


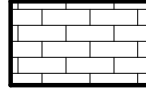

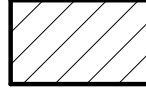
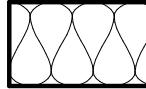
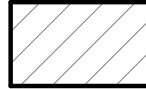
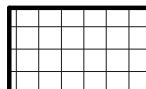


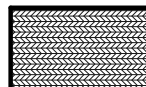


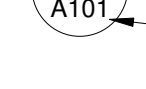

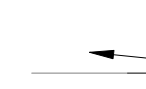



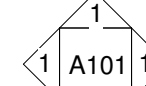

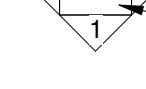

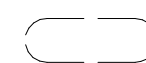





Material Legend

| | | | |
|---|------------------|---|-----------|
|  | CONCRETE |  | GRAVEL |
|  | GYPSUM |  | BRICK |
|  | EARTH |  | CLAY TILE |
|  | BATT INSULATION |  | CMU |
|  | RIGID INSULATION |  | STEEL |
|  | WOOD |  | PLYWOOD |

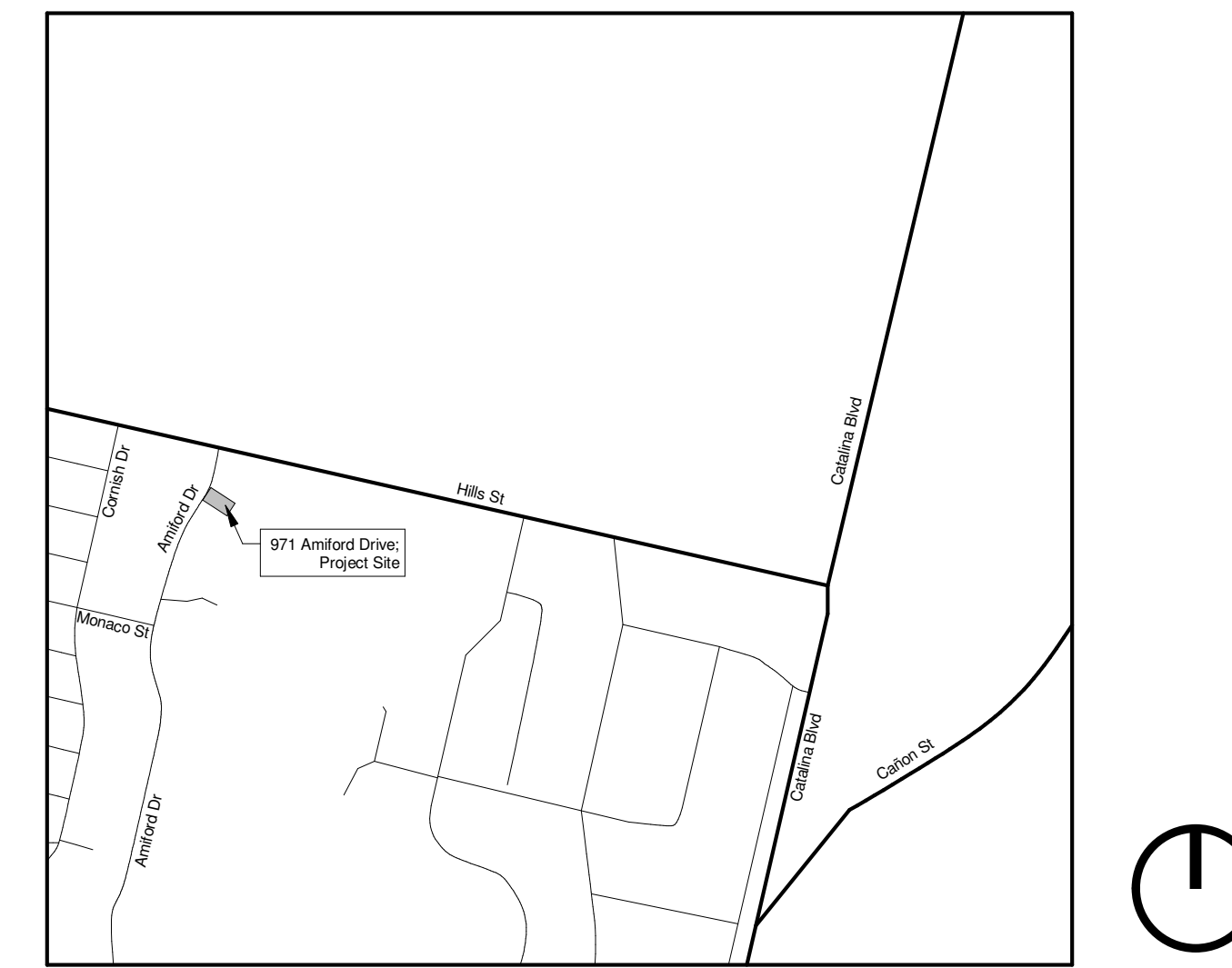
Symbol Legend

| | | | |
|--|--------------------------|---|-----------------------|
|  | Section: |  | Door Designation |
|  | Section Identification |  | Wall Type Designation |
|  | Sheet Designation |  | Window Designation |
|  | Detail: |  | Spot Elevation |
|  | Detail Identification |  | Elevation |
|  | Sheet Designation |  | Revision Tag |
|  | Elevation: | | |
|  | Elevation Identification | | |
|  | Sheet Designation | | |
|  | Detail Callout | | |

Abbreviation

| | | | |
|----------|----------------------------------|-------|------------------------|
| AC | AIR CONDITIONING | HPT | HIGH POINT |
| AD | AREA DRAIN | HT | HEIGHT |
| AFF | ABOVE FINISH FLOOR | INCL | INCLUDED |
| AGGR | AGGREGATE | INSUL | INSULATION |
| ALT | ALTERNATE | JT | JOINT |
| ALUM | ALUMINUM | KS | KITCHEN SINK |
| APPROX | APPROXIMATE | L CL | LINEN CLOSET |
| ARCH | ARCHITECTURAL | LAM | LAMINATE |
| ASF | ABOVE STRUCTURAL FLOOR | LAV | LAVATORY |
| AVG | AVERAGE | LL | LIVE LOAD |
| B/ or BO | BOTTOM OF | LPT | LOW POINT |
| BD | BOARD | LV | LOW VOLTAGE |
| BITUM | BITUMINOUS | MASY | MASONRY |
| BLDG | BUILDING | MAX | MAXIMUM |
| BSMT | BASEMENT | MC | MEDICINE CABINET |
| CAB | CABINET | MECH | MECHANICAL |
| CEM | CEMENT | MFR | MANUFACTURER |
| CFM | CUBIC FEET PER MINUTE | MIN | MINIMUM |
| CL | CENTER LINE | MISC | MISCELLANEOUS |
| CLG | CEILING | MO | MASONRY OPENING |
| CLR | CLEAR | MTL | METAL |
| CMU | CONCRETE MANSONRY UNIT | MW | MICROWAVE |
| | | NIC | NOT IN CONTRACT |
| | | NO | NUMBER |
| COD | CO DETECTOR | NOM | NOMINAL |
| COL | COLUMN | NTS | NOT TO SCALE |
| CONC | CONCRETE | OC | ON CENTER |
| CONST | CONSTRUCTION | OSD | OPEN SITE DRAIN |
| CONT | CONTINUOUS | PAN | PANTRY |
| CPT | CARPET | PL | PLATE |
| CT | CERAMIC TILE | PLAM | PLASTIC LAMINATE |
| D | DEEP | PT | PAINT |
| DBL | DOUBLE | QT | QUARRY TILE |
| DEPT | DEPARTMENT | R | RADIUS |
| DIA | DIAMETER | REF | REFRIGERATOR |
| DIM | DIMENSION | REQD | REQUIRED |
| DL | DEAD LOAD | REV | REVISION |
| DN | DOWN | RNG | RANGE |
| DS | DOWNSPOUT | RO | ROUGH OPENING |
| DW | DISHWASHER | SC | SOLID CORE |
| DWG | DRAWING | SD | SMOKE DETECTOR |
| EA | EACH | SF | SQUARE FEET |
| EL | ELEVATION | SH | SHELF |
| ELEC | ELECTRICAL | SST | STAINLESS STEEL |
| ELEV | ELEVATOR | ST | STAINED |
| EMER | EMERGENCY | STD | STANDARD |
| EQ | EQUAL | STL | STEEL |
| EQPT | EQUIPMENT | T&G | TONGUE AND GROOVE |
| EXIST | EXISTING | THK | THICKNESS |
| EXT | EXTERIOR | TYP | TYPICAL |
| FDTN | FOUNDATION | UNO | UNLESS NOTED OTHERWISE |
| FL | FLOOR DRAIN | VERT | VERTICAL |
| FP | FIRE PLACE | VIF | VERIFY IN FIELD |
| FURN | FURNACE | W | WIDE |
| G DISP | GARBAGE DISPOSAL | W/D | WASHER / DRYER |
| GA | GAGE or GAUGE | WC | WATER CLOSET |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER | WD | WOOD |
| GYP BD | GYPSUM BOARD | WH | WATER HEATER |
| HC | HOLLOW CORE | WIC | WALK-IN CLOSET |
| HM | HOLLOW METAL | WP | WATERPROOF |
| HORIZ | HORIZONTAL | WWF | WELDED WIRE FABRIC |

Vicinity Map



Project Directory:

Owner:
Michael & Claire Crawford
971 Amiford Drive
San Diego, California 92107
661.900.4781
xyzmc07@yahoo.com

Contractor:
TBD

Project Architect:
ohms Architects
Hector Aramburo, AIA
1545 Gregory Street
San Diego, California 92102
619.517.8881
h@ohmsarchitects.com

Engineer:
Venkata Rohit Grandhi, P.E.
7823 Boxwood Ct.
Highland, California 92346
908.858.6325
rohit.grandi@gmail.com

Scope of Work

Located at 971 Amiford Dr, San Diego, CA 92107, this 7,501.00 SF parcel zoned RS-1-7. The scope proposes an addition and remodel to the first floor of the existing single-family dwelling and a new second floor addition.

Building Department Information:

Project Totals:
Existing First Floor: 1,878 sq. ft.
First Floor Addition: 384 sq. ft.
Second Floor Addition: 1,385 sq. ft.

Total Conditioned Area: 3,647 sq. ft.

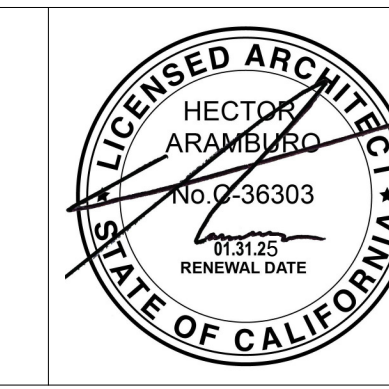
Existing Garage: 439 sq. ft.
Existing Shed: 110 sq. ft.

