



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: May 5, 2021 REPORT NO. HO-21-017

HEARING DATE: May 12, 2021

SUBJECT: OLD TOWN ESCAPE BARN, Process Three Decision

PROJECT NUMBER: [658052](#)

OWNER/APPLICANT: WEST COAST HOOP DREAM LLC

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit and Neighborhood Development Permit to allow an Assembly and Entertainment use ("escape room") and two dwelling units, with deviations from side and rear setback requirements located at 3886 Ampudia Street within the Old Town San Diego Community Plan area?

Staff Recommendations:

1. APPROVE Conditional Use Permit 2401045; and
2. APPROVE Neighborhood Development Permit 2535689.

Community Planning Group Recommendation: On May 13, 2020, the Old Town San Diego Community Planning Group voted 7 to 0 to recommend approval of the project with conditions, which are discussed herein (Attachment 7).

Old Town San Diego Design Review Board: The project was heard by the Old Town Design Review Board (OTDRB) on October 28, 2020. The OTDRB unanimously voted to approve the application as submitted.

Environmental Review: This project was determined to be exempt from the State of California Environmental Quality Act (CEQA) per Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines. This determination was made on March 8, 2021, and the opportunity to appeal this decision ended March 22, 2021.

BACKGROUND

The 0.11-acre project site is located at 3886 Ampudia Street in the OTMCR-1-2 zone of the Old Town San Diego Planned District within the Hortensia Subdistrict of the [Old Town San Diego Community](#)

[Plan \(OTSDCP\)](#), where the existing building was built in 1986 in the style of the Early American Period (1846 - 1872). The OTSDCP designates the site as Mixed Commercial Residential (0-54 du/ac). The project is consistent with this designation, proposing a commercial use and a residential density of approximately 9 du/ac. Parcels to the west, north, and east share the same zone and plan designation. Parcels to the south across Ampudia Street are zoned OTMCR-1-1 and are designated Mixed Commercial Residential (0-25 du/ac).

The immediate area generally contains a mix of commercial and residential development that is typical of the Hortensia District. The project site is located between an office building and a single-dwelling unit, and is across the street from another office building, and single-dwelling units.

DISCUSSION

Project Description

The Old Town Escape Barn project proposes an assembly and entertainment use within an existing building. It would also include two new dwelling units on the second floor, also within the existing building. The project requires associated interior demolition and partitioning, new exterior stairs at the front of the building, and parking lot improvements and landscaping.

Mixed-use projects in mixed-use zones City-wide do not generally require a discretionary permit. However, the project requires two discretionary permits due to its characteristics and location, as described below in Table 1. The permits are consolidated for processing in accordance with [SDMC 112.0103](#), with the Hearing Officer as the decision maker.

Table 1 – Required Permits		
Permit	Required per	Reason
Conditional Use Permit (CUP) – Process Three	SDMC 1516.0117 and 126.0301 et seq	Operation of an Assembly and Entertainment Use in the OTMCR-1-2 zone.
Neighborhood Development Permit (NDP) – Process Two	SDMC 143.0920(a) and 126.0301 et seq	Deviations to development standards on an in-fill site: <ul style="list-style-type: none"> • Rear Setback: Allow one foot, six inches where five feet is otherwise required by SDMC 1516.0119 • Side Setbacks: Allow one foot on the west side and three feet on the east side, where either zero or at least five feet are required per SDMC 1516.0119.

Conditional Use Permit (CUP)

The premises was most recently used as a photography studio. The project proposes to convert the commercial portions of the building into an "Escape Room", which is considered an Assembly and Entertainment Use per [SDMC 141.0602](#). Such uses require a CUP in the OTMCR-1-2 zone.

The purpose of a CUP ([SDMC 126.0301](#)) is to establish a review process for the development of uses that may be desirable under appropriate circumstances, but are not permitted by right in the applicable zone. The intent of a CUP is to review these uses on a case-by-case basis to determine whether and under what conditions the use may be approved at a given site. Staff has evaluated the project, received the input of neighbors and the Community Planning Group, and has determined that the project complies with the purpose and intent of a CUP with the inclusion of permit conditions (Attachment 5) to protect the public health, safety, and welfare.

Permit conditions include:

1. Replacement of existing curb, gutter, sidewalk, and driveway;
2. Limitations on the hours of operation of the assembly and entertainment use from 7 am to 11 pm daily.
3. The applicant shall inform their customers not to use any adjacent private off-street parking lots for the purposes of attending events on the subject property unless permission is given by the owner of said lot; enforceable by signage and by confirmation during the registration process, and
4. Amplified sound shall not be used outside.

These and other permit conditions ensure that the public health, safety, and welfare will be preserved by the project.

Neighborhood Development Permit (NDP)

The project proposes two deviations from the development regulations of the OTMCR-1-2 zone:

1. Rear Setback: Allow one foot, six inches where five feet is otherwise required by [SDMC 1516.0119](#)
2. Side Setbacks: Allow one foot on the west side and three feet on the east side, where either zero or at least five feet are required per [SDMC 1516.0119](#).

These deviations are required because the setbacks of the existing, permitted building do not conform to current setback requirements. The project does not meet the requirements of the Previously Conforming Regulations per [SDMC 127.0106\(b\)](#); therefore, the project would either need to conform to current setbacks or apply for deviations from the setback requirements of the OTMCR-1-2 zone ([SDMC 1516.0119](#)).

Typically, zoning deviations require a Process Four Planned Development Permit per [SDMC 126.0602\(b\)\(1\)](#). However, the project's location within a Transit Priority Area (TPA) and the proposal for a residential use onsite cause the project to meet the definition of a mixed-use, "in-fill" project per SDMC [143.0915\(b\)\(2\)](#). Per [SDMC 143.0920](#), in-fill development that proposes deviations (reduced side and rear setbacks) may be processed as an NDP in accordance with Process Two.

The proposed deviations will allow the existing building to remain in place as-is with the addition of new exterior stairs.

Old Town Supplemental Finding

Per SDMC Section [1516.0107\(c\)](#), to approve a project in the Old Town Planned District, decision makers must also make the finding that the proposed development is compatible with the purpose and intent of this Old Town Planned District and the special character of the Old Town San Diego community, as defined in Section [1516.0124](#), Architectural and Urban Design Requirements and Section [1516.0125](#), Architectural Periods and Features.

The building's original design, which this project preserves, is the Early American style. The effort to maintain as much of the building exterior as possible preserves this style and ensures the project remains consistent with the Old Town Community. Project plans and landscaping plans conform to the requirements of the Old Town Planned District.

Community Plan, Community Planning Group and Public Outreach

At their May 2020 meeting, the Old Town San Diego Community Planning Board (OTSDPB) recommended approval of the project 7-0, with six absent. This approval contained the following three conditions:

1. Restrictions on maximum occupancy to 40;
2. Limiting hours of operation; and
3. No amplified music.

The restriction on maximum occupancy is included in the project scope, will be listed in the project description on the permit, and will be shown on the 'Exhibit A' for the project. All other conditions requested by the OTSDPB are included in the permit.

The applicant met with adjacent property owners and determined that hours of operation being limited to 7 am to 11 pm for the assembly and entertainment use would best meet neighbor and applicant needs.

This meeting also resulted in neighbor concern about potential use of their parking lot by escape room patrons. The applicant volunteered to abide by a permit condition stating that they must inform customers not to use the adjacent private off-street parking lot for the purposes of attending events on the subject property unless permission is given by the owner of said lot.

The [OTSDCP](#) designates the site as Mixed Commercial Residential (0-54 du/ac). The project, in maintaining its original Early American Period design, is consistent with this designation, providing a

commercial use and a residential density of approximately 9 du/ac. In general, the project is compatible with the vision of the Hortensia Sub-District, which acknowledges that Hortensia contains a mix of buildings that do not respect Old Town's character. Although the current building does in fact comply with Old Town's design regulations and guidelines, policies in the Hortensia subdistrict anticipate allowing incentives and deviations for buildings to enhance community character. The project currently requests deviations that allow the existing building to remain in place with minimal changes, which is in the spirit of the Hortensia Subdistrict.

As such, the project furthers the goals and policies of the Old Town Community Plan, including:

Policy LU-2.1: Encourage mixed-use development incorporating residential units in areas designated Community Commercial - Residential Permitted and Mixed Commercial Residential.

Policy LU-2.2: Strongly encourage the development of workforce, affordable, and senior housing in proximity to the Old Town Transit Center.

Policy LU-6.1: Allow a mix of retail, office, hotel, and residential uses in Hortensia, which can be combined within a single building or in multiple buildings.

Policy UD-1.2: Design improvements to existing non-historical buildings to reflect and complement Old Town's historical architectural character.

UD-1.6: Design renovations and additions to non-historical buildings to seamlessly blend with the existing structure's scale, massing, and site design, and to build upon and complement the character of buildings that are representative of Old Town's pre-1872 architectural periods.

Old Town San Diego Design Review Board

The function of the Old Town Design Review Board (OTDRB) is to review the project plans for consistency with the Old Town San Diego Planned District Ordinance and provide any direction to the applicant and a recommendation to the decision maker. The project was heard by the Old Town Design Review Board (OTDRB) on October 28, 2020. The OTDRB unanimously voted to approve the application as submitted, with no changes.

Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies, OTSDCP, General Plan and regulations of the Land Development Code. Staff has provided draft findings and conditions of approval to support the proposed project. Staff recommends that the Hearing Officer approve Conditional Use Permit 2401045 and Neighborhood Development Permit 2535689.

ALTERNATIVES

1. Approve Conditional Use Permit 2401045 and Neighborhood Development Permit 2535689 with modifications.
2. Deny Conditional Use Permit 2401045 and Neighborhood Development Permit 2535689 if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

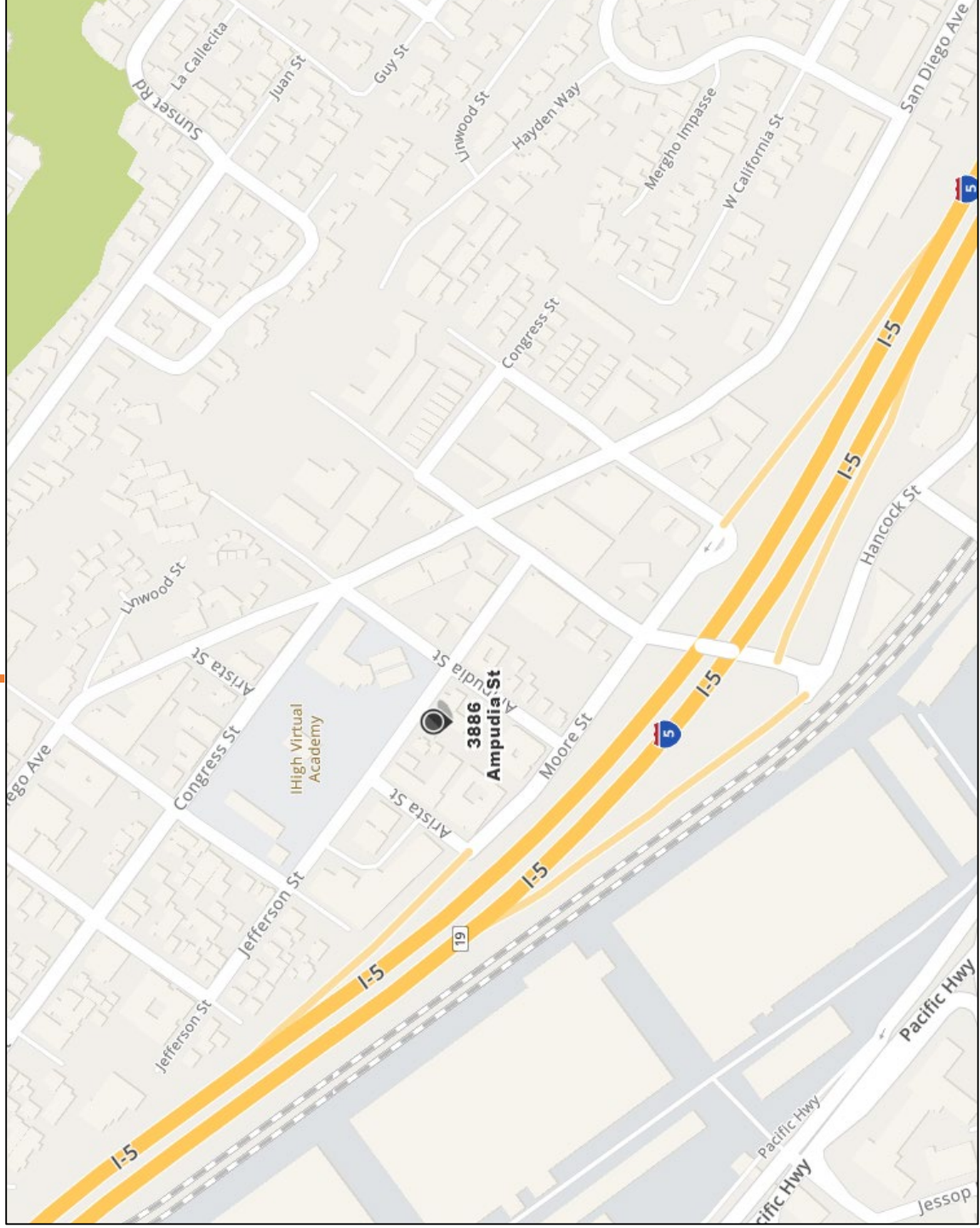
A handwritten signature in cursive script, appearing to read "Travis Cleveland", is written over a horizontal line.

