

THE NEST

A home designed to rest lightly
within the canyon

Public Hearing Presentation
New single-family residence + two 600 SF ADUs

*The guiding idea: provide shelter while allowing
the landscape to remain the defining feature of
the site.*

Espinoza & Co Architects



The Site Today



Existing-condition aerial photograph supplied by the applicant.

The vacant parcel sits at the transition between the established street edge and a north-facing canyon. The site is defined by its slope, mature vegetation, open canyon character, and close relationship to neighboring homes.

The project begins with that existing condition - not with an assumption that the canyon should be flattened, filled, or converted into a conventional backyard.

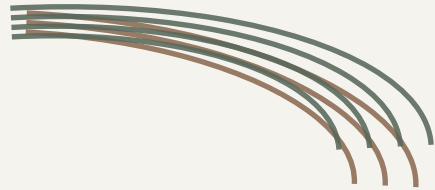
VACANT PARCEL

CANYON EDGE

RESIDENTIAL CONTEXT

Why We Call It “The Nest”

A nest is a small, purposeful intervention within a larger natural setting. It creates shelter without requiring the surrounding landscape to disappear.



LANDSCAPE

LIGHT PLATFORM

HOME



Concept rendering: the living volume projects modestly over the slope on columns rather than visually occupying the entire canyon.

A Light-Touch Relationship to the Slope



DESIGN INTENT

- Concentrate development at the residential edge.
- Use a defined structural platform rather than broadly reshaping the canyon.
- Allow the slope to remain visible beneath and around the home.
- Keep outdoor living connected to the canyon without turning the canyon into a conventional yard.

Rendering is illustrative; final grading, foundations and landscape work are governed by project drawings and approvals.

The Street Remains Residential in Scale



Street / canyon perspective.



Parking and street-facing massing.

From the sidewalk and street, the project is intended to read as a modest residential composition rather than a large canyon-facing object. The taller volume stays close to the street edge, while the lower living volume steps toward the canyon.

Respecting Neighbors, Privacy and Views



VIEWS

The project is designed to minimize unnecessary obstruction of neighboring outlooks by keeping major massing concentrated and stepping the lower volume toward the canyon.

PRIVACY

Window placement, orientation and landscape are intended to reduce direct visual impacts on adjoining homes.

SCALE

The composition is broken into distinct volumes so the project relates to the varied scale of surrounding residential buildings.

Illustrative street perspective. View impacts should ultimately be evaluated against the approved plans and any required view analysis.

PROGRAM

A Family Home + Two Modest ADUs

MAIN RESIDENCE

3 BEDROOMS

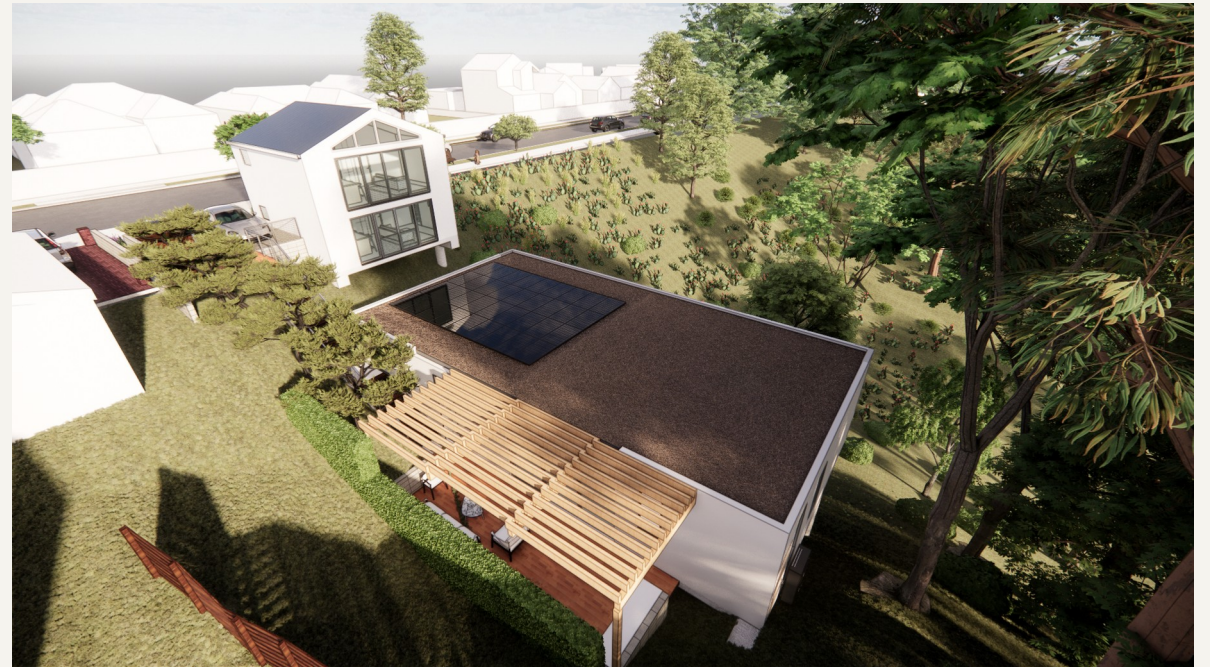
3½ BATHROOMS

Kitchen, living room and deck form the everyday heart of the family home, oriented to the canyon setting.

