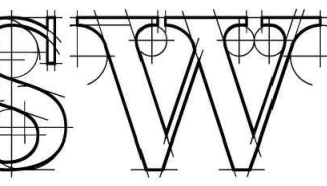
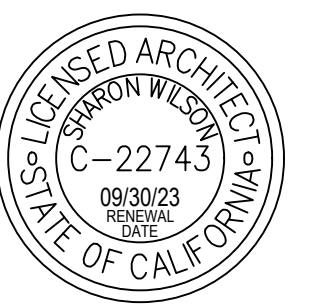


BUNNYBEARS PRESCHOOL CONDITIONAL USE PERMIT



SHARON WILSON
ARCHITECT

ARCHITECTURE
PLANNING &
CONSULTING

3404 VICTORIA
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ALPINE CA 91901
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sharonwilsonarchitect@gmail.com

FIRE DEPARTMENT NOTES

- EXISTING FIRE HYDRANT LOCATION TO BE APPROVED BY THE CITY OF SANTEE FIRE DEPT. CITY OF SANTEE ENGINEERING DEPARTMENT, PADRE DAM AND ANY OTHER DEPARTMENTS INVOLVED.
- AN EMERGENCY ACCESS CORRIDOR MUST BE PROVIDED IN THE ONE-WAY ACCESS.
- ADDRESS NUMBERS SHALL BE PLACED NEAR THE FRONT DOOR OF EACH UNIT VISIBLE FROM THE STREET OR PRIVATE DRIVE. NUMBERS SHALL BE BLOCK STYLE, A MINIMUM OF 4" IN HEIGHT, BLACK IN COLOR (OR OTHER APPROVED COLOR), IN CONTRAST WITH THEIR BACKGROUND.
- AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR AND DESIGNATED NFPA 13D WITH COMPLETE COVERAGE IN LIEU OF A NFPA 13R SYSTEM. SEPARATE PLANS ARE REQUIRED TO BE SUBMITTED TO THE CITY OF SANTEE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. THE AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED TO BE MONITORED BY AN APPROVED CENTRAL STATION MONITORING COMPANY.
- GROUP E CHILD CARE FACILITIES SHALL BE EQUIPPED WITH AN APPROVED MANUAL FIRE ALARM AND SMOKE DETECTION SYSTEM. ACTUATION OF AN INITIATING DEVICE SHALL SOUND AN AUDIBLE ALARM THROUGHOUT THE FACILITY.
- FIRE FLOW REQUIREMENT IS 1500 GPM FOR TWO HOURS.
- A MINIMUM OF ONE 2A10BC FIRE EXTINGUISHER SHALL BE LOCATED EVERY 75 FEET OF TRAVEL DISTANCE THROUGHOUT THE BUILDING. EXACT EXTINGUISHER LOCATION TO BE DETERMINED BY THE FIRE CODE OFFICIAL PRIOR TO INSTALLATION.

PROJECT INFORMATION

PROJECT DESCRIPTION
CONVERT EXISTING SINGLE FAMILY RESIDENCE INTO CHILD CARE FACILITY

ZONING
R2 - LOW-MEDIUM DENSITY RESIDENTIAL

SITE ADDRESS
8549 FANITA DRIVE

LEGAL DESCRIPTION
APN: 386-050-18-00
LOT 18 OF MAP 608 (M538)
FANITA RANCHO REVISED - POR BLK B, ROS 13461, 20744

BUILDING SETBACKS
FRONT: 25 FEET
SIDE: 5 FEET
REAR: 15 FEET
FRONT PARKING: 10 FEET

MAXIMUM BUILDING HEIGHT
35 FEET (TWO STORIES)
PROPOSED BUILDING HEIGHT
13 FEET (ONE STORY)

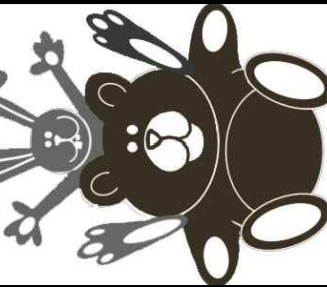
SITE AREA
26,091 S.F.

EXISTING HABITABLE BUILDING AREA
1,776 S.F.
EXISTING GARAGE CONVERSION TO HABITABLE AREA
400 S.F.
TOTAL BUILDING AREA
2,176 S.F.
EXISTING COVERED PORCH
290 S.F.
EXISTING COVERED PATIO
764 S.F.
TOTAL COVERED S.F.
3,230 S.F.
MAXIMUM SITE COVERAGE
40%
PROPOSED SITE COVERAGE
3,230 S.F. / 26,091 S.F. X 100% = 12.4%

SHEET INDEX

- ARCHITECTURAL**
- TS-1 TITLE SHEET
 - A-1 SITE PLAN
 - A-2 AS-BUILT FLOOR PLAN
 - A-3 PROPOSED FLOOR PLAN
 - A-4 EXTERIOR ELEVATIONS
- LANDSCAPE**
- L-1 PROPOSED PLANTING PLAN
 - L-2 PROPOSED IRRIGATION PLAN
 - L-3 LANDSCAPE DETAILS
- CIVIL**
- C-1 PRELIMINARY GRADING PLAN

PROJECT LOCATION:
8549 FANITA DRIVE
SANTEE, CA



PROJECT TEAM

PROPERTY OWNER
SLPS LLC
CONTACT: STEVEN LEISELSON
10845 WHEATLANDS AVE.
SANTEE, CA 92071
TEL: 619-562-9883
EMAIL: steveleilson@gmail.com

ARCHITECT
SHARON WILSON ARCHITECT
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3404 VICTORIA HEIGHTS PLACE
ALPINE, CA 91901
TEL: 619-322-1033
EMAIL: sharonwilsonarchitect@gmail.com

