



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: May 27, 2020 REPORT NO. HO-20-025

HEARING DATE: June 3, 2020

SUBJECT: Zieg Residence CDP, Process Three Decision

PROJECT NUMBER: [638711](#)

OWNER/APPLICANT: Alan J. Zieg/Angelo Ricasata, Eco Minded Solutions

### SUMMARY

Issue: Should the Hearing Officer approve a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit at 916 El Mac Place within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area?

Staff Recommendation: Approve Coastal Development Permit No. 2304856 (Attachment 5).

Community Planning Group Recommendation: On February 20, 2020, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of the proposed project without conditions (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on April 20, 2020, and the opportunity to appeal that determination ended May 1, 2020.

### BACKGROUND

The 0.09-acre site is located at 916 El Mac Place (Attachment 1) in the Residential (RS-1-7) Zone, Coastal (Appealable), First Public Roadway, Coastal Height Limitation, Airport Influence (Area 2), FAA Part 77 Noticing Area, Brush Management; Brush Zones with 300 Foot Buffer Fire; Very High Fire Hazard Severity Zones; and Parking Impact (Coastal) Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area. The Community Plan land use designation for the site is Single Dwelling Unit Residential (6-9 dwelling unit per acre) (Attachment 2). The 0.09-acre site would support one dwelling unit consistent with the land use and implementing zoning. The site is currently developed with an existing single story 2,251 square foot

dwelling unit with attached two-car garage. Development in the vicinity (Attachment 3) of the site are one and two-story dwellings units.

The San Diego Municipal Code (SDMC) Section 143.0212 requires City staff to review all projects impacting a parcel that contains structure(s) 45 years old or older to determine whether a potentially significant historical resource exists on site. The existing dwelling unit onsite was constructed in 1955. A historical assessment was performed in 2019 under project No. 630799, and City staff determined that the property does not meet local designation criteria as an individually significant resource under any adopted Historical Resources Board Criteria.

## DISCUSSION

### Project Description

The project proposes construction of a second story addition totaling 724 square-feet consisting of new Master Bedroom bathroom and deck (Attachment 9).

The site is 2,100 feet east of the Pacific Ocean, 5,544 feet west of San Diego Bay, within the first public roadway parallel to the sea. El Mac Place in this location has views westward, towards the coastline. The project site is a previously graded lot that backs onto undeveloped steep slopes and open space areas of Point Loma Nazarene University. The property is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area, does not contain sensitive vegetation, and the slope does not meet the definition for Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The Community Plan's Residential Objectives calls to maintain and complement the existing scale and character of the residential areas of Peninsula. The surrounding vicinity is marked by one and two-story residential dwelling units of various architectural styles. The proposed additions and remodel of the existing dwelling will retain the existing architectural style fitting in with the dwellings in the vicinity. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines. Therefore, the proposed coastal development would not adversely affect any environmentally sensitive lands.

### Conclusion:

Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with adopted policies and regulations of the Land Development Code. Staff has provided draft conditions of approval (Attachment 5) and draft findings to support approval of the project (Attachment 4). Staff recommends that the Hearing Officer approve Coastal Development Permit No. 2304856 for the project as proposed.

## ALTERNATIVES

1. Approve Coastal Development Permit No. 2304856, with modifications.

2. Deny Coastal Development Permit No. 2304856, if the findings required to approve the project cannot be affirmed.

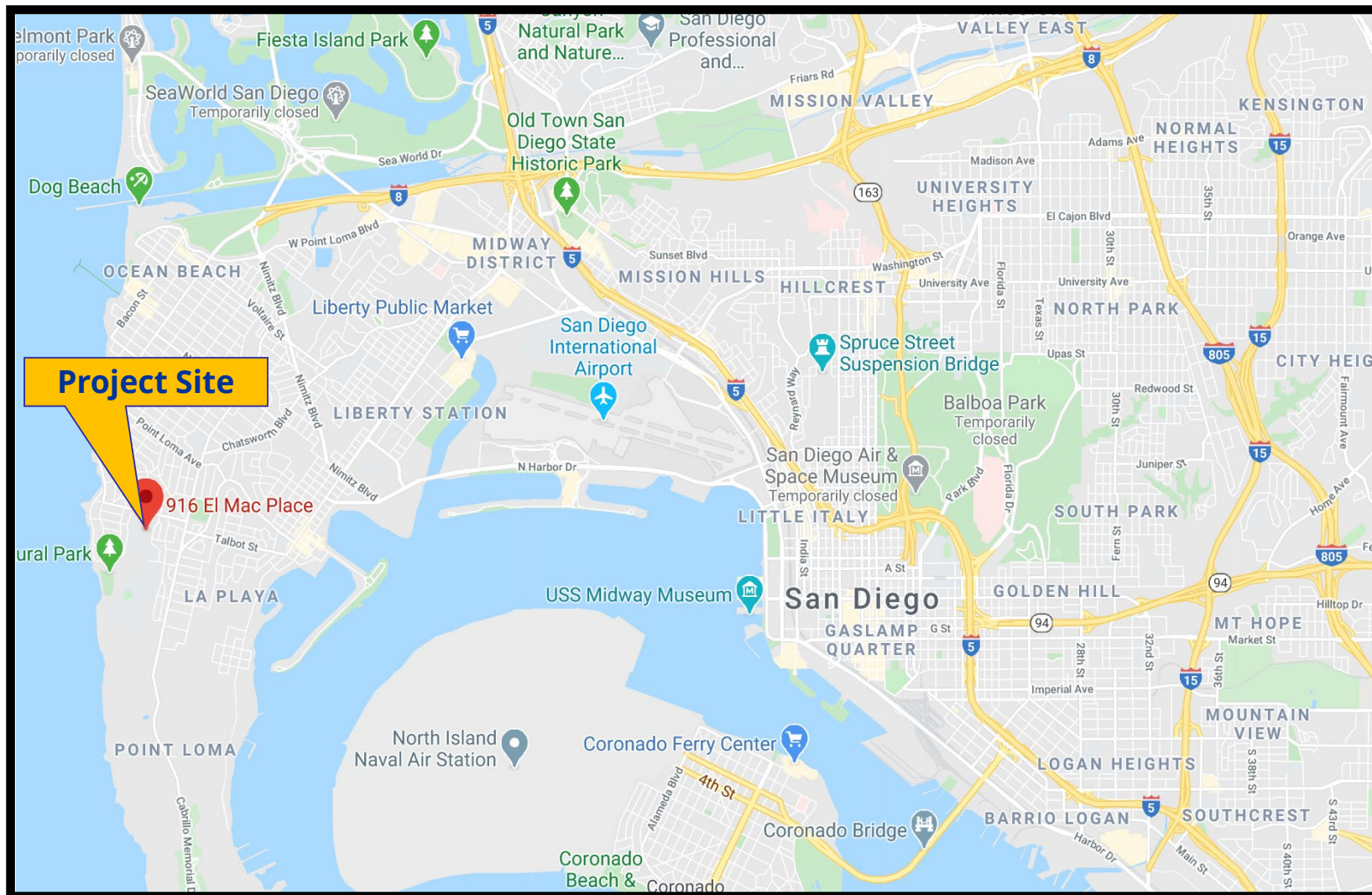
Respectfully submitted,



Karen Bucey, Development Project Manager

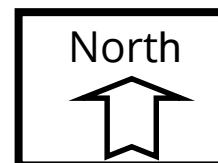
Attachments:

1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Project Data Sheet
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

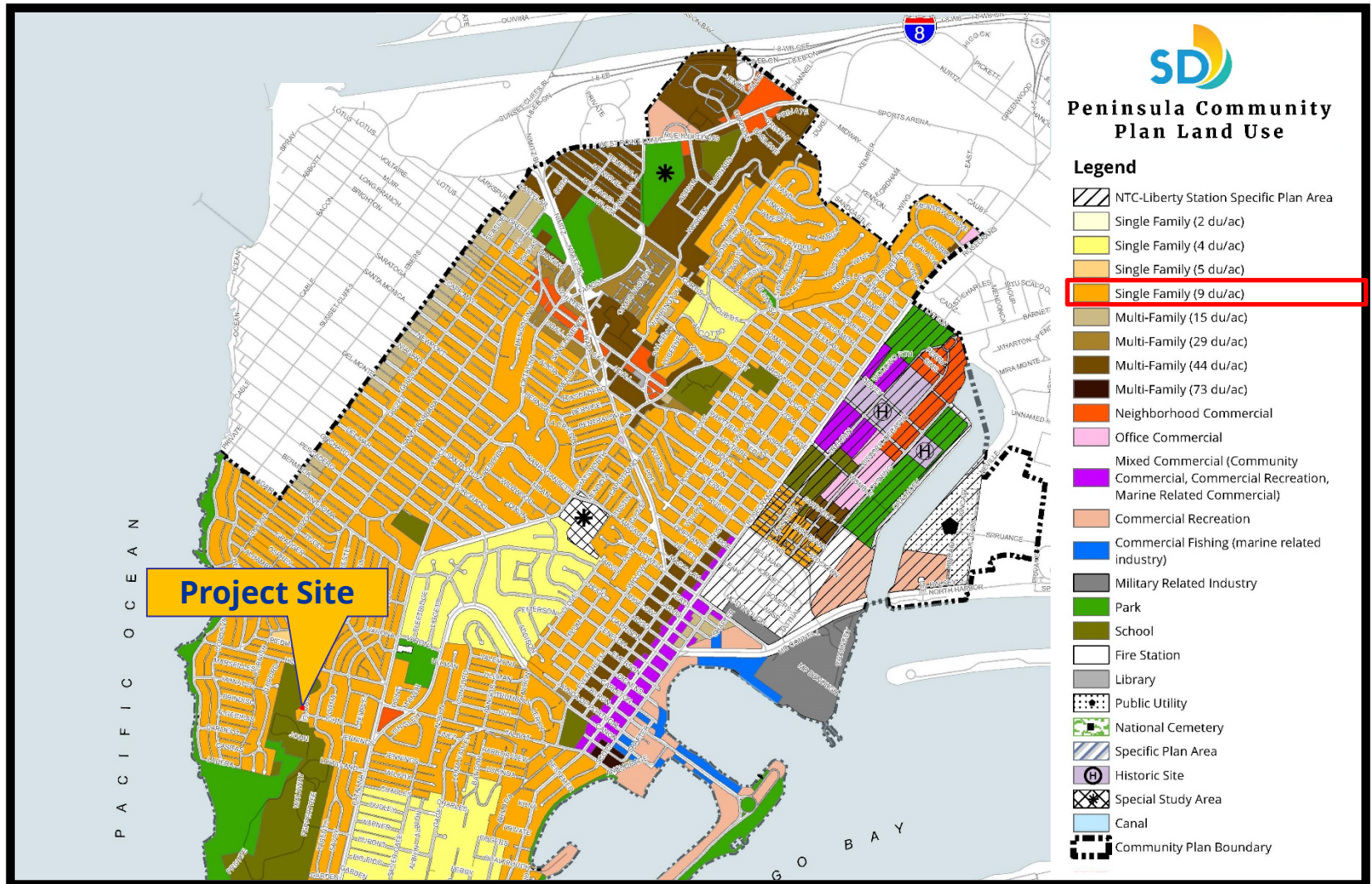


## Project Location Map

Zieg Residence Project No. 638711  
916 El Mac Place

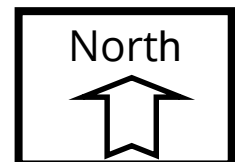






## Community Plan Land Use Map

Zieg Residence Project No. 638711  
916 El Mac Place

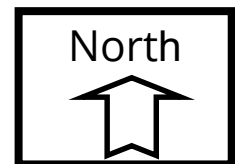






## Aerial Photo

Zieg Residence Project No. 638711  
916 El Mac Place



HEARING OFFICER RESOLUTION NO. [REDACTED]  
COASTAL DEVELOPMENT PERMIT NO. 2304856  
**ZIEG RESIDENCE PROJECT NO. 638711**

WHEREAS, Alan J. Zieg, a single man, Owner and Permittee, filed an application with the City of San Diego for a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2304856);

WHEREAS, the 0.09-acre site is located at 916 El Mac Place in the Residential Single Dwelling Unit (RS-1-7) Zone; Airport Influence Areas (Review Area 2); FAA Part 77 Noticing Area; Coastal (Appealable); First Public Roadway; Coastal Height Limitation; Brush Management; Brush Zones with 300 Foot Buffer Fire; Very High Fire Hazard Severity Zones; and Parking Impact (Coastal) Overlay Zones within the Peninsula Community Plan and Local Coastal Program Land Use Plan (Community Plan) area;

WHEREAS, the project site is legally described as: Lot 4 of Tingley Estates, in the City of San Diego County of San Diego, State of California according to Map thereof No. 3046, filed in the office of the County Recorder of San Diego County, December 16, 1953;

WHEREAS, on April 20, 2020 the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines.

WHEREAS, on June 3, 2020, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 2304856 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated June 3, 2020.

**A. COASTAL DEVELOPMENT PERMIT (SDMC Section 126.0708)**

**1. Findings for all Coastal Development Permits:**

- a. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The 0.09-acre site is located at 916 El Mac Place. The project proposes a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit.

The site is 2,100 feet east of the Pacific Ocean, 5,544 feet west of San Diego Bay, within the first public roadway parallel to the sea. El Mac Place in this location has views westward, towards the coastline. The area is not identified the area as a public view or scenic coastal areas as defined by the Community Plan.

The Community Plan's Urban Design Guidelines calls for structures to be designed to protect views of natural scenic amenities, especially the ocean shoreline, and San Diego Bay. The second story addition is over the first-floor footprint. The new second story roof ridge height of 21.58 feet in conformance with the Coastal Height Limitation Overlay Zone maximum of thirty-feet. The development is entirely within private property and will not impact designated public views as specified in the Community Plan.

Public access to the shoreline and public view are available along Sunset Cliffs Boulevard 1,990 feet westward. The project site is not identified in the Community Plan as a public view opportunity or does it contain an existing or proposed physical accessway.

Therefore, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

**b. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The 0.09-acre site is located at 916 El Mac Place. The project proposes a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit.

The site is 2,100 feet east of the Pacific Ocean, 5,544 feet west of San Diego Bay, is within the first public roadway parallel to the sea, but is not within the floodplain. The project site is a previously graded lot that backs onto undeveloped steep slopes and open space areas of Point Loma Nazarene University. The property is not within or adjacent to the Multiple Species Conservation Program's Multiple Habitat Planning Area, does not contain sensitive vegetation, and the slope does not meet the definition for Environmentally Sensitive Lands as defined in San Diego Municipal Code (SDMC) Section 113.0103.

The Environmental Analysis Section conducted an environmental review of this site, in accordance with CEQA guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15301(Existing Facilities) and 15303 (New Construction) of the State CEQA Guidelines. Therefore, the proposed coastal development would not adversely affect any environmentally sensitive lands as no such lands exist on or adjacent to the project site.

**c. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The 0.09-acre site is located at 916 El Mac Place. The project proposes a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit.

The Community Plan's land use designation for the site is Single Dwelling Unit Residential (6-9 dwelling unit per acre); implemented through the Residential Single Dwelling Unit (RS-1-7) Zone. The single dwelling unit is consistent with the land use and implementing zoning.

The Community Plan's Residential Objectives calls to maintain and complement the existing scale and character of the residential areas of Peninsula. The surrounding vicinity is marked by one and two-story residential dwelling units of various architectural styles. The proposed additions and remodel of the existing dwelling will retain the existing architectural style fitting in with the dwellings in the vicinity. Therefore, the development is in conformity with the Certified Local Coastal Program land use plan and certified implementation program.



- d. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The 0.09-acre site is located at 916 El Mac Place. The project proposes a 724-square foot second story addition, open loft, and deck with patio area to an existing 2,251 square foot single-story dwelling unit.

The site is 2,100 feet east of the Pacific Ocean, 5,544 feet west of San Diego Bay and is within the first public roadway parallel to the sea. The project site does not contain public access way or recreational resources and would not encroach upon beaches or the coastline access way or recreational areas. Therefore, the project is in conformance with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 2304856 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2304856, a copy of which is attached hereto and made a part hereof.



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Karen Bucey  
Development Project Manager  
Development Services

Adopted on: June 3, 2020

IO#: 24008270

**RECORDING REQUESTED BY**  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES  
PERMIT INTAKE, MAIL STATION  
501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

INTERNAL ORDER NUMBER: 24008270

SPACE ABOVE THIS LINE FOR RECORDER'S USE

COASTAL DEVELOPMENT PERMIT NO. 2304856  
**ZIEG RESIDENCE PROJECT NO. 638711**  
HEARING OFFICER

This Coastal Development Permit No. 2304856 is granted by the Hearing Officer of the City of San Diego to Alan J. Zieg, a single man, Owner and Permittee, pursuant to San Diego Municipal Code (SDMC) section 126.0704. The 0.09-acre site is located at 916 El Mac in the Residential Single Dwelling Unit (RS-1-7) Zone; Airport Influence Areas (Review Area 2); FAA Part 77 Noticing Area; Coastal (Appealable); First Public Roadway; Coastal Height Limitation; Brush Management; Brush Zones with 300 Foot Buffer Fire; Very High Fire Hazard Severity Zones; and Parking Impact (Coastal) Overlay Zones within the Peninsula Community Plan and Local Coastal Program area. The project site is legally described as: Lot 4 of Tingley Estates, in the City of San Diego County of San Diego, State of California according to Map thereof No. 3046, filed in the office of the County Recorder of San Diego County, December 16, 1953.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a second story addition, open loft, and deck with patio area below to an existing 2,251 square foot single-story dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated June 3, 2020, on file in the Development Services Department.

