

NEW HOME FOR THE **MIGNANELLI FAMILY**

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

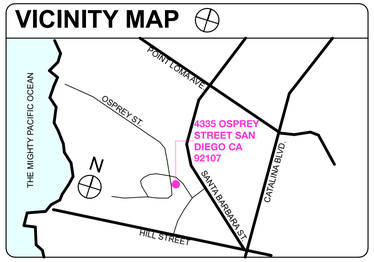
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2026 CALIFORNIA RESIDENTIAL CODE AND/ OR
2026 CALIFORNIA BUILDING CODE
2026 CALIFORNIA GREEN BUILDING STANDARDS CODE
2026 CALIFORNIA ELECTRICAL CODE
2026 CALIFORNIA MECHANICAL CODE
2026 CALIFORNIA PLUMBING CODE
2026 CALIFORNIA FIRE CODE
2026 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

LEGAL DESCRIPTION

LOT 29, BLOCK "O" RIVIERA VILLAS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1929, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, JULY 14, 1926.

VICINITY MAP



PROJECT TEAM

DESIGNER:
BUFFETT DESIGN INC.
1034 ARCADIA RD
ENCINTAS, CA 92024
760.274.3938
TYLER BUFFETT

STRUCTURAL ENGINEER:
QUALLS ENGINEERING
4403 MANCHESTER AVE., SUITE 203
ENCINTAS, CA 92024
760.652.9257
BRIAN QUALLS

TITLE 24 ENGINEER:
ENERGY COMPLIANCE
SERVICES 5702 HERSHOLT AVE
LAKEWOOD,CA 90712
562.522.6417
ATOUSA YAZDNAFAR

SOILS & GEOTECHNICAL ENGINEER:
GEOSOILS INC.
1817 ASTON AVENUE, SUITE 104
CARLSBAD, CA 92008
760.438.3155
STEPHEN COOVER

CIVIL ENGINEER:
VAN RYN ENGINEERING
16766 BERNARDO CENTER DR., STE 115
SAN DIEGO, CA 92128
858.521.8100
JOHN VAN RYN

SCOPE OF WORK

- DEMOLISH EXISTING 1,947.28SF ONE-STORY SINGLE-FAMILY RESIDENCE WITH DETACHED 400SF GARAGE BUILT IN 1955
- BUILD NEW 3,842.71SF TWO-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED 517SF TWO-CAR GARAGE ON THROUGH LOT.
- CHANGE ADDRESS AND CURB CUT FROM OSPREY TO BARCELONA.
- NEW SITE WALLS, RETAINING WALLS, AND HARDSCAPE. POOL AS SEPARATE PERMIT
- COASTAL DEVELOPMENT PERMIT
- BUILDING PERMIT

DEFFERED SUBMITTALS

- NO DEFFERED SUBMITTALS

-

-

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS REQUIRED

REQUIRED SPECIAL FEATURES

NO SPECIAL FEATURES REQUIRED

HERS FEATURE SUMMARY

NO HERS FEATURES REQUIRED

PROJECT DATA

OWNER: KARA AND BYRON MIGNANELLI
4269 SANTA CRUZ AVE.
SAN DIEGO, CA 92107
858.204.7544

PROJECT SITE: 4335 OSPREY STREET SAN DIEGO CA 92107

APPLICANT: BUFFETT DESIGN INC.

A.P.N.: 531-072-11-00
ZONING: RS-1-5
SITE AREA: GROSS 14,859.75 SF
NET 13,511.50 SF

BLDG USE: SINGLE FAMILY RESIDENTIAL
OCC. GROUP: R
CONST. TYPE: V
CLIMATE ZONE: CZ7
BLDG. CODE: 2026 CBC & 2026 CRC
FIRE SPRINKLERS: YES
GENERAL PLAN/ ZONING: RS-1-5
LAND USE: EXISTING: SFR
PROPOSED: SFR
OVERLAYS: CHLOZ, PIOZ, COZ, PENISULA CP
STORIES: 2 STORIES
PARKING: 2 OFFSTREET PARKING SPOTS
SANITATION: SAN DIEGO PUBLIC UTILITES DEPT.
WATER: SAN DIEGO PUBLIC UTILITES DEPT.
INCOME STATUS: **NOT** VERY/LOW INCOME STATUS **"0"**
YEAR BUILT: 1955
HAZARDS: N/A
LANDSCAPE: 6,965 SF
TRANSIT: NO TRANSIT NEARBY

SETBACKS:	**REQUIRED**	**PROPOSED**
FRONT SETBACK:	20'	~~25'~~
SIDE SETBACK: NORTH	5'	~~10'~~
SIDE SETBACK: SOUTH	5'	~~10'~~
REAR SETBACK:	20	~~25'~~
HEIGHT ALLOWED:	24' / 30'	
HEIGHT PROPOSED:	~~25'-11 1/2"~~	

FAR ALLOWED: **(.5)** 14,859.75 SF GROSS **= 7,429.87 SF**

FAR PROPOSED:
3,842.71 SF + 517 SF = 4,359.71 SF
4,359.71 SF/14,859.75 SF GROSS **= .29**

EXISTING AREAS TO BE DEMOLISHED:
FIRST FLOOR: ~~1,269.25 SF~~
GARAGE ~~527.25 SF~~
TOTAL

PROPOSED AREAS:
FIRST FLOOR: 1,899.12 SF
SECOND FLOOR: 1,943.59 SF
TOTAL HABITABLE **3,842.71 SF**

GARGE: 517 SF

TOTAL **4,359.71 SF**

COVERED OUTDOOR DECK: 471.86 SF
UNCOVERED OUTDOOR DECKS: 278 SF

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SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
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SN2	STRUCTURAL NOTES

BUFFETT DESIGN
buffettdesign@gmail.com
760.274.3938

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CITY STAMP TYP.

MIGNANELLI RESIDENCE

4335 OSPREY STREET
SAN DIEGO CA 92107
APN :: 531-072-11-00

PLANS PREPARED BY:
TYLER BUFFETT

N

DATE: *** DATE OF ISSUE **
SCALE: AS NOTED

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

TITLE SHEET

A.01

PRINTED 11/5/26

4335 OSPREY STREET - TOPOGRAPHIC SURVEY

SAN DIEGO, CA 92107

CLIENT/OWNER INFORMATION:

ARA & BYRON MIGNANELLI
335 OSPREY STREET
AN DIEGO, CA 92107

SITE INFORMATION:

TE ADDRESS:
335 OSPREY STREET
AN DIEGO, CA 92107

APN: 531-072-11
AREA: 14,860 SQ. FT. / 0.341 AC

EGAL DESCRIPTION:

OT 29, BLOCK "O" OF RIVIERA VILLAS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, TATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1929, FILED IN THE OFFICE OF THE ECORDER OF SAN DIEGO COUNTY, JULY 14, 1926.

SURVEY NOTE:

URVEY COMPLETED BY:
AN RYN ENGINEERING, INC
766 BERNARDO CENTER DR., STE. 115
AN DIEGO, CA 92128
58.521.8100

DATE COMPLETED: 5/15/2026

URVEY NOTES:

1. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE RESULT OF A PRECISE RETRACEMENT OF THE PROPERTY DESCRIBED ABOVE. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY.
2. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
3. TITLE REPORT PROVIDED BY FIDELITY NATIONAL TITLE COMPANY AS ORDER NO. 9922602307 DATED FEBRUARY 26, 2026

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, CCS83, ZONE 6, EPOCH 1991.35, AS DETERMINED BY A LINE BETWEEN CONTROL POINT STATIONS "1019" AND "243", BEING A GRID BEARING OF NORTH 08° 30' 55" EAST, AS DERIVED FROM GEODETIC VALUES SHOWN PER CITY OF SAN DIEGO CONTROL RECORD OF SURVEY MAP NO. 14492. QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM. DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

BASIS OF ELEVATIONS:

ELEVATIONS SHOWN HEREON ARE BASED ON CONTROL POINT STATION "1019" PER RECORD OF SURVEY MAP NO. 14492.