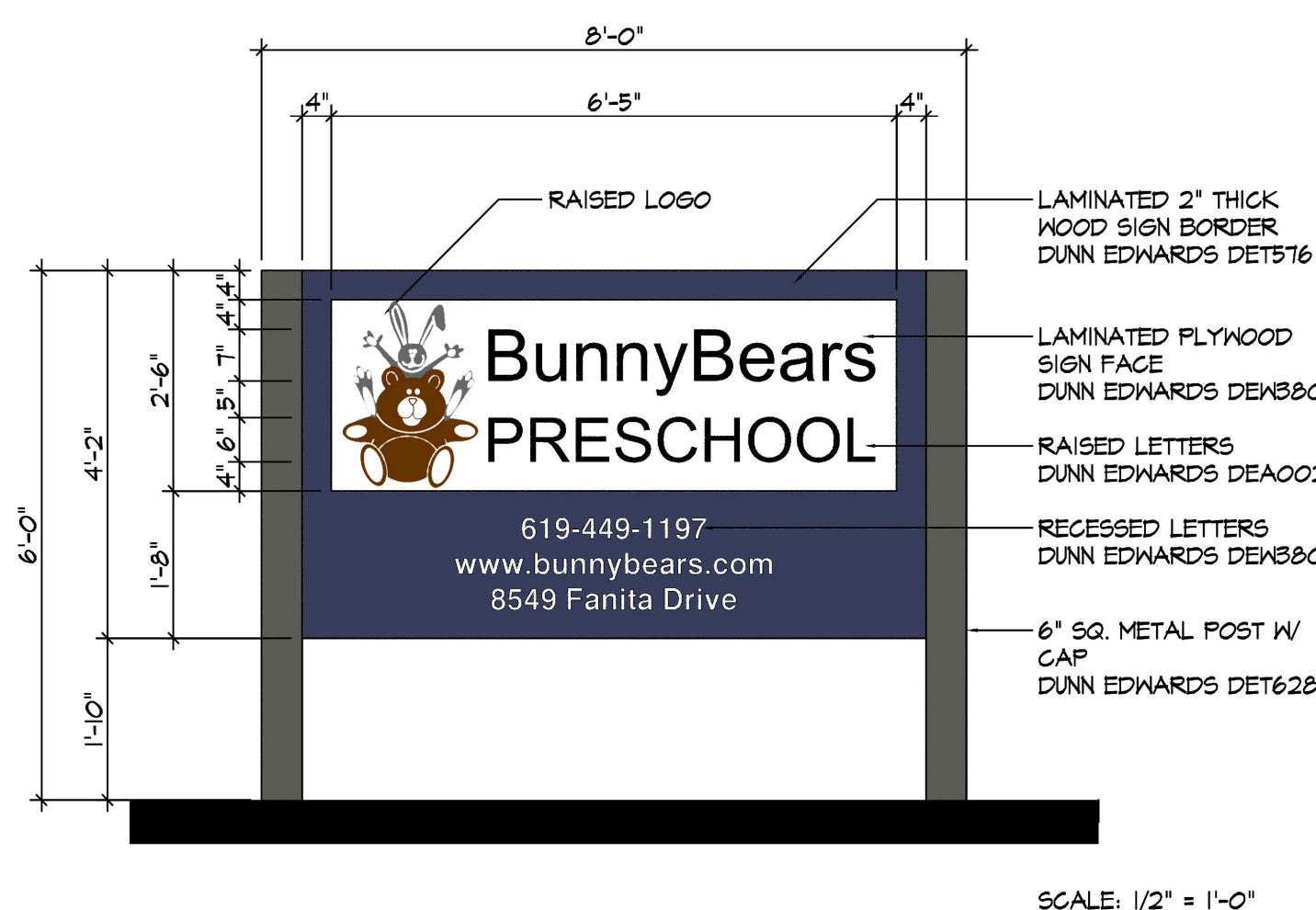
APPLICANT
BUNNY BEARS PRESCHOOL
CONTACT: EGLE ATHARI
5358 JACKSON DR.
LA MESA, CA 91942
TEL: 858-571-3188
EMAIL: egie.athari@bunnybearspreschool.com

CIVIL ENGINEER
WALSH ENGINEERING
CONTACT: BRENDAN HOFSTEE
TEL: 619-588-6747
EMAIL: brendan@walsh-engineering.com

LANDSCAPE CONTRACTOR
LANDSCAPE LOGIC
CONTACT: TONY VITALE
TEL: 619-446-6482
EMAIL: tony@mylandscapelogic.com

