

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST
- CONVERT FORMER PHOTOGRAPHY STUDIO TO ENTERTAINMENT USE
 - PERFORM SELECTIVE DEMOLITION OF INTERIOR NON-BEARING PARTITIONS
 - REMODEL EXISTING SECOND-FLOOR TO ADD AN APARTMENT AND A STUDIO, WITH OFFICE AND MEETING ROOMS BETWEEN UNITS.
 - CONSTRUCT NEW EXTERIOR STAIR AND SECOND-FLOOR EXIT BALCONY
 - REPAVE PARKING LOT AND PROVIDE COMPLIANT PEDESTRIAN WALKWAY.
 - PROJECT REQUIRES A DEVIATION FROM SIDE AND REAR SETBACKS DUE TO EXISTING PERMITTED NON-CONFORMITY OF THE EXISTING BUILDING

- SITE GRADING: REMEDIAL ONLY AS NEEDED FOR PARKING LOT PAVING REPLACEMENT

REQUIRED DISCRETIONARY PERMITS:
 - DEVIATION TO INTERIOR SIDE AND REAR YARD SETBACKS FROM 5' TO 1' AT WEST SIDE, 1'-6" AT REAR AND 3' AT EAST SIDE, DUE TO PREVIOUSLY-PERMITTED LOCATION OF EXISTING BUILDING.

2. STREET ADDRESS
 3886 AMPUDIA STREET NOTE: BUILDING WAS CONSTRUCTED IN 1986
 SAN DIEGO, CA 92110

3. PLANNED DISTRICT 3A. PERIOD STYLE
 OLD TOWN PLANNED DISTRICT EARLY AMERICAN PERIOD (1846 - 1872)

4. OVERLAY ZONES
 PARKING STANDARDS TRANSIT PRIORITY AREA OVERLAY ZONE
 TRANSIT PRIORITY AREAS OVERLAY ZONE
 CULTURAL SENSITIVITIES AREA OVERLAY ZONE (HIGH SENSITIVITY)
 AIRPORT APPROACH OVERLAY ZONE, AIRPORT INFLUENCE AREAS OVERLAY ZONE AND THE FAA PART 77 NOTICING AREAS OVERLAY ZONE

5. AEOZ: FAA PART 77 NOTICING AREA
 SDIA - LINDBERGH FIELD
 NORTH ISLAND NAS

6. ZONING COMMUNITY PLAN
 OTMCR-1-2 OLD TOWN SAN DIEGO

7. LEGAL DESCRIPTION
 PARCEL 1 - LOTS 6 AND 7 IN BLOCK 23 OF BREED & CHASE'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF IN BOOK 14, PAGE 640 EXCEPTING THEREFROM THE SOUTH 70 FEET THEREOF

7. ASSESSOR'S PARCEL NUMBER
 535-260-05-00

9. USE
 EXISTING: PHOTOGRAPHY STUDIO WITH OFFICE
 PROPOSED: ENTERTAINMENT USE WITH OFFICE AND RESIDENTIAL

10. TYPE OF CONSTRUCTION
 EXISTING: TYPE V-B PROPOSED: TYPE V-B

11. OCCUPANCY GROUP
 EXISTING: B-1 WITH R-3 PROPOSED: B-1 WITH R-3 MAXIMUM OCCUPANT LOAD: 40

12. SITE AREA COVERAGE
 SITE AREA: 4,862 S.F. (.11 AC.)
 LOT COVERAGE: ALLOWED = 1,576 S.F. (50%) PROPOSED = 1,543 S.F. (44%)

13. FLOOR AREA (GROSS)
 FIRST FLOOR (NO CHANGE): 1,720 S.F. FIRST FLOOR COMMERCIAL (B-2): 1,720 S.F.
 SECOND FLOOR (NO CHANGE): 1,280 S.F. SECOND FLOOR COMMERCIAL (B-2): 337 S.F.
 SECOND FLOOR RESIDENTIAL (R-3): 943 S.F.
 TOTAL: 3,000 S.F. (NO CHANGE IN FLOOR AREA)
 F.A.R. = 3,000 S.F. / 4,862 S.F. = .62

14. FLOOR AREA RATIO (F.A.R.)
 10,696.4 S.F.
 MAXIMUM F.A.R. PERMITTED: 2.0 + 2 FOR MIXED-USE WITH RESIDENTIAL, 2.2 F.A.R. TOTAL
 ACTUAL F.A.R.: .62

15. PARKING
 NONE REQUIRED. 5 SPACES PROVIDED, INCLUDING 1 VAN ACCESSIBLE SPACE

16. NUMBER OF STORIES / BUILDING HEIGHT
 EXISTING: 2 STORIES

17. WATER SERVICE / SEWER SERVICE
 CITY OF SAN DIEGO WATER / CITY OF SAN DIEGO WASTEWATER

18. BUILDING CODE
 2019 C.B.C., 2019 C.M.C., 2019 C.P.C., 2018 N.E.C., 2019 C.F.C

19. OWNER'S NAME & ADDRESS
 WEST COAST HOOP DREAM LLC
 3886 AMPUDIA STREET
 SAN DIEGO, CA 92110
 NO EXISTING OR PROPOSED EASEMENTS

NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS.

NOTE: PROJECT WILL BE CONDITIONED TO OBTAIN AN ENCROACHMENT MAINTENANCE & REMOVAL AGREEMENT (EMRA) FOR PROPOSED PRIVATE STREET TREES, LANDSCAPE/IRRIGATION WITHIN THE AMPUDIA STREET RIGHT OF WAY.

SITE PLAN / ACCESS NOTES

GENERAL SITE AND BUILDING ELEMENTS

- WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION 11B-208 PARKING SPACES, §11B-208
- PROVIDE ACCESSIBLE PARKING SPACES AS REQUIRED BY TABLE 11B-208.2, §11B-208.2 (SEE EXCEPTIONS)
- ONE IN EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 MINIMUM NUMBER, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 96 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE." ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. §11B-208.2.4 & §11B-502
- CLEARLY SHOW MINIMUM VERTICAL CLEARANCE OF 8 FEET 2 INCHES AT ACCESSIBLE PARKING SPACES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS. §11B-502.5
- PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY, §11B-502.6, FIGURE 11B-703.7.2.1
- SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. §11B-502.6
- PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES. §11B-502.6.1
- ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250." §11B-502.6.2
- EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING SCHEMES: §11B-502.6.4
 - THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. §11B-502.6.4.1
 - THE PARKING SPACE SHALL BE OUTLINED IN BLUE OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. §11B-502.6.4.2
- AN ADDITIONAL SIGN SHALL BE POSTED EITHER: 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. §11B-502.8
 - THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH. §11B-502.8.1
 - THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING: §11B-502.8.2

"UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____."

BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 NOTE: WALKWAYS SHALL BE LESS THAN 5% SLOPE WITH A MAXIMUM 2% CROSS SLOPE.

ACCESSIBLE PARKING STALLS KEYNOTES:

- ACCESSIBLE PARKING STALL
- VAN-ACCESSIBLE PARKING STALL
- ACCESSIBLE PATH TO ACCESSIBLE BLDG. ENTRANCE
- PARKING SPACE IDENTIFICATION SIGN
- SIGN POST
- ACCESS AISLE
- INTL. SYMBOL OF ACCESSIBILITY

PARKING SPACES:

TOTAL NO. OF PARKING SPACES: 8
 ACCESSIBLE SPACES: 1 (.8%)

FINDINGS - NDP AND CUP

FINDINGS FOR NEIGHBORHOOD DEVELOPMENT PERMIT APPROVAL

SDMC 126.0404(a):

THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN. THE PROPOSED USE IS ALLOWED BY RIGHT UNDER THE COMMUNITY LAND USE PLAN, AS A MIXED-USE FACILITY WITH ENTERTAINMENT ON THE FIRST FLOOR AND RESIDENTIAL OFFICE USE ON THE SECOND FLOOR.

THE EXISTING BUILDING WAS PERMITTED AND BUILT IN 1986. ZONING REGULATIONS AT THE TIME ALLOWED FOR MINIMAL SIDE AND REAR SETBACKS WHICH DEVIATE FROM CURRENT REQUIREMENTS. THE ONLY EXTERIOR IMPROVEMENTS BEING PROPOSED, THE NEW EXTERIOR STAIR AND BALCONY, REQUIRE DEVIATION FROM CURRENT SIDE SETBACK REQUIREMENTS IN ORDER TO PROVIDE ACCESS TO THE PROPOSED SECOND-FLOOR DWELLING UNIT EXIT DOORS. DUE TO THE BUILDING CODE REQUIREMENT FOR SEPARATION OF REQUIRED EXIT DOORS, THE DISTANCE BETWEEN DOORS CANNOT BE DECREASED WITHOUT COMPROMISING OCCUPANT SAFETY AND VIOLATING SAID CODE; THEREFORE, A DEVIATION FOR SIDE SETBACKS IS ABSOLUTELY NECESSARY.

THE PROPOSED BUILDING PROVIDES INCREASED FIRE PROTECTION SYSTEMS TO ALLOW OCCUPANTS MORE TIME TO EXIT THE BUILDING AND TO DELAY THE SPREAD OF FIRE TO ADJACENT BUILDINGS. THE PROJECT PROPOSES TO ADD AN ADA-COMPLIANT FIRE ALARM SYSTEM WITH HORNS AND STROBES, THEREBY INCREASING FIRE PROTECTION OF OCCUPANTS.

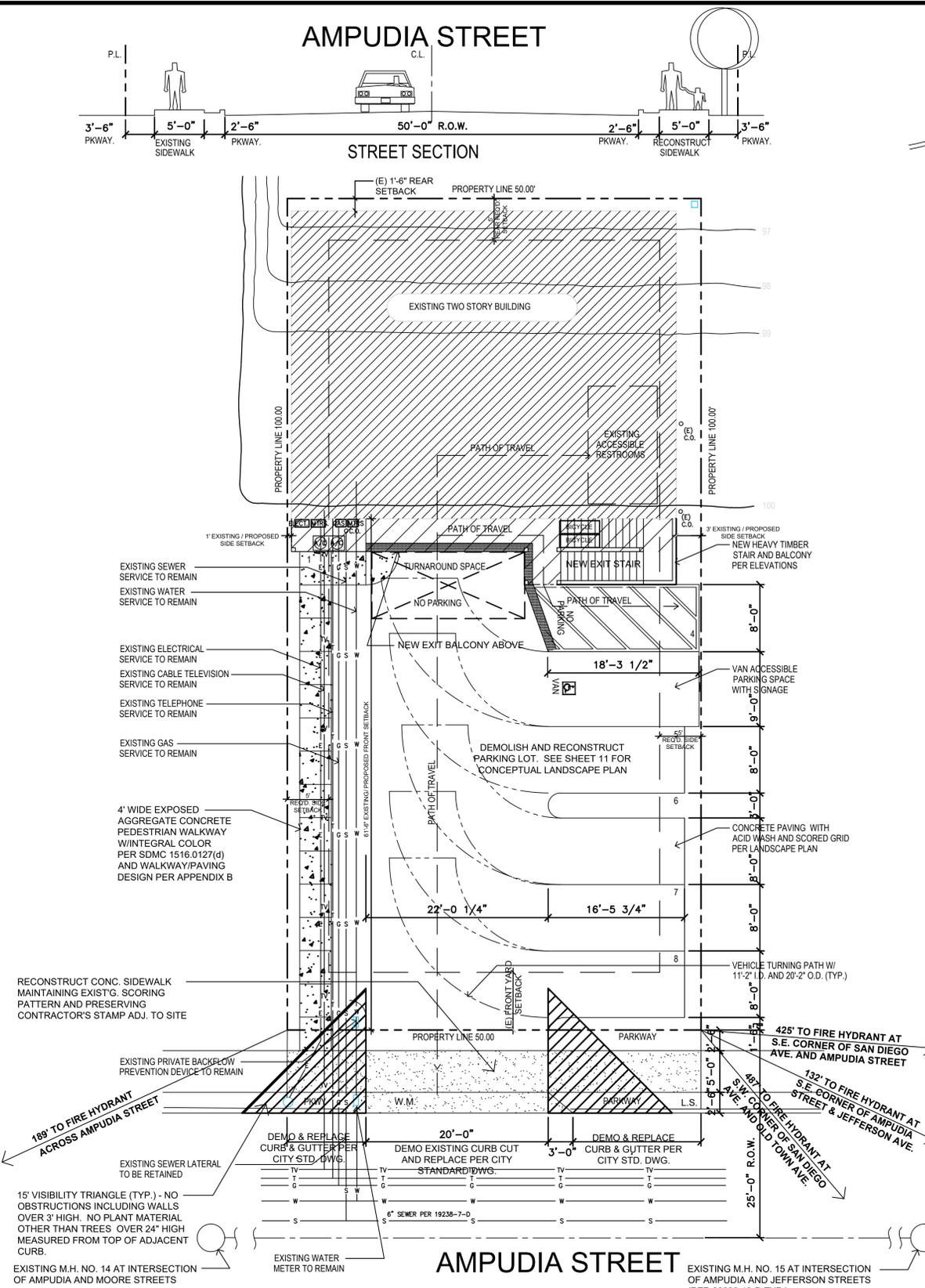
THE BUILDING PROVIDES ENHANCED MEANS FOR BUILDING EGRESS. THE PROJECT PROPOSES TO ADD AN EXTERIOR STAIR SYSTEM IN ADDITION TO THE EXISTING INTERNAL STAIR SYSTEM. GREATLY INCREASING THE MEANS OF BUILDING EGRESS FROM SECOND-FLOOR RESIDENTIAL AND OFFICE SPACE.

THE DESIGN OF THE BUILDING'S STRUCTURAL SYSTEMS ADDRESSES LIGHT AIRCRAFT IMPACT LOADS TO REDUCE THE POTENTIAL FOR STRUCTURAL DAMAGE. PROJECT IS PRIMARILY WITHIN THE EXISTING STRUCTURAL ENVELOPE, WHICH WILL NOT BE MODIFIED AND FOR WHICH STRUCTURAL UPGRADE WOULD BE COST-PROHIBITIVE. THE NEW EXTERIOR STAIR AND BALCONY WILL BE DESIGNED TO ADDRESS LIGHT AIRCRAFT IMPACT LOADS.

SDMC 127.0106(b):

- CONFORMS TO THE SETBACK OBSERVED BY THE EXISTING STRUCTURE;
- COMPLIES WITH THE FLOOR AREA RATIO AND MAXIMUM STRUCTURE HEIGHT OF THE UNDERLYING BASE ZONE;
- DOES NOT ENCRoACH INTO A FRONT YARD OR EXTEND OUTSIDE OF THE DEVELOPABLE AREA OF THE UNDERLYING BASE ZONE TO WITHIN 10 FEET OF THE FRONT YARD SETBACK LINE, UNLESS THE PROPOSED EXPANSION OR ENLARGEMENT WOULD REDUCE THE NON-CONFORMITY OF EXISTING DEVELOPMENT;
- DOES NOT ENCRoACH MORE THAN 15 FEET INTO ANY REQUIRED SIDE OR REAR YARD;
- DOES NOT RESULT IN A TOTAL STRUCTURE LENGTH WITHIN THE REQUIRED YARD THAT IS GREATER THAN 50 PERCENT OF THE LENGTH OF THE ADJACENT PROPERTY LINE;
- DOES NOT CREATE ANY NEW HABITABLE SPACE WITHIN 3 FEET OF THE PROPERTY LINE;
- IS LIMITED TO ADDITIONS AT THE FIRST STORY LEVEL (AS MEASURED IN ACCORDANCE WITH SECTION 113.0261) AND DOES NOT EXCEED THE HEIGHT OF THE EXISTING STRUCTURE WITHIN THE SETBACK;
- DOES NOT RESULT IN MORE DWELLING UNITS THAN THE UNDERLYING BASE ZONE ALLOWS; AND
- DOES NOT PROPOSE DEVELOPMENT ON A PREMISES THAT CONTAINS OR ABUTS A COASTAL BEACH OR COASTAL BLUFF EDGE.

