

SITE NOTES

- PLANS FOR THIS PROJECT SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA GREEN STANDARDS, 2022 CALIFORNIA ENERGY CODE (CEC), & CURRENT EDITION OF THE URBAN WILDLIFE INTERFACE CODE FOR HIGH SEVERITY FIRE ZONES.
- ALL UTILITIES SHALL BE UNDERGROUND (UNLESS OTHERWISE NOTED).
- OWNER AND CONTRACTOR SHALL CONSULT WITH APPROPRIATE UTILITY PROVIDERS TO VERIFY EXACT UTILITY SERVICE LOCATIONS PRIOR TO COMMENCING CONSTRUCTION.
- PROJECT IS LOCATED IN CLIMATE ZONE 07 AND IS IN COMPLIANCE WITH ENERGY CONSERVATION METHODS AS INDICATED ON CF1-R FORMS WHICH ARE AN INTEGRAL PART OF THE CONSTRUCTION PLANS. ALL WORK MUST COMPLY WITH CF1-R FORMS.
- SITE DRAINAGE SHALL BE AWAY FROM STRUCTURES, MINIMUM 1%.
- PLUMBING FIXTURES BELOW ELEVATION OF UPSTREAM MANHOLE SHALL DRAIN BY GRAVITY AND BE PROTECTED BY AN APPROVED BACKWATER PREVENTION DEVICE.
- ALL PLUMBING SIZING AND MATERIALS SHALL BE IN ACCORDANCE WITH 2022 CPC.
- ALL HOSE BIBS AND LAWN HYDRANTS SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE BACKWATER PREVENTION DEVICE.
- ALL NEW ELECTRICAL SERVICES SHALL BE GROUNDED TO AN EXTERIOR HOSE BIB AND TO AN APPROVED UFER GROUND IN ACCORDANCE WITH 2022 CEC.
- ADDRESSES SHALL BE EASILY VISIBLE FROM STREET OR ALLEY. NUMBERS SHALL BE MIN. 4" TALL WITH 1/2" STROKES ON CONTRASTING COLORED BACKGROUND.
- A SEPARATE PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY.
- ALL KNOWN PROPERTY LINES, EASEMENTS, AND STRUCTURES (BOTHE EXISTING AND PROPOSED) ARE SHOWN ON THIS PLOT PLAN.
- UNLESS OTHERWISE NOTED THE PROPOSED STRUCTURE(S) SHALL BE LOCATED ON NATIVE UNDESTRUCTURED SOIL _____ (OWNER OR PROJECT ENGINEER).
- IF THE BUILDING INSPECTOR SUSPECTS UNCOMPACTED FILL, EXPANSIVE SOIL, OR ANY OTHER GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS REPORT OR GEOLOGICAL REPORT SHALL BE PREPARED BY A LICENSED SOILS ENGINEER WHICH SHALL BE SUBMITTED WITH PLANS AND SOIL ENGINEER SHALL ALSO VERIFY THAT RECOMMENDATIONS FROM SAID REPORT HAVE BEEN INCORPORATED INTO THE FOUNDATION DESIGN PRIOR TO INSTALLATION OF FOUNDATION.
- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

REVISIONS	BY

ROBIN J. FRANKLIN, BUILDING DESIGNER, HAS NOT BEEN RETAINED FOR ON-SITE SUPERVISION AND THEREFORE HAS NO CONTROL OVER QUALITY OF WORKMANSHIP AND ACTUAL MATERIALS USED ON THIS PROJECT AND ASSUMES NO RESPONSIBILITY FOR DEFECTIVE WORKMANSHIP OR MATERIALS.

Robin J. Franklin
 Professional Building Designer
 25255 OAKANA ROAD
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PLOT PLAN
LEGAL DESCRIPTION

