

**NOTES**

- "THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE"
- CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- A MINIMUM CEILING HEIGHT FOR KITCHENS, HALLS, CORRIDORS, LAUNDRY ROOMS & BATHROOMS IS 7'-0". A MINIMUM CEILING HEIGHT FOR ALL OTHER HABITABLE ROOMS SHALL BE 7'-6".
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS.
- PROVIDE ULTRA LOW FLUSH TOILETS, & MAX. 2.2 GPM FLOW ON FAUCETS.
- SHOWERHEADS TO HAVE A MAX. 2.5 GPM FLOW.
- 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY VENTILATION.
- STATE HEALTH & SAFETY CODE SEC. 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING
- THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
- BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
- PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL CONFORM TO SECTION 62.0203 OF THE MUNICIPAL CODE, "PUBLIC IMPROVEMENT SUBJECT TO DESUETUDE OR DAMAGE." IF REPAIR OR REPLACEMENT OF SUCH PUBLIC IMPROVEMENTS IS REQUIRED, THE OWNER SHALL OBTAIN THE REQUIRED PERMITS FOR WORK IN THE PUBLIC RIGHT-OF-WAY, SATISFACTORY TO THE PERMIT-ISSUING AUTHORITY.
- ALL FENCES AND WALLS SHALL CONFORM TO THE HEIGHT AND LOCATION CRITERIA AS REGULATED IN SDMC CHAPTER 14 ARTICLE 2 DIVISION 3.
- CHIMNEY, FLUE, OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER.

**STORM WATER QUALITY NOTES  
CONSTRUCTION BMP'S**

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT, CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001/01 NPDES NO. CAS010372 (HTTP://WWW.SWRCB.CA.GOV/WEB/PROGRAMS/SD\_STORMWATER/HTML) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (HTTP://CLERK.DOC.SANNET.GOV/RIGHTSITE/GETCONTENT/LOCAL.PDF?DMW\_OBJECTID=090014518008C43)

- NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.
- SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.
  - ALL STOCK PILES OF UNCOMPACTED SOIL, AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 1/400 OR GREATER.
  - A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON THE SITE.
  - ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.
  - ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
  - THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

