

September 16, 2020

Grace Ehm, Ehm Architecture

By email only to [gracem@ehmarch.com](mailto:gracem@ehmarch.com)

Subject: Old Town Escape Barn Assessment Letter; Project No. 658052,  
Internal Order No. 24008534, Old Town

Dear Grace:

The Development Services Department has completed the Second review of the project referenced above, and described as:

Planned Development Permit and Conditional Use Permit for an escape room with two residences, located at 3886 Ampudia St. The 0.11-acre site is in the OTMCR-1-2 Zone, within the Old Town San Diego Community Plan area.

Enclosed is a Cycle Issues Report (Enclosure 1) which contains review comments from staff representing various disciplines and outside agencies. The purpose of this assessment letter is to summarize the significant project issues and identify a course of action for the processing of your project.

If any additional requirements should arise during the subsequent review of your project, we will identify the issue and the reason for the additional requirement. To resolve any outstanding issues, please provide the information that is requested in the Cycle Issues Report. If you choose not to provide the requested additional information or make the requested revisions, processing may continue. However, the project may be recommended for denial if the remaining issues cannot be satisfactorily resolved and the appropriate findings for approval cannot be made.

The Development Services Department will generally formulate a formal recommendation for your project subsequent to completion of the following milestones: 1) After the City Council recognized Community Planning Group has provided a formal project recommendation; 2) After all City staff project-review comments have been adequately addressed; and 3) During the final stages of the environmental review process.

As your Development Project Manager, I will coordinate all correspondence, emails, phone calls, and meetings directly with the applicants assigned "Point of Contact." The addressee on this letter has been designated as the Point of Contact for your project. Please notify me if you should decide to change your Point of Contact while I am managing this project.

**I. REQUIRED APPROVALS/FINDINGS:** Your project as currently proposed requires the processing of:

- **Process Two Neighborhood Development Permit (NDP), with findings located at [SDMC 126.0404\(a\) and \(f\)](#)**, for deviations to setbacks at an infill site per [SDMC 143.0915\(b\)\(2\) and 143.0920](#), for alteration of a previously conforming structural envelope per [SDMC 127.0106\(b\)](#), and also for addition to or alteration of any non-historical structure which is major in scope per [SDMC Table 1516-01A](#).
  - This permit would not be required for setback deviations if the proposed stairs for the residential units can conform to the current required side setbacks.
  - This permit would not be required for expansion of a previously conforming structural envelope if the stairs remain within the existing structural envelope.
  - This permit would not be required for alteration of a building in Old Town if info is submitted per LDR-Planning comment 7 showing that the project doesn't meet the criteria.
- **Process Three Conditional Use Permit (CUP), with findings located at [SDMC 126.0305](#)**, for an assembly use accommodating 25 or more people per [SDMC Table 1516-01D](#), unless the use can be considered an instructional studio accommodating up to 24 people for entertainment, instruction and recreation.
  - This permit would not be required if it can be demonstrated that there will be no more than 24 people allowed at any one time.
- Other permit types may be required based on information requested in review comments.

Per LDR-Planning, the project could be allowed ministerially with the design changes and the occupancy requirements listed above.

If multiple discretionary permits are required, all actions will be consolidated under this application and processed concurrently, pursuant to the Consolidation of Processing regulations contained in Municipal Code Section 112.0103. The process level (staff decision, Hearing Officer, Planning Commission, City Council) cannot be determined until the permit types are identified.

- **Required Findings:** In order to recommend approval of your project, certain findings must be substantiated in the record. Please see the sections listed/linked above for findings. The required findings may change as permit types change.

**II. SIGNIFICANT PROJECT ISSUES:** The significant project issues are summarized below. Resolution of these issues could affect your project. Additional explanation is provided in the Cycle Issues Report.

- LDR-Planning, Long Range Planning, LDR-Engineering and LDR-Transportation identified several uncleared issues from the first review.
- Long-Range Planning continues to identify the need to appear before the Old Town San Diego Planned District Design Review Board; however, as mentioned in your last

assessment letter, this is only required for Process Three, Four, and Five decisions. While your CURRENT submittal appears to be a Process Three, with the Hearing Officer as the decision maker, if you no longer require a CUP, and only require an NDP, you would be a Process Two, and you would not be required to go to the Old Town San Diego Planned District Design Review Board. Long-Range Planning has also identified landscaping and parking lot texturing issues.

- LDR-Planning has identified a range of possible processing options that require additional project details. Some or all the discretionary permits applied for may not potentially be required. Based on which permits are eventually required, your project may need to appear before the Old Town San Diego Planned District Design Review Board. There are several requested plan check comments.
- LDR-Planning has identified several clarifications (mentioned under **REQUIRED APPROVALS/FINDINGS** above) that could change the process level of your project. Please provide the requested information. There are also several plan check comments. If the project is a Process Three or higher, it will need to go to the Old Town San Diego Planned District Design Review Board. LDR-Planning has also identified the design criteria for the Old Town Planned District, which your project must meet regardless of process.
- LDR-Environmental has requested revisions to the Climate Action Plan (CAP) Checklist and has pointed out that other disciplines have CAP Checklist issues as well.
- LDR-Engineering has requested information on stormwater and notes on plans.
- SECOND REQUEST: Determination of consistency with the Airport Land Use Plan is required by the San Diego County Regional Airport Land Use Commission (ALUC). Please fill out [THIS FORM](#) and email to your project manager, along with an electronic copy of your grant deed or title report, plans, and FAA Determination. Your project manager will submit to the Airport Authority (ALUC) on your behalf at the time of your resubmittal.

**III. STUDIES/REPORTS REQUIRED:** A number of documents have been identified as necessary to the project's review. Reference the attached Submittal Requirements Report (Enclosure 3).

**IV. PROJECT ACCOUNT STATUS:** Our current accounting system does not provide for real-time information regarding account status; however, our records show a remaining balance of \$5,035.30. No additional deposits are required at this time. Additional deposits can be made online through Open DSD by entering your project number in the Project ID field: <http://opensd.sandiego.gov/web/approvals/>.

During the processing of your project, you will continue to receive statements with the break-down of staff charges to your account. Should you have questions about those charges, please feel free to contact me directly.

**V. TIMELINE:** Upon your review of the attached Cycle Issues Report, you may wish to schedule a meeting with staff and your consultants prior to resubmitting the project. Please telephone me if you wish to schedule a meeting with staff. During the meeting, we will also focus on key milestones that must be met in order to facilitate the review of your proposal

and to project a potential timeline for a hearing date. Your next review cycle should take approximately 18 business days to complete.

Municipal Code Section 126.0114 requires that a development permit application be closed if the applicant fails to submit or resubmit requested materials, information, fees, or deposits within 90 calendar days. Once closed, the application, plans and other data submitted for review may be returned to the applicant or destroyed. To reapply, the applicant shall be required to submit a new development permit application with required submittal materials and shall be subject to all applicable fees and regulations in effect on the date the new application is deemed complete.

If you wish to continue processing this project, please note that delays in resubmitting projects and/or responding to City staff's inquiries negatively impact this Department's ability to effectively manage workload, which can lead to both higher processing costs and longer timelines for your project.

**VI. RESUBMITTALS/NEXT STEPS: During the COVID-19 crisis, please arrange to resubmit with me directly.** Please be prepared to provide the following:

A. Plans and Reports: Provide the number of sets of plans and reports as shown on the attached Submittal Requirements Report. The plans should be folded to an approximate 8 ½ x 11-inch size.

B. Response to Cycle Issues Report: Prepare a cover letter that specifically describes how you have addressed each of the issues identified in the Cycle Issues Report and any issues identified in this cover letter, if applicable. Or, you may choose to simply submit the Cycle Issues Report, identifying within the margins how you have addressed the issue. If the issue is addressed on one or more sheets of the plans or the reports, please reference the plan, sheet number, report or page number as appropriate. If it is not feasible to address a particular issue, please indicate the reason. Include a copy of this Assessment Letter, Cycle Issues Report and your response letter if applicable, with each set of plans.

**VII. STAFF REVIEW TEAM:** Should you require clarification about specific comments from the staff reviewing team, please contact me, or feel free to contact the reviewer directly. The names and telephone numbers of each reviewer can be found on the enclosed Cycle Issues Report.

**VIII. PROJECT ISSUE RESOLUTION CONFERENCE:** Project Issue Resolution (PIR) conferences provide customers an opportunity to have issues heard and considered by executive department management. A PIR will be considered if, after the issuance of the third Assessment Letter for discretionary projects, customers and staff have been unable to resolve project issues. The PIR would address issues such as disagreements between the applicant and staff on interpretations of codes or ordinances, requests for additional information or studies, or project-related processing requirements. Any determinations from a PIR are not binding on any City decision-making body, such as City Council, Planning

Page 5  
Grace Ehm  
September 16, 2020

Commission, or Hearing Officer. Qualifying PIR requests should be coordinated with your Development Project Manager.

In conclusion, please note that information forms and bulletins, project submittal requirements, and the Land Development Code may be accessed on line at <http://www.sandiego.gov/development-services>. Many land use plans for the various communities throughout the City of San Diego are now available on line at <http://www.sandiego.gov/planning/community/profiles/index.shtml>.

**Open DSD:** To view project details online, visit: <http://www.sandiego.gov/development-services/opensd/>.

For modifications to the project scope, submittal requirements or questions regarding any of the above, please contact me prior to resubmittal. I may be reached by telephone at (619) 446-5407 or via e-mail at [tcleveland@sandiego.gov](mailto:tcleveland@sandiego.gov).

Sincerely,



Travis Cleveland  
Development Project Manager

Enclosures:

1. Cycle Issues Report
2. Submittal Requirements Report

cc: File  
Chair, Old Town Community Planning Group  
Reviewing Staff



# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

## Project Information

**Project Nbr:** 658052      **Title:** Old Town Escape Barn NDP/CUP  
**Project Mgr:** Cleveland, Travis      (619) 446-5407      TCleveland@sandiego.gov



## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/11/2020	Deemed Complete on 08/11/2020
<b>Reviewing Discipline:</b> LDR-Planning Review	<b>Cycle Distributed:</b> 08/11/2020	
<b>Reviewer:</b> Bautista, Patricia (619) 446-5386 PLBautista@sandiego.gov	<b>Assigned:</b> 08/13/2020	
	<b>Started:</b> 08/28/2020	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 09/01/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/11/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 09/15/2020	

- . The review due date was changed to 09/04/2020 from 09/04/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Planning Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 44 outstanding review issues with LDR-Planning Review (15 of which are new issues).
- . Last month LDR-Planning Review performed 91 reviews, 56.0% were on-time, and 42.6% were on projects at less than < 3 complete submittals.

### 5/12/2020

#### Site Info

No outstanding Issues

#### Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	16	Please indicate how many people maximum will be allowed in the "Entertainment" use including the staff. If this is 24 people or less, please note that the CUP is not required and it would be considered an Instructional Studio. (From Cycle 2)

#### Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Sheet 1, address appears to be incorrect. Sheet 1 shows 3889 Ampudia St. Planning staff believes it should be 3886. Please review and update as necessary. (From Cycle 2)
<input type="checkbox"/>	19	Sheet 1 Summary of Request outlines that scope includes "remodel existing second floor apartment and add an apartment." Sheet 3 existing floor plan/demo outlines two office spaces and no apartment. Please update scope to be accurate. (From Cycle 2)
<input type="checkbox"/>	20	OTMCR-1-2 allows for 1 unit per 800sf of lot area. Please provide a density calculation on Sheet 1. (From Cycle 2)
<input type="checkbox"/>	21	Sheet 1, please provide the maximum FAR permitted per Table 1516-01E. Max FAR is 2.0 with a 0.2 bonus for residential mixed use. Total allowable FAR is 2.2, or 10,696.4sf. (From Cycle 2)
<input type="checkbox"/>	22	Sheet 1, please provide a setback table outlining the required setbacks and the existing setbacks for the building and the proposed setbacks. (From Cycle 2)
<input type="checkbox"/>	24	Sheet 1, please demonstrate compliance to pedestrian paths and walkways as outlined in SDMC 1516.0127(d). (From Cycle 2)
<input type="checkbox"/>	28	Sheet 1, please dimension the curb cut. (From Cycle 2)

#### Community Plan/Design

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	30	Per SDMC 1516.0103(b) it shall be the duty of the Old Town San Diego Planned District Design Review Board to make recommendations to the appropriate decision-making authority on applications for permits that require Process Three, Process Four and Process Five decisions. Please provide feedback from the Review Board when available. (From Cycle 2)
<input type="checkbox"/>	32	Per SDMC 1516.0125(a) all development must conform to one of three architecture types. Please note the architecture type with corresponding year range on Sheet 1. (From Cycle 2)





# Remaining Cycle Issues

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	33	Appendices A, B, and C provide visual references and descriptions of architectural features, site design, and streetscape features. Appendix D provided acceptable plant and tree species for landscaping. Appendix E provides visual references and descriptions related to sign design. Appendix F provides the list of acceptable exterior building colors. Please explicitly address and provide code references for all required design features as noted in the Appendices within the plan set. (From Cycle 2)
<input type="checkbox"/>	34	Please be very specific and detailed about what demolition is proposed to occur. SDMC 1516.0126 describes when previously conforming regulations apply for buildings and structures in regards to the required architectural period design as mentioned above. Non-historic structures with architectural features that are not consistent with one of the three architectural periods shall be brought into conformance if proposed demolition would remove, destroy, demolish, or alter 50% or more of the structures building façade. (From Cycle 2)
<input type="checkbox"/>	35	It appears this could happen along the front where the stairs are proposed but a calculation is required to demonstrate the actual amount of alteration. Planning must confer with Historic review staff for historic potential. (From Cycle 2)
<input type="checkbox"/>	36	Building facade means all walls, or portions thereof, of a building that are visible when projected perpendicularly to a single plane that is most parallel to the closest public right-of-way. [Info Only] (From Cycle 2)
<input type="checkbox"/>	37	If 50% or more of the building façade is being altered, SDMC 1516.0127 applies and criteria must be met. (Design must comply with one of the three allowable architectural types) Please clearly outline how projects meets all requirements if applicable based on façade alteration along Ampudia St. (From Cycle 2)
<input type="checkbox"/>	39	The following comments do not superceed Long-Range Planning comments. In the even the process is reduced lower than a Process 4, Current Planning provides Community Plan comments. Please see Long-Raange review for conformance to Community Plan. Following comments (44-48) are applicable only if process is reduced to a Process 2 or 3. [Info Only] (From Cycle 2)
<input type="checkbox"/>	40	Development is consistent with Land Use Policy 2.1 which is to encourage mixed-use development incorporating residential units in areas designated Community Commercial - Residential Permitted and Mixed Commercial Residential (p.38). [Info Only] (From Cycle 2)
<input type="checkbox"/>	41	Development is consistent with Land Use Policy 6.1 of the Hortensia Subdistrict which envisions to allow a mix of retail, office, hotel, and residential uses in Hortensia, which can be combined within a single building or in multiple buildings (p.48). [Info Only] (From Cycle 2)
<input type="checkbox"/>	42	Per Hortensia Land Use Policy 6.5 there should be an incentive for buildings in the Hortensia Sub-District that are currently not consistent with the Architectural Criteria and Architectural Periods policies in the Urban Design Element to redevelop to be consistent with the Community Plan. Current architectural style has yet to be confirmed. Please ensure architecture type is clear on resubmitted plans. This comment will be revisited upon more information being submitted. (From Cycle 2)
<input type="checkbox"/>	43	Per Urban Design Policy 1.3 Design renovations and additions to non-historical buildings that would alter or demolish or alter a majority of the building's street-facing facade to reflect one of the three pre-1872 architectural periods of Old Town prior to 1872. This mirrors Comment #42 above. Comment will be revisited after more information regarding frontage alteration has been provided. Calculation is needed. (From Cycle 2)
<input type="checkbox"/>	44	Per Urban Design Policy 1.5 Design renovations and additions to non-historical buildings that would alter or demolish or alter a majority of the building's street-facing facade to reflect one of the three pre-1872 architectural periods of Old Town prior to 1872. Addition of stairs to the front of the building does not comply with this policy until architectural period design is confirmed and façade calculation has been provided. (From Cycle 2)
<input type="checkbox"/>	45	For staff's information only - It appears to be Early American. See Old Town San Diego Community Plan Building Design: Architectural Periods (Chapter 5), pages 87-91 for architectural elements. [Information Only] (From Cycle 2)

## Airport

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	46	The site is located in the Airport Approach Overlay Zone (SDIA 250-262 feet AMSL), The Airport Influence Areas Overlay one (SDIA - Review Area 1), and the FAA Part 77 Noticing Areas Overlay Zone (SDIA threshold at 65 feet AMSL & North Island NAS threshold at 176 feet AMSL). [Info Only] (From Cycle 2)
<input type="checkbox"/>	47	Per ALUC Review criteria, the Airport Authority requires a Consistency Determination when there is an increase in residential dwelling units and/or change of use proposed within the AIA Review area 1. Because project is proposing an additional dwelling unit and a change of use project must be reviewed for a consistency determination by the ALUC. (From Cycle 2)
<input type="checkbox"/>	48	Please complete the highlighted areas on the enclosed "SDCRAA Application for Determination of Consistency" and provide the documents requested in the application to the City, so that City staff can review and sign it before forwarding it to SDCRAA. Also find form at the following URL:  <a href="http://www.san.org/Portals/0/Documents/Land%20Use%20Compatibility/2018-075-07_ALUC-Application-Determination-Consistency.pdf">http://www.san.org/Portals/0/Documents/Land%20Use%20Compatibility/2018-075-07_ALUC-Application-Determination-Consistency.pdf</a> (From Cycle 2)
<input type="checkbox"/>	49	Please provide a copy the Federal Aviation Administration (FAA) Determination letter(s) (i.e. Determination of No Hazard) if the project/permit requires a Part 77 notice to the FAA and a FAA Determination has been obtained (for more information, see Information Bulletin 520). URL below.  <a href="https://www.sandiego.gov/sites/default/files/dsdib520.pdf">https://www.sandiego.gov/sites/default/files/dsdib520.pdf</a> (From Cycle 2)





# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	50	Please provide electronic copies of the plans (structural, electrical and mechanical not needed) so staff can email as attachments to the Airport Authority. (From Cycle 2)
<input type="checkbox"/>	51	Note that the SDCRAA consistency determination process could take up to 60 calendar days once the SDCRAA has determined that the application is complete and the package has all the required documentation. (From Cycle 2)

### 📁 CAP Checklist

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	52	Step 1 Land Use Consistency and Step 2 CAP Strategies Consistency - Strategy 1: Instructions are to check the appropriate box AND provide explanation for your answer. Please provide explanation/dialogue in the box provided. (From Cycle 2)

### 📁 9/11/2020

### 📁 Permits

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	53	Follow-up to Issue #5 (for reference only): Per Environmental reviewer, the project premises is not a designated archaeological site, thus the project is not subject to a Site Development Permit. (New Issue)
<input type="checkbox"/>	54	Follow-up to Issue #16: Sheet 1 does not include the total maximum allowable occupancy load for the building (Item #11 shows the Occupancy Group). Please include the maximum occupancy load for the entertainment use. (New Issue)

### 📁 Review

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	55	Follow-up to Issue #18: Address is still inconsistent. On Sheet 1 within Project Development Summary Table #2, the address is shown as 3889. The title block (right side of page) shows address as 3886. The address listed within the City's GIS mapping is 3886. (New Issue)
<input type="checkbox"/>	56	Follow-up to Issue #19: It is still unclear where the location of the original apartment unit is on the floor plan. Please show on the floor plan the location of the original apartment. (New Issue)
<input type="checkbox"/>	57	Follow-up to Issue #20: Density calculation is still not provided. (New Issue)
<input type="checkbox"/>	58	Follow-up to Issue #21: The proposed FAR is provided, but not the maximum allowable per the zone (this is shown as "X"). Please revise to include the maximum allowed, as outlined in Issue #21 above. (New Issue)
<input type="checkbox"/>	59	Follow-up to Issue #22: Setback table is not provided. (New Issue)
<input type="checkbox"/>	60	Follow-up to Issue #24: The walkway is not shown on the site plan (Sheet 1), but it is shown on the landscape plan (Sheet 11). Revise the site plan to be consistent. Callout dimension of walkway width and material of pathway. (New Issue)
<input type="checkbox"/>	61	Follow-up to Issue #28: The curbcut width is not indicated. Please call-out the existing and proposed curbcut widths. (New Issue)

### 📁 Community Plan/Design

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	62	Follow-up to Issue #30: Letter still pending receipt. This comment will be cleared once the letter is received. (New Issue)
<input type="checkbox"/>	63	Issue #32 - 35: These are not shown on the plans. (New Issue)
<input type="checkbox"/>	64	Issue #36-45: These will be cleared once additional documentation is provided. (New Issue)

### 📁 Airport

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	65	Follow-up to Issue #48-51 above: These documents were not provided. (New Issue)

### 📁 New Comment

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	66	Please provide copy of the building permit records that show what the current structure was previously approved for (it is assumed this will be permit records from about 1986 as shown on plans). (New Issue)
<input type="checkbox"/>	67	Many of the comments above were not consistent with the plans provided; please verify the plans and supplemental information is consistent with the comment responses provided upon re-submittal. (New Issue)







# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/11/2020	Deemed Complete on 08/11/2020
<b>Reviewing Discipline:</b> LDR-Environmental	<b>Cycle Distributed:</b> 08/11/2020	
<b>Reviewer:</b> Kennedy, Jamie (619) 446-5445 JMKennedy@sandiego.gov	<b>Assigned:</b> 08/12/2020	
	<b>Started:</b> 08/31/2020	
<b>Hours of Review:</b> 8.00	<b>Review Due:</b> 09/04/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/02/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/15/2020	

- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Conditions.
- . We request a 3rd complete submittal for LDR-Environmental on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 13 outstanding review issues with LDR-Environmental (10 of which are new issues).
- . Last month LDR-Environmental performed 90 reviews, 66.7% were on-time, and 39.0% were on projects at less than < 3 complete submittals.

