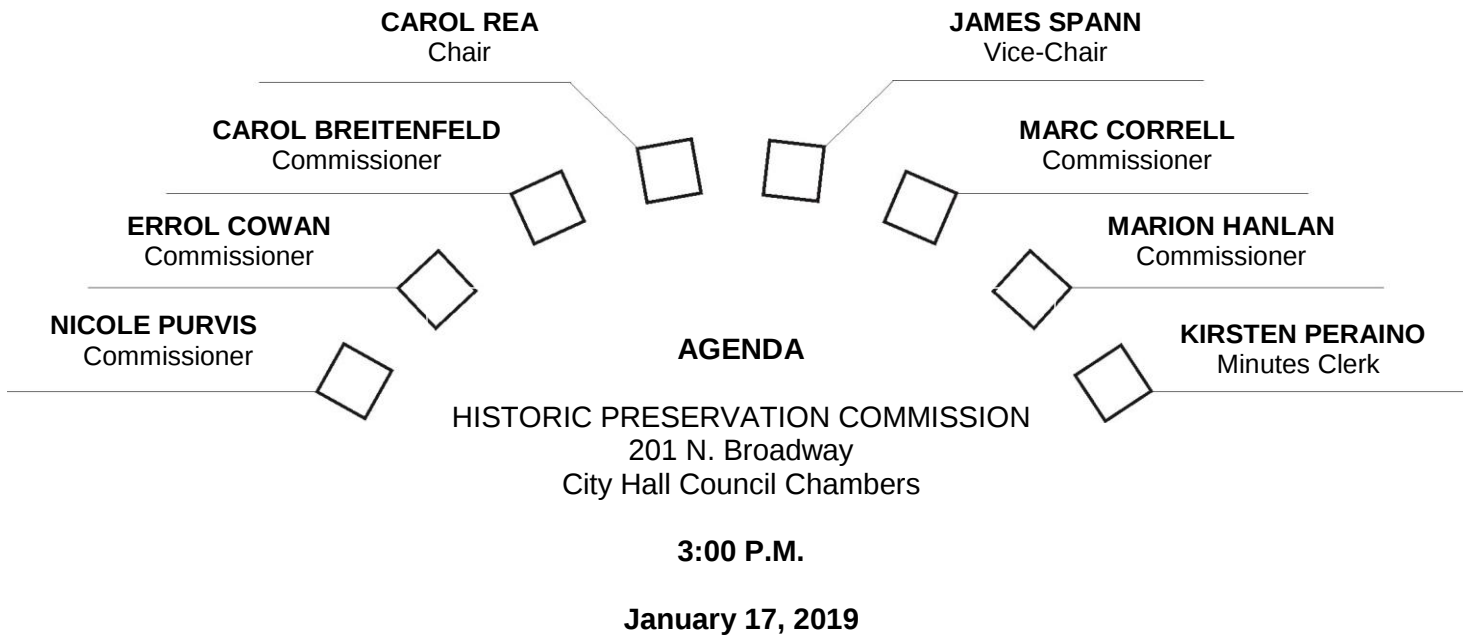


CITY OF ESCONDIDO

Historic Preservation Commission and Staff Seating



- A. CALL TO ORDER**
- B. FLAG SALUTE**
- C. ROLL CALL**
- D. INSTALATION OF NEW COMMISSIONER MARION HANLAN**
- E. REVIEW OF MINUTES: [November 15, 2018](#)**

The Brown Act provides an opportunity for members of the public to directly address the Commission on any item of interest to the public, before or during the Commission's consideration of the item. If you wish to speak regarding an agenda item, please fill out a speaker's slip and give it to the minutes clerk who will forward it to the Chairman.

Electronic Media: Electronic media which members of the public wish to be used during any public comment period should be submitted to the Planning Division at least 24 hours prior to the meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Commission during the meeting are part of the public record and may be retained by the City.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications" which is listed at the beginning and end of the agenda. All persons addressing the Historic Preservation Commission are asked to state their names for the public record.

Availability of supplemental materials after agenda posting: Any supplemental writings or documents provided to the Historic Preservation Commission regarding any item on this agenda will be made available for public inspection in the Planning Division located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

The City of Escondido recognizes its obligation to provide equal access to public services to individuals with disabilities. Please contact the A.D.A. Coordinator, (760) 839-4643, with any requests for reasonable accommodation, at least 24 hours prior to the meeting.

F. WRITTEN COMMUNICATION:

"Under State law, all items under Written Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda."

G. ORAL COMMUNICATION:

"Under State law, all items under Oral Communications can have no action and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the Commission on any item of business within the jurisdiction of the Commission.

H. PUBLIC HEARINGS: None

I. CURRENT BUSINESS:

1. [DESIGN REVIEW – Case No. ADM19-0005 & B18-3133](#)

REQUEST: Replace a detached double garage at the rear of a Local Register property

ZONING/LOCATION: R-2-12 (Multi-Family)/ 449 S. Spruce Street

APPLICANT: Gordon Guthrie for Joseph & Amy Cordero STAFF: Paul Bingham

STAFF RECOMMENDATION: Approval

2. DISCUSS UPCOMING HISTORIC PRESERVATION AWARDS

REQUEST: Commission to provide ideas, themes and nominations

STAFF: Adam Finestone

3. CODE AMENDMENT UPDATES

STAFF SUMMARY: Mike Strong and Adam Finestone

4. REPORT ON LIMITS IN SIZE OF ADDITIONS TO HISTORIC RESOURCES

REPORT BY: Staff

Note: Current Business items are those that under state law and local ordinances do not require either public notice or public hearings. Public comments may be limited to a maximum time of three minutes per person.

