

THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 27, 2020 REPORT NO. HO-20-025

HEARING DATE: June 3, 2020

SUBJECT: Zieg Residence CDP, Process Three Decision

PROJECT NUMBER: 638711

OWNER/APPLICANT: Alan J. Zieg/Angelo Ricasata, Eco Minded Solutions

SUMMARY

<u>Issue:</u> Should the Hearing Officer approve a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit at 916 El Mac Place within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area?

Staff Recommendation: Approve Coastal Development Permit No. 2304856 (Attachment 5).

<u>Community Planning Group Recommendation</u>: On February 20, 2020, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 20, 2020, and the opportunity to appeal that determination ended May 1, 2020.

BACKGROUND

The 0.09-acre site is located at 916 El Mac Place (Attachment 1) in the Residential (RS-1-7) Zone, Coastal (Appealable), First Public Roadway, Coastal Height Limitation, Airport Influence (Area 2), FAA Part 77 Noticing Area, Brush Management; Brush Zones with 300 Foot Buffer Fire; Very High Fire Hazard Severity Zones; and Parking Impact (Coastal) Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area. The Community Plan land use designation for the site is Single Dwelling Unit Residential (6-9 dwelling unit per acre) (Attachment 2). The 0.09-acre site would support one dwelling unit consistent with the land use and implementing zoning. The site is currently developed with an existing single story 2,251 square foot

dwelling unit with attached two-car garage. Development in the vicinity (Attachment 3) of the site are one and two-story dwellings units.

The San Diego Municipal Code (SDMC) Section 143.0212 requires City staff to review all projects impacting a parcel that contains structure(s) 45 years old or older to determine whether a potentially significant historical resource exists on site. The existing dwelling unit onsite was constructed in 1955. A historical assessment was performed in 2019 under project No. 630799, and City staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

DISCUSSION

Project Description

The project proposes construction of a second story addition totaling 724 square-feet consisting of new Master Bedroom bathroom and deck (Attachment 9).

The site is 2,100 feet east of the Pacific Ocean, 5,544 feet west of San Diego Bay, within the first public roadway parallel to the sea. El Mac Place in this location has views westward, towards the coastline. The project site is a previously graded lot that backs onto undeveloped steep slopes and open space areas of Point Loma Nazarene University. The property is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area, does not contain sensitive vegetation, and the slope does not meet the definition for Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The Community Plan's Residential Objectives calls to maintain and complement the existing scale and character of the residential areas of Peninsula. The surrounding vicinity is marked by one and two-story residential dwelling units of various architectural styles. The proposed additions and remodel of the existing dwelling will retain the existing architectural style fitting in with the dwellings in the vicinity. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines. Therefore, the proposed coastal development would not adversely affect any environmentally sensitive lands.

Conclusion:

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft conditions of approval (Attachment 5) and draft findings to support approval of the project (Attachment 4). Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2304856 for the project as proposed.

ALTERNATIVES

1. Approve Coastal Development Permit No. 2304856, with modifications.

2. Deny Coastal Development Permit No. 2304856, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Karen Bucey, Development Project Manager

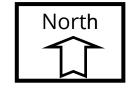
Attachments:

- 1. Project Location Map
- 2. Community Plan Land Use Map
- 3. Aerial Project Data Sheet
- 4. Draft Resolution with Findings
- 5. Draft Permit with Conditions
- 6. Environmental Exemption
- 7. Community Planning Group Recommendation
- 8. Ownership Disclosure Statement
- 9. Project Plans



Project Location Map

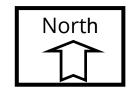
Zieg Residence Project No. 638711 916 El Mac Place





Community Plan Land Use Map

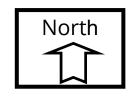
Zieg Residence Project No. 638711 916 El Mac Place





Aerial Photo

Zieg Residence Project No. 638711 916 El Mac Place



HEARING OFFICER RESOLUTION NO. COASTAL DEVELOPMENT PERMIT NO. 2304856 ZIEG RESIDENCE PROJECT NO. 638711

WHEREAS, Alan J. Zieg, a single man, Owner and Permittee, filed an application with the City of San Diego for a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2304856);

WHEREAS, the 0.09-acre site is located at 916 El Mac Place in the Residential Single Dwelling
Unit (RS-1-7) Zone; Airport Influence Areas (Review Area 2); FAA Part 77 Noticing Area; Coastal
(Appealable); First Public Roadway; Coastal Height Limitation; Brush Management; Brush Zones with
300 Foot Buffer Fire; Very High Fire Hazard Severity Zones; and Parking Impact (Coastal) Overlay
Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area;

WHEREAS, the project site is legally described as: Lot 4 of Tingley Estates, in the City of San Diego County of San Diego, State of California according to Map thereof No. 3046, filed in the office of the County Recorder of San Diego County, December 16, 1953;

WHEREAS, on April 20, 2020 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines.

WHEREAS, on June 3, 2020, the Hearing Officer of the City of San Diego considered Coastal

Development Permit No. 2304856 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated June 3, 2020.

A. COASTAL DEVELOPMENT PERMIT (SDMC Section 126.0708)

1. Findings for all Coastal Development Permits:

a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

The 0.09-acre site is located at 916 El Mac Place. The project proposes a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit.

The site is 2,100 feet east of the Pacific Ocean, 5,544 feet west of San Diego Bay, within the first public roadway parallel to the sea. El Mac Place in this location has views westward, towards the coastline. The area is not identified the area as a public view or scenic coastal areas as defined by the Community Plan.

The Community Plan's Urban Design Guidelines calls for structures to be designed to protect views of natural scenic amenities, especially the ocean shoreline, and San Diego Bay. The second story addition is over the first-floor footprint. The new second story roof ridge height of 21.58 feet in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The development is entirely within private property and will not impact designated public views as specified in the Community Plan.

Public access to the shoreline and public view are available along Sunset Cliffs Boulevard 1,990 feet westward. The project site is not identified in the Community Plan as a public view opportunity or does it contain an existing or proposed physical accessway.

Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

b. The proposed coastal development will not adversely affect environmentally sensitive lands.

The 0.09-acre site is located at 916 El Mac Place. The project proposes a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit.

The site is 2,100 feet east of the Pacific Ocean, 5,544 feet west of San Diego Bay, is within the first public roadway parallel to the sea, but is not within the floodplain. The project site is a previously graded lot that backs onto undeveloped steep slopes and open space areas of Point Loma Nazarene University. The property is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area, does not contain sensitive vegetation, and the slope does not meet the definition for Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15301(Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines. Therefore, the proposed coastal development would not adversely affect any environmentally sensitive lands as no such lands exist on or adjacent to the project site.

c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

The 0.09-acre site is located at 916 El Mac Place. The project proposes a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit.

The Community Plan's land use designation for the site is Single Dwelling Unit Residential (6-9 dwelling unit per acre); implemented through the Residential Single Dwelling Unit (RS-1-7) Zone. The single dwelling unit is consistent with the land use and implementing zoning.

The Community Plan's Residential Objectives calls to maintain and complement the existing scale and character of the residential areas of Peninsula. The surrounding vicinity is marked by one and two-story residential dwelling units of various architectural styles. The proposed additions and remodel of the existing dwelling will retain the existing architectural style fitting in with the dwellings in the vicinity. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

ATTACHMENT 4

d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of

the California Coastal Act.

The 0.09-acre site is located at 916 El Mac Place. The project proposes a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square

foot single-story dwelling unit.

The site is 2,100 feet east of the Pacific Ocean, 5,544 feet west of San Diego Bay and is within the first public roadway parallel to the sea. The project site does not contain public access way or recreational resources and would not encroach upon beaches or the coastline access way or recreational areas. Therefore, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California

Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are

incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing

Officer, Coastal Development Permit No. 2304856 is hereby GRANTED by the Hearing Officer to the

referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No.

2304856, a copy of which is attached hereto and made a part hereof.

Karen Bucey

Development Project Manager

Development Services

Adopted on: June 3, 2020

IO#: 24008270

RECORDING REQUESTED BY

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

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24008270

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2304856 ZIEG RESIDENCE PROJECT NO. 638711

HEARING OFFICER

This Coastal Development Permit No. 2304856 is granted by the Hearing Officer of the City of San Diego to Alan J. Zieg, a single man, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0704. The 0.09-acre site is located at 916 El Mac in the Residential Single Dwelling Unit (RS-1-7) Zone; Airport Influence Areas (Review Area 2); FAA Part 77 Noticing Area; Coastal (Appealable); First Public Roadway; Coastal Height Limitation; Brush Management; Brush Zones with 300 Foot Buffer Fire; Very High Fire Hazard Severity Zones; and Parking Impact (Coastal) Overlay Zones within the Peninsula Community Plan and Local Coastal Program area. The project site is legally described as: Lot 4 of Tingley Estates, in the City of San Diego County of San Diego, State of California according to Map thereof No. 3046, filed in the office of the County Recorder of San Diego County, December 16, 1953.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a second story addition, open loft, and deck with patio area below to an existing 2,251 square foot single-story dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated June 3, 2020, on file in the Development Services Department.

The project shall include:

- a. A 724 square-foot second story addition, consisting of a bedroom, bathroom, open loft, and deck with patio area below;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

- 1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 16, 2023.
- 2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
- 3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
- 4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
- 5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
- 6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
- 7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
- 8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction modifications and site improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
- 9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

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

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

CLIMATE ACTION PLAN REQUIREMENTS:

12. 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 three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

AIRPORT REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement (DS-503) and show certification on the construction plans verifying that the structures do not require Federal Aviation Administration (FAA) notice for Determination of No

Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

ENGINEERING REQUIREMENTS:

- 14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the closure of the existing non-utilized curb cut with current city standard curb, gutter and sidewalk, adjacent to the site on El Mac Place, satisfactory to the City Engineer.
- 15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscape, irrigation and pavers in the El Mac Place Right-of-Way.
- 16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
- 17. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

- 18. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
- 19. Owner/Permittee shall provide notarized agreement for any further encroachments into Point Loma Nazarene University property located at APNs 532-510-2100 and 532-510-0100.
- 20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
- 21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

The issuance of this discretionary permit alone does not allow the immediate commencement
or continued operation of the proposed use on site. Any operation allowed by this
discretionary permit may only begin or recommence after all conditions listed on this permit
are fully completed and all required ministerial permits have been issued and received final
inspection.

ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on June 3, 2020 and (Approved Resolution Number).

ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit No. 2304856 Date of Approval: June 3, 2020

AUTHENTICATED BY THE CITY OF SA	AN DIEGO DEVELOPMENT SERVICES DEPARTMENT
Karen Bucey	
Development Project Manager	
NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.	
The undersigned Owner/Permitte	ee, by execution hereof, agrees to each and every condition of
	n each and every obligation of Owner/Permittee hereunder.
	Owner/Permittee
	By
	Alan J. Zieg
	Owner

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

NOTICE OF EXEMPTION

•			
(Check one or both)			
TO: X	Recorder/County Clerk P.O. Box 1750, MS A-33 1600 Pacific Hwy, Room 260 San Diego, CA 92101-2400	FROM:	City of San Diego Development Services Department 1222 First Avenue, MS 501 San Diego, CA 92101
page supplied and an account of the supplied and account of the supplied and account of the supplied account of the suppli	Office of Planning and Research 1400 Tenth Street, Room 121 Sacramento, CA 95814		
Project Name	/Number: Zieg CDP / 638711		SCH No.: N.A.
Project Locati	on-Specific: 916 El Mac Place, San Die	go, California 921	106
Project Locati	on-City/County: San Diego/San Diego		
construction of site is located a Peninsula Com International A Island Naval Ai Very High Fire	f a new 724-square foot second story a at 916 El Mac Place. The project site is d nmunity Plan area. Additionally, the pro lirport- Review Area 2), the FAA Part 77 r Station), the Coastal Height Limitatior	ddition with a 74 esignated Reside ject site is within Noticing Area (Sa Overlay Zone, tl	
Name of Publ	ic Agency Approving Project: City of S	San Diego	
Name of Pers (619)767-8685	on or Agency Carrying Out Project: A	lan Zieg, 916 El N	Aac Place, San Diego, California 92106,
•	s: (CHECK ONE)		
• •	erial (Sec. 21080(b)(1); 15268);	/- N.	
	ed Emergency (Sec. 21080(b)(3); 15269 ency Project (Sec. 21080(b)(4); 15269 (l		
	orical Exemption: 15301, and 25303	JACII	

Reasons why project is exempt: The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities) which allows for the demolition and removal of individual small structures including one single-family residence and in urbanized areas, up to three single-family residences may be demolished under this exemption. The project also meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include but are not limited to on single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

Lead Agency Contact Person: M. Dresser Telephone: (619) 200-3738

() Statutory Exemptions:

If filed by applicant:1. Attach certified document of exemption find2. Has a notice of exemption been filed by the	
It is hereby certified that the City of San Diego has	determined the above activity to be exempt from CEQA
Signature/Title Senior Planne	
Check One: (X) Signed By Lead Agency () Signed by Applicant	Date Received for Filing with County Clerk or OPR:



February 20th, 2020 Minutes

Meeting Called to order by Scott Deschenes at 6:05 pm

Attendance: Robert Goldyn, Scott Deschenes, David Dick, Brad Herrin, Mark Krencik, Lucky Morrison, Margaret Virissimo, Jim Hare, Mandy Havlik, Fred Kosmo, Robert Tripp Jackson, Eva Schmitt

Absent: Sarah Moga, Don Sevrens, Korla Eaquinta

Approval of the agenda. Motion to approve by Hare/Schmitt Vote 10-0 Goldyn (Chair) and Deschenes (Acting Chair) abstained

Non-Agenda Items/Public Comment:

Government and Community Reports:

Zieg CDP

Lucky Morrison asked if this was going to be a student rental and the applicant said No. Motion to approve the project and support a coastal development permit for Zieg CDP Project #638711. Motion made by: Margaret Virissimo 2nd Fred Kosmo 10-0 PASS, Robert Goldyn (Chair) and Scott Deschenes (Acting Chair) abstained

San Diego International Airport T1 Expansion and EIR Update

Informational Item,

Healthy Trees for Healthy Neighborhoods Tree Planting Initiative

A letter of support for the initiative

Structure of PCPB Environmental Committee

Request establish standing environmental committee

PCPB Liaison to the PLHS Green Peace Club

PCPB Election Structure, Process and Procedure

PCPB Reports & Parliamentary Matters

Meeting adjourned at 8 pm.

Attachment 8 FORM



Additional pages Attached:

☐ Yes

□ No

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

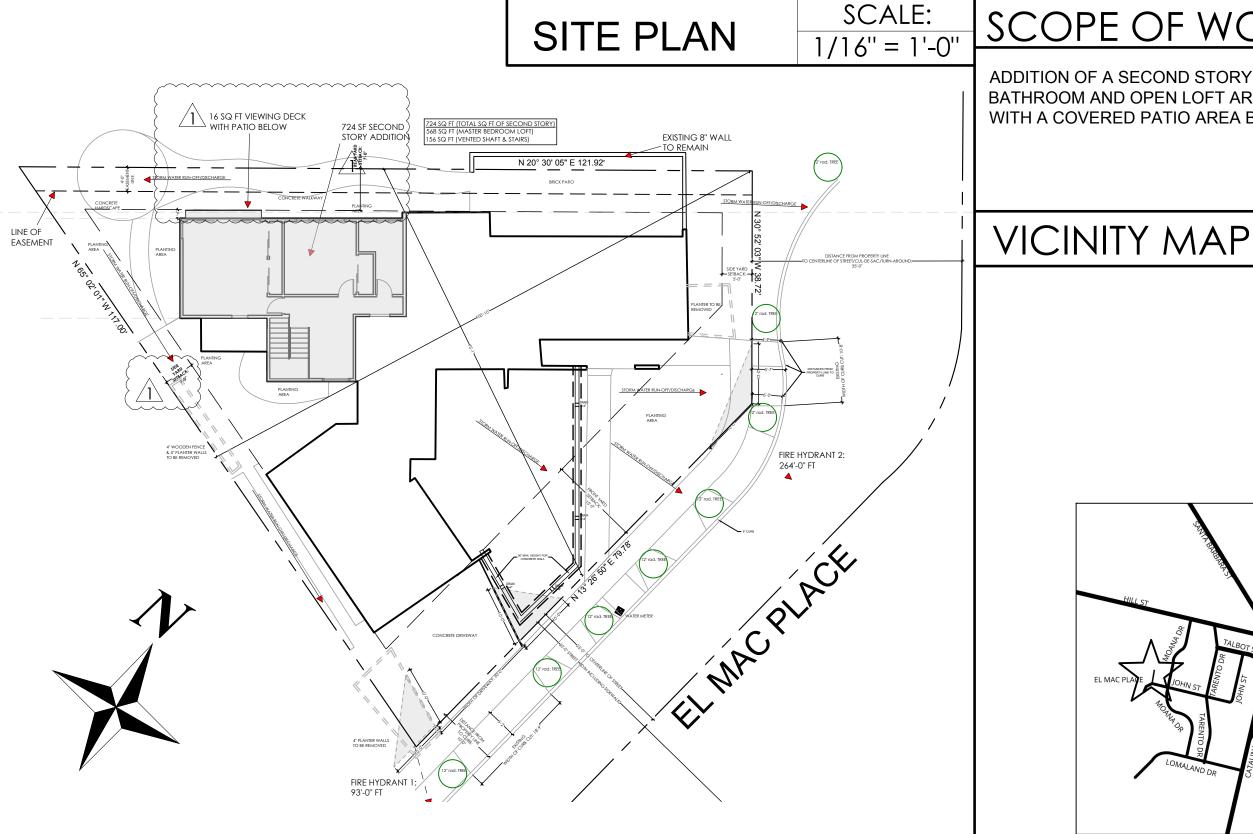
Ownership Disclosure Statement

DS-318

October 2017

Project Title: ZIEG RESIDELLE	Project No. For City Use Only:
Project Address: 116 EL MAC PLACE G	THA DIESE, CA ILIUS
Specify Form of Ownership/Legal Status (please check):	
☐ Corporation ☐ Limited Liability -or- ☐ General – What State?	Corporate Identification No
□ Partnership Individual	a a
owner(s), applicant(s), and other financially interested persons of individual, firm, co-partnership, joint venture, association, social cl with a financial interest in the application. If the applicant include individuals owning more than 10% of the shares. If a publicly-own officers. (A separate page may be attached if necessary.) If any pe ANY person serving as an officer or director of the nonprofit of A signature is required of at least one of the property owners. A notifying the Project Manager of any changes in ownership durin	nt to record an encumbrance against the property. Please list below the the above referenced property. A financially interested party includes any lub, fraternal organization, corporation, estate, trust, receiver or syndicate es a corporation or partnership, include the names, titles, addresses of all ned corporation, include the names, titles, and addresses of the corporate erson is a nonprofit organization or a trust, list the names and addresses of organization or as trustee or beneficiary of the nonprofit organization. Attach additional pages if needed. Note: The applicant is responsible for ag the time the application is being processed or considered. Changes in ays prior to any public hearing on the subject property. Failure to provide or in the hearing process.
Property Owner	
Name of Individual: ALAN ZIES	Owner 🗆 Tenant/Lessee 🗅 Successor Agency
Street Address: 916 EL MAC PACE	
City: SAN DIEGO	State: <u>CA</u> Zip: <u>92106</u>
Phone No.: 619. 767. 8685 Fax No.:	
	3,
Signature: X	1)are. 🚺 2/16/19
	Date: X 5/16/19
Additional pages Attached: 🗅 Yes No	Date: 🔨 🥒 7/16/1/4
Additional pages Attached:	
Additional pages Attached:	Millogo Solumer
Additional pages Attached:	Millogo Solumer
Additional pages Attached: Applicant Name of Individual: Street Address: APPLICATE STATE OF THE PROPERTY OF THE PROPERT	HILDER Solution Tenant/Lessee Successor Agency RD. #210 State: CA Zip: 92126
Applicant Name of Individual: DANE ESLIPÉE FOR Street Address: 9466 BLACK MOUNTAIN City: SAN DIEGO Phone No.: 858 101.9021 Fax No.:	MILIOZO SOLUTIONIO Tenant/Lessee XSuccessor Agency RD. #210 State: CA Zip: 92126 Email: david@ecomindedsolutione
Additional pages Attached: Applicant Name of Individual: Street Address: Otty: Other Phone No.: Signature: Other Street Address: Other	HILDER Solution Tenant/Lessee X Successor Agency RD. #210 State: CA Zip: 92126
Additional pages Attached:	MILIOZO SOLUTIONIO Tenant/Lessee XSuccessor Agency RD. #210 State: CA Zip: 92126 Email: david@ecomindedsolutione
Additional pages Attached:	Millogo Solumeria wner Tenant/Lessee X Successor Agency RD. #210 State: CA Zip: 92126 Email: david@ecomindedsolutions Date: 5-13-19
Additional pages Attached:	Millow Solumoicia wner Tenant/Lessee XSuccessor Agency RD. #210 State: CA Zip: 92126 Email: david@ccomindedsolutions Date: 5-13-19 Owner Tenant/Lessee Successor Agency
Additional pages Attached:	MILIONO SOLUTIONICIA WINE TENANT/Lessee X Successor Agency RD. #210 State: CA Zip: 92126 Email: david@ccomindedsolutions Date: 5-13-19
Additional pages Attached:	MILIONO SOLUTIONICIA WINE TENANT/Lessee X Successor Agency RD. #210 State: CA Zip: 92126 Email: david@ccomindedsolutions Date: 5-13-19
Additional pages Attached:	Millow Solumoicia wner Tenant/Lessee X Successor Agency RD. #210 State: CA Zip: 92126 Email: david@ccomindedsolvtiens Date: 5-13-19

