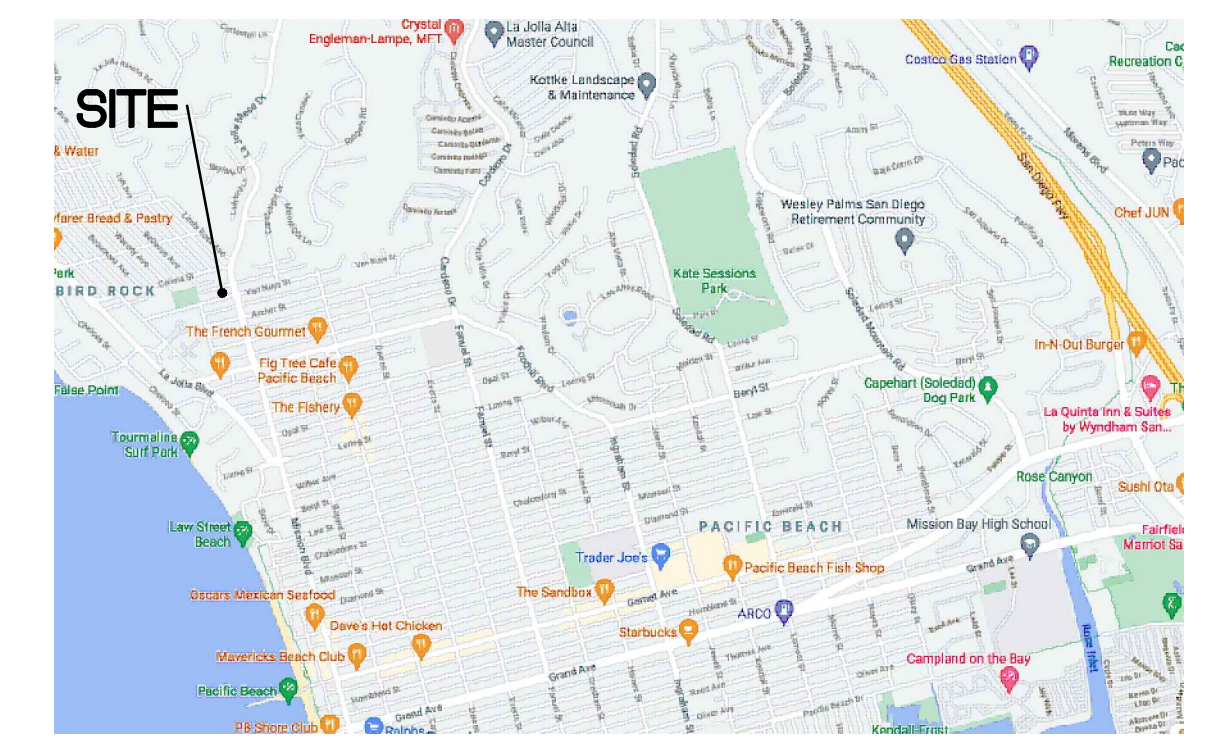


VICINITY MAP
N.T.S.



SHEET INDEX

COUNT	#	TITLE
1	A-1	PROJECT INFO / SITE PLAN
2	A-2	PROPOSED FLOOR PLANS
3	A-3	PROPOSED ROOF PLAN / SITE SECTIONS
4	A-4	PROPOSED EXTERIOR ELEVATIONS
5		SURVEY

PROJECT INFORMATION

OWNER ADDRESS:

DAVID KAMERMAN
760 VAN NUYS ST
SAN DIEGO, CA 92104

ASSESSOR'S PARCEL #:

415-081-08-00

LEGAL DESCRIPTION:

LOTS 15 & 16, BLOCK 3, MAP 424, BUENA VISTA TRACT

PROJECT DATA:

ZONING:	RS-1-T
OVERLAY ZONES:	COASTAL HEIGHT LIMIT (CHLOZ) COASTAL (COZ) PARKING IMPACT (PIOZ) RES. TANDEM PARKING (RTPOZ) TRANSIT AREA (TAOZ)
LOT AREA:	5,500 SQ.FT.
CONSTRUCTION TYPE:	TYPE VB, NON-SPRINKLERED
OCCUPANCY GROUP:	R-3/U
YEAR BUILT:	1958
FLOOR AREA RATIO:	ALLOWED 5,500 x 0.54 = 3,245 PROPOSED 1324 + 245 + 1194 + 470 = 3241 3241 / 5500 = 0.54

SCOPE OF WORK:

DETACHED ADU : 2-STORIES w/ 2-CAR GARAGE
*NO LANDSCAPING PROPOSED

PROJECT AREAS:

EXISTING RESIDENCE	1,324 SQ.FT.	
EXISTING ATTACHED GARAGE	245 SQ.FT.	
PROPOSED 2-STORY ADU	1,194 SQ.FT.	501 - 1st FLR
2nd FLOOR DECK	181 SQ.FT.	643 - 1st FLR
ROOF DECK	370 SQ.FT.	
PROPOSED 2-CAR GARAGE	470 SQ.FT.	

BUILDING CODES

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO.

- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS

SITE NOTES:

- SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' AWAY FROM BUILDING
- WATER EXPELLED FROM ROOF DOWNSPOUTS SHALL SURFACE DRAIN TO ADJACENT LANDSCAPING AREAS.
- ALL EXISTING AND PROPOSED LANDSCAPE AREAS SHALL BE GRASS
- ALL STORM WATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6.

IMPERVIOUS SURFACE TABLE

TOTAL GROUND DISTURBANCE AREA	1,300 SQ.FT.
EXISTING IMPERVIOUS AREA	2,200 SQ.FT.
NEW/REPLACED IMPERVIOUS AREA	1,236 SQ.FT.
IMPERVIOUS % INCREASE	22.5%

GRADING TABLE

AMOUNT OF CUT	6.5 C.Y.
AMOUNT OF FILL	0 C.Y.
AMOUNT OF EXPORT	6.5 C.Y.
MAX CUT DEPTH (FOOTINGS ONLY)	18"
MAX FILL DEPTH	0

THIS PROJECT PROPOSES NO EXPORT. ALL DIRT WILL BE KEPT ON SITE.

DATE	REVISIONS
4.15.21	PROJECT START
4.26.21	DESIGN REVISIONS
10.11.21	CDP SUBMITTAL
12.7.21	CDP RESUBMITTAL
3.16.22	CDP RESUBMITTAL