J. ORAL COMMUNICATION:

"Under State law, all items under Oral Communication can have no action, and will be referred to the staff for administrative action or scheduled on a subsequent agenda." This is the opportunity for members of the public to address the commission on any item of business within the jurisdiction of the Commission.

K. COMMISSIONER COMMENTS

L. ADJOURNMENT TO NEXT REGULARLY SCHEDULED HPC MEETING ON March 21, 2019

CITY OF ESCONDIDO

**MINUTES OF THE REGULAR MEETING OF THE
ESCONDIDO HISTORIC PRESERVATION COMMISSION**

NOVEMBER 15, 2018

The regular meeting of the Historic Preservation Commission was called to order at 3:00 by Chair Rea in Council Chambers, 201 North Broadway, Escondido, California.

Commissioners present: Carol Rea, Chair; Carol Breitenfeld, Commissioner; Marc Correll, Commissioner; Errol Cowan, Commissioner; and Nicole Purvis, Commissioner.

Commissioners absent: James Spann, Vice-Chair.

Commissioner resignation: Jesse Hanwit, Commissioner.

Staff present: Adam Finestone, Principal Planner; Paul Bingham, Assistant Planner II; and Kirsten Peraino, Minutes Clerk.

MINUTES:

Moved by Commissioner Cowan, seconded by Commissioner Purvis, to approve the minutes of the September 20, 2018 meeting. Motion carried unanimously (5-0).

WRITTEN COMMUNICATION: None.

ORAL COMMUNICATION: None.

PUBLIC HEARINGS: None.

CURRENT BUSINESS:

1. DESIGN REVIEW – Case No. ADM 18-0189

REQUEST: Proposed Addition to OEN Cottage

LOCATION: 1055 South Juniper Street

COMMISSION ACTION: Motion to remove option B and re-present design to HPC with information that is more detailed. Motioned by Commissioner Correll, seconded by Commissioner Cowen. Motion carried unanimously (5-0).

2. DESIGN REVIEW – Case No. ADM 18-0199

REQUEST: Proposed Addition to OEN Residence

LOCATION: 519 East 9th Avenue

COMMISSION ACTION: Motion to re-present to HPC with new design. Motion by Commissioner Correll, seconded by Commissioner Cowen. Motion carried unanimously (5-0).

3. DISCUSSION OF SIGNAGE IN THE HISTORIC DOWNTOWN DISTRICT

REPORT BY: Chair Rea

4. REPORT ON STATUS OF MID-CENTURY GUIDELINES

REQUEST: Chair Rea

ORAL COMMUNICATION: None.

COMMISSIONER COMMENTS:

Commissioner Purvis asked a follow up question in regards to item H4 (case no. ADM18-0161, 252 West 7th Avenue) from the September 20, 2018 HPC meeting. The question was if an Accessory Dwelling Unit's windows must match the windows from the "main" house. Adam Finestone, Principal Planner said he would look into the question and get back to the commission with an answer.

ADJOURNMENT:

The meeting was adjourned at 4:26 PM until the next regular HPC Meeting on January 17, 2019.

Kirsten Peraino, Administrative Coordinator
Minutes Clerk

Adam Finestone, Principal Planner
Witness



HISTORIC PRESERVATION COMMISSION

Agenda Item No.: I.1
Date: January 17, 2019

TO: Historic Preservation Commission

FROM: Paul K. Bingham, Assistant Planner II

PROJECT: ADM 19-0005 – Design Review for South Spruce property

LOCATION: 449 S. Spruce Street

APPLICANT: Gordon Guthrie for Joseph & Amy Cordero

PROJECT DESCRIPTION: The project involves replacing an existing detached double garage at the rear of the property addressed as 449 S. Spruce Street (APN 232-290-2700). The century-old main house is listed in the City's Local Register of Historic Places, but there are no complete records for the existing garage. Judging by the double width garage door and shallow roof pitch, it was likely built less than 50 years ago and the City does not consider it a historic structure.

The proposal is to replace the garage in its current footprint at the rear of the lot. The applicant has proposed elements and paint colors for the replacement garage to better match the existing main house.

DESIGN REVIEW: Design review for this project is required by Article 40 of the Escondido Zoning Code. Since this project is an addition to an historic property identified in the City's Historic Sites Survey, and listed on the City's Local Register, design review is to be conducted by the Historic Preservation Commission (HPC).

Respectfully Submitted,

Paul K. Bingham

Paul K. Bingham
Assistant Planner II

Exhibits: Project Plans



Utilities	
Sewage:	City System
Electricity:	SDGE
Gas:	SDGE
Water:	Public Water Utilities

W. 5th Ave.
(80' R.O.W.)

Site Plan 1 in = 10 ft



Insulation Requirements:
No insulation required at Garage Walls
No insulation required at Garage Attic

For new roof sheathing use radiant barrier @ underside of sheathing

Special Title-24 Requirements:
HERS Testing is Required for:

- None

Required Special Features:

- None

• For projects requiring HERS verification, **CFIR** forms must be registered with a California-approved HERS provider data registry. (CBEES 10-103)

• An electronically signed and registered installation certificate(s) (**CFIR**) posted by the installing contractor shall be submitted to the Field Inspector during construction at the building site. A registered **CFIR** will have a unique 21-digit registration number followed by four zeros located at the bottom of each page. The first 12 digits of the number will match the registration number of the associated **CFIR**. Certificate of occupancy will not be issued until forms **CFIR** is reviewed and approved.

• An electronically signed and registered installation certificate(s) of field verification and diagnostic testing (**CFIR**) shall be posted at the building site. Signed and registered certificate(s) of field verification and diagnostic testing (**CFIR**) shall be posted at the building site signed by a certified HERS Rater. A registered **CFIR** will have a unique 25-digit registration number located at the bottom of each page. The first 20 digits of the number will match the registration number of the associated **CFIR**. Certificate of occupancy will not be issued until **CFIR** is reviewed and approved.