### 📁 Cycle 2 5-20-2020

No outstanding Issues

### 📁 Greenhouse Gas Emissions

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	5	EAS defers to LDR-Planning regarding the CAP Checklist Step 1: Land Use Consistency. (From Cycle 2)
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### 📁 Health and Safety

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	9	EAS will defer to LDR-Planning with respect to airport land use consistency and health and safety issues. Please see their comments for further direction. (From Cycle 2)
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### 📁 Historical Resources

No outstanding Issues

### 📁 Hydrology and Water Quality

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	12	EAS defers to LDR-Engineering with regards to impacts regarding hydrology and water quality; please see the section's issues for further direction. (From Cycle 2)
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### 📁 Land Use and Noise

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	13	EAS defers to Plan-Long Range Planning, LDR-Landscaping, and LDR-Planning with respect to land use consistency. EAS defers to LDR-Planning with respect to noise and airports. Please see these reviews for further direction. The project will have to be consistent with the Noise Element of the city of San Diego General Plan, see Table NE-3, Land Use - Noise Compatibility Guidelines. Because a commercial (entertainment) service use is planned and allowed in the zone, the project would not be expected to result in noise impacts. (From Cycle 2)
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### 📁 Paleontological Resources

No outstanding Issues

### 📁 Public Utilities

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	16	EAS defers to PUD-Water & Sewer to review project requirements for water and sewer. Please see their comments for further direction. (From Cycle 2)
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### 📁 Transportation/Circulation

<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
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<input type="checkbox"/>	17	EAS defers to LDR-Transportation regarding review of transportation/circulation, LDR-Landscaping, and LDR-Planning with respect to transportation impacts. (From Cycle 2)
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### 📁 Tribal Cultural Resources

For questions regarding the 'LDR-Environmental' review, please call Jamie Kennedy at (619) 446-5445. Project Nbr: 658052 / Cycle: 6





No outstanding Issues

### Visual Effects + Neighborhood

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	EAS defers to LDR-Planning and Plan-Long Range Planning review with respect to the project's consistency with urban design under the applicable community plan. Please refer to their issues for further direction. Note that Review by the Old Town Design Review Board is required. Under the City's CEQA Significance Determination Thresholds, projects that severely contrast with the surrounding neighborhood character may have a significant impact, in particular in Old Town. (From Cycle 2)

### CEQA Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	20	Provided that the other review disciplines' remaining project review issues are addressed and their project reviews do not identify project issues that could potentially have a significant impact on the environment, the project may qualify for a Categorical Exemption from CEQA. However, since other disciplines have outstanding issues, this determination is preliminary. (From Cycle 2)
<input type="checkbox"/>	21	The CEQA compliance review for the project will remain in extended environmental initial study status and the project processing timeline Requirements under CEQA will be held in abeyance until the review issues of all reviewing disciplines are adequately addressed. (From Cycle 2)

### Cycle 6 9-2-2020

#### Project Description

No outstanding Issues

#### Greenhouse Gas Emissions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	23	Per applicant response to comments dated August 3, 2020, "Step 1 Option B is affirmative, as there is an increase in density in a TPA." Please note this option only applies to projects not consistent with the existing land use plan and zoning designations and includes a land use plan an/or zoning amendment. In the box for Step 1, an explanation must be provided per LDR-Planning comments in cycle 2. It appears the project is consistent with the land use and zoning designations, EAS defers to LDR-Planning for a formal determination. (New Issue)
<input type="checkbox"/>	24	Step 2 of the CAP Checklist should be checked N/A. Please note EAS has provided a sample explanation for an answer of N/A in Issue 7. (New Issue)
<input type="checkbox"/>	31	Please address LDR - Transportation and LDR-Planning issues on the CAP checklist. Regarding required bicycle parking spaces, please revise the CAP checklist to indicate what sheet of the plans to find the spaces. EAS checked sheets 1 and 11 and did not find parking spaces called out. (New Issue)

#### Historical Resources

No outstanding Issues

#### Paleontological Resources

No outstanding Issues

#### Transportation

No outstanding Issues

#### Tribal Cultural Resources

No outstanding Issues

#### CEQA Determination

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	29	Other review disciplines still have outstanding issues, and EAS requires a revised CAP Checklist. Therefore issues 20 and 21 still apply. (New Issue)





# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/11/2020	Deemed Complete on 08/11/2020
<b>Reviewing Discipline:</b> LDR-Landscaping	<b>Cycle Distributed:</b> 08/11/2020	
<b>Reviewer:</b> Gamelin, Clare (619) 446-5228 CGamelin@sandiego.gov	<b>Assigned:</b> 08/12/2020	
	<b>Started:</b> 08/31/2020	
<b>Hours of Review:</b> 2.00	<b>Review Due:</b> 09/01/2020	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 08/31/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/15/2020	

- . The review due date was changed to 09/04/2020 from 09/04/2020 per agreement with customer.
- . We request a 3rd complete submittal for LDR-Landscaping on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 4 outstanding review issues with LDR-Landscaping (5 of which are new issues).
- . Last month LDR-Landscaping performed 60 reviews, 73.3% were on-time, and 40.0% were on projects at less than < 3 complete submittals.

### 1st Review 5/15/2020

#### 2nd Review 8/31/2020

##### Conditions

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Prior to issuance of any public improvement permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.
		(New Issue)
<input type="checkbox"/>	19	Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit complete landscape and irrigation construction documents, which are consistent with the Landscape Standards, to the Development Services Department for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in the Development Services Department. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per §142.0403(b)6.
		(New Issue)
<input type="checkbox"/>	20	The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the right-of-way, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by the Development Services Department. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
		(New Issue)
<input type="checkbox"/>	21	If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy [Final Inspection (New Issue)]





# Remaining Cycle Issues

9/15/20 2:24 pm

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

Page 7 of 13

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/11/2020	Deemed Complete on 08/11/2020
<b>Reviewing Discipline:</b> LDR-Engineering Review	<b>Cycle Distributed:</b> 08/11/2020	
<b>Reviewer:</b> Florezabihi, Hoss (619) 446-5348 florezabih@sandiego.gov	<b>Assigned:</b> 08/13/2020	
	<b>Started:</b> 09/01/2020	
<b>Hours of Review:</b> 1.50	<b>Review Due:</b> 09/01/2020	<b>COMPLETED ON TIME</b>
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/01/2020	
	<b>Closed:</b> 09/15/2020	

- . The review due date was changed to 09/04/2020 from 09/04/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Engineering Review on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 10 outstanding review issues with LDR-Engineering Review (2 of which are new issues).
- . Last month LDR-Engineering Review performed 78 reviews, 84.6% were on-time, and 37.1% were on projects at less than < 3 complete submittals.

### 1st Review - 05-11-20

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	5	Submit a completed Form I-4 and Form I-5 that addresses how the 8 possible Low Impact Development (LID) BMPs and 6 possible Source Control BMPs have been incorporated into the project. If any of the 14 possible BMPs have not been applied in the project design, add a discussion in the form why the omitted BMPs are not feasible or not applicable. (From Cycle 2)
<input type="checkbox"/>	6	A copy of the Standard SWQMP forms I-4 and I-5 can be downloaded from:  <a href="https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf">https://www.sandiego.gov/sites/default/files/january_2018_storm_water_standards_manual_0.pdf</a>  (From Cycle 2)
<input type="checkbox"/>	7	Revise the Site Plan and call out curb to property line distance. (From Cycle 2)
<input type="checkbox"/>	8	On the Site Plan Sheet 1, call out to replace the existing curb with curb/gutter per current City Standards along Ampudia Street frontage. . (From Cycle 2)
<input type="checkbox"/>	9	On the Site Plan, call out to reconstruct the sidewalk, maintaining the existing sidewalk scoring pattern and preserving the contractor's stamp, adjacent to the site on Ampudia Street (From Cycle 2)
<input type="checkbox"/>	11	Please note the project will be conditioned to obtain Encroachment Maintenance and Removal Agreement (EMRA) for proposed private street trees, landscape/irrigation within Ampudia Street public right of way. (From Cycle 2)
<input type="checkbox"/>	12	Development Permit Conditions will be determined on the next submittal when all requested information is provided. (From Cycle 2)
<input type="checkbox"/>	13	Please provide a written response to all comments whether you agree or not and in case of disagreement express your reasoning. (From Cycle 2)

### 2nd Review - 09/01/20

<u>Issue</u>		
<u>Cleared?</u>	<u>Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	Unchecked comments of previous review are still standing and need to be addressed. (New Issue)
<input type="checkbox"/>	15	please note most of our comments are not addressed and this will be considered as incomplete submittal. (New Issue)





# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/11/2020	Deemed Complete on 08/11/2020
<b>Reviewing Discipline:</b> LDR-Transportation Dev	<b>Cycle Distributed:</b> 08/11/2020	
<b>Reviewer:</b> Novoa, Carlos (619) 446-5493 CNovoa@sandiego.gov	<b>Assigned:</b> 08/11/2020	
	<b>Started:</b> 09/01/2020	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 09/01/2020	<b>COMPLETED ON TIME</b>
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 09/01/2020	
	<b>Closed:</b> 09/15/2020	

- . The review due date was changed to 09/04/2020 from 09/04/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for LDR-Transportation Dev on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 18 outstanding review issues with LDR-Transportation Dev (6 of which are new issues).
- . Last month LDR-Transportation Dev performed 55 reviews, 56.4% were on-time, and 41.7% were on projects at less than < 3 complete submittals.

## 1st Review - 5/18/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	4	<b>PARKING:</b> The minimum parking stall dimensions and aisle widths of all newly created or restriped spaces should comply with SDMC Section 142.0560, Table 142-05K, and Table 142-05L. Parking spaces and drive aisles must be dimensioned on the plans. Please revise and resubmit. (From Cycle 2)
<input type="checkbox"/>	5	<b>PARKING:</b> Demonstrate using a vehicular turning template how vehicles exiting from Parking Spaces #4-8 will not conflict with vehicles parked in Parking Spaces #1-3. (From Cycle 2)
<input type="checkbox"/>	6	<b>PARKING:</b> The project must provide accessible parking spaces per current California Building Code requirements and an accessible space is shown on the plans. This space must be designated, striped and signed, as van accessible with a minimum 8-foot aisle on the passenger side of the parking stall. Clearly dimension the proposed accessible spaces and provide a loading zone to the appropriate width specified above on the plans. (From Cycle 2)
<input type="checkbox"/>	7	<b>PARKING:</b> Please clarify if any of the proposed on-site parking spaces will be designated for exclusive use by tenants of the two proposed dwelling units. (From Cycle 2)
<input type="checkbox"/>	9	<b>CAP CHECKLIST STRATEGY 3:</b> Per CAP Checklist Strategy 3 section 4 bicycle parking will be provided, please identify location of bicycle parking on site plan. (From Cycle 2)
<input type="checkbox"/>	10	<b>TURNAROUND AREA:</b> Aisles that that do not provide through circulation shall provide a turnaround area per Section 142.0560(d)(3) of the SDMC. Please show and label a turnaround space on Sheet 1. (From Cycle 2)
<input type="checkbox"/>	11	<b>DEDICATION AND IMPROVEMENT:</b> The existing functional classification and ultimate classification of Ampudia Street is a 2-Lane Local per the Old Town Community Plan. A minimum parkway of 10 ft with non-contiguous sidewalk is required per current City standards. (From Cycle 2)
<input type="checkbox"/>	12	<b>CROSS-SECTION/FRONTAGE:</b> The plans should clearly show and dimension all existing and proposed public improvements fronting the property and provide roadway cross sections of all fronting streets including centerline to property line distance, centerline to curb line distance, travel lane configuration and width, and location of sidewalk, in order to determine any potential street dedication or improvement requirements. (From Cycle 2)





# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	<b>DRIVEWAY:</b> Per SDMC 1516.0128(b): Driveways shall be perpendicular to the street and shall not exceed a width of 14 feet for projects with less than six residential units or 20 feet for all other projects, to be measured at the property line. Driveways that do not meet current City standards will need to be reconstructed to the current City standards per satisfaction of the City Engineer. Please label and dimension the project driveway to demonstrate it meets these requirements. (From Cycle 2)
<input type="checkbox"/>	14	<b>SIDEWALK:</b> Per SDMC 1516.0128(c): The minimum sidewalk width along all streets, except San Diego Avenue, shall be 6 feet. Label and dimension the proposed sidewalk along the project frontage. (From Cycle 2)
<input type="checkbox"/>	15	<b>VISIBILITY TRIANGLES:</b> No obstruction including solid walls in the visibility area shall exceed 3 feet in height. Plant material, other than trees, within the public right-of-way that is located within visibility areas shall not exceed 24 inches in height, measured from the top of the adjacent curb per San Diego Municipal Code diagram 113-02SS. (From Cycle 2)
<input type="checkbox"/>	16	<b>ADDITIONAL COMMENTS (INFORMATION ONLY, NO ACTION REQUIRED):</b> Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (From Cycle 2)

## 📁 2nd Review - 9/1/2020

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	<b>PREVIOUS UNCLEARED ISSUES:</b> Please address all uncleared issues from previous cycles as well. These issues are still applicable to the project and have not been resolved. (New Issue)
<input type="checkbox"/>	18	<b>TRIP GENERATION:</b> The expected daily trip generation for the project is 98 ADT with 6 AM (3 in, 3 out) peak hour trips and 14 PM (9 in, 5 out) peak hour trips. This is based on a rate of 8 daily trips/dwelling unit for the 16 dwelling units for Multiple Dwelling Units (Over 20 dwelling units/acre) and 40 trips/1,000 SF for the 2,057 SF for Specialty Retail Center/Strip Commercial. (New Issue)
<input type="checkbox"/>	19	<b>VEHICLES MILES TRAVELED:</b> Per the Transportation Study Manual (TSM); the project is presumed to have less than significant VMT impact because it is considered a small project and would generate less than 300 average daily vehicle trips (ADT). (New Issue)
<input type="checkbox"/>	20	<b>LOCAL MOBILITY ANALYSIS:</b> Project is within the OTMCR1-2 zone which is consistent with Community Plan/Zoning designation and generate less than 1,000 daily unadjusted driveway vehicle trips, therefore project is exempt from a local mobility analysis. (New Issue)
<input type="checkbox"/>	21	<b>GENERAL:</b> Plans provided do not reflect updates requested by staff. Please provide an updated set of plans that incorporate staff comments (New Issue)
<input type="checkbox"/>	22	<b>ADDITIONAL COMMENTS (INFORMATION ONLY, NO ACTION REQUIRED):</b> Pending a redesign and/or comments from other reviewing disciplines, LDR-Transportation staff reserves the right to provide additional comments on subsequent review cycles. (New Issue)





## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/11/2020	Deemed Complete on 08/11/2020
<b>Reviewing Discipline:</b> Plan-Long Range Planning	<b>Cycle Distributed:</b> 08/11/2020	
<b>Reviewer:</b> Anthony, Shannon (619) 533-6406 Santhony@sandiego.gov	<b>Assigned:</b> 08/13/2020	
	<b>Started:</b> 08/26/2020	
<b>Hours of Review:</b> 6.00	<b>Review Due:</b> 09/01/2020	
<b>Next Review Method:</b> Submitted (Multi-Discipline)	<b>Completed:</b> 08/26/2020	<b>COMPLETED ON TIME</b>
	<b>Closed:</b> 09/15/2020	

- . The review due date was changed to 09/04/2020 from 09/04/2020 per agreement with customer.
- . The reviewer has indicated they want to review this project again. Reason chosen by the reviewer: Partial Response to Cmnts/Regs.
- . We request a 3rd complete submittal for Plan-Long Range Planning on this project as: Submitted (Multi-Discipline).
- . The reviewer has requested more documents be submitted.
- . Your project still has 16 outstanding review issues with Plan-Long Range Planning (7 of which are new issues).
- . Last month Plan-Long Range Planning performed 18 reviews, 55.6% were on-time, and 50.0% were on projects at less than < 3 complete submittals.

## First Review 5/12/20

### Reviewer Information

No outstanding Issues

### Review Description

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

- |                          |   |   |
|--------------------------|---|---|
| <input type="checkbox"/> | 2 | These comments pertain to a Planned Development Permit and Conditional Use Permit for an escape room business with two residences within an existing building on an 0.11-acre site located at 3886 Ampudia Street. Please address issues below with plan revisions and/or additional analysis as appropriate and provide responses with the cycle comments in a future submittal. INFORMATION ONLY (From Cycle 2) |
|--------------------------|---|---|

### Applicable Plans

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 3 | The project site is subject to the recommendations of the citywide General Plan. Community-specific recommendations are provided by the Old Town San Diego Community Plan, the City's adopted land use plan for this area. <a href="https://www.sandiego.gov/planning/community/profiles/oldtown/plan">https://www.sandiego.gov/planning/community/profiles/oldtown/plan</a><br>INFORMATION ONLY<br>(From Cycle 2) |
|--------------------------|---|--|

### Land Use

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

- |                          |   |   |
|--------------------------|---|---|
| <input type="checkbox"/> | 4 | The Community Plan land use map (Figure 3-1) designates the subject site as Mixed Commercial Residential. This land use provides for standalone office, visitor serving commercial, residential, or a mix of residential and commercial on smaller parcels. The proposal for a mix of residential and commercial uses within the site is consistent with community plan land use. INFORMATION ONLY (From Cycle 2) |
|--------------------------|---|---|

### Urban Design

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
-----------------	------------------	-------------------

- |                          |   |  |
|--------------------------|---|--|
| <input type="checkbox"/> | 5 | Comments provided in this section will refer to the Urban Design Element of the community plan. This section provides policies that relate to building and site design, landscaping, streetscape design and signs to direct development and public improvements within Old Town San Diego. Link to document: <a href="https://www.sandiego.gov/sites/default/files/5_otsd_urban_design.pdf">https://www.sandiego.gov/sites/default/files/5_otsd_urban_design.pdf</a><br>INFORMATION ONLY<br>(From Cycle 2) |
| <input type="checkbox"/> | 6 | Balcony, Stairs and Railing: please include detailed architectural drawings on the elevation sheets with a description of the new exterior balcony, railings, and stairs. Include in the description the materials proposed for the balcony, railings and exterior stairs. To ensure your project is consistent with the Early American Period, refer to the Urban Design Element pages 86-91.<br>(From Cycle 2)   |
| <input type="checkbox"/> | 7 | Doors and Framing: please indicate the materials proposed for all new exterior doors and frames, this includes if you are replacing an old door with a new door and framing. To ensure your project is consistent with the Early American Period, refer to the Urban Design Element pages 86-91. (From Cycle 2)  |

### Corrections

For questions regarding the 'Plan-Long Range Planning' review, please call Shannon Anthony at (619) 533-6406. Project Nbr: 658052 / Cycle: 6





<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	10	Please correct the Keynotes 9 and 10 on sheets 6 and 7; they are mislabeled. Keynote 9 states that the existing window to remain, but it is labeled on a door and Keynote 10 states existing door to remain, and it is labeled on a window. (From Cycle 2)
<input type="checkbox"/>	11	Please correct the sheet number within the note on Sheet 1 that states "Demolish and Reconstruct Parking Lot. See Sheet 9 for conceptual Landscape Plan". The Landscape Plan is on Sheet 11 (not Sheet 9) - the note needs to be corrected to reflect this change. (From Cycle 2)

**Old Town Design Review Board**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Review by the Old Town Design Review Board (OTDRB) is required. The Board will work with the applicant on the project's consistency with the Standards and Criteria. Once the project design is finalized and the application is ready to proceed to hearing, a final review and recommendation from the OTDRB is required. To schedule this project for an OTDRB meeting, please contact Shannon Anthony, Assistant Planner at: SAnthony@sandiego.gov . (From Cycle 2)

**Second Review 8/26/20**

**Urban Design - New Issues:**

**Landscape:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	13	On the landscape plan, Sheet 11, please correct the common name of the large shrub "Tecoma Stans": from "Orange Bells" to "Yellow Bells" for consistent nomenclature with the plant list in Table 5-2: Planting Palette B - Landscape Tree and Shrub Species located on pages 109-110. (New Issue)

**:Parking Lot:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	14	In reference to the Parking Lot Design, Sheet 11: please refer to Policy UD-4.22: "Design the interior of parking areas in a manner representative of a rural context, with dirt landscaped islands with arid landscaping and gravel-textured rural-type concrete or other soil-colored paving material. Discourage use of black asphalt and other dark colored asphalt as parking lot paving material to reduce the urban heat island effect." (Urban Design Element: Page 95) (New Issue)
<input type="checkbox"/>	15	The proposed 8' grid layout throughout the entire parking lot is too decorative and evokes a pattern that is too similar to the adjacent sidewalk. This design is also not consistent with Policy UD-4.22 "...gravel-textured rural-type concrete". A single pour is preferred to meet the policy; but if a segmented pour is considered, perhaps to avoid future cracking in the cement, a larger pattern should be proposed and illustrated on the plans. (New Issue)
<input type="checkbox"/>	16	The color proposed for the Parking lot, "Scofield Adobe Tan", is not consistent with Policy UD-4.22. The policy states that a "...gravel-textured rural-type concrete or other soil-colored paving material." Staff does not view the "Scofield Adobe Tan" color as similar to that of the natural soil. Please choose a color that is consistent with the policy as stated above and provide color samples in your next submittal. (New Issue)

**Unresolved Issues:**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	17	Issues 6, 7, 10 and 11 from the May 2020 review, were addressed in the applicant's response to comments; however, these issues were not addressed in the plans. Please address issues 6, 7, 10 and 11 in the plans prior to your next submittal. (New Issue)

**Old Town Design Review Board::**

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	18	Please note, as stated in the previously (Issue 12), review by the Old Town Design Review Board (OTDRB) is required. The Board will work with the applicant on the project's consistency with the Standards and Criteria; this includes a review of all outstanding staff design comments (as well as the project as-a-whole). Once the project design is finalized and the application is ready to proceed to hearing, a final review and recommendation from the OTDRB is required.

To schedule this project for an OTDRB meeting, please contact Shannon Anthony, Assistant Planner at: SAnthony@sandiego.gov. (New Issue)

**Additional Comments:**







# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	19	These comments are draft and subject to change until presented by the City's assigned Development Project Manager in conjunction with the project Assessment Letter. Staff is unable to process formal, intermediate plan changes and updates outside the full submitted cycle. A formal response to these comments must be made through the resubmittal process in response to the full Assessment Letter. Your DSD Development Project Manager can assist with further questions. (New Issue)





# Remaining Cycle Issues

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A-2

## Review Information

<b>Cycle Type:</b> 6 Submitted (Multi-Discipline)	<b>Submitted:</b> 08/11/2020	Deemed Complete on 08/11/2020
<b>Reviewing Discipline:</b> PUD-Water & Sewer Dev	<b>Cycle Distributed:</b> 08/11/2020	
<b>Reviewer:</b> Purdy, Jay (619) 446-5456 JPurdy@sandiego.gov	<b>Assigned:</b> 08/12/2020	
	<b>Started:</b> 09/03/2020	
<b>Hours of Review:</b> 1.00	<b>Review Due:</b> 09/01/2020	
<b>Next Review Method:</b> Conditions	<b>Completed:</b> 09/03/2020	<b>COMPLETED LATE</b>
	<b>Closed:</b> 09/15/2020	

- . The review due date was changed to 09/04/2020 from 09/04/2020 per agreement with customer.
- . We request a 3rd complete submittal for PUD-Water & Sewer Dev on this project as: Conditions.
- . The reviewer has requested more documents be submitted.
- . Your project still has 2 outstanding review issues with PUD-Water & Sewer Dev (2 of which are new issues).
- . Last month PUD-Water & Sewer Dev performed 194 reviews, 87.1% were on-time, and 61.1% were on projects at less than < 3 complete submittals.