Project Information

| | |
|--------------------------------|--|
| Address: | 971 Amiford Dr San Diego, CA 92107 |
| APN: | 531-440-03-00 |
| Legal Description: | MAP 3077 Block No Lot No 3 MINOS MAR VISTA |
| Lot Area: | 7,501.00 SF |
| Year Built: | 1959 |
| Zoning Classification: | RS-1-7 |
| Overlay Districts: | Airport Land Use Compatibility Overlay Zone (ALUCOZ) Coastal Height Limit Overlay Zone (CHLOZ) Coastal Overlay Zone (COZ) Council District 2 Coastal Overlay Zone First Public Roadway (COZFPR) Affordable Housing Parking Demand – High AIA - SDIA 16'; NAS North Island 146' Brush Management Very High Fire Sensitive Zone (VHFSZ) CCMC - Mobility Zone 4 |
| Construction Type: | VB - Wood Frame |
| Occupancy: | R3 |
| Fire Sprinklers: | None for existing residence; none for proposed addition |
| Stories: | 2 Stories |
| Height: | 26' - 4 149/256" from grade plane |
| Parking: | 2 Existing Parking Spaces |
| Structural Coverage: | 2,737 SF / 7,501.0 SF = 36.0% |
| Total Conditioned Area: | 3,647 SF |
| School Fee Area: | 1,769 SF |
| Gross Floor Area: | 4,196 SF / 7,501 SF = 55.9% |
| Floor Area Ratio: | 55.9%; 57% Allowed |

FAA Certification:

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



Note: A pre-construction inspection is required due to the height of the proposed structure in relation to the FAA Part 77 No tification Surface requirements. The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858) 581-7111 to schedule the pre-construction inspection. Contact the Inspection Services office at (858) 492-5070, if you have any questions pertaining to the pre-construction inspection.

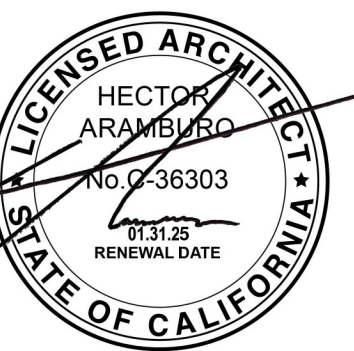
Title 24 Energy Compliance Notes

- An electronically signed and registered Installation Certificate(s) (CF2R) posted by the installing contractor shall be submitted to the field inspector during construction at the building site. A registered CF2R will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated CF1R. Certificate of Occupancy will not be issued until forms CF2R is reviewed and approved.
- An electronically signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building signed and registered Certificate(s) of Field Verification and Diagnostic Testing (CF3R) shall be posted at the building site by a certified HERS rater. A registered CF3R will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated CF2R. Certificate of Occupancy will not be issued until CF3R is reviewed and approved.

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619.517.8881

Crawford Residence
971 Amiford Drive,
San Diego, CA 92107



Drawn By:
HA

Drawing Date:
07/27/2024

Revisions:

| Revision | Date | Notes |
|----------|------|-------|
| | | |
| | | |
| | | |

Title Sheet

G101

Sheet Index

| | |
|--------------|-----------------------------|
| General | |
| G101 | Title Sheet |
| Architecture | |
| A101 | Site Plan |
| A102 | Brush Management Plan |
| A103 | SDMC Brush Management Notes |
| A104 | Existing/Demo Plans |
| A105 | Existing/Demo Roof Plan |
| A106 | Proposed First Floor Plan |
| A107 | Proposed Second Floor Plan |
| A108 | Roof Plan |
| A201 | Exterior Elevations |
| A202 | Exterior Elevations |
| A301 | Building Sections |
| A302 | Building Sections |
| A901 | Renderings |

Note: Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards

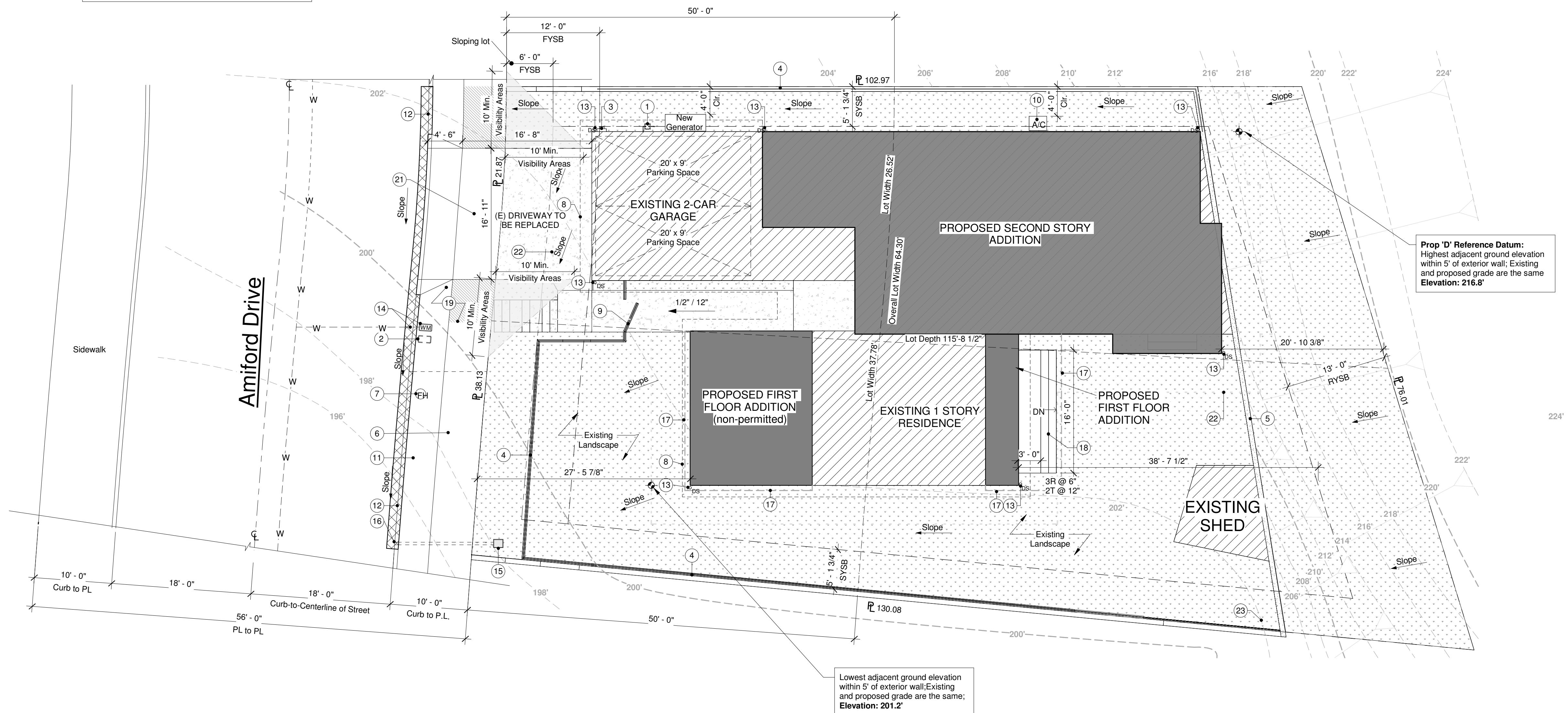
Note: Public improvements to meet current State Accessibility Compliance and current City Standards or are damaged during construction (driveways, curb and gutter, sidewalk, right of way dedication, etc.). Please refer to SDMC Chapter 14, Article 2, Division 6 for public improvements regulations

Note: The proposed project will comply with all the requirements of the current City of San Diego Storm Water Standards Manual before a Grading or Building permit is issued. It is the responsibility of the owner/designer/applicant to ensure that the current storm water permanent BMP design standards are incorporated into the project

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

Note: All stormwater runoff from proposed and/or replaced impervious areas shall be routed to pervious surfaces or landscaping prior to reaching the public drain system

No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Per SDMC Section 142.0409 (b)(2); Plant material, other than trees, located within visibility areas or the adjacent public right-of-way shall not exceed 36 inches in height, measured from the lowest grade abutting the plant material to the top of the plant material



Prop 'D' Reference Datum:
Highest adjacent ground elevation within 5' of exterior wall; Existing and proposed grade are the same
Elevation: 216.8'

Lowest adjacent ground elevation within 5' of exterior wall; Existing and proposed grade are the same;
Elevation: 201.2'

1 Site Plan

1/8" = 1'-0"

Data Table

Earthwork Quantities:

| | |
|---------------------|----------|
| 1. Cut Quantities: | 7.38 CYD |
| 2. Fill Quantities: | 0 CYD |
| 3. Export: | 7.38 CYD |
| 4. Max cut depth: | 1.3 FT |
| 5. Max fill depth: | 0 FT |

New/Replaced Impervious Area:

| | |
|--|-------------|
| 1. New Impervious Area | 398.75 SF |
| 2. Replaced Impervious Area: | 0 SF |
| 3. New & Replaced Impervious Area: | 398.75 SF |
| Total disturbance area (~500 SF): | |
| 1. Existing amount of impervious area: | 2,941.46 SF |
| 2. Amount of created impervious area: | 398.75 SF |
| 3. Amount of replaced impervious area: | 0 SF |
| 4. Total proposed impervious area: | 3,340.21 SF |
| 5. Impervious % increase: | 11.93% |

Soil disturbance area 0 - 999 SF requires the Storm Water Quality Notes Construction BMP's

Stormwater Requirements:

This project shall comply with all current requirements of the State Permit: California Regional Water Quality Control Board (SDRWQCB), San Diego Municipal Storm Water Permit, The City of San Diego Land Development Code, and the Storm Water Standards Manual.

Prior to any soil disturbance, temporary sediment controls shall be installed by the contractor or qualified person(s) as indicated below:

- All requirements of the city of San Diego "Stormwater Standards Manual" must be incorporated into the design and construction of the proposed grading/improvements consistent with the approved storm water pollution prevention plan (SWPPP) and/or water quality management plan (SWQMP) for post-construction BMPs.
- The contractor shall install and maintain all storm drain inlet protection. Inlet protection in the public right-of-way must be temporarily removed prior to a rain event to ensure no flooding occurs and reinstalled after rain is over. All construction BMPs shall be installed and properly maintained throughout the duration of construction.
- The contractor shall only grade, including clearing and grubbing, areas for which the contractor or qualified contact person can provide erosion and sediment control measures.
- The contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water BMPs and implement such measures. Failure to comply with the approved SWPPP/WPCP will result in the issuance of correction notices, citations, civil penalties, and/or stop work notices.
- The contractor or qualified contact person shall be responsible for cleanup of all silt, debris, and mud on affected and adjacent street(s) and within storm drain system due to construction vehicles/equipment and construction activity at the end of each work day.
- The contractor shall protect new and existing storm water conveyance systems from sedimentation, concrete resin, or other construction-related debris and discharges with the appropriate BMPs that are acceptable to the city resident engineer and as indicated in the SWPPP/WPCP.
- The contractor or qualified contact person shall clear debris, silt, and mud from all ditches and swales prior to and within 3 business days after each rain event or prior to the next rain event, whichever is sooner.
- If a non-storm water discharge leaves the site, the contractor shall immediately stop the activity and repair the damages. The contractor shall notify the city resident engineer of the discharge, prior to resuming construction activity, any and all waste material, sediment, and debris from each non-storm water discharge shall be removed from the storm drain conveyance system and properly disposed of by the contractor.
- Equipment and workers for emergency work shall be made available at all times. All necessary materials shall be stockpiled onsite at convenient locations to facilitate rapid deployment of construction BMPs when rain is imminent.
- The contractor shall restore and maintain all erosion and sediment control BMPs to working order year-round.
- The contractor shall install additional erosion and sediment control measures due to unforeseen circumstances to prevent non-storm water and sediment-laden discharges.
- The contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded waters create a hazardous condition.
- All erosion and sediment control measures provided per the approved SWPPP/WPCP shall be installed and maintained. All erosion and sediment controls for interim conditions shall be properly documented and installed to the satisfaction of the city resident engineer.
- As necessary, the city resident engineer shall schedule meetings for the project team (general contractor, qualified contact person, erosion control subcontractor if any, engineer of work, owner/developer, and the city resident engineer) to evaluate the adequacy of the erosion and sediment control measures and other BMPs relative to anticipated construction activities.
- The contractor or qualified contact person shall conduct visual inspections and maintain all BMPs daily and as needed. Visual inspections and maintenance of all BMPs shall be conducted before, during, and after every rain event and every 24 hours during any prolonged rain event. The contractor shall maintain and repair all BMPs as soon as possible as safety allows.
- Construction entrance and exit area. temporary construction entrance and exits shall be constructed in accordance with CASQA fact sheet TC-1 or Caltrans fact sheet TC-01 to prevent tracking of sediment and other potential pollutants onto paved surfaces and traveled ways. width shall be 10' or the minimum necessary to accommodate vehicles and equipment without by-passing the entrance. (a) non-storm water discharges shall be effectively managed per the San Diego municipal code chapter 4, article 3, division 3 "storm water management and discharge control".
- Per City of San Diego Municipal Code Sections 12.0104, 43.0310, 129.0104(a)(4), and 142.0220, permits are required to be inspected by City Inspection staff to ensure compliance with issued construction permit. This includes, but not limited to, Storm Water Compliance Inspection Requirements associated with each permit.