(CONTINUED AT SHEET 2)



DWELLING UNIT SUMMARY

Future Demo	Bonus	Units Proposed * Categories per Income					Total DUs
		Extremely Low	Very Low	Low	Moderate	Above Moderate	
APARTMENT 1 388 S.F.	0	0	0	0	1	0	
APARTMENT 2 555 S.F.	0	0	0	0	1	0	

*Future Demo: Units entitled to be demolished with a future separate demo permit
 *Bonus: Density bonus dwelling units authorized by San Diego Municipal Code

NOTE: NO TRANSIT STOPS ARE ADJACENT TO THE SITE. THE NEAREST TRANSIT STOP IS EAST AT SAN DIEGO AVENUE. THE OLD TOWN TRANSIT CENTER IS 47 MILES NORTH.

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

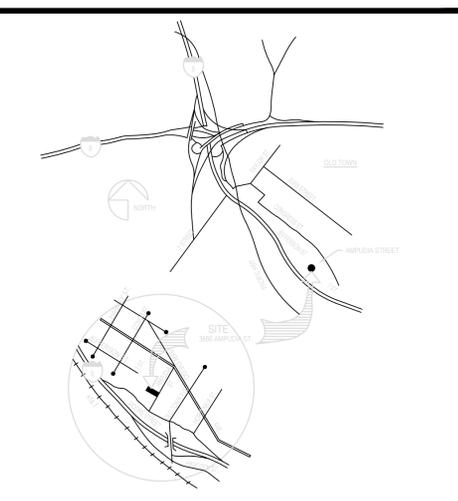
SHEET INDEX

- TITLE SHEET / PROPOSED SITE PLAN
- FIRST FLOOR DEMOLITION PLAN
- SECOND FLOOR DEMOLITION PLAN
- PROPOSED FIRST FLOOR PLAN
- PROPOSED SECOND FLOOR PLAN
- EXTERIOR ELEVATIONS SOUTH AND EAST
- EXTERIOR ELEVATIONS NORTH AND WEST
- BUILDING SECTIONS AND STAIR SECTION
- PHOTO REFERENCE PLAN / PHOTOS
- PHOTOS
- CONCEPTUAL LANDSCAPE PLAN

SETBACK TABLE

ORIENTATION	REQUIRED	PROPOSED
FRONT	10'-0"	61'-6" (EXISTING)
INTERIOR SIDE - WEST	5'-0"	1'-0" (EXISTING)
INTERIOR SIDE - EAST	5'-0"	3'-0" (EXISTING)
REAR	5'-0"	1'-6" (EXISTING)

VICINITY MAP



OLD TOWN ESCAPE BARN
 3886 AMPUDIA STREET
 SAN DIEGO, CA 92110

EHM ARCHITECTURE
 3966 Falcon Street
 San Diego, CA 92103-2943
 619 299 5453 x306
 619 299 0957 fax
 www.ehmarch.com
 Rondal Jay Ehm AIA, NCARB - CA Architect C22476

OWNER:
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ARCHITECT:
 EHM ARCHITECTURE INC.
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PHONE #:
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PROJECT ADDRESS:
 3886 AMPUDIA STREET
 SAN DIEGO, CA 92110

PROJECT NAME:
 OLD TOWN ESCAPE BARN

SHEET TITLE:
 PROPOSED SITE PLAN

REVISION 5: -
 REVISION 4: -
 REVISION 3: -
 REVISION 2: 07/29/20
 REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 1 of 11

FINDINGS - (continued)

FINDINGS FOR CONDITIONAL USE PERMIT APPROVAL

SDMC 126.0305:

THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN. THE PROPOSED USE IS ALLOWED BY RIGHT UNDER THE COMMUNITY LAND USE PLAN, AS A MIXED-USE FACILITY WITH ENTERTAINMENT ON THE FIRST FLOOR AND RESIDENTIAL OFFICE USE ON THE SECOND FLOOR.

THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE. THE PROPOSED PROJECT WILL PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE ACCORDING TO ALL APPLICABLE LAWS, CODES AND ORDINANCE. THE REQUESTED SIDE SETBACK DEVIATIONS WILL PROTECT THE HEALTH, SAFETY AND WELFARE OF OCCUPANTS, OFFICE TENANTS AND VISITORS BY FACILITATING COMPLIANCE WITH EGRESS REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.

THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.

THE PROPOSED USE IS APPROPRIATE AT THE PROPOSED LOCATION. THE PROPOSED PROJECT ENHANCES OLD TOWN'S CURRENT ENTERTAINMENT AND VISITOR-SERVING COMMERCIAL VENUES. THE CHARACTER OF THE EXISTING STRUCTURE, WHICH EMULATES A LATE 18TH-CENTURY BARN, WILL BE ENHANCED AS THE INTERIOR DESIGN THEME WILL ALSO BE DONE IN THE SAME PERIOD STYLE. CONSEQUENTLY, THE PROJECT HAS BEEN UNANIMOUSLY APPROVED AS PROPOSED BY THE OLD TOWN COMMUNITY PLANNING GROUP AS AN APPROPRIATE AND DESIRABLE USE AT THE PROPOSED LOCATION.

SUPPLEMENTAL FINDINGS FOR COMPATIBILITY WITH OLD TOWN DESIGN GUIDELINES

SDMC 156.0124:

THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS REGARDING ARCHITECTURAL FEATURES, SITE DESIGN, STREETSCAPE, LANDSCAPE, PARKING, SIGN REQUIREMENTS AND SUPPLEMENTAL REGULATIONS. THE BUILDING SHELL IS EXISTING, WITH THE NEW EXIT STAIR AND BALCONY DESIGN BEING COMPATIBLE WITH AND ENHANCING THE DISTINCTIVE CHARACTER AND ATMOSPHERE OF OLD TOWN SAN DIEGO PRIOR TO 1872.

THE EXISTING SHELL BUILDING AND THE PROPOSED STAIR AND BALCONY ARE DESIGNED IN THE EARLY AMERICAN STYLE.

ALL SIGNAGE AND LANDSCAPING ARE COMPLIANT AND COMPATIBLE WITH THE APPLICABLE APPENDICES OF THE SDMC AND THE URBAN DESIGN ELEMENT REGULATIONS FOR OLD TOWN SAN DIEGO.

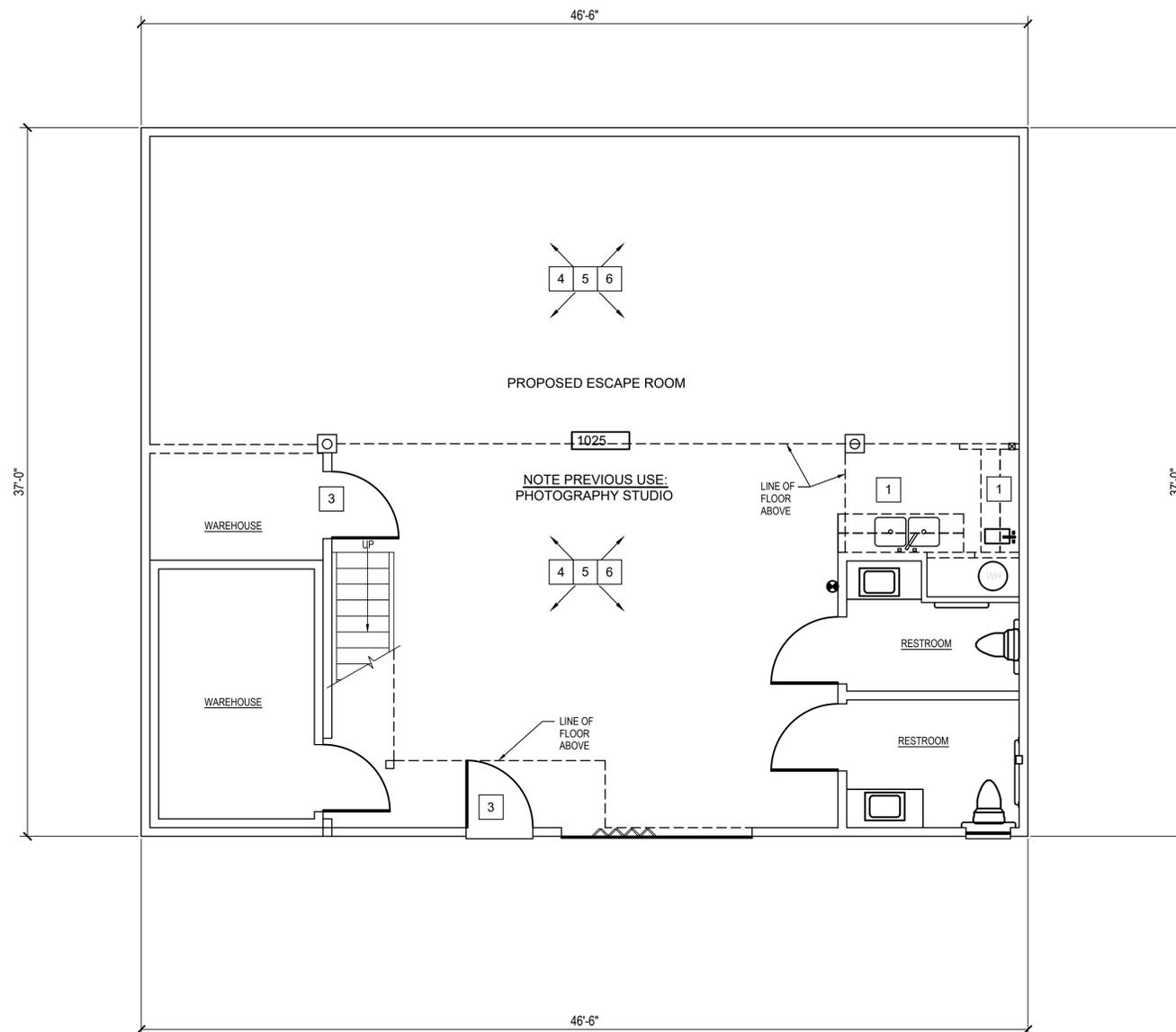
GENERAL NOTES

Demolition Plan General Notes:

- No person shall demolish any building or structure unless he/she has obtained approval from the required regulatory agencies.
- A separate approval shall be obtained for each building or structure. The approval shall show the type of demolition procedure to be used.
- Demolition must be performed by a licensed wrecking contractor or a general engineering contractor provided that a notarized letter from the owner or a copy of the signed contract is provided indicating that the contractor has been hired to perform the demolition.
- Demolition permits may be issued to a licensed general contractor if he/she is the contractor for a new building to be erected on the site and plans have been filed for the new building, but only under the following conditions: (a) the structure to be demolished is a one story Type II or V building, and (b) OSHA clearance required for structures over 35 feet in height.
- Special permits. In all cases where a protection fence or canopy must be constructed in the public way or where barricading a street or portion thereof is necessary to comply with the instructions set forth herein. Approval by the regulatory agencies shall be obtained prior to the issuance of a permit for any demolition work which removes the lateral support from a public way. The lateral support of a public way shall be considered to have been removed when the wall that provides lateral support for a public way, and/or any of the building elements that stabilize the wall are demolished. A permit for the removal of any underground tank used for storage of flammable liquids shall be obtained from the Fire Department. Prior to the issuance of a permit to demolish a building which has a sewer line, the applicant shall obtain a sewer cap permit (plumbing permit).
- Protection device inspection. All required protection devices must be in place and inspected and approved by the Building Inspector prior to starting any work.
- Field card. The field card must be posted on the job site. This card must be signed by the inspector approving the method of demolition to be used before work is started. A separate approval signature is required for each demolition method used. If the method of demolition is to be changed during the course of the job, the inspector must be called and a new approval signature obtained before the new method is started.
- Sewer cap inspection. When the sewer has been capped, it shall not be covered until an inspection has been made by the Department. This inspection shall be requested at least 24 hours before the inspection is needed.
- The storage and handling of material and the prevention of dust shall be in accordance with the requirements of the regulatory agencies.
- Free-fall dumping over the exterior wall of a building will not be permitted from a height greater than 25 feet.
- Protection devices. Barricades, protection fences, and protection canopies shall be provided and constructed in accordance with the requirements of the regulatory agencies. Exceptions: (a) for single family dwellings, only a barrier will be required. (b) a protection canopy or protection fence will not be required where the adjoining public way is partially closed and properly barricaded so as to prohibit all pedestrian and vehicular traffic within the required clearance during the entire demolition operation.
- Hand wrecking. Hand wrecking methods may be used on any type of building, provided the required protection devices are installed and approved. Hand wrecking may include the use of any type of hand held tools. The use of small wheel mounted pneumatic tools will be permitted if first approved by the Building Inspector.
- Cable wrecking. "Cable wrecking" shall include all wrecking methods using a cable, whether applied to a single wall or to an entire building. Cable wrecking will be allowed only in those cases where the building is located a distance from the public way and adjoining property greater than one and one-half times the maximum height of the building. Where cable wrecking is to be used on a single wall, the clear distance required need not exceed twice the height of the wall being demolished. Prior to the issuance of a permit for cable wrecking, a detailed description of the method and sequence for demolishing the building and the safety precautions to be taken shall be submitted to the regulatory agency for approval.
- Use of explosives. Explosives shall not be used in the demolition of a building without the specific written approval of the regulatory agency. No approval will be granted for the use of explosives in a manner which would violate any codes. All necessary permits and procedure approvals must be obtained from the Fire Department prior to the use of explosives.
- Equivalent protection. Deviations from the requirements specified above for the demolition of buildings or structures may be requested where conditions warrant and provided equivalent protection is furnished. This modification of requirements must be well detailed and requires an approval in writing from the regulatory agency prior to commencing any demolition work.
- Application for modification. Before any request for deviations can be acted upon, an application for modification shall be filed with the regulatory agency. The application must be accompanied by an adequately detailed demolition plan and procedure of demolition.
- Dangerous conditions during demolition. Should a dangerous condition develop during the demolition of a structure, the demolition contractor shall immediately barricade the dangerous area, notify the regulatory agency and take immediate steps to minimize the hazard. No further demolition work shall be done until approval to proceed is given by the regulatory agency.