The project shall include:

- a. A 724 square-foot second story addition, consisting of a bedroom, bathroom, open loft, and deck with patio area below;
- b. Off-street parking;
- c. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by June 16, 2023.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 (ESA) and any amendments thereto (16 U.S.C. § 1531 et seq.).
8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial construction modifications and site improvements may be required to comply with applicable construction, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

**CLIMATE ACTION PLAN REQUIREMENTS:**

12. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

**AIRPORT REQUIREMENTS:**

13. Prior to the issuance of any construction permits, the Owner/Permittee shall provide a copy of the signed agreement (DS-503) and show certification on the construction plans verifying that the structures do not require Federal Aviation Administration (FAA) notice for Determination of No

Hazard to Air Navigation, or provide an FAA Determination of No Hazard to Air Navigation as specified in Information Bulletin 520

**ENGINEERING REQUIREMENTS:**

14. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the closure of the existing non-utilized curb cut with current city standard curb, gutter and sidewalk, adjacent to the site on El Mac Place, satisfactory to the City Engineer.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement, from the City Engineer, for the landscape, irrigation and pavers in the El Mac Place Right-of-Way.
16. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
17. 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.

**PLANNING/DESIGN REQUIREMENTS:**

18. Owner/Permittee shall maintain off-street parking spaces on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
19. Owner/Permittee shall provide notarized agreement for any further encroachments into Point Loma Nazarene University property located at APNs 532-510-2100 and 532-510-0100.
20. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.
21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.



## ATTACHMENT 5

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on June 3, 2020 and (Approved Resolution Number).

## ATTACHMENT 5

Permit Type/PTS Approval No.: Coastal Development Permit No. 2304856  
Date of Approval: June 3, 2020

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Karen Bucey  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee**, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Owner/Permittee

By \_\_\_\_\_  
Alan J. Zieg  
Owner

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

**NOTICE OF EXEMPTION**

(Check one or both)

TO: ☒ Recorder/County Clerk  
 P.O. Box 1750, MS A-33  
 1600 Pacific Hwy, Room 260  
 San Diego, CA 92101-2400

FROM: City of San Diego  
 Development Services Department  
 1222 First Avenue, MS 501  
 San Diego, CA 92101

☐ Office of Planning and Research  
 1400 Tenth Street, Room 121  
 Sacramento, CA 95814

**Project Name/Number:** Zieg CDP / 638711

**SCH No.:** N.A.

**Project Location-Specific:** 916 El Mac Place, San Diego, California 92106

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** A request for a COASTAL DEVELOPMENT PERMIT for the construction of a new 724-square foot second story addition with a 74-square foot deck. The 0.16-acre project site is located at 916 El Mac Place. The project site is designated Residential and zoned RS-1-7 within the Peninsula Community Plan area. Additionally, the project site is within the Airport Influence Area (San Diego International Airport- Review Area 2), the FAA Part 77 Noticing Area (San Diego International Airport and North Island Naval Air Station), the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), the Very High Fire Hazard Severity Zone, the First Public Roadway, and the Parking Impact Overlay Zone (Coastal). (LEGAL DESCRIPTION: Lot 4 of Map No. 3046)

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Alan Zieg, 916 El Mac Place, San Diego, California 92106, (619)767-8685

**Exempt Status:** (CHECK ONE)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption: 15301, and 25303
- ☐ Statutory Exemptions:

**Reasons why project is exempt:** The City of San Diego conducted an environmental review which determined the project would not have the potential for causing a significant effect on the environment in that the project is consistent with the community plan and the applicable zone. The project would not result in any significant environmental impacts. The project meets the criteria set forth in CEQA Section 15301 (Existing Facilities) which allows for the demolition and removal of individual small structures including one single-family residence and in urbanized areas, up to three single-family residences may be demolished under this exemption. The project also meets the criteria set forth in CEQA Section 15303 (New Construction) which allows for the construction and location of limited numbers of new, small facilities or structures; examples include but are not limited to on single-family residence, or a second dwelling unit in a residential zone. Furthermore, the exceptions listed in 15300.2 would not apply.

Lead Agency Contact Person: M. Dresser

Telephone: (619) 200-3738

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ( ) Yes ( ) No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



Senior Planner

Signature/Title

May 5, 2020

Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



## **February 20<sup>th</sup>, 2020 Minutes**

Meeting Called to order by Scott Deschenes at 6:05 pm

Attendance: Robert Goldyn, Scott Deschenes, David Dick, Brad Herrin, Mark Krencik, Lucky Morrison, Margaret Virissimo, Jim Hare, Mandy Havlik, Fred Kosmo, Robert Tripp Jackson, Eva Schmitt

Absent: Sarah Moga, Don Sevens, Korla Eaquina

Approval of the agenda. Motion to approve by Hare/Schmitt Vote 10-0 Goldyn (Chair) and Deschenes (Acting Chair) abstained

### **Non-Agenda Items/Public Comment:**

### **Government and Community Reports:**

#### **Zieg CDP**

Lucky Morrison asked if this was going to be a student rental and the applicant said No.

Motion to approve the project and support a coastal development permit for Zieg CDP Project #638711.

Motion made by: Margaret Virissimo 2<sup>nd</sup> Fred Kosmo 10-0 PASS, Robert Goldyn (Chair) and Scott Deschenes (Acting Chair) abstained

#### **San Diego International Airport T1 Expansion and EIR Update**

Informational Item,

#### **Healthy Trees for Healthy Neighborhoods Tree Planting Initiative**

A letter of support for the initiative

#### **Structure of PCPB Environmental Committee**

Request establish standing environmental committee

#### **PCPB Liaison to the PLHS Green Peace Club**

#### **PCPB Election Structure, Process and Procedure**

#### **PCPB Reports & Parliamentary Matters**

Meeting adjourned at 8 pm.





**City of San Diego**  
**Development Services**  
 1222 First Ave., MS 302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

FORM

DS-318

October 2017

**Approval Type:** Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☒ Coastal Development Permit  
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance  
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other \_\_\_\_\_

**Project Title:** ZIEG RESIDENCE **Project No. For City Use Only:** \_\_\_\_\_  
**Project Address:** 916 EL MAC PLACE SAN DIEGO, CA 92106

**Specify Form of Ownership/Legal Status (please check):**

☐ Corporation ☐ Limited Liability -or- ☐ General - What State? \_\_\_\_\_ Corporate Identification No. \_\_\_\_\_  
☐ Partnership ☒ Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

**Property Owner**

Name of Individual: ALAN ZIEG ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: 916 EL MAC PLACE  
 City: SAN DIEGO State: CA Zip: 92106  
 Phone No.: 619.767.8685 Fax No.: N/A Email: alanjamesz@aol.com  
 Signature: X [Signature] Date: X 5/16/19  
 Additional pages Attached: ☐ Yes ☒ No

**Applicant**

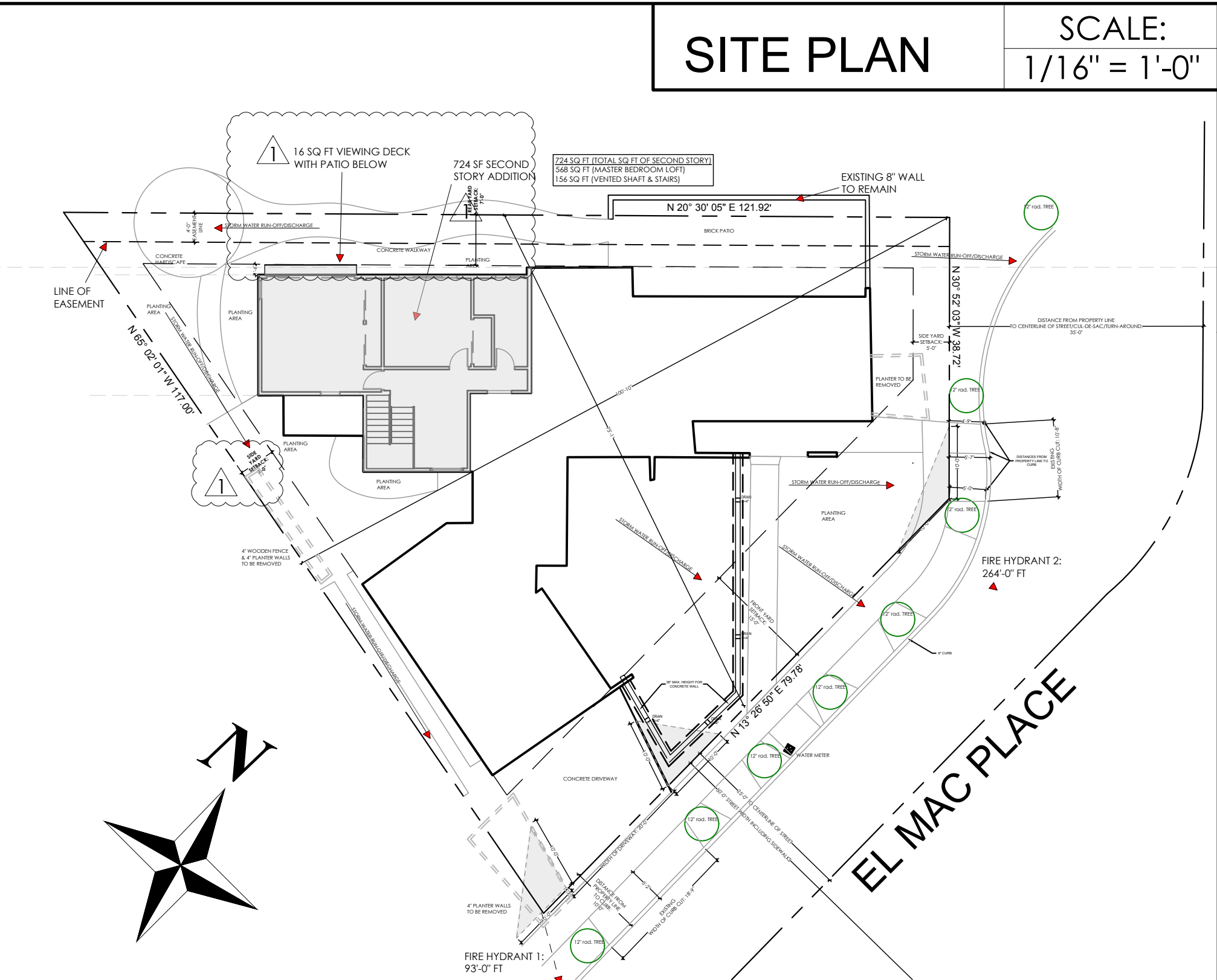
Name of Individual: DAVE ESSLINGER / Eco Minded Solutions ☐ Owner ☐ Tenant/Lessee ☒ Successor Agency  
 Street Address: 9466 BLACK MOUNTAIN RD. #210  
 City: SAN DIEGO State: CA Zip: 92126  
 Phone No.: 858.201.9021 Fax No.: \_\_\_\_\_ Email: david@ecomindedsolutions.com  
 Signature: [Signature] Date: 5-13-19  
 Additional pages Attached: ☐ Yes ☒ No

**Other Financially Interested Persons**

Name of Individual: \_\_\_\_\_ ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency  
 Street Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached: ☐ Yes ☐ No



ZIEG ADDITION



PER CITY OF SAN DIEGO CODE:

MIN FRONT SETBACK: 15'  
MIN SIDE SETBACK: 5'-0"  
MIN REAR SETBACK: 7'-0"

AVERAGE LOT DEPTH: 75'-1"  
AVERAGE LOT WIDTH: 100'-10"

MAX STRUCTURE HEIGHT: 24' / 30'

MAX FLOOR AREA RATIO: 6,001 - 7,000 SF (58%)

FAA Information:


Flight Path: Outside 1000 feet  
Military Base: Outside 1000 feet  
Air Space: Outside 1000 feet

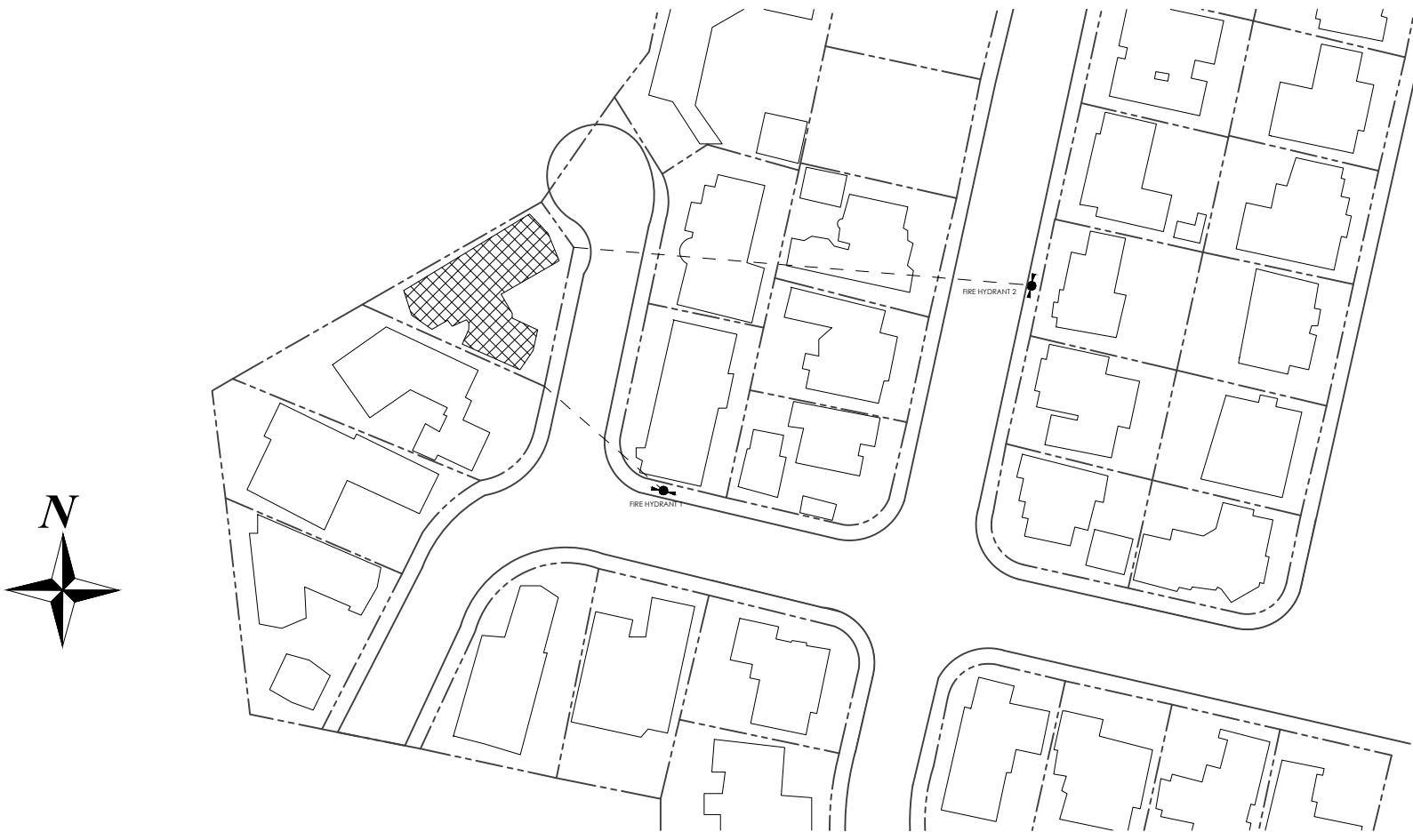
Flight Path: Outside 4000 feet  
Military Base: Outside 4000 feet  
Air Space: Outside 4000 feet

NOTE: EXISTING DWELLING IS NOT SPRINKLERED. ADDITION IS NOT REQUIRED TO BE SPRINKLERED.

NOTE: EXISTING WATER AND SEWER SERVICES WILL REMAIN.

NOTE: A pre-construction inspection is required due to the height of the proposed structure in relation to the FAA Part 77 Notification Surface requirements. The pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled. Call (858) 581 - 7111 to schedule the pre-construction inspection. Contact the Inspection Services office at (858) 492 - 5070, if you have any questions pertaining to the pre-construction inspection.

NOTE: I, , do hereby certify that the structure(s) or modification to existing structure(s) shown on these plans do not require Federal Aviation Administration notification because per Section 77.15(a) of Title 14 of Code of Federal Regulations CFR Part 77, notification is required.



AREA MAP

SCALE:  
1/16" = 1'-0"

SCALE:  
1:100

SCOPE OF WORK

ADDITION OF A SECOND STORY (724 SF) TO AN EXISTING DWELLING UNIT, CONSISTING OF A BEDROOM, BATHROOM AND OPEN LOFT AREA. ADDITION ALSO INCLUDES A SMALL EXTERIOR VIEWING DECK (19.5 SF) WITH A COVERED PATIO AREA BELOW.

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION: LOT 4 OF TINGLEY ESTATES, IN CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

APN: 531-490-04-00    YEAR BUILT: 1955    ZONING: RS-1-7    OCCUPANCY: R-3

CONSTRUCTION TYPE: TYPE V-B (NON-SPRINKLERED)

AREA:

(E) 1ST LEVEL FLOOR = 2,251 SF  
(E) GARAGE = 368 SF  
(N) 2ND LEVEL FLOOR ADDITION = 724 SF  
(N) SECOND LEVEL DECK = 19.5 SF  
(E) INTERIOR FLOOR AREA = 2,619 SF  
(E) PORCH = 984 SF  
(N) TOTAL OF FLOORS 1 & 2 = 2,975 SF  
(N) TOTAL OF INTERIOR FLOOR AREA & GARAGE = 2,619 + 724 = 3,343 SF

LOT SIZE = 6,899 SF or 0.158 ACRES

LOT COVERAGE = (2,619 SF) / (6,899 SF) = 38.5%

(PROPOSED) F.A.R. = (3,343 SF) / (6,899 SF) = 48% x 58% (max)

\*\*PENINSULA COMMUNITY PLANNING: 9 DWELLING UNIT/ACRE MAX.