Travis Cleveland, Development Project Manager

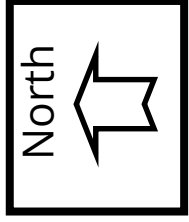
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Site Photos
9. Project Plans

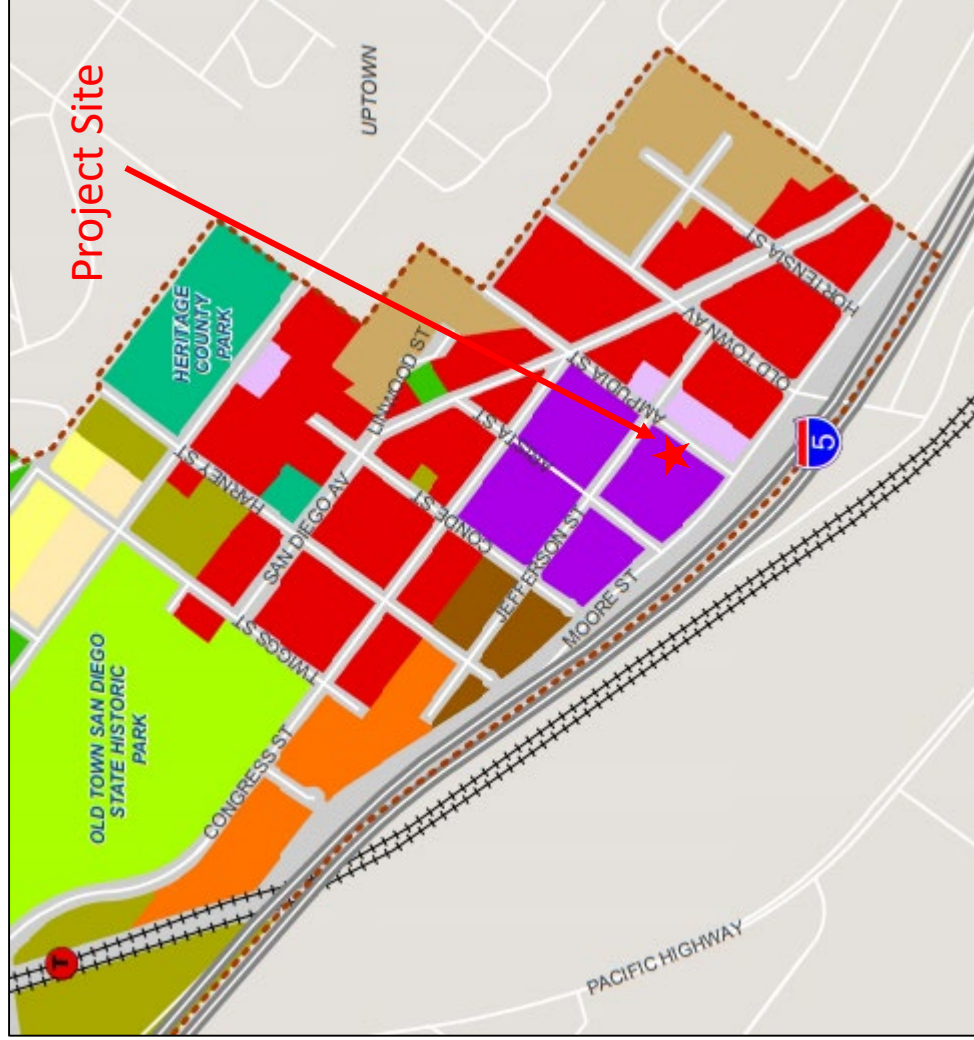
Project Location Map



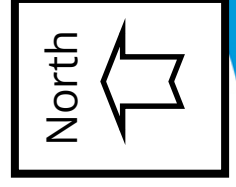
Project No. 658052, Old Town Escape Barn
3886 Ampudia Street



Community Plan



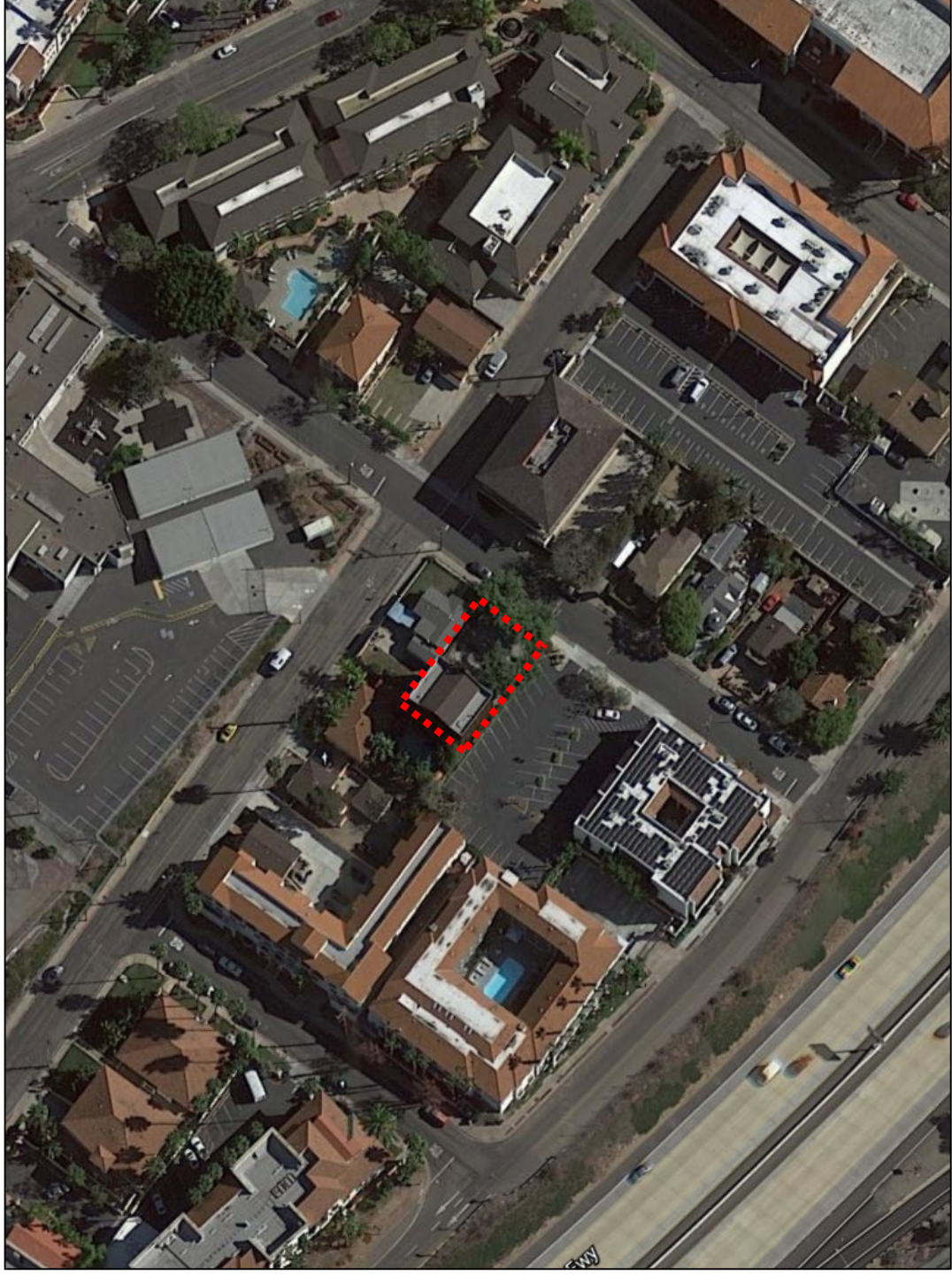
- Residential - Low (5-9 du/ac)
- Residential - Low Medium (10-15 du/ac)
- Residential - Medium (16-25 du/ac)
- Residential - Medium High (30-44 du/ac)
- Mixed Commercial Residential (0-25 du/ac)
- Mixed Commercial Residential (0-54 du/ac)**
- Mixed Commercial Residential (0-73 du/ac)



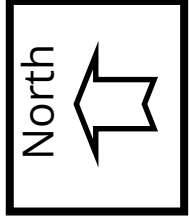
Project No. 658052, Old Town Escape Barn
3886 Ampudia Street



Aerial Photo



Project No. 658052, Old Town Escape Barn
3886 Ampudia Street



HEARING OFFICER RESOLUTION NO. XXXXXXX
CONDITIONAL USE PERMIT 2401045
NEIGHBORHOOD DEVELOPMENT PERMIT 2535689
OLD TOWN ESCAPE BARN PROJECT NO. 658052

WHEREAS, WEST COAST HOOP DREAM LLC, Owner/Permittee, filed an application with the City of San Diego for a Conditional Use Permit and Neighborhood Development Permit to operate an assembly and entertainment use ("Escape Room"), including two dwelling units, associated interior and exterior modifications to an existing structure, and two deviations to the Land Development Code, known as the Old Town Escape Barn project. The 0.11-acre site is located at 3886 Ampudia Street in the OTMCR-1-2 zone of the Old Town San Diego Planned District and the Old Town San Diego Community Plan (OTSDCP), legally described as LOTS 6 AND 7 IN BLOCK 23 OF BREED & CHASE'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF IN BOOK 14, PAGE 640 EXCEPTING THEREFROM THE SOUTH 70 FEET; and

WHEREAS, on March 8, 2021, 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 15332 (In-Fill Development Projects), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; and

WHEREAS, on May 12th, 2021, the Hearing Officer of the City of San Diego considered Conditional Use Permit 2401045 and Neighborhood Development Permit 2535689 (Permit) 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, that it adopts the following findings with respect to Conditional Use Permit 2401045 and Neighborhood Development Permit 2535689:

A. CONDITIONAL USE PERMIT – San Diego Municipal Code (SDMC) SECTION 126.0305

1. The proposed development will not adversely affect the applicable land use plan.

The 0.11-acre project site is located at 3886 Ampudia Street in the OTMCR-1-2 zone of the Old Town San Diego Planned District within the Hortensia Subdistrict of the Old Town San Diego Community Plan (OTSDCP), where the existing building was built in 1986 in the style of the Early American Period (1846 - 1872). The OTSDCP designates the site as Mixed Commercial Residential (0-54 du/ac). The project, in maintaining its original Early American Period design, is consistent with this designation, providing a commercial use and a residential density of approximately 9 du/ac. Parcels to the south across Ampudia Street are zoned OTMCR-1-1 and are designated Mixed Commercial Residential (0-25 du/ac).

The immediate area generally contains a mix of commercial and residential development that is typical of the Hortensia District. The project site is located between an office building and a single-dwelling unit, and is across the street from another office building, and single-dwelling units.

The Old Town Escape Barn project proposes an assembly and entertainment use within an existing building. It would also include two new dwelling units on the second floor, also within the existing building. The project requires associated interior demolition and partitioning, new exterior stairs at the front of the building, and parking lot improvements and landscaping. In general, the project is compatible with the vision of the Hortensia Sub-District, which acknowledges that Hortensia contains a mix of buildings that do not respect Old Town's character. Although the current building does in fact comply with Old Town's design regulations and guidelines, policies in the Hortensia subdistrict anticipate allowing incentives and deviations for buildings to enhance community character. The project requests deviations to allow the building design, which currently complies with Old Town's design regulations, to remain in place with minimal changes, which is in the spirit of the Hortensia Subdistrict.

As such, the project furthers the goals and policies of the Old Town Community Plan, including:

Policy LU-2.1: Encourage mixed-use development incorporating residential units in areas designated Community Commercial - Residential Permitted and Mixed Commercial Residential.

The project is a mixed-use development in the Mixed Commercial Residential designation.

Policy LU-2.2: Strongly encourage the development of workforce, affordable, and senior housing in proximity to the Old Town Transit Center.

The project provides housing and employment opportunities within proximity to the Old Town Transit Center. Although the project is not deed-restricted affordable housing, the product types (one studio, and one one-bedroom unit) and the location on the second floor of an existing commercial building will be accessible to those working in the area and/or needing access to the nearby Old Town Transit Center.

Policy LU-6.1: Allow a mix of retail, office, hotel, and residential uses in Hortensia, which can be combined within a single building or in multiple buildings.

The project is a mixed-use development in the Mixed Commercial Residential designation. Although the use is not retail in that it is not directly selling products, it is a commercial use that can attract foot traffic in a similar manner.

Policy UD-1.2: Design improvements to existing non-historical buildings to reflect and complement Old Town's historical architectural character.

The existing building is built in the style of the Early American Period. The proposed exterior alterations to the building will maintain the same style, ensuring that the building continues to complement Old Town's character.

UD-1.6: Design renovations and additions to non-historical buildings to seamlessly blend with the existing structure's scale, massing, and site design, and to build upon and complement the character of buildings that are representative of Old Town's pre-1872 architectural periods.

The existing building is built in the style of the Early American Period. The proposed exterior alterations made to the building will maintain the same style, ensuring that the building continues to complement Old Town's existing buildings and mix of styles.

Based on the above, the proposed development will not adversely affect the applicable land use plan.

2. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed development is consistent with the relevant SDMC sections, policies, and regulations whose primary focus is the protection of the public's health, safety, and welfare. The permit for the project includes various conditions and referenced exhibits of approval relevant to achieving project compliance with the applicable regulations of SDMC in effect for this project. Such conditions within the permit have been determined necessary to avoid adverse impact upon the public health, safety, and general welfare of persons residing or working in the surrounding area. The project shall comply with the development conditions

in effect for the subject property and other regulations and guidelines pertaining to the subject property per the SDMC.

Being a Conditional Use, the operational characteristics of the project were considered during review in an effort to ensure the public health, safety, and welfare. Staff has evaluated the project, received the input of neighbors and the Community Planning Group, and has determined that the project complies with this purpose and intent with the inclusion of permit conditions (Attachment xx) to protect the public health, safety, and welfare.

Project-specific conditions include:

1. Replacement of existing curb, gutter, sidewalk, and driveway, ensuring safe public access to and near the site.
2. Limitations on the hours of operation of the assembly use from 7 am to 11 pm daily, this limit not applying to the dwelling units onsite, ensuring that the proposed use will not represent an impact to neighbors during quiet hours.
3. The applicant shall inform their customers not to use any adjacent private off-street parking lots for the purposes of attending events on the subject property unless permission is given by the owner of said lot, ensuring that the operation of the proposed project does not impact a neighbor with a large parking lot.
4. Amplified sound shall not be used outside, ensuring that nearby residents and employees do not suffer undue noise impacts as a consequence of living or working near an assembly and entertainment use.

Prior to issuance of any building permit for the proposed development, the plans shall be reviewed for compliance with all building, electrical, mechanical, plumbing and fire Code requirements, and the Owner/Permittee shall be required to obtain grading and public improvement permits. Compliance with these regulations during and after construction will be enforced through building inspections completed by the City's building inspectors.

The site is located in the Airport Approach Overlay Zone (SDIA 250-262 feet AMSL), the Airport Influence Areas Overlay (SDIA - Review Area 2), and the FAA Part 77 Noticing Areas Overlay Zone (SDIA threshold at 65 feet AMSL & North Island NAS threshold at 176 feet AMSL). Airport Authority Staff determined that because the project is located within Review Area 2 and does not increase the height of the existing structure to a level determined to be a hazard by the FAA nor contain hazards to aircraft in flight, it does not require Airport Land Use Commission review, and is thus compatible with nearby airport-related uses.

Furthermore, the project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety.

Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

3. The proposed development will comply with the regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project is located in the OTMCR-1-2 zone of the Old Town San Diego Planned District and is consistent with the base zone with the allowable deviations. The site is located in the Airport Approach Overlay Zone (SDIA 250-262 feet AMSL), the Airport Influence Areas Overlay (SDIA - Review Area 2), and the FAA Part 77 Noticing Areas Overlay Zone (SDIA threshold at 65 feet AMSL & North Island NAS threshold at 176 feet AMSL) however; the project did not require a consistency determination or FAA Notification because the project is located within Review Area 2 and does not increase the height of the existing structure to a level determined to be a hazard by the FAA nor contain hazards to aircraft in flight.