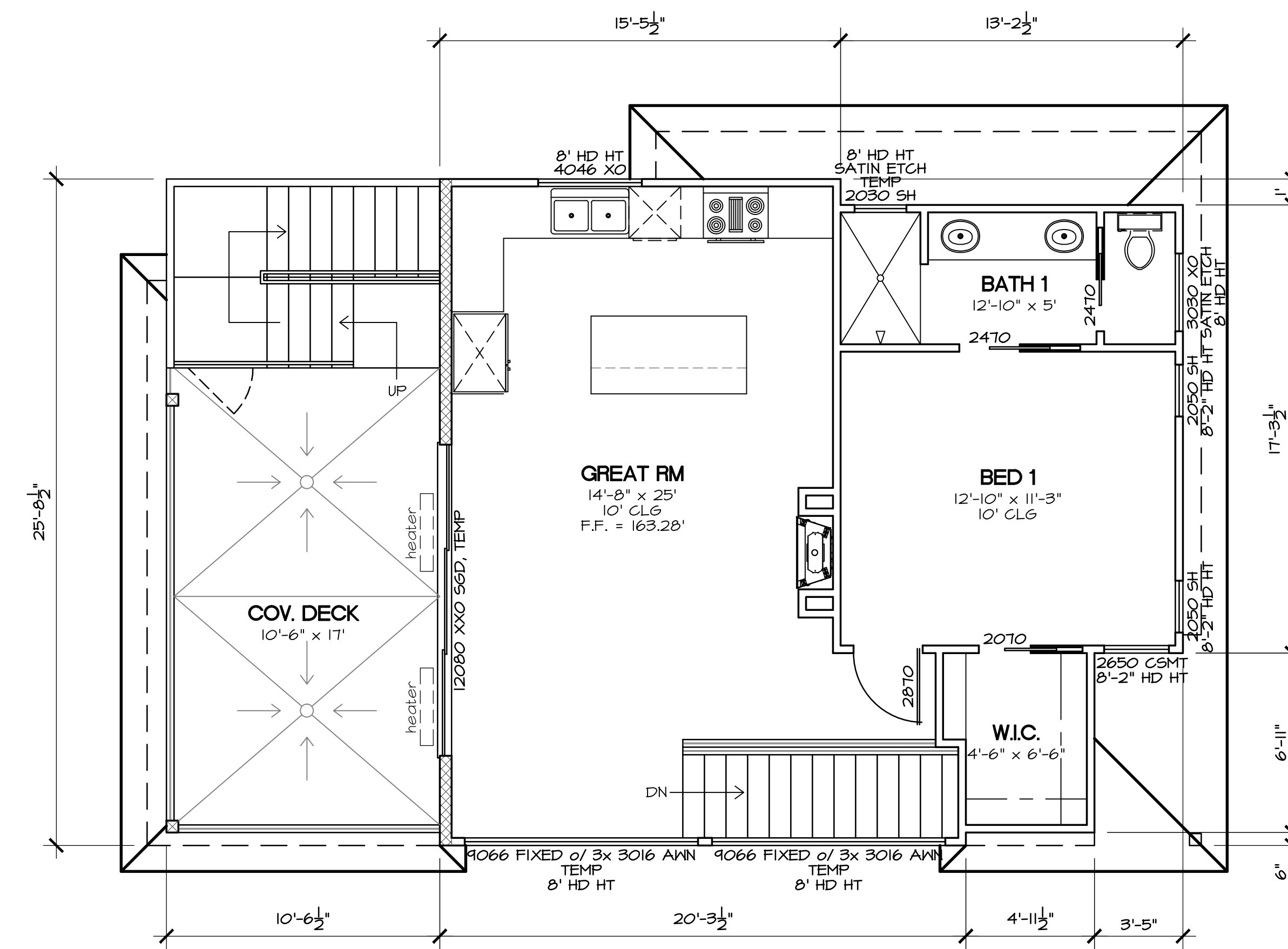
PLANS PREPARED BY:
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Ph: (760) 224-9104
slupton@slm.com

COASTAL DEVELOPMENT PERMIT:
Kammerman ADU
760 Van Nuys St
San Diego, CA 92109

PROJECT INFO / SITE PLAN

SHEET 1 OF 4

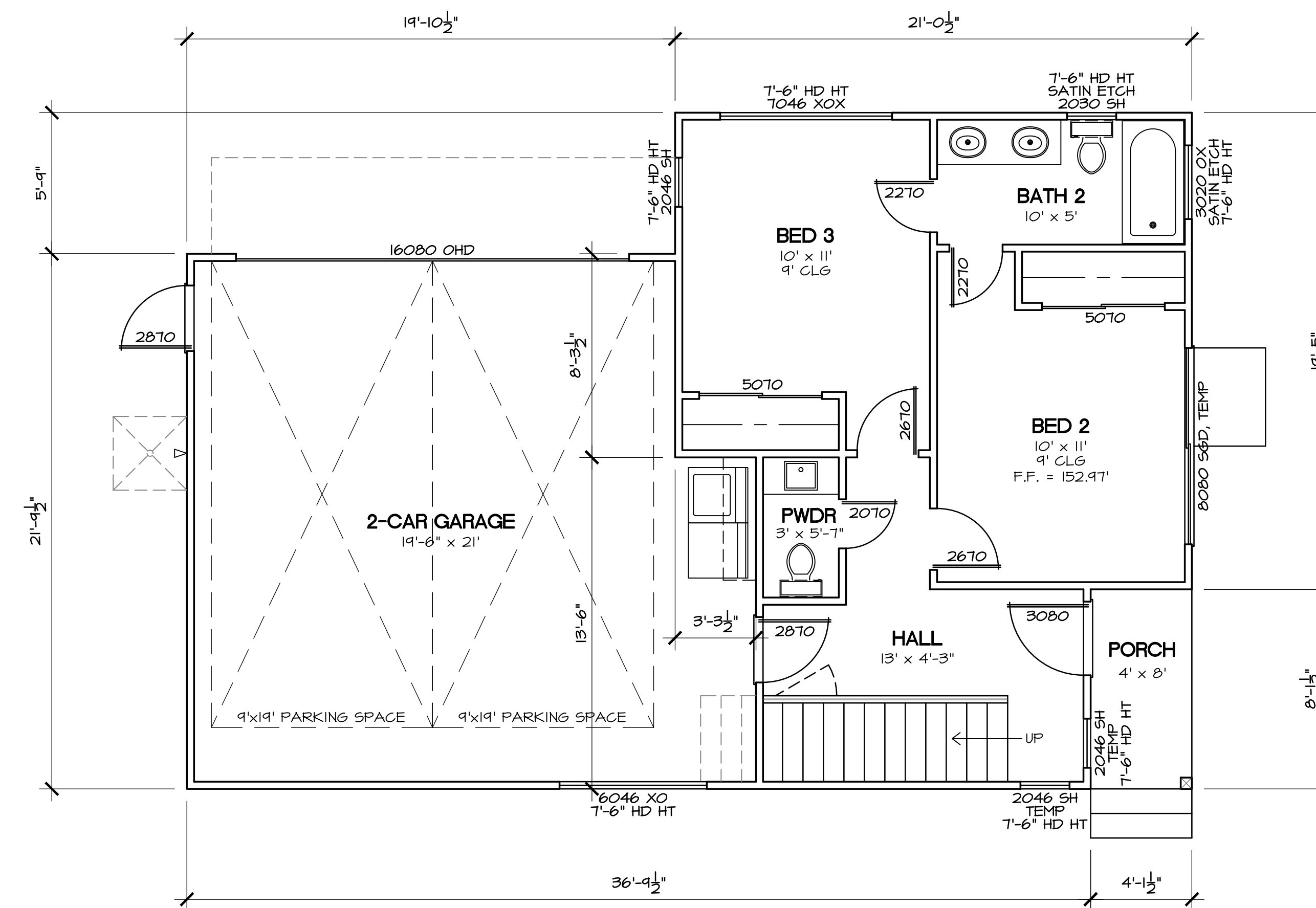
A-1



SECOND FLOOR PLAN

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

- NEW 2x4 WOOD FRAMED WALL
- NEW 2x6 WOOD FRAMED WALL



FIRST FLOOR PLAN

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

- NEW 2x4 WOOD FRAMED WALL
- NEW 2x6 WOOD FRAMED WALL

FLOOR PLAN GENERAL NOTES:

1. PROVIDE 5/8" TYPE "X" GYPSUM BOARD @ ALL SURFACES (WALLS OR CEILING) IN THE GARAGE THAT ARE COMMON WALLS BETWEEN DWELLING AREA & GARAGE.
2. PROVIDE ALL HOSE BIBS & SPRINKLER SYSTEMS W/ BACK FLOW PREVENTION DEVICES. PROVIDE HOSE BIBS WITH VACUUM BREAKERS.
3. PROVIDE SAFETY GLAZING IN HAZARDOUS AREAS SUCH AS GLASS IN DOORS & GLAZING ADJACENT TO SLIDING DOORS AS WELL AS GLAZING ADJACENT TO WALKING SURFACES. ALL NEW GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.
4. ALL WATER CLOSETS SHALL HAVE A MINIMUM FRONT CLEARANCE OF 24".
5. IN SHOWERS AND TUB-SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES, PER UPC SECTION 412.7.
6. SEE SHEET A-4, SECTION 4.303 FOR ALL WATER CONSERVATION MEASURES INCLUDING FLOW RATES FOR ALL INTERIOR PLUMBING FIXTURES.
7. GLAZING @ SHOWER & TUB ENCLOSURES SHALL BE OF TEMPERED GLASS, LAMINATED OR APPROVED PLASTICS. VERIFY TYPE WITH OWNER.
8. THE WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION AS FOLLOWS: 2x4 WOOD STUDS @ 16" O.C. W/ (1) ONE LAYER OF 5/8" GYPSUM WALLBOARD EACH SIDE.
9. GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS, PASSING THROUGH THREE FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING. CBC, SECTION 711.3
10. THE DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3' FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
11. SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. BOTTOM OF CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
12. DOORS MAY OPEN INTO THE GARAGE ONLY IF THE FLOOR OR LANDING IN THE GARAGE IS NOT MORE THAN 1" LOWER THAN THE DOOR THRESHOLD.
13. THE PASSAGEWAY TO THE ATTIC FURNACE SHALL BE UNOBSTRUCTED NOT LESS THAN 30" HIGH AND 30" WIDE AND HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, NOT MORE THAN 20' IN LENGTH THRU THE ATTIC.
14. FAU CLOSET OR ALCOVE MUST BE 12" WIDER THAN THE FURNACE OR FURNACES BEING INSTALLED PER UMC SECTION 304.7.
15. PROVIDE FIRESTOPS, VERTICAL AND HORIZONTAL, IN ENCLOSED SPACES AT 10'-0" INTERVALS MAXIMUM.
16. GAS FIREPLACES SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE.
17. COMBUSTION AIR FOR FUEL BURNING WATER HEATERS WILL BE PROVIDED IN ACCORDANCE WITH UPC SECTION 507 AND TABLE 5-1.
18. WATER HEATERS REQUIRE A MINIMUM OF 2 STRAPS TO RESIST HORIZONTAL DISPLACEMENT.
19. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYP BD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANES IS NOT REQUIRED.
20. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHTS OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

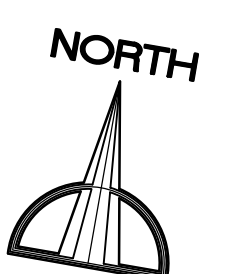
DOOR / WINDOW NOTES:

1. ALL OPENABLE WINDOWS ARE TO HAVE SCREENS.
2. MANUFACTURED DOORS AND WINDOWS ARE TO MEET ANSI OR NIMA STANDARDS AND ARE SO LABELED.
3. ALL EXTERIOR OPENINGS ARE TO BE FULLY WEATHERSTRIPPED, CAULKED AND SEALED.
4. ALL SLIDING GLASS DOORS AND WINDOWS MARKED "TEMP" ARE TO HAVE TEMPERED GLASS.
5. WINDOWS ARE TO BE ANDERSEN 100, DUAL GLAZED, CLEAR GLASS, U.N.O.
6. SEE T-24 CALCS FOR GLAZING REQUIREMENTS AND VALUES.
7. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL PENETRATION RATING COUNCIL (NPRC) AND SHOWING COMPLIANCE WITH THE ENERGY CALCULATION.

WATER HEATER NOTES:

RHEEM ON DEMAND WATER HEATER,
MODEL NO. RT6H-40XLN-2

TYPE OF APPLIANCE: TEMPERATURE CONTROLLED, CONTINUOUS FLOW,
GAS HOT WATER SYSTEM
OPERATION: WITH OR WITHOUT REMOTE CONTROLS
EXHAUST SYSTEM: DIRECT VENT, FORCED COMBUSTION
GAS RATE (INPUT BTUH): 11,000 BTUH - 149,000 BTUH
TEMPERATURE (WITHOUT REMOTES): 85-140 DEG. F
APPROVED GAS TYPES: NATURAL
INSTALLATION: OUTDOOR WALL MOUNT
DIMENSIONS: APPROX. 14"x28"x10
WEIGHT: 82 POUNDS
IGNITION SYSTEM: ELECTRIC CONTINUOUS SPARKING
WATER SUPPLY: 8.4 GPM



DATE	REVISIONS
4.15.21	PROJECT START
4.26.21 REV. 7.26.21	DESIGN REVISIONS
10.11.21	CDP SUBMITTAL
12.7.21	CDP RESUBMITTAL
3.16.22	CDP RESUBMITTAL

PLANS PREPARED BY:
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slcrafting@gmail.com