**NARRATIVE:**

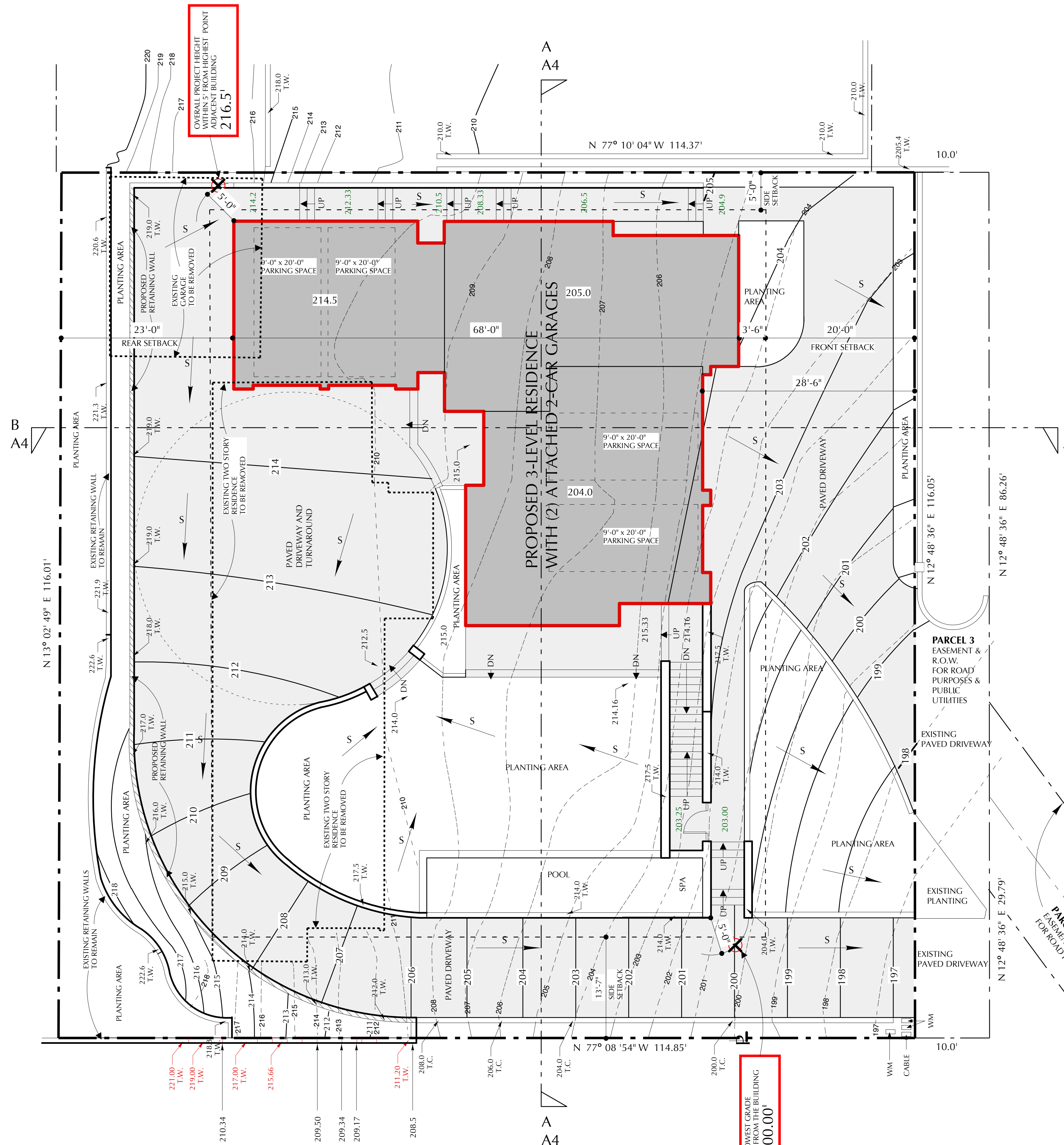
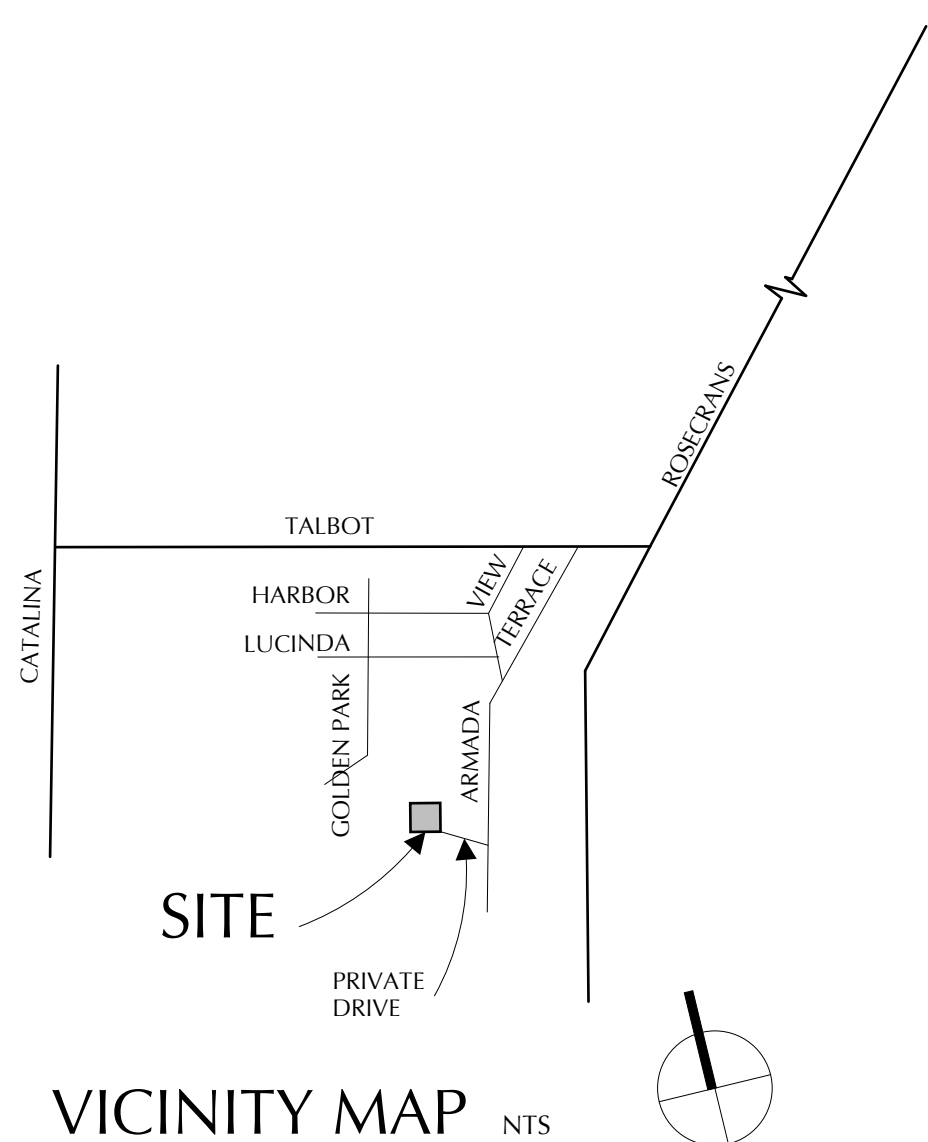
**NOTE:**  
THIS PROPERTY IS ACCESSED VIA PRIVATE ROAD THAT FRONTS ON ARMADA TERRACE. THERE IS NO A DIRECT CONTACT BETWEEN THE PROPERTY AND THE R.O.W.