DEMOLITION KEYNOTES

- REMOVE EXISTING WALL SECTION AND SINK, COUNTER, AND PREPARE FOR FRAMED PER PLAN
- EXISTING 1-HR WALL TO REMAIN
- EXISTING 20-MIN. DOOR
- EXISTING CEILING ABOVE TO BE REMOVED IN ALL ITS ENTIRETY WITHIN PERIMETER WALLS OF PROPOSED ESCAPE ROOM
- REMOVE AND SALVAGE EXISTING FLUORESCENT LIGHTING FIXTURES
- PROTECT IN PLACE EXISTING PLUMBING, LOW VOLTAGE, AND ANY ELECTRICAL CONDUIT WITHIN INTERSTITIAL CEILING SPACE



LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- LIMITS OF PROJECT AREA

OLD TOWN ESCAPE BARN

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PROJECT ADDRESS:
3886 AMPUDIA STREET
SAN DIEGO, CA 92110

PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
1ST FLOOR EXISTING / DEMO PLAN

REVISION 5: -
REVISION 4: -
REVISION 3: -
REVISION 2: 07/29/20
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 2 of 11

FIRST FLOOR EXISTING CONDITIONS / DEMOLITION FLOOR PLAN

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

1



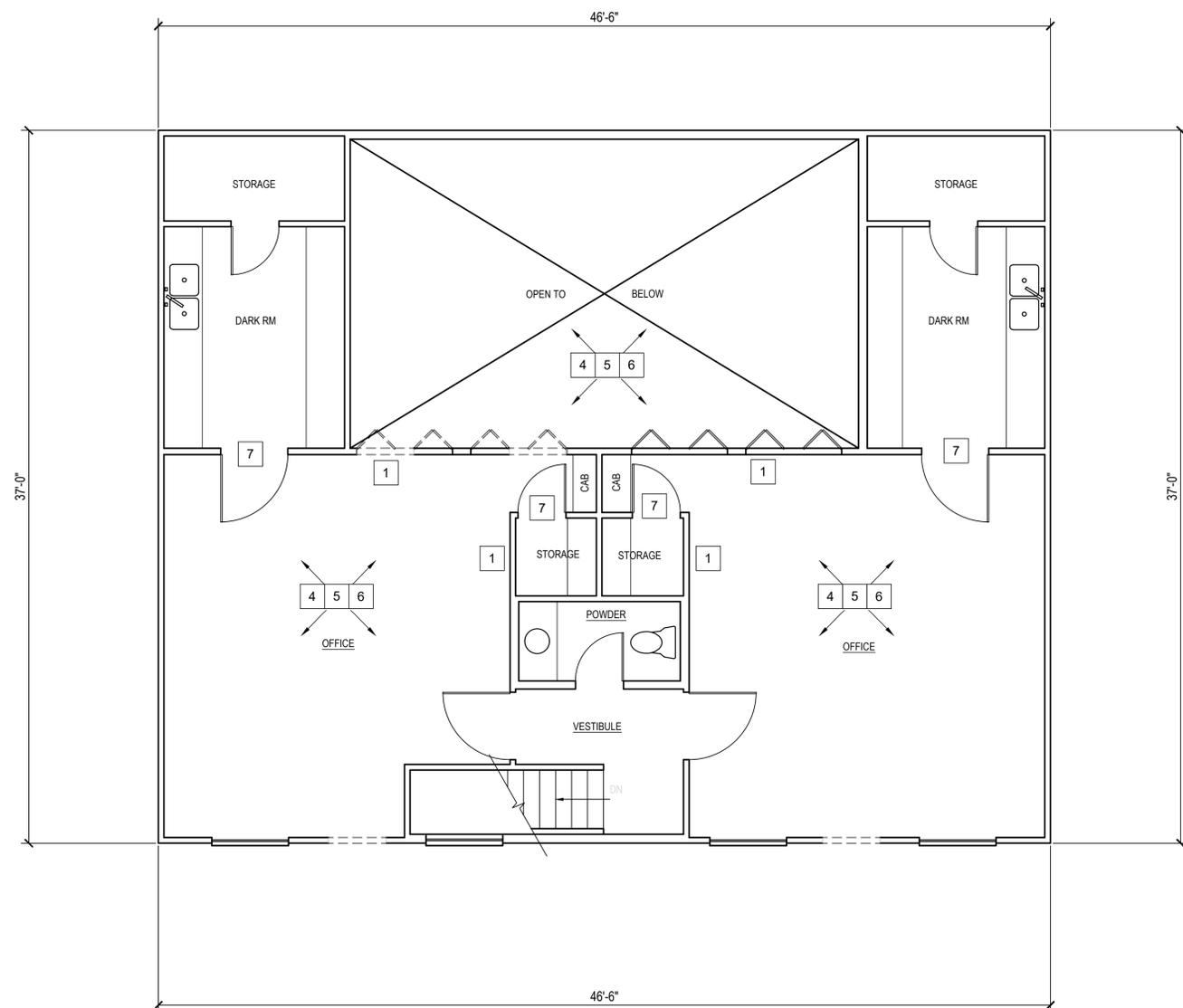
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- Special permits. In all cases where a protection fence or canopy must be constructed in the public way or where barricading a street or portion thereof is necessary to comply with the instructions set forth herein. Approval by the regulatory agencies shall be obtained prior to the issuance of a permit for any demolition work which removes the lateral support from a public way. The lateral support of a public way shall be considered to have been removed when the wall that provides lateral support for a public way, and/or any of the building elements that stabilize the wall are demolished. A permit for the removal of any underground tank used for storage of flammable liquids shall be obtained from the Fire Department. Prior to the issuance of a permit to demolish a building which has a sewer line, the applicant shall obtain a sewer cap permit (plumbing permit).
- Protection device inspection. All required protection devices must be in place and inspected and approved by the Building Inspector prior to starting any work.
- Field card. The field card must be posted on the job site. This card must be signed by the inspector approving the method of demolition to be used before work is started. A separate approval signature is required for each demolition method used. If the method of demolition is to be changed during the course of the job, the inspector must be called and a new approval signature obtained before the new method is started.
- Sewer cap inspection. When the sewer has been capped, it shall not be covered until an inspection has been made by the Department. This inspection shall be requested at least 24 hours before the inspection is needed.
- The storage and handling of material and the prevention of dust shall be in accordance with the requirements of the regulatory agencies.
- Free-fall dumping over the exterior wall of a building will not be permitted from a height greater than 25 feet.
- Protection devices. Barricades, protection fences, and protection canopies shall be provided and constructed in accordance with the requirements of the regulatory agencies. Exceptions: (a) for single family dwellings, only a barrier will be required. (b) a protection canopy or protection fence will not be required where the adjoining public way is partially closed and properly barricaded so as to prohibit all pedestrian and vehicular traffic within the required clearance during the entire demolition operation.
- Hand wrecking. Hand wrecking methods may be used on any type of building, provided the required protection devices are installed and approved. Hand wrecking may include the use of any type of hand held tools. The use of small wheel mounted pneumatic tools will be permitted if first approved by the Building Inspector.
- Cable wrecking. "Cable wrecking" shall include all wrecking methods using a cable, whether applied to a single wall or to an entire building. Cable wrecking will be allowed only in those cases where the building is located a distance from the public way and adjoining property greater than one and one-half times the maximum height of the building. Where cable wrecking is to be used on a single wall, the clear distance required need not exceed twice the height of the wall being demolished. Prior to the issuance of a permit for cable wrecking, a detailed description of the method and sequence for demolishing the building and the safety precautions to be taken shall be submitted to the regulatory agency for approval.
- Use of explosives. Explosives shall not be used in the demolition of a building without the specific written approval of the regulatory agency. No approval will be granted for the use of explosives in a manner which would violate any codes. All necessary permits and procedure approvals must be obtained from the Fire Department prior to the use of explosives.
- Equivalent protection. Deviations from the requirements specified above for the demolition of buildings or structures may be requested where conditions warrant and provided equivalent protection is furnished. This modification of requirements must be well detailed and requires an approval in writing from the regulatory agency prior to commencing any demolition work.
- Application for modification. Before any request for deviations can be acted upon, an application for modification shall be filed with the regulatory agency. The application must be accompanied by an adequately detailed demolition plan and procedure of demolition.
- Dangerous conditions during demolition. Should a dangerous condition develop during the demolition of a structure, the demolition contractor shall immediately barricade the dangerous area, notify the regulatory agency and take immediate steps to minimize the hazard. No further demolition work shall be done until approval to proceed is given by the regulatory agency.

- REMOVE EXISTING WALL SECTION AND SINK, COUNTER, AND PREPARE FOR FRAMED PER PLAN
- EXISTING 1-HR WALL TO REMAIN
- EXISTING 20-MIN. DOOR
- EXISTING CEILING ABOVE TO BE REMOVED IN ALL ITS ENTIRETY WITHIN PERIMETER WALLS OF PROPOSED ESCAPE ROOM
- REMOVE AND SALVAGE EXISTING FLUORESCENT LIGHTING FIXTURES
- PROTECT IN PLACE EXISTING PLUMBING, LOW VOLTAGE, AND ANY ELECTRICAL CONDUIT WITHIN INTERSTITIAL CEILING SPACE
- REMOVE EXISTING DOOR



LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- LIMITS OF PROJECT AREA

OLD TOWN ESCAPE BARN

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PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE: ORIGINAL DATE: 01/20/2020

2ND FLR. EXISTING / DEMO FLOOR PLAN

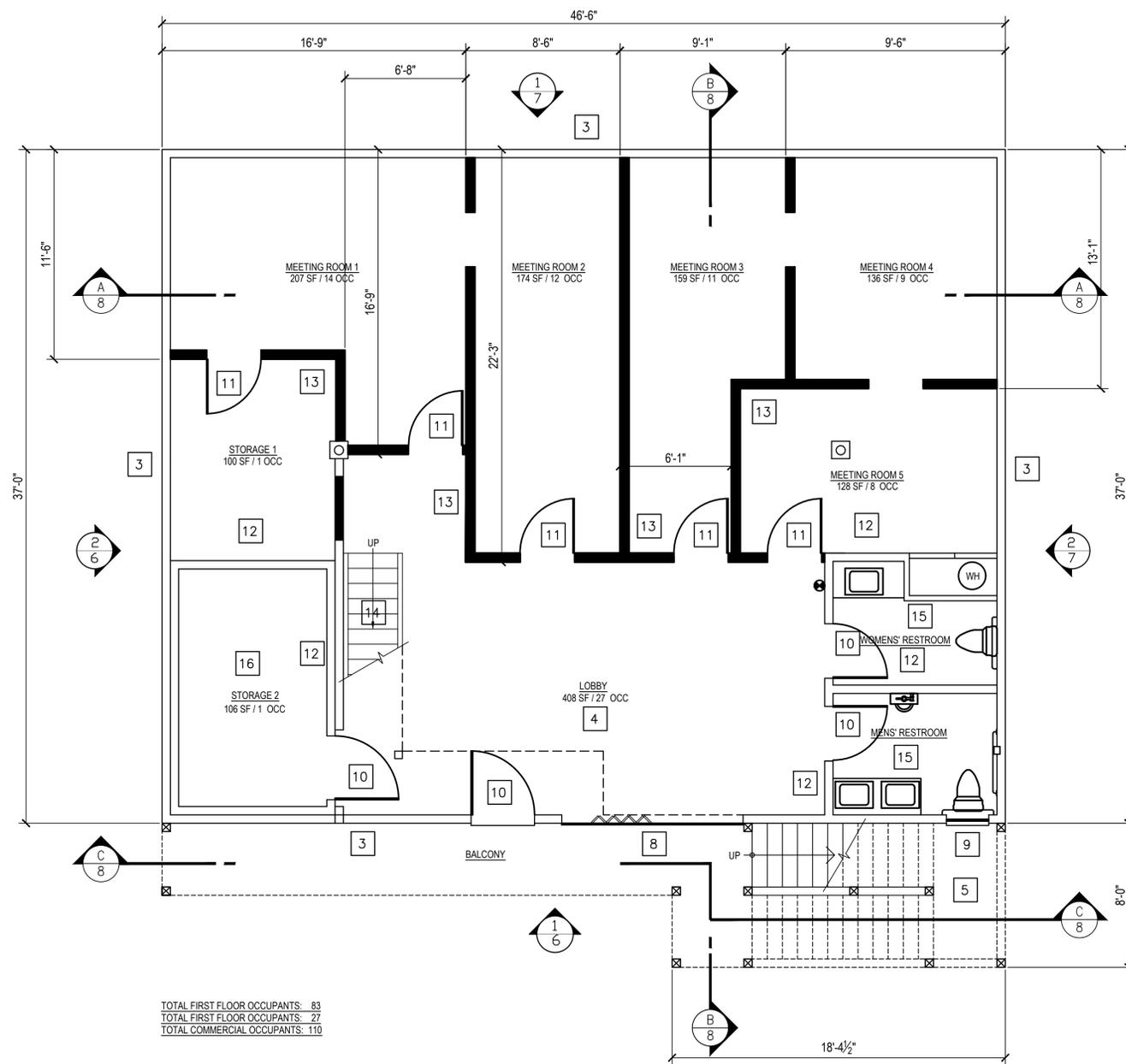
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REVISION 4: -
REVISION 3: -
REVISION 2: -
REVISION 1: 03/20/20

SHEET 3 of 11

SECOND FLOOR EXISTING CONDITIONS / DEMOLITION FLOOR PLAN

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





TOTAL FIRST FLOOR OCCUPANTS: 83
 TOTAL FIRST FLOOR OCCUPANTS: 27
 TOTAL COMMERCIAL OCCUPANTS: 110

NOTE: Per CBC Section 1008.1.9.3, in buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

- The locking device is readily distinguishable as locked; and
- A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch high on a contrasting background.

NOTE: All exit doors shall be readily openable from the egress side without the use of a key or special knowledge.

NOTE: Activities in this tenant space shall be limited to office and associated assembly uses involving no hazardous materials per CBC 414. s.d. Regional Hazmat questionnaire submitted to City of San Diego, CA per CBC 414.1.3.

GENERAL NOTES

- All dimensions taken from finish or GWB, U.N.O.
- Refer to details - for typical door landing clearances.
- Refer to detail - for typical accessibility signage.
- All walls to be 5/8" type 'X' GWB w/ level 4 finish; floor to deck, including inside of the storefront.
- Floor finish shall be absolutely flush with the exterior floor finish or accessible. Per CBC 1008.1.7, thresholds at doorways shall not exceed 1/2" above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than 1/4" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal.
- All fire extinguishers have a min. rating of 2A10BC for every 3,000 s.f. of floor area, travel distance between all FE are not to exceed 75'-0". FE are mounted no more than 5'-0" A.F.F. and the bottom no less than 4" A.F.F.
- All contractors to start construction layout at storefront. All floor dimensions shall not change. All floor dimensions are to be verified prior to construction. Any discrepancies are to be reported to Architect immediately.
- All existing wall penetrations to be fire protected by Landlord. All new wall penetration to be fire protected by the General Contractor. Penetrations of non-rated walls, partitions and floors of non-rated combustible construction shall be fire stopped with non-combustible materials. Penetration of non-rated walls, partitions and floors of combustible construction shall be fire stopped. Fire stopping shall comply with specifications.
- Gypsum board shall be provided between tenants and service/exit corridors, and at smoke zone partitions. Landlord will provide and install one (1) layer of 5/8" GWB on each side of the partition to the underside of the roof structure. Wallboard is to be finished by the Tenant, ultimately providing a one (1) hour rated wall system for the full height of the partition; G.C. to verify.
- All joints must be fire taped, as req.. Exposed walls will be finished with three (3) coats of joint compound and sanded smooth, ready for paint; G.C. to verify.
- Fire exits shall be clearly marked and maintained in accordance with governing codes and ordinances. Tenant shall not install any hardware or other devices that would prohibit the use of any emergency fire exit.
- Bottom 10 inches of all doors (except automatic and sliding) shall have a smooth, uninterrupted surface.
- Affix an international accessibility symbol on all accessible entrances in compliance with CBC 11B-216.6.
- At floor; All permanently terminated and capped utilities including but not limited to Mechanical, Electrical and Plumbing shall be terminated with a flush cover plate or cap. Finish shall be solid brass or stainless steel. G.C. shall submit spec. to Architect prior to installation and continuing construction.

