

GENERAL INFORMATION

OWNER: MIKE AND CATHY LEWIS
3312 ZOLA STREET
SAN DIEGO, CA 92106
PH: 619-419-8058

SITE: 630 SAN ANTONIO AVENUE
SAN DIEGO, CA. 92106

APN: 532-352-10-00

ZONE: RS-1-7
COZ, CHLOZ, COZEPF, TPA,
AFFORDABLE HOUSING PARKING DEMAND
PIOZ-COASTAL IMPACT, ALLUCP (AIA), FAA PART 77
PALEONTOLOGY SENSITIVITY AREA

LEGAL DESCRIPTION:

THAT PORTION OF BLOCK 163 PUEBLO LANDS,
CITY OF SAN DIEGO, MAP BY CHARLES POOLE, 1856
ALSO ALL THAT PORTION OF THE WESTERLY 25 FEET OF
SAN ANTONIO AVENUE, VACATED AND CLOSED 1914
BY RESOLUTION NO. 17359

CLASSIFICATION TYPE: OCCUPANCY GROUP:
TYPE V-B R-3, U-1

EXISTING & PROPOSED USE: SINGLE FAMILY RESIDENCE

CONSTRUCTION RECORD: 1930

CONSTRUCTION: TYPE V-B

GROSS LOT AREA: 6,252 SF

FAR: LOT AREA = 6,250 x .58 ALLOWABLE (3625 S.F.)

GEOLOGIC HAZARD CATEGORY: 53

REQUIRED PERMITS: COMBINATION BUILDING PERMIT

GOVERNING CODES:
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA BUILDING
ENERGY EFFICIENCY STANDARDS

SUMMARY TABLE

SETBACKS:	MIN:	PROPOSED
FRONT	15'-0"	41'-4"
SIDE WEST	4'-0"	4'-6"
SIDE EAST	4'-0"	4'-6"
REAR	13'-0"	16'-7"
FAR:	MAX:	PROPOSED
	0.58	0.58
HEIGHT:	MAX:	PROPOSED
	30'-0"	24'-4"
PARKING:	MIN:	PROPOSED
	2	2

BUILDING AREAS	PROPOSED	DECKS
UPPER LEVEL RESIDENCE	1,117	70
MAIN LEVEL RESIDENCE	1,830	221
LOWER LEVEL RESIDENCE	190	
TOTAL HABITABLE AREA	3,137	
LOWER LEVEL GARAGE	451	

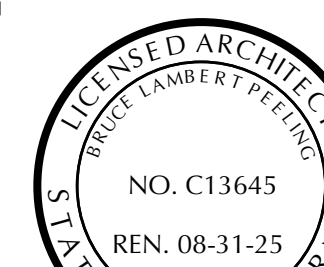
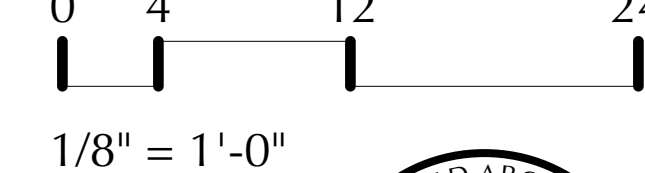
TOTAL AREA **3,588**
± 6,250 S.F. LOT AREA
= .58 F.A.R.
(MAX. .58 F.A.R. = 3,625 S.F. ALLOWABLE)