The Project complies with the regulations of the Land Development Code (LDC), including requirements for parking (zero spaces required, but five are provided, and parking design meets all code requirements), landscaping (all landscaping conforms to the requirements of the Landscaping Ordinance [Municipal Code Chapter 14, Article 2, Division 4]) , and all other requirements of the development criteria for its zone, except where two deviations are allowed on an in-fill site through the Neighborhood Development Permit process pursuant to SDMC Section 143.0920. The proposed deviations are:

1. Rear Setback: Allow one foot, six inches where five feet is otherwise required by SDMC 1516.0119
2. Side Setbacks: Allow one foot on the west side and three feet on the east side, where either zero or at least five feet are required per SDMC 1516.0119.

These two deviations aid the project in supporting Community Plan land use goals in that they allow the existing building to remain in place as-is with the addition of new exterior stairs. The existing building was built in the Early American Style in 1986 and currently complies with the Old Town Planned District with the exception of setbacks. The current project neither requires nor desires to modify the exterior of the existing building, except as required for exterior access to the second floor.

The effort to maintain as much of the building exterior as possible preserves the existing buildings architectural style and ensures the project remains consistent with the Old Town Community. City staff, the Old Town San Diego Community Planning Board, and the Old Town San Diego Design Review Board have determined that project plans and landscaping plans conform to the requirements of the Old Town Planned District.

Therefore, the proposed development will comply with the applicable regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

d. The proposed use is appropriate at the proposed location.

Adjacent properties are within the same land-use designation and zoning categories as the project site and they contain a mix of commercial office and residential uses. The Owner/Permittee has agreed to project conditions that address site-specific concerns related to the effects of the proposed Assembly and Entertainment use on the neighborhood. These conditions, which address parking, hours of operation of the assembly use, amplified sound, and the condition of adjacent curb, gutter, sidewalk, and driveways, ensure that the proposed use will not negatively impact adjacent properties. The use will take place within an enclosed building, and customers will be directed not to park in adjacent private parking lots without permission.

City staff, the Old Town San Diego Community Planning Board, and the Old Town San Diego Design Review Board have reviewed the proposed project and all issues identified through the review process have been resolved. The project conforms with adopted City Council policies, the Old Town San Diego Community Plan, General Plan and regulations of the Land Development Code.

Therefore, the proposed use is appropriate at the proposed location.

B. NEIGHBORHOOD DEVELOPMENT PERMIT – San Diego Municipal Code (SDMC) SECTION 126.0404

1. Findings for all Neighborhood Development Permits: Development Permit-SDMC Section 126.0404(a) [per SDMC Section 143.0920(a)]

a. The proposed development will not adversely affect the applicable land use plan.

See Finding A.1.a above.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

See Finding A.1.b above.

c. The proposed development will comply with the applicable regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

See Finding A.1.c above.

2. Supplemental Findings-Affordable Housing, In-Fill Projects, Sustainable Buildings Deviation- SDMC Section 126.0404 (f)

a. The development will materially assist in accomplishing the goal of providing affordable housing, in-fill projects, or sustainable buildings opportunities.

The existing building was built in the Early American Style in 1986 and currently complies with the Old Town Planned District with the exception of setbacks. Accordingly, the current project neither requires nor desires to modify the exterior of the existing building, except as required for exterior access to the second floor.

The project's location within a Transit Priority Area (TPA) and the proposal for a residential use onsite cause the project to meet the definition of a mixed-use, "in-fill" project per SDMC 143.0915(b)(2). The two deviations outlined above in Finding A.1.c., materially assist in the provision of an in-fill project that supports Community Plan land use goals by allowing the existing building to remain in place as-is with the addition of new exterior stairs.

Providing housing within this in-fill development site where it did not exist before furthers General Plan and Community Plan goals and policies related to the provision of housing. Furthermore, allowing the adaptive reuse of a currently underutilized building by allowing deviations which allow the building to remain largely unaltered materially assists the provision of in-fill commercial uses, such as assembly and entertainment, which the project also proposes.

Based on the above, the development will materially assist in accomplishing the goal of providing in-fill development.

b. Any proposed deviations are appropriate for the proposed location.

The purpose of the Affordable Housing, In-Fill Projects, and Sustainable Buildings Development Regulations is to provide flexibility in the application of development regulations for projects providing affordable shelter and to provide an additional incentive to facilitate the development of affordable housing, in-fill projects, and sustainable buildings while assuring that the development achieves the purpose and intent of the applicable land use plan. Maximizing housing within this vacant in-fill development site furthers General Plan and Community Plan goals and policies related to the provision of housing, mixed commercial uses, and urban design.

The two deviations outlined above in Finding A.1.c. above are necessary due to site constraints (an existing building that complies with the Old Town San Diego Planned District and the Old Town San Diego Community Plan with the exception of setbacks). They allow the project to provide housing while maintaining the architectural character of the project site. The proposed deviations provide a design that is suitable for the proposed development and are appropriate for this location.

C. Old Town Supplemental Finding – San Diego Municipal Code (SDMC) SECTION 1516.0107(c)

The proposed development is compatible with the purpose and intent of the Old Town San Diego Planned District and the special character of the Old Town San Diego community, as defined in Section 1516.0124, Architectural and Urban Design Requirements and Section 1516.0125, Architectural Periods and Features.

The purpose of the Old Town San Diego Planned District (Planned District) is to facilitate development and improvements to sites, structures, and infrastructure that retain, simulate, and enhance the distinctive character of the Old Town San Diego historic area that existed prior to 1872; protect and preserve historical resources, important archaeological sites, traditional cultural properties (tribal cultural resources), and early San Diego descendant resources; and implement the Old Town San Diego Community Plan. The intent is to create an exciting and viable community which includes residential, commercial, visitor-oriented, and public uses; emphasize the area's proud Indigenous, Spanish, Mexican, and American heritage and importance as California's birthplace; and support heritage tourism through historic preservation and development that simulates and complements the ambiance and character of the built and natural environment that existed in Old Town San Diego and other early California settlements prior to 1872. Development of land in Old Town San Diego must adhere to the requirements of the Planned District to preserve and enhance the unique village character and atmosphere of Old Town San Diego prior to 1872.

Staff, the Community Planning Group, and the Old Town San Diego Design Review Board have reviewed the project against the design requirements of SDMC 1516.0124 and 1516.0125. This review determined that the development complies with the architectural, landscaping, and site design requirements of the Old Town San Diego Planned District, specifically the design requirements of the Early American Period as outlined in SDMC 1516.0125(b)(3), including rectangular building forms, a flat false front, wood siding, wood paneled doors, and windows with divided lights.

The project, in meeting the requirements of the Early American period, provides all applicable architectural, landscaping, building material, and site design features of the Early American Period as required by SDMC 1516.0124. The brown exterior color to remain will comply with SDMC 1516.0125(e), and eclectic features are avoided per SDMC 1516.0125(f). The proposed deviations to the SDMC facilitate the building's continued consistency with the planned district, and the proposed conditional use contains operational conditions that ensure the public health, safety, and welfare.

Therefore, the proposed development is compatible with the purpose and intent of the Old Town Planned District and the special character of the Old Town San Diego community.

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 Conditional Use Permit 2401045 and Neighborhood Development Permit 2535689 are granted to WEST COAST HOOP DREAM LLC, Owner/Permittee,

under the terms and conditions set forth in the attached permit which is made a part of this resolution.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: May 12, 2021

IO#: 24008534

DRAFT

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: 24008382

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT 2401045
NEIGHBORHOOD DEVELOPMENT PERMIT 2535689
OLD TOWN ESCAPE BARN PROJECT NO. 658052
HEARING OFFICER

This Conditional Use Permit 2401045 and Neighborhood Development Permit 2535689 is granted by the Hearing Officer of the City of San Diego to WEST COAST HOOP DREAM LLC, Owner/Permittee pursuant to San Diego Municipal Code [SDMC] sections 126.0303(b), 126.0404, 143.0920, and 1516.0117. The 0.11-acre site is located at 3886 Ampudia Street in the OTMCR-1-2 zone of the Old Town San Diego Planned District within the Old Town San Diego Community Plan. The project site is legally described as: LOTS 6 AND 7 IN BLOCK 23 OF BREED & CHASE'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF IN BOOK 14, PAGE 640 EXCEPTING THEREFROM THE SOUTH 70 FEET.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to convert a former photography studio to an assembly and entertainment use, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated May 12, 2021, on file in the Development Services Department.

The project shall include:

- a. Conversion of a photography studio to an assembly and entertainment use within an existing building, with a maximum occupancy of 40 people;
- b. Construction of two new dwelling units on the second floor, within the existing building;
- c. Associated interior demolition and partitioning;
- d. New exterior stairs at the front of the building;
- e. Two zoning deviations:
 - 1. Rear Setback: Allow one foot, six inches where five feet is otherwise required by SDMC 1516.0119.

2. Side Setbacks: Allow one foot on the west side and three feet on the east side, where either zero or at least five feet are required per SDMC 1516.0119.
- f. Landscaping (planting, irrigation and landscape related improvements);
- g. Off-street parking;
- h. 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 May 26, 2024.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but

not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required 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" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

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

CLIMATE ACTION PLAN REQUIREMENTS:

11. 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.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, replacement of existing curb with curb and gutter per current City standards along the project frontage on Ampudia Street.

13. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, construction of Standard driveway to replace existing.

14. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, reconstruction of existing sidewalk with current City Standards, maintaining the existing sidewalk scoring and preserving the contractor's stamp adjacent to the site on Ampudia Street.

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for landscape, trees, and or irrigation within the Ampudia Street public right of way.

LANDSCAPE REQUIREMENTS:

16. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

17. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.

18. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not

permitted.

19. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

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.

22. Hours of operation of the assembly use shall be limited from 7 am to 11 pm daily, this limit not applying to the dwelling units onsite.

23. Owner/Permittee shall inform their customers not to use any adjacent private off-street parking lots for the purposes of attending events on the subject property (unless permission is given by the owner of said lot) via signage posted prominently inside the building entrance, visible to all entering customers and written form on appointment bookings, registration forms, liability forms, informational publications or similar documentation provided to customers.

24. No amplified sound shall be used outdoors. All noise generated by the site shall comply with the noise limits of the Municipal Code.

TRANSPORTATION REQUIREMENTS

25. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

PUBLIC UTILITIES DEPARTMENT REQUIREMENTS:

26. Prior to any Building Construction Permit being issued, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD) or include the following note on the site plan: THIS MULTI-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. IT IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.

27. Prior to any Building Construction Permit being issued, any existing sewer lateral to be reused within the public ROW must be inspected by a California licensed plumbing contractor to verify (via a signed statement on company letterhead) all the following: The lateral has an appropriate cleanout, it is in good condition, it is free of roots and debris, and it is properly connected to a public sewer main. If the lateral is not suitable for reuse, it must be cleared and/or repaired and re-inspected or abandoned/removed and replaced in a manner satisfactory to the City.

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.
- 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 May 12, 2021 and [Approved Resolution Number].

ATTACHMENT 5

Conditional Use Permit 2401045 and Neighborhood Development Permit 2535689
Date of Approval: May 12, 2021

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

WEST COAST HOOP DREAM LLC
Owner/Permittee

By _____
NAME
TITLE

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

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

TO: ☒ 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

☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Name/Number: Old Town Escape Barn NDP/CUP / 658052 **SCH No.:** N.A.

Project Location-Specific: 3886 Ampudia St, San Diego, CA 92110, Old Town Community Planning Area, Council District 2

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project proposes a Neighborhood Development Permit (NDP) and Conditional Use Permit (CUP) for an escape room with two residences. The project would convert a former photography studio to entertainment use, perform selective demolition of interior non-bearing partitions, remodel the existing second-floor to add a 555-square-foot apartment and a 388-square-foot studio, with office and meeting rooms between units, construct a new exterior stair and second-floor exit balcony, repave the parking lot, and provide a compliant pedestrian walkway. The project requires a deviation from side and rear setbacks due to existing permitted non-conformity of the existing building. The 0.11-acre site is at 3886 Ampudia Street in APN 535-260-05-00. The project is located in the OTMCR-1-2 Zone (Old Town San Diego Commercial Zone) in the Old Town San Diego Planned District. The project is within the Parking Standards Transit Priority Area Overlay Zone, the Transit Priority Areas Overlay Zone, the Cultural Sensitivity Area Overlay Zone (High Sensitivity), the Airport Approach Overlay Zone for San Diego International Airport (SDIA) 250-262 feet above mean sea level (AMSL), The Airport Influence Areas Overlay one (SDIA - Review Area 1), and the FAA Part 77 Noticing Areas Overlay Zone (SDIA threshold at 65 feet AMSL & North Island Naval Air Station threshold at 176 feet AMSL).

Name of Public Agency Approving Project: City of San Diego Planning Commission

Name of Person or Agency Carrying Out Project: Grace Ehm, Ehm Architect, 3996 Falcon St, San Diego, CA 92103, (619) 250-8470 ext 302

Exempt Status: (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: Categorically exempt from CEQA pursuant to CEQA Guidelines, Section 15332 (In-Fill Development Projects)

Reasons why project is exempt: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332, which consists of in-fill projects meeting the following conditions in this section. Development is consistent with the applicable general plan designation and policies and with the applicable zoning designation and regulations; occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; has no value as habitat for endangered, rare or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services. In addition, the exceptions listed in Section 15300.2 would not apply.

Lead Agency Contact Person: Jamie Kennedy

ATTACHMENT 6
Telephone: (619) 446-5445

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Jamie Kennedy, Senior Planner

March 23, 2021

Date

Check One:

(X) Signed by Lead Agency

() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

From: [Linda Acuña](#)
To: [Cleveland, Travis](#)
Subject: [EXTERNAL] Re: 658052, Old Town Escape Barn
Date: Monday, April 26, 2021 10:29:55 AM

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Hi Travis,

Here is the motion from the May 2020 meeting minutes:

"5. Action Items:

Approval of Old Town Escape Barn PDP/CUP

Sunny Lee motioned and Alijandra Mogilner seconded that the Old Town Escape Barn PDP/CUP be approved provided that the project is in full compliance with the Old Town Community Plan and that the restrictions discussed regarding maximum occupancy, hours of operation, no amplified music be implemented. Motion passed (7 yes, 6 absent)."

Let me know if you need anything else.

Thanks!

Linda

On Apr 23, 2021, at 1:19 PM, Cleveland, Travis <TCleveland@sanidiego.gov> wrote:

Hi Linda,

I'm getting the Old Town Escape Barn ready for hearing. I note that we only have part of your CPG vote form from May 2020, which is attached. Would you be able to either:

1. Provide the updated full form,
2. Provide me with minutes of your May 2020 meeting, or
3. Summarize your vote in writing by email here, such summary then being made part of the hearing report?

Thank you!

I would need this information as soon as possible.