ZIEG ADDITION



PER CITY OF SAN DIEGO CODE:

MIN FRONT SETBACK: 15' MIN SIDE SETBACK: 5'-0" MIN REAR SETBACK: 7'-0"

AVERAGE LOT DEPTH: 75'-1"

AVERAGE LOT WIDTH: 100'-10'

MAX STRUCTURE HEIGHT: 24' / 30'

MAX FLOOR AREA RATIO: 6,001 - 7,000 SF (58%)

NOTE: EXISTING DWELLING IS NOT SPRINKLERED. ADDITION IS NOT REQUIRED TO BE SPRINKLERED.

NOTE: EXISTING WATER AND SEWER SERVICES WILL REMAIN.

NOTE: A pre-construction inspection is required due to the height of the proposed structure in relation to the FAA Part 77 Notification Surface requirements. The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858) 581 - 7111 to schedule the pre-construction inspection. Contact the Inspection Services office at (858) 492 - 5070, if you have any questions pertaining to the pre-construction

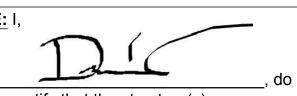
FAA Information:

Flight Path: Outside 1000 feet Military Base: Outside 1000 feet Air Space: Outside 1000 feet

Flight Path: Outside 4000 feet Military Base: Outside 4000 feet Air Space: Outside 4000 feet

NOTE: I,

hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15(a) of Title 14 of Code of Federal Regulations CFR Part 77, notification is required.





ADDITION OF A SECOND STORY (724 SF) TO AN EXISTING DWELLING UNIT, CONSISTING OF A BEDROOM BATHROOM AND OPEN LOFT AREA. ADDITION ALSO INCLUDES A SMALL EXTERIOR VIEWING DECK (19.5 SF) WITH A COVERED PATIO AREA BELOW.

OWNER: ALAN ZIEG 916 EL MAC PLACE SAN DIEGO, CA 92106 GENERAL CONTRACTOR: ECO MINDED SOLUTIONS, INC LIC. # B-948204 9530 PADGETT STREET #109 SAN DIEGO, CA 92126 858.779.1275 www.ecomindedsolutions.com

DESIGNER: STRUCTURAL ENGINEER:

PATTERSON ENGINEERING 928 FORT STOCKTON DRIVE #201 SAN DIEGO, CA 92103 858.605.0937 pattersoneng.com

ECO MINDED SOLUTIONS, INC LIC. #B-948204 ATTN: DAVE ESLINGER 9530 PADGETT STREET #109 SAN DIEGO, CA 92126 858.779.1275 www.ecomindedsolutions.com

SHEET INDEX:

TITLE & SITE PLAN ĞĔŇĔŘĂĽ ŇŎŤĚŠ GN2 SPECIAL NOTES (DS-560) **TOPOGRAPHIC SURVEY**

PŘOPOSEĎ ŠIŤĚ PLÁŇ **EXISTING FLOOR PLANS EXISTING ELEVATIONS** PROPOSED FIRST FLOOR PROPOSED SECOND FLOOR PROPOSED ELEVATIONS PROPOSED ELEVATIONS PROPOSED SECTIONS

GENERAL NOTES

ELECTRICAL & PLUMBING PLAN ROOF PLANNING NOTES DOOR AND WINDOW SCHEDULES

PROJECT DATA

(N) TOTAL OF INTERIOR FLOOR AREA & GARAGE = 2,619 + 724 = 3,343 SF

**PENINSULA COMMUNITY PLANNING: 9 DWELLING UNIT/ACRE MAX.

= 6,899 SF or 0.158 ACRES

 $(PROPOSED) F.A.R. = (3,343 SF) / (6,899 SF) = 48\% \times 58\% (max)$

LANDSCAPING AREA SF FOR WATER

CONSERVATION PURPOSES: 1,673.84 SF

AIRPORT INFLUENCE AREA(S): REVIEW

FAA PART 77 NOTIFICATION AREA(S): SDIA

2-STORY (NEW)

& NORTH ISLAND NAVAL AIR STATION

STORIES: 1-STORY (EXISTING)

LOT COVERAGE = (2,619 SF) / (6,899 SF) = 38.5%

LOT SIZE

AREA 2

LEGAL DESCRIPTION: LOT 4 OF TINGLEY ESTATES, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

	APN: 531-490-04-00	YEAR BUILT: 1955	ZONING: RS-1-7	OCCUPANCY: R-3				
CONSTRUCTION TYPE: TYPE V-B		EARTHWORK QUANTITIES						
	(NON-SPRINKLERED)		TOTAL DISTURBANCE AREA: 0 FT	CUT QUANTITIES	0 CYD / 0 CF			
	AREA: (E) 1ST LEVEL FLOOR = 2,251 SF (E) CARACT = 368 SE		(E) AMOUNT OF IMPERVIOUS AREA: 00 SF	FILL QUANTITIES	0 CYD / 0 CF			
	(E) GARAGE = 368 SF (N) 2ND LEVEL FLOOR ADDITION = 724 SF (N) SECOND LEVEL DECK = 19.5 SF	1	(P) AMOUNT OF "CREATED" IMPERVIOUS AREA: 00 SF	IMPORT/EXPORT	0 CYD / 0 CF			
(E) INTERIOR FLOOR AREA = 2,619 SF (E) PORCH = 984 SF			(P) AMOUNT OF "REPLACED" IMPERVIOUS AREA: 00 SF	MAX CUT DEPTH	0 FT / 0 IN			
	(N) TOTAL OF FLOORS 1 & 2 = 2,975 SF		TOTAL IMPERVIOUS AREA: 00 SF	MAX FILL DEPTH	0 FT / 0 IN			

NOTE: IMPERVIOUS AREA MAY INCLUDE: ROOFTOP, CONCRETE PAVEMENT, DECK, BRICK, SOLAR PANELS, ETC.

GEOLOGIC HAZARD CATEGORY: 51

COASTAL HEIGHT LIMIT OVERLAY: 30'-0"

PARKING IMPACT OVERLAY ZONE: COASTAL

CPC, AND THE CEC.

BEFORE ANY WORK HAS BEGUN, THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE BUILDING AND SITE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS NOTING EXISTING WORK TO REMAIN AND NOTIFYING THE OWNER AND DRAFTER IN WRITING OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN

ANY OMISSIONS, CONFLICTS, OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DRAFTER. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED IS ACCOMPLISHED.

VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH ALL PARTICIPANTS TRADES SUCH AS HEATING, PLUMBING, ELECTRICAL TRADES FOR SIZE AND LOCATION. NOTIFY OWNER AND DRAFTER IN WRITING OF ANY DEVIATIONS FROM

FOLLOW DIMENSIONS EXPLICITLY, DO NOT SCALE DRAWINGS. CONFIRM WITH DRAFTER BEFORE PROCEEDING IF

POOL, SPAS, WALLS, FENCES, PATIO COVERS, AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMIT CONTRACTOR WITH THEIR SELECTED H.V.A.C. SUBCONTRACTOR TO ASSESS EXISTING H.V.A.C. SYSTEMS TO

MODIFICATIONS & COST. ADVISE OWNER AND DRAFTER IF FRAMING MODIFICATIONS ARE NECESSARY.

. VERIFY & COORDINATE EXTERIOR HARDSCAPE, LANDSCAPE & IRRIGATION SYSTEMS WITH OWNER AND LANDSCAPE DRAFTER/ARCHITECT.

DETERMINE FUNCTIONALITY & CODE COMPLIANCE. MAKE RECOMMENDATIONS TO OWNER AS TO PROPOSED

• 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE • 2016 CALIFORNIA ELECTRICAL CODE

• 2016 CALIFORNIA RESIDENTIAL BUILDING CODE

THESE PLANS SHALL COMPLY WITH THE:

• 2016 CALIFORNIA PLUMBING CODE • 2016 CALIFORNIA FIRE CODE

• 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS • AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS.

10. THIS STRUCTURE WILL CONNECT TO AN ELECTRICAL GRID.

11. THIS PROJECT WILL COMPLY WITH THE SAN DIEGO LIGHTING ORDINANCE.

12. THIS PROJECT SITE IS WITHIN FIRST PUBLIC ROADWAY.

13. PER LANDSCAPE, NO BRUSH MANAGEMENT REQUIRED, NOT OVER 30'-0" - NO FIRE ISSUES.

14. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 15, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER

SCALE: AREA MAP 1:100

TITLE PAGE

MINDED SOLUTIONS LICENSE NUMBER: B-948204

> **ACCOMINDED** SOLUTIONS

DESIGNED BY: Dave Eslinger

9530 PADGETT STREET, SUITE 109 SAN DIEGO, CA 92126

TEL: (858) 779 - 1225 FAX: (858) 779 - 1054 WWW.ECOMINDEDSOLUTIONS.COM

Date DEVELOPMENT PLAN 06/20/2019 REVISIONS - 01 09/18/2019 REVISIONS - 02 11/26/2019 CORRECTIONS /1\ 02/14/2020 CORRECTIONS /2

> SHEET SCALE: AS NOTED DRAWN BY: AR EMS PROJECT NUMBER: 638711

SHEET NAME:

TITLE PAGE & SITE PLAN

GENERAL NOTES

NOTES AND CODES THAT RELATE TO THE CALIFORNIA GREEN BUILDING CODE ONLY PERTAIN TO 'NEW CONSTRUCTION' NOT 'REMODELS, ADDITIONS, ETC...'.

- ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL CODE (CRC),
 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA PLUMBING CODE (CPC),
 CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC),
 CALIFORNIA GREEN BUILDING STANDARDS (CALGreen), 2013 BUILDING ENERGY
 EFFICIENCY STANDARDS (BEES), AND LOCAL CITY AND GOVERNMENT AGENCY CODES
 AND ORDINANCES.
- 2. ALL DIMENSIONS TO FACE OF FRAME UNLESS OTHERWISE NOTED.
- VERIFY ALL DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND CALL DESIGNER WITH ANY DISCREPANCY NOTED.
- 4. WALL AND FLOOR OPENING LOCATIONS AND SIZES TO BE DETERMINED FROM
 ARCHITECTURAL, MECHANICAL, ELECTRICAL PLANS INLET DIMENSIONED STRUCTURAL PLAN
- INTERFACE OF PLUMBING OR ELECTRICAL WORK WITH THE STRUCTURAL (LOAD CARRYING)
 MEMBERS SHALL BE RESOLVED WITH THE STRUCTURAL ENGINEER BEFORE PROCEEDING
 WITH CONSTRUCTION.
- THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.
- CONTRACTOR SHALL VERIFY ALL DEMOLITION AND PREPARATORY WORK RELATING TO
 EXISTING SITE AND STRUCTURE.
- 8. ALL SHEAR HARDWARE AND ANCHOR BOLTS WITH NON STANDARD SPACING TO BE TIED IN PLACE AT FOOTING INSPECTION.
- SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, SWIMMING POOL
- RETAINING WALL, WALLS OVER 3 FEET, PATIO COVERS, DEMOLITION, ETC.
- FIRE BLOCKING; VERTICAL OR HORIZONTAL, SHALL CONFORM TO 2013 C.B.C. 708.2.
 WHERE TOP PLATES OR SOLE PLATES ARE CUT FOR PIPES, A METAL TIE MIN. 0.058" THICK AND 1.10" WIDE SHALL BE FASTENED ACROSS THE OPENING WITH (6) 16D NAILS MIN
- EACH SIDE. C.B.C. SEC. 2326.11.7

 12. CONTRACTOR TO PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS AND
- SOLID 2X BLOCKING BETWEEN JOISTS UNDER PERPENDICULAR WALLS AND BEARING POINTS, PER C.B.C. SEC. 2326.8

 13. PROVIDE MIN. 5/8" DIA ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE OR MASONRY,
- 6-0" O.C. MINIMUM 2 BOLTS PER PLATE, ONE BOLT WITHIN 12" OF PLATE END AND CORNERS.

 NOTE: BOLTS SHALL EXTEND 5" INTO FOOTING ON (2) TWO POUR SYSTEM. EXTRA LONG BOLTS,
 2013 C.B.C. SEC. 1806.6
- PLANS FOR SINGLE FAMILY DWELLINGS ARE NOT CHECKED FOR PLUMBING, MECHANICAL AND ELECTRICAL CODE COMPLIANCE. THESE ARE SUBJECT TO FIELD INSPECTIONS.
- 15. ALL UTILITY SERVICES ARE TO BE UNDERGROUND. (O.C.M.C. 7-1-14).
- 16. THE MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4" PER FOOT. (C.B.C.1003.3.1.6)
- 17. ALL WROUGHT IRON TO HAVE YELLOW CHROMIDE PROTECTION COATING PRIOR TO PAINT FINISH OR EQUAL.
- 18. FACTORY-BUILT FIREPLACES, CHIMNEYS, AND ALL OTHER COMPONENTS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. R1004.1
- 19. FIREPLACE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY-BUILT CHIMNEY SYSTEMS AND ARE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. R1005.2
- 20. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- 21. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 6 AND THAT THE MATERIAL INSTALLED CONFORMS WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE AND WEIGHT PER SQUARE FOOT.
- 22. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAIN SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE OR WASTE WATER GENERATED ON CONSTRUCTION SITES OR CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGE INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM.
- 23. SEMER COLLECTION SYSTEMS, WATER AND/OR GAS DISTRIBUTION SYSTEMS ARE PUBLIC.
- 4. TEMPORARY INGRESS-EGRESS, STOCKPILING MATERIALS, LANDSCAPING, DRIVE APPROACHES ANDIOR UTILITY INSTALLATION WITHIN PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM COUNTY PROPERTY PERMITS DIVISION.
- 25. PROVIDE A BLUE REFLECTIVE PAVEMENT MARKER MEETING THE ORANGE COUNTY FIRE AUTHORITY STANDARDS FOR EACH FIRE HYDRANT INDICATING ITS LOCATION ON THE STREET OR DRIVE. THESE MARKERS ARE TO BE KEPT IN GOOD CONDITION BY THE PROPERTY OWNER IF ON A PRIVATE PROPERTY.
- 26. REQUIRED SWIMMING POOL/SPA FENCING MUST BE MAINTAINED DURING CONSTRUCTION OR POOL/SPA MUST BE DRAINED.
- 27. ALL DOORS FROM THE HOUSE INTO THE POOL AREA SHALL BE EQUIPPED WITH AN APPROVED ALARM OR AN APPROVED ALTERNATE DROWNING PREVENTION SAFETY FEATURE. CBC 3109.4.4.2
- 28. THE FOLLOWING IS REQUIRED FOR THE SEPARATION OF A GARAGE FROM A DWELLING UNIT:

 A. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE

 'X' GYPSUM BOARD APPLIED TO THE UNDERSIDE OF THE FLOOR FRAMING. PROVIDE

 MINIMUM 1/2 INCH GYPSUM BOARD ON THE GARAGE SIDE ELSEWHERE. (R302.6)
- B. DOORS SHALL BE 1 3/8" SOLID CORE (FOR NON-SPRINKLERED DWELLINGS) AND SELF-CLOSING AND SELF-LATCHING IN SPRINKLERED AND NON-SPRINKLERED DWELLINGS.R302.5.1
 C. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING SHALL NOT BE PERMITTED. (R302.5.1)
- 29. WATER HEATERS SHALL COMPLY WITH THESE REQUIREMENTS:

 A. THE WATER HEATER BURNER TO BE AT LEAST 18 INCHES ABOVE THE GARAGE FLOOR, IF LOCATED IN A GARAGE. CPC 508.14
- B. PROVIDE A 3 INCH DIAMETER BY 3 FOOT TALL STEEL PIPE EMBEDDED IN CONCRETE SLAB FOR PROTECTION OF WATER HEATERS IN GARAGE. CPC 508.14
 C. WATER HEATERS TO BE STRAPPED AT TOP AND BOTTOM WITH 1 1/2" X 16 GAUGE STRAP 3/8" DIA. X 3" LAG BOLT EACH END. CPC 508.2
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS R314.3:
 A. IN EACH SLEEPING ROOM.

SOUND AUDIBLE ALARM IN ALL SLEEPING AREAS AND HALLWAYS.