COASTAL DEVELOPMENT PERMIT:
Kamerman ADU
760 Van Nuys St
San Diego, CA 92109

PROPOSED FLOOR PLANS

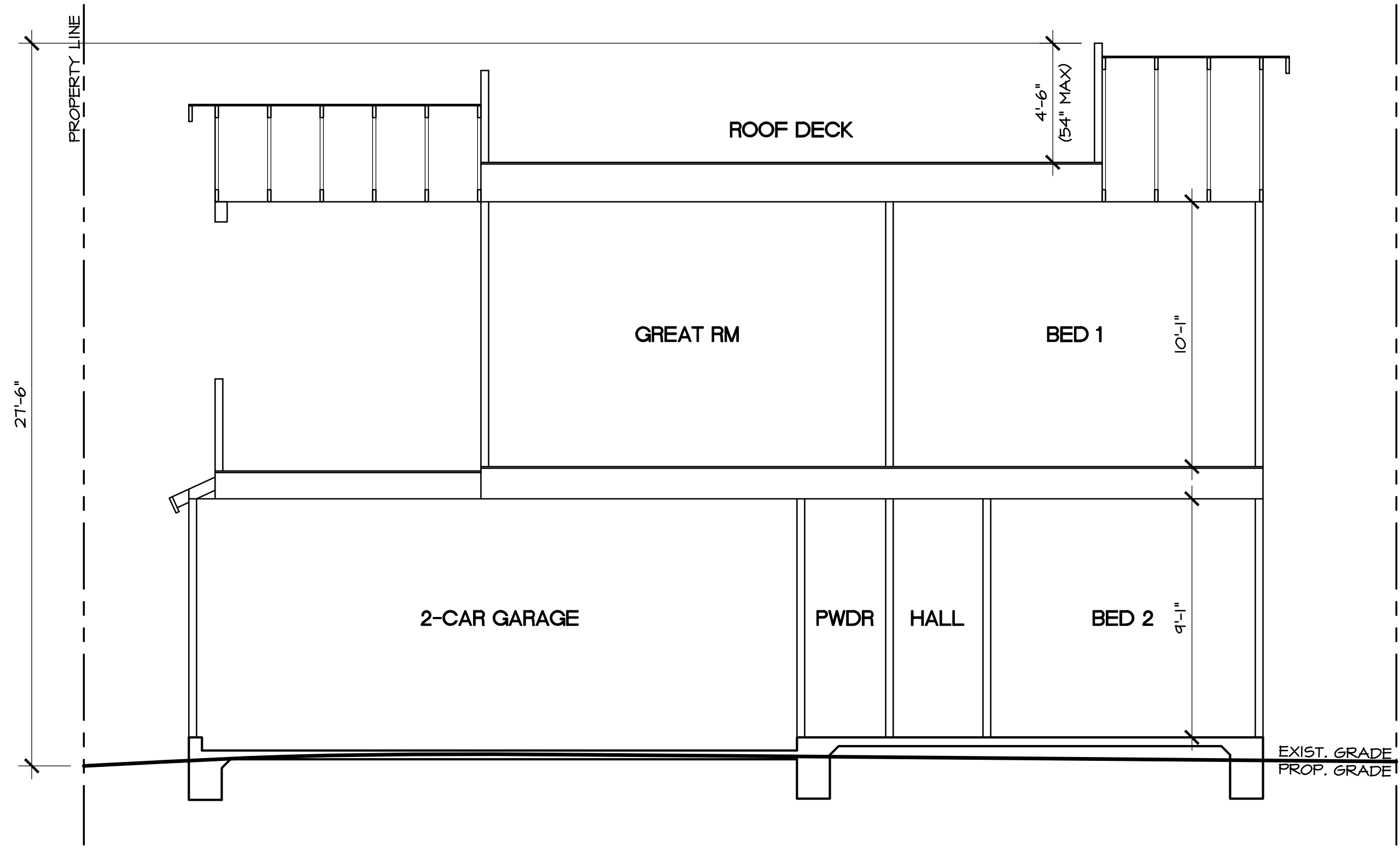
SHEET 2 OF 4

A-2

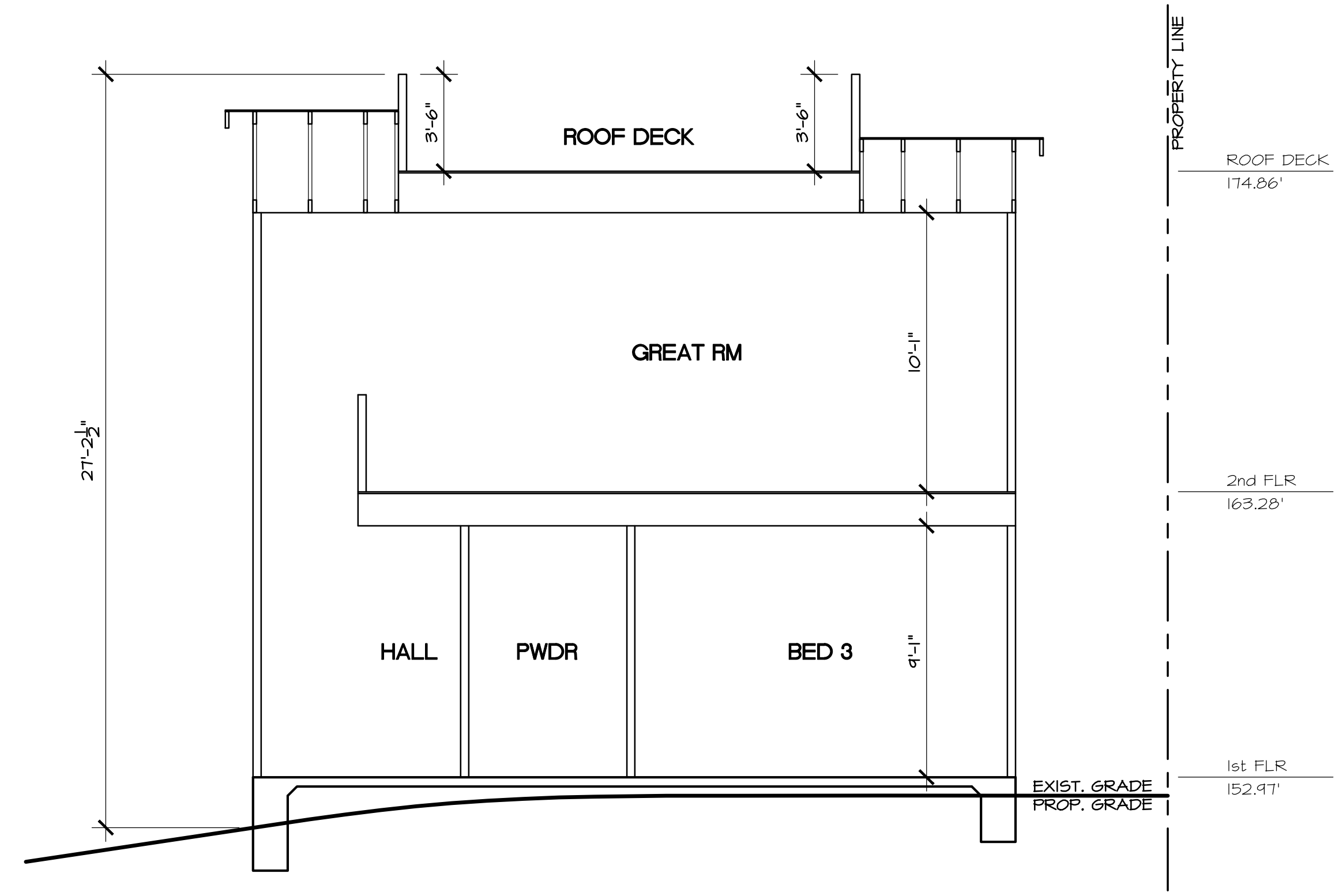
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 sljcrafting@gmail.com

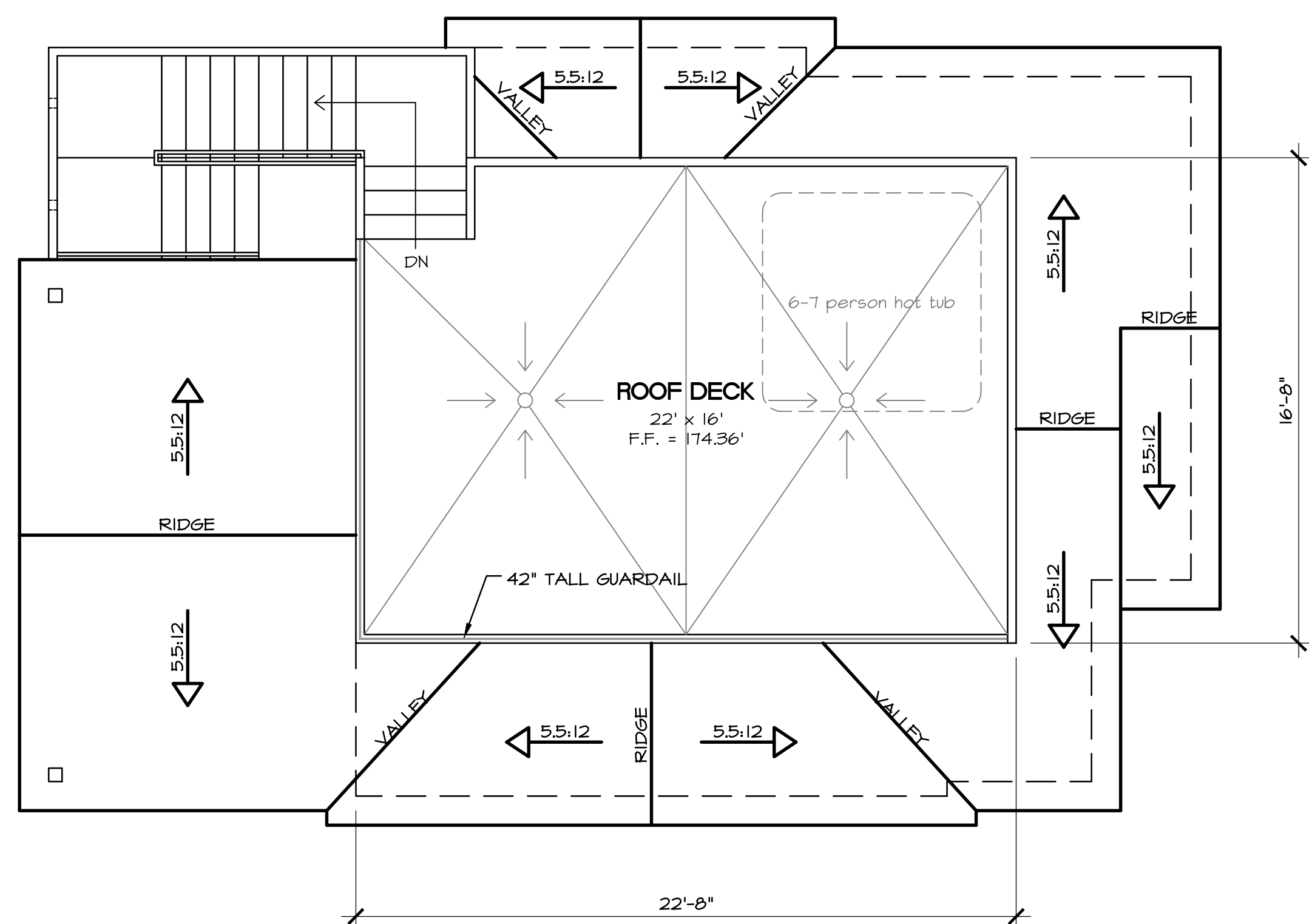
COASTAL DEVELOPMENT PERMIT:
 Kameron ADU
 760 Van Nuys St
 San Diego, CA 92109