Respectfully,

Travis Cleveland

Development Project Manager

City of San Diego

Development Services Department

☎: 619-446-5407

: 619-407-9129

SanDiego.gov/DSD

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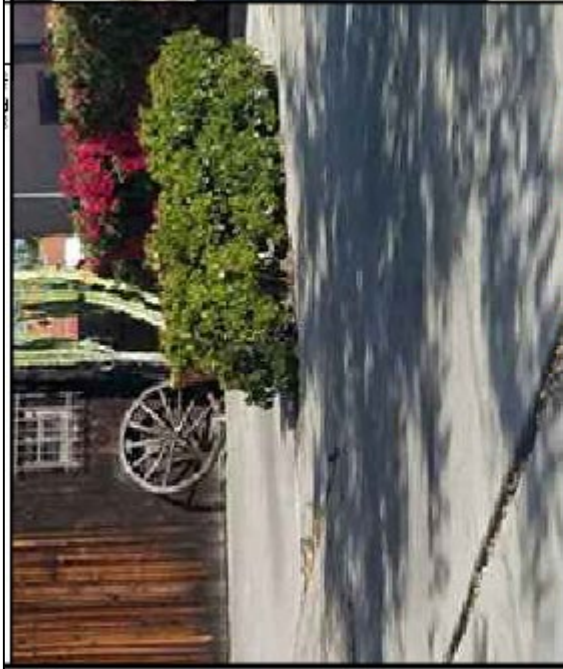




658052 - Old Town Escape Barn Site Photos





658052 – Old Town Escape Barn Site Photos

	
EXISTING ACCESSIBLE PARKING SCALE: 1/8" = 1'-0"	CURB CUT SCALE: 1/8" = 1'-0"
8	4
	
SOUTH FACADE SCALE: 1/8" = 1'-0"	SIDEWALK AT CURB CUT SCALE: 1/8" = 1'-0"
9	5

658052 - Old Town Escape Barn Site Photos

	<p>5</p> <p>NORTH FACADE LOOKING WEST</p> <p>SCALE: 1/8" = 1'-0"</p>		<p>1</p> <p>BUILDING AT SOUTHEAST CORNER</p> <p>SCALE: 1/8" = 1'-0"</p>
	<p>6</p> <p>WEST FACADE</p> <p>SCALE: 1/8" = 1'-0"</p>		<p>2</p> <p>SOUTHEAST CORNER LOOKING NORTH</p> <p>SCALE: 1/8" = 1'-0"</p>



658052 - Old Town Escape Barn Site Photos

	
BUILDING SOUTHWEST CORNER SCALE: 1/8" = 1'-0"	EAST FACADE SCALE: 1/8" = 1'-0"
7	3
	
WEST WALL AT GRADE SCALE: 1/8" = 1'-0"	NORTH FACADE SCALE: 1/8" = 1'-0"
8	4

DEVELOPMENT SUMMARY

1. SUMMARY OF REQUEST	
- CONVERT FORMER PHOTOGRAPHY STUDIO TO ENTERTAINMENT USE	
- PERFORM SELECTIVE DEMOLITION OF INTERIOR NON-BEARING PARTITIONS	
- REMODEL EXISTING SECOND-FLOOR TO ADD AN APARTMENT AND A STUDIO, WITH OFFICE AND MEETING ROOMS BETWEEN UNITS	
- CONSTRUCT NEW EXTERIOR STAIR AND SECOND-FLOOR EXIT BALCONY	
- REPAVE PARKING LOT AND PROVIDE COMPLIANT PEDESTRIAN WALKWAY	
- PROJECT REQUIRES A DEVIATION FROM SIDE AND REAR SETBACKS DUE TO EXISTING PERMITTED NON-CONFORMITY OF THE EXISTING BUILDING	
- SITE GRADING: REMEDIAL ONLY AS NEEDED FOR PARKING LOT PAVING REPLACEMENT	
REQUIRED DISCRETIONARY PERMITS:	
- DEVIATION TO INTERIOR SIDE AND REAR YARD SETBACKS FROM 5' TO 1' AT WEST SIDE, 1'-6" AT REAR AND 3' AT EAST SIDE, DUE TO PREVIOUSLY-PERMITTED LOCATION OF EXISTING BUILDING	
2. STREET ADDRESS	NOTE: BUILDING WAS CONSTRUCTED IN 1986
3886 AMPUDIA STREET	SAN DIEGO, CA 92110
3. PLANNED DISTRICT	3A. PERIOD STYLE
OLD TOWN PLANNED DISTRICT	EARLY AMERICAN PERIOD (1846 - 1872)
4. OVERLAY ZONES	
PARKING STANDARDS TRANSIT PRIORITY AREA OVERLAY ZONE	
TRANSIT PRIORITY AREAS OVERLAY ZONE	
CULTURAL SENSITIVITIES AREA OVERLAY ZONE (HIGH SENSITIVITY)	
AIRPORT APPROACH OVERLAY ZONE, AIRPORT INFLUENCE AREAS OVERLAY ZONE AND THE FAA PART 7 - NOTICING AREAS OVERLAY ZONE	
5. AEOZ: FAA PART 77 NOTICING AREA	
SDIA - LINDBERGH FIELD	
NORTH ISLAND NAS	
6. ZONING	COMMUNITY PLAN
OTMCR-1-2	OLD TOWN SAN DIEGO
7. LEGAL DESCRIPTION	
PARCEL 1 - LOTS 6 AND 7 IN BLOCK 23 OF BREED & CHASE'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF IN BOOK 14, PAGE 640 EXCEPTING THEREFROM THE SOUTH 70 FEET THEREOF	
7. ASSESSOR'S PARCEL NUMBER	
535-260-05-00	
9. USE	
EXISTING:	PHOTOGRAPHY STUDIO WITH OFFICE
PROPOSED:	ENTERTAINMENT USE WITH OFFICE AND RESIDENTIAL
10. TYPE OF CONSTRUCTION	
EXISTING: TYPE V-B	PROPOSED: TYPE V-B
11. OCCUPANCY GROUP	
EXISTING: B-1 WITH R-3	PROPOSED: B-1 WITH R-3
12. SITE AREA COVERAGE	
SITE AREA:	4,862 S.F. (.11 AC.)
LOT COVERAGE:	ALLOWED = 1,576 S.F. (50%) PROPOSED = 1,543 S.F. (44%)
13. FLOOR AREA (GROSS)	
FIRST FLOOR (NO CHANGE):	1,720 S.F.
FIRST FLOOR COMMERCIAL (B-2):	1,720 S.F.
SECOND FLOOR (NO CHANGE):	1,280 S.F.
SECOND FLOOR COMMERCIAL (B-2):	337 S.F.
SECOND FLOOR RESIDENTIAL (R-3):	943 S.F.
TOTAL:	3,000 S.F. (NO CHANGE IN FLOOR AREA)
F.A.R. = 3,000 S.F. / 4,862 S.F. = .62	
14. FLOOR AREA RATIO (F.A.R.)	10,696 S.F.
MAXIMUM F.A.R. PERMITTED:	2.0 + 2 FOR MIXED-USE WITH RESIDENTIAL: 2.2 F.A.R. TOTAL
ACTUAL F.A.R.:	.62
15. PARKING	
NONE REQUIRED. 4 SPACES PROVIDED, INCLUDING 1) VAN ACCESSIBLE SPACE	
16. NUMBER OF STORIES / BUILDING HEIGHT	
EXISTING:	2 STORIES
17. WATER SERVICE / SEWER SERVICE	
CITY OF SAN DIEGO WATER / CITY OF SAN DIEGO WASTEWATER	
18. BUILDING CODE	
2019 C.B.C., 2019 C.M.C., 2019 C.P.C., 2018 N.E.C., 2019 C.F.C	
19. OWNER'S NAME & ADDRESS	
WEST COAST HOOP DREAM LLC	
3886 AMPUDIA STREET	
SAN DIEGO, CA 92110	
NO EXISTING OR PROPOSED EASEMENTS	

CONDITIONS (CONTINUED AT RIGHT)

- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/ PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- 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.
- PROJECT WILL BE CONDITIONED TO OBTAIN AN ENCROACHMENT MAINTENANCE & REMOVAL AGREEMENT (EMRA) FOR PROPOSED PRIVATE STREET TREES, LANDSCAPE/IRRIGATION WITHIN THE AMPUDIA STREET RIGHT OF WAY.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, REPLACEMENT OF EXISTING CURB WITH CURB AND GUTTER PER CURRENT CITY STANDARDS ALONG THE PROJECT FRONTAGE ON AMPUDIA STREET.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, CONSTRUCTION OF STANDARD DRIVEWAY TO REPLACE EXISTING ONE

SITE PLAN / ACCESS NOTES

GENERAL SITE AND BUILDING ELEMENTS

- WHERE PARKING SPACES ARE PROVIDED, ACCESSIBLE PARKING SPACES SHALL BE PROVIDED IN NUMBER AND KIND REQUIRED PER SECTION 11B-208 PARKING SPACES. §11B-208
- PROVIDE ACCESSIBLE PARKING SPACES AS REQUIRED BY TABLE 11B-208.2 §11B-208.2 (SEE EXCEPTIONS)
- ONE IN EVERY SIX OR FRACTION OF SIX PARKING SPACES REQUIRED BY SECTION 11B-208.2 MINIMUM NUMBER, BUT NOT LESS THAN ONE, SHALL BE SERVED BY AN ACCESS AISLE 36 INCHES WIDE MINIMUM PLACED ON THE SIDE OPPOSITE THE DRIVER'S SIDE WHEN THE VEHICLE IS GOING FORWARD INTO THE PARKING SPACE AND SHALL BE DESIGNATED "VAN ACCESSIBLE." ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE. §11B-208.2.4 & §11B-502
- CLEARLY SHOW MINIMUM VERTICAL CLEARANCE OF 8 FEET 2 INCHES AT ACCESSIBLE PARKING SPACES AND ALONG AT LEAST ONE VEHICLE ACCESS ROUTE TO SUCH SPACES FROM SITE ENTRANCES AND EXITS. §11B-502.5
- PARKING SPACE IDENTIFICATION SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY. §11B-502.6, FIGURE 11B-703.7.2.1
- SIGNS IDENTIFYING VAN PARKING SPACES SHALL CONTAIN ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN WITH THE DESIGNATION "VAN ACCESSIBLE." SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN. §11B-502.6
- PARKING IDENTIFICATION SIGNS SHALL BE REFLECTORIZED WITH A MINIMUM AREA OF 70 SQUARE INCHES. §11B-502.6.1
- ADDITIONAL LANGUAGE OR AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL STATE "MINIMUM FINE \$250." §11B-502.6.2
- EACH ACCESSIBLE CAR AND VAN SPACE SHALL HAVE SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING SCHEMES: §11B-502.6.4
- a. THE PARKING SPACE SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY IN WHITE ON A BLUE BACKGROUND A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE LENGTH. §11B-502.6.4.1
- b. THE PARKING SPACE SHALL BE OUTLINED IN BLUE OR PAINTED BLUE AND SHALL BE MARKED WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.2.1 INTERNATIONAL SYMBOL OF ACCESSIBILITY A MINIMUM 36 INCHES WIDE BY 36 INCHES HIGH IN WHITE OR A SUITABLE CONTRASTING COLOR. THE CENTERLINE OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE A MAXIMUM OF 6 INCHES FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE AND ITS LOWER CORNER AT, OR LOWER SIDE ALIGNED WITH, THE END OF THE PARKING SPACE. §11B-502.6.4.2
- AN ADDITIONAL SIGN SHALL BE POSTED EITHER: 1) IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR 2) IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE. §11B-502.8
- a. THE ADDITIONAL SIGN SHALL NOT BE LESS THAN 17 INCHES WIDE BY 22 INCHES HIGH. §11B-502.8.1
- b. THE ADDITIONAL SIGN SHALL CLEARLY STATE IN LETTERS WITH A MINIMUM HEIGHT OF 1 INCH THE FOLLOWING: §11B-502.8.2
- "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: _____ OR BY TELEPHONING _____."
- BLANK SPACES SHALL BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
- NOTE: WALKWAYS SHALL BE LESS THAN 5% SLOPE WITH A MAXIMUM 2% CROSS SLOPE.

FINDINGS - NDP AND CUP

FINDINGS FOR NEIGHBORHOOD DEVELOPMENT PERMIT APPROVAL

SDMC 126.0404(a):

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

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

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

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

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

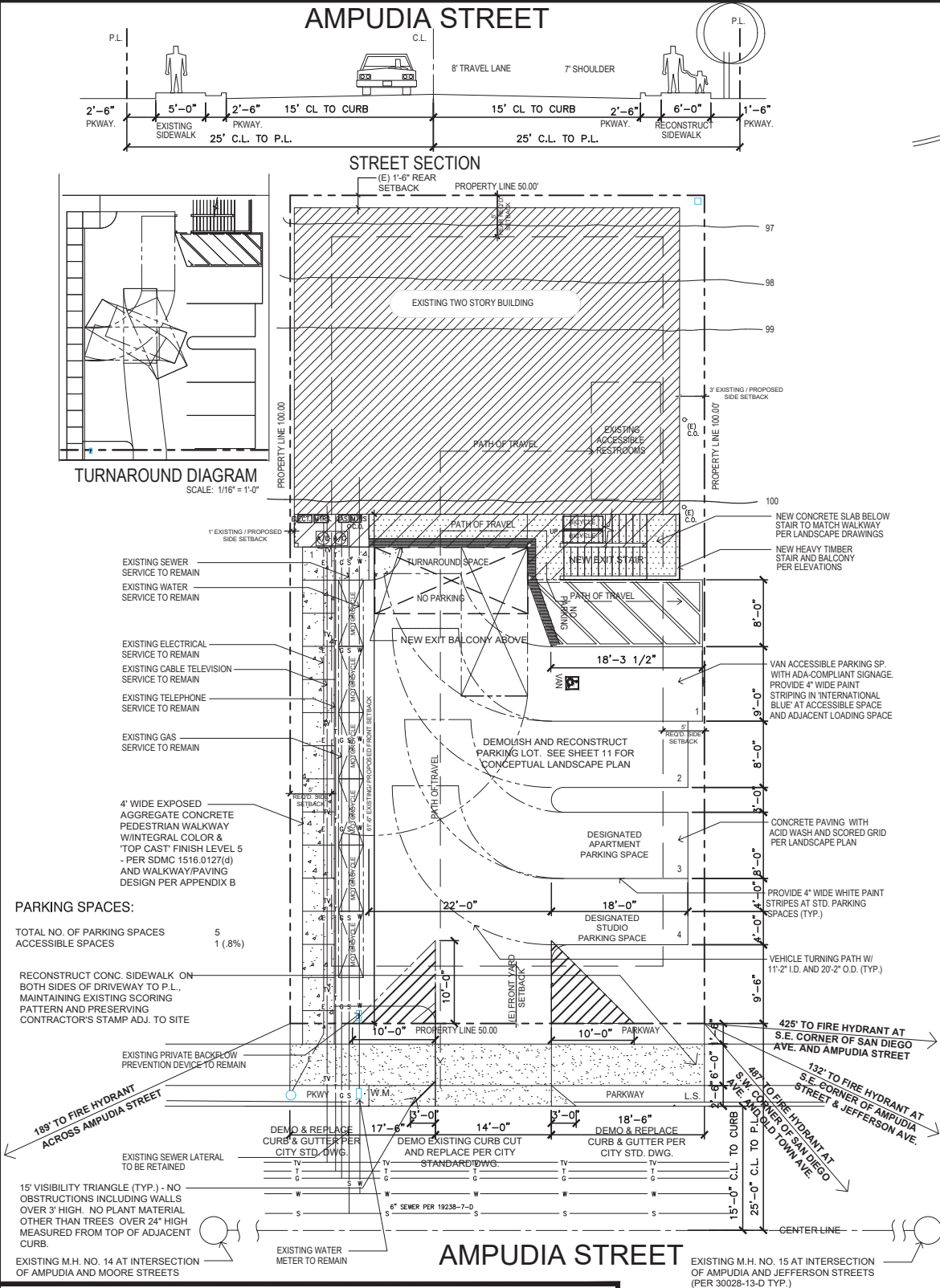
SDMC 127.0106(b):

