

PLOT PLAN

SHEET INDEX

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PP

LANDSCAPE NOTE

MAXIMUM IRRIGATED LANDSCAPE AREA LESS THAN 500 SQ. FT.

FIRE DEPARTMENT NOTES

FUEL MODIFICATION - MAINTAIN AN EFFECTIVE FUEL MODIFICATION ZONE BY REMOVING, CLEARING OR MODIFYING COMBUSTIBLE VEGETATION AND OTHER FLAMMABLE MATERIALS FROM AREAS WITHIN 100 FEET FROM BUILDINGS OR STRUCTURES. FUEL MODIFICATION ZONES SHALL NOT EXTEND BEYOND THE PROPERTY LINE (COUNTY FIRE CODE § 4907.2). THE FUEL MODIFICATION ZONE IS DIVIDED INTO TWO ZONES: 1. THE FIRST ZONE INCLUDES THE AREA FROM THE BUILDING TO A POINT 50 FEET AWAY. THIS ZONE MUST BE MODIFIED AND PLANTED WITH FIRE-RESISTIVE PLANTS. EXISTING VEGETATION OF LESS THAN 18 INCHES IN HEIGHT ABOVE THE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZE THE SOIL AND PREVENT EROSION. 2. THE SECOND ZONE IS THE AREA BETWEEN 50 TO 100 FEET FROM THE BUILDING. IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN BUT IT MUST BE THINNED BY 50% AND ALL DEAD AND DYING VEGETATION MUST BE REMOVED. FUEL MODIFICATION IS ALSO REQUIRED ALONG FIRE ACCESS ROADWAYS AND DRIVEWAYS AT DISTANCES PRESCRIBED IN THE COUNTY FIRE CODE (COUNTY FIRE CODE § 4907.2.1) THIS FIRE CODE SECTION DOES NOT AUTHORIZE CLEARING BEYOND PROPERTY LINES. FUEL MODIFICATION MUST BE COMPLETE PRIOR TO BRINGING COMBUSTIBLE CONSTRUCTION MATERIALS ON-SITE.

ADDRESS NUMBERS-- INSTALLATION OF ADDRESS NUMBERS AT THE DRIVEWAY ENTRANCE AND FRONT ELEVATION OF THE STRUCTURE REQUIRED. APPROVED NUMBERS AND/OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS AND AT APPROPRIATE ADDITIONAL LOCATIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY FROM EITHER DIRECTION OF APPROACH. THE ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF 6 INCHES IN HEIGHT WITH A 1/2" STROKE FOR COMMERCIAL BUILDINGS, AND 12" HIGH WITH A 1" STROKE FOR INDUSTRIAL BUILDINGS. (COUNTY FIRE CODE § 505.1)

FIRE SPRINKLERS -- NOT REQUIRED AS PRIMARY RESIDENCE DOES NOT HAVE FIRE SPRINKLERS.
FIRE ALARM -- NOT REQUIRED.

APPLICABLE GOVERNING CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

BMP LEGEND

DIRECTION OF LOT DRAINAGE → →

MATERIALS & WASTE MANAGEMENT BMPs:

- WM-1 MATERIAL DELIVERY & STORAGE
- WM-4 SPILL PREVENTION AND CONTROL
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-5 SOLID WASTE MANAGEMENT
- WM-9 SANITARY WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