### 1st Review; Cycle 2:

#### Action Issues:

No outstanding Issues

### 2nd Review: Cycle 6:

#### Draft Conditions:

<u>Cleared?</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input type="checkbox"/>	12	Prior to any Building Construction Permit being issued, all domestic, irrigation, and fire water lines serving this development must pass through a permitted, private, above ground, backflow prevention device (BFPD) or include the following note on the site plan: THIS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE STYLE OF DESIGN. IT IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE.
		(New Issue)
<input type="checkbox"/>	13	Prior to any Building Construction Permit being issued, any existing sewer lateral to be reused within the public ROW must be inspected by a California licensed plumbing contractor to verify (via a signed statement on company letterhead) all the following: The lateral has an appropriate cleanout, it is in good condition, it is free of roots and debris, and it is properly connected to a public sewer main. If the lateral is not suitable for reuse, it must be cleared and/or repaired and re-inspected or abandoned/removed and replaced in a manner satisfactory to the City.
		(New Issue)





# Submittal Requirements

9/16/20 12:34 pm

THE CITY OF SAN DIEGO  
Development Services Department  
1222 1st Avenue, San Diego, CA 92101-4154

Page 1 of 1

L64A-001

## Project Information

**Project Nbr:** 658052      **Title:** Old Town Escape Barn NDP/CUP  
**Project Mgr:** Cleveland, Travis      (619)446-5407      TCleveland@sandiego.gov



## Review Cycle Information

**Review Cycle:** 8 Submitted (Multi-Discipline)

**Opened:** 09/16/2020 12:32 pm

**Submitted:**

**Due:**

**Closed:**

## Required Documents:

<u>Package Type</u>	<u>Pkg Qty</u>	<u>Document Type</u>	<u>Qty Needed</u>
Storm Water	3	Storm Water Req. Applicability Checklist (DS-560)	3
Development Plans	6	Site Development Plans	6
Climate Action Plan Consistency Checklist	5	Climate Action Plan Consistency Checklist	5
Applicant Correspondence	6	Applicant Correspondence	6



# DEVELOPMENT SUMMARY

- SUMMARY OF REQUEST**
  - CONVERT FORMER PHOTOGRAPHY STUDIO TO ENTERTAINMENT USE
  - PERFORM SELECTIVE DEMOLITION OF INTERIOR NON-BEARING PARTITIONS
  - REMODEL EXISTING SECOND-FLOOR APARTMENT AND ADD AN APARTMENT
  - CONSTRUCT NEW EXTERIOR STAIR AND SECOND-FLOOR EXIT BALCONY
  - REPAVE PARKING LOT
  - PROJECT REQUIRES A DEVIATION FROM SIDE AND REAR SETBACKS DUE TO EXISTING PERMITTED NON-CONFORMITY OF THE EXISTING BUILDING
- STREET ADDRESS**

3889 AMPUDIA STREET NOTE: BUILDING WAS CONSTRUCTED IN 1986  
SAN DIEGO, CA 92110
- PLANNED DISTRICT**

OLD TOWN PLANNED DISTRICT
- OVERLAY ZONES**

TRANSIT AREA OVERLAY ZONE: xDDEDIT
- AEQZ: FAA PART 77 NOTICING AREA**

SDIA - LINDBERGH FIELD  
NORTH ISLAND NAS
- ZONING**

COMMUNITY PLAN  
OTMCR-1-2 OLD TOWN SAN DIEGO
- LEGAL DESCRIPTION**

PARCEL 1 - LOTS 6 AND 7 IN BLOCK 23 OF BREED & CHASE'S SUBDIVISION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF IN BOOK 14, PAGE 640 EXCEPTING THEREFROM THE SOUTH 70 FEET THEREOF
- ASSESSOR'S PARCEL NUMBER**

535-260-05-00
- USE**

EXISTING: PHOTOGRAPHY STUDIO WITH RESIDENCE  
PROPOSED: ENTERTAINMENT USE WITH RESIDENCE
- OF CONSTRUCTION**

EXISTING: TYPE V-B PROPOSED: TYPE V-B
- OCCUPANCY GROUP**

EXISTING: B-1 WITH R-3 PROPOSED: B-1 WITH R-3
- SITE AREA COVERAGE**

SITE AREA: 4,862 S.F. (.11 AC.)  
LOT COVERAGE: ALLOWED = 1,576 S.F. (50%) PROPOSED = 1,543 S.F. (44%)
- FLOOR AREA (GROSS)**

FIRST FLOOR:	1,720 S.F.	FIRST FLOOR COMMERCIAL (B-2):	1,720 S.F.
SECOND FLOOR:	1,280 S.F.	SECOND FLOOR COMMERCIAL (B-2):	337 S.F.
TOTAL:	3,000 S.F.	SECOND FLOOR RESIDENTIAL (R-3):	943 S.F.

F.A.R. = 3,000 S.F. / 4,862 S.F. = .62
- FLOOR AREA RATIO (F.A.R.)**

MAXIMUM F.A.R. PERMITTED: X  
ACTUAL F.A.R.: .62
- PARKING**

6 SPACES INCL. (1) ACCESSIBLE VAN SP.
- NUMBER OF STORIES / BUILDING HEIGHT**

EXISTING: 2 STORIES
- WATER SERVICE / SEWER SERVICE**

CITY OF SAN DIEGO WATER / CITY OF SAN DIEGO WASTEWATER
- BUILDING CODE**

2019 C.B.C., 2019 C.M.C., 2019 C.P.C., 2018 N.E.C., 2019 C.F.C
- OWNER'S NAME & ADDRESS**

HUNG AND JIM NGUYEN  
3889 AMPUDIA STREET  
SAN DIEGO, CA 92110
- EASEMENTS**

NO EXISTING OR PROPOSED EASEMENTS

NOTE: 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: 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.

# SITE PLAN / ACCESS NOTES

## GENERAL SITE AND BUILDING ELEMENTS

- Where parking spaces are provided, accessible parking spaces shall be provided in number and kind required per Section 11B-208 Parking Spaces, §11B-208.
- Provide accessible parking spaces as required by Table 11B-208.2, §11B-208.2 (See exceptions)
- One in every six or fraction of six parking spaces required by Section 11B-208.2 Minimum Number, but not less than one, shall be served by an access aisle 96 inches wide minimum placed on the side opposite the driver's side when the vehicle is going forward into the parking space and shall be designated "van accessible." All such spaces may be grouped on one level of a parking structure. §11B-208.2.4 & §11B-502
- Clearly show minimum vertical clearance of 8 feet 2 inches at accessible parking spaces and along at least one vehicle access route to such spaces from site entrances and exits. §11B-502.5
- Parking space identification signs shall include the International Symbol of Accessibility complying with Section 11B-703.7.2.1 International Symbol of Accessibility, §11B-502.6, Figure 11B-703.7.2.1
- Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign. §11B-502.6
- Parking identification signs shall be reflected with a minimum area of 70 square inches. §11B-502.6.1
- Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250." §11B-502.6.2
- Each accessible car and van space shall have surface identification complying with either of the following schemes: §11B-502.6.4
  - The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 International Symbol of Accessibility in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length. §11B-502.6.4.1
  - The parking space shall be outlined in blue or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 International Symbol of Accessibility a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space. §11B-502.6.4.2
- An additional sign shall be posted either: 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space. §11B-502.8
  - The additional sign shall not be less than 17 inches wide by 22 inches high. §11B-502.8.1
  - The additional sign shall clearly state in letters with a minimum height of 1 inch the following: §11B-502.8.2
 

\*Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: \_\_\_\_\_ or by telephoning \_\_\_\_\_

Blank spaces shall be filled in with appropriate information as a permanent part of the sign.

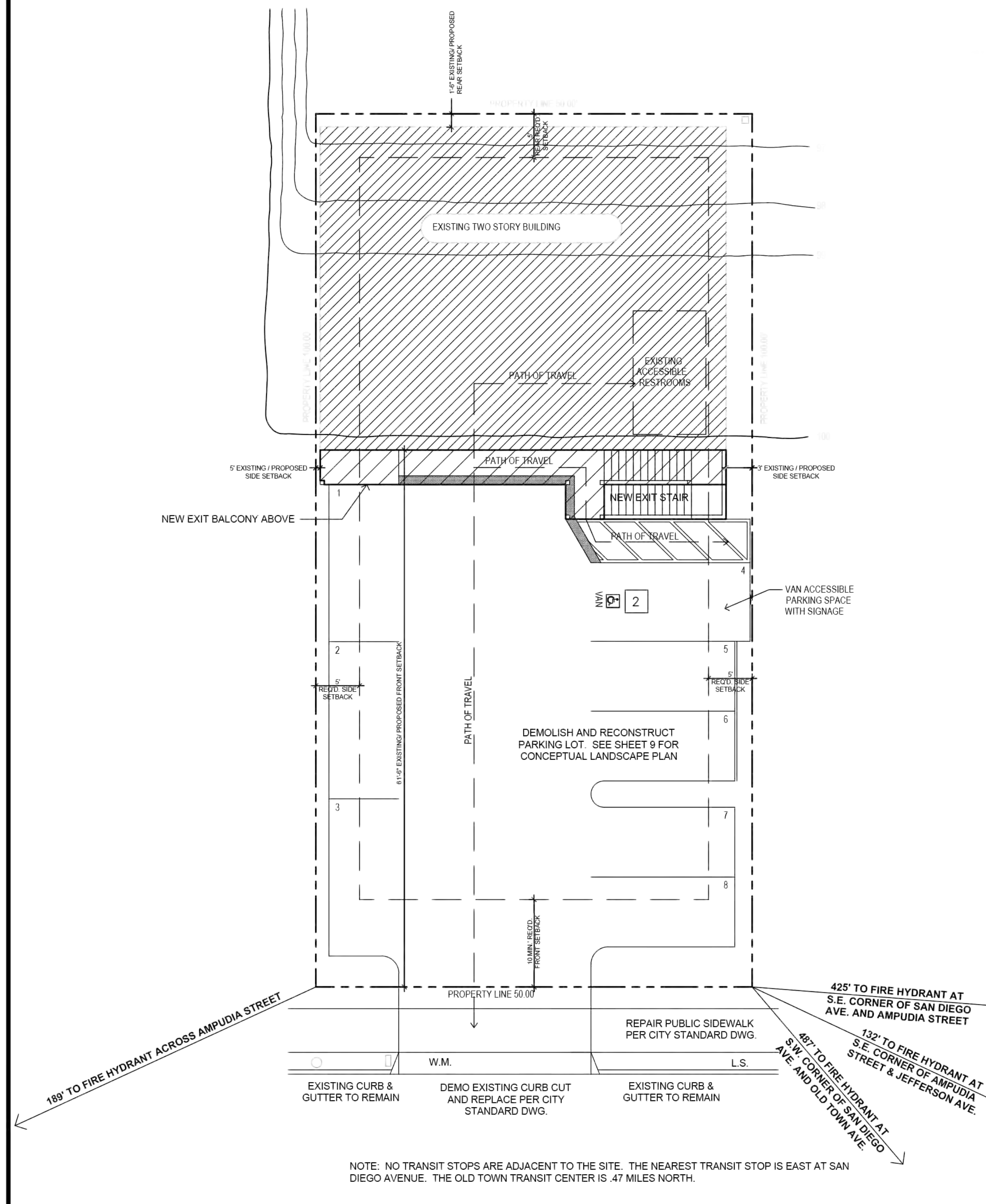
NOTE: Walkways shall be less than 5% slope with a maximum 2% cross slope.

## Accessible Parking Stalls Keynotes:

- Accessible Parking Stall
- Van-Accessible Parking Stall
- Accessible Path to Accessible Bldg. Entrance
- Parking Space Identification Sign
- Sign Post
- Access Aisle
- Intl. Symbol of Accessibility

## Parking Spaces:

Total No. of Parking Spaces 8  
Accessible Spaces 1 (.8%)



NOTE: NO TRANSIT STOPS ARE ADJACENT TO THE SITE. THE NEAREST TRANSIT STOP IS EAST AT SAN DIEGO AVENUE. THE OLD TOWN TRANSIT CENTER IS .47 MILES NORTH.

## AMPUDIA STREET

# DWELLING UNIT SUMMARY

Total per category	Units Proposed * Categories per Income							Total DUs
	Future Demo	Bonus	Extremely Low	Very Low	Low	Moderate	Above Moderate	
APARTMENT 1 388 S.F.	0	0	0	0	0	1	0	
APARTMENT 2 555 S.F.	0	0	0	0	0	1	0	

\*Future Demo: Units entitled to be demolished with a future separate demo permit  
\*Bonus: Density bonus dwelling units authorized by San Diego Municipal Code



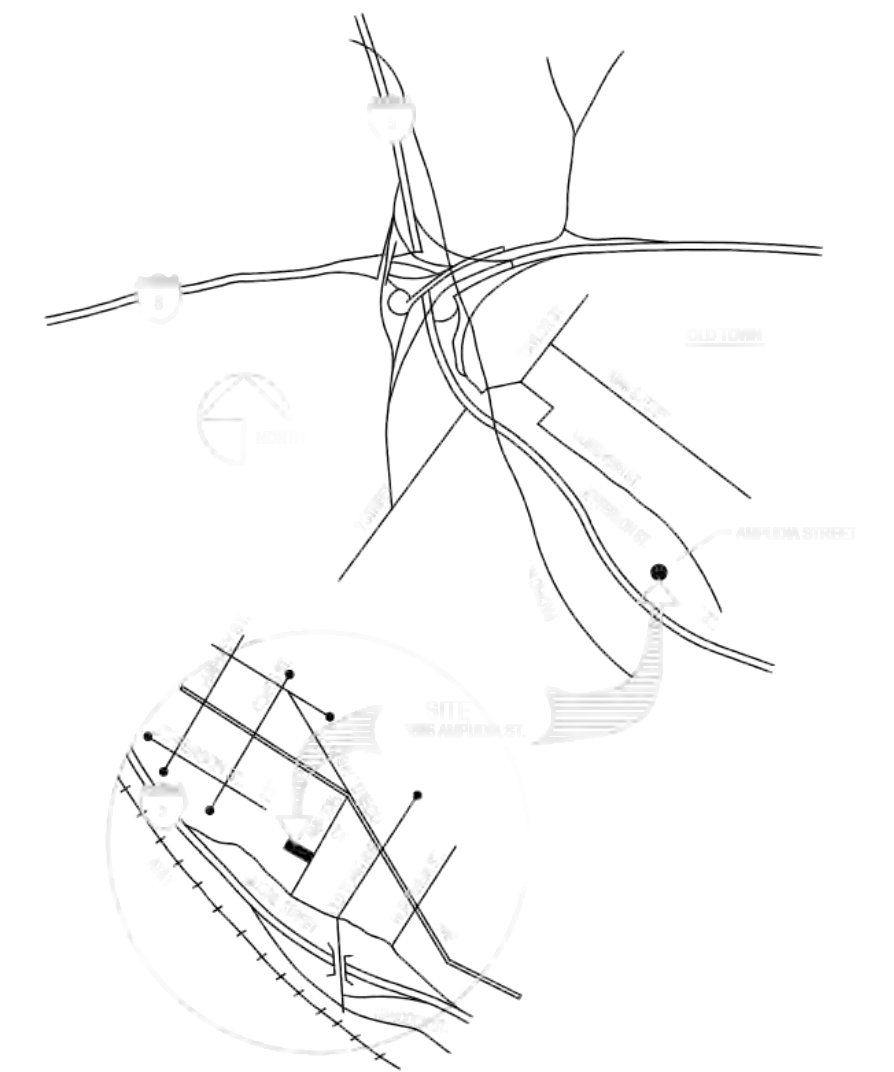
PROPOSED SITE PLAN 1

SCALE: 1/8" = 1'-0"

# SHEET INDEX

- TITLE SHEET / PROPOSED SITE PLAN
- FIRST FLOOR DEMOLITION PLAN
- SECOND FLOOR DEMOLITION PLAN
- PROPOSED FIRST FLOOR PLAN
- PROPOSED SECOND FLOOR PLAN
- EXTERIOR ELEVATIONS SOUTH AND EAST
- EXTERIOR ELEVATIONS NORTH AND WEST
- BUILDING SECTIONS AND STAIR SECTION
- PHOTO REFERENCE PLAN / PHOTOS
- PHOTOS
- CONCEPTUAL LANDSCAPE PLAN

# VICINITY MAP



## OLD TOWN ESCAPE BARN

3886 AMPUDIA STREET  
SAN DIEGO, CA 92110



OWNER:  
HUNG AND JIM NGUYEN  
3886 AMPUDIA STREET  
SAN DIEGO, CA 92110

ARCHITECT:  
EHM ARCHITECTURE INC.  
RANDAL JAY EHM AIA - PRESIDENT/CEO  
3966 FALCON STREET  
SAN DIEGO, CA 92103-2943

PHONE #:  
(619) 299-5453 x306  
(619) 299-0957 FAX

PROJECT ADDRESS:  
3886 AMPUDIA STREET  
SAN DIEGO, CA 92110

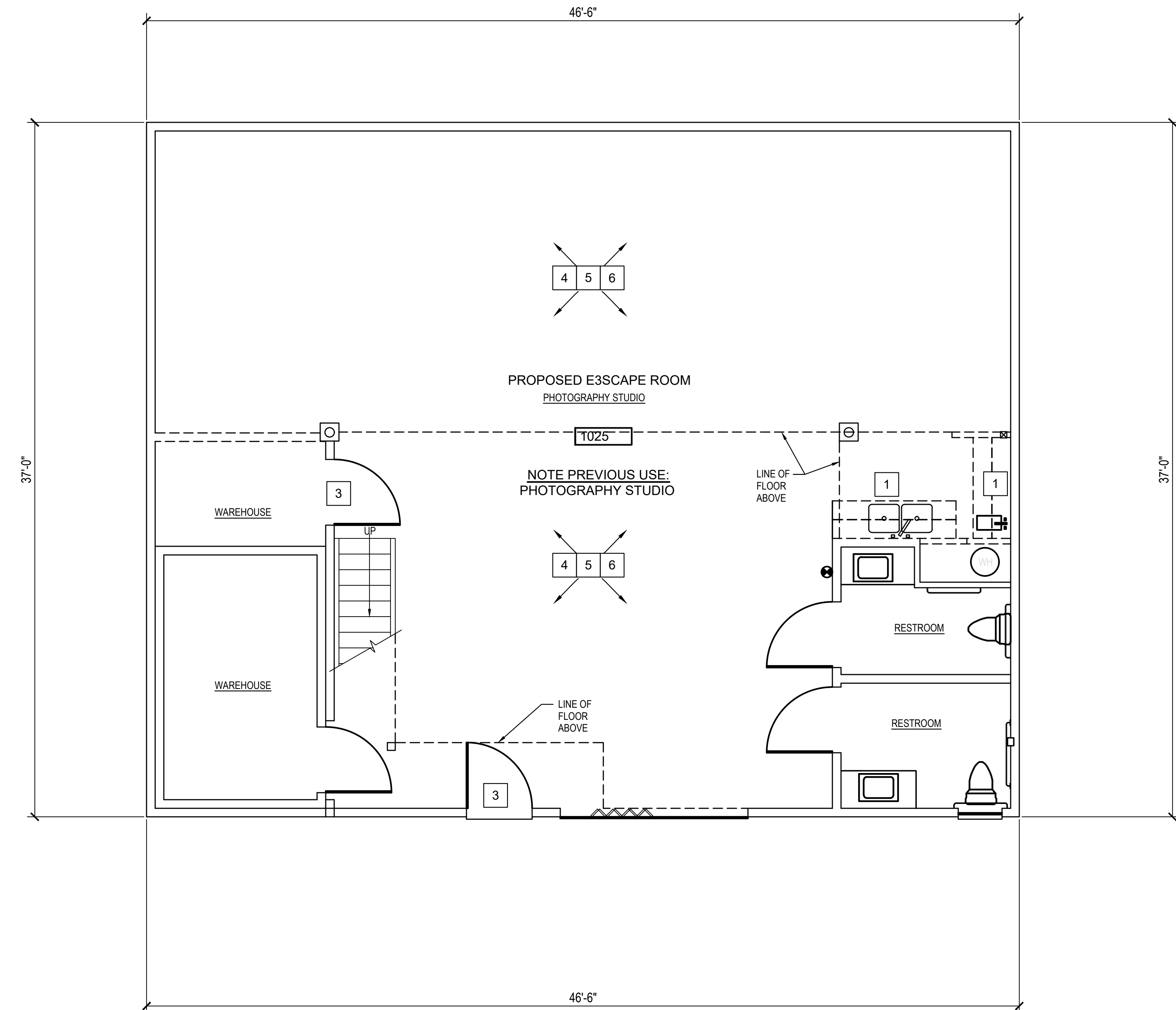
PROJECT NAME:  
OLD TOWN ESCAPE BARN

SHEET TITLE:  
PROPOSED SITE PLAN

REVISION 5: -  
REVISION 4: -  
REVISION 3: -  
REVISION 2: -  
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 1 of 11



