

CAP CONSISTENCY CHECKLIST SUBMITTAL APPLICATION

The Checklist is required only for projects subject to CEQA review.
 If required, the Checklist must be included in the project submittal package. Application submittal procedures can be found in **Chapter 11: Land Development Procedures** of the City's Municipal Code.
 The requirements in the Checklist will be included in the project's conditions of approval.
 The applicant must provide an explanation of how the proposed project will implement the requirements described herein to the satisfaction of the Planning Department.

Application Information	
Contact Information	
Project No./Name: PT58 897315 Digital-4653 Coronado Avenue CDP	
Property Address: 4653 Coronado Avenue San Diego, CA 92107	
Applicant Name/Co: Maureen Dant / Kim Grant Design, Inc.	
Contact Phone: (619) 269-3630	Contact Email: maureen@kimgrantdesign.com
Was a consultant retained to complete this checklist? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, complete the following
Consultant Name: _____	Contact Phone: _____
Company Name: _____	Contact Email: _____
Project Information	
1. What is the size of the project (acres)?	3,471.95 s.f. / .08 acres
2. Identify all applicable proposed land uses:	
<input checked="" type="checkbox"/> Residential (indicate # of single-family units): 1 existing single family unit, 1 proposed ADU <input type="checkbox"/> Residential (indicate # of multi-family units): _____ <input type="checkbox"/> Commercial (total square footage): _____ <input type="checkbox"/> Industrial (total square footage): _____ <input type="checkbox"/> Other (describe): _____	
3. Is the project or a portion of the project located in a Transit Priority Area?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Provide a brief description of the project proposed:	Demolish existing detached Garage. Construct New 1,198.85 s.f. detached 2 bedroom, 2 story Accessory Dwelling Unit with attached 462.65 s.f. 2 car Garage. Existing single story single family residence to remain.
<small>Certain projects seeking ministerial approval may be required to complete the Checklist. For example, projects in a Community Plan Implementation Overlay Zone may be required to complete the Checklist to qualify for ministerial review. See Supplemental Development Regulations in the project's community plan to determine applicability.</small>	
3	City Council Approved July 12, 2016 Revised June 2017

Strategy 3: Recycling, Walking, Transit & Land Use

3. Electric Vehicle Charging

Multiple family projects of 17 dwelling units or more: Would 5% 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 conduit leading to the parking spaces with the electrical service, in a manner approved by the building and safety official, to allow for the future installation of electric vehicle supply equipment to provide electric vehicle charging stations at such time as it is needed for use by residents?

Multiple family projects of less than 17 dwelling units: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use by residents?

Non-residential projects: Of the total required listed cabinets, boxes or enclosures, would 50% have the necessary electric vehicle supply equipment installed to provide active electric vehicle charging stations ready for use?

Check "N/A" only if the project is a residential project or if it does not include 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 spaces.

The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore electrical vehicle charging is not applicable to this project.

4. Bicycle Parking Spaces

Would the project provide more short- and long-term bicycle parking spaces than required in the City's Municipal Code (Chapter 14, Article 2, Division 3)?

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.

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Step 3: Project CAP Conformance Evaluation (if applicable)

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

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

Considerations for this question:

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

Considerations for this question:

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

Considerations for this question:

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

Considerations for this question:

 - Does the proposed project location system include bicycle improvements consistent with the Bicycle Master Plan?
 - Does the land use and zoning associated with the project increase the capacity for transit-supportive employment densities within the TPA?
 - Does the proposed project location system provide a balanced, multimodal, "complete street" approach to accommodate mobility needs of all users?
- Would the proposed project incorporate implementation mechanisms that support Transit Oriented Development?

Considerations for this question:

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

Considerations for this question:

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

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CAP CONSISTENCY CHECKLIST QUESTIONS

Step 1: Land Use Consistency

The first step to 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.

Checklist Item	YES	NO	N/A
Step 1: Land Use Consistency			
Checklist Item: (Check the appropriate box and provide explanation and supporting documentation for your answer)			
A. Is the proposed project consistent with the existing General Plan and Community Plan land use and zoning designations? DB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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) and implement CAP Strategy 3 actions, as determined in Step 3 to the satisfaction of the Development Services Department? DB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 CAP-intense project when compared to the existing designations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

If "No" in accordance with the City's Significance Determination Thresholds, the project's GHG impact is significant. The project must nonetheless incorporate each of the measures identified in Step 2 to mitigate cumulative GHG emissions impacts unless the decision maker finds that a measure is infeasible in accordance with CEQA Guidelines Section 15097. 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.

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5. Shower Facilities

If the project includes non-residential development that would accommodate over 10 tenant employees, would the project include changing/shower facilities in accordance with the voluntary measures under the California Green Building Standards Code as shown in the table below.

Number of Tenant Employees	Shower/Changing Facilities Required	See Item 12 of 15 (2) Annual Office Leases Required
0-10	0	0
11-50	1 shower stall	2
51-100	1 shower stall	3
101-200	1 shower stall	4
Over 200	1 shower stall plus 1 additional shower stall for each 100 additional tenant-employees	1 shower stall plus 1 lease index for each 100 additional tenant-employees

Check "N/A" only if the project is a residential project, or if it does not include non-residential 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/towhee facilities is not applicable to this project.

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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 composed of one and two family dwellings or townhouses as defined in the California Residential Code and their accessory structures. 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 GreenBook for public projects.

Checklist Item	YES	NO	N/A
Step 2: CAP Strategies Consistency			
Checklist Item: (Check the appropriate box and provide explanation for your answer)			
Strategy 1: Energy & Water Efficient Buildings			
1. CoolGreen Roofs			
Would the project include roofing materials with a minimum 3-year aged solar reflectance and thermal emittance or solar reflection index equal to or greater than the values specified in the voluntary measures under California Green Building Standards Code Measurement 4.0.0.0?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would the project roof construction have a thermal mass over the roof membrane, including areas of vegetated green roofs, weighing at least 25 pounds per square foot as specified in the voluntary measures under California Green Building Standards Code? DB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would the project include a combination of the above two options? DB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check "N/A" only if the project does not include a roof component.			
The proposed project, an Accessory Dwelling Unit with 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 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.			

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2. Plumbing Fixtures and Fittings

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

Residential buildings:

- Kitchen faucets: maximum flow rate not to exceed 1.5 gallons per minute at 60 psi
- Standard dishwashers: 4.25 gallons per cycle
- Compact dishwashers: 3.5 gallons per cycle and
- Clothes washers: water factor of 6 gallons per cubic feet of drum capacity?

Nonresidential buildings:

- Plumbing fixtures and fittings that do not exceed the maximum flow rate specified in Table A5.302.3.1 (Voluntary measures of the California Green Building Standards Code (See Attachment A) and
- Appliances and fixtures for commercial applications that meet the provisions of Section 4.3.3.3 (Voluntary measures of the California Green Building Standards Code (See Attachment A)?

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

The proposed project, an Accessory Dwelling Unit with 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.

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6. Designated Parking Spaces

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

Number of Designated Parking Spaces	Number of Designated Parking Spaces
0-1	0
2-5	2
6-10	4
11-15	6
16-20	8
21-25	10
26-30	12
31-35	14
36-40	16
41-45	18
46-50	20
51 and over	At least 10% of total

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

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

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

The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore designated parking spaces is not applicable to this project.

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7. Transportation Demand Management Program

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

At least one of the following components:

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

And at least three of the following components:

- Commitment to maintaining an employer network in the SANDAG Commute program and promoting its ride/bike/charter service to tenant/employees
- On-site car-sharing vehicles or bike-sharing
- Flexible or alternative work hours
- Telework program
- Transit, carpool, and vanpool subsidies
- Free or dedicated for transit or vanpool fares and bicycle commute kits
- Access to services that reduce the need to drive, such as coffee, commercial stores, banks, post offices, restaurants, gyms, or children, either onsite or within 1,000 feet (1/4 mile) of the structure(s)?

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

The proposed project is an Accessory Dwelling Unit on a lot with an existing single family residence, therefore a transportation demand management program is not applicable to this project.

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CLIMATE ACTION PLAN CONSISTENCY CHECKLIST ATTACHMENT A

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

Item	Performance Metric	Minimum 3 Year Goal	Target	Current Status
Low-Carbon Building	0.022	0.02	0.025	0.02
High-Carbon Building	0.011	0.01	0.015	0.01
High-Carbon Building	0.011	0.01	0.015	0.01
High-Carbon Building	0.011	0.01	0.015	0.01
High-Carbon Building	0.011	0.01	0.015	0.01

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

Fixture Type	Maximum Flow Rate
Showerheads	1.8 gpm @ 80 psi
Low-flow Faucets	0.25 gpm @ 60 psi
Kitchen Faucets	1.5 gpm @ 60 psi
Wash Fountains	1.8 gpm @ 60 psi
Misting Faucets	0.18 gpm @ 60 psi
Misting Fountains for Wash Fountains	0.18 gpm @ 60 psi
Utility Drain-Water Closets	1.2 gpm @ 60 psi
Flushometer Drain-Water Closets	1.2 gpm @ 60 psi
Electromechanical Flushometer Drain-Water Closets	1.2 gpm @ 60 psi
Urinals	0.5 gpm @ 60 psi

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

Appliances/Fixture Type	Standard
Clothes Washers	Maximum Water Factor (WF) that will reduce the use of water by 10 percent below the California Energy Commission's WF standards for commercial clothes washers listed in Title 20 of the California Code of Regulations
Conveyor Type Dishwashers	0.20 maximum gallons per rack (3.4 L) (High Temperature) 0.60 maximum gallons per rack (4.4 L) (Chemical)
Door Type Dishwashers	0.60 maximum gallons per rack (3.4 L) (High Temperature) 1.30 maximum gallons per rack (3.7 L) (Chemical)
Undercounter Type Dishwashers	0.60 maximum gallons per rack (3.4 L) (High Temperature) 0.60 maximum gallons per rack (3.7 L) (Chemical)
Combination Ovens	Consume no more than 12 gallons per hour (3.8 L) in the 60-minute mode
Commercial Pre-Rinse Spray Washers (manufactured on or after January 1, 2005)	Be capable of clearing 60 gallons in average time of not more than 30 seconds per plate Be equipped with an integral automatic diverter Operate at a water pressure of at least 50 psi (3.4 bar) when designed for a flow rate of 1.5 gallons per minute (5.7 L) or less

CITY STANDARD TITLEBLOCK

PREPARED BY:
KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA. 92101
 Phone: (619) 269-3630

PROJECT NAME:
MULLEN RESIDENCE
 4653 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: **04-26-2022**

Sheet: **2** of **15**
 DWP: _____



MULLEN RESIDENCE ADU
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

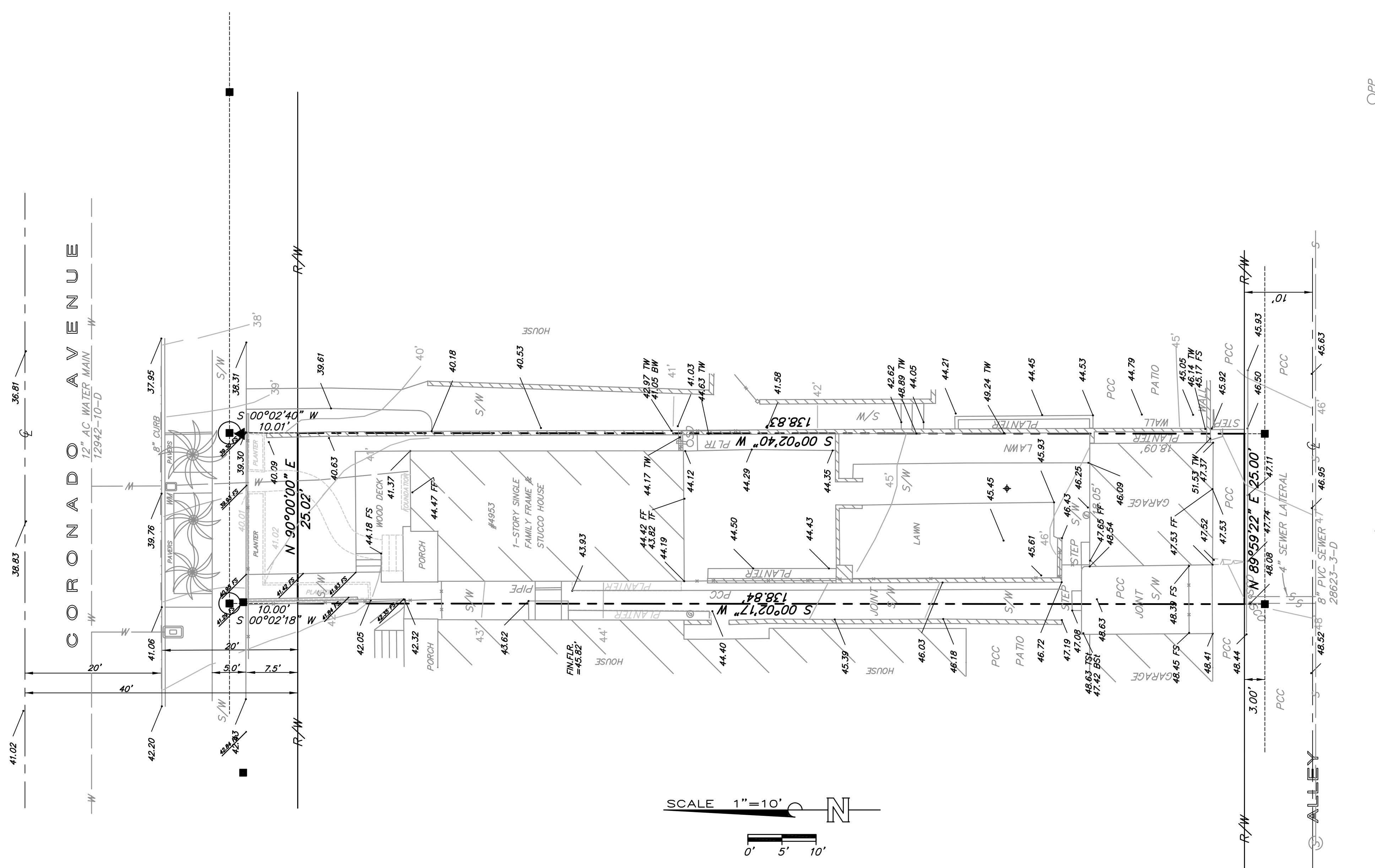
REV. DATE

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CLIMATE ACTION PLAN CHECKLIST