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

(CONTINUED AT SHEET 2)

CONDITIONS (CONTINUED FROM LEFT)

- LANDSCAPE/IRRIGATION WITHIN THE AMPUDIA STREET RIGHT OF WAY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL ASSURE, BY PERMIT AND BOND, RECONSTRUCTION OF EXISTING SIDEWALK WITH CURRENT CITY STANDARDS MAINTAINING THE EXISTING SIDEWALK SCORING AND PRESERVING THE CONTRACTOR'S STAMP ADJACENT TO THE SITE ON AMPUDIA STREET
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR LANDSCAPE/TREE/IRRIGATIONS WITHIN AMPUDIA STREET PUBLIC RIGHT OF WAY



DWELLING UNIT SUMMARY

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

*Future Demo: Units entitled to be demolished with a future separate demo permit

*Bonus: Density bonus dwelling units authorized by San Diego Municipal Code

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

1

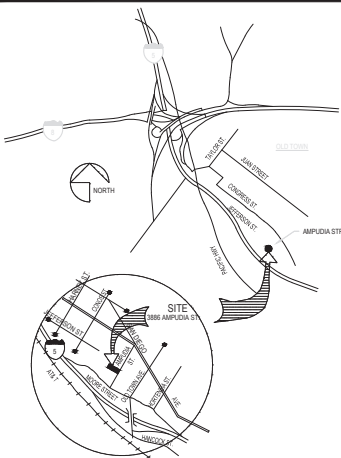
SHEET INDEX

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

SETBACK TABLE

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

VICINITY MAP



OLD TOWN ESCAPE BARN

3886 AMPUDIA STREET
SAN DIEGO, CA 92110

EHM

3946 Falcon Street
San Diego, CA 92103-2943
619 299 5453 x306
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www.ehmarch.com
Randal Jay Ehm AIA, NCARB - CA Architect C22476

ARCHITECTURE

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ARCHITECT:

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(619) 299-5453 x306
(619) 299-0957 FAX

PROJECT ADDRESS:

3886 AMPUDIA STREET
SAN DIEGO, CA 92110

PROJECT NAME:

OLD TOWN ESCAPE BARN

SHEET TITLE:

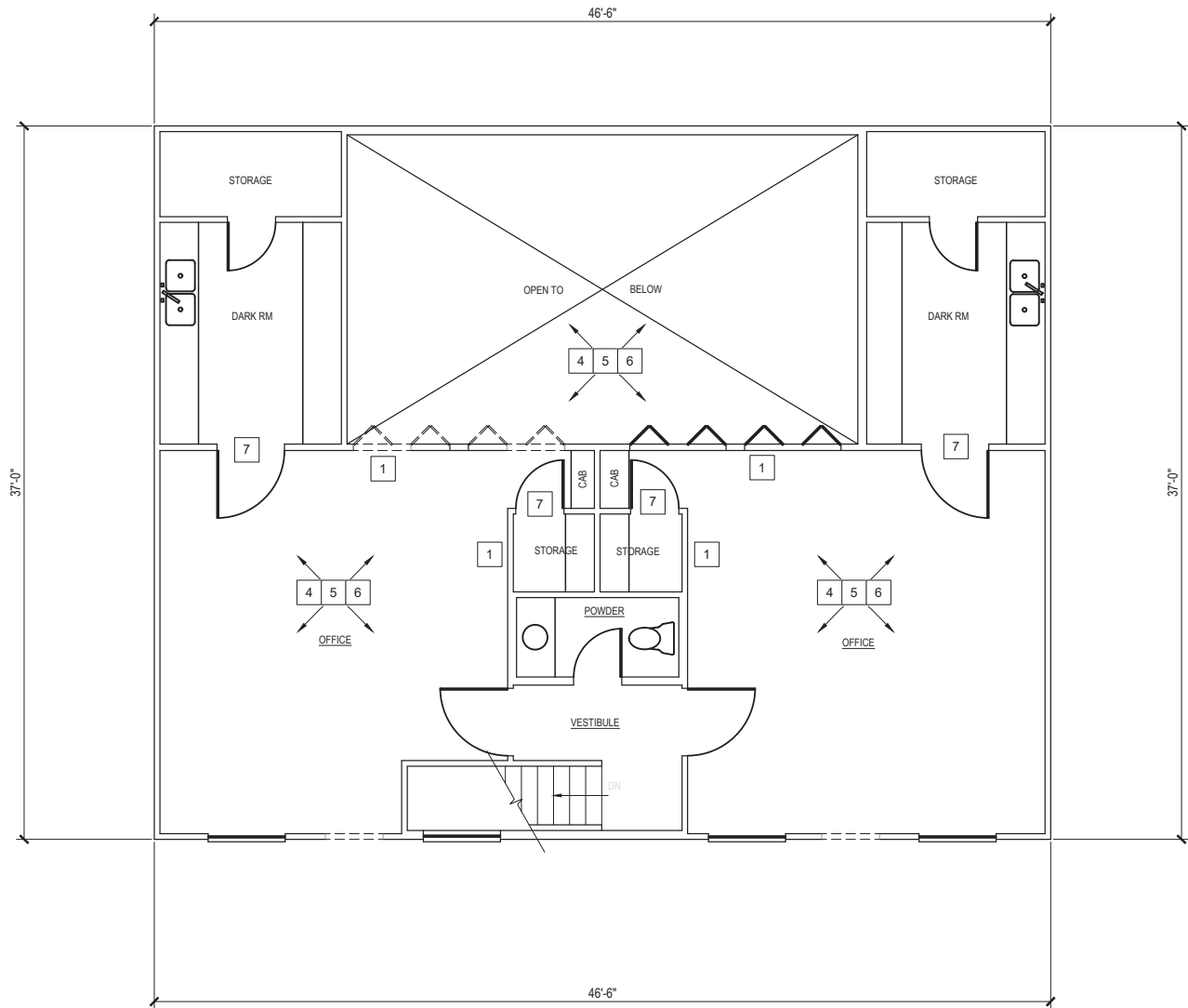
PROPOSED SITE PLAN

REVISION 5: -
REVISION 4: 02/24/21
REVISION 3: 10/29/20
REVISION 2: 07/29/20
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 1 of 11

FINDINGS - (continued)		GENERAL NOTES	DEMOLITION KEYNOTES
<p>FINDINGS FOR CONDITIONAL USE PERMIT APPROVAL</p> <p>SDMC 126.0305:</p> <p>THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT THE APPLICABLE LAND USE PLAN. THE PROPOSED USE IS ALLOWED BY RIGHT UNDER THE COMMUNITY LAND USE PLAN, AS A MIXED-USE FACILITY WITH ENTERTAINMENT ON THE FIRST FLOOR AND RESIDENTIAL OFFICE USE ON THE SECOND FLOOR.</p> <p>THE PROPOSED DEVELOPMENT WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND WELFARE. THE PROPOSED PROJECT WILL PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE ACCORDING TO ALL APPLICABLE LAWS, CODES AND ORDINANCE. THE REQUESTED SIDE SETBACK DEVIATIONS WILL PROTECT THE HEALTH, SAFETY AND WELFARE OF OCCUPANTS, OFFICE TENANTS AND VISITORS BY FACILITATING COMPLIANCE WITH EGRESS REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.</p> <p>THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REGULATIONS OF THE LAND DEVELOPMENT CODE INCLUDING ANY ALLOWABLE DEVIATIONS PURSUANT TO THE LAND DEVELOPMENT CODE.</p> <p>THE PROPOSED USE IS APPROPRIATE AT THE PROPOSED LOCATION. THE PROPOSED PROJECT ENHANCES OLD TOWN'S CURRENT ENTERTAINMENT AND VISITOR-SERVING COMMERCIAL VENUES. THE CHARACTER OF THE EXISTING STRUCTURE, WHICH EMULATES A LATE 18TH-CENTURY BARN, WILL BE ENHANCED AS THE INTERIOR DESIGN THEME WILL ALSO BE DONE IN THE SAME PERIOD STYLE. CONSEQUENTLY, THE PROJECT HAS BEEN UNANIMOUSLY APPROVED AS PROPOSED BY THE OLD TOWN COMMUNITY PLANNING GROUP AS AN APPROPRIATE AND DESIRABLE USE AT THE PROPOSED LOCATION.</p>	<p>SUPPLEMENTAL FINDINGS FOR COMPATIBILITY WITH OLD TOWN DESIGN GUIDELINES</p> <p>SDMC 156.0124:</p> <p>THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE REQUIREMENTS REGARDING ARCHITECTURAL FEATURES, SITE DESIGN, STREETSCAPE, LANDSCAPE, PARKING, SIGN REQUIREMENTS AND SUPPLEMENTAL REGULATIONS. THE BUILDING SHELL IS EXISTING, WITH THE NEW EXIT STAIR AND BALCONY DESIGN BEING COMPATIBLE WITH AND ENHANCING THE DISTINCTIVE CHARACTER AND ATMOSPHERE OF OLD TOWN SAN DIEGO PRIOR TO 1872.</p> <p>THE EXISTING SHELL BUILDING AND THE PROPOSED STAIR AND BALCONY ARE DESIGNED IN THE EARLY AMERICAN STYLE.</p> <p>ALL SIGNAGE AND LANDSCAPING ARE COMPLIANT AND COMPATIBLE WITH THE APPLICABLE APPENDICES OF THE SDMC AND THE URBAN DESIGN ELEMENT REGULATIONS FOR OLD TOWN SAN DIEGO.</p>	<p>Demolition Plan General Notes:</p> <ol style="list-style-type: none">No person shall demolish any building or structure unless he/she has obtained approval from the required regulatory agencies.A separate approval shall be obtained for each building or structure. The approval shall show the type of demolition procedure to be used.Demolition must be performed by a licensed wrecking contractor or a general engineering contractor provided that a notarized letter from the owner or a copy of the signed contract is provided indicating that the contractor has been hired to perform the demolition.Demolition permits may be issued to a licensed general contractor if he/she is the contractor for a new building to be erected on the site and plans have been filed for the new building, but only under the following conditions: (a) the structure to be demolished is a one story Type II or V building, and (b) OSHA clearance required for structures over 35 feet in height.Special permits. In all cases where a protection fence or canopy must be constructed in the public way or where barricading a street or portion thereof is necessary to comply with the instructions set forth herein. Approval by the regulatory agencies shall be obtained prior to the issuance of a permit for any demolition work which removes the lateral support from a public way. The lateral support of a public way shall be considered to have been removed when the wall that provides lateral support for a public way, and/or any of the building elements that stabilize the wall are demolished. A permit for the removal of any underground tank used for storage of flammable liquids shall be obtained from the Fire Department. Prior to the issuance of a permit to demolish a building which has a sewer line, the applicant shall obtain a sewer cap permit (plumbing permit).Protection device inspection. All required protection devices must be in place and inspected and approved by the Building Inspector prior to starting any work.Field card. The field card must be posted on the job site. This card must be signed by the inspector approving the method of demolition to be used before work is started. A separate approval signature is required for each demolition method used. If the method of demolition is to be changed during the course of the job, the inspector must be called and a new approval signature obtained before the new method is started.Sewer cap inspection. When the sewer has been capped, it shall not be covered until an inspection has been made by the Department. This inspection shall be requested at least 24 hours before the inspection is needed.The storage and handling of material and the prevention of dust shall be in accordance with the requirements of the regulatory agencies.Free-fall dumping over the exterior wall of a building will not be permitted from a height greater than 25 feet.Protection devices. Barricades, protection fences, and protection canopies shall be provided and constructed in accordance with the requirements of the regulatory agencies. Exceptions: (a) for single family dwellings, only a barrier will be required. (b) a protection canopy or protection fence will not be required where the adjoining public way is partially closed and properly barricaded so as to prohibit all pedestrian and vehicular traffic within the required clearance during the entire demolition operation.Hand wrecking. Hand wrecking methods may be used on any type of building, provided the required protection devices are installed and approved. Hand wrecking may include the use of any type of hand held tools. The use of small wheel mounted pneumatic tools will be permitted if first approved by the Building Inspector.Cable wrecking. "Cable wrecking" shall include all wrecking methods using a cable, whether applied to a single wall or to an entire building. Cable wrecking will be allowed only in those cases where the building is located a distance from the public way and adjoining property greater than one and one-half times the maximum height of the building. Where cable wrecking is to be used on a single wall, the clear distance required need not exceed twice the height of the wall being demolished. Prior to the issuance of a permit for cable wrecking, a detailed description of the method and sequence for demolishing the building and the safety precautions to be taken shall be submitted to the regulatory agency for approval.Use of explosives. Explosives shall not be used in the demolition of a building without the specific written approval of the regulatory agency. No approval will be granted for the use of explosives in a manner which would violate any codes. All necessary permits and procedure approvals must be obtained from the Fire Department prior to the use of explosives.Equivalent protection. Deviations from the requirements specified above for the demolition of buildings or structures may be requested where conditions warrant and provided equivalent protection is furnished. This modification of requirements must be well detailed and requires an approval in writing from the regulatory agency prior to commencing any demolition work.Application for modification. Before any request for deviations can be acted upon, an application for modification shall be filed with the regulatory agency. The application must be accompanied by an adequately detailed demolition plan and procedure of demolition.Dangerous conditions during demolition. Should a dangerous condition develop during the demolition of a structure, the demolition contractor shall immediately barricade the dangerous area, notify the regulatory agency and take immediate steps to minimize the hazard. No further demolition work shall be done until approval to proceed is given by the regulatory agency.	<div><div><div>1</div><div>REMOVE EXISTING WALL SECTION AND SINK,COUNTER, AND PREPARE FOR FRAMED PER PLAN</div></div><div><div>2</div><div>EXISTING 1-HR WALL TO REMAIN</div></div><div><div>3</div><div>EXISTING 20-MIN. DOOR</div></div><div><div>4</div><div>EXISTING CEILING ABOVE TO BE REMOVED IN ALL ITS ENTIRETY WITHIN PERIMETER WALLS OF PROPOSED ESCAPE ROOM</div></div><div><div>5</div><div>REMOVE AND SALVAGE EXISTING FLUORESCENT LIGHTING FIXTURES</div></div><div><div>6</div><div>PROTECT IN PLACE EXISTING PLUMBING, LOW VOLTAGE, AND ANY ELECTRICAL CONDUIT WITHIN INTERSTITIAL CEILING SPACE</div></div></div>
			<div><div>LEGEND</div><div><div><div></div><div>(E) WALL TO REMAIN</div></div><div><div></div><div>(E) WALL TO BE REMOVED</div></div><div><div></div><div>LIMITS OF PROJECT AREA</div></div></div></div> <div><div>OLD TOWN ESCAPE BARN</div><div>3886 AMPUDIA STREET SAN DIEGO, CA 92110</div></div> <div><div><div><div>EHM</div><div>3966 Falcon Street San Diego, CA 92103-2943 619 299 5453 x306 619 299 0957 fax www.ehmarch.com Randal Jay Ehm AIA, NCARB - CA Architect C22476</div></div><div>ARCHITECTURE</div></div></div> <div><div><div>OWNER: HUNG AND JIM NGUYEN 3886 AMPUDIA STREET SAN DIEGO, CA 92110</div><div>ARCHITECT: EHM ARCHITECTURE INC. RANDAL JAY EHM AIA - PRESIDENT/CEO 3966 FALCON STREET SAN DIEGO, CA 92103-2943</div><div>PHONE #: (619) 299-5453 x306 (619) 299-0957 FAX</div><div>PROJECT ADDRESS: 3886 AMPUDIA STREET SAN DIEGO, CA 92110</div><div>PROJECT NAME: OLD TOWN ESCAPE BARN</div><div>SHEET TITLE: 1ST FLOOR EXISTING / DEMO PLAN</div></div><div><div>REVISION 5: - REVISION 4: 02/24/21 REVISION 3: 10/29/20 REVISION 2: 07/29/20 REVISION 1: 03/20/20</div><div>ORIGINAL DATE: 01/20/2020</div></div><div><div>SHEET 2 of 11</div></div></div>
FIRST FLOOR EXISTING CONDITIONS / DEMOLITION FLOOR PLAN		SCALE: 1/4" = 1'-0"	1