**GENERAL NOTES**

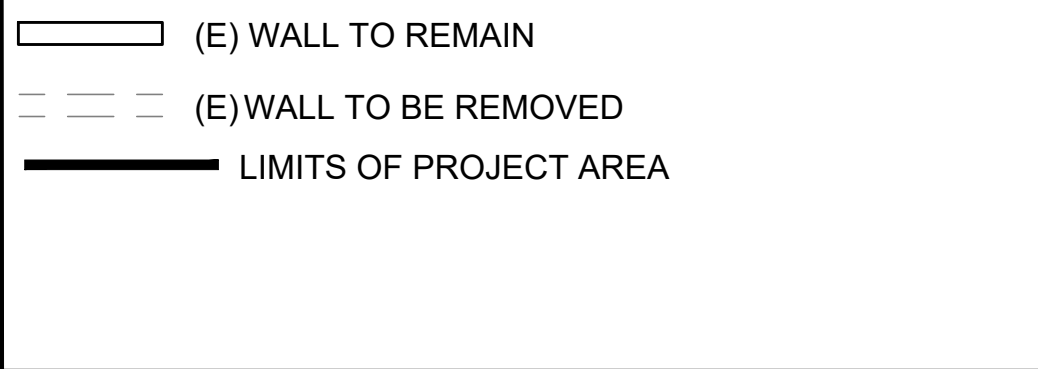
**Demolition Plan General Notes:**

1. No person shall demolish any building or structure unless he/she has obtained approval from the required regulatory agencies.
2. A separate approval shall be obtained for each building or structure. The approval shall show the type of demolition procedure to be used.
3. Demolition must be performed by a licensed wrecking contractor or a general engineering contractor provided that a notarized letter from the owner or a copy of the signed contract is provided indicating that the contractor has been hired to perform the demolition.
4. Demolition permits may be issued to a licensed general contractor if he/she is the contractor for a new building to be erected on the site and plans have been filed for the new building, but only under the following conditions: (a) the structure to be demolished is a one story Type II or V building, and (b) OSHA clearance required for structures over 35 feet in height.
5. Special permits. In all cases where a protection fence or canopy must be constructed in the public way or where barricading a street or portion thereof is necessary to comply with the instructions set forth herein. Approval by the regulatory agencies shall be obtained prior to the issuance of a permit for any demolition work which removes the lateral support from a public way. The lateral support of a public way shall be considered to have been removed when the wall that provides lateral support for a public way, and/or any of the building elements that stabilize the wall are demolished. A permit for the removal of any underground tank used for storage of flammable liquids shall be obtained from the Fire Department. Prior to the issuance of a permit to demolish a building which has a sewer line, the applicant shall obtain a sewer cap permit (plumbing permit).
6. Protection device inspection. All required protection devices must be in place and inspected and approved by the Building Inspector prior to starting any work.
7. Field card. The field card must be posted on the job site. This card must be signed by the inspector approving the method of demolition to be used before work is started. A separate approval signature is required for each demolition method used. If the method of demolition is to be changed during the course of the job, the inspector must be called and a new approval signature obtained before the new method is started.
8. Sewer cap inspection. When the sewer has been capped, it shall not be covered until an inspection has been made by the Department. This inspection shall be requested at least 24 hours before the inspection is needed.
9. The storage and handling of material and the prevention of dust shall be in accordance with the requirements of the regulatory agencies.
10. Free-fall dumping over the exterior wall of a building will not be permitted from a height greater than 25 feet.
11. Protection devices. Barricades, protection fences, and protection canopies shall be provided and constructed in accordance with the requirements of the regulatory agencies. Exceptions: (a) for single family dwellings, only a barrier will be required. (b) a protection canopy or protection fence will not be required where the adjoining public way is partially closed and properly barricaded so as to prohibit all pedestrian and vehicular traffic within the required clearance during the entire demolition operation.
12. Hand wrecking. Hand wrecking methods may be used on any type of building, provided the required protection devices are installed and approved. Hand wrecking may include the use of any type of hand held tools. The use of small wheel mounted pneumatic tools will be permitted if first approved by the Building Inspector.
13. Cable wrecking. "Cable wrecking" shall include all wrecking methods using a cable, whether applied to a single wall or to an entire building. Cable wrecking will be allowed only in those cases where the building is located a distance from the public way and adjoining property greater than one and one-half times the maximum height of the building. Where cable wrecking is to be used on a single wall, the clear distance required need not exceed twice the height of the wall being demolished. Prior to the issuance of a permit for cable wrecking, a detailed description of the method and sequence for demolishing the building and the safety precautions to be taken shall be submitted to the regulatory agency for approval.
14. Use of explosives. Explosives shall not be used in the demolition of a building without the specific written approval of the regulatory agency. No approval will be granted for the use of explosives in a manner which would violate any codes. All necessary permits and procedure approvals must be obtained from the Fire Department prior to the use of explosives.
15. Equivalent protection. Deviations from the requirements specified above for the demolition of buildings or structures may be requested where conditions warrant and provided equivalent protection is furnished. This modification of requirements must be well detailed and requires an approval in writing from the regulatory agency prior to commencing any demolition work.
16. Application for modification. Before any request for deviations can be acted upon, an application for modification shall be filed with the regulatory agency. The application must be accompanied by an adequately detailed demolition plan and procedure of demolition.
17. Dangerous conditions during demolition. Should a dangerous condition develop during the demolition of a structure, the demolition contractor shall immediately barricade the dangerous area, notify the regulatory agency and take immediate steps to minimize the hazard. No further demolition work shall be done until approval to proceed is given by the regulatory agency.

**DEMOLITION KEYNOTES**

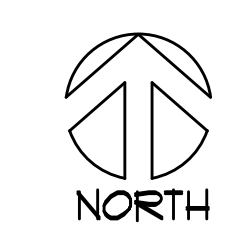
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- 5 REMOVE AND SALVAGE EXISTING FLUORESCENT LIGHTING FIXTURES
- 6 PROTECT IN PLACE EXISTING PLUMBING, LOW VOLTAGE, AND ANY ELECTRICAL CONDUIT WITHIN INTERSTITIAL CEILING SPACE

**LEGEND**



**OLD TOWN ESCAPE BARN**  
 3886 AMPUDIA STREET  
 SAN DIEGO, CA 92110

OWNER:	HUNG AND JIM NGUYEN 3886 AMPUDIA STREET SAN DIEGO, CA 92110
ARCHITECT:	EHM ARCHITECTURE INC. RANDAL JAY EHM AIA - PRESIDENT/CEO 3966 FALCON STREET SAN DIEGO, CA 92103-2943
PHONE #:	(619) 299-5453 x306 (619) 299-0957 FAX
PROJECT ADDRESS:	3886 AMPUDIA STREET SAN DIEGO, CA 92110
PROJECT NAME:	OLD TOWN ESCAPE BARN
SHEET TITLE:	1ST FLOOR EXISTING / DEMO PLAN
ORIGINAL DATE:	01/20/2020
REVISION 5:	-
REVISION 4:	-
REVISION 3:	-
REVISION 2:	-
REVISION 1:	03/20/20
SHEET	2 of 11



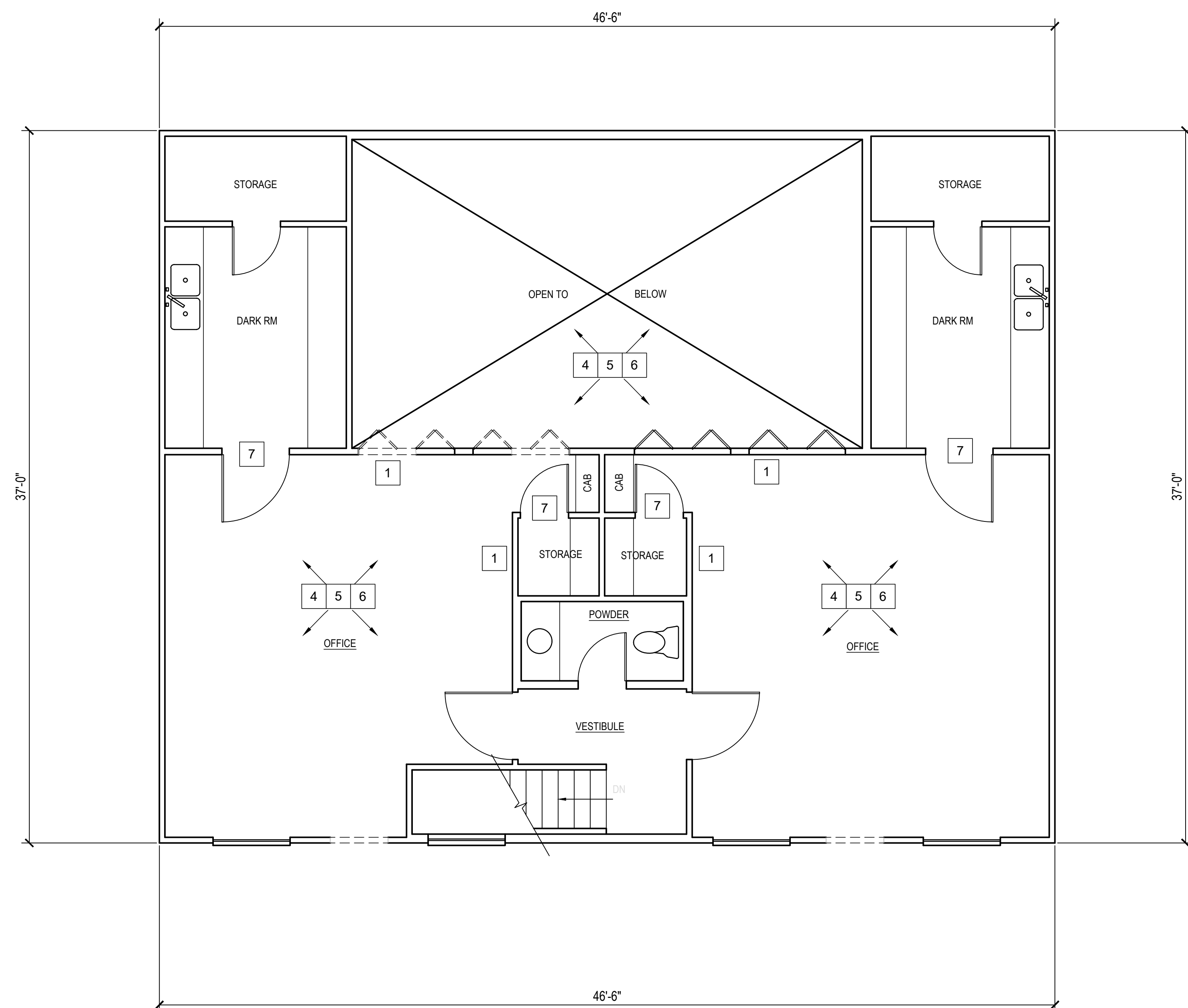
GENERAL NOTES

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- EXISTING 1-HR WALL TO REMAIN
- EXISTING 20-MIN. DOOR
- EXISTING CEILING ABOVE TO BE REMOVED IN ALL ITS ENTIRETY WITHIN PERIMETER WALLS OF PROPOSED ESCAPE ROOM
- REMOVE AND SALVAGE EXISTING FLUORESCENT LIGHTING FIXTURES
- PROTECT IN PLACE EXISTING PLUMBING, LOW VOLTAGE, AND ANY ELECTRICAL CONDUIT WITHIN INTERSTITIAL CEILING SPACE
- REMOVE EXISTING DOOR



LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- LIMITS OF PROJECT AREA

OLD TOWN ESCAPE BARN

3886 AMPUDIA STREET  
SAN DIEGO, CA 92110



3966 Falcon Street  
San Diego, CA 92103-2943  
619 299 5453 x306  
619 299 0957 fax  
www.ehmarch.com  
Randal Jay Ehm AIA, NCARB - CA Architect C22476

ARCHITECTURE

OWNER:  
HUNG AND JIM NGUYEN  
3886 AMPUDIA STREET  
SAN DIEGO, CA 92110

ARCHITECT:  
EHM ARCHITECTURE INC.  
RANDAL JAY EHM AIA - PRESIDENT/CEO  
3966 FALCON STREET  
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(619) 299-5453 x306  
(619) 299-0957 FAX

PROJECT ADDRESS:  
3886 AMPUDIA STREET  
SAN DIEGO, CA 92110

PROJECT NAME:  
OLD TOWN ESCAPE BARN

SHEET TITLE: ORIGINAL DATE: 01/20/2020  
2ND FLR. EXISTING / DEMO FLOOR PLAN

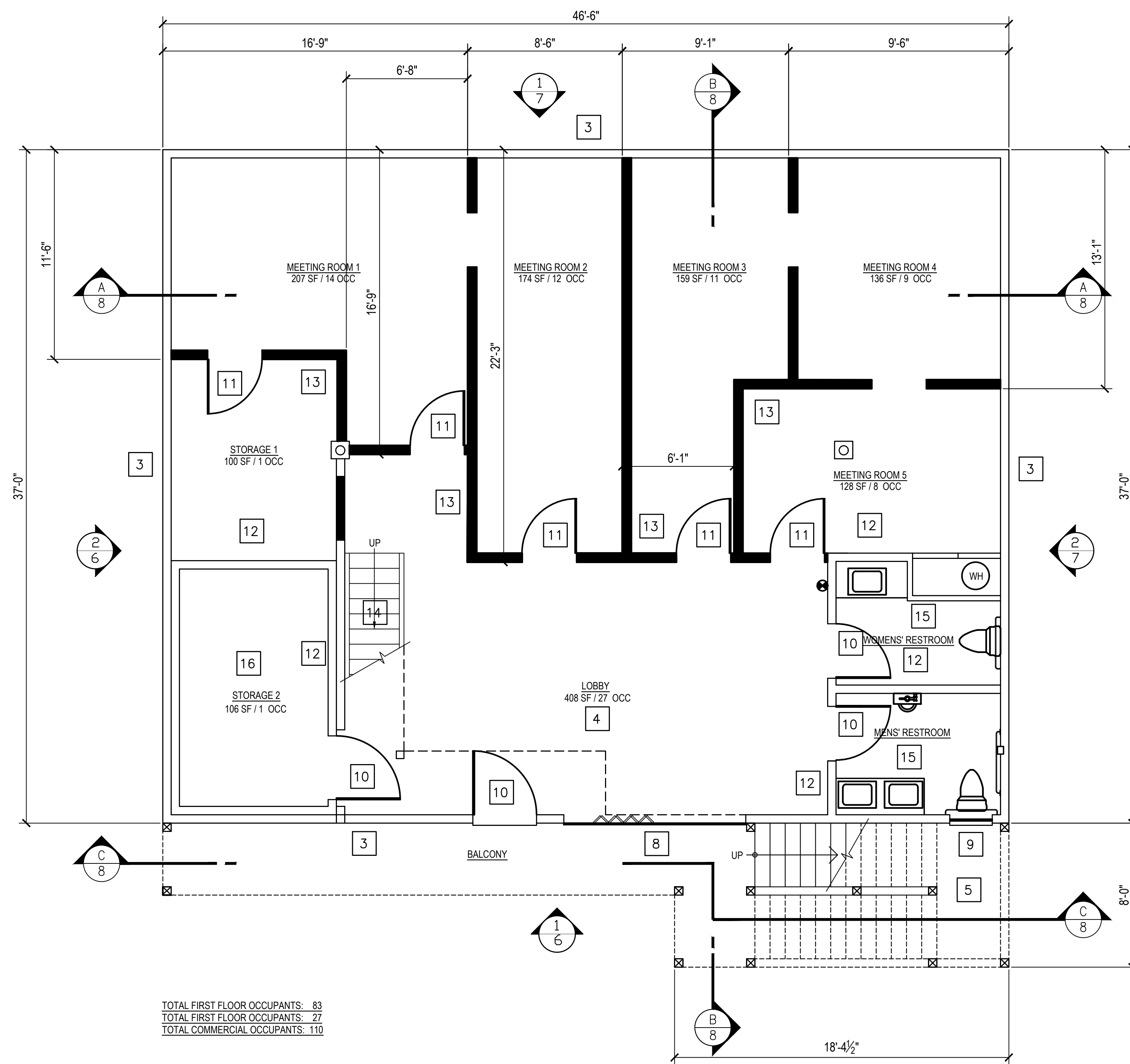
REVISION 5: -  
REVISION 4: -  
REVISION 3: -  
REVISION 2: -  
REVISION 1: 03/20/20

SHEET 3 of 11

SECOND FLOOR EXISTING CONDITIONS / DEMOLITION FLOOR PLAN

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





TOTAL FIRST FLOOR OCCUPANTS: 83  
 TOTAL FIRST FLOOR OCCUPANTS: 27  
 TOTAL COMMERCIAL OCCUPANTS: 110

**NOTE:** Per CBC Section 1008.1.9.3, in buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

- The locking device is readily distinguishable as locked; and
- A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch high on a contrasting background.

**NOTE:** All exit doors shall be readily openable from the egress side without the use of a key or special knowledge.

**NOTE:** Activities in this tenant space shall be limited to office and associated assembly uses involving no hazardous materials per CBC 414. s.d. Regional Hazmat questionnaire submitted to City of San Diego, CA per CBC 414.1.3.

### GENERAL NOTES

- All dimensions taken from finish or GWB, U.N.O.
- Refer to details - for typical door landing clearances.
- Refer to detail - for typical accessibility signage.
- All walls to be 5/8" type 'X' GWB w/ level 4 finish; floor to deck, including inside of the storefront.
- Floor finish shall be absolutely flush with the exterior floor finish or accessible. Per CBC 1008.1.7, thresholds at doorways shall not exceed 1/2" above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than 1/4" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal.
- All fire extinguishers have a min. rating of 2A10BC for every 3,000 s.f. of floor area, travel distance between all FE are not to exceed 75'-0". FE are mounted no more than 5'-0" A.F.F. and the bottom no less than 4" A.F.F.
- All contractors to start construction layout at storefront. All floor dimensions shall not change. All floor dimensions are to be verified prior to construction. Any discrepancies are to be reported to Architect immediately.
- All existing wall penetrations to be fire protected by Landlord. All new wall penetration to be fire protected by the General Contractor. Penetrations of non-rated walls, partitions and floors of non-rated combustible construction shall be fire stopped with non-combustible materials. Penetration of non-rated walls, partitions and floors of combustible construction shall be fire stopped. Fire stopping shall comply with specifications.
- Gypsum board shall be provided between tenants and service/exit corridors, and at smoke zone partitions. Landlord will provide and install one (1) layer of 5/8" GWB on each side of the partition to the underside of the roof structure. Wallboard is to be finished by the Tenant, ultimately providing a one (1) hour rated wall system for the full height of the partition; G.C. to verify.
- All joints must be fire taped, as req.. Exposed walls will be finished with three (3) coats of joint compound and sanded smooth, ready for paint; G.C. to verify.
- Fire exits shall be clearly marked and maintained in accordance with governing codes and ordinances. Tenant shall not install any hardware or other devices that would prohibit the use of any emergency fire exit.
- Bottom 10 inches of all doors (except automatic and sliding) shall have a smooth, uninterrupted surface.
- Affix an international accessibility symbol on all accessible entrances in compliance with CBC 11B-216.6.
- At floor; All permanently terminated and capped utilities including but not limited to Mechanical, Electrical and Plumbing shall be terminated with a flush cover plate or cap. Finish shall be solid brass or stainless steel. G.C. shall submit spec. to Architect prior to installation and continuing construction.

### KEYNOTES

- EXISTING ROOF STRUCTURE TO REMAIN
- EXISTING PARAPET TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING CONCRETE SLAB TO REMAIN
- NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED
- NEW 42" HIGH GUARDRAIL
- EXISTING SHED ROOF TO REMAIN
- EXISTING ROLLING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR PER PLAN
- EXISTING INTERIOR WALL TO REMAIN
- NEW INTERIOR WALL
- EXISTING INTERIOR STAIR - REPLACE GUARDRAIL W/ NEW 42" HIGH RAILING
- EXISTING PUBLIC RESTROOM - UPGRADE AS REQUIRED
- MECHANICAL MEZZANINE ABOVE (ACCESS AT STAIR LANDING)
- NEW RESIDENTIAL KITCHEN
- NEW PRIVATE BATHROOM

### LEGEND

- Existing Construction
- Proposed Construction
- Fire Extinguisher w/ Cabinet: See ; Provide 2A-10BC extinguisher @ ea. cabinet

### OLD TOWN ESCAPE BARN

3886 AMPUDIA STREET  
 SAN DIEGO, CA 92110

**EHM** ARCHITECTURE  
 3966 Falcon Street  
 San Diego, CA 92103-2943  
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 619 299 0957 fax  
 www.ehmarch.com  
 Randal Jay Ehm AIA, NCARB - CA Architect C22476

OWNER:  
 HUNG AND JIM NGUYEN  
 3886 AMPUDIA STREET  
 SAN DIEGO, CA 92110

ARCHITECT:  
 EHM ARCHITECTURE INC.  
 RANDAL JAY EHM AIA - PRESIDENT/CEO  
 3966 FALCON STREET  
 SAN DIEGO, CA 92103-2943

PHONE #:  
 (619) 299-5453 x306  
 (619) 299-0957 FAX

PROJECT ADDRESS:  
 3886 AMPUDIA STREET  
 SAN DIEGO, CA 92110

PROJECT NAME:  
 OLD TOWN ESCAPE BARN

REVISION 5: -  
 REVISION 4: -  
 REVISION 3: -  
 REVISION 2: -  
 REVISION 1: 03/20/20

SHEET TITLE:  
**PROPOSED FIRST FLOOR PLAN**

ORIGINAL DATE: 01/20/2020

### PROPOSED FIRST FLOOR PLAN

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

# GENERAL NOTES

- All dimensions taken from finish or GWB, U.N.O.
- Refer to details - for typical door landing clearances.
- Refer to detail - for typical accessibility signage.
- All walls to be 5/8" type 'X' GWB w/ level 4 finish; floor to deck, including inside of the storefront.
- Floor finish shall be absolutely flush with the exterior floor finish or accessible. Per CBC 1008.1.7, thresholds at doorways shall not exceed 1/2" above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than 1/4" at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal.
- All fire extinguishers have a min. rating of 2A10BC for every 3,000 s.f. of floor area, travel distance between all FE are not to exceed 75'-0". FE are mounted no more than 5'-0" A.F.F. and the bottom no less than 4" A.F.F.
- All contractors to start construction layout at storefront. All floor dimensions shall not change. All floor dimensions are to be verified prior to construction. Any discrepancies are to be reported to Architect immediately.
- All existing wall penetrations to be fire protected by Landlord. All new wall penetration to be fire protected by the General Contractor. Penetrations of non-rated walls, partitions and floors of non-rated combustible construction shall be fire stopped with non-combustible materials. Penetration of non-rated walls, partitions and floors of combustible construction shall be fire stopped. Fire stopping shall comply with specifications.
- Gypsum board shall be provided between tenants and service/exit corridors, and at smoke zone partitions. Landlord will provide and install one (1) layer of 5/8" GWB on each side of the partition to the underside of the roof structure. Wallboard is to be finished by the Tenant, ultimately providing a one (1) hour rated wall system for the full height of the partition; G.C. to verify.
- All joints must be fire taped, as req.. Exposed walls will be finished with three (3) coats of joint compound and sanded smooth, ready for paint; G.C. to verify.
- Fire exits shall be clearly marked and maintained in accordance with governing codes and ordinances. Tenant shall not install any hardware or other devices that would prohibit the use of any emergency fire exit.
- Bottom 10 inches of all doors (except automatic and sliding) shall have a smooth, uninterrupted surface.
- Affix an international accessibility symbol on all accessible entrances in compliance with CBC 11B-216.6.
- At floor: All permanently terminated and capped utilities including but not limited to Mechanical, Electrical and Plumbing shall be terminated with a flush cover plate or cap. Finish shall be solid brass or stainless steel. G.C. shall submit spec. to Architect prior to installation and continuing construction.
- See X/Axx for typical device locations.

