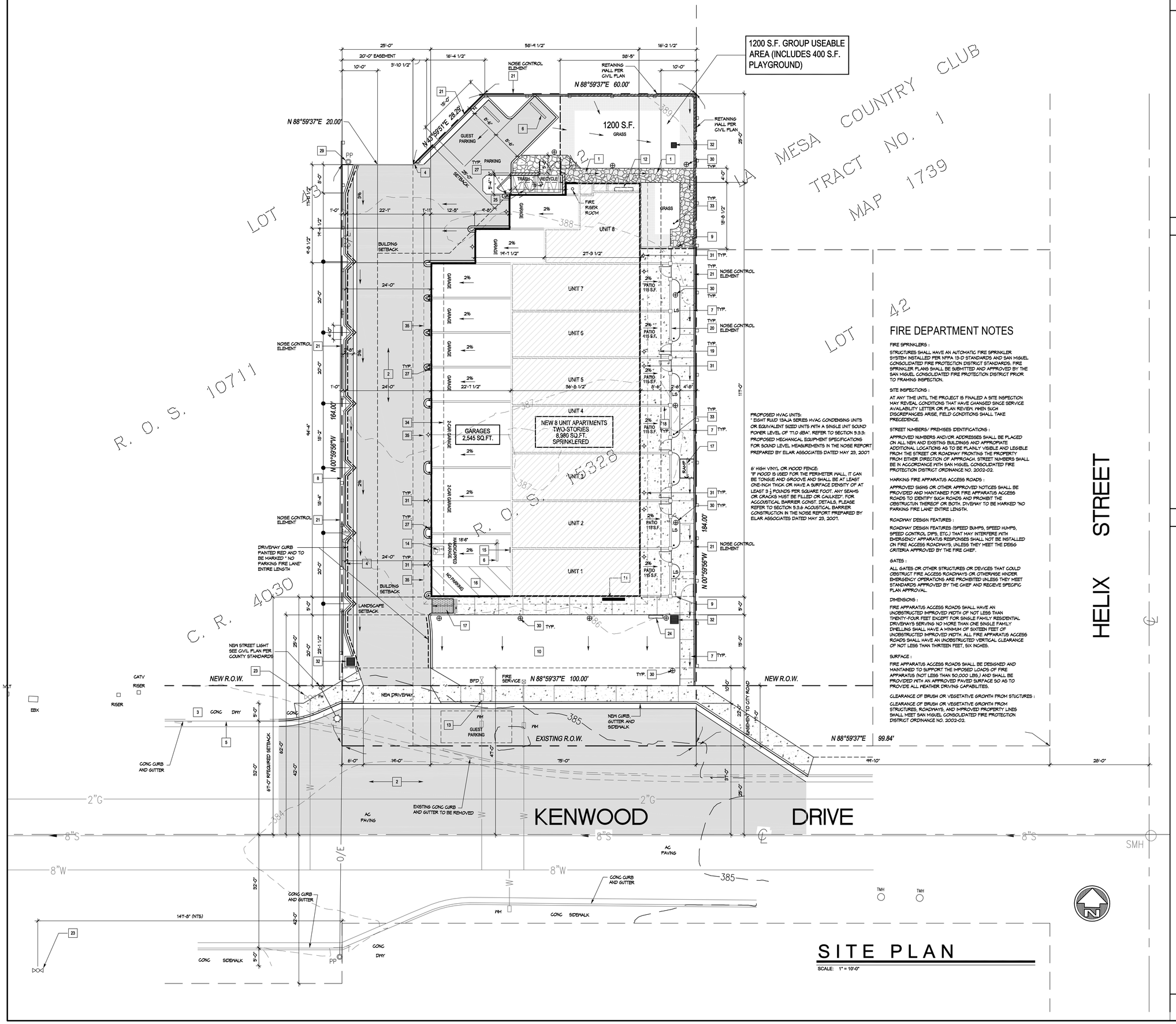


SITE PLAN

SCALE: 1" = 10'-0"

PROPOSED HVAC UNITS:
" EIGHT RUUD 13AJA SERIES HVAC CONDENSING UNITS OR EQUIVALENT SIZED UNITS WITH A SINGLE UNIT SOUND POWER LEVEL OF 77.0 dBA". REFER TO SECTION 5.3.3: PROPOSED MECHANICAL EQUIPMENT SPECIFICATIONS FOR SOUND LEVEL MEASUREMENTS IN THE NOISE REPORT PREPARED BY ELAR ASSOCIATES DATED MAY 23, 2007

6' HIGH VINYL OR WOOD FENCE:
"IF WOOD IS USED FOR THE PERIMETER WALL, IT CAN BE TONGUE AND GROOVE AND SHALL BE AT LEAST ONE-INCH THICK OR HAVE A SURFACE DENSITY OF AT LEAST 3 ½ POUNDS PER SQUARE FOOT. ANY SEAMS OR CRACKS MUST BE FILLED OR CAULKED". FOR ACOUSTICAL BARRIER CONST. DETAILS, PLEASE REFER TO SECTION 5.3.6 ACOUSTICAL BARRIER CONSTRUCTION IN THE NOISE REPORT PREPARED BY ELAR ASSOCIATES DATED MAY 23, 2007.