THERE IS AN EXISTING RETAINING WALL THAT RUNS PARALLEL TO THE WEST PROPERTY LINE WHICH WILL REMAIN.

**WE REQUEST:**

- TO DEMOLISH AN EXISTING TWO STORY RESIDENCE & 2-CAR GARAGE AND TWO ATTACHED 2-CAR GARAGES.
- TO CONSTRUCT A NEW THREE STORY RESIDENCE, AND TWO ATTACHED 2-CAR GARAGES.
- TO INSTALL NEW PAVING, AND LANDSCAPING.
- PERMITS REQUIRED ARE A COASTAL DEVELOPMENT PERMIT, GRADING PERMIT, AND A COMBINATION BUILDING PERMIT.
- THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
- BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE PRIVATE ROAD FRONTING THE PROPERTY.
- THERE ARE NO VARIANCES OR REGULATION DEVIATIONS.
- THERE ARE NO SCREENING ELEMENTS PROPOSED OR NEEDED.

**VICINITY MAP**



**BUILDING AREAS**

	RESIDENCE	GARAGES	DECKS
UPPER LEVEL	1,003	—	648
MAIN LEVEL	1,794	635	—
LOWER LEVEL	825	987	—
<b>TOTAL HABITABLE</b>	<b>3,622</b>		

**TOTAL PROPOSED AREA** 5,244  
± 13,319 S.F.  
= .39 F.A.R.

**LEGEND**

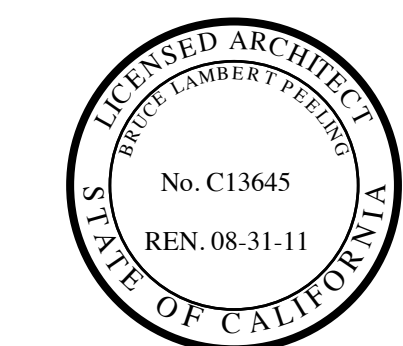
- 194 --- EXISTING CONTOUR
- 213 --- PROPOSED CONTOUR
- 210.0 SPOT ELEVATION
- 210.0 T.W. SPOT ELEVATION, TOP OF WALL
- PROPOSED RETAINING WALLS
- S DRAINAGE PATTERN
- EXISTING BUILDINGS TO BE DEMOLISHED
- PROPOSED BUILDING FOOTPRINT
- PROPOSED NEW PAVING AREAS

