

2400 KETTNER BLVD. STUDIO 20 SAN DIEGO, CA. 92101 T 619.269.3630



REV # DATE

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6

TITLE SHEET 4-26-2022

Sheet: of: 15

Implementation Overlay Zone may be required to use the Checklist to qualify for ministerial level review. See Supplemental Development Regulations in the project's community plan to determine applicability. City Council Approved July 12, 2016 Revised June 2017

Strategy 3: Bicycling, Walking, Transit & Land Use 3. Electric Vehicle Charging • Multiple-family projects of 17 dwelling units or less: Would 3% of the total parking spaces required, or a minimum of one space, whichever is greater, be provided with a listed cabinet, box or enclosure connected to a conduit linking the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by Multiple-family projects of more than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use? Check "N/A" only if the project is a single-family project or would not require the provision of listed cabinets, boxes, or enclosures connected to a conduit linking the parking spaces with electrical service, e.g., projects requiring fewer than 10 parking The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore electrical

trategy 3: Bicycling, Walking, Transit & Land Use (Complete this section if project includes non-residential or mixed uses) Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 5)?⁶ Check "N/A" only if the project is a residential project. The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore bicycle parking spaces is not applicable to this project.

vehicle charging is not applicable to this project.

⁶ Non-portable bicycle corrals within 600 feet of project frontage can be counted towards the project's bicycle parking requirements. City Council Approved July 12, 2016 Revised June 2017

Step 3: Project CAP Conformance Evaluation (if applicable)

within the TPA?

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

• Does the proposed land use and zoning designation associated with the project provide capacity for transit-supportive residential densities

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

• Is the project site suitable to accommodate mixed-use village development, as defined in the General Plan, within the TPA? • Does the land use and zoning associated with the project increase the capacity for transit-supportive employment intensities within the TPA? 2. Would the proposed project implement the General Plan's Mobility Element in Transit Priority Areas to increase the use of transit? Considerations for this question:

• Does the proposed project support/incorporate identified transit routes and stops/stations?

(such as transit stations, schools, shopping centers, and libraries)?

 Does the project include transit priority measures? 3. Would the proposed project implement pedestrian improvements in Transit Priority Areas to increase walking opportunities? Considerations for this question: • Does the proposed project circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers

• Does the proposed project urban design include features for walkability to promote a transit supportive environment? 4. Would the proposed project implement the City of San Diego's Bicycle Master Plan to increase bicycling opportunities? Considerations for this question: Does the proposed project circulation system include bicycle improvements consistent with the Bicycle Master Plan? • Does the overall project circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of

5. Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development? Considerations for this question: • Does the proposed project include new or expanded urban public spaces such as plazas, pocket parks, or urban greens in the TPA?

• Does the land use and zoning associated with the proposed project increase the potential for jobs within the TPA? Do the zoning/implementing regulations associated with the proposed project support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

6. Would the proposed project implement the Urban Forest Management Plan to increase urban tree canopy coverage? • Does the proposed project provide at least three different species for the primary, secondary and accent trees in order to accommodate • Does the proposed project include policies or strategies for preserving existing trees? • Does the proposed project incorporate tree planting that will contribute to the City's 20% urban canopy tree coverage goal?

> City Council Approved July 12, 2016 Revised June 2017

Step 1: Land Use Consistency

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

	Step 1: Land Use Consistency		
	ecklist Item eck the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
Α.	Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations?; ³ OR,		
B.	If the proposed project is not consistent with the existing land use plan and zoning designations, and includes a land use plan and/or zoning designation amendment, would the proposed amendment result in an increased density within a Transit Priority Area (TPA) ⁴ and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department?; <u>OR</u> ,	Ø	
C.	If the proposed project is not consistent with the existing land use plan and zoning designations, does the project include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?		

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

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

The proposed project is consistent with the General Plan, Community Plan land use & zoning designations. The proposed project is in the RM-2-4 zone, a multi-family zoning designation. The proposed project is to construct an Accessory Dwelling Unit with an attached two car Garage on a lot with an existing to remain single story single family residence.

1 This question may also be answered in the affirmative if the project is consistent with SANDAG Series 12 growth projections, which were used to determine the CAP projections, A This category applies to all projects that answered in the affirmative to question 3 on the previous page; is the project or a portion of the project located in a transit priority area. City Council Approved July 12, 2016 Revised June 2017

Shower facilities If the project includes nonresidential development that would accommodate over 10 tenant occupants (employees), would the project include changing/shower facilities in accordance with the voluntary measures under the <u>California Green Building Standards</u> Code as shown in the table below? 11-50 1 shower stall 51-100 1 shower stall 1 shower stall 1 shower stall plus 1 1 two-tier locker plus 1 additional shower stall two-tier locker for each for each 200 additional 50 additional tenant-Check "N/A" only if the project is a residential project, or if it does not include nonresidential development that would accommodate over 10 tenant occupants (employees). The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore changing/shower facilities is not applicable to this project.

CLIMATE ACTION PLAN CONSISTENCY

This attachment provides performance standards for applicable Climate Action Pan (CAP)

ted values for low-rise residential buildings with roof slopes of ≤ 2:12 for San Diego's climate zones (7 and 10), 5 that covers Imperial County are adapted here.

CHECKLIST

ATTACHMENT A

City Council Approved July 12, 2016 Revised June 2017

Showerheads Lavatory Faucets Kitchen Faucets Wash Fountains 1.6 [rim space(in.)/20 gpm @ 60 psi] Metering Faucets Metering Faucets for Wash Fountains 0.18 [rim space(in.)/20 gpm @ 60 psi] Gravity Tank-type Water Closets Flushometer Tank Water Closets

Fixture Type

Flushometer Valve Water Closets

Electromechanical Hydraulic Water Closets 1.12 gallons/flush 0.5 gallons/flush Where complying faucets are unavailable, aerators rated at 0.35 gpm or other means may be used to achieve reduction.

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

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

Step 2: CAP Strategies Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable strategies and actions of the CAP. Step 2 only applies to development projects that involve permits that would require a certificate of occupancy from the Building Official or projects comprised of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures. 5 All other development projects that would not require a certificate of occupancy from the Building Official shall implement Best Management Practices for construction activities as set forth in the <u>Greenbook</u> (for public projects).

Checklist Item (Check the appropriate box and provide explanation for your answer)	Yes	No	N/A
Strategy 1: Energy & Water Efficient Buildings			
1. Cool/Green Roofs.			
 Would the project include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under <u>California Green Building</u> <u>Standards Code</u> (Attachment A)?; <u>OR</u> 			
Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated (green) roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under <u>California</u> <u>Green Building Standards Code?</u> ; <u>OR</u>			
Would the project include a combination of the above two options?			
Check "N/A" only if the project does not include a roof component.	V		
The proposed project, an Accessory Dwelling Unit with attached Garage, will include roofing materials with a minimum 3-year aged solar reflection and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under the California Green Building Standards Code.			

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

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Maximum Flow Rate

1.8 gpm @ 80 psi

0.35 gpm @60 psi

1.6 gpm @ 60 psi

0.18 gallons/cycle

1.12 gallons/flush

1.12 gallons/flush

1.12 gallons/flush

Revised June 2017

2. Plumbing fixtures and fittings

Nonresidential buildings:

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

Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60

• Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Plumbing fixtures and fittings that do not exceed the maximum flow rate

Check "N/A" only if the project does not include any plumbing fixtures or fittings.

attached Garage, will include low-flow plumbing fixtures and appliances complying with the following: Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi; standard dishwashers: 4.25 gallons per cycle; compact

dishwashers: 3.5 gallons per cycle; and clothes washers:

water factor of 6 gallons per cubic feet of drum capacity.

The proposed project, an Accessory Dwelling Unit with

specified in Table A5.303.2.3.1 (voluntary measures) of the California Green

Appliances and fixtures for commercial applications that meet the provisions of

Section A5.303.3 (voluntary measures) of the California Green Building Standards

• Standard dishwashers: 4.25 gallons per cycle;

Compact dishwashers: 3.5 gallons per cycle; and

Building Standards Code (See Attachment A); and

	Number of Required Parking Spaces	Number of Designated Parking Spaces			
	0-9	0			
	10-25	2	1		
	26-50	4			
	51-75	6	1		
	76-100	9	1		
	101-150	11	1		
	151-200	18			
	201 and over	At least 10% of total			
parking r	equirements.	hicles. See Question 4 for electr			✓
parking r Note: Vel be consic spaces ar	equirements. nicles bearing Clean Air Vehicle lered eligible for designated pa e to be provided within the ove	nicles. See Question 4 for electr stickers from expired HOV lane rking spaces. The required des erall minimum parking requirer	e programs may ignated parking	0	4
parking range Note: Veholes consider spaces araddition to Check "National Parking"	equirements. nicles bearing Clean Air Vehicle lered eligible for designated pa e to be provided within the ove to it.	stickers from expired HOV lane	e programs may ignated parking ment, not in		✓

City Council Approved July 12, 2016

Revised June 2017

rtation Demand Management Program roject would accommodate over 50 tenant-occupants (employees), would it a transportation demand management program that would be applicable to			
tenants and future tenants that includes:			
one of the following components:			
arking cash out program			
arking management plan that includes charging employees market-rate for ngle-occupancy vehicle parking and providing reserved, discounted, or free paces for registered carpools or vanpools			
nbundled parking whereby parking spaces would be leased or sold separately om the rental or purchase fees for the development for the life of the evelopment			
east three of the following components:			
ommitment to maintaining an employer network in the SANDAG iCommute rogram and promoting its RideMatcher service to tenants/employees			
n-site carsharing vehicle(s) or bikesharing			
exible or alternative work hours			
elework program			
ransit, carpool, and vanpool subsidies			
re-tax deduction for transit or vanpool fares and bicycle commute costs		_	_
ccess to services that reduce the need to drive, such as cafes, commercial cores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 320 feet (1/4 mile) of the structure/use?		Ц	✓
N/A" only if the project is a residential project or if it would not accommodate tenant-occupants (employees).			
proposed project is an Accessory Dwelling Unit on a lot an existing single family residence, therefore a portation demand management program is not applicable is project.			
	arking cash out program arking management plan that includes charging employees market-rate for ngle-occupancy vehicle parking and providing reserved, discounted, or free baces for registered carpools or vanpools nbundled parking whereby parking spaces would be leased or sold separately om the rental or purchase fees for the development for the life of the evelopment east three of the following components: commitment to maintaining an employer network in the SANDAG iCommute rogram and promoting its RideMatcher service to tenants/employees n-site carsharing vehicle(s) or bikesharing exible or alternative work hours elework program ransit, carpool, and vanpool subsidies re-tax deduction for transit or vanpool fares and bicycle commute costs ccess to services that reduce the need to drive, such as cafes, commercial cores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 320 feet (1/4 mile) of the structure/use? N/A" only if the project is a residential project or if it would not accommodate tenant-occupants (employees). proposed project is an Accessory Dwelling Unit on a lot an existing single family residence, therefore a portation demand management program is not applicable	arking cash out program arking management plan that includes charging employees market-rate for ngle-occupancy vehicle parking and providing reserved, discounted, or free baces for registered carpools or vanpools nbundled parking whereby parking spaces would be leased or sold separately om the rental or purchase fees for the development for the life of the evelopment east three of the following components: commitment to maintaining an employer network in the SANDAG iCommute rogram and promoting its RideMatcher service to tenants/employees n-site carsharing vehicle(s) or bikesharing exible or alternative work hours elework program ransit, carpool, and vanpool subsidies re-tax deduction for transit or vanpool fares and bicycle commute costs cocess to services that reduce the need to drive, such as cafes, commercial cores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 320 feet (1/4 mile) of the structure/use? N/A" only if the project is a residential project or if it would not accommodate tenant-occupants (employees). Toposed project is an Accessory Dwelling Unit on a lot an existing single family residence, therefore a portation demand management program is not applicable	arking cash out program arking management plan that includes charging employees market-rate for ngle-occupancy vehicle parking and providing reserved, discounted, or free baces for registered carpools or vanpools Inbundled parking whereby parking spaces would be leased or sold separately om the rental or purchase fees for the development for the life of the evelopment east three of the following components: Individual or purchase fees for the development for the life of the evelopment east three of the following components: Individual or maintaining an employer network in the SANDAG iCommute rogram and promoting its RideMatcher service to tenants/employees In-site carsharing vehicle(s) or bikesharing exible or alternative work hours elework program ransit, carpool, and vanpool subsidies re-tax deduction for transit or vanpool fares and bicycle commute costs costs to services that reduce the need to drive, such as cafes, commercial cores, banks, post offices, restaurants, gyms, or childcare, either onsite or within 320 feet (1/4 mile) of the structure/use? Individual of the str

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	s and Fixtures for Commercial Applica ittings supporting Strategy 1: Energy &	The second of th
Appliance/Fixture Type	Standar	d
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commissions' WF standards for commercial clothes washers located in Title 20 of the California Code of Regulations.	
Conveyor-type Dishwashers	0.70 maximum gallons per rack (2.6 L) (High-Temperature)	0.62 maximum gallons per rack (4.4 L) (Chemical)
Door-type Dishwashers	0.95 maximum gallons per rack (3.6 L) (High-Temperature)	1.16 maximum gallons per rack (2.6 L) (Chemical)
Undercounter-type Dishwashers	0.90 maximum gallons per rack (3.4 L) (High-Temperature)	0.98 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 10 gallons per hour	(38 L/h) in the full operational mode.
Commercial Pre-rinse Spray Valves (manufactured on or after January 1, 2006)	Function at equal to or less than 1.6 gallons per minute (0.10 L/s) at 60 psi (414 kP Be capable of cleaning 60 plates in an average time of not more than 30 seconds per plate. Be equipped with an integral automatic shutoff. Operate at static pressure of at least 30 psi (207 kPa) when designed for rate of 1.3 gallons per minute (0.08 L/s) or less.	

