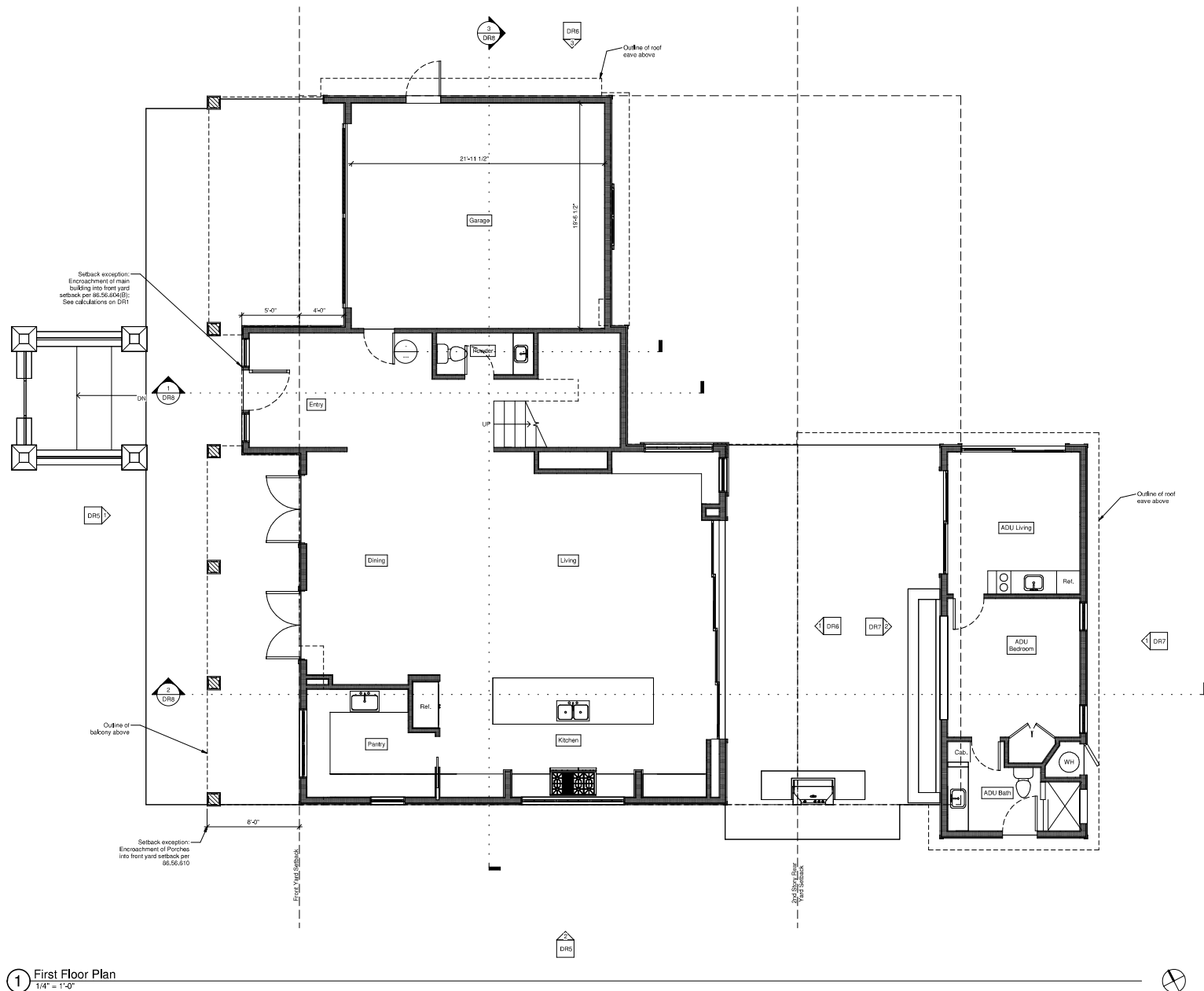


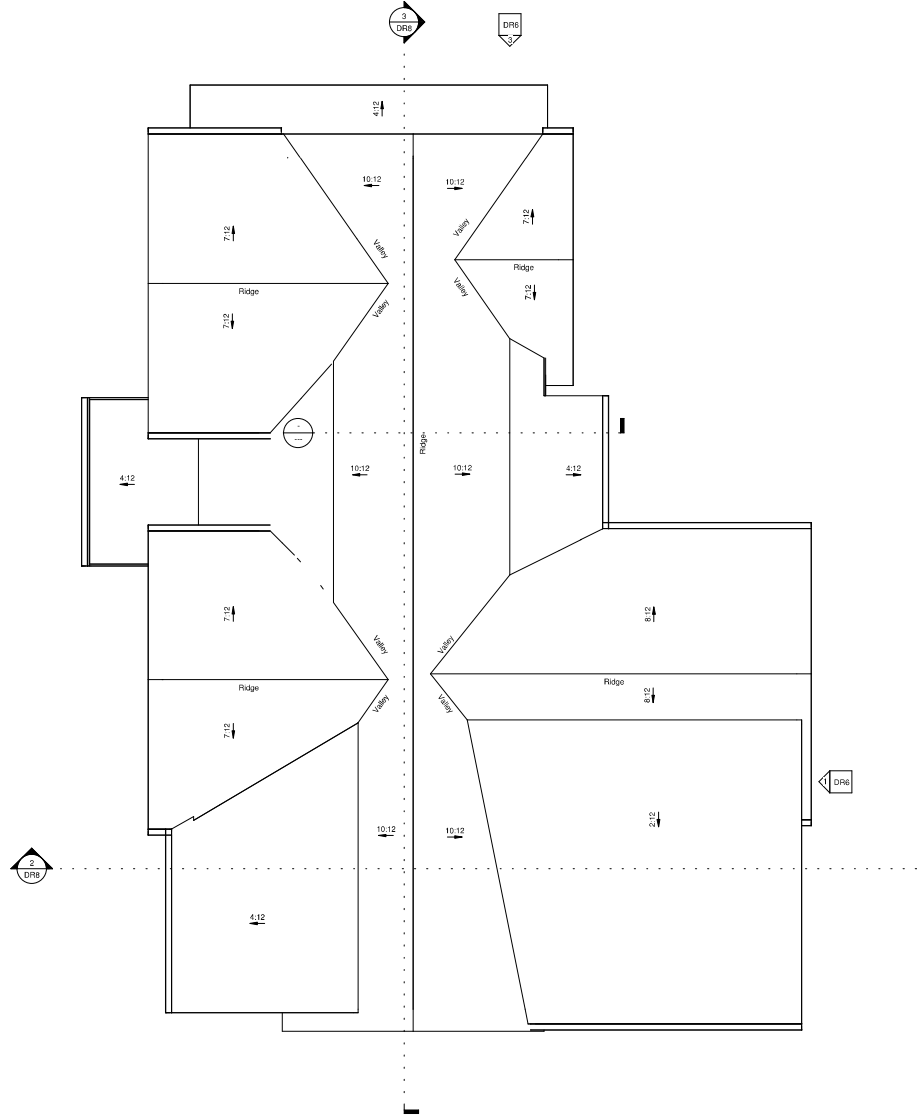
CONCLUSIONS



① **First Floor Plan**
1/4" = 1'-0"



1 Roof Plan
1/4" = 1'-0"



DR4

Roof Plan

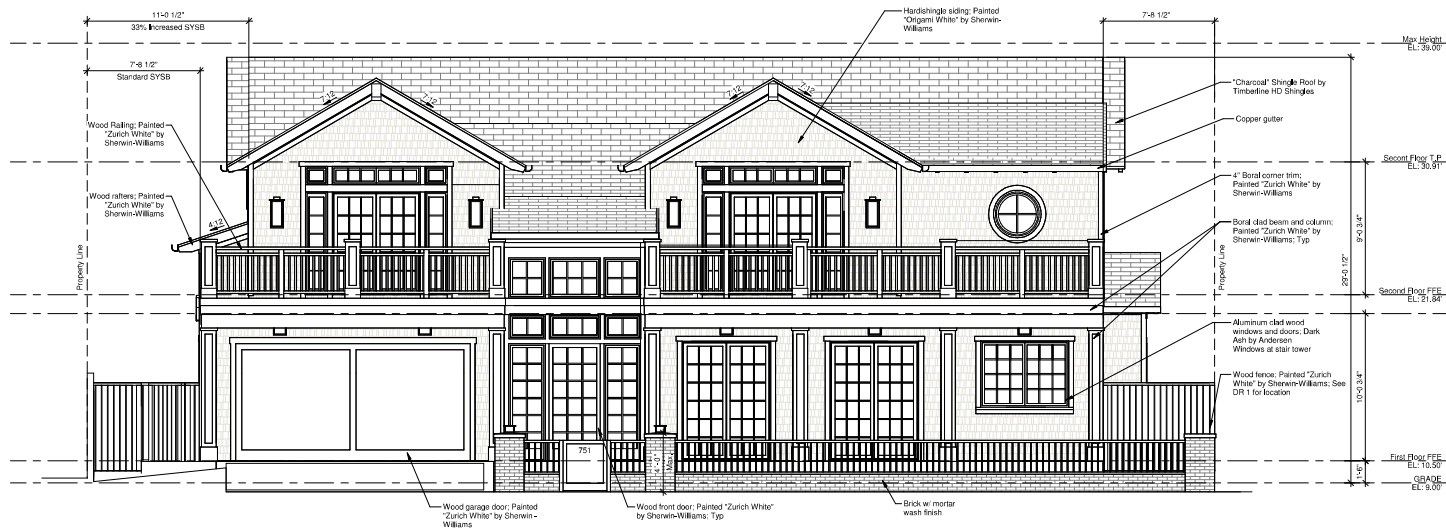
revisions:		
revision	date	notes

drawn by:
HA
drawing date:
December 02, 2024



christian rice architects, inc.
1127 loma ave. coronado, ca 92118 p 619.252.8040
architect:

Housand Residence
751 Coronado Avenue, Coronado, CA 92118
project:



① West Elevation (Front)
1/4" = 1'-0"



② South Elevation (Side)
1/4" = 1'-0"

Housand Residence
751 Coronado Avenue, Coronado, CA 92118

christian rice architects, inc.
1127 Irma Ave., Coronado, CA 92118 P 619.252.4040



drawn by:
HA
drawing date:
December 02, 2024

revision	date	notes

Building Elevations

DR5



① East Elevation (Rear)
1/4" = 1'-0"