Legend

| | | | |
|--|---|--|----------------------------------|
| | Existing Building | | Keynote |
| | Landscape Area | | Property Line |
| | Addition | | Setback Line |
| | Concrete | | Outline of Floor above/ Overhead |
| | Replace existing curb with new curb and gutter as required by SDMC 142.0610 and per SDG-151 | | |
| | Replace sidewalk as needed per city standards. | | |

General Plot Plan Notes:

- See GN1 section 4.106 for California Green Building Code site development standards
- New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to background. Numbers shall be min. 4" high with min. stroke width of 1/2" per CFC 505.1.

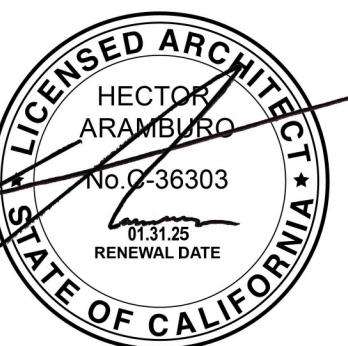
Key Notes

- Location of existing Gas Meter
- Existing 3/4" water meter & 3/4" service to be removed/abandoned
- Location of existing electric meter; to be upgraded; to remain in same location
- 6'H Perimeter Wood Fence; 3' H max where FYSB applies (per Section 142.0310(c)(1)) or where visibility triangle applies
- Existing retaining wall
- Existing sidewalk/repair as needed per City Standards and match existing adjacent pattern
- Existing Fire Hydrant
- Roof Eave
- Existing gate
- Existing A/C Unit
- Existing driveway
- Existing face of curb; replace with curb and gutter as required by SDMC 142.0610 and per SDG-151
- Downspout location; to be routed to adjacent planter/pervious area
- New 1" water meter & 1" service line
- Area catch basin
- Drain core at curb per standard drawing D-27
- Area of Disturbance
- New Steps
- R.O.W. Improvements per SDMC Chapter 14, Article 2, Division 6 regulations
- Removal and replacement of driveway as required by 142.0560 (j) Table 142-05M and per SDG-164, SDG-159 and SDG-160 for sidewalk/parkway
- Datum reference
- Approximate toe of slope

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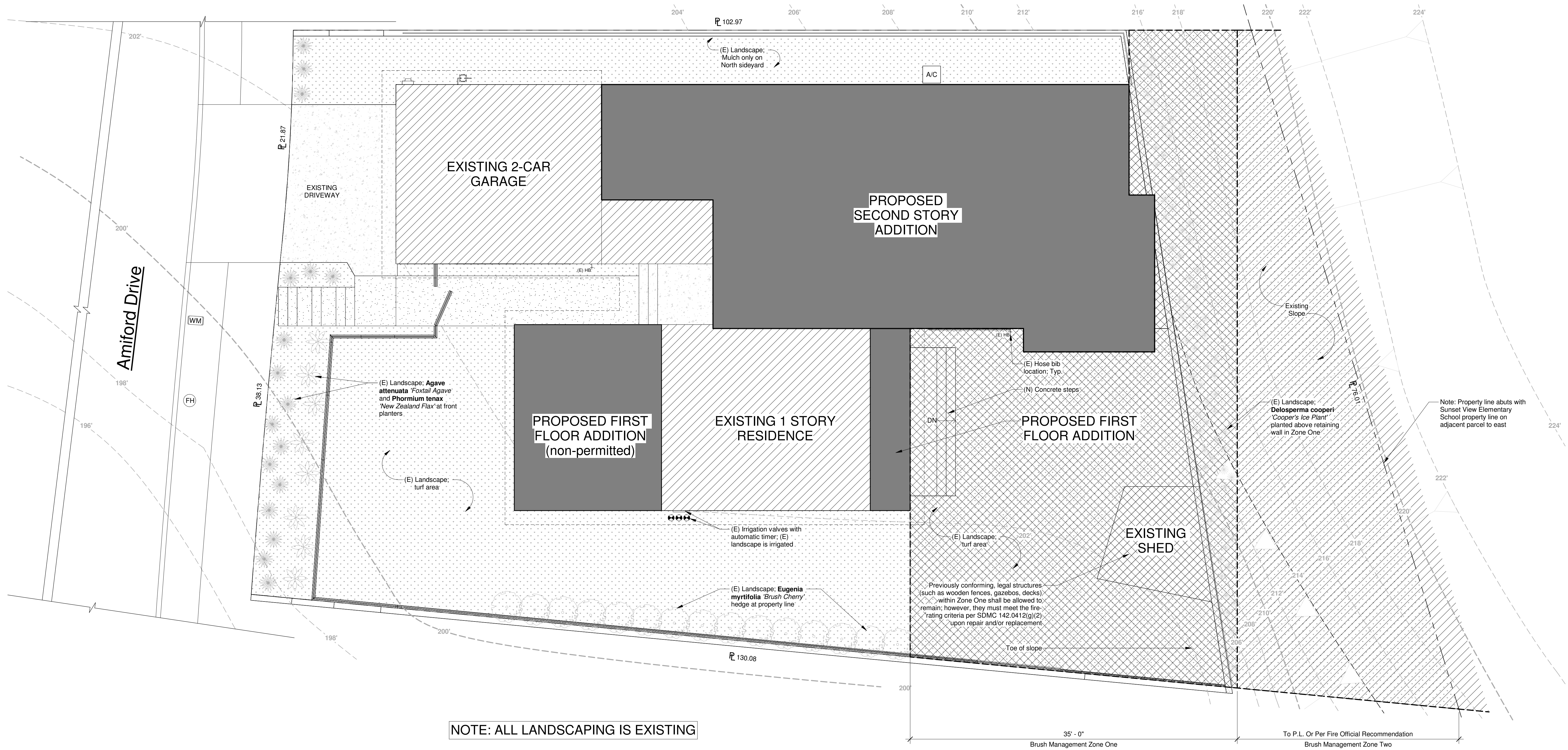
Drawing Date:
07/27/2024

Revisions:

| Revision | Date | Notes |
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| | | |
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| | | |
| | | |

Site Plan

A101



NOTE: ALL LANDSCAPING IS EXISTING

1 Brush Management Plan

3/16" = 1'-0"

Brush Management Notes:

- All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of Owner. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.
- The Owner/Permittee shall schedule a pre-construction meeting on site with the contractor and the Development Services Department to discuss and outline the implementation of the Brush Management Program.
- Fire-resistive Construction [SDMC §142.0412(i) thru (j)] – When the full brush management zone(s) cannot be provided, alternative means of obtaining equivalent fire protection shall be required. (See subsection B below for exemptions.) The Fire-Rescue Department will identify the required fire protection based upon the structure's proximity to native or naturalized vegetation and extent of the fuel load. Fire-rated construction shall include:
 - 1) Roofs – All roofs shall have non-combustible roof covering material. Tile, if used, shall be flat or be grouted such that burning brands cannot penetrate the space in between the tiles.
 - 2) Walls and Openings – Depending on the adjacent fuel load, the fire resistance of walls shall be one hour with 45 minute protected openings or two hour walls with 60 minute protected openings. Operable windows and doors shall be protected with an automatic closing mechanism, such as fusible-link shutters, and selfclosing doors. Fire resistance shall extend horizontally and vertically along the face of the building adjacent to the native/naturalized vegetation with a minimum 10-ft perpendicular return along adjacent wall faces. In no instance shall parapets be required for brush management.
- See sheet B102 for additional Brush Management notes.

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Revisions:

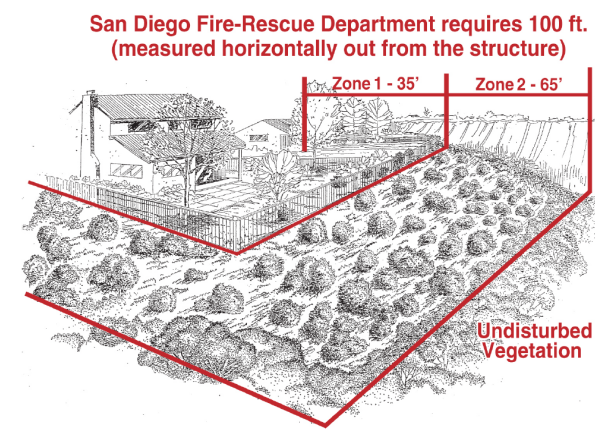
| Revision | Date | Notes |
|----------|------|-------|
| | | |
| | | |
| | | |
| | | |

Brush Management Plan

A102

San Diego Municipal Code
§142.0412 - Brush Management

| | Standard Width | Provided Width |
|----------|----------------|----------------|
| Zone One | 35-feet | |
| Zone Two | 65-feet | |



- (f) The Zone Two width may be decreased by 1 ½ feet for each 1 foot of increase in Zone One width, however, within the Coastal Overlay Zone, a maximum reduction of 30 feet of Zone Two width is permitted.
- (g) **Zone One Requirements**
- (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
 - (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
 - (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant.
 - (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 - (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 - (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 - (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
 - (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 - (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.
- (h) **Zone Two Requirements**
- (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 - (2) No structures shall be constructed in Zone Two.
 - (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 - (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 - (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.

- (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.
- (i) An applicant may request approval of alternative compliance for brush management in accordance with Process One if all of the following conditions exist:
 - (1) The proposed alternative compliance provides sufficient defensible space between all structures on the premises and contiguous areas of native or naturalized vegetation as demonstrated to the satisfaction of the Fire Chief based on documentation that addresses the topography of the site, existing and potential fuel load, and other characteristics related to fire protection and the context of the proposed development.
 - (2) The proposed alternative compliance minimizes impacts to undisturbed native or naturalized vegetation where possible while still meeting the purpose and intent of Section 142.0412 to reduce fire hazards around structures and provide an effective fire break.
 - (3) The proposed alternative compliance is not detrimental to the public health, safety, and welfare of persons residing or working in the area.
- (j) If the Fire Chief approves alternative compliance in accordance with this section, the modifications shall be recorded with the approved permit conditions if approved as part of a development permit, or noted in the permit file if approved as part of a construction permit.
- (k) For existing structures, the Fire Chief may require brush management in compliance with this section for any area, independent of size, location, or condition if it is determined that an imminent fire hazard exists.
- (l) Brush management for existing structures shall be performed by the owner of the property that contains the native and naturalized vegetation. This requirement is independent of whether the structure being protected by brush management is owned by the property owner subject to these requirements or is on neighboring property.