- B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 C. ON EVERY LEVEL OF DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
- . HARD WIRED SMOKE ALARMS ARE REQUIRED IN ALL NEW CONSTRUCTION AREAS. ALL HARD WIRED ALARMS SHALL HAVE A BATTERY BACK-UP AND INTERCONNECTED UNLESS EXEMPTED IN ACCORDANCE WITH SECTIONS R315.1.1 AND R315.1.2. ALL ALARMS SHALL BE
- 32. LOCATE NEW BATTERY OPERATED SMOKE DETECTORS IN EXISTING STRUCTURE IF NONE EXISTING, CENTRALLY LOCATED IN CORRIDOR (OR AREA) LEADING TO SLEEPING AREAS. ON CEILINGS OF UPPER LEVEL IN CLOSE PROXIMITY TO STAIRWAY WHEN SLEEPING AREAS ARE ON THE UPPER LEVEL ON EACH FLOOR LEVEL AND EXISTING BEDROOMS IN ADJACENT ROOM OR 24" OR MORE. DETECTORS SHALL BE SOUND AUDIBLE IN ALL SLEEPING AREAS.
- 33. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS R315.3:

 A. OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S)

 B. ON EVERY LEVEL OF THE DWELLING UNIT INCLUDING BASEMENTS.
- 34. CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACK-UP AND INTERCONNECTED UNLESS EXEMPTED IN ACCORDANCE WITH SECTIONS R315.1.1 & R315.1.2
- 35. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

ALL DUCTS PIERCING ONE-HOUR WALL BETWEEN HOUSE (LIVING AREAS) & GARAGE SHALL BE

- OF 26 GA. G.I. MATERIAL WITHIN GARAGE WITH SEALED EDGES, NO OPENINGS INTO GARAGE.
- 37. THE CLOTHES DRYER VENT SHALL NOT EXCEED 14 FEET IN OVERALL LENGTH. CMC 504.3.2
- 38. ALL 120-YOLT SINGLE-PHASE, 15 AND 20 AMP OUTLETS (RECEPTACLE, LIGHTING, SMOKE DETECTORS, ETC...) TO BE PROTECTED BY COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER (AFCI). CEC 210.12
- 39. ALL RECEPTACLE OUTLETS IN BATHROOMS, ABOVE KITCHEN COUNTERTOPS, CRAWL SPACES, GARAGE, ROOFTOPS, OUTDOOR OUTLETS, WITHIN 6 FEET OF WET BAR SINK/LAUNDRY SINK TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER (GFCI). CEC 210.8.

- 40. ALL PERMANENTLY INSTALLED LIGHTING IN OTHER ROOMS, INCLUDING HALLWAYS, DINING ROOMS, BEDROOMS, FAMILY ROOMS, MUST BE HIGH EFFICACY; OR CONTROLLED BY MANUAL-ON OCCUPANCY SENSOR; OR DIMMER. THE MANUAL-ON OCCUPANCY SENSORS ARE BEING MANUFACTURED AND ARE AVAILABLE. THE EXCEPTION TO THIS IS A CLOSET UNDER 70 SQUARE FEET, AND HALF HOT OUTLETS FOR LAMPS.
- RECESSED LIGHTS TO BE INSTALLED IN ANY INSULATED CEILING OR CAVITY ARE REQUIRED TO
 HAVE ZERO CLEARANCE INSULATION COVER (IC); BE CERTIFIED THAT THEY ARE AIR TIGHT,
 AND SEALED MITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE CEILING.
- 42. OUTDOOR LIGHTING THAT IS ATTACHED TO THE BUILDING MUST BE HIGH EFFICACY; OR CONTROLLED BY MOTION SENSOR WITH A INTEGRAL PHOTO CONTROL. LIGHTING AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRICAL CODE ARE EXEMPT.
- 43. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR ARE OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH MINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. IN LIEU OF EXTERIOR OPENINGS FOR HABITABLE ROOMS, A MECHANICAL VENTILATING SYSTEM MEETING THE CALIFORNIA MECHANICAL CODE REQUIREMENTS MAY BE PROVIDED. (R303)
- 44. ALL GLAZING WHERE THE NEAREST EXPOSED EDGE OF THE GLASS IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF A DOOR SHALL BE TEMPERED. (C.B.C.2406.3)
- 45. SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING HAZARDOUS LOCATIONS CBC 2406.3
 A. ALL SWINGING AND SLIDING DOORS
 B. WHEN LOCATED WITHIN 60 INCHES OF THE FLOOR SURFACE IN TUBS, SHOWERS, SAUNAS, OR STEAM ROOMS.
 C. WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF DOORS AND WITHIN 60 INCHES OF
- D. WHERE GLAZING AREA IS MORE THAN 9 SQ. FT. IN AREA, WITH THE BOTTOM EDGE LESS
 THAN 18 INCHES ABOVE THE FLOOR AND TOP EDGE MORE THAN 36 INCHES ABOVE FLOOR
 E. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF
- MALKING SURFACE AND MITHIN 60 INCHES ABOVE MALKING SURFACE.

 F. ADJACENT TO STAIRMAYS MITHIN 60 INCHES HORIZONTALLY OF BOTTOM TREAD OF STAIRMAY AND EXPOSED SURFACE IS MITHIN 60 INCHES ABOVE NOSE OF TREAD.

ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCTS

SAFETY COMMISSION. MANUFACTURER TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER.

47. WHERE A WINDOW SILL IS LOCATED HIGHER THAN 72 INCHES ABOVE ADJACENT GRADE OR FINISHED SURFACE ON THE OPPOSITE SIDE, THE LOWEST PART OF THE OPENING SHALL BE

24 INCH MINIMUM ABOVE THE ROOM FINISH FLOOR SURFACE. R612.2

- 48. PROVIDE WATER-RESISTANT GYPSUM BOARD BACKING AS A BASE FOR WATER CLOSETS, AND ALL WET WALLS. 2013 C.B.C. SEC. 2512.
- 49. WALL COVERING OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE DRAIN INLET. PROVIDE CEMENT BOARD OR CEMENT PLASTER BACKING FOR TILE. CBC 1210.3
- EXTERIOR WALLS:

 50. EXTERIOR WALLS OF DWELLINGS, GUESTHOUSES, GARAGES, CARPORTS AND OR ACCESSORY

 STRUCTURES CLOSER THAN 5 FT. (3 FT. IF SPRINKLERED) TO THE PROPERTY LINE SHALL BE

 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. (TABLE R302.1(1) AND (2)).
- 51. NO OPENINGS SHALL BE PERMITTED IN THE EXTERIOR WALLS, INCLUDING VENTS, OF GROUP R-3 AND GROUP U OCCUPANCIES WHERE THE EXTERIOR WALL IS CLOSER THAN 3 FT. TO THE PROPERTY LINE. (TABLE R302.1(1) AND (2))
- 52. WHERE THE EXTERIOR WALL OF NON-SPRINKLERED GROUP R3 / U-MIXED OCCUPANCY STRUCTURE IS LOCATED BETWEEN 3 FT. AND 5 FT. AWAY FROM THE PROPERTY LINE. THE TOTAL AREA OF PROTECTED AND UNPROTECTED OPENINGS, INCLUDING VENTS, IS LIMITED TO 25% OF THE WALL AREA ON EACH FLOOR NOT INCLUDING GARAGE WALL.
- 53. EAVES ARE NOT PERMITTED IN GROUP R3 / U AT 2 FT. OR CLOSER TO THE PROPERT LINE. PROJECTIONS IN SPRINKLERED STRUCTURES LOCATED > 2 FT. AND </ EQUAL TO 3 FT. TO THE PROPERTY LINE AND BETWEEN 2 FT. AND 5 FT. FROM THE PROPERTY LINE IN NON-SPRINKLERED STRUCTURES SHALL BE OF AT LEAST 1 HOUR FIRE-RESISTANCE-RATED
- CONSTRUCTION OR HEAVY TIMBER. (R302.1(1) AND TABLE R302.1(2)).

 54. EXTERIOR STAIRWAYS WITH ONE OPEN SIDE SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS ARE NOT PERMITTED CLOSER THAN 3 FT. TO THE PROPERTY LINE. TABLE R302.1(1) AND (2). OPEN SIDE OF EXTERIOR STAIR PLUS OTHER OPENINGS ON THE SECURE EXTERIOR
- 55. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF
 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS. R703.6.2.1
- 6. EXTERIOR LATH AND PLASTER: PROVIDE (2) TWO LAYERS OF GRADE D PAPER OVER ALL WOOD BASE SHEATHING. CBC 2510.6
- EGRESS:

 57. EVERY BEDROOM AND BASEMENT GREATER THAN 200 S.F. OR CONTAINING HABITABLE SPACE,
 PROVIDE ONE OPENABLE ESCAPE OPENING MEETING ALL OF THE FOLLOWING (R310):
- A NET CLEAR OPENING AREA OF NOT LESS THAN 5.1 S.F. (5.0 S.F. ESCAPE FOR GRADE -FLOOR WINDOW).

WALL SHALL BE LIMITED PER TABLE R302.1(1) AND (2).

(R302.1(1) AND TABLE R302.1(2))

- MINIMUM CLEAR OPENING HEIGHT OF 24 INCHES.
 MINIMUM CLEAR OPENING WIDTH OF 20 INCHES.
 MAXIMUM SILL HEIGHT 44 INCHES FROM THE FLOOR.
- E. PROVIDE A WELL FOR ESCAPE WINDOW FROM BASEMENT.
 F. AREA OF WINDOW WELL TO BE 9 S.F. MINIMUM WTH 3 FT. MINIMUM DIMENSION
 G. PROVIDE A LADDER FROM A WINDOW WELL IF DEEPER THAN 44 INCHES.
- 58. PROVIDE A MINIMUM OF ONE EXIT DOORWAY NOT LESS THAN 3 FT. WIDE AND 6'-6" IN HEIGHT, AND WITH A MINIMUM CLEAR WIDTH OF 32 INCHES. (R311)
- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR. EVERY LANDING SHALL HAVE A MIN. DIM. OF 36" MEASURED IN THE DIRECTION OF TRAVEL. EXTERIOR LANDINGS ARE PERMITTED

TO HAVE A SLOPE NOT TO EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%) (R311.3)

EXCEPTION: EXTERIOR BALCONIES LESS THAN 60 S.F. AND ONLY ACCESSIBLE FROM A

DOOR ARE PERMITTED TO HAVE A LANDING LESS THAN 36" MEASURED IN THE DIRECTION

- OF TRAVEL.

 60. LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. (R311.3.1)

 EXCEPTION: THE EXTERIOR LANDING OR FLOOR SHALL NOT BE MORE THAN 1 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE
- LANDING OR FLOOR.

 61. STAIR (INTERIOR AND EXTERIOR) SHALL COMPLY WITH THESE REQUIREMENTS:

 A. MAXIMUM RISE OF 1 3/4 INCHES AND MINIMUM RUN (TREAD) OF 10 INCHES (R311.7.4)

 B. PROVIDE A NOSING BETWEEN 3/4" AND 1 1/4" ON STAIRWAYS WITH SOLID RISERS WHERE
- B. PROVIDE A NOSING BETWEEN 3/4" AND 1 1/4" ON STAIRWAYS WITH SOLID RISERS V TREAD DEPTH IS LESS THAN 11".(R311.7.4.3 AND EXECPTION 1)
 C. MINIMUM WIDTH OF 36 INCHES. (R311.7.1)
 D. MINIMUM HEADROOM OF 6 FT. AND 8 INCHES. (R311.7.2)
- 62. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES AT A POINT 12" FROM THE NARROW SIDE. (R311.7.3)
- A. TREAD: 7 1/2" MINIMUM AT 12" FROM NARROW EDGE. RISE: 9.5" MAXIMUM. WIDTH: 26" MINIMUM. HEADROOM: 6'-6" MINIMUM.

SPIRAL STAIRWAYS SHALL COMPLY WITH THESE REQUIREMENTS (R311.7.9.1):

- 4. HANDRAILS SHALL COMPLY WITH THESE REQUIREMENTS:

 A. PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRMAYS WITH 4 OR MORE
- RISERS AND AT ALL OPEN SIDES. (R311.7.7)

 B. HANDRAIL HEIGHT SHALL BE 34 TO 38 INCHES ABOVE THE NOSING TREADS. (R311.7.7.1)
- C. HANDRAIL WITH CIRCULAR CROSS-SECTIONS SHALL HAVE A DIAMETER OF
 1 1/4 TO 2 INCHES. (R311.7.7.3 ITEM 1)
 D. HANDRAILS WITH OTHER THAN CIRCULAR CROSS-SECTIONS SHALL HAVE A PERIMETER
- DIMENSION OF 4 TO 6 1/4 INCHES WITH A MAXIMUM CROSS-SECTION OF 2 1/4 INCHES.

 (R311.7.7.3 ITEM 1)

 E. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL COMPLY WITH R311.7.7.3 ITEM 2

 E. HANDRAILS GRALL BE CONTINUOUS WITHOUT INTERPRIETION BY NEWEL POST OR OTHER
- E. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL COMPLY WITH R311.7.7.3 ITEM 2
 F. HANDRAIL SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER
 OBSTRUCTION, EXCEPT AT THE LANDING, YOLUTE, OR TURNOUT ON LOWEST TREAD.
 (R311.7.7.2 EXCEPTION 1 AND 2).
- G. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1 1/2" MINIMUM. (R311.7.7.2)
 65. GUARDAILS SHALL COMPLY WITH THESE REQUIREMENTS:
- A. PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30" MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. (RS12.1)
- B. GUARD HEIGHT SHALL BE A MINIMUM OF 42 INCHES. (R312.2)
 C. OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE. (R312.3)
- D. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL PRECLUDE THE PASSAGE OF A 6 INCH DIAMETER SPHERE. (R312.3 EXCEPTION 1)
 E. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF STAIRS SHALL PRECLUDE THE PASSAGE OF A 4-3/8 INCHES DIAMETER SPHERE. (R312.3 EXCEPTION 2)
- KITCHEN NOTES:
- 66. ALL KITCHEN COUNTERTOP OUTLETS SHALL BE GFGI PROTECTED. CEC. 210.8(A)(6)
- 67. RECEPTACLES SHALL BE LISTED AS TAMPERED-RESISTANT.
 68. 12" OR WIDER COUNTERTOPS REQUIRE AN OUTLET. CEC 210.52(C)(1)
- 69. OUTLETS ARE REQUIRED WITHIN 24" OF ANY LOCATION ALONG THE COUNTERTOP.

 CEC 210.52(C)(1)

 ANALYMI M 20" ABOVE COUNTERTOR CEC 210.52(C)(E)
- CEC 210.52(C)(1)

 70. KITCHEN OUTLETS POSITIONED A MAXIMUM 20" ABOVE COUNTERTOP. CEC 210.52(C)(5)

 71. APPLIANCE GARAGE OUTLETS ARE NOT COUNTED AS A REQUIRED COUNTERTOP OUTLET(S).
 CEC 210.52(C)(5)E
- APPLIANCES AND SINKS BREAK UP THE COUNTERTOP RUN, REQUIRING EACH SIDE TO COMPLY INDIVIDUALLY. CEC 210.52(C)

 THE ELECTRICAL OUTLET REQUIREMENTS INCLUDE ISLANDS, PENINSULAS, KITCHEN DESKTOPS, WET BARS, AND SERVING BARS, A LARGE WINDOW ACROSS THE BACK OF A SINK OR LACK OF
- WET BARS, AND SERVING BARS. A LARGE WINDOW ACROSS THE BACK OF A SINK OR LACK OF A BACK SPLASH DOES NOT EXEMPT THE COUNTERTOP FROM THE OUTLET REQUIREMENTS. THESE OUTLETS MAY BE IN A DROP FRONT CABINET FACE, UNDER CABINET PLUG STRIP, POP UP OR TOMBSTONE TYPE RECEPTACLE. 210.52(C)(2),(3),(4)
- (2) SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH ARE REQUIRED FOR KITCHENS.
 CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. 210.52(B)(1),(2)

- T5. INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. 210.11(C)(1) AND 422.10(A)
- T6. GARBAGE DISPOSAL CORD AND PLUG CONNECTED 18" TO 36" LONG. CEC 422.16(B)(1)
- 77. DISHWASHER CORD 36" TO 48" LONG. ROMEX INSTALLED WITH A PLUG IS NOT AN APPROVED FLEXIBLE CORD. CEC. 422.16(B)(2)
- 78. MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL.

 GEG. 210 23(A)
- 19. IF USING A SPLIT OUTLET (2 CIRCUITS ON THE SAME YOLK) FOR DISHWASHER/DISPOSAL PROVIDE A LISTED HANDLE TIE AT THE 2 CIRCUIT BREAKERS AT THE PANEL. CEC.210.7(B)
 80. RESIDENTIAL KITCHEN LIGHTING IS REQUIRED TO MEET THE ENERGY EFFICIENCY STANDARDS
- THIS REQUIRES 50% OF KITCHEN LIGHTING WATTAGE TO BE HIGH EFFICACY LUMINARIES.
 PROVIDE A LIGHTING SCHEDULE TO VERIFY COMPLIANCE. (CRCM) 6.1.2(1)

 81. IC (DIRECT CONTACT) AND AT (AIR TIGHT) RATED CANS ARE REQUIRED FOR RECESSED LIGHTING IF INSTALLED IN AN INSULATED CEILING. FOR OCCUPANCIES WITH A HORIZONTAL
- (FLOOR/CEILING ASSEMBLY) RATED SEPARATION, THE RECESSED FIXTURES SHALL BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED FOR THE REQUIRED PROTECTION. THIS GENERALLY APPLIES TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS. CRCM 6.1.2
- 82. FLUORESCENT RECESSED LIGHTING WHEN USED TO COMPLY WITH THE LIGHTING REQUIREMENTS MUST BE OF A PIN BASE TYPE DESIGN. INCANDESCENT SCREW TYPE BASE ARE NOT APPROVED.
- 83. INCANDESCENT AND FLUORESCENT LIGHTING MUST BE ON SEPARATE SMITCHES.

 CRCM 6.2.1 & CEES 150(K)7
- 84. KITCHEN RENOVATIONS (PROJECTS OVER \$1,000) WILL REQUIRE THE SMOKE AND CARBON MONOXIDE ALARMS FOR THE DWELLING TO MEET THE CURRENT CODE. CRC R314 AND R315
 SMOKE ALARMS ARE REQUIRED IN ALL SLEEPING ROOMS, OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH FLOOR LEVEL INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
 - CARBON MONOXIDE ALARMS ARE REQUIRED IN DWELLING UNITS AND SLEEPING UNITS WHEN
 FUEL-BURNING APPLIANCES ARE INSTALLED AND/OR DWELLING UNITS HAVE ATTACHED
 GARAGES. EITHER CONDITION REQUIRES THE ALARMS.
 WHEN MORE THAN ONE ALARM OF EITHER TYPE IS REQUIRED TO BE INSTALLED WITHIN AN
 - INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE OTHER ALARMS.