③ North Elevation (Side)
1/4" = 1'-0"

Housand Residence
751 Coronado Avenue, Coronado, CA 92018

christian rice architects, inc.
1127 Irma Ave, Coronado, CA 92018 p 619.252.8040

project

architect



drawn by:
HA

drawing date:
December 02, 2024

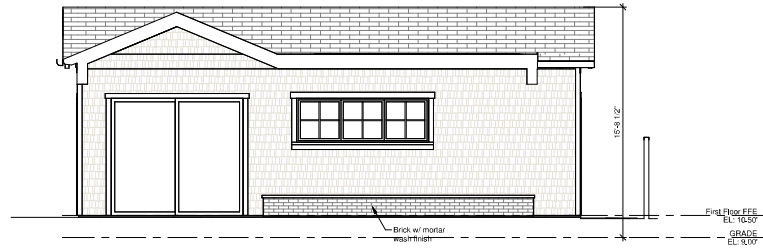
revision	date	notes

Building Elevations

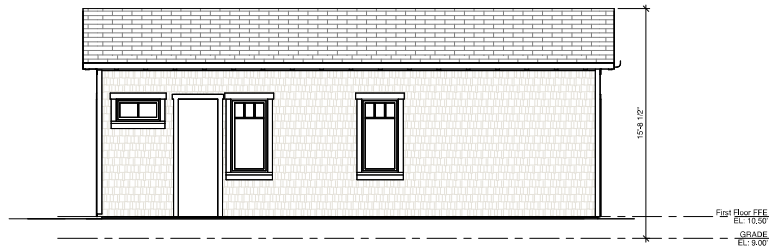
sheet title

DR6

drawing number



② West Elevation - ADU
1/4" = 1'-0"



① East Elevation - ADU
1/4" = 1'-0"

Housand Residence
751 Coronado Avenue, Coronado, CA 92118

project:

christian rice architects, inc.
1127 Irma Ave., Coronado, CA 92118 P 619.222.8040

architect:

APPROVED ARCHITECT
CHRISTIAN RICE
11-14-24
RENEWAL DATE

drawn by:
HIA

drawing date:
December 02, 2024

revisions:

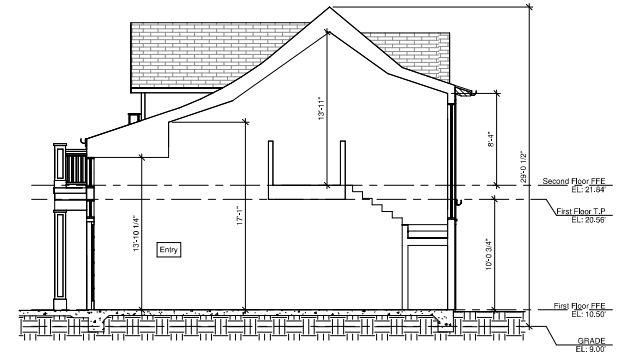
revision	date	notes

Building Elevations

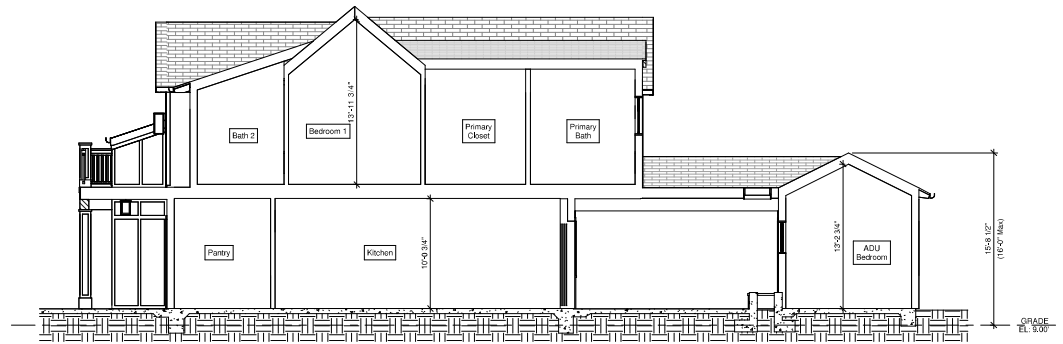
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DR7

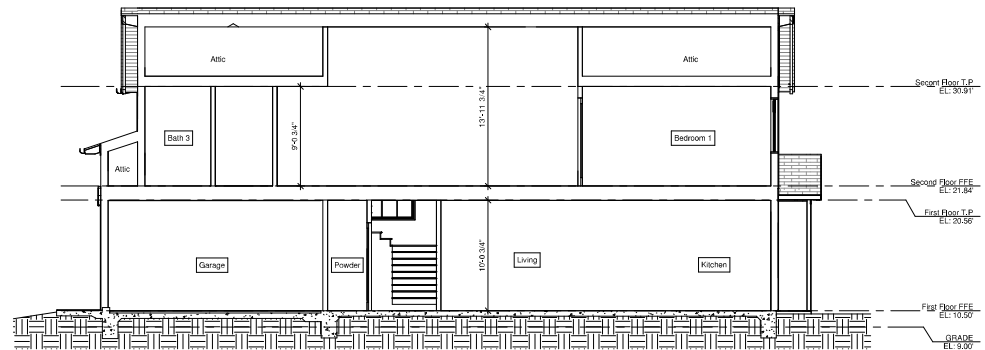
drawing number:



① Building Section
3/16" = 1'-0"



② Building Section
3/16" = 1'-0"



③ Building Section
3/16" = 1'-0"

Housand Residence
751 Coronado Avenue, Coronado, CA 92118

project

christian rice architects, inc.
1127 Irma Ave., Coronado, CA 92118 p 619.252.8040

architect



drawn by:
HA

drawing date:
December 02, 2024

revision	date	notes

Building Sections

sheet title

DR8

drawing number

City of Coronado			
Minimum Storm Water Best Management Practices (BMPs) for Construction.			
Applicable to all medium threat and high threat projects:			
1. Minimum BMPs are to be implemented for all projects and are shown with an "X" in the second column.			
2. Select additional BMPs to be used based on the specific project conditions by marking with an "X" in the second column.			
3. Include completed table in the project drawings.			
4. Add BMP locations and CAGQA No. from the table to project drawing. Consult the CAGQA Stormwater Best Management Practices Handbook for complete BMP locations and information at: www.campandmccormick.com/bmp			
5. Select BMP that is implemented and represent the minimum requirements and obligation of the project owner and/or contractor. Additional BMPs may be required and should be implemented if feasible or at the discretion of the project owner and/or contractor. Additional BMPs may be required and should be implemented if feasible or at the discretion of the project owner and/or contractor.			
6. BMP selection and type is subject to review and enforcement.			
Good Housekeeping and Waste Management			
Used to prevent pollutant sources at the project site from being discharged off site.			
BMP Name	Mark with "X" if used	Description	CAGQA Reference No.
Material Delivery and Storage		Applied to projects with delivery and storage of materials and fuels, fuel, oils, grease, pesticides, herbicides, fertilizers, plaster, detergents, asphalt, concrete, chemicals, paints, solvents, adhesives, lime, acids, etc.	WM-1
Material Use		Applied to projects where materials are used (soil binders, pesticides, herbicides, fertilizers, detergents, plaster, fuel, oils, grease, asphalt, concrete, chemicals, paints, solvents, adhesives, lime, acids, glass, etc.)	WM-2
Stable Management		Applied to soil and material storage at all project sites.	WM-3
Spill Prevention and Control		Applied to project sites where materials are used (soil binders, pesticides, herbicides, fertilizers, detergents, plaster, fuel, oils, grease, asphalt, concrete, chemicals, paints, solvents, adhesives, lime, acids, glass, etc.)	WM-4
Soils Waste Management	X	Soils for all projects generating soil waste (development, utility, mining, planning, etc.)	WM-5
Concrete Waste Management		Applied to all construction sites with concrete (soil binders, pesticides, herbicides, fertilizers, detergents, plaster, fuel, oils, grease, asphalt, concrete, chemicals, paints, solvents, adhesives, lime, acids, glass, etc.)	WM-6
Sewage Waste Management		Applied to all construction sites with sewage (soil binders, pesticides, herbicides, fertilizers, detergents, plaster, fuel, oils, grease, asphalt, concrete, chemicals, paints, solvents, adhesives, lime, acids, glass, etc.)	WM-7
Liquid Waste Management		Applied to all construction sites with liquid waste (soil binders, pesticides, herbicides, fertilizers, detergents, plaster, fuel, oils, grease, asphalt, concrete, chemicals, paints, solvents, adhesives, lime, acids, glass, etc.)	WM-8

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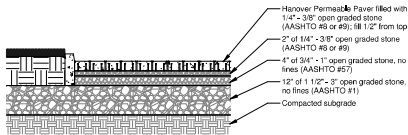
Wind and Tracking Control			
Used to prevent and reduce dust emissions and tracking sediment off site by equipment and vehicles.			
BMP Name	Mark with "X" if used	Description	CAGQA Reference No.
Wind Erosion Control		Most erosion BMPs are also suitable to protect against wind erosion. Wind erosion control measures on dirt roads, etc. Excessive watering can cause erosion and create runoff.	WE-1
Stabilized Construction Entrance / Exit	X	Used to prevent tracking of sediment and other materials off site. Used to prevent tracking of sediment and other materials off site. Used to prevent tracking of sediment and other materials off site.	TC-1

All graded or cleared areas with exposed soil and/or vegetation left on disturbed or without actual construction work taking place shall be stabilized. Stabilization shall be completed within 14 days of completion of grading or clearing. Projects shall apply EC-1 and where one or more of BMPs EC-2 through EC-14 and/or EC-15 through EC-16. Erosion control BMPs shall be used to the extent practical and to prevent erosion of soil on the project site. Sites that cannot practically implement Erosion Control shall select all appropriate Sediment Control BMPs to provide equivalent control of pollutant discharges.

