community Planning Group	6/11/2025

Attach additional pages if necessary (maximum 3 attachments).

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

Ownership Disclosure Statement

FORM DS-318
October 2017

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

Project Title: 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 offi cer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organiza tion. 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: _____ 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: _____ 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*LDTs 25&26*DDC73-15 1546 IN
ND, OF FLOORs	2
TYPE OF CONsT	V-B
OCCUPANCY	R3
APN	550-360-41-00
ZONE	RM-1-1
LDT sIZE	1)532 sF
YEAR BUILT	N/A
E) ND, BEDROOMs/BATH	N/A

PROJECT TEAM

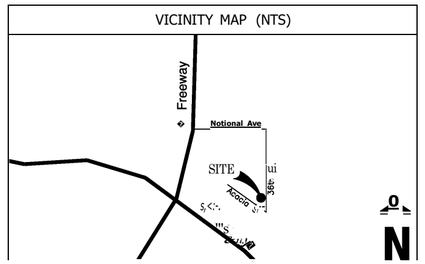
D\.INER:

DAN FRANCO
10330 DON PICO RD
sPRING VALLEY, CA 91978
TELEPHDNE:619-723-4542

PROJECT DEsIGNER:

OMAR BELTRAN
1893 LDRIENT PLACE
CHULA VIsTA) CA 91913
TELEPHONE: 619,312.3010

VICINITY MAP (NTS)



LOT COVERAGE

LDT 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
LDT COVERAGE CALCULATION	
(390/1)532)*100= 251/. LDT COVERAGE	

VARIANCE REQUESTS

ITeM #	REQUIRED	PROPOSED
1	15' Rea.r setloa.ck	4' Rea.r setloa.ck

SHEET INDEX

DI - INDEX SHEET AND INF □,
TI - SITE PLAN
AI - PROPOSED FLOOR PLAN
A2 - ELEVATIONS & SECTION PLAN
GI - GENERAL NOTES
G2 - GENERAL NOTES
DR - DRAINAGE PLAN
LS - LANDSCAPE PLAN

GEOLOGIC HAZARD CATEGORY

- 52 OTHER LEVEL AREAs) GENTLY sLOPING TD sTEEP TERRAIN FAVORABLE GEOLOGIC sTRUCTURE) L□w RIsK,

PARKING REQUIREMENTS

PER sDMC sECTION 142.0520 TABLE 142-05B) ALL sINGLE D\.IELLING UNITs \.IHERE ALL DR A PORTION OF THE PREMIsEs Is LOCATED \.IITHIN A TRANSIT PRIORITY AREA sHALL PROVIDE. A MINIMUM OF O sPACEs PER D\.IELLING UNIT.

SCOPE OF WORK

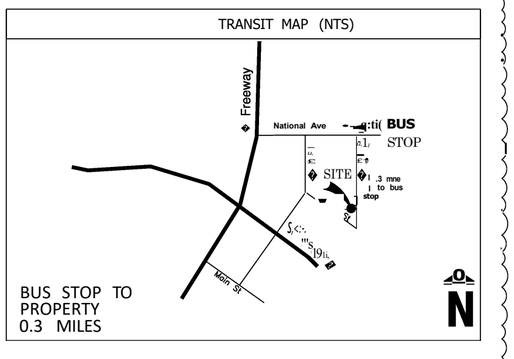
sOUTHEAsTERN sAN DIEGO (PROCEss 3) - PROJECT PROPOsEs A VARIANCE TD CONsTRUCT A 2-sT□RY 700-SQUARE FOOT (SF) sINGLE FAMILY D\.IELLING ON A VACANT LDT, THE 0.035-ACRE sITE Is LOCATED □ N APN: 550-360-4100 IN A TRANsIT PRIORITY AREA) sUsTAINABLE DEVELOPMENT AREA) AND MOBILITY ZONE 2 IN THE RM-1-1 ZONE \.IITHIN THE sOUTHEAsTERN SAN DIEGO COMMUNITY PLAN AREA. COUNCIL DIsTRIC 8

GENERAL CODES

THE PROJECT sHALL COMPLY \.IITH THE F□LLD\.IING 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 RESIDENSE
PROPOSED TWO STORY HOUSE
1334 South 36th Street
APN:550-360-41-00

Firm Name and Address

SPRAWL DESIGN
1893 LURIENT PL
CHULA VISTA, CA 91913

SCALE: NTS

Stieet

D1

SEWER:
UNUSED SEWER LATERALS SHOULD BE PROPOSED STRUCTURES WITHIN EXISTING SEWER EASEMENT.

PROPOSED DRAINAGE PLAN
KEY NOTES
@ PROPOSED CONCRETE PAD-EMRA REQUIRED
@ PROPOSED WOOD_ FENCE & GATE ACCESS-EMRA REQUIRED

ADJACENT PROPERTY

P.L. 35.00'

P.L. 35.02'

EXISTING 1.5' PUBLIC SEWER EASEMENT

TWO-STORY FAMILY RESIDENCE
3553 36th St, At.: ----
1ST FLOOR 1350 SF
2ND FLOOR 350 SF TOTAL

PROPOSED 200 AMP ELECT. PANEL

8'-0" STANDARD SETBACK

15'-0" FRONT SETBACK

4'-0" SIDE SETBACK

6'-0"

24'-4"

4'-6 1/2"

3'-0"

16'-0"

14'-0" PARKWAY

8'-4"

1'-8"

1'-0"

36'-0"

(E) SIDEWALK TO REMAIN

(E) GUYWIRE

(E) CURB & GUTTER

ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT WILL BE REQUIRED FOR ANY WORK/PRIVATE IMPROVEMENT IN THE ROW AND WITHIN THE PUBLIC EASEMENT. LANDSCAPING PROPOSED WOOD FENCE AND GATE, AND PROPOSED CONCRETE PAD.

LEGEND
PROPOSED BUILDING

SITE PLAN
SCALE: 1"=5'-0"

FOR THE WATER & SEWER FEES
FINANCIALLY RESPONSIBLE PARTY
NAME: DAN FRANCO
ADDRESS:
PHONE NUMBER: 619-723-4542

DEFERRED PERMITS
PV PERMIT TO BE DEFERRED

NOTES:
1. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL FIRE SPRINKLER SYSTEM HAS BEEN SURVEYED AND APPROVED BY THE BUILDING OFFICIAL.
2. ALL LANDSCAPING AND IRRIGATION SHALL CONFORM TO THE PROVISIONS OF THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LANDSCAPE STANDARDS AND ALL OTHER APPLICABLE REGULATIONS.
3. ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED AS PER CBC SECTION 1503.4.
4. DURING CONSTRUCTION, FIRE EXTINGUISHERS SHALL BE PROVIDED ON EACH FLOOR LEVEL AT A TRAVEL DISTANCE OF 75 FEET OR LESS AND CONSTRUCTION SITES IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1
5. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
6. PERMITS OF PROJECT WORKER (HTTPS://WWW.SANDIEGO.GOV/CITYCLERK/OFFICIALDOCUMENTS/PLANNINGDOCUMENTS) ARE NOT PLANNING DOCUMENTS LOCATED ALONG THE PROJECT FRONTAGE AT THIS TIME (INFO ONLY)

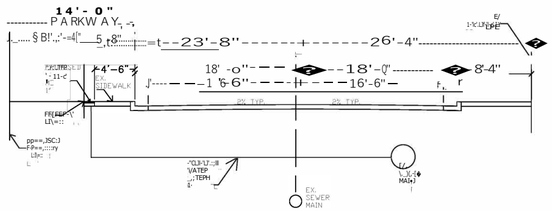
NOTE
THE PROJECT PROPOSES TO EXPORT 17.03 CUBIC YARDS OF MATERIAL. ALL EXCAVATED MATERIAL SHALL BE DISCARDED AT A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

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"

TRANSIT MAP



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



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

PERVIOUS AREA INFORMATION

PERVIOUS SURFACE AREA TABLE

SITE ID	PERVIOUS ITEM	AREA(SF)
3	LANDSCAPE	715
	TOTAL	715

IMPERVIOUS AREA INFORMATION

PERVIOUS SURFACE AREA TABLE

SITE	IMPERVIOUS ITEM	NEW (SF)	EXISTING AREA (SF)
1	HOUSE+OVERHANGS	1,296	
2	CONCRETE PATH	157	
	TOTAL	1,610	

DIRECTION OF LOT DRAINAGE

MATERIALS & WASTE MANAGEMENT BMP'S:
MATERIAL DELIVERY & STORAGE
MATERIAL USE
STOCKPILE MANAGEMENT
SPILL PREVENTION AND CONTROL
SOLID WASTE MANAGEMENT
HAZARDOUS WASTE MANAGEMENT
SANITARY WASTE MANAGEMENT
LIQUID WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPS:

POST-CONSTRUCTION SITE DESIGN BMPS:

POST CONSTRUCTION SOURCE CONTROL BMPS:

PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
PROTECTED OUTDOOR MATERIALS STORAGE AREAS
PROTECTED MATERIALS STORED IN OUTDOOR WORK AREAS
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 NOT LESS THAN (5) CALENDAR DAYS PRIOR TO INSTALLING OR PRIOR TO REQUESTING A FOUNDATION INSPECTION A FRAMING/ROUGH 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 FIRE SPRINKLER SYSTEM HAS BEEN SURVEYED 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 ENGINEER 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 SCALED DIMENSIONS.
5. TEMPORARY SANITARY FACILITIES TO BE PROVIDED AS MAY BE REQUIRED BY WORKMENS 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 ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.
2. DURING BATHROOM (BATHTUB, SHOWER OR COMBINATION) MECHANICAL VENTING RECOMMENDATIONS PRIOR TO ENCLOSURE, EXHAUST FANS,
   a. WHICH EXHAUST DIRECTLY FROM BATHROOMS, SHALL COMPLY WITH ASTM STANDARD E 1477 AND 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, A HUMIDITY CONTROL MAY BE SEPARATE COMPONENT TO THE EXHAUST FAN

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

THIS PERMIT DOES NOT CONVEY 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 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL WORDS REQUIREMENTS.
2. NO STOCKPILES OR MATERIAL STORAGE ISALLOWED WITHIN THE PUBLIC RIGHT OF WAY ANYTIME DURING THE CONSTRUCTION UNLESS A TEMPORARY ENCROACHMENT PERMITS IS OBTAINED THROUGH PUBLIC WORKS.
3. ANY EQUIPMENT OR TRUCK/VEHICLE IS PARKED ON THE STREET OCCUPYING HALF OF MORE WIDTH OF THE LANE AND/OR DISRUPTING THE NORMAL TRAFFIC FLOW THE CONTRACTOR WILL SUBMIT A TRAFFIC CONTROL PLAN AND GET IT APPROVED PRIOR TO START WORK.