ADU STRUCTURE

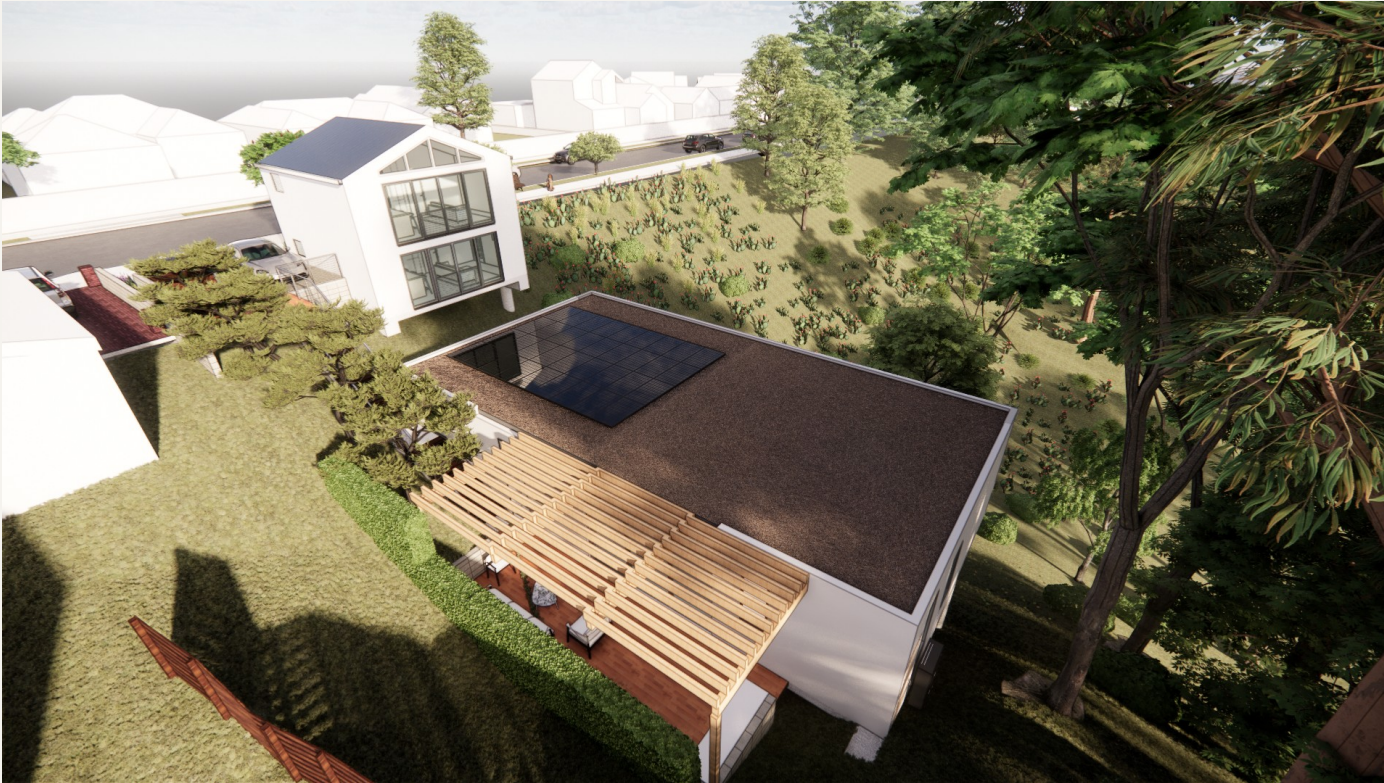
2 × 600 SF

Two accessory dwelling units in a separate, compact structure.



Aerial rendering illustrates the relationship among the building volumes, canyon and neighboring context.

The Canyon Remains the Landscape



The project treats the canyon as an existing landscape to work with, not an empty area to be consumed by development.

- RETAIN** Work around significant existing vegetation where feasible.
- REVEAL** Keep the natural slope visually legible beneath and around the structures.
- REINFORCE** Use planting at the developed edge to soften the transition between architecture and canyon.
- LIMIT** Avoid unnecessary spread of hardscape into the canyon.

Landscape shown in renderings is conceptual and should be coordinated with final landscape, fire-safety and environmental requirements.

Simple Forms, Quiet Materials



The design uses straightforward volumes, restrained detailing and a limited material palette. The intent is for the architecture to feel calm and residential, allowing vegetation and the canyon to remain visually prominent.

Alternative material studies shown in the supplied renderings; final exterior materials should match the project submittal.