GENERAL NOTES

Demolition Plan General Notes:

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

DEMOLITION KEYNOTES

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

LEGEND

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

OLD TOWN ESCAPE BARN

3886 AMPUDIA STREET
SAN DIEGO, CA 92110



3966 Falcon Street
San Diego, CA 92103-2943
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ARCHITECTURE

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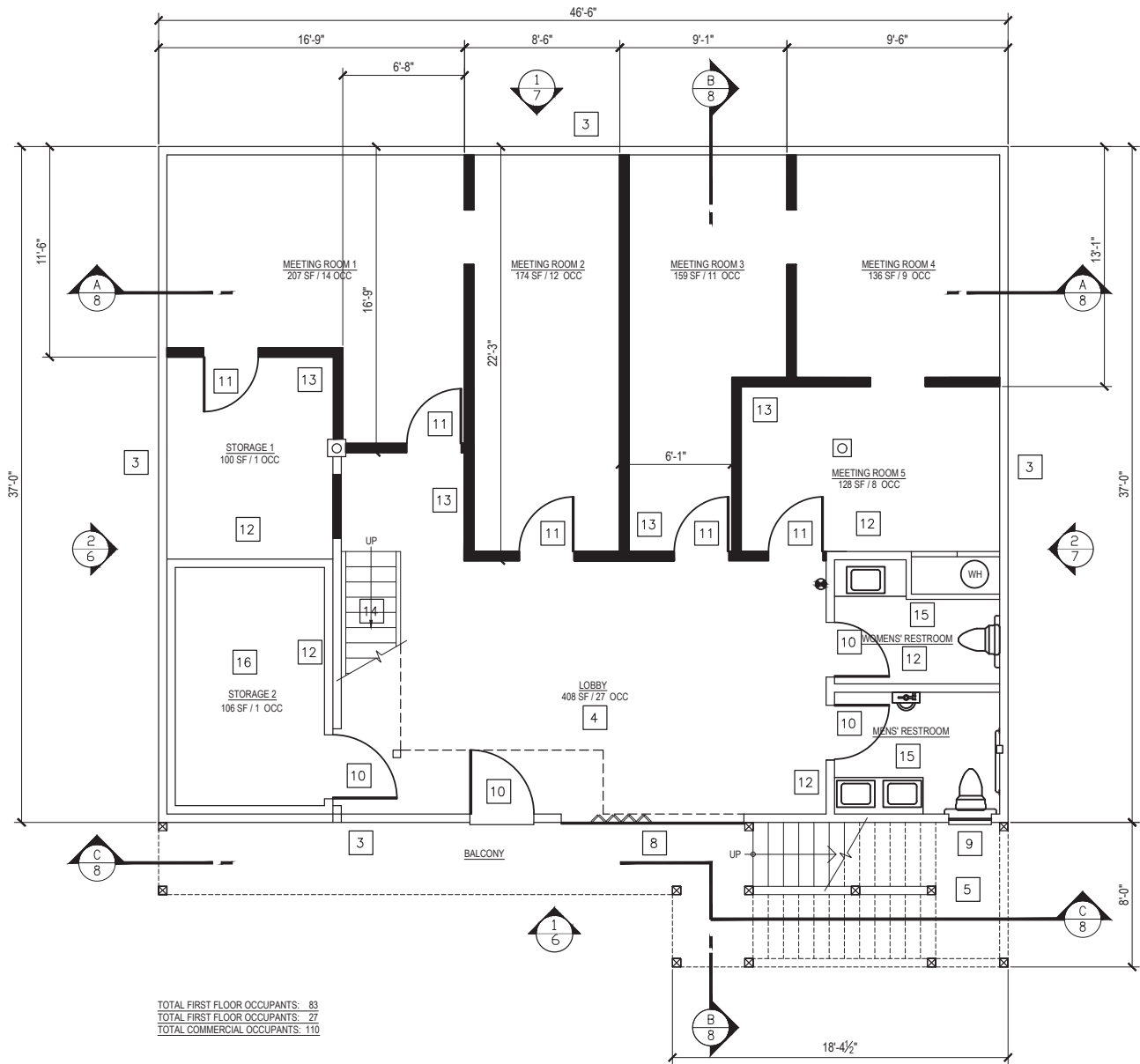
PROJECT ADDRESS:
3886 AMPUDIA STREET
SAN DIEGO, CA 92110

PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
2ND FLR. EXISTING / DEMO FLOOR PLAN

ORIGINAL DATE: 01/20/2020

SHEET 3 of 11



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

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

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

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

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

GENERAL NOTES

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

KEYNOTES

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

LEGEND

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

OLD TOWN ESCAPE BARN

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ARCHITECTURE

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PROJECT ADDRESS:
3886 AMPUDIA STREET
SAN DIEGO, CA 92110

PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN

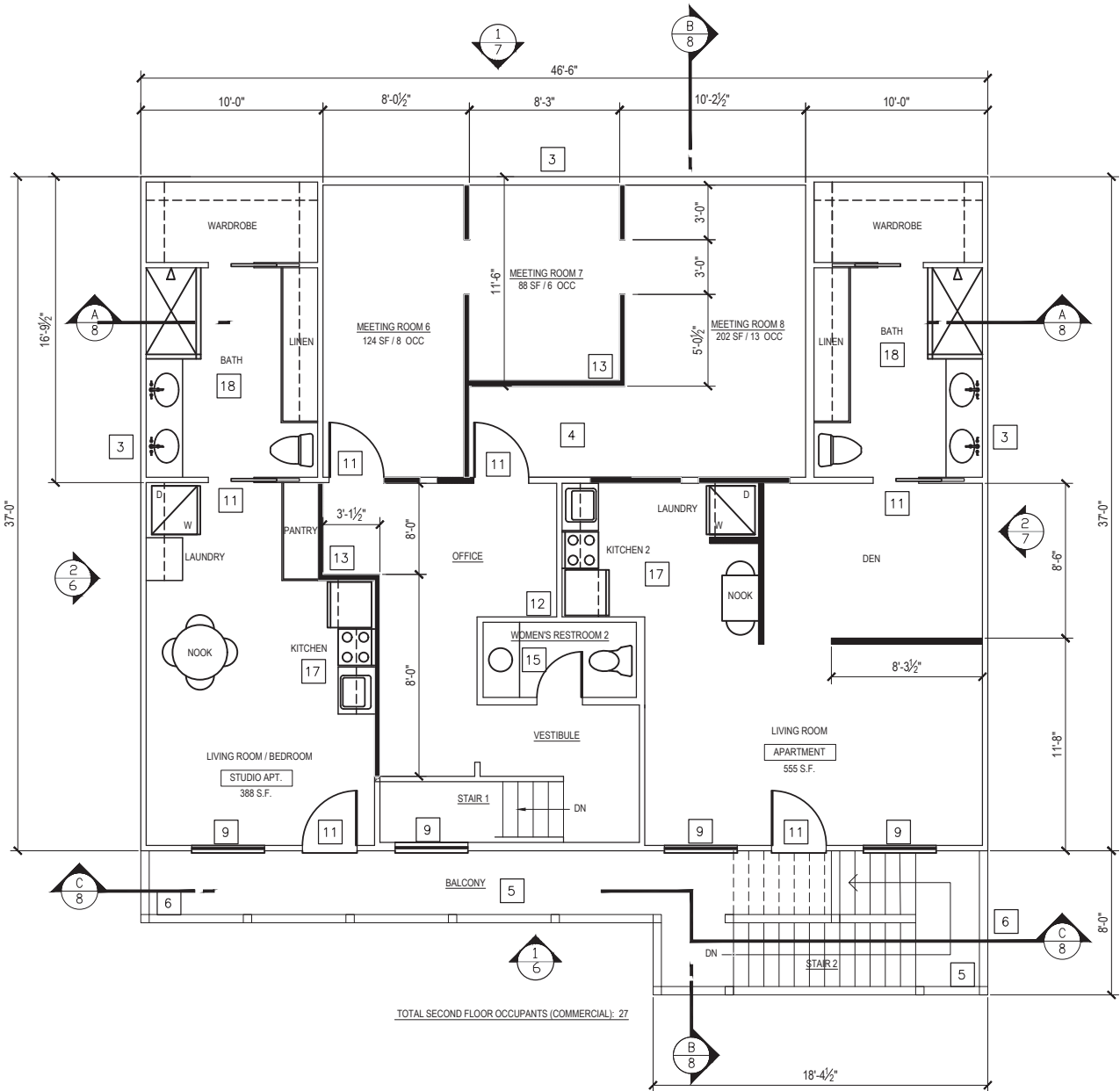
REVISION 5: -
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SHEET 4 of 11

PROPOSED FIRST FLOOR PLAN

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



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

a. The locking device is readily distinguishable as locked; and

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

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

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

GENERAL NOTES

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

KEYNOTES

- 1 EXISTING ROOF STRUCTURE TO REMAIN
- 2 EXISTING PARAPET TO REMAIN
- 3 EXISTING EXTERIOR WALL TO REMAIN
- 4 EXISTING CONCRETE SLAB TO REMAIN
- 5 NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED
- 6 NEW 42" HIGH GUARDRAIL
- 7 EXISTING SHED ROOF TO REMAIN
- 8 EXISTING ROLLING DOOR TO REMAIN
- 9 EXISTING WINDOW TO REMAIN
- 10 EXISTING DOOR TO REMAIN
- 11 NEW DOOR PER PLAN
- 12 EXISTING INTERIOR WALL TO REMAIN
- 13 NEW INTERIOR WALL
- 14 EXISTING INTERIOR STAIR - REPLACE GUARDRAIL W/ NEW 42" HIGH RAILING
- 15 EXISTING PUBLIC RESTROOM - UPGRADE AS REQUIRED
- 16 MECHANICAL MEZZANINE ABOVE (ACCESS AT STAIR LANDING
- 17 NEW RESIDENTIAL KITCHEN
- 18 NEW PRIVATE BATHROOM

LEGEND

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

OLD TOWN ESCAPE BARN

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PROJECT ADDRESS:
3886 AMPUDIA STREET
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PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN

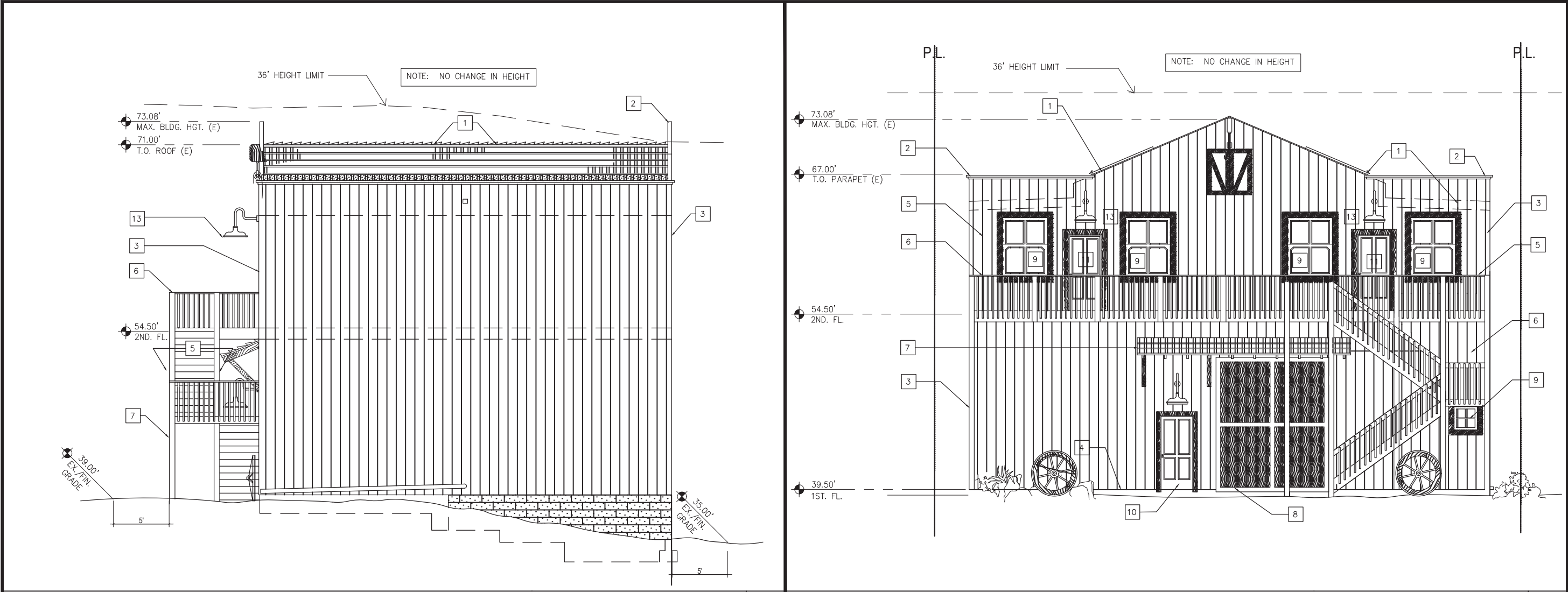
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SHEET 5 of 11