LANDSCAPING AREA SF FOR WATER CONSERVATION PURPOSES: 1,673.84 SF

AIRPORT INFLUENCE AREA(S): REVIEW AREA 2

FAA PART 77 NOTIFICATION AREA(S): SDIA & NORTH ISLAND NAVAL AIR STATION

STORIES: 1-STORY (EXISTING)  
2-STORY (NEW)

OWNER:

ALAN ZIEG  
916 EL MAC PLACE  
SAN DIEGO, CA 92106

GENERAL CONTRACTOR:

ECO MINDED SOLUTIONS, INC  
LIC. # B-948204  
9530 PADGETT STREET #109  
SAN DIEGO, CA 92126  
858.779.1275  
www.ecomindedsolutions.com

STRUCTURAL ENGINEER:

PATTERSON ENGINEERING  
928 FORT STOCKTON DRIVE #201  
SAN DIEGO, CA 92103  
858.605.0937  
pattersoneng.com

DESIGNER:

ECO MINDED SOLUTIONS, INC  
LIC. # B-948204  
ATTN: DAVE ESLINGER  
9530 PADGETT STREET #109  
SAN DIEGO, CA 92126  
858.779.1275  
www.ecomindedsolutions.com

SHEET INDEX:

- T1 TITLE & SITE PLAN
- GN1 GENERAL NOTES
- GN2 SPECIAL NOTES (DS-560)
- TS TOPOGRAPHIC SURVEY
- A0 PROPOSED SITE PLAN
- A1 EXISTING FLOOR PLANS
- A2 EXISTING ELEVATIONS
- A3 PROPOSED FIRST FLOOR
- A4 PROPOSED SECOND FLOOR
- A5 PROPOSED ELEVATIONS
- A6 PROPOSED ELEVATIONS
- A7 PROPOSED SECTIONS
- A8 ELECTRICAL & PLUMBING PLAN
- A9 ROOF PLANNING NOTES
- A10 DOOR AND WINDOW SCHEDULES

GENERAL NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2016 EDITION OF THE CBC, CMC, CPC, AND THE CEC.
- BEFORE ANY WORK HAS BEGUN, THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE BUILDING AND SITE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS NOTING EXISTING WORK TO REMAIN AND NOTIFYING THE OWNER AND DRAFTER IN WRITING OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS.
- ANY OMISSIONS, CONFLICTS, OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DRAFTER. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED IS ACCOMPLISHED.
- VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH ALL PARTICIPANTS TRADES SUCH AS HEATING, PLUMBING, ELECTRICAL TRADES FOR SIZE AND LOCATION. NOTIFY OWNER AND DRAFTER IN WRITING OF ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS.
- FOLLOW DIMENSIONS EXPLICITLY, DO NOT SCALE DRAWINGS. CONFIRM WITH DRAFTER BEFORE PROCEEDING IF CONFLICT ARISE.
- POOL, SPAS, WALLS, FENCES, PATIO COVERS, AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMIT AND REVIEW.
- CONTRACTOR WITH THEIR SELECTED H.V.A.C. SUBCONTRACTOR TO ASSESS EXISTING H.V.A.C. SYSTEMS TO DETERMINE FUNCTIONALITY & CODE COMPLIANCE. MAKE RECOMMENDATIONS TO OWNER AS TO PROPOSED MODIFICATIONS & COST. ADVISE OWNER AND DRAFTER IF FRAMING MODIFICATIONS ARE NECESSARY.
- VERIFY & COORDINATE EXTERIOR HARDSCAPE, LANDSCAPE & IRRIGATION SYSTEMS WITH OWNER AND LANDSCAPE DRAFTER/ARCHITECT.
- THESE PLANS SHALL COMPLY WITH THE:
  - 2016 CALIFORNIA RESIDENTIAL BUILDING CODE
  - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
  - 2016 CALIFORNIA ELECTRICAL CODE
  - 2016 CALIFORNIA PLUMBING CODE
  - 2016 CALIFORNIA FIRE CODE
  - 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
  - AND ASSOCIATED COUNTY OF SAN DIEGO AMENDMENTS.
- THIS STRUCTURE WILL CONNECT TO AN ELECTRICAL GRID.
- THIS PROJECT WILL COMPLY WITH THE SAN DIEGO LIGHTING ORDINANCE.
- THIS PROJECT SITE IS WITHIN FIRST PUBLIC ROADWAY.
- PER LANDSCAPE, NO BRUSH MANAGEMENT REQUIRED, NOT OVER 30'-0" - NO FIRE ISSUES.
- NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

NOTE: PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 15, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE: 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.

ECO MINDED SOLUTIONS

LICENSE NUMBER: B-948204



DESIGNED BY: Dave Eslinger

Signature: 

9530 PADGETT STREET, SUITE 109  
SAN DIEGO, CA 92126

TEL: (858) 779 - 1225  
FAX: (858) 779 - 1054  
WWW.ECOMINDEDSOLUTIONS.COM

ZIEG ADDITION  
916 EL MAC PLACE  
SAN DIEGO, CA 92103

Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS	02/14/2020
CORRECTIONS	03/25/2020

SHEET SCALE: AS NOTED  
DRAWN BY: AR  
EMS PROJECT NUMBER: 638711

SHEET NAME:

TITLE PAGE & SITE PLAN

SHEET NUMBER:


T1

TITLE PAGE







	<b>City of San Diego Development Services</b> 1222 First Ave., M5-302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Storm Water Requirements Applicability Checklist</h1>	<b>FORM DS-560</b> November 2018
Project Address: <span style="border: 1px solid black; padding: 2px 10px;">916 EL MAC PLACE SAN DIEGO CA 92103</span>		Project Number: <span style="border: 1px solid black; padding: 2px 10px;">638711</span>	
<b>SECTION 1. Construction Storm Water BMP Requirements:</b> All construction sites are required to implement construction BMPs in accordance with the performance standards in the <u>Storm Water Standards Manual</u> . Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Regional Water Quality Control Board.			
<b>For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.</b>			
<b>PART A: Determine Construction Phase Storm Water Requirements.</b>			
1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.) <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Yes; SWPPP required, skip questions 2-4</span> <span><input checked="" type="checkbox"/> No; next question</span> </div>			
2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and/or contact with storm water? <div style="display: flex; justify-content: space-between;"> <span><input checked="" type="checkbox"/> Yes; SWPPP required, skip questions 3-4</span> <span><input type="checkbox"/> No; next question</span> </div>			
3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement) <div style="display: flex; justify-content: space-between;"> <span><input type="checkbox"/> Yes; SWPPP required, skip question 4</span> <span><input checked="" type="checkbox"/> No; next question</span> </div>			
4. Does the project only include the following permit types listed below? <div style="margin-top: 10px;"> <ul style="list-style-type: none"> <li>• Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit.</li> <li>• Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service.</li> <li>• Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments.</li> </ul> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span><input type="checkbox"/> Yes; no document required</span> </div> </div>			
Check one of the boxes below, and continue to PART B: <div style="margin-top: 20px;"> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;"> <input checked="" type="checkbox"/> </div> <div>             If you checked "Yes" for question 1,  <b>a SWPPP is REQUIRED. Continue to PART B</b> </div> </div> <div style="margin-top: 20px;"> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;"> <input type="checkbox"/> </div> <div>             If you checked "No" for question 1, and checked "Yes" for question 2 or 3,  <b>a WPCP is REQUIRED.</b> If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. <b>Continue to PART B.</b> </div> </div> <div style="margin-top: 20px;"> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin-right: 10px;"> <input type="checkbox"/> </div> <div>             If you checked "No" for all questions 1-3, and checked "Yes" for question 4  <b>PART B does not apply and no document is required. Continue to Section 2.</b> </div> </div> </div> </div></div>			
1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: <a href="http://www.sandiego.gov/stormwater/regulations/index.shtml">www.sandiego.gov/stormwater/regulations/index.shtml</a>			
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>Clear Page 1</b> </div>			

Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

**PART B: Determine Construction Site Priority**

This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. **NOTE:** The construction priority does **NOT** change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.

**Complete PART B and continued to Section 2**

1. ☐ **ASBS**
  - a. Projects located in the ASBS watershed.
2. ☐ **High Priority**
  - a. Projects that qualify as Risk Level 2 or Risk Level 3 per the Construction General Permit (CGP) and not located in the ASBS watershed.
  - b. Projects that qualify as LUP Type 2 or LUP Type 3 per the CGP and not located in the ASBS watershed.
3. ☐ **Medium Priority**
  - a. Projects that are not located in an ASBS watershed or designated as a High priority site.
  - b. Projects that qualify as Risk Level 1 or LUP Type 1 per the CGP and not located in an ASBS watershed.
  - c. WPCP projects (>5,000sf of ground disturbance) located within the Los Penasquitos watershed management area.
4. ☒ **Low Priority**
  - a. Projects not subject to a Medium or High site priority designation and are not located in an ASBS watershed.

**SECTION 2. Permanent Storm Water BMP Requirements.**

Additional information for determining the requirements is found in the [Storm Water Standards Manual](#).

**PART C: Determine if Not Subject to Permanent Storm Water Requirements.**

Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the [Storm Water Standards Manual](#) are not subject to Permanent Storm Water BMPs.

**If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".**

**If "no" is checked for all of the numbers in Part C continue to Part D.**

1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water? ☒ Yes ☐ No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces? ☐ Yes ☒ No
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair). ☐ Yes ☒ No

**Clear Page 2**

Page 3 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist

# PART D: PDP Exempt Requirements.

PDP Exempt projects are required to implement site design and source control BMPs.

If “yes” was checked for any questions in Part D, continue to Part F and check the box labeled “PDP Exempt.”

If “no” was checked for all questions in Part D, continue to Part E.

- Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:
  - Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or;
  - Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or;
  - Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City’s Storm Water Standards manual?

☐ Yes; PDP exempt requirements apply ☐ No; next question
- Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the [City’s Storm Water Standards Manual](#)?
 

☐ Yes; PDP exempt requirements apply ☐ No; project not exempt.

## PART E: Determine if Project is a Priority Development Project (PDP).

Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).

If “yes” is checked for any number in PART E, continue to PART F and check the box labeled “Priority Development Project”.

If “no” is checked for every number in PART E, continue to PART F and check the box labeled “Standard Development Project”.

- New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☐ No
- Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces.** This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land. ☐ Yes ☐ No
- New development or redevelopment of a restaurant.** Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface. ☐ Yes ☐ No
- New development or redevelopment on a hillside.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater. ☐ Yes ☐ No
- New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).** ☐ Yes ☐ No
- New development or redevelopment of streets, roads, highways, freeways, and driveways.** The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site). ☐ Yes ☐ No

Clear Page 3

Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist	
<b>7. New development or redevelopment discharging directly to an Environmentally Sensitive Area.</b> The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface.</b> The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces.</b> Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>10. Other Pollutant Generating Project.</b> The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>PART F: Select the appropriate category based on the outcomes of PART C through PART E.</b>	
<b>1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.</b>	<input checked="" type="checkbox"/>
<b>2. The project is a STANDARD DEVELOPMENT PROJECT.</b> Site design and source control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance.	<input type="checkbox"/>
<b>3. The project is PDP EXEMPT.</b> Site design and source control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance.	<input type="checkbox"/>
<b>4. The project is a PRIORITY DEVELOPMENT PROJECT.</b> Site design, source control, and structural pollutant control BMP requirements apply. See the <a href="#">Storm Water Standards Manual</a> for guidance on determining if project requires a hydromodification plan management	<input type="checkbox"/>
<div style="display: flex; justify-content: space-around; font-size: 1.2em; font-weight: bold;"> <span>ANGELO RICASATA</span> <span>ARCHITECTURAL DESIGNER</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 30%;">             Name of Owner or Agent (Please Print)             <div style="border-bottom: 1px solid black; margin-top: 10px; padding-bottom: 5px;"> </div> </div> <div style="width: 30%; text-align: center;">             Title             <div style="border-bottom: 1px solid black; margin-top: 10px; padding-bottom: 5px;">             MARCH 27, 2020             </div> </div> <div style="width: 30%;">             Signature             <div style="border-bottom: 1px solid black; margin-top: 10px; padding-bottom: 5px;">             Date             </div> </div> </div>	

# STORMWATER NOTES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SRDQWCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING & IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMP'S AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMP'S.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMP'S SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMP'S IMPLEMENT SUCH MEASURES AND FAILURE TO COMPLY WITH THE APPROVED SWPPP / WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREETS)S AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMP'S THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP / WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE. PRIOR TO RESUMING CONSTRUCTION ACTIVITY, AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMP'S WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMP'S TO WORKING ORDER YEAR ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP / WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE DOCUMENTED BY THE CONTRACTOR AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
15. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNERS/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMP'S RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMP'S DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMP'S SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMP'S AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-01 OR CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10 FEET (10') OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE. (A) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 "STORM WATER MANAGEMENT AND DISCHARGE CONTROL."

<div><div>E C O</div><div>MINDED SOLUTIONS</div><div>LICENSE NUMBER: B-948204</div></div> <div></div>	
DESIGNED BY: Dave Eslinger	
Signature: 	
9530 PADGETT STREET, SUITE 109 SAN DIEGO, CA 92126	
TEL: (858) 779 - 1225 FAX: (858) 779 - 1054 WWW.ECOMINDEDSOLUTIONS.COM	
<div><div>ZIEG</div><div>ADDITION</div><div>916 EL MAC PLACE SAN DIEGO, CA 92103</div></div>	
Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS 	02/14/2020
CORRECTIONS 	03/25/2020
SHEET SCALE: AS NOTED	
DRAWN BY: AR	
EMS PROJECT NUMBER: 638711	
SHEET NAME:	
SPECIAL NOTES	
SHEET NUMBER:	
GN2	



# TOPOGRAPHIC SURVEY

**ENCUMBRANCES:**

EXISTING ENCUMBRANCES LISTED BELOW ARE PER A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED MARCH 26, 2018 AS ORDER NO. 106717-992-SD1-KM4:

- 5
- AN EASEMENT FOR PURPOSE UNNAMED AFFECTING SAID LAND AS DELINEATED OR AS OFFERED FOR DEDICATION ON THE MAP NO. 3046. SHOWN HEREON.
- 6
- AN EASEMENT FOR THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS RECORDED FEBRUARY 3, 1954 IN BOOK 5130, PAGE 183 OF OFFICIAL RECORDS.
- 7
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT DATED ON FEBRUARY 19, 1960 EXECUTED BY CALIFORNIA-WESTERN UNIVERSITY OF SAN DIEGO, A CALIFORNIA CORPORATION AND MAC TESSLER, ET AL. AS FILE NO. 1960-113314 OF OFFICIAL RECORDS. NO PLOTTABLE EASEMENTS-REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 8
- MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED AGREEMENT DATED ON AUGUST 8, 1984 EXECUTED BY DAVID L. GRIMES AND ESTHER LOUISE GRIMES AS FILE NO. 1984-303929 OF OFFICIAL RECORDS. NO PLOTTABLE EASEMENTS-REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 9
- AN ENCROACHMENT OF THE PATIO SLAB AND PATIO WALL SITUATED ON SAID LAND INTO OR ONTO THE ADJOINING LAND ON THE NORTH, AS DISCLOSED BY A PHYSICAL INSPECTION. SHOWN HEREON.

**OWNER:**

ALAN ZIEG

**ADDRESS:**

916 EL MAC PLACE  
SAN DIEGO, CA 92106

**APN:**

531-490-04

**BENCHMARK:**

CITY OF SAN DIEGO BRASS PLUG, BENCHMARK  
10582, ON THE SOUTHEAST CORNER OF JON  
STREET AND MOANA DRIVE.

ELEVATION = 306.493'

DATUM = NGVD29

**LEGAL DESCRIPTION:**

LOT 4 OF TINGLEY ESTATES, IN THE CITY OF SAN  
DIEGO, COUNTY OF SAN DIEGO, STATE OF  
CALIFORNIA, ACCORDING TO MAP THEREOF NO.  
3046, FILED IN THE OFFICE OF THE COUNTY  
RECORDER OF SAN DIEGO COUNTY ON DECEMBER  
16, 1953.

**NOTES:**

1.
- BEARINGS AND DISTANCES SHOWN HEREON ARE DERIVED FROM AN EVIDENCE BASED BOUNDARY SURVEY PERFORMED ON AUGUST 30, 2019.
2.
- PLEASE NOTE THAT THIS SURVEY HAS NOT IDENTIFIED ANY UNDERGROUND UTILITIES THAT MAY EXIST UNLESS OTHERWISE SHOWN.
3.
- TREES THAT ARE LESS THAN 6" IN DIAMETER HAVE NOT BEEN LOCATED, UNLESS OTHERWISE SHOWN.
4.
- TOPOGRAPHIC SURVEY UPDATED 10-16-19. HEREON SUPERCEDES ALL PREVIOUS TOPOGRAPHIC SURVEY PLANS AND FILES.