**BENTON
RESIDENCE**

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CA, 92116
APN: 440-110-16-00

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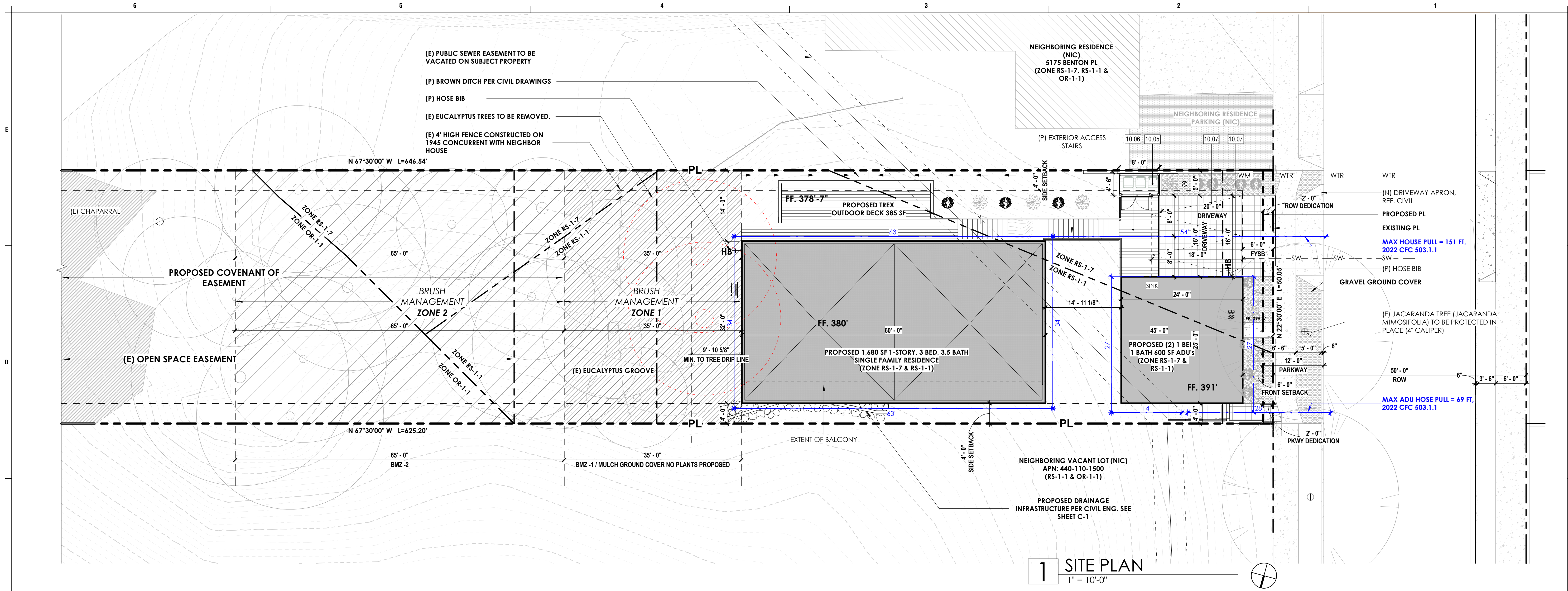


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PERSPECTIVES

G050



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SITE PLAN NOTES

- THIS PROJECT MUST COMPLY WITH MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30-FEET (SDMC 131.0444 AND 132.0505). THE HIGHEST POINT ON ROOF EQUIPMENT, PIPES, VENTS, ANTENNA, OR OTHER PROJECTIONS SHALL NOT EXCEED 30-FEET ABOVE GRADE.
- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-06 (UFC 901.4.4)
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHPT. 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP), THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
- PER SDMC 131.0447
- A. THE FRONT YARD SHALL BE LIMITED TO MAXIMUM OF 60 PERCENT PAVING AND HARDSCAPE.
- B. WITHIN THE REQUIRED STREET YARD, PAVING AND HARDSCAPE SHALL BE LIMITED TO: (1) A DRIVEWAY WITH DIRECT VEHICULAR ACCESS TO REQUIRED OFF-STREET PARKING SPACES LOCATED OUTSIDE OF THE REQUIRED SETBACK IN ACCORDANCE WITH SECTION 142.0321; (2) A WALKWAY TO FACILITATE PEDESTRIAN ACCESS TO THE DWELLING UNIT; AND (3) ANY DECORATIVE PAVING OR HARDSCAPE THAT IS NOT DESIGNED

PARKING SPACES NOTE

1. THE TWO VEHICULAR PARKING SPACES SHOWN ON THE SITE PLAN ARE INTENDED TO SERVE THE PROPOSED ACCESSORY DWELLING UNITS (ADUS) ONLY AND ARE NOT PROPOSED FOR THE SINGLE-FAMILY DWELLING. VEHICULAR PARKING IS NOT PERMITTED WITHIN THE FRONT YARD SETBACK FOR A SINGLE-FAMILY DWELLING PURSUANT TO SDMC SECTION 142.0510(G). NO PARKING IS PROPOSED WITHIN THE FRONT YARD SETBACK FOR THE SINGLE-FAMILY DWELLING, AND NO PARKING IS REQUIRED FOR THE SINGLE-FAMILY DWELLING AS THE PROJECT IS LOCATED WITHIN A TRANSIT PRIORITY AREA (TPA) IN ACCORDANCE WITH SDMC SECTION 142.0520 AND TABLE 142-05B. THE PROPOSED PARKING CONFIGURATION IS PERMITTED FOR THE ADUS PURSUANT TO SDMC SECTION 141.0302(B)(10) (E)(I), WHICH ALLOWS REQUIRED ADU PARKING TO BE LOCATED WITHIN THE FRONT YARD SETBACK.