San Diego Landscape Standards
Section III - Brush Management

3-1 BRUSH MANAGEMENT - DESCRIPTION

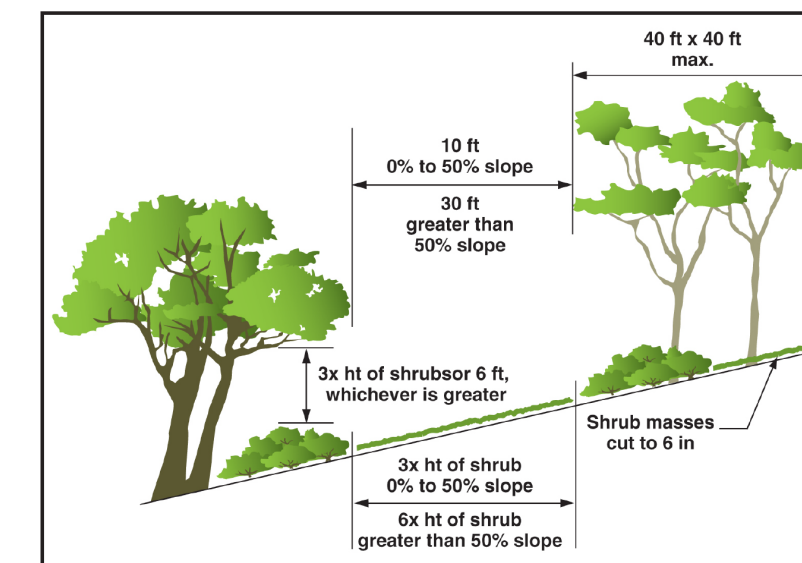
Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 BRUSH MANAGEMENT- REQUIREMENTS

3.2-1 Basic requirements - All Zones

- 3.2-1.01 For zone two, plants shall not be cut below six inches.
- 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches.
- 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1
Pruning Trees to Provide Clearance for Brush Management



- 3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1).
 - 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements - All Structures
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
 - 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
 - 3.2-2.03 Maintain all plantings in a succulent condition.
 - 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.
- 3.2-3 Zone 2 Requirements - All Structures
- 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

1. General Maintenance - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
2. Brush Management Zone 1 - This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
3. Brush Management Zone 2 - Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
4. Long-term Maintenance Responsibility - All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of [please Specify, e.g. Owner, H.O.A.]. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.



Drawn By:
HA

Drawing Date:
07/27/2024

Revisions:

| Revision | Date | Notes |
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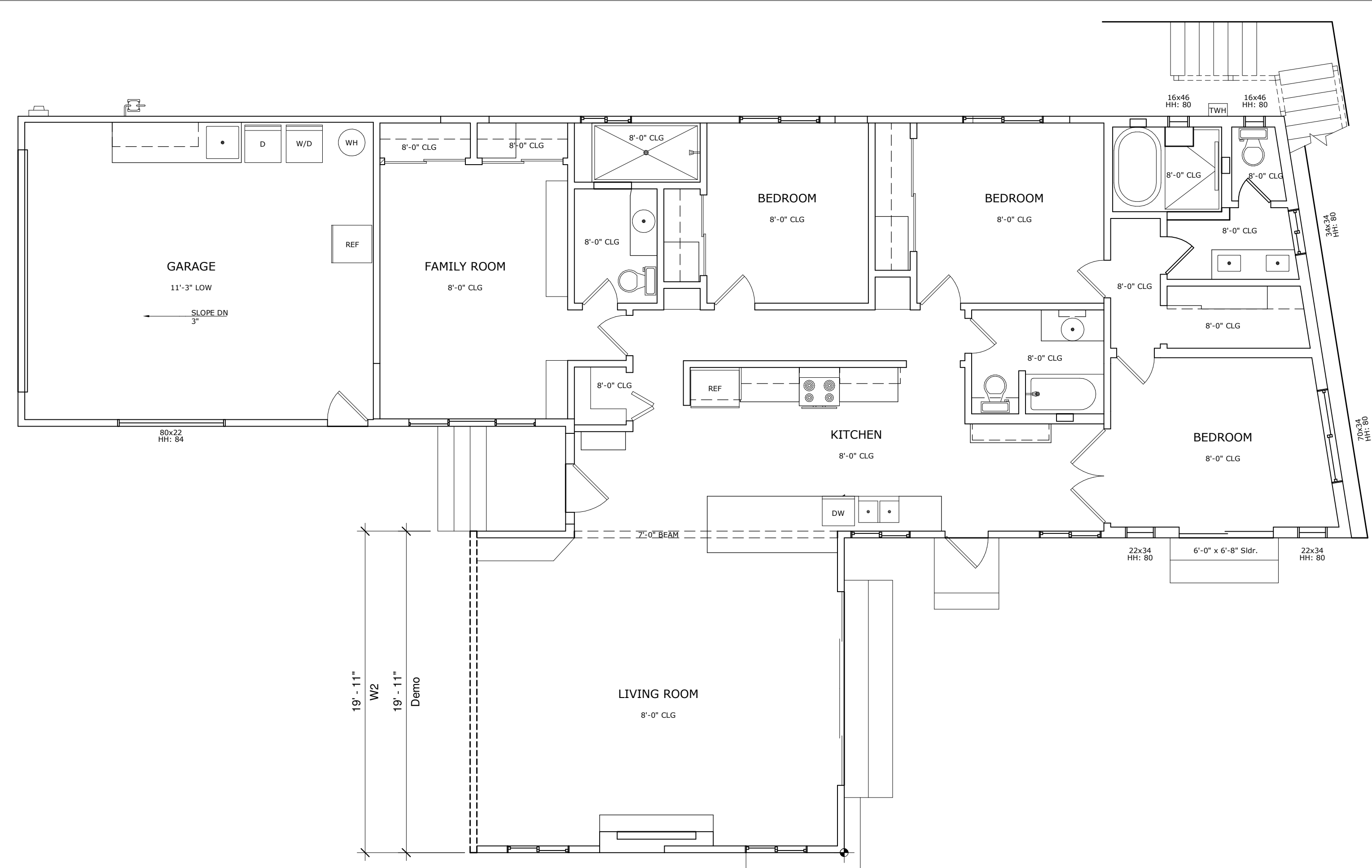


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Drawing Date:
07/27/2024

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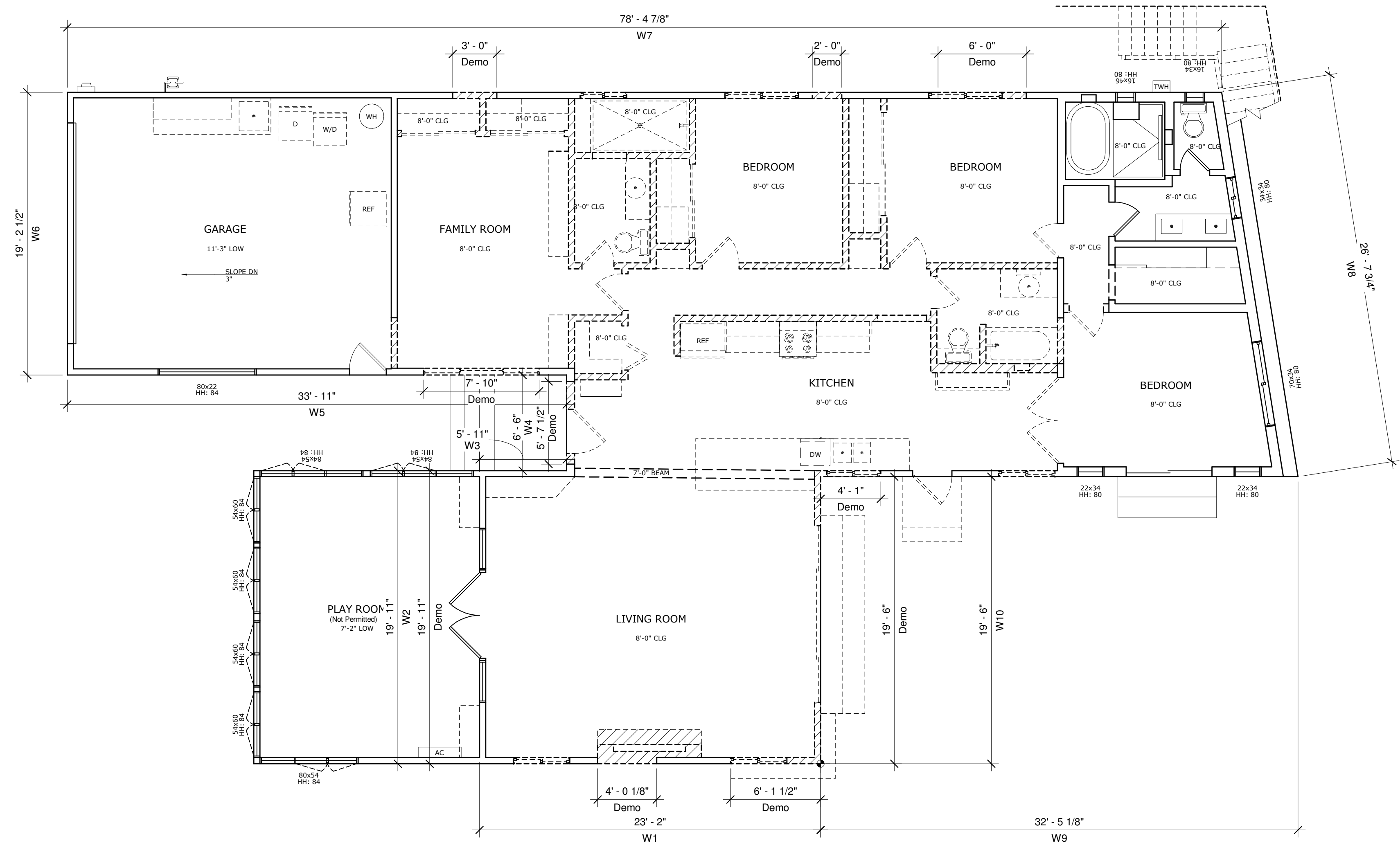
Existing/Demo Plans



1 Existing/Demo Previously Non-Permitted
3/16" = 1'-0"

| Demolition Schedule | | | |
|---------------------|----------------------|---------------------|-----------------------|
| Wall | Existing Wall Length | Removed Wall Length | Remaining Wall Length |
| W1 | 23' - 2" | 10' - 1 5/8" | 13' - 0 3/8" |
| W2 | 19' - 11" | 19' - 11" | 0 |
| W3 | 5' - 11" | 0 | 5' - 11" |
| W4 | 6' - 6" | 5' - 7 1/2" | 10 1/2" |
| W5 | 33' - 11" | 7' - 10" | 26' - 1" |
| W6 | 19' - 2 1/2" | 0 | 19' - 2 1/2" |
| W7 | 78' - 4 7/8" | 11' - 0" | 67' - 4 7/8" |
| W8 | 26' - 7 3/4" | 0 | 26' - 7 3/4" |
| W9 | 32' - 5 1/8" | 4' - 1" | 28' - 4 1/8" |
| W10 | 19' - 6" | 19' - 6" | 0 |
| Total | 265' - 7 1/4" | 78' - 1 1/8" | 187' - 6 1/8" |