**LEGEND:**

EC	INDICATES EDGE OF CONCRETE
EP	INDICATES EDGE OF PAVEMENT
FFE	INDICATES FINISHED FLOOR ELEVATION
FL	INDICATES FLOW LINE
FS	INDICATES FINISHED SURFACE
G	INDICATES GROUND
SSCO	INDICATES SANITARY SEWER CLEAN OUT
SSMH	INDICATES SANITARY SEWER MAN HOLE
SSHH	INDICATES SANITARY SEWER HAND HOLE
TW	INDICATES TOP OF WALL
WM	INDICATES WATER METER
WALL	
WOOD FENCE	
SEWER MAIN	
METER (AS NOTED)	
TREE	
SEWER MANHOLE	

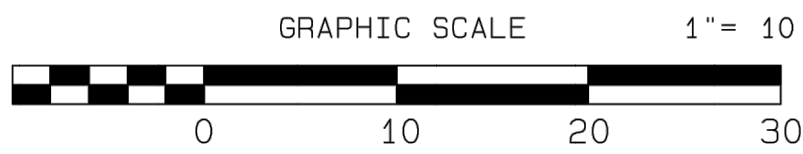
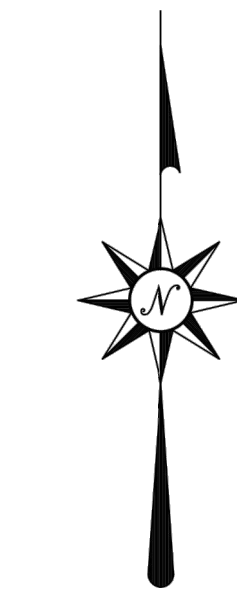
**PREPARED BY:**

COASTAL LAND SOLUTIONS, INC.  
577 SECOND STREET  
ENCINITAS, CA 92024  
760-230-6025

DATE OF SURVEY: AUGUST 28, 2019

DATE OF UPDATE SURVEY: OCTOBER 16, 2019

SEAN C. ENGLER, L.S. 7959  
DATE 9-13-2019



**COASTAL LAND SOLUTIONS, INC.**  
577 SECOND STREET  
ENCINITAS, CA 92024  
PH (760) 230-6025  
FAX (760) 230-6026  
CLS#1639



DESIGNED BY: Dave Eslinger

Signature: 

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WWW.ECOMINDEDSOLUTIONS.COM

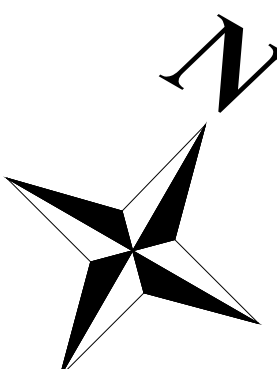
**ZIEG  
ADDITION**  
916 EL MAC PLACE  
SAN DIEGO, CA 92103

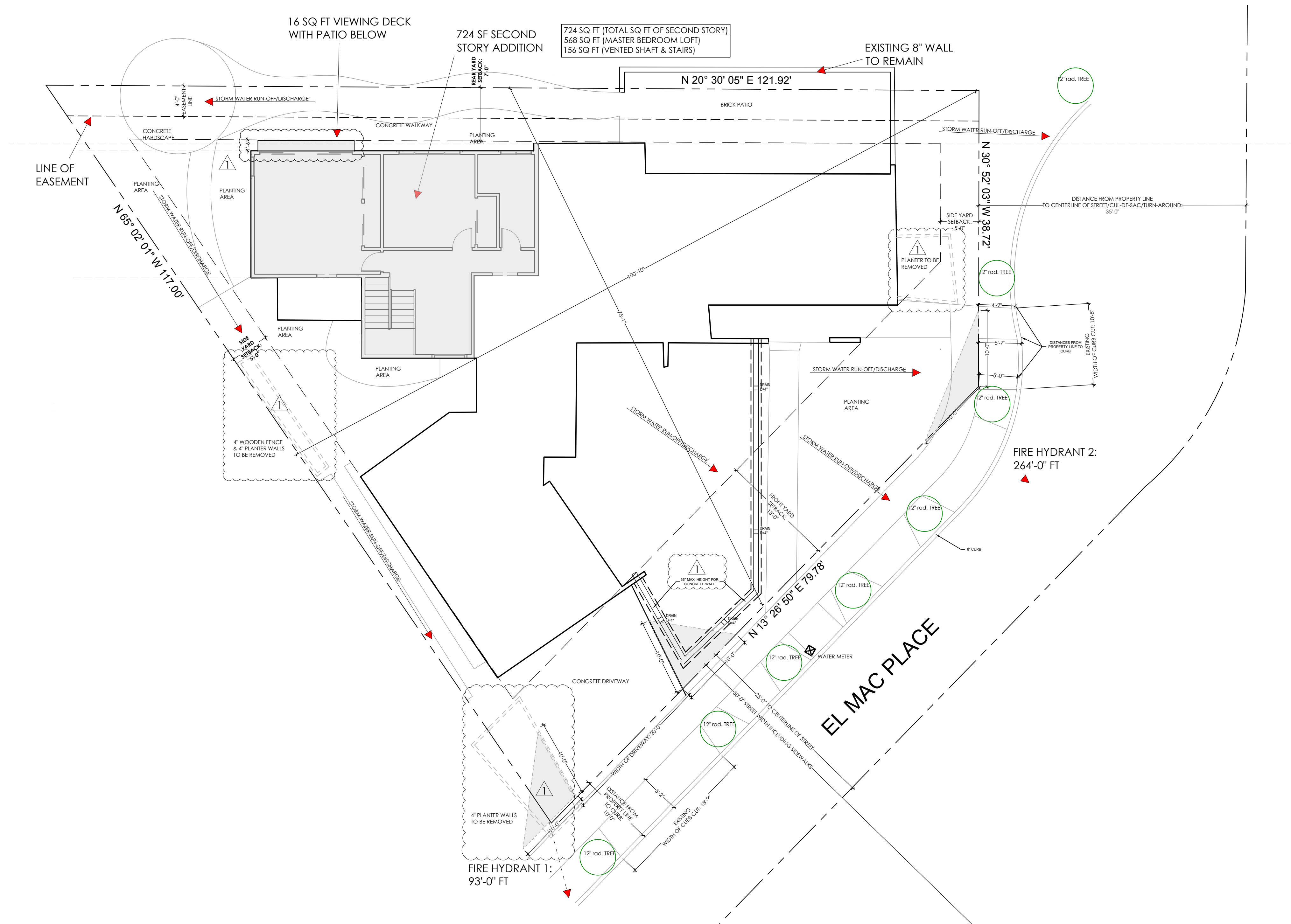
Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS / 1	02/14/2020
CORRECTIONS / 2	03/25/2020

SHEET SCALE: AS NOTED  
DRAWN BY: AR  
EMS PROJECT NUMBER: 638711

SHEET NAME:  
SITE PLAN

SHEET NUMBER:

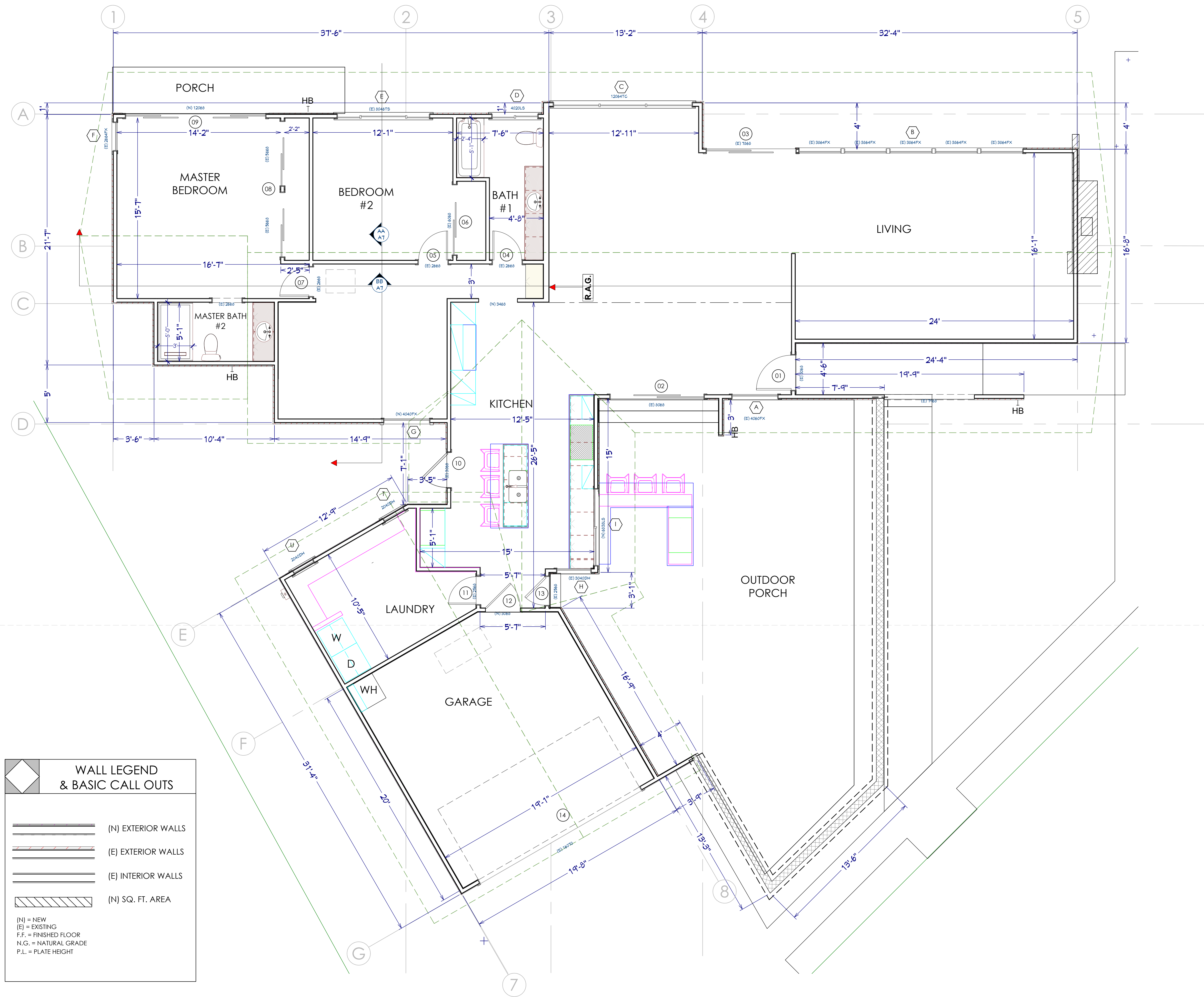
  
**A0**



NOTE: "ONLY ALLOWED IMPROVEMENTS  
ARE BEING MADE WITHIN THE  
REAR-YARD AND SIDE-YARD SETBACK"

**2**  
NOTE FOR **1**: ALL EXISTING PLANTERS  
& FRONT YARD ENCROACHMENTS TO BE  
REMOVED

**PROPOSED SITE PLAN** PLAN SCALE  
1/8" = 1' - 0"



WALL LEGEND  
& BASIC CALL OUTS

(N) EXTERIOR WALLS

(E) EXTERIOR WALLS

(E) INTERIOR WALLS

(N) SQ. FT. AREA

(N) = NEW  
(E) = EXISTING  
F.F. = FINISHED FLOOR  
N.G. = NATURAL GRADE  
P.L. = PLATE HEIGHT

DESIGNED BY: Dave Eslinger  
Signature:

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FAX: (858) 779 - 1054  
WWW.ECOMINDEDSOLUTIONS.COM

**ZIEG  
ADDITION**  
916 EL MAC PLACE  
SAN DIEGO, CA 92103

Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS	02/14/2020

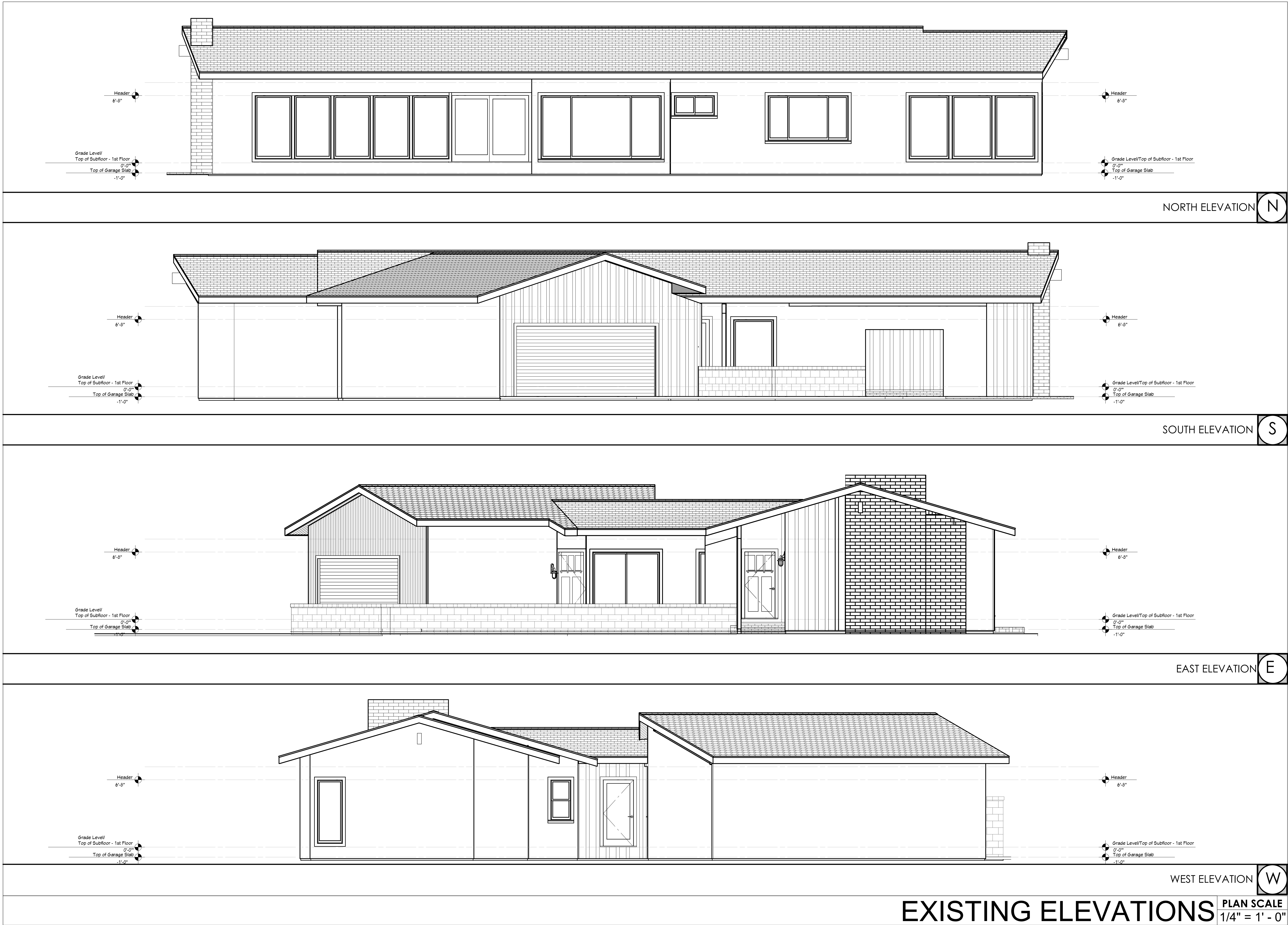
SHEET SCALE: AS NOTED  
DRAWN BY: AR  
EMS PROJECT NUMBER: 638711

SHEET NAME:  
EXISTING  
FLOOR PLAN

SHEET NUMBER:

A1





DESIGNED BY: Dave Eslinger

Signature: *DE*

9530 PADGETT STREET, SUITE 109  
SAN DIEGO, CA 92126

TEL: (858) 779 - 1225  
FAX: (858) 779 - 1054  
WWW.ECOMINDEDSOLUTIONS.COM

**ZIEG**  
**ADDITION**  
916 EL MAC PLACE  
SAN DIEGO, CA 92103

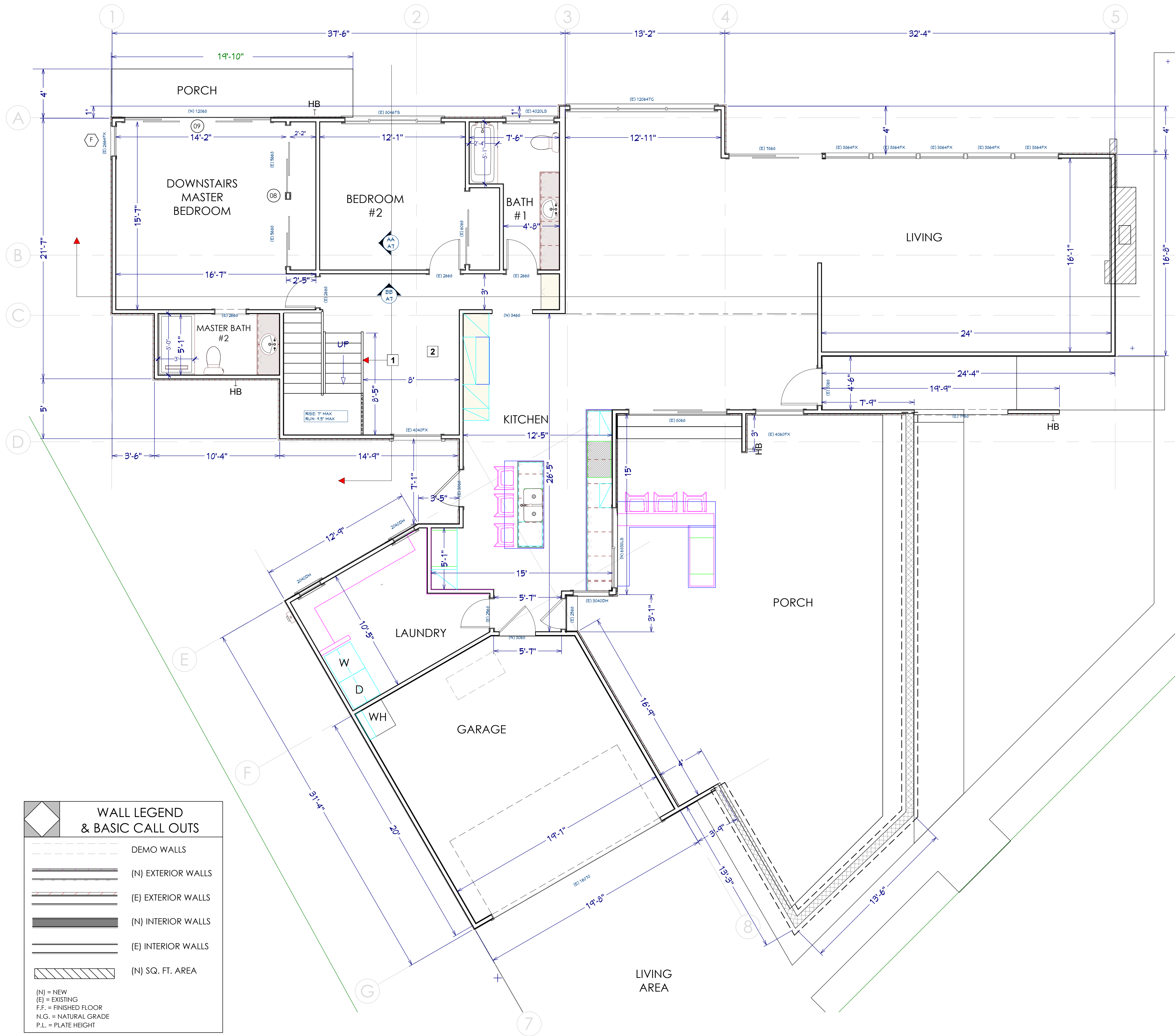
Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS <b>1</b>	02/14/2020