CITY STANDARD TITLEBLOCK PREPARED BY:

Name: KIM GRANT DESIGN, INC. 2400 KETTNER BLVD. STUDIO 201 SAN DIEGO, CA. 92101 Phone: <u>(619) 269-3630</u> PROJECT NAME MULLEN RESIDENCE 4953 CORONADO AVENUE SAN DIEGO, CA 92107 Revision 10:___ Revision 9:___ Revision 8: -Revision 7:____ Revision 6:___ Revision 5: -Revision 4: -

Revision 3:___

Original Date: 09-08-2021

Sheet: 2 of: 15

Revision 2:___ Revision 1: 4-26-2022

DEP#:___

♦ KIM GRANT DESIGN INC ◆

2400 KETTNER BLVD. STUDIO 207

SAN DIEGO, CA. 92101

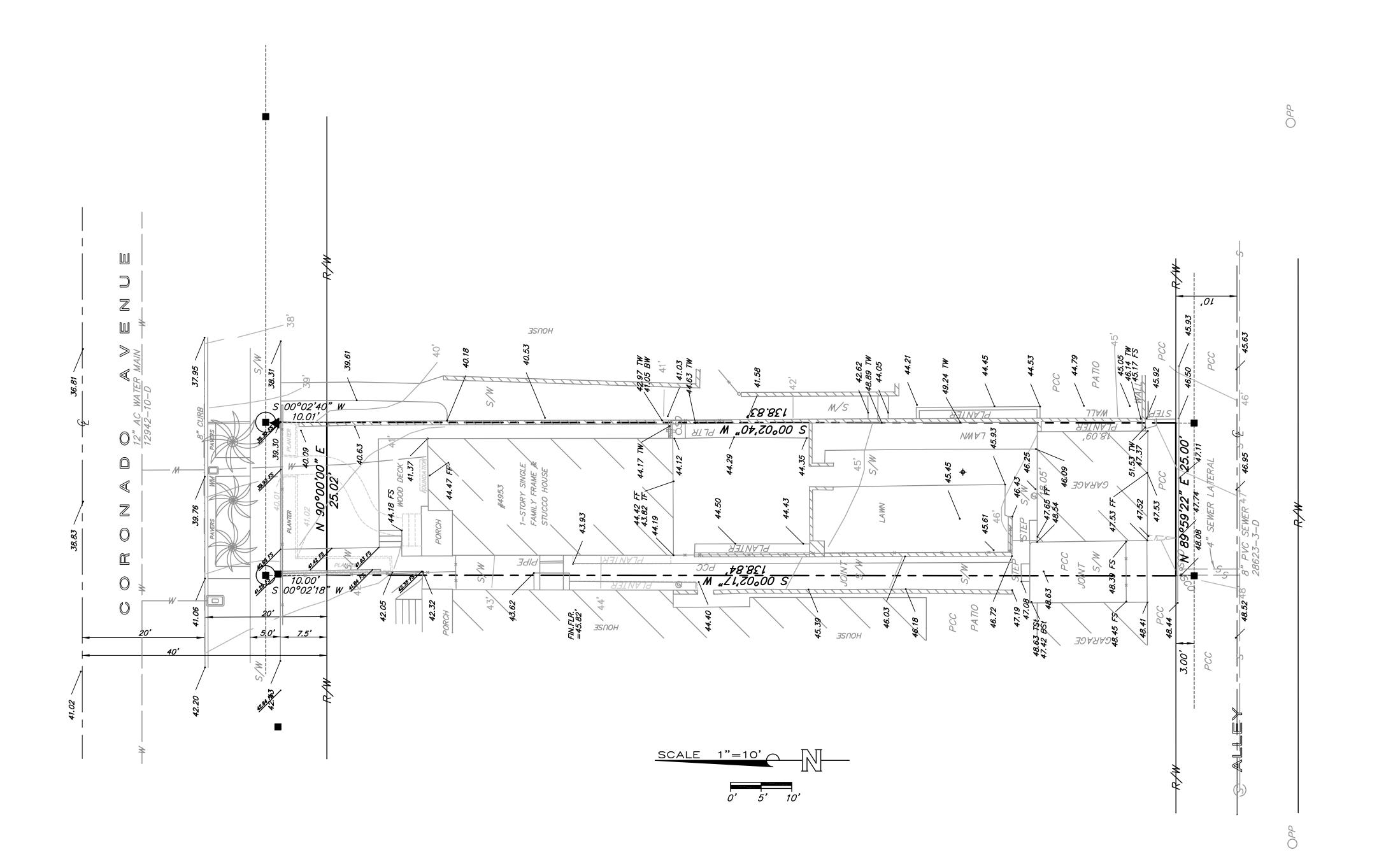
T 619.269.3630

REV # DATE

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CHECKLIST

4-26-2022



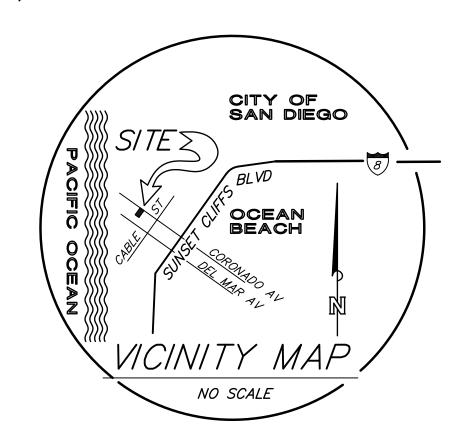
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LEGEND

N 78°48'15" E 48.25' PARCEL BRG AND DIST (N 78°48'15" E 48.25') RECORD DESCRIPTION PROPERTY BOUNDARY RIGHT OF WAY EASEMENT CENTER LINE STREET CABLE TV TELEPHONE CABLE ELECTRICAL CABLE GAS LINE / MAIN WATER MÁIN (SIZE AS SHOWN) SEWER (SIZE AS SHOWN) RETAINING WALL / WALL EXISTING CONTOUR *SCHEMATIC LOCATION ONLY

LEGAL

LOT 41, BLOCK 66 OF MAP 279



NOTE

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGN OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OR EXTENSION OF THE TOPOGRAPHY.

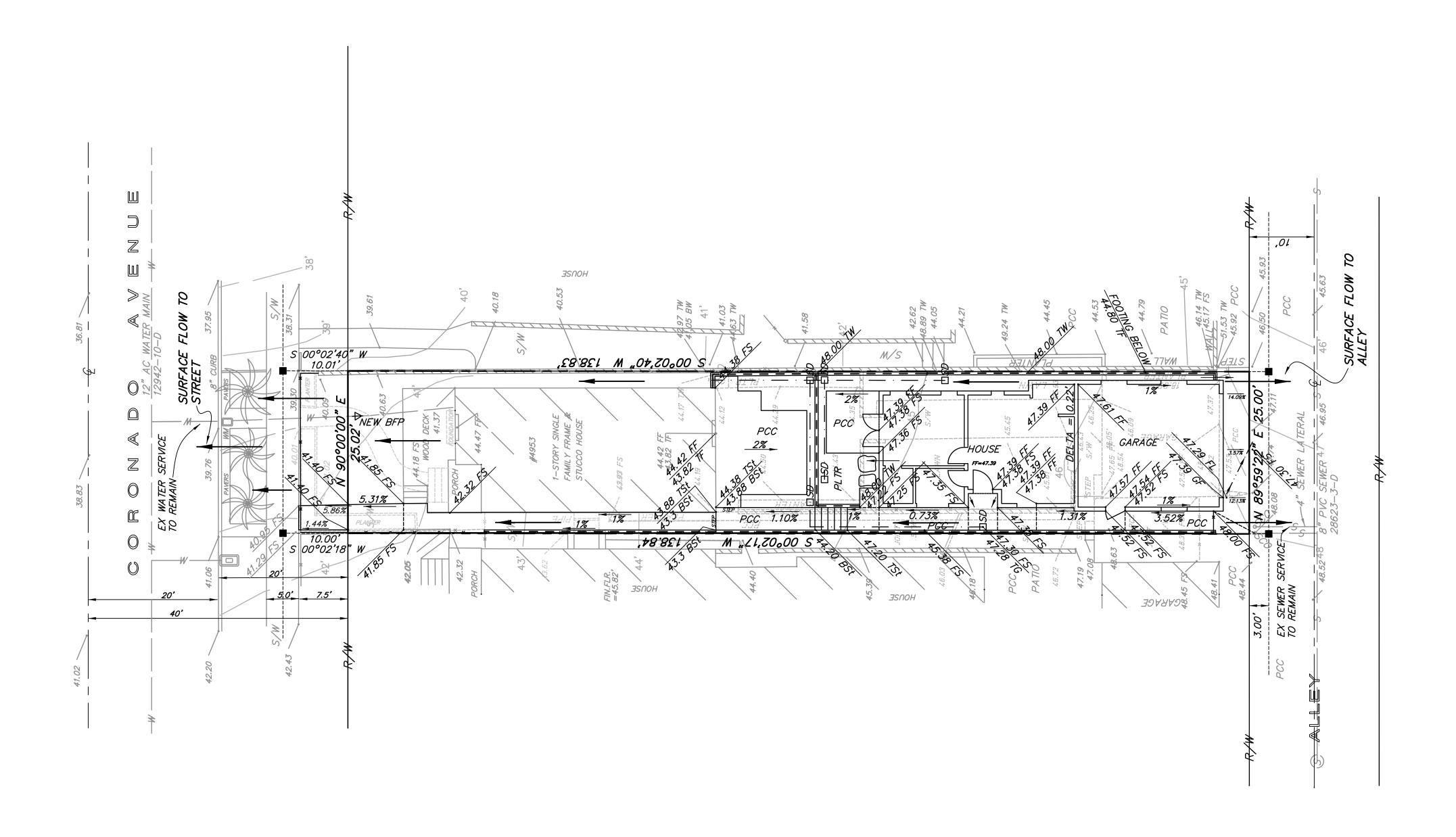
THIS IS NOT A SURVEY OF PROPERTY LINES OR A RECORD OF SURVEY AND REPRESENTS ONLY AVAILABLE INFORMATION RELATING TO THE BOUNDARY OF THE PARCEL AND/OR EASEMENTS LINES WHICH ARE INCLUDED TO SHOW THE APPROXIMATE RELATIVE LOCATION OF THESE LINES TO THE TOPOGRAPHIC FEATURES. THE LOCATION OF THE PARCEL AND THE BEARING AND DISTANCES SHOWN ARE BASED ON FOUND MONUMENTS AND MAP 279 AND MAY VARY FROM THE DEED OR MAP DESCRIPTION. THE ACTUAL LOCATION OF THE BOUNDARY MUST BE DETERMINED BY A BOUNDARY SURVEY. NO MONUMENTS WERE FOUND EXCEPT AS SHOWN AND NO MONUMENTS WERE SET.

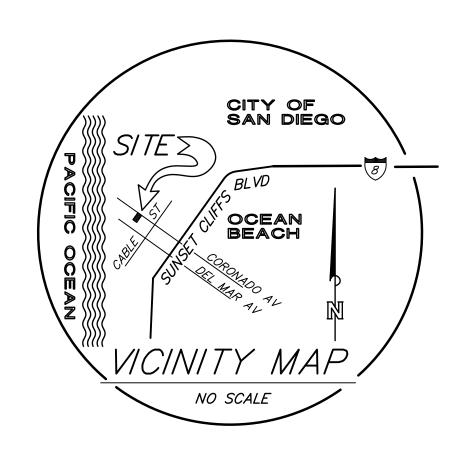
NO TITLE REPORT WAS AVAILABLE FOR THE PARCEL AND NO EASEMENTS ARE SHOWN OTHER THAN THOSE ON RECORDED SUBDIVISION MAPS.

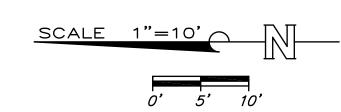
LOCATION OF UTILITIES SHOWN ON THIS PLAN IS FROM RECORDS PROVIDED BY THE UTILITY COMPANIES AND/OR FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE EXACT LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION. PLEASE CONTACT THESE COMPANIES DIRECTLY FOR MARK—OUT AND LOCATIONS PRIOR TO EXCAVATION.