KEYNOTES

- EXISTING ROOF STRUCTURE TO REMAIN
- EXISTING PARAPET TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING CONCRETE SLAB TO REMAIN
- NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED
- NEW 42" HIGH GUARDRAIL
- EXISTING SHED ROOF TO REMAIN
- EXISTING ROLLING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR PER PLAN
- EXISTING INTERIOR WALL TO REMAIN
- NEW INTERIOR WALL
- EXISTING INTERIOR STAIR - REPLACE GUARDRAIL W/ NEW 42" HIGH RAILING
- EXISTING PUBLIC RESTROOM - UPGRADE AS REQUIRED
- MECHANICAL MEZZANINE ABOVE (ACCESS AT STAIR LANDING)
- NEW RESIDENTIAL KITCHEN
- NEW PRIVATE BATHROOM

LEGEND

- Existing Construction
- Proposed Construction
- Fire Extinguisher w/ Cabinet: See ; Provide 2A-10BC extinguisher @ ea. cabinet

OLD TOWN ESCAPE BARN

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PROJECT NAME:
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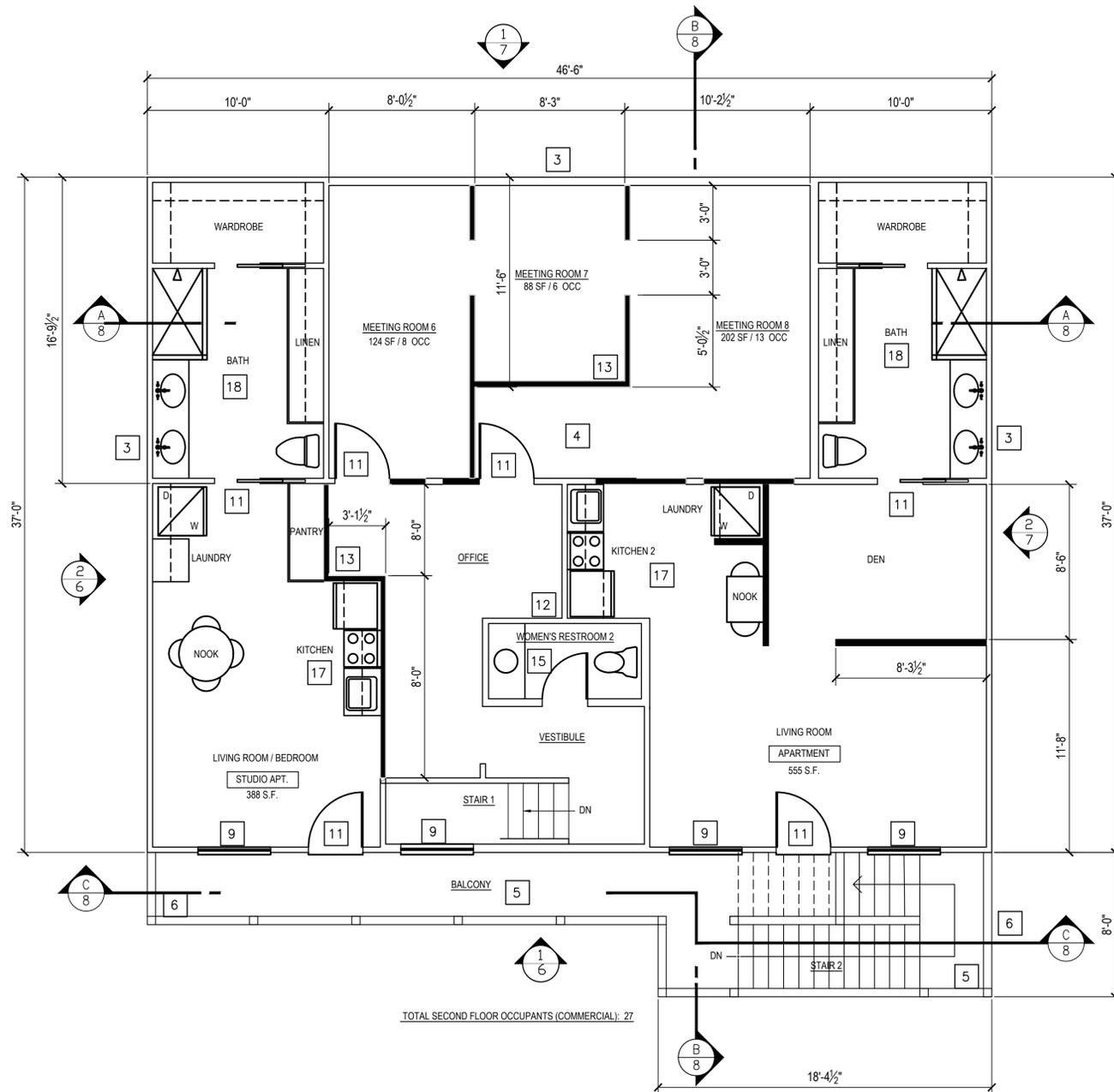
REVISION 5: -
 REVISION 4: -
 REVISION 3: -
 REVISION 2: -
 REVISION 1: 03/20/20

SHEET TITLE: PROPOSED FIRST FLOOR PLAN ORIGINAL DATE: 01/20/2020

PROPOSED FIRST FLOOR PLAN

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





TOTAL SECOND FLOOR OCCUPANTS (COMMERCIAL): 27

NOTE: Per CBC Section 1008.1.9.3, in buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

- The locking device is readily distinguishable as locked; and
- A readily visible durable sign is posted on the egress side on or adjacent to the door stating: **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.** The sign shall be in letters 1 inch high on a contrasting background.

NOTE: All exit doors shall be readily openable from the egress side without the use of a key or special knowledge.

NOTE: Activities in this tenant space shall be limited to office and associated assembly uses involving no hazardous materials per CBC 414. s.d. Regional Hazmat questionnaire submitted to City of San Diego, CA per CBC 414.1.3.

GENERAL NOTES

- All dimensions taken from finish or GWB, U.N.O.
- Refer to details - for typical door landing clearances.
- Refer to detail - for typical accessibility signage.
- All walls to be 5/8" type 'X' GWB w/ level 4 finish; floor to deck, including inside of the storefront.
- Floor finish shall be absolutely flush with th exterior floor finish or accessible. Per CBC 1008.1.7, thresholds at doorways shall not exceed 1/2" above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than 1/4" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal.
- All fire extinguishers have a min. rating of 2A10BC for every 3,000 s.f. of floor area, travel distance between all FE are not to exceed 75'-0". FE are mounted no more than 5'-0" A.F.F. and the bottom no less than 4" A.F.F.
- All contractors to start construction layout at storefront. All floor dimensions shall not change. All floor dimensions are to be verified prior to construction. Any discrepancies are to be reported to Architect immediately.
- All existing wall penetrations to be fire protected by Landlord. All new wall penetration to be fire protected by the General Contractor. Penetrations of non-rated walls, partitions and floors of non-rated combustible construction shall be fire stopped with non-combustible materials. Penetration of non-rated walls, partitions and floors of combustible construction shall be fire stopped. Fire stopping shall comply with specifications.
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- All joints must be fire taped, as req.. Exposed walls will be finished with three (3) coats of joint compound and sanded smooth, ready for paint; G.C. to verify.
- Fire exits shall be clearly marked and maintained in accordance with governing codes and ordinances. Tenant shall not install any hardware or other devices that would prohibit the use of any emergency fire exit.
- Bottom 10 inches of all doors (except automatic and sliding) shall have a smooth, uninterrupted surface.
- Affix an international accessibility symbol on all accessible entrances in compliance with CBC 11B-216.6.
- At floor; All permanently terminated and capped utilities including but not limited to Mechanical, Electrical and Plumbing shall be terminated with a flush cover plate or cap. Finish shall be solid brass or stainless steel. G.C. shall submit spec. to Architect prior to installation and continuing construction.
- See x/Axx for typical device locations.

KEYNOTES

- EXISTING ROOF STRUCTURE TO REMAIN
- EXISTING PARAPET TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING CONCRETE SLAB TO REMAIN
- NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED
- NEW 42" HIGH GUARDRAIL
- EXISTING SHED ROOF TO REMAIN
- EXISTING ROLLING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR PER PLAN
- EXISTING INTERIOR WALL TO REMAIN
- NEW INTERIOR WALL
- EXISTING INTERIOR STAIR - REPLACE GUARDRAIL W/ NEW 42" HIGH RAILING
- EXISTING PUBLIC RESTROOM - UPGRADE AS REQUIRED
- MECHANICAL MEZZANINE ABOVE (ACCESS AT STAIR LANDING)
- NEW RESIDENTIAL KITCHEN
- NEW PRIVATE BATHROOM

LEGEND

- Existing Construction
- Proposed Construction
- Fire Extinguisher w/ Cabinet: See ; Provide 2A-10BC extinguisher @ ea. cabinet

OLD TOWN ESCAPE BARN

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PROJECT ADDRESS:	3886 AMPUDIA STREET SAN DIEGO, CA 92110
PROJECT NAME:	OLD TOWN ESCAPE BARN
SHEET TITLE:	PROPOSED SECOND FLOOR PLAN
REVISION 5:	-
REVISION 4:	-
REVISION 3:	-
REVISION 2:	07/29/20
REVISION 1:	03/20/20
ORIGINAL DATE:	01/20/2020

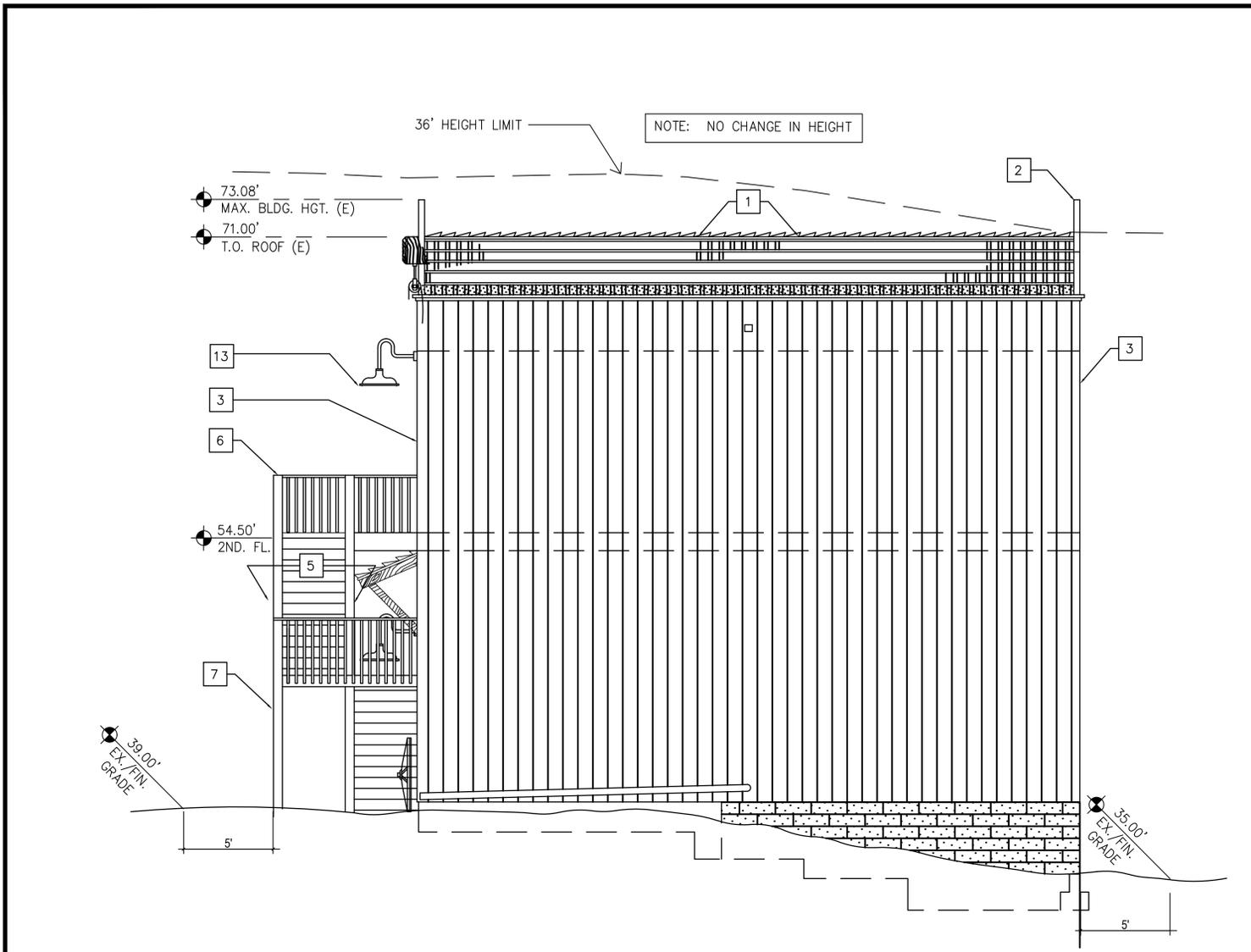


PROPOSED SECOND FLOOR PLAN

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

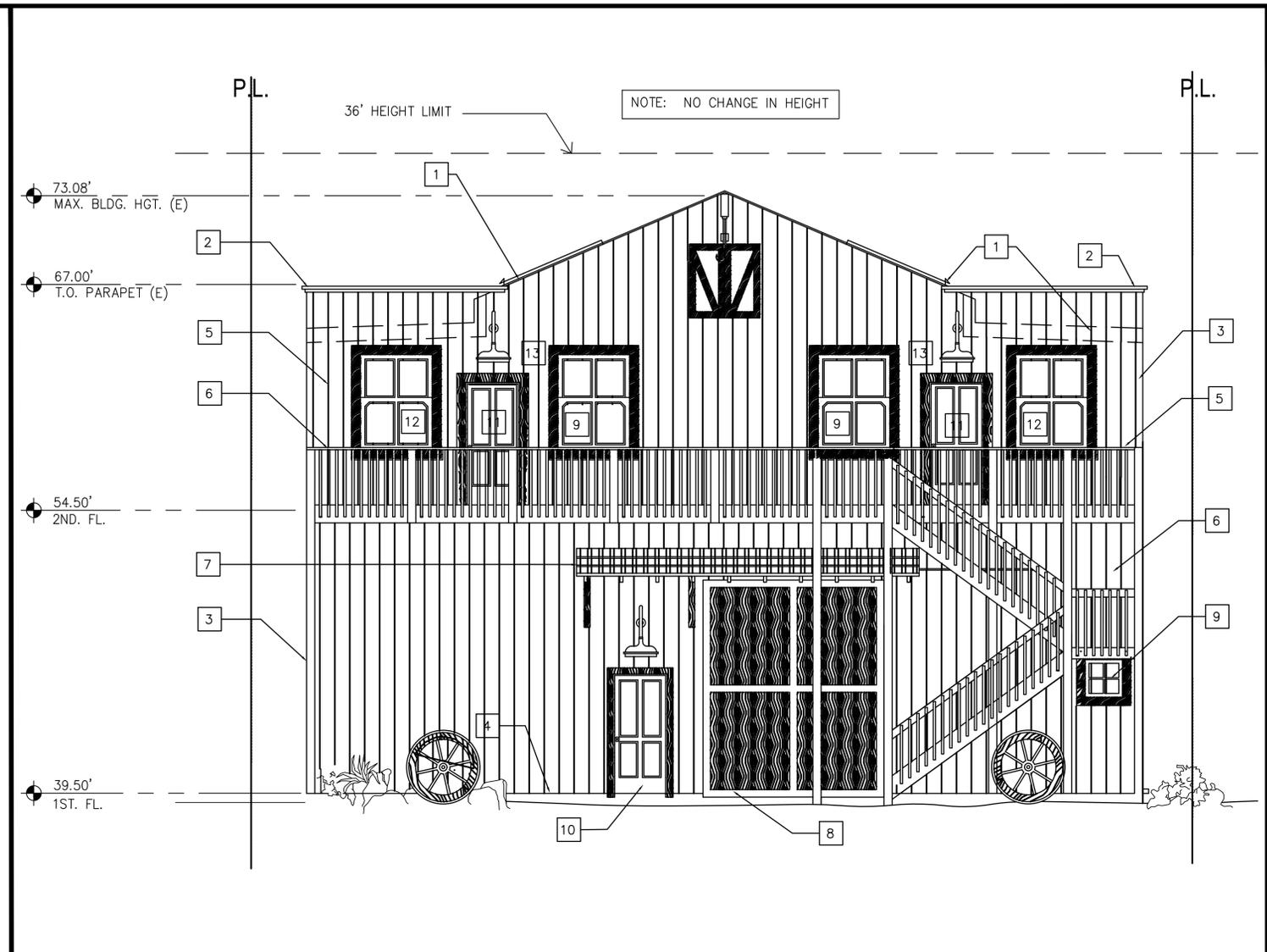
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SHEET 5 of 11