# KEYNOTES

- EXISTING ROOF STRUCTURE TO REMAIN
- EXISTING PARAPET TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- EXISTING CONCRETE SLAB TO REMAIN
- NEW HEAVY TIMBER EXTERIOR EXIT STAIR AND BALCONY - STAINED
- NEW 42" HIGH GUARDRAIL
- EXISTING SHED ROOF TO REMAIN
- EXISTING ROLLING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING DOOR TO REMAIN
- NEW DOOR PER PLAN
- EXISTING INTERIOR WALL TO REMAIN
- NEW INTERIOR WALL
- EXISTING INTERIOR STAIR - REPLACE GUARDRAIL W/ NEW 42" HIGH RAILING
- EXISTING PUBLIC RESTROOM - UPGRADE AS REQUIRED
- (MECHANICAL) MEZZANINE ABOVE (ACCESS AT STAIR LANDING)
- NEW RESIDENTIAL KITCHEN
- NEW PRIVATE BATHROOM

# LEGEND

- Existing Construction
- Proposed Construction
- FE Fire Extinguisher w/ Cabinet: See ; Provide 2A-10BC extinguisher @ ea. cabinet

## OLD TOWN ESCAPE BARN

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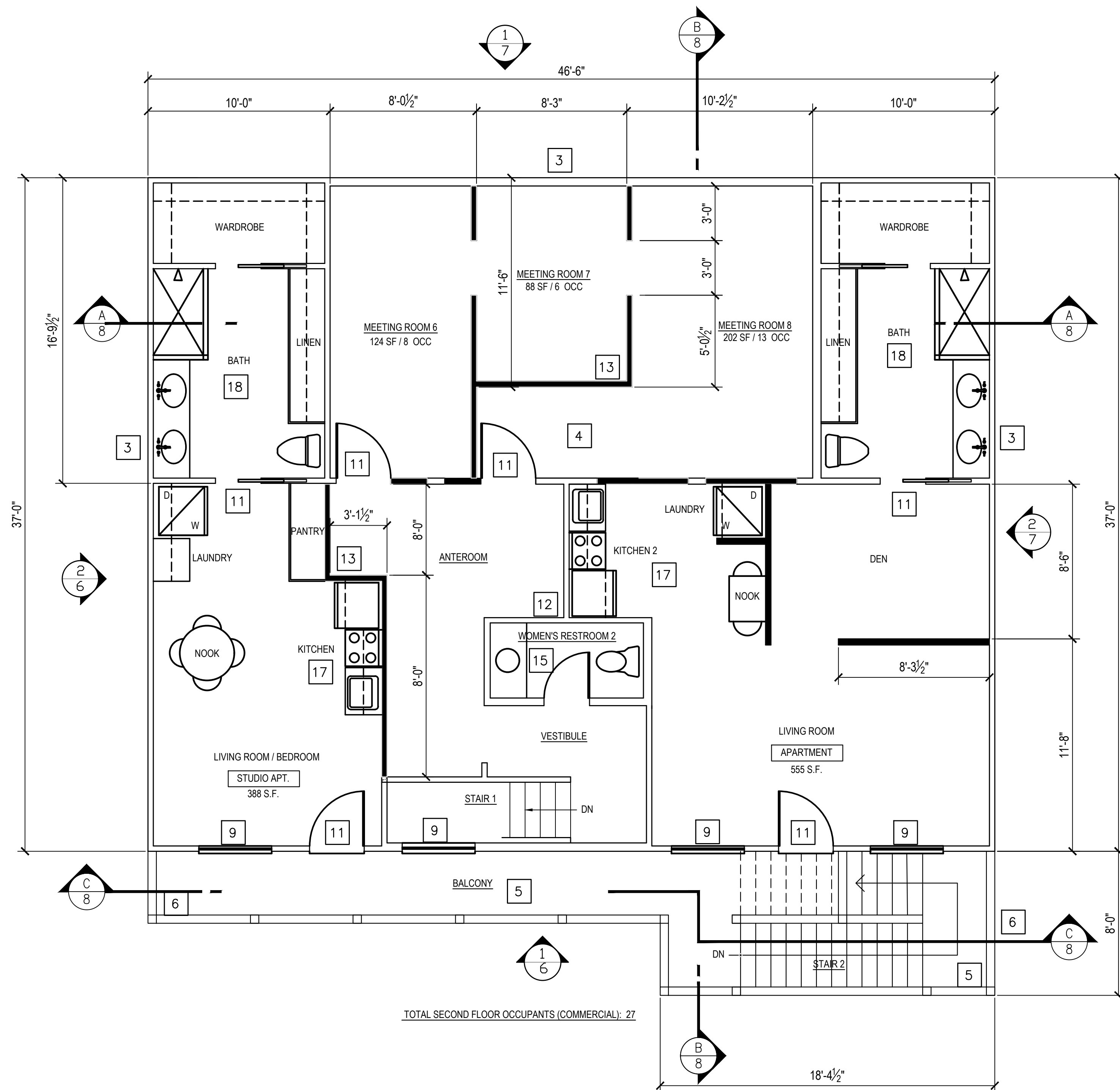
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REVISION 1: 03/20/20

SHEET TITLE: PROPOSED SECOND FLOOR PLAN ORIGINAL DATE: 01/20/2020



TOTAL SECOND FLOOR OCCUPANTS (COMMERCIAL): 27

**NOTE:** Per CBC Section 1008.1.9.3, in buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

- The locking device is readily distinguishable as locked; and
- A readily visible durable sign is posted on the egress side on or adjacent to the door stating: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters 1 inch high on a contrasting background.

**NOTE:** All exit doors shall be readily openable from the egress side without the use of a key or special knowledge.

**NOTE:** Activities in this tenant space shall be limited to office and associated assembly uses involving no hazardous materials per CBC 414. s.d. Regional Hazmat questionnaire submitted to City of San Diego, CA per CBC 414.1.3.

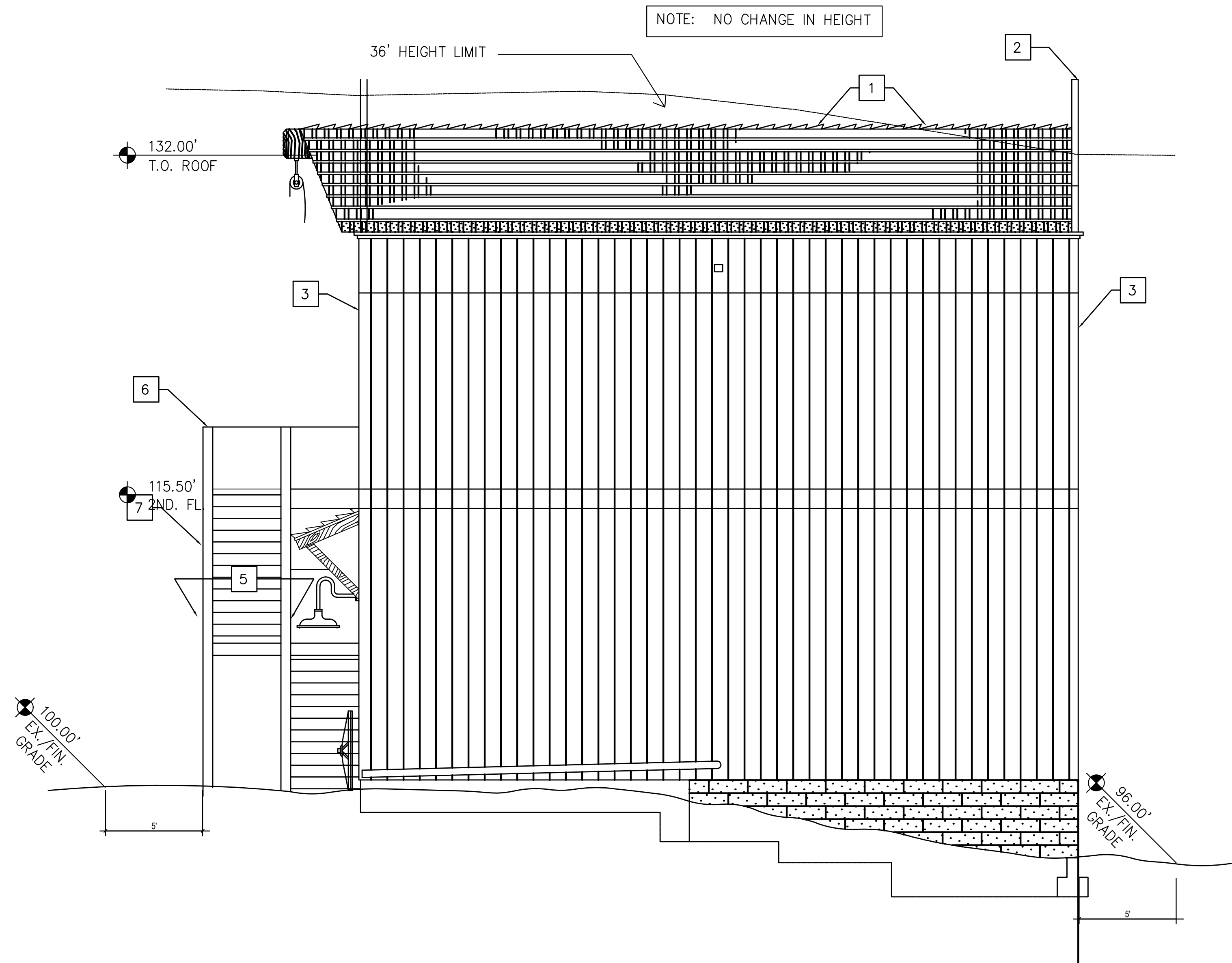
## PROPOSED SECOND FLOOR PLAN

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

1

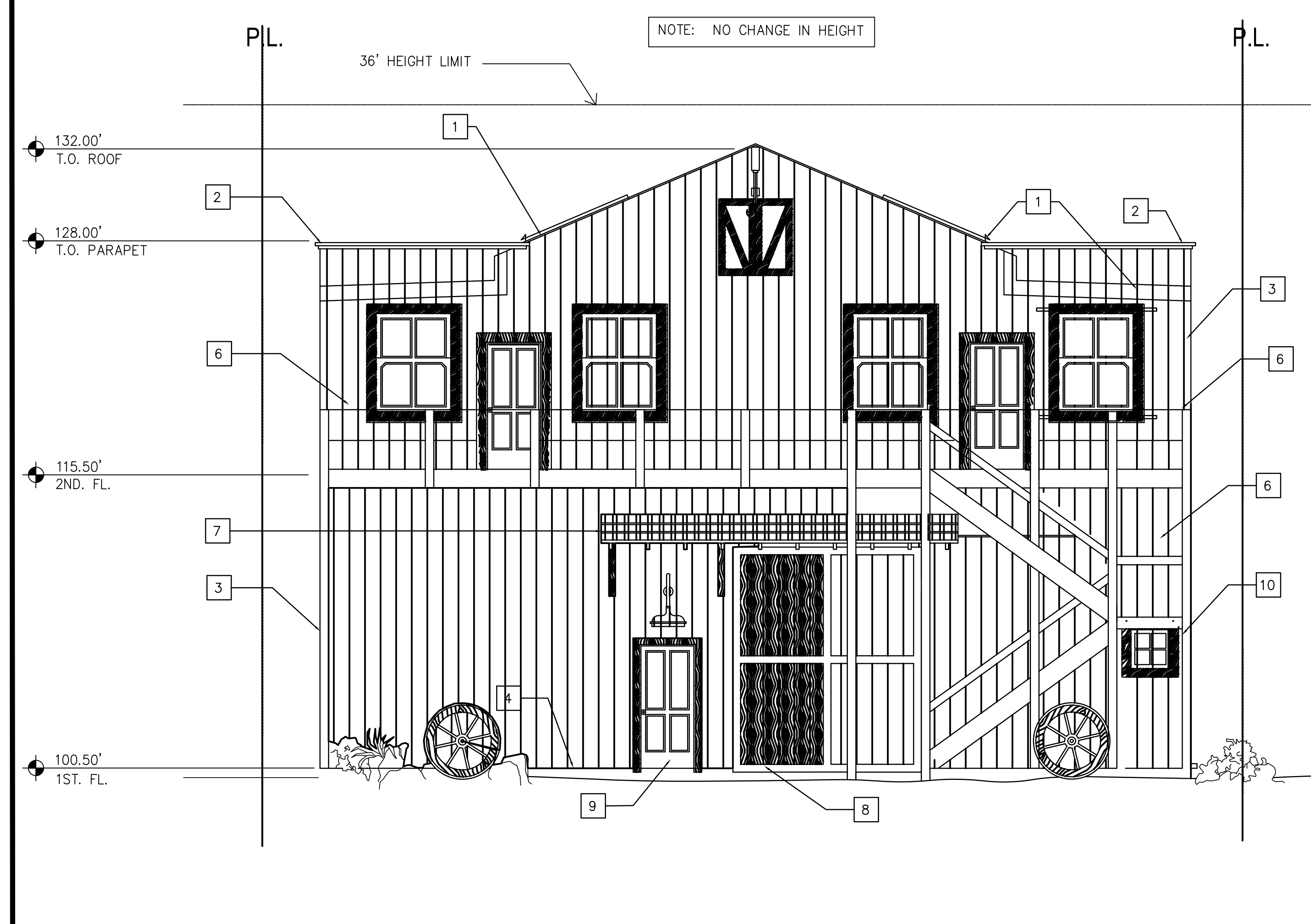
SHEET 5 of 11





EAST ELEVATION 2

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



SOUTH ELEVATION 1

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

GENERAL NOTES

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2. The information shown on these plans are diagrammatic. The Contractor shall establish and verify all dimensions, openings and locations for inserts, etc. for Architectural, Mechanical, Electrical, Plumbing and associated work prior to fabrication and installation. All beam bearing heights must be established and verified by the General Contractor prior to fabrication and installation.
3. If there is a conflict among Details, Specifications, or other contract Documents, the most restrictive Detail or Specification applies.
4. Detail references may be shown on one, or more than one, similar condition. Detail references are to be taken as typical for similar conditions to be constructed elsewhere, but not noted with a Detail reference.
5. Do not use scaled dimensions. Use written dimensions or grades. Where no dimension or grade is provided, verify with Architect for clarification before proceeding with the work.
6. The Contractor shall be responsible for verifying all dimensions, grades and conditions of this project prior to the start of construction.
7. The Architect must be notified of any variations from the dimensions, grades and conditions shown on these drawings.
8. All materials and equipment furnished by Contractors shall be new and free from defects.
9. All products and materials shall be installed in accordance with the manufacturer's instructions and specifications.
10. Materials, equipment, etc., not indicated on drawings or specified, but required for successful and efficient completion of the installation shall be held to be implied and shall be furnished and installed at no additional cost to the Owner.
11. The Contractor shall be responsible to maintain the building and the site clean and provide any and all safety provisions to ensure the public's safety.
12. Damaged work must be replaced at no additional cost to the Owner.
13. Architect and Owner reserve the right to direct removal and reinstallation of work which does not, in the opinion of the Architect, exceed and maintain industry standards.
14. Shop drawings are to compliment and supplement construction documents. When conflicting information is provided in Shop Drawings and Construction Documents, verify w/ Architect prior to fabrication. Review of Shop Drawings by Architect Does not relieve Contractor of responsibility for conformance with Construction Documents.
15. These plans and all work shall comply with the building codes found in jurisdiction of submission as amended and adopted.
16. Recycle demolition and construction waste.
17. The Contractor shall comply with all OSHA requirements.
18. Tempered glass shall be permanently identified and visible when the unit is glazed.
19. G.C. shall verify that these plans meet ADA requirements.
20. G.C. to clean and refurbish all existing construction, equipment, fixtures, finishes, devices and appurtenances to remain to like new condition.

ELEVATION SHEET NOTES

1. Verify all dimension heights in field; notify architect of any discrepancies.
2. Verify all finishes w/ Architect prior to installation.
3. Clean & restore storefront to like new condition prior to opening.
4. Submit sign shop drawings for Landlord approval prior to fabrication.
5. The sign contractor/fabricator is responsible for engineering the sign to produce even illumination devoid of all "hot-spots" or "shadows". All signs must be illuminated. Fasteners and labels (UL or manufacturer's) must not be exposed to customers. Paint all interior sign surfaces white. No light leaks weep holes at only exterior installation.
6. No attachment to Landlord's mall ceiling system or decking is permitted.
7. All mechanical devices (time clocks, grille locks, controls, etc.) shall be concealed within the Tenant's storefront construction, electronic surveillance or theft detection devices shall not be visible. Any approved systems must be completely incorporated into Tenant's storefront design. Cover plates and switches for grille emergency release (where required by code to be accessible) must be finished to match adjacent surface and employ concealed hardware only.

KEYNOTES

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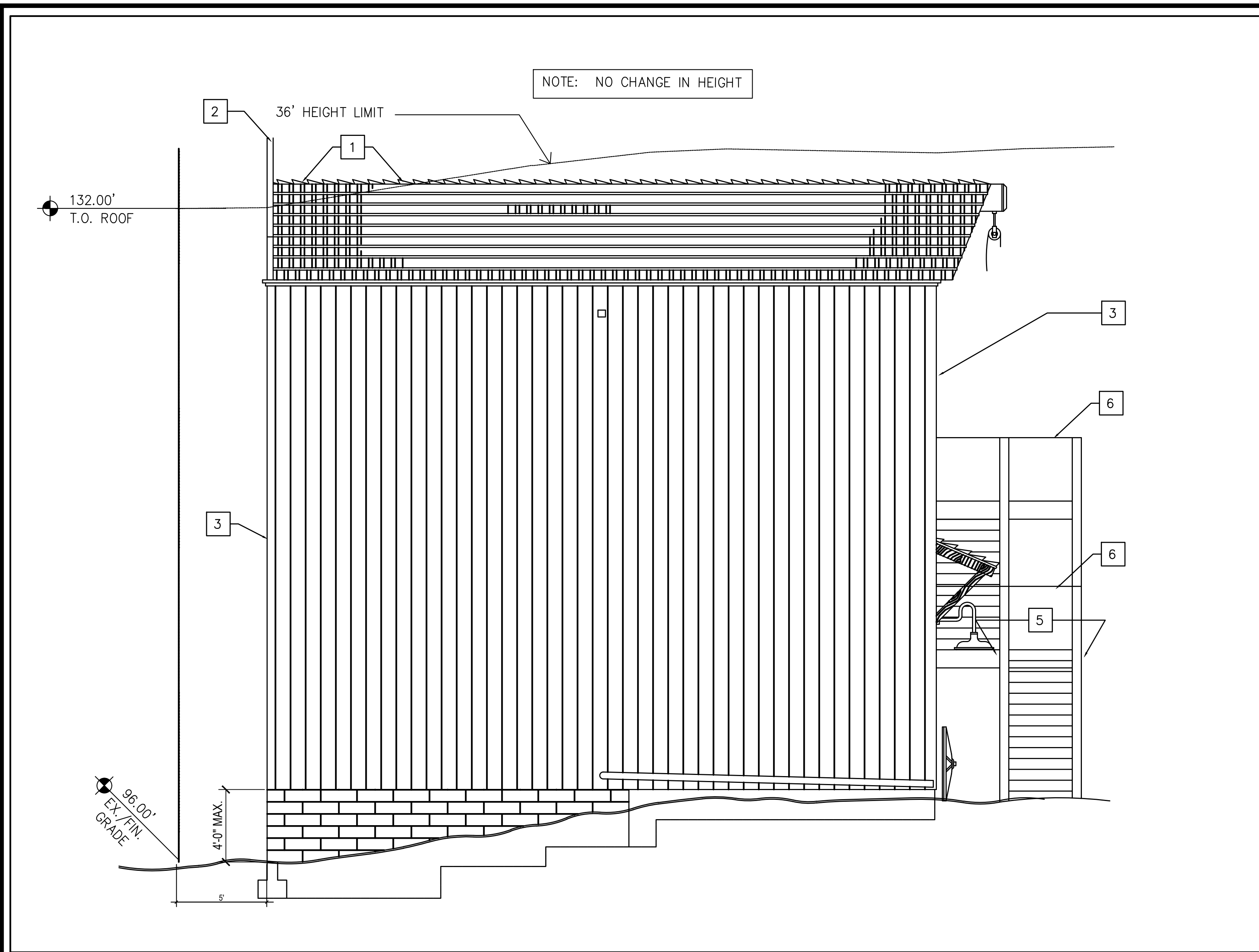
PROJECT NAME:  
OLD TOWN ESCAPE BARN

SHEET TITLE:  
SOUTH AND WEST ELEVATIONS

REVISION 5: -  
REVISION 4: -  
REVISION 3: -  
REVISION 2: -  
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