SHEET SCALE: AS NOTED  
DRAWN BY: AR  
EMS PROJECT NUMBER: 638711

**SHEET NAME:**  
**EXISTING**  
**ELEVATIONS**

**SHEET NUMBER:**

**A2**



- FLOOR PLAN NOTES**
1. NEW STAIRS
  2. NEW FLOORING
  3. BED LOCATION, KING SIZE
  4. EXERCISE EQUIPMENT LOCATION
  5. DECK MATERIAL TO BE "DEX-O-TEX" OR LIKE, WATERPROOFING WITH 2% SLOPE AWAY FROM HOUSE. (HILL BROTHERS DESERT CRETE SYSTEM (ICC: ES-ESR #1661))
  6. SEE CABINET SPECS FOR SIZES AND LOCATIONS.
  7. SHOWER DOOR TO BE FRAMELESS AND TEMPERED CLEAR GLASS, 80" TALL AND 3/8" THICK WITH ONE 180° SWING DOOR. SEE ATTACHED SHOWER DOOR SPECS WITH ID.
  8. INTERIOR STAIRS TO BE "AMERICAN OLEAN CREEKSIDE TILE WITH SCHLUTER JOLLY #80". SEE ATTACHED RAILING BELOW AND SPEC DETAILS WITH ID.
  9. EXTERIOR RAIL TO BE GLASS AND INTERIOR TO BE CABLE RAIL. SEE DETAILS #A & #B ON P. A7.
  10. TUB TO BE FREE STANDING WITHIN SHOWER ENCLOSURE. ALL TILE TO BE HOT-MOP WATER PROOFED AND TILE TO BE FULL WALL HEIGHT ON ALL WALLS WITHIN SHOWER. SEE SPECS IN ID. SHOWER ENCLOSURE EXCEEDS A MINIMUM OF 15" RADIUS/30" DIAMETER CIRCLE CLEARANCE.
  11. MOISTURE CONTROL VENT
  12. MAX STEP HEIGHT TO BE 7 3/4"
  13. ATTIC ACCESS (24" x 54") WITH 30" MINIMUM VERTICAL CLEARANCE AT OPENING.

- GENERAL NOTES**
1. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT-OF-WAY THAT IS LOCATED WITHIN VISIBILITY AREAS SHALL NOT EXCEED 24 INCHES IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

**ZIEG**  
**ADDITION**  
916 EL MAC PLACE  
SAN DIEGO, CA 92103

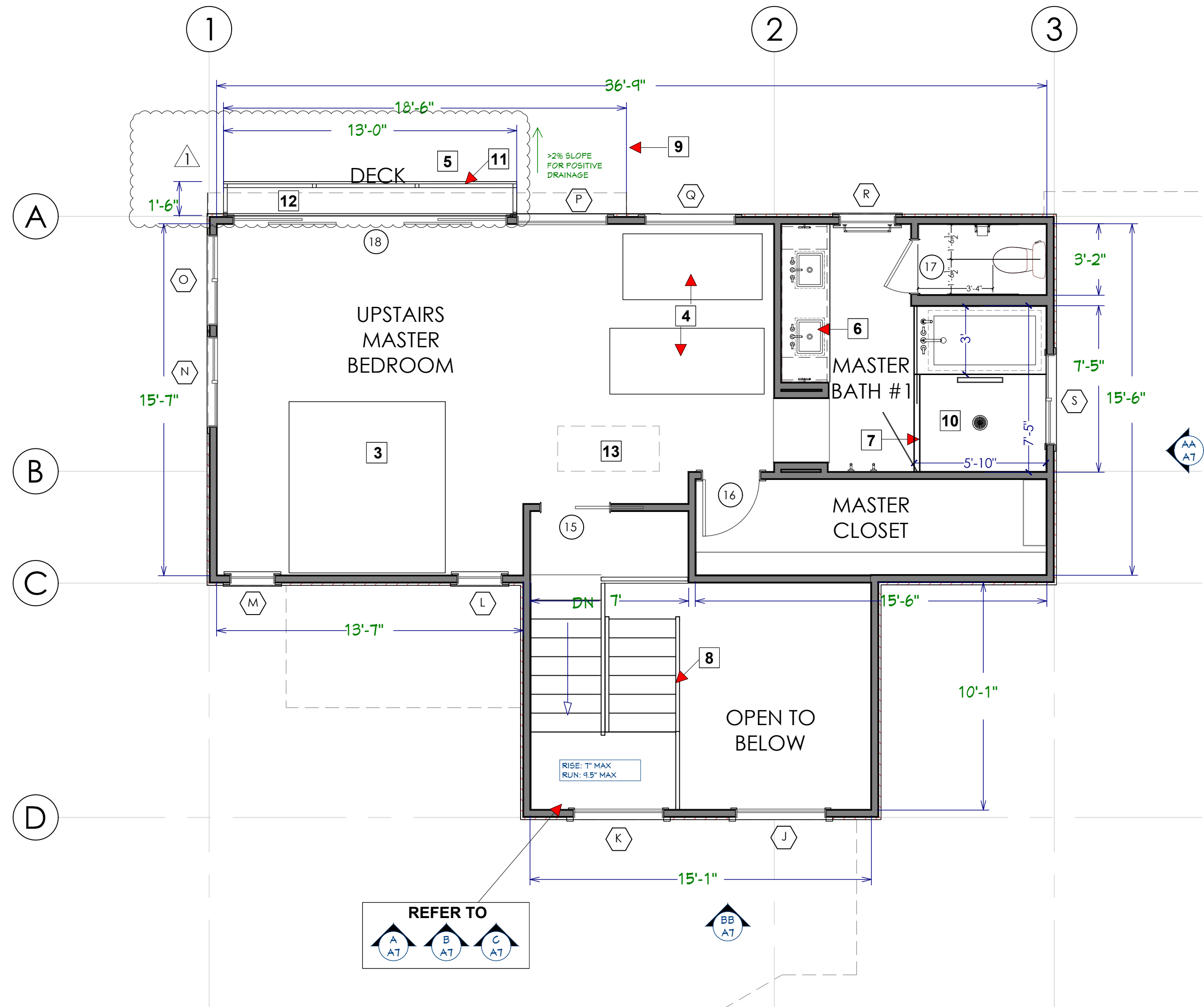
Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS	02/14/2020

SHEET SCALE: AS NOTED  
DRAWN BY: AR  
EMS PROJECT NUMBER: 638711

SHEET NAME:  
**PROPOSED**  
**FIRST**  
**FLOOR**  
SHEET NUMBER:

**A3**





**NOTE:** Each pane of safety glazing installed in hazardous locations shall bear the permanent manufacturer's mark designating the type and thickness of the glass or glazing material, specifying who applied the designation, the manufacturer or installer and the safety glazing standard with which it complies. This identification mark shall be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed.

**NOTE:** Buildings undergoing construction, alteration, or demolition shall conform to CFC Chapter 33. Welding, cutting, and other hot work shall be in conformance with CFC Chapter 35.

**NOTE:** During construction, at least one extinguisher shall be provided on each floor level at each stairway, in all storage and construction sheds, in locations where flammable or combustible liquids are stored or used, and where other special hazards are present per CFC Section 3315.1.

- FLOOR PLAN NOTES**
1. NEW STAIRS
  2. NEW FLOORING
  3. BED LOCATION, KING SIZE
  4. EXERCISE EQUIPMENT LOCATION
  5. DECK MATERIAL TO BE "DEX-O-TEX" OR LIKE, WATERPROOFING WITH 2% SLOPE AWAY FROM HOUSE. (HILL BROTHERS DESERT CRETE SYSTEM (ICC: ES-ESR #1661))
  6. SEE CABINET SPECS FOR SIZES AND LOCATIONS.
  7. SHOWER DOOR TO BE FRAMELESS AND TEMPERED CLEAR GLASS, 80" TALL AND 3/8" THICK WITH ONE 180° SWING DOOR. SEE ATTACHED SHOWER DOOR SPECS WITH ID.
  8. INTERIOR STAIRS TO BE "AMERICAN OLEAN CREEKSIDE TILE WITH SCHLUTER JOLLY #80". SEE ATTACHED RAILING BELOW AND SPEC DETAILS WITH ID.
  9. EXTERIOR RAIL TO BE GLASS AND INTERIOR TO BE CABLE RAIL. SEE DETAILS #A & #B ON P. A7.
  10. TUB TO BE FREE STANDING WITHIN SHOWER ENCLOSURE. ALL TILE TO BE HOT-MOP WATER PROOFED AND TILE TO BE FULL WALL HEIGHT ON ALL WALLS WITHIN SHOWER. SEE SPECS IN ID. SHOWER ENCLOSURE EXCEEDS A MINIMUM OF 15" RADIUS/30" DIAMETER CIRCLE CLEARANCE.
  11. MOISTURE CONTROL VENT
  12. MAX STEP HEIGHT TO BE 7 3/4"
  13. ATTIC ACCESS (24" x 54") WITH 30" MINIMUM VERTICAL CLEARANCE AT OPENING.

DEMO WALLS

(N) EXTERIOR WALLS

(E) EXTERIOR WALLS

(N) INTERIOR WALLS

(E) INTERIOR WALLS

(N) SQ. FT. AREA

[N] = NEW  
[E] = EXISTING  
F.F. = FINISHED FLOOR  
N.G. = NATURAL GRADE  
P.L. = PLATE HEIGHT

E C O

MINDED SOLUTIONS

LICENSE NUMBER: B-948204

DESIGNED BY: Dave Eslinger

Signature:

9530 PADGETT STREET, SUITE 109  
SAN DIEGO, CA 92126

TEL: (858) 779 - 1225  
FAX: (858) 779 - 1054  
WWW.ECOMINDEDSOLUTIONS.COM

ZIEG

ADDITION

916 EL MAC PLACE  
SAN DIEGO, CA 92103

Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS	02/14/2020

SHEET SCALE: AS NOTED

DRAWN BY: AR

EMS PROJECT NUMBER: 638711

SHEET NAME:

PROPOSED SECOND FLOOR

SHEET NUMBER:

A4

PROPOSED SECOND FLOOR

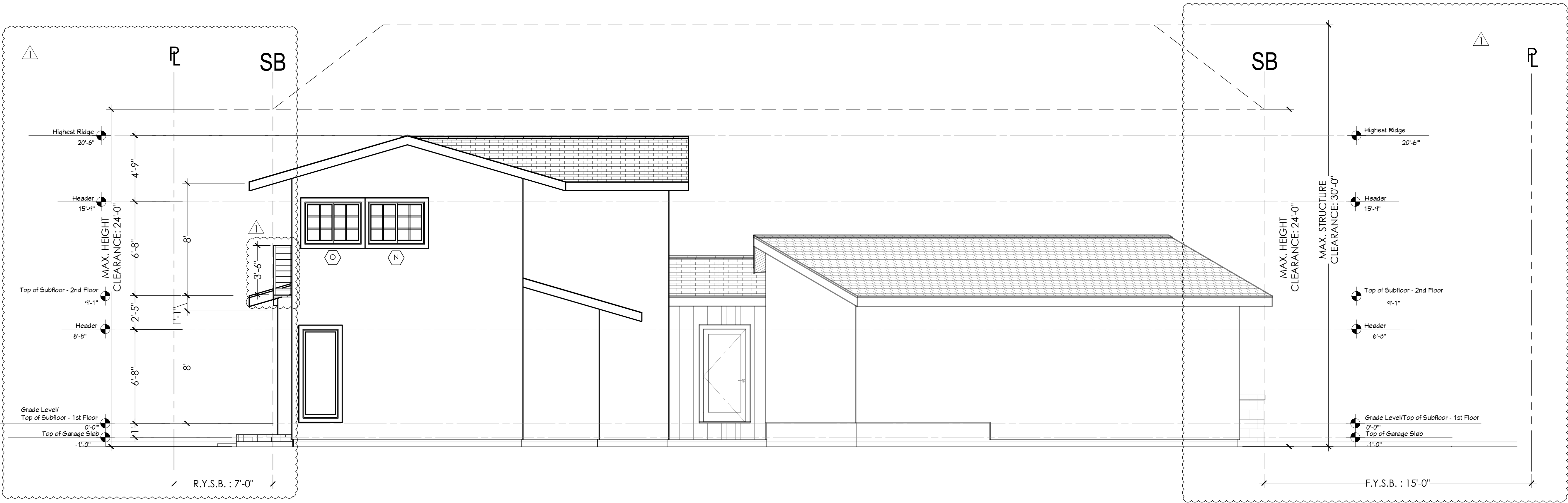
PLAN SCALE  
1/4" = 1' - 0"

ELEVATION NOTES

1. STUCCO TO MATCH EXISTING WALL MATERIAL OF THE HOUSE.
2. ROOF TILES TO BE "TIMBERLINE HD® DRIFTWOOD".



EAST ELEVATION



WEST ELEVATION

PROPOSED ELEVATIONS

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

DESIGNED BY: Dave Eslinger

Signature: *[Signature]*

9530 PADGETT STREET, SUITE 109  
SAN DIEGO, CA 92126

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ZIEG  
ADDITION  
916 EL MAC PLACE  
SAN DIEGO, CA 92103

Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS <i>[1]</i>	02/14/2020

SHEET SCALE: AS NOTED  
DRAWN BY: AR  
EMS PROJECT NUMBER: 638711

SHEET NAME:  
PROPOSED  
ELEVATIONS

SHEET NUMBER:

A5

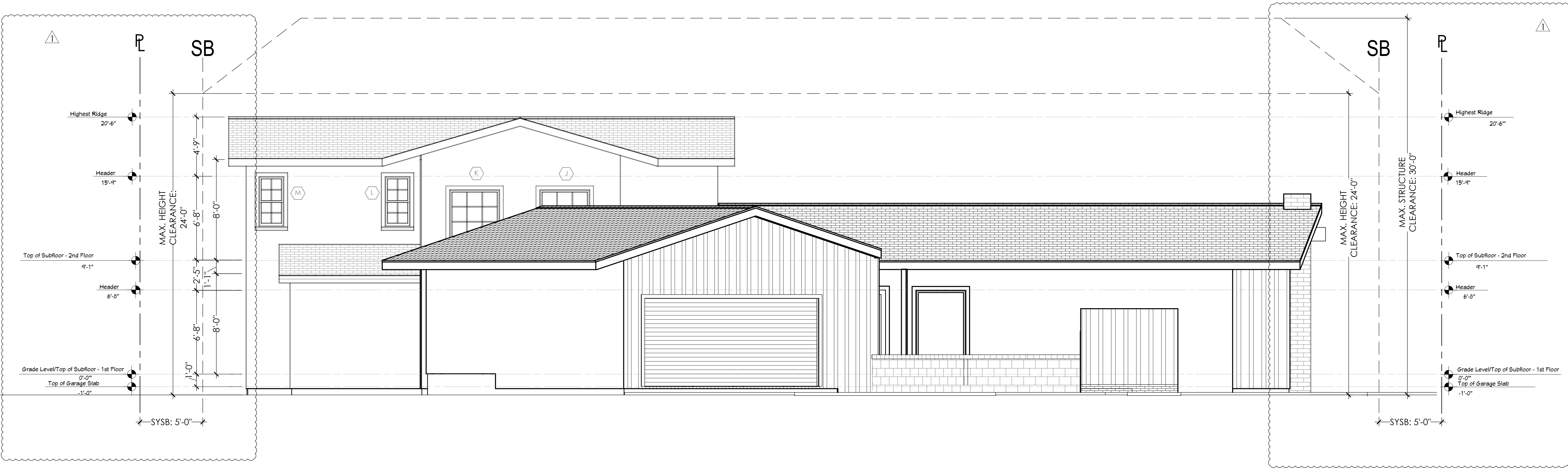


ELEVATION NOTES

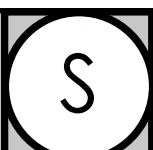
- 1. STUCCO TO MATCH EXISTING WALL MATERIAL OF THE HOUSE.
- 2. ROOF TILES TO BE "TIMBERLINE HD® DRIFTWOOD".