• Properly completed and signed installation certificate (**CFIR** forms) shall be provided to the Inspector in the field. For projects requiring HERS verification and/or diagnostic testing, the **CFIR** forms must be registered.

GENERAL NOTES

- THESE PLANS AND ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL BUILDING CODE AND, WHEN APPLICABLE, THE 2016 CALIFORNIA BUILDING CODE AND THE FOLLOWING CODES:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA ELECTRIC CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA BUILDING ENERGY CODE EFF. STANDARDS
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA FIRE CODE
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.
- THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE/ UNDISTURBED SOIL.

SIGNATURE: *D. Scott Hall*
(LICENSED ENGINEER/ARCHITECT OR OWNER OR DESIGNER)

Contractor:
Classic Home Improvements
800 S. Andreasen BA
Escondido, CA, 92029
(356) 224-1313

Responsible for Preparing Plans:
D. Scott Hall Designers
16885 N. Bernardo Dr. #102
S.D., CA., 92121
(619) 200-1623

Title-24:
Barry Hanes
34252 Winchester Rd. Suite 107-336
Murrieta, CA 92563
Cell 714-448-4350

Owner:
Amy & Alex Cordero
444 South Spruce Street
Escondido, CA, 92025
(356) 735-6757

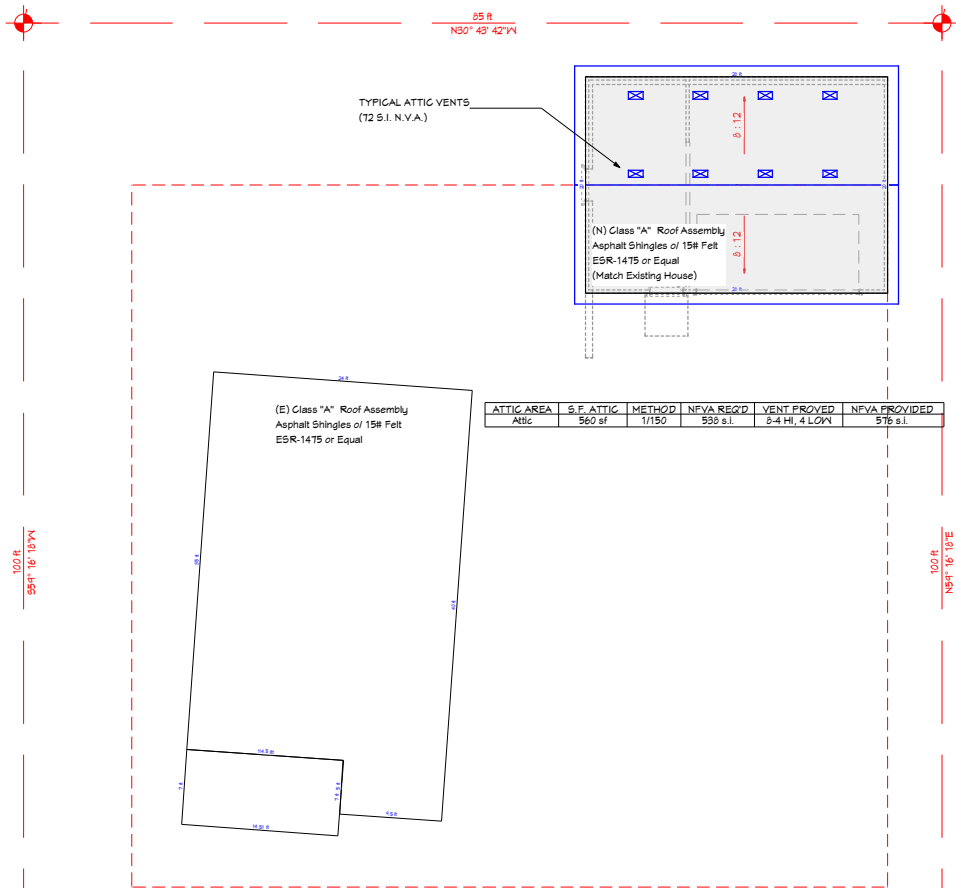
Site Data
Zone: R-2-12
APN: 232-240-21-00
Map 396 - Escondido- Block 230
8500 sf Lot Area
444 South Spruce Street

Building Data
Zone: R-2-12
Built 1919
Occupancy R-3
Type V-B Construction
Non-Sprinklered