4-26-2022

T2

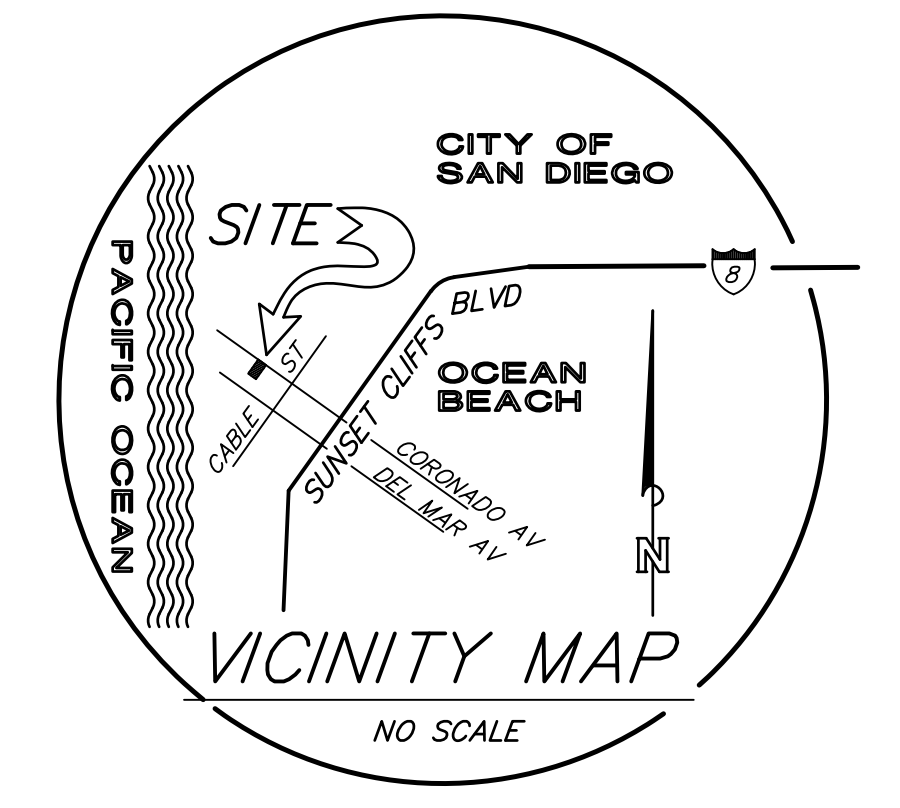


LEGEND

- PARCEL BRG AND DIST $N 78^{\circ}48'15'' E 48.25'$
 - RECORD DESCRIPTION $(N 78^{\circ}48'15'' E 48.25')$
 - PROPERTY BOUNDARY ---
 - RIGHT OF WAY $\text{---R/W---$
 - EASEMENT $\text{---E---$
 - CENTER LINE STREET $\text{---CL---$
 - CABLE TV $\text{---C---$
 - TELEPHONE CABLE $\text{---T---$
 - ELECTRICAL CABLE $\text{---E---$
 - GAS LINE / MAIN $\text{---G---$
 - WATER MAIN (SIZE AS SHOWN) $\text{---W---$
 - SEWER (SIZE AS SHOWN) $\text{---S---$
 - RETAINING WALL / WALL $\text{---(S)---$
 - EXISTING CONTOUR $\text{---(S)---$
- *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.

rev 1/12/22
 DATE: JUNE 28, 2020
 DESIGNER: F. DAN RINEHART
 DRAWN BY: FDR
 SCALE: 1"=10'
 JOB NUMBER: 20222TOA.DWG
 SHEET 1 OF 1

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 8431 CLEEVE WAY SAN DIEGO, CA 92117
 FDR@RINEHART-ENGINEERING.COM
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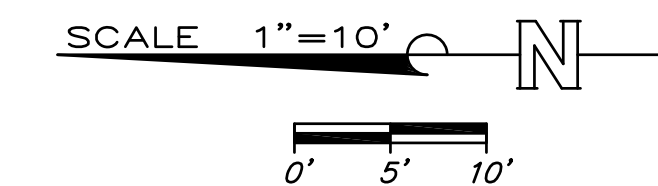
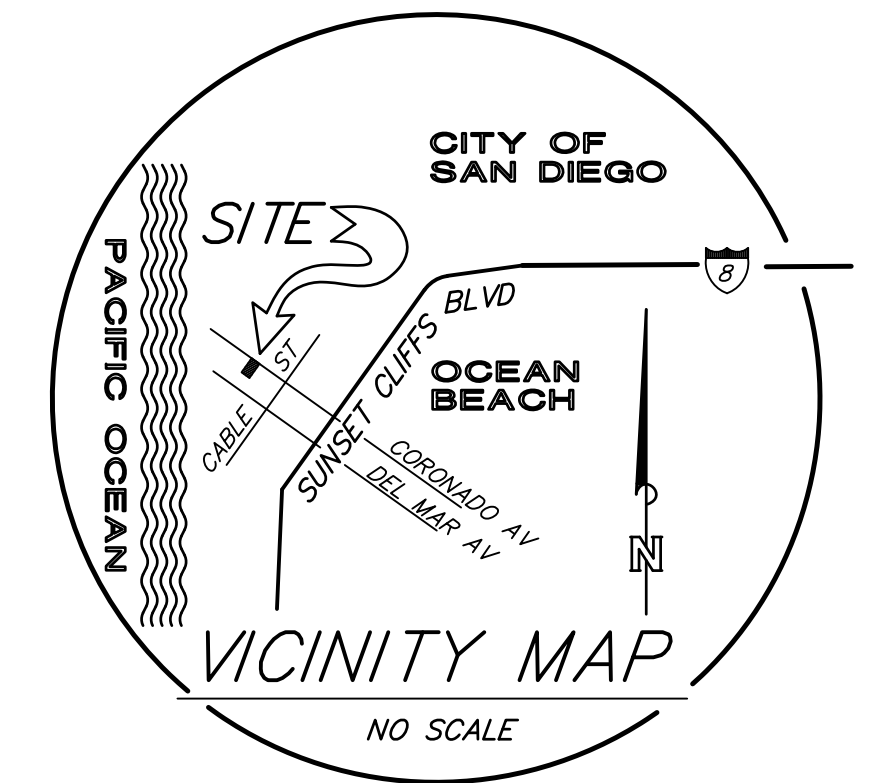
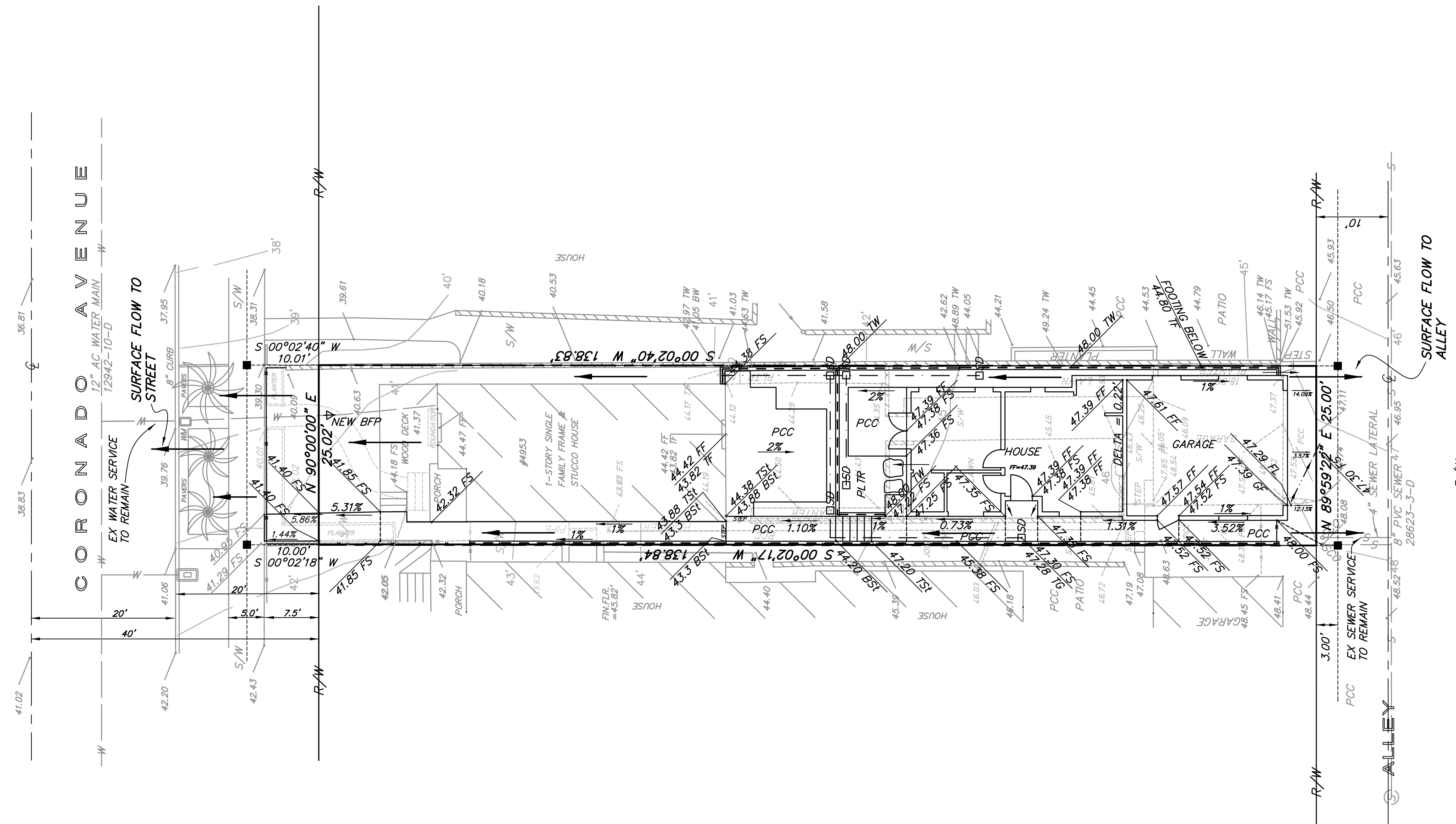
TOPOGRAPHIC MAP
 OF
LOT 41, BLOCK 66,
MAP 279



C1

BENCH MARK
 DESCRIPTION: BRASS PLUG TOP OF CURB
 LOCATION: SLY 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 DISTURBED 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 IMPERVIOUS AREA	1,990 SQFT	2,632 SQFT
TOTAL PERMEABLE AREA	1,482 SQFT	840 SQFT

TOTAL EXISTING IMPERVIOUS AREA DOES NOT EXCEED 10,000 SQFT

GRADING TABULATIONS
 TOTAL AREA: 3,472 SQFT
 AREA TO BE GRADED: 370 SQFT
 % OF SITE TO BE GRADED: 11%
 CUT 14 CY; DEPTH OF CUT: 1 FT
 FILL: 0 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 RATIO: N/A
 EXPORT 14 CY

rev 4/22/22
 DATE: SEPT 21, 2021
 DESIGNER: F. DAN RINEHART
 DRAWN BY: FDR
 SCALE: 1"=10'
 JOB NUMBER: 20222T0C.DWG
 SHEET 1 OF 1