NORTH ELEVATION



SOUTH ELEVATION



PROPOSED ELEVATIONS

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

DESIGNED BY: Dave Eslinger  
Signature:

9530 PADGETT STREET, SUITE 109  
SAN DIEGO, CA 92126  
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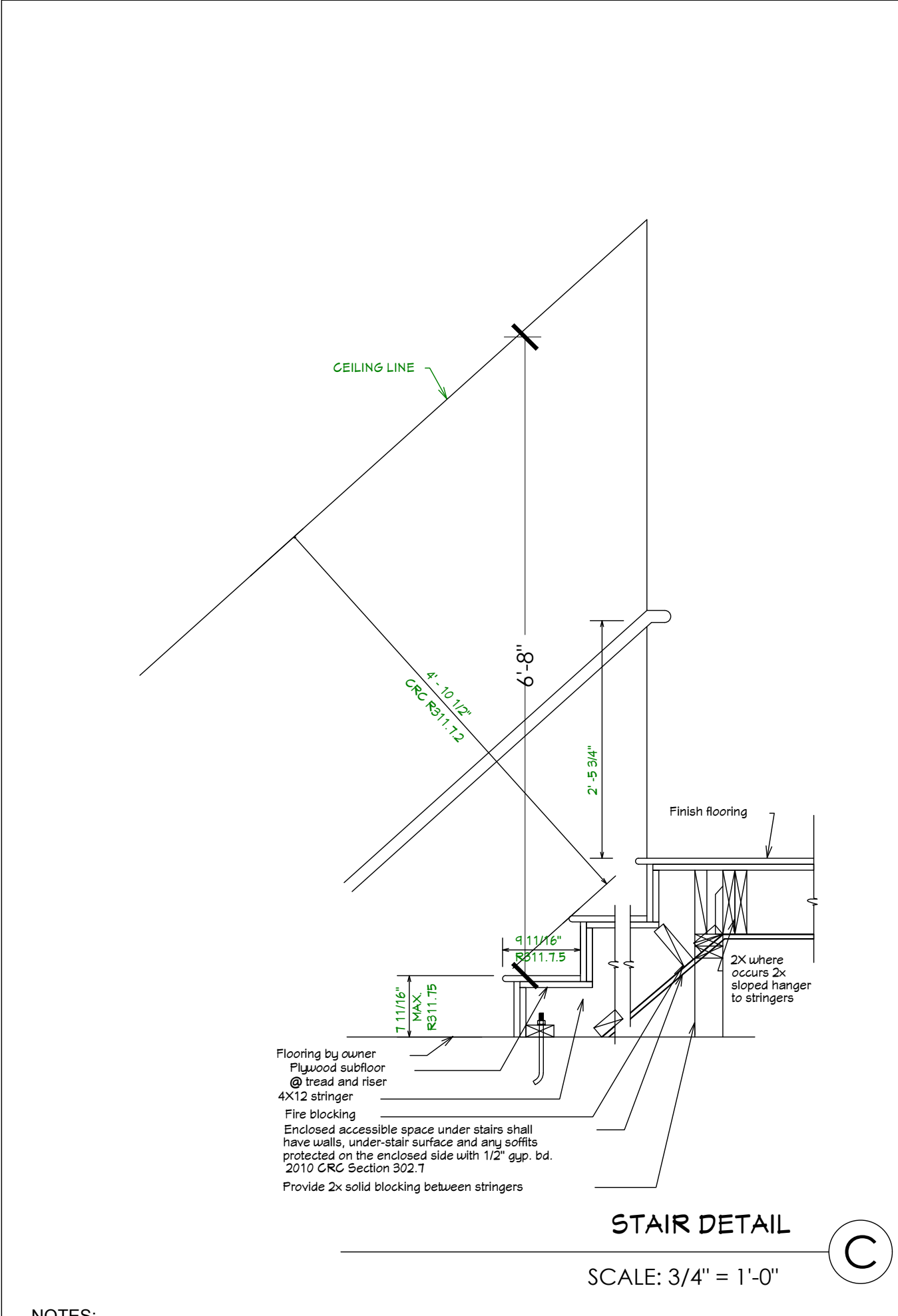
Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS	02/14/2020

SHEET SCALE: AS NOTED  
DRAWN BY: AR  
EMS PROJECT NUMBER: 638711

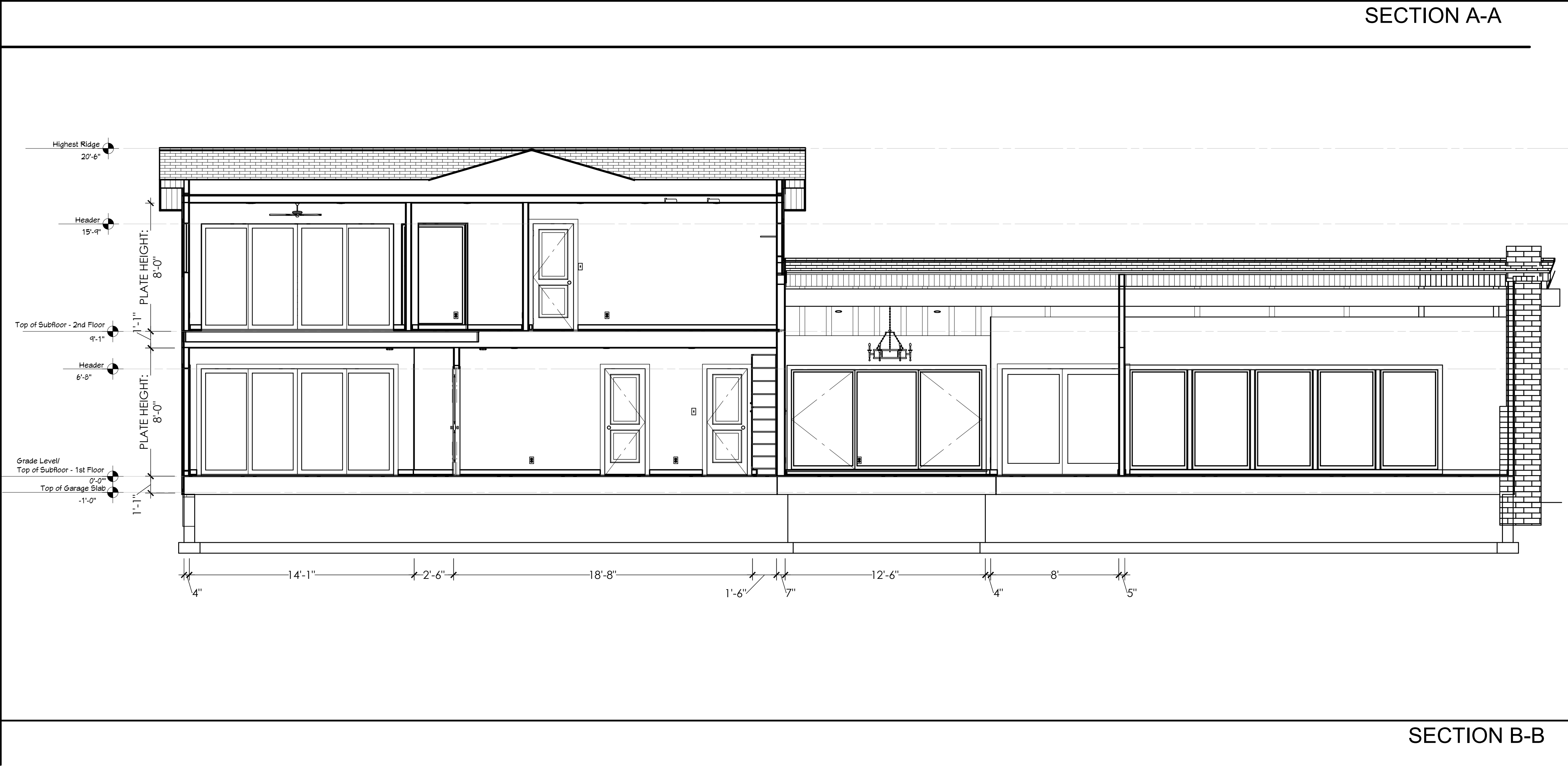
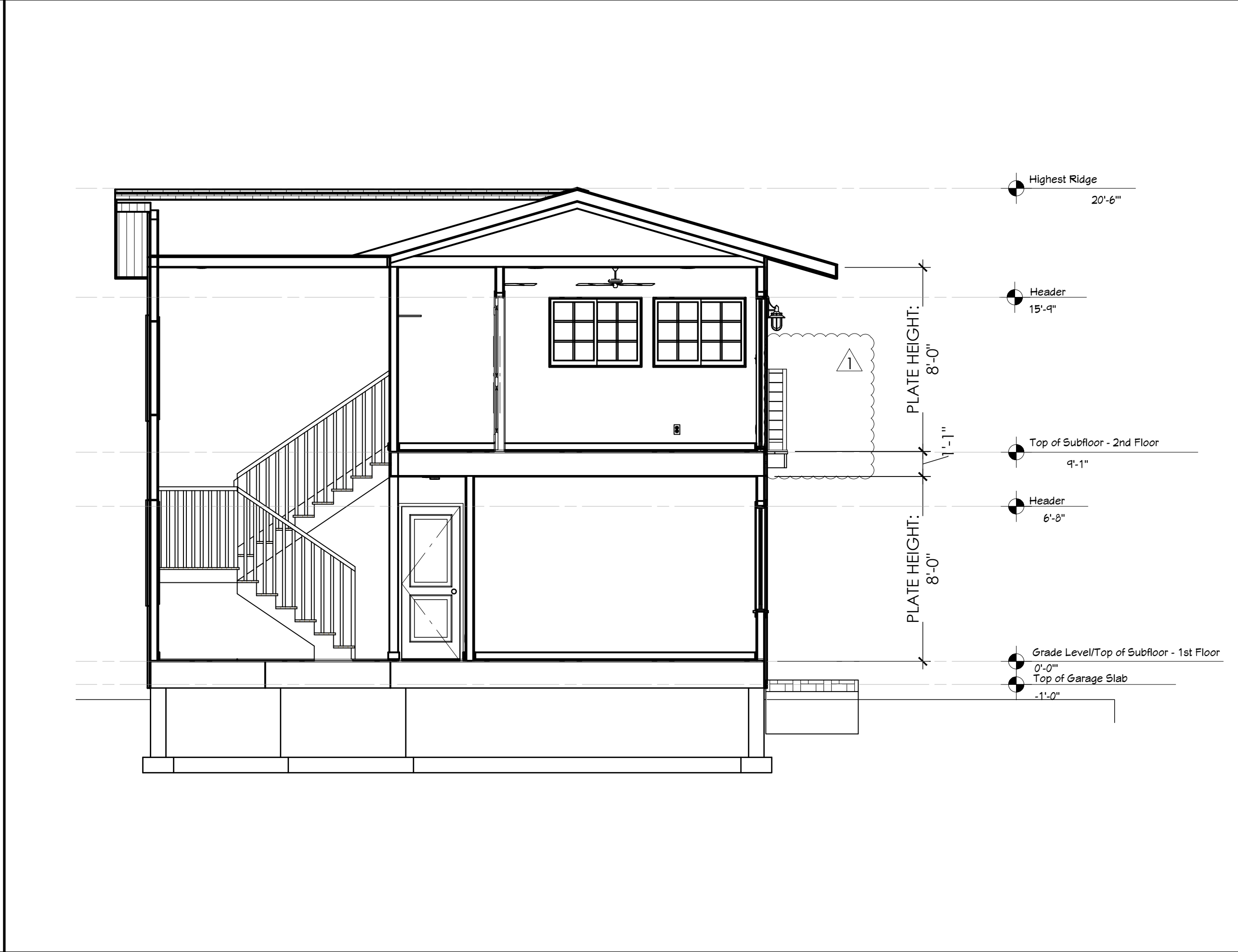
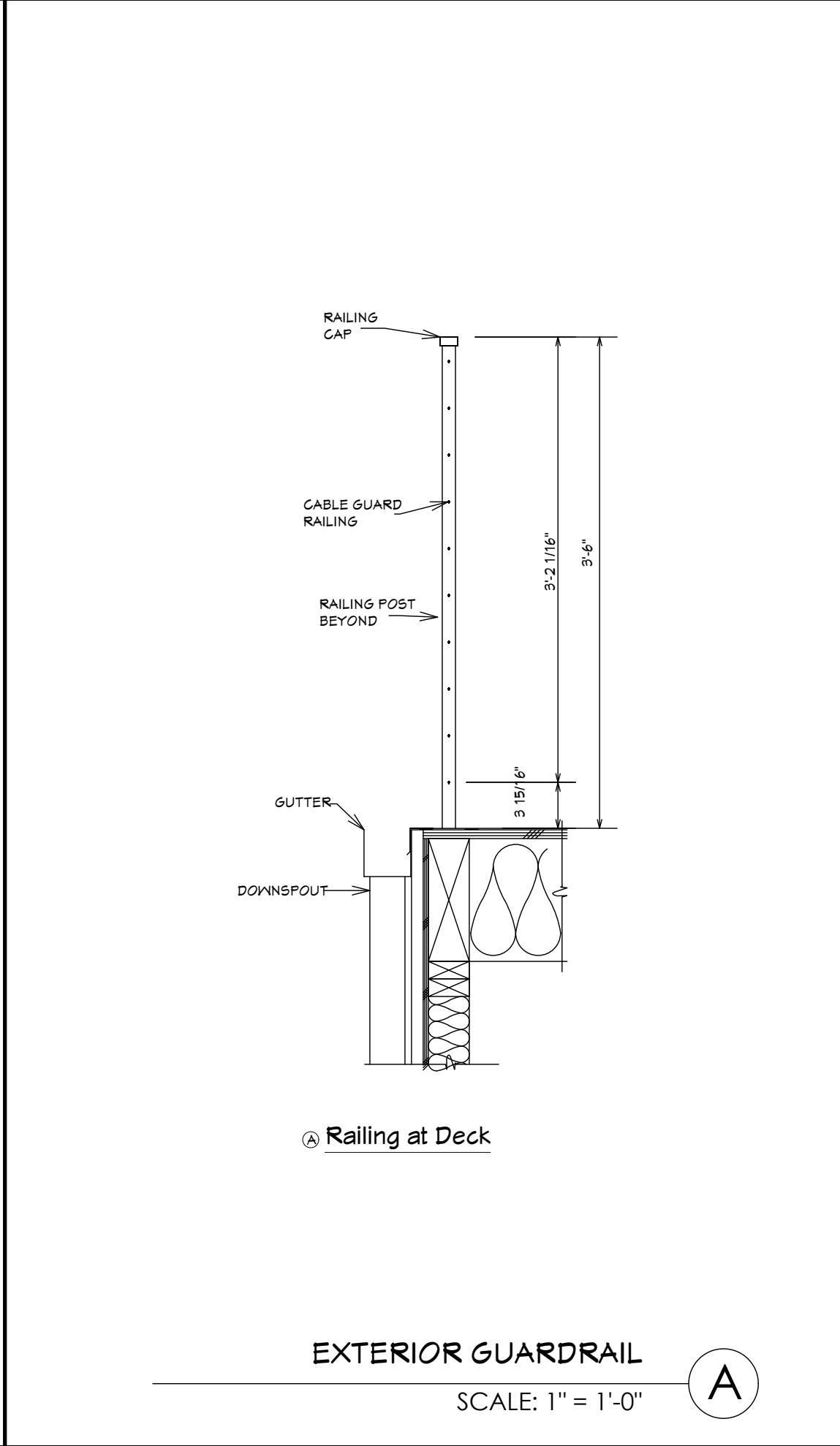
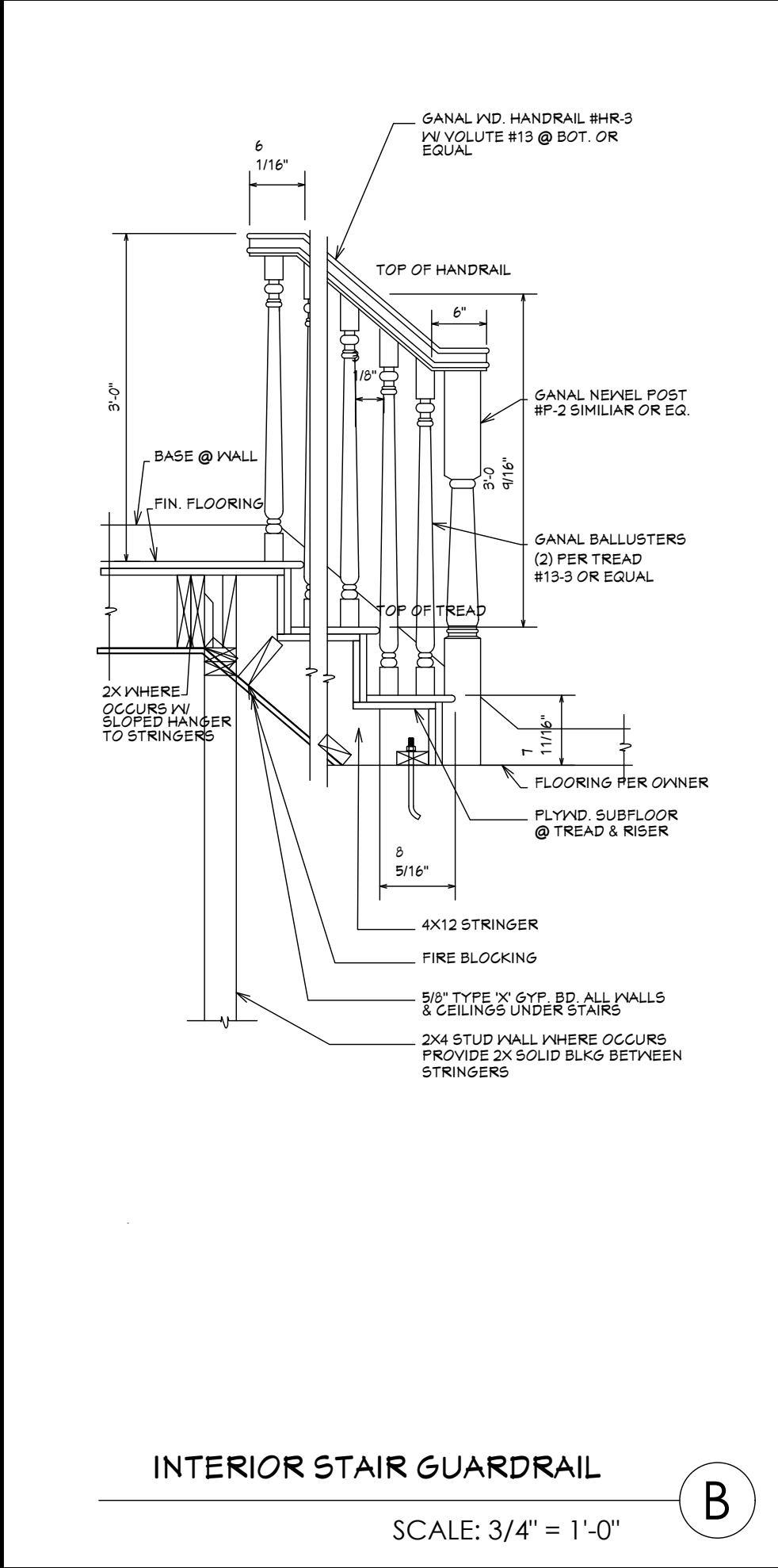
SHEET NAME:  
PROPOSED  
ELEVATIONS

SHEET NUMBER:

A6



- NOTES:
- The Maximum Riser Height shall be 7'-3/4". The Minimum Tread Depth shall be 10" CRC R311.7.5.1-2. The Greatest Riser Height, or Tread Depth, within any flight of stairs, shall not exceed the smallest by more than 3/8". All dimensions and dimensional surfaces shall be exclusive of carpets, rugs, or runners. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-in diameter sphere. CRC R311.7.5.1.
  - Minimum headroom in all parts of the stairways shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing. CRC R311.7.2.
  - Landings are required at the top and bottom of each stairway. The width of the landing shall not be smaller than the width of the stairway it serves. Every landing shall have a minimum dimension of 36 inches in the direction of travel. An additional landing is needed if the total stairways rises over 12". CRC R311.7.5.
  - Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers and at all open sides. CRC R311.7.8. Handrail height shall be 34" to 36" above the nosing of treads. CRC R311.7.8.1. The handrails must run the full length of the stairs. CRC R311.7.7. The handgrip portion of the handrail shall not be less than 1-1/4" nor more than 2" in cross-sectional dimension. If the handrail is not circular, it shall have a perimeter dimension of 2-1/4". Edges shall have a minimum radius of 0.01". CRC R311.7.8.3. Handrails adjacent to a wall shall have a space of not less than 1-1/2" between the wall and the handrails. CRC R311.7.1 Handrails shall be continuous for the full length of flight except at a newel post at the turn. CRC R311.7.8.2
  - Guards (guardrails) shall be located along open-sided walking surfaces including stairs, ramps and landing decks that are located more than 30 inches above grade. Guards at the open side of stairs shall be no less than 34" high. CRC R312. Guardrail and/or handrail on open side of balconies, decks, landings, and stairs adequate to support a single concentrated 200 lbs. load applied in any direction at any point along the top. CRC Table 301.5
  - Guard openings at the open side of the stair cannot allow the passage of a 4-3/8" sphere. The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of the guard, shall not allow passage of a 6" sphere. Guard openings between the walking surface and the guard cannot allow the passage of a 4" sphere. CRC Section R312.3
  - Nosing shall be provided on stairway with solid risers except where the tread depth is 11" minimum. Nosing projection shall be 3/4" minimum and 1-1/4" maximum with 9/16" maximum nosing radius. CRC R311.7.5.3
  - Minimum stair width of 36 inches. R311.7.1.
  - Enclosed accessible space under stair requires 1 layer of 1/2" gyp. bd. on enclosed side. CRC R302.7.