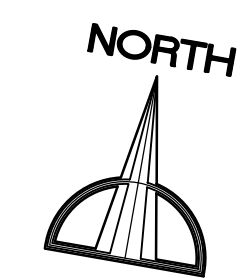
SITE SECTION A
 SCALE: 1/4" = 1'-0"



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



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



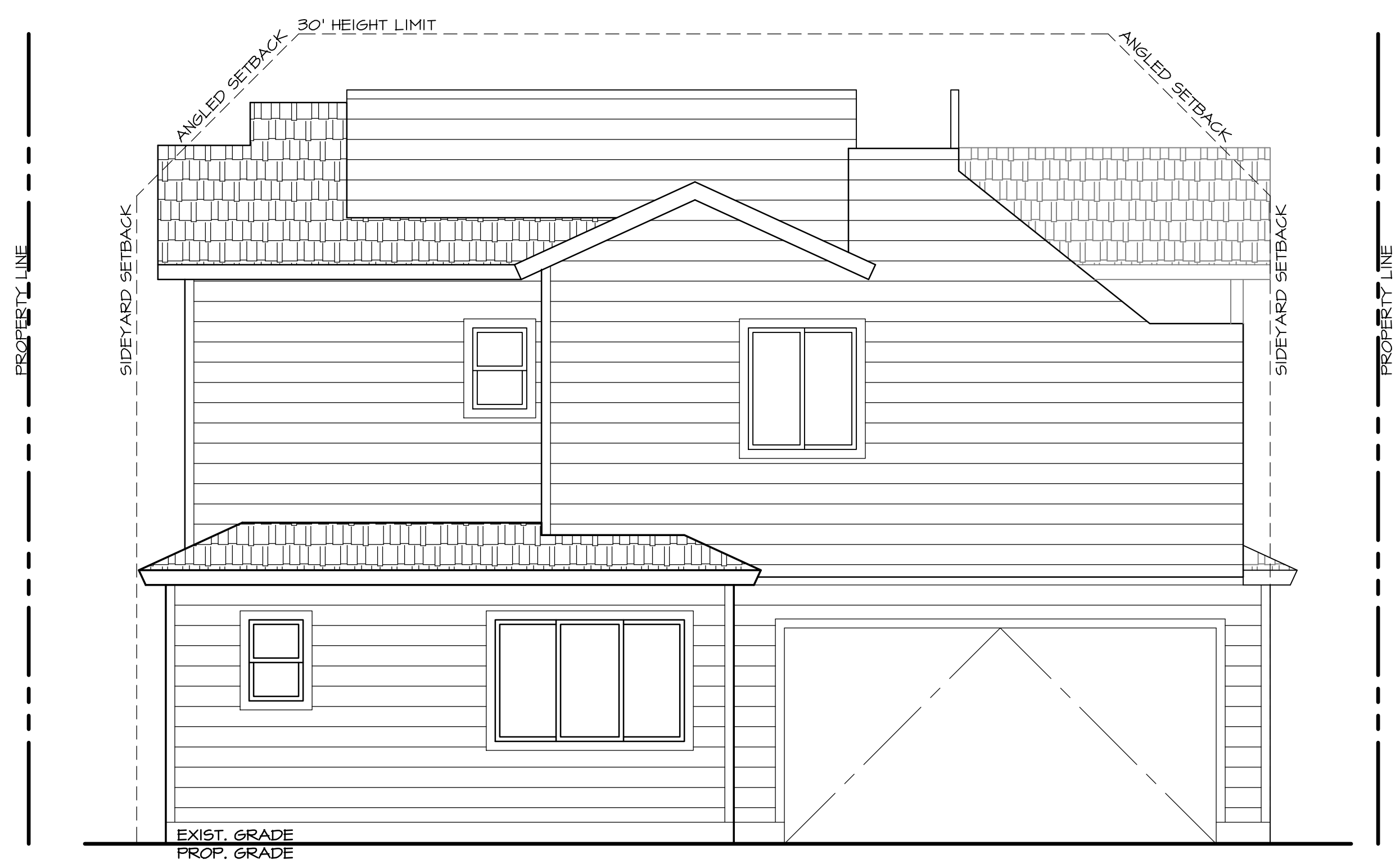
PROPOSED ROOF PLAN / SITE SECTIONS

DATE	REVISIONS
4.15.21	PROJECT START
4.26.21 REV. 7.26.21	DESIGN REVISIONS
10.11.21	CDP SUBMITTAL
12.7.21	CDP RESUBMITTAL
3.16.22	CDP RESUBMITTAL

