NOTE:

THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30FEET ABOVE GRADE. (SDMC SECT 131.0444 AND 132.0505) HIGHEST POINT ON THE ROOF EQUIPMENT,PYLEVAT ,ANTENNA OR OTHER PROJECTIONS SHALL NOT EXCEED 50" ABOVE GRADE.

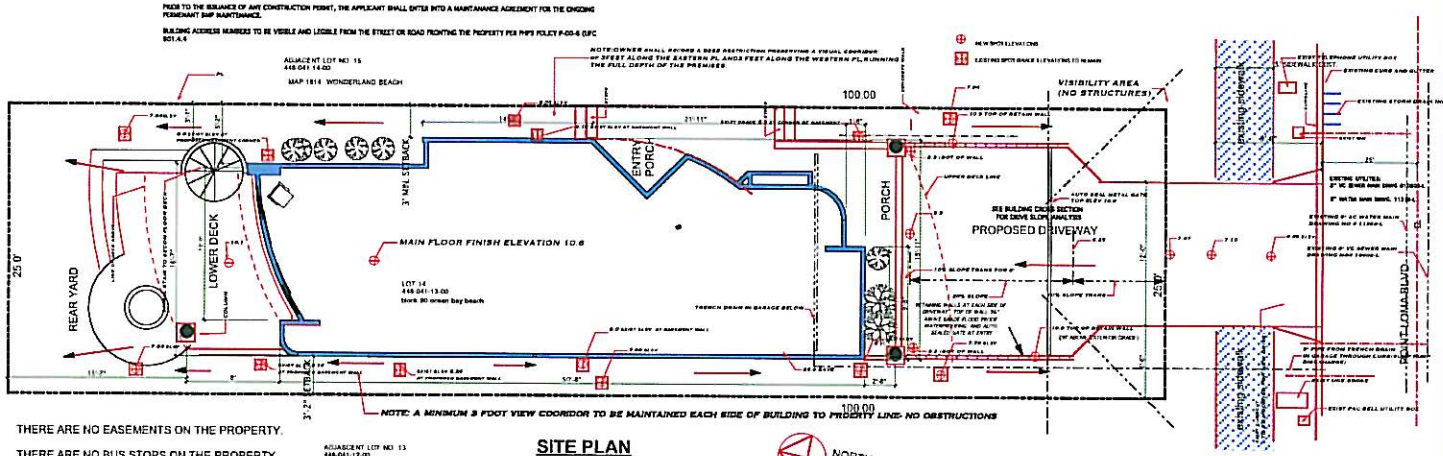
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITIES STORM WATER STANDARDS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICAL 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE PLANS AND SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE APPLICANT SHALL ENTER INTO A MAINTANANCE AGREEMENT FOR THE ONGOING PERMENANT BMP MAINTENANCE.

BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P-00-6 (UFC 901.4.4

indicates drainage flow



THERE ARE NO EASEMENTS ON THE PROPERTY.

THERE ARE NO BUS STOPS ON THE PROPERTY.

ADJACENT LOT NO. 13
448-041-12-00
MAP 1814 WONDERLAND BEACH

SITE PLAN

1/4" = 1'-0"

NORTH

OWNERS CERTIFICATE
SINGLE FAMILY RESIDENTIAL PROJECT
FOR POST CONSTRUCTION BMPS

I THE UNDERSIGNED OWNER OF THE PROPERTY DESCRIBED AS 5166 WEST POINT LOMA BLVD. UNDERSTAND THAT IN ACCORDANCE WITH
THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO
"IDENTIFY POLLUTANTS FROM THE PROJECT AREA" AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMPS.

I CERTIFY TO THE BEST OF MY KNOWLEDGE POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS

SEDIMENTS
NUTRIENTS
TRASH AND DEBRIS
OXYGEN DEMANDING SUBSTANCES
OIL AND GREASE
BACTERIA AND VIRUSES
PESTICIDES

I WILL INCORPORATE THE FOLLOWING SITE DESIGN

MAINTAINS PRE-DEVELOPMENT RUNOFF CHARACTERISTICS
MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTION WALKWAYS PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES
CONSERVE NATURAL AREAS
USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS
DRAIN ROOF TOPS WALKWAYS PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM
PRESERVE EXISTING NATIVE TREES AND SHRUBS
PROTECT ALL SLOPES FROM EROSION

ADDITIONALLY I WILL

MINIMIZE THE USE OF PESTICIDES
USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPE DESIGN INCORPORATING RAIN SHUT OFF DEVICES AND FLOW REDUCERS

I WILL MAINTAIN THE ABOVE STANDARD PERMENANT BMPS IN PERPETUITY.