E C O  
MINDED  
SOLUTIONS

LICENSE NUMBER: B-948204

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ADDITION

916 EL MAC PLACE  
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Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS	02/14/2020

SHEET SCALE: AS NOTED

DRAWN BY: AR

EMS PROJECT NUMBER: 638711

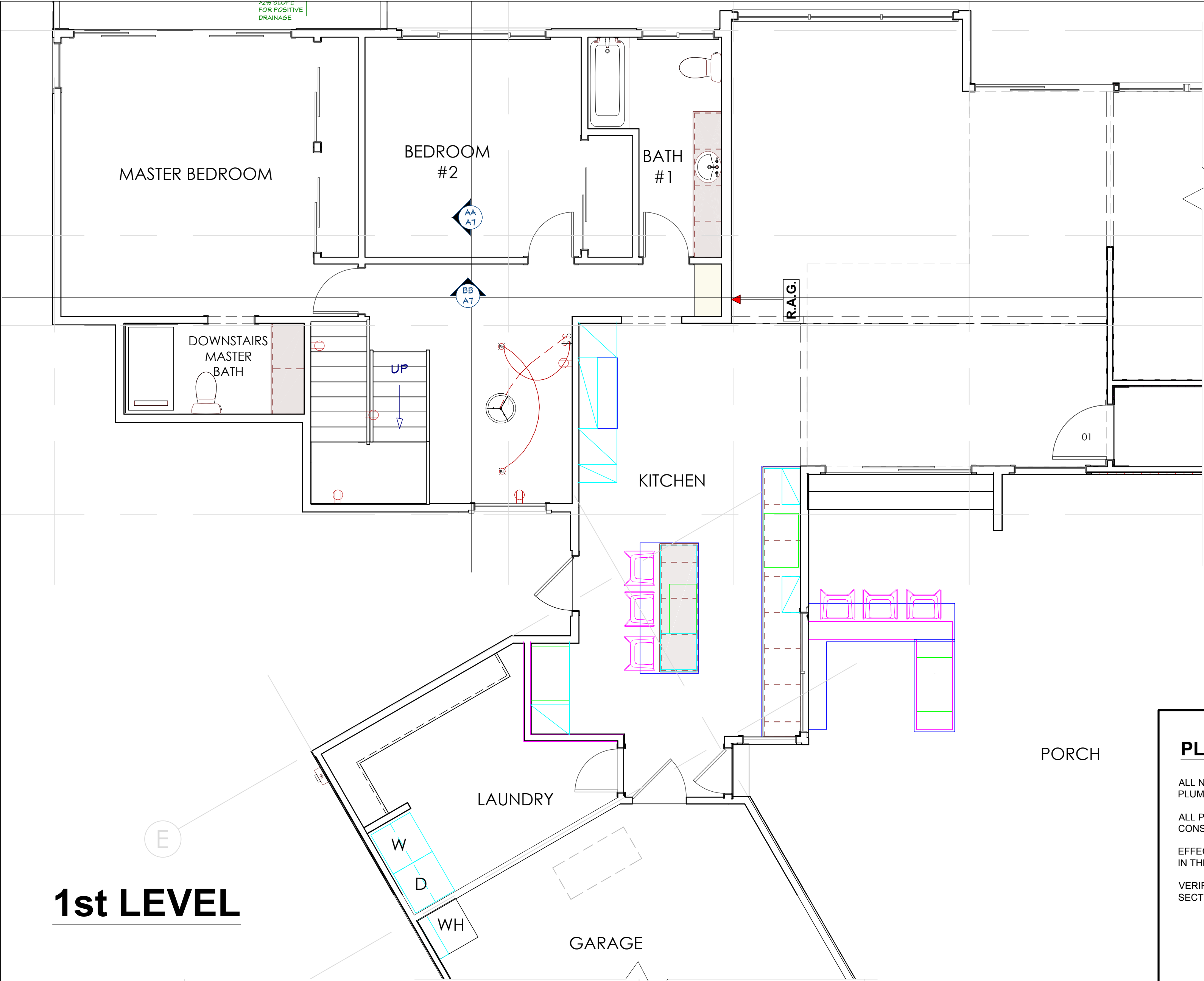
SHEET NAME:

PROPOSED  
SECTIONS

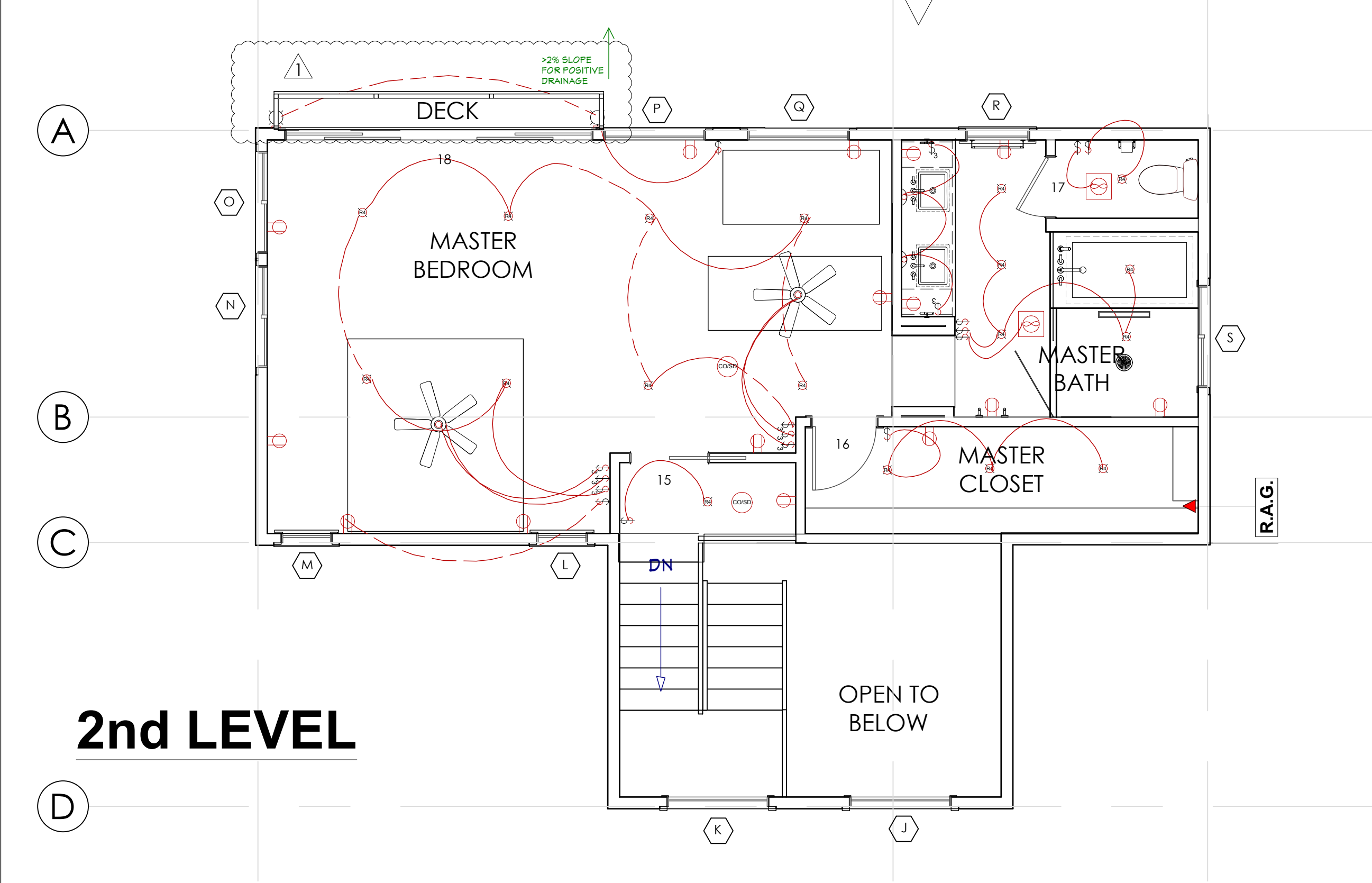
SHEET NUMBER:

A7





1st LEVEL



2nd LEVEL

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

PLUMBING NOTES:

ALL NON-COMPLIANT PLUMBING FIXTURES WILL BE REQUIRED TO BE UPGRADED WITH WATER-CONSERVING PLUMBING FIXTURES THROUGHOUT THE SINGLE-FAMILY RESIDENTIAL BUILDING. [CIVIL CODE SECTION 1101.4(A)]

ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAX. FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MIN. REQUIREMENTS

EFFECTIVE JANUARY 1ST, 2017, SB 407 REQUIRES REPLACEMENT OFF ALL NON-COMPLIANT PLUMBING FIXTURES IN THE PROPERTY BUILT ON OR BEFORE JANUARY 1ST, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.

VERIFY ALL PLUMBING FIXTURES AND FITTINGS COMPLY WITH 2016 CGBSC SECTION 4.303 & PC408.2

a. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH

b. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI

c. LAVATORY FAUCETS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE AT 60 PSI

d. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI

BATHTUB & SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWER HEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 6'-0" (72") ABOVE THE FLOOR. (R307.2 CRC)

CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM, OR FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2 CRC)

THE MAKE AND MODEL OF THE TANKLESS WATER HEATER IS A NORITZ NR 111 TANKLESS WATER HEATER.

HEATING METHOD WILL BE AN UPFLOW/HORIZONTAL LEFT/RIGHT TWO STAGE CONDENSING GAS FIRED FURNACE.

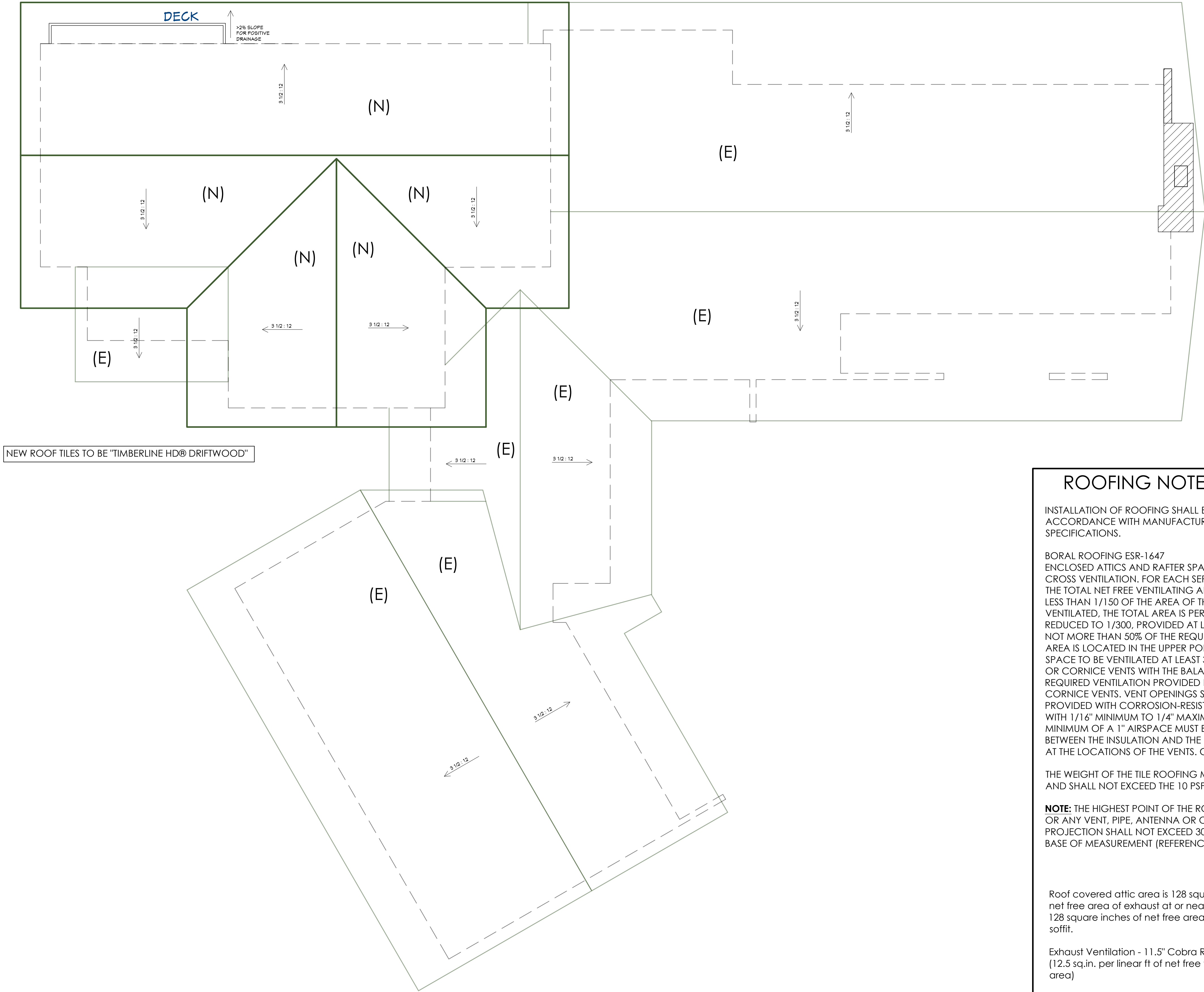
HVAC NOTES:

- ALL FANS IN BATHROOMS AND KITCHENS TO BE VENTED OUTSIDE.
- KITCHEN VENT/ HOOD TO BE A MINIMUM OF 100 CFM.
- EXHAUST FAN WITH A CAPACITY OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS IS REQUIRED AT PRIVATE BATHROOMS. 2010 CMC T4-4.
- ATTIC/UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC).
- INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH SPACE-HEATING SYSTEM CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMPERATURE OF 68 DEGREE F.
- NEW MINI-SPLIT SYSTEM TO BE INSTALLED FOR SECOND FLOOR - SEE A10.
- EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.
- ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3 FEET FROM A PROPERTY LINE AND 3 FEET FROM OPENINGS INTO THE BUILDING.