RINEHART ENGINEERING 6431 CLEEVE WAY SAN DIEGO, CA 92117 FDRORINEHART-ENGINEERING.COM rev 1/12/22 JUNE 28, 2020 (858) 268-8401 DESIGNER: F. DAN RINEHART TOPOGRAPHIC MAP DRAWN BY: FDR LOT 41, BLOCK 66, MAP 279 JOB NUMBER: 20222TOA.DWG SHEET _______1 OF _______1 BENCH MARK DESCRIPTION: BRASS PLUG TOP OF CURB S'LY CORNER OF CORONADO AVE AND CABLE ST. RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL ELEVATION: 34.378 DATUM: SAN DIEGO MEAN SEA LEVEL

PRELIMINARY GRADING PLAN







	EXISTING	PROPOSED
TOTAL AREA	3,472 SQFT	3,472 SQFT
TOTAL DISTRUBED AREA		2,228 SQFT
IMPERVIOUS BUILDING AREA	1,062 SQFT	561 SQFT
IMPERVIOUS HARDSCAPE AREA	928 SQFT	854 SQFT
EXISTING IMPERVIOUS AREA		737 SQFT (EX HOUSE)
TOTAL IMPERMEABLE AREA	1,990 SQFT	2,632 SQFT
TOTAL PERMEABLE AREA	1,482 SQFT	840 SQFT

TOTAL EXISTING IMPERMEABLE AREA DOES NOT EXCEED 10,000 SQFT

GRADING TABULATIONS
TOTAL AREA: 3472 SQFT
AREA TO BE GRADED: 370 SQFT
% OF SITE TO BE GRADED: 11%
CUT 14 CY; DEPTH OF CUT: 1 FT
FILL: O CY;
DEPTH OF FILL: N/A
MAX HEIGHT OF FILL SLOPE: N/A
SLOPE RATIO: N/A
CUT: 14 CY;
DEPTH OF CUT: 1 FT
MAX HEIGHT OF FILL SLOPE: N/A
SLOPE RADIO: N/A
EXPORT 14 CY

RINEHART ENGINEERING
6431 CLEEVE WAY SAN DIEGO, CA 92117
FDR®RINEHART-ENGINEERING.COM
(858) 268-8401

PRELIMINARY GRADING

 rev 4/22/22

 DATE:
 SEPT 21, 2021

 DESIGNER:
 F. DAN RINEHART

 DRAWN BY:
 FDR

 SCALE:
 1"=10'

DRAWN BY: <u>FDR</u>

SCALE: <u>1"=10'</u>

JOB NUMBER: <u>20222TOC.DWG</u>

PLAN OF

LOT 41, BLOCK 66,

MAP 279

BENCH MARK

DESCRIPTION: BRASS PLUG TOP OF CURB

LOCATION: S'LY CORNER OF CORONADO AVE
AND CABLE ST.

RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL

ELEVATION: 34.378 DATUM: SAN DIEGO MEAN SEA LEVEL



I. PREVENT ILLICIT DISCHARGES INTO THE MS4 (MUNICIPAL SEPARATE STORM SEWER SYSTEM). 2. PROTECT TRASH STORAGE AREAS FROM RAINFALL, RUN-ON, RUN-OFF, AND WIND DISPERSAL.

STANDARD PROJECTS: I. MAINTAIN NATRUAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES.

SITE DESIGN BEST MANAGEMENT PRACTICES FOR

2. CONSERVE NATURAL AREAS, SOILS AND VEGETATION.

3. MINIMIZE IMPERVIOUS AREA.

4. MINIMIZE SOIL COMPACTION.

5. DISPERSE IMPERVIOUS AREA. 6. COLLECT RUNOFF.

7. LANDSCAPE WITH NATIVE OR DROUGHT TOLERANT SPECIES.

8. HARVEST AND USE PRECIPITATION.

CLIMATE ACTION PLAN (CAP) REQUIREMENTS:

DEVELOPMENT SERVICES DEPARTMENT.

BUS STOP -CORONADO AND

METER TO

PROPOSED EMRA

FIRE HYDRANT CORNER OF CORDNADO AND

REMAIN

0 >

TREES TO

. THE OWNER/PERMITTEE SHALL COMPLY WITH THE CLIMATE ACTION PLAN (CAP) CONSISTENCY CHECKLIST STAMPED AS EXHIBIT "A". PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, ALL CAP STRATEGIES SHALL BE NOTED WITHIN THE FIRST 3 SHEETS OF THE CONSTRUCTION PLANS UNDER THE HEADING "CLIMATE ACTION PLAN REQUIREMENTS". THE CLIMATE ACTION PLAN STRATEGIES AS IDENTIFIED ON EXHIBIT "A" SHALL BE ENFORCED AND IMPLEMENTED TO THE SATISFACTION OF THE

ENGINEERING REQUIREMENTS: 2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, THE

OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT, FOR ALL EXISTING PRIVATE IMPROVEMENTS WITHIN THE CORONADO AVE. RIGHT-OF-WAY, SATISFACTORY TO THE CITY ENGINEER.

3. 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 I (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS, SATISFACTORY TO THE CITY ENGINEER ..

4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE DRAFTED IN ACCORDANCE WITH PART 2, CHAPTER 4.2 AND APPENDIX 'D' OF THE CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL.

WATER AND SEWER REQUIREMENTS:

CONDITIONS

7 PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, IF IT IS DETERMINED DURING THE BUILDING PERMIT REVIEW PROCESS THE EXISTING WATER AND SEWER SERVICE WILL NOT BE ADEQUATE TO SERVE THE PROPOSED PROJECT, THE OWNER/PERMITTEE SHALL, ASSURE BY PERMIT AND BOND, THE DESIGN AND CONSTRUCTION OF NEW WATER AND SEWER SERVICE(S) OUTSIDE OF ANY DRIVEWAY OR DRIVE AISLE AND THE ABANDONMENT OF ANY EXISTING UNUSED WATER AND SEWER SERVICES WITHIN THE RIGHT-OF-WAY ADJACENT TO THE PROJECT SITE, IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

8. OWNER/PERMITTEE SHALL APPLY FOR A PLUMBING PERMIT FOR THE INSTALLATION OF APPROPRIATE BACK FLOW PREVENTION DEVICE(S), ON EACH WATER SERVICE (DOMESTIC, FIRE AND IRRIGATION), IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. BFPDS SHALL BE LOCATED ABOVE GROUND ON PRIVATE PROPERTY, IN LINE WITH THE SERVICE AND IMMEDIATELY ADJACENT TO THE RIGHT-OF-WAY.

9. ALL PROPOSED PRIVATE WATER AND SEWER FACILITIES ARE TO BE DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA UNIFORM PLUMBING CODE AND WILL BE REVIEWED AS PART OF THE BUILDING PERMIT PLAN CHECK. IO. NO TREES OR SHRUBS EXCEEDING THREE FEET IN HEIGHT AT MATURITY SHALL BE INSTALLED WITHIN TEN FEET OF ANY SEWER

FACILITIES AND FIVE FEET OF ANY WATER FACILITIES.

ADJACENT NEIGHBOR

EXISTING RESIDENCE

EXISTING SINGLE STORY SINGLE

FAMILY RESIDENCE TO REMAIN

EXISTING RESIDENCE

RM-2-4

RM-2-4

(E) PLANTER (E) PLANTER

ARCHITECT KIM GRANT KIM GRANT DESIGN, INC. 2400 KETTNER BLVD. STUDIO 201 SAN DIEGO, CA 92101 kim@kimarantdesian.com (619) 269-3630

PROJECT TEAM

ADJACENT NEIGHBOR

EXISTING RESIDENCE

RM-2-4

-6'-0" HIGH SOLID FENCE

ON LOW RETAINING WALL

WITH 3' HIGH 75% OPEN

/STORY ADU W/

CAR GARAGE

-(N) CONC. WALKWAY

75% OPEN FENCE ABOVE

~6'-0" HIGH SOLID

FENCE WITH 3' HIGH

ATTACHED 2

FENCE ABOVE

ENGINEER DAN RINEHART RINEHART ENGINEERING 6431 CLEEVE WAY SAN DIEGO, CA 92117 FDR@Rinehart-Engineering.com (858) 268-8401

LANDSCAPE ARCHITECT KENT 'CHIP' WILSON LANDSCAPE RESOURCE GROUP + ASSOC. 8828 JEFFERSON AVE. LA MESA, CA 91941 LRG-CHIP@msn.com (619) 497-0556

- ADJACENT

ELEVATION

ADJACENT NEIGHBOR

EXISTING RESIDENCE

RM-2-4

SCOPE OF WORK

DEMOLISH EXISTING DETACHED I CAR GARAGE TO A SINGLE FAMILY CONSTRUCT NEW 2 STORY ACCESSORY DWELLING UNIT WITH ATTACHED 2 CAR GARAGE. MISCELLANEOUS SITE WORK, INCLUDING PROPOSED ADU PATIO, PROPOSED PATIO AT EXISTING DWELLING, SITE FENCING AND RETAINING WALLS.

BUILDING AREA

EXISTING SINGLE FAMILY RESIDENCE TO REMAIN: 732 S.F. EXISTING GARAGE TO BE DEMOLISHED: - (324.73 S.F.) PROPOSED ADU: 1,198.85 S.F. (1200 S.F. MAX. ADU ALLOWABLE) PROPOSED FIRST FLOOR: 542.07 S.F. PROPOSED SECOND FLOOR: 656.78 S.F. PROPOSED GARAGE: 462.65 S.F.

TOTAL S.F. (EXISTING AND PROPOSED) = 2,393.50 S.F. LOT SIZE: 3,471.95 S.F. X .70 F.A.R. = 2,430.37 S.F. ALLOWABLE

- LINE OF EXISTING L CAR GARAGE TO BE DEMOLISHED PROPERTY LINE 5 00°02'40" W 138.83' | ELEV 46.64' | BE DEMOLISHED V/M 1 2 CAR PARKING/D FOR EXISTING SINGLE FAMILY RESIDENCE)-# ADJACENT ADJACENT NEIGHBOR GROUND EXISTING GARAGE ELEVATION RM-2-4

SITE PLAN

SCALE |" = |0'-0"



RETAINING WALL

PLANTER-SEE



Stormwater Requirements Applicability Checklist

Project Address: 4953 Coronado Avenue

Project Number: SECTION 1: Construction Stormwater Best Management Practices (BMP) Requirements All construction sites are required to implement construction BMPs per the performance standards in the Stormwater Standards Manual. Some sites are also required to obtain coverage under the State Construction General Permit (CGP)¹, administered by the

For all projects, complete Part A - If the project is required to submit a Stormwater Pollution Prevention Plan (SWPPP) or Water Pollution Control Plan (WPCP), continue to Part B. PART A - Determine Construction Phase Stormwater Requirements

1. Is the project subject to California's statewide General National Pollutant Discharge Elimination System (NPDES) permit for Stormwater Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.) O Yes, SWPPP is required; skip questions 2-4.

O No; proceed to the next question.

2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with stormwater?

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

4. Does the project only include the following Permit types listed below?

• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, • Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, potholing, curb and gutter replacement, and retaining wall encroachments.

Yes, no document is required. Check one of the boxes below and continue to Part B

O If you checked "Yes" for question 1, an SWPPP is REQUIRED – continue to Part B If you checked "No" for question 1 and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the

entire project area, a Minor WPCP may be required instead. Continue to Part B If you check "No" for all questions 1-3 and checked "Yes" for question 4, Part B does not apply, and no document is required. Continue to Section 2.

¹ More information on the City's construction BMP requirements as well as CGP requirements can be found at http://www.sandlego.gov/stormwater/regulations/index.shtml

Visit our web site: sandiego.gov/dsd. Upon request, this information is available in alternative formats for persons with disabilities. DS-560 (09-21)

City of San Diego • Form DS-560 • September 2021

-EXISTING 3'-0" HIGH FENCE W/ GATE TO REMAIN,

> MIN. FRONT SETBACK

> > SETBACK

FÉNCE ON RETAINING

PROPOSED EMRA

WALKWAY

7.0

PART B - Determine Construction Site Priority This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff. Complete Part B and continue to Section 2

A. Projects located in the ASBS watershed.

A. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and are not located in the B. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and are not located in the ASBS watershed. 3. Medium Priority

A. Projects that are not located in an ASBS watershed or designated as a High priority site. B. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and are not located in an ASBS watershed. C. WPCP projects (>5,000 square feet of ground disturbance) located within the Los Peñasquitos watershed management

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

Section 2: Construction Stormwater BMP Requirements

Additional information for determining the requirements is found in the Stormwater Standards Manual. PART C - Determine if Not Subject to Permanent Stormwater Requirements

Projects that are considered maintenance or otherwise not categorized as "new development projects" or "redevelopment projects" according to the <u>Stormwater Standards Manual</u> are not subject to Permanent Stormwater BMPs. • If "yes" is checked for any number in Part C: Proceed to Part F and check "Not Subject to Permanent Stormwater BMP

• If "no" is checked for all the numbers in Part C: Continue to Part D. 1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact stormwater?

2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?

O Yes

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

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City's Stormwater Standards manual?

PART D - PDP Exempt Requirements PDP Exempt projects are required to implement site design and source control BMPs.

 If "yes" is checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt." If "no" is checked for all questions in Part D, continue to Part E.

1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: • Are designed and constructed to direct stormwater runoff to adjacent vegetated areas, or other non-erodible permeable • Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; • Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the

O Yes, PDP exempt requirements apply

No, proceed to next question 2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the $\underline{\text{City's Stormwater Standards Manual?}}$

O Yes, PDP exempt requirements apply

O No, proceed to next question PART E - Determine if Project is a Priority Development Project (PDP) Projects that match one of the definitions below are subject to additional requirements, including preparation of a Stormwater Quality

. If "yes" is checked for any number in Part E, continue to Part F and check the box labeled "Priority Development Project • If "no" is checked for every number in Part E, continue to Part F and check the box labeled "Standard Development Project." 1. New development that creates 10,000 square feet or more of impervious surfaces collectively over OYes ONo

the project site. This includes commercial, industrial, residential, mixed-use, and public development 2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes

for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) 5812), and where the land development creates and/or replaces 5,000 square feet or more of impervious surface.