OWNER: DAVID STEBBINS

SIGNATURE_____DATE_____

PROJECT SCOPE
REMOVE EXISTING RESIDENCE, (TWO UNIT APARTMENT) AND CONSTRUCT ONE 3 STORY SINGLE FAMILY RESIDENCE WITH BASEMENT GARAGE PARKING .

PROJECT DATA

OWNER: DAVID STEBBINS
4348 VOLTAIR ST. SUITE 1A, SAN DIEGO, CA 92107

SITE ADDRESS: 5166 WEST POINT LOMA BLVD., SAN DIEGO, CA

APN: 448-041-13-00 LOT # 14 BLOCK 90 MAP 1180 OCEAN BAY BEACH

ZONING: RM-2-4 COASTAL, COASTAL HT LIMIT, OCEAN BEACH

SETBACKS: FRONT YARD 15' M.IN. 20 STD
SIDE: 3'
REAR YD 15'

HEIGHT LIMIT: 30'

EXISTING HOUSE SF: (BUILT IN 1955) 1250 SF (TO BE REMOVED)

TOTAL SF NEW RESIDENCE 1749 SF

FIRST FLOOR 815

SECOND FLOOR 744

THRID FLOOR 190

BASEMENT GARAGE 816

DECKS 619 SF DECKS / 250 SF FIRST FLOOR PATIO

FLOOR AREA RATIO (FAR) .69

FLOOR AREA ALLOWED 1750 SF

BUILDING TYPE V-N

OCCUPANCY R-3

PERMIT REQUIRED: COASTAL DEVELOPMENT PERMIT/ SITE DEVELOPMENT PERMIT

SHEET INDEX

C-1 COVERSITE PLAN
A-1 FLOOR PLANS
A2 ELEVATIONS AND ROOF PLAN
A3 CROSS SECTION/PRELIM GRADING

STEBBINS RESIDENCE
5166 WEST POINT LOMA BLVD
SAN DIEGO, CA 92107

DATE OF ORIGINAL PLANS 6-26-05

REVISIONS

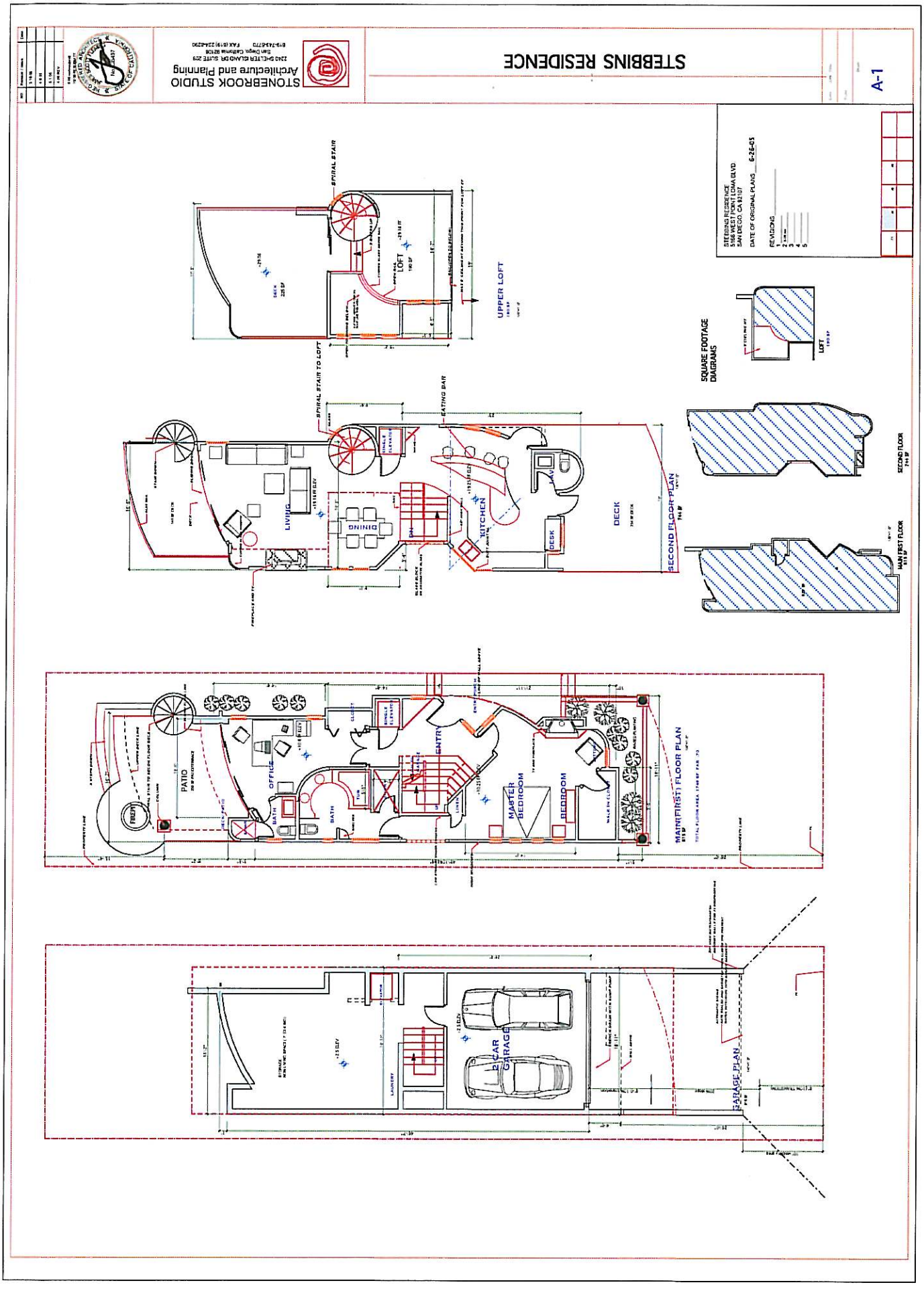
1
2
3
4
5

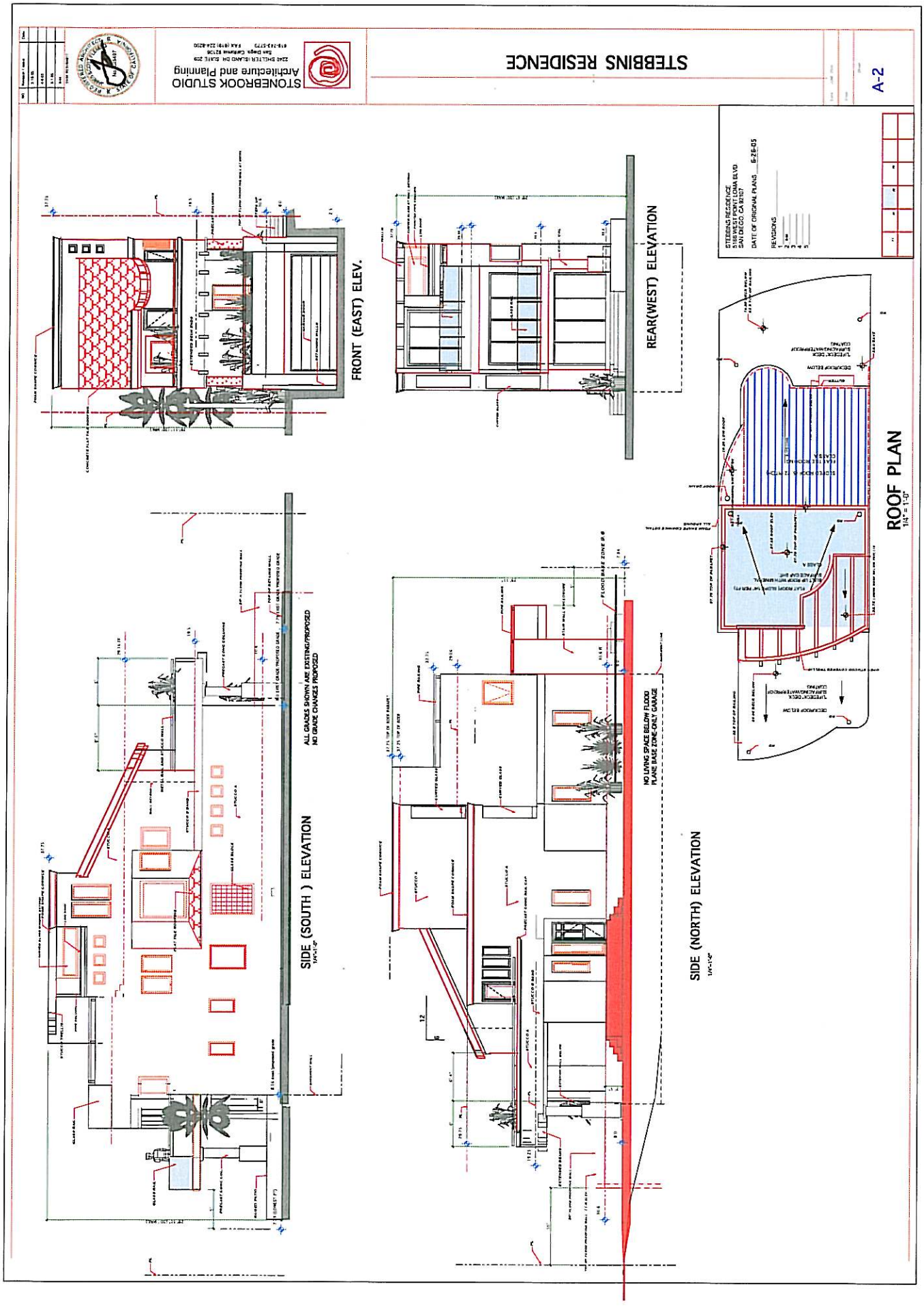
STONEBROOK STUDIO
Architecture and Planning
2243 SHELTER ISLAND DR SUITE 203
San Diego, California 92106
619-243-0770 FAX 619-224-4226