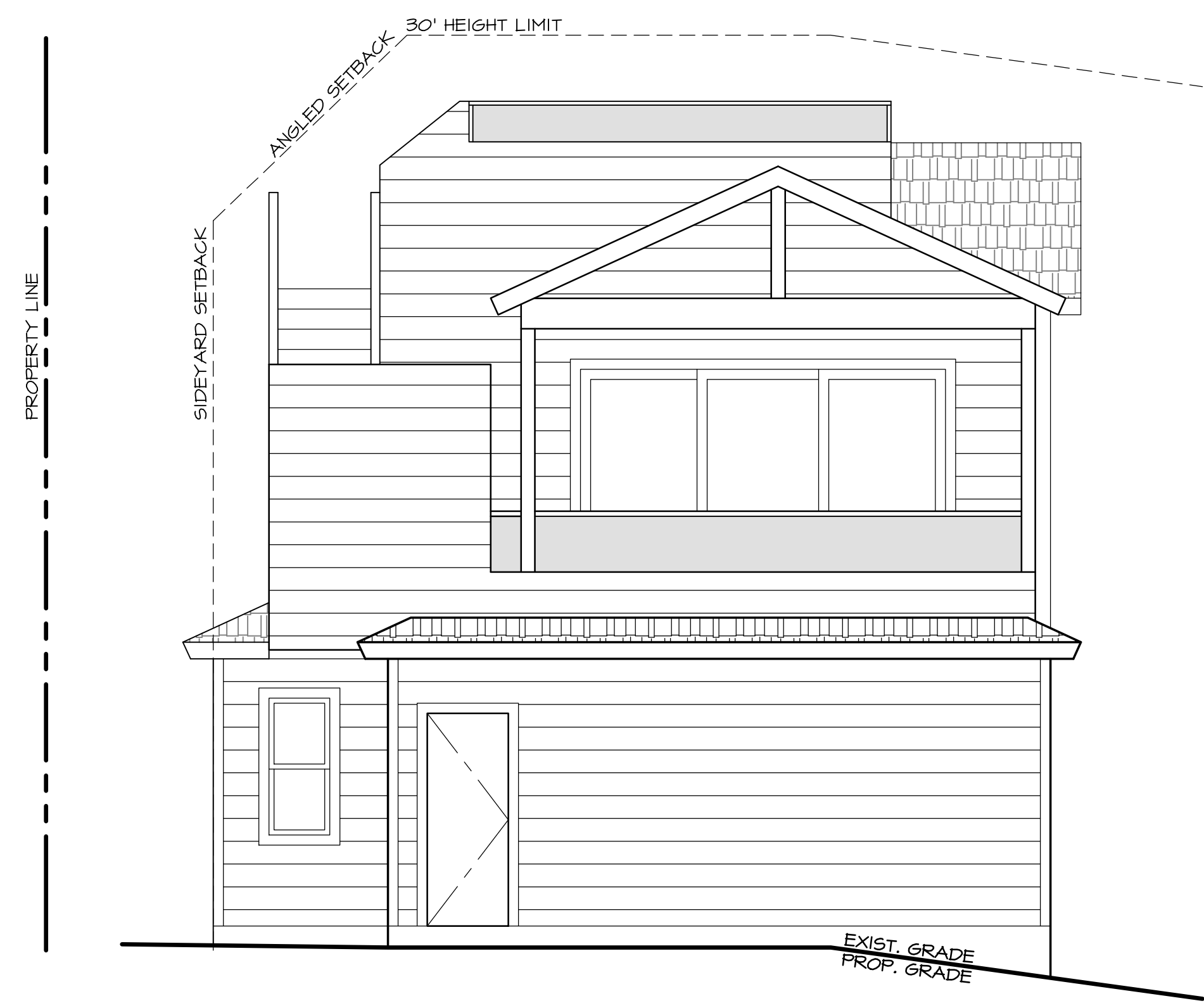
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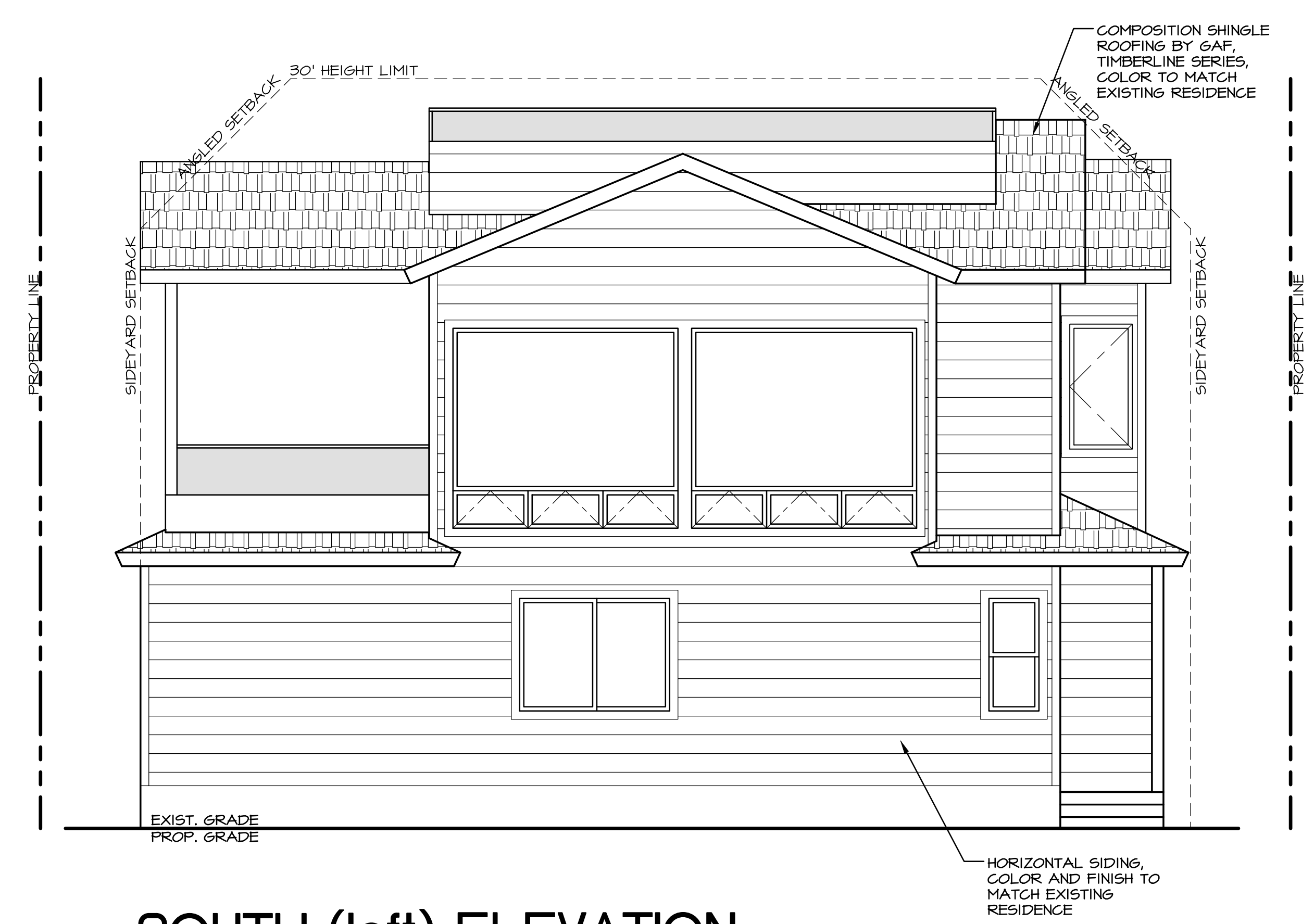
EXTERIOR ELEVATIONS