**GRADING DATA**

TOTAL AMOUNT OF SITE TO BE GRADED: 10,000 S.F.  
PERCENT OF TOTAL SITE GRADED: 80 %  
AMOUNT OF SITE WITH 25% SLOPES OR GREATER 1,000 S.F.  
PERCENT OF SITE WITH 25% SLOPES OR GREATER 12%  
AMOUNT OF CUT: 105 CUBIC YARDS (INCLUDING FOOTINGS)  
AMOUNT OF FILL: 215 CUBIC YARDS  
MAXIMUM HEIGHT OF FILL SLOPES: 5.00 FEET  
MAXIMUM HEIGHT OF CUT SLOPES: 5.00 FEET  
AMOUNT OF IMPORT SOIL: 110 CUBIC YARDS  
SITE RETAINING WALLS: 120'

**DRAINAGE NOTES**

THE DRAINAGE PATTERN WILL NOT BE SIGNIFICANTLY MODIFIED. THE SITE SLOPES FROM WEST TO EAST, AND ALL DRAINAGE IS NOW AND WILL CONTINUE TO BE DIRECTED TOWARDS THE R.O.W. AT ARMADA TERRACE MOSTLY PASSING THROUGH PERMEABLE GROUND COVER.



**SITE ADDRESS**  
746 ARMADA TERRACE  
SAN DIEGO, CA 92106

**OWNER**  
DOM DILLUGI  
4243 CORONADO AVENUE  
SAN DIEGO, CA 92107

**ARCHITECT**  
BRUCE PEELING, A.I.A.  
3538 INEZ STREET  
SAN DIEGO, CALIFORNIA 92106  
619-224-8575

**SURVEY**  
CHRISTENSEN ENGINEERING & SURVEYING  
7888 SILVERTON AVENUE, SUITE 11, SAN DIEGO, 92126  
(858)271-9901 FAX: (858)271-8912  
CEandS@aol.com

**BENCHMARK**

CITY OF SAN DIEGO BRASS PLUG LOCATED AT THE NORTHERLY CORNER OF ROSECRANS ST. & BESSEMER ST. ELEV. 33.68' MEAN SEA LEVEL (N.G.V.D. 1929).

**LEGAL DESCRIPTION**

A PORTION OF PUEBLO LOT 173 IN THE CITY OF SAN DIEGO ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN MAY, 1870 MISC. MAP 36.

**CONSTRUCTION RECORD**

ORIGINAL CONSTRUCTION: 1959

**GOVERNING CODES**

- 2010 CALIFORNIA RESIDENTIAL CODE (BASED ON 2009 IRC)
- 2010 CALIFORNIA BUILDING CODE (BASED ON 2009 IBC)
- 2010 CALIFORNIA ELECTRICAL CODE (BASED ON 2007 NEC)
- 2010 CALIFORNIA PLUMBING CODE (BASED ON 2008 UPC BY IAPMO)
- 2010 CALIFORNIA MECHANICAL CODE (BASED ON 2008 UMC BY IAPMO)
- 2010 CALIFORNIA FIRE CODE (BASED ON 2008 IFC)

**APN CBC CLASSIFICATION**

532-240-4400 TYPE VB R-3, U-1

**ZONE**

RS-1-4, FAA PART 77  
COASTAL OVERLAY ZONE,  
COASTAL HEIGHT LIMITATION ZONE

**LOT SIZE**

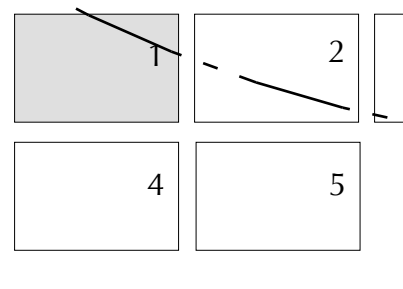
13,319 S.F. GEO. HAZARD CAT. 53 MAX. F.A.R. .51