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

project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the

5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet OYes ONO or more of impervious surface (collectively over the project site). 6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The OYes

No

DS-560 (09-21)

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City of San Diego • Form DS-560 • September 2021 New development or redevelopment discharging directly to an environmentally sensitive area. The OYes OYes project creates and/or replaces 2,500 square feet of impervious surface (collectively over the project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows

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

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

10. Other Pollutant Generating Project. These projects are not covered in any of the categories above but. involve the disturbance of one or more acres of land and are expected to generate post-construction phase pollutants, including fertilizers and pesticides. This category does not include projects creating less than 5,000 square feet of impervious area and projects containing landscaping without a requirement for the regular use of fertilizers and pesticides (such as a slope stabilization project using native plants). Impervious area calculations need not include linear pathways for infrequent vehicle use, such as emergency maintenance access or bicycle and pedestrian paths if the linear pathways are built with pervious surfaces or if runoff from the pathway sheet flows to adjacent pervious areas.

PART F - Select the appropriate category based on the outcomes of Part C through Part E 1. The project is NOT SUBJECT TO PERMANENT STORMWATER REQUIREMENTS

2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements

O No apply. See the Stormwater Standards Manual for guidance. 3. The Project is PDP EXEMPT. Site design and source control BMP requirements apply: Refer to the Stormwater Standards Manual for guidance. 4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control and structural pollutant OYes ONo control BMP requirements apply. Refer to the Stormwater Standards Manual for guidance on determining if the project requires hydromodification plan management.

Maureen Dant Agent for Owner/Architect-Project Manager Name of Owner or Agent 09/10/2021 Maureen Dant

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DEVELOPMENT SUMMARY

OWNER

REQUIRED PERMIT DEBORAH MULLEN COASTAL DEVELOPMENT PERMIT P.O. BOX 7966 BUILDING PERMIT SAN DIEGO, CA 92167 OVERLAY ZONE: SITE ADDRESS AIRPORT APPROACH 4953 CORONADO AVENUE AIRPORT INFLUENCE AREA (AIA) SAN DIEGO, CA 92107 COASTAL HEIGHT LIMIT COASTAL FIRST PUBLIC ROADWAY 448-161-08-00 PARKING IMPACT RESIDENTIAL TANDEM PARKING LOT AREA TRANSIT PRIORITY AREA 3,471.95 S.F. ENVIRONMENTALLY SENSITIVE LANDS:

LEGAL DESCRIPTION LOT 41 BLOCK 66 MAP 279 No. OF STORIES: BASE ZONE BUILDING HEIGHT: 30' MAX HEIGHT SETBACKS

FRONT MIN. 15'-0" YEAR BUILT: FRONT STANDARD 20'-0" 1938 HOUSE, 1960 GARAGE GEOLOGIC ZONE: HISTORIC DISTRICT: USAGE: (EXISTING & PROPOSED) OCEAN BEACH COTTAGE

EXISTING SINGLE FAMILY WITH PROPOSED ADU AIRPORTS: SCHOOL DISTRICT: SAN DIEGO UNIFIED TYPE OF CONSTRUCTION: V-B. R-3 OCCUPANCY PLANNED DISTRICT:

SITE LEGEND

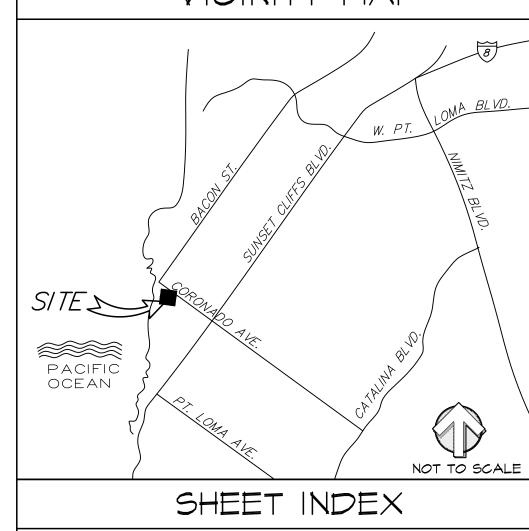
OCEAN BEACH

EXISTING ENCLOSED BUILDING AREA PROPOSED ENCLOSED BUILDING AREA

--- PROPERTY LINES --- SETBACK LINES SITE DRAINAGE PATTERN. SEE 62

> DOWN SPOUT FROM DECK DRAINS. SEE ROOF PLAN.

VICINITY MAP



TITLE SHEET/COVER SHEET

CLIMATE ACTION PLAN CHECKLIST TOPOGRAPHIC PLAN PRELIMINARY GRADING PLAN

SITE PLAN/STORM WATER CHECKLIST DEMOLITION PLAN A21 ADU MAIN LEVEL AND UPPER LEVEL FLOOR PLANS

A2Ia ADU DIMENSIONED MAIN LEVEL AND UPPER LEVEL FLOOR PLANS A23 ADU ROOF PLAN

A41 ADU BUILDING ELEVATIONS A42 ADU BUILDING ELEVATIONS A51 ADU BUILDING SECTIONS/SITE SECTION A52 SITE SECTION/FENCE ELEVATION

A53 FENCE ELEVATIONS LIO LANDSCAPE PLAN

SITE NOTES

. THERE ARE NO EASEMENTS ON THE SUBJECT PROPERTY. . TRANSIT - BUS STOP LOCATED AT THE CORNER OF CORONADO AND

3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4). 4. STORM WATER FROM PROPOSED DOWNSPOUTS AND IMPERVIOUS

AREAS SHALL BE ROUTED TO LANDSCAPE AREAS PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM. 5. SEE SITE PLAN FOR PROPOSED DRAINAGE PLAN. DECK DRAINAGE

DECK DRAINAGE. THERE ARE NO ROOF DRAINS PROPOSED.

TO DOWNSPOUT ROUTED TO LANDSCAPE AREA. SEE ROOF PLAN FOR

REV # DATE

CITY STANDARD TITLEBLOCK PREPARED BY: Name: KIM GRANT DESIGN, INC. 2400 KETTNER BLVD. STUDIO 201

SAN DIEGO, CA. 92101 Phone: <u>(619) 269-3630</u> PROJECT NAME MULLEN RESIDENCE 4953 CORONADO AVENUE

SAN DIEGO, CA 92107

Revision 10:___ Revision 9:___ Revision 8:___ Revision 7:____ Revision 6:____ Revision 5:___ Revision 4:___

DEP#:___

Revision 3:____ Revision 2: 8-29-2022 Revision 1: 4-26-2022 Original Date: 09-08-2021

Sheet: 5 of: 15

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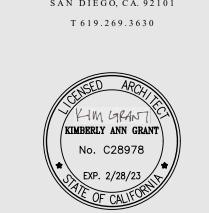
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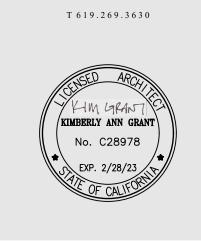
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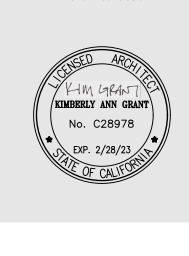
SITE PLAN



400 KETTNER BLVD. STUDIO 207 SAN DIEGO, CA. 92101

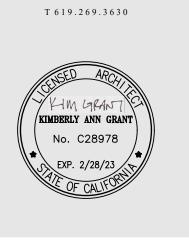


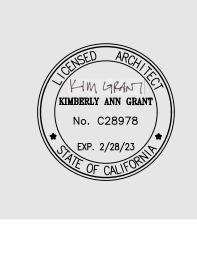










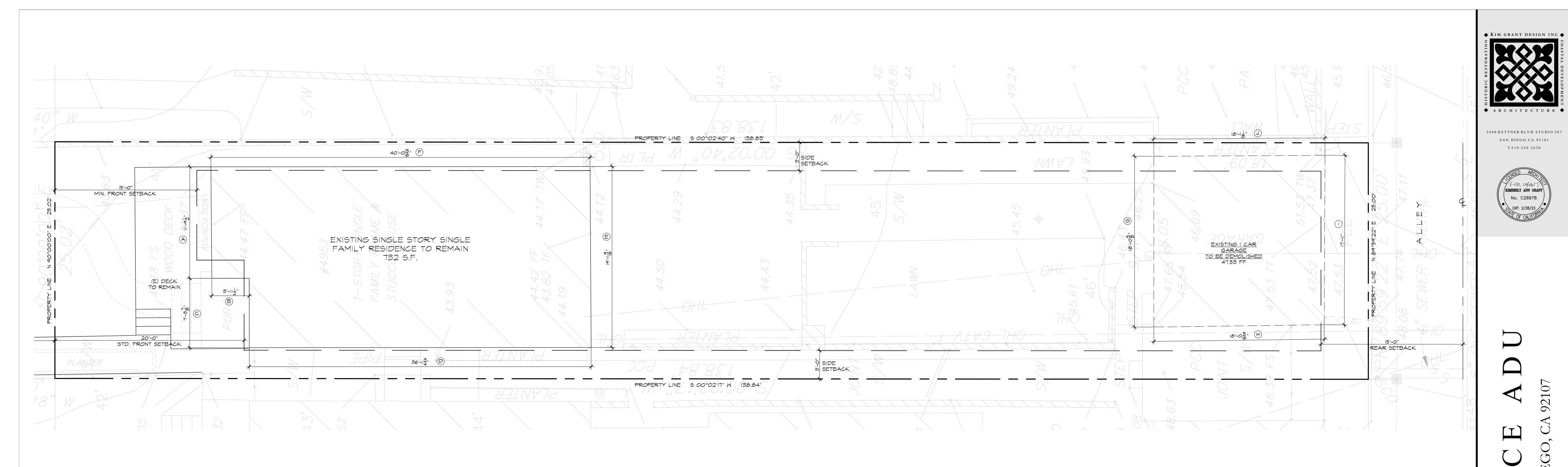














SCALE 1/4" = 1'-0"

MALL I	LEGEND
	EXTG WALL TO REMAIN
	WALL TO REMOVE

	-			
	MALI	_ MATRIX		
	MALL	TOTAL LENGTH	EXTG. TO REMAIN	REMOVED
,	"A"	'-9 /2"	11'-9 1/2"	0
	"B"	3'-11 1/2"	3'-11 1/2"	0'-0"
	"८"	7'-3 7/8"	7'-3 7/8"	0'-0"
Σ N	"D"	36'-1 3/4"	36'-1 3/4"	0'-0"
Σ	"E"	9'- 9/ 6"	19'-1 9/16"	0'-0"
	" F "	40'-0 5/ 6"	40'-0 5/ 6"	0'-0"
	SUBTOTAL	118'-5 1/8"	118'-5 1/8"	0'-0"
11.1	"6"	18'-0 5/8"	0'-0"	18'-0 5/8"
Š	" H "	18'-0 5/16"	0'-0"	18'-0 5/16"
OARAGE	" "	7'- "	0'-0"	7'- "
Ó	=]	18'-1 1/8"	0'-0"	18'-1 1/8"
	SUBTOTAL	72'-1 1/16"	0'-0"	72'-1 1/16"
	TOTALS	190'-6 3/16"	118'-5 1/8"	72'-1 1/16"
	%	100%	62%	38%
			'	

REV # DATE

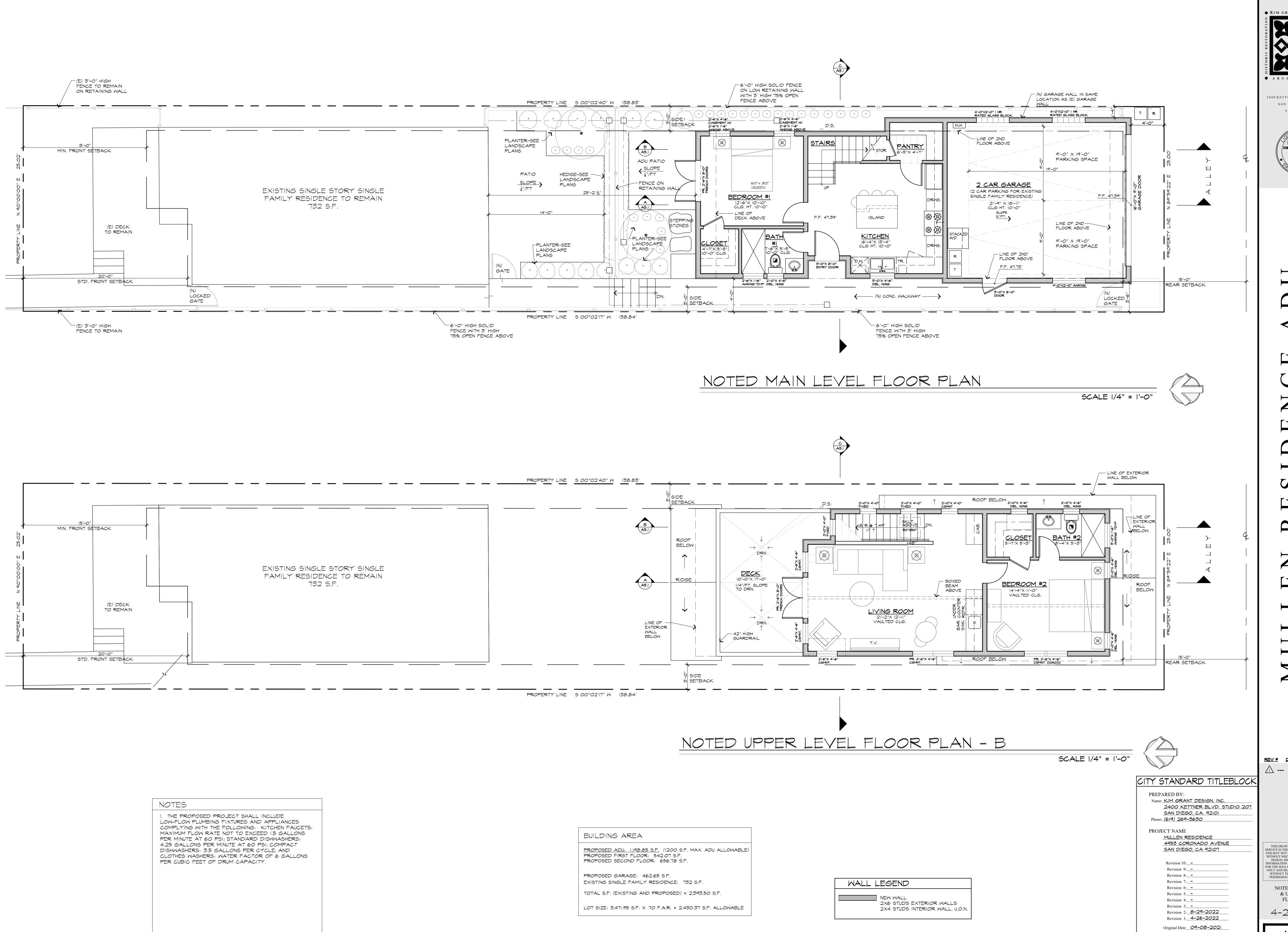


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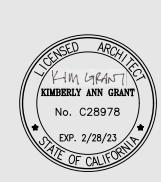
DEMO PLAN 4-26-2022