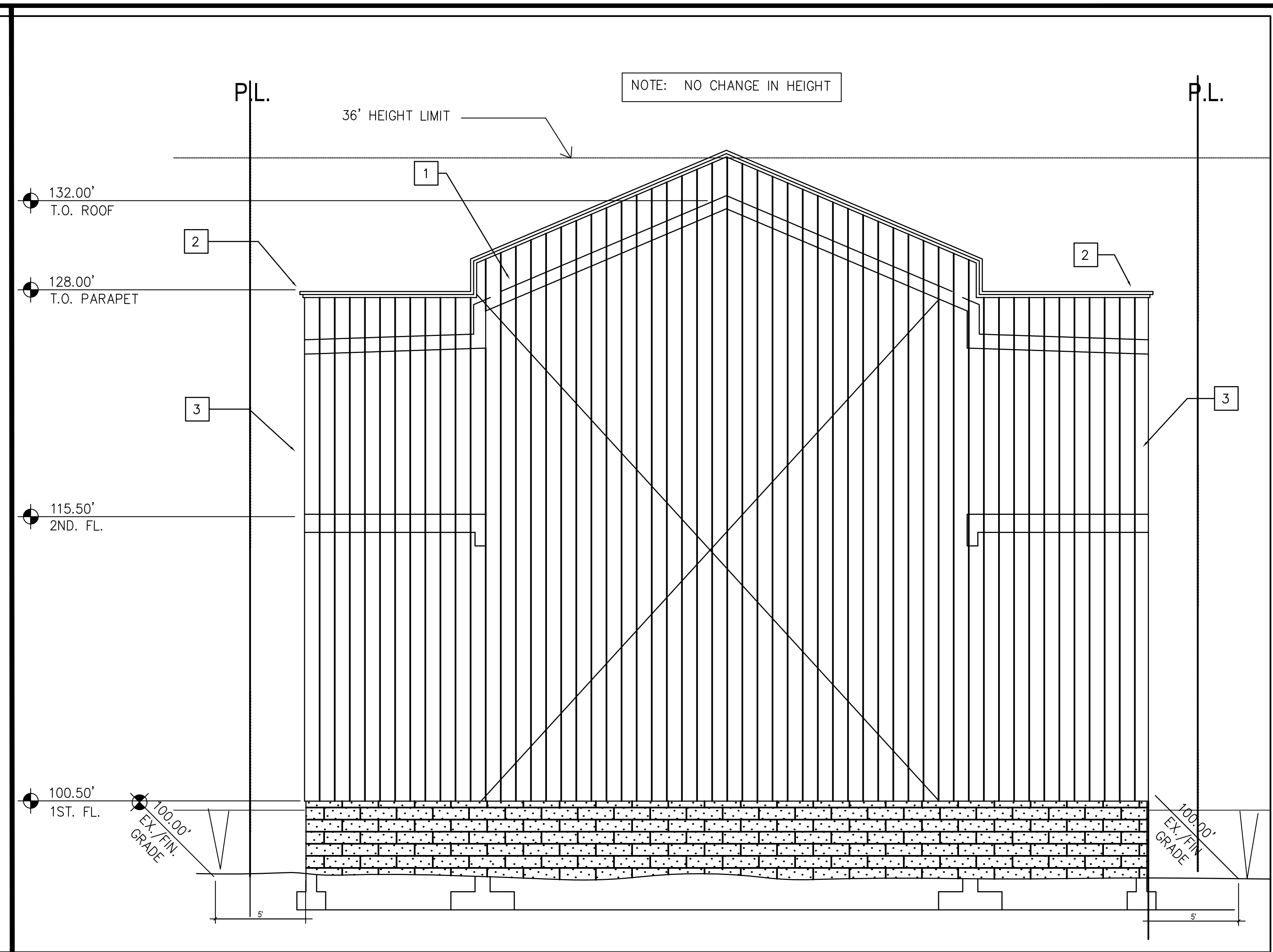
SHEET 6 of 11



WEST ELEVATION

2

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



NORTH ELEVATION

1

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OLD TOWN ESCAPE BARN

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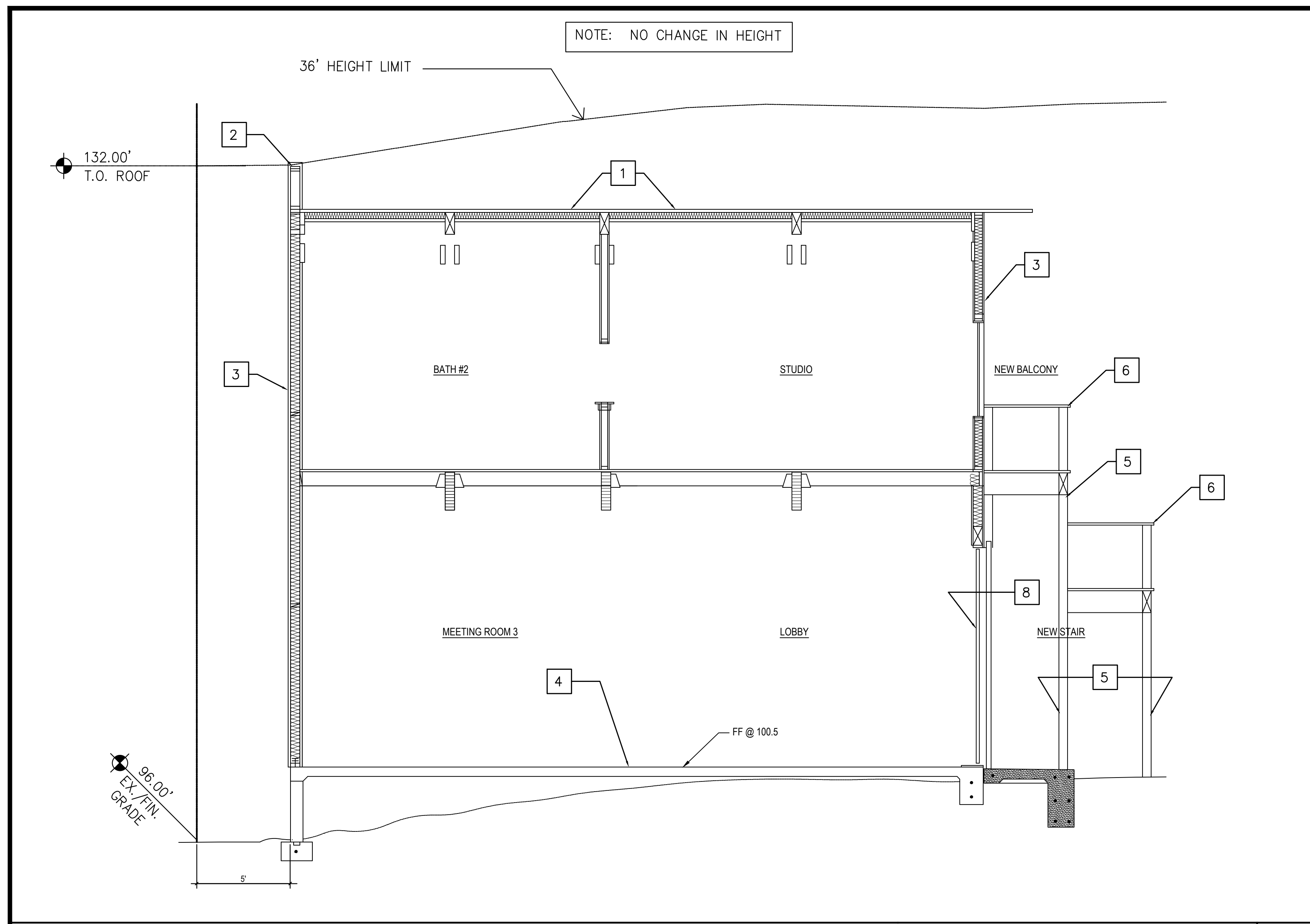
PROJECT NAME:  
OLD TOWN ESCAPE BARN

SHEET TITLE:  
NORTH AND EAST ELEVATIONS

REVISION 5: -  
REVISION 4: -  
REVISION 3: -  
REVISION 2: -  
REVISION 1: 03/20/20

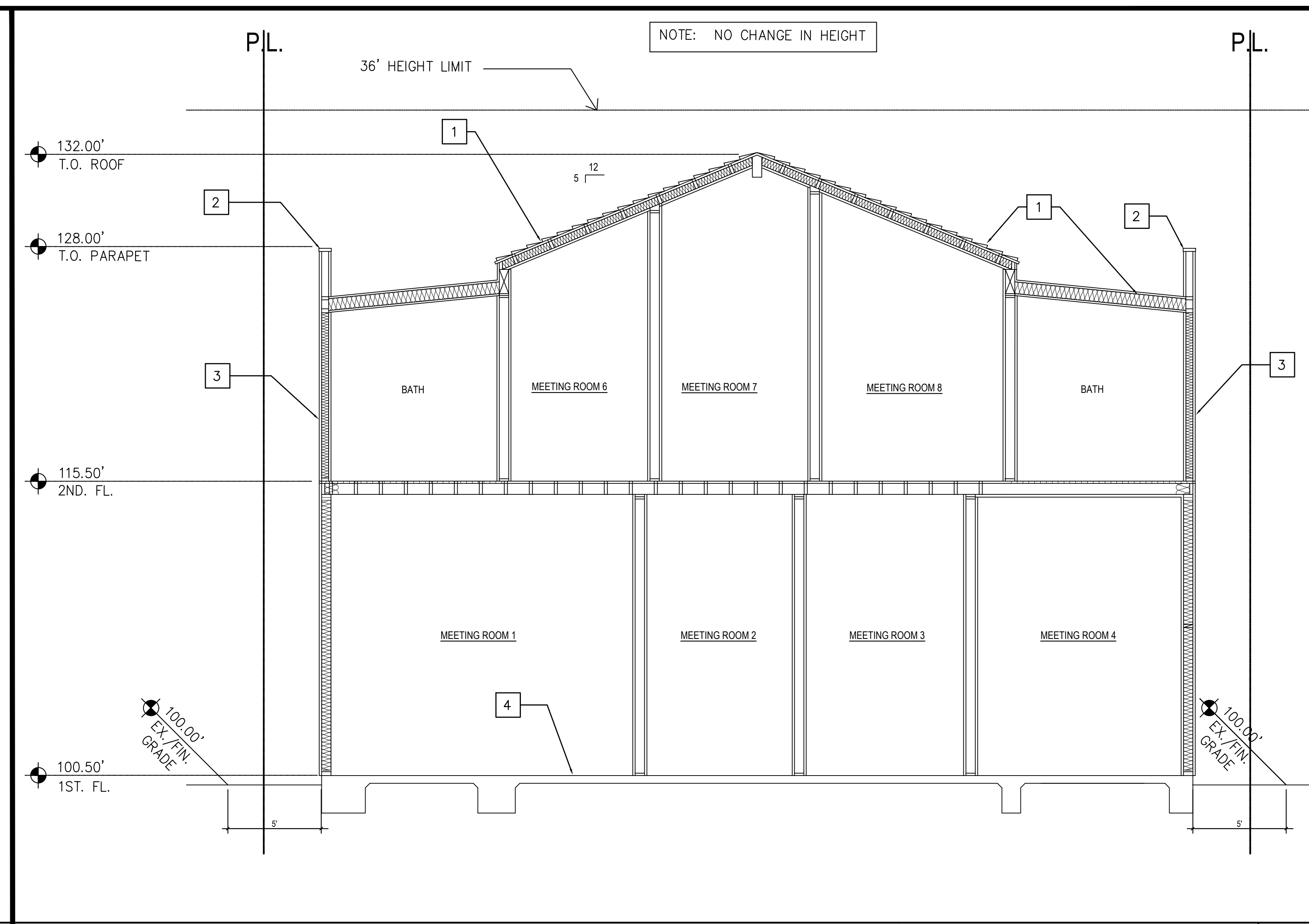
ORIGINAL DATE: 01/20/2020

SHEET 7 of 11



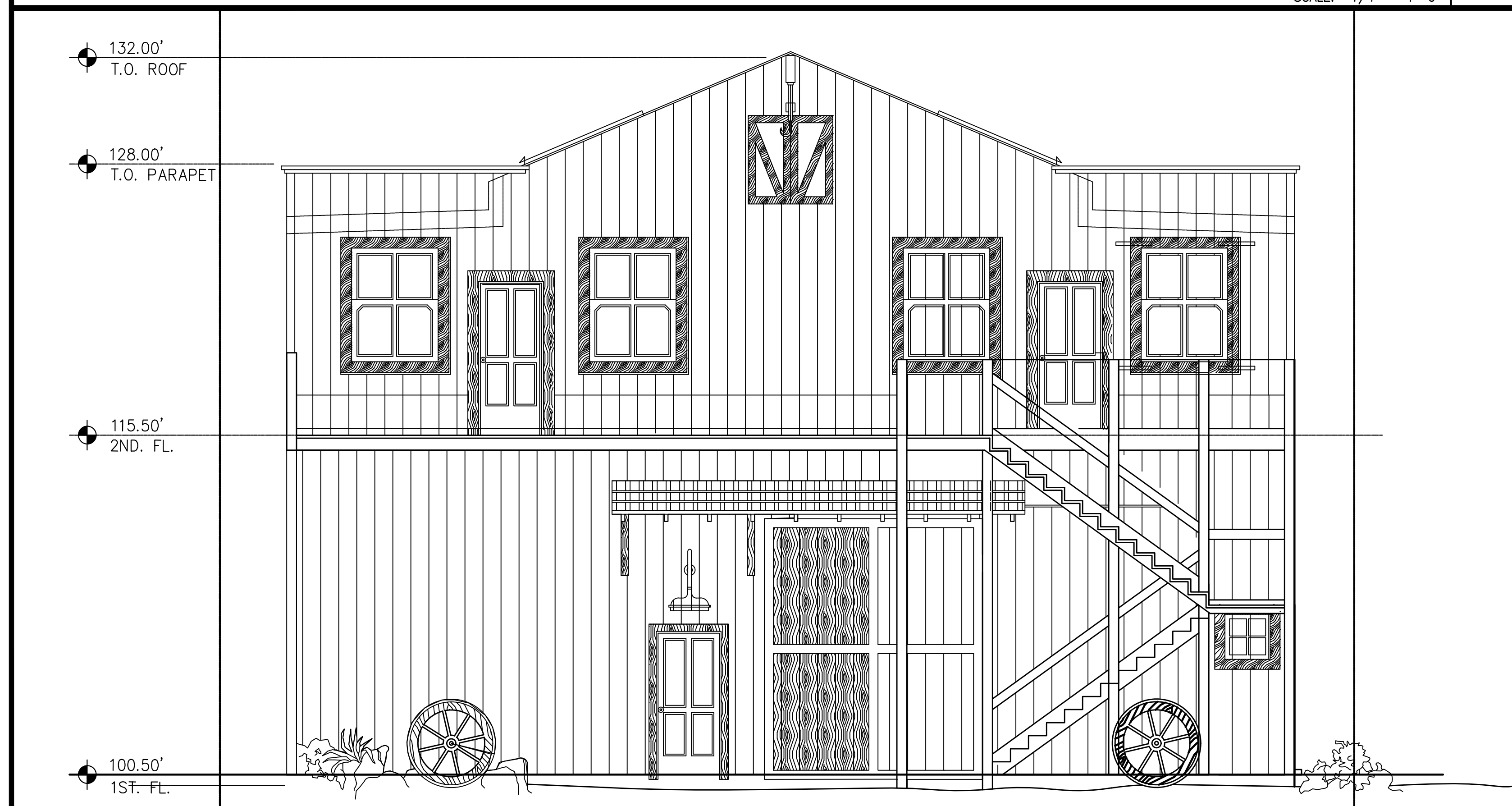
**BUILDING SECTION B**

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



**BUILDING SECTION A**

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



**BUILDING SECTION C**

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

**KEYNOTES**

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PROJECT NAME:  
OLD TOWN ESCAPE BARN

SHEET TITLE:  
BUILDING SECTIONS

REVISION 5:	-
REVISION 4:	-
REVISION 3:	-
REVISION 2:	-
REVISION 1:	03/20/20

ORIGINAL DATE: 01/20/2020



PARKING LOT EAST  
SCALE: NTS 6



SITE FACING NORTH  
SCALE: NTS 2



PARKING LOT WEST  
SCALE: NTS 7



CURB CUT  
SCALE: NTS 3



EXISTING ACCESSIBLE PARKING  
SCALE: NTS 8



CURB CUT  
SCALE: NTS 4



SOUTH FACADE  
SCALE: NTS 9



SIDEWALK AT CURB CUT  
SCALE: NTS 5

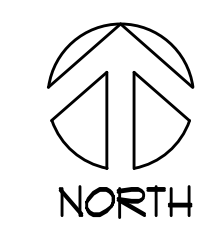
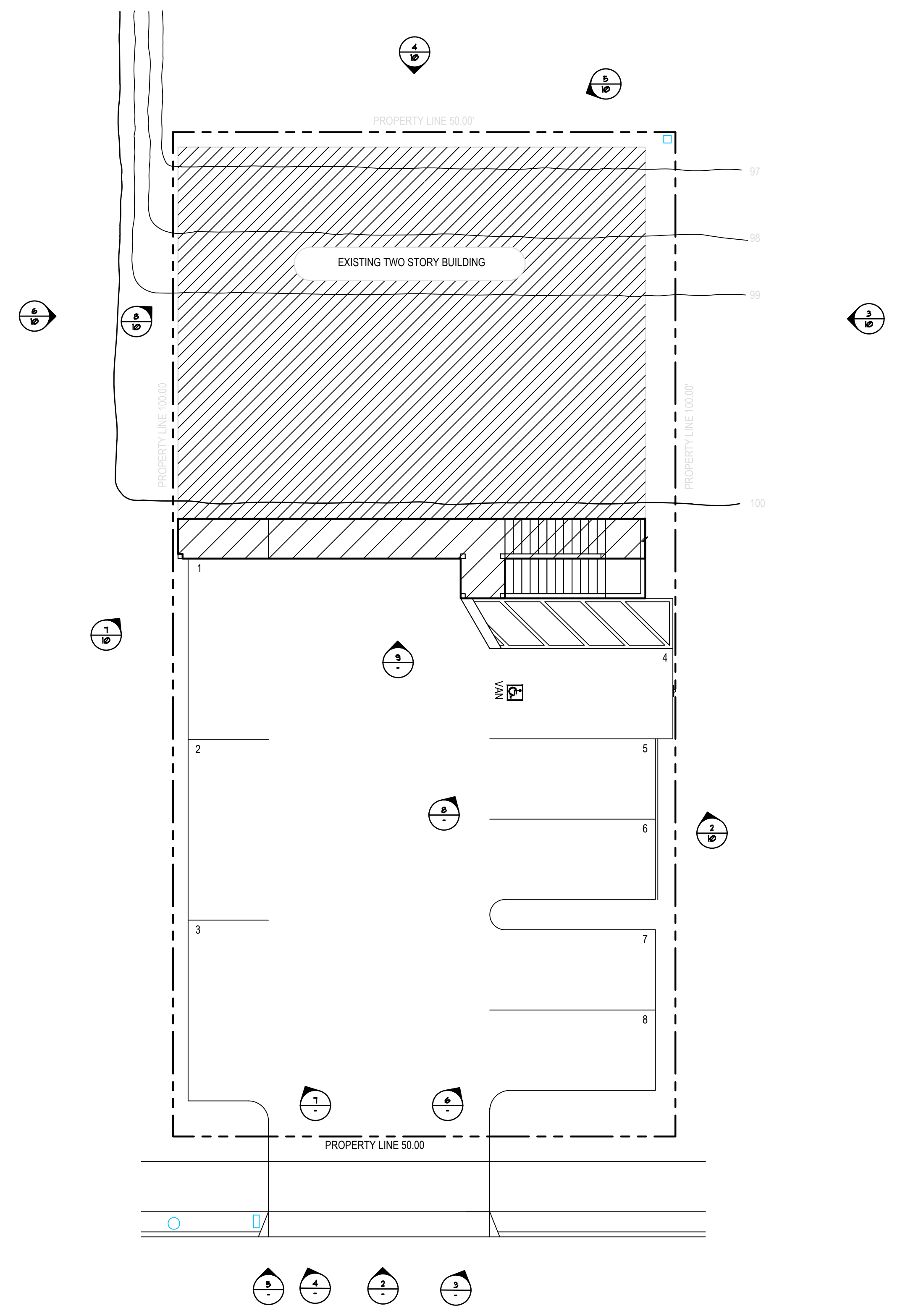


PHOTO REFERENCE PLAN  
SCALE: NTS 1

OLD TOWN ESCAPE BARN

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PROJECT NAME:  
ESCAPE BARN OLD TOWN