LOCATION: EAST SIDE OF SUNSET CLIFFS BLVD., NORTH OF GUIZOT STREET

TYPE: LEAD AND BRASS DISK IN CONC. WALK STAMPED "SD CITY ENGINEER"

ELEVATION: 59.49' (NGVD 29)

EASEMENTS:

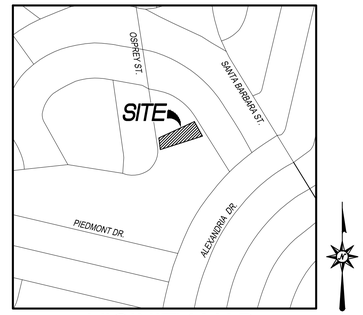
(A) AN EASEMENT FOR UNKNOWN PURPOSES RECORDED JULY 14, 1926 AS SHOWN ON MAP NO. 1929.

ABBREVIATIONS:

EX.....EXISTING
FD.....FOUND
FS.....FINISH SURFACE
FF.....FINISH FLOOR
BLDG.....BUILDING
GS.....GROUND SHOT
TC.....TOP OF CURB
FL.....FLOW LINE
RET.....RETAINING
TW.....TOP OF WALL
BW.....BOTTOM OF WALL
EM.....ELECTRIC METER
EC.....EDGE OF CONCRETE
GM.....GAS METER
CONC.....CONCRETE
APN.....ASSESSOR PARCEL NUMBER
NO.....NUMBER
PP.....POWER POLE
WM.....WATER METER
LP.....LIGHT POLE
SNF.....SEARCHED, NOTHING FOUND
SMH.....SEWER MANHOLE
SSCO.....SEWER CLEANOUT

REFERENCE MAPS:

MAP NO. 1929
ROS NO. 23828
CR NO. 9307



VICINITY MAP
NOT TO SCALE

LEGEND:

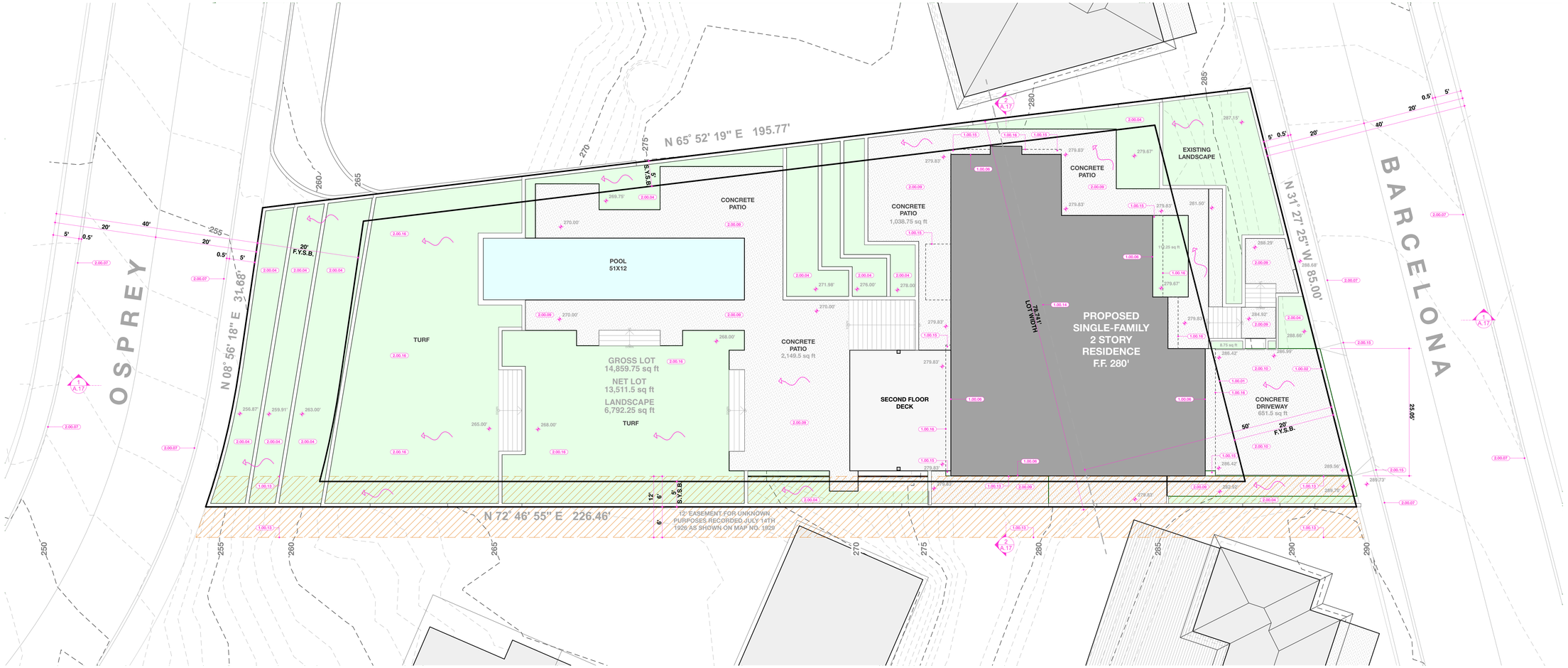
FD. MONUMENT AS NOTED	●
BOUNDARY DIMENSION	(N XX° XX' XX", XX.XX')
BOUNDARY LINE	
PUBLIC RIGHT OF WAY	
ADJOINING PROPERTY LINE	
ROAD CENTERLINE	
EX. EASEMENT LINE	
EX. ROOF OVERHANG	
EXISTING CONTOUR	100
SPOT ELEVATION	(FS=60.4)
EX. CONCRETE	
EX. ASPHALT PAVEMENT	
EX. STRUCTURE	
EX. TREE/BUSH	
EX. PALM TREE	
EX. NEIGHBORS STRUCTURE	
EX. RETAINING WALL	
EX. METAL FENCE	x x x
EX. SEWER CLEANOUT	SSCO
EX. WOOD FENCE	
EX. WATER METER	WM
EX. GAS METER	G
EX. ELECTRIC METER	E
EX. POWER POLE	
EX. LIGHT POST	

GRAPHIC SCALE: 1" = 10'

10 5 0 10 20 30

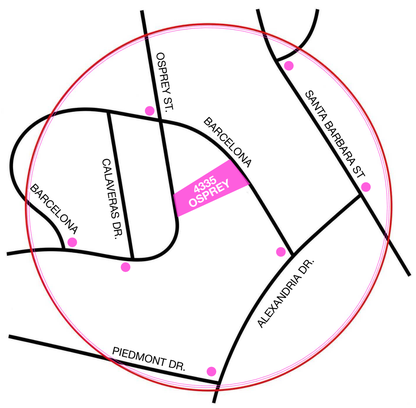
LICENSED LAND SURVEYOR
JOHN A. VAN RYN
NO. 9342
STATE OF CALIFORNIA

VANRYN
CIVIL ENGINEERING I LAND SURVEYING
San Diego I Manteca I 858.521.8100
vanrynengineering.com



SITE PLAN

SCALE: 1" = 10'



FIRE HYDRANTS

600' RADIUS :: NOT TO SCALE

SITE NOTES:

PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)

EARTHWORK QUANTITIES:

CUBIC YARDS CUT:	~~0 CY~~
CUBIC YARDS FILL:	~~0 CY~~
CUBIC YARDS IMPORT/ EXPORT:	~~0 CY~~
CUBIC YARDS REMEDIAL:	~~0 CY~~

LEGEND:

- NEW CONTOUR
- EXISTING CONTOUR
- WATER FLOW LINE
- EXISTING RESIDENCE
- PROPOSED RESIDENCE
- EXISTING EASEMENT
- HARDSCAPE
- LANDSCAPE

PROJECT DATA

OWNER: KARA AND BYRON MIGNANELLI
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SAN DIEGO, CA 92107
858.204.7544

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APPLICANT: BUFFETT DESIGN INC.