FIRE DEPARTMENT NOTES

FIRE SPRINKLERS :

STRUCTURES SHALL HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13-D STANDARDS AND SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT STANDARDS. FIRE SPRINKLER PLANS SHALL BE SUBMITTED AND APPROVED BY THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT PRIOR TO FRAMING INSPECTION.

SITE INSPECTIONS :

AT ANY TIME UNTIL THE PROJECT IS FINALED A SITE INSPECTION MAY REVEAL CONDITIONS THAT HAVE CHANGED SINCE SERVICE AVAILABILITY LETTER OR PLAN REVIEW, WHEN SUCH DISCREPANCIES ARISE, FIELD CONDITIONS SHALL TAKE PRECEDENCE.

STREET NUMBERS/ PREMISES IDENTIFICATIONS :

APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND APPROPIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. STREET NUMBERS SHALL BE IN ACCORDANCE WITH SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT ORDINANCE NO. 2002-02.

MARKING FIRE APPARATUS ACCESS ROADS :

APPROVED SIGNS OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTUN THEREOF OR BOTH. DIVEWAY TO BE MARKED "NO PARKING FIRE LANE" ENTIRE LENGTH.

ROADWAY DESIGN FEATURES :

ROADWAY DESIGN FEATURES (SPEED BUMPS, SPEED HUMPS, SPEED CONTROL DIPS, ETC.) THAT MAY INTERFERE WITH EMERGENCY APPARATUS RESPONSES SHALL NOT BE INSTALLED ON FIRE ACCESS ROADWAYS, UNLESS THEY MEET THE DESIG CRITERIA APPROVED BY THE FIRE CHIEF.

GATES :

ALL GATES OR OTHER STRUCTURES OR DEVICES THAT COULD OBSTRUCT FIRE ACCESS ROADWAYS OR OTHERWISE HINDER EMERGENCY OPERATIONS ARE PROHIBITED UNLESS THEY MEET STANDARDS APPROVED BY THE CHIEF AND RECEIVE SPECIFIC PLAN APPROVAL.

DIMENSIONS :

FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN TWENTY-FOUR FEET EXCEPT FOR SINGLE FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL HAVE A MINIMUM OF SIXTEEN FEET OF UNOBSTRUCTED IMPROVED WIDTH. ALL FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN THIRTEEN FEET, SIX INCHES.

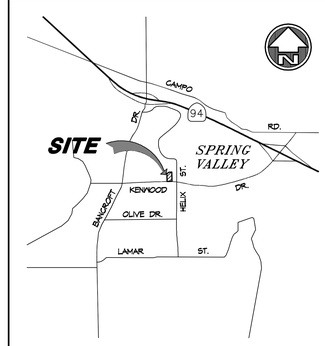
SURFACE :

FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (NOT LESS THAN 50,000 LBS.) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITES.

CLEARANCE OF BRUSH OR VEGETATIVE GROWTH FROM STUCTURES :

CLEARANCE OF BRUSH OR VEGETATIVE GROWTH FROM STRUCTURES, ROADWAYS, AND IMPROVED PROPERTY LINES SHALL MEET SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT ORDINANCE NO. 2002-02.

VICINITY MAP



SITE DATA

CASE NUMBER :	STP 06-032	
ENVIRONMENTAL LOG NO. :	06-19-026	
SITE ADDRESS :	9250 KENWOOD DRIVE SPRING VALLEY, CA 91977	
APN :	504-302-38	
COMMUNITY PLAN:	SPRING VALLEY	
GENERAL PLAN DESIGNATION:	9	
REGIONAL CATEGORY:	CUDA	
ZONE:	RU 24	
LOT AREA =	17,800 SQ.FT.	0.408 ACRES
MAX. HEIGHT =	35 FEET	
MAX. STORIES =	TWO STORIES	
SETBACK AREA =	FRONT YARD:	67 FEET TO CL OF ST.
	SIDE YARD (INT.):	10 FEET
	SIDE YARD (EXT.):	35 FEET
	REAR YARD:	25 FEET
SPRINKLERS =	PROVIDED	
BUILDING AREA =		
1ST FLOOR LIVING FLOOR AREA:	3,874 S.F.	
2ND FLOOR LIVING FLOOR AREA:	5,045 S.F.	
TOTAL LIVING FLOOR AREA:	8,980 SQ.FT.	
TOTAL GARAGE FLOOR AREA:	2,545 SQ.FT.	
PARKING REQUIRED =	1.5 PARKING SPACES PER DWELLING UNIT	
	8 UNITS / 1.5 =	12 SPACES
	GUEST PARKING =	2 SPACES
PARKING PROVIDED =	GARAGES =	11 SPACES
	INCL. DISABLED PARKING	
	GUEST PARKING (OFF-STREET) =	2 SPACE
	GUEST PARKING (ON-STREET) =	1 SPACE
		14 SPACES