KEYNOTES

- 10.05 36 SF MIN. TRASH ENCLOSURE, PROVIDE 6" HIGH FENCE AS REQUIRED PER SDMC §142.0810(c).
- 10.06 PERMEABLE TREX DECK AND STAIR LANDING.
- 10.07 (P) ADU ONLY PARKING SPACES, PLEASE SEE NOTE #1 ON "PARKING SPACES NOTE"

DEFERRED SUBMITTALS

WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL

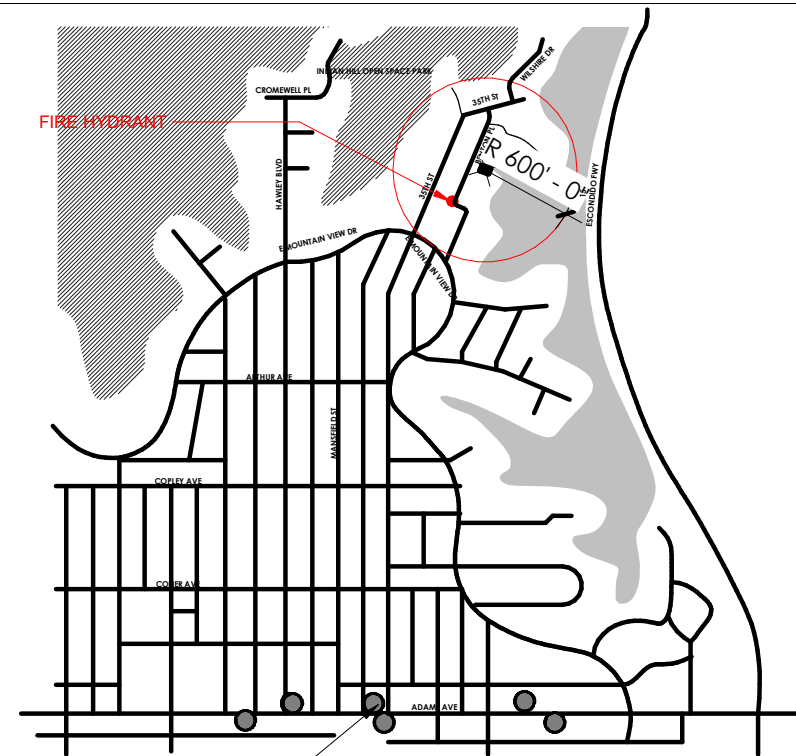
DRAFT PERMIT CONDITIONS

THIS SINGLE FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL HAVE A COMBINED DOMESTIC/FIRE PROTECTION WATER SERVICE WHICH UTILIZES A PASSIVE PURGE DESIGN AND IS THEREFORE EXEMPT FROM THE REQUIREMENT FOR A BACKFLOW PREVENTION DEVICE. PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, ANY EXISTING WATER SERVICE SHOWN ON EXHIBIT 'A' AS TO BE RETAINED, WHICH IS SUBSEQUENTLY DETERMINED TO BE INADEQUATELY SIZED, REQUIRES THAT THE APPLICANT OBTAIN A PERMIT FOR & CONSTRUCT THE FOLLOWING: KILL THE EXISTING WATER SERVICE LINE AT THE MAIN AND INSTALL A NEW WATER SERVICE IN A LOCATION ACCEPTABLE TO THE PUBLIC UTILITIES DIRECTOR AND CITY ENGINEER. TO ENSURE ACCEPTABILITY, THE NEW WATER SERVICE SHOULD BE AT LEAST 30" FROM ANY PRIOR WATER SERVICE LINE CONNECTION, 5' FROM ANY DRIVEWAY, AND 10' FROM ANY ACTIVE SEWER LATERAL. PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED, ANY DAMAGES CAUSED TO THE CITY OF SAN DIEGO'S PUBLIC WATER AND SEWER FACILITIES DUE TO THE ACTIVITIES ASSOCIATED WITH THIS PROJECT SHALL BE REPAIRED OR RECONSTRUCTED IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER. PRIOR TO ANY BUILDING PERMIT BEING ISSUED, ALL PUBLIC IMPROVEMENTS AND PROPOSED PRIVATE SEWER AND WATER FACILITIES (EXCEPT FOR PRIVATE IRRIGATION-ONLY PIPELINES) WITHIN THE PUBLIC ROW AND/OR PUBLIC EASEMENTS SHALL BE COMPLETE AND OPERATIONAL IN A MANNER SATISFACTORY TO THE PUBLIC UTILITIES DIRECTOR AND THE CITY ENGINEER.