Scope of Work
A New 560 sf of Garage

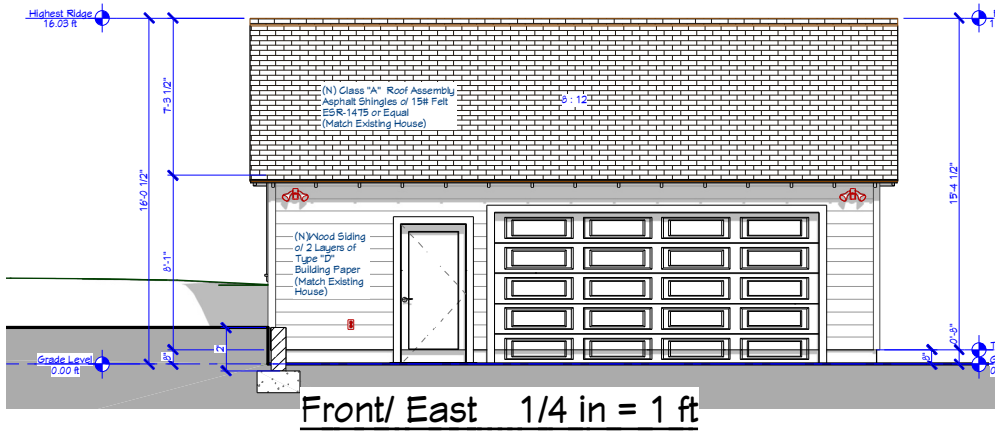
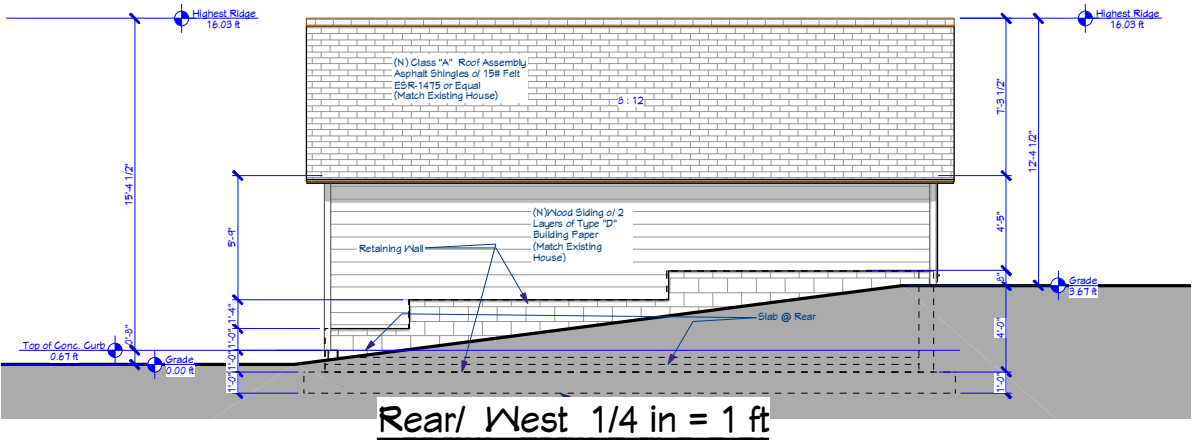
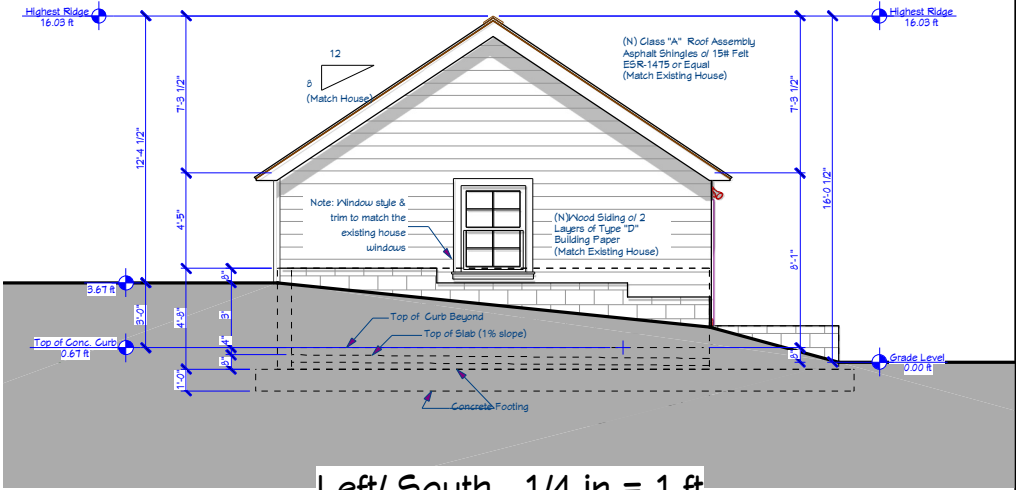
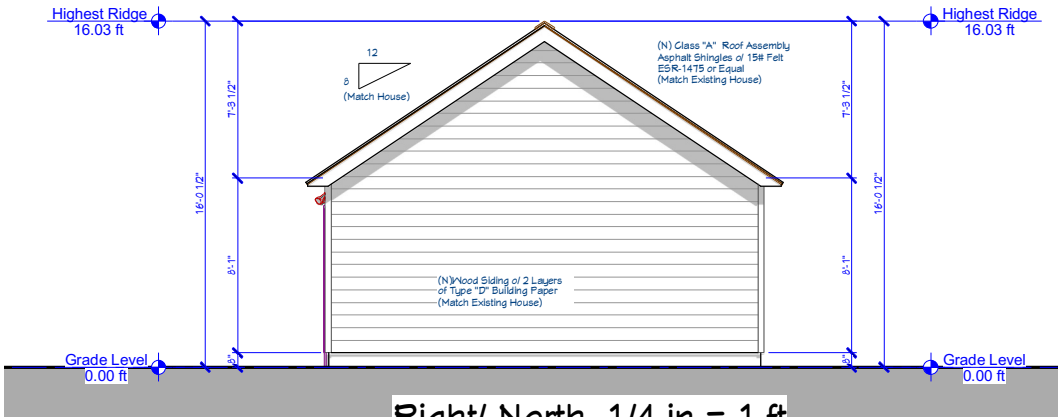
Area Analysis
887 sf (E) 1st Floor
0 sf (N) 1st Floor
856 Total Heated Area
102 sf (E) Front Porch
560 sf (N) Garage
Removed <540> sf (E) Garage (To be Removed)
8500 sf Lot Area

REVISIONS	
Plans Prepared by D. Scott Hall Designers 16885 N. Bernardo Dr. #102 S.D., Ca. 92127 Tel (619) 200-1623	
CLASSIC Home Improvements	
A Home Remodel for Amy & Alex Cordero 444 South Spruce Street Escondido, CA 92025 (356) 735-6757	
SHEET INDEX 1 Site Plan 2 B.M.P. 3 Elev./Roof Plan 4 Floor Plan 5 Structural Plans 6 Const. Stnds 7 Title-24	
Printed Scale Drawn JOB SHEET NO.	12/18/18 Per Plan dsh 1