PROPOSED SECOND FLOOR PLAN

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



EAST ELEVATION 2 SOUTH ELEVATION 1

GENERAL NOTES

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

ELEVATION SHEET NOTES

- VERIFY ALL DIMENSION HEIGHTS IN FIELD; NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL FINISHES W/ ARCHITECT PRIOR TO INSTALLATION.
- CLEAN & RESTORE STOREFRONT TO LIKE NEW CONDITION PRIOR TO OPENING.
- SUBMIT SIGN SHOP DRAWINGS FOR LANDLORD APPROVAL PRIOR TO FABRICATION.
- THE SIGN CONTRACTOR/FABRICATOR IS RESPONSIBLE FOR ENGINEERING THE SIGN TO PRODUCE EVEN ILLUMINATION DEVOID OF ALL "HOT-SPOTS" OR "SHADOWS". ALL SIGNS MUST BE ILLUMINATED. FASTENERS AND LABELS (UL OR MANUFACTURER'S) MUST NOT BE EXPOSED TO CUSTOMERS. PAINT ALL INTERIOR SIGN SURFACES WHITE. NO LIGHT LEAKS WEEP HOLES AT ONLY EXTERIOR INSTALLATION. NO ATTACHMENT TO LANDLORD'S MALL CEILING SYSTEM OR DECKING IS PERMITTED.
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WALL DEMOLITION MATRIX

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

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

KEYNOTES

- EXISTING ROOF STRUCTURE TO REMAIN
- EXISTING FALSE FRONT AND CONCEALED GABLE ROOF PER APPENDIX A TO REMAIN
- EXISTING BOARD & BATTEN SIDING TO REMAIN. NO CHANGE TO EXISTING COLORS.
- EXISTING CONCRETE SLAB TO REMAIN
- NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED 'LIGHT BROWN' TO MATCH EXISTING SIDING PER PROJECTING PORCH DESIGN AT APPENDIX A & COLOR PER APPENDIX F.
- NEW 42" HIGH GUARDRAIL W/ 6X6 CEDAR POSTS @ 6" O.C. & 2" DIA. TURNED WOOD BALUSTERS @ 4" MAX. APART PER BALCONY DESIGN AT APPENDIX A - STAIN 'LIGHT BROWN' TO MATCH EXISTING SIDING PER APPENDIX F.
- EXISTING SHED ROOF TO REMAIN
- EXISTING ROLLING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING RESAWN WOOD DOOR TO REMAIN
- NEW SOLID-CORE WOOD DOOR W/ RESAWN WOODEN FRAME W/ RAISED PANELS PER DOOR DESIGN AT APPENDIX A. PAINT W/ 2 COATS SEMI-GLOSS PAINT TO MATCH EXISTING DOOR AT FIRST FLOOR (BROWN RGB 101/80/70 PER APPENDIX F).
- (NOT USED)
- NEW WALL-MOUNTED LIGHT FIXTURE IN EARLY AMERICAN STYLE - DARK BRASS PER BUILDING AND SITE LIGHTING DESIGN AT APPENDIX B.

OLD TOWN ESCAPE BARN

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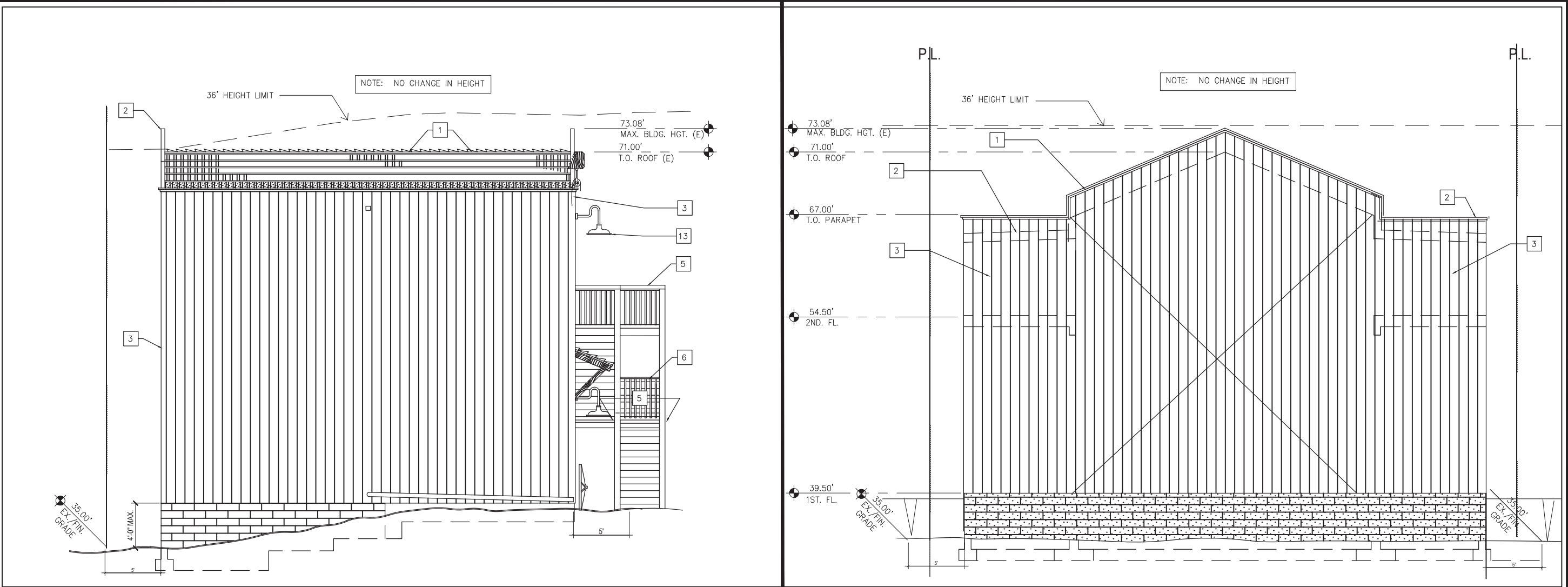
PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
SOUTH AND WEST ELEVATIONS

REVISION 5: -
REVISION 4: 02/24/21
REVISION 3: 10/29/20
REVISION 2: 07/29/20
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 6 of 11



WEST ELEVATION2SCALE: 1/4" = 1'-0"

NORTH ELEVATION1SCALE: 1/4" = 1'-0"

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 - RECYCLE DEMOLITION AND CONSTRUCTION WASTE.
 - THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
 - TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
 - G.C. SHALL VERIFY THAT THESE PLANS MEET ADA REQUIREMENTS.
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WALL DEMOLITION MATRIX			
	EXISTING AREA	AREA TO BE REMOVED	PERCENTAGE CHANGED
<u>SOUTH WALL</u>	1,360 SF	83 SF	6%
<u>WEST WALL</u>	1,040 SF	N/A	N/A
<u>NORTH WALL</u>	1,360 SF	N/A	N/A
<u>EAST WALL</u>	1,040 SF	N/A	N/A

- ### KEYNOTES
- EXISTING ROOF STRUCTURE TO REMAIN
 - EXISTING FALSE FRONT AND CONCEALED GABLE ROOF PER APPENDIX A TO REMAIN
 - EXISTING BOARD & BATTEN SIDING TO REMAIN. NO CHANGE TO EXISTING COLORS.
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 - (NOT USED)
 - NEW WALL-MOUNTED LIGHT FIXTURE IN EARLY AMERICAN STYLE - DARK BRASS.

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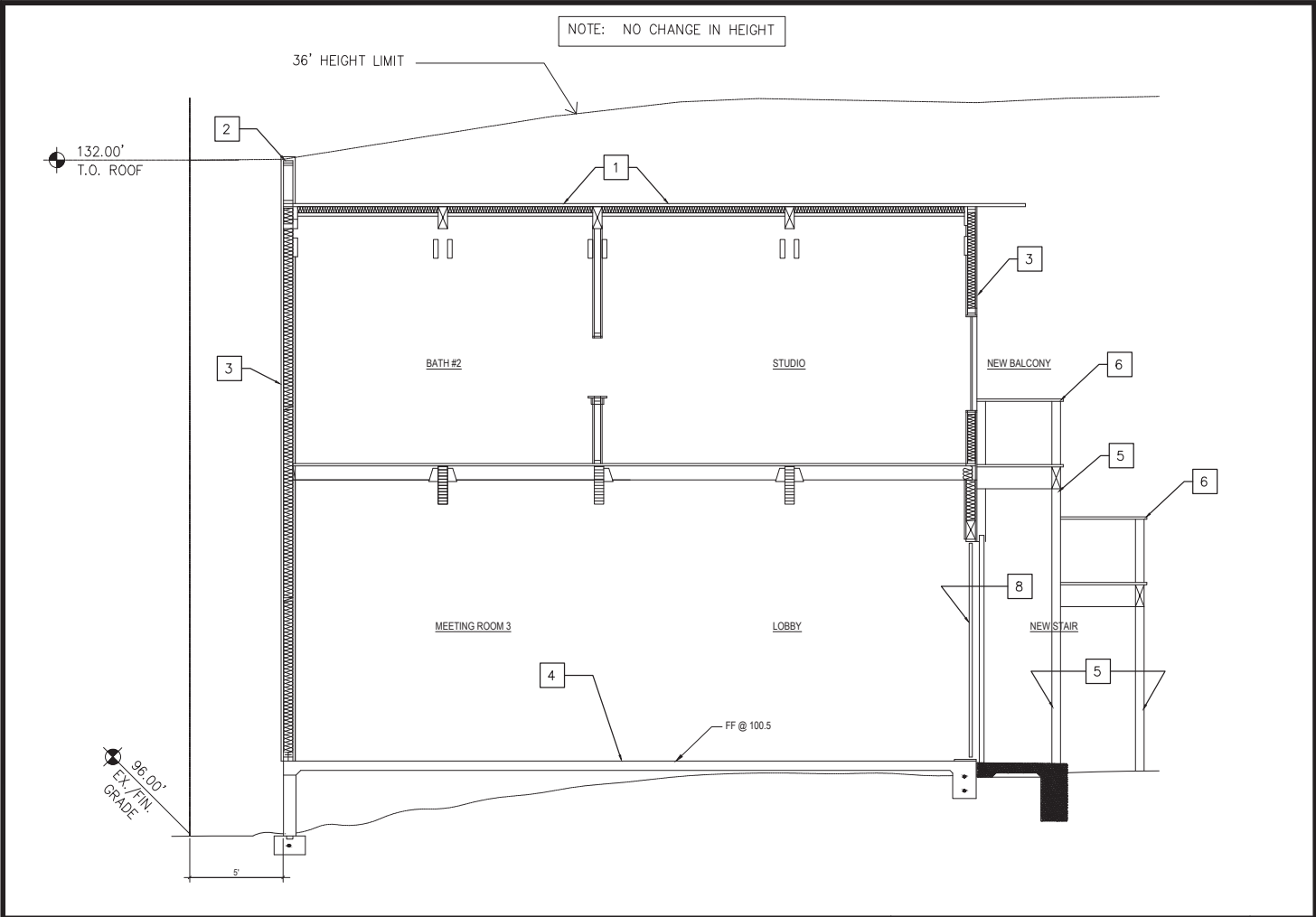
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OLD TOWN ESCAPE BARN