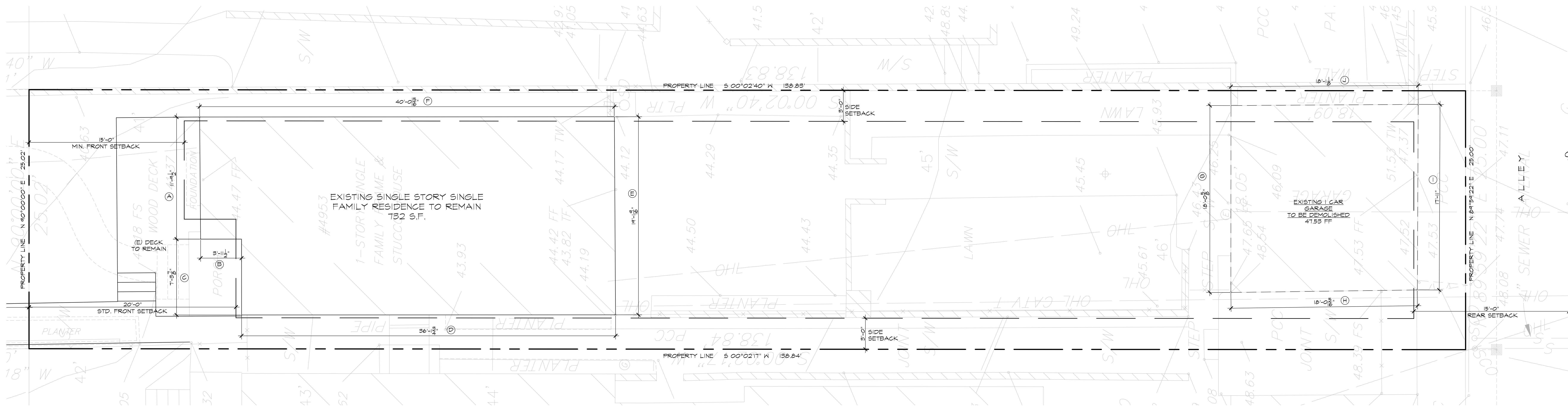
RINEHART ENGINEERING
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**PRELIMINARY GRADING
 PLAN OF
 LOT 41, BLOCK 66,
 MAP 279**

BENCH MARK
 DESCRIPTION: BRASS PLUG TOP OF CURB
 LOCATION: SLY CORNER OF CORONADO AVE
 AND CABLE ST.
 RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL
 ELEVATION: 34.378 DATUM: SAN DIEGO MEAN SEA LEVEL



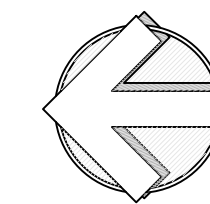
C2



MAIN LEVEL DEMO PLAN

SCALE 1/4" = 1'-0"

WALL LEGEND	
	EXTG WALL TO REMAIN
	WALL TO REMOVE



WALL MATRIX			
WALL	TOTAL LENGTH	EXTG. TO REMAIN	REMOVED
"A"	11'-9 1/2"	11'-9 1/2"	0'-0"
"B"	3'-11 1/2"	3'-11 1/2"	0'-0"
"C"	7'-3 7/8"	7'-3 7/8"	0'-0"
"D"	36'-1 3/4"	36'-1 3/4"	0'-0"
"E"	19'-1 9/16"	19'-1 9/16"	0'-0"
"F"	40'-0 15/16"	40'-0 15/16"	0'-0"
SUBTOTAL	118'-5 1/8"	118'-5 1/8"	0'-0"
MAIN LEVEL			
"G"	18'-0 5/8"	0'-0"	18'-0 5/8"
"H"	18'-0 5/16"	0'-0"	18'-0 5/16"
"I"	17'-11"	0'-0"	17'-11"
"J"	18'-1 1/8"	0'-0"	18'-1 1/8"
SUBTOTAL	72'-1 1/16"	0'-0"	72'-1 1/16"
GARAGE			
TOTALS	190'-6 3/16"	118'-5 1/8"	72'-1 1/16"
%	100%	62%	38%

CITY STANDARD TITLEBLOCK

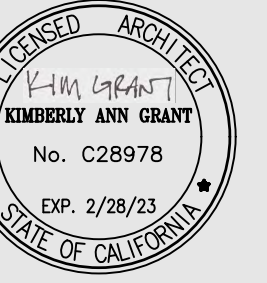
PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA. 92101
 Phone: (619) 264-3650

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: 4-26-2022
 Original Date: 09-08-2021
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KIM GRANT DESIGN, INC.
 HISTORIC RESTORATION ARCHITECTURE
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA 92101
 T 619.264.3650



MULLEN RESIDENCE ADU
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

REV. DATE
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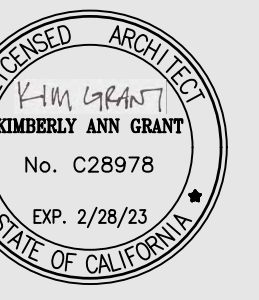
MAIN LEVEL DEMO PLAN

4-26-2022

DE1

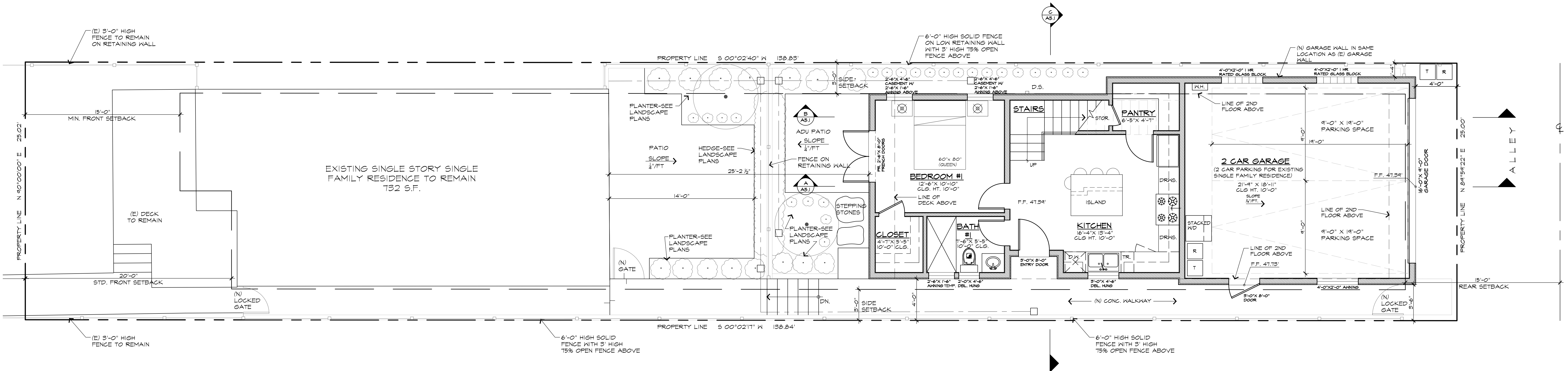


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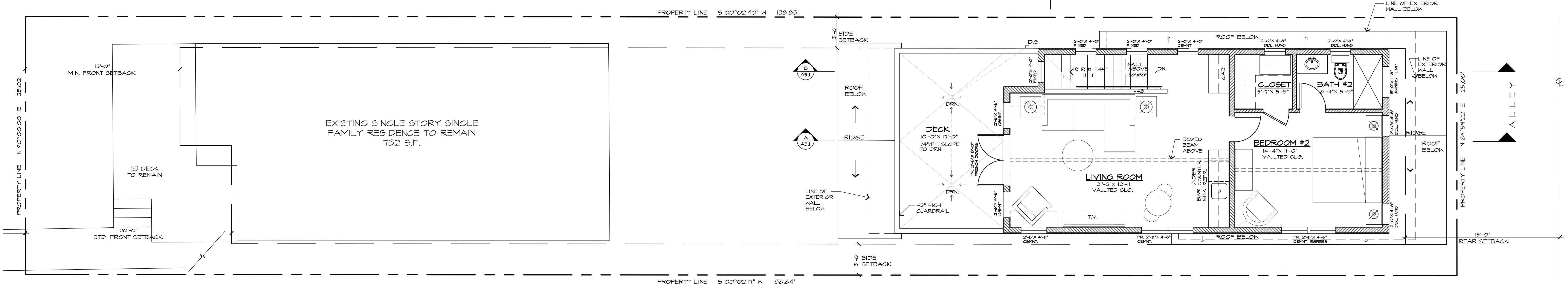
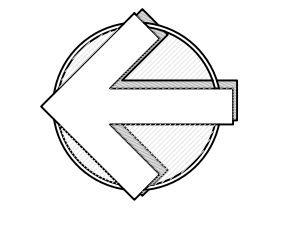
MULLEN RESIDENCE ADU

4953 CORONADO AVENUE
SAN DIEGO, CA 92107



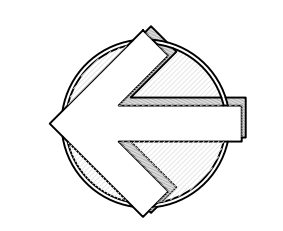
NOTED MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



NOTED UPPER LEVEL FLOOR PLAN - B

SCALE 1/4" = 1'-0"



NOTES

1. THE PROPOSED PROJECT SHALL 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 MINUTE AT 60 PSI; COMPACT DISHWASHERS: 5.5 GALLONS PER CYCLE; AND CLOTHES WASHERS: WATER FACTOR OF 6 GALLONS PER CUBIC FEET OF DRUM CAPACITY.

BUILDING AREA	
PROPOSED ADU:	1,188.85 S.F. (1,200 S.F. MAX. ADU ALLOWABLE)
PROPOSED FIRST FLOOR:	842.01 S.F.
PROPOSED SECOND FLOOR:	656.78 S.F.
PROPOSED GARAGE:	462.65 S.F.
EXISTING SINGLE FAMILY RESIDENCE:	732 S.F.
TOTAL S.F. (EXISTING AND PROPOSED):	2,343.50 S.F.
LOT SIZE:	3,471.95 S.F. X .70 F.A.R. = 2,430.37 S.F. ALLOWABLE

WALL LEGEND	
	NEW WALL
	2X6 STUDS EXTERIOR WALLS
	2X4 STUDS INTERIOR WALL, U.O.N.

CITY STANDARD TITLEBLOCK	
PREPARED BY:	KIM GRANT DESIGN, INC. 2400 KETTNER BLVD. STUDIO 207 SAN DIEGO, CA. 92101 Phone: (619) 269-3630
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:	8-24-2022
Revision 1:	4-26-2022
Original Date:	03-08-2021
Sheet:	7 of 15
DEPN:	---