PERMANENT BELOW-GRADE IRRIGATION SYSTEM

A PERMANENT BELOW-GRADE IRRIGATION SYSTEM WILL BE PROVIDED AS REQUIRED PER SDMC § 142.0412(G)(5).

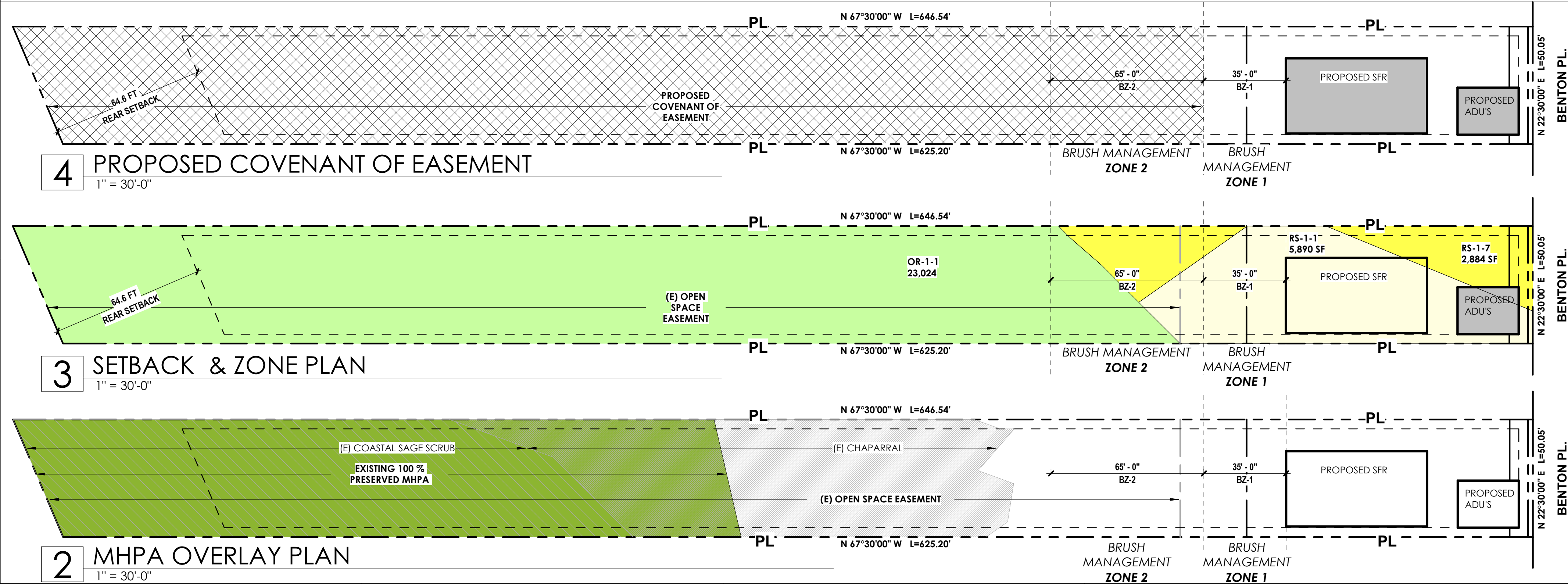
VICINITY MAP



LEGEND

- BUILDING ELEVATION
- BUILDING SECTION
- PL - PROPERTY LINES
- SETBACK LINES
- EASEMENT LINES
- EXISTING FENCE TO REMAIN
- DEMO
- VERTICAL DATUM, ELEVATION, WORKPOINT
- GRAVEL GROUND COVER / LANDSCAPE

SETBACK CALCULATION AND MHPA PLAN



SETBACK CALCULATIONS

FRONT SETBACK: 6'
FOOTNOTE #1: FOR TABLE 131-04D: FOR LOTS WHERE AT LEAST ONE-HALF OF THE FRONT 50 FEET OF THE LOT DEPTH HAS A MINIMUM SLOPE GRADIENT OF 25 PERCENT, THE SETBACK CLOSEST TO THE STREET FRONTAGE MAY BE REDUCED TO A MINIMUM 6 FEET.

INTERIOR SIDE SETBACK: 4'
PER SDMC TABLE 131-04D:
.08 X LOT WIDTH = (50')X(.08) = 4'

STREET SIDE SETBACK: 5'
PER SDMC TABLE 131-04D
.010 X LOT WIDTH = (50')X(.010) = 5'

REAR SETBACK: 64.6'
10% OF TOTAL LOT DEPTH PER SDMC 131.0443(a)(2) (ii) FOR LOTS GREATER THAN 150 FEET IN DEPTH, THE REAR SETBACK IS AT LEAST 10 PERCENT OF THE LOT DEPTH OR THE DIMENSION SHOWN IN TABLES 131-04C AND 131-04D, WHICHEVER IS GREATER.
SIDE 1: 646.54' / SIDE 2: 625.20' / 10% OF LARGEST SIDE = 63.6'