 IN EXISTING CONDITIONS, ALARMS MAY BE BATTERY OPERATED WHEN THE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF THE WALL AND CEILING FINISHES OR
- MULTIPURPOSE ALARMS THAT COMBINE BOTH A SMOKE ALARM AND CARBON MONOXIDE ALARM SHALL COMPLY WITH ALL APPLICABLE STANDARDS OF BOTH CRC SECTIONS R314 AND R315 AND BE LISTED BY THE OFFICE OF THE STATE FIRE MARSHAL. MECHANICAL

THERE IS NO ACCESS BY MEANS OF AN ATTIC, BASEMENT OR CRAWLSPACE.

- 85. A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE BACK DRAFT DAMPER. CMC 504.2
- 86. MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE, CMC 504.2
- 87. KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2.THIS INCLUDES A MAX. SOUND RATING OF 3 SONE- 100CFM
- 88. THE SIZE AND LENGTH OF THE DUCTING MUST BE DETAILED ON THE PLAN.
- PLUMBING

 89. A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM

 15 PSI GAUGE IS REQUIRED FOR THE GAS TEST. A LOWER GAS PRESSURE TEST MAY BE

 PERFORMED WHEN USING A RECORDING TEST GAUGE. AS PROVIDED FOR IN CPC 1214.3
- 90. GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT
 CONDUIT. CPC 1211.1.6
- 91. AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED OUTSIDE EACH APPLIANCE AND AHEAD OF THE UNION CONNECTED THERETO AND IN ADDITION TO ANY VALVE ON THE APPLIANCE. CPC 1212.5
- 42. PROVIDE MAXIMUM 6' LONG LISTED GAS FLEXIBLE CONNECTOR AND SHUT OFF TO FREE
- 93. A LISTED AIR GAP IS REQUIRED FOR THE DISHWASHER DRAIN. CPC 807.4
- 94. THE MAXIMUM FLOW RATE STANDARDS FOR THE SINK FAUCETS IS 1.5 GPM. CEES 110(A)
 BATHROOM NOTES:
- ELECTRICAL

 95. PROVIDE A 20 AMP GFCI PROTECTED ELECTRICAL OUTLET WITHIN 36" OF THE OUTSIDE EDGE
 OF EACH BATHROOM SINK BASIN. OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT
 IS ADJACENT TO THE BASIN OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT
 MORE THAN 12" BELOW THE COUNTERTOP.
- 96. RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.

STANDING RANGE. CPC 1215.5

- 97. A MINIMUM OF (1) 20 AMP CIRCUIT IS REQ'D FOR BATHROOMS. SUCH CIRCUITS SHALL HAVE
 NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. CEC 210.52d
- 98. NO PENDANT LIGHT FIXTURES IN ZONE 3' AWAY AND 8' ABOVE THE BATHTUB OR SHOWER.

LUMINARIES LOCATED WITHIN THE ACTUAL OUTSIDE DIM. OF THE TUB OR SHOWER, UP TO &

CONTROLLED BY A VACANCY (OCCUPANCY) SENSOR CERTIFIED TO COMPLY WITH SECTION

119(d) CEES. THIS IS A MANUAL ON, AUTO OFF DEVICE. AUTOMATIC ON OR DEVICES WITH AN

- VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER THRESHOLD, SHALL BE MARKED
 AS SUITABLE FOR DAMP LOCATIONS, PROVIDED WITH A SOLID LENS AND BE GFCI PROTECTED.

 100. BATHROOM LIGHTING SHALL BE HIGH EFFICACY LUMINARIES (40 LUMENS PER WATT) OR
- OVERRIDE SWITCH POSITION ARE NOT APPROVED. HIGH EFFICACY, INCANDESCENT LIGHTING OR FANS ARE REQUIRED TO BE SWITCHED SEPARATELY.

 101. RECESSED LUMINARIES INSTALLED IN AN INSULATED CEILING SHALL BE IC RATED (ZERO CLEARANCE) AND AT RATED (AIR TIGHT) AND SHALL BE SEALED AND/OR GASKETED BETWEEN CEILING AND HOUSING. FOR OCCUPANCIES WITH A HORIZONTAL (FLOOR/CEILING ASSEMBLY)
 RATED SEPARATION. THE RECESSED FIXTURES SHALL BE PROTECTED TO THE RATING OF THE
- SEPARATION (1 HOUR) OR BE LISTED FOR THE REQUIRED PROTECTION. THIS GENERALLY APPLIES TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.

 MECHANICAL

 102. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN MIN. CAPACITY OF 50 CFM. DUCTLESS FANS ARE UNACCEPTABLE.

 CBC 1203.4.3.2.1, CMC T-4.4. A BATH EXHAUST FAN WITH BACK DRAFT DAMPER IS REQUIRED REGARDLESS OF THE PRESENCE OF A WINDOW. EXHAUST MUST VENT TO THE OUTDOORS IN

AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3' FROM AN OPENING OR

PROPERTY LINE. CMC 504.5. FAN SHALL MEET ASHRAE STANDARDS 62.2 A MAXIMUM OF 3 SONE RATING IS REQUIRED. 2008 CEES.

103. FANS SHALL BE ENERGY STAR COMPLIANT. CGBS 4.506.1.1

- 104. UNLESS THE BATHROOM EXHAUST FAN IS PART OF THE WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 80%. FOR THE PURPOSE OF THIS SECTION, A BATHROOM IS A ROOM THAT CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION. CGBS 4.506.1.2
- PLUMBING

 105. PROVIDE TEMPERED GLASS AT TUB/SHOWER DOORS AND AT WINDOWS LESS THAN 60" FROM TUB/SHOWER FLOOR. CBC 2406.3
- 106. ALL SHOWER AND TUB/SHOWER CONTROL VALVES SHALL BE PRESSURE BALANCED/
 THERMOSTATIC TYPE PER CPC 418.0
- 107. MULTIPLE SHOWERHEADS SERVING ONE SHOWER, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATE SPECIFIED IN THE 20% REDUCTION COLUMN CONTAINED IN CGBS TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED
- TO ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.

 108. FIXTURES SHALL MEET THE FOLLOWING MAXIMUM FLOW RATES:
 WATER CLOSETS = 1.28 GPM
 SHOWER HEADS = 2.0 GPM

- SINK FAUCETS = 1.5 GPM

- 109. THE NET (MIN.) AREA OF A SHOWER ENCLOSURE SHALL BE 1,024 SQ.INCHES (7.1 S.F.) OR MORE IN CLEAR FLOOR AREA, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. CPG 411.7
- 110. SITE BUILT SHOWER STALLS SHALL COMPLY WITH CPC 411.8
 111. THRESHOLDS SHALL BE OF SUFFICIENT WIDTH TO ACCOMMODATE A MINIMUM 22 INCH DOOR.
 ALL SHOWER DOORS TO BE TEMPERED AND HINGED TO SWING OUT TO MAINTAIN A MINIMUM
 22" UNOBSTRUCTED OPENING FOR EGRESS. CPC 411.6

- 112. TOILET AND/OR BIDET REQUIRE A TOTAL MIN. 30" CLEAR SPACE, 15" FROM THE CENTER OF FIXTURE TO ANY SIDE WALL OR OBSTRUCTION, AND A MIN. OF 24" CLEAR SPACE IN FRONT OF
- 113. WHEN ADDITIONAL WATER CLOSETS (TOILETS) ARE INSTALLED, A MAXIMUM OF 3 WATER CLOSETS ARE ALLOWED ON A 3" WASTE LINE.
- 114. THE HOT WATER VALVE SHALL BE INSTALLED ON THE LEFT SIDE. CPC 415.0
- 115. A MINIMUM 12"X12" ACCESS PANEL IS REQUIRED WHEN A SLIP JOINT P-TRAP WASTE AND OVERFLOW IS PROVIDED.
- WHIRLPOOL/SPA

 116. WHIRLPOOL (SPA) BATHTUBS SHALL HAVE A READILY ACCESSIBLE ACCESS PANEL.CPC 414.1
- 117. THE CIRCULATION PUMP SHALL BE LOCATED ABOVE THE CROWN WEIR OF THE TRAP. CPC414.2
- 118. THE PUMP AND THE CIRCULATION PIPING SHALL BE SELF-DRAINING TO MINIMIZE WATER
- 119. SUCTION FITTINGS ON WHIRLPOOL BATHTUBS SHALL COMPLY WITH THE LISTED STANDARDS.

 CPC 414.4
- 120. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB FILLER IS LIMITED TO 120° BY A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.

RETENTION. CPC 414.3

- 121. ACCESSIBLE DISCONNECTS AND GFCI PROTECTION IS REQUIRED FOR THE WHIRLPOOL (SPA) PUMP, AERATOR AND HEATER. CEC 210.8
- 122. THE WATER SUPPLY SHALL BE PROTECTED WITH AN AIR GAP OR VACUUM BREAKER.CPC 603.2
 123. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BIDET IS LIMITED TO 110° BY A DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3. THE WATER HEATER THERMOSTAT

SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.

124. PER STATE OF CALIFORNIA CIVIL CODE SECTION 1101.1-1101.0 AND CITY BULLETIN #321, BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994, WHICH ARE NOW TO BE ADDED ONTO, REMODELED OR IMPROVED UNDER A BUILDING PERMIT AS FOLLOWS:

A. SINGLE FAMILY RESIDENTIAL REAL PROPERTY: FOR IMPROVEMENT ACTIVITY REQUIRING A BUILDING PERMIT, THE PERMIT APPLICANT IS RESPONSIBLE FOR REPLACING ALL NON COMPLIANT PLUMBING FIXTURES WITHIN THE BUILDING WITH WATER-CONSERVING PLUMBING FIXTURES.

SITE AND ROOF GENERAL NOTES:

- REFER TO TOPOGRAPHIC SURVEY PLANS (IF PROVIDED) FOR ADDITIONAL INFORMATION.
- REFER TO CIVIL/GRADING PLANS (IF PROVIDED) FOR ADDITIONAL INFORMATION.
- REFER TO LANDSCAPE PLANS (IF PROVIDED) FOR ADDITIONAL INFORMATION.
- ALL UTILITIES TO BE UNDERGROUND TO MATCH EXISTING UNDERGROUND UTILITIES.

 CONTRACTOR TO VERIFY IN FIELD IF THERE ARE ANY DISCREPANCIES AND WILL NOTIFY THE DESIGNER BEFORE STARTING ANY WORK.
- CONTRACTOR TO CONFIRM ALL MEASUREMENTS BEFORE STARTING CONSTRUCTION.

 CONTRACTOR SHALL GRADE OVER AND AROUND NEW ADDITION AND EXISTING RESIDENCE IN SUCH A
- MANNER TO INSURE PROPER SITE DRAINAGE, AWAY FROM THE RESIDENCE AND INTO THE STREET.

 CONTRACTOR TO BE RESPONSIBLE FOR SURVEYING THE SITE AND REGRADING AS REQUIRED.
- A SEPARATE PERMIT IS REQUIRED FOR SWIMMING POOLS, SPAS, FENCES, RETAINING WALLS, WALLS OVER 3 FEET, PATIO COVERS, DEMOLITION, ETC.

 PROVIDE CLASS A ROOF ASSEMBLY, MINIMUM FOR NEW ROOF. ROOF ASSEMBLY SHALL BE LISTED BY AN
- ALL ROOF FASTENERS SHALL BE INSTALLED PER MANUFACTURER'S SPECS.

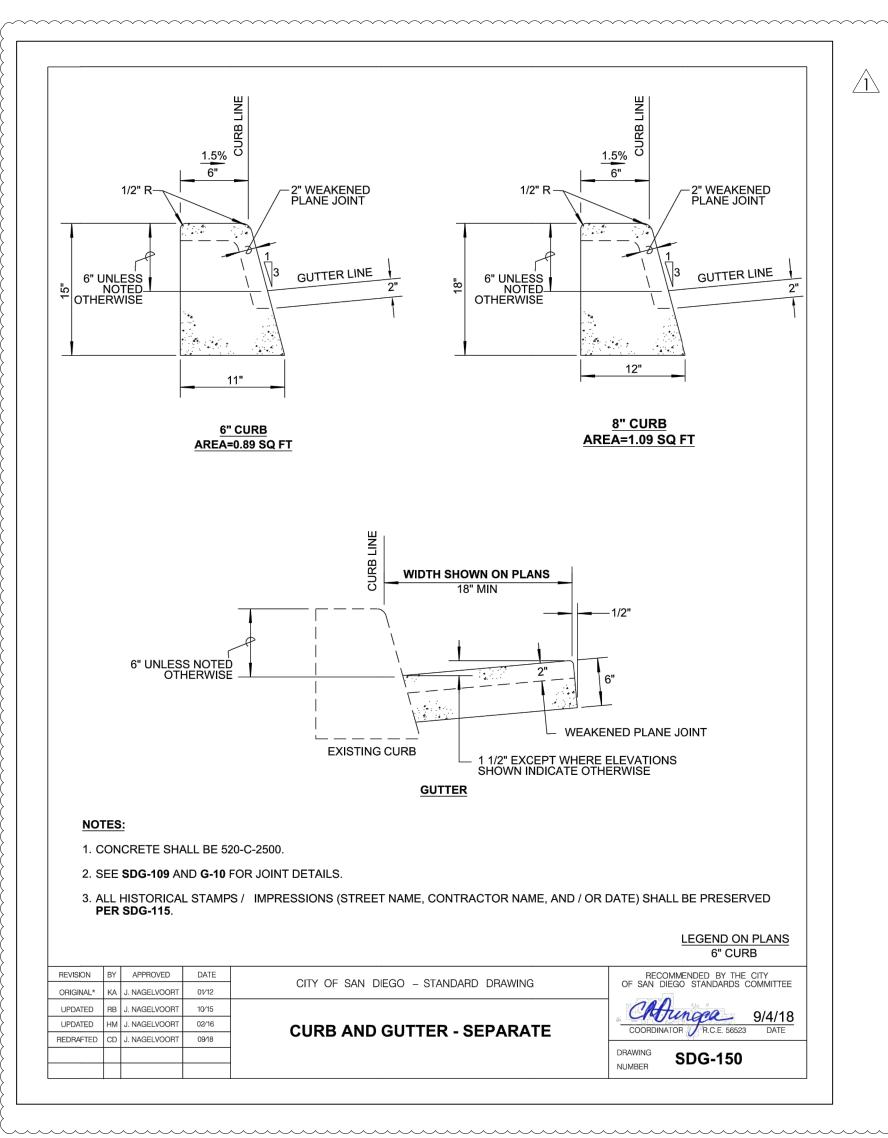
 FLASH AND COUNTERFLASH ALL ROOF TO WALL CONDITIONS, AND AROUND ALL CHIMNEY STACKS.

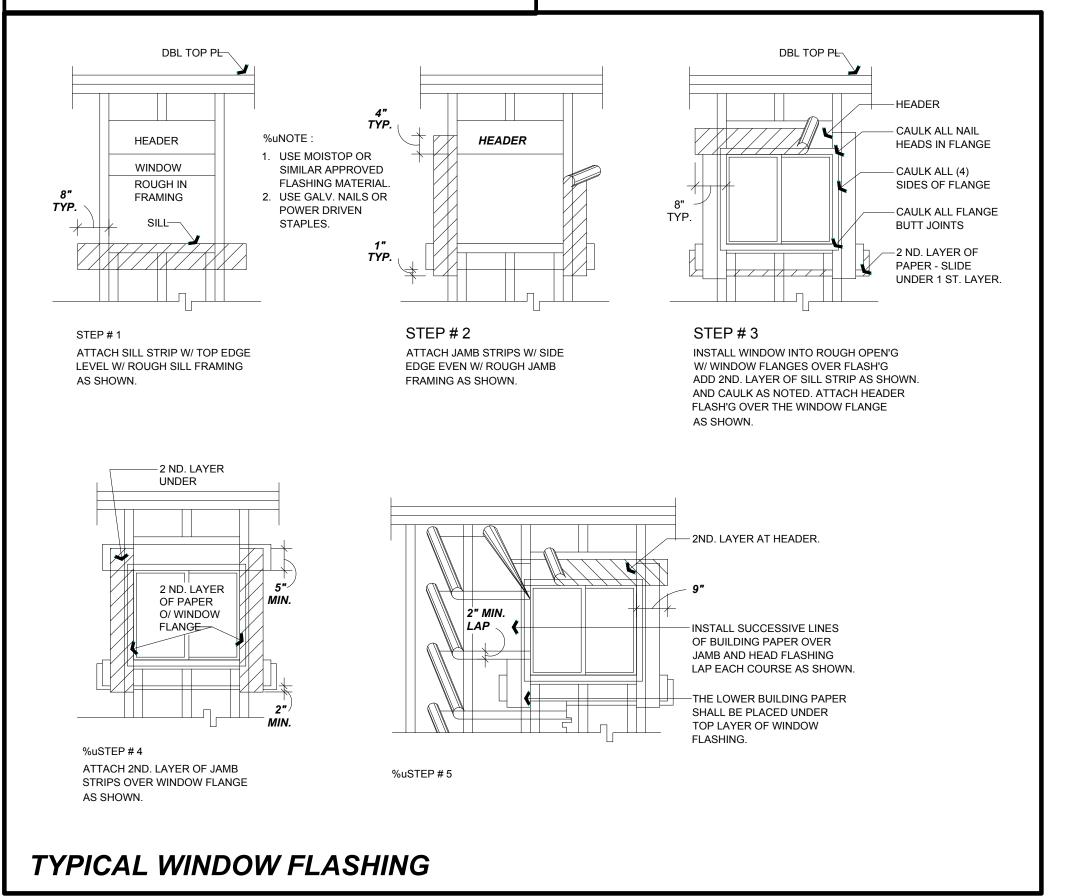
ROOF AND FLOOR DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD

ALL CHASE TERMINATIONS/VENTS SHALL BE PAINTED FLAT BLACK.

REFER TO SOILS REPORT FOR AREA OF ADDITION FOR ADDITIONAL INFORMATION.

SHALL BE PERPENDICULAR TO SUPPORTS.