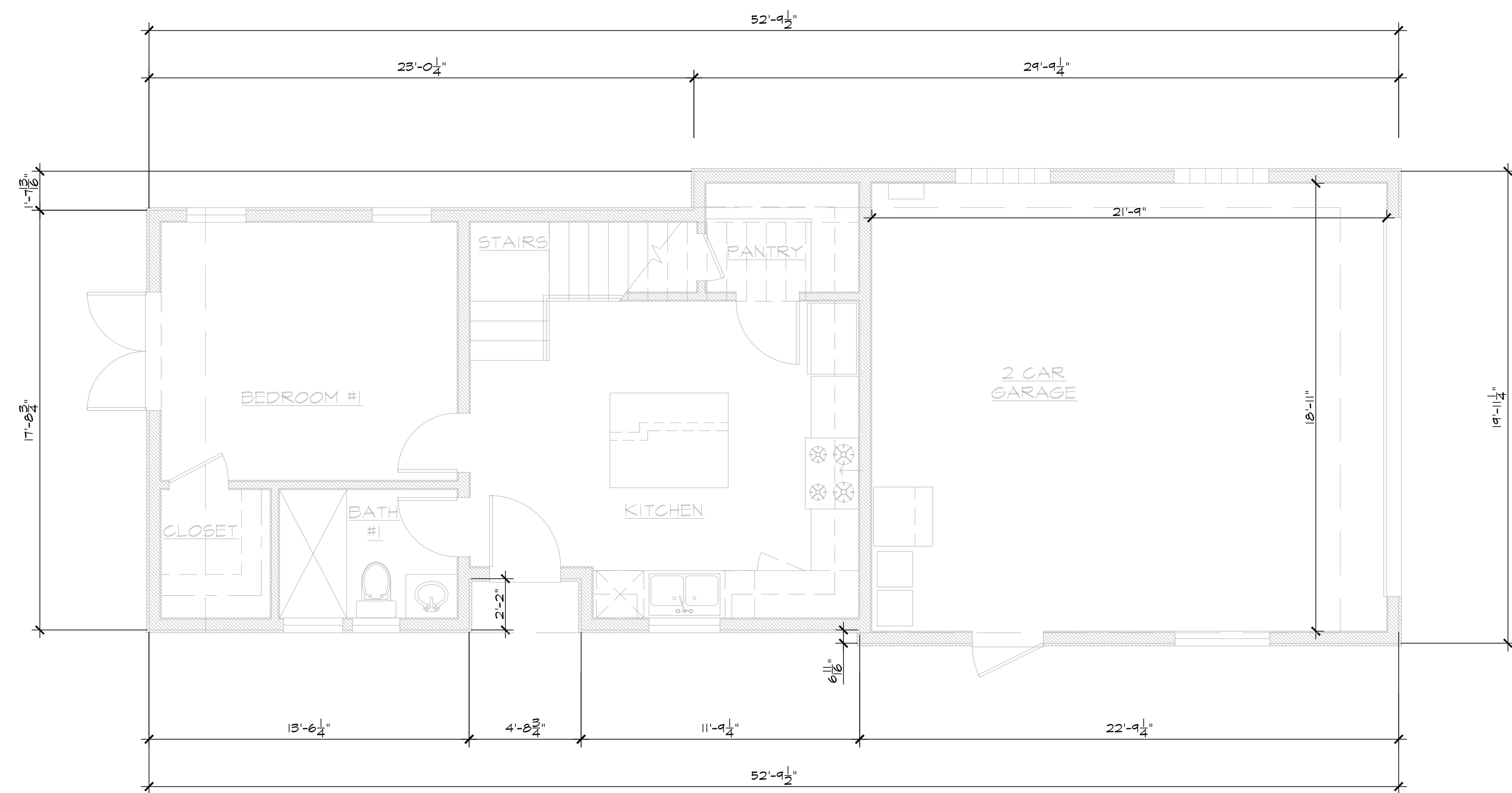
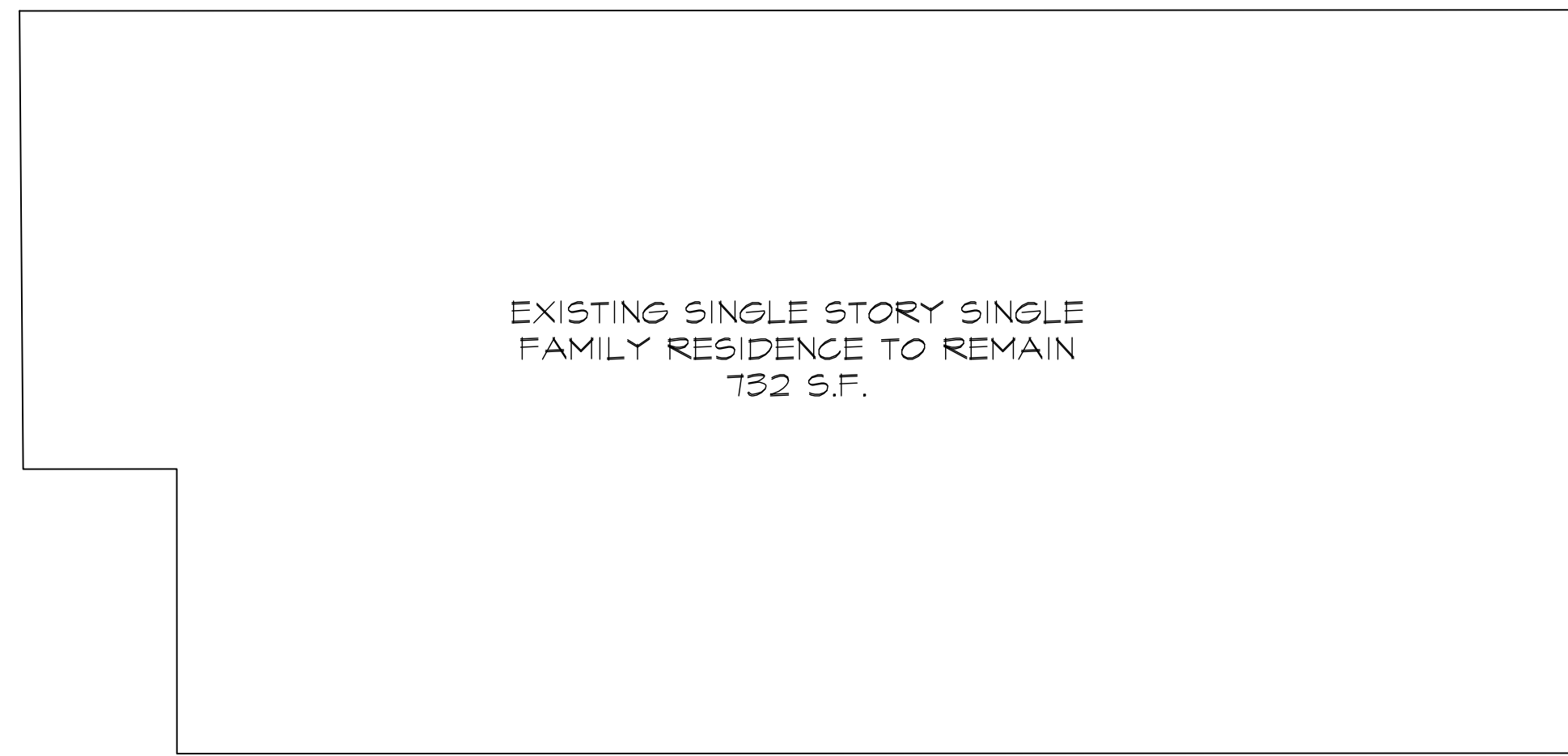
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NOTED MAIN LEVEL & UPPER LEVEL FLOOR PLANS

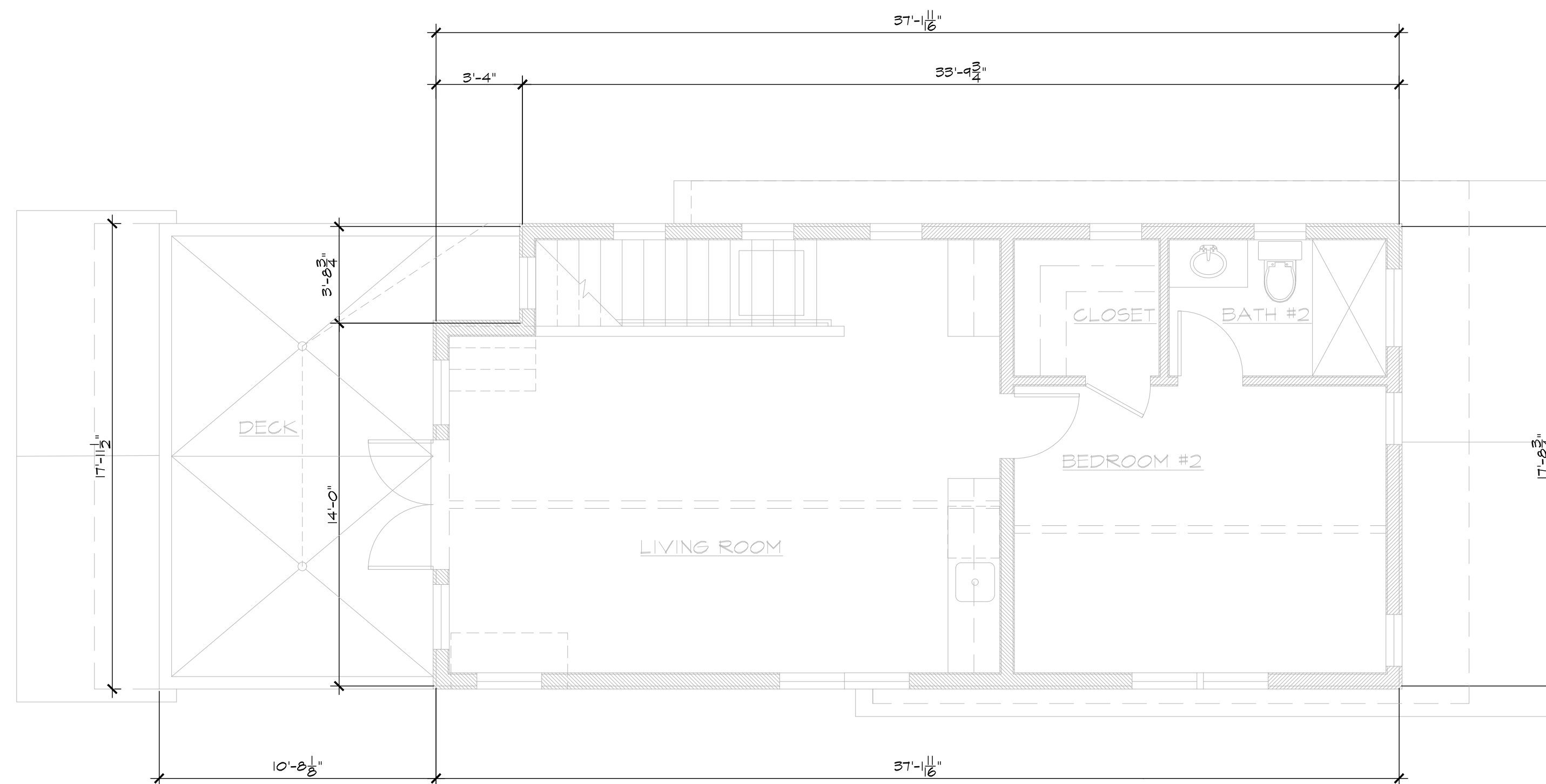
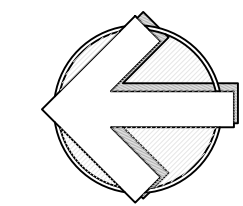
4-26-2022

A21



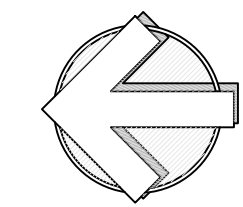
DIMENSIONED MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



DIMENSIONED UPPER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA. 92101
Phone: (619) 264-5650

PROJECT NAME
MULLEN RESIDENCE
4953 CORONADO AVENUE
SAN DIEGO, CA 92107

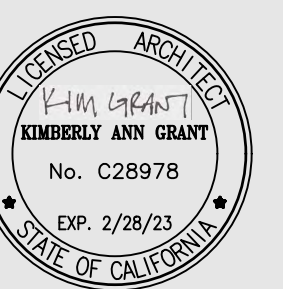
Revision 10:	-
Revision 9:	-
Revision 8:	-
Revision 7:	-
Revision 6:	-
Revision 5:	-
Revision 4:	-
Revision 3:	-
Revision 2:	-
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1. DIMENSIONS ARE TO FRAMING OR CENTER LINE OF WALL, U.N.O.
2. DIMENSIONS AT EXISTING ARE TO FINISH, U.N.O.
3. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.



2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
T 619.264.5650



MULLEN RESIDENCE ADU
4953 CORONADO AVENUE
SAN DIEGO, CA 92107

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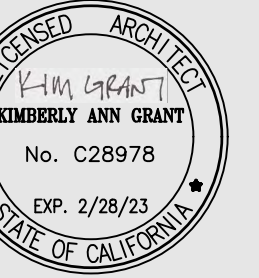
DIMENSIONED MAIN LEVEL & UPPER LEVEL FLOOR PLANS

4-26-2022

A21a



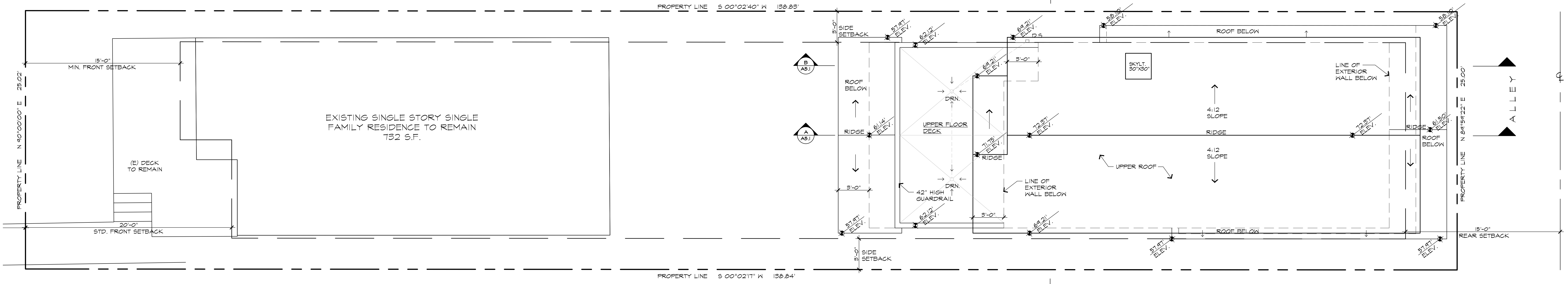
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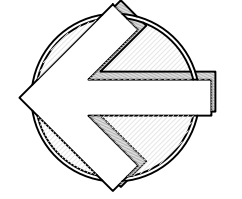
SAN DIEGO, CA 92107

4953 CORONADO AVENUE



ROOF PLAN

SCALE 1/4" = 1'-0"



NOTES

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

CITY STANDARD TITLEBLOCK

PREPARED BY:
Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA. 92101
Phone: (619) 269-3630

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: 04-28-2021
Sheet: 4 of 15
DEPW: _____