ARCHITECT
BRUCE PEELING



BPAIA@COX.NET
3538 INEZ STREET
SAN DIEGO, CA 92106
P: 619-517-7400

LEWIS RESIDENCE



PROJECT NUMBER: PTS-000000

PROJECT TEAM

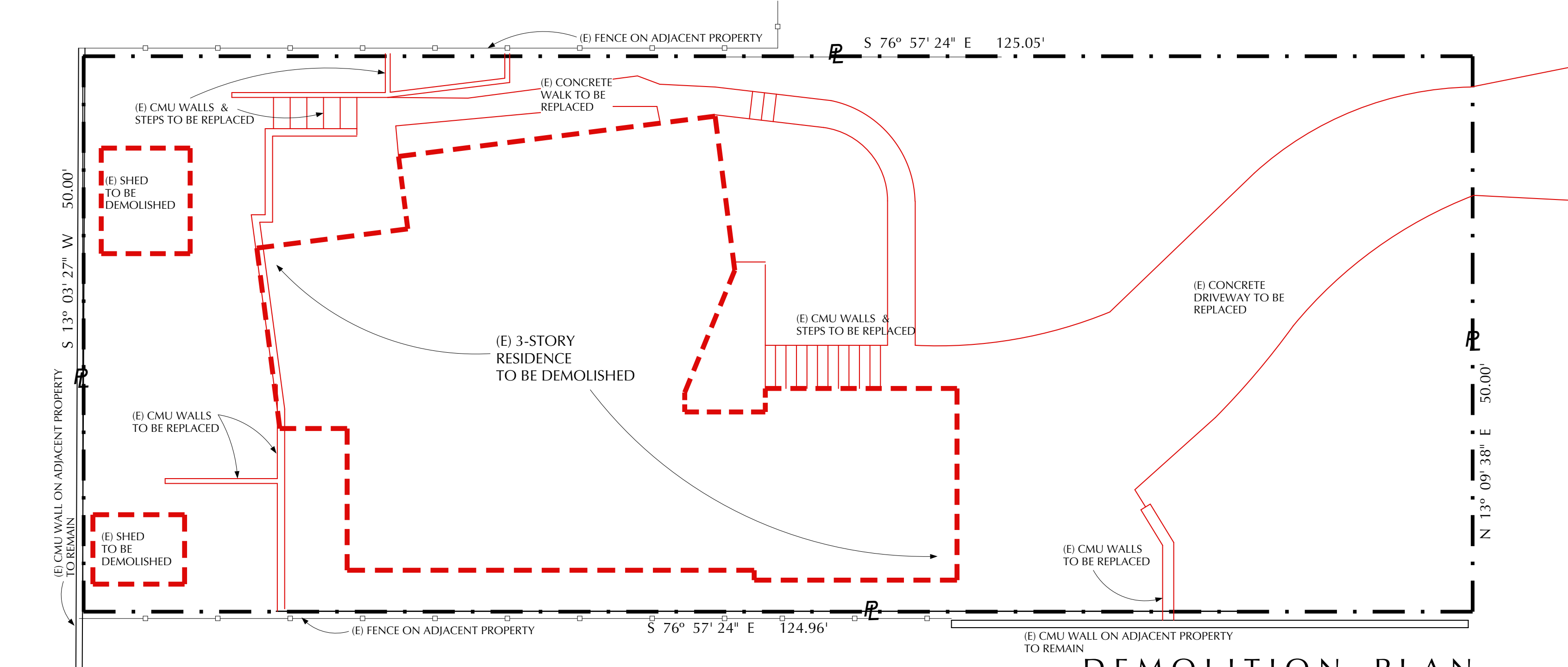
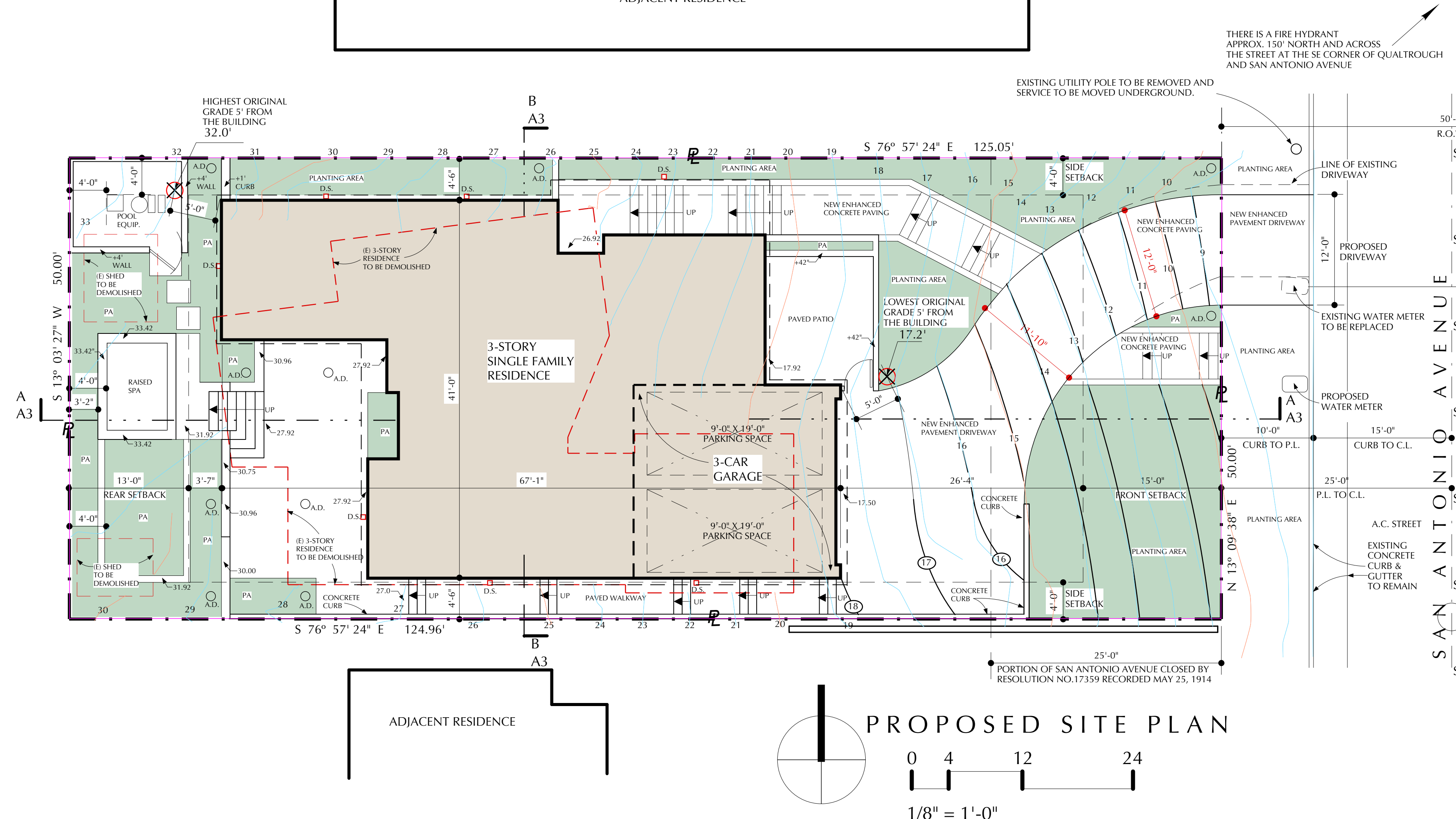
ARCHITECT:
BRUCE PEELING, ARCHITECT
3538 INEZ STREET
SAN DIEGO, CA 92106
619-517-7400
bpaia@cox.net