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NET 13,511.50 SF
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OCC. GROUP: R
CONST. TYPE: V
CLIMATE ZONE: CZ7
BLDG. CODE: 2026 CBC & 2026 CRC
FIRE SPRINKLERS: YES
GENERAL PLAN/ ZONING: RS-1-5
LAND USE: EXISTING: SFR
PROPOSED: SFR
OVERLAYS: CHLOZ, PIOZ, COZ, PENISULA CP
STORIES: 2 STORIES
PARKING: 2 OFFSTREET PARKING SPOTS
SANITATION: SAN DIEGO PUBLIC UTILITES DEPT.
WATER: SAN DIEGO PUBLIC UTILITES DEPT.
INCOME STATUS: **NOT** VERY/LOW INCOME STATUS **"0"**
YEAR BUILT: 1955
HAZARDS: N/A
LANDSCAPE: 6,965 SF
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SECOND FLOOR: 1,943.59 SF
TOTAL HABITABLE **3,842.71 SF**

GARGE: 517 SF

TOTAL **4,359.71 SF**

COVERED OUTDOOR DECK: 471.86 SF
UNCOVERED OUTDOOR DECKS: 278 SF

KEYNOTES		
1. GENERAL		
1.00.01	SETBACK	
1.00.02	PROPERTY LINE	
1.00.06	LINE OF BUILDING	
1.00.13	PROPERTY EASEMENT	12' PROPERTY EASEMENT FOR UNKNOWN PURPOSES RECORDED JULY 14TH 1926 AS SHOWN ON MAP NO. 1929
1.00.14	DATUM	AVERAGE LOT WIDTH DATUM MEASURED 50' FROM FRONT PROPTERY LINE
1.00.15	LINE OF PROJECTION	
1.00.16	LINE OF EAVE ABOVE	
2. SITE		
2.00.04	PROPOSED LANDSCAPE AREA	
2.00.07	EXISTING CURB	
2.00.09	PROPOSED CONCRETE HARDSCAPE	
2.00.10	PROPOSED CONCRETE DRIVEWAY	
2.00.15	PROPOSED CURB CUT	
2.00.16	PROPOSED TURF AREA	

BUFFETT DESIGN
buffettdesign@gmail.com
760.274.3938

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CITY STAMP TYP.

MIGNANELLI RESIDENCE

4335 OSPREY STREET
SAN DIEGO CA 92107
APN :: 531-072-11-00

PLANS PREPARED BY:
TYLER BUFFETT

N

DATE: *** DATE OF ISSUE **
SCALE: AS NOTED

1" ACTUAL

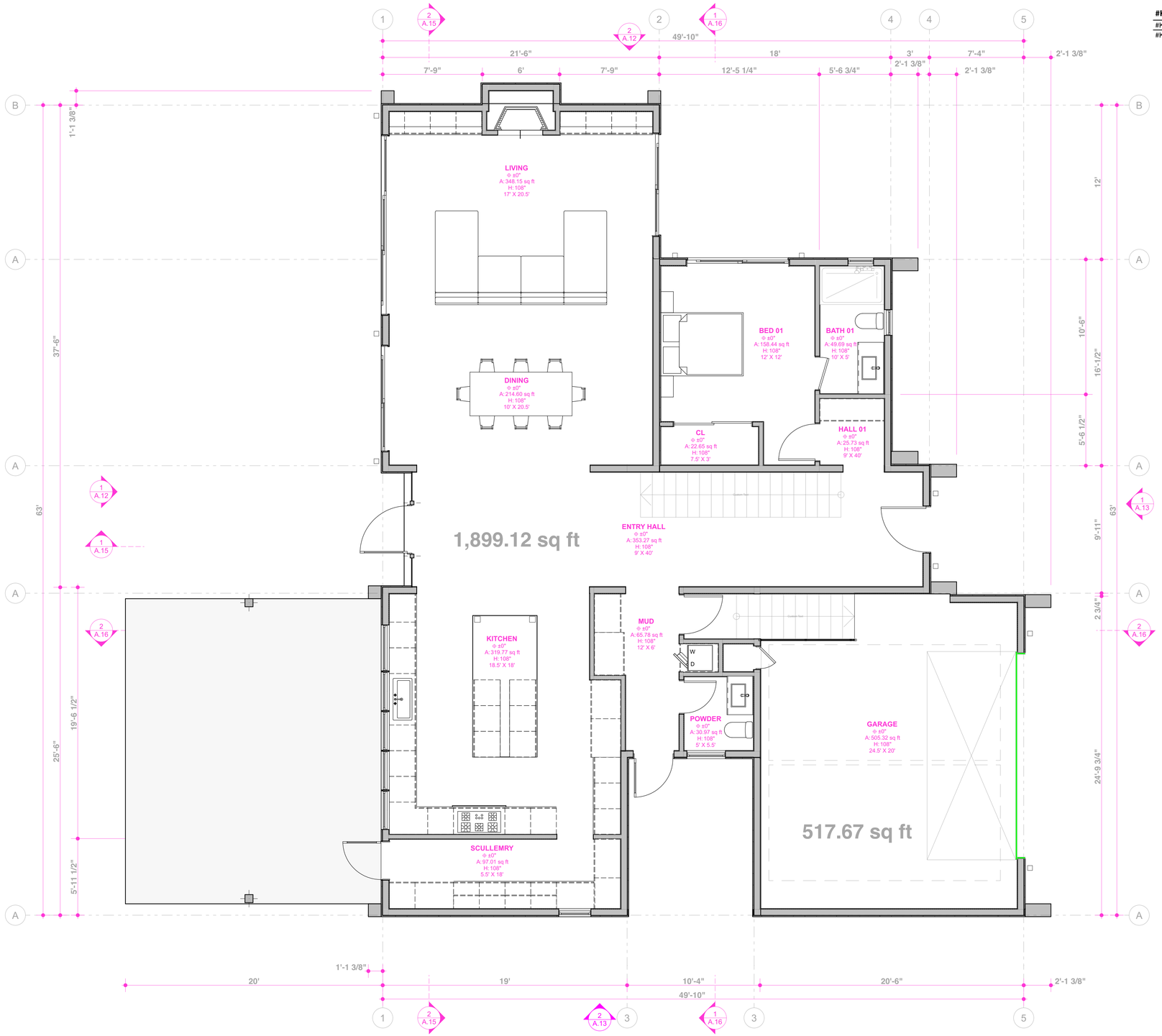
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BY	REVISIONS	DATE

SITE PLAN

A.06

PRINTED 11/5/26



FIRST FLOOR PLAN

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

LEGEND:

- PROPOSED WALL
- EXISTING WALL
- XX KEY NOTE MARKER
- XX WINDOW MARKER
- XX DOOR MARKER

#Key	#Title	#Reference
#Key	#Title	#Description
#Key	#Title	#Description

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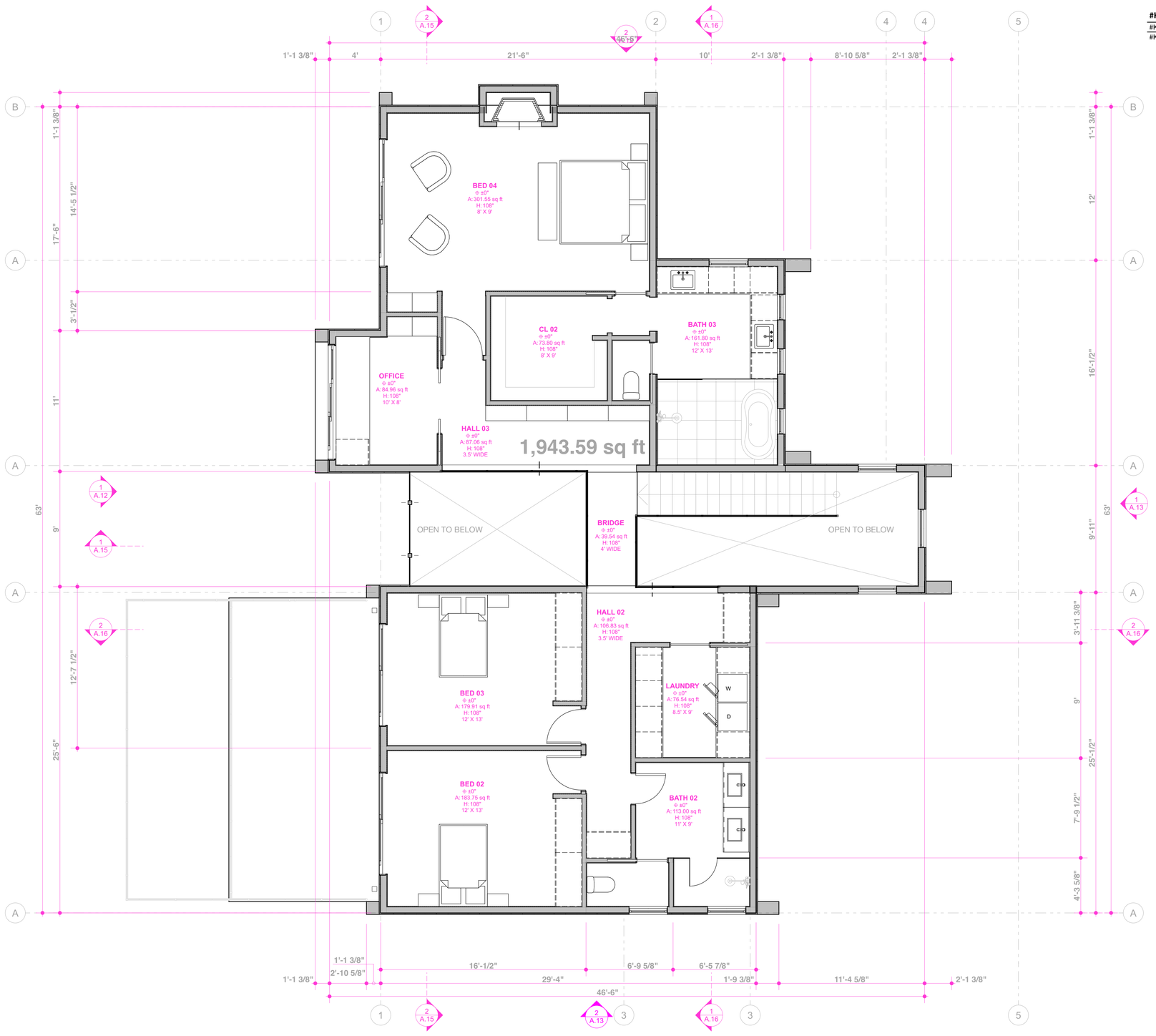
BY	REVISIONS	DATE

FIRST FLOOR PLAN

A.09

PRINTED 11/5/26

#Key	#Title	#Reference
#Key	#Title	#Description
#Key	#Title	#Description



SECOND FLOOR PLAN

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

LEGEND:

- PROPOSED WALL
- EXISTING WALL
- XX — KEY NOTE MARKER
- XX — WINDOW MARKER
- XX — DOOR MARKER

BUFFETT DESIGN
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760.274.3938

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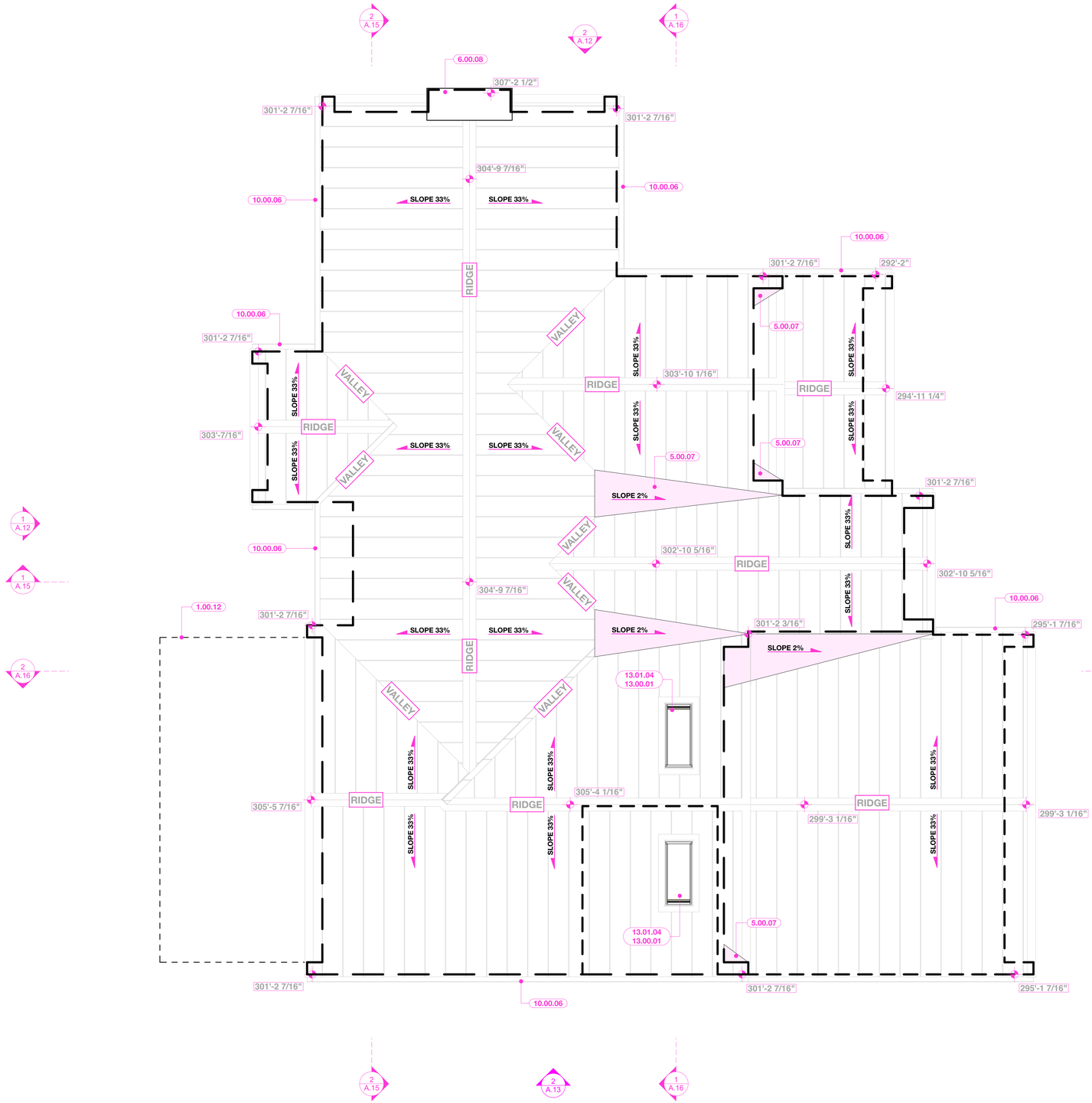
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BY	REVISIONS	DATE

SECOND FLOOR PLAN

A.10

PRINTED 11/5/26



ROOF PLAN

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

KEYNOTES		
1. GENERAL		
1.00.12	LINE OF DECK BELOW	
5. ROOFING AND DECKS		
5.00.07	CRICKET	
6. EXTERIOR FINISHES		
6.00.08	METAL SPARK ARRESTOR SHROUD	BLACK METAL FINISH
10. PLUMBING AND DRAINAGE		
10.00.06	METAL ROOF GUTTER	6" HALF-ROUND GUTTER TO MATCH BLACK ROOF COLOR AND DOWNSPOUTS.
13. WINDOWS DOORS AND SKYLIGHTS		
13.00.01	VELUX SKYLIGHT	FIXED CURB-MOUNT GLASS SKYLIGHT, VELUX® FCM 2246 2004 (OR EQUAL), LAMINATED LOW-E3 GLASS, U-FACTOR 0.46, SHGC 0.23, NFRC CERTIFIED, ICC-ESR-4108
FINISHES		
13.01.04	FINISH | BLACK ANODIZED	

NOTE:
NO ELEMENTS ON ROOF TO BE SCREENED

NOTE:
ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION- RESISTANT METAL MESH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS. SECTION R806.1