REV. # DATE
△ --

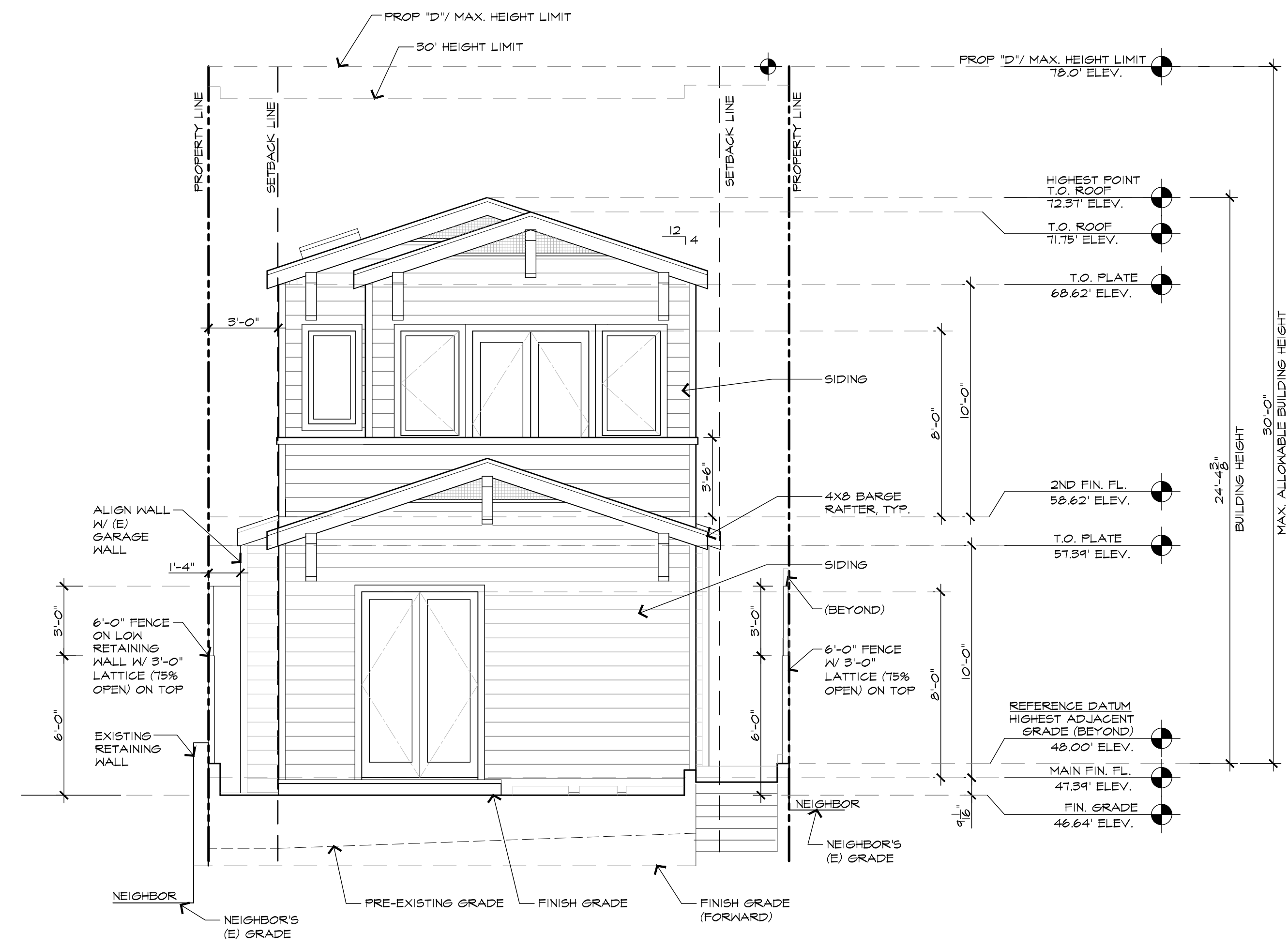
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ROOF PLAN

4-26-2022

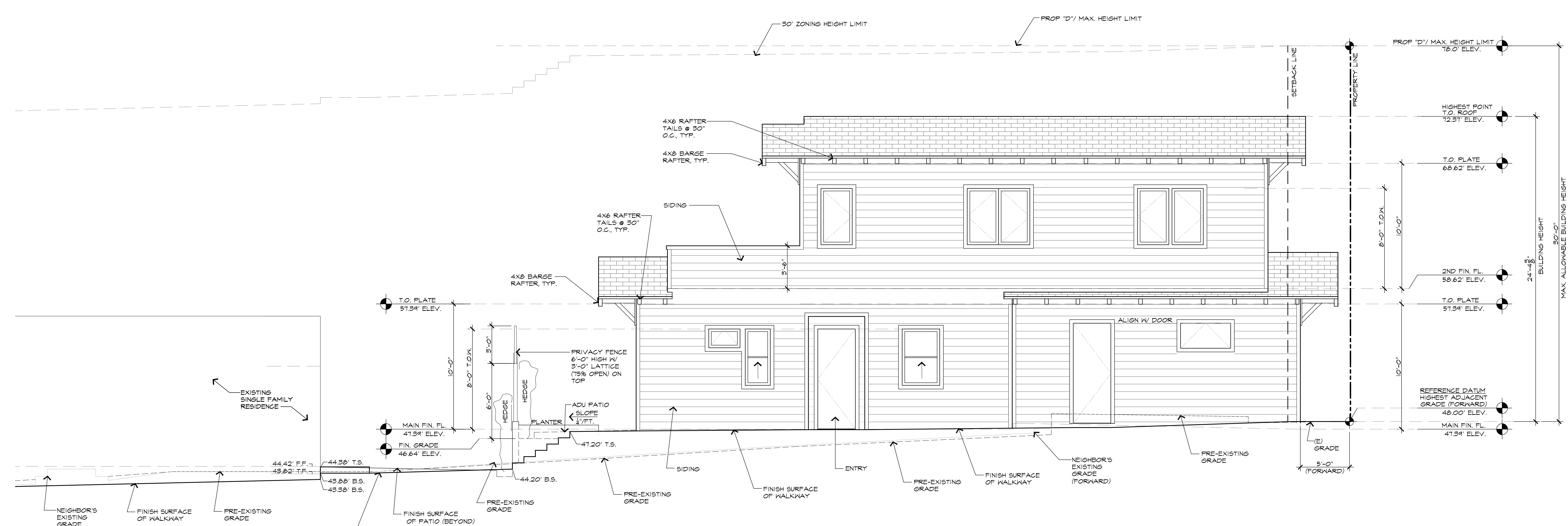
A23

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



NORTH ELEVATION

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

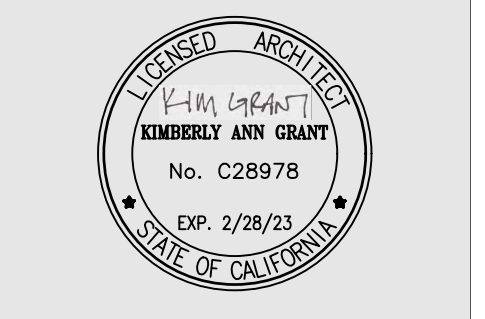


WEST ELEVATION

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



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SAN DIEGO, CA 92107

CITY STANDARD TITLEBLOCK

PREPARED BY:
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2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 269-3630

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: 04-28-2021

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BUILDING ELEVATIONS

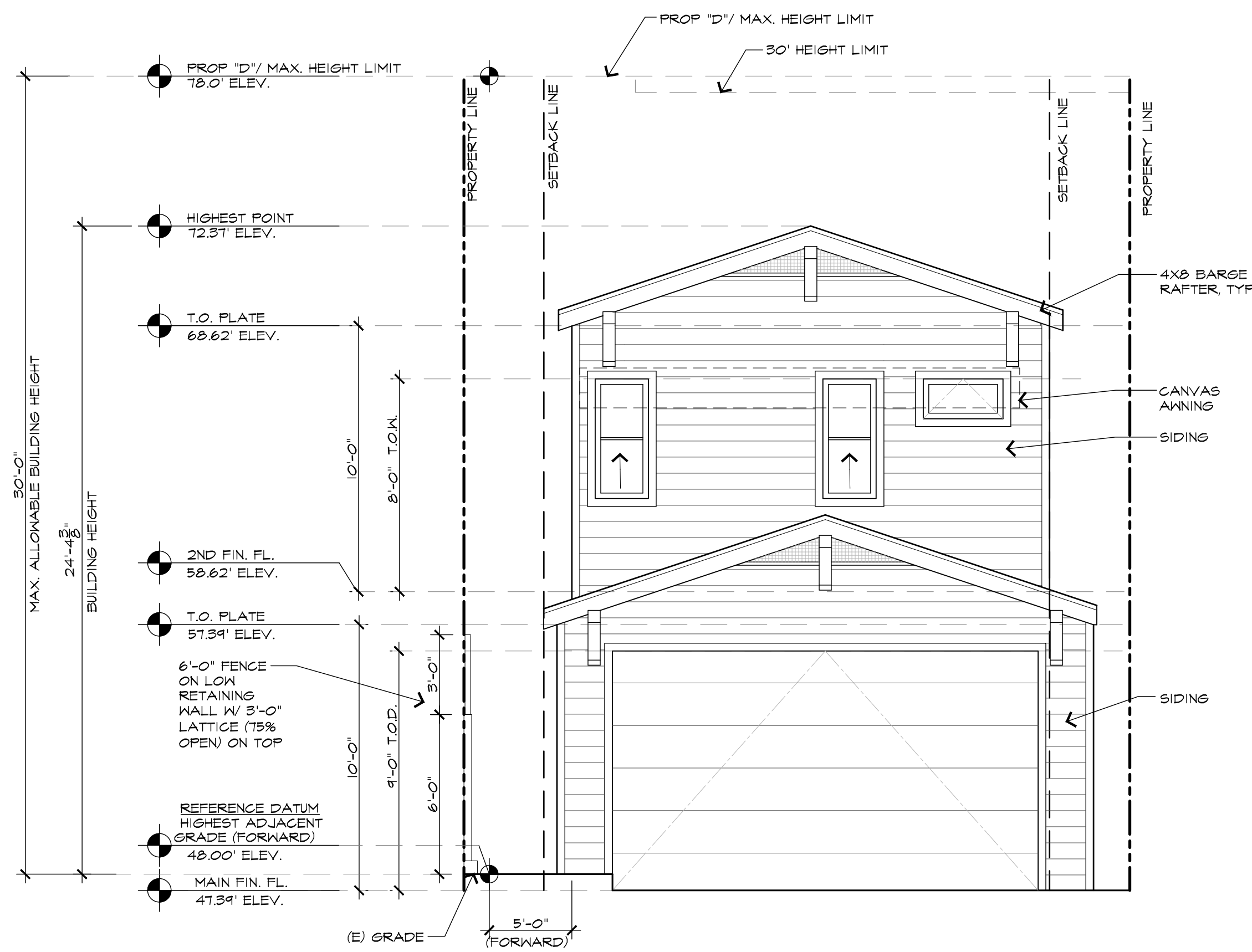
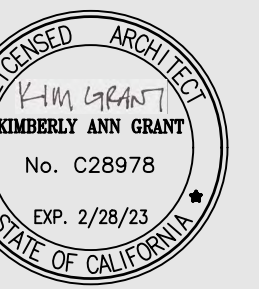
4-26-2022

A41

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

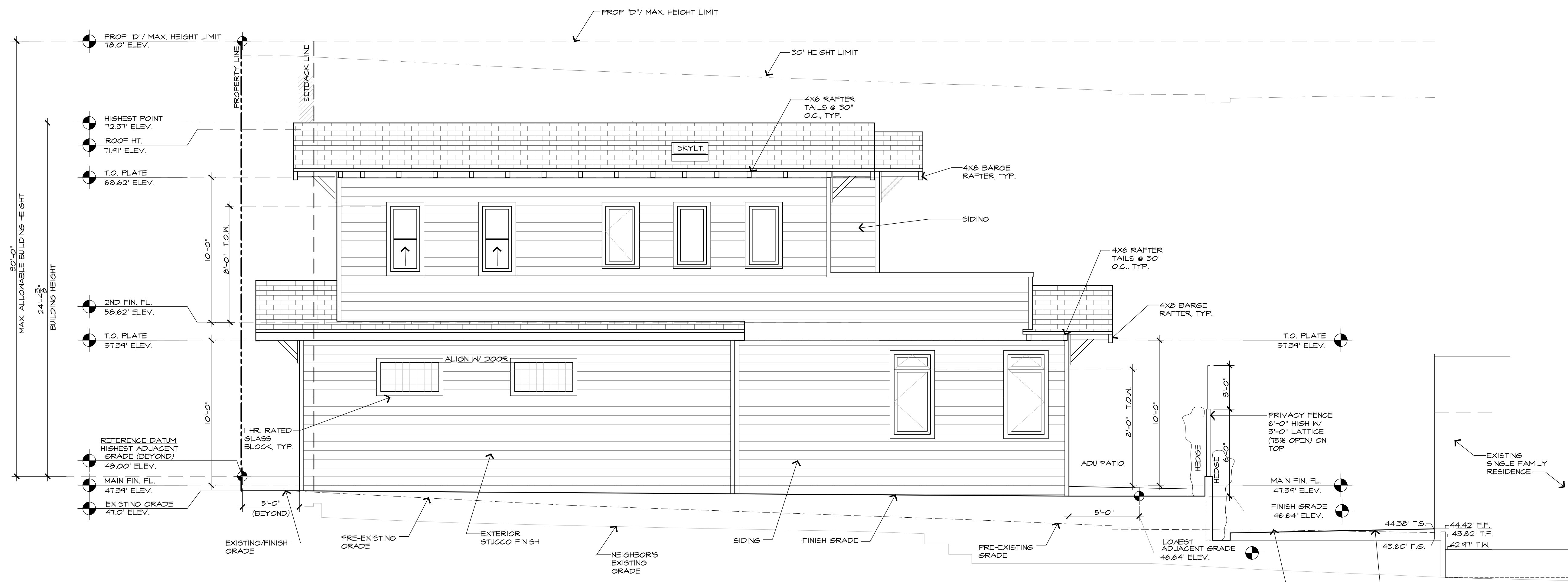


HISTORIC RESTORATION ARCHITECTURE
 2400 KETTNER BLVD. STUDIO 207
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SOUTH ELEVATION