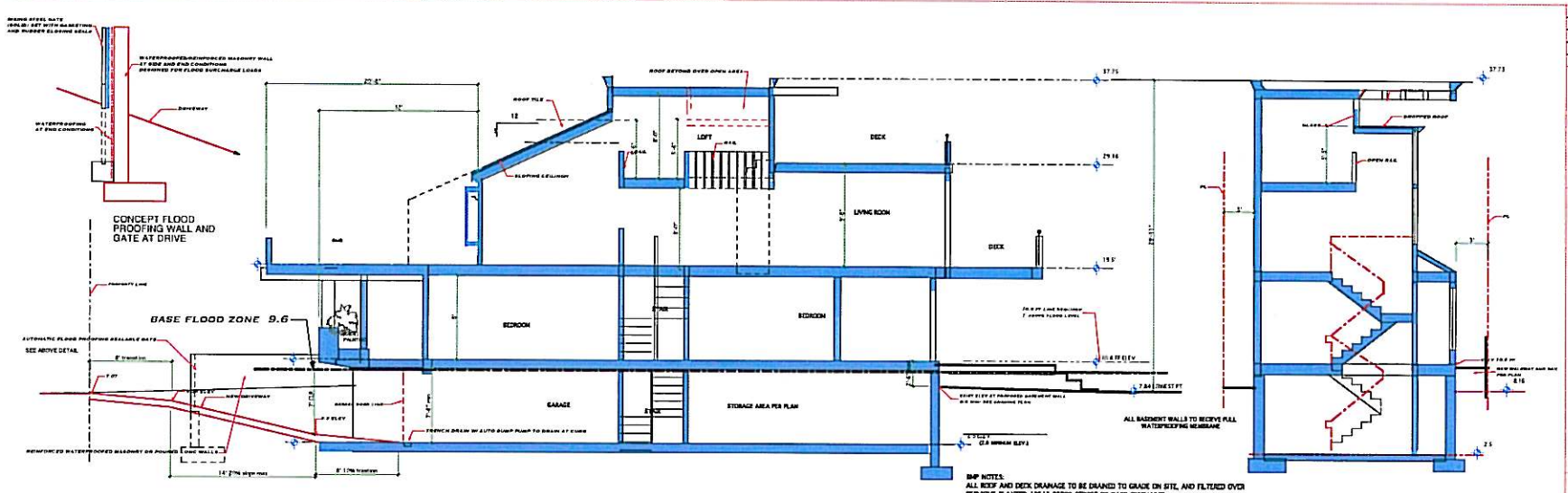
STEBBINS RESIDENCE

C-1

ATTACHMENT 5


STEBBINS RESIDENCE
A-1
STONEBROOK STUDIO
Architecture and Planning
STEBBINS RESIDENCE
5166 WEST POINT LOMA BLVD
SAN DIEGO, CA 92107
DATE OF ORIGINAL PLANS 6-26-05
REVISIONS
SQUARE FOOTAGE DIAGRAMS
SPIRAL STAIR
LOFT
UPPER LOFT
SPIRAL STAIR TO LOFT
EATING BAR
LIVING
DINING
KITCHEN
DESK
DECK
SECOND FLOOR PLAN
SECOND FLOOR
MAIN FIRST FLOOR
PATIO
OFFICE
BATH
ENTRY
MASTER BEDROOM
BEDROOM
MAIN(FIRST) FLOOR PLAN
2 CAR GARAGE
GARAGE PLAN