General Notes

PROPERTY RIGHTS TO ALL WORK NOTES
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No.	Revision/Issue	Date
1	CITY COMMENTS	05/25/2024
2	CITY COMMENTS	07/31/2024
3	CITY COMMENTS	01/23/2025

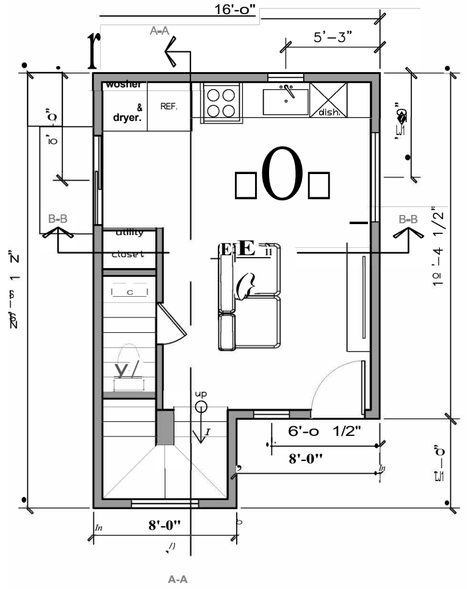
Firm Name and Address
SPRAWL DESIGN
1893 LORIENT PL
CHULA VISTA, CA 91913

Project Name and Address
DAN'S RESIDENCE
3553 36th street,
SAN DIEGO, CA 92113

Sheet Name:
SITE PLAN

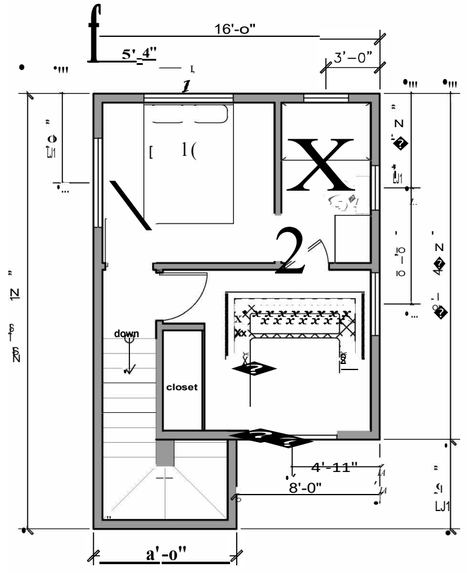
Project
Date
Scale 1/4"=1'-Q"
Sheet T1
Sheet No 2of 8

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



PR. NEW FIRST FLOOR PLAN

1/4"=1 '-Q"



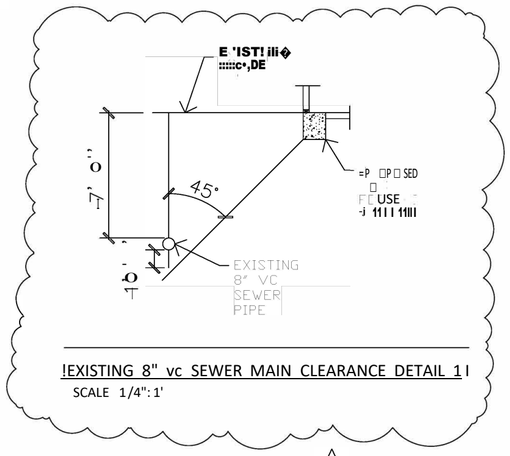
PR. NEW SECOND FLOOR PLAN

1/4"=1 '-Q"

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-0 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.

PR□□Fn ɛ[[FLOOR PLAN KEY [\D T--

@ WATER HEATER HEAT PUMP
@ 200 AMPS ELECTRICAL METER
@ PROPOSED MINISPLIT EXTERIOR UNIT
@ PROPOSED MINISPLIT INTERIOR UNIT
@ DIFFERENCE IN ELEVATION .5" TO 7" MAX
@ PROPOSED PONY WALL
@ ALL SHOWER COMPARTMENTS SHALL HAVE A MIN. FINISHED INTERIOR OF 1024 SQUARE INCHES



!EXISTING 8" vc SEWER MAIN CLEARANCE DETAIL 1 I

SCALE 1/4":1'

4

LEGEND

PROPOSED WALLS

TABLE 5.3.0.32.3
FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
LAVATORY FAUCETS, RESIDENTIAL	12 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 0.2 GALLONS/CYCLE
METERING FAUCETS	.20 LRIM SPACE (IN.) ⁄ 20
	r.D" •. "" D<;j7
GRAVITY TANK TYPE WATER CLOSETS	. ⁄ L
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
OJW	3'-0"X6'-8"X1 -3/4"	WOOD	SOLID
	2'-8"X6'X8"X1-3/8"	WOOD	HOLLOW
WWm	2'-6"X6'X8"X1-3/8"	WOOD	HOLLOW
	2'-8"X6'X8"X1-3/8"	WOOD	BY-FOLD
	6'-O"X6'X8"X1 -3/8"	GLASS	FRENCH

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

B SOLID CORE WOOD COMPLYINGWITH THE FOLLOWING
STILLS AND RALS MIN 1-3.8 "INCHES THIC K
RAISED PANEL S MIN. 1-1/2 INCH S 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
CD	3'-0"X3'-0"	.3/.23	VINYL	CASEMENT
CD	4'-o"x2·-o"	.3/.23	VINYL	CASEMENT
Q)	3'-o"x4'-o"	.3/.23	VINYL	CASEMENT
©	4'-O"X4'-0"	.3/.23	VINYL	SLIDER
®	1'-O"X2'-0"	.3/.23	VINYL	SLIDER
®	2'-8"X1'-6"	.3/.23	VINYL	FIX
(j)	2'-10"X1'-6'	.3/.23	VINYL	CASEMENT
®	2'-8"X4'-0"	.3/.23	VINYL	FIX
®	2'-1 O"X4'-0"	.3/.23	VINYL	CASEMENT
@	3'-O"X4'-0"	.3/.23	VINYL	FIX

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. ULI-PANE GLAZING WITH A MIN. OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING AND WIDD CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA AND BE CERTIFIED TO AAMA/WDMA/C SA 101/1S.2A40
B. 1N.20-MIN FIRE-RESISTANT-RATED
C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

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

No.	Revision/Issue	Dote

Firm Nome and Address

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

Project Nome and Address

Sheet Nome:
PROPOSED FLOOR PLAN

Project	Sheet
7494PCFCV_1O_13	A1
Date: 10/13/21	Sheet No: 3 of8
Scale: 1/4"=1 '-o"	

KEY DETAILS

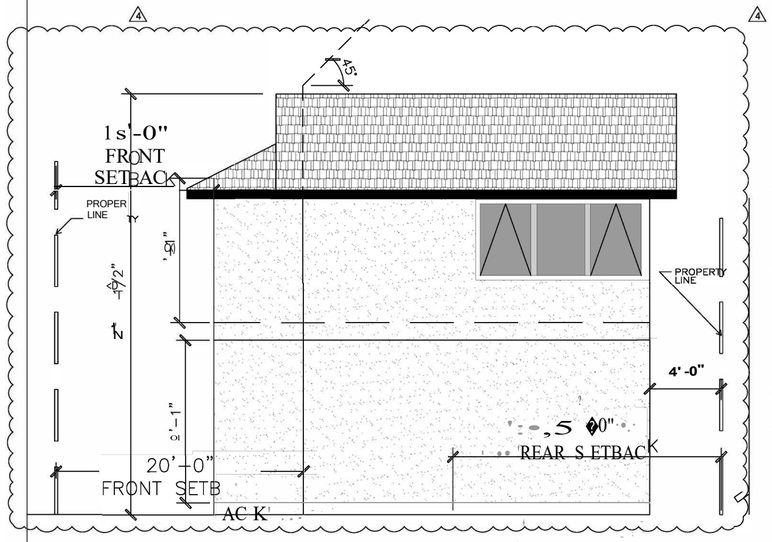
@ (N) CLASS "A" 30 YEAR LIFE MIN. ROOF SHEATHING 5/8 OSB MANUFACTURER AND ICBO/UL/FM NUMBER: GAF TIMBERLINE PER ESR-1475 OR EQUAL FIRE-RETARDANT ROOF