EAST ELEVATION 2

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



SOUTH ELEVATION 1

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

GENERAL NOTES

- REFER TO ACCOMPANYING SPECIFICATIONS WHICH ARE TO BE USED JOINTLY WITH THESE DRAWINGS.
- THE INFORMATION SHOWN ON THESE PLANS ARE DIAGRAMATIC. THE CONTRACTOR SHALL ESTABLISH AND VERIFY ALL DIMENSIONS, OPENINGS AND LOCATIONS FOR INSERTS, ETC. FOR ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND ASSOCIATED WORK PRIOR TO FABRICATION AND INSTALLATION. ALL BEAM BEARING HEIGHTS MUST BE ESTABLISHED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION AND INSTALLATION.
- IF THERE IS A CONFLICT AMONG DETAILS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS, THE MOST RESTRICTIVE DETAIL OR SPECIFICATION APPLIES.
- DETAIL REFERENCES MAY BE SHOWN ON ONE, OR MORE THAN ONE, SIMILAR CONDITION. DETAIL REFERENCES ARE TO BE TAKEN AS TYPICAL FOR SIMILAR CONDITIONS TO BE CONSTRUCTED ELSEWHERE, BUT NOT NOTED WITH A DETAIL REFERENCE.
- DO NOT USE SCALED DIMENSIONS. USE WRITTEN DIMENSIONS OR GRADES. WHERE NO DIMENSION OR GRADE IS PROVIDED, VERIFY WITH ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, GRADES AND CONDITIONS OF THIS PROJECT PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS, GRADES AND CONDITIONS SHOWN HEREIN.
- ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTORS SHALL BE NEW AND FREE FROM DEFECTS.
- ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED, BUT REQUIRED FOR SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE BUILDING AND THE SITE CLEAN AND PROVIDE ANY AND ALL SAFETY PROVISIONS TO ENSURE THE PUBLIC'S SAFETY.
- DAMAGED WORK MUST BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ARCHITECT AND OWNER RESERVE THE RIGHT TO DIRECT REMOVAL AND REINSTALLATION OF WORK WHICH DOES NOT, IN THE OPINION OF THE ARCHITECT, EXCEED AND MAINTAIN INDUSTRY STANDARDS.
- SHOP DRAWINGS ARE TO COMPLIMENT AND SUPPLEMENT CONSTRUCTION DOCUMENTS. WHEN CONFLICTING INFORMATION IS PROVIDED IN SHOP DRAWINGS AND CONSTRUCTION DOCUMENTS, VERIFY W/ ARCHITECT PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS BY ARCHITECT DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS.
- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE BUILDING CODES FOUND IN JURISDICTION OF SUBMISSION AS AMENDED AND ADOPTED.
- RECYCLE DEMOLITION AND CONSTRUCTION WASTE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- G.C. SHALL VERIFY THAT THESE PLANS MEET ADA REQUIREMENTS.
- G.C. TO CLEAN AND REFURBISH ALL EXISTING CONSTRUCTION, EQUIPMENT, FIXTURES, FINISHES, DEVICES AND APPURTENANCES TO REMAIN TO LIKE NEW CONDITION.

ELEVATION SHEET NOTES

- VERIFY ALL DIMENSION HEIGHTS IN FIELD; NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL FINISHES W/ ARCHITECT PRIOR TO INSTALLATION.
- CLEAN & RESTORE STOREFRONT TO LIKE NEW CONDITION PRIOR TO OPENING.
- SUBMIT SIGN SHOP DRAWINGS FOR LANDLORD APPROVAL PRIOR TO FABRICATION.
- THE SIGN CONTRACTOR/FABRICATOR IS RESPONSIBLE FOR ENGINEERING THE SIGN TO PRODUCE EVEN ILLUMINATION DEVOID OF ALL "HOT-SPOTS" OR "SHADOWS". ALL SIGNS MUST BE ILLUMINATED. FASTENERS AND LABELS (UL OR MANUFACTURER'S) MUST NOT BE EXPOSED TO CUSTOMERS. PAINT ALL INTERIOR SIGN SURFACES WHITE. NO LIGHT LEAKS WEEP HOLES AT ONLY EXTERIOR INSTALLATION.
- NO ATTACHMENT TO LANDLORD'S MALL CEILING SYSTEM OR DECKING IS PERMITTED.
- ALL MECHANICAL DEVICES (TIME CLOCKS, GRILLE LOCKS, CONTROLS, ETC.) SHALL BE CONCEALED WITHIN THE TENANT'S STOREFRONT CONSTRUCTION, ELECTRONIC SURVEILLANCE OR THEFT DETECTION DEVICES SHALL NOT BE VISIBLE. ANY APPROVED SYSTEMS MUST BE COMPLETELY INCORPORATED INTO TENANT'S STOREFRONT DESIGN. COVER PLATES AND SWITCHES FOR GRILLE EMERGENCY RELEASE (WHERE REQUIRED BY CODE TO BE ACCESSIBLE) MUST BE FINISHED TO MATCH ADJACENT SURFACE AND EMPLOY CONCEALED HARDWARE ONLY.

WALL DEMOLITION MATRIX

	EXISTING AREA	AREA TO BE REMOVED	PERCENTAGE CHANGED
<u>SOUTH WALL</u>	1,360 SF	338 SF*	24.8%
<u>WEST WALL</u>	1,040 SF	N/A	N/A
<u>NORTH WALL</u>	1,360 SF	N/A	N/A
<u>EAST WALL</u>	1,040 SF	N/A	N/A

*NEW DOOR AND WINDOW OPENINGS = 83 SF; NEW BALCONY AND STAIR = 255 SF (EXCLUDING DOOR OVERLAP)

KEYNOTES

- EXISTING ROOF STRUCTURE TO REMAIN
- EXISTING FALSE FRONT AND CONCEALED GABLE ROOF PER APPENDIX A TO REMAIN
- EXISTING BOARD & BATTEN SIDING TO REMAIN. NO CHANGE TO EXISTING COLORS.
- EXISTING CONCRETE SLAB TO REMAIN
- NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED LIGHT BROWN TO MATCH EXISTING SIDING PER PROJECTING PORCH DESIGN AT APPENDIX A & COLOR PER APPENDIX F.
- NEW 42" HIGH GUARDRAIL W/ 6X6 CEDAR POSTS @ 6' O.C. & TURNED WOOD BALUSTERS @ 4" MAX. APART PER BALCONY DESIGN AT APPENDIX A - STAIN LIGHT BROWN TO MATCH EXISTING SIDING PER APPENDIX F.
- EXISTING SHED ROOF TO REMAIN
- EXISTING ROLLING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING RESAWN WOOD DOOR TO REMAIN
- NEW SOLID-CORE WOOD DOOR W/ RESAWN WOODEN FRAME W/ RAISED PANELS PER DOOR DESIGN AT APPENDIX A.. PAINT W/ 2 COATS SEMI-GLOSS PAINT TO MATCH EXISTING DOOR AT FIRST FLOOR (BROWN RGB 101/80/70 PER APPENDIX F).
- NEW DOUBLE-HUNG DUAL-PANE VINYL-CLAD WOOD WINDOWS TO MATCH EXISTING SECOND-FLOOR WINDOW W/ RESAWN WOODEN TRIM PER WINDOW DESIGN AT APPENDIX A (BROWN RGB 101/80/70 PER APPENDIX F). STAIN TRIM TO MATCH EXISTING TRIM.
- NEW WALL-MOUNTED LIGHT FIXTURE IN EARLY AMERICAN STYLE - DARK BRASS PER BUILDING AND SITE LIGHTING DESIGN AT APPENDIX B.

OLD TOWN ESCAPE BARN

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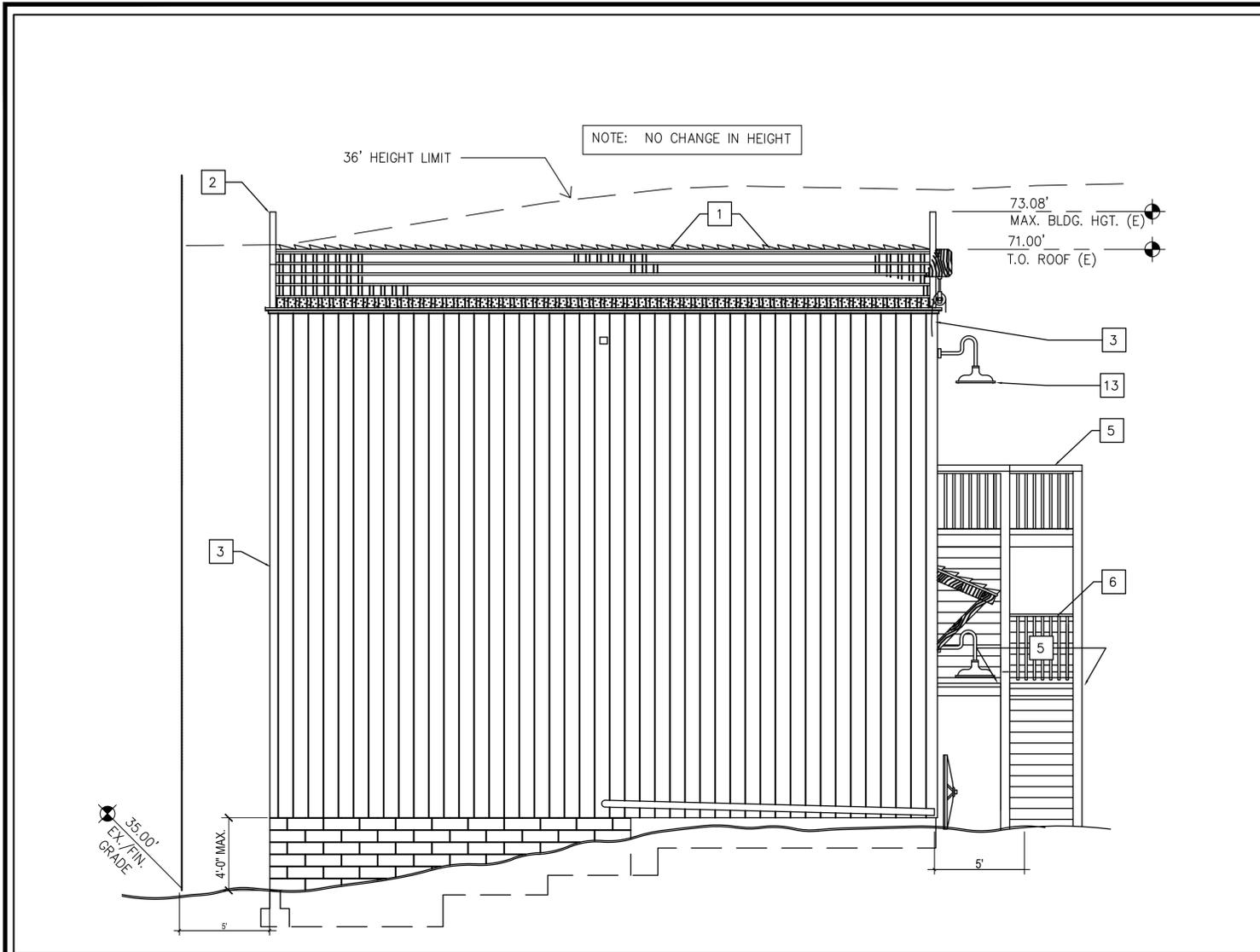
PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
SOUTH AND WEST ELEVATIONS

REVISION 5: -
REVISION 4: -
REVISION 3: -
REVISION 2: 07/29/20
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