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



EAST ELEVATION

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

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 Phone: (619) 269-3630

PROJECT NAME
 MULLEN RESIDENCE
 4455 CORONADO AVENUE
 SAN DIEGO, CA 92107

Revision 10:	-
Revision 9:	-
Revision 8:	-
Revision 7:	-
Revision 6:	-
Revision 5:	-
Revision 4:	-
Revision 3:	-
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BUILDING ELEVATIONS

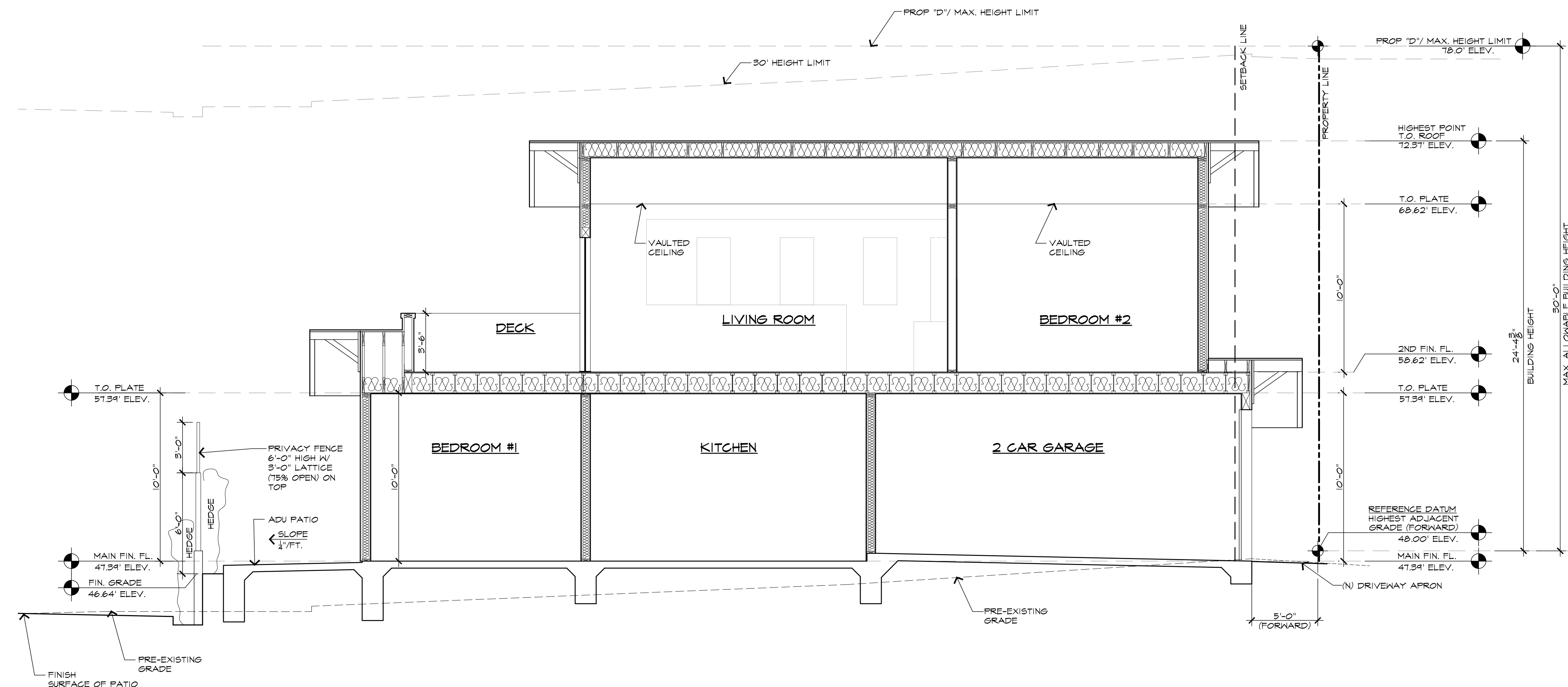
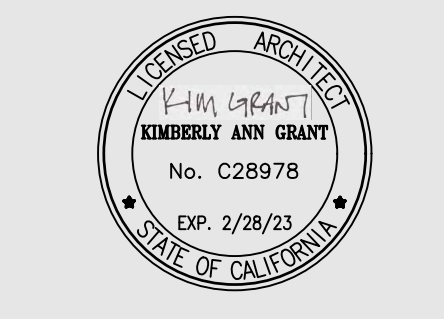
4-26-2022

A42

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

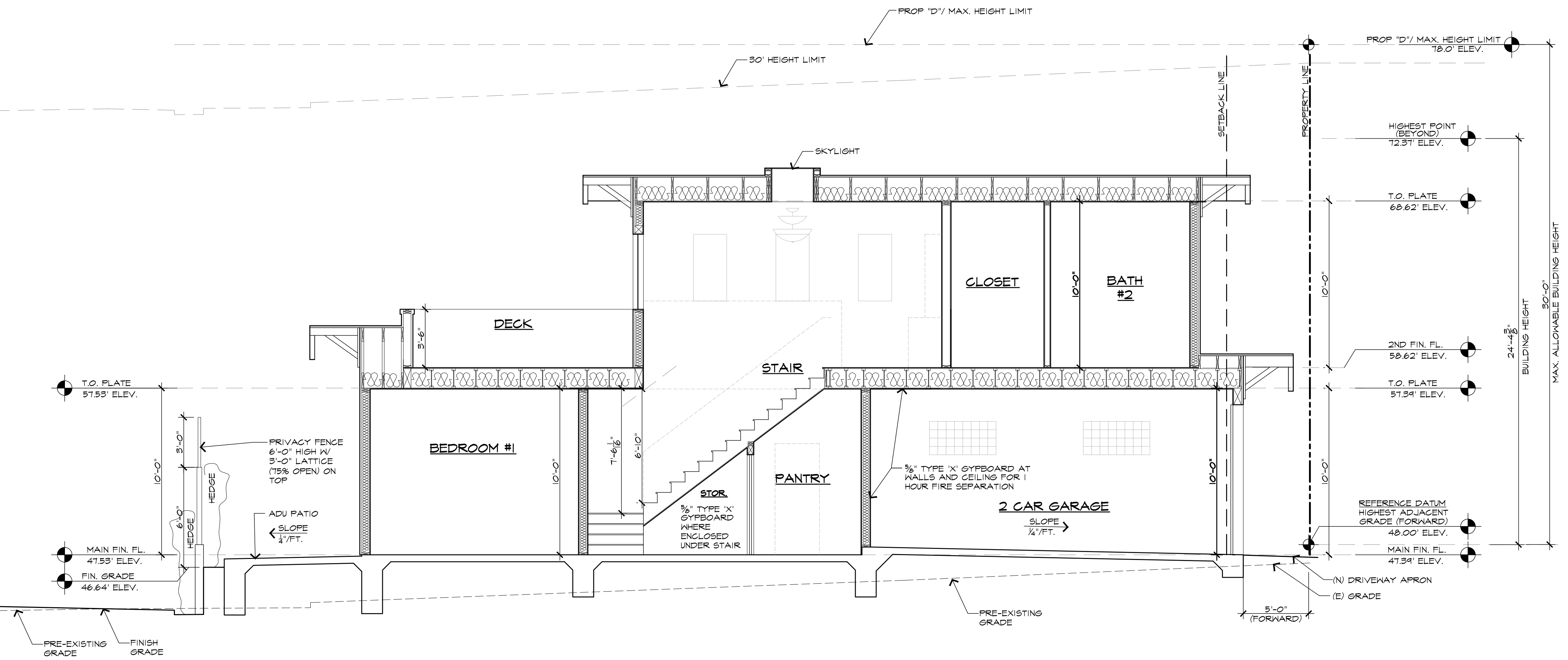


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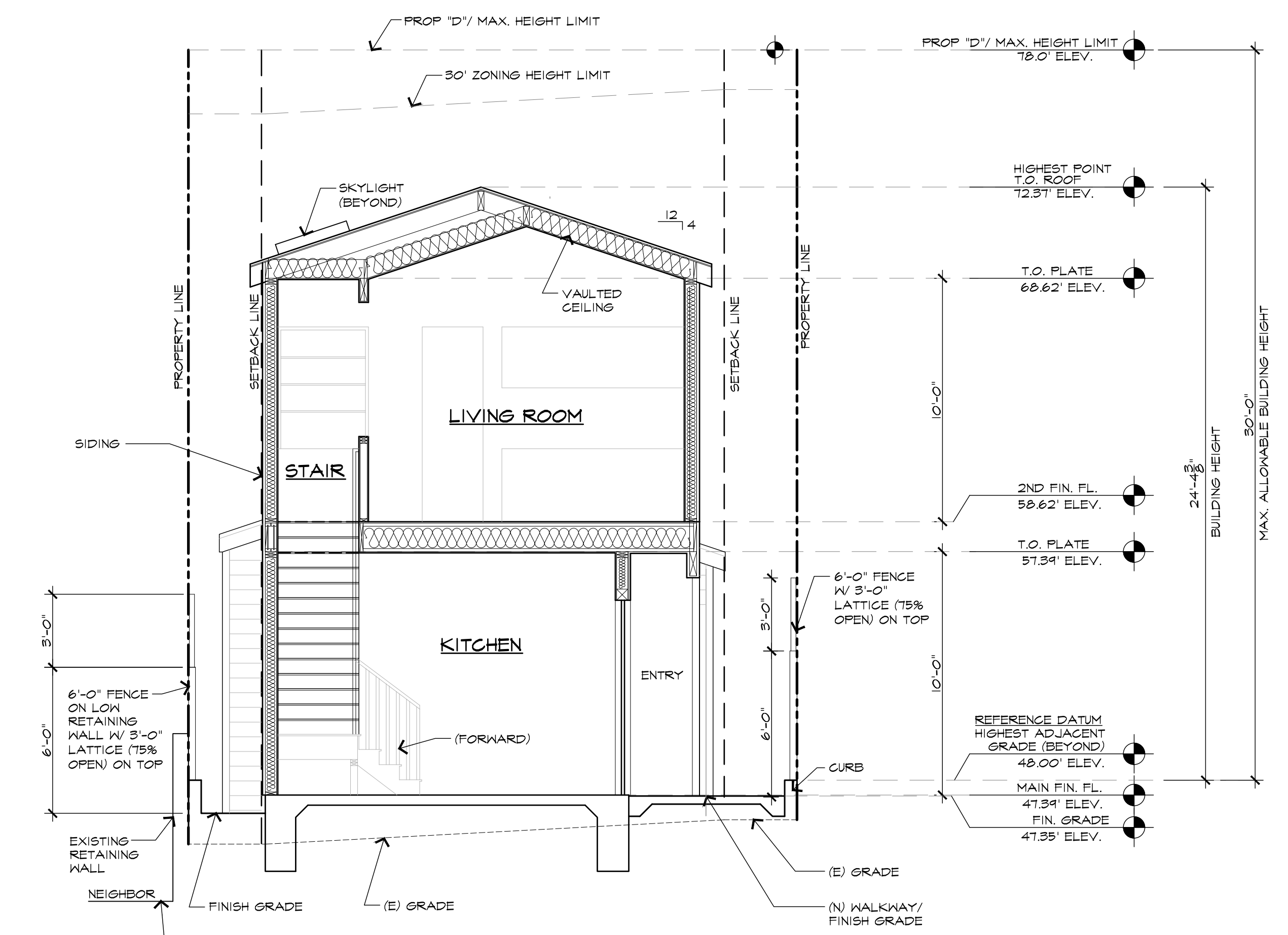
BUILDING SECTION - A