- SS-6 / SS-8 STRAW OR WOOD MULCH ~ S/W ~ S/W
- SS-7 PHYSICAL STABILIZATION (WINTER) ~ EBM ~ EBM

SC-1 SILT FENCE

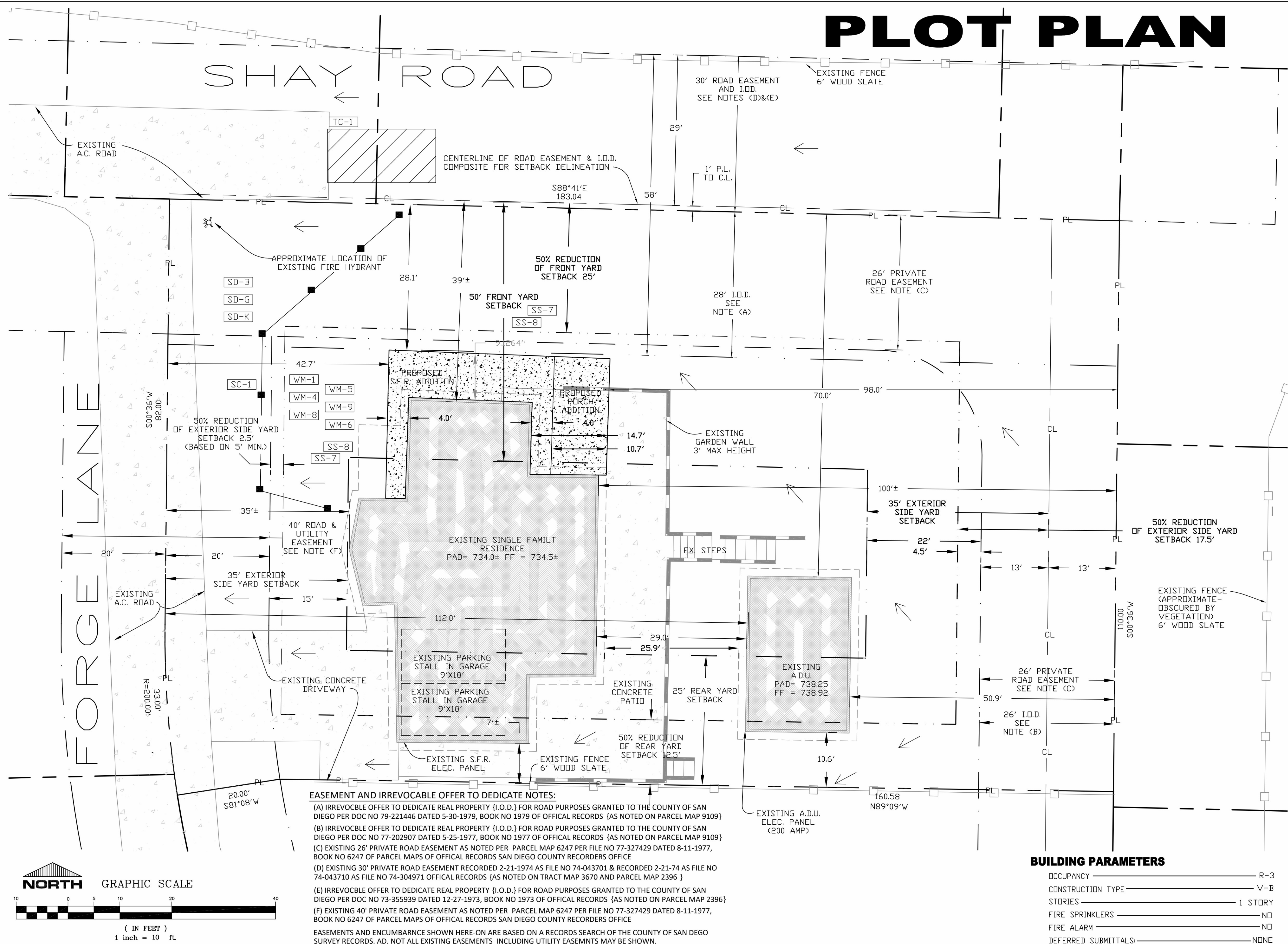
TC-1 STABILIZED CONSTRUCTION ENTRANCE

BASELINE BMPs FOR EXISTING AND PROPOSED SITE FEATURES

- SD-B DIRECT RUNOFF TO PERVIOUS AREAS
- SD-G CONSERVE NATURAL FEATURES
- SD-K SUSTAINABLE LANDSCAPING

BUILDING PARAMETERS

- OCCUPANCY R-3
- CONSTRUCTION TYPE V-B
- STORIES 1 STORY
- FIRE SPRINKLERS NO
- FIRE ALARM NO
- DEFERRED SUBMITTALS: NONE



EASEMENT AND IRREVOCABLE OFFER TO DEDICATE NOTES:

- (A) IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY (I.O.D.) FOR ROAD PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC NO 79-221446 DATED 5-30-1979, BOOK NO 1979 OF OFFICIAL RECORDS (AS NOTED ON PARCEL MAP 9109)
- (B) IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY (I.O.D.) FOR ROAD PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC NO 77-202907 DATED 5-25-1977, BOOK NO 1977 OF OFFICIAL RECORDS (AS NOTED ON PARCEL MAP 9109)
- (C) EXISTING 26' PRIVATE ROAD EASEMENT AS NOTED PER PARCEL MAP 6247 PER FILE NO 77-327429 DATED 8-11-1977, BOOK NO 6247 OF PARCEL MAPS OF OFFICIAL RECORDS SAN DIEGO COUNTY RECORDERS OFFICE
- (D) EXISTING 30' PRIVATE ROAD EASEMENT RECORDED 2-21-1974 AS FILE NO 74-043701 & RECORDED 2-21-74 AS FILE NO 74-043710 AS FILE NO 74-304971 OFFICIAL RECORDS (AS NOTED ON TRACT MAP 3670 AND PARCEL MAP 2396)
- (E) IRREVOCABLE OFFER TO DEDICATE REAL PROPERTY (I.O.D.) FOR ROAD PURPOSES GRANTED TO THE COUNTY OF SAN DIEGO PER DOC NO 73-355939 DATED 12-27-1973, BOOK NO 1973 OF OFFICIAL RECORDS (AS NOTED ON PARCEL MAP 2396)
- (F) EXISTING 40' PRIVATE ROAD EASEMENT AS NOTED PER PARCEL MAP 6247 PER FILE NO 77-327429 DATED 8-11-1977, BOOK NO 6247 OF PARCEL MAPS OF OFFICIAL RECORDS SAN DIEGO COUNTY RECORDERS OFFICE

EASEMENTS AND ENCUMBRANCE SHOWN HERE-ON ARE BASED ON A RECORDS SEARCH OF THE COUNTY OF SAN DIEGO SURVEY RECORDS. AD. NOT ALL EXISTING EASEMENTS INCLUDING UTILITY EASEMENTS MAY BE SHOWN.



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VICINITY MAP	OWNER INFORMATION	CONTACT INFORMATION	PROJECT INFORMATION	PERVIOUS AREA INFORMATION	IMPERVIOUS AREA INFORMATION	SHEET TITLE
	JUAN AND MEGAN JIMINEZ C/O 1795 VISTA DEL LAGO FALLBROOK, CA 92028 (760) 535-4660 MIKEWILSONCONSTRUCTION@GMAIL.COM	EVEREST CONSTRUCTION 1795 VISTA DEL LAGO FALLBROOK, CA 92028 (760) 535-4660 MIKEWILSONCONSTRUCTION@GMAIL.COM	PROJECT SCOPE: 404 SQ.FT ADDITION TO PRIMARY SINGLE FAMILY DWELLING AND 244 SF PORCH EXISTING : 1360 SQ.FT SINGE FAMILY HOME WITH 440 SQFT ATTACHED GARAGE & 600 SQ.FT DETACHED ACCESSORY DWELLING UNIT APN: 104-181-06-00 SITE ADDRESS: 1120 OLD STAGE ROAD , FALLBROOK CA 92028	SEE SHEET STORM WATER SHEET EC	SEE SHEET STORM WATER SHEET EC	PLOT PLAN
			UTILITY NOTES: PROPERTY CONNECTED TO THE ELECTRICAL GRID YES PROPERTY SERVICED BY PROPANE NO PROPERTY SERVICED BY NATURAL GAS YES ENTIRE LOT IS FUEL MODIFIED YES			SHEET NUMBER
			ALL PROPOSED BUILDINGS, STRUCTURES, ADDITIONS, MODIFICATIONS TO BUILDINGS/STRUCTURES MUST COMPLY WITH THE APPROVED LOCATION, AS SHOWN ON THE COUNTY APPROVED PLOT PLAN. AT THE DISCRETION OF THE COUNTY, THE PROPERTY OWNER MAY BE REQUIRED TO PROVIDE PROOF OF CURRENT PLACEMENT OF EACH ON THE PARCEL. THIS MAY INCLUDE A STAMPED AND SIGNED SETBACK CERTIFICATE PREPARED BY A CALIFORNIA LICENSED SURVEYOR OR CIVIL ENGINEER. (COUNTY BUILDING CODE § 11.107.2)			P1