BUNNYBEARS PRESCHOOL
CONDITIONAL USE PERMIT
TITLE SHEET

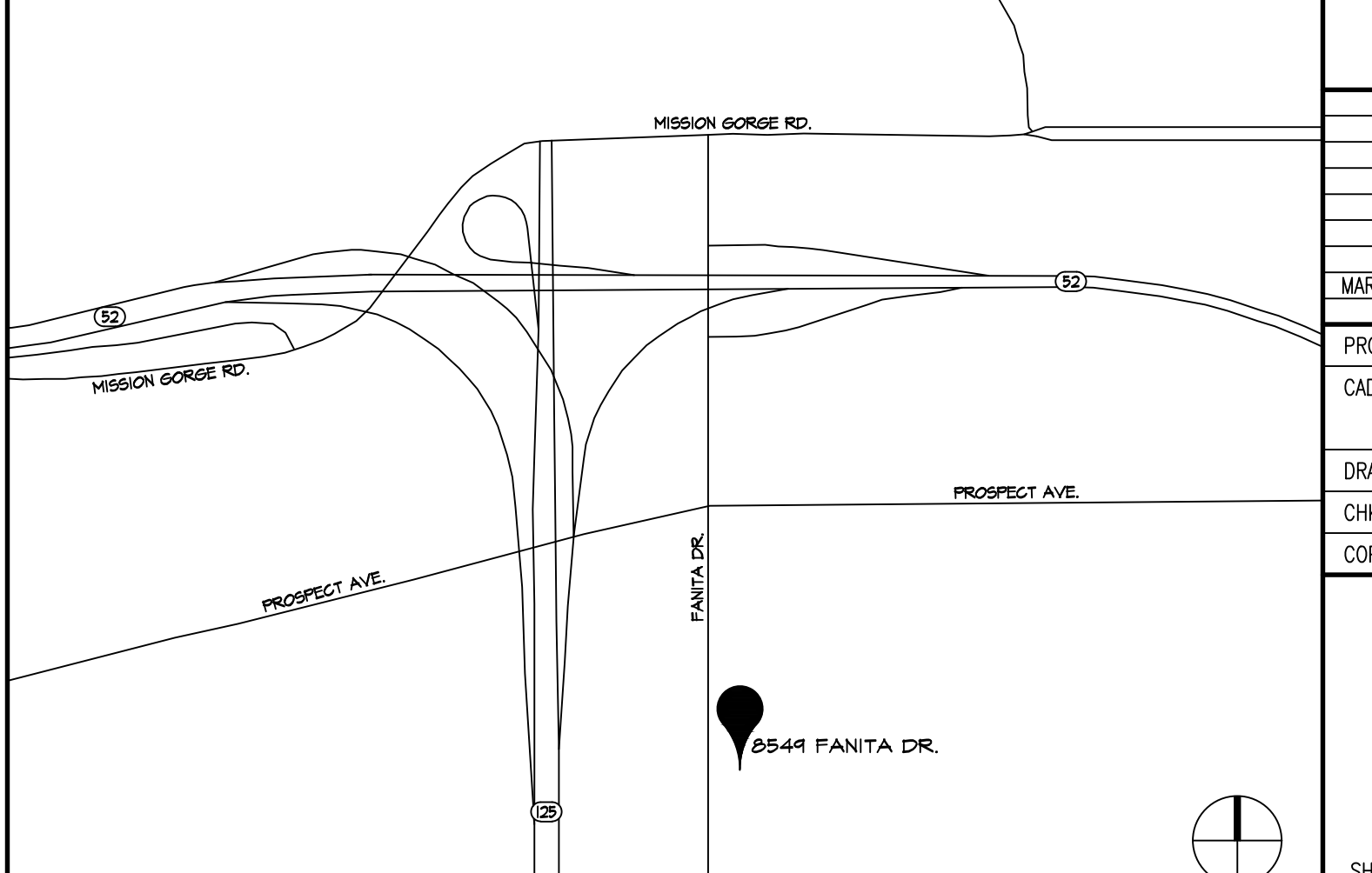
FREESTANDING SIGN



APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA GREEN BUILDINGS STANDARD CODE (CALGREEN)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA FIRE CODE (CFC)
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)
- ALL CITY OF SANTEE AMENDMENTS

VICINITY MAP



MARK	DATE	DESCRIPTION

PROJECT NO:
CAD DWG FILE: TS TITLE SHEET.DWG
DRAWN BY: SW
CHK'D BY: SW
COPYRIGHT:

TS

SHEET OF

PLANT LEGEND

SYM.	COMMON NAME	BOTANICAL NAME	SIZE - HXW	QTY
	KANGAROO PAW 'YELLOW' 1 GAL.	ANIGOZANTHOS	4'X2'	45
	CORAL ALOE' 5 GAL.	ALOE STRIATA	2'X2'	19
	FOXTAIL AGAVE 5 GAL.	AGAVE ATTENUATA	3'X3'	11
	PITTOSPORUM 'SILVER SHEEN' 5 GAL.	PITTOSPORUM TENUIFOLIUM	10'X4'	5
	NEW ZEALAND FLAX 'JESTER' (3' TALL) 5 GAL.	PHORMIUM TENAX	3'X3'	21
	DWF. BOTTLEBRUSH SHRUB 5 GAL.	CALLISTEMON 'LITTLE JOHN'	2'X2'	20
	MOCK ORANGE 'VARIEGATED' 5 GAL.	PITTOSPORUM TOBIRA 'VARIEGATA	4'X6'	6
	RHAPHIOLEPIS INDICA 'PINK LADY' 5 GAL.	RHAPHIOLEPIS INDICA 'PINK LADY'	2'X3'	21

TREES

COMMON NAME	BOTANICAL NAME	SIZE - HXW	QTY
STRAWBERRY TREE 24" BOX	ARBUTUS UNEDO	30'X20'	5
WEeping ACACIA 24" BOX	ACACIA PENDULA	20'X20'	3
CRAPE MYRTLE 'WHITE' 15 GAL.	LAGERSTROMIA	10'X8'	7

LEGEND

- V.U.A. PLANTING AREA
1,017 SF. = 23% OF
PARKING AREA (4,728)
- TOTAL CONCRETE AREA
9,891 SF. = 30% OF
TOTAL SITE (28,000)
- 2'-4" DIAMETER RIVER ROCK
709 SF.
- 'CAL GOLD' DECOMPOSED
GRANITE WALKWAY - 420 SF.
- ARTIFICIAL TURF - 60 OZ.
OR GREATER - 1210 SF.
- RUBBER MULCH IN
PLAYGROUND AREA
460 SF.

MINIMUM TREE SEPERATION DISTANCE:

- TRAFFIC SIGNAL, STOP SIGN - 20 FEET
- UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
- ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, UTILITY POLES, ETC.) - 10 FEET
- DRIVEWAYS - 10 FEET
- INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