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



BUILDING SECTION - B

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



**BUILDING SECTION - C /
SITE SECTION**

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

CITY STANDARD TITLEBLOCK

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Phone: (619) 269-3630

PROJECT NAME
MULLEN RESIDENCE
4453 CORONADO AVENUE
SAN DIEGO, CA 92107

Revision 10	-
Revision 9	-
Revision 8	-
Revision 7	-
Revision 6	-
Revision 5	-
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Revision 3	-
Revision 2	-
Revision 1	4-26-2022
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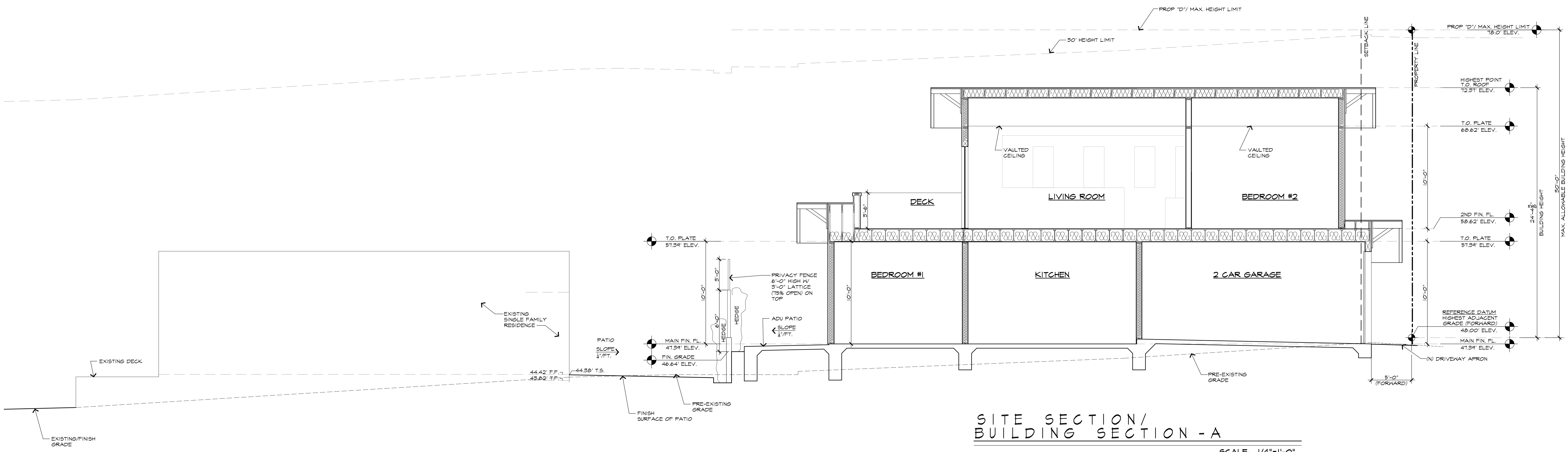
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**BUILDING SECTIONS/
SITE SECTION**
4-26-2022

A51

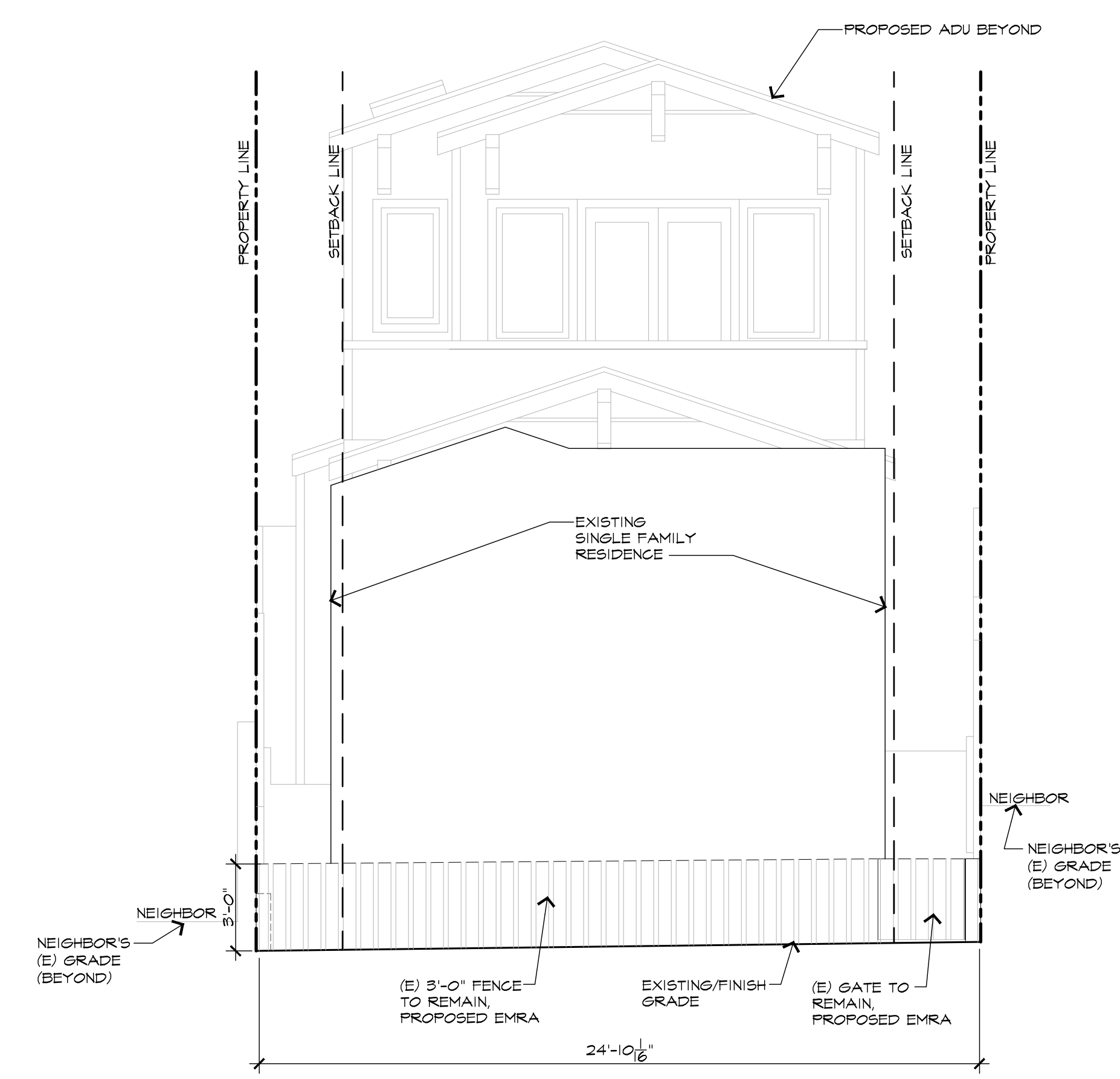
MULLEN RESIDENCE ADU
4953 CORONADO AVENUE
SAN DIEGO, CA 92107

THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



SITE SECTION/
BUILDING SECTION - A

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

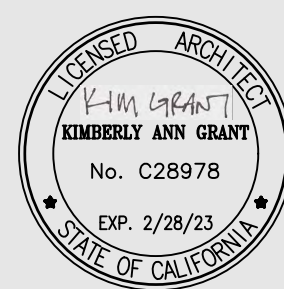


NORTH FENCE ELEVATION

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



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4953 CORONADO AVENUE
SAN DIEGO, CA 92107

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Name: KIM GRANT DESIGN, INC.
2400 KETTNER BLVD. STUDIO 207
SAN DIEGO, CA 92101
Phone: (619) 269-3630

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: 04-26-2022

Sheet: 15 of 15
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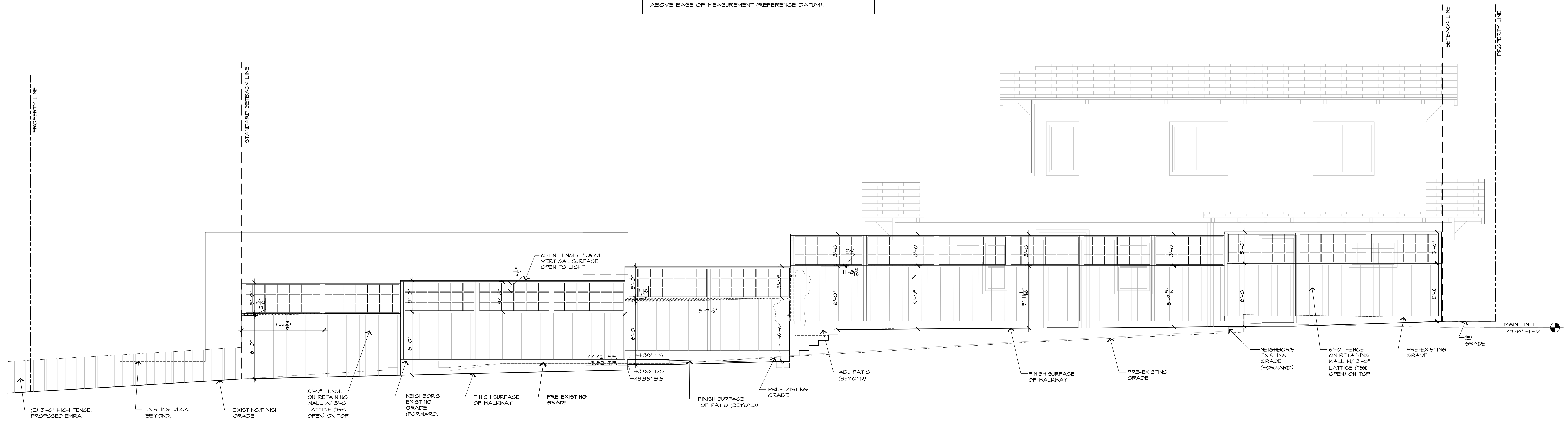
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SITE SECTION & FENCE ELEVATION

4-26-2022

A52

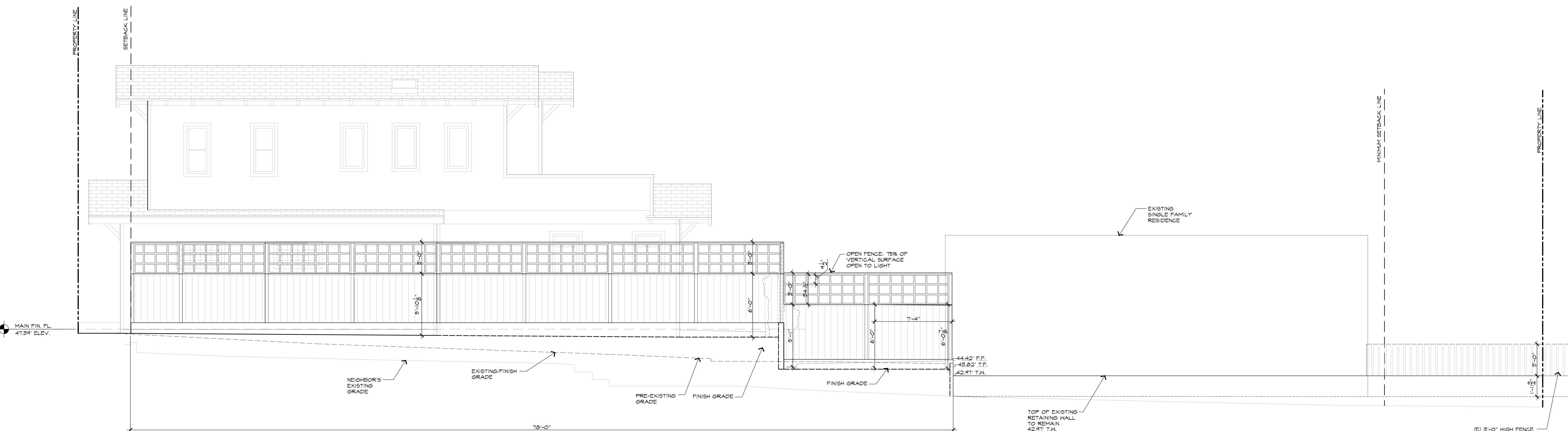
THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).