SURVEY:
SAN DIEGO LAND SURVEYING
7028 CONVOY CT.
SAN DIEGO, CA 92111-1017
858-565-8362

BASIS OF ELEVATION:
CITY OF SAN DIEGO BENCHMARK
SOUTHWESTBRASS PLUG AT THE INTERSECTION
OF OWEN ST AND ROSECRANS ST.
ELEVATION = 54.7711 M.S.L.:

SHEET INDEX

- A1 SITE & DEMOLITION PLANS, NOTES
- A2 FLOOR AND ROOF PLANS
- A3 ELEVATIONS AND SECTIONS
- A4 TOPOGRAPHIC SURVEY
- C1 CIVIL PLAN



NARRATIVE

WE PROPOSE TO ACQUIRE A COASTAL DEVELOPMENT PERMIT TO: DEMOLISH AN EXISTING 3-LEVEL SINGLE FAMILY RESIDENCE AND GARAGE, AND CONSTRUCT AN ALL-NEW 3-LEVEL SINGLE FAMILY RESIDENCE WITH AN ATTACHED 2-CAR GARAGE. ALL NEW PAVING AND LANDSCAPING.

DRAINAGE NOTES

THIS PROJECT WILL NOT DISCHARGE ANY INCREASE IN STORM WATER RUN-OFF ONTO ADJACENT LAND

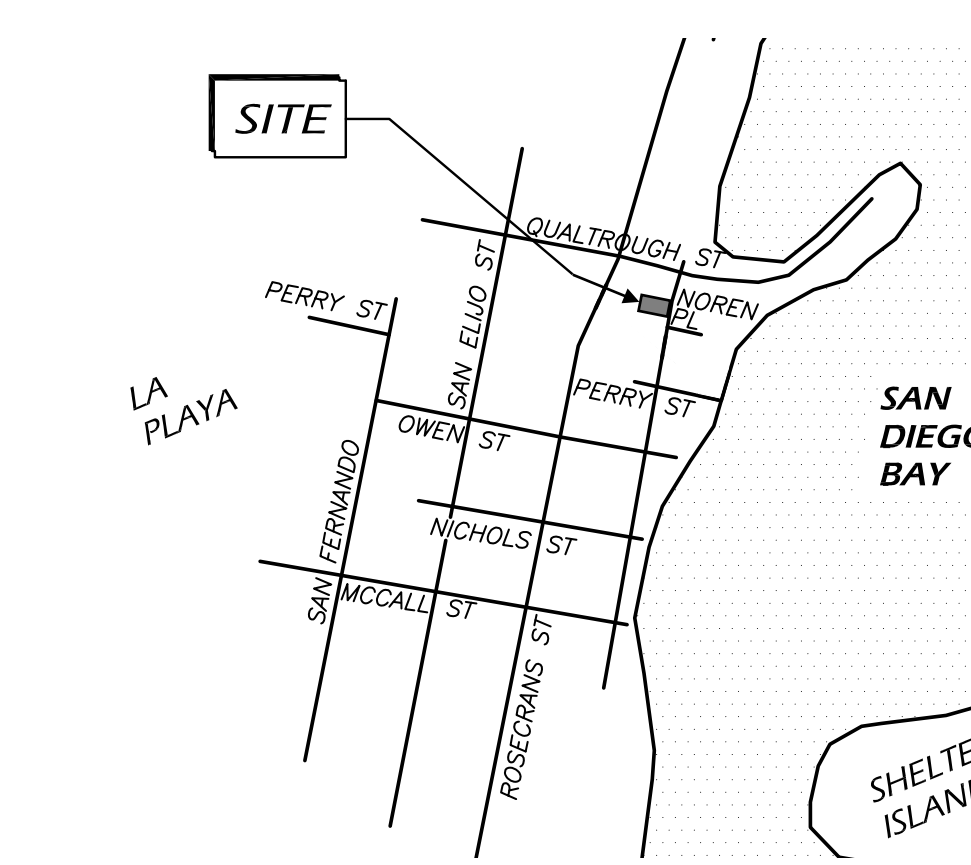
DRAINAGE PATTERNS WILL NOT BE MODIFIED, AND ALL RUN-OFF WILL BE DIRECTED TO THE R.O.W @ SAN ANTONIO AVENUE TO THE EAST.

STANDARD REQUIREMENTS

- "THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE"
- THERE ARE NO BUS/TRANSIT STOPS EXISTING OR PROPOSED.
- BUILDING ADDRESS NUMBERS, WILL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY.

GRADING QUANTITIES:

GRADED AREA 0.14 [ACRES] MAX. CUT DEPTH UNDER BLDG FOOTPRINT 10.1 FT
CUT QUANTITIES 506 [CYD] MAX. CUT DEPTH OUTSIDE BLDG FOOTPRINT 1.7' FT
FILL QUANTITIES 0 [CYD] MAX. CUT SLOPE RATIO N/A
EXPORT 506 [CYD] MAX. FILL DEPTH UNDER BLDG FOOTPRINT 0 FT
MAX. FILL DEPTH OUTSIDE BLDG FOOTPRINT 0 FT
MAX. FILL SLOPE RATIO: N/A
(NO PROPOSED MANUFACTURED CUT SLOPES, FOUNDATION WALLS ONLY)
(NO PROPOSED MANUFACTURED FILL SLOPES)