ATTIC VENTILATION REQUIREMENTS

- USE CHAGIN (EMBER RESISTANT) ATTIC VENT, NET FREE VENTILATION AREA (NFVA) = 72.0 SQ. IN. PER VENT ROOF VENTS
- NOTE: ALL REQUIRED ATTIC VENTILATION SHALL COMPLY WITH THE 2018 CBC, SECT. 1209.2 VENTILATION
- NOTE: CLEAN, PRIME AND PAINT ALL VENTS TO MATCH ADJACENT ROOF COLOR
- VENTS: VENTILATION OPENINGS LOCATED IN EXTERIOR WALLS OF BUILDINGS, PROVIDING VENTILATION TO UNDERFLOOR AND ATTIC SPACES, SHALL COMPLY WITH SECTION 104A.2 AND SDMC SECTION 145.0106(a).
- VENT SIZE: SEE PLANS FOR VENT LOCATIONS AND SIZE. THE SIZE OF EACH INDIVIDUAL VENTILATION OPENING SHALL NOT EXCEED 144 SQ. INCHES.
- VENT MESH: ALL VENTILATION OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE CORROSION RESISTANT MESH. MESH OPENINGS SHALL BE 1/8" MAX.
- VENT DIRECTION: VENTILATION OPENINGS ON STRUCTURES LOCATED IMMEDIATELY ADJACENT TO BRUSH MANAGEMENT ZONE 1 SHALL NOT BE DIRECTED TOWARD HAZARDOUS AREAS OF NATIVE OR NATURALIZED VEGETATION.
- VENTS IN OVERHANGS: ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANGS AREAS.
- VENT MESH & LOUVERS: ROOF VENTS, DORMER VENTS, GABLE VENTS, FOUNDATION VENTILATION OPENINGS, VENTILATION OPENINGS IN VERTICAL WALLS, OR OTHER SIMILAR VENTILATION OPENINGS SHALL BE LOUVERED AND COVERED WITH 1/8", NON-COMBUSTIBLE CORROSION RESISTANT METAL MESH, OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
- ROOFING GAP: WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF NO. 12 ASTM CAP SHEET INSTALLED OVER THE COMBUSTIBLE DECKING. USE BIRD STOPS AT TILE ROOFING TO ACCOMPLISH THIS.
- VALLEY FLASHING: WHEN PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019 INCH (0.48 MM) (NO. 26 GA GALV. SHEET METAL) CORROSION RESISTANT METAL INSTALLED OVER A MINIMUM 36 INCH WIDE (914 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 12 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.



REVISIONS

Plans Prepared by
D. Scott Hall Designers
16885 N. Bernardo Dr. #102 S.D., Ca. 92127
Tel: (619) 200-1629

CLASSIC
Home Improvements

A Home Remodel for
Amy & Alex Cordero
4441 South Spruce Street Escondido, CA 92025
(956) 135-6757

SHEET INDEX
1 Site Plan
2 S.M.P.
3 Elev./Roof Plan
4 Floor Plan
5 Structural Plans
6 Const. Strds
7 Title-24

Printed 12/18/18
Scale Per Plan
Drawn dsh
JOB
SHEET NO. 3

CONTRACTORS TO FIELD VERIFY ALL CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND CONSULT WITH DESIGNER IF THERE ARE ANY INCONSISTENCIES WITH EXISTING CONDITIONS AND THE PLANS

Elev./Roof Plan

1
2
3
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7

Date 12/18/18
D. Scott Hall

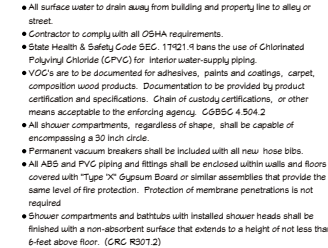
SD	SABOT DETECTOR	⊗	WALL MOUNTED LIGHT (CONTRACTOR TO INSTALL HOME OWNER'S FUTURE)
CO	CARBON MONOXIDE DETECTOR	⊕	PENDANT LIGHT (CONTRACTOR TO INSTALL HOME OWNER'S FUTURE)
⚡	SINGLE POLE SWITCH	⊗	RECESSED CAN LIGHT
	DUPLEX OUTLET	⊕	RECESSED FLOOR LIGHT HIGH EFFICACY WITH ELECTRONIC BALLAST
ARC	DUPLEX OUTLET W/ ARC FAULT CIRCUIT PROTECTION (NEC ART 210-12b)	⊗	RECESSED LED LIGHT HIGH EFFICACY
⚡	DUPLEX OUTLET W/ GROUND FAULT INT.	⊕	RECESSED LED LIGHT HIGH EFFICACY
VFP GFI	DUPLEX OUTLET W/ GROUND FAULT INT. & WATER PROOF	⊗	RECESSED VAPOR LED LIGHT HIGH EFFICACY
TEL	TELEPHONE JACK	⊕	EXHAUST FAN (50 CFM INTERMITTENT OR 25 CFM CONTINUOUS)
TV	TV JACK	⊗	EXHAUST FAN (50 CFM INTERMITTENT OR 25 CFM CONTINUOUS)
⚡	ELECTRICAL METER	⊕	FLUORESCENT LIGHT MOUNT UNDER CABINET
-----	FLUORESCENT LIGHT SIZE PER PLAN	⊗	WALL MOUNTED LIGHT
		⊕	CEILING FAN (CONTRACTOR TO INSTALL HOME OWNER'S FUTURE)

- **Bathrooms:** Lighting in bathrooms shall have all high efficacy luminaires and at least one luminaire must be controlled by a vacancy sensor
- **Kitchens:** All the installed wattage of luminaires in kitchens shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer. Under cabinet lighting shall be switched separately
- **Garages, Laundry Rooms and Utility Rooms:** All luminaires shall be high efficacy and at least one luminaire in each of these spaces shall be controlled by a vacancy sensor.
- **Other Areas:** All luminaires shall be high efficacy and shall have a manual on/off in addition to a vacancy sensor or dimmer.
- **Outdoor Lighting:** All luminaires mounted to the building or to other buildings on the same lot shall be high efficacy luminaires and must be controlled by a manual on and off switch. And controlled by one of these automatic control types: Photocontrol and a motion sensor, or Astronomical time clock, or Energy Management Control System (EMCS).

