

COLINA VERDE LN., JAMUL, CA, 91935



SPECIAL INSPECTION REQUIRED. SEE
SPECIAL INSPECTION FORM ON
SHEET S-2

NOTE:
ANY PORTION OF FENCE OR OTHER STRUCTURE WITHIN FIVE FEET OF THE BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
EXCEPTION: VINYL FENCING AS ALLOWED BY BUILDING OFFICIAL.

- a. NONCOMBUSTIBLE MATERIAL
- b. APPROVED EXTERIOR FIRE RETARDANT TREATED WOOD
- c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDING.

FLOOR PLAN SHOW FOR SITE REFERENCE ONLY. SEE SHEET A-3 SHEETS FOR EXACT LAYOUT PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED FOR ALL CONCRETE DIVISIONS. SEE SHEET S-05, REPAIR AND PATCH, FOR REPAIR AND PATCH DETAILS. VERIFY ALL SETBACKS BEFORE SETTING FOUNDATION FORMS, IF A CONFLICT EXISTS CONTACT DESIGNER FOR RESOLUTION.

DIMENSIONS SHOW ARE OVERALL LENGTH AND WIDTH FOR LOCATING BUILDINGS. FIELD VERIFY ALL DIMENSIONS. OBTAIN CONSTRUCTION PERMIT FROM THE ENGINEERING DEPT. AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY. FAILURE TO DO SO WILL RESULT IN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW AND OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES AND WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MIN OF 5' AT 2% PERCENT AND BE PROTECTED BY AN APPROVED DRAINAGE SYSTEM.

WINDOWS AND DOORS SHALL HAVE, AT LEAST ONE PANE OF TEMPERED GLASS.

NOTICE TO THE APPLICANT/OWNER/OWNERS AGENT/ARCHITECT OR ENGINEER OF RECORD.
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK
SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF SAN DIEGO FOR
SPECIAL INSPECTIONS, STRUCTURAL OBSERVATION, CONSTRUCTION MATERIAL TESTING AND OFF-SITE
FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS
AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER/BUILDER.
BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF WORK
SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE
STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE CITY OF SAN DIEGO FOR
SPECIAL INSPECTIONS, STRUCTURAL OBSERVATION, CONSTRUCTION MATERIAL TESTING AND OFF-SITE
FABRICATION OF BUILDING COMPONENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS
AND AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES,
THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION.

THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL

____ OWNER/ LICENSED ENGINEER OR ARCHITECT

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

- APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. THE ADDRESS NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT WITH A 1/2" STROKE, AND SHALL CONTRAST WITH THE BACKGROUND. (CFC 505.1)

- PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF-2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING "HERS" VERIFICATION, THE CF-2R FORMS SHALL BE REGISTERED CALIFORNIA-APPROVED "HERS" PROVIDER DATA REGISTRY.
- PROPERLY COMPLETED CERTIFICATES OF INSTALLATION (CF-3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR THE ITEMS REQUIRING "HERS" VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED "HERS" PROVIDER DATA REGISTRY.

AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED FOR THE FOLLOWING:

- A. NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOMES,
- B. NEW ATTACHED GARAGES

NOTE: STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13-D STANDARD AND THE COUNTY FIRE CODE. FIRE SPRINKLER SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED BY THE COUNTY FIRE AUTHORITY, AND THE SYSTEM SHALL BE READY FOR HYDROSTATIC TESTING PRIOR TO FRAMING INSPECTION

TOTAL DISTURBANCE AREA:	718.00 SQ. FT.
EXISTING AMOUNT OF IMPOERVIOUS AREA:	2,669.00 SQ. FT.
PROPOSED AMOUNT OF NEW IMPERVIOUS AREA:	718.00 SQ. FT.
TOTAL IMPERVIOUS AREA:	3,387.00 SQ. FT.
IMPERVIOUS % INCREASE:	0.67%

- INSULATION BELOW ROOF DECK
- WINDOW OVERHANGS AND OR FINS
- EXPOSED SLAB FLOOR IN CONDITIONED SPACE
- NEW DUCTWORK IS LESS THAN 40 FT. IN LENGTH