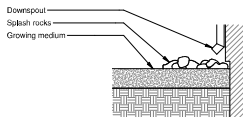
BMP Name	Mark with "X" if used	Description	CAGQA Reference No.
Scheduling	X	Use project scheduling and management to reduce erosion potential. Minimize activities including demolition and grading during rainy season.	EC-1
Preservation of Existing Vegetation		Temporary, stand-alone BMP, suitable for disturbed areas until permanent stabilization is established.	EC-2
Hydraulic Mulch		Temporary protection for disturbed areas until permanent stabilization is incorporated that will be re-disturbed.	EC-3
Hydroseeding		Temporary protection for areas where grading will remain.	EC-4
Soil Binders		Temporary protection for disturbed areas until permanent stabilization is incorporated that will be re-disturbed.	EC-5
Straw Mulch		Temporary protection for disturbed areas until permanent stabilization is incorporated that will be re-disturbed.	EC-6
Geotextile & Mats		Applied to slopes with high erosion potential with low vegetation. Also used for roads, and high traffic areas.	EC-7
Wood Mulching		Temporary, stand-alone BMP, suitable for disturbed areas until permanent stabilization is established.	EC-8
Earth Slopes and Drainage Swales		Used to divert runoff from one area to another.	EC-9
Slope Drains		Used to divert concentrated flows and convey to another point or area.	EC-10
Concentrated Flows		Used on slopes and disturbed areas until permanent stabilization is established.	EC-11
Soil Preparation / Roughening		Used to establish permanent vegetation on disturbed soil. Used with other soil stabilization methods. Roughening is also used within a slope.	EC-12
Non-Vegetative Stabilization		Temporary or permanent stabilization of areas prone to erosion using a variety of materials (e.g., mulch, geotextile, mats, geog, soil binders).	EC-13

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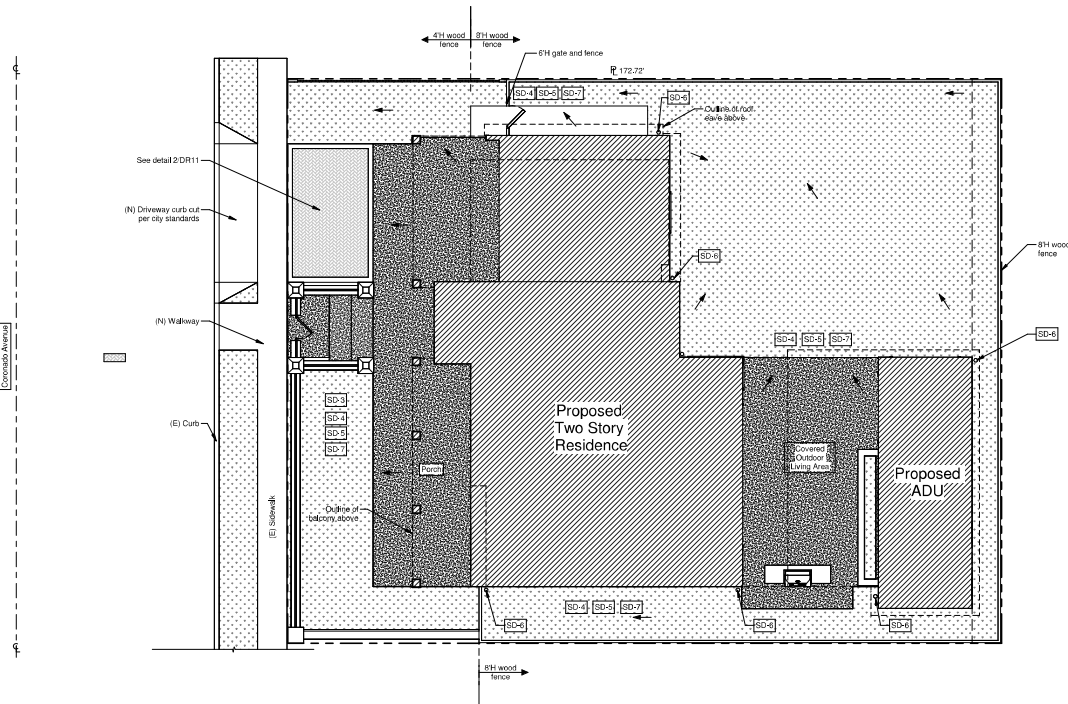
Sediment Control			
Sediment control is required on all projects until final occupancy approval is issued by the City. Sediment control may be used to be increased during rainy season.			
Select all minimum area occupancy control (EC-1, EC-2, EC-3, EC-4, EC-5, EC-6, EC-7, EC-8, EC-9, EC-10, EC-11, EC-12, EC-13, EC-14, EC-15, EC-16, EC-17, EC-18, EC-19, EC-20, EC-21, EC-22, EC-23, EC-24, EC-25, EC-26, EC-27, EC-28, EC-29, EC-30, EC-31, EC-32, EC-33, EC-34, EC-35, EC-36, EC-37, EC-38, EC-39, EC-40, EC-41, EC-42, EC-43, EC-44, EC-45, EC-46, EC-47, EC-48, EC-49, EC-50, EC-51, EC-52, EC-53, EC-54, EC-55, EC-56, EC-57, EC-58, EC-59, EC-60, EC-61, EC-62, EC-63, EC-64, EC-65, EC-66, EC-67, EC-68, EC-69, EC-70, EC-71, EC-72, EC-73, EC-74, EC-75, EC-76, EC-77, EC-78, EC-79, EC-80, EC-81, EC-82, EC-83, EC-84, EC-85, EC-86, EC-87, EC-88, EC-89, EC-90, EC-91, EC-92, EC-93, EC-94, EC-95, EC-96, EC-97, EC-98, EC-99, EC-100, EC-101, EC-102, EC-103, EC-104, EC-105, EC-106, EC-107, EC-108, EC-109, EC-110, EC-111, EC-112, EC-113, EC-114, EC-115, EC-116, EC-117, EC-118, EC-119, EC-120, EC-121, EC-122, EC-123, EC-124, EC-125, EC-126, EC-127, EC-128, EC-129, EC-130, EC-131, EC-132, EC-133, 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② Permeable Paver - SD-3, SD-4, SD-5
1/2" = 1'-0"