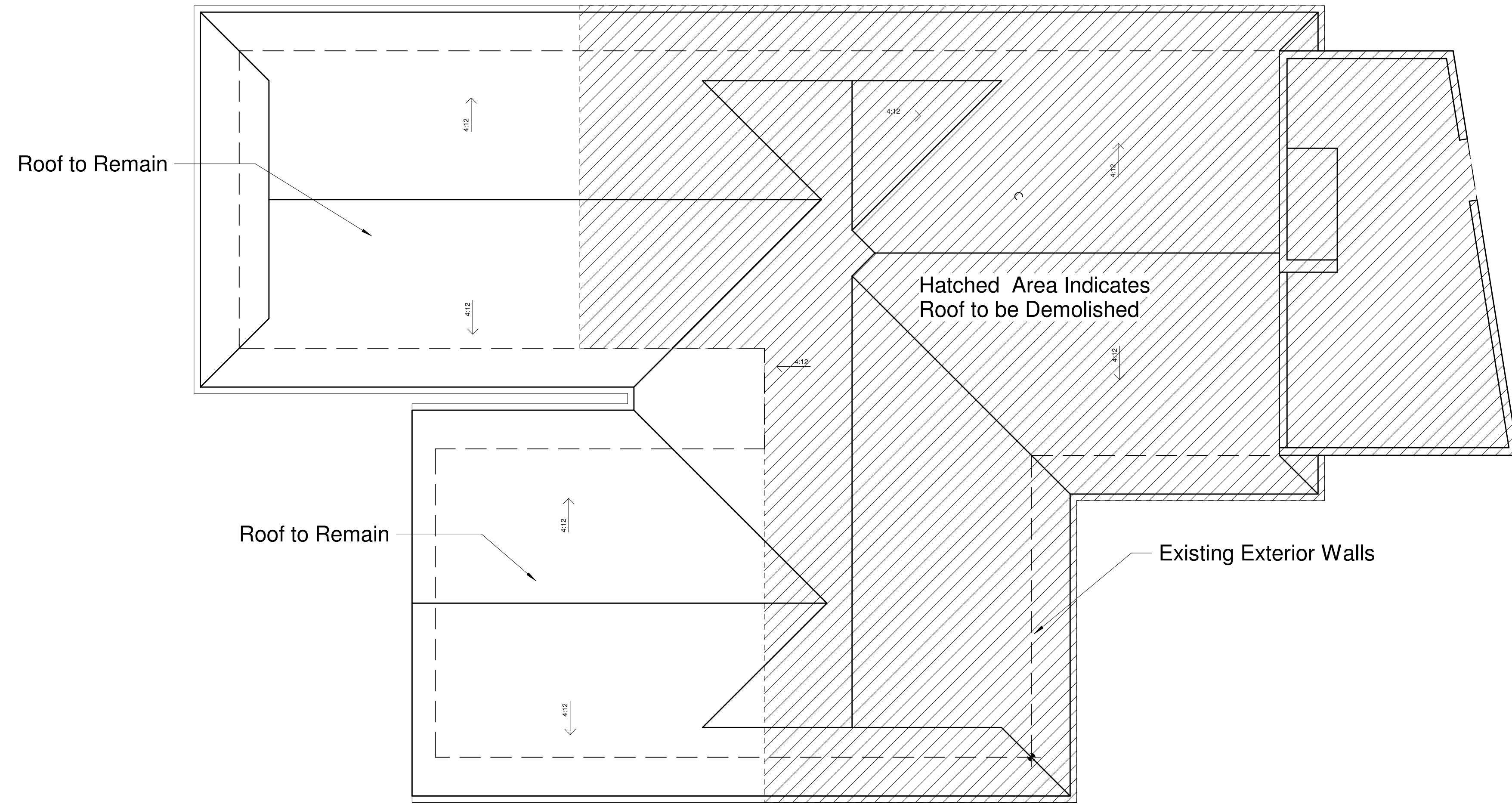
70.4% of Existing Wall Length to Remain



2 Existing/Demo Plan
3/16" = 1'-0"

Legend

- Walls to be Demolished
- Existing Walls to Remain
- Elements to be Demolished



1 Existing/Demo Roof Plan
3/16" = 1'-0"



Drawn By:
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Drawing Date:
07/27/2024

Revisions:

| Revision | Date | Notes |
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Existing/Demo
Roof Plan

A105



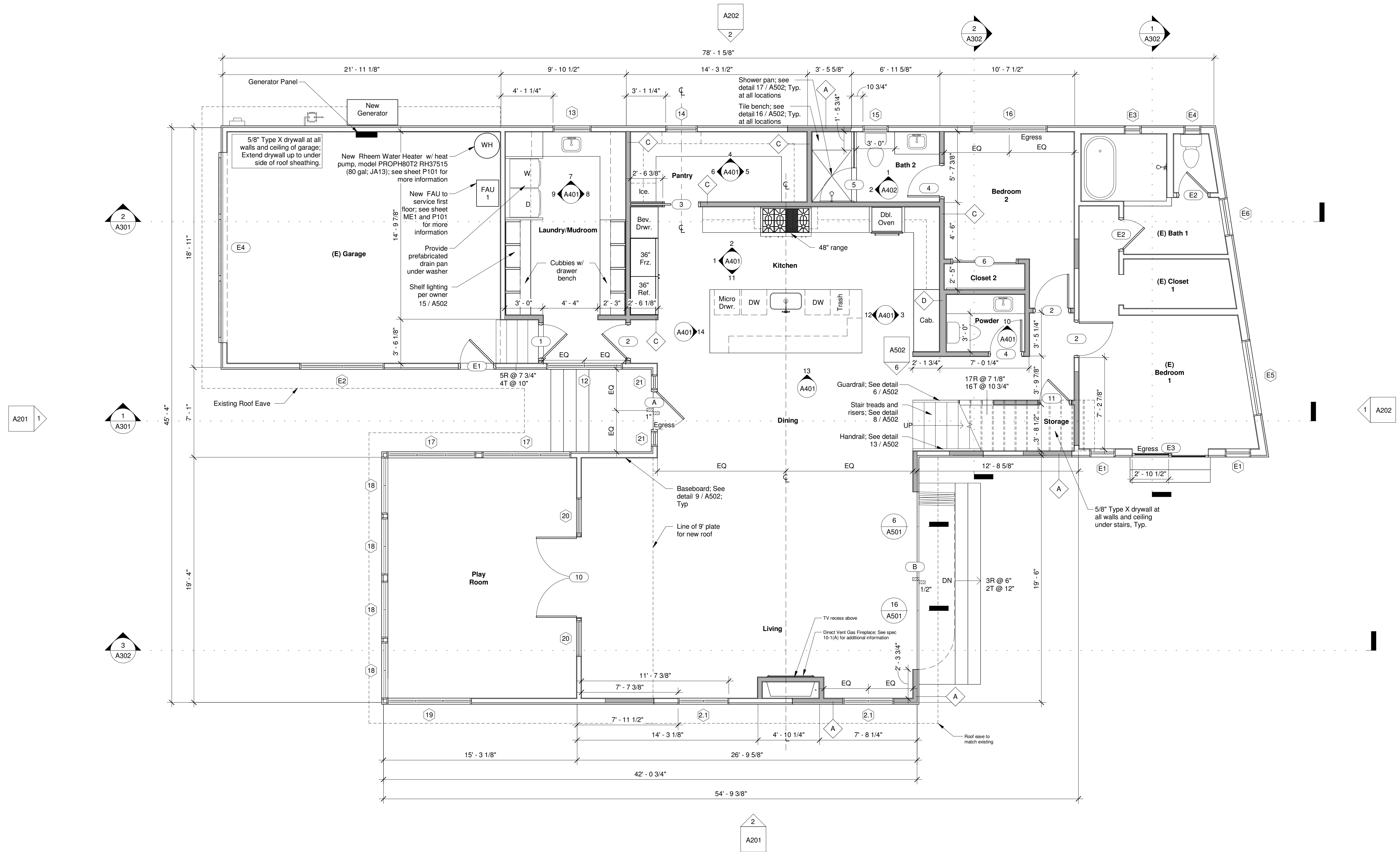
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Drawing Date:
07/27/2024

Revisions:

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Proposed First Floor Plan

A106



1 Proposed First Floor Plan
1/4" = 1'-0"

Wall Legend

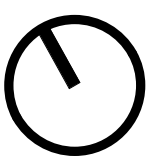
- Proposed Stud Wall
- Existing Stud wall

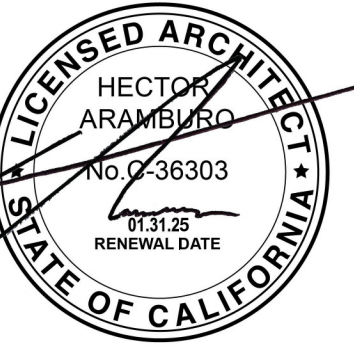
Wall Type Schedule

| Type | Fire Rating | Sound Rating | Detail | Comments |
|------|-------------|--------------|----------|-------------------------|
| A | N/A | N/A | 1 / A501 | Stucco |
| B | N/A | N/A | 2 / A501 | Horizontal Siding |
| C | N/A | N/A | 3 / A501 | Interior |
| D | N/A | N/A | 4/A501 | Interior Staggered Wall |

General Notes

1. All dimensions are to face of stud, concrete, or masonry, unless noted otherwise. Do not scale drawings.
2. Refer to drawing G101 for typical symbols and abbreviations.
3. Refer to drawings G104 through G106 for specifications.
4. Contractor to coordinate wall types. Where required to align wall finishes, provide additional layer of gypsum board as required.
5. Provide shelving in all closets per architect's direction.
6. All interior walls to be type 'C', unless noted otherwise.
7. Penetrations of fire-resistive walls, floor/ceilings, and roof/ceilings shall be protected as required by CBC section 714.





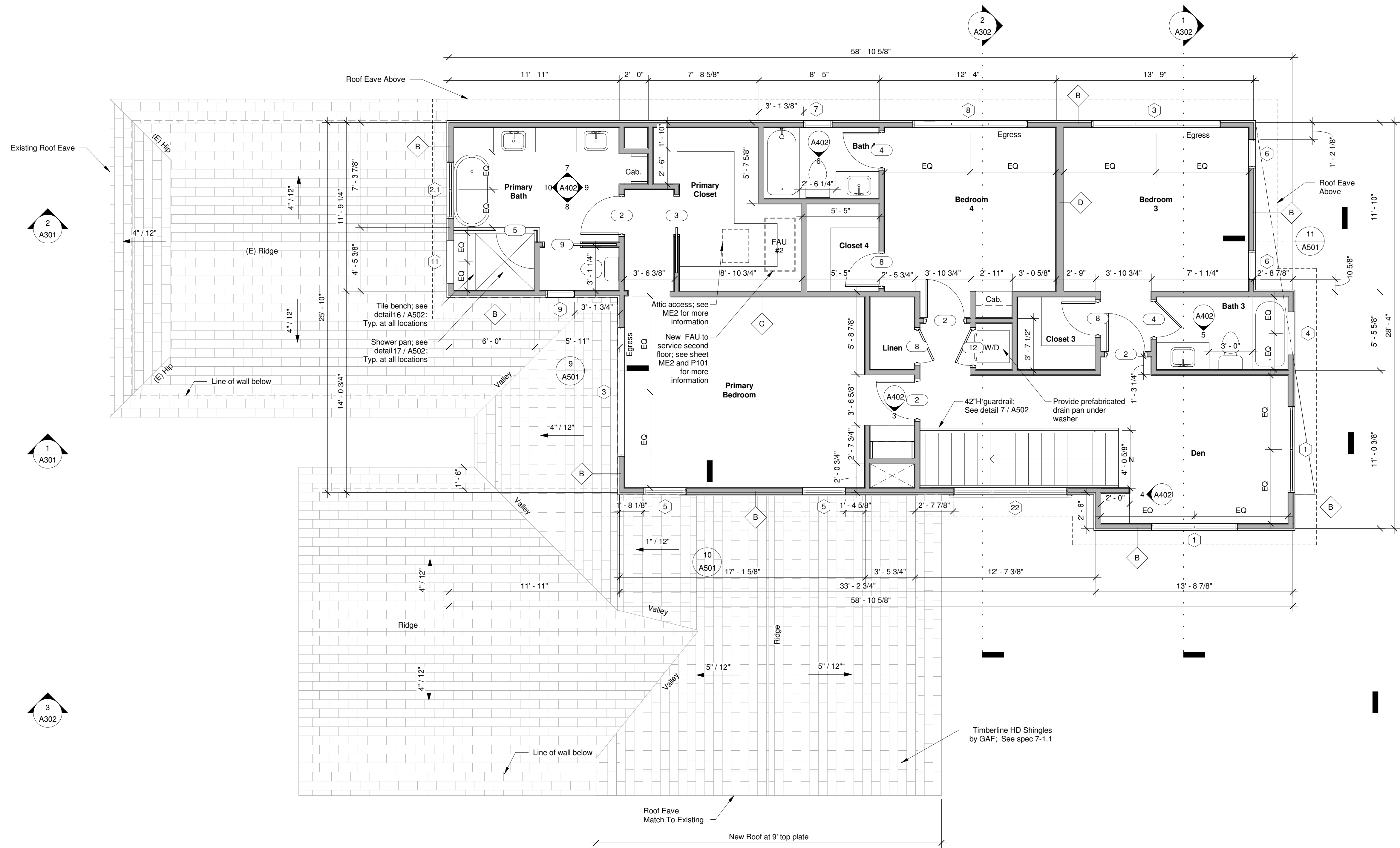
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Drawing Date:
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Proposed
Second Floor
Plan