OPEN FENCE CALCULATION:
 VERTICAL SURFACE OF ONE LATTICE PANEL: 34-1/2" X .75% OPEN = 25'-3" REQUIRED OPEN TO LIGHT. PROVIDED: 43' X 3 = 28.5' > .75%
 PER S.D.M.C. 142.0310

PER S.D.M.C. 142.0310 UP TO 30% OF THE LENGTH MAY EXCEED THE LIMITS BY UP TO 6'.
 WALL EXCEEDING 6'-0" HEIGHT
 WALL LENGTH 155'-1 3/4" X 30% = 46'-11"
 LENGTH OF WALL EXCEEDING 6'-0": 25'-3 5/16"

WEST FENCE ELEVATION
 SCALE: 1/4"=1'-0"



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

OPEN FENCE CALCULATION:
 VERTICAL SURFACE OF ONE LATTICE PANEL: 34-1/2" X .75% OPEN = 25'-3" REQUIRED OPEN TO LIGHT. PROVIDED: 43' X 3 = 28.5' > .75%
 PER S.D.M.C. 142.0310

PER S.D.M.C. 142.0310 UP TO 30% OF THE LENGTH MAY EXCEED THE LIMITS BY UP TO 6'.
 WALL EXCEEDING 6'-0" HEIGHT
 WALL LENGTH 78'-0" X 30% = 23'-5"
 LENGTH OF WALL EXCEEDING 6'-0": 7'-4"

CITY STANDARD TITLEBLOCK

PREPARED BY:
 Name: KIM GRANT DESIGN, INC.
 2400 KETTNER BLVD. STUDIO 207
 SAN DIEGO, CA. 92101
 Phone: (619) 269-3630

PROJECT NAME:
MULLEN RESIDENCE
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

Revision 10: _____
 Revision 9: _____
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 Revision 7: _____
 Revision 6: _____
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 Revision 4: _____
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MULLEN RESIDENCE ADU
 4953 CORONADO AVENUE
 SAN DIEGO, CA 92107

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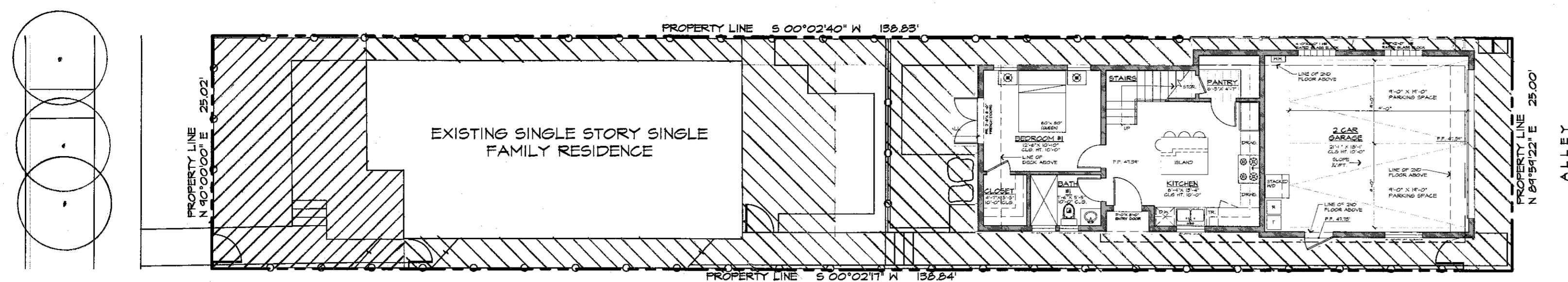
CITY STANDARD TITLEBLOCK

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FENCE ELEVATIONS

4-26-2022

A53



LANDSCAPE CALCULATIONS PLAN
Scale: 1" = 10'-0"

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

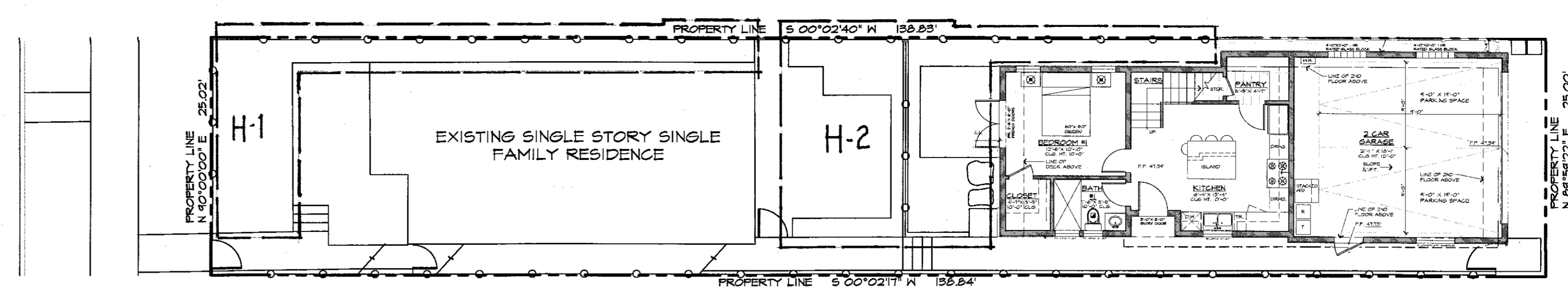
STREET YARD PLANTING REQUIREMENTS:
Planting Area Required - Total Area 457sf x 50% = 229sf.
Allowable Plant Points for Area Square Footage - 229sf x 25% = 57 points
Planting Area Provided - 190sf. + 57sf. from additional plant points = 247sf. Planting Area Provided
Plant Points Required - 457sf. x 0.05 = 23 points
Plant Points Provided - 100 points
Additional Plant Points Provided - 77 points

QTY	SIZE	PLANT POINTS	TOTAL POINTS
03	Ex. Feather Palm Multi-trunk	9x3trees3points/BTH	81
01	Ex. shrub >24"	15 points/shrub	15
01	Ex. shrub <24"	4 points/shrub	04
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	PLANT POINTS	TOTAL POINTS
01	36" box tree	50 points/tree	50
01	24" box tree	20 points/tree	20
08	Ex. shrub >24"	4 points/shrub	24
15	5gal shrub	2 points/shrub	30
07	1gal shrub	1 points/shrub	07
131 Total Remaining Yard Points			
70 Plant Points from Trees			

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



HYDRO-ZONE DIAGRAM
Scale: 1" = 10'-0"

LANDSCAPE WATER REQUIREMENT

H-1, Hydrozone 1 - 290sf. - Street Yard & Front East Side Yard Planting Areas
ET0 - 40 Ocean Beach
Plant Factor - 0.4
Irrigation Efficiency - 0.81 Drip Irrigation
Estimated Total Water Use
ETWU = (ET0)(0.62) (Plant Factor x Hydrozone area) + Special Landscape Area
Irrigation Efficiency
= (40)(0.62) (0.4 x 290) + 0 = **3,552 gallyr.**

H-2, Hydrozone 2 - 254sf. - Rear Yard Planting Areas
ET0 - 40 Ocean Beach
Plant Factor - 0.4
Irrigation Efficiency - 0.81 Drip Irrigation
Estimated Total Water Use
ETWU = (ET0)(0.62) (Plant Factor x Hydrozone area) + Special Landscape Area
Irrigation Efficiency
= (40)(0.62) (0.4 x 254) + 0 = **3,111 gallyr.**

ETWU - HYDROZONE TOTALS
Hydrozone 1 - 3,552 gallyr.
Hydrozone 2 - 3,111 gallyr.
Total 6,663 gallyr.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) - 544sf.
The following are the calculations for the entire project landscape area.
ET0 - 40 Ocean Beach
Maximum Applied Water Use / Water Budget
MAWA = (ET0)(0.62)(0.55 x Landscape Area + 0.3 x Special Landscape Area)
= (40)(0.62)(0.55 x 544sf. + 0.3 x 0)
MAWA = 7,420 gallyr.

GENERAL LANDSCAPE NOTES

- 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.
- 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).
- 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).
- 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).
- 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.
- 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).
- 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).
- 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 dripline.
 - Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering.
 - 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 Flimtkote or approved equal.
 - A Certified Consulting Arborist shall oversee pruning of any roots 6" 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.
- 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.
- The applicant agrees to comply with the requirements of the prescriptive compliance option to the Model Water Efficient Landscape Ordinance (MVELO) in accordance with state law and Land Development Code Section 142.0413(n), 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.

PLANT LEGEND

TREES	SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
Existing Street Tree	1	Archontophoenix cunninghamiana / King Palm Triple Trunk Palm	03	8'-10"BTH
Existing Street Tree	2	Archontophoenix cunninghamiana / King Palm Double Trunk Palm	02	8'-10"BTH
Existing Street Tree	3	Archontophoenix cunninghamiana / King Palm Single Trunk Palm	01	8'-10"BTH
Existing Dypsis decaryi / Triangle Palm	4		01	1'BTH
Existing Howea forsterana / Kentia Palm (triple trunk)	5	(25'ht x 12'wd)	03	3' - 5'BTH
Small scale, canopy tree (25'ht x 20'wd) (Standard)		Cassia leptophylla / Gold Medallion Tree	01	36"box
			01	24"box
SHRUBS, PERENNIALS, GROUNDCOVERS	SYMBOL	BOTANICAL NAME / COMMON NAME	QTY	SIZE
Existing Dracaena marginata / Dracaena	6		02	8'ht.
Existing Philodendron 'Xanadu' / Dwarf Philodendron	7		01	24"ht
Existing Aloe varieties	8		11	18"ht
Existing Crassula ovata / Jade Plant	9		02	24"ht
Existing Aeonium arboreum 'Zwartkop' / NCN	10		03	18"ht
Evergreen, flowering hedge planting (5'ht x 4'wd)	11	Escalonia fradesii / NCN	12	5gal
Evergreen, flowering hedge planting (3'ht x 3'wd)	12	Rosmarinus officinalis 'Tuscan Blue' / Upright Rosemary	08	5gal
Evergreen, flowering accent planting (18"ht x 18"wd)	13	Asparagus densiflorus 'Myers' / Myers Asparagus Fern	10	1gal
Evergreen, flower vine	14	Hardenbergia violacea 'Happy Wanderer' / Lilac Vine	01	5gal
Existing Gazania groundcover				
3" Layer wood bark mulch groundcover				

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

SITE PLAN NOTES

- Existing concrete street curb.
- Existing brick on sand paving.
- Existing concrete sidewalk.
- Existing 3' height picket fencing and gate.
- Existing decorative dry riverbed.
- Existing concrete paving.
- Existing decking front porch.
- Existing low volume drip valves and proposed new low volume drip irrigation valves, Rainbird or approved equal.
- Proposed new irrigation controller and Rain Sensor shut-off. Rainbird or approved equal.
- Existing masonry garden wall with new fencing per Architectural Plans.
- Proposed masonry wall with new fencing and gate per Architectural Drawings.
- Proposed new concrete paving and steps.
- Proposed masonry wall with new fencing per Architectural Drawings.
- Proposed gate per Architectural Drawings.
- Proposed flagstone stepping stones with groundcover joints.
- Proposed fencing and gate per Architectural drawings.
- 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.

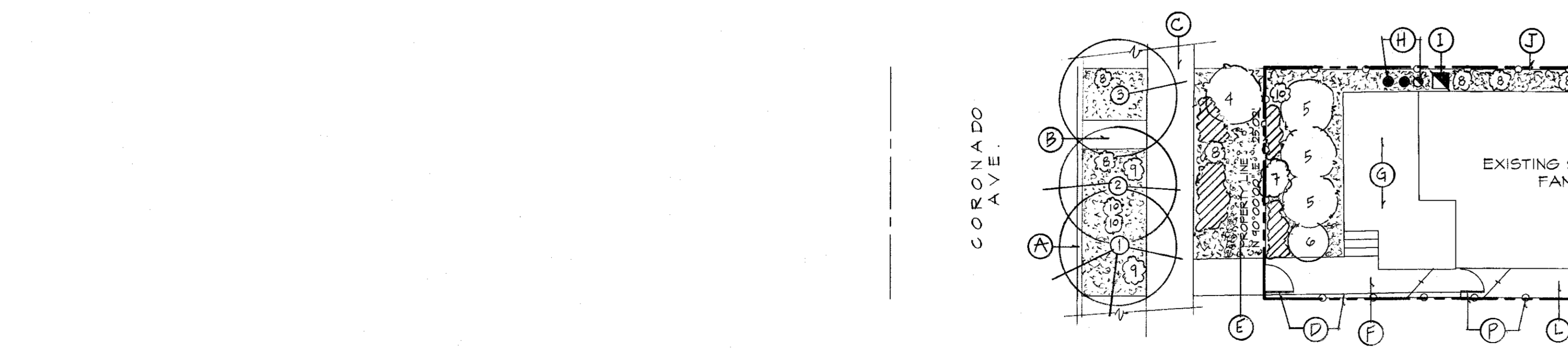
MINIMUM TREE SEPARATION DISTANCE

Traffic Signals (Stop signs)	20 feet
Underground Utility Lines	5 feet
Above Ground Utility Structures	10 feet
Driveway (entries)	10 feet
Intersections (intersecting curb lines of two streets)	25 feet
Sewer Lines	10 feet

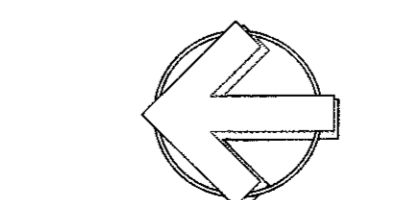
Declaration of Responsible Charge:

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 design.

[Signature] Date: 8-16-2021
 Kent A. Wilson, RLA15006
 My License Expires 04/30/23
 Landscape Resource Group + Assoc.
 8828 Jefferson Avenue
 La Mesa, CA 91941
 (619) 497-0556



LANDSCAPE DEVELOPMENT PLAN



SCALE 1" = 10'-0"

CITY STANDARD TITLEBLOCK

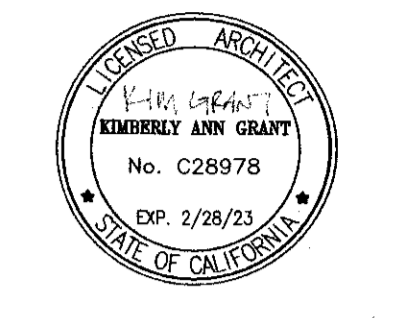
PREPARED BY:
 Name: *[Signature]*
 25518 JEFFERSON AVE
 LA MESA, CA 91941
 Phone: 619-497-0556

PROJECT NAME:
 MULLEN RESIDENCE ADU
 4953 CORONADO AVE.
 SAN DIEGO, CA 92107

Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	
Original Date:	
Sheet: 14 of 14	
DEPR:	



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 SAN DIEGO, CA 92107

REV. # DATE
 4-25-22

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LANDSCAPE DEVELOPMENT PLAN

8-16-2021

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