VICINITY MAP



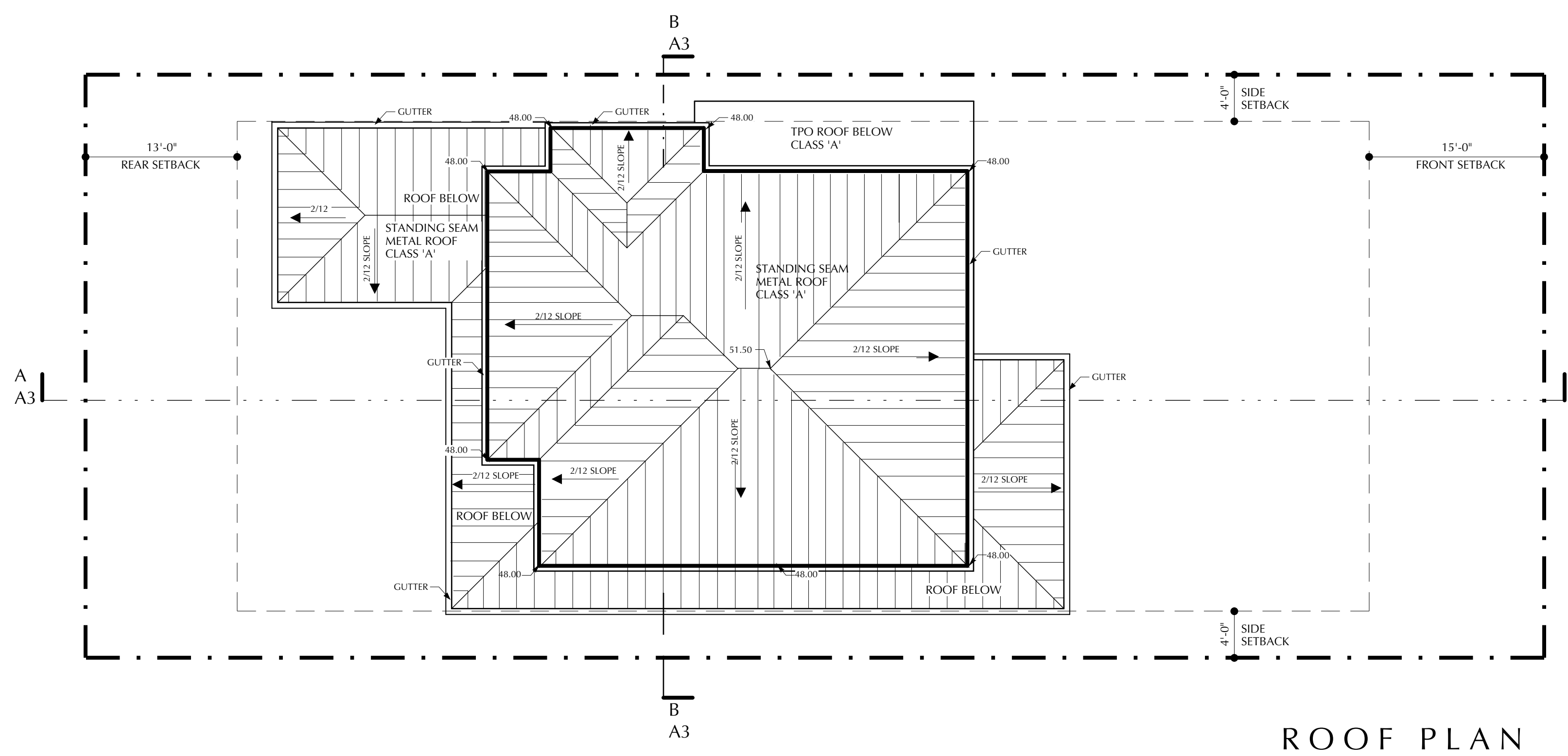
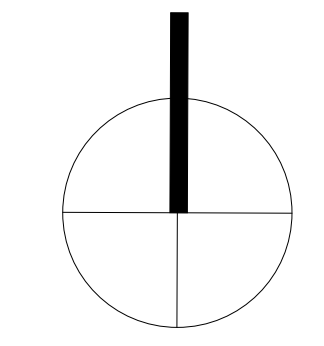
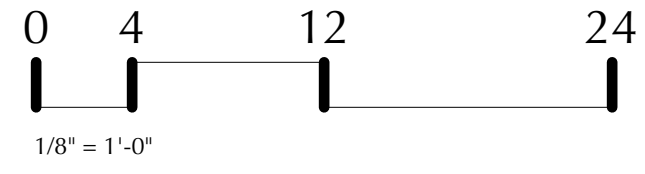
NOTE:
I BRUCE PEELING, ARCHITECT, DO HEREBY CERTIFY THAT THE STRUCTURE AND MODIFICATIONS TO IT SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