- Exhaust ducts and dryer vents shall be equipped with back-draft dampers
- Environmental air ducts and exhaust terminations shall terminate not less than 3' feet from the property line

- All plumbing fixtures and fittings will be water conserving and will comply with the 2016 CDBGSC.
- Provide lavatory faucets with a maximum flow of 1.2 gallons per minute (GPM) and provide kitchen faucets with a maximum flow of 1.2 gallons per minute (GPM).
- Provide shower heads with a maximum flow of 2.0 gallons per minute (GPM).
- Provide water closet with a maximum flow of 1.2 gallons per minute (GPM).
- For 2016 Green Star SEC 4.508-C, a water saving device (water saving aerators) and fittings (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC) and table 1401.11 of the CPC.
- For 2016 Green Star SEC 4.508-I, mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
 - o Fans and the energy star compliant and be tested to terminate outside the building.
 - o Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible.
 - o Exhaust controls shall be capable of adjustment between a relative humidity range of 50 to 80 percent.
- For 2016 Green Star SEC 4.503-I, Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed wood stove or pellet stove shall comply with U.S. EPA phase II emission limits where applicable. Wood stoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

- A listed raceway to facilitate future installation of Electric Vehicle Charger.
- Raceway shall be no less than trade size 1 (Nominal 1-inch diameter) to accommodate a dedicated 200/240-volt branch circuit.
- Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of the EV charger.
- Raceway shall be continuous at enclosed, inaccessible or concealed areas and spaces.
- The service panel or subpanel shall provide capacity to install a 40-ampere minimum rated branch circuit and (space(s)) reserved to permit installation of a branch circuit overcurrent protective device.
- The service panel or subpanel circuit directory shall identify:
 - the overcurrent protective device space(s) for future EV charging as "EV CAPABLE" and;
 - the raceway/termination location as "EV CAPABLE"



- All plumbing fixtures and fittings will use water conserving and will comply with the 2016 CDBGSC.
- For 2016 Green Star SEC. 4.303.2 plumbing fixtures (water closets and urinals) and fixtures (faucets and showerheads) shall be installed in accordance with the California Plumbing Code (CPC) and table 1401.11 of the CPC.
- For 2016 Green Star SEC. 4.506.1 mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following:
 - o Fans shall be energy star compliant and be ducted to terminate outside the building.
 - o Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible.
 - o Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 60 percent.
- Provide floor/faucet traps with a maximum flow of 12 gallons per minute (GPM).
- Provide kitchen faucets with a maximum flow of 1.5 gallons per minute (GPM) and shower heads with a maximum flow of 2.0 gallons per minute (GPM).
- Provide water closet with a maximum flow of 1.22 gallons/minute (GPM).
- For 2016 Green Star SEC.4.503.1, Any installed glass fireplace shall be a direct-vent sealed-combustion type. Any installed wood stove or pellet stove shall comply with U.S. EPA phase II emission limits where applicable. Wood stoves shall have and fireplaces shall also comply with applicable local ordinances.

Plans Prepared by
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Tel (619) 200-1623



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SHEET INDEX	
1	Site Plan
2	BMP's
3	Elev./Roof Plan
4	Floor Plan
5	Structural Plans
6	Const. Stnds
7	Title-24