③ Roof Run-off Downspout - SD-6
1/2" = 1'-0"



① BMP- Post-Construction Phase
1/8" = 1'-0"

General Stormwater Requirements:

During construction, including demolition activities, the applicant must implement effective erosion control, sediment control, and water pollution prevention best management practices (BMPs) in accordance with the City of Coronado's Municipal Code Title 61 "Stormwater and Urban Run-Off Management and Discharge Control" and the Municipal Storm Water Permit (NPDES Permit No. 2001-0001) issued by the San Diego Regional Water Quality Control Board to prevent the discharge of sediment and contaminants into the storm drain system and receiving waters.

The types and number of BMPs implemented on the construction site must be appropriate for the phase of construction (e.g., grading, foundation, concrete work) and effective at controlling pollutants. BMPs must be replaced, upgraded and maintained including repairs as often as needed to maintain their effectiveness.

Project owners and/or contractors shall have additional BMP materials on-hand, at the project site to conduct timely repairs or additions to maintain effectiveness.

Periodic inspection of BMPs shall be conducted by the project owner and/or contractor to verify BMP effectiveness. BMPs shall be inspected, repaired, and/or augmented, as needed, 24 hours prior to a forecast rain event of 1/10th of an inch or greater with a 50% probability.

Construction sites and BMPs are subject to inspection by the City of Coronado and any identified repairs or deficiencies may result in enforcement actions, including and not limited to a: warning notice, notice of violation, stop work order, and administrative enforcement.

Redevelopment Project Characteristics: Size in Sq. Ft.

A. Lot Size	7,500.5 sq. ft.
B. Existing Impervious Area - Not Demolished (building, driveway, walkway, parking, etc.)	0 sq. ft.
C. Impervious Addition/Replacement (New Construction) (building, driveway, walkway, parking, etc.)	4,111 sq. ft.
D. Final Project Impervious Area (Use numbers above: D = B + C) (building, driveway, walkway, parking, etc.)	4,111 sq. ft.
E. Percentage of Impervious Addition/Replacement (use numbers above: E = C / D x 100)	100 %

ROW Permit:

Prior to construction a right of way permit may be required. To obtain a right of way permit contact engineering at the City's Building Department course.

All containers including roll-off dumpsters or other that is located on the right of way shall implement construction BMPs to eliminate control and eliminate discharges of materials, wastes, sediment, debris, and trash to the right of way and storm drain system. Any near-by storm drain inlets shall also be protected.

Source Control BMPs Legend:

SC-1	Prevention of Block Discharges into the MS4
SC-5	Protect trash storage areas from rainfall, run-off, run-off, and wind dispersal
SC-6	Additional BMPs

General Notes:

This drawing illustrates Best Management Practices (BMPs) that must be used at all construction sites in the City to protect storm drains and minimize pollution.

The following is a list of BMPs and pollution prevention measures that shall be implemented at all construction sites:

- 1) Conduct daily site cleanings.
- 2) Develop spill response and containment procedures.
- 3) Educate employees and subcontractors about BMPs.
- 4) Develop an erosion control plan for wind and rain.
- 5) Regularly maintain all BMPs at project site.

The City of Coronado Inspection and Enforcement Program was established to ensure that all businesses operate in compliance with all appropriate storm water laws and other City requirements. Contractors, site supervisors and property owners can be held responsible for violations, which may lead to a civil penalty of up to \$10,000 per day or reimbursing the City for all expenses associated with clean up.

In Case of Emergency contact the Coronado Public Services helpline at 619.522.7380.

Post Construction Phase:

This project has been determined to be classified for Post-Construction Phase implementation of Storm Water BMPs as:

- ☐ Priority Development Project
☒ Standard Development Project
☐ Exempt

Site Design BMPs Legend:

SD-1	Maintain Natural Drainage Pathways and Hydrologic Features
SD-2	Conserve Natural areas, soils and Vegetation
SD-3	Minimize Impervious Area
SD-4	Minimize Soil Compaction
SD-5	Impervious Area dispersion
SD-6	Runoff Collection
SD-7	Landscaping with native or drought tolerant species