FAR CALCULATIONS:
RS-1-1
MAX FAR (131.0445) = 0.50
5,890 SF X .50 = **2,945 SF**

RS-1-7
MAX FAR (Table 131-04D) 0.45
2,884 SF X .45 = **1,297.8 SF**

OR-1-1
MAX FAR (Table 131-02C) 0.45
23,024 SF X .45 = **10,360.8 SF**

TOTAL ALLOWED FAR: 14,603.6 SF



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SITE PLAN

A001

A111

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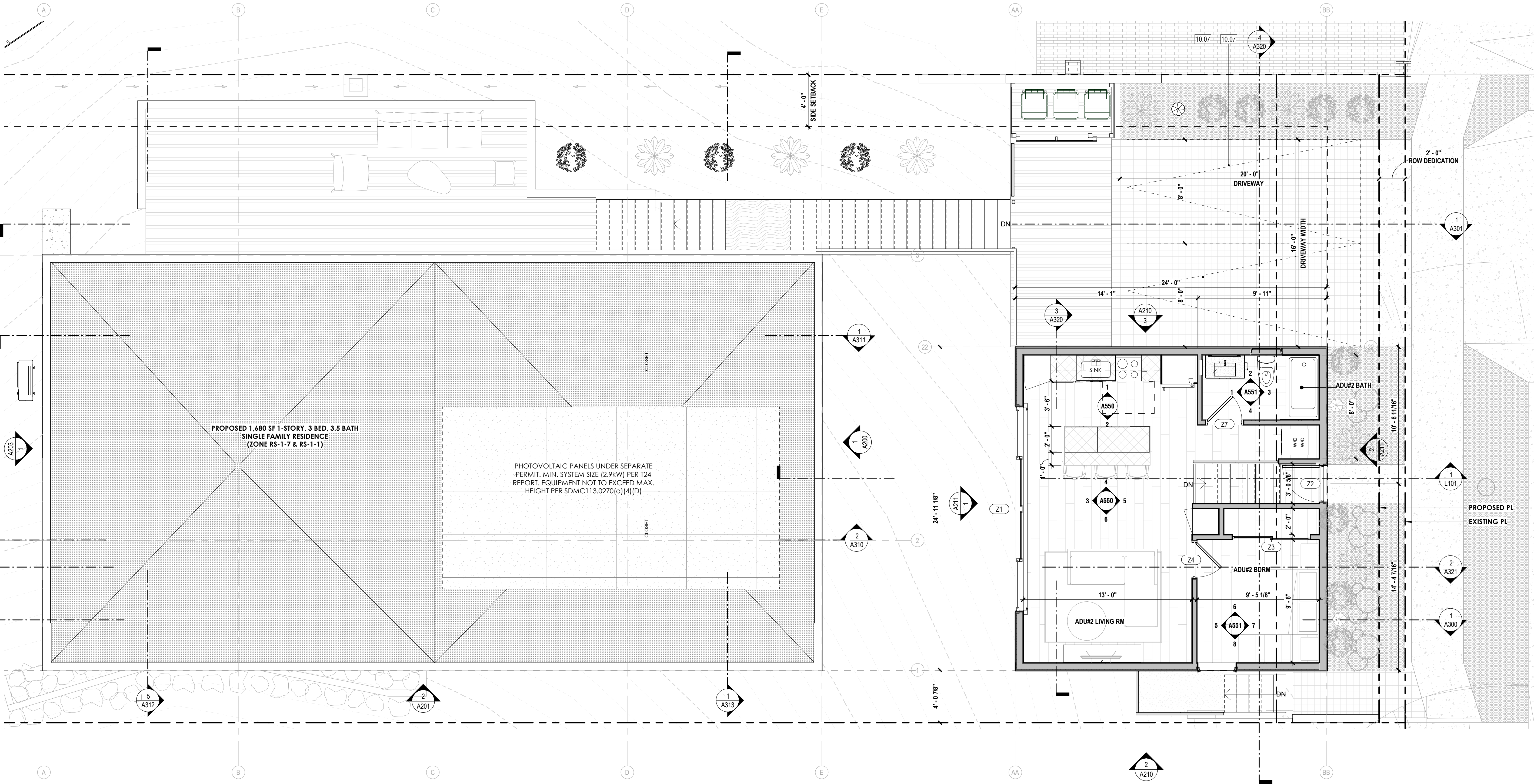
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2401	

FLOOR PLAN ADU #2

A112



2 ADU 2 - FF
1/4" = 1'-0"

FLOOR PLAN NOTES

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- ALL EXTERIOR DECKING WALKING SURFACES SHALL COMPLY WITH THE 2019 CBC, CHAPTER 7A, SECTION 709A DECKING.
- GRIDLINES ARE MEASURED TO THE EXTERIOR FACE OF STRUCTURE U.N.O.
- ALL DIMENSIONS ON THIS SHEET ARE MEASURED TO FACE OF STUD U.N.O.