SHEET INDEX

- L-1 PROPOSED PLANTING PLAN
- L-2 PROPOSED IRRIGATION PLAN
- L-3 PLANT & IRRIGATION DETAILS

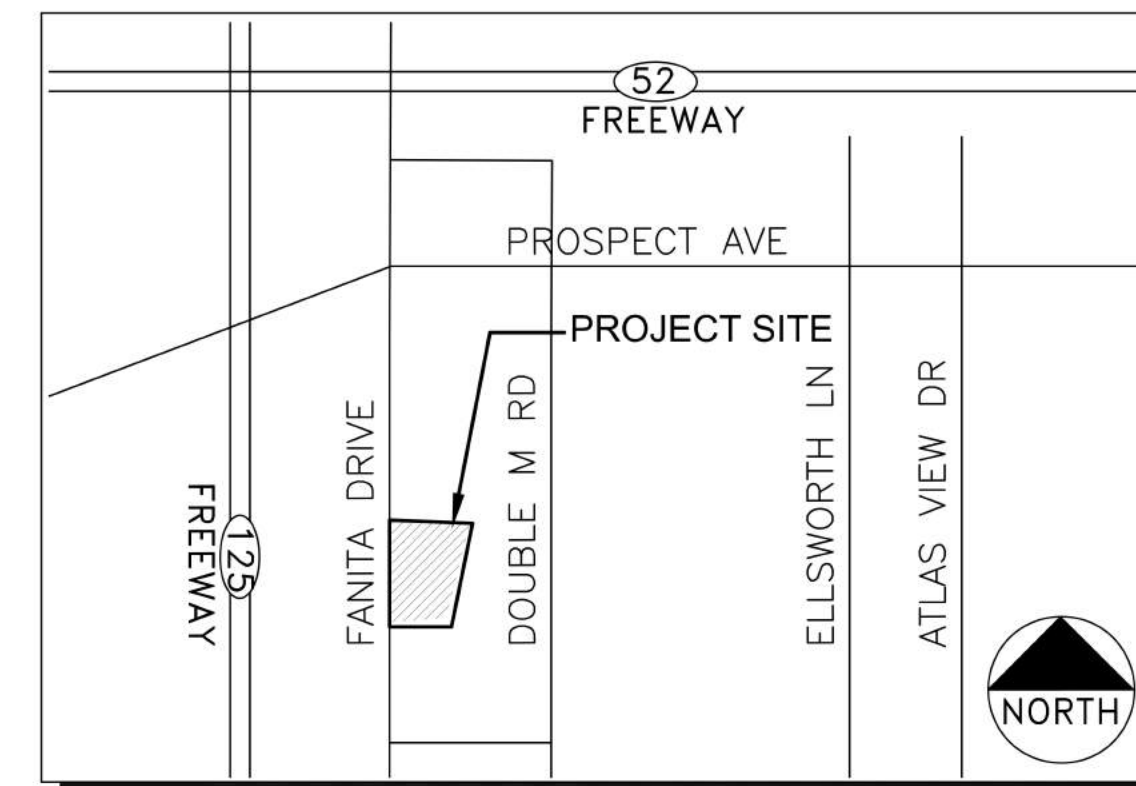
STATEMENT OF COMPLIANCE

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

[Signature]

2/15/2023

LANDSCAPE DESIGNER/CONTRACTOR



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

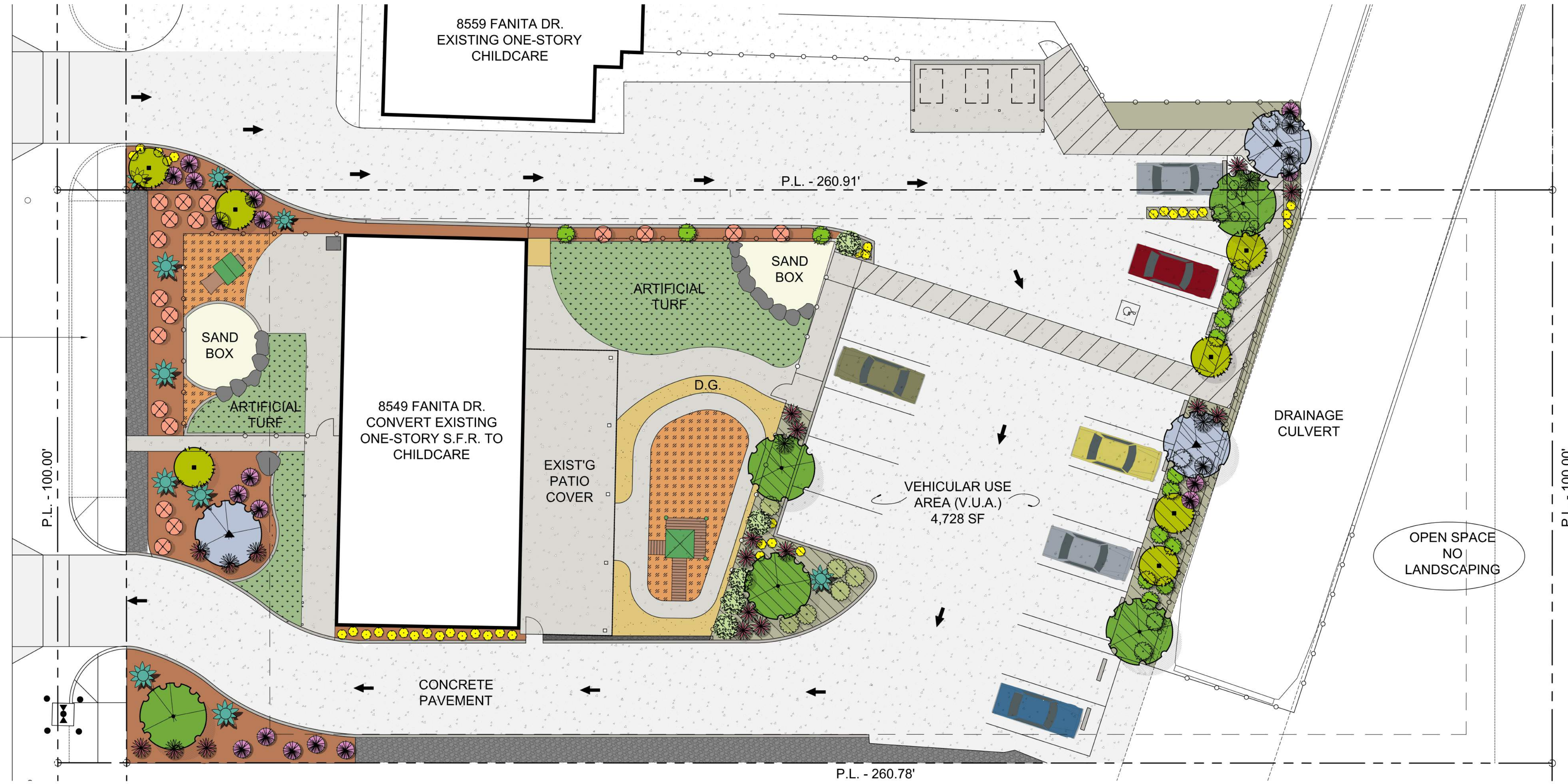
- LANDSCAPE AREAS PLANTED WITH ONLY TREES AND/OR SHRUBS THAT ARE NOT ALSO PLANTED WITH TURFGRASS OR GROUNDCOVERS SHALL BE MULCHED ON THE SOIL SURFACE TO A MINIMUM DEPTH OF THREE INCHES.
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS AND THE CITY OF SANTEE LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
- MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
- A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET. WHERE SITE CONDITIONS DO NOT ALLOW THE INSTALLATION OF THE STREET TREES REQUIRED BY THIS SECTION IN THE PARKWAYS, TREES MAY BE LOCATED ON THE PRIVATE PROPERTY WITHIN 10' OF THE PROPERTY LINE ALONG THAT STREET FRONTAGE.
- TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER VEHICULAR TRAVEL WAYS ARE 16 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER SAN DIEGO MUNICIPAL CODE 142.0103(b)(10).
- EXISTING TREES TO REMAIN ON SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING MEASURES WILL BE PROVIDED:
 - A BRIGHT YELLOW OR ORANGE TEMP. FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE WILL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE OF EQUAL OR GREATER SIZE.
- MULCH: ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.
- NON-BIODEGRADABLE TREE ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5 FEET OF PUBLIC IMPROVEMENTS INCLUDING WALKS, CURBS, OR STREET PAVEMENT OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. ROOT BARRIERS WILL NOT BE WRAPPED AROUND THE ROOTBALL.
- IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE SERVICES DEVELOPMENT WITHIN 30 DAYS OF DAMAGE.
- IRRIGATION: AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.0403(c) FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
- THE APPLICANT AGREES TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IN ACCORDANCE WITH STATE LAW AND LAND DEVELOPMENT CODE SECTION 142.041(h), AND WILL PROVIDE THE RECORD OWNER AT THE TIME OF FINAL INSPECTION WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF LANDSCAPE LOGIC AND WERE CREATED, ENDED, & DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF LANDSCAPE LOGIC.