Legend

	Concrete
	Landscaping
	Natural Stone Tile
	Permeable Pavers
	Drainage Slope

Housand Residence
751 Coronado Avenue, Coronado, CA 92018

christian rice architects, inc.
1127 Irma Ave, Coronado, CA 92018 p 619.522.8040



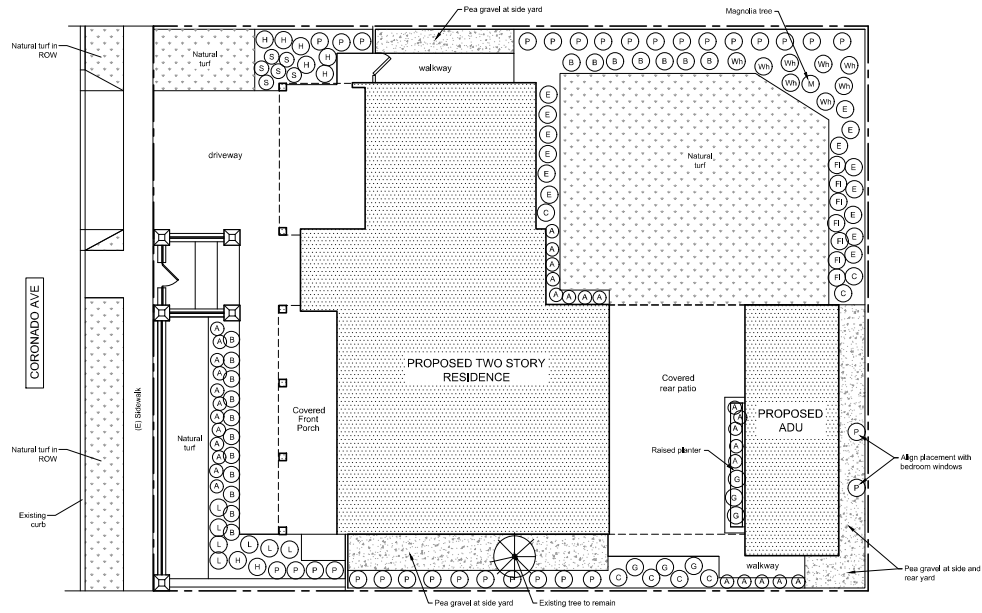
drawn by:
HA

drawing date:
December 02, 2024

revision:	date	notes

BMP -
Post-Construction
Phase

DR10
drawing number



1 Landscape Plan
Scale: 1/8" = 1'

Note: Entire site will be equipped with an automatic sprinkler system



Magnolia grandiflora
24" box (M)



Senecio serpens
Flats (S)



Sunset Gold Breath of Heaven
Coleontema Sunset Gold- 3 gallon (H)



Abutilon grandiflorum
2.5 gallon (E)



Lavandula angustifolia
1 gallon (L)



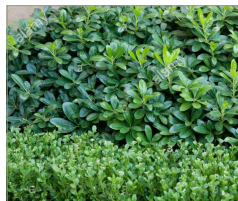
Dianella Yellow Stripes
Yellow Stripes Flax Lily- 3 gallon (R)



Camellia Spring Pink Perfection
5 gallon (C)



Wick leaf privet- column shape
5 gallon (P)



Pittosporum wheeleri's dwarf
Wheelers Dwarf Mock Orange- 5 gallon (Wh)



Gardenia Vetchii
Gardenia vetchii- 5 gallon (G)



Agapanthus blue
Blue Agapanthus- 1 gallon (A)



Boxwood Hedge
Blacus microphylla 'Buthouse'-2 gallon (B)

2 Landscape Legend and Images

Housand Residence
771 Coronado Avenue
Coronado, California 92118

christian rice architects, inc.
1127 Irena Avenue, Coronado, CA 92118 p 619.522.8040