NOTE:
WHERE EAVE VENTS ARE INSTALLED, A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. TO ACCOMMODATE THE THICKNESS OF INSULATION PLUS THE REQUIRED 1" CLEARANCE, MEMBER SIZES MAY HAVE TO BE INCREASED FOR RAFTER-CEILING JOISTS. SECTION R806.3

BUFFETT DESIGN
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ROOF PLAN

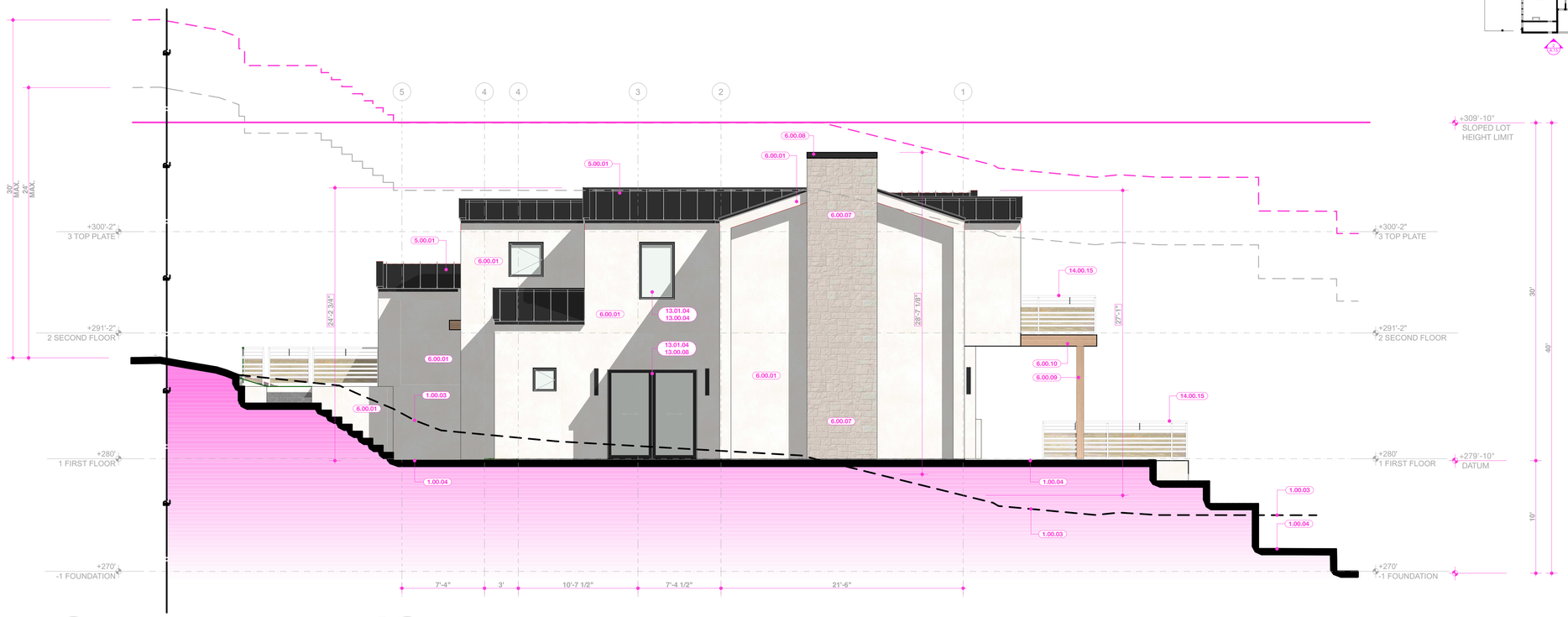
A.11

PRINTED 11/5/26



WEST ELEVATION

SCALE: 3/16" = 1'-0"



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

KEYNOTES		
1. GENERAL		
1.00.03	EXISTING GRADE	
1.00.04	FINISH GRADE	
5. ROOFING AND DECKS		
5.00.01	STANDING SEAM METAL ROOF	CUSTOM BUILT METAL® CB-150 TITAN® COOL ROOF CRRC 0932-0024 CLASS "A" STANDING SEAM METAL ROOF ESR-2048 1:12 MIN. PITCH OR EQUAL
6. EXTERIOR FINISHES		
6.00.01	STUCCO SIDING | SANTA BARBARA FINISH	
6.00.07	STONE SIDING	LIMESTONE : LIGHT COLOR, ROUGH HEWN, LIGHT GROUT
6.00.08	METAL SPARK ARRESTOR SHROUD	BLACK METAL FINISH
6.00.09	WOOD POST	CLEAR STAIN FINISH
6.00.10	WOOD BEAM	CLEAR STAIN FINISH
9. ELECTRICAL		
LIGHTING		
9.01.04	EXTERIOR LIGHT FIXTURE	BLACK FINISH
13. WINDOWS DOORS AND SKYLIGHTS		
13.00.04	WINDOW | ALUMINUM	
13.00.08	DOOR | ALUMINUM	
FINISHES		
13.01.04	FINISH | BLACK ANODIZED	
14. FENCES WALLS, AND RAILINGS		
14.00.03	PROPOSED 6' SITE WALL	
14.00.15	42" EXTERIOR GUARD	POWDER-COATED BLACK METAL FRAME WITH CLEAR STAINED WOOD BALUSTERS. 36" MIN ABOVE FLOOR OR STAIR NOSING. OPENINGS BELOW 4" TO PREVENT 4" SPHERE PASSAGE. LOAD: 200 LBS APPLIED IN ANY DIRECTION. NO CLIMBABLE ELEMENTS BETWEEN 12" AND 36" ABOVE FLOOR.



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CITY STAMP TYP.

MIGNANELLI RESIDENCE

4335 OSPREY STREET
SAN DIEGO CA 92107
APN :: 531-072-11-00

PLANS PREPARED BY:

TYLER BUFFETT

N

DATE: *** DATE OF ISSUE **

SCALE: AS NOTED

1" ACTUAL

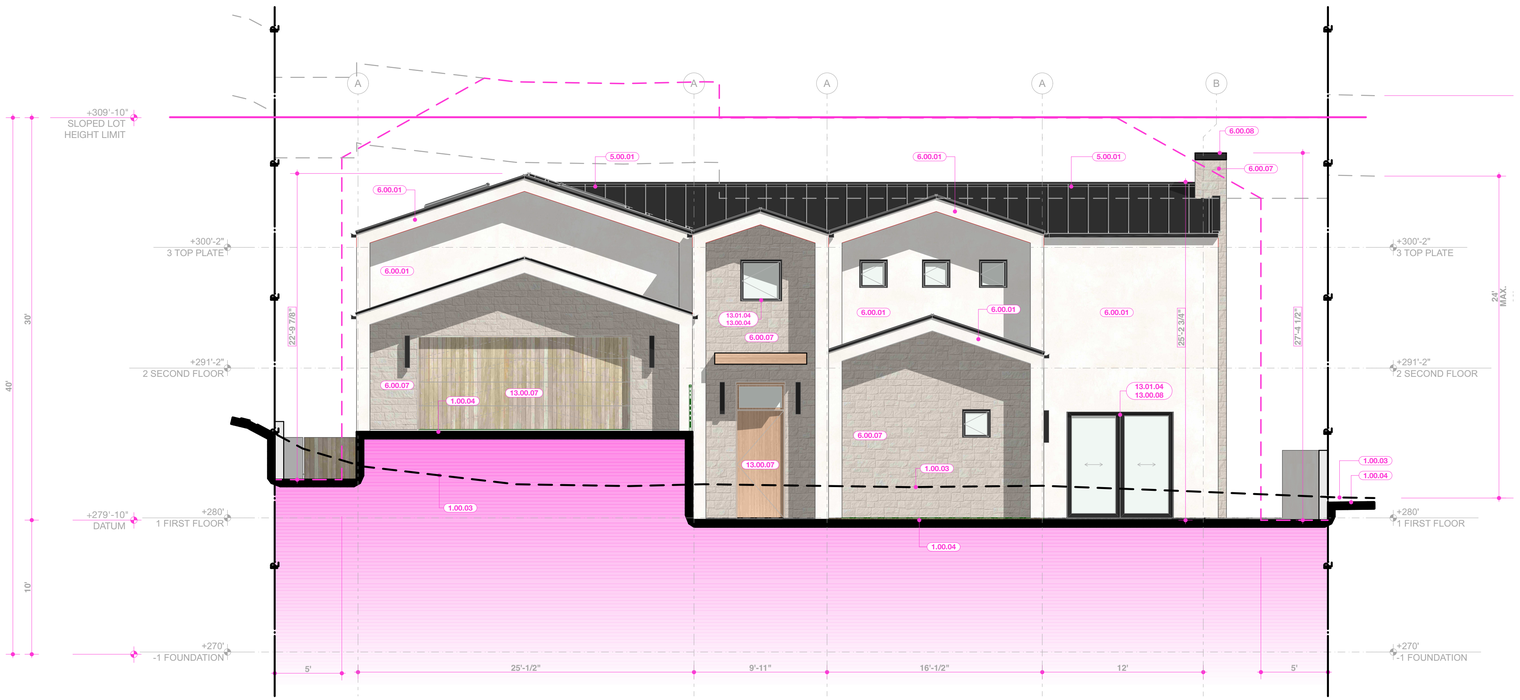
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