<u>BUILDING LEVEL VERIFICATIONS:</u> • NONE <u>COOLING SYSTEM VERIFICATIONS:</u> • NONE <u>HVAC DISTRIBUTION SYSTEM VERIFICATIONS:</u> • NONE <u>DOMESTIC HOT WATER SYSTEM VERIFICATIONS:</u> • NONE
--

FUEL MODIFICATION:
 MAINTAIN AN EFFECTIVE FUEL MODIFICATION ZONE BY REMOVING, CLEARING OR MODIFYING COMBUSTIBLE VEGETATION AND OTHER FLAMMABLE MATERIALS FROM AREAS WITHIN 100'-0" FROM BUILDINGS OR STRUCTURES. FUEL MODIFICATION ZONES SHALL NOT EXTEND BEYOND THE PROPERTY LINE. (REFERENCE: COUNTY FIRE CODE 4907.2)
 THE FUEL MODIFICATION ZONE IS DIVIDED INTO TWO ZONES:

- A. THE FIRST ZONE INCLUDES THE AREA FROM THE BUILDING TO A POINT 50'-0" AWAY. THIS ZONE MUST BE MODIFIED & PLANTED WITH FIRE RESISTIVE PLANTS, EXISTING VEGETATION OF LESS THAN 18" IN HEIGHT ABOVE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION.
- B. THE SECOND ZONE IS THE AREA BETWEEN 50'-0" & 100'-0" FROM THE BUILDING. IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN BUT IT MUST BE THINNED BY 50% AND ALL DEAD AND/OR DYING VEGETATION MUST BE REMOVED.

PROJECT SUMMARY

PROJECT DATA
ADDRESS = COLINA VERDE LN., JAMUL, CA. 91935
APN = 596-240-15-00
LEGAL DESCRIPTION = PM10357 PAR 1
ZONE = A70
LOT AREA = 148,539sq ft / 3.41 acres
CONSTRUCTION TYPE = V-B
OCCUPANCY = R-3 4 U

CRC.,	2016 EDITION
(WHICH ADOPTS THE 2016 IRC)	
C.G.B.S.C	2016 EDITION
C.P.C.,	2016 EDITION
C.M.C.,	2016 EDITION
C.E.C.,	2016 EDITION
C.B.E.E.S.	2016 EDITION
C.F.C.	2016 EDITION

PROPOSED LIVING:	5,025.00	SQ. FT.
PROPOSED GARAGE AREA:	1,965.50	SQ. FT.
TOTAL:	6,990.50	SQ. FT.
PROPOSED COVERED PATIO:	1,158.50	SQ. FT.
PROPOSED COVERED PORTICO:	1,036.50	SQ. FT.
GRAND TOTAL:	9,185.50	SQ. FT.

$$9,185.50 / 148,539 = .0618$$

FRONT = 60'-0" FROM CL

SIDE = 15'-0"

STREET SIDE: 35'-0"

REAR = 25'-0"

RESIDENCE FIRE SPRINKLED = YES

BUILD NEW SFD 5,025 SQ. FT. IN AREA WITH (2) ATTACHED GARAGES (1) 1,299 SQ. FT. IN AREA AND (1) 666.50 SQ. FT. IN AREA. AN OUTDOOR LIVING 1,158.50 SQ. FT. IN AREA AND COVERED PORTICO 1,036 SQ. FT. IN AREA.

SITE TO USE NATURAL GAS

ENTIRE LOT TO BE
FUEL MODIFIED.

VICINITY MAP

PLANS BY:
CHRIS ASHBY
Additions • Kitchens • Whole Home Remodels
366 JOLIET ST.
LA CAJON, CA 92019
PHONE: 619-857-6199
CHRISASHBYDESIGNS@GMAIL.COM



A NEW HOME for:

DAVID & KRISTAL GORDON

Sheet Title :

CHRIS ASHBY EXPRESSLY
RESERVES ITS COMMON LAW &
OTHER PROPERTY RIGHTS IN THIS
DOCUMENT. THIS DOCUMENT
SHALL NOT BE REPRODUCED,
COPIED, CHANGED OR DISCLOSED
IN ANY FORM OR MANNER
WHATSOEVER WITHOUT FIRST
OBTAINING THE EXPRESSED
WRITTEN CONSENT OF CHRIS
ASHBY

DRAWN
C. ASHBY
CHECKED
DATE
11/13/19
SCALE
as noted
JOB NAME
GORDON
SHEET

A-1.1

OF XX SHEETS