A107



1 Proposed Second Floor Plan
1/4" = 1'-0"

Wall Legend

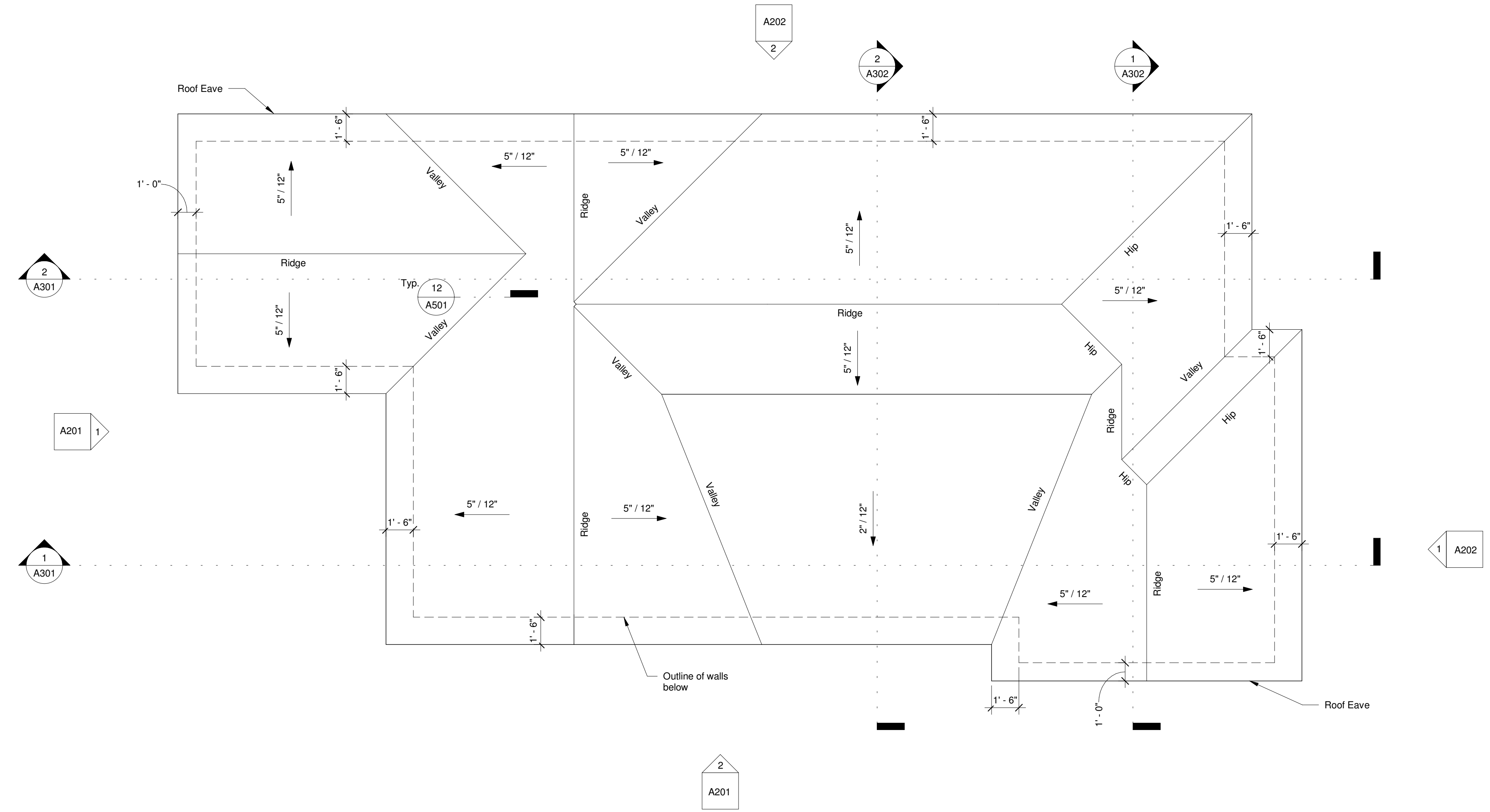
Proposed Stud Wall

Wall Type Schedule

| Type | Fire Rating | Sound Rating | Detail | Comments |
|------|-------------|--------------|----------|-------------------------|
| A | N/A | N/A | 1 / A501 | Stucco |
| B | N/A | N/A | 2 / A501 | Horizontal Siding |
| C | N/A | N/A | 3 / A501 | Interior |
| D | N/A | N/A | 4/A501 | Interior Staggered Wall |

General Notes

- All dimensions are to face of stud, concrete, or masonry, unless noted otherwise. Do not scale drawings.
- Refer to drawing G101 for typical symbols and abbreviations.
- Refer to drawings G104 through G106 for specifications.
- Contractor to coordinate wall types. Where required to align wall finishes, provide additional layer of gypsum board as required.
- Provide shelving in all closets per architect's direction.
- All interior walls to be type **C**, unless noted otherwise.
- Penetrations of fire-resistive walls, floor/ceilings, and roof/ceilings shall be protected as required by CBC section 714.



1 Roof Plan
1/4" = 1'-0"

General Notes

1. Roofs shall be non-vented per detail 13/A501
2. Roof ventilation openings shall be covered with corrosion resistant metal mesh with 1/8" min. to 1/4" max. openings.
3. Locate all plumbing vents so that none are visible from the street

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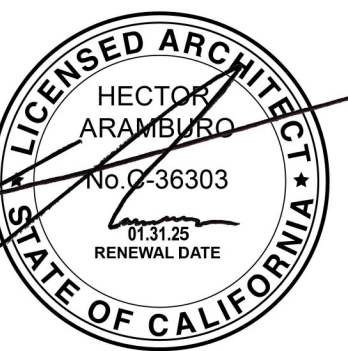
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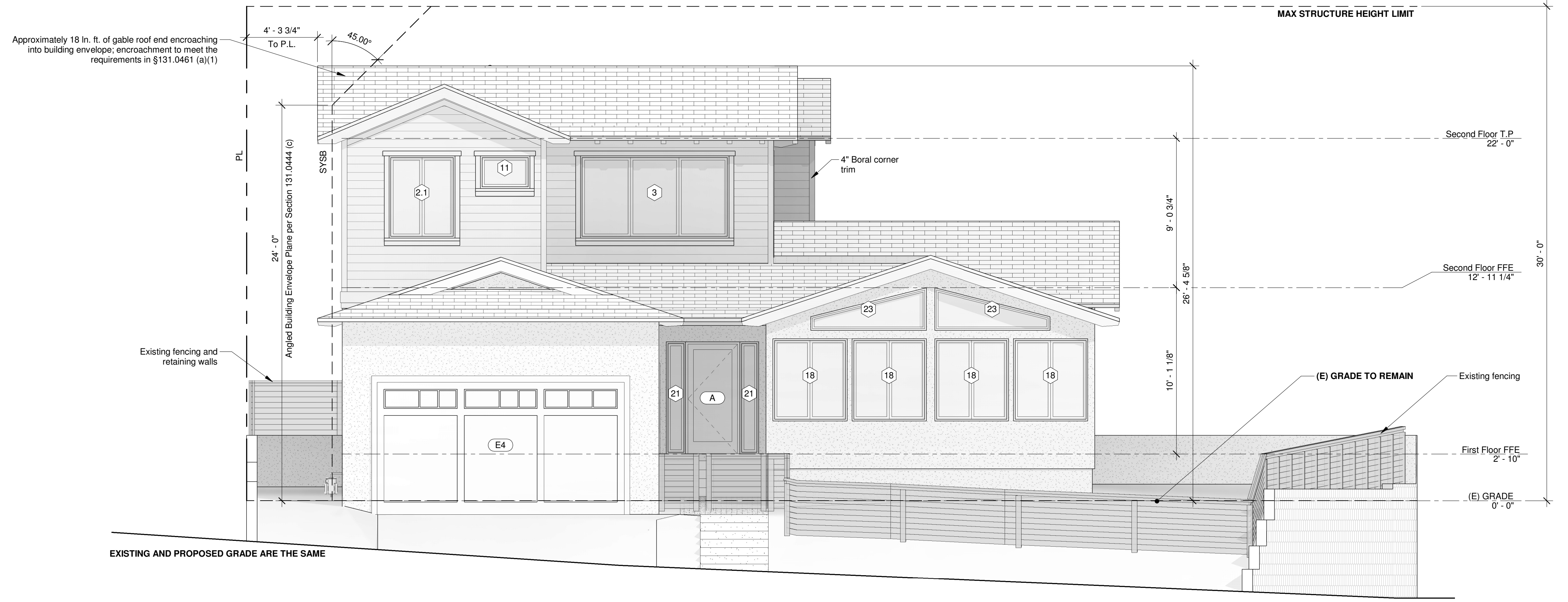
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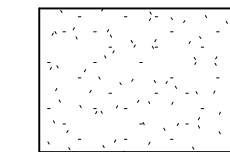
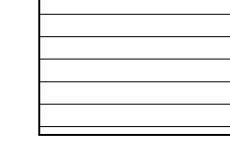
Roof Plan

A108





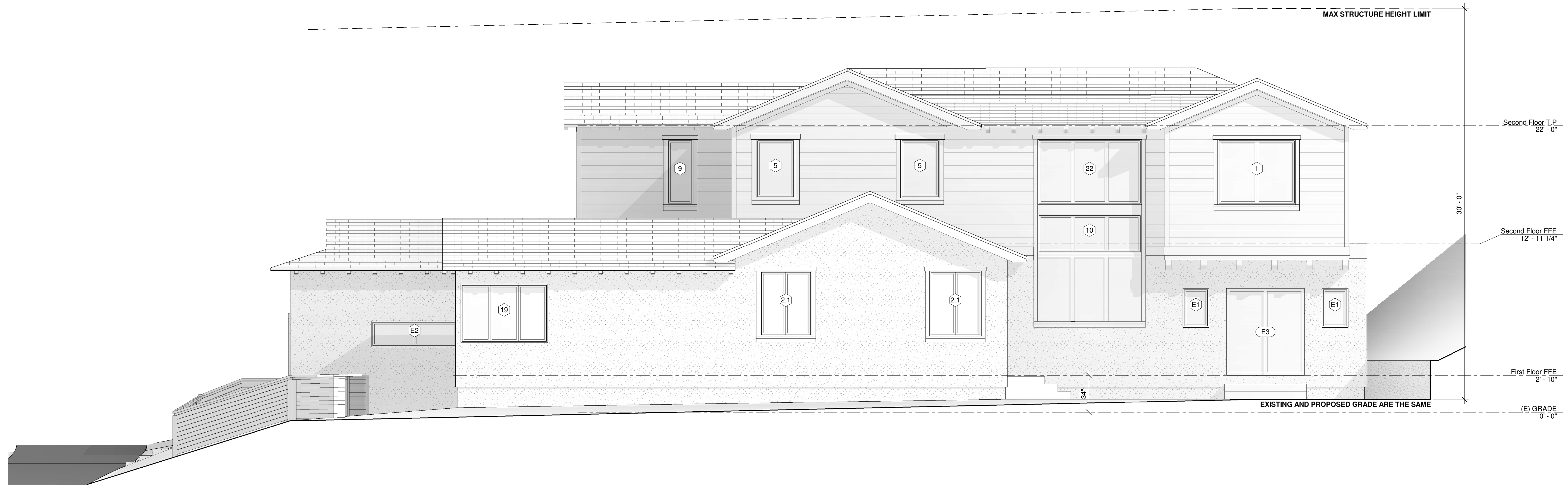
Material Legend

-  Stucco
-  Horizontal Siding; TBD by Architect

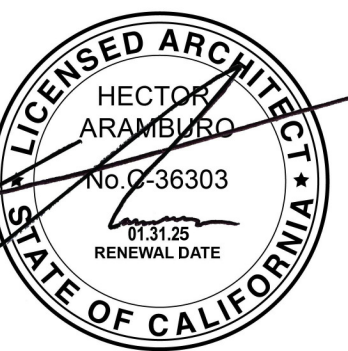
1 West Elevation (Front)
1/4" = 1'-0"

General Elevation Notes

1. See sheet SC1 for window and door schedules.
2. See details 2-4/A502 for typical exterior window head, sill, and jamb details and 1/A502 for typical window installation details.
3. At front covered patios, provide MIN 2% positive drainage away from all portions of the structure.
4. See plot plan for information pertaining to wood gates and fences.
5. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast in color to background. Numbers shall be a min. of 4" high with a min. stroke width of 1/2" per CFC Section 505.1.