SOLUTIONS

LICENSE NUMBER: B-948204

DESIGNED BY: Dave Eslinger

9530 PADGETT STREET, SUITE 109

SAN DIEGO, CA 92126

WWW.ECOMINDEDSOLUTIONS.COM

TEL: (858) 779 - 1225

FAX: (858) 779 - 1054

 Description
 Date

 DEVELOPMENT PLAN
 06/20/2019

 REVISIONS - 01
 09/18/2019

 REVISIONS - 02
 11/26/2019

 CORRECTIONS 1
 02/14/2020

 CORRECTIONS 2
 03/25/2020

SHEETNAME:

GENERAL

NOTES

DRAWN BY: AR

SHEET SCALE: AS NOTED

SHEET NUMBER:

GENERAL NOTES PLAN SCALE N/A

SD	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000	Storm Water Requ Applicability		FORM DS-560 November 2018
Project Address:	916 EL MAC PLA	CE SAN DIEGO CA 92103	Project Number: 638711	
		ater BMP Requirements:		
in the Storm W	ater Standards Manual.	lement construction BMPs in accordanc Some sites are additionally required to ich is administered by the State Region	o obtain coverage ur	nder the State
For all projec PART B.	ts complete PART A: I	If project is required to submit a s	SWPPP or WPCP, c	ontinue to
PART A: Dete	rmine Construction P	hase Storm Water Requirements.		
1. Is the project with Construc land disturba	subject to California's sta tion Activities, also know nce greater than or equa	ntewide General NPDES permit for Storr n as the State Construction General Pe l to 1 acre.)	m Water Discharges / rmit (CGP)? (Typically	Associated projects with
Yes; SWPF	PP required, skip question	ns 2-4 🚺 No; next question		
2. Does the proj grubbing, exc	ect propose construction avation, or any other acti	or demolition activity, including but no vity resulting in ground disturbance an	ot limited to, clearing, d/or contact with sto	grading, rm water?
Yes; WPC	P required, skip questions	s 3-4 No; next question		
3. Does the proj nal purpose c	ect propose routine mair of the facility? (Projects su	ntenance to maintain original line and good as pipeline/utility replacement)	rade, hydraulic capa	city, or origi-
	required, skip question	<u> </u>		
, ,	•	wing Permit types listed below?		
 Electrical P Spa Permit 	ermit, Fire Alarm Permit,	Fire Sprinkler Permit, Plumbing Permit,	Sign Permit, Mechai	nical Permit,
 Individual I sewer later 	Right of Way Permits that ral, or utility service.	exclusively include only ONE of the following	owing activities: wat	er service,
the following	ay Permits with a project fing activities: curb ramp, sont, and retaining wall enc	footprint less than 150 linear feet that on the sidewalk and driveway apron replacements.	exclusively include or ent, pot holing, curb	nly ONE of and gutter
Yes; no	document required			
Check one	of the boxes below, and	continue to PART B:	·	
If a	you checked "Yes" for qu SWPPP is REQUIRED. Co	uestion 1, ontinue to PART B		
if a o	you checked "No" for que WPCP is REQUIRED. If the f ground disturbance ANI ntire project area, a Mino	estion 1, and checked "Yes" for question he project proposes less than 5,000 squ D has less than a 5-foot elevation chang or WPCP may be required instead. Con	n 2 or 3, uare feet ge over the tinue to PART B.	
_				

More information on the City's construction BMP requirements as well as CGP requirements can be found at:

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.

DS-560 (11-18)

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

www.sandiego.gov/stormwater/regulations/index.shtml

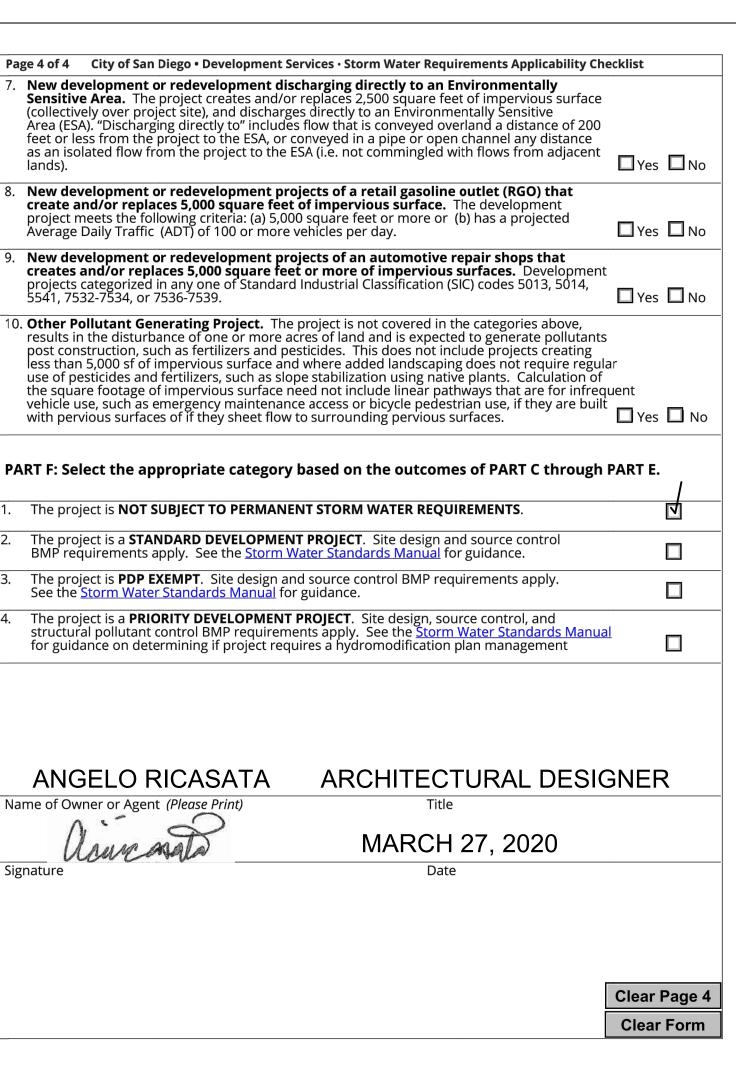
			Clear Page
3,	roof or e	e project fall under routine maintenance? Examples include, but are not limited to: exterior structure surface replacement, resurfacing or reconfiguring surface parking xisting roadways without expanding the impervious footprint, and routine nent of damaged pavement (grinding, overlay, and pothole repair).	□ Yes □ No
•	Does the creating	e project only include the construction of overhead or underground utilities without new impervious surfaces?	Yes No
	existing	e project only include interior remodels and/or is the project entirely within an enclosed structure and does not have the potential to contact storm water?	Yes No
		ecked for all of the numbers in Part C continue to Part D.	1
f " ne	yes" is c nt Storm	hecked for any number in Part C, proceed to Part F and check "Not Subjo Water BMP Requirements".	ect to Perma-
Pro vel	jects that	termine if Not Subject to Permanent Storm Water Requirements. are considered maintenance, or otherwise not categorized as "new development pro rojects" according to the <u>Storm Water Standards Manual</u> are not subject to Permaner	ojects" or "rede- nt Storm Water
		formation for determining the requirements is found in the Storm Water Standards N	<u>Manual</u> .
SΕ	CTION 2.	Permanent Storm Water BMP Requirements.	
•	, ,	Low Priority a. Projects not subject to a Medium or High site priority designation and are not loc watershed.	ated in an ASBS
		watershed management area.	
		b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in watershed.c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquit	
•	ш	a. Projects that are not located in an ASBS watershed or designated as a High priori	•
		Medium Priority	
		(CGP) and not located in the ASBS watershed.b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in watershed.	the ASBS
		a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General F	Permit
	П	High Priority	
•		ASBS a. Projects located in the ASBS watershed.	
or	nplete P	ART B and continued to Section 2	
City Sta and nifi	has align te Constru receiving cance (ASI	assigned an inspection frequency based on if the project has a "high threat to water of the local definition of "high threat to water quality" to the risk determination appropriate the local definition of "high threat to water quality" to the risk determination appropriate the local determination of the local determines risk level based on project specific water risk. Additional inspection is required for projects within the Areas of Special BS) watershed. NOTE: The construction priority does NOT change construction BMP projects; rather, it determines the frequency of inspections that will be conducted by	oach of the sediment risk Biological Sig- requirements

Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

PART B: Determine Construction Site Priority

Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist PART D: PDP Exempt Requirements. PDP Exempt projects are required to implement site design and source control BMPs. If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt." If "no" was checked for all questions in Part D, continue to Part E. . Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that: Average Daily Traffic (ADT) of 100 or more vehicles per day. • Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or; 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 City's Storm Water Standards manual? 5541, 7532-7534, or 7536-7539. \square No; next question Yes; PDP exempt requirements apply 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 City's Storm Water Standards Manual? Yes; PDP exempt requirements apply No; project not exempt. 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 Storm Water Quality Management Plan (SWQMP). 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". New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential. ☐Yes ☐ No mixed-use, and public development projects on public or private land. 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 commercial, industrial, residential, mixed-use, and public ☐ Yes ☐ No development projects on public or private land. **New development or redevelopment of a restaurant.** Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land Yes No development creates and/or replace 5,000 square feet or more of impervious surface. ANGELO RICASATA **New development or redevelopment on a hillside.** The project creates and/or replaces Name of Owner or Agent (Please Print) 5,000 square feet 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. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐Yes ☐No New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious ☐ Yes ☐ No surface (collectively over the project site).

Clear Page 3



STORMWATER NOTES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED

- 1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING & IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMP'S.
- 2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
- 3. ALL CONSTRUCTION BMP'S SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
- 4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMP'S AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP / WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES
- 6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
- 7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMP'S THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP / WPCP.
- 8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
- O. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY, AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
- 10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT.
- 11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR ROUND.
- 12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
- 13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- 14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP / WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
- 15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
- 16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMP'S DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS.
- 17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC01 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10 FEET (10') OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL."





DESIGNED BY: Dave Eslinger
Signature:

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ADDITON
916 EL MAC PLACE
AN DIFGO CA 92103

 Description
 Date

 DEVELOPMENT PLAN
 06/20/2019

 REVISIONS - 01
 09/18/2019

 REVISIONS - 02
 11/26/2019

 CORRECTIONS 1
 02/14/2020

 CORRECTIONS 2
 03/25/2020

SHEET SCALE: AS NOTED

DRAWN BY: AR

EMS PROJECT NUMBER: 638711

SHEET NAME: SPECIAL NOTES



TOPOGRAPHIC SURVEY

ENCUMBRANCES:

CLS#1639

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED MARCH 26, 2018 AS ORDER NO. 106717-992-SD1-KM4:

OWNER:

ALAN ZIEG

ADDRESS:

916 EL MAC PLACE SAN DIEGO, CA 92106

API

531-490-04

LOT 1

BENCHMARK:

CITY OF SAN DIEGO BRASS PLUG, BENCHMARK 10582, ON THE SOUTHEAST CORNER OF JON STREET AND MOANA DRIVE.

ELEVATION = 306.493

DATUM = NGVD29

LEGAL DESCRIPTION:

LOT 4 OF TINGLEY ESTATES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3046, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 16, 1953.

NOTES:

- 1. BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM AN EVIDENCE BASED BOUNDARY SURVEY PERFORMED ON AUGUST 30, 2019.
- 2. PLEASE NOTE THAT THIS SURVEY HAS NOT IDENTIFIED ANY UNDERGROUND UTILITIES THAT MAY EXIST UNLESS OTHERWISE SHOWN.
- 3. TREES THAT ARE LESS THAN 6" IN DIAMETER HAVE NOT BEEN LOCATED, UNLESS OTHERWISE SHOWN.
- TOPOGRAPHIC SURVEY UPDATED 10-16-19. HEREON SUPERCEDES ALL PREVIOUS TOPOGRAPHIC SURVEY PLANS AND FILES.

LEGEND:

EC INDICATES EDGE OF CONCRETE

EP INDICATES EDGE OF PAVEMENT

FFE INDICATES FINISHED FLOOR ELEVATION

FL INDICATES FLOW LINE

FS INDICATES FINISHED SURFACE

G INDICATES GROUND

SSCO INDICATES SANITARY SEWER CLEAN OUT

SSMH INDICATES SANITARY SEWER MAN HOLE

SSHH INDICATES SANITARY SEWER HAND HOLE

INDICATES TOP OF WALL
INDICATES WATER METER

DOD FENCE —X——X——

PREPARED BY:

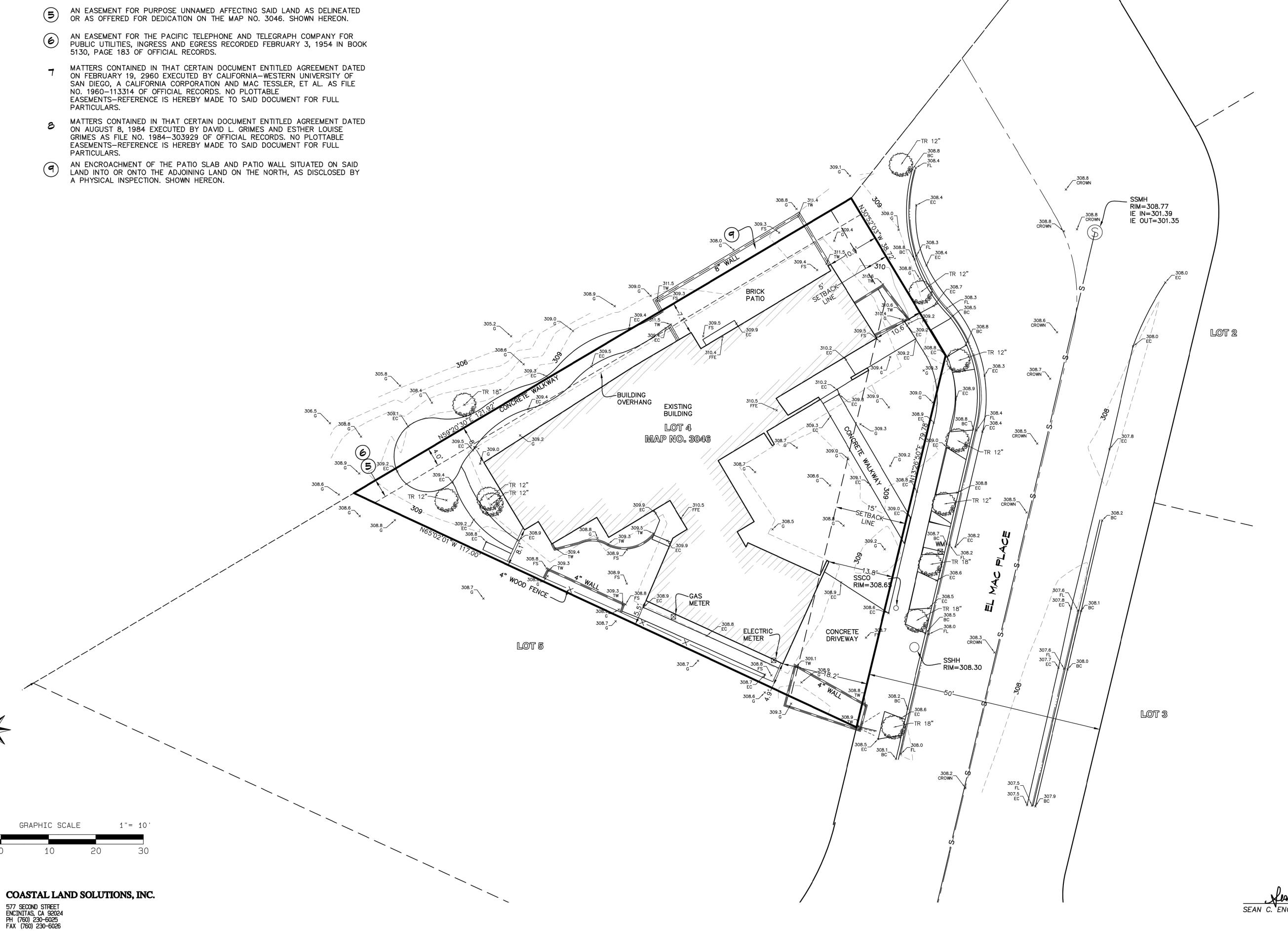
COASTAL LAND SOLUTIONS, INC. 577 SECOND STREET ENCINITAS, CA 92024 760–230–6025

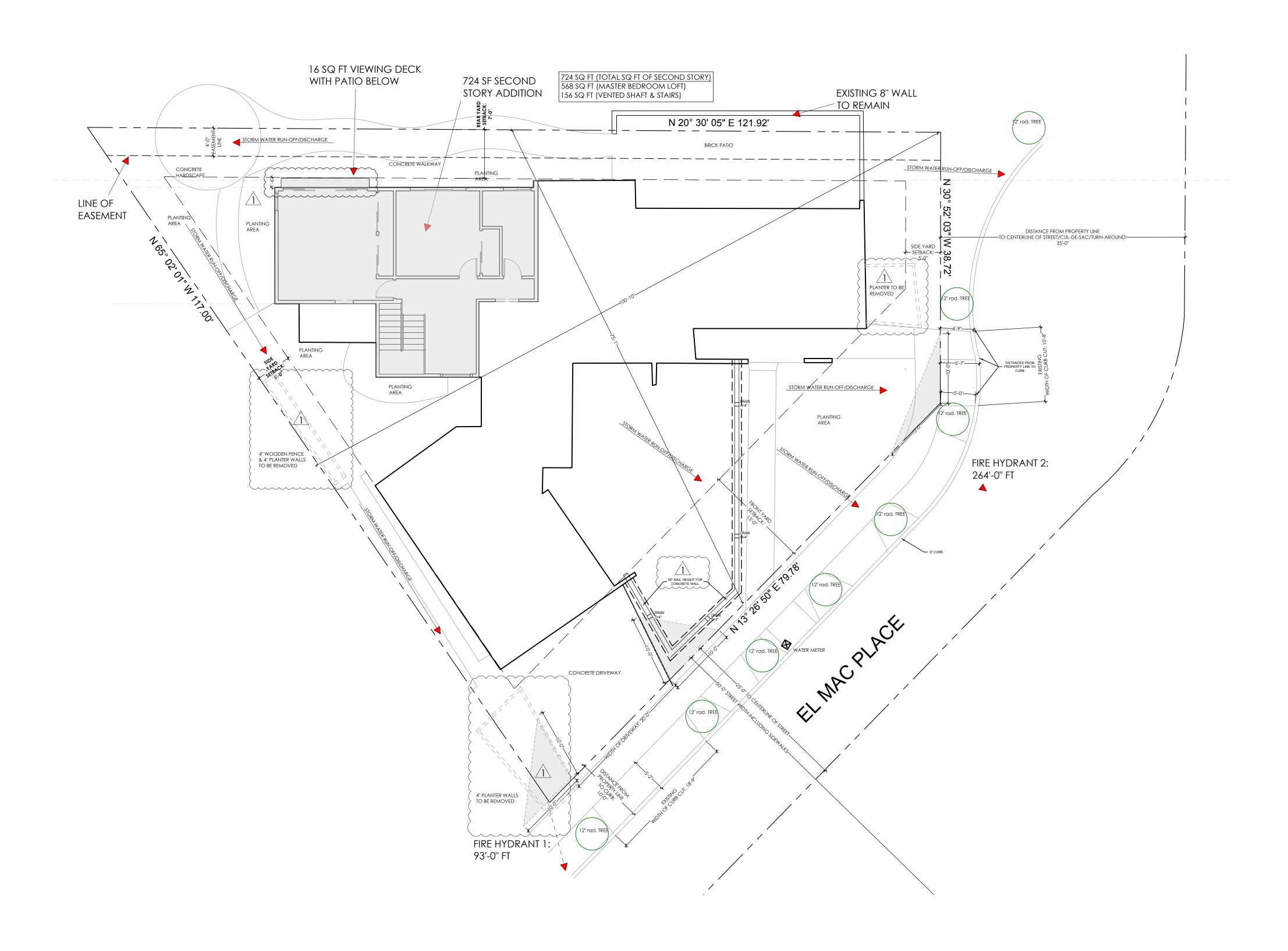
DATE OF SURVEY: AUGUST 28, 2019

DATE OF UPDATE SURVEY: OCTOBER 16, 2019

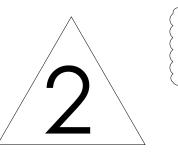
SEAN C. ENGLERT, LS 7959 DATE







NOTE: "ONLY ALLOWED IMPROVEMENTS ARE BEING MADE WITHIN THE REAR-YARD AND SIDE-YARD SETBACK"