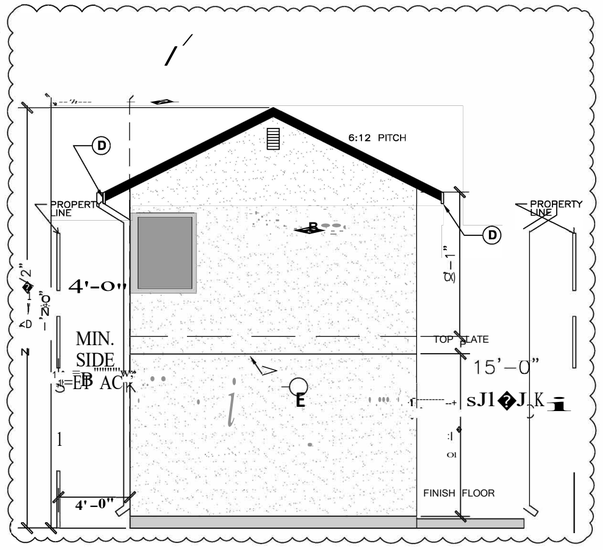
@ PROPOSED STUCCO

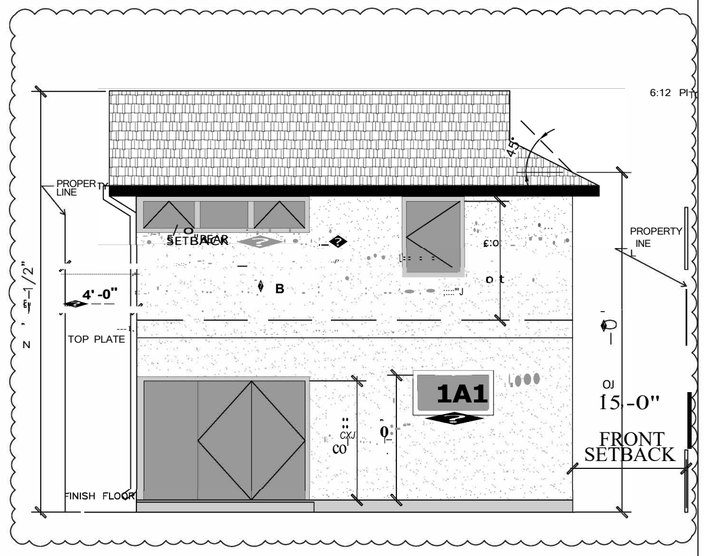
@ 14" X 24" GABLE END VENT

@ PROPOSED ROOF WATER SPOUTS

@ PROPOSED STUCCO JOINTS

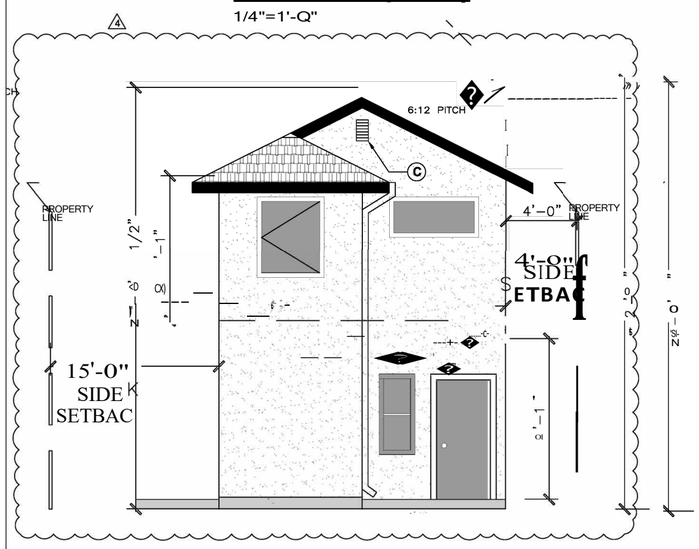






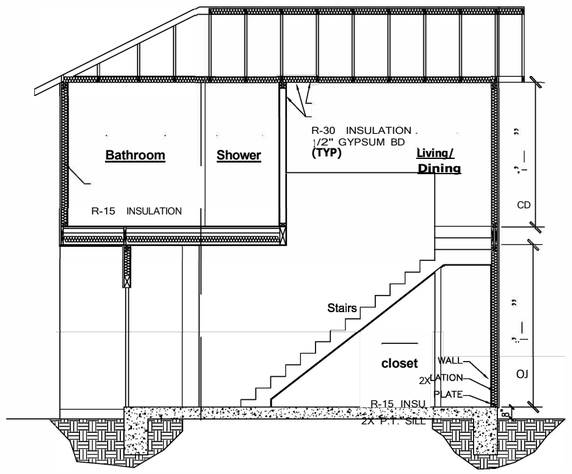
ELEVATION {RIGHT}

1/4"=1'-Q"



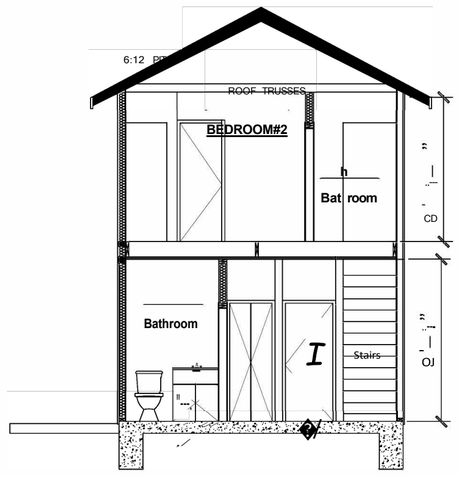
ELEVATION {BACK}

1/4"=1'-Q"



ELEVATION {LEFT}

1/4"=1'-Q"



ELEVATION {FRONT}

1/4"=1'-Q"

SECTION A-A

1/4"=1'-Q"

SECTION B-B

1/4"=1'-Q"

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DALAN'S RESIDENSE
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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 1/4"=1'-Q"	Sheet No 4of8

CONSTRUCTION BMP'S

T-I S C::ROEC SIALL CCMRLY Wi-i A:'_ CJ<: RENT REQU ◆EvEUTS OF TIE STATE P::3/IL C::4LI=CR'_ IA RnGIONLL wA=IEQUA l:v C.Cl=◆QL EOAF<:::::::::S::IRLC::3:SAN cc=sqo 1'/_I":.1 SIEAL STORM JJ4-=E, PERM T T◆E c:t-v o= SAN JEGC L'\;C p=:◆◆UP"!\UT COCC L:\;Q TH!:: ::STCR_ \ JJ4TER STAU;JA◆OS ""!PNLAL

P<t::JR -0 ANY s::::::L =ISTURS4\UCE. TE"lPQxAR' .S◆P MEU SONT-<C_S SI--1/4__ 3E :\JS_A_LffJ BY -1=- cal/TR/4CTOR 0◆ QULL 1=t::c. "ERSOUj&:_ LS IIjP ICA=::c B::LOW.

ALL ◆E=:UI REME\LTS cc,l= -IHE CITY or= SAN Dt::G.O 'STO◆M L 4:TIR STANDARDS MUCH/L4_1 "!USI Bl:: !UCORPOR.Lt: t:D INIC t:=- Dt::SI6\ AN◆ COISI◆C,1101\ O=" t-j= PROPOSI=::) GRAD IGIFF"2:CV::-M::NT5 GONSIS-EUT JI)!H -I-E APPROVED STORM WATE:_ PO_L T_◆ PRCI/[ITION PLAN (SJ.Jp=.p;_ AND/OR J./4---=R PO_LTION CGCRCL PLA- CWPC*) t◆◆ Cd_:51':s:UGT ON LEVEL EH0S AND. IF AcFLS.ABLE. s-OR-' U◆TER QUA_1-:y \^ANAG":HEI=. PLAN .'SJ.GH◆) FQR FCST-CaJSTRUCTIOU BMPS

T-E COT◆ACTC◆GHI4_LI INS-ALL AN=:: ___/4 =IAIN ILLL STORM C◆AIN I'ULET =◆(.'T\'-C-10U I!"_:> PROTEc=cN IN -=I= P.:IBL IC RISH=OF-WAY "UST 3:: TEMPOR:\'LL I ◆EMOV::'D f-'KOR 10 4 F-:A\ !::I!:\ \ T◆O' E:NSL◆:: NC f-LOGD NG OXJ.j◆G AND RF=IrJS A__I-(:) .A-I!k" RA\, IS OVER

T-E COT◆ACTC◆GHI/4_LI INS-ALL AN=:: ___/4 =IAIN ILLL STORM C◆AIN I'ULET =◆(.'T\'-C-10U I!"_:> PROTEc=cN IN -=I= P.:IBL IC RISH=OF-WAY "UST 3:: TEMPOR:\'LL I ◆EMOV::'D f-'KOR 10 4 F-:A\ !::I!:\ \ T◆O' E:NSL◆:: NC f-LOGD NG OXJ.j◆G AND RF=IrJS A__I-(:) .A-I!k" RA\, IS OVER

ALL s◆EC:UI REME\LTS cc,l= -IHE CITY or= SAN Dt::G.O 'STO◆M L 4:TIR STANDARDS MUCH/L4_1 "!USI Bl:: !UCORPOR.Lt: t:D INIC t:=- Dt::SI6\ AN◆ COISI◆C,1101\ O=" t-j= PROPOSI=::) GRAD IGIFF"2:CV::-M::NT5 GONSIS-EUT JI)!H -I-E APPROVED STORM WATE:_ PO_L T_◆ PRCI/[ITION PLAN (SJ.Jp=.p;_ AND/OR J./4---=R PO_LTION CGCRCL PLA- CWPC*) t◆◆ Cd_:51':s:UGT ON LEVEL EH0S AND. IF AcFLS.ABLE. s-OR-' U◆TER QUA_1-:y \^ANAG":HEI=. PLAN .'SJ.GH◆) FQR FCST-CaJSTRUCTIOU BMPS

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ALL CCNSIRUCI ON SPS S IALL B= T1\S ALL=D AO:j◆ NG OXJ.j◆G AND RF=IrJS A__I-(:) .A-I!k" RA\, IS OVER

T-E COT◆ACTC◆GHI/4_LI ONL-v G◆/_:::::::. 1!\CLL DING C_E/_:::=ING /.ND URIJB3 M1". 1\◆\IS FOR J◆ICH =<:*: COUTRACTOR OR G◆AL FIED CONTRACT PERSC\ CAN FR.OVID'::'::ROSION AND sEc:nVEIT coIT'OOL VE:::_su:::::s

T-E cor:::ACTC.::: IS RESPONSIL:::: FOR ENSL ◆ING:: THA- AL S◆S-S:)!1-◆ACTORS AID su:=!'_IERS A◆E AWA◆ ar= ◆L:L s-cR"1 LAIL ◆3I"P.S A\\:) /M"'L::M::NI SX(::M::ASUR::S. I=L LURI= =c cor=:::Ly WITH =lI= t=PROVI=C: SJ.PPP:WPCP u LL R:C:SULr "I!HE ISS◆/4UC: ::JP co,::: ◆'◆ECI\CN \IC-ICES, SITATION ::=\'_ ::ORJALT=::S, A\U)CR STOP LO:::K NOTICES.

r-t=: co1'=◆[c.crc◆ OR Q_I.4LI=EI CD co\1-A::r ::=t=:◆SCN SI=I-I&(_ BI= RT::SPSJ.SISL:: !=OK CL[:t.\UP :Jr AL 51-T, D[BRI5 AND MUC: O'U_◆=([CT(:) AN:) A:)AC:kT STF,:I(L-S) AN:) U.:IT◆\:oANS =IE E1'\◆LTICE (:u_) \1◆1'1 S◆SRM JJA◆D SI:S::1=L◆=s:S◆A_L =E ; / E=FE::'::Tlv;::Y MANAGE:)::pc_◆ T E SAU :: EG:C ::JNICIPAL COD;:: C APTER 4, A◆T C-E 3 D'VISIOI J '5 ORM ,61- =R "L\:IL-G=I1=1\I7770 D SS-=IIRC::=D C0111 RCL

T-I S C::ROEC SIALL CCMRLY Wi-i A:'_ CJ<: RENT REQU ◆EvEUTS OF TIE STATE P::3/IL C::4LI=CR'_ IA RnGIONLL wA=IEQUA l:v C.Cl=◆QL EOAF<:::::::::S::IRLC::3:SAN cc=sqo 1'/_I":.1 SIEAL STORM JJ4-=E, PERM T T◆E c:t-v o= SAN JEGC L'\;C p=:◆◆UP"!\UT COCC L:\;Q TH!:: ::STCR_ \ JJ4TER STAU;JA◆OS ""!PNLAL

P<t::JR -0 ANY s::::::L =ISTURS4\UCE. TE"lPQxAR' .S◆P MEU SONT-<C_S SI--1/4__ 3E :\JS_A_LffJ BY -1=- cal/TR/4CTOR 0◆ QULL 1=t::c. "ERSOUj&:_ LS IIjP ICA=::c B::LOW.