STEBBINS RESIDENCE
A-2
STONEBROOK STUDIO
Architecture and Planning
FRONT (EAST) ELEV.
REAR(WEST) ELEVATION
ROOF PLAN
1/4" = 1'-0"
SIDE (SOUTH) ELEVATION
1/4"=1'-0"
ALL GRADES SHOWN ARE EXISTING/PROPOSED
NO GRADE CHANGES PROPOSED
SIDE (NORTH) ELEVATION
1/4"=1'-0"
NO LIVING SPACE BELOW FLOOD
PLAIN/ BASE FLOOD ZONE-ONLY GARAGE
FLOOD BASE ZONE B @
STEBBINS RESIDENCE
5188 WEST POINT LOMA BLVD
SAN DIEGO, CA 92107
DATE OF ORIGINAL PLANS 6-26-05
REVISIONS



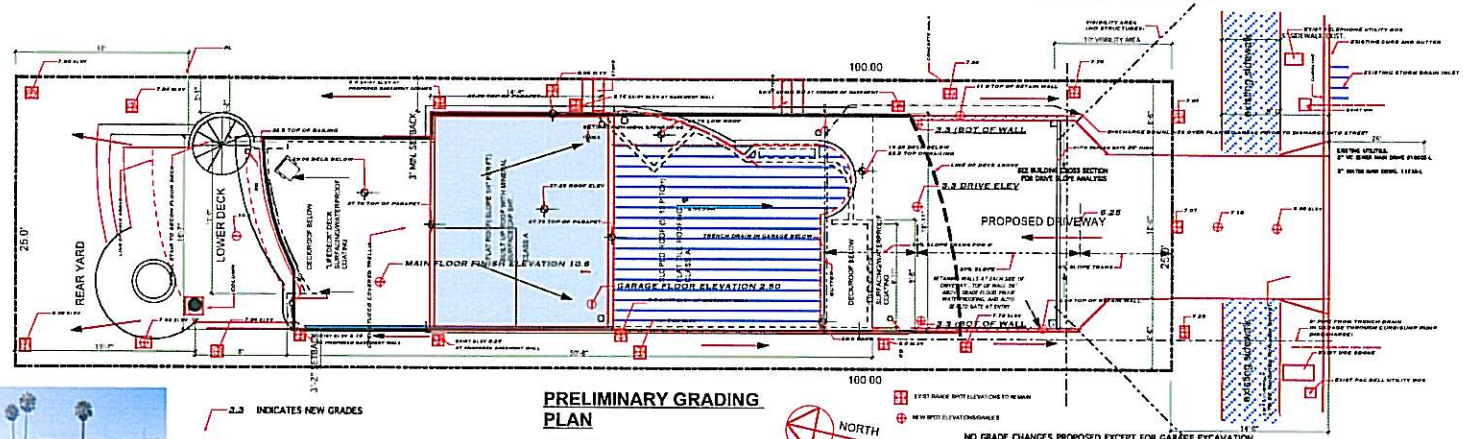
CROSS SECTION A
1/4" = 1'-0"

CROSS SECTION B

BMP NOTES:
ALL ROOF AND DECK DRAINAGE TO BE DRAINED TO GRADE ON SITE, AND FILTERED OVER PERVIOUS PLANTED AREAS BEFOR STREET OR YARD DISCHARGE.

RESIDENTIAL DRIVEWAY TO HAVE FLARED SIDES.

SOURCE CONTROL BMP'S TO BE IN PLACE DURING AND POST CONSTRUCTION PER CITY OF SAN DIEGO STORMWATER REQUIREMENTS, TO PREVENT DISCHARGE OF SEDIMENTS,TRASH AND DEBRIS, OIL AND GREASE AND CONSTRUCTION DEBRIS.



PRELIMINARY GRADING PLAN

1/4" = 1'-0"

NORTH

3.3 INDICATES NEW GRADES

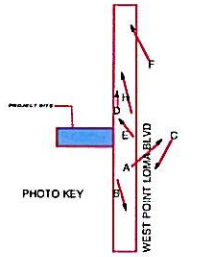
INDICATES EXIST GRADES

NO GRADE CHANGES PROPOSED EXCEPT FOR GARAGE EXCAVATION

APPROX 190 CUBIC YARDS OF EXCAVATION (REMOVAL) REQUIRED FOR BASEMENT - NO FILL

EXISTING SITE PHOTO

ADJASCENT /SURROUNDING DEVELOPMENT PHOTOS



H

STEBBINS RESIDENCE
5166 WEST POINT LOMA BLVD
SAN DIEGO, CA 92107

DATE OF ORIGINAL PLANS 6-26-05

REVISIONS
1
2
3
4
5

STONEBROOK STUDIO
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STEBBINS RESIDENCE

A-3

ATTACHMENT 5