SHEET TITLE:  
PHOTOGRAPHIC SURVEY / PHOTOS

REVISION 5:	-
REVISION 4:	-
REVISION 3:	-
REVISION 2:	-
REVISION 1:	03/20/20

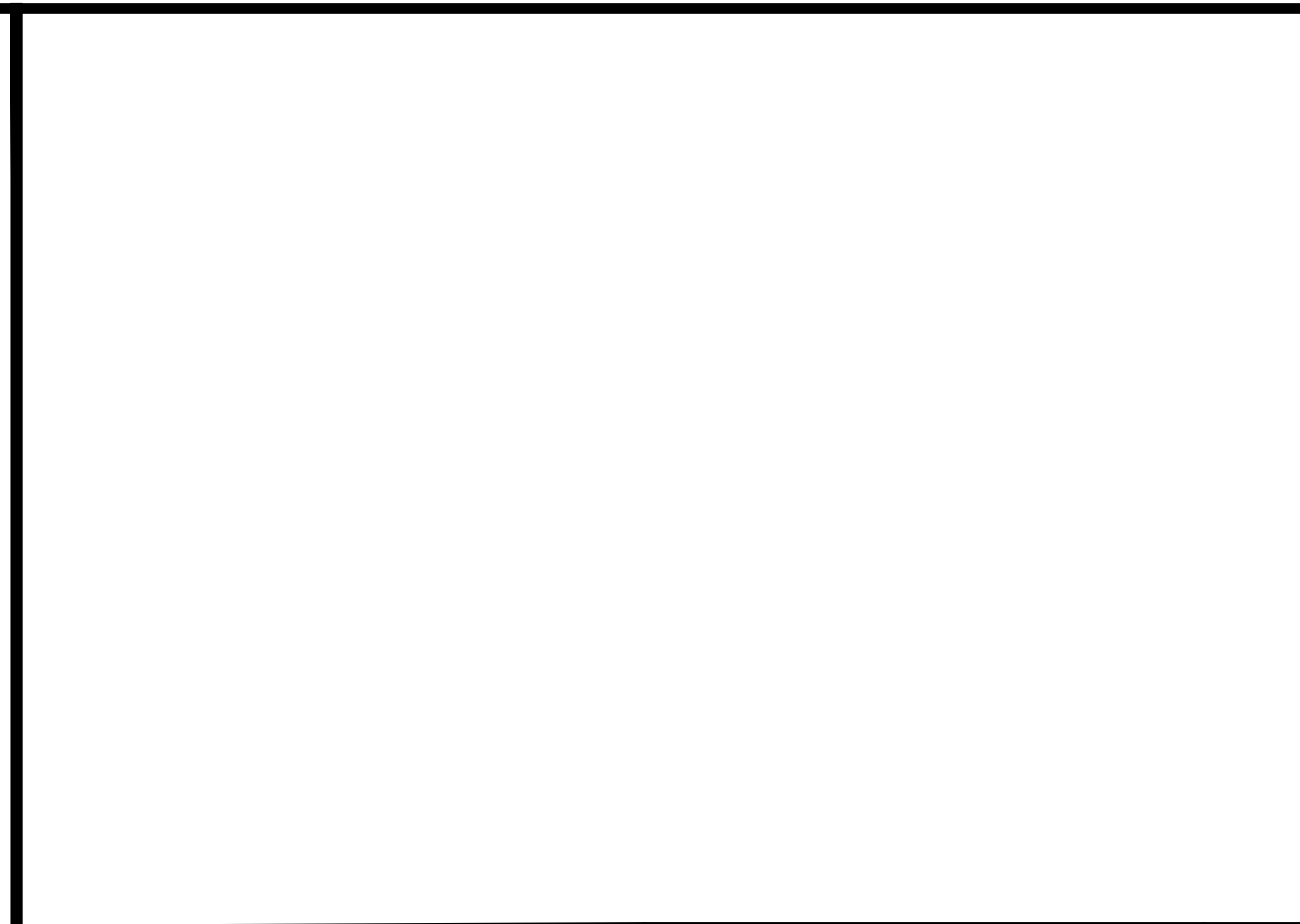
ORIGINAL DATE: 01/20/2020

SHEET 9 of 10



NOT USED  
SCALE: NTS

13



NOT USED  
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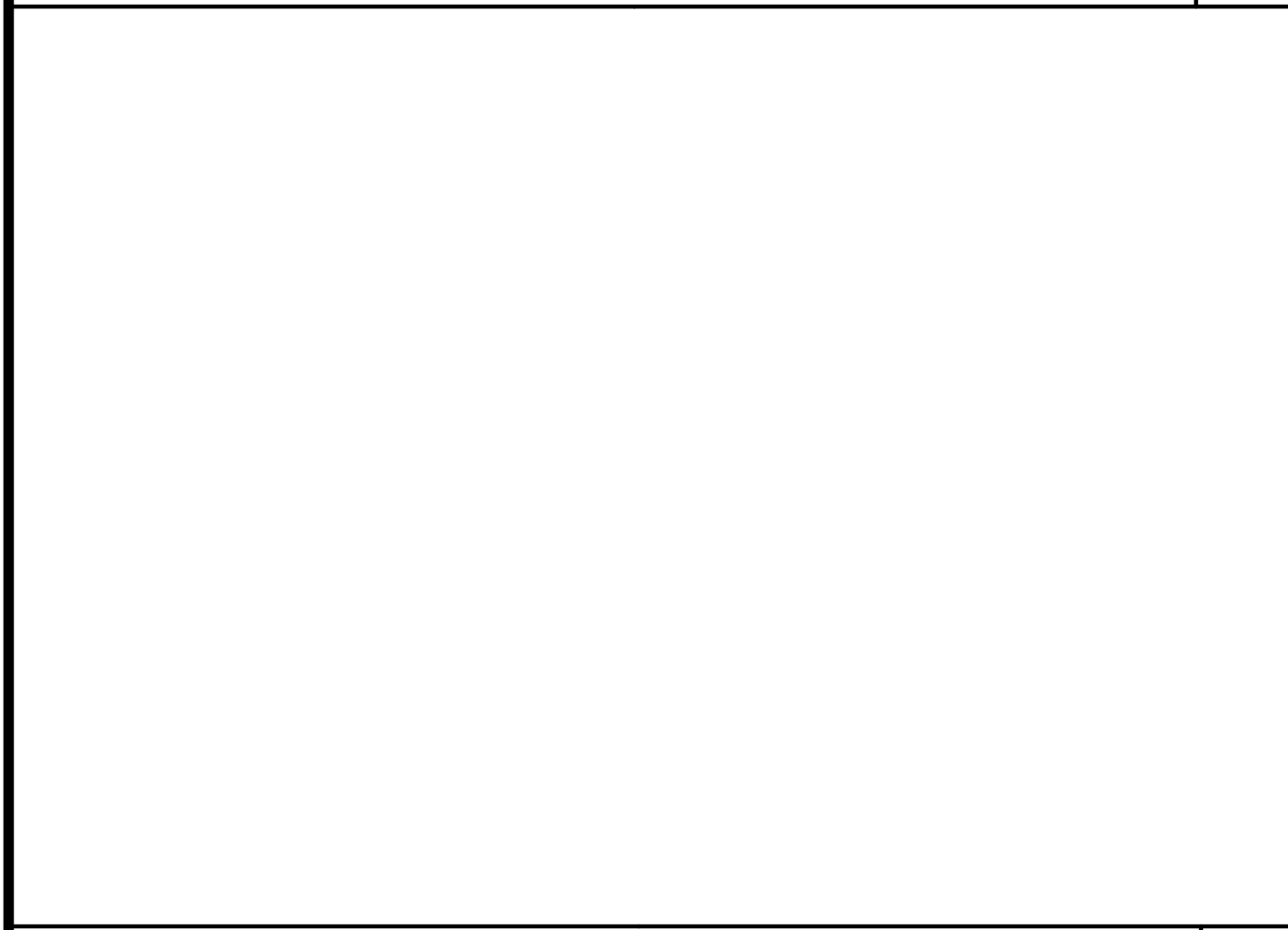
NORTH FACADE LOOKING WEST  
SCALE: NTS

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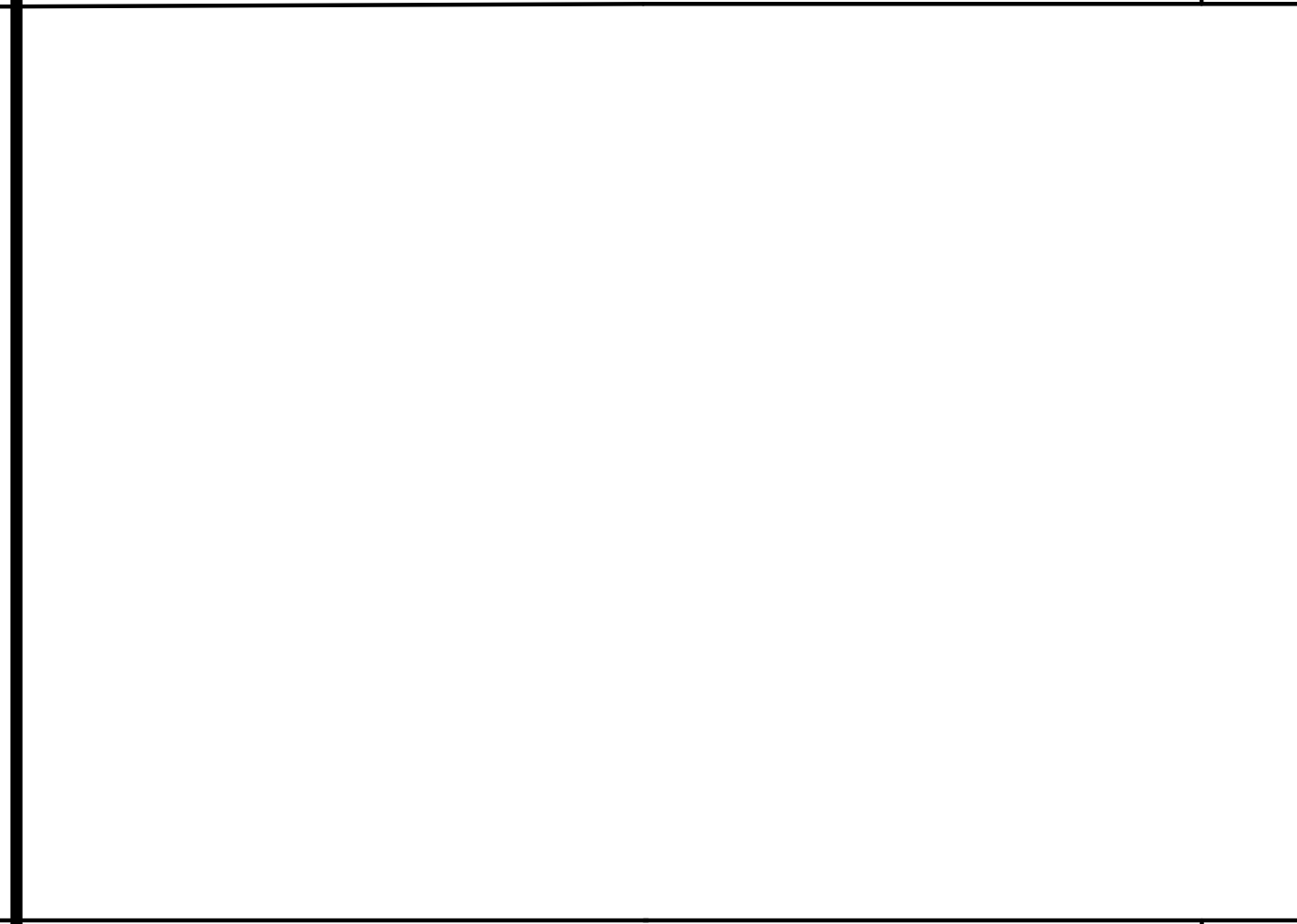
BUILDING AT SOUTHEAST CORNER  
SCALE: NTS