CITY STANDARD TITLEBLOCK PREPARED BY: Name: KIM GRANT DESIGN, INC. 2400 KETTNER BLVD. STUDIO 201 SAN DIEGO, CA. 92101 Phone: <u>(619) 269-3630</u> PROJECT NAME MULLEN RESIDENCE 4953 CORONADO AVENUE SAN DIEGO, CA 92107 Revision 10:___ Revision 9: -Revision 8:____ Revision 7:____ Revision 6:____ Revision 5: -Revision 4:____ Revision 3:___ Revision 2:____ Revision 1: 4-26-2022 Original Date: 09-08-2021 Sheet: 6 of: 15

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FLOOR PLANS 4-26-2022

Sheet: 7 of: 15

DEP#:___

2400 KETTNER BLVD. STUDIO 207 SAN DIEGO, CA. 92101



REV # DATE

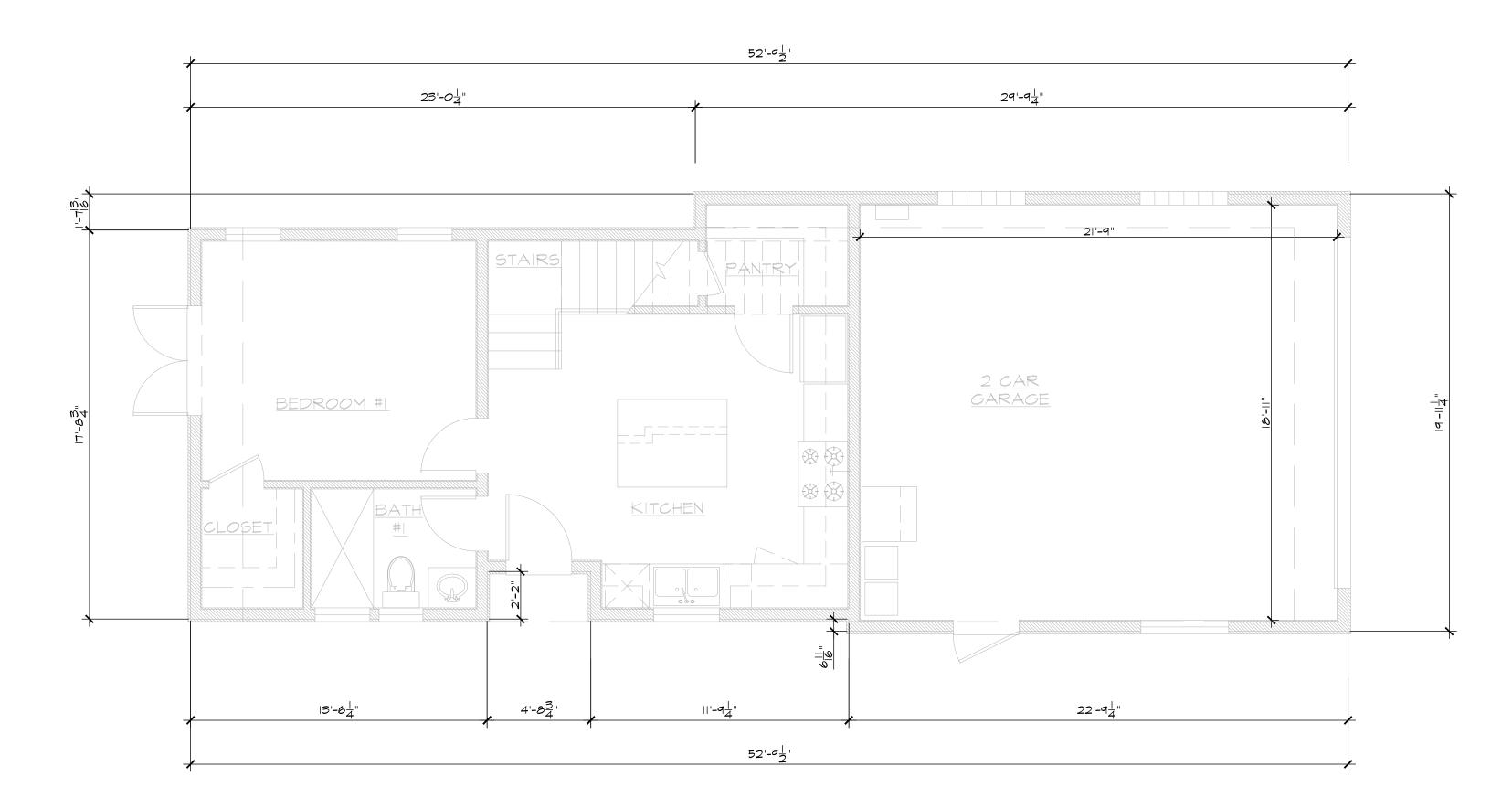
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DIMENSIONED MAIN LEVEL & UPPER LEVEL FLOOR PLANS

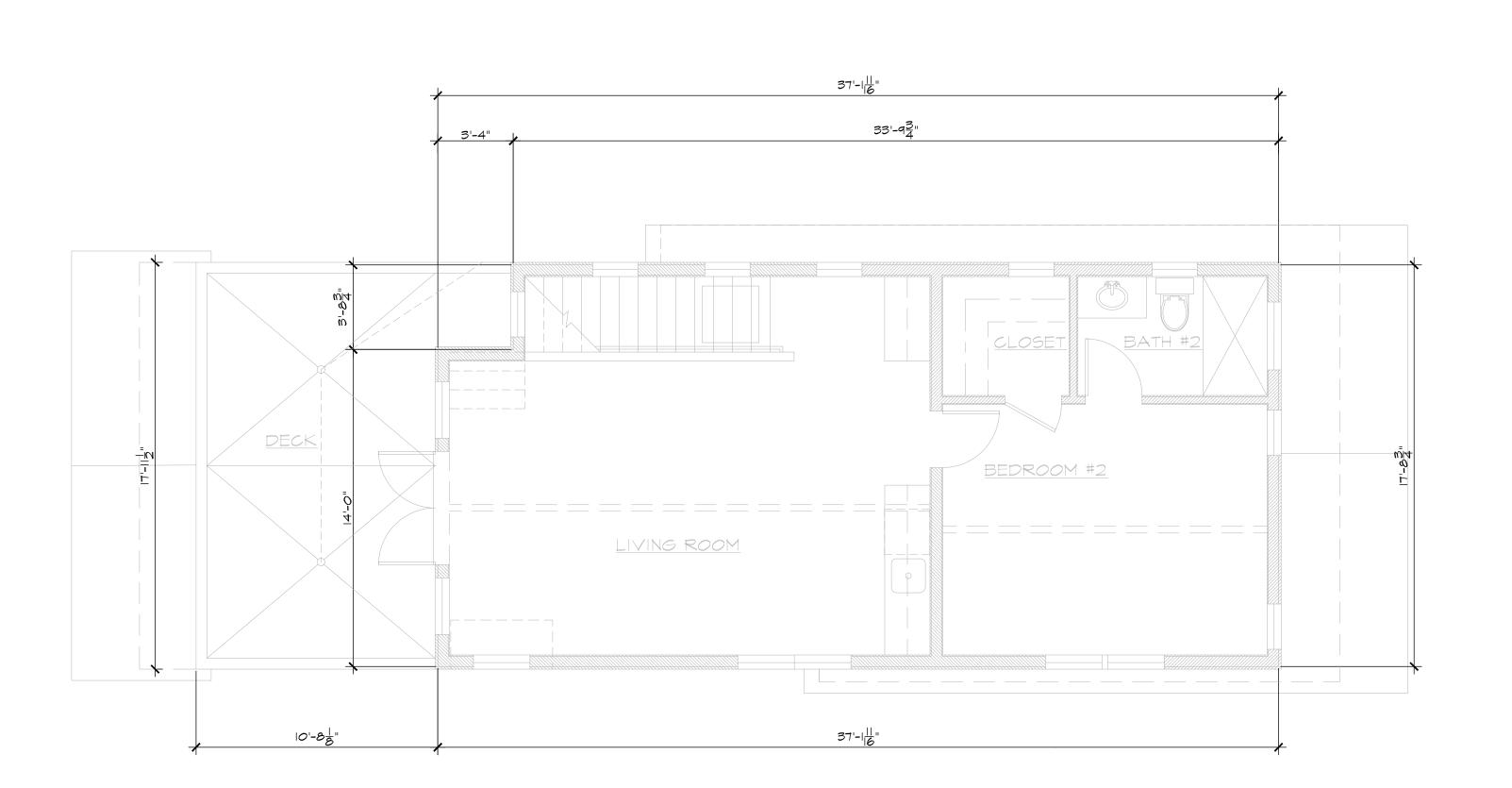
4-26-2022

EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE TO REMAIN 732 S.F.

EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE TO REMAIN 732 S.F.

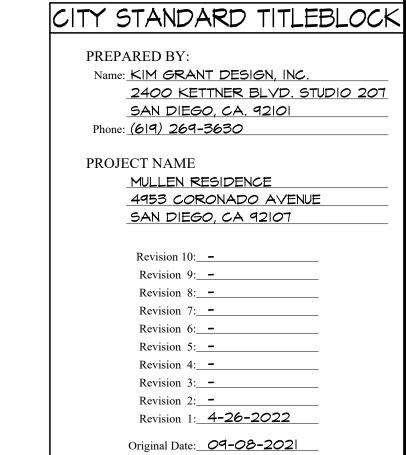


DIMENSIONED MAIN LEVEL FLOOR PLAN SCALE 1/4" = 1'-0"



DIMENSIONED UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



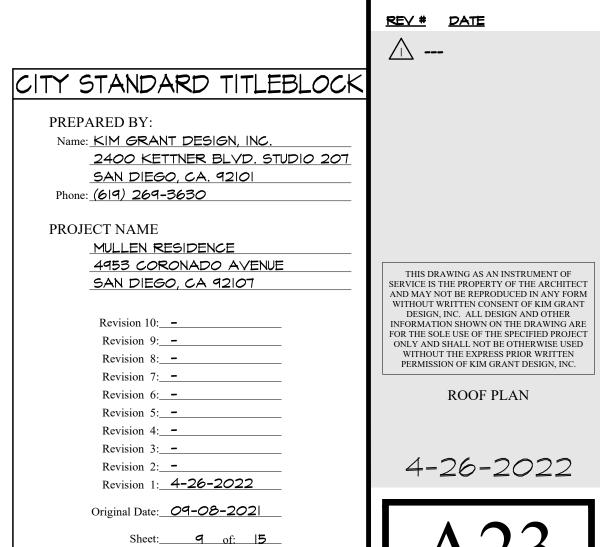
Sheet: 8 of: 15

DEP#:___

I. DIMENSIONS ARE TO FRAMING OR CENTER LINE OF WALL, U.N.O. 2. DIMENSIONS AT EXISTING ARE TO FINISH, U.N.O. 3. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

2400 KETTNER BLVD. STUDIO 207 SAN DIEGO, CA. 92101





PREPARED BY:

SAN DIEGO, CA. 92101

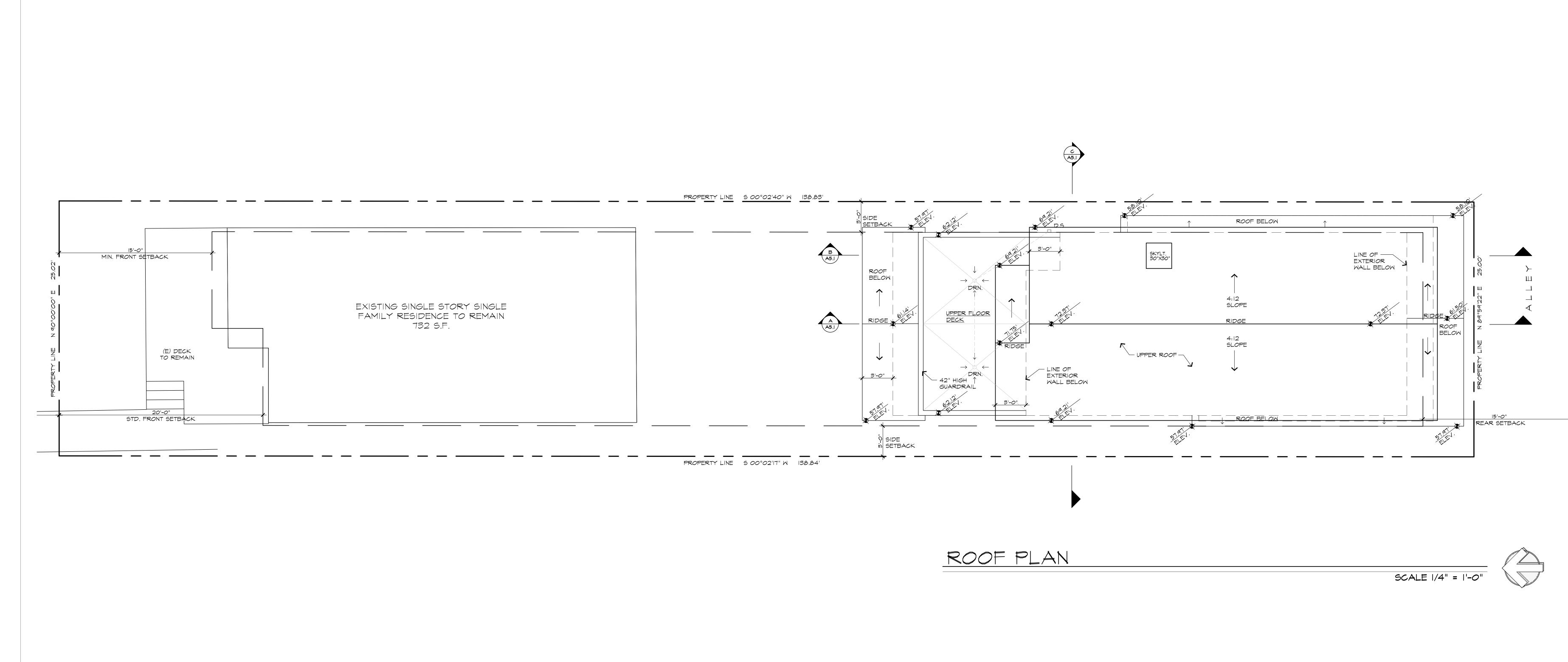
MULLEN RESIDENCE

SAN DIEGO, CA 92107

DEP#:___

Phone: <u>(619)</u> 269-3630

PROJECT NAME



NOTES

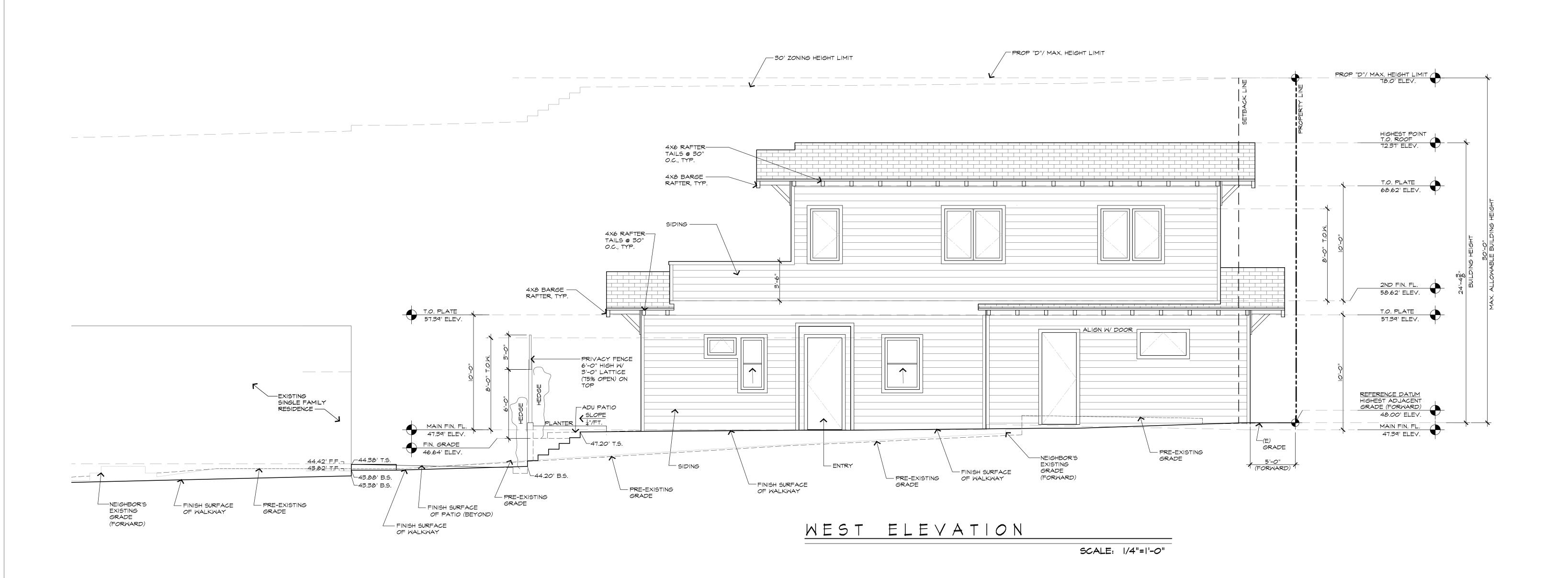
I. THE PROPOSED ROOF MATERIALS SHALL HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTION AND THERMAL EMITTANCE OR SOLAR INDEX EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN THE VOLUNTARY MEASURES UNDER CALIFORNIA GREEN BUILDING STANDARDS CODE.

FOR ROOF SLOPES LESS THAN 2:12 - MINIMUM 3 YEAR AGED SOLAR REFLECTANCE: .55, THERMAL EMITTANCE: .75 & SOLAR REFLECTIVE INDEX: 64.

FOR ROOF SLOPES GREATER THAN 2:12 - MINIMUM 3 YEAR AGED SOLAR REFLECTANCE: .20, THERMAL EMITTANCE: .75 & SOLAR REFLECTIVE INDEX: 16.

2. SEE ROOF PLAN FOR DECK DRAINAGE TO LANDSCAPE AREA. THERE ARE NO ROOF DRAINS PROPOSED. SEE SITE PLAN FOR PROPOSED DRAINAGE PLAN.

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



2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA. 92101
T 619.269.3630

KIMBERLY ANN GRANT
No. C28978

EXP. 2/28/23

FOR CALFORNIA

♦ KIM GRANT DESIGN INC ♦

IULLEN RESIDENCE ADI

<u>REV # DATE</u>

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Original Date: 09-08-2021

DEP#:___

Sheet: | O of: | 5

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BUILDING ELEVATIONS

4-26-2022

A41

CITY STANDARD TITLEBLOCK

Name: KIM GRANT DESIGN, INC.

Phone: (619) 269-3630

PROJECT NAME

SAN DIEGO, CA. 92101

MULLEN RESIDENCE

Revision 8:___

Revision 4:___

SAN DIEGO, CA 92107

4953 CORONADO AVENUE

Revision 10:____ Revision 9:____

Revision 7:____ Revision 6:____

Revision 5:____

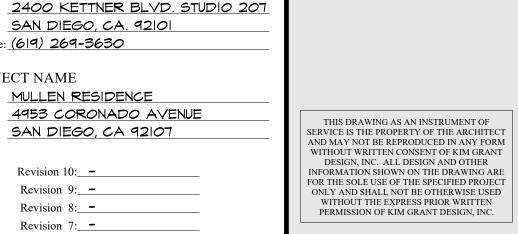
Revision 3:____

Revision 2: -Revision 1: 4/26/2022

Original Date: 09-08-2021

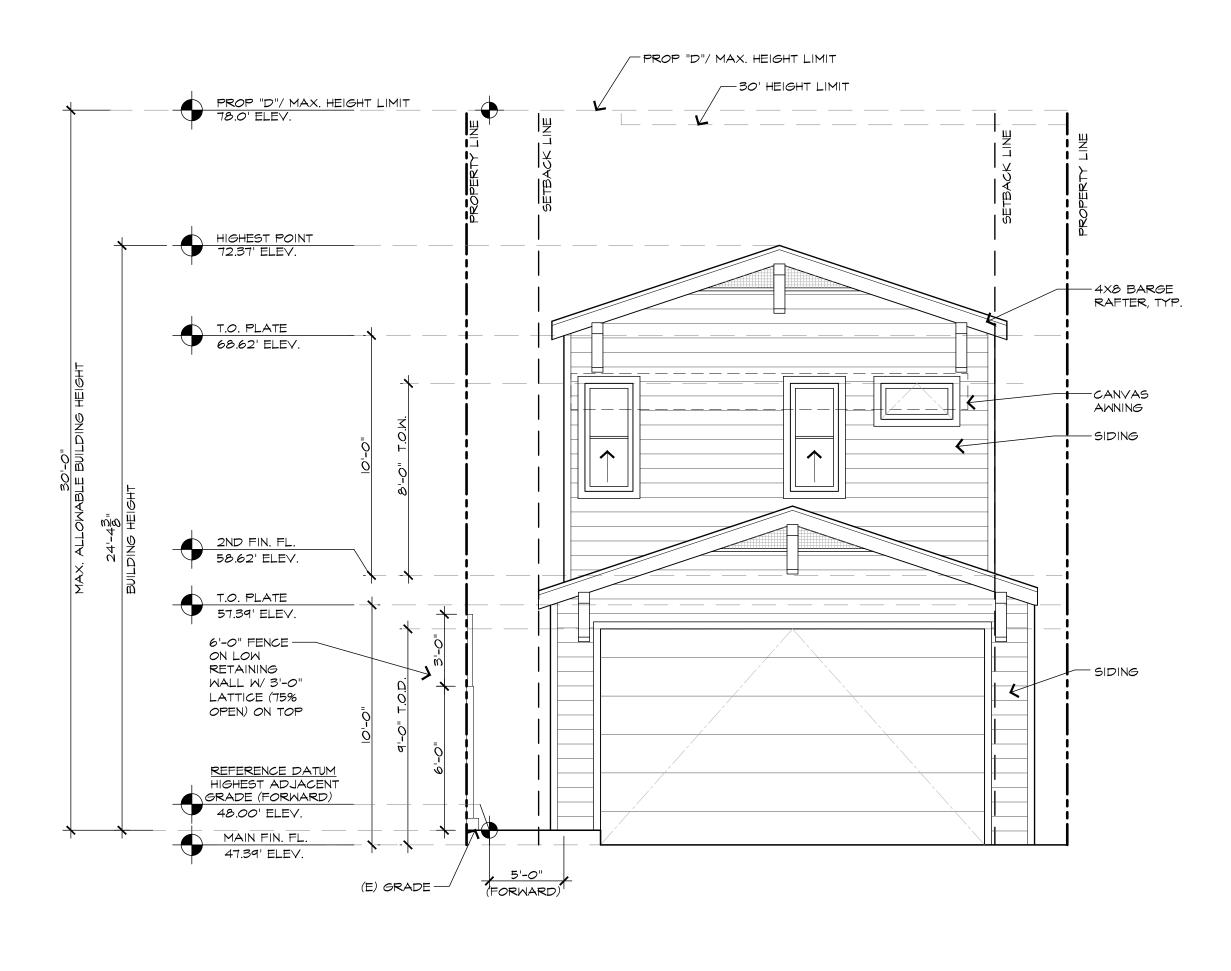
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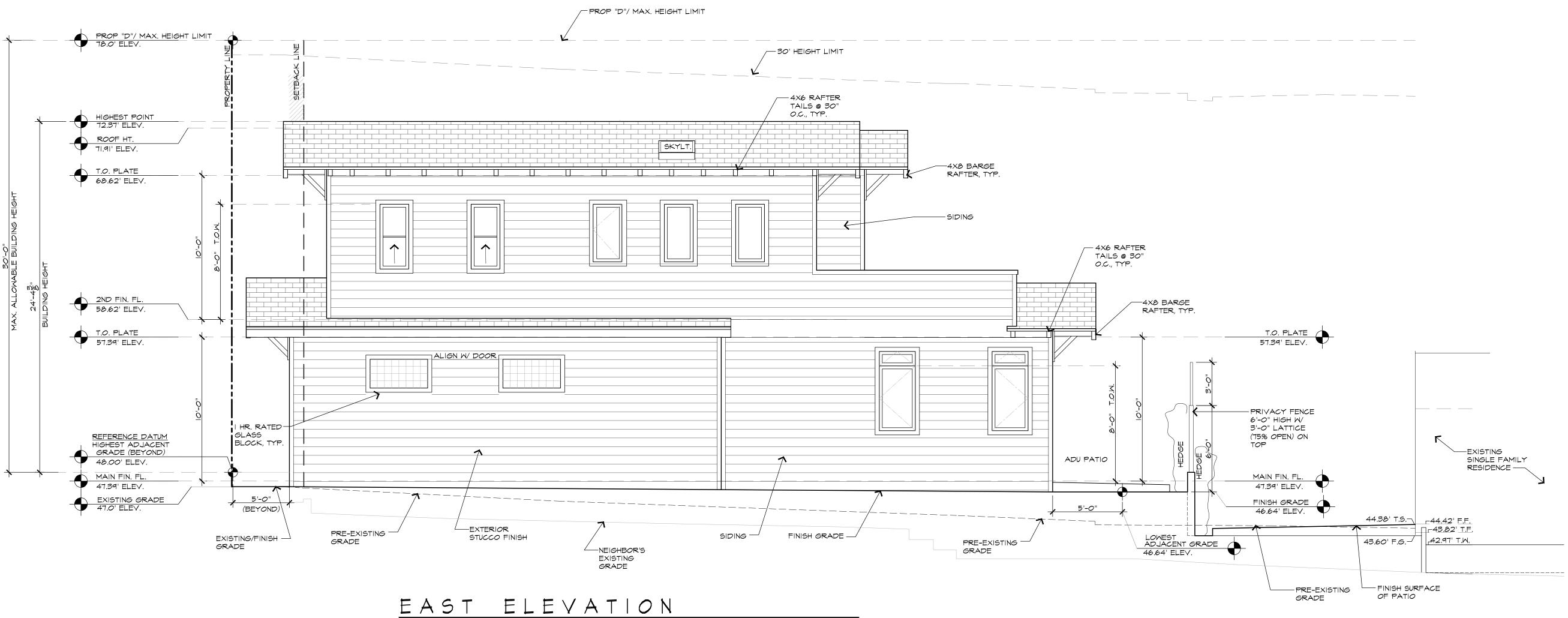