BUILDING ELEVATIONS

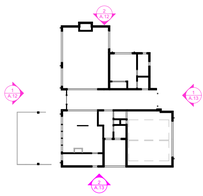
A.12

PRINTED 11/5/26



EAST ELEVATION

SCALE: 3/16" = 1'-0"





SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

KEYNOTES		
1. GENERAL		
1.00.03	EXISTING GRADE	
1.00.04	FINISH GRADE	
5. ROOFING AND DECKS		
5.00.01	STANDING SEAM METAL ROOF	CUSTOM BUILT METAL® CB-150 TITAN® COOL ROOF CRRC 0932-0024 CLASS "A" STANDING SEAM METAL ROOF ESR-2048 1:12 MIN. PITCH OR EQUAL
6. EXTERIOR FINISHES		
6.00.01	STUCCO SIDING | SANTA BARBARA FINISH	
6.00.07	STONE SIDING	LIMESTONE : LIGHT COLOR, ROUGH HEWN, LIGHT GROUT
6.00.08	METAL SPARK ARRESTOR SHROUD	BLACK METAL FINISH
6.00.09	WOOD POST	CLEAR STAIN FINISH
6.00.10	WOOD BEAM	CLEAR STAIN FINISH
13. WINDOWS DOORS AND SKYLIGHTS		
13.00.01	VELUX SKYLIGHT	FIXED CURB-MOUNT GLASS SKYLIGHT, VELUX® FCM 2246 2004 (OR EQUAL), LAMINATED LOW-E3 GLASS, U-FACTOR 0.46, SHGC 0.23, NFRC CERTIFIED, ICC-ESR-4108
13.00.04	WINDOW | ALUMINUM	
13.00.07	DOOR | WOOD	OAK FINISH. WITH CLEAR STAIN.
13.00.08	DOOR | ALUMINUM	
FINISHES		
13.01.02	FINISH | BLACK	
13.01.04	FINISH | BLACK ANODIZED	
14. FENCES WALLS, AND RAILINGS		
14.00.08	PROPOSED 6' FENCE	
14.00.15	42" EXTERIOR GUARD	POWDER-COATED BLACK METAL FRAME WITH CLEAR STAINED WOOD BALUSTERS. 36" MIN ABOVE FLOOR OR STAIR NOSING. OPENINGS BELOW 4" TO PREVENT 4" SPHERE PASSAGE. LOAD: 200 LBS APPLIED IN ANY DIRECTION. NO CLIMBABLE ELEMENTS BETWEEN 12" AND 36" ABOVE FLOOR.

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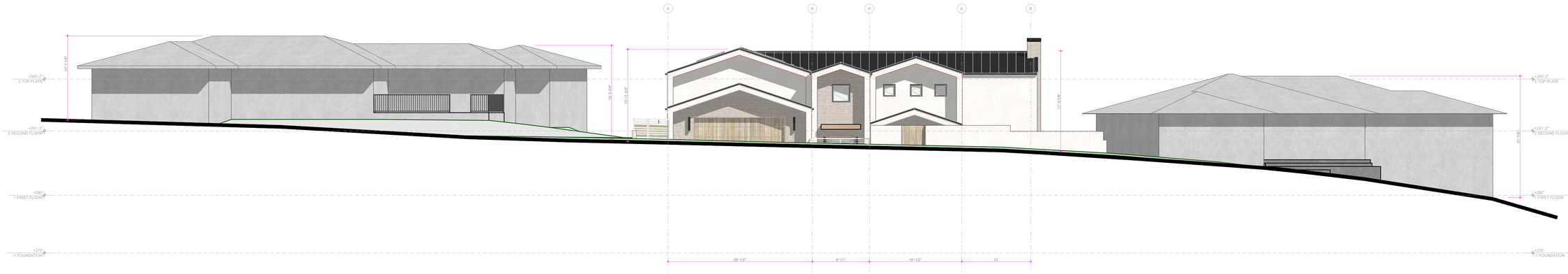
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BUILDING ELEVATIONS (CONT)

A.13

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1179 BARCELONA
ONE STORY RESIDENCE

PROPOSED TWO STORY RESIDENCE

1165 BARCELONA
TWO STORY RESIDENCE

EAST ELEVATION CONTEXT

SCALE: 1:104.12

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BY	REVISIONS	DATE

ELEVATION STREET CONTEXT

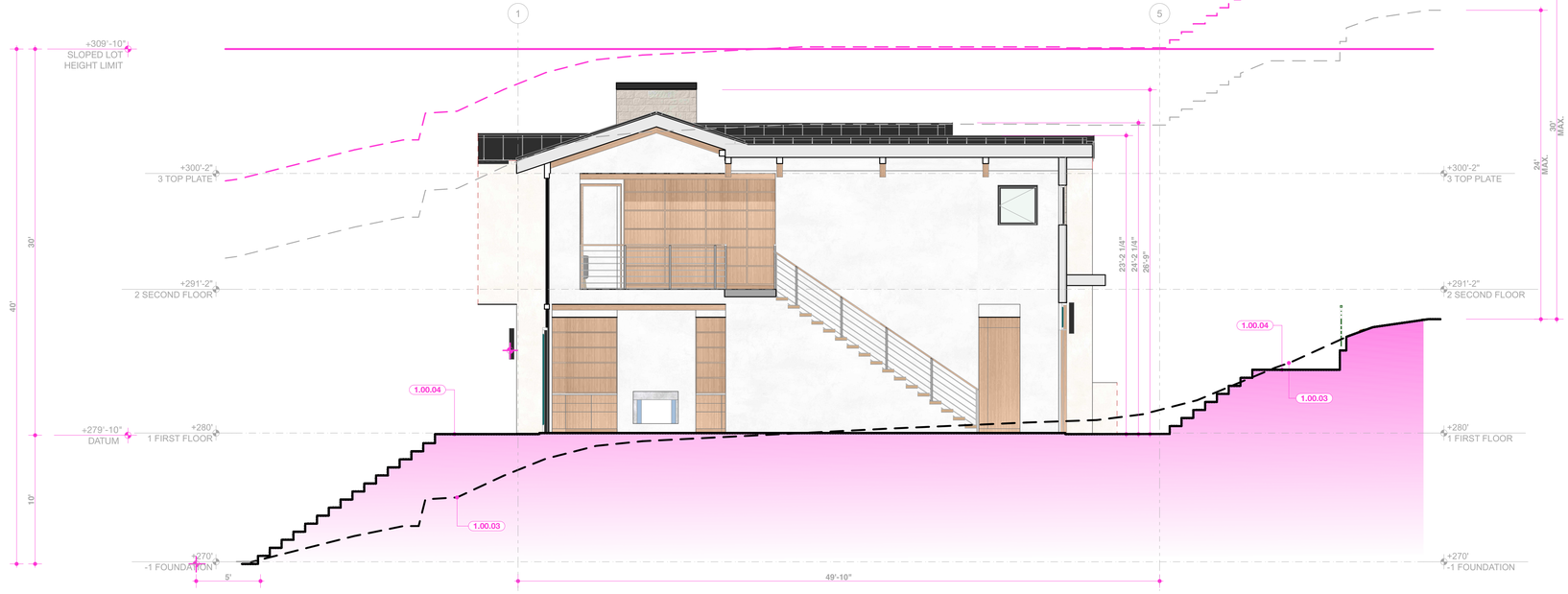
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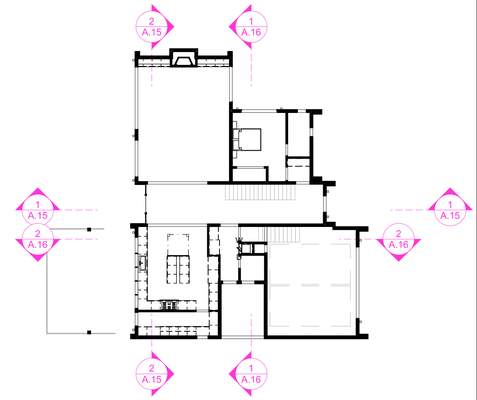
SECTION B