T-E COT◆ACTC◆GHI4_LI INS-ALL AN=:: ___/4 =IAIN ILLL STORM C◆AIN I'ULET =◆(.'T\'-C-10U I!"_:> PROTEc=cN IN -=I= P.:IBL IC RISH=OF-WAY "UST 3:: TEMPOR:\'LL I ◆EMOV::'D f-'KOR 10 4 F-:A\ !::I!:\ \ T◆O' E:NSL◆:: NC f-LOGD NG OXJ.j◆G AND RF=IrJS A__I-(:) .A-I!k" RA\, IS OVER

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T-E cor:::ACTC.::: IS RESPONSIL:::: FOR ENSL ◆ING:: THA- AL S◆S-S:)!1-◆ACTORS AID su:=!'_IERS A◆E AWA◆ ar= ◆L:L s-cR"1 LAIL ◆3I"P.S A\\:) /M"'L::M::NI SX(::M::ASUR::S. I=L LURI= =c cor=:::Ly WITH =lI= t=PROVI=C: SJ.PPP:WPCP u LL R:C:SULr "I!HE ISS◆/4UC: ::JP co,::: ◆'◆ECI\CN \IC-ICES, SITATION ::=\'_ ::ORJALT=::S, A\U)CR STOP LO:::K NOTICES.

r-t=: co1'=◆[c.crc◆ OR Q_I.4LI=EI CD co\1-A::r ::=t=:◆SCN SI=I-I&(_ BI= RT::SPSJ.SISL:: !=OK CL[:t.\UP :Jr AL 51-T, D[BRI5 AND MUC: O'U_◆=([CT(:) AN:) A:)AC:kT STF,:I(L-S) AN:) U.:IT◆\:oANS =IE E1'\◆LTICE (:u_) \1◆1'1 S◆SRM JJA◆D SI:S::1=L◆=s:S◆A_L =E ; / E=FE::'::Tlv;::Y MANAGE:)::pc_◆ T E SAU :: EG:C ::JNICIPAL COD;:: C APTER 4, A◆T C-E 3 D'VISIOI J '5 ORM ,61- =R "L\:IL-G=I1=1\I7770 D SS-=IIRC::=D C0111 RCL

GENERAL PLAN NOTES:

I. No-1c:: TC =1-1=: :::::cNTR4CTOR1BU _Q'::RINSTALL\:◆SJs:=c:WRA'.::-QRi OLTiE.◆BUIL=:E::::::: BY USING RIS "-'\= ◆I I I CD C0\,S RUC'0\1 DR/4JJ INuS"-OR CC\S'TRUC'10\/ US IA_LAI)'\J (.1-'\=I wase= sc::::::/ \ ◆=:.SIb= hAB◆/L-IC'. Q=' BUILDING CO:N-'\JD C◆SITE FL3R:\'ATION a= BJIL:)\JG C◆MDNLN S, CO11AIl'LD 11I I=:E S"AIL'1"I\I"1 O81 SI'LCIAL I◆S◆CI'01US AN:J, AS "1-LUIR-D ◆◆=JE S.4L IFO◆I t. CO_,GTR,,IS- o\ CaD'::S .

II. T◆◆ C::NIKAC TC"-:: 5-IJLL IAK)::: T\=: NI=C!.%AR1 I IHI:: AND CAkI:. TC ◆CU"I: f-AMILL4◆ wt= TI-IE A""P'<2.C/ED 2:ET c:c:. DR4WINC:S AND RE=:"'2 CNL" TC AP:=.ROV::D SE=s OJ= c.:::_=I. NSS :JURI/G TI-E CCNSmzU-'0\j OF TI- S PR.o:p:.-s

III. A:::-t=C:\INTRAC-◆S-11-LL \E◆IFY ALL D:1E1'S'O\IS oir -=E .:x STING ST◆UCTU:::E. REV,:TIONS /'D SIE CON:J T O'N. 1IFFE:c-E=I BI p::-POS◆D \D◆ L:-'ERT(' /LL FLIN. DIHEI!S CNS OF 1"I\:W",.\:I D::C 0 ◆◆MCD::L:D):::::::E/, FRIO::::: -c> ST/_FSJI-6 .LCRK. -I>I S I\C_LDES EX &TI-'S J.11'!DOWS E DCORS =o B::" REF`L:C.E:J 0>2 RETRo=1T-ED. TH'::' C0\I-RACC::::, 6 !-tLL N::'I FIY TIE D::S SU P◆CFE5510\E_ t\DJ\O'2 TI'E ::::NS \EER f-"11::D 4"=LY ::;'. LL JISC◆I::P.6'-J\C!:S

IV. IRRIGATION cctrR::::J_LERS SI-IAL 3E U EAT-jER- OR 50'L.MO STUR'::<PBASED CO1'TRO _ffE_ =-j_:-.= ALSNOS'T:::: Tht=/tG <=F.R) SH. 4LBE ◆CsTE:J AT T◆= 3.::_I DING S'GIED t_.c R=JIST[R(:) <=t.n r'QAT=(S) o-:r [LD v=i,:r. CA- /CI\ AND D.:I6'1'0IfC cs=INC:- (CDR) S(A_L B:'' FOSTED AT TI-E BJILL:'>UG :YTE SY ,4 CERT.-IED -IE-.6 RATER A.'-'::'-815ERE:J CF3R JJI_L ◆◆E A L-N ◆◆r 2:1-DI:C_r RE'GIS-RICTIUN \UMBER LOCAED AT T-IE 50-oM OF LAC- f'.6,C,:L IHI_II-F=`S 20 DI:CI IS CI IH-E NU'tiE:L"::::LL FAIC=J H_I=_\J.c::t SIRA 1\0\ \JL J"E::Lk c= T-E ASSCS ATED c=".2 C:ER-IFICATE OF OCCJPAnCY WIL n\0- BE ISS◆ED ◆MIL Cl=3R IS R::::\:uE:: ANJ APP's::'OY=D.

III. A:I-I=I=S1 -/=I= S. S=::A_AN1S AI\ID CAJ_ :<S S--IALL 13=:: :::CM=>-A1'-:L\ =- VOC' ANG ◆H=R tQX'C C::JMP:'.JU'-C LI\:TS. t::GBSC 4S:2)4_7_I)

IV. PA NTS, SIA'I'is AND r,:-1=R'C:CATIII(i:S SI-ILI P.F CC::=0 IAN- .LIT◆ 'VC::C.* I IMI-S (Cn:f:SC 4.72':.L2.3)

V. A::=RCSCL FAIWS. Al'<) C:JAT'NGS S-ft_L 3E COMPL AJ\-'.. 5<I P.o:JUCT w::::1s--E\J "M R' L I r. r'' s FOR 'VOS' A'\J :::THER'-axle :::CM::loJNJS. :'CG3SC 4.7:274.2.3)

VI. DC::::::. rE'\ATICN SI-IA_L BE Fl<::JV D':.D TC. v::.RIl=◆ T◆AT COJ-'FLIAUT ``XK'' L.H T IHN&I-I-'AERIALS Hi-VE 3EEN JSE::: L; LETTE'.< !=ROM T—E' CO\JTRACTC-.?. AUD ::JR Th-◆ PU◆C31',.S CUL::'-R CE◆TIFYING: LJ--IA- HA-E◆A_ HAS BE'::I \JA::D /41'.) TS ccH=\ A\CE WITH -I-'-I= :::=cJE I-JIST BE 5..3'I rE::: TQ =E su LD \I8 NS"'::CTO.:\. :'CS3SC 4SCA.2L)

VII. CARP'\: A\'.J SLfE: tsys-E'1S 51-AL BE COMPLIANT ILITH VOC' LIM -A_ L :--ER t=\2-CH =-j= CONTRAc=c2 AND O'=c. TI-E BL.:ILDNG 011JE'\': CERT1=1 /J. J.I-I-I-I MA-ER AL -IAS BE EST USE:) AND ITS CO'\'-t\'PNCE u-◆ TI'E SODE "JST 3E SL-BM =4c:: -o TIl:: B◆ILD ING hb::oECTOR. (C:(◆6SC 4.704.3)

VIII. PIR'C'_E30I- RD_ '1::.DI:'1 ;UENSIH FI3ERI30/IFO (MDF), /'ND a:IA:::::DUOCD 'rL◆ LCOD vis:::: I\ 11\ERIOR FI\151-I s' S'STTIES S-A_L W'1PLI U T-1 :/.JU, FO◆AL/C::I-IYC:E EMISSICN ST/41\:: A-Z::=s A LE-ER =ROM T-E INS<:_ LER ANC ::R =JE 3U LI:'=.S OJ_/1E◆c:::::Rf/f'('JG W-Ai MA ll'=:IA_'-=I-LS BI::=I\ US◆O AND .:oCJJM!::NIIIU IIS C::JM\'-'_IANC= L ''\I 1I5\: C.:D.J!::. _,USI BE SLBMITEJ -o HE SL LD ING 11\'SPECT::::R (CC::BSC 4.50-\:5)

IX. B◆ILD1U\3:._,_41:-◆ALS JJII-I V SIBLE SIC:-% CI= \LIL-ER D.6....0.GI= SI-IALL \Ot B:: 11\S-ALL::D. WHALL 41D F_)OI: FRAYI\'I S--jA_L NOT 5E ENCLOSED LI-I-EN F<::AVING "=\'E1BE<:-S :::::xc::::::p I:'% vO1:T..RE :C'J:'E\JT,

X. 30 —j= =POI'ISLR: CONT:NT or BU1_P/I(5 ^1.::.:T[f-:ALS L_S[D IN WA_L_4\:D -LCCR rf::?./4"'11'G IS C-{:/.:<L) ecroRC ["\J:'.._:?s◆:=- MOIS-URC cow=NT SH/../L 3[v=tz:TI=D EH [`TH{(.: /\ P◆CEI= -yp=:: CI= CCUAcr t'"'PI= --o1s-u7:t=:.._,t.=rr:R. .6 CI=R-liI=ICMI= O= CO"'FL\UO=: I5DCAT !!0 J\.LTE OF -IEST _ CCATION AN) R◆SULTS _SSJEP BY T-E =XAMING SL-E:-,CONIKA::.t::Jk CI<: OI=N=.◆<' COI\kAC laF<: "U.2: ◆:= SJ::J.. 11=r:: IC 11-1=' JU LDINu IIS"'''I=CICR. :'CGBSC 4.I':.0I::3)

XI. SIE SI-I4LL 5:: P-A'-1'IE::I AND DEVELO'\=ED TO <::::::'" SUR=I=.CSS :L. A.TER AWL\'F RM P◆LD!\SS. p_\AIS S-A-L 3:.:: '"'ROVDI=D 4ND /4'=>◆◆svt=:::: p_.__=1= CI<": I=I'G \'.::t=R II-IM SI-OJJ S-E CaRAD.I\C◆ LNP .::: ROV PE F'.:R STC'-'1 .\J4-◆\ RETE=TION (4I:t.:) CRA IIA6◆.DJRING c:::.1ST'<:◆CTI01'. B"F S T--\A\T ._◆E CUR◆NT_" :\NJ=O◆CEJ 51- THE ::::a—= :\:=:G \[:::◆ MJST 3E t.___:.t=MFNTFD ◆RIOR T:-? N-\AII .\SJp=sTI::N ::_y TH=- :\JUII DIN(◆ o=PA'-?:-\- FNT. CGC -\- 0◆◆'5.