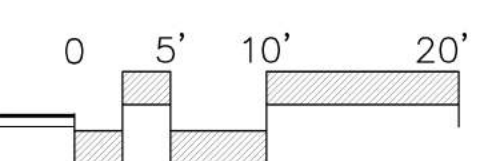
LIC# 942177
4455 MORENA BLVD #110
SAN DIEGO, CA 92117
PH: 619.446.6482

TONY VITALE
www.MyLandscapeLogic.com



PROPOSED PLANTING PLAN

SCALE: 1"=10'-0"



LANDSCAPE PLANS FOR:
BUNNY BEARS PRESCHOOL
8549 FANITA DR.
SANTEE, CA 92071
APN: 386-050-18-00

15 FEBRUARY 2023

EXTERIOR FINISH SCHEDULE

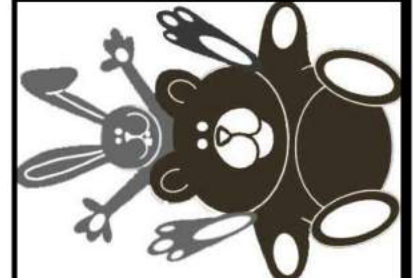
MARK	NEW/EXIST'G	LOCATION	COLOR	DESCRIPTION
A	EXIST'G	SIDING	DUNN EDWARDS GREY - DET614	PAINTED T-11 PLYWOOD
B	EXIST'G	POST	WHITE	PAINTED WOOD
C	EXIST'G	ROOF	BROWN	ASPHALT SHINGLES
D	EXIST'G	DOOR	DUNN EDWARDS BLUE - DET516	PAINTED FIBERGLASS
E	EXIST'G	WINDOW	WHITE	PRE-FINISHED VINYL
F	EXIST'G	TRIM	WHITE	PAINTED WOOD
G	EXIST'G	FASCIA	WHITE	PAINTED WOOD
H	NEW	SIDING	DUNN EDWARDS GREY - DET614	PAINTED T-11 PLYWOOD
I	NEW	DOOR	DUNN EDWARDS BLUE - DET516	PAINTED FIBERGLASS
J	NEW	WINDOW	WHITE	PRE-FINISHED VINYL
K	NEW	TRIM	WHITE	PAINTED WOOD
L	NEW	FENCE POST	WHITE	PRE-FINISHED VINYL
M	NEW	FENCE PANEL	WHITE	PRE-FINISHED VINYL
N	NEW	7/8" SPINDLE	BLACK	PRE-FINISHED METAL
O	NEW	STUCCO	LA HABRA STUCCO GREY - 01543	INTEGRAL COLOR
P	NEW	GATE	DUNN EDWARDS BLUE - DET516	PRE-FINISHED METAL
Q	NEW	POST	DUNN EDWARDS BLUE - DET516	PRE-FINISHED METAL
R	NEW	BEAM	DUNN EDWARDS BLUE - DET516	PRE-FINISHED METAL
S	NEW	FASCIA	DUNN EDWARDS BLUE - DET516	PRE-FINISHED METAL
T	NEW	SCREEN W/ 5 MM OPENINGS	DUNN EDWARDS BLUE - DET516	PRE-FINISHED METAL



SW
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sharonwilsonarchitect@gmail.com

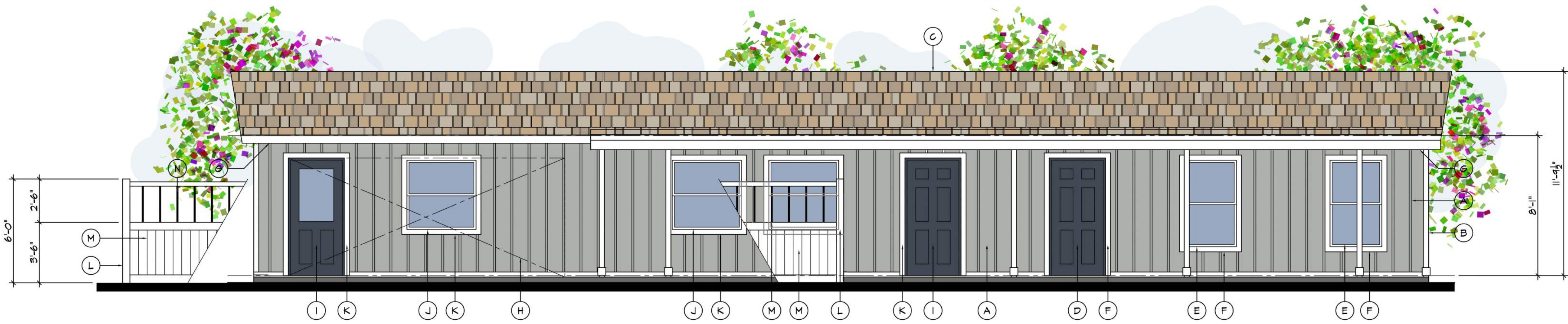
PROJECT LOCATION:
8549 FANITA DRIVE
SANTEE, CA