BRUCE PEELING, ARCHITECT

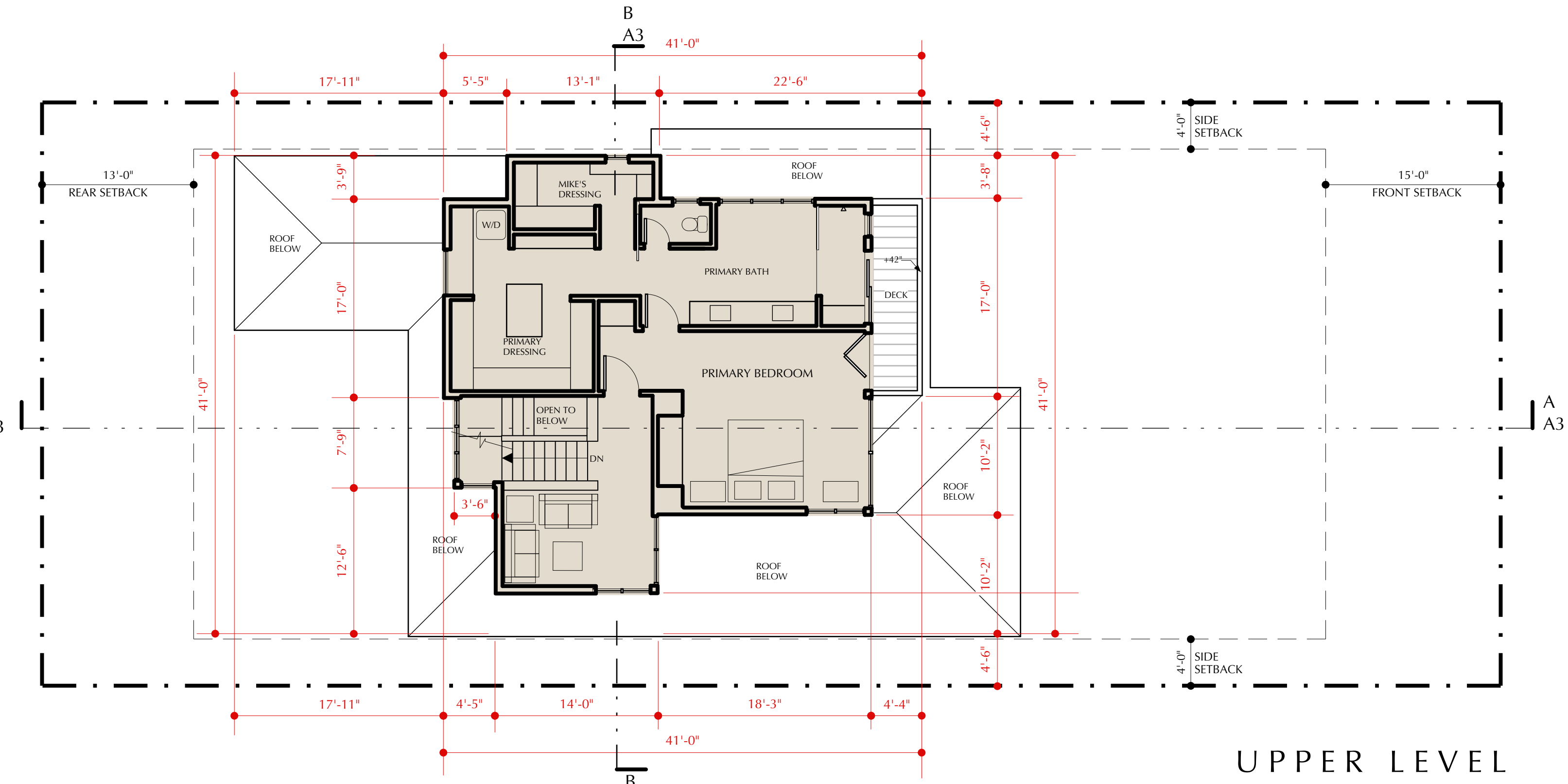
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5			