XII. A FRE -SCNST-S:U::::TIC\ I=':=ETIW◆ S-jALL "3E HELD FR D'2: Ta JORK BEC:\'I=N NS .

XIII. c::::'\:-ROLERS S IALL 3:: -LEA-/ 1:R- CR SOIL MO STI'-I/-2::113AS:D ::::=I-\-I-20L::Rs =IAT ArcHA- ◆CALL-v ADJUST I RR GA- C\ IN R::SCOUSE Ta CHAT◆G'::S h /\ FL.4\1TS' /\:'.:DS A5 W::AT—IE◆ caN::;-i- C'\& :::.HATGE.

XIV. W'::./4T-=jE◆3A3::::;. ::::-cl\-RO_\LERS w-THou- INTEG◆- RA'\ SE1'SORS OR CC'1ML.:U'::...◆4TION SYSEMS TI-L\= ACC:CLNT =o"s'\: LO::.AL RA\\FLL 3-A_L HAVE A S::PA◆TE J..IRED OR Wi◆LEGS ◆A IR SEISOR

37. AN HE:ctRO\'.ICLL-.- SIGIIE:) 4'-D .◆@Gli-S=kR=:C 11'SALLM d-. c=::RI= cl/.-=:(S] <=x2◆. POSE:: BY --E :\STALLI=G COU-XACTOX S--IALL. ◆ SU6'11TED TC TI-◆ FI◆L:: IUS:::ECTOR DURNG COUSTRL.CTIO\' 4= TI-E SUILDIIIG SITE. A REG:STER:ED U2R LLIL HAVE A J\'UQUE Z-:DGL1 Rn'::.IS-RA-I01\I:U....JI:R nCLLOUIN'G PY h<Q◆Z:/=X02I _oc,4=c:p A=.1-1=r ear-o'-1 ct= EAC- PAC:-E. TH◆ =RS- I CIGITS ◆ TH◆ \UMS◆R U\ L ICCI- T--IE =<◆GISTXATION NJ/T◆◆R c= T-E ASSOC/J.TEC ::=I R. :::R11= C.L: = 0l= OCCIPANC:.. UI_L NOT 3E 1534>:'C UI\ _ I=C◆S c:F2R S RFVIFUI=J/ AI.J ,4◆PROVFD

38. AN HCC1R01'1CA_L'K' SIGUCJ ,LJD ◆ :GIS'I L◆◆D CI::RI I:'SA t.::'S) 0 IH=t'D Vt::RIHCAI aN AND ::: ASNOS'T:::: Tht=/tG <=F.R) SH. 4LBE ◆CsTE:J AT T◆= 3.::_I DING S'GIED t_.c R=JIST[R(:) <=t.n r'QAT=(S) o-:r [LD v=i,:r. CA- /CI\ AND D.:I6'1'0IfC cs=INC:- (CDR) S(A_L B:'' FOSTED AT TI-E BJILL:'>UG :YTE SY ,4 CERT.-IED -IE-.6 RATER A.'-'::'-815ERE:J CF3R JJI_L ◆◆E A L-N ◆◆r 2:1-DI:C_r REGIS-RICTIUN \UMBER LOCAED AT T-IE 50-oM OF LAC- f'.6,C,:L IHI_II-F=`S 20 DI:CI IS CI IH-E NU'tiE:L"::::LL FAIC=J H_I=_\J.c::t SIRA 1\0\ \JL J"E::Lk c= T-E ASSCS ATED c=".2 C:ER-IFICATE OF OCCJPAnICY WIL n\0- BE ISS◆ED ◆MIL Cl=3R IS R::::\:uE:: ANJ APP's::'OY=D.

39. AN HCC1R01'1CA_L'K' SIGUCJ ,LJD ◆ :GIS'I L◆◆D CI::RI I:'SA t.::'S) 0 IH=t'D Vt::RIHCAI aN AND ::: ASNOS'T:::: Tht=/tG <=F.R) SH. 4LBE ◆CsTE:J AT T◆= 3.::_I DING S'GIED t_.c R=JIST[R(:) <=t.n r'QAT=(S) o-:r [LD v=i,:r. CA- /CI\ AND D.:I6'1'0IfC cs=INC:- (CDR) S(A_L B:'' FOSTED AT TI-E BJILL:'>UG :YTE SY ,4 CERT.-IED -IE-.6 RATER A.'-'::'-815ERE:J CF3R JJI_L ◆◆E A L-N ◆◆r 2:1-DI:C_r REGIS-RICTIUN \UMBER LOCAED AT T-IE 50-oM OF LAC- f'.6,C,:L IHI_II-F=`S 20 DI:CI IS CI IH-E NU'tiE:L"::::LL FAIC=J H_I=_\J.c::t SIRA 1\0\ \JL J"E::Lk c= T-E ASSCS ATED c=".2 C:ER-IFICATE OF OCCJPAnICY WIL n\0- BE ISS◆ED ◆MIL Cl=3R IS R::::\:uE:: ANJ APP's::'OY=D.

GENERAL NOTES

1. :):)1=*1SIONS I\C C.LI.ED O\ P_ANS L>ND SC◆EDJLES .4R:: NOMI/J. I_C'.JO◆DINATE "'RIOK IO <'I-.B◆/11'G

2. AS BUILT

3. PAINT GRADE OR STAIN GRADE PER OWNER OR CONTRACTOR

4. PAINT / STAIN COLOR AND BRAND PER OWNER

5. :)CON Mt-I◆FAC◆KE◆ PER OWNER / FER CU\::::R CCN-'<2ACTO◆ A_L':.'::LAZiNCoc .SHAL 13::: _ow ':.=' ◆TEP A-.D 1-JA.E THE FO_I::JL 1\I6.'1'I.NMLI::-1 B,a.E::IFIG.4T OUS .

U-1:::::::CR 22
5◆GC:. ⊓

6. \-A'-D NS5 A-::xTERIOR Doc,JJA'(: .-A\'C::1'\C.5 511A=J \CT s:;; MORE -1-A\I 7,7.◆ \JC fl;;5 3=:0I 1-j=* 10':.'C- II-b. 11-R=Si<:)LD. :-RO'VID!::::J 'I-= [;:')Ok ;:JI=1:◆ fiAN .4N t::XI=k aR s-e◆)◆ S R::C:.Et\ coo◆, c<=::s NOT SJJ/G O'V-ER -1-IE LA'UD I'C\:: (SEC 1706.'L

7. ::JGORS s::.TW::.EN GAXL.GES AND CCCUP'I ABL\:: =:.4:::c:::s :::NCLOSED SPACES I'CLU:> \JS ---1/8 I-'3-E SP.\IC:s, 3/\-HRCO\'S, CLOSETS, 1-1 \ILS, STOR\-CI=E :\I\D UTILI:'- \RE/AS,. ETC.: S◆AL 3t:: G A.'* ::-=:c::]'\=. HADE S◆05-AW \I-4LL'Y .41◆\C.W w1=I Wt:-H:= ER ◆)pc=h0.

8. =Xi=R\0'--2)X)Ok ASS=f"3 t=S E'HA_L CONS-CRM 16 II-f=: P=.R\-8'-.:MANC=: RI:OURR=:'__I.:'-4S Cf .5 T'L_I(_:.:)ARD S=rt 5:-7A-2 OR SHA_L BE a/l= AFP◆ JVED NaXJJCM3JS -3L::: CCNSTRU:::::T O\ OR Sc.l.I CC\'E JJCOD H-I\'\'::'.1 S1\'[_E-S LND \'>A`_s I\CT `[_ESS =1.\ I %. Ti-1.1::.)C:W /-1 NTEK CR=I= LD =rATEL =\'-1 C.KUESS CI=:NS Less ThAt `:)◆`-1\-1:::.K CR SI-IA_L :--14\I=:L' HI-Fc:1.-RI=SSLNC=: ::.k- 1\S or Na- L.SS 5\AN 20 M NHI'=s W◆I-N -1=sr=c_◆ AC::::CR) NS =FPA z::;-_ IGRC 5:::C. 3.27.8.2.1)

9. EXTERIOR DOORS SHALL COMPLY WITH (GRC SEC. 317.8.3)

1;21. ::xERIo, D::JOR 8L.4Z'I\6 5jAL COYPLI J.IT◆ :cRC SEC.]T.B.3.1)

f. ::JOOR OF:\'ING:S 3[4LC:N CiARAS: AIJ.J RCS ID:I'c: S-A_L 3[StLr-cLOS ING PND SEL=:LATCI=-I'JG. AI\C:: SHAL BE EQ◆IP::.ED L.-I-I sc_D u.oa::: C:.00'-<.S 1'::J=.. ESS -1=IAN 3/8" -H OK SOLIC. JR 1-10.L:S'"'CCIMB ◆◆ s=nL ::oQ::::S Nor LESS THA\::1.'-3/8 :1-1.1cK Q". 20-\'N. FIRE-RAEJ DOORS FER CRC SEC. "s:'362.7.1

10. W◆K=E:1-3/5◆J I◆RRG/-IC\ CONTRO_L◆RS U=:-=IICJT \JEGRAL ◆\IN S◆NS::JRS OR COM"L\/ICATI◆I 515TE'1S T◆\-)CCCLI-I- FO-S ::)<'-L ◆\I11\F/.LL S=\'\L =-1,=\VE A S::PtR/',E W<'::C 0◆ WIRELESS ◆◆ \IN SEJSOR

11. I\"1-1:. BUILDI-C-1 I5P=Ct:J◆S◆&=:::1S I-I_L I::XF"4N.SIVb. S::J LS a"=:: LI'_____ C.:1:CL081:::.: I\.STAB_ I TY BAS::::: ◆Y"CH ::J35:::◆/ATICN OF -1-\::: POJNDATI::JN EXCAVATICK A SOI_S OR :o:sLCG C.AL ◆=\"ORK.:/41D ◆SIJJMI-IED C/F ◆LANS IS: P_N c=::=cK =C'.r::RIFY II=IK R:CPQ◆ R::C'>7◆"'I::N:JA--QUS I-4VI= BI=I=\- I\JCQ*c.R0'-:/4-::D, YL.Y BI= K:◆◆\O.