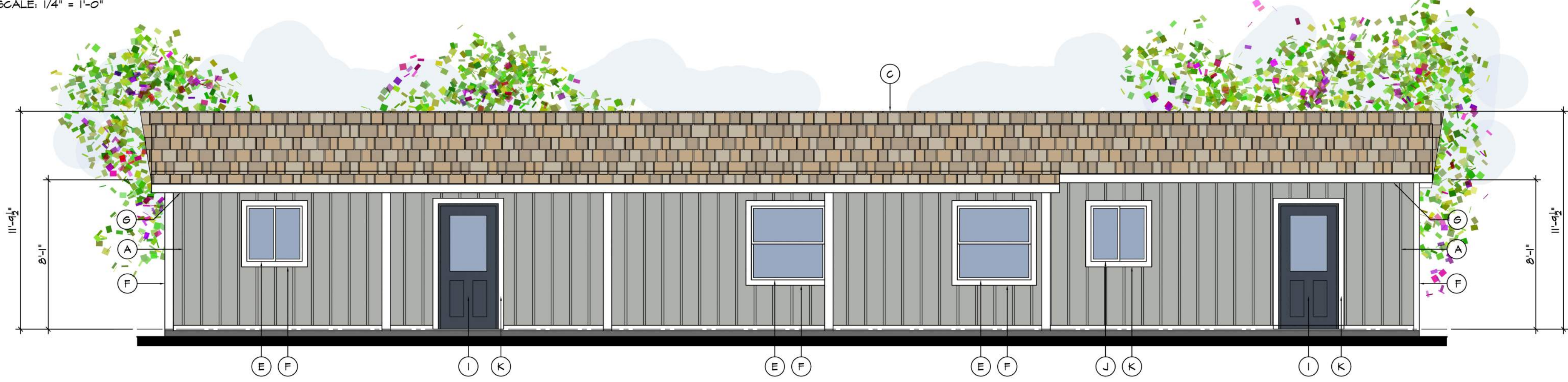
**BUNNY BEARS PRESCHOOL
CONDITIONAL USE PERMIT
EXTERIOR ELEVATIONS**

MARK	DATE	DESCRIPTION

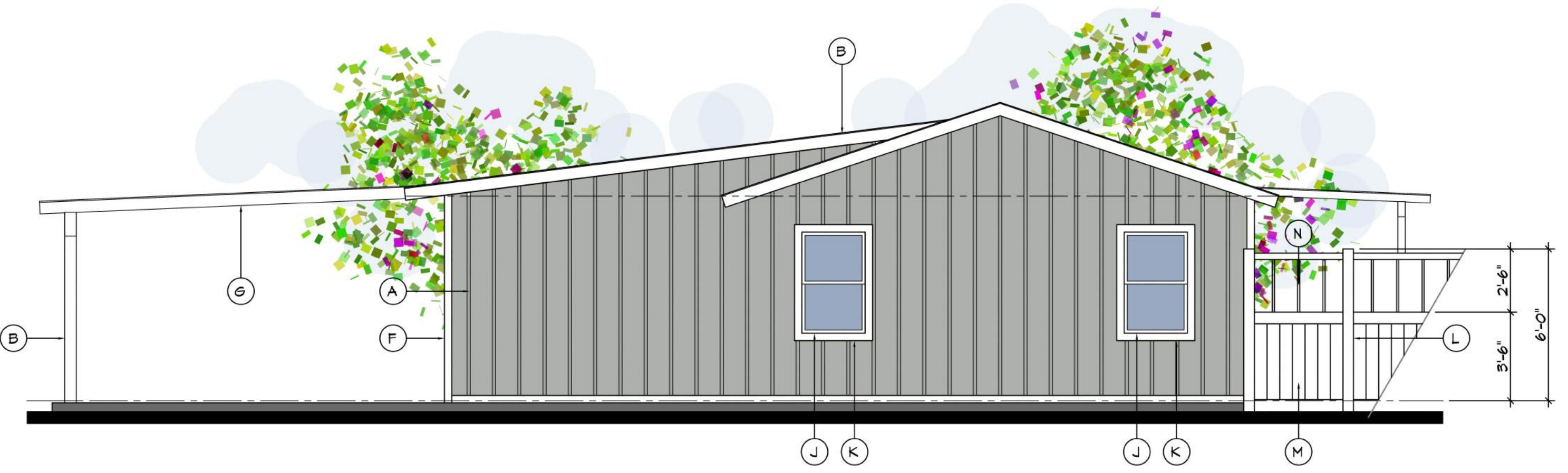
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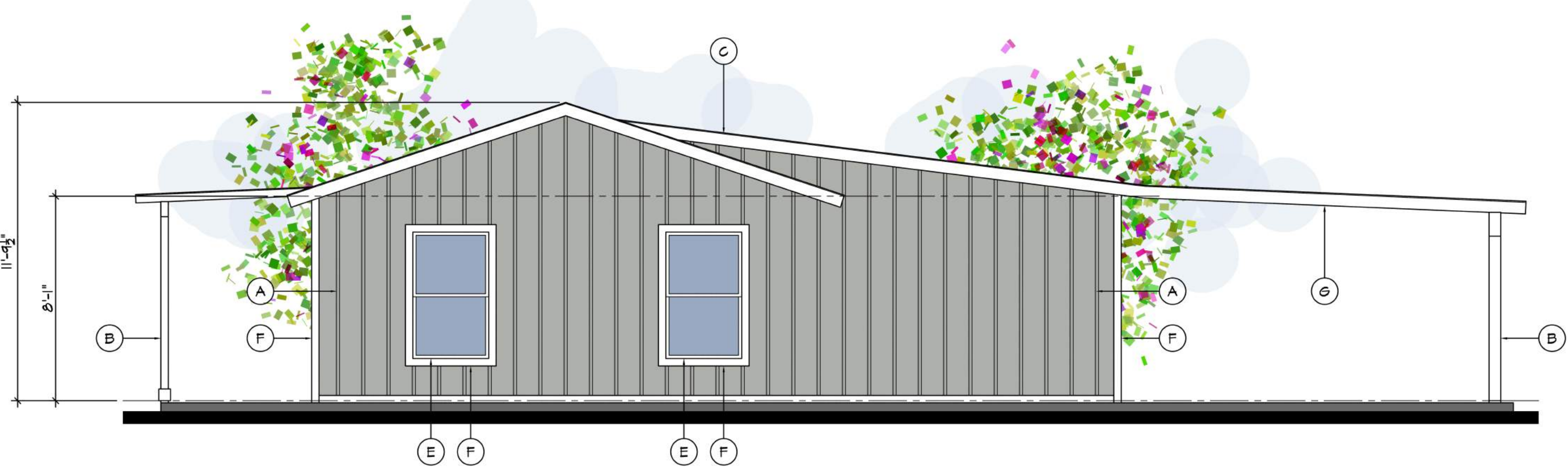
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