SITE KEY NOTES

1. FLAGSTONE PAVING
2. A/C PAVING (SEE CIVIL DWGS/SOILS REPORT FOR SPECS.).
3. EXISTING DRIVEWAY TO REMAIN.
4. CONCRETE CURB PER DETAIL 13/SD3. USE WIDENED CURB PER DETAIL 14/SD3 BESIDE PARKING STALLS.
5. EXISTING GURB, GUTTER AND SIDEWALK TO REMAIN.
6. CONCRETE WHEEL STOPS PER DETAIL 20/SD3
7. CONC. CURB & WALK W/ CONTROL JT. SEE DETAIL 12/SD3, 19/SD3 & 20/SD3
8. NEW PLANTER CURBS SEE DETAIL 13/SD3
9. 6' HIGH W.I. RAILING WITH 36" SWING GATE
10. LANDSCAPE AREA. SEE LANDSCAPE PLANS.
11. GAS METER LOCATION AND SERVICE LINE TO BUILDING. SEE PLUMBING PLAN.
12. ELECTRICAL SWITCHGEAR LOCATION . SEE ELECTRICAL PLAN
13. RELOCATE EXISTING WATER METER. SEE PLUMBING PLAN.
14. DISABLED SYMBOL- WHITE ON BLUE BACKGROUND. SEE DETAIL 7/SD2.
15. DISABLED ACCESSIBLE SIGN (SEE DETAIL 6/SD2.) SET IN 8" DIA. x 18" DEEP CONCRETE FOOTING. - REFERENCE DETAIL 6/SD2
16. 8'-0" WIDE ACCESS AISLE.
17. CONCRETE CURB RAMP. SEE DETAIL 8/SD2
18. 5' HIGH STUCCO WALL SEPARATION
19. 4' HIGH W.I. SWING GATE
20. 3' HIGH STUCCO WALL WITH 2' W.I. RAILING ABOVE
21. 6' HIGH VINYL OR WOOD FENCE
22. DISABLED ACCESS PATH OF TRAVEL.
23. EXISTING FIRE HYDRANT LOCATION
24. MAIL BOX LOCATION
25. 6' HIGH CONCRETE TRASH ENCLOSURE , SEE DETAIL 10/SD3
26. NOT USED
27. CONCRETE PIPE BOLLARD SEE DETAIL 1/SD3
28. EXISTING SEWER LATERAL VERIFY EXACT LOCATION.
29. EXISTING UTILITY POWER POLE TO REMAIN
30. SITE POLE (50 HPS) LIGHT FIXTURE PER ELECTRICAL PLAN
31. WALL MOUNTED (50 HPS) LIGHT FIXTURE PER ELECTRICAL PLAN
32. CATCH BASIN PER CIVIL PLAN
33. AREA DRAIN PER CIVIL PLAN
34. OUTLINE OF FLOOR LINE ABOVE
35. OUTLINE OF ROOF LINE ABOVE

S06-032, ER06-19-026

Revisions	
1	SITE PLAN REVIEW 10-23-06
2	SITE PLAN REVIEW 05-23-07
3	SITE PLAN REVIEW 07-07-08
4	
5	
issued to plan check	
first recheck	
second recheck	
permit issue	

SCHUSS • CLARK
AN ARCHITECTURAL CORPORATION
9474 Kearny Villa Rd.
San Diego, CA 92126
tel 858 578 2215
fax 858 578 2256
mail@schussclark.com

TONY ARCANGELI
12463 RANCHO BERNARDO ROAD, SUITE 256
SAN DIEGO, CA 92128
(858) 342-9976

KENWOOD APARTMENTS

9250 KENWOOD DRIVE
SPRING VALLEY, CA 91977

Sheet Content: SITE PLAN

Document Status			
plan chk		after	
bidding		permit	

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Drawn by:	MC,EG
Checked by:	RC
Project:	06-881.05

Sheet Number: AS1

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