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SCALE: NTS

14



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SCALE: NTS

10



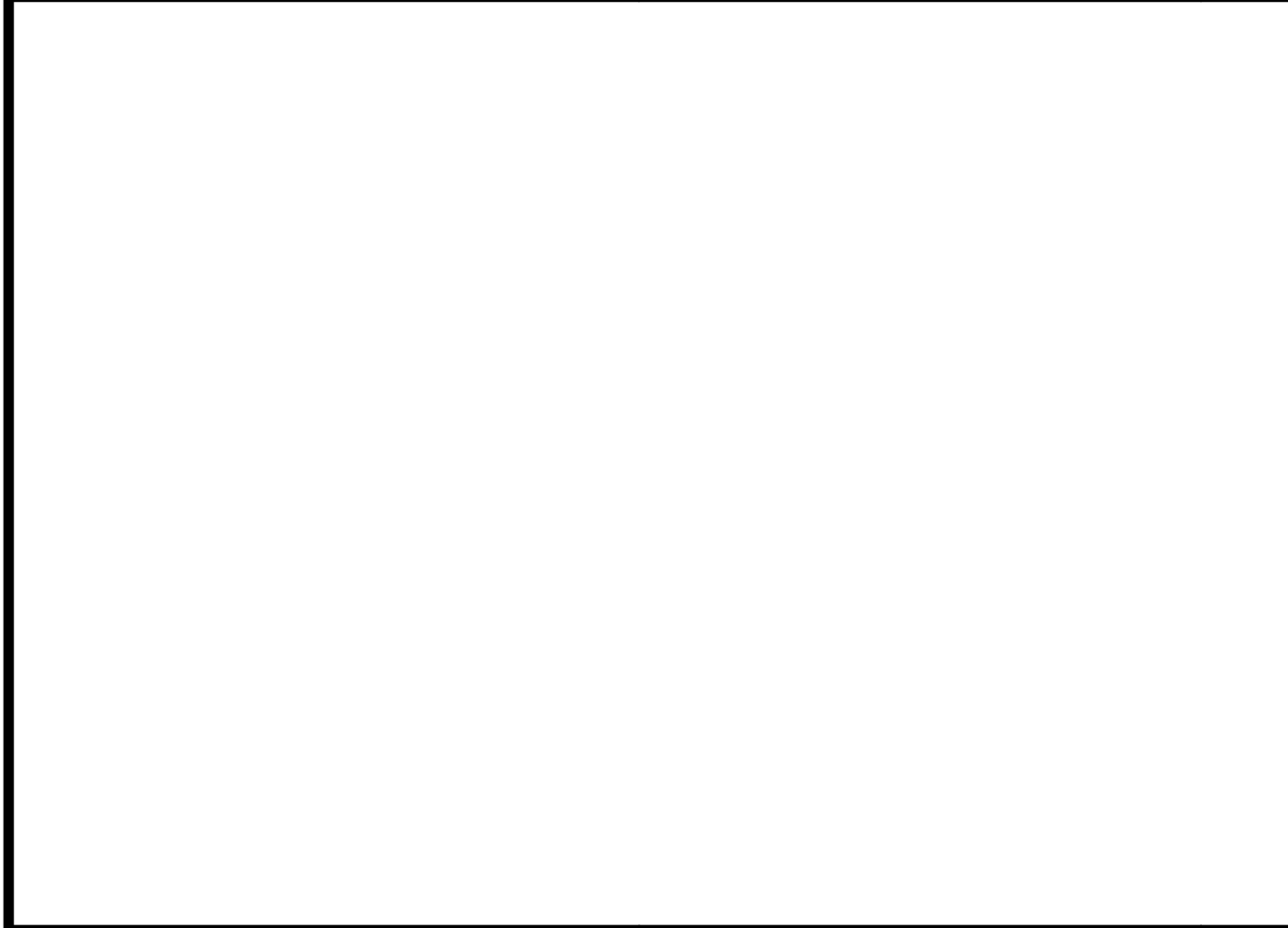
WEST FACADE  
SCALE: NTS

6



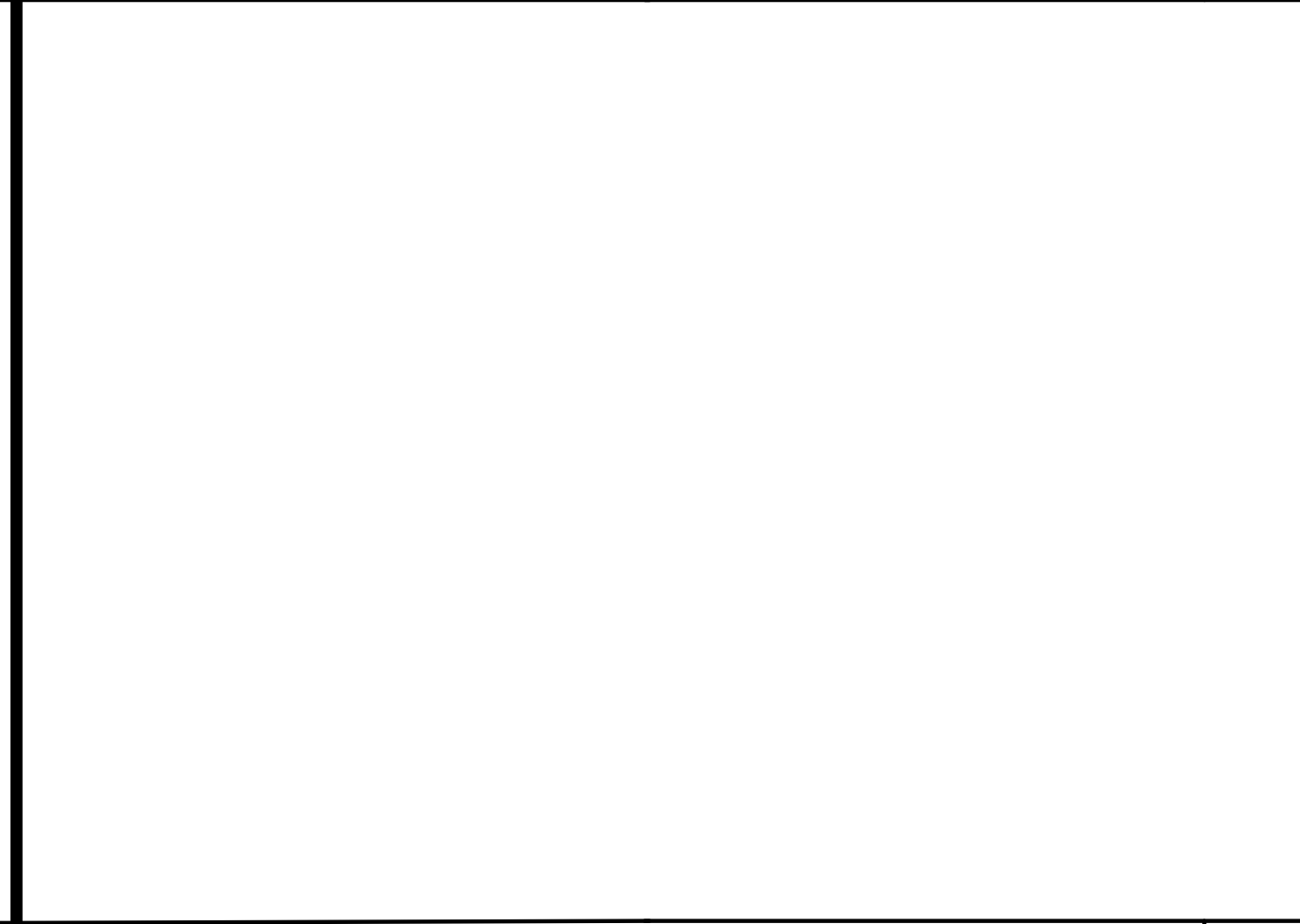
SOUTHEAST CORNER LOOKING NORTH  
SCALE: NTS

2



NOT USED  
SCALE: NTS

15



NOT USED  
SCALE: NTS

11



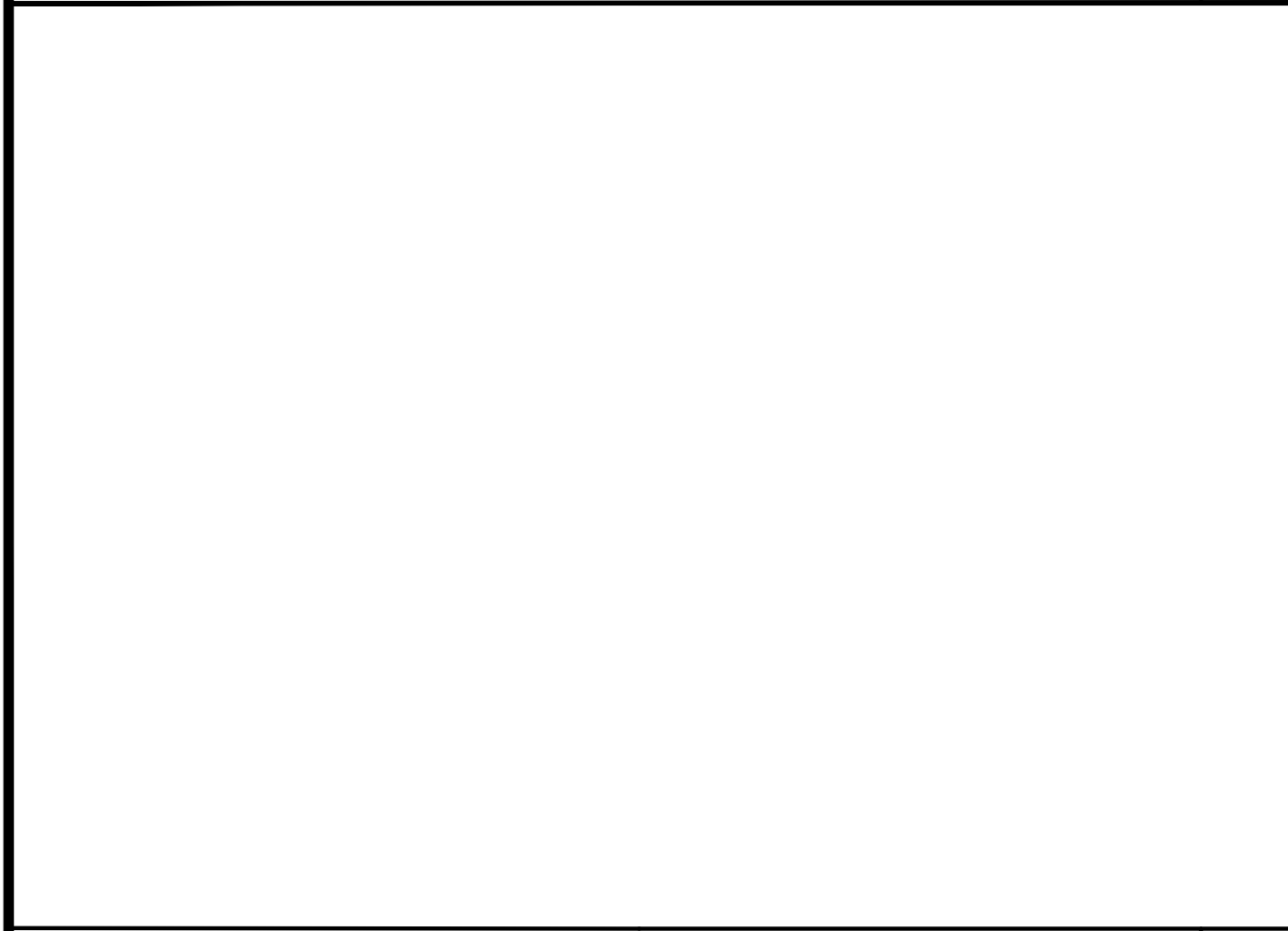
BUILDING SOUTHWEST CORNER  
SCALE: NTS

7



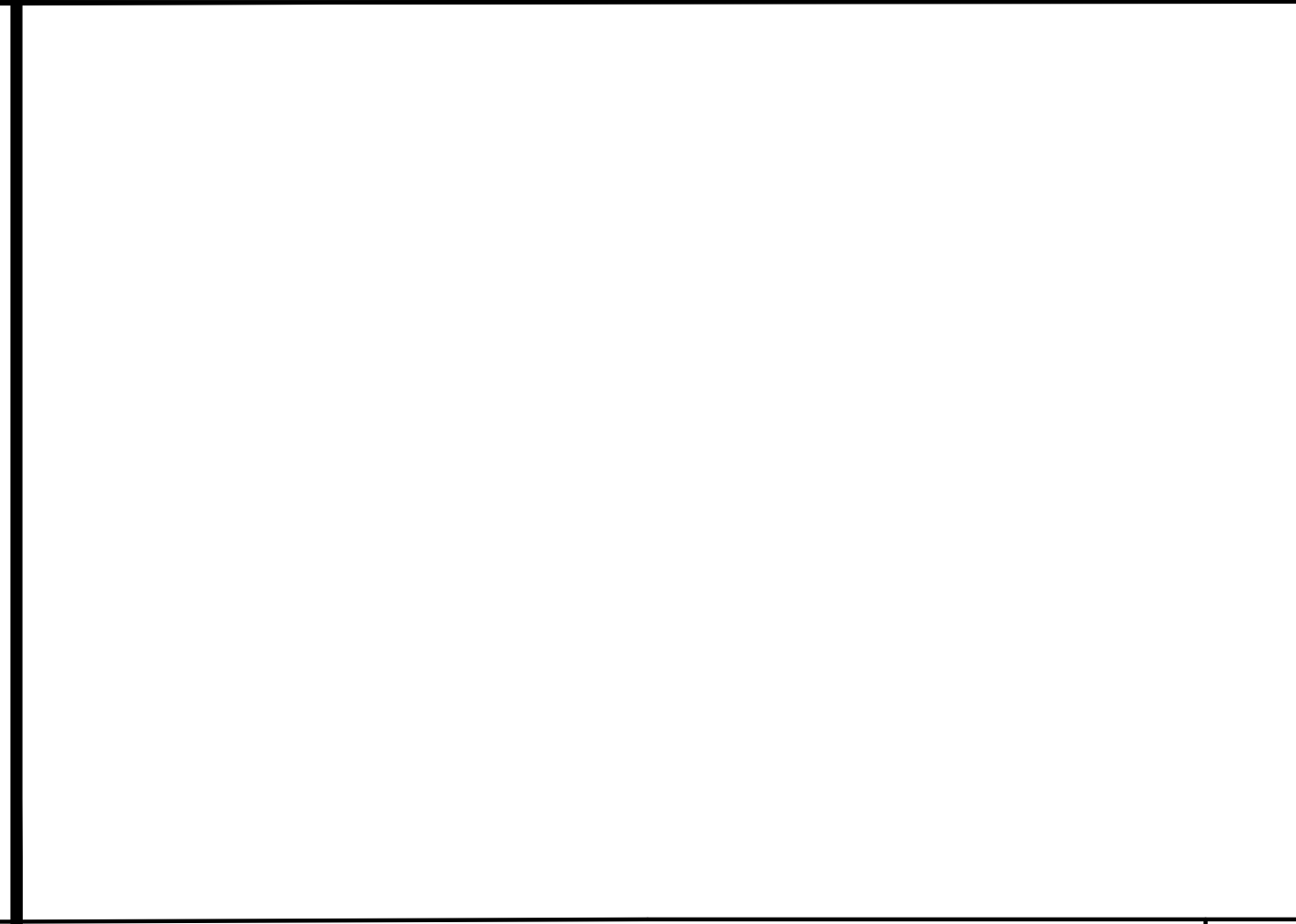
EAST FACADE  
SCALE: NTS

3



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SCALE: NTS

16



NOT USED  
SCALE: NTS

12



WEST WALL AT GRADE  
SCALE: NTS

8



NORTH FACADE  
SCALE: NTS

4

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PHOTOS

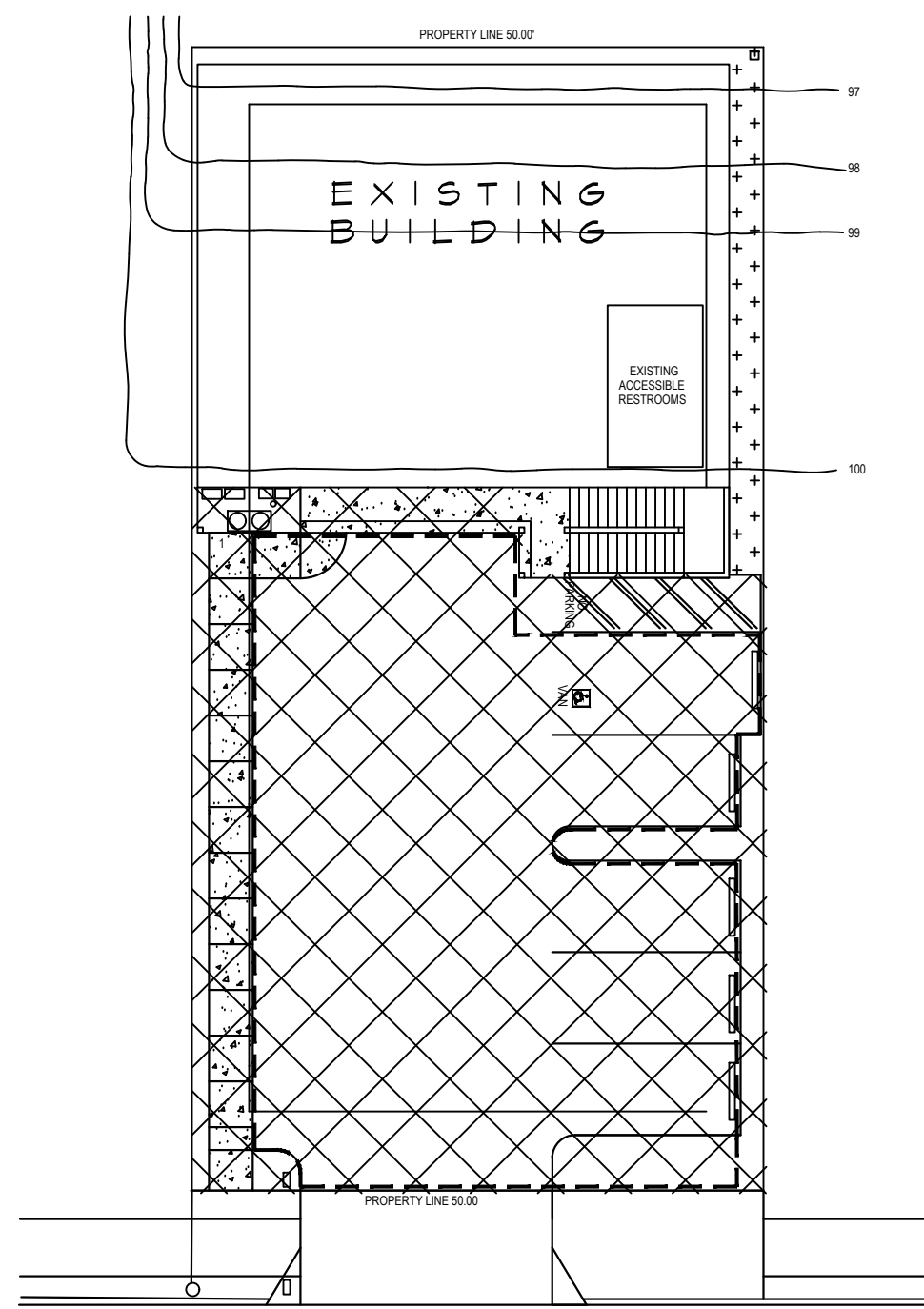
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REVISION 4: -  
REVISION 3: -  
REVISION 2: -  
REVISION 1: 03/20/20

ORIGINAL DATE: 01/20/2020

SHEET 10 of 11

# Landscape Concept Plan

## Code Compliance Diagram



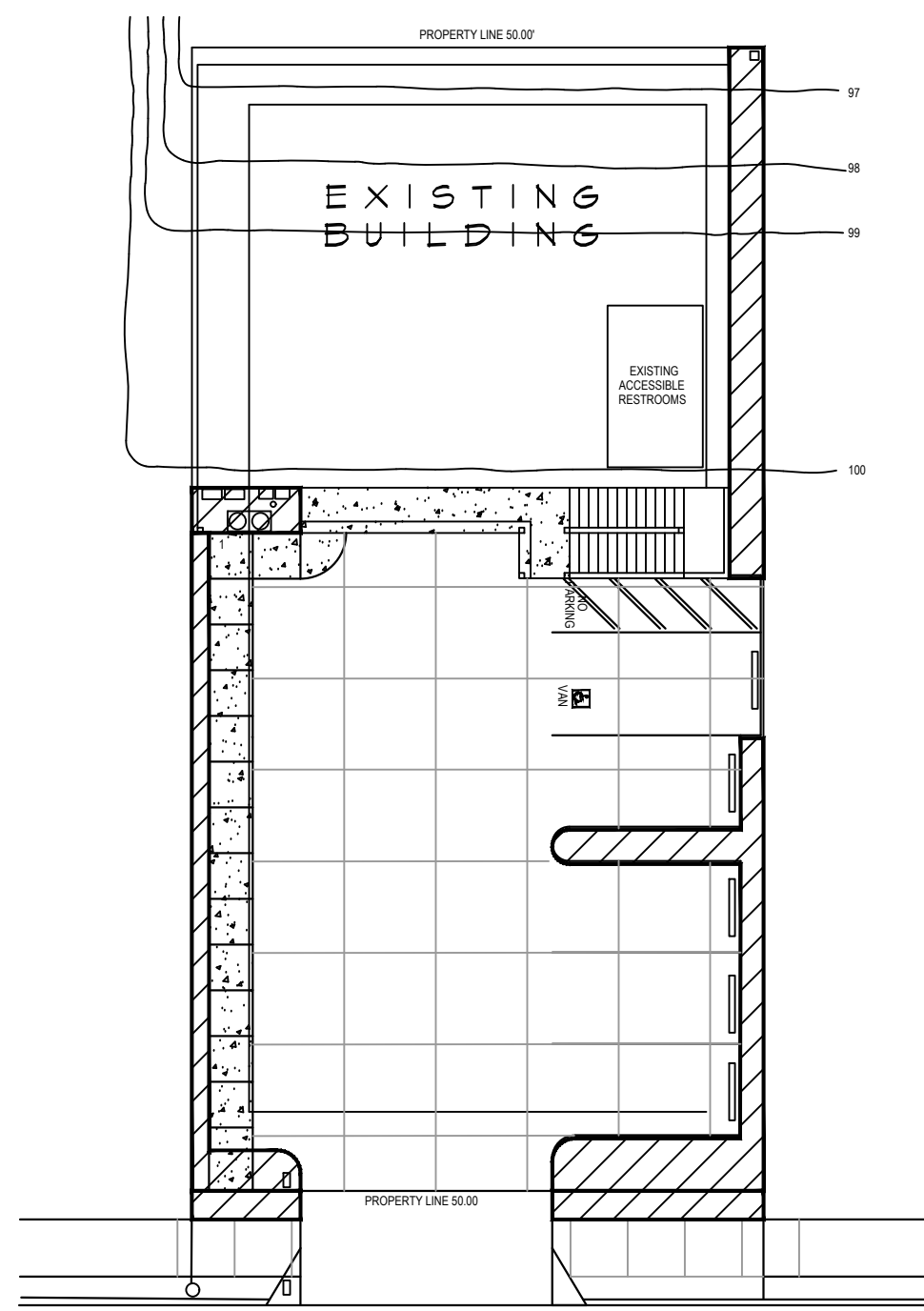
SCALE: NTS

AMPUDIA STREET

## Code Compliance Legend

- STREET YARD: 2,792 SF
- REMAINING YARD: 138 SF
- VEHICULAR USE AREA: 2,626 SF

## Hydrozone Map



SCALE: NTS

AMPUDIA STREET

## Landscape Calculations Worksheet

City of San Diego Development Services  
1222 First Ave., MS-501  
San Diego, CA 92101-4154  
(619) 446-5000

**Industrial Development in RM and C Zones**  
**Commercial Development in All Zones**

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

### STREET YARD

Industrial and Commercial Development (except Auto Service Stations; see below):

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 2,792 sq. ft. x 25% = 698 sq. ft.	623 sq. ft.	-75 sq. ft.

Offset by Excess Plant Points

Planting Points Required [142.0404]	Plant Points Provided - To be achieved with trees only	Excess Points Provided
Total Area 2,792 sq. ft. x 0.05 = 140 points	320 points	180 points

### REMAINING YARD

Planting Area Required [142.0404]	Planting Area Provided	Excess Area Provided
Total Area 138 sq. ft. x 30% = 41 sq. ft.	138 sq. ft.	97 sq. ft.

Plant Points Required [142.0404]	Plant Points Provided	Excess Points Provided
Total Area 138 sq. ft. x 0.05 = 7 points	31 points	24 points

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DS-4 (03-06)

## Landscape Calculations Worksheet

City of San Diego Development Services  
1222 First Ave., MS-501  
San Diego, CA 92101-4154  
(619) 446-5000

**Vehicular Use Areas (VUA)**

Provide the following information on the Landscape Plans. The Landscape Calculations determine the planting area and points required by the Landscape Regulations, Chapter 14, Article 2, Division 4 of the Land Development Code.

One tree (minimum 24-inch box size) is required within 30 ft. of each parking space. (If palm trees are used, one palm (minimum 8 ft. brown trunk height) is required within 15 ft. of each parking space.)

### VEHICULAR USE AREA (<6,000 sf) [142.0406 - 142.0407]

Planting Area Required: provide 40 sq. ft. per tree (with no dimension less than 5')

Plant Points Required	Plant Points Provided	Excess Points Provided
Total VUA: 2,189 sq. ft. x 0.05 = 109 points	364 points	255 points

Points achieved through trees (at least half): 300 points

### STREET YARD AREA CALCS:

623 SF of Landscape area provided  
+75 SF (11% of required landscape area - achieved in excess plant points)  
= 698 SF

STREET YARD PLANTING AREA OUTSIDE VUA  
CONSISTING OF ENHANCED HARDSCAPE = 130 SF

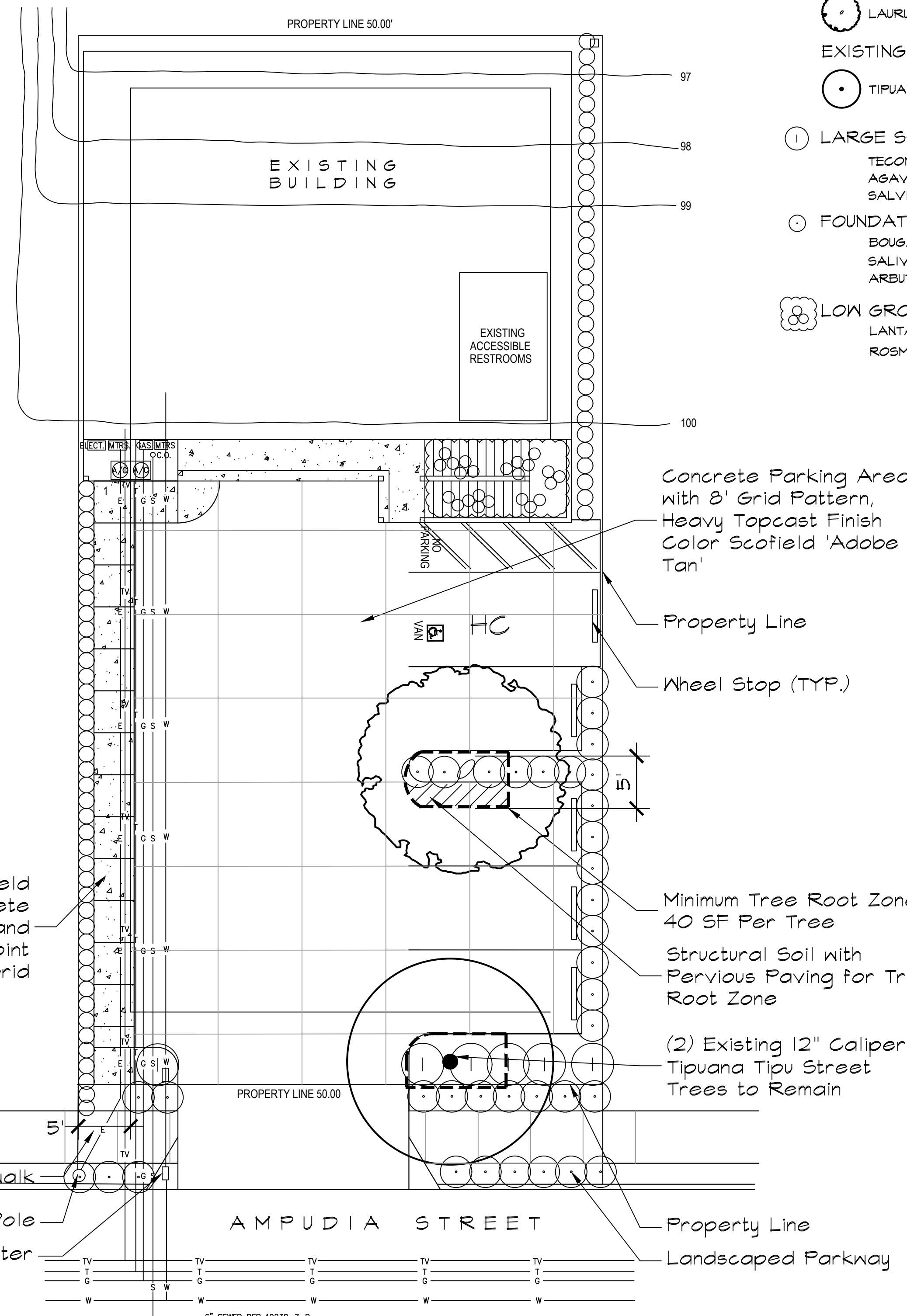
5' Wide Scofield  
Sombrero Buff Concrete  
Walk with Sand Finish and  
Rectangular Score Joint  
Grid

## Hydrozone Legend

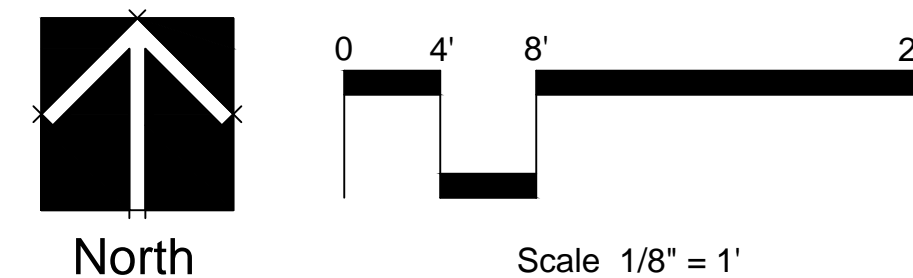
- LOW- TREES, SHRUBS & GROUNDCOVER- DRIP/BUBBLER- 570 SF

## City of San Diego Water Efficient Landscape Worksheet

Evapotranspiration Rate		ET <sub>o</sub>		Yearly						
ET <sub>o</sub>	[in]	47.00								
Yearly										
Maximum Applied Water Budget		LA (Total Landscape Area) =		570						
SLA (Special Landscape Area) =										
Maximum Applied Gallons / Year =	ET <sub>o</sub> (0.62) [(0.7)(LA)] + (0.3)(SLA)									
Maximum Applied Gallons / Year =		11,627								
Design Case Table										
A	B	C	F	G	E	H	D	I	J	K
Cont-roller #	Hydrozone #	Valve Circuit #	Hydrozone Area (HA)	% of Total Landscaped Area	Plant Factor (PF)	HA x PF	Irrigation Method	IE	PFxHA/IE	ETWU (Eto)(.62)/PFx HA/IE
			[SF]	[SF]	(WUCOLS)					[gal]
	Drip - trees, shrubs, ground covers		570	100.0%	Low 0.3	171	Drip	0.80	214	6,229
	<b>Total:</b>		<b>570</b>							<b>Total Estimated Water Use (ETWU): 6,229</b>



Street Frontage 50 LF - 20 LF Driveway = 30 LF  
Street Trees- 1 EA. (1/30 LF)



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## Plant Legend

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY	FINAL SIZE H x W
<b>TREES</b>						
	LAURUS NOBILIS	BAY LAUREL	24" BOX	L	1	20'x20'
<b>EXISTING STREET TREE</b>						
	TIPUANA TIPU	TIPU TREE	12" CALIPER	L	2	30' x 30'
<b>LARGE SHRUBS</b>						
	TECOMA STANS	ORANGE BELLS	5 GAL.	L		3' x 4'
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	L		3' x 4'
	SALVIA 'MINNIFRED GILMAN'	MINNIFRED GILMAN SAGE	5 GAL.	L		3' x 4'
<b>FOUNDATION SHRUBS:</b>						
	BOUGAINVILLEA 'ROSENKA'	BOUGAINVILLEA	5 GAL.	L		3' x 3'
	SALVIA 'HOT LIPS'	HOT LIPS SAGE	5 GAL.	L		3' x 4'
	ARBUTUS U. 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL.	L		2' x 3'
<b>LOW GROWING SHRUBS:</b>						
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	1 GAL.	L		1'x1'
	ROSMARINUS 'ROMAN BEAUTY'	ROMAN BEAUTY ROSEMARY	1 GAL.	L		1'x1'

## Landscape Concept Statement:

The landscape design has been designed to be low maintenance and low water use. With minimal space, the plants have been chosen to add accent and color without overgrowing the space. Plants have been selected for their low water use and drought tolerant nature.

### Minimum Tree Separation Distance:

- Traffic signals/stop signs - 20 feet
- Underground utility lines - 5 feet (10 feet for sewer)
- Above ground utility structures - 10 feet
- Driveway (entries) - 10 feet (5' for residential streets <25 mph)
- Intersections (intersecting curb lines of two streets) - 25 feet

Maintenance: All required landscape areas, including in the right-of-way shall be maintained by Owner. The landscape areas shall be maintained free of debris and litter, and all plant material shall be maintained in a healthy growing condition consistent with the City of San Diego Landscape Regulations and Standards.

If any required landscape indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage.

## Standard Landscape Notes:

1. All landscape and irrigation shall conform to the standards of the county-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards, and all other landscape related City and regional standards
2. The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material and within the given planting areas. The design will take into consideration the type of exposure the system will have. The irrigation system will be designed with respect to water conservation. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
3. Maintenance: All landscape shown on this plan shall be maintained by the property owner. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
4. All landscaped areas shall be irrigated with a permanent subsurface automatic irrigation system utilizing drip irrigation and a weather based smart controller.
5. Root barriers shall be provided for all trees within 6' of a paved surface
6. All planting areas shall receive a 3" layer of bark mulch.

- Notes: Existing trees to remain on site within the area of work will be protected in place. The following protection measures will be provided:
1. A bright yellow or orange temporary fence will be placed around existing trees at the drip line.
  2. Stockpiling, topsoil disturbance, vehicle use, and material storage of any kind is prohibited within the drip line.
  3. Root systems of existing trees will be protected from flooding, erosion, chemical spills, and excessive wetting and drying during dewatering.
  4. The existing grade will be maintained within the drip line of existing trees.
  5. Roots of existing trees will be cut approximately 6 inches back from new construction and all cuts will be sealed with wood paintas manufactured by Flinkote or approved equal.
  6. A Certified Consulting Arborist shall oversee pruning of any roots 6 in or greater in diameter.
  7. Maintain and document a tree watering schedule during construction.
  8. All damaged trees will be replaced with one of equal or greater size.

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Project Name:  
ESCAPE ROOM OLD TOWN  
SAN DIEGO, CA 92102

Sheet Title:  
LANDSCAPE DEVELOPMENT PLAN

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	
Revision 4:	
Revision 3:	
Revision 2:	
Revision 1:	

Original Date: 08-07-2020

Sheet 11 of 11

P.T.S. NO.

I.D. NO.