2 South Elevation (Side)
1/4" = 1'-0"



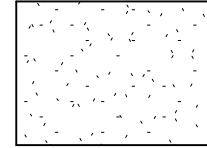
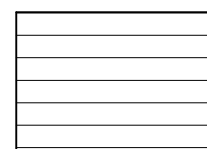
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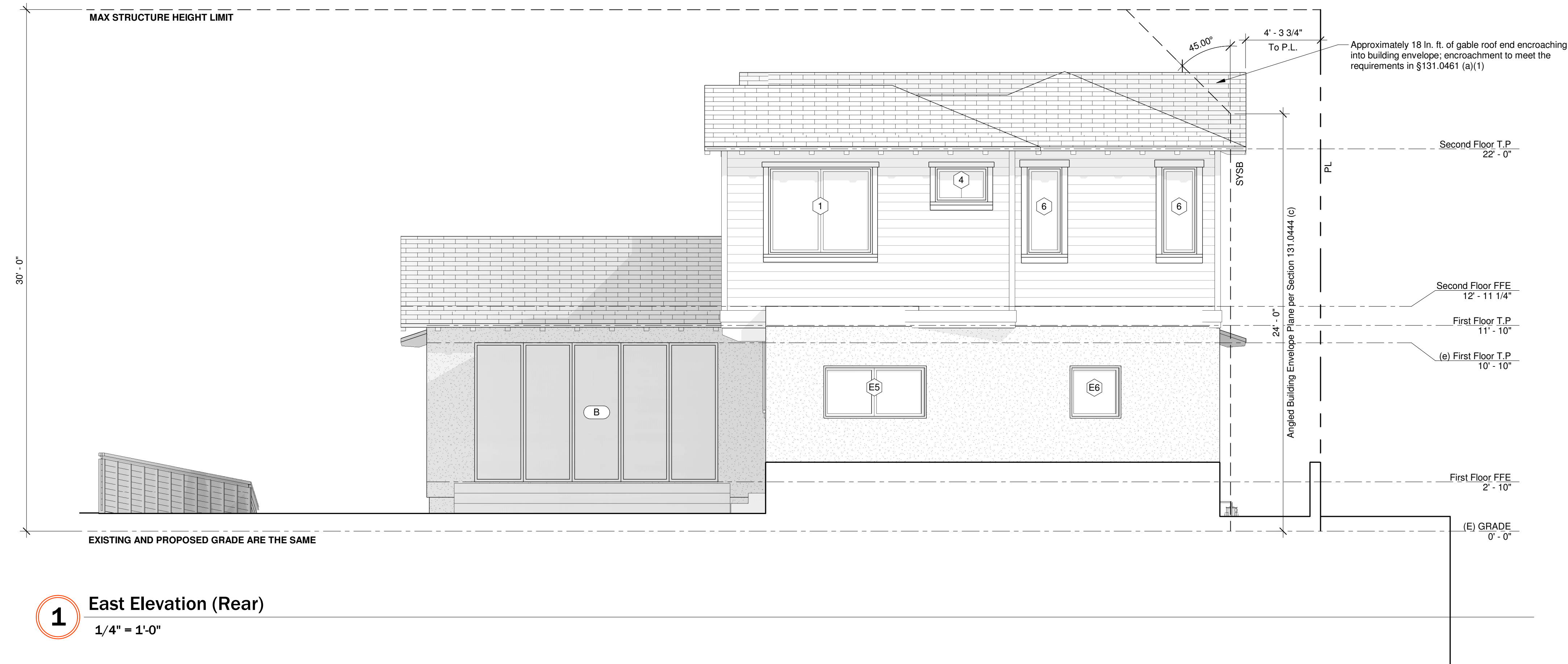
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Exterior Elevations

Material Legend

-  Stucco
-  Horizontal Siding; TBD by Architect



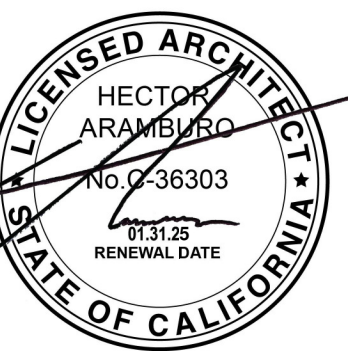
1 East Elevation (Rear)
1/4" = 1'-0"



2 North Elevation (Side)
1/4" = 1'-0"

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San Diego, CA 92102
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Crawford Residence
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Drawn By:
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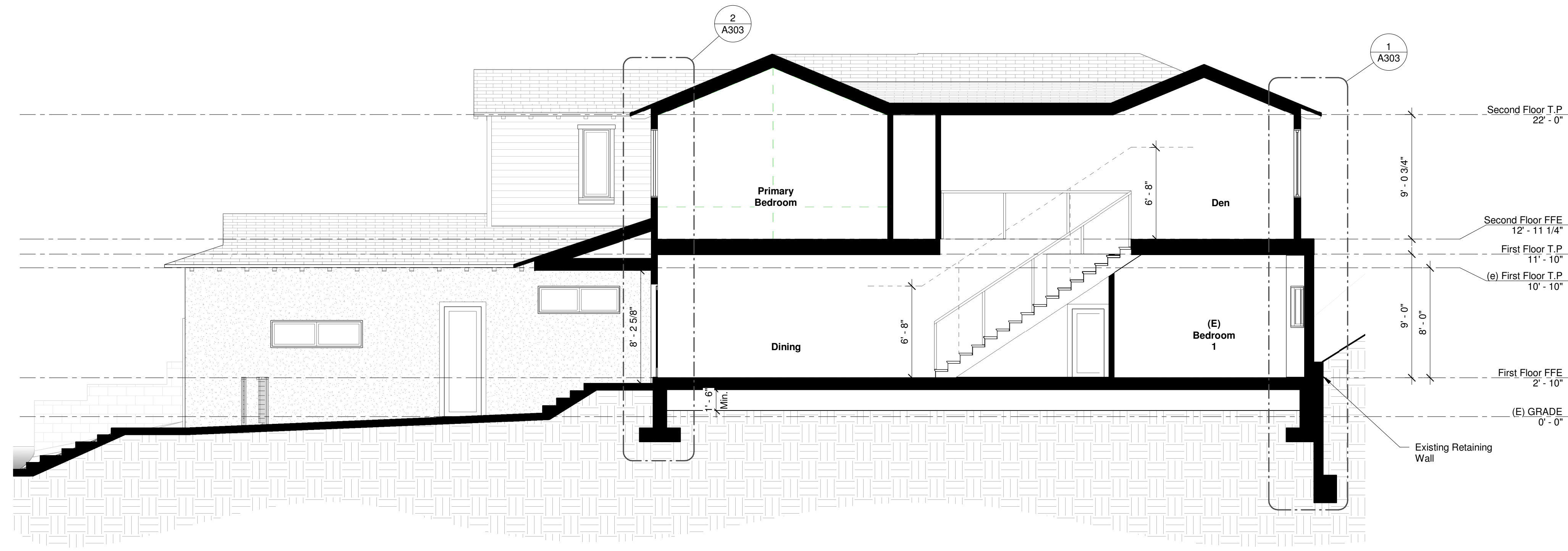
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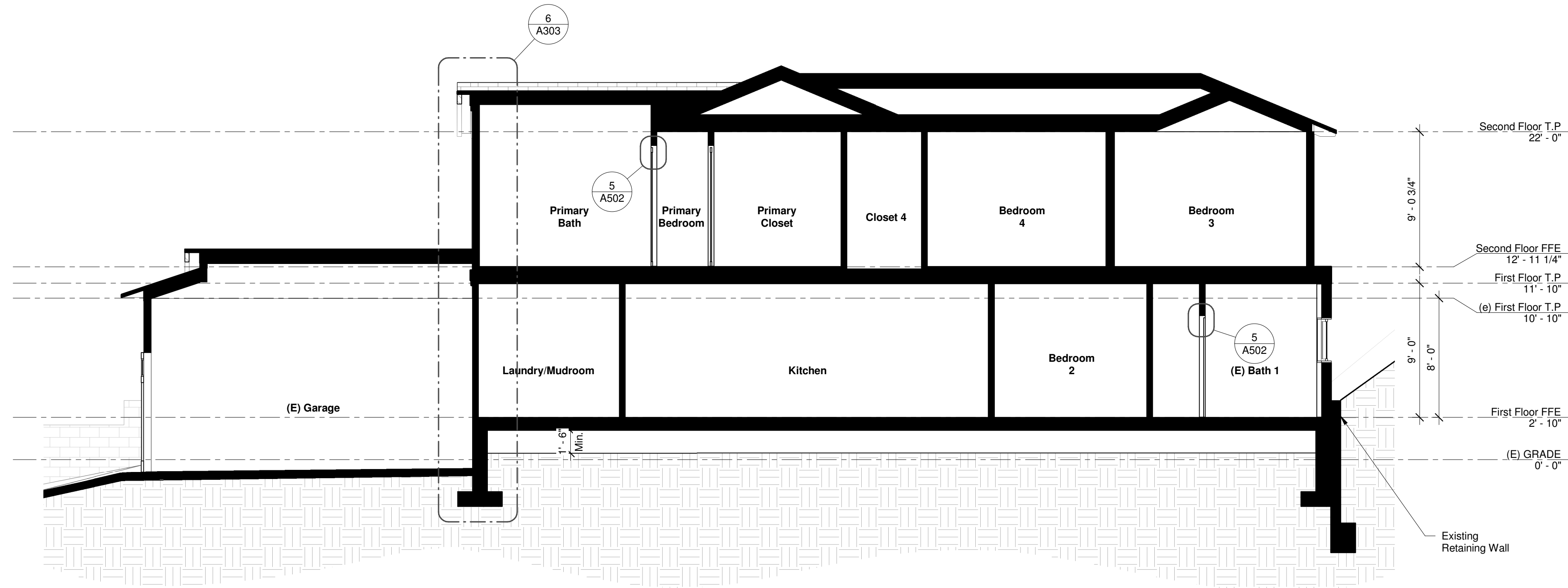
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Exterior
Elevations

A202



1 Building Section
3/16" = 1'-0"



2 Building Section
3/16" = 1'-0"

General Notes

- Reference Points:
Vertical dimensions are to the top of joints and reveals, U.O.N
- Metal Finishes:
All exterior steel and miscellaneous metals shall be hot dip Galvanized and painted, U.O.N
- Insulation:
Provide the following R-values per T24 at exterior walls and roof construction surrounding conditioned spaces in the building envelope U.O.N.,
Roofs: R-30
Walls: R-13,
Floor: R- 19

See ME3 - ME6 for more information.
- Weather-Tightness:
All exterior joints and openings in the building envelope that are observable sources of air leakage shall be caulked, casketed, weather-stripped, or otherwise sealed.