- ELECTRIC VEHICLE (EV) CHARGER:
A. A LISTED RACEWAY TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGER SHALL BE REQUIRED FOR NEW ONE AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES.
B. RACEWAY SHALL BE NOT LESS THAN TRADE SIZE 1 (NOMINAL 1-IN. DIAMETER) TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT.
C. 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.
D. RACEWAY SHALL BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES.
E. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CABLE" AND, THE RACEWAY TERMINATION LOCATION AS "EV CAPABLE".

KEYNOTES

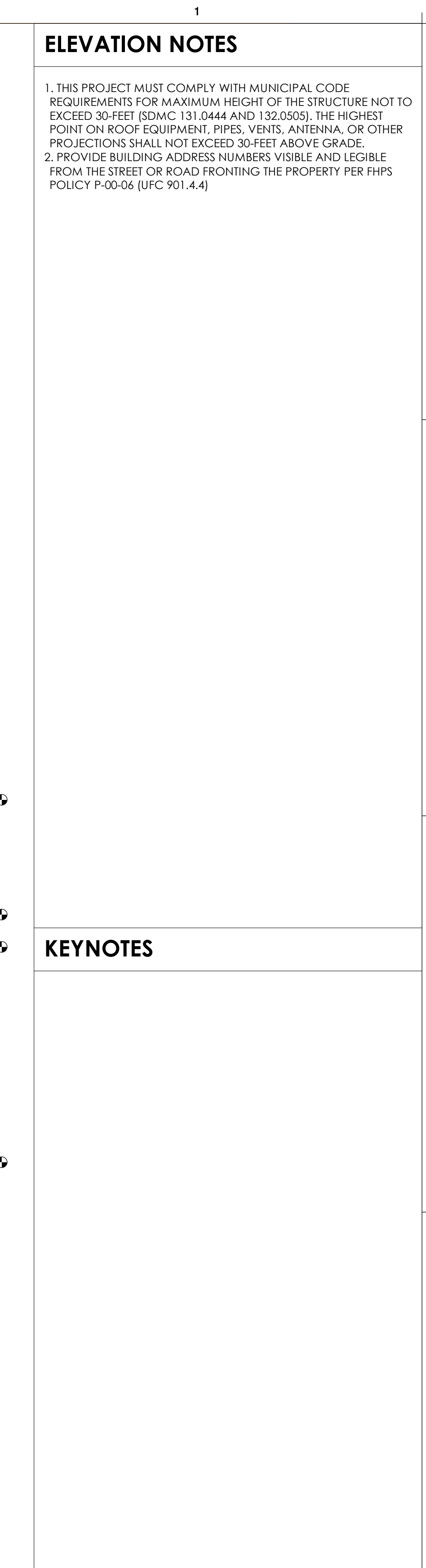
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LEGEND

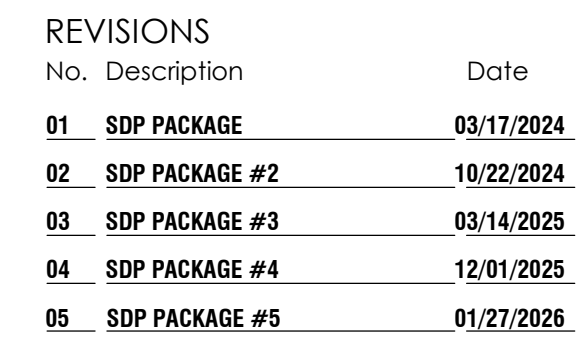
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	BUILDING SECTION		WALL TYPE (REF. A-800)
	INTERIOR ELEVATIONS (REF. A-400 SHEETS)		FLOOR TYPE (REF. A800)
	ABOVE, BELOW OR HIDDEN		WINDOW TYPE (REF. A-815)
	PROPERTY LINES		DOOR TYPE (REF. A-810)
	SETBACK LINES		KEYNOTE
			VERTICAL DATUM, ELEVATION, WORKPOINT



The diagram illustrates various symbols used in surveying and engineering drawings:

- BUILDING ELEVATION:** Represented by a triangle with a circle inside containing the number 1 and the text "A 101".
- BUILDING SECTION:** Represented by a triangle with a circle inside containing the number 1 and the text "A101". A horizontal line extends from the right side of the triangle, labeled "SIM" at its end.
- PROPERTY LINES:** Represented by a solid horizontal line.
- SETBACK LINES:** Represented by a dashed horizontal line.
- KEYNOTE:** Represented by a horizontal line with a circle containing a question mark (?) below it.
- VERTICAL DATUM, ELEVATION, WORKPOINT:** Represented by a horizontal line with a circle containing a crosshair symbol below it.