NOTE FOR 1 : ALL EXISTING PLANTERS & FRONT YARD ENCROACHMENTS TO BE REMOVED

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

E C O
MINDED
SOLUTIONS
LICENSE NUMBER: B-948204



DESIGNED BY: Dave Eslinger

9530 PADGETT STREET, SUITE 109 SAN DIEGO, CA 92126

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ADDITION
916 EL MAC PLACE
SAN DIEGO, CA 92103

 Description
 Date

 DEVELOPMENT PLAN
 06/20/2019

 REVISIONS - 01
 09/18/2019

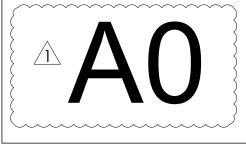
 REVISIONS - 02
 11/26/2019

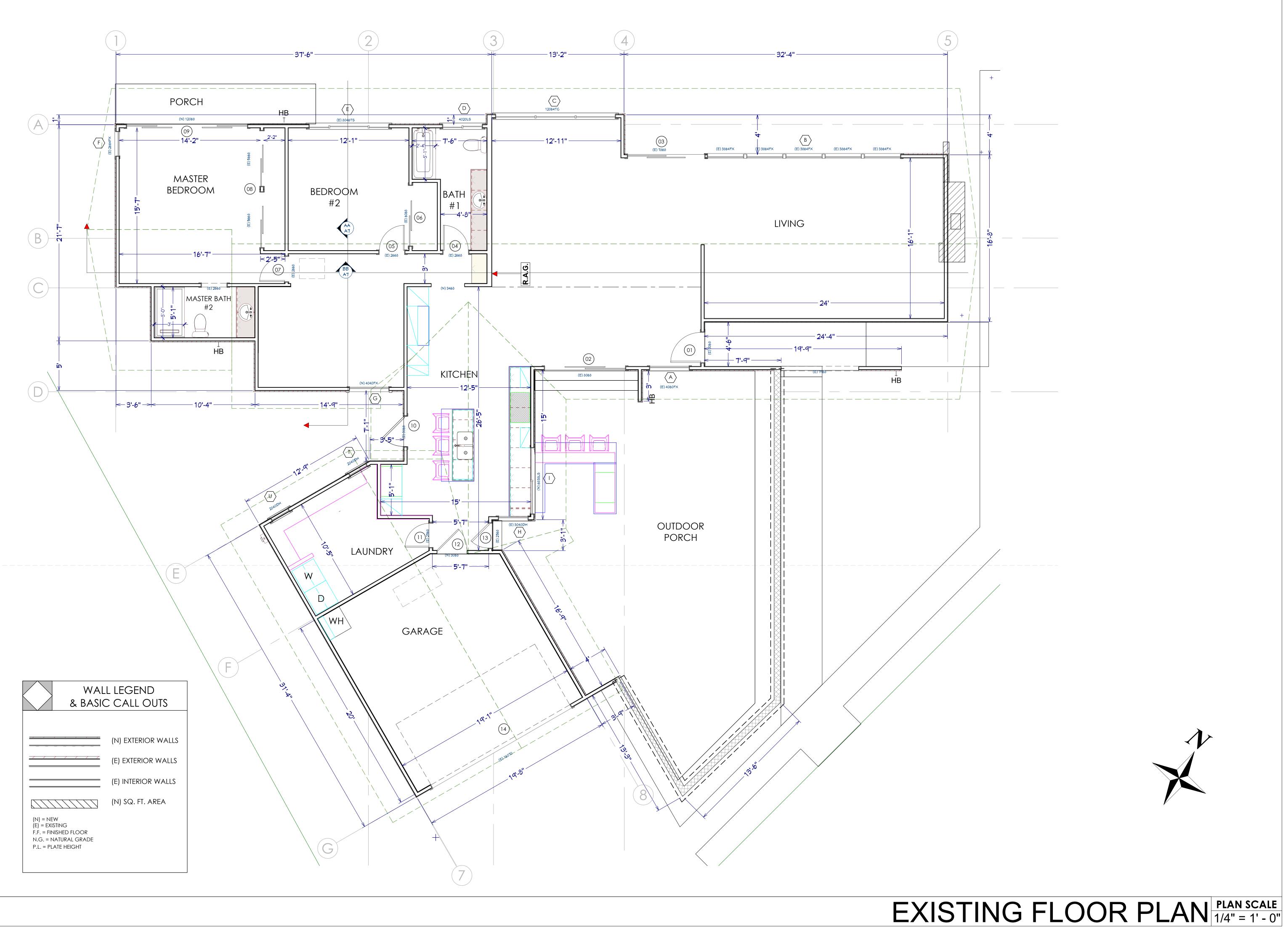
 CORRECTIONS 1
 02/14/2020

 CORRECTIONS 2
 03/25/2020

SHEET SCALE: AS NOTED DRAWN BY: AR EMS PROJECT NUMBER: 63871

SHEET NAME: SITE PLAN









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ADDITION
716 EL MAC PLACE
N DIEGO, CA 9210

 Description
 Date

 DEVELOPMENT PLAN
 06/20/2019

 REVISIONS - 01
 09/18/2019

 REVISIONS - 02
 11/26/2019

 CORRECTIONS 1
 02/14/2020

SHEET SCALE: AS NOTED DRAWN BY: AR EMS PROJECT NUMBER: 63871

SHEETNAME: EXISTING

FLOOR PLAN

SHEET NUMBER:

A1



E C O
MINDED
SOLUTIONS
LICENSE NUMBER: B-948204



DESIGNED BY: Dave Eslinger
Signature:

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ADDITION916 EL MAC PLACE
AN DIEGO, CA 92103

 Description
 Date

 DEVELOPMENT PLAN
 06/20/2019

 REVISIONS - 01
 09/18/2019

 REVISIONS - 02
 11/26/2019

 CORRECTIONS 1
 02/14/2020

SHEET SCALE: AS NOTED DRAWN BY: AR EMS PROJECT NUMBER: 63871

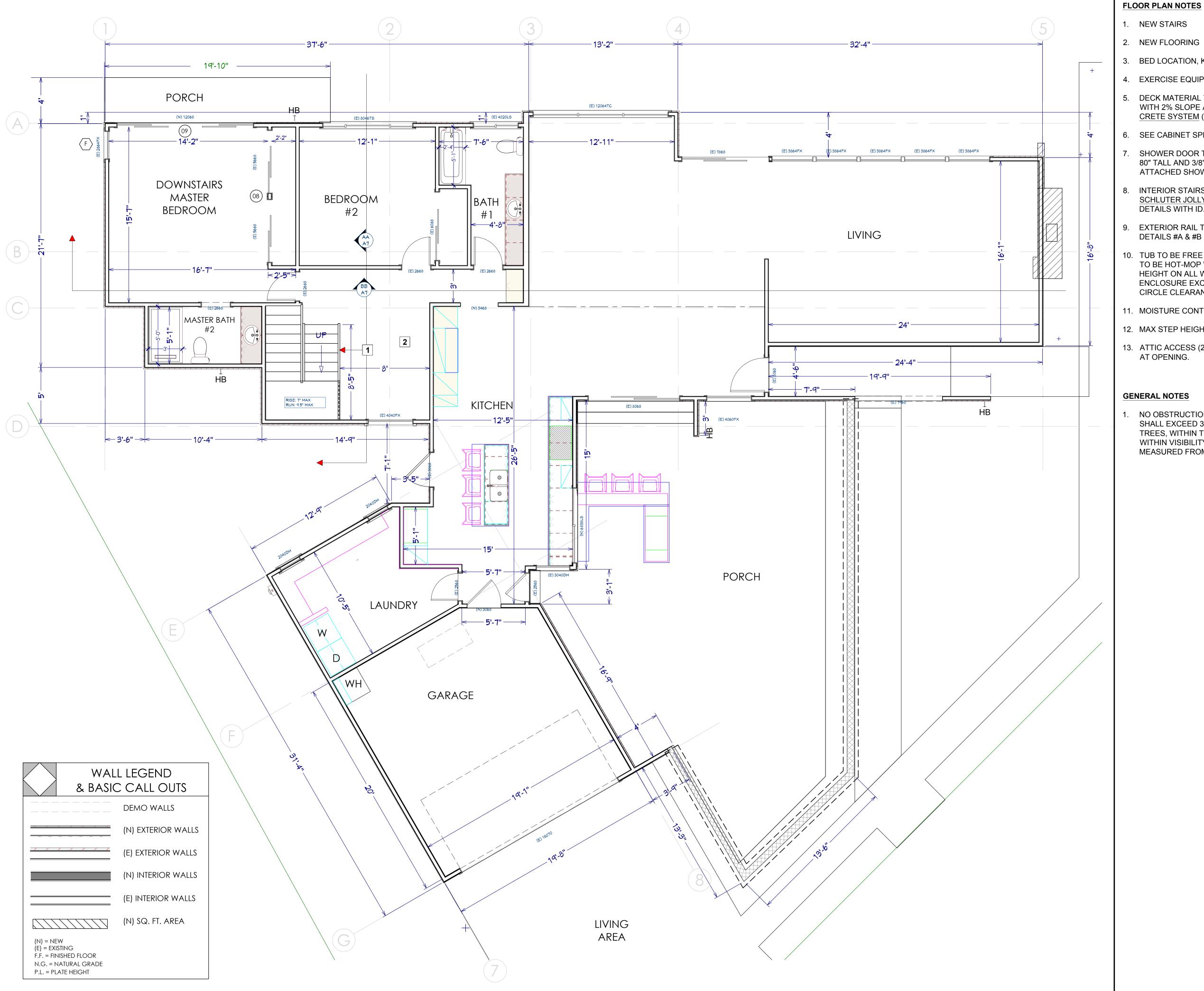
SHEET NAME:

EXISTING

ELEVATIONS

SHEET NUMBER:

A2



- 2. NEW FLOORING
- 3. BED LOCATION, KING SIZE
- 4. EXERCISE EQUIPMENT LOCATION
- 5. DECK MATERIAL TO BE "DEX-O-TEX" OR LIKE, WATERPROOFING WITH 2% SLOPE AWAY FROM HOUSE. (HILL BROTHERS DESERT CRETE SYSTEM (ICC: ES-ESR #1661))
- 6. SEE CABINET SPECS FOR SIZES AND LOCATIONS.
- SHOWER DOOR TO BE FRAMELESS AND TEMPERED CLEAR GLASS, 80" TALL AND 3/8" THICK WITH ONE 180° SWING DOOR. SEE ATTACHED SHOWER DOOR SPECS WITH ID.
- 8. INTERIOR STAIRS TO BE "AMERICAN OLEAN CREEKSIDE TILE WITH SCHLUTER JOLLY #80". SEE ATTACHED RAILING BELOW AND SPEC DETAILS WITH ID.
- 9. EXTERIOR RAIL TO BE GLASS AND INTERIOR TO BE CABLE RAIL. SEE DETAILS #A & #B ON P. A7.
- 10. TUB TO BE FREE STANDING WITHIN SHOWER ENCLOSURE. ALL TILE TO BE HOT-MOP WATER PROOFED AND TILE TO BE FULL WALL HEIGHT ON ALL WALLS WITHIN SHOWER. SEE SPECS IN ID. SHOWER ENCLOSURE EXCEEDS A MINIMUM OF 15" RADIUS/30" DIAMETER CIRCLE CLEARANCE.
- 11. MOISTURE CONTROL VENT
- 12. MAX STEP HEIGHT TO BE 7 3/4"
- 13. ATTIC ACCESS (24" x 54") WITH 30" MINIMUM VERTICAL CLEARANCE AT OPENING.

GENERAL NOTES

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.



MINDED SOLUTIONS LICENSE NUMBER: B-948204



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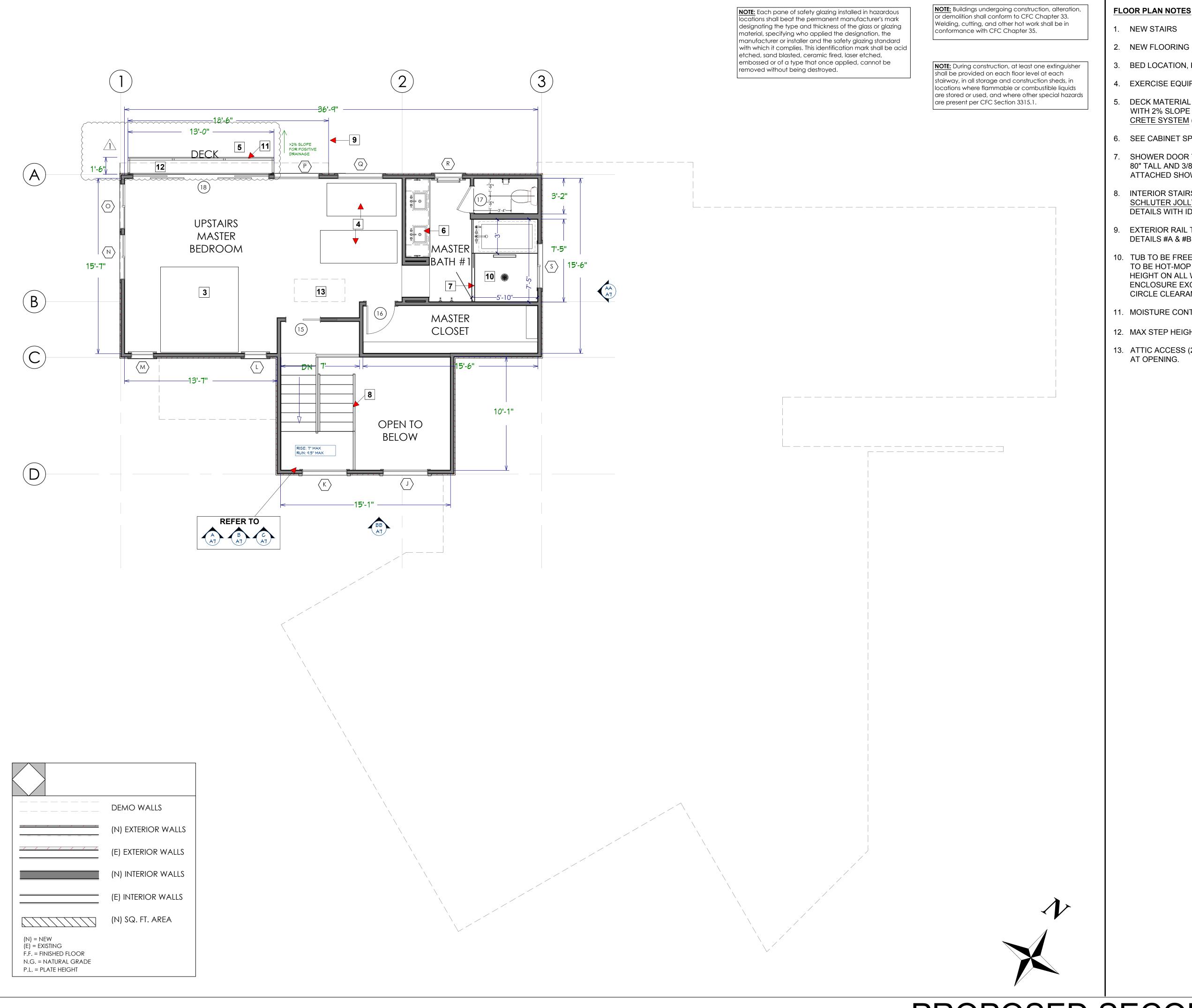
Description DEVELOPMENT PLAN 06/20/2019 REVISIONS - 01 REVISIONS - 02 CORRECTIONS $\sqrt{1}$

SHEET SCALE: AS NOTED DRAWN BY: AR

EMS PROJECT NUMBER: 638711

SHEET NAME: PROPOSED **FIRST** FLOOR SHEET NUMBER:

PROPOSED FIRST FLOOR 1/4" = 1' - 0"



FLOOR PLAN NOTES

- NEW STAIRS
- 3. BED LOCATION, KING SIZE
- 4. EXERCISE EQUIPMENT LOCATION
- 5. DECK MATERIAL TO BE "DEX-O-TEX" OR LIKE. WATERPROOFING WITH 2% SLOPE AWAY FROM HOUSE. (HILL BROTHERS DESERT CRETE SYSTEM (ICC: ES-ESR #1661))
- 6. SEE CABINET SPECS FOR SIZES AND LOCATIONS.
- SHOWER DOOR TO BE FRAMELESS AND TEMPERED CLEAR GLASS, 80" TALL AND 3/8" THICK WITH ONE 180° SWING DOOR. SEE ATTACHED SHOWER DOOR SPECS WITH ID.
- 8. INTERIOR STAIRS TO BE "AMERICAN OLEAN CREEKSIDE TILE WITH SCHLUTER JOLLY #80". SEE ATTACHED RAILING BELOW AND SPEC DETAILS WITH ID.
- 9. EXTERIOR RAIL TO BE GLASS AND INTERIOR TO BE CABLE RAIL. SEE DETAILS #A & #B ON P. A7.
- 10. TUB TO BE FREE STANDING WITHIN SHOWER ENCLOSURE. ALL TILE TO BE HOT-MOP WATER PROOFED AND TILE TO BE FULL WALL HEIGHT ON ALL WALLS WITHIN SHOWER. SEE SPECS IN ID. SHOWER ENCLOSURE EXCEEDS A MINIMUM OF 15" RADIUS/30" DIAMETER CIRCLE CLEARANCE.
- 11. MOISTURE CONTROL VENT
- 12. MAX STEP HEIGHT TO BE $7\frac{3}{4}$ "
- 13. ATTIC ACCESS (24" x 54") WITH 30" MINIMUM VERTICAL CLEARANCE AT OPENING.