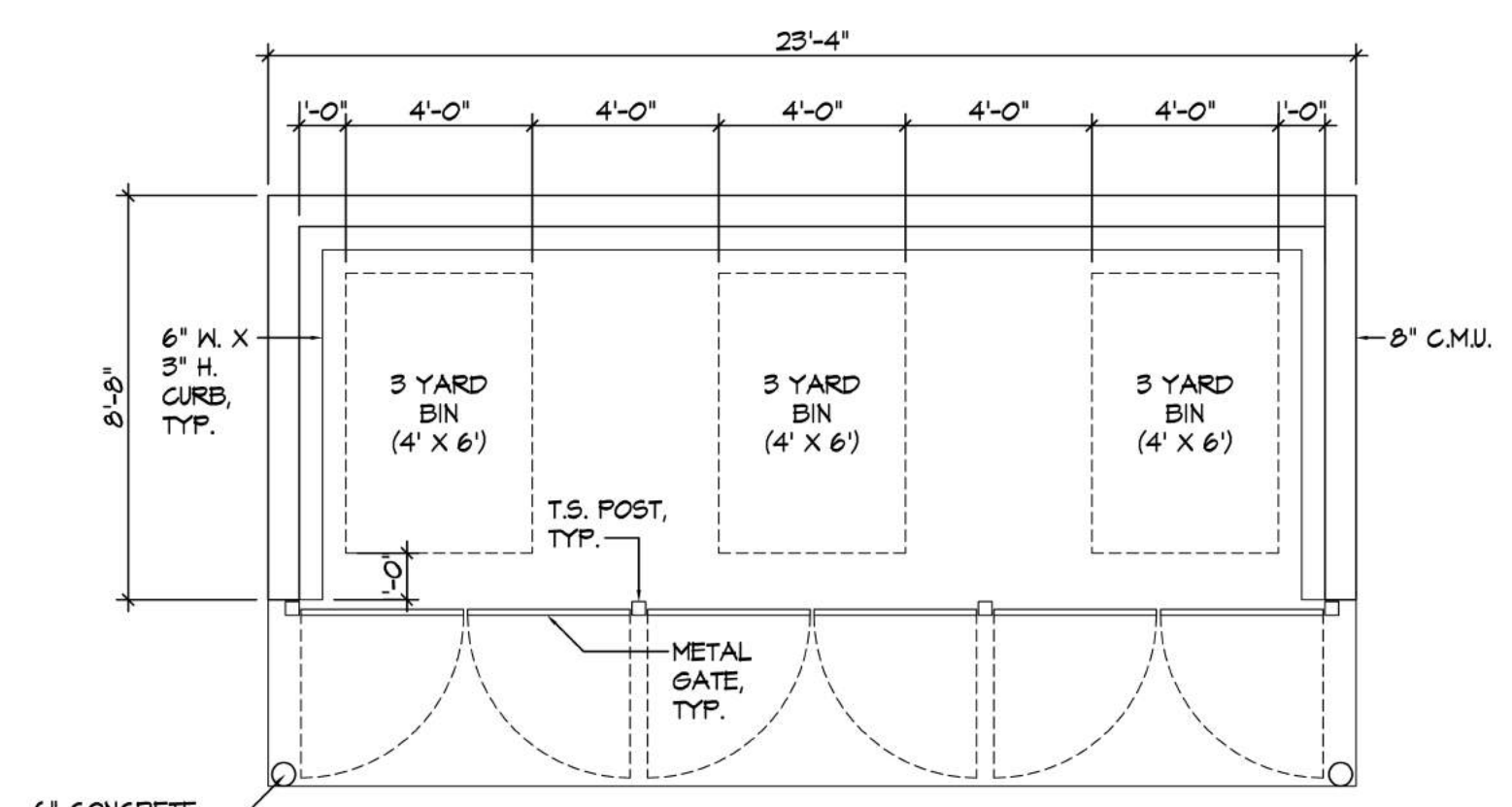
REAR ELEVATION
SCALE: 1/4" = 1'-0"



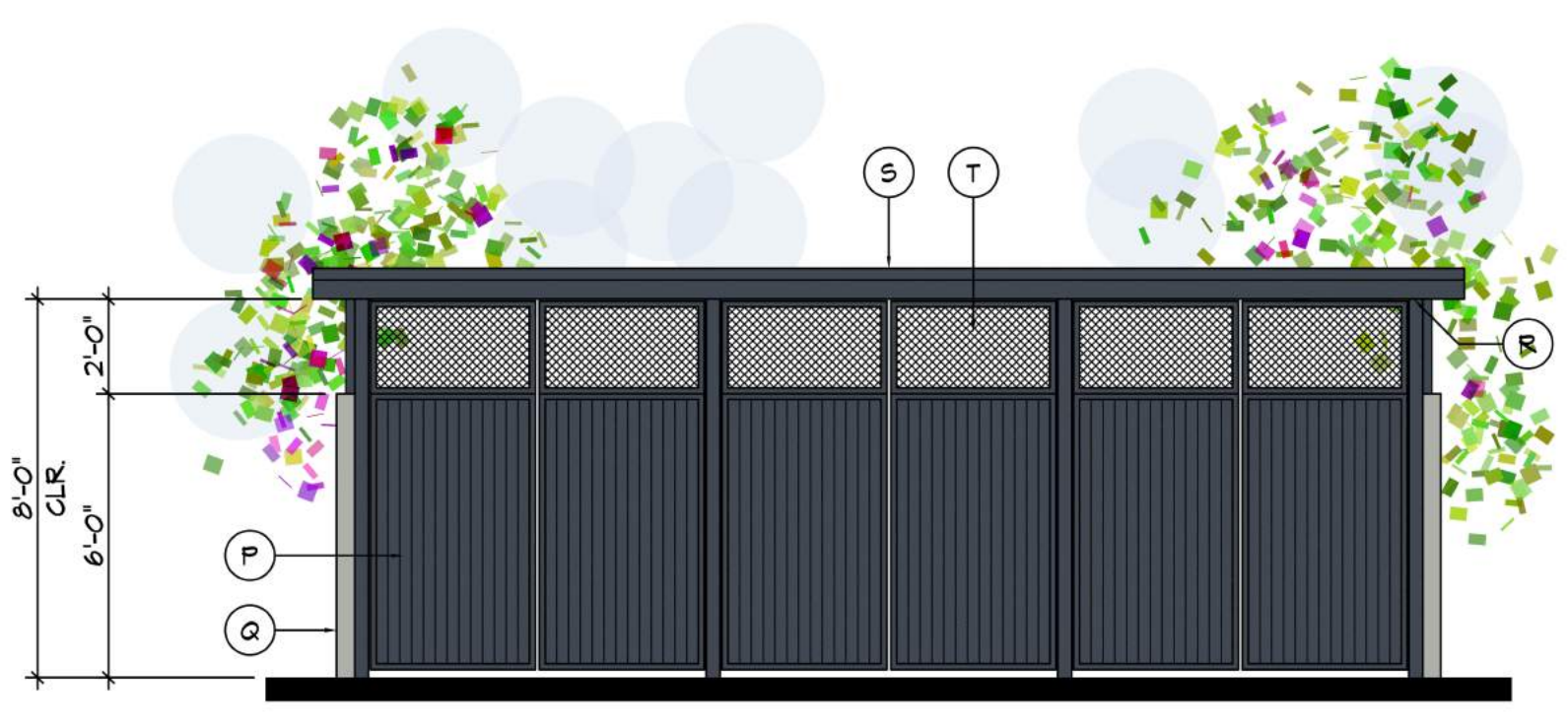
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SCALE: 1/4" = 1'-0"