**EXISTING AND PROPOSED USE**

SINGLE FAMILY RESIDENCE  
COASTAL OVERLAY ZONE, COASTAL HEIGHT LIMITATION ZONE

**SUMMARY TABLE**

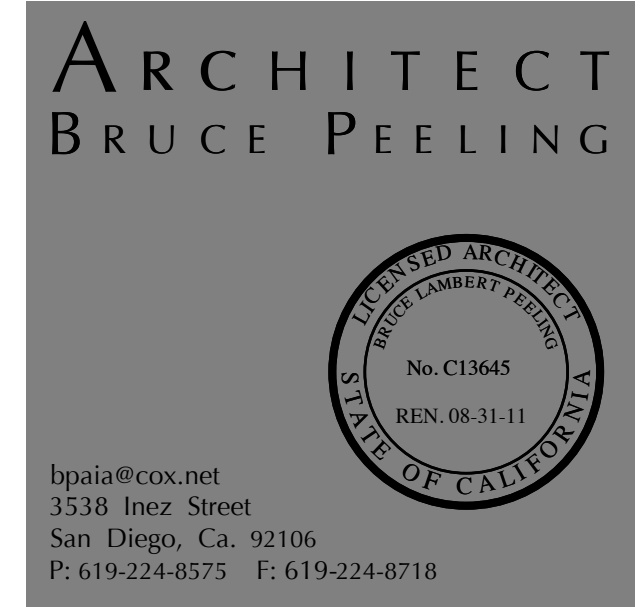
SETBACKS:	MIN:	PROPOSED
FRONT	20'-0"	23'-6"
SIDE	14'-7"	16'-0"
SIDE	4'-0"	5'-0"
REAR	20'-0"	23'-0"
FAR:	MAX:	PROPOSED
	0.51	0.39
HEIGHT:	MAX:	PROPOSED
	30'-0"	30'-0"
PARKING:	MIN:	PROPOSED
	2	4



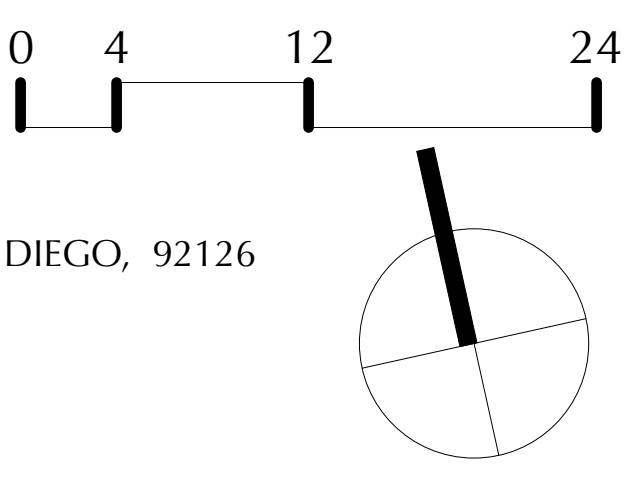
Prepared By:  
Name: BRUCE PEELING, ARCHITECT, A.I.A.  
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SAN DIEGO, CA. 92106  
Phone #: 619-224-8575  
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Project Address  
746 ARMADA TERRACE  
SAN DIEGO, CA 92106  
Project Name:  
ARMADA TERRACE RESIDENCE

Sheet Title:  
NOTES, SITE PLAN, DRAINAGE PLAN  
TOPOGRAPHIC SURVEY



**ARMADA TERRACE**



TO ARMADA TERRACE R.O.W.  
IT IS APPROX. 550' TO THE NEAREST FIRE HYDRANT ON THE EAST SIDE OF ARMADA TO THE NORTH.

Revision 7: \_\_\_\_\_  
Revision 6: \_\_\_\_\_  
Revision 5: \_\_\_\_\_  
Revision 4: \_\_\_\_\_  
Revision 3: \_\_\_\_\_  
Revision 2: \_\_\_\_\_  
Revision 1: \_\_\_\_\_  
Original Date: OCT. 03, 2011  
Sheet 1 OF 5  
DEP # \_\_\_\_\_