12. TI-I=:rS-CI GS: TI=2FS--KOI'.)S AT GO:'J◆JL-'VS S=.,II I No- FXCFFD ?J.73 IN'.:=IFS 1T. -F GI-IT FOR SLID IUCi G/_ASS DOORS s::-◆\f\'\G .JI.ELL I\ UI\'=s CR 0.3 \CI=ES =o◆ CTI-I=:'=:. DC◆S

GENERAL WINDOW NOTES

1. AL \JEJJ W'-J:::::OJJS -o 3E IJiF=rTE VIl\◆L C:UAL-GLAZE-J, LOJJ-E a◆ EGL AL VERI=^/ WI=-'' S::::a:::t: ai= JJ::::I-=<

2. U,I\C:OU, AND :\OCR FIIISI-I COLORS P::::R r,IU,I\ER 1 G::::NERAL CONTI'\;ACTaR

3. AL-JJIR:JOJJS -o HAVE C_IE:AR GLASS ,J.0.1\:.. ANI MI/,I\IS/GRIDS SI-JAL BE P::R ::LEvA-10'-$- STv_E -o 3::: r::R FIE:J WIT- OUNER.

4. THE G:EI6a::.AL CONTRACTae:: :.AUDI◆.$N:::::C.U\'IDOO::: CONTRacra◆SU::FLIEFs- -SHALL FI::D VERF(SIZE, S=r_I::: OF ALL ::x $TINS L NCOLS TO B::: RE"'LACED ◆& sq=T◆.J F-TI=D ::::RIOF<; TC Q◆C\::R.

5. TEM:::::,ER. ED`C_ ASS 51-AL s::: FERMA'tEfi=_'/ D'::NT =I=:. AI/D V15 B_IE JJ-I\'U TI-I::: LNI- IS INSt<LLE::i

6.)IEI!. MA'U=.-<'CTUR::::i JJIN::.ows SHALL I\A/::\ A LASE-' A-TACH::::: LL-I/C'<1 N:)'CA<:--.5 CERT'FIC/4=0\ :31 TI= t'A-IO_LI_ =ENESTR.LT QN ◆6TIN6 COL..NCI_/ IICnFA=I\ 41/AD 5I=,JIII/6 CCM"'L`[=,\CE L T-j ◆:: ::T=:RG' ::::ALCLATIONS

7. CCI'IR/4'S Ok SI-I-AL' RI:-/=_:: IO 111LI: 24 C4LCULA ICi'S ?f-I-DX=D IO 1=-I=Si:: P_A1'S -CR U,I\DOLL L-VA_◆::S ANJ S-A_I NG COEFFIC EUS (SI-4S=::::

8. GLAZ NG PRAY::S MLO\= c:= V NYL M.4t=r:R 4L S--IALL 1-IAVI= W:L:::::: co◆::RS. :'I=-4_ :::: E NroRC::::_,:::NT IN T-E INTEK-OS=NG 4R:A AD BE CEFT FED TO TI-E ""OS- CL_◆R:-NT :.DI-`CN CF A=S /AMA-7LUW.)/4 10\1\.5.I STRUCURA_ R:-OLI◆E"'EUTS. spvc SEC. IL◆2-05 (E)].

9. SILL —I:-6I-I-T; E"1=f.:?6EI\CY ESC\he::.E ;\1'P RESCU:: ::PEIJ NG:S S.,I;\L `-\VE T-=jE e-o=\-oy OF THE CL=::◆GA◆CFI=\ \UG \e- G"<I=MHH r-JAN L4- fUCA-I=nS M=::;LI.S:j\::=:p ◆,oM r◆k=: I=' NISI- h/CO2 /S◆C. 102b 3.

10. (0 I 4?-:::, MtCFRIAI S .JSFr:: 1\1 SK'(I-IGWS ^<'0?.?I=S, A\'D SI op=e IJAI I S O\ P_UI I\ vi◆◆ ::_J!:::LTED L T=J\ ,::.ov=T. IN -ANY .J\◆ctION. .-J!=-=IE BC◆N.-J/4◆[BET..LEE-. B.Ja=I MAI◆E'\EUT ZQNES ::::N:: ./4'UC -we AS DFIUE:J IIl. S::::TO\I -4Z 04 2 C/=\ THE LAIC:5 JE.VLOP--E\= CCDE. SI-AL_ BE .=::HP::R=D GLA56 OR '1_J_T -LAYERED GL4SS (SD'1C SEC '452)706 :'c(i)

11. ::XERIO's:: .JJ\'JD.CJ\S, .'J)IND'.A)) WA_LS. GLAZ'::::::: DCORS, AND G:LAEC. GFEN'tSS L.IT-I\N ::XERIO◆ D::JORS, SI AL_ \s:. 11'5IJ\ATEC::: 'SLA56 U/JB .JJ'TII A MIUJMUH JF CNE TEMC::.ERED =AIE. ◆GLASS SLOC◆ UJITS 0◆ HA v:: H◆'- RES:STAUCE RA/NG a= IIC _'ESS TI-AN 20 r-1.uTES. U-I\'\ TESTE:: ACCCRD\G TC \IFPA ◆SI QR cc,FC◆\"" TC TI=:= ◆ERFOR"tAUCE REQU ◆.Mt:Nfo OF s=M 12 ' IA '2 ◆CBC SEC I04A.312)

ABBREVIATIONS

¢	AT
AJ.A	ATP: ACC::GG
AJB.	A\CHOR soc P
/4'3\	/JSOVE
AC.AF	A& C.OSE AS PCSS'BLE
.UJC	Af-2 COND ITC\'L'E-2:
/4:)J.	A::◆KANT
.\/FF	A30v:: FINISI=- =tLOO'<.
AL.	ALU^I\UM
A\T	t'_:-ERI-.ATE
A=C:-ROX .	.ETPROX1'M ±/-_(Y)
A=t:O\	A<'.CHECMTICAL
AUS	tHNG
BLDG.	B◆DI'D'.'.:J
BLK	8LCC◆
BLKG	BLCC◆ITG
By	BSE.O<'
B"'	5S.J\.JA'<2'Y \IAI
ERG.	BEAR NG
E-M.	4SBK:/'I
BTUN	BE-JE-::\I
C	C-<'.(.3ERCE:))
CANT	CANT:LEVE◆
CA	c_:.Ld OUT
C/0	CASED OPE:I NG
C.IP.	C.IST- 1=I-PLAC.C:
c.' _	c:1TCRLIN.
G_G	c:: IL ING:
C.R	C..FAR
C'.JL	co_:um
C::.JIC.	CCI'.,Cq:TE
CDJN.	CONC::::T◆N
CO\SIT.	CO'_ST_◆L C-101'
c◆u	CCf_,:Cq:TE I"'4SC\"2:Y ◆NT
co-ra	cct:ra0:1\ I:J
C::.JUD.	CC\ID::NSER
CO-.JT	CA_,-:'FLOL.S
CD\JC.	CCC1\0◆L
CS'1T	CAGE"EnT
CR_	C::'1TER.::'::D)
CS.	f-\rt\1:1'\ I\IAL_S:
D	D::S_:::_

LIGHTING

MANDATORY (CBEES IB∅∅(K)): LIGHTING RESIDENTIAL

1. ALL LUMNAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE IB∅∅-A

2. A«/ -E3) LU.,,,,,1 1NAIRES -4"JD L4"VFS .SUALL BE ,,,, ARK□D '4A8-20I:0" -4ND _ STE□3 IN -=E O/4 , tI"o◆UNA ISERGY C.OHHISSICh D/4-AE3AS□:: Ar ,◆(□,,,,"/aserlaop.«a hcBs.sreng◆_sa .9::--//Pa getApp I ia 11ceSea r□r.a sox

3. A□_I '<-<□:as DOL,"-\LIG-' LI."UD .:N□::tLCS□-IN RINGS ISI-AL BE '1ARx E□: .'◆, .6.B-tZI 0 =L .6\,[J/ -ST□:□ \J T-re CLL!PORJ't r:NEC::GY' co□'M SSION GLTLBL-Sr. Al ,◆t□□.iec certaop _ainc:35.energ◆_ca g□::::vlTa g5◆)App I ia11::e5◆r□:r.a Box

4. RECESSED DOUN LUMINARES N CEILING SHALL NOT BE SCREW-BASED

5. LIGW NG IN G.ARA:S:S .LAUND◆" ROO"'S. L□;□:: .ITILITY ROCH& 4- LAST ONE□: LUM NA.IRES S=ILALL 3::□ 1◊ 0 EF'CACY . .2.NCAT LEAST 01--E LJM.NJA R□:: f-. EACII or=-1IESE SPAC□:s S◆ALL .)F CONIROLU.D ::Iff /4 '1/J.CL!c+. St:\JSC<.

6. LISW'NG IN 3ATH◆CCMS SHAL -AVE ,◆ALL -fSH ::FFIC-ICY LL-'1 NAI◆□:: Al□i . .f.-1::.-4ST O\□: LUMIILAR E □o,-ROLED BY t,. vt.CLI\'.'.Y SEI\.SOR

7. A□_I '|LI"'\JAI◆;S ◆.QJIRI'JS 'JAŠ-i0+tS'1 OR "AJ8-2:3IS-E" MA◆6IF-.G: 5 tILL B:: CCI-ls.::OLL::D BY '.,. DI□...MHR OR VLCI.1□:Y St□-.SCR

8. :::rooo<. LIGI-TIlG: :',,,L LU-..IN□'f<ES[^□.\)\\.TED TG T -E·B-ILD ING CR TO :'.JT--IER 3JIL:) 'IJGS C'\I THE SAME LOT SH.ALL B□ :IGH EFF CAC>' L.'1*INA◆S AND ML-S- .IE COWRO_ED 3v A ,,,,AIUAL CN AND OFF .::MTCH-I. AND □::a.-Ro_LED ŠI---- CN□:: OF -1ESE AUTOM.2,-□>. COTR::JL ,r'°'E□,

-.O□=ccrca'UTRC_ 'AIC: MO-ION s:NSOR -'4STRONM1'ACL_ THE C_□C:K

-:r-..□'6Y r-LIAGEHENT ::□h-RJL s◆dTEH "'E◆ :sEES :'ye.:0-<...JATc

9. aTHER ◆DOHS; A_L LUYINA◆ES SHLL BE -IS- Ef#::::.:/4::::r 4'-U 5-.6_'L' HAV= A HAN◆AL C-.JIC/>F 11'4--IDE C'1 TO A VACANS,,, Sr^NBOR C◆.i/'MFR .

10. <T□□:::-IENS: ALL -1/-□: 11ISTALL'□C: JJLTTAGE OF (.-1M 'UAR□S IIi <T□::-IiENS 51--/ALL BE !--GH [TICACY A'-t) S--/A_t HA□C A MAN◆A_ 0'.I/0- .[J ACJ -1 0\ TO A VACAI\C"' s=N&OR ON DIM---□ ◆ .. J'DER CA3NE-.'JGI-ITI NO 51-4/4L 3E 5U.:ITC::D SEP/◆4TLY.