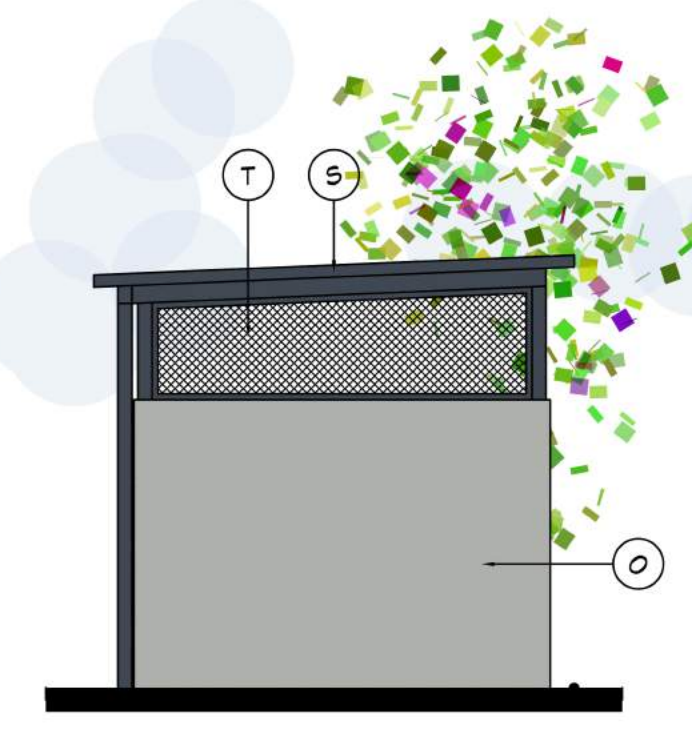
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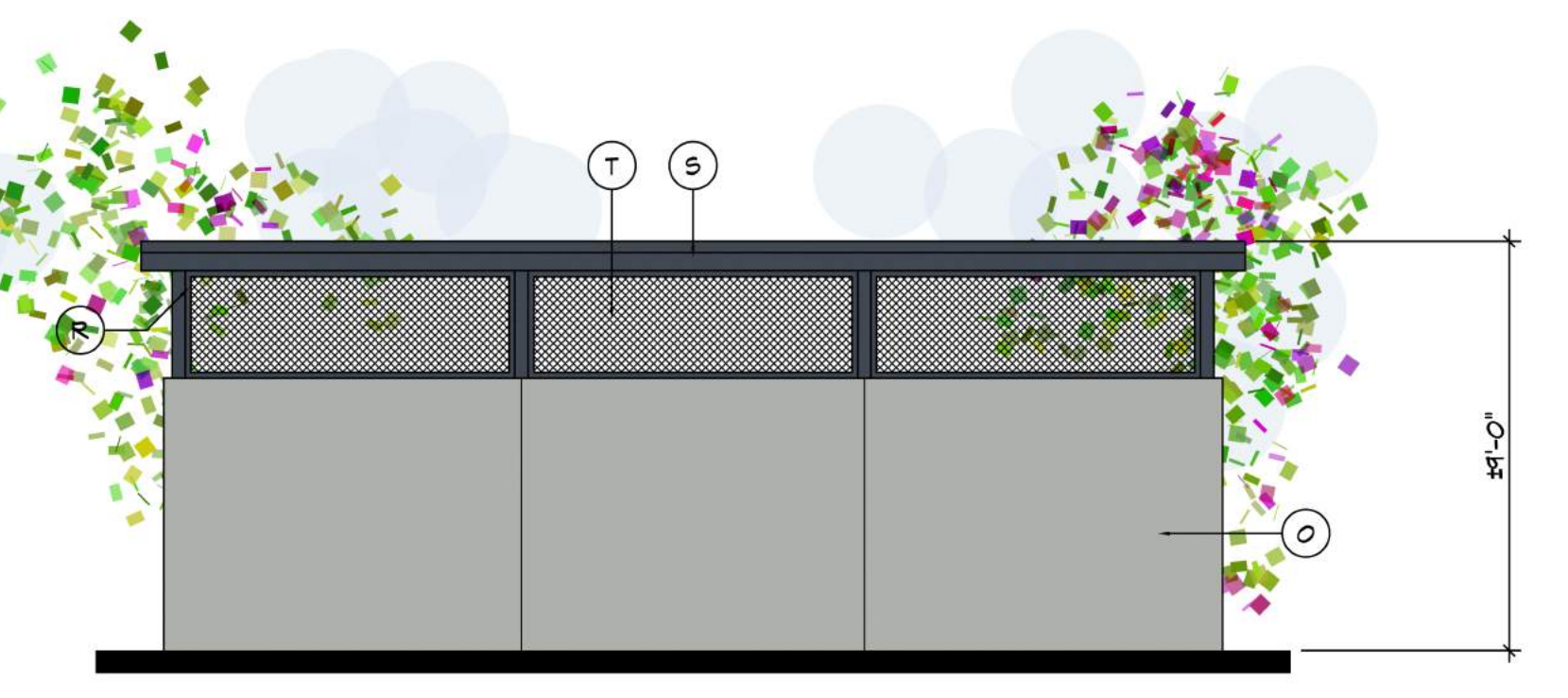
TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE FRONT
SCALE: 1/4" = 1'-0"



SIDE(S)
SCALE: 1/4" = 1'-0"



REAR
SCALE: 1/4" = 1'-0"