BUILDING **ELEVATIONS**

4-26-2022



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



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

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

—PRE-EXISTING GRADE

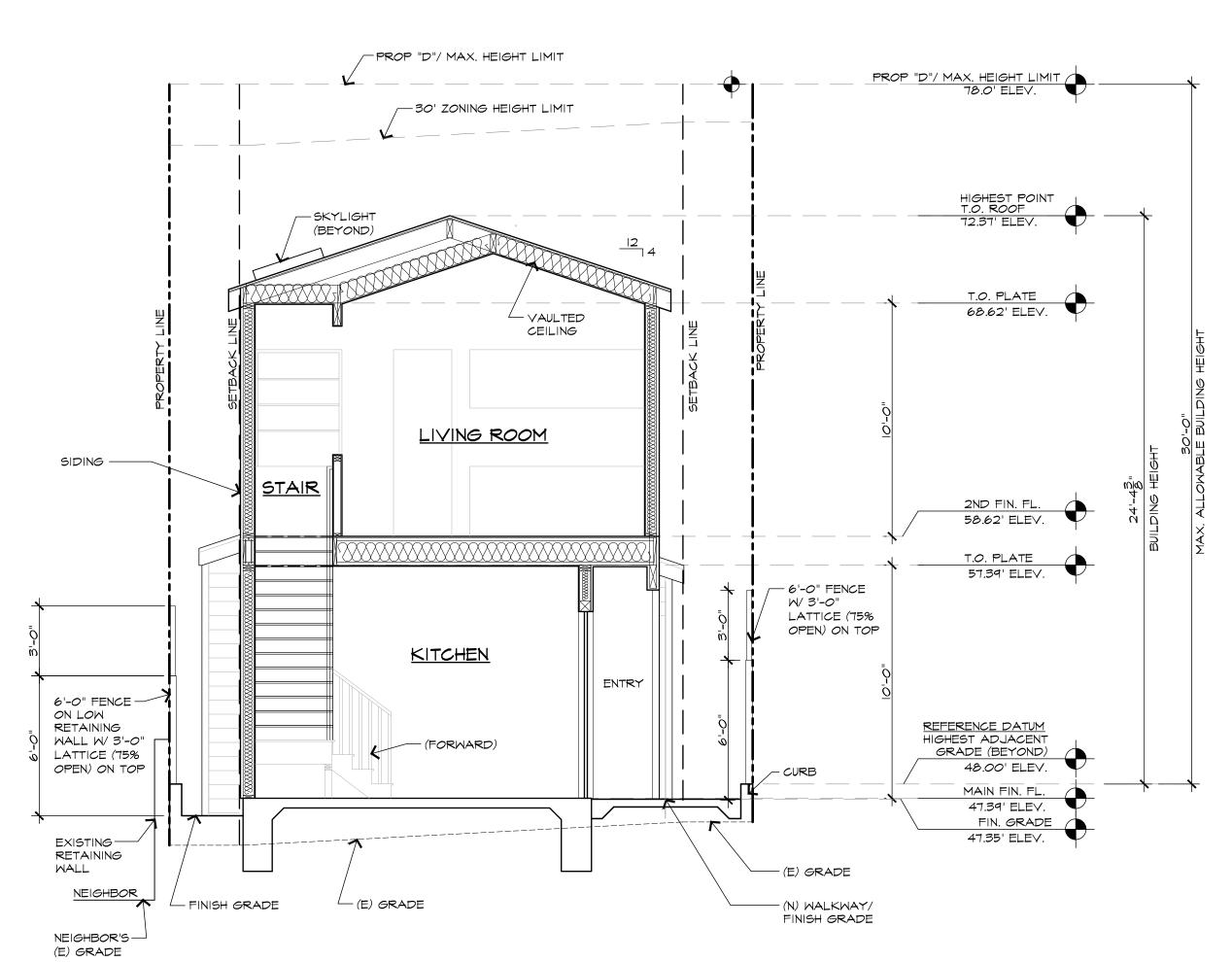
-PROP "D"/ MAX. HEIGHT LIMIT T.O. PLATE 68.62' ELEV. DECK 2ND FIN. FL. 58.62' ELEV. T.O. PLATE 57.53' ELEV. T.O. PLATE 57.39' ELEV. PRIVACY FENCE 6'-0" HIGH W/ 3'-0" LATTICE BEDROOM #1 — %" TYPE 'X' GYPBOARD AT WALLS AND CEILING FOR I HOUR FIRE SEPARATION (75% OPEN) ON TOP PANTRY REFERENCE DATUM HIGHEST ADJACENT GRADE (FORWARD) 48.00' ELEV. 2 CAR GARAGE %" TYPE 'X' GYPBOARD WHERE ENCLOSED UNDER STAIR - ADU PATIO SLOPE 4"/FT. MAIN FIN. FL. 47.53' ELEV. MAIN FIN. FL 47.39' ELEV. FIN. GRADE 46.64' ELEV. —(N) DRIVEWAY APRON -(E) GRADE PRE-EXISTING GRADE FINISH GRADE PRE-EXISTING SRADE

SLOPE 4"/FT.

PRE-EXISTING GRADE

FINISH
SURFACE OF PATIO

BUILDING SECTION - B SCALE: 1/4"=1'-0"



BUILDING SECTION - C/ SECTION

48.00' ELEV. MAIN FIN. FL 47.39' ELEV.

(N) DRIVEWAY APRON

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

CITY STANDARD TITLEBLOCK Name: KIM GRANT DESIGN, INC. 2400 KETTNER BLVD. STUDIO 207 SAN DIEGO, CA. 92101 Phone: <u>(619)</u> 269-3630 PROJECT NAME MULLEN RESIDENCE 4953 CORONADO AVENUE <u>SAN DIEGO, CA 92107</u> Revision 10:___ Revision 9: -Revision 8:____ Revision 7:_____ Revision 6:____ Revision 5: -Revision 4: -Revision 3:___ Revision 2: -Revision 1: 4-26-2022 Original Date: <u>09-08-202</u>| Sheet: |2 of: |5

DEP#:___

♦ KIM GRANT DESIGN INC ♦

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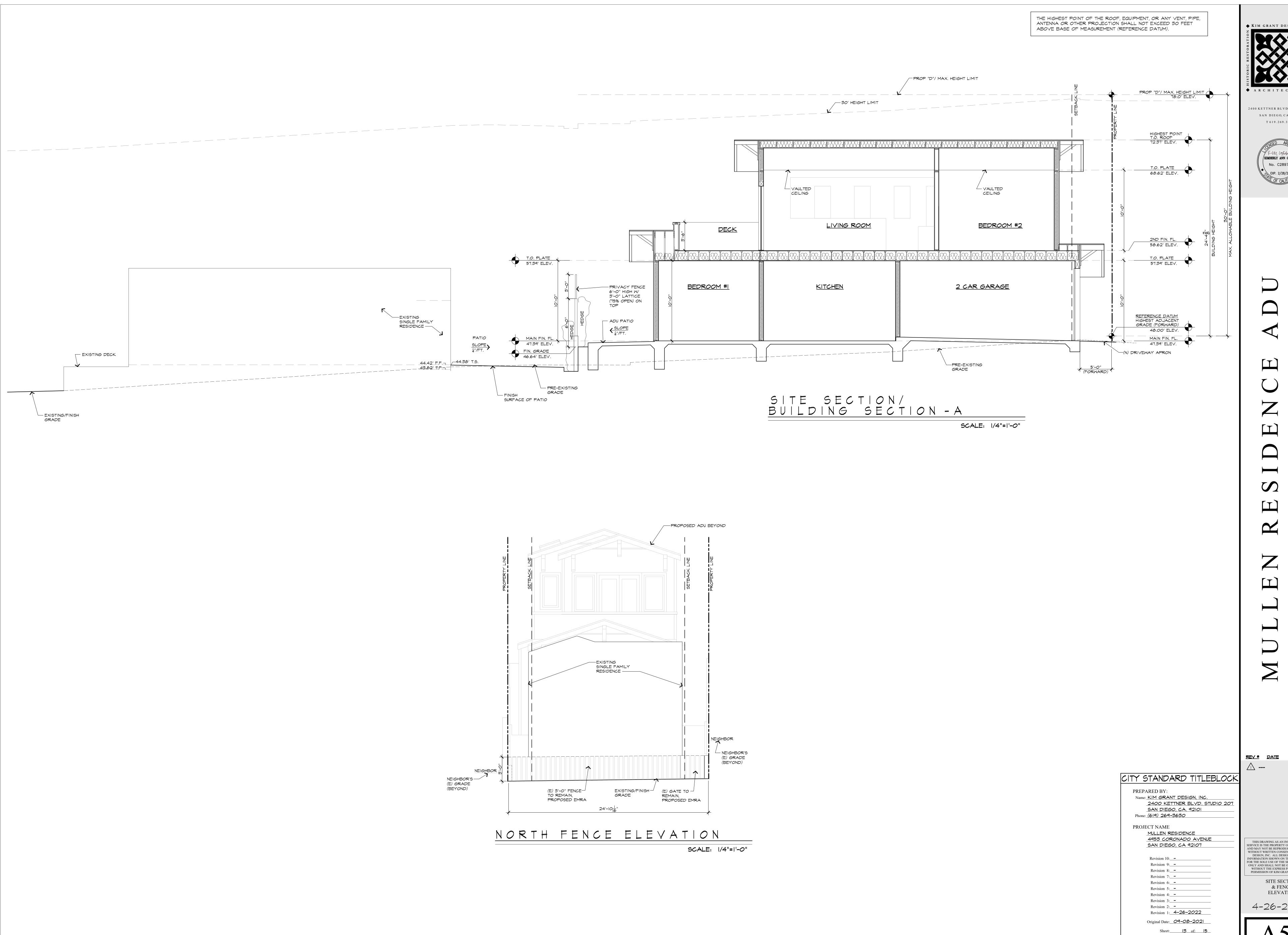
T 619.269.3630



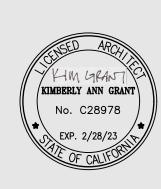
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4-26-2022



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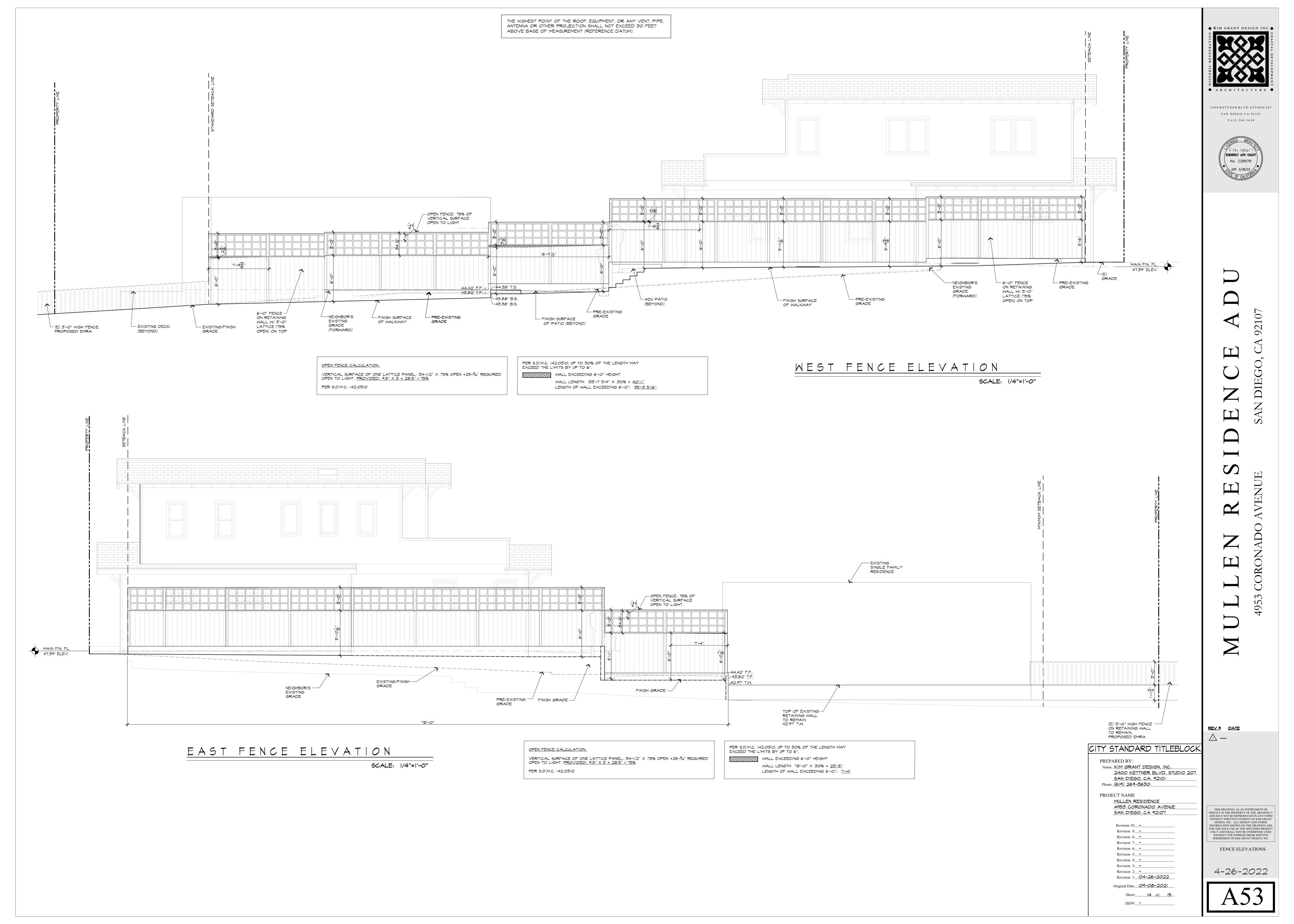