SHEET TITLE:
NORTH AND EAST ELEVATIONS

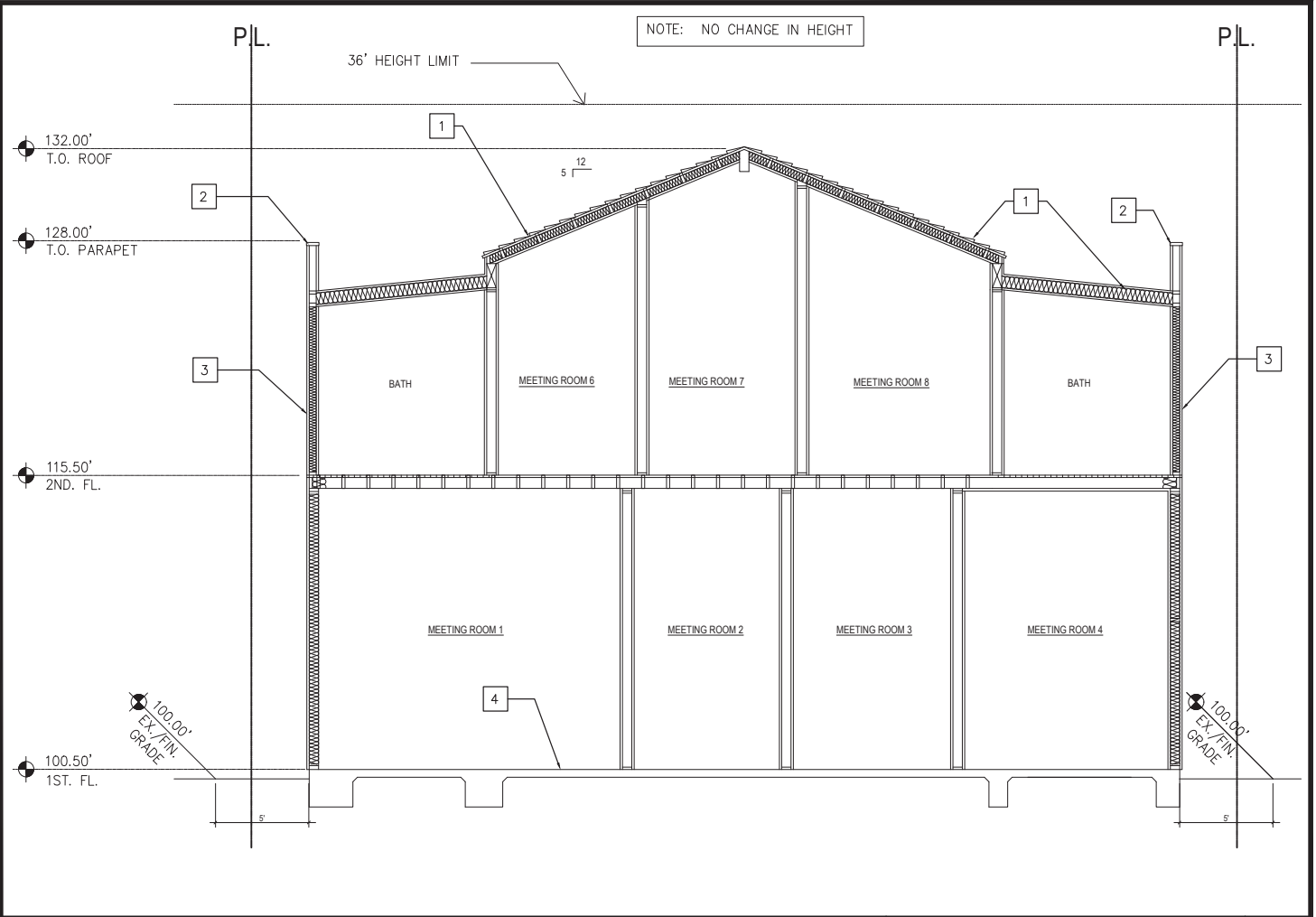
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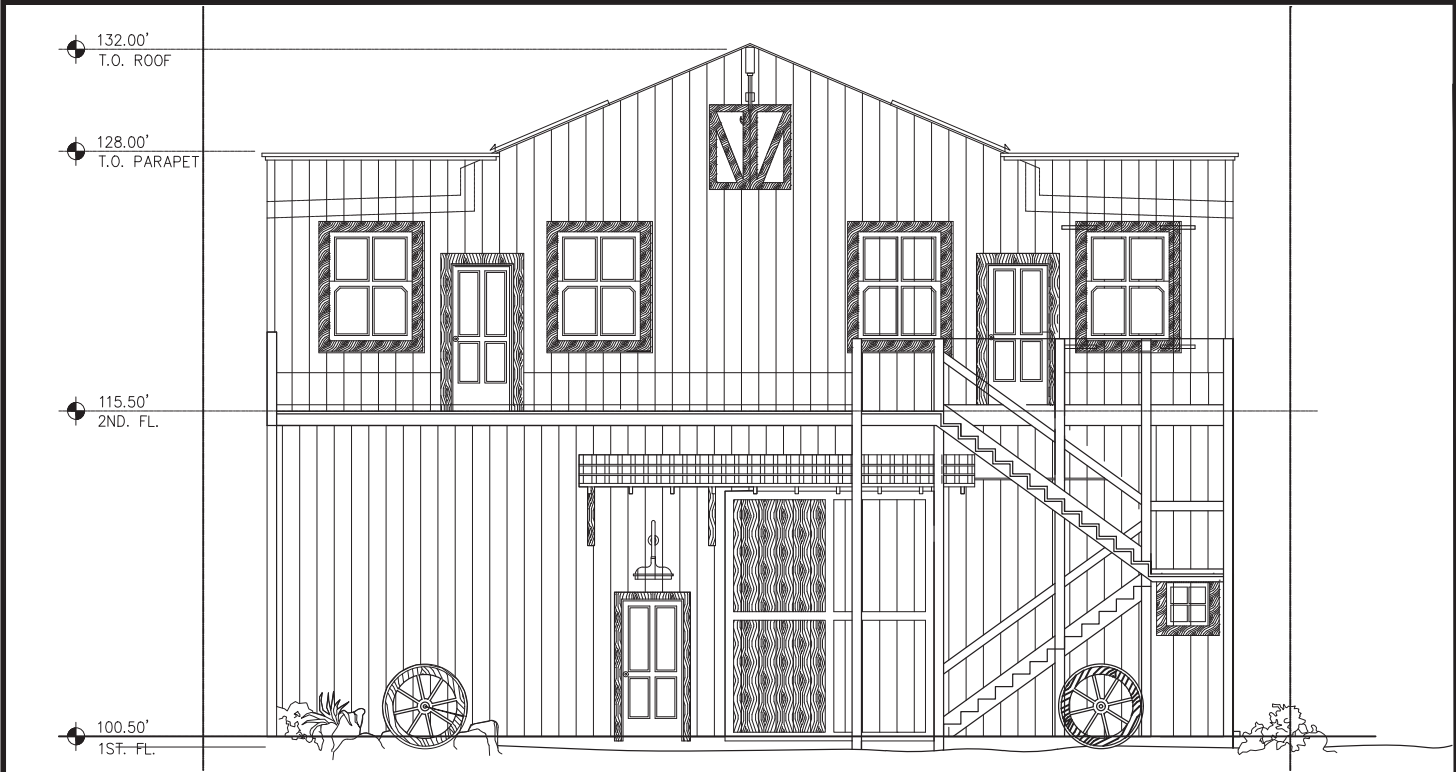
SHEET 7 of 11



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



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



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

KEYNOTES

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

OLD TOWN ESCAPE BARN

3886 AMPUDIA STREET
SAN DIEGO, CA 92110

EHM

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Randal Jay Ehm AIA, NCARB - CA Architect C22476

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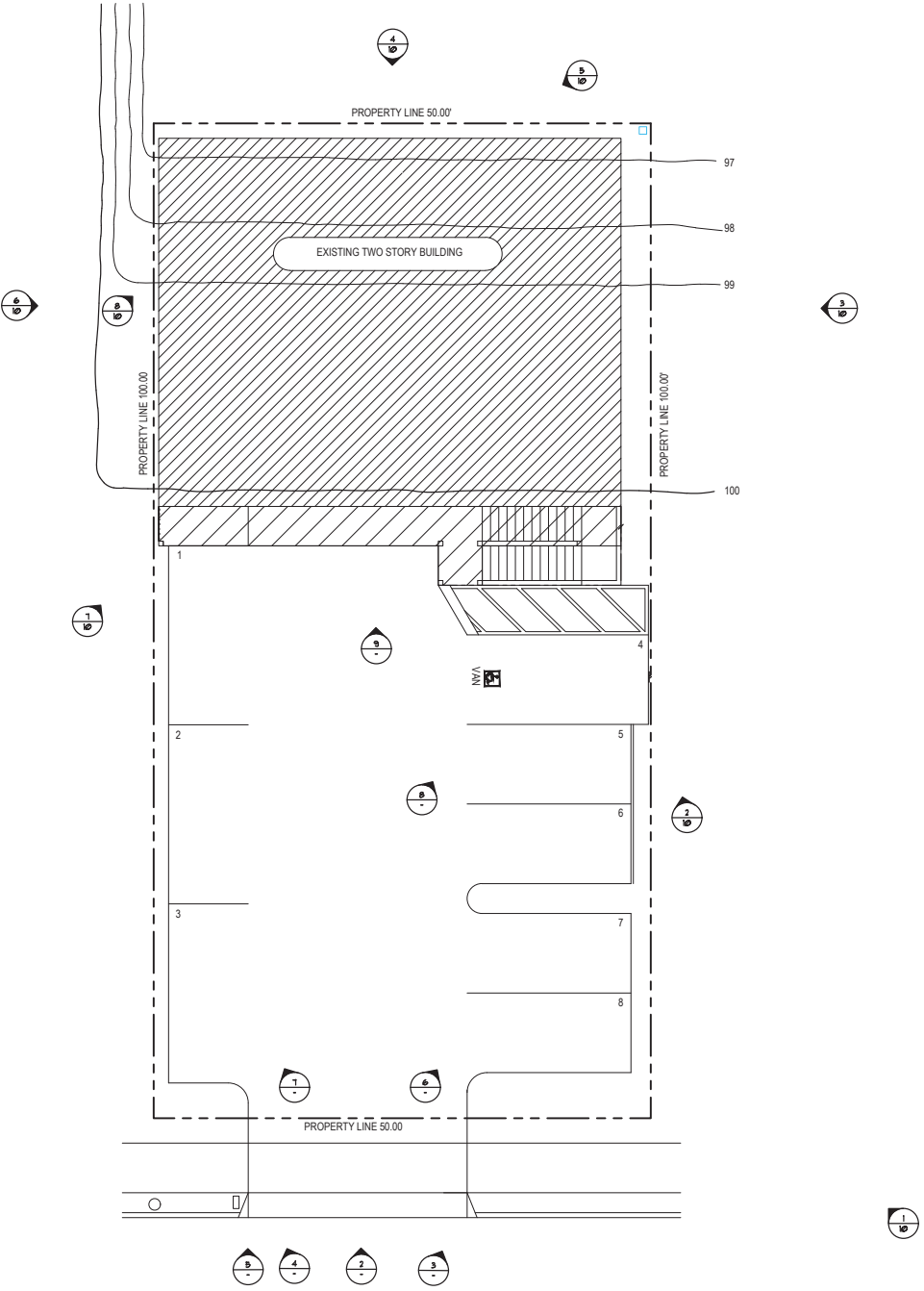
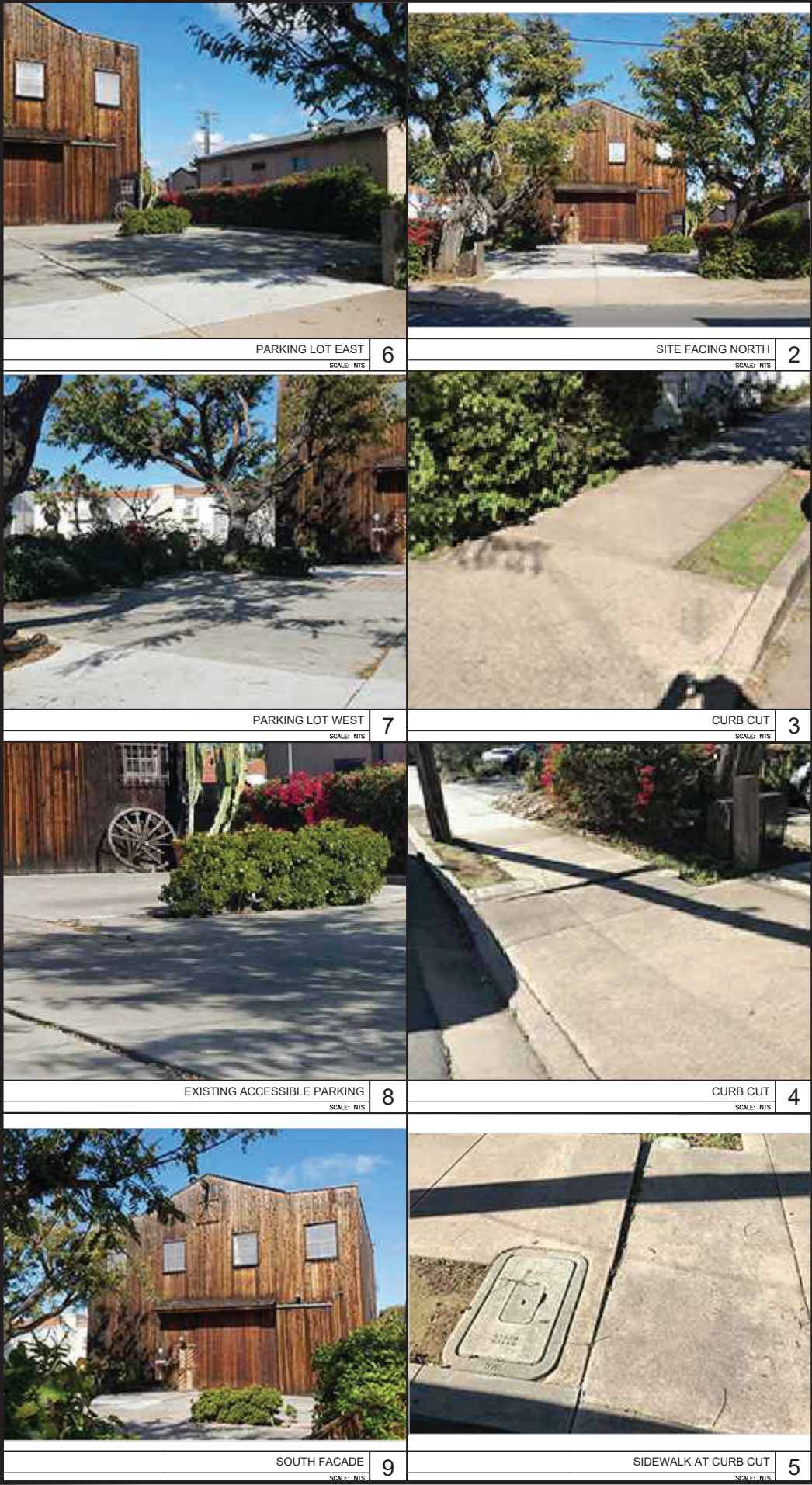
PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
BUILDING SECTIONS

REVISION 5: -
REVISION 4: 02/24/21
REVISION 3: 10/29/20
REVISION 2: 07/29/20
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 8 of 11



OLD TOWN ESCAPE BARN

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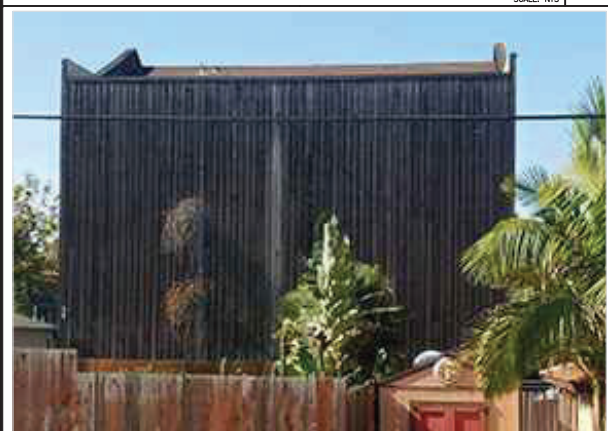
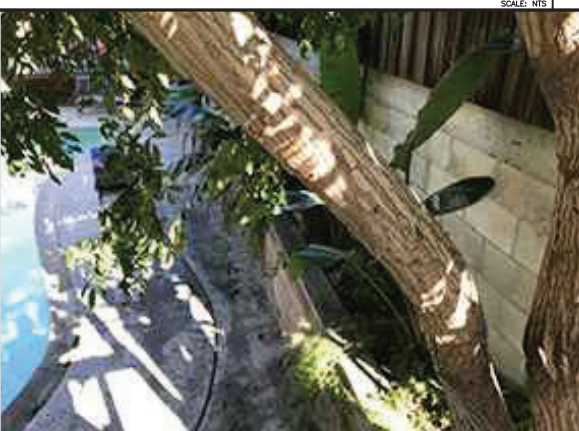
PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
PHOTOGRAPHIC SURVEY / PHOTOS

REVISION 5: 02/24/21
REVISION 4: 02/24/21
REVISION 3: 10/29/20
REVISION 2: 07/29/20
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 9 of 11

							
NOT USED SCALE: NTS	13	NOT USED SCALE: NTS	9	NORTH FACADE LOOKING WEST SCALE: NTS	5	BUILDING AT SOUTHEAST CORNER SCALE: NTS	1
							
NOT USED SCALE: NTS	14	NOT USED SCALE: NTS	10	WEST FACADE SCALE: NTS	6	SOUTHEAST CORNER LOOKING NORTH SCALE: NTS	2
							
NOT USED SCALE: NTS	15	NOT USED SCALE: NTS	11	BUILDING SOUTHWEST CORNER SCALE: NTS	7	EAST FACADE SCALE: NTS	3
							
NOT USED SCALE: NTS	16	NOT USED SCALE: NTS	12	WEST WALL AT GRADE SCALE: NTS	8	NORTH FACADE SCALE: NTS	4

OLD TOWN ESCAPE BARN

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PROJECT NAME:
OLD TOWN ESCAPE BARN

SHEET TITLE:
PHOTOS

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SHEET 10 of 11

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