ELECTRICAL NOTES

- INSTALL ALL (N) ELECTRICAL PER TITLE 24 AND CALIFORNIA ELECT. CODES
- RELOCATE ANY DEDICATED CIRCUITS FOR (N) LOCATIONS OF APPLIANCES AS NECESSARY PER PLANS AND SPECS.
- IF (E) OUTLETS ARE NOT ALREADY GFCI PROTECTED, REPLACE (E) OUTLETS WITH (N) GFCI OUTLETS.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND/OR UTILITY ROOMS MUST BE HIGH EFFICACY OR MUST BE CONTROLLED BY A MANUAL-ON OCCUPANCY SENSOR SWITCH.
- FOR KITCHEN LIGHTING, HIGH EFFICACY LIGHTING MUST BE GREATER THAN OR EQUAL TO THE WATTAGE OF LOW EFFICACY LIGHTING. HIGH EFFICACY LIGHTING MUST BE FLUORESCENT OR LED LIGHTS. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- LIGHTING FOR OTHER ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT FROM THIS REQUIREMENT.
- OUTDOOR LIGHTING, ALL LUMENS MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTO-CONTROL/MOTION SENSOR COMBINATION.
- HIGH EFFICACY LUMENS MUST BE PINNED BASED.
- REFER TO SHEET GN-1 FOR ADDITIONAL INFORMATION ON ELECTRICAL, MECHANICAL AND PLUMBING CODES.
- BATHROOM BRANCH CIRCUITS: IN ADDITION TO OTHER BRANCH CIRCUIT REQUIREMENTS, AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. (2010 CEC 210.11(C)(3)). OTHER EQUIPMENT (EX. LIGHTING, EXHAUST FANS) WITHIN THE SAME BATHROOM MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.
- BATHROOM ELECTRICAL OUTLETS: AT LEAST ONE RECEPTACLE SHALL BE INSTALLED WITHIN 3 FEET OF THE OUTSIDE EDGE OF EACH BASIN. THE RECEPTACLE OUTLET SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO THE BASIN OR BASIN COUNTERTOP. EXCEPTION: RECEPTACLE SHALL NOT BE REQUIRED TO BE MOUNTED IN THE WALL OR PARTITION WHERE IT IS INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12 INCHES BELOW THE COUNTERTOP.
- LUMENS (FIXTURES) SHALL NOT BE LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD INCLUDING THE ZONE DIRECTLY OVER THE TUB OR SHOWER STALL UNLESS LUMENS (FIXTURES) LOCATED WITHIN THESE ZONES ARE LISTED FOR DAMP LOCATIONS, OR LISTED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. 2010 CEC 410.10(D).
- ALL LUMENS INSTALLED IN WET LOCATIONS SHALL BE MARKED, 'SUITABLE FOR WET LOCATIONS'. ALL LUMENS INSTALLED IN DAMP LOCATIONS SHALL BE MARKED, 'SUITABLE FOR WET LOCATIONS' OR 'SUITABLE FOR DAMP LOCATIONS'.
- EXHAUST FAN WITH A CAPACITY OF 50 CFM INTERMITTENT OR 25 CFM CONTINUOUS IS REQUIRED AT PRIVATE BATHROOMS. 2010 CMC T4-4.
- NEW EXHAUST HOOD VENT TO TIE INTO EXISTING DUCTWORK. DUCT TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE RANGE HOOD OVER THE STOVE MAY BE USED TO MEET THIS REQUIREMENT, BUT THE RANGE HOOD MUST VENT TO THE OUTSIDE; RE-CIRCULATING RANGE HOODS CANNOT BE USED. THE DUCTING FOR THE EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. THIS LOCAL EXHAUST FAN MAY OPERATE CONTINUOUSLY OR INTERMITTENTLY. INSTALLING THIS LOCAL EXHAUST FAN IN THE KITCHEN WILL ALLOW THE HOME OCCUPANT TO REGULATE THE INDOOR AIR QUALITY WHEN NEEDED.
- PROVIDE CLOTHES DUCT DRYER MOISTURE EXHAUST DUCT (MIN. 4 INCH DIAMETER) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. (CMC 504.3)
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). THIS REQUIREMENT IS FOR THE ENTIRE CIRCUIT, NOT JUST THE OUTLET(S). CEC 210.12.
- WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. EXCEPTION: INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWLSPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION EXISTED.
- ALL ELECTRICAL CONDUCTORS USED TO CARRY CURRENT SHALL BE COPPER UNLESS OTHERWISE PROVIDED IN THE ELECTRICAL CODE. CEC 110.5 ALUMINUM WIRE MAY ONLY BE PERMITTED ON AN INDIVIDUAL CASE-BY-CASE BASIS WHEN APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. (SCMC SECTION 15.12.020)
- LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE 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.
- OTHER ROOMS: 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 AND LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON/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)
- THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC R314.3.4.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3-FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CRC.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36-INCH HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS.
- SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL.
- SMOKE ALARMS SHALL COMPLY WITH NFPA 72 AND SHALL BE LISTED IN ACCORDANCE WITH UL 217.
- COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034.
- SMOKE ALARM SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.





ROOFING NOTES

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

BORAL ROOFING ESR-1647

ENCLOSED ATTICS AND RAFTER SPACES SHALL HAVE CROSS VENTILATION. FOR EACH SEPARATE SPACE, THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. VENT OPENINGS SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE MESH WITH 1/16" MINIMUM TO 1/4" MAXIMUM OPENINGS. A MINIMUM OF A 1" AIRSPACE MUST BE MAINTAINED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATIONS OF THE VENTS. CRC R806.

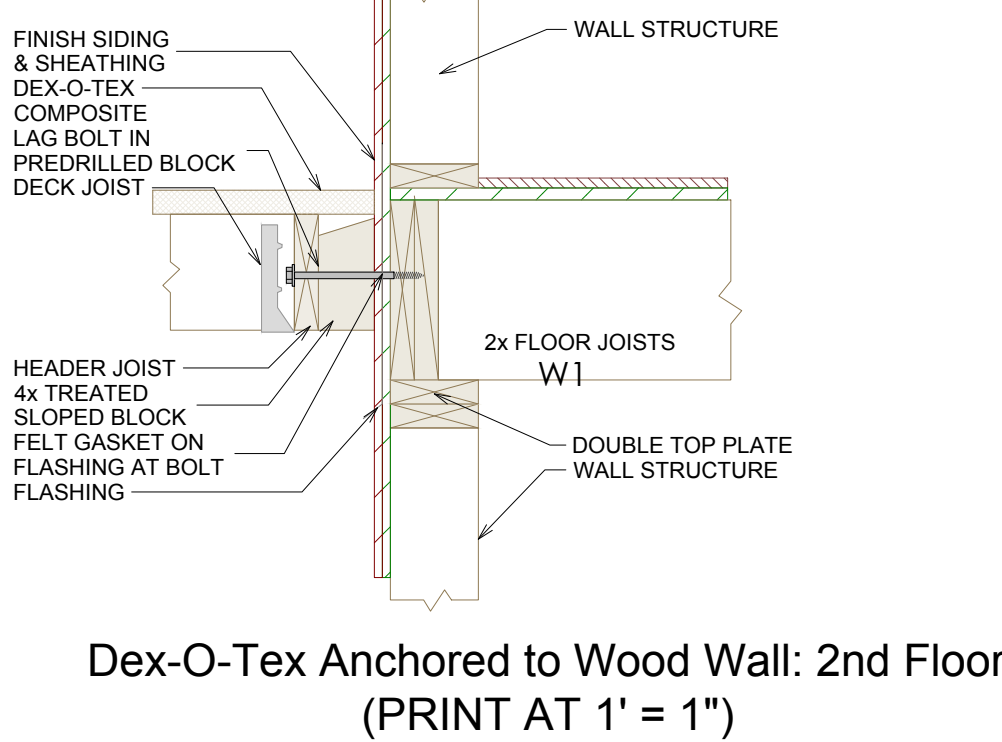
THE WEIGHT OF THE TILE ROOFING MATERIAL IS 10 PSF AND SHALL NOT EXCEED THE 10 PSF.

**NOTE:** THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE BASE OF MEASUREMENT (REFERENCE DATUM).

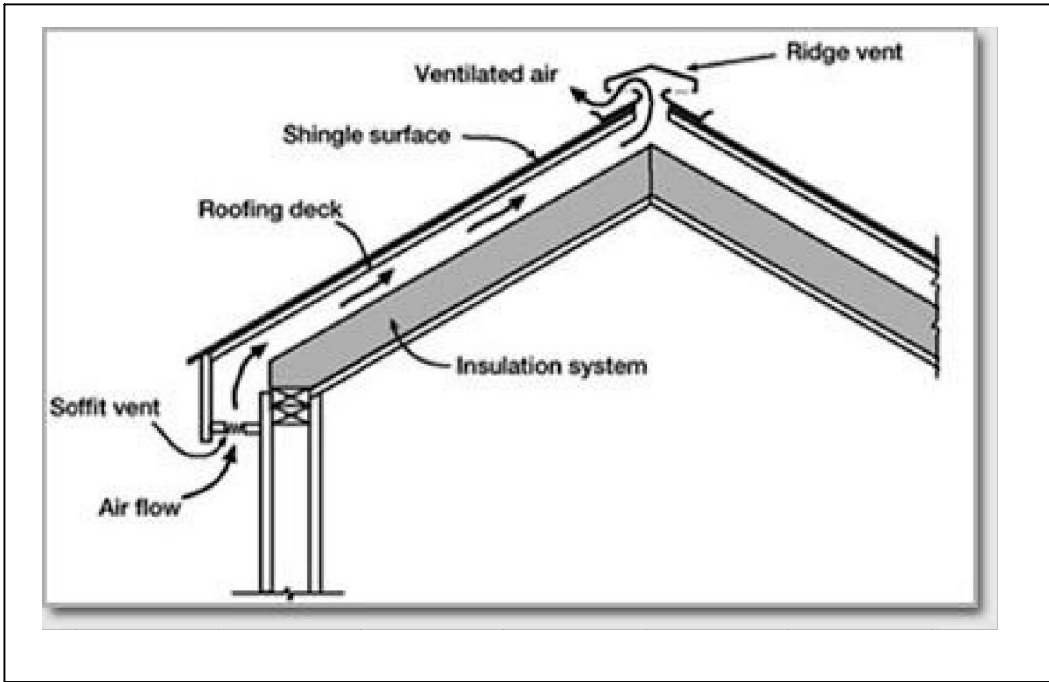
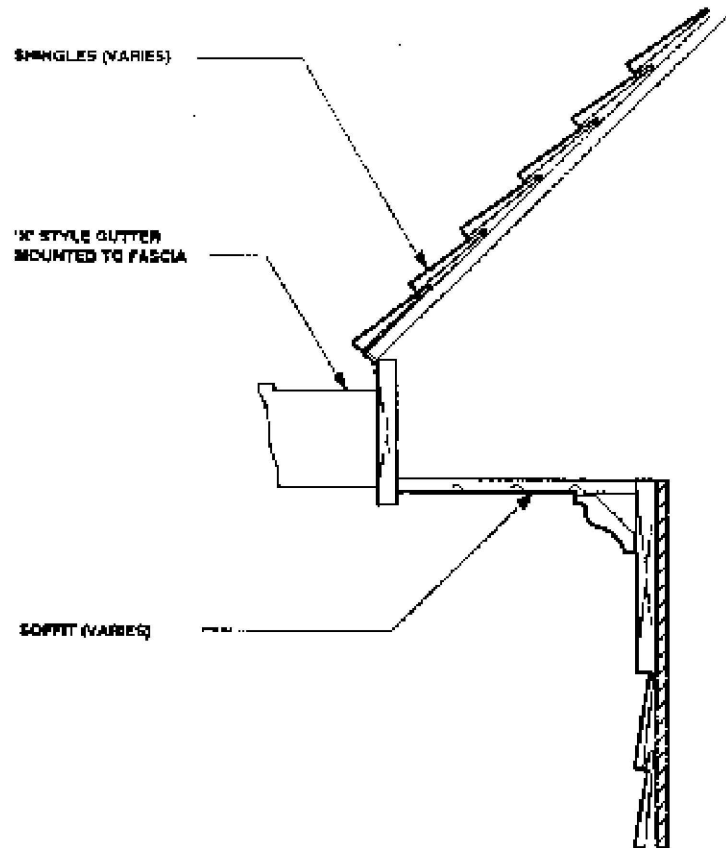
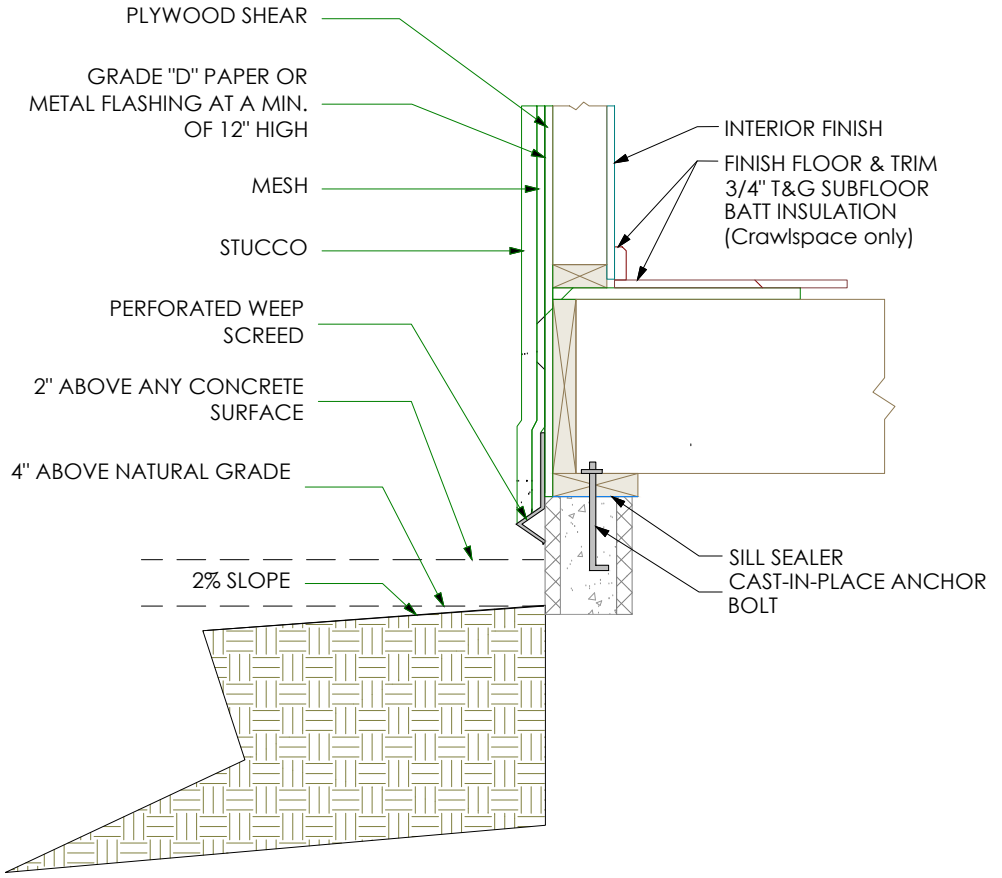
Roof covered attic area is 128 square inches of net free area of exhaust at or near the ridge and 128 square inches of net free area at or near the soffit.

Exhaust Ventilation - 11.5" Cobra Ridge Runner (12.5 sq.in. per linear ft of net free ventilating area)

Intake Ventilation - 11" Cobra InTakePro (9 sq.in. per linear ft of net free ventilating area)



WEEP SCREED DETAIL



PROPOSED ROOF PLANNING

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

Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS / 1	02/14/2020

SHEET SCALE: AS NOTED  
DRAWN BY: AR  
EMS PROJECT NUMBER: 638711

SHEET NAME:  
ROOF PLANNING  
NOTES

SHEET NUMBER:

A9



DESIGNED BY: Dave Eslinger

Signature:

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ADDITION

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Description	Date
DEVELOPMENT PLAN	06/20/2019
REVISIONS - 01	09/18/2019
REVISIONS - 02	11/26/2019
CORRECTIONS	02/14/2020

SHEET SCALE: AS NOTED

DRAWN BY: AR

EMS PROJECT NUMBER: 638711

SHEET NAME:

SCHEDULES

SHEET NUMBER:

A10

DOOR SCHEDULE

DOOR #	SIZE MODEL	ROUGH OPENING	THICKNESS	TYPE / MANUFACTURE	DOOR MATERIAL FINISH	FRAME MATERIAL FINISH	QTY.	TYPE	TEMP.	GLZ.	REMARKS
15	3'-0" x 6'-8"	3'-2" x 6'-10"	1 3/8 IN.	(N) TM COBB - SLIDING POCKET PANEL SHAKER	(N) PAINT GRADE	(N) PAINT GRADE	1	(N)	N/A	N/A	PROFILE #: F-20
16	2'-6" x 6'-8"	2'-8" x 6'-10"	1 3/8 IN.	(N) TM COBB - INT. SINGLE PANEL SHAKER	(N) PAINT GRADE	(N) PAINT GRADE	1	(N)	N/A	N/A	
17	2'-4" x 6'-8"	2'-6" x 6'-10"	1 3/8 IN.	(N) TM COBB - INT. SINGLE PANEL SHAKER	(N) PAINT GRADE	(N) PAINT GRADE	1	(N)	N/A	N/A	
18	12'-0" x 6'-8"	12'-2" x 6'-10"	1 IN.	(N) MULTI-SLIDING - MILGORD OR SIMILAR FRENCH SLIDERS	(N) WHITE VINYL	(N) WHITE VINYL	4	CLEAR	Y	80.04 SF	

WINDOW SCHEDULE

WINDOW #	SIZE TYPE	ROUGH OPENING	SILL HT	HEAD HT	TYPE MANUFACTURE	EXT FINISH	INT FINISH	QTY.	TYPE	TEMP.	GLZ.	REMARKS
J	4'-0" x 4'-0"	4'-2" x 4'-2"	18"	68"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	16 SF	
	(N) FIXED											
K	4'-0" x 4'-0"	4'-2" x 4'-2"	18"	68"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	16 SF	
	(N) FIXED											
L	2'-0" x 4'-0"	2'-2" x 4'-2"	30.5"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	8 SF	
	(N) DOUBLE-HUNG											
M	2'-0" x 4'-0"	2'-2" x 4'-2"	30.5"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	8 SF	
	(N) DOUBLE-HUNG											
N	4'-0" x 3'-0"	4'-2" x 3'-2"	42.5	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	12 SF	
	(N) LEFT-SLIDER											
O	4'-0" x 3'-0"	4'-2" x 3'-2"	42.5"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	12 SF	
	LEFT-SLIDER											
P	4'-0" x 6'-0"	4'-2" x 6'-8"	0"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	24 SF	
	FIXED											
Q	4'-0" x 6'-6"	4'-2" x 6'-8"	0"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	26 SF	
	FIXED											
R	2'-6" x 2'-6"	2'-8" x 2'-8"	48.5"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	5 SF	
	CASEMENT											
S	4'-0" x 2'-0"	4'-2" x 2'-2"	54.5"	80.5"	MILGARD TUSCANY	(N) WHITE VINYL	(N) WHITE VINYL	1	DUAL	Y	8 SF	
	LEFT-SLIDING											