Printed	12/18/18
Scale	Per Plan
Drawn	dsh
JOB	
SHEET NO.	4

Floor Plan

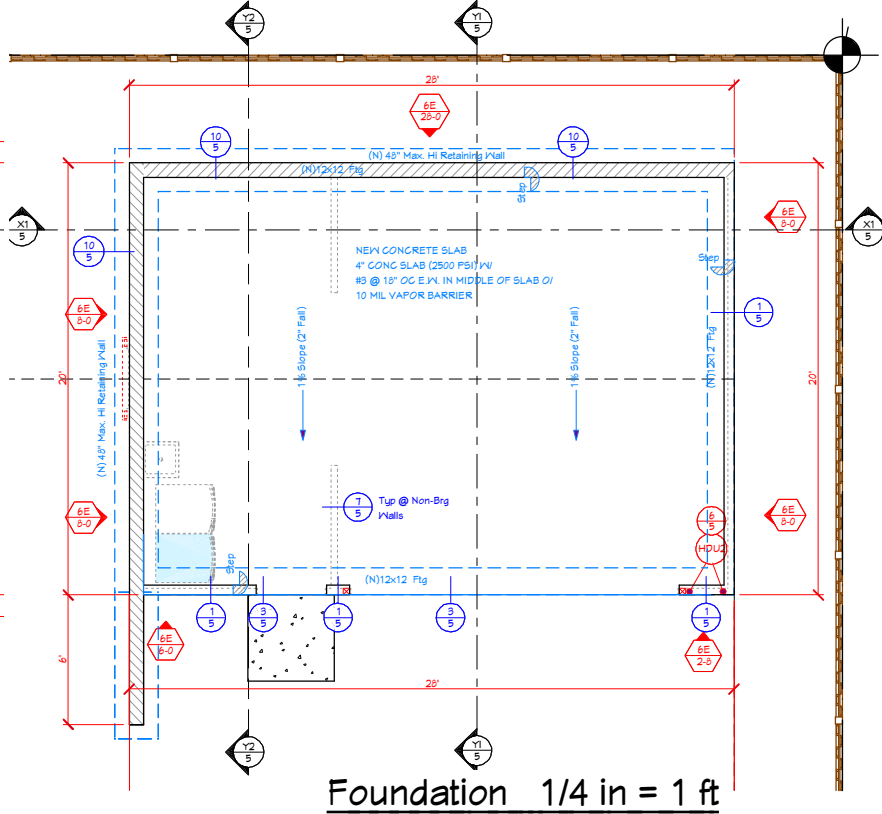
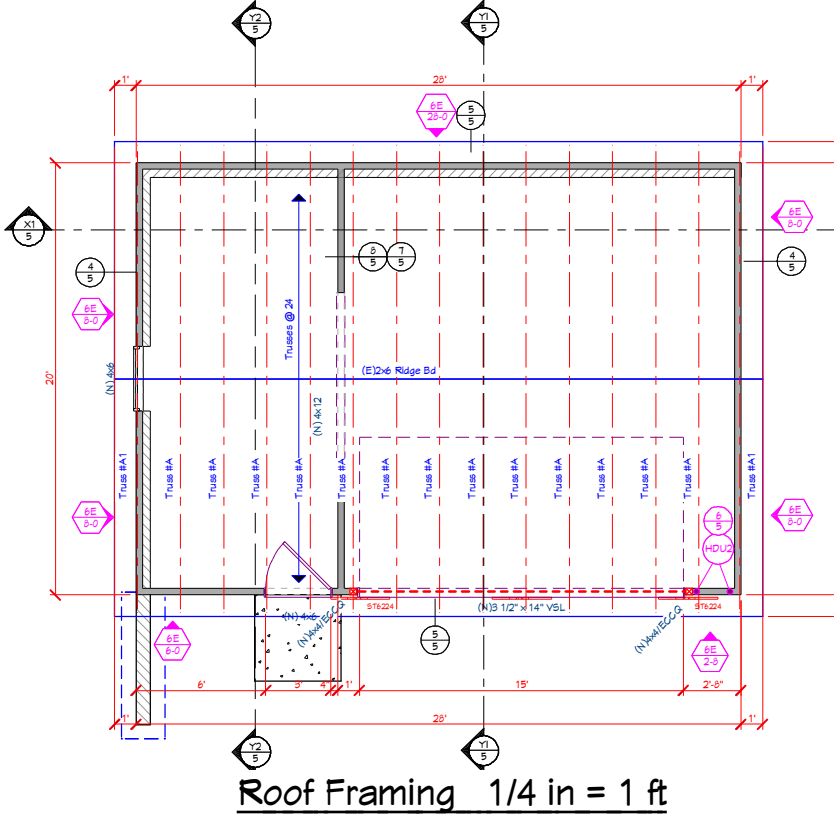
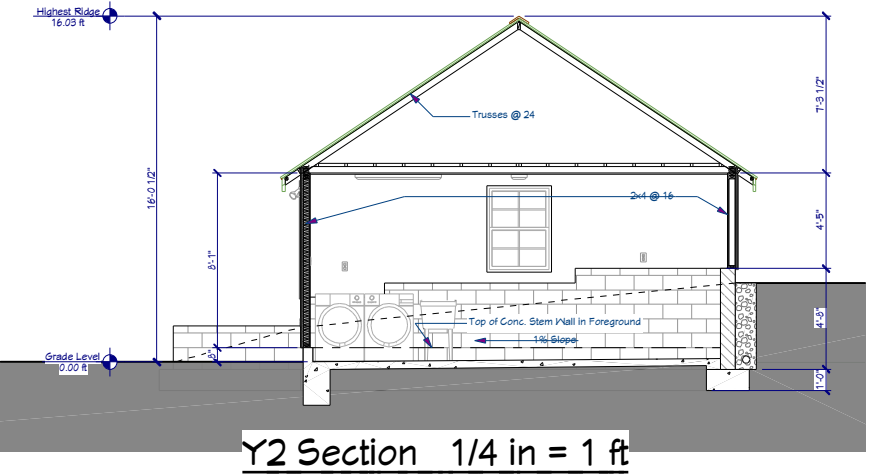
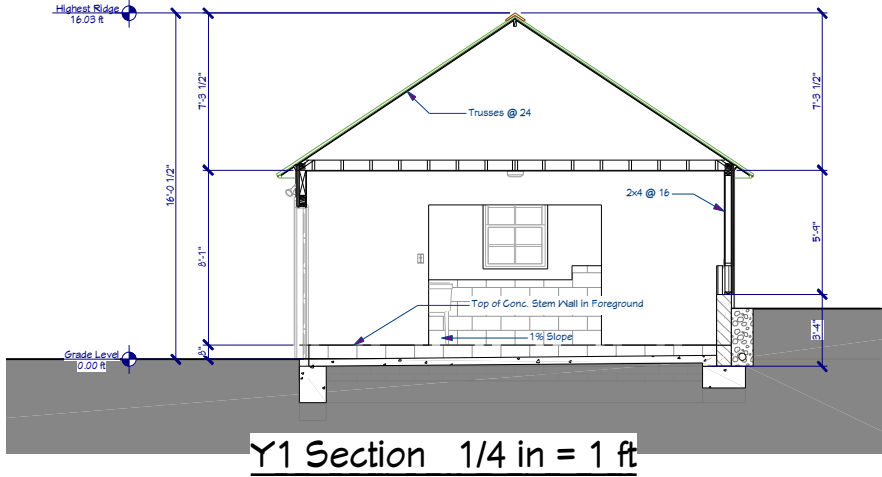
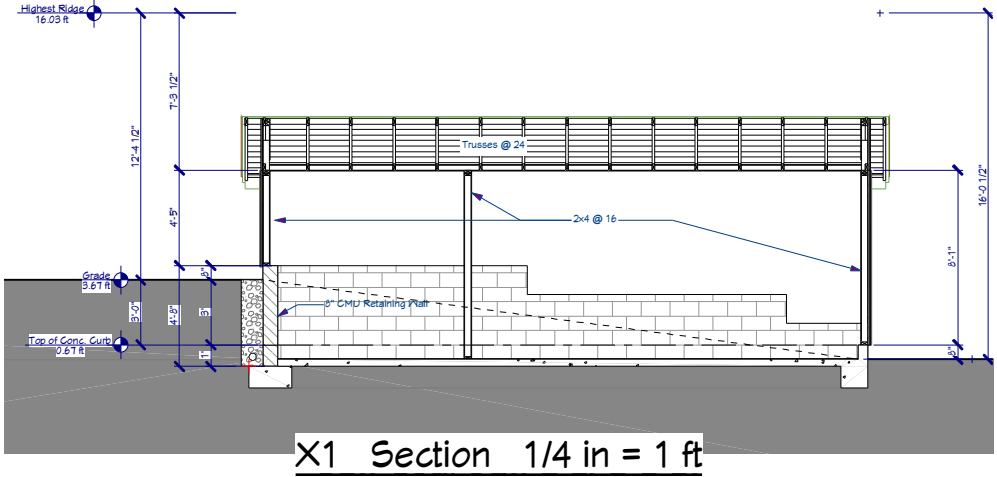
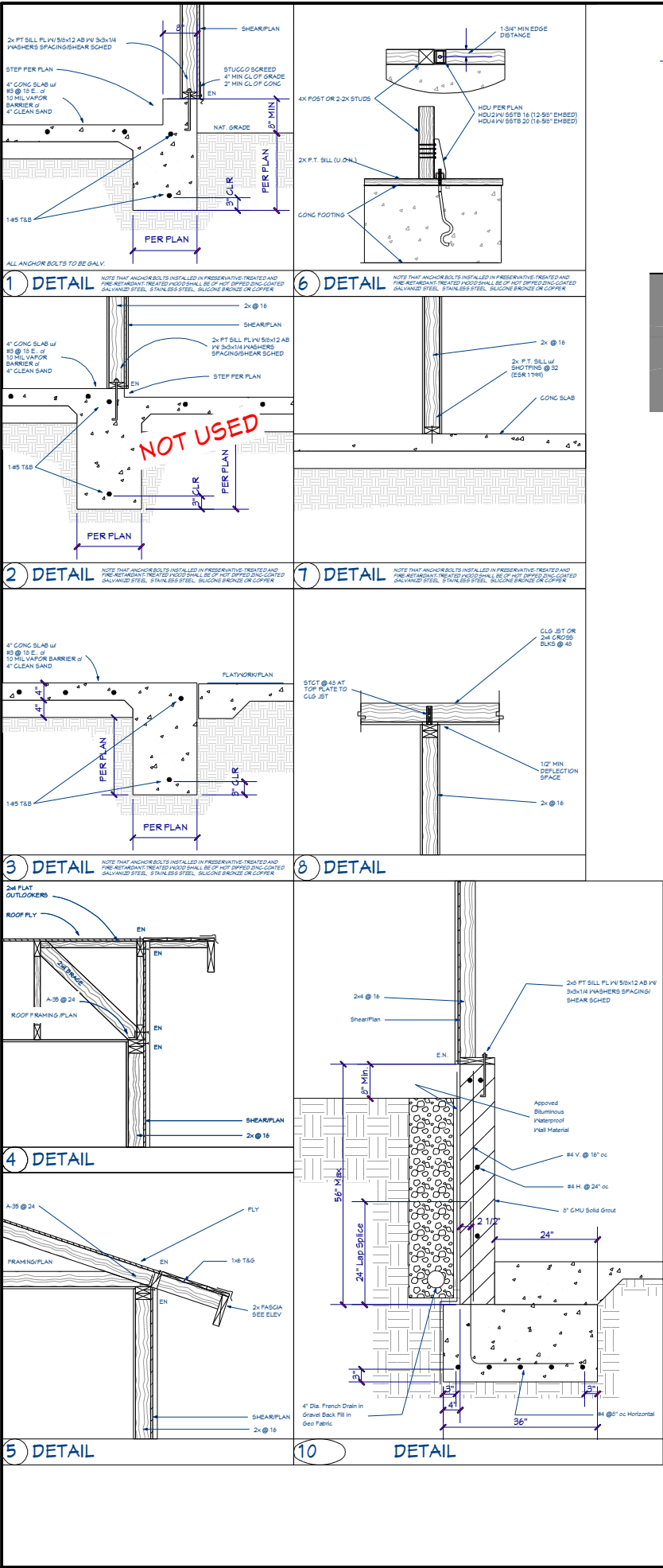
Date 12/18/18

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CORDERO LAYOUT 1

NOTE THAT THE FINAL PRODUCT WILL NOT LOOK EXACTLY LIKE THESE PLANS AND THE FINAL PRODUCT WILL VARY IN APPEARANCE FROM THE PLANS AND THE ARTIST'S CONCEPTUAL DRAWINGS.

Floor Plan $1/4 \text{ in} = 1 \text{ ft}$



NOTE THAT THE FINAL PRODUCT WILL NOT LOOK EXACTLY LIKE THESE PLANS AND THE FINAL PRODUCT WILL VARY IN APPEARANCE FROM THE PLANS AND THE ARTIST'S CONCEPTUAL DRAWINGS

REVISIONS	

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JOB
SHEET NO. 5

Structural Plans

Date 12/18/18
D. Scott Hall

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