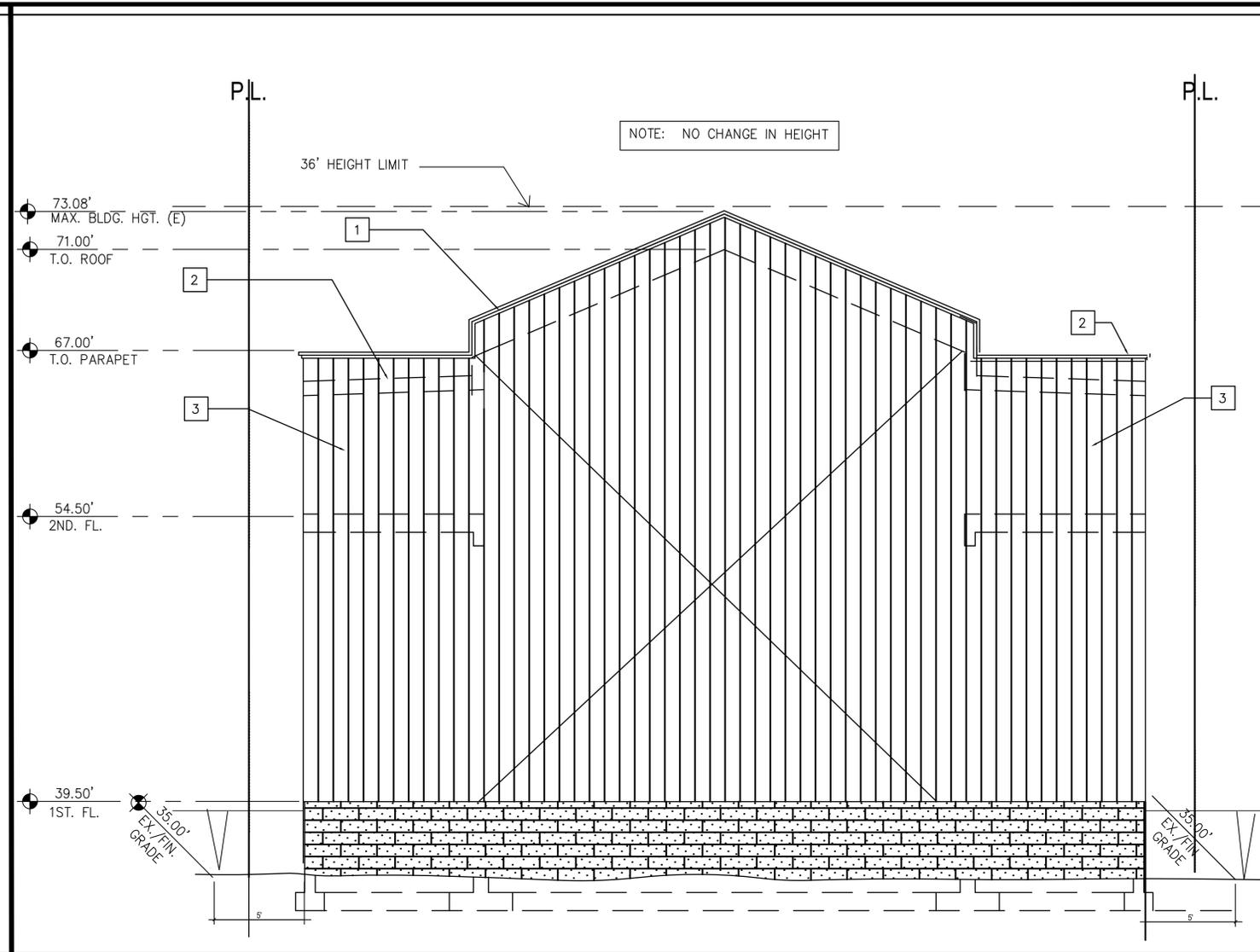
SHEET 6 of 11



WEST ELEVATION

2

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



NORTH ELEVATION

1

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

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- DETAIL REFERENCES MAY BE SHOWN ON ONE, OR MORE THAN ONE, SIMILAR CONDITION. DETAIL REFERENCES ARE TO BE TAKEN AS TYPICAL FOR SIMILAR CONDITIONS TO BE CONSTRUCTED ELSEWHERE, BUT NOT NOTED WITH A DETAIL REFERENCE.
- DO NOT USE SCALED DIMENSIONS. USE WRITTEN DIMENSIONS OR GRADES. WHERE NO DIMENSION OR GRADE IS PROVIDED, VERIFY WITH ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, GRADES AND CONDITIONS OF THIS PROJECT PRIOR TO THE START OF CONSTRUCTION.
- NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE DIMENSIONS, GRADES AND CONDITIONS SHOWN HEREIN.
- ALL MATERIALS AND EQUIPMENT FURNISHED BY CONTRACTORS SHALL BE NEW AND FREE FROM DEFECTS.
- ALL PRODUCTS AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- MATERIALS, EQUIPMENT, ETC., NOT INDICATED ON DRAWINGS OR SPECIFIED, BUT REQUIRED FOR SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE BUILDING AND THE SITE CLEAN AND PROVIDE ANY AND ALL SAFETY PROVISIONS TO ENSURE THE PUBLIC'S SAFETY.
- DAMAGED WORK MUST BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ARCHITECT AND OWNER RESERVE THE RIGHT TO DIRECT REMOVAL AND REINSTALLATION OF WORK WHICH DOES NOT, IN THE OPINION OF THE ARCHITECT, EXCEED AND MAINTAIN INDUSTRY STANDARDS.
- SHOP DRAWINGS ARE TO COMPLIMENT AND SUPPLEMENT CONSTRUCTION DOCUMENTS. WHEN CONFLICTING INFORMATION IS PROVIDED IN SHOP DRAWINGS AND CONSTRUCTION DOCUMENTS, VERIFY W/ ARCHITECT PRIOR TO FABRICATION. REVIEW OF SHOP DRAWINGS BY ARCHITECT DOES NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS.
- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE BUILDING CODES FOUND IN JURISDICTION OF SUBMISSION AS AMENDED AND ADOPTED.
- RECYCLE DEMOLITION AND CONSTRUCTION WASTE.
- THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- G.C. SHALL VERIFY THAT THESE PLANS MEET ADA REQUIREMENTS.
- G.C. TO CLEAN AND REFURBISH ALL EXISTING CONSTRUCTION, EQUIPMENT, FIXTURES, FINISHES, DEVICES AND APPURTENANCES TO REMAIN TO LIKE NEW CONDITION.

ELEVATION SHEET NOTES

- VERIFY ALL DIMENSION HEIGHTS IN FIELD; NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL FINISHES W/ ARCHITECT PRIOR TO INSTALLATION.
- CLEAN & RESTORE STOREFRONT TO LIKE NEW CONDITION PRIOR TO OPENING.
- SUBMIT SIGN SHOP DRAWINGS FOR LANDLORD APPROVAL PRIOR TO FABRICATION.
- THE SIGN CONTRACTOR/FABRICATOR IS RESPONSIBLE FOR ENGINEERING THE SIGN TO PRODUCE EVEN ILLUMINATION DEVOID OF ALL "HOT-SPOTS" OR "SHADOWS". ALL SIGNS MUST BE ILLUMINATED. FASTENERS AND LABELS (UL OR MANUFACTURER'S) MUST NOT BE EXPOSED TO CUSTOMERS. PAINT ALL INTERIOR SIGN SURFACES WHITE. NO LIGHT LEAKS WEEP HOLES AT ONLY EXTERIOR INSTALLATION.
- NO ATTACHMENT TO LANDLORD'S MALL CEILING SYSTEM OR DECKING IS PERMITTED.
- ALL MECHANICAL DEVICES (TIME CLOCKS, GRILLE LOCKS, CONTROLS, ETC.) SHALL BE CONCEALED WITHIN THE TENANT'S STOREFRONT CONSTRUCTION. ELECTRONIC SURVEILLANCE OR THEFT DETECTION DEVICES SHALL NOT BE VISIBLE. ANY APPROVED SYSTEMS MUST BE COMPLETELY INCORPORATED INTO TENANT'S STOREFRONT DESIGN. COVER PLATES AND SWITCHES FOR GRILLE EMERGENCY RELEASE (WHERE REQUIRED BY CODE TO BE ACCESSIBLE) MUST BE FINISHED TO MATCH ADJACENT SURFACE AND EMPLOY CONCEALED HARDWARE ONLY.

WALL DEMOLITION MATRIX

	EXISTING AREA	AREA TO BE REMOVED	PERCENTAGE CHANGED
<u>SOUTH WALL</u>	1,360 SF	83 SF	6%
<u>WEST WALL</u>	1,040 SF	N/A	N/A
<u>NORTH WALL</u>	1,360 SF	N/A	N/A
<u>EAST WALL</u>	1,040 SF	N/A	N/A

KEYNOTES

- EXISTING ROOF STRUCTURE TO REMAIN
- EXISTING FALSE FRONT AND CONCEALED GABLE ROOF PER APPENDIX A TO REMAIN
- EXISTING BOARD & BATTEN SIDING TO REMAIN. NO CHANGE TO EXISTING COLORS.
- EXISTING CONCRETE SLAB TO REMAIN
- NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED LIGHT BROWN TO MATCH EXISTING SIDING PER PROJECTING PORCH DESIGN AT APPENDIX A & COLOR PER APPENDIX F.
- NEW 42" HIGH GUARDRAIL W/ 6X6 CEDAR POSTS @ 6' O.C. & TURNED WOOD BALUSTERS @ 4" MAX. APART PER BALCONY DESIGN AT APPENDIX A - STAIN LIGHT BROWN TO MATCH EXISTING SIDING PER APPENDIX F.
- EXISTING SHED ROOF TO REMAIN
- EXISTING ROLLING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING RESAWN WOOD DOOR TO REMAIN
- NEW SOLID-CORE WOOD DOOR W/ RESAWN WOODEN FRAME W/ RAISED PANELS PER DOOR DESIGN AT APPENDIX A. PAINT W/ 2 COATS SEMI-GLOSS PAINT TO MATCH EXISTING DOOR AT FIRST FLOOR (BROWN RGB 101/80/70 PER APPENDIX F).
- NEW DOUBLE-HUNG DUAL-PANE VINYL-CLAD WOOD WINDOWS TO MATCH EXISTING SECOND-FLOOR WINDOW W/ RESAWN WOODEN TRIM PER WINDOW DESIGN AT APPENDIX A (BROWN RGB 101/80/70 PER APPENDIX F). STAIN TRIM TO MATCH EXISTING TRIM.
- NEW WALL-MOUNTED LIGHT FIXTURE IN EARLY AMERICAN STYLE - DARK BRASS.

OLD TOWN ESCAPE BARN

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SAN DIEGO, CA 92110



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Randal Jay Ehm AIA, NCARB - CA Architect C22476

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ARCHITECT:
EHM ARCHITECTURE INC.
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PROJECT ADDRESS:
3886 AMPUDIA STREET
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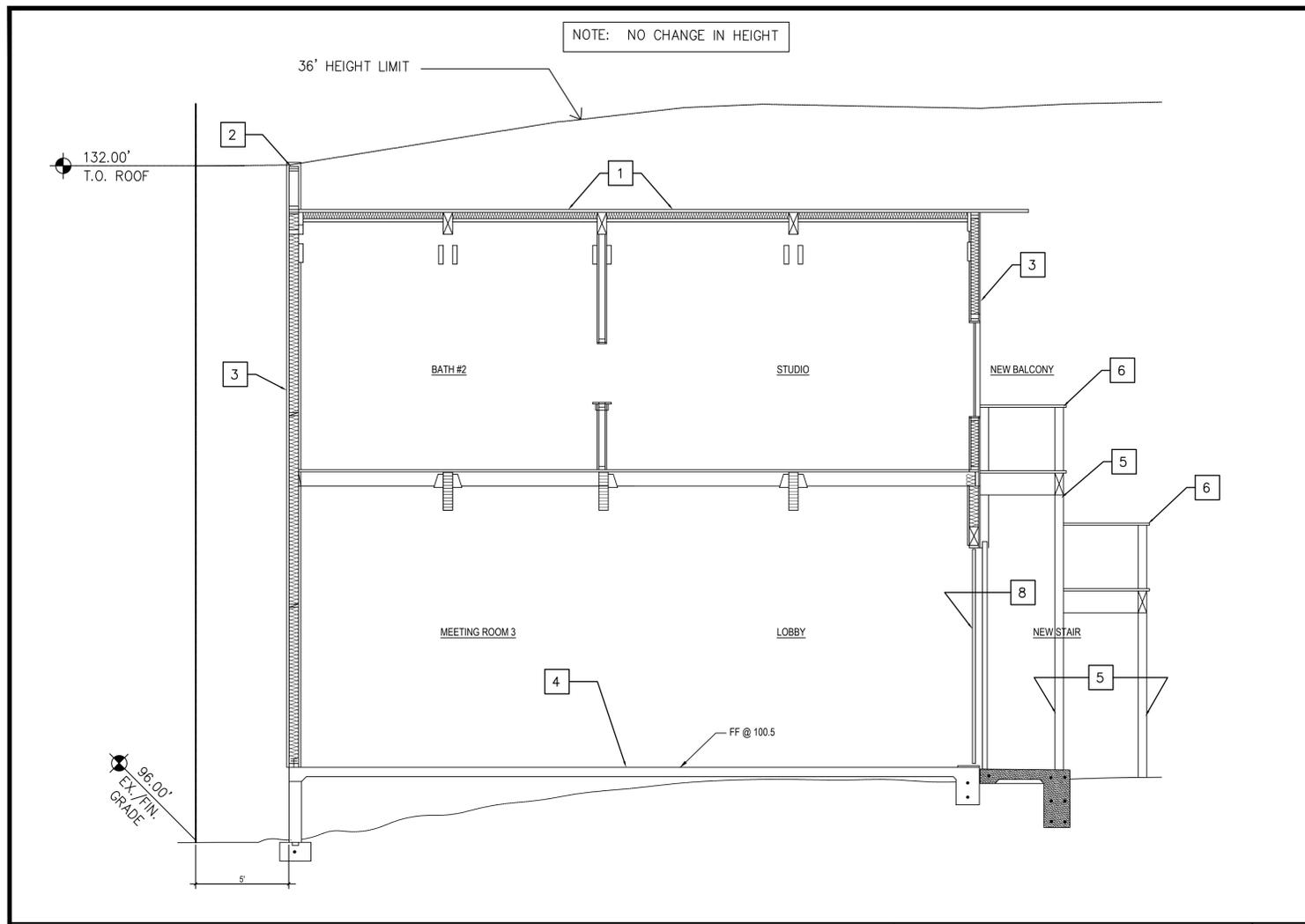
PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
NORTH AND EAST ELEVATIONS

REVISION 5: -
REVISION 4: -
REVISION 3: -
REVISION 2: 07/29/20
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