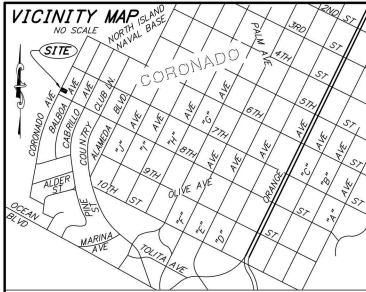


drawn by:
CR
drawing date:
December 6, 2024

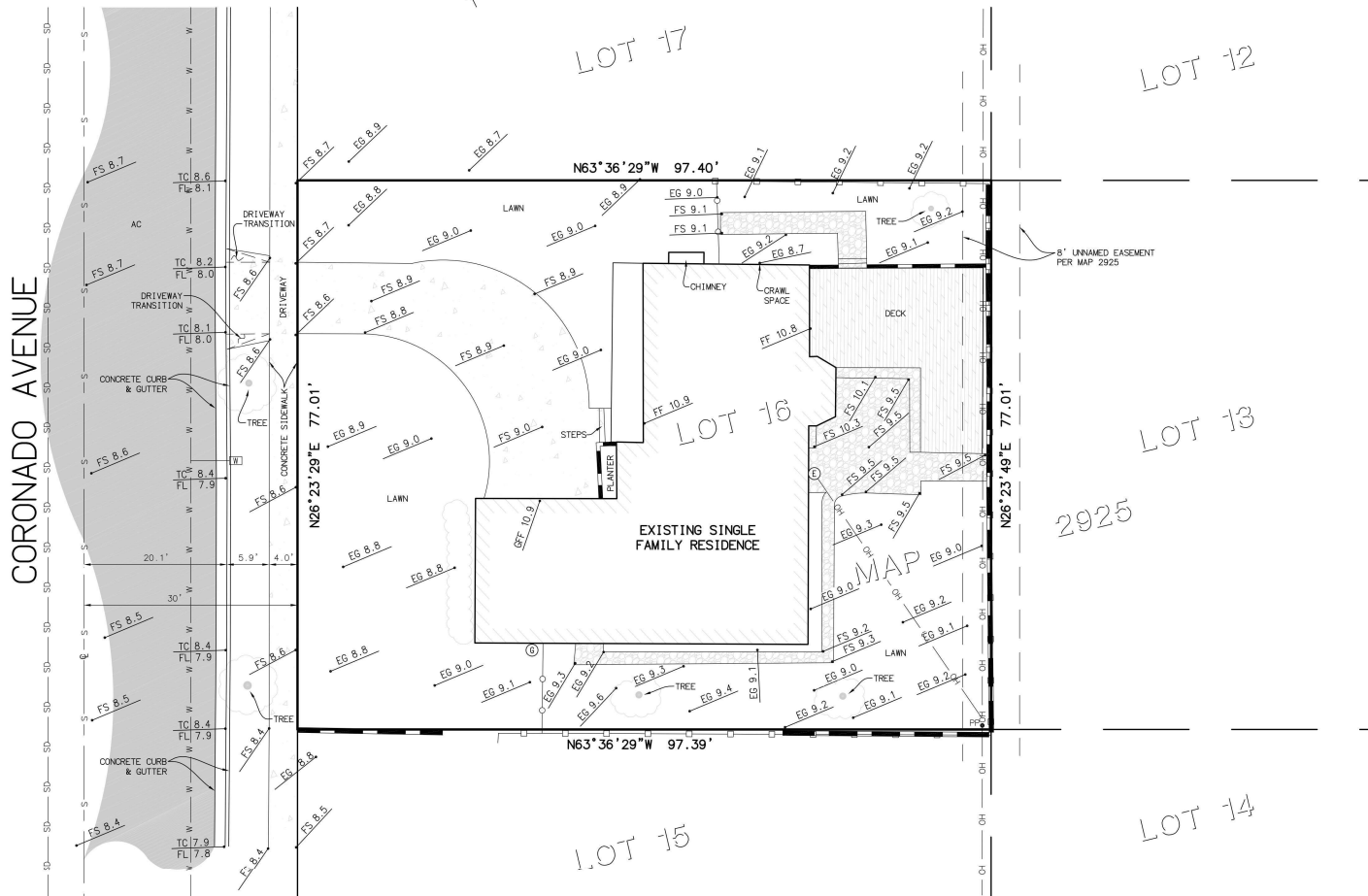
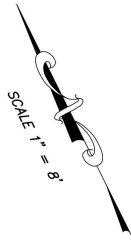
revisions:	revision	date	notes

Landscape Plan

L1



TOPOGRAPHIC SURVEY OF
751 CORONADO AVENUE
 CORONADO, CA 92118
 APRIL 5, 2024



LEGEND

9.2	SPOT ELEVATION
CONC.	CONCRETE PAVING
AC	ASPHALT PAVING
FS	FINISH SURFACE
EG	EXISTING GRADE
FF	FINISH FLOOR
GFF	GARAGE FINISH FLOOR
TC	TOP OF CURB
FL	FLOW LINE
WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
X-X-X-X	FENCE
—X—X—X—X—	MASONRY BLOCK WALL
—OH—	OVERHEAD UTILITY LINES
—W—	WATER MAIN
—S—	SEWER MAIN
—SD—	STORM DRAIN MAIN
PP	POWER POLE
CONC.	CONCRETE PAVING
AC	ASPHALT PAVING
STONE	STONE PAVERS
DECK	DECK

CELEBRATING
 1979 - 2019
40 YEARS
KAPPA SURVEYING & ENGINEERING, INC.
 8402 N. MAGNOLIA AVE. STE C, SANTEE, CA 91942 (619) 449-2600 FAX: (619) 449-2602

Allen R. A. Turner III
 Allen R. A. Turner III PLS DATE: APRIL 5, 2024

PREPARED FOR:
 ISLAND GLAM, LLC
 1040 PINE STREET
 CORONADO, CA 92118

BENCH MARK:
 THE BENCH MARK USED FOR THIS SURVEY IS A 2" BRASS DISC (BENCH MARK NO. 354) LOCATED AT THE TOP OF CURB INLET AT THE SOUTHWESTERLY RETURN OF SIXTH STREET AND CORONADO AVENUE, CORONADO, CA.
 ELEVATION: 9.087 FT
 DATUM: NAVD88

- NOTES:**
1. SITE ADDRESS: 751 CORONADO AVENUE, CORONADO, CA.
 2. LEGAL DESCRIPTION: LOT 16, IN BLOCK 4 OF COUNTRY CLUB ESTATES ANNEX, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2925, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 31, 1952.
 3. ASSESSOR'S PARCEL NO. 537-022-07
 4. THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORD INFORMATION, SUPPLEMENTED BY FIELD OBSERVATION OF SURFACE FEATURES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO CONSTRUCTION.
 5. THE PROPERTY LINE BEARINGS & DIMENSIONS SHOWN HEREON WERE DERIVED FROM A PENDING SURVEY.
 6. LOT AREA: 7500.5 SQ FT / 0.17 ACRES