SCALE: 3/16" = 1'-0"



SECTION A

SCALE: 3/16" = 1'-0"



KEYNOTES

1. GENERAL	
1.00.03	EXISTING GRADE
1.00.04	FINISH GRADE

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BUILDING SECTIONS

A.15

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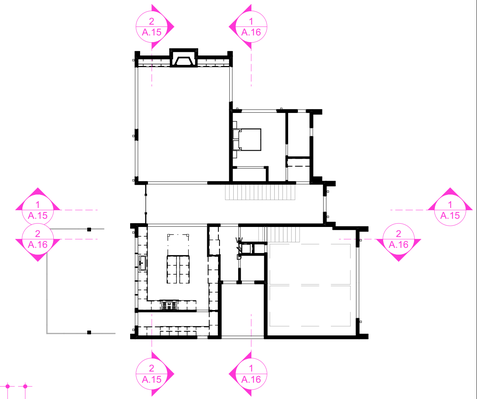
SECTION C

SCALE: 3/16" = 1'-0"



SECTION D

SCALE: 3/16" = 1'-0"



KEYNOTES

1. GENERAL	
1.00.03	EXISTING GRADE
1.00.04	FINISH GRADE

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DATE:	*** DATE OF ISSUE **
SCALE:	AS NOTED

1" ACTUAL

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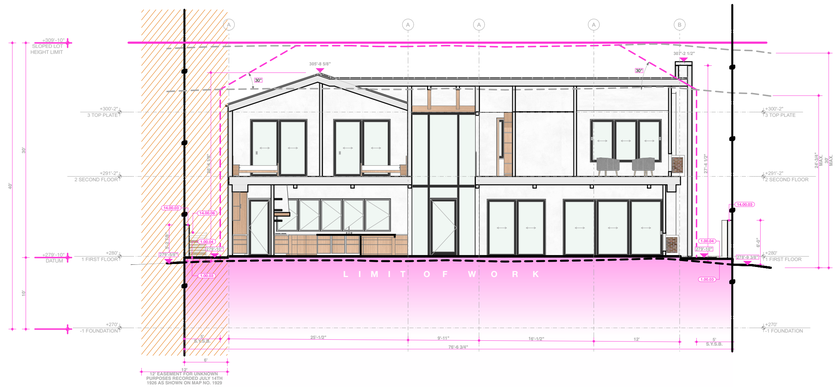
BY	REVISIONS	DATE

BUILDING SECTIONS (CONT)

A.16

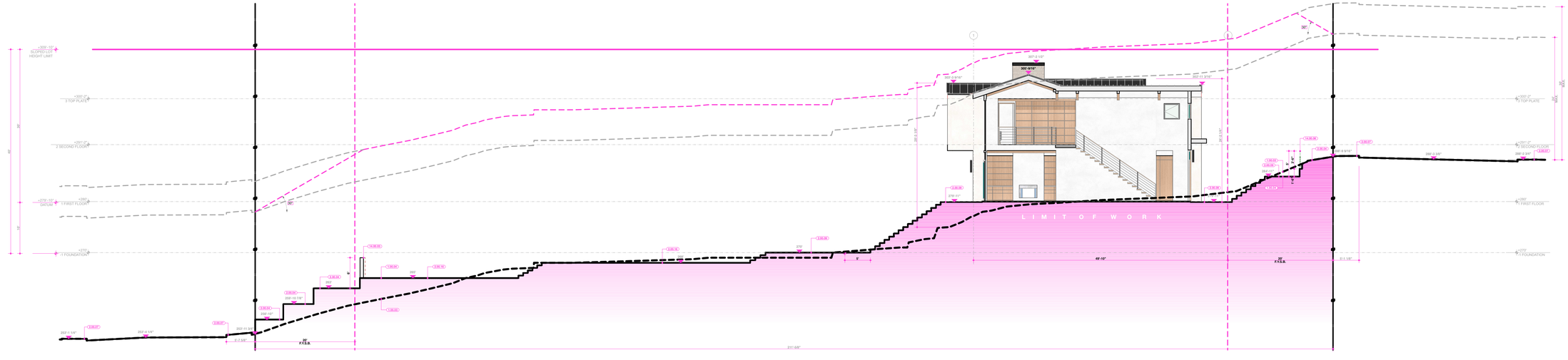
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KEYNOTES		
1. GENERAL		
1.00.03	EXISTING GRADE	
1.00.04	FINISH GRADE	
2. SITE		
2.00.04	PROPOSED LANDSCAPE AREA	
2.00.07	EXISTING CURB	
2.00.09	PROPOSED CONCRETE HARDSCAPE	
2.00.16	PROPOSED TURF AREA	
14. FENCES WALLS, AND RAILINGS		
14.00.03	PROPOSED 6' SITE WALL	
14.00.06	42" GUARD	42" GUARD - POWDERCOATED METAL 36" MIN ABOVE FLOOR OR STAIR NOSING. OPENINGS BELOW 4" TO PREVENT 4" SPHERE PASSAGE. LOAD: 200 LBS APPLIED IN ANY DIRECTION. NO CLIMBABLE ELEMENTS BETWEEN 12" AND 36" ABOVE FLOOR.



SITE SECTION NORTH SOUTH

SCALE: 1" = 10'



SITE SECTION EAST-WEST

SCALE: 1" = 10'

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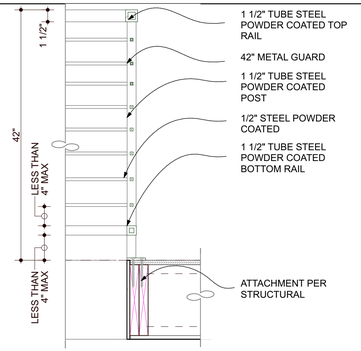
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BY	REVISIONS	DATE

SITE SECTIONS

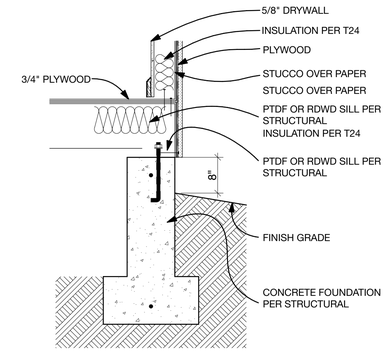
A.17

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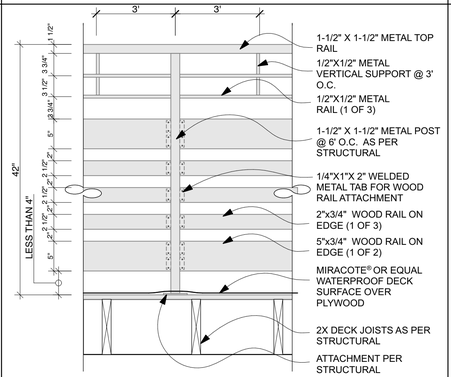


NOTE: GUARD DESIGN MUST BE ABLE TO HANDLE 200 LB LATERAL LOAD IN ANY DIRECTION. SEE STRUCTURAL PLANS FOR DETAILS. ALSO, INFILL COMPONENTS SHALL RESIST 50 PSI.