MINDED SOLUTIONS



LICENSE NUMBER: B-948204

DESIGNED BY: Dave Eslinger

9530 PADGETT STREET, SUITE 109 SAN DIEGO, CA 92126

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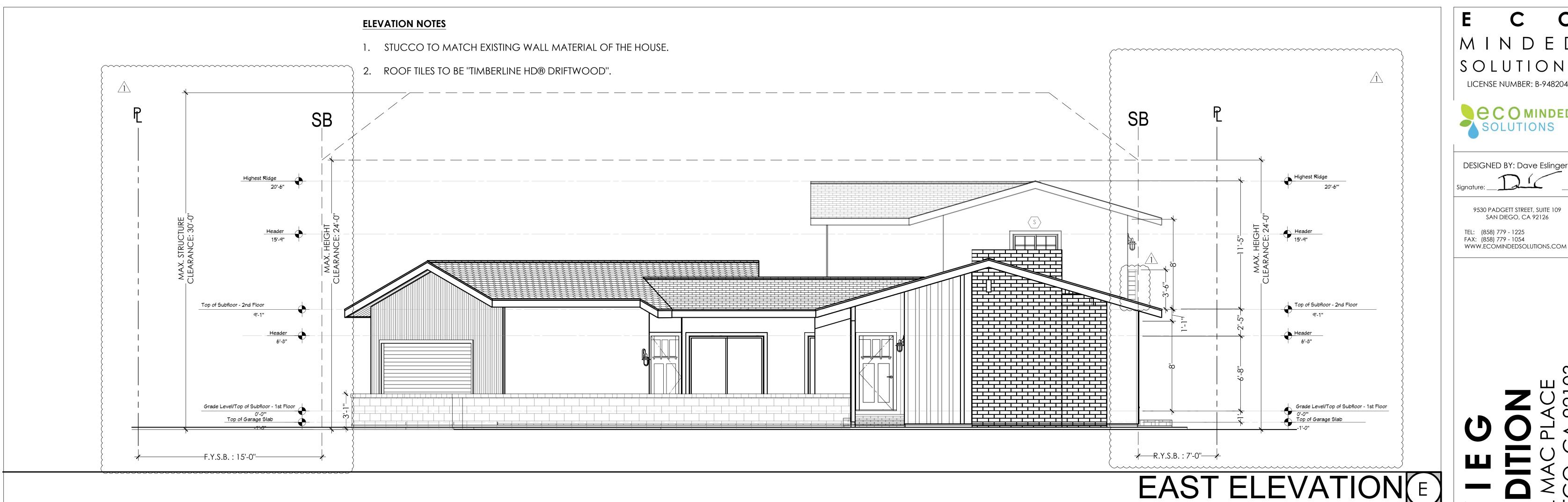
DEVELOPMENT PLAN 06/20/2019 REVISIONS - 01 REVISIONS - 02 CORRECTIONS /

> SHEET SCALE: DRAWN BY: AR EMS PROJECT NUMBER: 63871

SHEET NAME: PROPOSED SECOND FLOOR

SHEET NUMBER:

PROPOSED SECOND FLOOR 1/4" = 1' - 0"





WEST ELEVATION W PROPOSED ELEVATIONS PLAN SCALE 1/4" = 1' - 0"



9530 PADGETT STREET, SUITE 109

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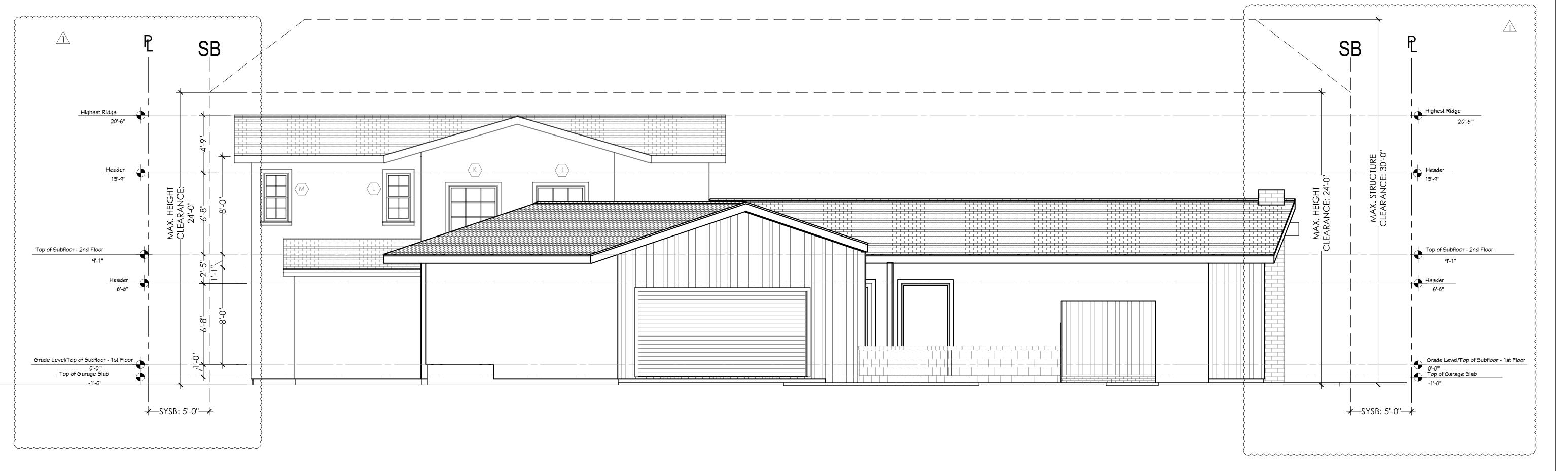
Description DEVELOPMENT PLAN 06/20/2019 REVISIONS - 01 REVISIONS - 02 11/26/2019 CORRECTIONS /1

DRAWN BY: AR EMS PROJECT NUMBER: 63871

SHEET NAME: PROPOSED **ELEVATIONS**







SOUTH ELEVATION S
PLAN SCALE
1/4" = 1' - 0"

MINDED SOLUTIONS LICENSE NUMBER: B-948204 **COMINDED**

DESIGNED BY: Dave Eslinger

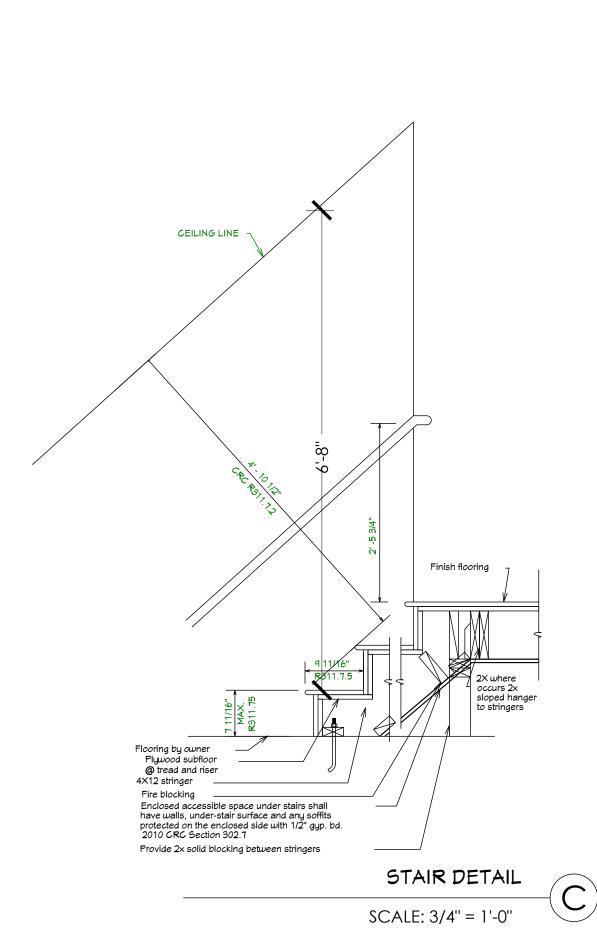
SAN DIEGO, CA 92126

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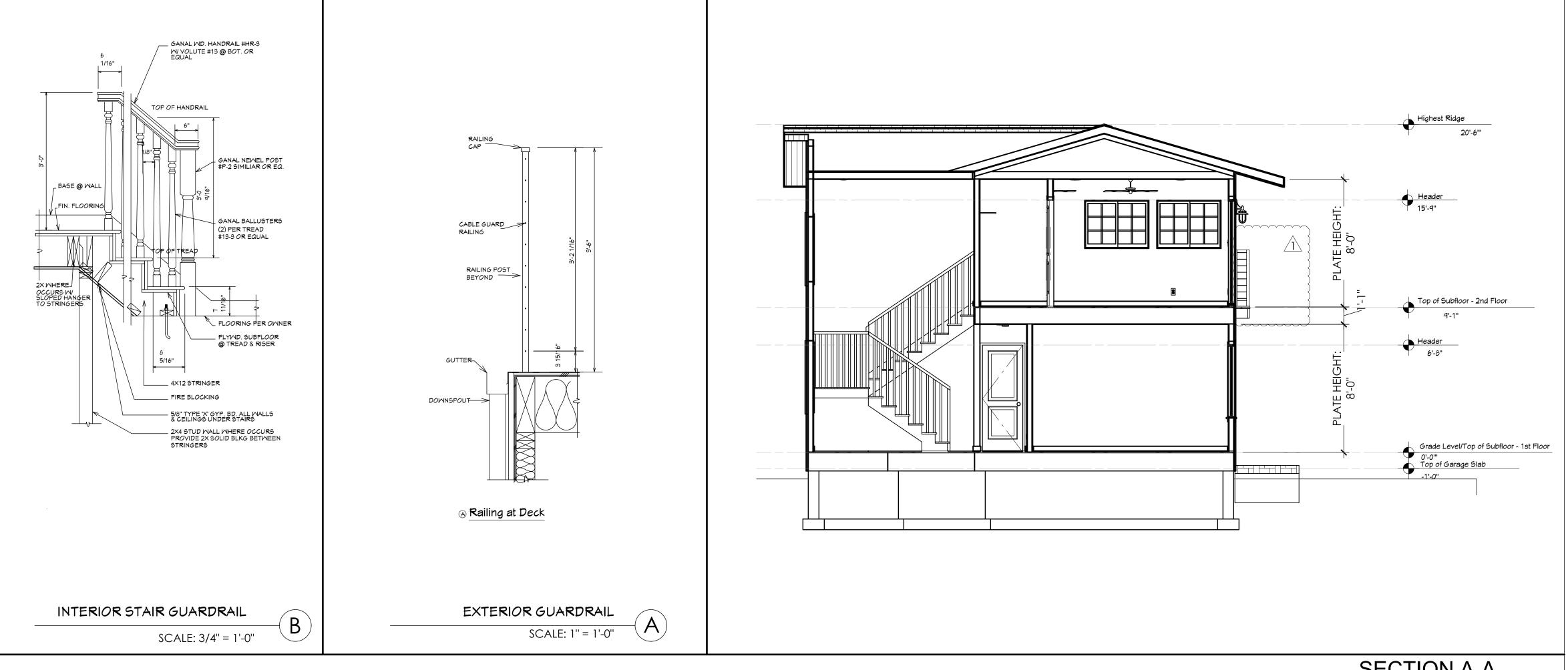
Description DEVELOPMENT PLAN 06/20/2019 REVISIONS - 01 REVISIONS - 02 CORRECTIONS 1

> SHEET SCALE: AS NOTED Drawn by: AR EMS PROJECT NUMBER: 63871

SHEET NAME: PROPOSED **ELEVATIONS**



- . The Maximum Riser Height shall be 7-3/4". The Minimum Tread Depth shall be 10" CRC R311 7.5.1-2. The Greatest Riser Height, or Tread Depth, within any flight of stairs, shall not exceed the smallest by more than 3/8". All dimensions and dimensional surfaces shall be exclusive of carpets, rugs, or runners. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-in diameter sphere. CRC R311.7.5.1.
- Minimum headroom in all parts of the stairways shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing. CRC R311.7.2.
- 3. Landings are required at the top and bottom of each stairway. The width of the landing shall not be smaller than the width of the stairway it serves. Every landing shall have a minimum dimension of 36 inches in the direction of travel. An additional landing is needed if the total stairways rises over 12". CRC R311.7.5.
- 4. Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers and at all open sides. CRC R311.7.8. Handrail height shall be 34" to 36" above the nosing of treads. CRC R311.7.8.1. The handrails must run the full length of the stairs. CRC R311.7.7. The handgrip portion of the handrail shall not be less than 1-1/4" nor more than 2" in cross-sectional dimension. If the handrail is not circular, it shall have a perimeter dimension of 2-1/4". Edges shall have a minimum radius of 0.01". CRC R311.7.8.3. Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrails. CRC R311.7.1 Handrails shall be continuous for the full length of flight except at a newel post at the turn. CRC R311.7.8.2
- 5. Guards (guardrails) shall be located along open-sided walking surfaces including stairs, ramps and landing decks that are located more than 30 inches above grade. Guards at the open side of stairs shall be no less than 34" high. CRC R312. Guardrail and/or handrail on open side of balconies, decks, landings, and stairs adequate to support a single concentrated 200 lbs. load applied in any direction at any point along the top.
- 6. Guard openings at the open side of the stair cannot allow the passage of a 4-3/8" sphere. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of the guard, shall not allow passage of a 6" sphere. Guard openings between the walking surface and the guard cannot allow the passage of a 4" sphere. CRC Section R312.3
- 7. Nosing shall be provided on stairway with solid risers except where the tread depth is 11" minimum. Nosing projection shall be 3/4" minimum and 1-1/4" maximum with 9/16" maximum nosing radius. CRC R311.7.5.3
- 8. Minimum stair width of 36 inches. R311.7.1.
- 9. Enclosed accessible space under stair requires 1 layer of 1/2" gyp. bd. on enclosed side. CRC R302.7.



SECTION A-A



SECTION B-B

PROPOSED SECTIONS PLAN SCALE 1/4" = 1' - 0"



FAX: (858) 779 - 1054

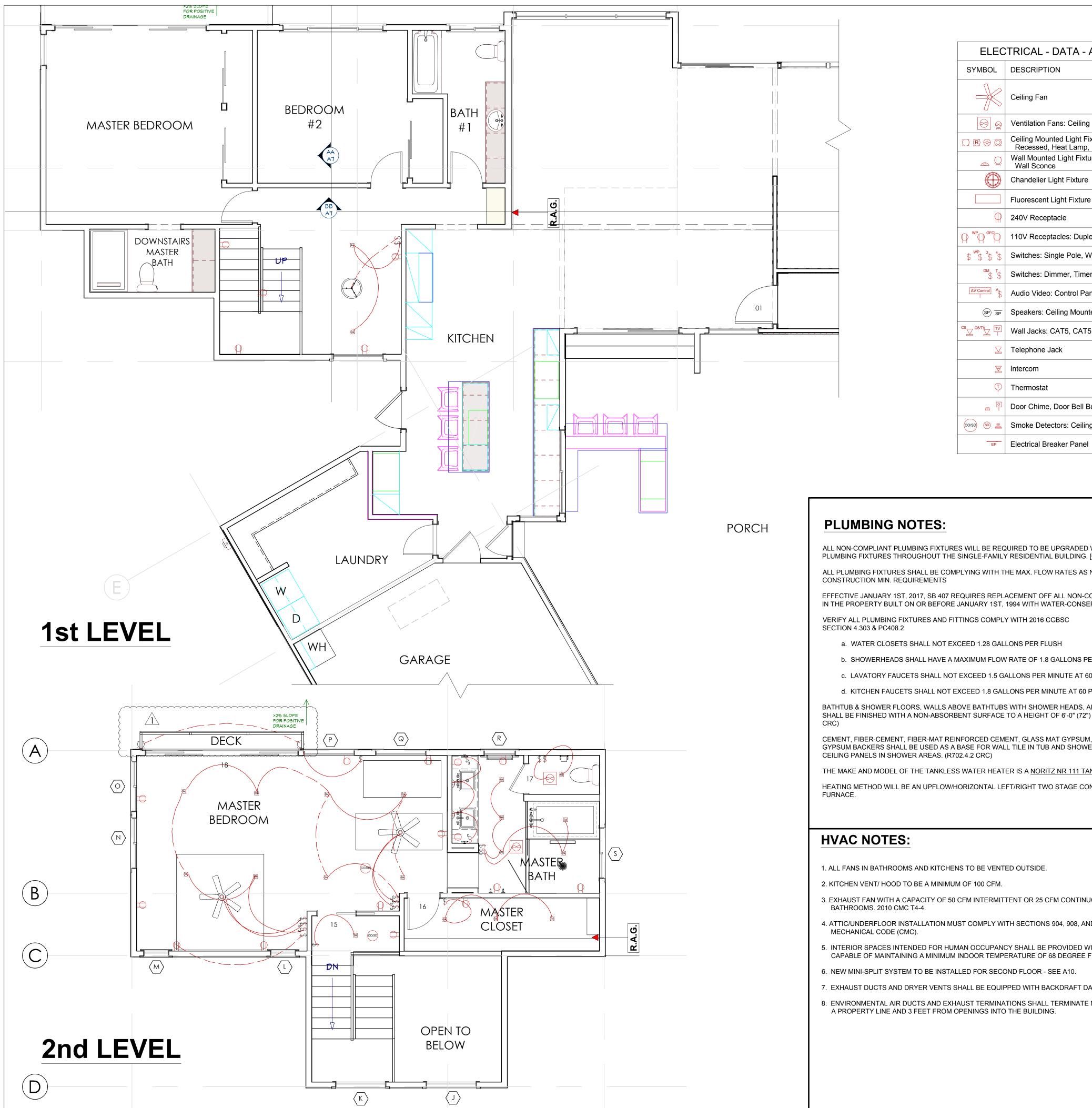
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DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS /1	02/14/2020

SHEET SCALE: AS NOTED DRAWN BY: AR EMS PROJECT NUMBER: 638711

SHEET NAME: PROPOSED SECTIONS



ELECTRICAL - DATA - AUDIO LEGEND SYMBOL DESCRIPTION Ceiling Fan Ventilation Fans: Ceiling Mounted, Wall Mounted Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce Chandelier Light Fixture Fluorescent Light Fixture 240V Receptacle 110V Receptacles: Duplex, Weather Proof, GFCI Switches: Single Pole, Weather Proof, 3-Way, 4-Way Switches: Dimmer, Timer Audio Video: Control Panel, Switch (SP) SP | Speakers: Ceiling Mounted, Wall Mounted Wall Jacks: CAT5, CAT5 + TV, TV/Cable Telephone Jack Intercom Thermostat Door Chime, Door Bell Button Smoke Detectors: Ceiling Mounted, Wall Mounted Electrical Breaker Panel

PLUMBING NOTES:

ALL NON-COMPLIANT PLUMBING FIXTURES WILL BE REQUIRED TO BE UPGRADED WITH WATER-CONSERVING PLUMBING FIXTURES THROUGHOUT THE SINGLE-FAMILY RESIDENTIAL BUILDING. [CIVIL CODE SECTION 1101.4(A)]

ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAX. FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MIN. REQUIREMENTS

EFFECTIVE JANUARY 1ST, 2017, SB 407 REQUIRES REPLACEMENT OFF ALL NON-COMPLIANT PLUMBING FIXTURES IN THE PROPERTY BUILT ON OR BEFORE JANUARY 1ST, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.

VERIFY ALL PLUMBING FIXTURES AND FITTINGS COMPLY WITH 2016 CGBSC SECTION 4.303 & PC408.2

- a. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH
- b. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI
- c. LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI
- d. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI

BATHTUB & SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 6'-0" (72") ABOVE THE FLOOR. (R307.2

CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM, OR FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2 CRC)

THE MAKE AND MODEL OF THE TANKLESS WATER HEATER IS A NORITZ NR 111 TANKLESS WATER HEATER.