11. 4'.'.' INS 'I6_1□::J LUM IIIAIkl::S $-ALL !)> 1-1 s-1-□: + S..&□r .'I\ Acc::_/<□[I'.\Jc□:: .[J 1! 1□:5 Ide_t□ f.◆0:Z-U_ LIGI=== .S0..'□2 C::S ==-IAT A'a'2:: 1-.'.0T r-'AR<E□I 'Vi.S:2e: 0-□" SHA_L IIOT .3:: INSTALE:: !r-. EIi.□_QaS:O" _I.I"'NA◆ES. ES I'7.Z:.:2IK)

12. R:CCESS:CD cLN '_GW !•IXTJRES 51-4LL 3'C :e'_ISTEC:. .4T-R--1o-aH-IT _'!'-BELED, /4",] '-ICT E:E ◆'Q.IFFFC UJ.IH-.'L STAN-:--:4'R"J MF'JIUM ":tt:=S• SCR'JJ S—IFII .I .4M◆HO .DFR «s ISI>00 (•)

13. DIM.....:'◆ CR VLi.Ch.*-. CY SENSCRS Si-LL :::c:NT◆CL tLL L□D STYL□ _U...□.INRES. "we EX□:::EPTI0/S: = IXT....R.ES [!sSTI.ALE.)) '\U -A_LWA* CR :CLSCETS ..:NCH:;: -0 SQVAR:: =IET

LIGHTING

MANDATORY (CBEES IB∅∅(K)): LIGHTING RESIDENTIAL

1. ALL LUMNAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CBEES TABLE IB∅∅-A

2. A«/ -E3) LU.,,,,,1 1NAIRES -4"JD L4"VFS .SUALL BE ,,,, ARK□D '4A8-20I:0" -4ND _ STE□3 IN -=E O/4 , tI"o◆UNA ISERGY C.OHHISSICh D/4-AE3AS□:: Ar ,◆(□,,,,"/aserlaop.«a hcBs.sreng◆_sa .9::--//Pa getApp I ia 11ceSea r□r.a sox

3. A□_I '|LI"'\JAI◆;S ◆.QJIRI'JS 'JAŠ-i0+tS'1 OR "AJ8-2:3IS-E" MA◆6IF-.G: 5 tILL B:: CCI-ls.::OLL::D BY '.,. DI□...MHR OR VLCI.1□:Y St□-.SCR

4. RECESSED DOUN LUMINARES N CEILING SHALL NOT BE SCREW-BASED

5. LIGW NG IN G.ARA:S:S .LAUND◆" ROO"'S. L□;□:: .ITILITY ROCH& 4- LAST ONE□: LUM NA.IRES S=ILALL 3::□ 1◊ 0 EF'CACY . .2.NCAT LEAST 01--E LJM.NJA R□:: f-. EACII or=-1IESE SPAC□:s S◆ALL .)F CONIROLU.D ::Iff /4 '1/J.CL!c+. St:\JSC<.

6. LISW'NG IN 3ATH◆CCMS SHAL -AVE ,◆ALL -fSH ::FFIC-ICY LL-'1 NAI◆□:: Al□i . .f.-1::.-4ST O\□: LUMIILAR E □o,-ROLED BY t,. vt.CLI\'.'.Y SEI\.SOR

7. A□_I '|LI"'\JAI◆;S ◆.QJIRI'JS 'JAŠ-i0+tS'1 OR "AJ8-2:3IS-E" MA◆6IF-.G: 5 tILL B:: CCI-ls.::OLL::D BY '.,. DI□...MHR OR VLCI.1□:Y St□-.SCR

8. :::rooo<. LIGI-TIlG: :',,,L LU-..IN□'f<ES[^□.\)\\.TED TG T -E·B-ILD ING CR TO :'.JT--IER 3JIL:) 'IJGS C'\I THE SAME LOT SH.ALL B□ :IGH EFF CAC>' L.'1*INA◆S AND ML-S- .IE COWRO_ED 3v A ,,,,AIUAL CN AND OFF .::MTCH-I. AND □::a.-Ro_LED ŠI---- CN□:: OF -1ESE AUTOM.2,-□>. COTR::JL ,r'°'E□,

-.O□=ccrca'UTRC_ 'AIC: MO-ION s:NSOR -'4STRONM1'ACL_ THE C_□C:K

-:r-..□'6Y r-LIAGEHENT ::□h-RJL s◆dTEH "'E◆ :sEES :'ye.:0-<...JATc

9. aTHER ◆DOHS; A_L LUYINA◆ES SHLL BE -IS- Ef#::::.:/4::::r 4'-U 5-.6_'L' HAV= A HAN◆AL C-.JIC/>F 11'4--IDE C'1 TO A VACANS,,, Sr^NBOR C◆.i/'MFR .

10. <T□□:::-IENS: ALL -1/-□: 11ISTALL'□C: JJLTTAGE OF (.-1M 'UAR□S IIi <T□::-IiENS 51--/ALL BE !--GH [TICACY A'-t) S--/A_t HA□C A MAN◆A_ 0'.I/0- .[J ACJ -1 0\ TO A VACANS,,, Sr^NBOR C◆.i/'MFR .

11. 4'.'.' INS 'I6_1□::J LUM IIIAIkl::S $-ALL !)> 1-1 s-1-□: + S..&□r .'I\ Acc::_/<□[I'.\Jc□:: .[J 1! 1□:5 Ide_t□ f.◆0:Z-U_ LIGI=== .S0..'□2 C::S ==-IAT A'a'2:: 1-.'.0T r-'AR<E□I 'Vi.S:2e: 0-□" SHA_L IIOT .3:: INSTALE:: !r-. EIi.□_QaS:O" _I.I"'NA◆ES. ES I'7.Z:.:2IK)

12. R:CCESS:CD cLN '_GW !•IXTJRES 51-4LL 3'C :e'_ISTEC:. .4T-R--1o-aH-IT _'!'-BELED, /4",] '-ICT E:E ◆'Q.IFFFC UJ.IH-.'L STAN-:--:4'R"J MF'JIUM ":tt:=S• SCR'JJ S—IFII .I .4M◆HO .DFR «s ISI>00 (•)

13. DIM.....:'◆ CR VLi.Ch.*-. CY SENSCRS Si-LL :::c:NT◆CL tLL L□D STYL□ _U...□.INRES. "we EX□:::EPTI0/S: = IXT....R.ES [!sSTI.ALE.)) '\U -A_LWA* CR :CLSCETS ..:NCH:;: -0 SQVAR:: =IET

ELECTRICAL NOTES

1. ◆.◆CTR:C.L'-L ^.IJTLETS SI-AL 3E IN&T.4LL◆O IN ACCORDN'IC◆U =I-I ti —◆C ARTICLE 2 ◆52

2. !_IS-HING OUTLETS ^.□NTROLL□:D BY .4 SW TH S-LLL 3::: ®ROVD::□D IN tiSCORDANCE Wiiil N::::: LR-.C_□: :210.10.

3. _I 1s-n FIXTURES ,"IiS-ALL□c \ CLOTH::.& c_OSE-S SI-A_L 3E "IiS-ALL□c fU .4.'::.CORDA'..C□: Wiil--I N::::: LR-c_I: 4'ZJ.6.

4. .IiS---IT FIXTURES /,BYIE «iB/SHOJJERS 5—1^L L 5::: J/\□::-F'◆'OOF R.A□:-I) \'ND cor--rLV w1-1-1 NEC ...◆-C_I: LI0.IC

5. CONVENIEN◆c CU-.'◆TI□N BLTT-RCC'1S 4- <tT:'-.EN COJNTI◆R ro-"s _ TH\.'.J & FEET OF -1-E K1TCH-E1'. 5T-.JK .C□RAGES A<..)) N 3AS::METS 'CTH:R T-M-I FOR LA..ND◆/ AN.) SIMILAR ::□UFM::-".-IT-SHALL 3E e□::-c1. P◆OEC::.D ALL OTI-ER OUTLETS ::::pce::::::: -o- TI-IE :\L::M□::-s S—IALL B= GJ'cl. W::'MH::"[◆s□cf= outu::-s'.ac:I-R Nt=c A◆I□E:'.:_Lc: JCZ.8 .

6. .::L□CTR:CAL P..AN::[S ARE '\:JCT P::◆YITTED IN CLOTH-1:5 C_OSETS ::::E◆\EC ARTICL:: 2LC1◆ .^.'))

7. R3\4 GENERAL SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SECTION R314.

8. '<2314-1. L STINGS. SMOKE ALAR...-S 5--IA L□S IN□::J IN -4::--COR::=ANSE s-.-.-.

PROPOSED DRAINAGE PLAN
KEY NOTES

@ 50 GAL BARREL BLACK W/ SPIGOT (CONNECT TO DOWN SPOUT)

@ 9" CATCH BASIN NDS

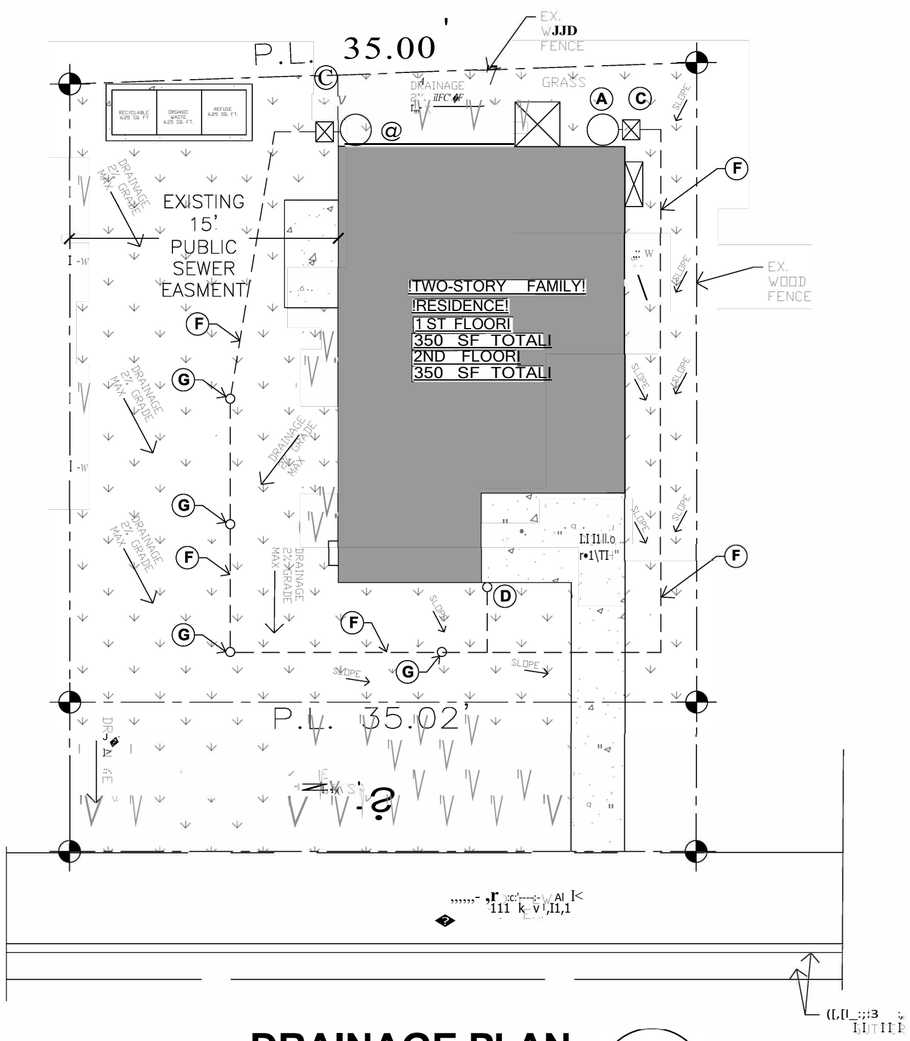
@ LONG TURN ELBOW (NSD 41 PO)

Ⓡ FRENCH DRAIN (NDS 1 OOIF Ez FLOW)

@ POP UP EMITTER (NDS)

@ 4" CATCH BASIN (NDS)

ADJACENT
PROPERTY



DRAINAGE PLAN

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

General Notes

PROPERTY RIGHTS TO ALL DRAWINGS

PRESENTATIONS IDEAS DETAILS AND SPECIFICATIONS ARE ORIGINALS OF SPRAWL DESIGN. BY THE USE OF THESE PLANS THE READER AND/OR OWNER AGREES TO THE NOTES INCLUDED HEREIN.