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San Diego, CA 92107



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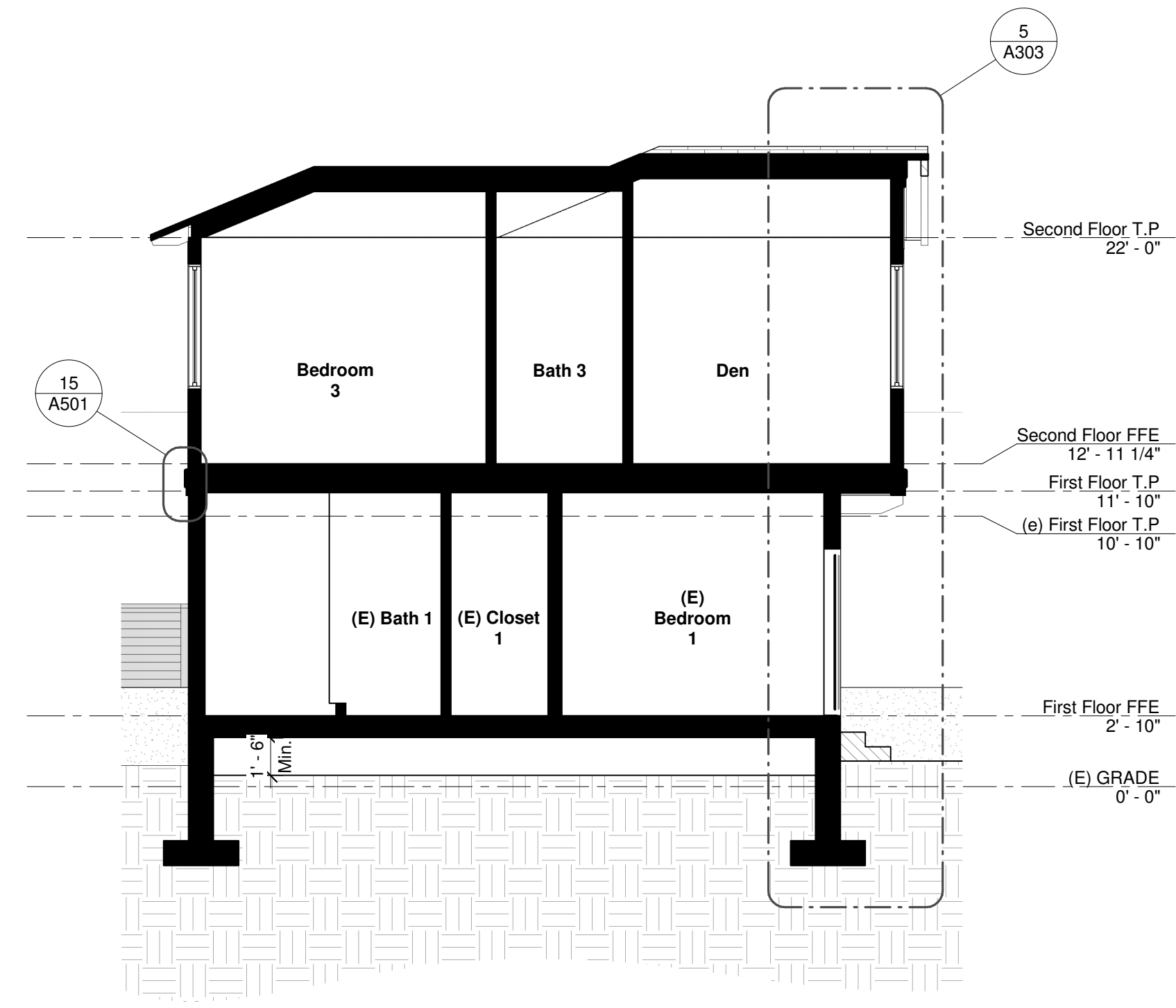
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07/27/2024

Revisions:

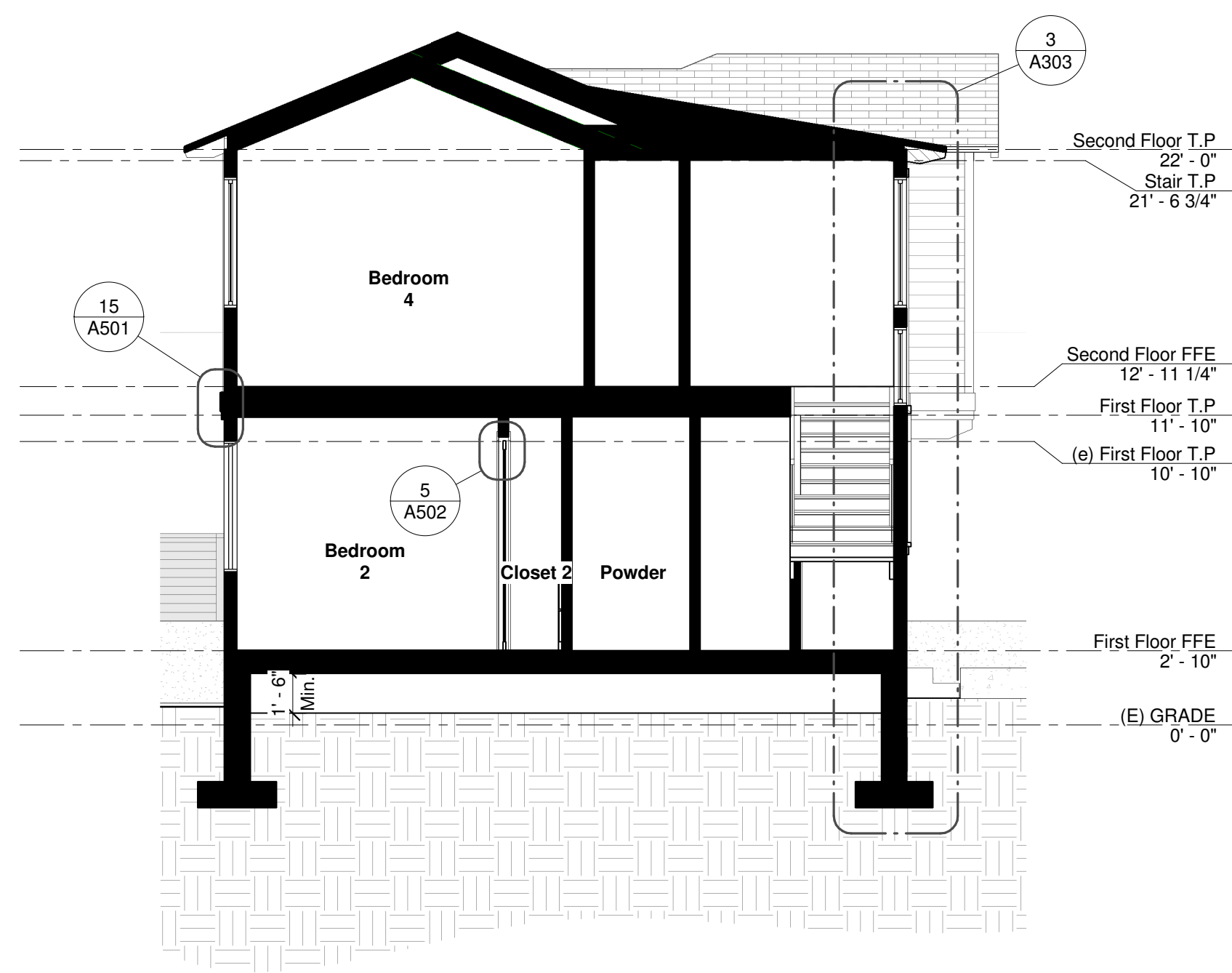
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Building Sections

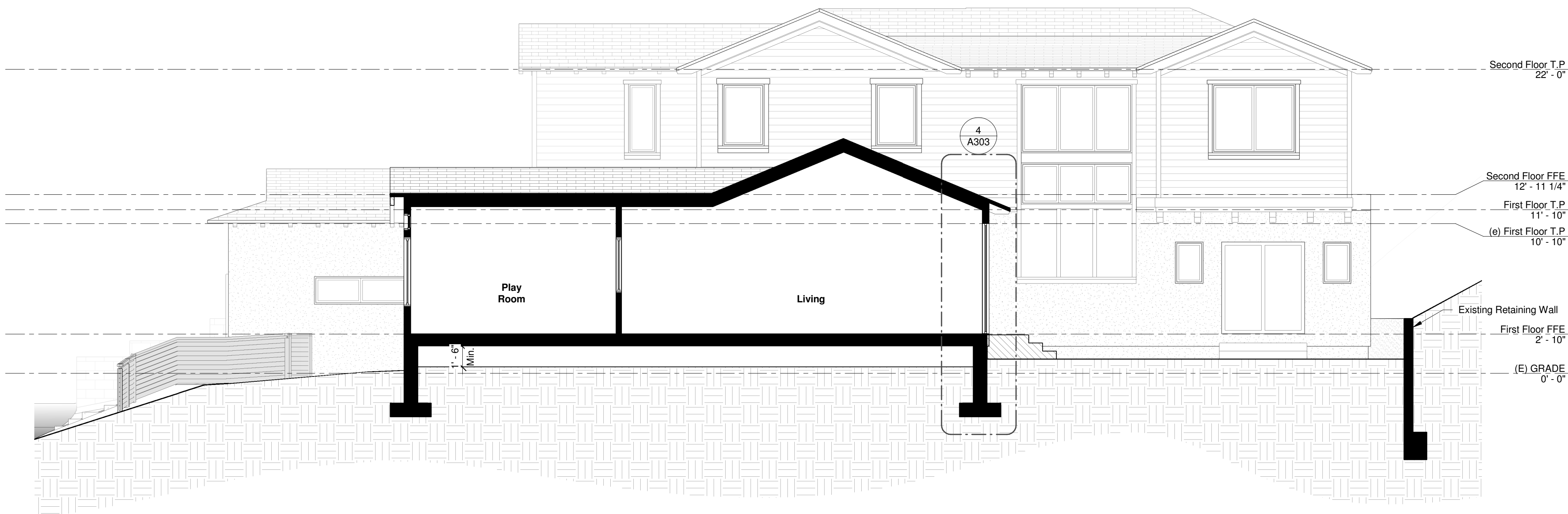
A301



1 Building Section
3/16" = 1'-0"



2 Building Section
3/16" = 1'-0"



3 Building Section
3/16" = 1'-0"

General Notes

- Reference Points:
Vertical dimensions are to the top of joints and reveals, U.O.N
- Metal Finishes:
All exterior steel and miscellaneous metals shall be hot dip Galvanized and painted, U.O.N
- Insulation:
Provide the following R-values per T24 at exterior walls and roof construction surrounding conditioned spaces in the building envelope U.O.N.,
Roofs: R-30
Walls: R-13,
Floor: R- 19

See ME3 - ME6 for more information.
- Weather-Tightness:
All exterior joints and openings in the building envelope that are observable sources of air leakage shall be caulked, casketed, weather-stripped, or otherwise sealed.

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Building Sections

A302



Front Perspective View



Rear Perspective View



North Perspective View



South Perspective View

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Renderings

A901