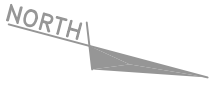


**SITE PLAN**  
SCALE: 1"=10'



NOTES:  
1. FINISH BUILDING WITH NO EXTERIOR CHANGES.  
2. MINOR INTERIOR CHANGES OF CLOSING OPENING BETWEEN MAIN HOUSE AND PROPOSED COMPANION UNIT AND CHANGE EXISTING WET BAR TO KITCHEN.  
3. THERE IS NO EXISTING & PROPOSED EASEMENT STOP ADJACENT TO THIS PROPERTY.  
4. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND INSTALLED ON THE ROOF.  
5. NO SOILS DISTURBANCE, CUT & FILL PROPOSED.

ENGINEERING NOTES:  
1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF SAN DIEGO.  
2. THE CONTRACTOR SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE SUDBELINES IN PART 2 CONSTRUCTION BMP STANDARDS IN PART 4 OF THE CITY'S STORM WATER STANDARDS.  
3. CUT QUANTITIES: 0 CVO FILL QUANTITIES: 0 CVO MAX. CUT DEPTH: 0 FT MAX. FILL DEPTH: 0 FT

**SHEET INDEX:**

1	SITE PLAN AND NOTES
2	EXISTING FLOOR PLANS
3	NEW FLOOR PLANS
4	ELEVATIONS

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**PROPOSED COMPANION UNIT**  
7388 EADS AVENUE  
LA JOLLA, CA 92037

1 OF 4

**PROPERTY ADDRESS:**  
7388 EADS AVENUE  
LA JOLLA, CA 92037

**PROPERTY OWNER:**  
GRAND EADS PROPERTIES LLC  
1222 SADDLE HORN WAY  
WALNUT, CA 91789

**LEGAL DESCRIPTION:**  
APN 351-062-03-00  
TRACT NO. 1307 BINKS ADDITION BLOCK 1  
OCCUPANCY: 13

**ZONING:** RM-1-1

**AREAS SUMMARY:**  
EXISTING FIRST DWELLING UNIT 2,670 SF.  
EXISTING SECOND DWELLING UNIT 1,650 SF.  
EXISTING GARAGES 7,900 SF.  
LOT AREA 141,000 SF.  
TOTAL AREA 141,000 SF. > 890 SF.

**SCOPE OF WORK:** EXISTING FIRST DWELLING UNIT TO COMPANION UNIT

**APPLICABLE CODES:**  
2016 CALIFORNIA BUILDING CODE (CBC)  
2016 CALIFORNIA ELECTRICAL CODE (CEC)  
2016 CALIFORNIA PLUMBING CODE (CPC)  
2016 CALIFORNIA MECHANICAL CODE (CMC)  
2016 CALIFORNIA BUILDING ENERGY EFFICIENCY CODE (CEC)  
2016 CALIFORNIA FIRE CODE (FC)

**DESIGNER:**  
ABBAS KESHAVARZI, DESIGN CONSULTANT  
1000 LA JOLLA VILLAGE CENTER, SUITE 100  
LA JOLLA, CA 92037  
PHONE NO. (858) 457-4259

**CONTRACTOR:**  
UNION LICENSE NO. 688278 B  
9335 MIRIA MESA BLVD., SAN DIEGO, CA 92126  
PHONE NO. (858) 537-6490

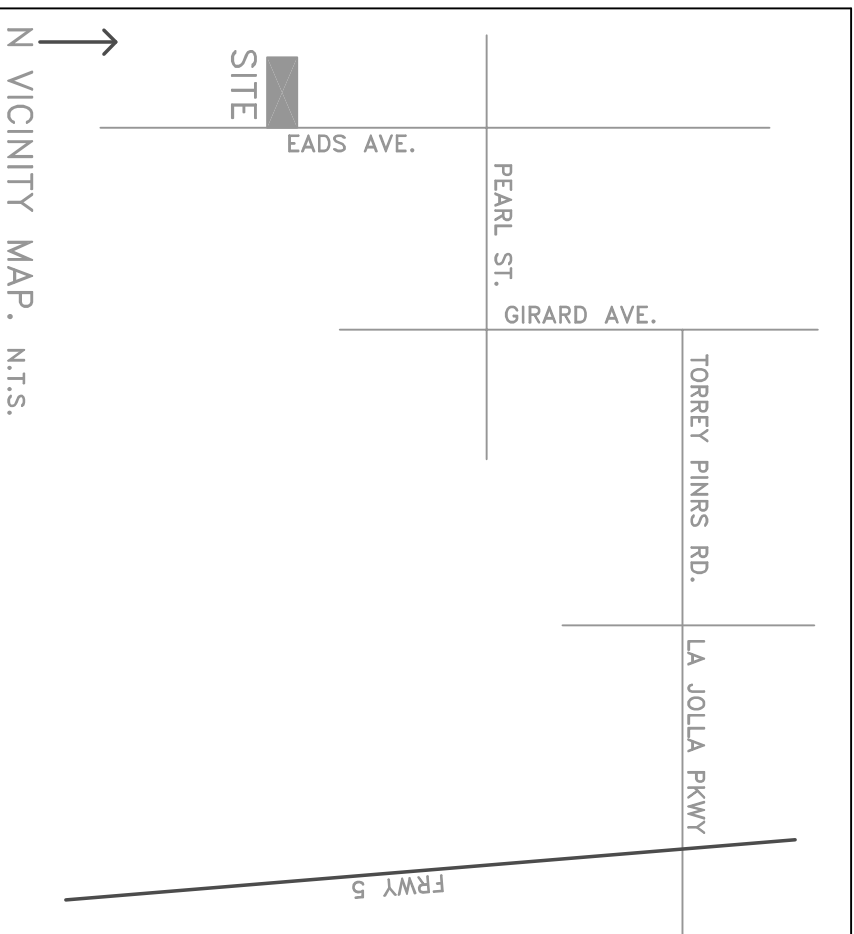
**FRONT UNIT:** SPANISH STYLE REAR UNIT: MODERN  
**EXTERIOR CLADDING:** STUCCO  
**WINDOW FRAMES:** VINYL  
**ROOFING MATERIAL:** TILES

**NOTES:**  
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<b>ABBAS KESHAVARZI DESIGN CONSULTANT</b>	
5765 LORD CECIL STREET SAN DIEGO, CA 92122 PHONE/FAX: (858) 457-4259	

1 OF 4



PROJECT NO.	DATE
REVISION	DATE
DRAWN BY: ABBAS KESHAVARZI	
SHEET	

1 OF 4