

RESTHOME OCCUPANCY UPGRADE

MUP-96-018W1

OWNER: Xiaoqing Wang

1266 Pleiades Drive, Vista CA 92084

858-380-6990

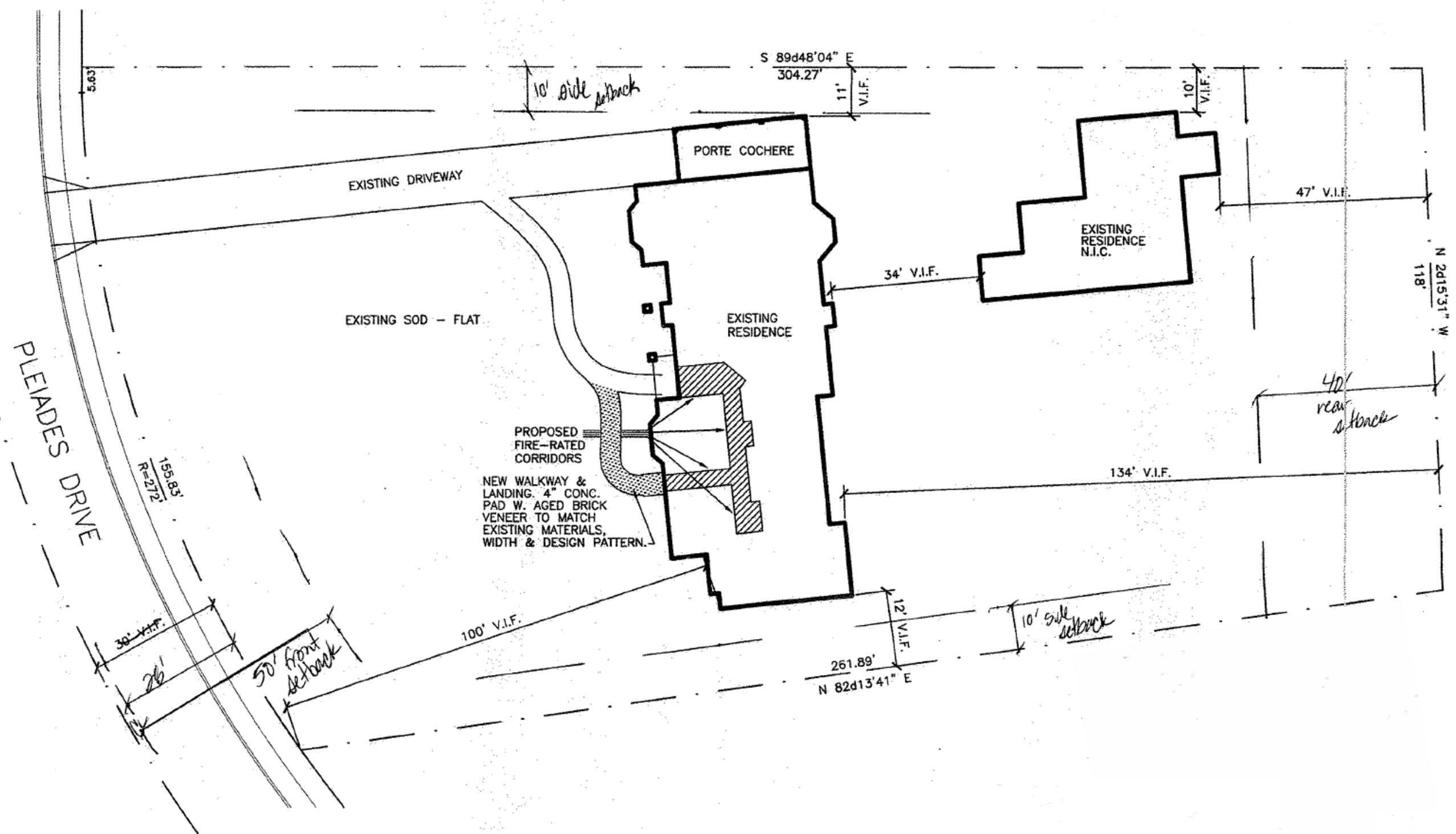
APPLICANT: Jean LaCombe

33868 Verbena Avenue, Murrieta, CA 92563

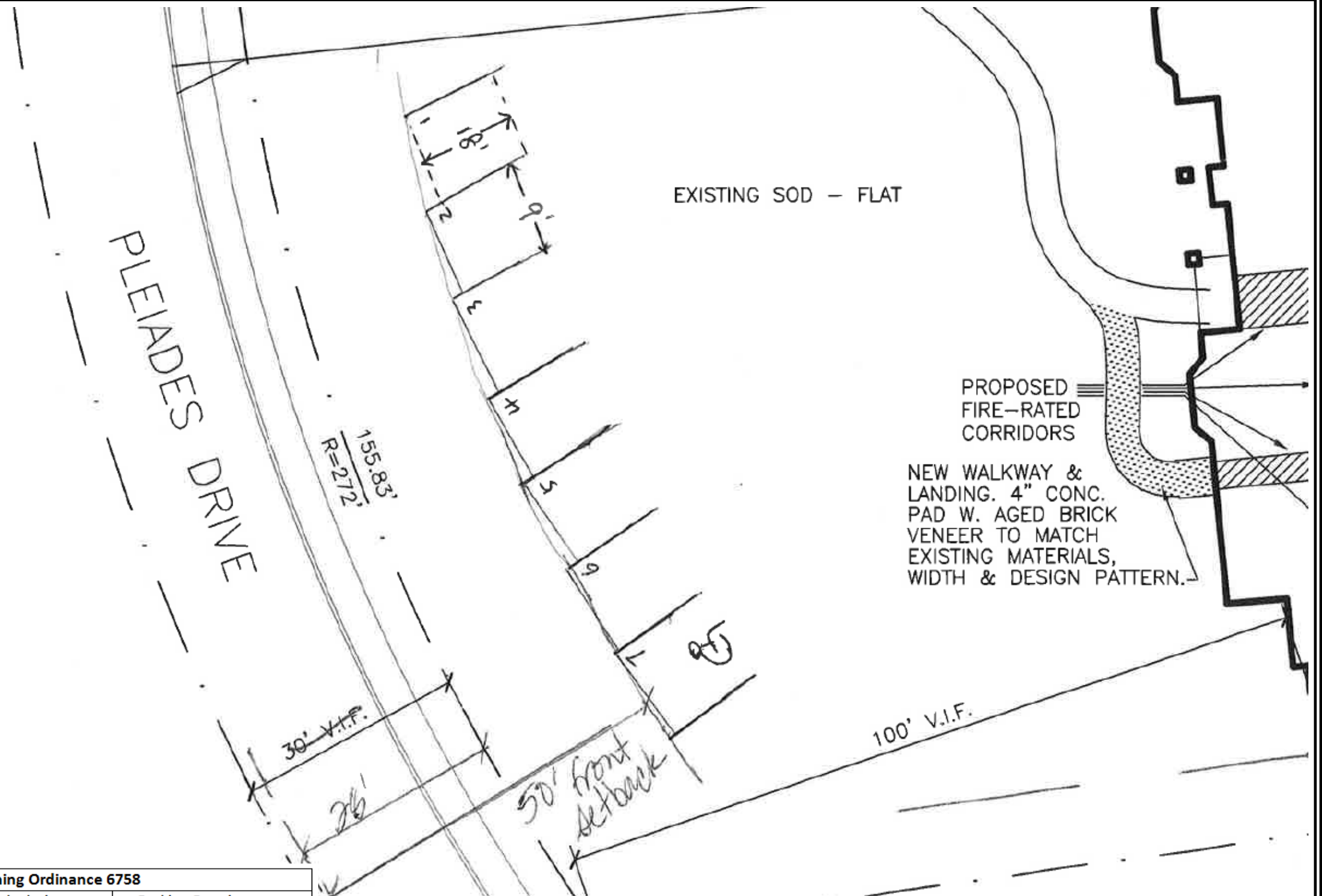
760-310-0220

ABBREVIATIONS				SYMBOL LEGEND		GENERAL NOTES		SHEET INDEX	
				SYMBOL	DESCRIPTION				
A	AND	FL.	FLOOR	[Symbol]	METAL STUD WALL	1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONAL ELEVATIONS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. FPM DESIGN SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY FPM DESIGN OF BEFORE CONSTRUCTION AND OR FABRICATION OF THE WORK. 2. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE TO FACE OF FINISH OR SLAB UNLESS NOTED OTHERWISE IN DRAWINGS. 3. ALL LARGER SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER THOSE OF SMALLER SCALE. 4. ALL APPLIANCES AND ITEMS NOTED AS FURNISHED BY OWNER OR DECORATOR ARE TO BE HOOKED UP, CONNECTED AND FITTED BY APPROPRIATE SUBCONTRACTOR. 5. ADJUST JOISTS, RATCHETS, STUDS AND FURRING TO ALLOW FOR EXACT LOCATION OF MECHANICAL AND ELECTRICAL AND PLUMBING EQUIPMENT AND PIPING. 6. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATE OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETAINING MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. 7. UPON SUBMITTAL OF CONSTRUCTION COSTS, THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUBCONTRACTORS. 8. A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION. 9. NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE. (ORD. 11-333 RS) 10. GOVERNING AGENCIES SHALL BE NOTIFIED BY THE GENERAL CONTRACTOR FOR ALL NECESSARY INSPECTIONS. 11. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.	<u>ADD-REVISION</u> T-1 TITLE SHEET SP-1 SITE PLAN (FOR REFERENCE ONLY) D-1 DEMOLITION PLAN (FOR REFERENCE ONLY) A-1 FLOOR PLAN, FIRE NOTES A-2 EXTERIOR ELEVATION A-3 DETAILS		
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	WOOD STUD WALL - UNLESS NOTED OTHERWISE				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	MASONRY WALL				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	CONCRETE WALL				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	EARTH				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	PLYWOOD				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	GYPSON BOARD				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	STUCCO / PLASTER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	BATT INSULATION				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	RIGID INSULATION				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	METAL				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	FINISHED WOOD - AS NOTED				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	CONTINUOUS WOOD				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	WOOD BLOCK				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	SECTION NUMBER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	SHEET NUMBER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	DETAIL NUMBER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	SHEET NUMBER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	WALL TYPE				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	WINDOW TYPE				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	DOOR NUMBER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	NOTE REFERENCE				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	NATURAL REFERENCE				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	FINISH / MANUFACTURER REFERENCE				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	ELEVATION NUMBER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	SHEET NUMBER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	ROOM NUMBER				
A/C	ASPHALTIC CONCRETE	GA.	GALVANIZED	[Symbol]	ORD REFERENCE				
				LEGAL DESCRIPTION					
				A.P.N.		181-162-12			
				PARCEL:		3			
				MAP:		7504			
				COUNTY OF SAN DIEGO					

ALL DIMENSIONS AND NOTATION MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNREPRODUCED WORK OF PMA DESIGN AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF PMA DESIGN.



MUP-96-018W1: PLOT PLAN



Proposed Parking Pursuant to Zoning Ordinance 6758			
Type of Use	Off-Street Parking	Calculations	Parking Requirements
X2 Employees	1 Parking per employee	$2 \times 1 = 2$	2
Guest Parking	0.33 parking spaces per bedroom	$15 \text{ beds} \times 0.33 = 4.95$	5
Bicycle Parking	NA	NA	0
Parking Requirement			7
Total Off-Street Parking Proposed			7

MUP-96-018W1: CONCEPTUAL PARKING PLAN

ALL DIMENSIONS AND NOTES MUST BE APPROVED BY THE ENGINEER. ANY CHANGES TO THE DESIGN OR CONSTRUCTION OF THE PROJECT MUST BE APPROVED BY THE ENGINEER. ANY CHANGES TO THE DESIGN OR CONSTRUCTION OF THE PROJECT MUST BE APPROVED BY THE ENGINEER.



WEST ELEVATION

1/4"=1'-0"

2'-0"
NEW 2868 S.C. EXT.
DOOR
WITH 5'x5' CONCRETE
LANDING
REMOVE DECORATIVE
SIDING TO ALLOW FOR
DOOR AND LANDING

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