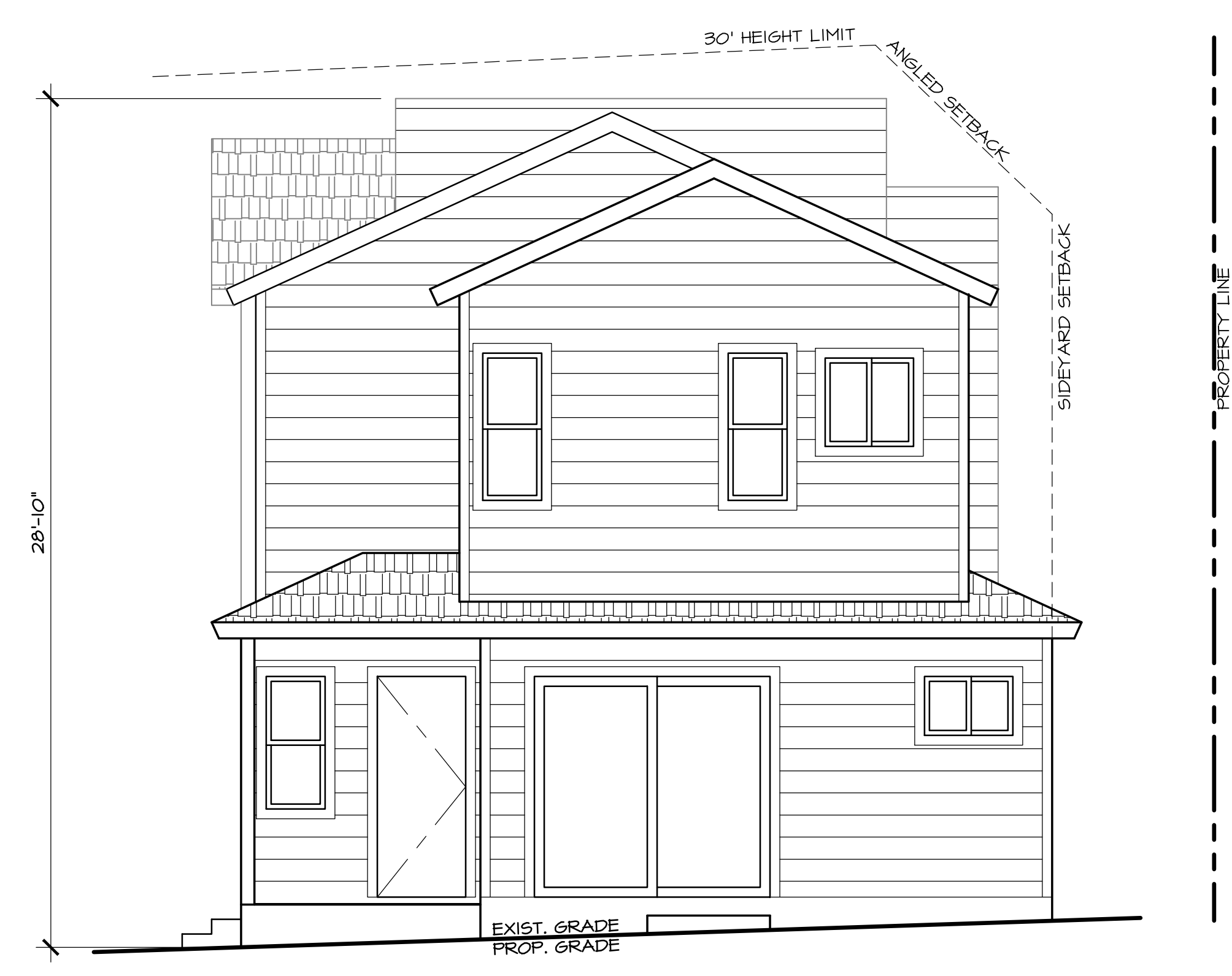
NORTH (right) ELEVATION
 SCALE : 1/4" = 1'-0"



WEST (rear) ELEVATION
 SCALE : 1/4" = 1'-0"

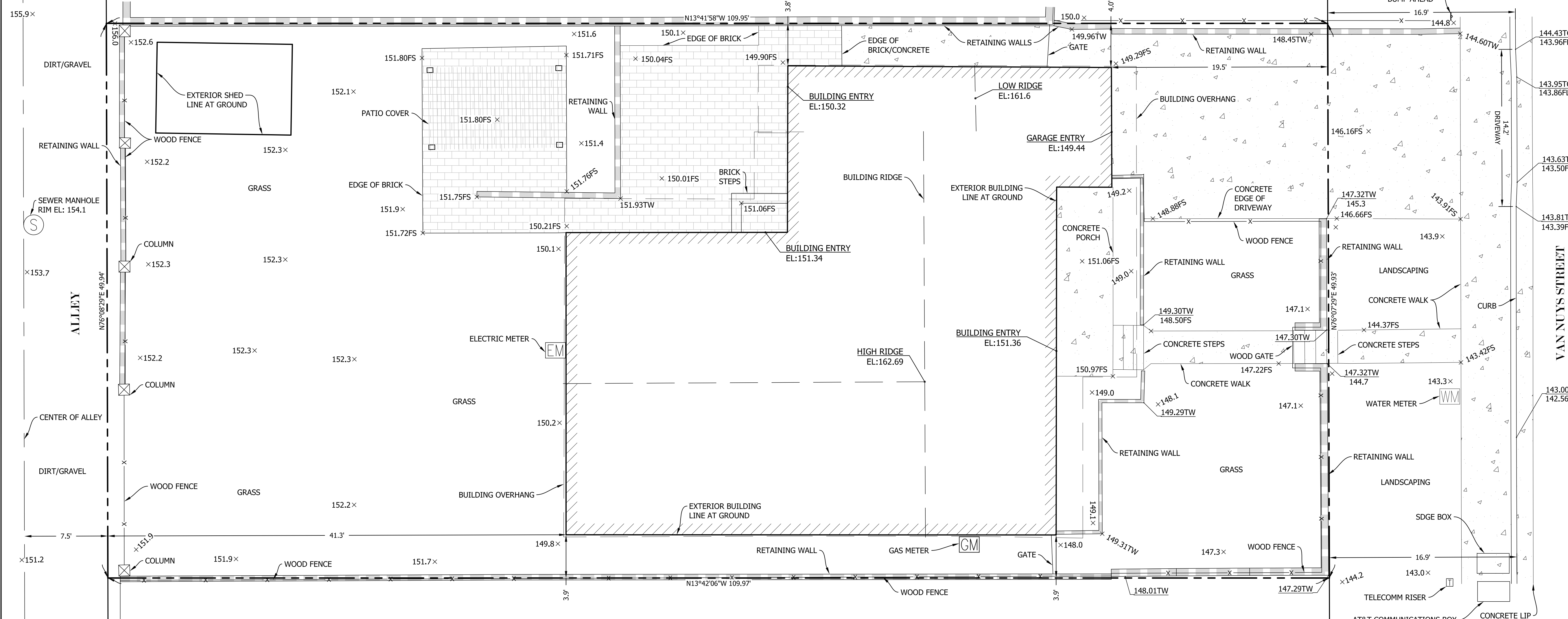
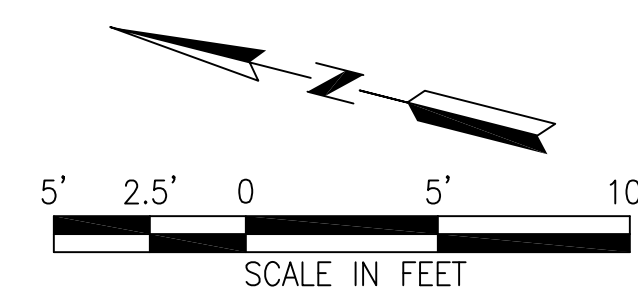


SOUTH (left) ELEVATION
 SCALE : 1/4" = 1'-0"



EAST (front) ELEVATION
 SCALE : 1/4" = 1'-0"

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PROPERTY LEGAL DESCRIPTION
 LOTS 15 AND 16 IN BLOCK NO. 3 OF BUENA VISTA TRACT, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP NO. 929, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY NOVEMBER 5, 1904.
 BEING MORE PARTICULARLY DESCRIBED IN A GRANT DEED DOCUMENT NO. 2020-0610526 DATED OCTOBER 8, 2020.

- SURVEYOR'S NOTES**
1. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 2. CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 3. THE BOUNDARY DIMENSIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY. DETAILS REGARDING CONTROLLING MONUMENTS AND THE BOUNDARY SURVEY PROCEDURE ARE AVAILABLE IN THE OFFICE OF THE SURVEYOR.
 4. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES.
 5. THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY. NO TITLE REPORT WAS PROVIDED TO THE SURVEYOR.
 6. THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL THAN OTHER AREAS BASED ON PROJECT REQUIREMENTS.

BASIS OF ELEVATIONS
 BEING A BRASS PLUG SET IN THE TOP OF CURB AT THE NORTHWESTERLY RETURN OF VAN NUYS STREET AND LA JOLLA MESA DRIVE PER CITY OF SAN DIEGO VERTICAL CONTROL BOOK.
 EL: 148.682' NGVD 29 (M.S.L.)

LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	RETAINING WALL
---	DIRT/GROUND COVER SPOT ELEVATION
×	ASPHALT ELEVATION
△	FLOWLINE ELEVATION
FS	CONCRETE SURFACE ELEVATION
TW	TOP OF WALL ELEVATION
TC	TOP OF CURB ELEVATION
▭	CONCRETE
▨	BRICK/PAVERS

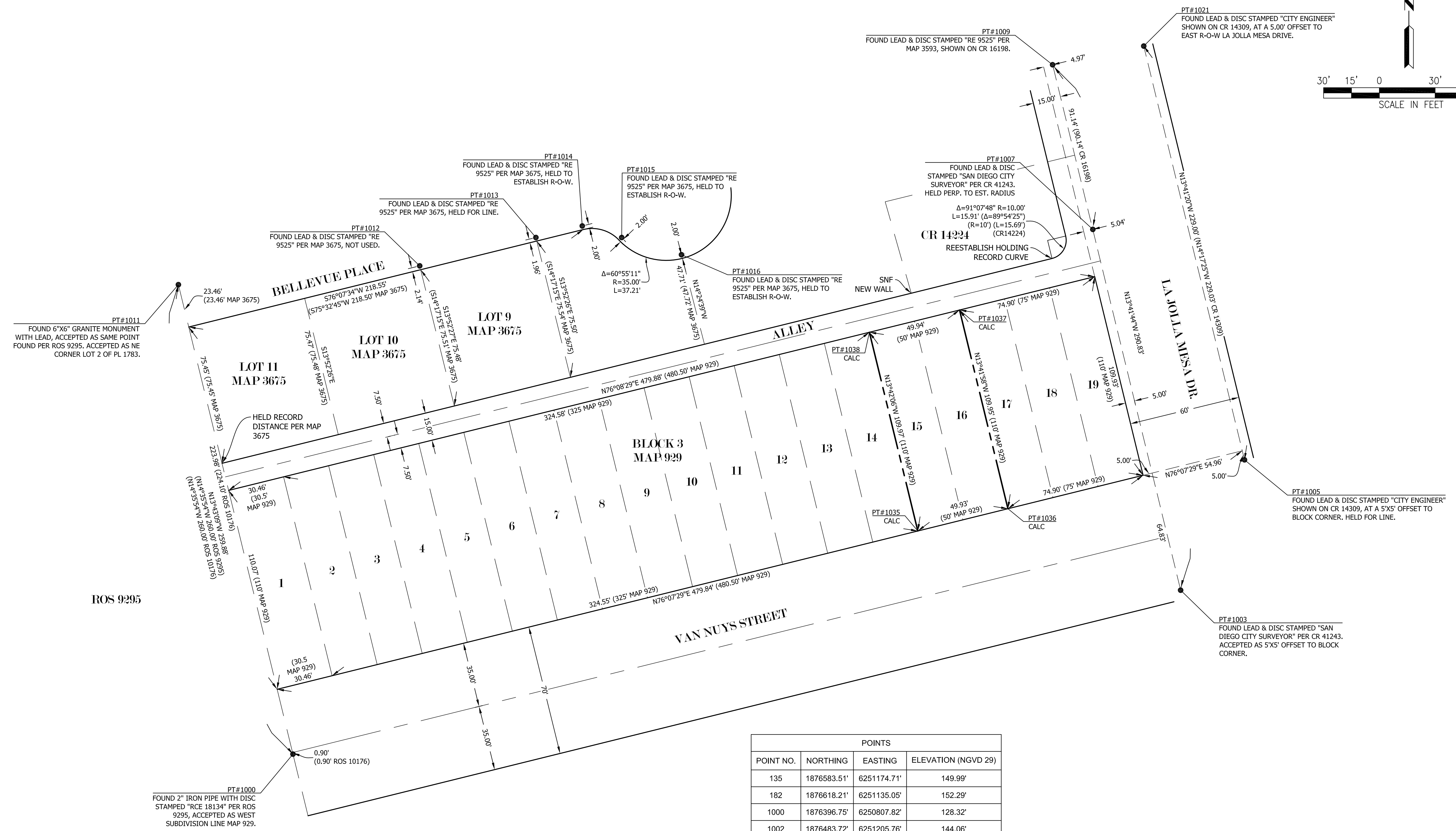
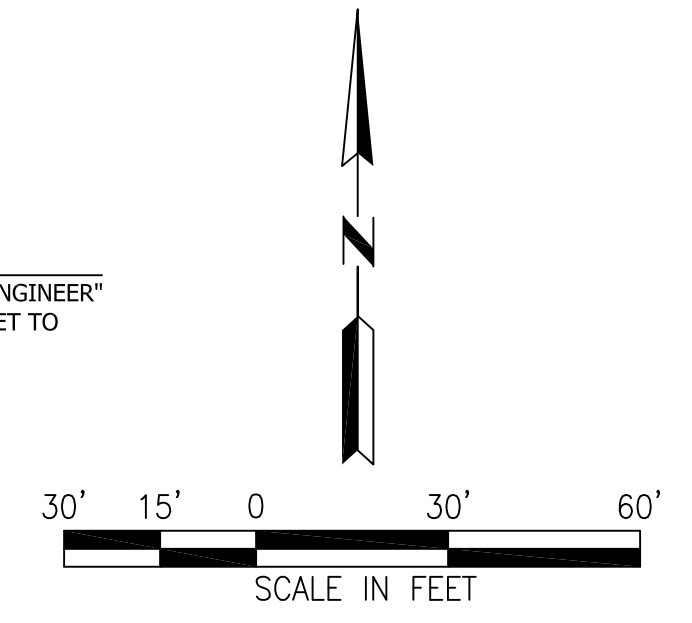
SURVEYOR'S STATEMENT
 THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.
 DATED: 5/01/2021
 COLIN T. O'BRIEN L.S. 9296

14

O'BRIEN LAND SURVEYING
 1081 BORDEN RD., SUITE 105C, ESCONDIDO CA 92026
 (858) 947-8647 | COLIN@OBIENPLS.COM

BOUNDARY SURVEY FOR
KAMERMAN
 760 VAN NUYS ST, SAN DIEGO, CA 92109

APN 415-081-08 SCALE: 1"=5'	SURVEY DATE: 4/29/2021 DRAWING DATE: 5/01/2021
JOB No. 416	SHEET 1 OF 1



POINTS			
POINT NO.	NORTHING	EASTING	ELEVATION (NGVD 29)
135	1876583.51'	6251174.71'	149.99'
182	1876618.21'	6251135.05'	152.29'
1000	1876396.75'	6250807.82'	128.32'
1002	1876483.72'	6251205.76'	144.06'
1003	1876484.91'	6251285.33'	144.84'
1005	1876555.02'	6251319.68'	148.27'
1007	1876678.93'	6251238.11'	155.89'
1008	1876767.46'	6251216.46'	161.38'
1011	1876649.22'	6250746.19'	133.61'
1012	1876659.32'	6250876.00'	140.43'
1013	1876674.57'	6250938.50'	144.52'
1014	1876680.77'	6250963.45'	146.13'
1015	1876674.55'	6250984.66'	147.02'
1016	1876665.30'	6251016.82'	147.97'
1022	1876673.13'	6251265.16'	156.33'
1035	1876516.76'	6251143.96'	0.00'
1036	1876528.73'	6251192.43'	0.00'
1037	1876635.56'	6251166.39'	0.00'
1038	1876623.60'	6251117.91'	0.00'

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BOUNDARY SURVEY FOR
KAMERMAN
 760 VAN NUYS ST, SAN DIEGO, CA 92109

APN 415-081-08 SCALE: 1"=30'	SURVEY DATE: 4/29/21 DRAWING DATE: 5/01/21
JOB No. 416	SHEET 1 OF 1