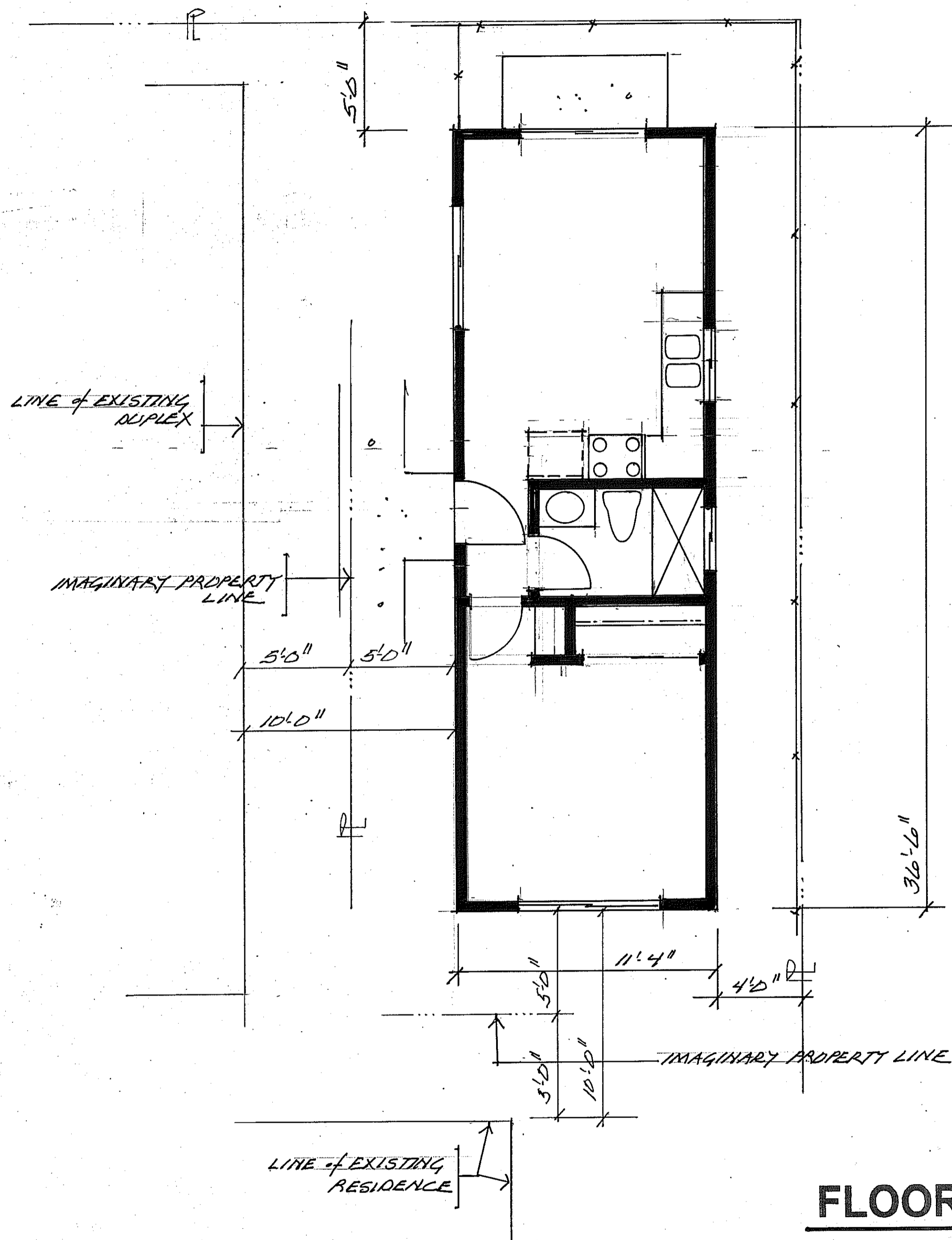
Parcel # (APN): 448-433-07-00
 Parcel Status: ACTIVE
 Owner Name: BROWN ROGER J TRUST 11-16-95
 Mailing Address: P O BOX 1146 ALPINE CA 91903
 Situs Address: 4736 VOLTAIRE ST SAN DIEGO CA 92107-1734 C019
 Legal Description: 001167 BLK 18 LOTS 15 & 16

PROPERTY CHARACTERISTICS
 Lot Acres: 0.11 AC.
 Lot SqFt: 5000
 Bldg/Liv Area:
 Units: 3
 Year Built: 1983
 Effective Yr: 1941

ROGER BROWN
 (619) 929-4387 rbr21@gmail.com
 PROJECT SITE
 4736-4740 VOLTAIRE STREET
 SAN DIEGO, CA. 92107

DRAWN

OF SHEETS



FLOOR PLAN

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	JOB NO.
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