No.	Revision/Issue	Date

Firm Name and Address

SPRAWL DESIGN
1893 LORIENT PL
CHULA VISTA, CA 91913

Project Name arid Address

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

Sheet Name:

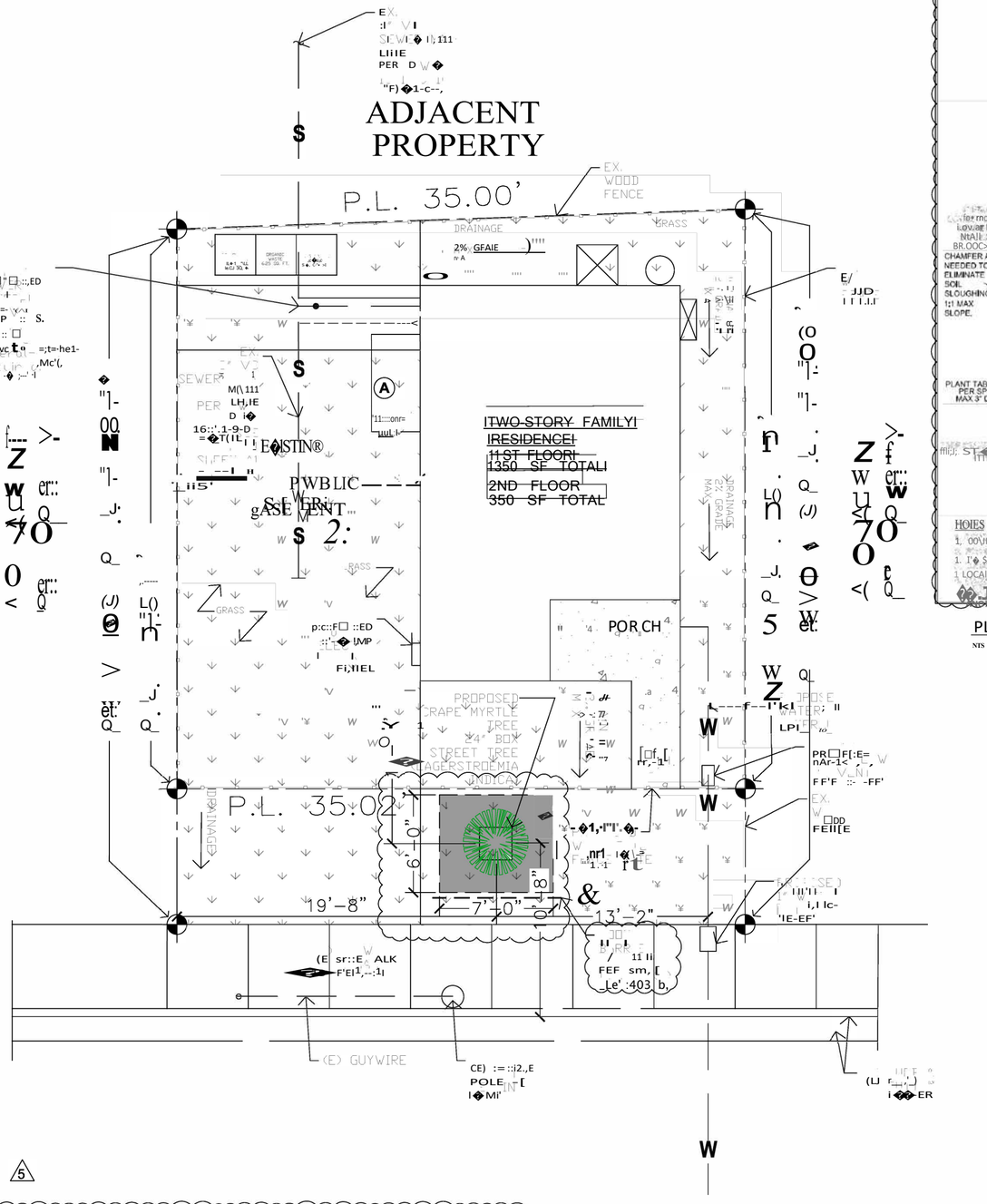
BMP PLAN

Project

Date

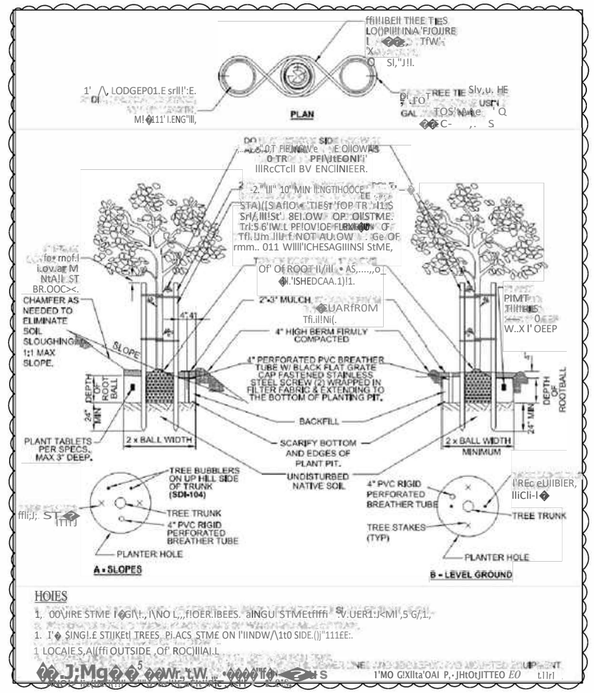
Scale
1/4"=1 '-Q"

Sheet
DP
Sheet No
7of8



LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATI□N SHALL CONFORM TD THE STANDARDS □F THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY E SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGI□NAL STANDARDS.
2. IF ANY REQUIRED LANDSCAPE INDICATED □N THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED DR REMOVED DURING DEMOLITION DR C□NSTRUCTI N, IT SHALL BE REPAIRED AND/DR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TD THE SATISFACTION □F THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS □F DAMAGE.
3. ALL PRUNING SHALL COMPLY WITH THE STANDARDS □F THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) FDR TREE CARE OPERATIONS AND THE INTERNATIONAL SOCIETY OF ARB□RICULTURE (ISA) FDR TREE PRUNING, TOPPING OF TREES IS NOT PERMITTED,
4. TREES SHALL BE MAINTAINED SD THAT ALL BRANCHES □VER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES □VER 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 S□IL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TD A MINIMUM DEPTH□F 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATI N PER SDMC 142.0411
6. IRRIGATION, AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATI□N SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FDR PROPER IRRIGATI□N, DEVELOPMENT, AND MAINTENANCE F THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FDR THE VEGETATI N SELECTED.
7. TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET □F PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, DR STREET PAVEMENTS DR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. THE R□T BARRIER WILL NOT WRAP AROUND THE R T BALL,
8. A MINIMUM R□□T ZONE □F 40SF IN AREA SHALL BE PROVIDED FDR ALL TREES.
9. ROOT ZONE, PROVIDE A ROOT ZONE OF 40 SQUARE FEET PER TREE WITH A MINIMUM DIMENSI□N F 5', WHERE SITE CONDITIONS DD NOT ALLOW THE INSTALLATION □F THE STREET TREES REQUIRED BY THIS SEC PROPERTY LINE, PLACE TREES PROPERTY LINE ALONG THE THAT STREET FRONTAGE.
10. TREES SHALL BE MAINTAINED SD THAT ALL BRANCHES □VER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES □VER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE §142.0403<B)(IO).



MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT/MINIMUM DISTANCE TD TREE	
TRAFFIC SIGNALS (ST□P SIGN)	20 FEET
UNDERGR□UND UTILITY LINES	5 FEET (10 FEET T□ SEWER)
AB□VE GR□UND UTILITY STRUCTURES	10 FEET
DRIVE WAY (ENTRIES)	10 FEET (5 FEET □N RESIDENTIAL STREETS RATED AT 25 MPH
INTERSECTI□NS <INTERSECTING CURB LINES □F TW□ STREETS)	25 FEET

MAINTENANCE:
A LL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY □WNER. LANDSCAPE AND IRRIGATI□N AREAS IN THE PUBLIC RIGHT-OF-VAY SHALL BE MAINTAINED BY DV./NER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GR□VING C□NDITI□N, DISEASED DR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED DR REPLACED PER CONDITIONS OF THE PERMIT.

LANDSCAPE AREAS NOTE:
ALL LANDSCAPE AREAS SHALL BE IRRIGATED VITH AN AUTOMATIC ELECTRICALLY CONTROLLED L□V-FL□V DRIP IRRIGATI□N SYSTEM.

TREE ROOT BARRIERS SHALL BE INSTALLED VHERE TREES ARE PLACED \./ITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING VALKS, CURBS, DR STREET PAVEMENTS DR VHERE NEV PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TD EXISTING TREES, THE ROOT BARRIER \./ILL NOT VRAP AROUND THE ROOT BALL.

General Notes

PROPERTY RIGHTS TO ALL DRAWINGS

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

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CHULA VISTA, CA 91913

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SAN DIEGO, CA 92113

Sheet Name:
BMP PLAN
5

Project
Dale
Scale 1/4"=1'-Q"
Sheet LS
Sheet No Sof 8