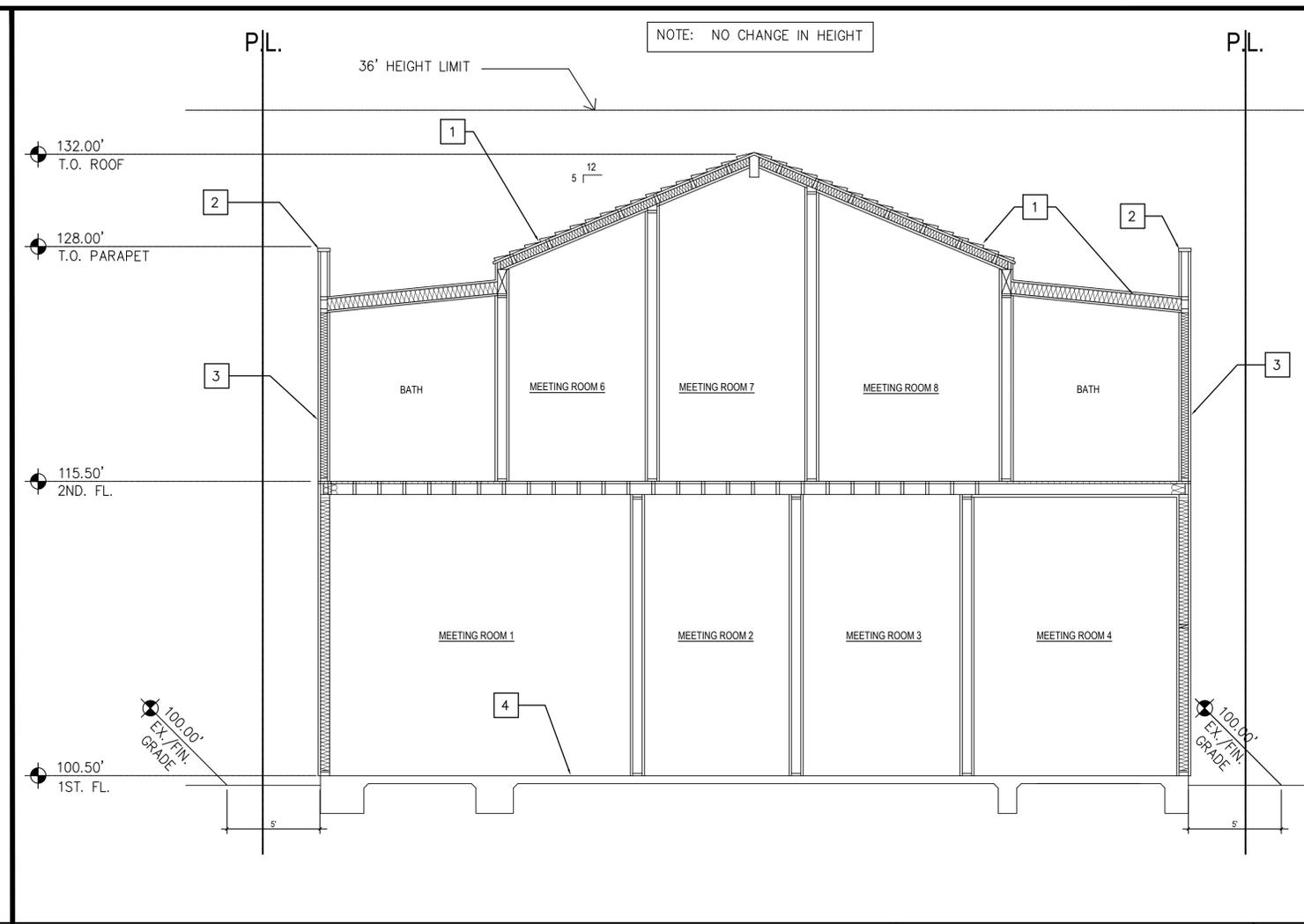
SHEET 7 of 11



BUILDING SECTION B

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

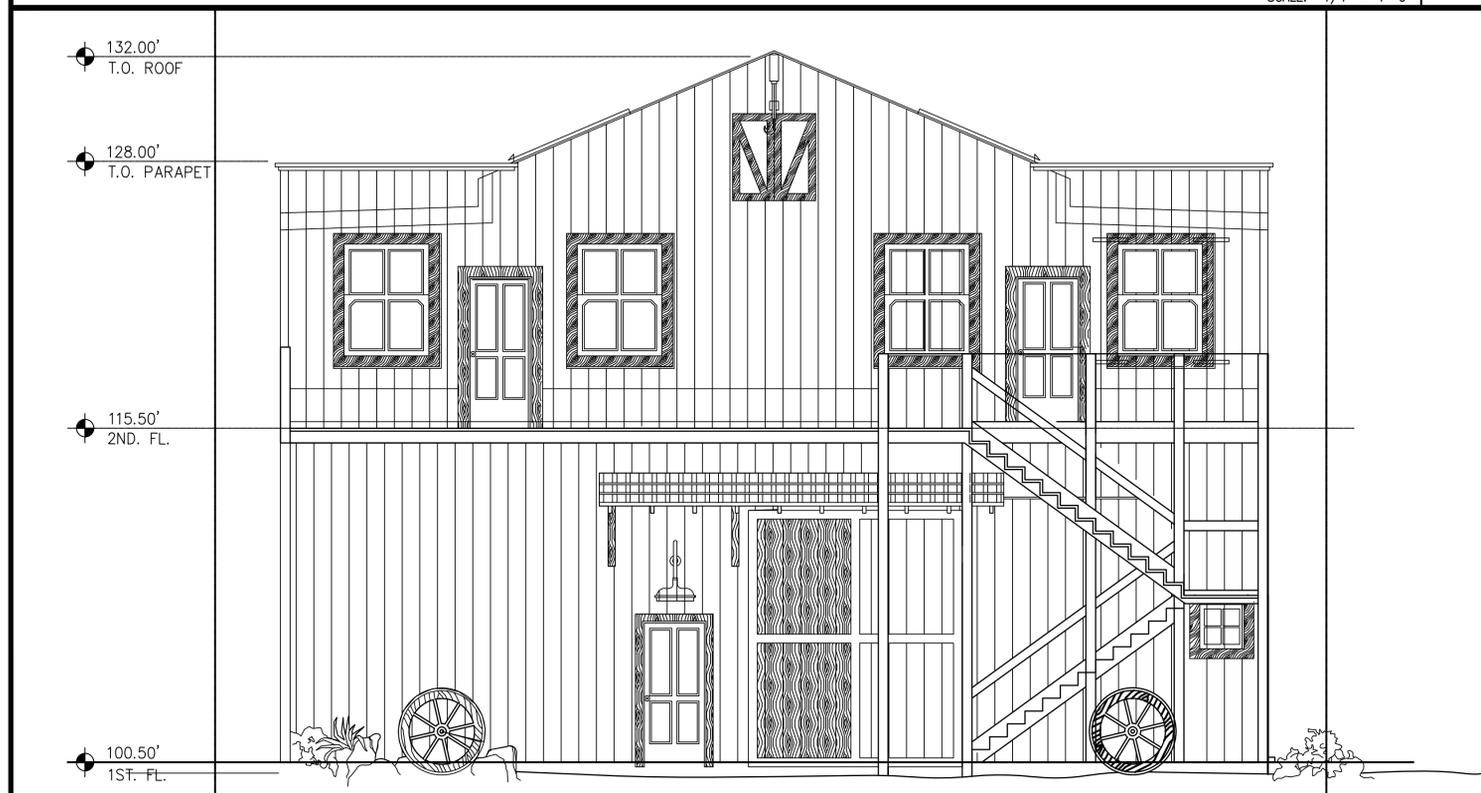
B



BUILDING SECTION A

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

A



BUILDING SECTION C

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

C

KEYNOTES

- 1 EXISTING ROOF STRUCTURE TO REMAIN
- 2 EXISTING PARAPET TO REMAIN
- 3 EXISTING EXTERIOR WALL TO REMAIN
- 4 EXISTING CONCRETE SLAB TO REMAIN
- 5 NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED
- 6 NEW 42" HIGH GUARDRAIL
- 7 EXISTING SHED ROOF TO REMAIN
- 8 EXISTING ROLLING DOOR TO REMAIN

OLD TOWN ESCAPE BARN

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PROJECT ADDRESS:

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PROJECT NAME:

OLD TOWN ESCAPE BARN

SHEET TITLE:

BUILDING SECTIONS

REVISION 5: -
REVISION 4: -
REVISION 3: -
REVISION 2: -
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 8 of 11



PARKING LOT EAST
SCALE: NTS 6



SITE FACING NORTH
SCALE: NTS 2



PARKING LOT WEST
SCALE: NTS 7



CURB CUT
SCALE: NTS 3



EXISTING ACCESSIBLE PARKING
SCALE: NTS 8



CURB CUT
SCALE: NTS 4



SOUTH FACADE
SCALE: NTS 9



SIDEWALK AT CURB CUT
SCALE: NTS 5

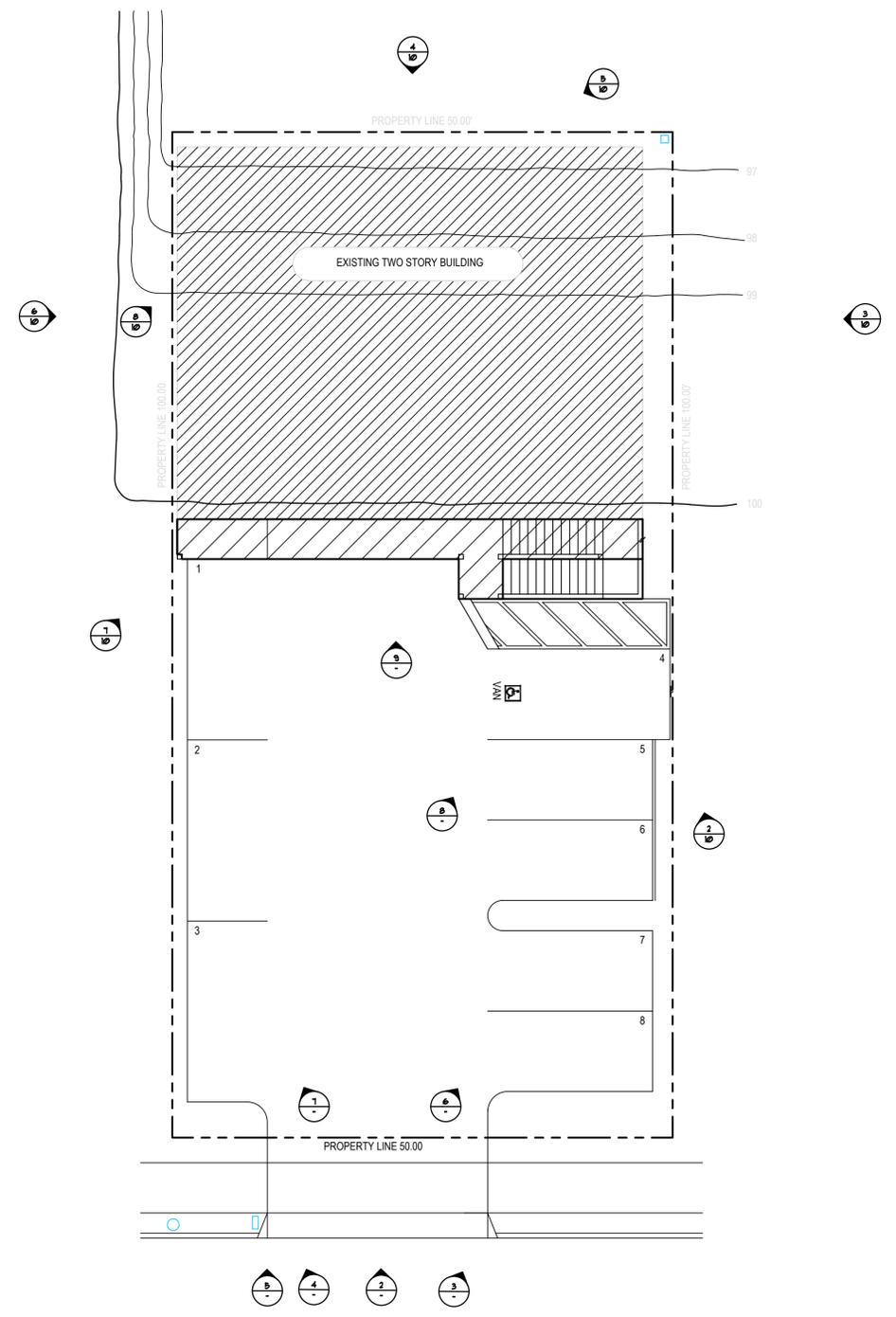


PHOTO REFERENCE PLAN
SCALE: NTS 1

OLD TOWN ESCAPE BARN

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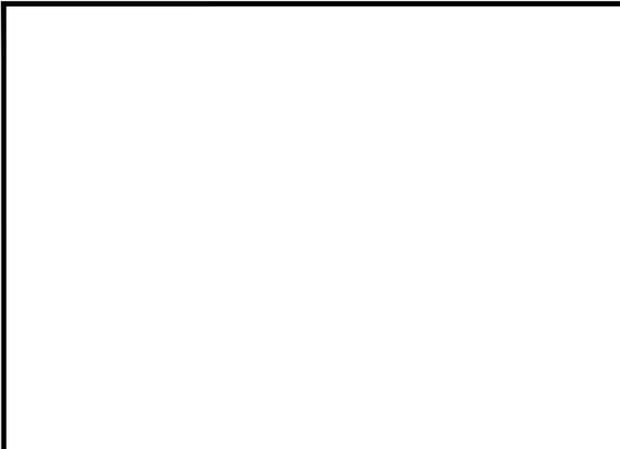
PROJECT NAME:
ESCAPE BARN OLD TOWN