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A200

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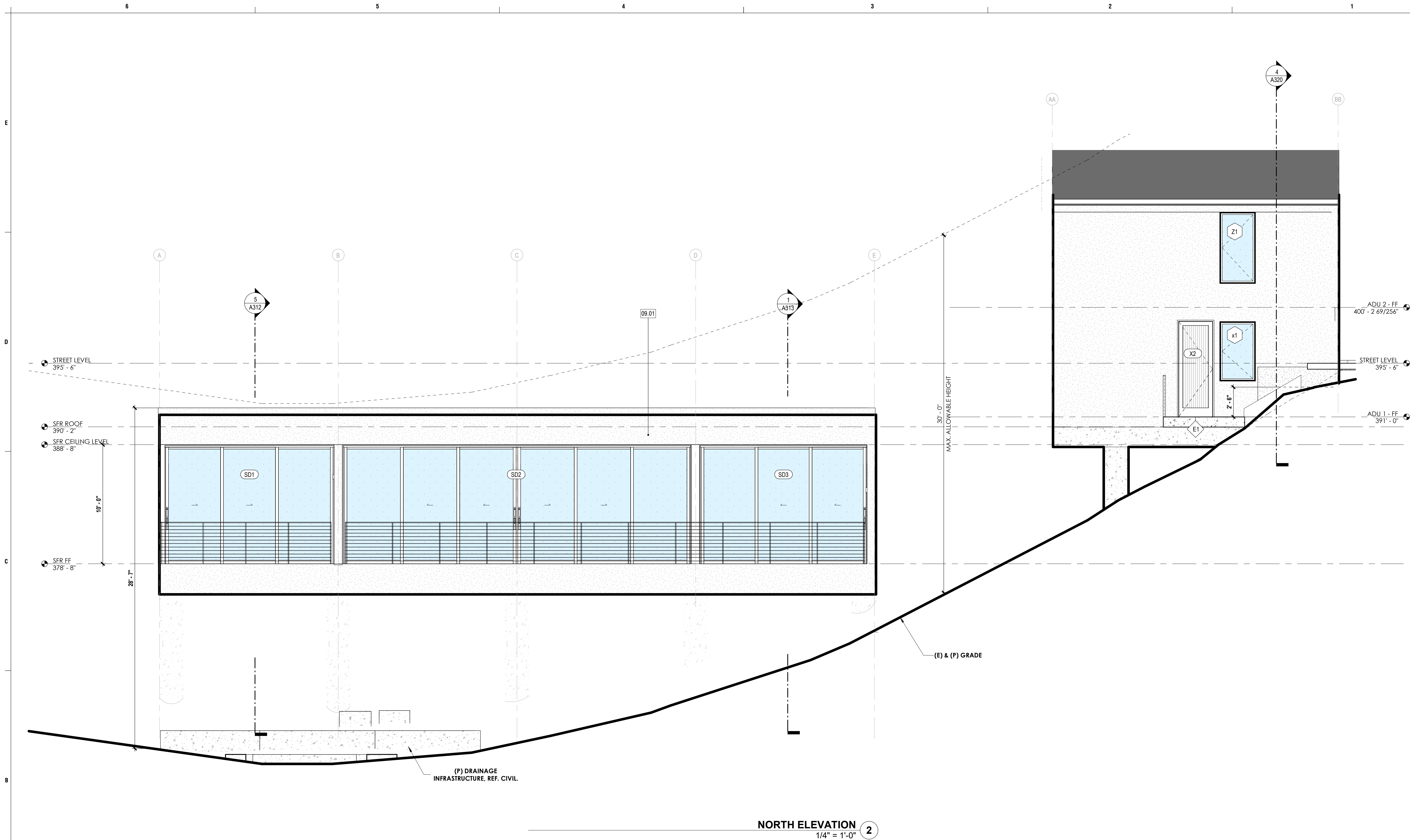
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SFR ELEVATIONS - NORTH

A201



FLOOR PLAN NOTES

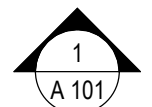
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5. ALL DIMENSIONS ON THIS SHEET ARE MEASURED TO FACE OF STUD U.N.O.

5. **ELECTRIC VEHICLE (EV) CHARGER:**
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 - E. THE SERVICE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT FOR CURRENT OR FUTURE EV CHARGING.
 - F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS "EV CABLE" AND, THE RACEWAY TERMINATION LOCATION AS "EV CABLE".

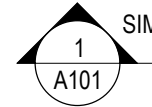
KEYNOTES

09.01 SMOOTH CEMENT PLASTER FINISH; COLOR: TBD

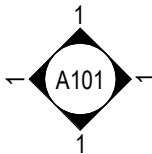
LEGEND



BUILDING ELEVATION



BUILDING SECTION

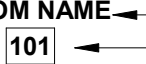


INTERIOR ELEVATIONS
(REF. A-400 SHEETS)

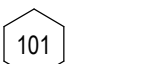
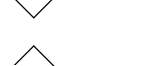
ABOVE, BELOW
OR HIDDEN

PROPERTY LINES

SETBACK LINES



01



101

NAME _____
ELEVATION _____

ROOM IDENTIFICATION

ROOM NAME
ROOM NUMBER

WALL TYPE (REF: A-800)

FLOOR TYPE (REF. A800)

WINDOW TYPE (REF. A-815)

DOOR TYPE (REF. A-810)

VERTICAL DATUM, ELEVATION, WORKPOINT