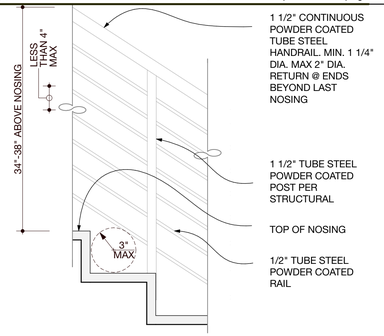
1C GAURD 1" = 1'-0"



1A FOOTING @ RAISED FLOOR 1" = 1'-0"

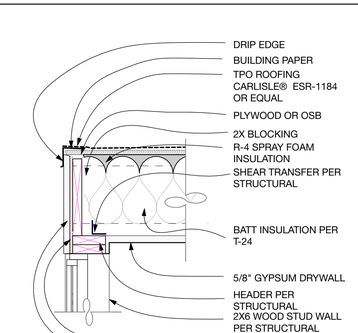


2D GAURD WOOD/METAL 1" = 1'-0"

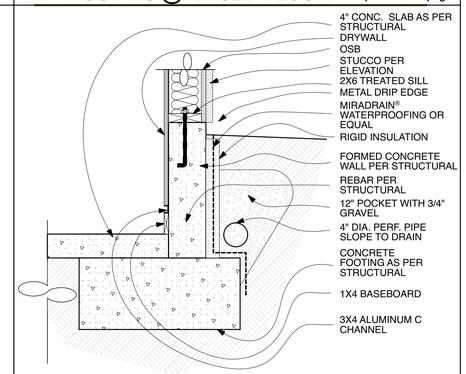


NOTE: HANDRAILS PROJECTION FROM WALLS SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.
NOTE: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARD AT A STAIR SHALL BE LESS THAN 6"

2C HAND RAIL 1" = 1'-0"



2B WALL @ FLAT ROOF 1" = 1'-0"



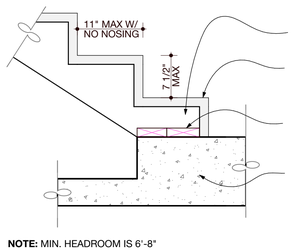
2A WALL @ FOOTING SLAB ON GRADE 1" = 1'-0"

NOTE: HANDRAILS PROJECTION FROM WALLS SHALL HAVE AT LEAST 1-1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL

NOTE: ELECTRICALLY WELDED WIRE MESH AT STAIR RAIL SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF A 4" SPHERE.

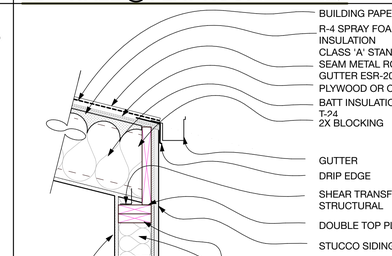
NOTE: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARD AT A STAIR SHALL BE LESS THAN 6"

3D STAIR RAIL 1" = 1'-0"

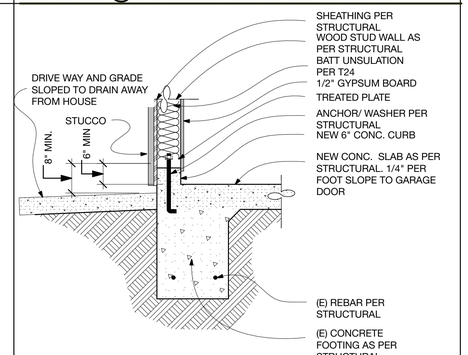


NOTE: MIN. HEADROOM IS 6'-8"
NOTE: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARD AT A STAIR SHALL BE LESS THAN 6"
NOTE: SOLID RISERS ARE REQUIRED, OR RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF A 4" SPHERE.
NOTE: A NOSING NOT LESS THAN .75 INCH BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES.
NOTE: THE GREATEST RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD DEPTH IN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"

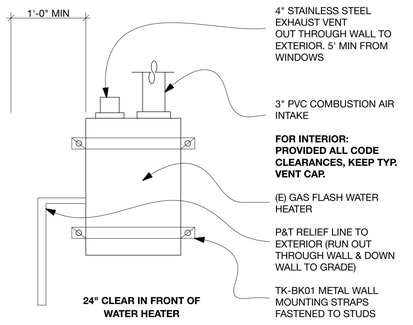
3C STAIR TREAD 1" = 1'-0"



3B WALL @ SHED ROOF 1" = 1'-0"

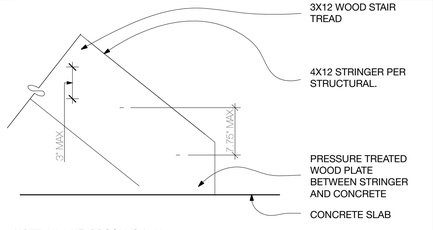


3A FOOTING @ GARAGE WALL 1" = 1'-0"



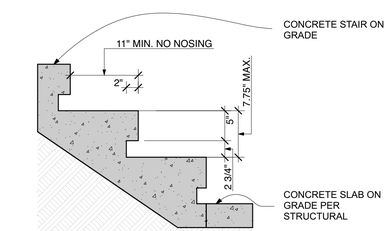
CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2" ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS FOR GRAVITY DRAINAGE

4E INDEPENDENT WATER HEATER 1" = 1'-0"



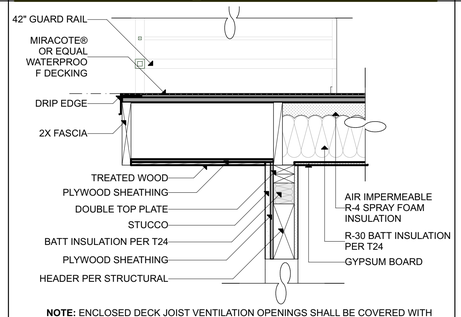
NOTE: MIN. HEADROOM IS 6'-8"
NOTE: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARD AT A STAIR SHALL BE LESS THAN 6"
NOTE: SOLID RISERS ARE REQUIRED, OR RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF A 4" SPHERE.
NOTE: A NOSING NOT LESS THAN .75 INCH BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES.
NOTE: THE GREATEST RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD DEPTH IN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"

4D OPEN STAIR 1" = 1'-0"



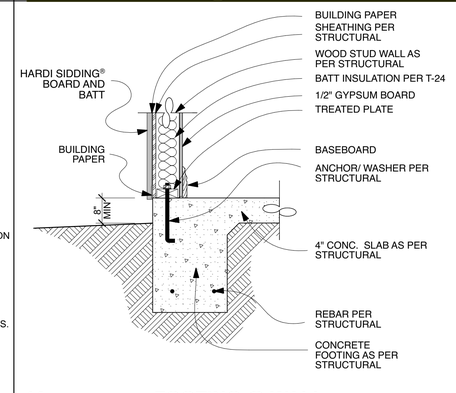
NOTE: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARD AT A STAIR SHALL BE LESS THAN 6"
NOTE: SOLID RISERS ARE REQUIRED, OR RISERS SHALL BE SUFFICIENTLY SOLID TO PREVENT THE PASSAGE OF A 4" SPHERE.
NOTE: A NOSING NOT LESS THAN .75 INCH BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES.
NOTE: THE GREATEST RISER WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD DEPTH IN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8"

4C CONCRETE STAIR 1" = 1'-0"



NOTE: ENCLOSED DECK JOIST VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH 1/16" MINIMUM AND 1/4" MAXIMUM OPENINGS.

4B DECK EAVE 1" = 1'-0"



4A FOOTING @ WALL 1" = 1'-0"

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PLEASE PRINT AND DISPOSE OF CONSCIENTIOUSLY

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SAN DIEGO CA 92107
APN :: 531-072-11-00

PLANS PREPARED BY:
TYLER BUFFETT

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DATE: *** DATE OF ISSUE **
SCALE: AS NOTED

1" ACTUAL

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BY	REVISIONS	DATE

ARCHITECTURAL DETAILS

A.26

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