SHEET TITLE:
PHOTOGRAPHIC SURVEY / PHOTOS

REVISION 5: -
REVISION 4: -
REVISION 3: -
REVISION 2: -
REVISION 1: 03/20/20

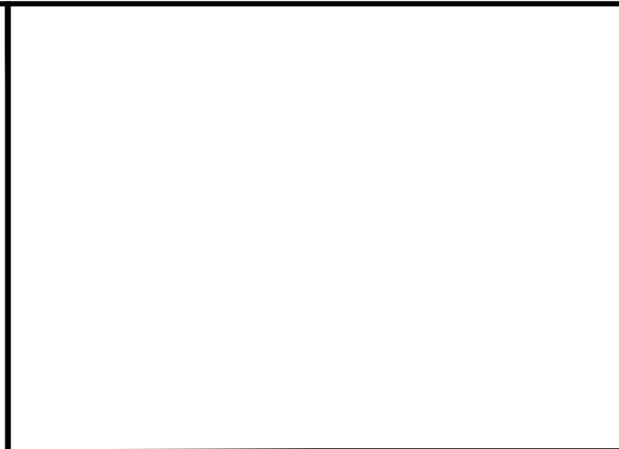
ORIGINAL DATE: 01/20/2020

SHEET 9 of 10



NOT USED
SCALE: NTS

13



NOT USED
SCALE: NTS

9



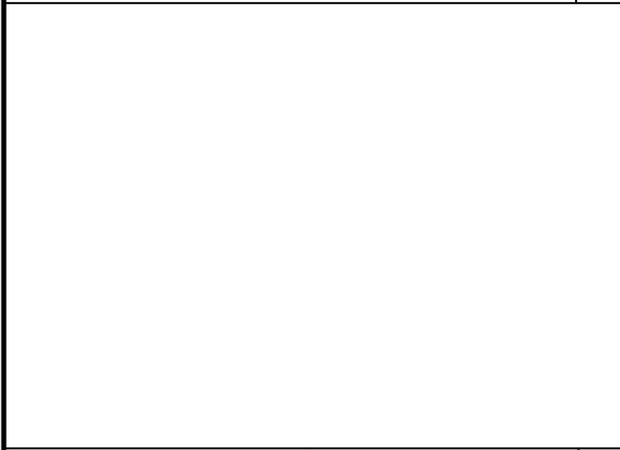
NORTH FACADE LOOKING WEST
SCALE: NTS

5



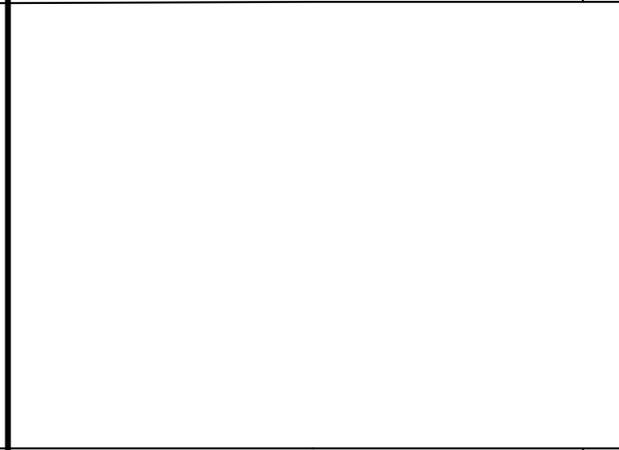
BUILDING AT SOUTHEAST CORNER
SCALE: NTS

1



NOT USED
SCALE: NTS

14



NOT USED
SCALE: NTS

10



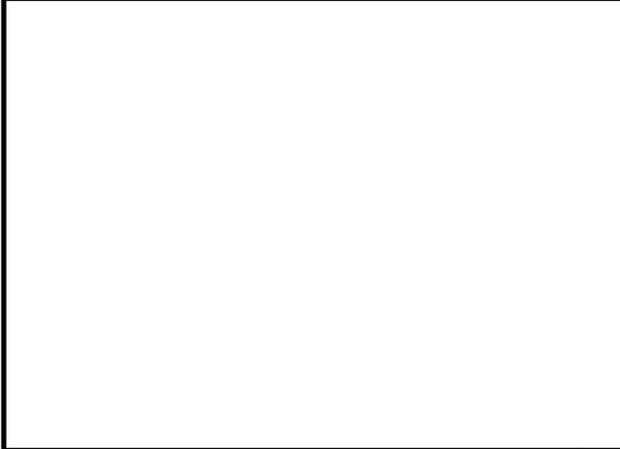
WEST FACADE
SCALE: NTS

6



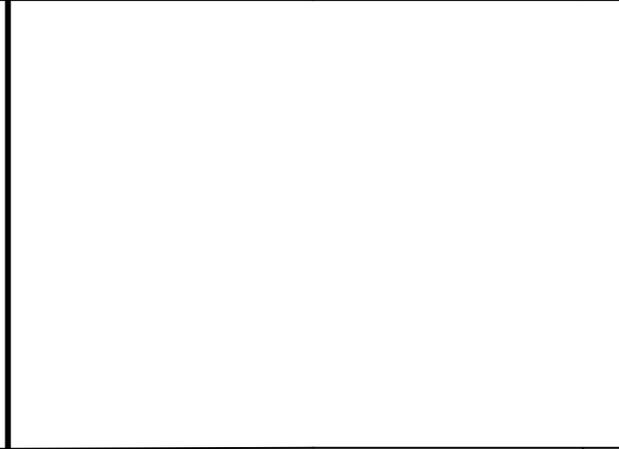
SOUTHEAST CORNER LOOKING NORTH
SCALE: NTS

2



NOT USED
SCALE: NTS

15



NOT USED
SCALE: NTS

11



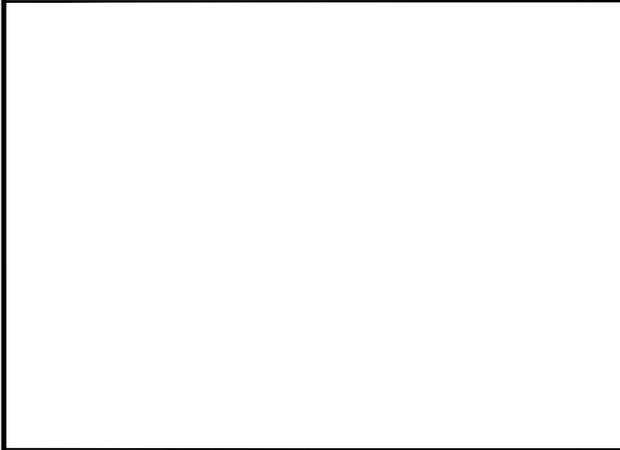
BUILDING SOUTHWEST CORNER
SCALE: NTS

7



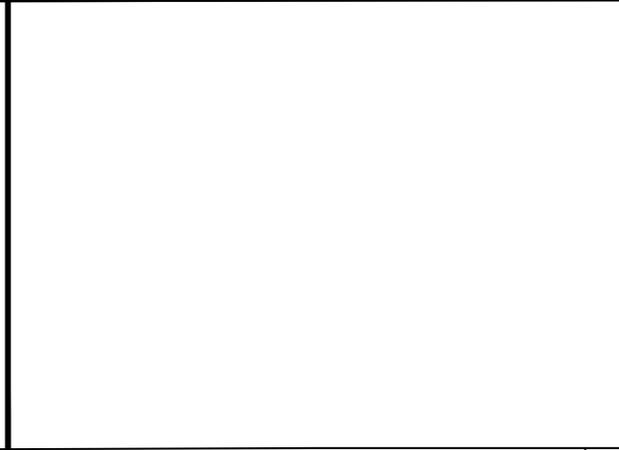
EAST FACADE
SCALE: NTS

3



NOT USED
SCALE: NTS

16



NOT USED
SCALE: NTS

12



WEST WALL AT GRADE
SCALE: NTS

8



NORTH FACADE
SCALE: NTS

4

OLD TOWN ESCAPE BARN

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PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
PHOTOS

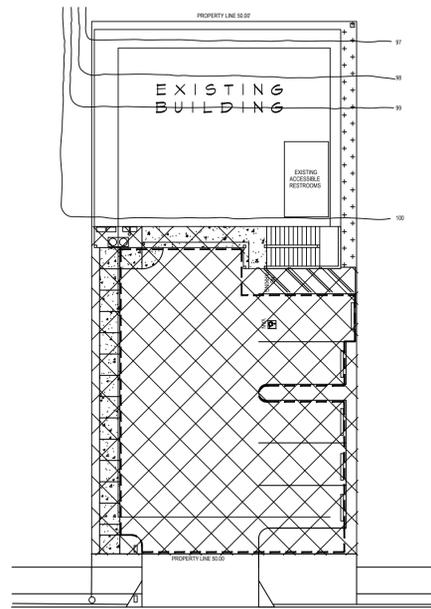
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SHEET 10 of 11

Landscape Concept Plan

Code Compliance Diagram



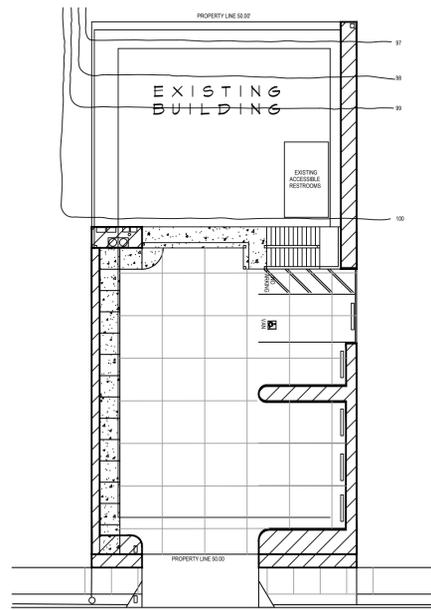
SCALE: NTS

AMPUDIA STREET

Code Compliance Legend

- STREET YARD: 2,792 SF
- REMAINING YARD: 138 SF
- VEHICULAR USE AREA: 2,626 SF

Hydrozone Map



SCALE: NTS

AMPUDIA STREET

City of San Diego Development Services Landscape Calculations Worksheet Industrial Development in RM and C Zones Commercial Development in All Zones

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

STREET YARD

Industrial and Commercial Development (except Auto Service Stations; see below):

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 2,792 sq. ft. x 25% = 698 sq. ft.	623 sq. ft.	-75 sq. ft.

Offset by Excess Plant Points

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 2,792 sq. ft. x 0.05 = 140 points	320 points	180 points

REMAINING YARD

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 138 sq. ft. x 30% = 41 sq. ft.	138 sq. ft.	97 sq. ft.

Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 138 sq. ft. x 0.05 = 7 points	31 points	24 points

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City of San Diego Development Services Landscape Calculations Worksheet Vehicular Use Areas (VUA)

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

VEHICULAR USE AREA (<=6,000 sf) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 2,189 sq. ft. x 0.05 = 109 points	364 points	255 points

Points achieved through trees (at least half): 300 points

STREET YARD AREA CALCS:

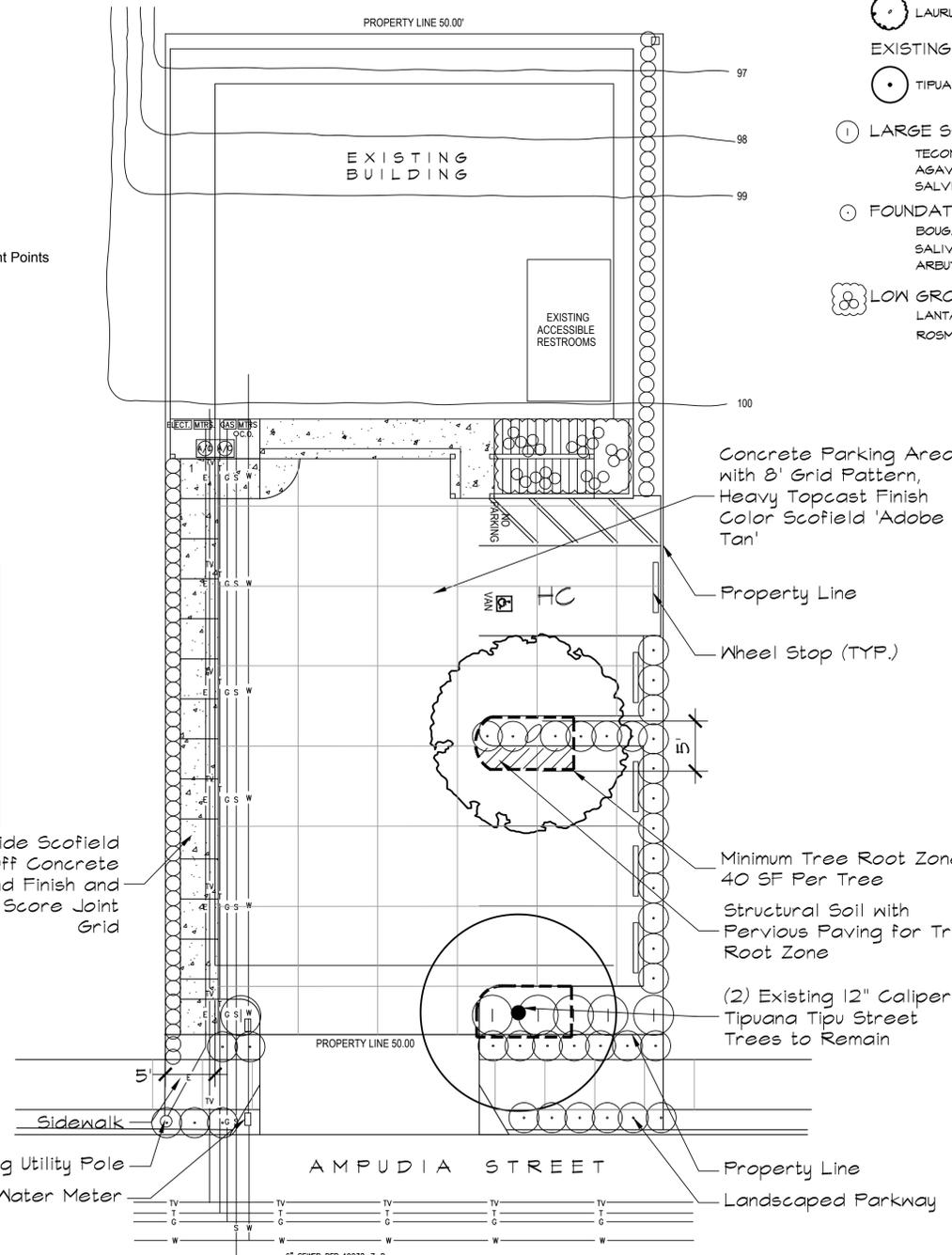
623 SF of Landscape area provided
+75 SF (11% of required landscape area- achieved in excess plant points)
= 698 SF

STREET YARD PLANTING AREA OUTSIDE VUA
CONSISTING OF ENHANCED HARDSCAPE = 130 SF

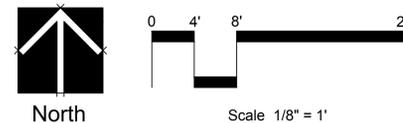
Hydrozone Legend

- LOW- TREES, SHRUBS & GROUNDCOVER- DRIP/BUBBLER- 570 SF

City of San Diego Water Efficient Landscape Worksheet										
Evapotranspiration Rate										
ET ₀	[in]									
Yearly	47.00									
Maximum Applied Water Budget										
LA (Total Landscape Area) =	570									
SLA (Special Landscape Area) =										
Maximum Applied Gallons / Year =	Eto(0.62) [(0.7)(LA) + (0.3)(SLA)]									
Maximum Applied Gallons / Year =	11,627									
Design Case Table										
A	B	C	F	G	E	H	D	I	J	K
Cont-roller #	Hydrozone #	Valve Circuit #	Hydrozone Area (HA)	% of Total Landscaped Area	Plant Factor (PF)	HA x PF	Irrigation Method	IE	PFxHA/IE	ETWU (Eto)(.62)(PFxHA/IE)
			[SF]	[SF]	(WUCLS)					[gal]
	Drip - trees, shrubs, ground covers		570	100.0%	Low 0.3	171	Drip	0.80	214	6,229
	Total:		570							Total Estimated Water Use (ETWU): 6,229



Street Frontage 50 LF - 20 LF Driveway = 30 LF
Street Trees- 1 EA. (1/30 LF)



North
Scale 1/8" = 1'

HOWARD ASSOCIATES
landscape architecture
2442 second avenue
san diego ca 92101 619 718 9660

Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	FINAL SIZE H x W
TREES						
	LAURUS NOBILIS	BAY LAUREL	24" BOX	L	1	20'x20'
EXISTING STREET TREE						
	TIPUANA TIPU	TIPU TREE	12" CALIPER	L	2	30' x 30'
LARGE SHRUBS						
	TEGOMA STANS	ORANGE BELLS	5 GAL.	L		3' x 4'
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	L		3' x 4'
	SALVIA 'MINNIFRED GILMAN'	MINNIFRED GILMAN SAGE	5 GAL.	L		3' x 4'
FOUNDATION SHRUBS:						
	BOUGAINVILLEA 'ROSENKA'	BOUGAINVILLEA	5 GAL.	L		3' x 3'
	SALVIA 'HOT LIPS'	HOT LIPS SAGE	5 GAL.	L		3' x 4'
	AREBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL.	L		2' x 3'
LOW GROWING SHRUBS:						
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	1 GAL.	L		1'x1'
	ROSMARINUS 'ROMAN BEAUTY'	ROMAN BEAUTY ROSEMARY	1 GAL.	L		1'x1'

Landscape Concept Statement:

The landscape design has been designed to be low maintenance and low water use. With minimal space, the plants have been chosen to add accent and color without overgrowing the space. Plants have been selected for their low water use and drought tolerant nature.

Minimum Tree Separation Distance:

- Traffic signals/stop signs - 20 feet
- Underground utility lines - 5 feet (10 feet for sewer)
- Above ground utility structures - 10 feet
- Driveway (entries) - 10 feet (5' for residential streets <25 mph)
- Intersections (intersecting curb lines of two streets) - 25 feet

Maintenance: All required landscape areas, including in the right-of-way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition consistent with the City of San Diego Landscape Regulations and Standards.

If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

Standard Landscape Notes:

- All landscape and irrigation shall conform to the standards of the county-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards, and all other landscape related City and regional standards.
- The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
- Maintenance: All landscape shown on this plan shall be maintained by the property owner. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
- All landscaped areas shall be irrigated with a permanent subsurface automatic irrigation system utilizing drip irrigation and a weather based smart controller.
- Root barriers shall be provided for all trees within 6' of a paved surface.
- All planting areas shall receive a 3" layer of bark mulch.

- Notes: Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:
- A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
 - Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
 - Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering.
 - The existing grade will be maintained within the drip line of existing trees.
 - Roots of existing trees will be cut approximately 6 inches back from new construction and all cuts will be sealed with wood paintas manufactured by Flinkote or approved equal.
 - A Certified Consulting Arborist shall oversee pruning of any roots 6 in or greater in diameter.
 - Maintain and document a tree watering schedule during construction.
 - All damaged trees will be replaced with one of equal or greater size.

Prepared By:

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Address: 2442 SECOND AVENUE
SAN DIEGO, CALIFORNIA 92101

Phone #: (619) 718-9660

Project Address:

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SAN DIEGO, CA 92102

Project Name:
ESCAPE ROOM OLD TOWN
SAN DIEGO, CA 92102

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

Original Date: 08-07-2020

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P.T.S. NO.

I.D. NO.