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ELEVATION

4-26-2022

DEP#:___



LANDSCAPE CALCULATIONS PLAN

LANDSCAPE CALCULATIONS

STREET TREE REQUIREMENTS: (1 Tree per 30 feet of Street Frontage) Street Trees Required - 01 03 - Existing Street Tree (30'-40'height)

Archontophoenix cunninghamiana / King Palm

STREET YARD PLANTING REQUIREMENTS: Planting Area Required - Total Area 457sf x 50% = 229sf. Allowable Plant Points for Area Square Footage – 229sf x 25% = 57 points Planting Area Provided – 190sf. + 57sf. from additional plant points = 247sf. Planting Area Provided Plant Points Required – 457sf. x 0.05 = 23 points

Plant Points Provided – 100 points Additional Plant Points Provided – 77 points QTY SIZE
03 Ex. Feather Palm Multi-trunk TOTAL POINTS 9'x3treesx3pnts/BTH 81 9'BTH total/tree Ex. shrub >24" 15 points/shrub

01 Ex. shrub <24" 4 points/shrub 100 Total Street Yard Points 81 Plant Points from Trees 77 Excess Points

REMAINING YARD PLANTING REQUIREMENTS: Plant Points Required – 120 Plant Points Provided – 131 QTY SIZE

> VEHICULAR USE AREA REQUIREMENTS: (<6,000sf.) No Vehicular Use calculations are required for this project.

36"box tree 50 points/tree 24"box tree 20 points/tree Ex. shrub <24" 4 points/shrub 5gal shrub 2 points/shrub 1gal shrub 1 points/shrub

131 Total Remaining Yard Points 70 Plant Points from Trees

TOTAL POINTS

GENERAL LANDSCAPE NOTES

a. All Landscape and Irrigation shall conform to the standards of the City-wide Landscape Regulations and City of San Diego's Land Development Manual Landscape Standards and all other landscape related City and Regional Standards.

b. All required planting areas shall be covered with mulch groundcover to a minimum depth of 3". All exposed soil areas without vegetation shall also be mulched to this minimum depth per the Land Development Manual, Landscape Standards. SDMC 142.0413(c).

c. Tree root barriers shall be installed where trees are placed within 5 feet of public improvements including walks, curbs or street pavements or where new public improvements are placed adjacent to existing trees. The root barrier will not be wrapped around the root ball. SDMC 142.0403(b)(12).

d. Irrigation: An automatic, electrically controlled irrigation system shall be provided as required by SDMC 142.0403(c) for proper irrigation, development and maintenance of vegetation in a healthy, disease-resistant condition. The design of the system shall provide adequate support for the vegetation selected and shall be an automatic drip system. All proposed irrigation systems shall have an approved rain sensor shutoff device. SDMC 142.0403(c)(3)(D)

e. Maintenance: All required landscape areas shall be maintained by the PROPERTY OWNER. The landscape and irrigation areas in the public right-of-way shall be maintained by the PROPERTY OWNER. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced with like kind per the conditions of the permit.

f. A minimum root zone of 40sf. in area shall be provided for all trees. The minimum dimension for this area shall be 5', per SDMC 142.0403(b)(5).

g. Trees shall be maintained so that all branches over pedestrian walkways are 6 feet above the walkway grade and branches over vehicular travel ways are 16 feet above the grade of the travel way per the SDMC 142.0403(b)(10).

measures will be provided: 1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line. 2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the dripline. 3. Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering. 4. Roots of existing trees will be cut approximately 6" back from new construction and all cuts will be sealed with wood paint as manufactured by Flintkote or approved equal. 5. A Certified Consulting Arborist shall oversee pruning of any roots 6" or greater in diameter. 6. Maintain and document a tree watering schedule during construction.

h. Existing trees to remain on site within the area of work will be protected in place. The following protection

7. All damaged trees will be replaced with one of equal or greater size. i. 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

j. The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MWELO) in accordance with state law and Land Development Code Section 142.0413(h), and will provide the record owner at the time of final inspection with a certificate of completion, certificate of installation, irrigation schedule and schedule of landscape and irrigation maintenance.

PROPERTY LINE 5 00°02'40" W 138.83' EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE

HYDRO-ZONE DIAGRAM

Scale: 1" = 10'- 0"

LANDSCAPE WATER REQUIREMENT H-1, Hydrozone 1 – 290sf. – Street Yard & Front East Side Yard Planting Areas ETo - 40 Ocean Beach

Plant Factor – 0.4 Irrigation Efficiency – 0.81 Drip Irrigation Estimated Total Water Use ETWU = (ETo)(0.62) (Plant Factor x Hydrozone area) + Special Landscape Area Irrigation Efficiency = $(40)(0.62) (0.4 \times 290) + 0 = 3,552$ gai/yr.

H-2, Hydrozone 2 – 254sf.- Rear Yard Planting Areas ETo - 40 Ocean Beach Plant Factor - 0.4 Irrigation Efficiency – 0.81 Drip Irrigation Estimated Total Water Use ETWU = (ETo)(0.62) (Plant Factor x Hydrozone area) + Special Landscape Area Irrigation Efficiency

= $(40)(0.62) (0.4 \times 254) + 0 = 3,111 \text{ gal/yr}$

ETWU - HYDROZONE TOTALS Hydrozone 1 - 3,552 gal/yr. Hydrozone 2 - 3,111 gal/yr. 6,663 gal/yr.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) - 544sf. The following are the calculations for the entire project landscape area. ETo – 40 Ocean Beach Maximum Applied Water Use / Water Budget MAWA = (ETo)(0.62)[0.55 x Landscape Area + 0.3 x Special Landscape Area] $= (40)(0.62)[0.55 \times 544sf. + 0.3 \times 0]$ MAWA = 7,420 gal/yr.

PLANT LEGEND SYMBOL BOTANICAL NAME / COMMON NAME --- Existing Street Tree Archontophoenix cunninghamiana / King Palm Triple Trunk Palm 02 8'-10'BTH Existing Street Tree Archontophoenix cunninghamiana / King Palm Double Trunk Palm Existing Street Tree 01 8'-10'BTH Archontophoenix cunninghamiana / King Palm Single Trunk Palm Existing Dypsis decaryi / Triangle Palm 01 1'BTH Existing Howea forsterana / Kentia Palm (triple trunk) 03 3' – 5'BTH (25'ht x 12'wd) Small scale, canopy tree (25'ht x 20'wd) (Standard) Cassia leptophylla / Gold Medallion Tree 24"box SHRUBS, PERENNIALS, GROUNDCOVERS BOTANICAL NAME / COMMON NAME — Existing Dracaena marginata / Dracaena 02 8'ht.

7 7—Existing Philodendron 'Xanadu' / Dwarf Philodendron 01 24"ht {8} — Existing Aloe varieties 11 18"ht (9)—Existing Crassula ovata / Jade Plant 02 24"ht [10]———Existing Aeonium arboreum 'Zwartkop' / NCN 03 18"ht (11)—Evergreen, flowering hedge planting (5'ht x 4'wd)

--- Evergreen, flowering hedge planting (3'ht x 3'wd) 06 5gal Rosmarinus officinalis 'Tuscan Blue' / Upright Rosemary Evergreen, flowering accent planting (18"ht x 18"wd) 10 1gal Asparagus densiflorus 'Myerii' / Myers Asparagus Fern

Evergreen, flower vine Hardenbergia violacea 'Happy Wanderer' / Lilac Vine

Escallonia fradesii / NCN

///// — Existing Gazania groundcover 3" Layer wood bark mulch groundcover

NOTE: Install 3" wood bark mulch groundcover throughout planting areas and on all exposed non-planted landscape areas per SDMC 142.0413(c).

SITE PLAN NOTES

 A. Existing concrete street curb. B. Existing brick on sand paving. C. Existing concrete sidewalk. D. Existing 3'height picket fencing and gate. E. Existing decorative dry riverbed. F. Existing concrete paving.

G. Existing decking front porch. H. Existing low volume drip valves and proposed new low volume drip irrigation valves, Rainbird or approved equal. I. Proposed new irrigation controller and Rain Sensor shut-off, Rainbird or approved equal. J. Existing masonry garden wall with new fencing per Architectural Plans. K. Proposed masonry wall with new fencing and gate per Architectural Drawings. L. Proposed new concrete paving and steps. M. Proposed masonry wall with new fencing per Architectural Drawings. N. Proposed gate per Architectural Drawings.

O. Proposed flagstone stepping stones with groundcover joints. P. Proposed fencing and gate per Architectural drawings. Q. Proposed new concrete driveway paving.

DESIGN STATEMENT

The design intent for this project is to provide trees with a smaller scale character to soften the building structure as well as give the project a more human scale within the neighborhood. The new plantings were also selected for drought tolerance and to respond to the sun exposures around the project with respect to their micro-climate and hydro-zone locations. This project will have an automated, low volume drip irrigation system designed with respect to their micro-climate and hydro-zone areas. With proper water management and maintenance this landscape will be drought tolerant and relatively self-sustaining after establishment.

MINIMUM TREE SEPARATION DISTANCE

Traffic Signals (Stop signs) 5 feet Underground Utility Lines 10 feet Above Ground Utility Structures 10 feet Driveway (entries) 25 feet Intersections (intersecting curb lines of two streets) 10 feet Sewer Lines

> **Declaration of Responsible Charge:** I hereby declare that I am the Landscape Architect for this project, that I have exercised responsible charge over the design of the project as defined in Section 6703 of the Business and Professions Code, and that the design is consistent with current standards. I understand that the check on project drawings and specifications by the City of San Diego is confined to a review only and does not relieve me, as Landscape Architect of Work, of my responsibilities for the project My License Expires 04/30/23

Landscape Resource Group + Assoc. 8828 Jefferson Avenue La Mesa, CA 91941 (619) 497-0556

CITY STANDARD TITLEBLOCK

III STANDARD IIILEDL
PREPARED BY:
Name: K, CHIP WILSON
8828 JEFFERSON AVE
LA MESA, CA 91941
Phone: 619-497-05560
111
PROJECT NAME
MULLEN RESIDENCE ADU
4953 CORONADO AVE.
SAN DIEGO, CA 92107
D 11 10

Revision 10:____ Revision 9:_ Revision 8:___ Revision 7: Revision 6:_____ Revision 5:_____ Revision 4:_____ Revision 3:

Revision 2: Revision 1:_____ Original Date:_____ Sheet: |4 of: |4

SCALE I" = 10'-0"

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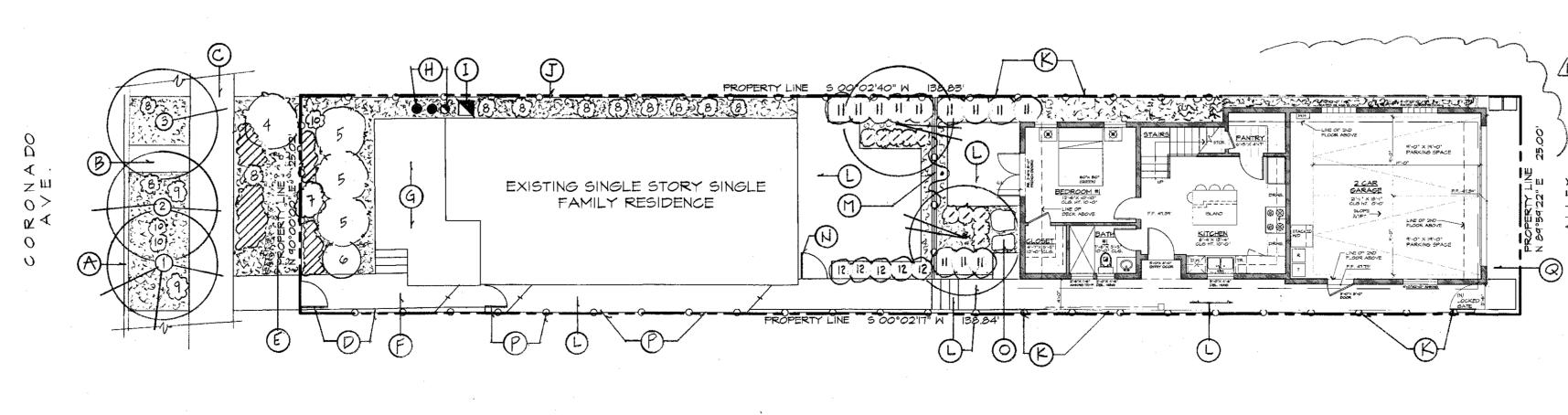
REY # DATE

1-25-22

♦ KIM GRANT DESIGN INC ◆

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LANDSCAPE DEVELOPMENT PLAN 8-16-2021



LANDSCAPE DEVELOPMENT PLAN