HEATING METHOD WILL BE AN UPFLOW/HORIZONTAL LEFT/RIGHT TWO STAGE CONDENSING GAS FIRED

HVAC NOTES:

1. ALL FANS IN BATHROOMS AND KITCHENS TO BE VENTED OUTSIDE.

2. KITCHEN VENT/ HOOD TO BE A MINIMUM OF 100 CFM.

3. EXHAUST FAN WITH A CAPACITY OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS IS REQUIRED AT PRIVATE BATHROOMS. 2010 CMC T4-4.

- 4. ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
- 5. INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE-HEATING SYSTEM
- 6. NEW MINI-SPLIT SYSTEM TO BE INSTALLED FOR SECOND FLOOR SEE A10.
- 7. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- 8. ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING.

ELECTRICAL NOTES

- 1. INSTALL ALL (N) ELECTRICAL PER TITLE 24 AND CALIFORNIA ELECT. CODES
- 2. RELOCATE ANY DEDICATED CIRCUITS FOR (N) LOCATIONS OF APPLIANCES AS NECESSARY PER PLANS AND
- 3. IF (E) OUTLETS ARE NOT ALREADY GFCI PROTECTED, REPLACE (E) OUTLETS WITH (N) GFCI OUTLETS.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND/OR UTILITY ROOMS MUST BE HIGH EFFICACY OR MUST BE CONTROLLED BY A MANUAL-ON OCCUPANCY SENSOR SWITCH.
 - FOR KITCHEN LIGHTING, HIGH EFFICACY LIGHTING MUST BE GREATER THAN OR EQUAL TO THE WATTAGE OF LOW EFFICACY LIGHTING. HIGH EFFICACY LIGHTING MUST BE FLUORESCENT OR LED LIGHTS. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
 - LIGHTING FOR OTHER ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS
 - OUTDOOR LIGHTING, ALL LUMENS MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTO-CONTROL/MOTION SENSOR COMBINATION.
- 8. HIGH EFFICACY LUMENS MUST BE PINNED BASED.
- 9. REFER TO SHEET GN-1 FOR ADDITIONAL INFORMATION ON ELECTRICAL, MECHANICAL AND PLUMBING CODES
- 10. BATHROOM BRANCH CIRCUITS: IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. (2010 CEC 210.11(C)(3)). OTHER EQUIPMENT (EX. LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.
- BATHROOM ELECTRICAL OUTLETS: AT LEAST ONE RECEPTACLE SHALL BE INSTALLED WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP. EXCEPTION: RECEPTACLE SHALL NOT BE REQUIRED TO BE MOUNTED IN THE WALL OR PARTITION WHERE IT IS INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP.
- 12. LUMENS (FIXTURES) SHALL NOT BE LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD INCLUDING THE ZONE DIRECTLY OVER THE TUB OR SHOWER STALL UNLESS LUMENS (FIXTURES) LOCATED WITHIN THESE ZONES ARE LISTED FOR DAMP LOCATIONS, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. 2010 CEC 410.10(D).
- INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, 'SUITABLE FOR WET LOCATIONS' OR 'SUITABLE FOR DAMP

13. ALL LUMENS INSTALLED IN WET LOCATIONS SHALL BE MARKED, 'SUITABLE FOR WET LOCATIONS'. ALL LUMENS

- 14. EXHAUST FAN WITH A CAPACITY OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS IS REQUIRED AT PRIVATE BATHROOMS. 2010 CMC T4-4.
- 15. NEW EXHAUST HOOD VENT TO TIE INTO EXISTING DUCTWORK. DUCT TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE RANGE HOOD OVER THE STOVE MAY BE USED TO MEET THIS REQUIREMENT, BUT THE RANGE HOOD MUST VENT TO THE OUTSIDE; RE-CIRCULATING RANGE HOODS CANNOT BE USED. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. THIS LOCAL EXHAUST FAN MAY OPERATE CONTINUOUSLY OR INTERMITTENTLY. INSTALLING THIS LOCAL EXHAUST FAN IN
 - THE KITCHEN WILL ALLOW THE HOME OCCUPANT TO REGULATE THE INDOOR AIR QUALITY WHEN NEEDED. PROVIDE CLOTHES DUCT DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIAMETER) TO THE OUTSIDE AND
- 17. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN

DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). THIS REQUIREMENT IS

EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. (CMC

- WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. EXCEPTION: INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT
- RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.
- ALL ELECTRICAL CONDUCTORS USED TO CARRY CURRENT SHALL BE COPPER UNLESS OTHERWISE PROVIDED IN THE ELECTRICAL CODE. CEC 110.5 ALUMINUM WIRE MAY ONLY BE PERMITTED ON AN INDIVIDUAL CASE-BY-CASE BASIS WHEN APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. (SCMC SECTION 15.12.020)
- 20. LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.
- 21. KITCHENS: ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE
- 22. OTHER ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.
- 23. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICANCY AND LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH, AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES:
 - a. PHOTOCONTROL AND A MOTION SENSOR, OR ASTRONOMICAL TIME CLOCK, OR
- c. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS)

FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLET(S). CEC 210.12.

- 24. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4.
- 25. SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.
- 27. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS.
- 28. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
- 29. SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217.
- 30. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND
- 31. SMOKE ALARM SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.

SOLUTIONS LICENSE NUMBER: B-948204



DESIGNED BY: Dave Eslinger

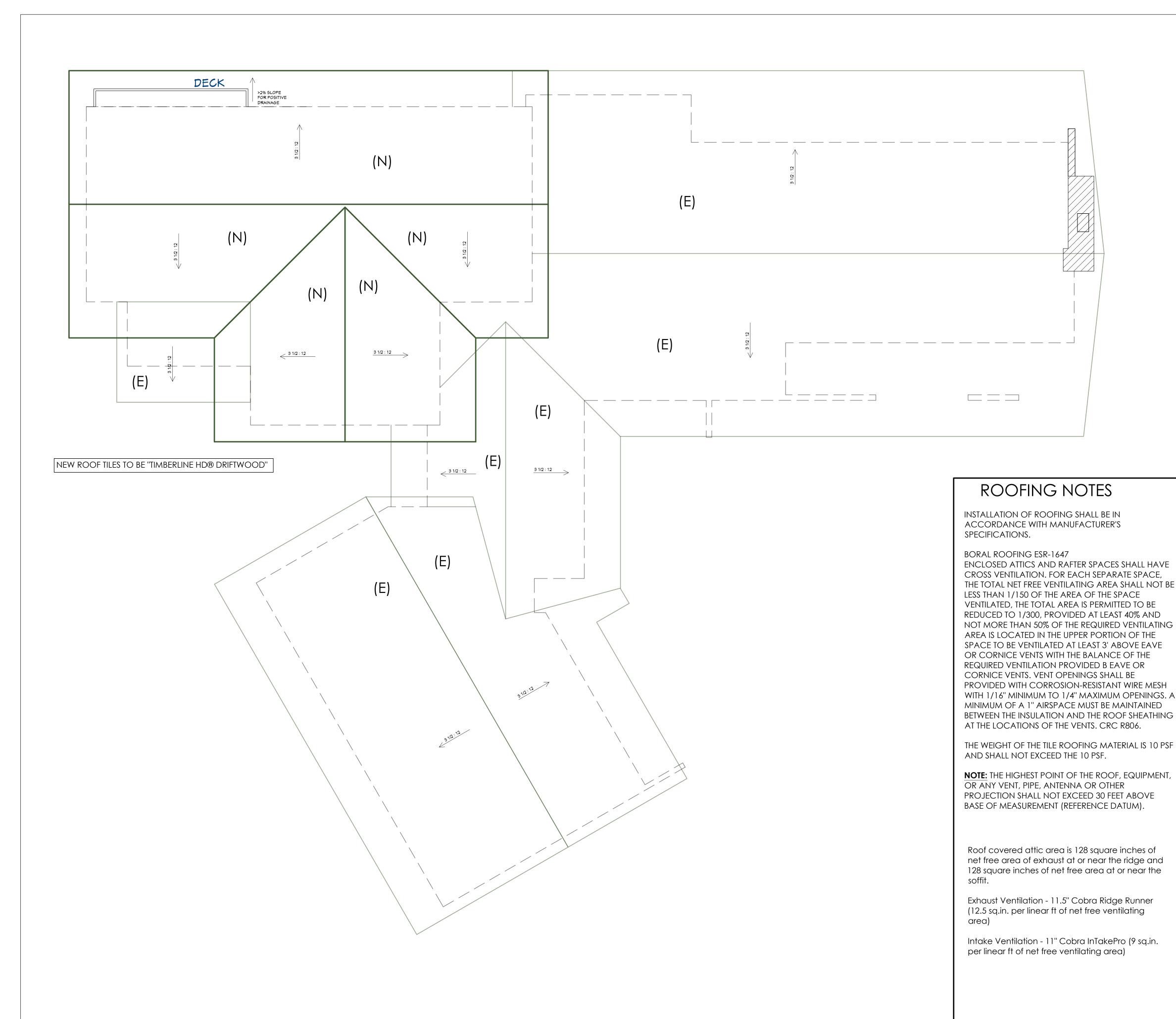
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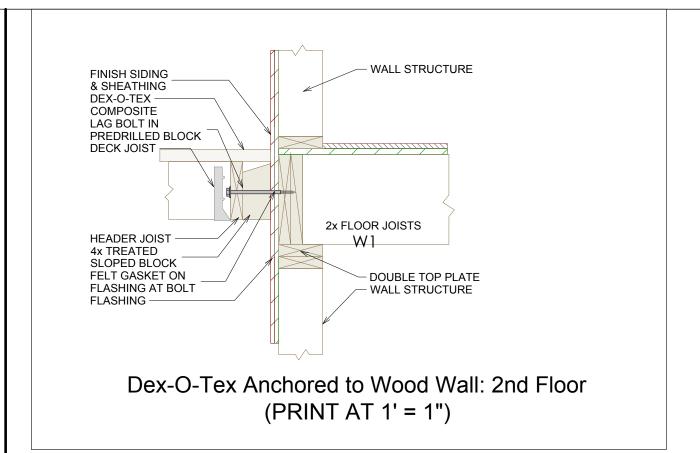
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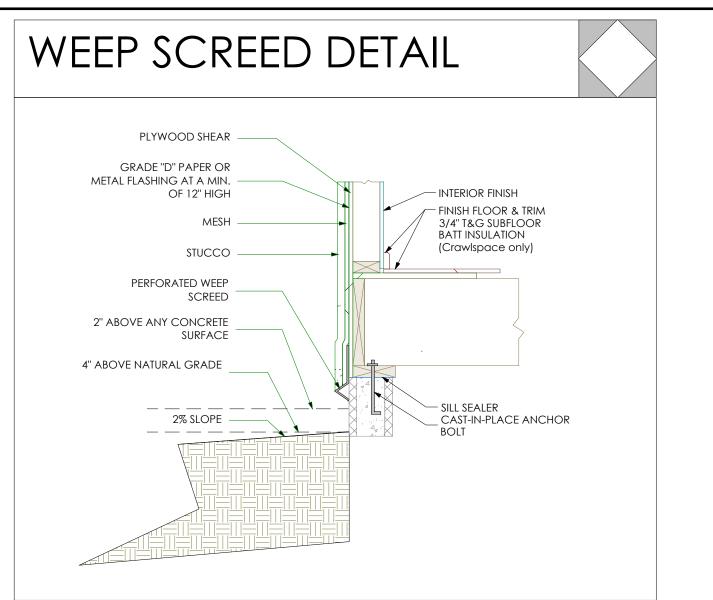
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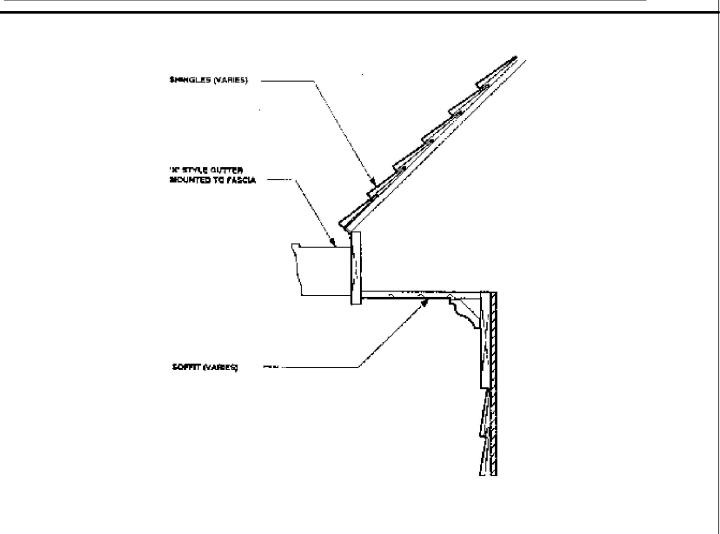
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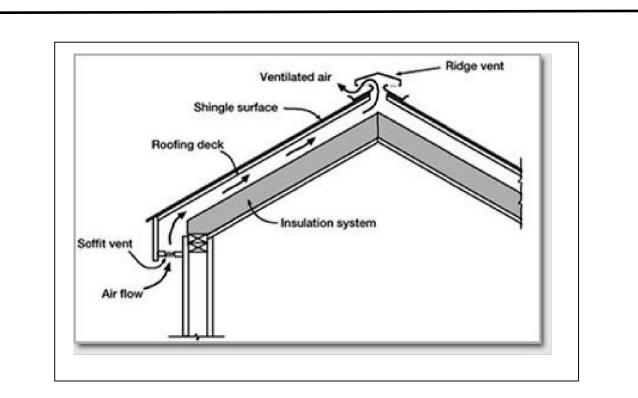
SHEET NAME: MEP PLAN











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MINDED
SOLUTIONS
LICENSE NUMBER: B-948204



DESIGNED BY: Dave Eslinger
Signature:

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ADDITION916 EL MAC PLACE
AN DIEGO, CA 9210

 Description
 Date

 DEVELOPMENT PLAN
 06/20/2019

 REVISIONS - 01
 09/18/2019

 REVISIONS - 02
 11/26/2019

 CORRECTIONS 1
 02/14/2020

SHEET SCALE: AS NOTED DRAWN BY: AR EMS PROJECT NUMBER: 638711

SHEETNAME: ROOF PLANNING NOTES

SHEET NUMBER:

A9

PROPOSED ROOF PLANNING | PLAN SCALE | 1/4" = 1' - 0"

DOOR SCHEDULE

DOOR #	SIZE MODEL	ROUGH OPENING	THICKNESS	TYPE / MANUFACTURE	DOOR MATERIAL FINISH	FRAME MATERIAL FINISH	QTY.	TYPE	TEMP.	GLZ.	REMARKS
15	3'-0" x 6'-8"	3'-2" x 6'-10"	1 3/8 IN.	(N) TM COBB - SLIDING POCKET PANEL SHAKER	(N) PAINT GRADE	(N) PAINT GRADE	1	(N)	N/A	N/A	PROFILE #: F-20
16	2'-6" x 6'-8"	2'-8" x 6'-10"	1 3/8 IN.	(N) TM COBB - INT. SINGLE PANEL SHAKER	(N) PAINT GRADE	(N) PAINT GRADE	1	(N)	N/A	N/A	
17	2'-4" x 6'-8"	2'-6" x 6'-10"	1 3/8 IN.	(N) TM COBB - INT. SINGLE PANEL SHAKER	(N) PAINT GRADE	(N) PAINT GRADE	1	(N)	N/A	N/A	
(18)	12'-0" x 6'-8"	12'-2" x 6'-10"	1 IN.	(N) MULTI-SLIDING - MILGORD OR SIMILAR FRENCH SLIDERS	(N) WHITE VINYL	(N) WHITE VINYL	4	CLEAR	Y	80.04 SF	

WINDOW SCHEDULE

WINDOW #	SIZE TYPE	ROUGH OPENING	SILL HT	HEAD HT	TYPE MANUFACTURE	EXT FINISH	INT FINISH	QTY.	TYPE	TEMP.	GLZ.	REMARKS
\(\frac{1}{}\)	4'-0'' x 4'-0''	4'-2" x 4'-2"	18''	68"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	16 SF	
	(N) FIXED	4-2 × 4-2	10	00	7711207 1112 10007 1111	, ,	,					
$\langle K \rangle$	4'-0'' x 4'-0''	4'-2" x 4'-2"	18''	68"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	16 SF	
	(N) FIXED	7-2 / 7-2	10	00								
	2'-0" x 4'-0"	2'-2" x 4'-2"	30.5"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	8 SF	
	(N) DOUBLE-HUNG	2-2 / 4-2		00.5	77.1.267.11.25.766.67.11.11							
$\langle M \rangle$	2'-0" x 4'-0"	2'-2" x 4'-2"	30.5"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	8 SF	
	(N) DOUBLE-HUNG	2-2 × 4-2	30.3	00.5	77.1.2.67 11.1.2 11.0.0 7 11.1.1	` ,	. ,					
$\langle N \rangle$	4'-0" x 3'-0"	4'-2" x 3'-2"	42.5	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	12 SF	
	(N) LEFT-SLIDER	4-2 X 3-2	42.3	00.5	1411207 (KD 10007 (141	` ,	, ,					
$\langle \circ \rangle$	4'-0" x 3'-0"	4'-2" x 3'-2"	42.5"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	12 SF	
	LEFT-SLIDER	4-2 X 3-2	X 3 - 2 42.5	00.5	TVIIEO/ IIIO TOOO/ II T	,	(.,,					
P	4'-0'' x 6'-0''	4'-2" x 6'-8"	0"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	24 SF	
	FIXED	4-2 X 6-0	U	60.5	7411EG7 (IND 100G) (IV1	,						
Q	4'-0'' x 6'-6''	41.00 57.00	0"	00 5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	_Y	26 SF	
	FIXED	4'-2" x 6'-8" 0" 80.5" MILGA	7411EO7 (ICD 103C) (IV1	MILGARD IOSCAINT (IV) WITE VIEWE				.				
$\langle R \rangle$	2'-6" x 2'-6"	01 011 4 01 011	40 E''	00 5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	5 SF	
	CASEMENT	2'-8" x 2'-8"	48.5"	80.5"	77112071105 100071141	, ,	, ,					
(S)	4'-0'' x 2'-0''	41.01.7.01.01	E A E''	00 5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	8 SF	
	LEFT-SLIDING	4'-2" x 2'-2"	54.5"	80.5"	WILLOWED TOSCATOT	(,	(/					





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ADDITION
916 EL MAC PLACE
SAN DIEGO, CA 92103

Description

DEVELOPMENT PLAN 06/20/2019

REVISIONS - 01
REVISIONS - 02

CORRECTIONS 1

11/26/2019

SHEET SCALE: AS NOTED
DRAWN BY: AR
EMS PROJECT NUMBER: 638711

SHEET NAME: SCHEDULES

SHEET NUMBER:

A10