Prepared By: _____ Revision 7: _____
Name: BRUCE PEELING, ARCHITECT Revision 6: _____
Address: 3538 INEZ STREET Revision 5: _____
SAN DIEGO, CA. 91206
Phone #: 619-517-7400 Revision 4: _____
email: bpaia@cox.net Revision 3: _____
Revision 2: _____
Project Address: 630 SAN ANTONIO AVENUE
SAN DIEGO, CA 92107 Revision 1: 05-15-2024
Project Name: LEWIS RESIDENCE Original Date: 01-11-2024
Sheet: 1 OF 5
SHEET PLAN, NOTES DEP # _____

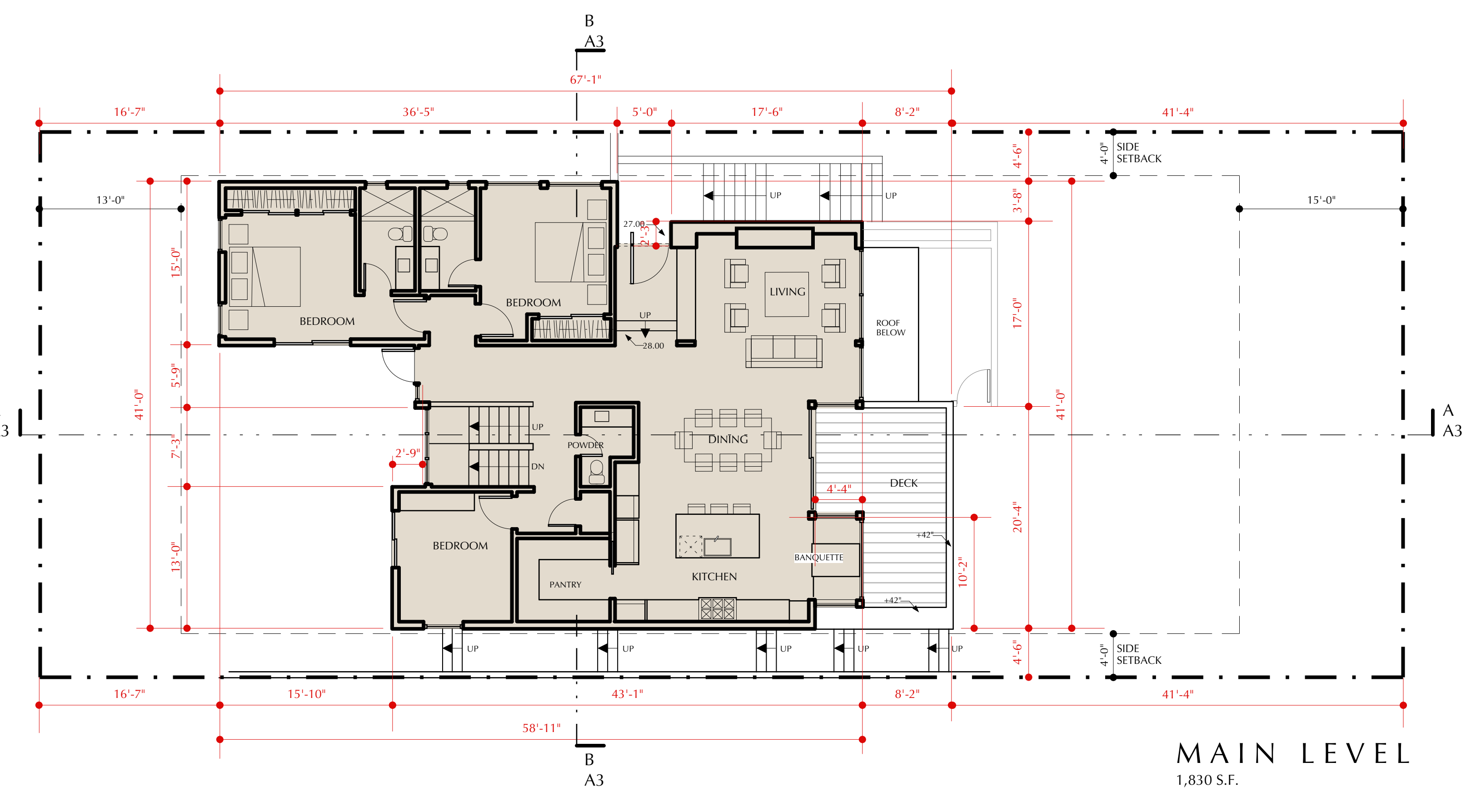
LEWIS RESIDENCE



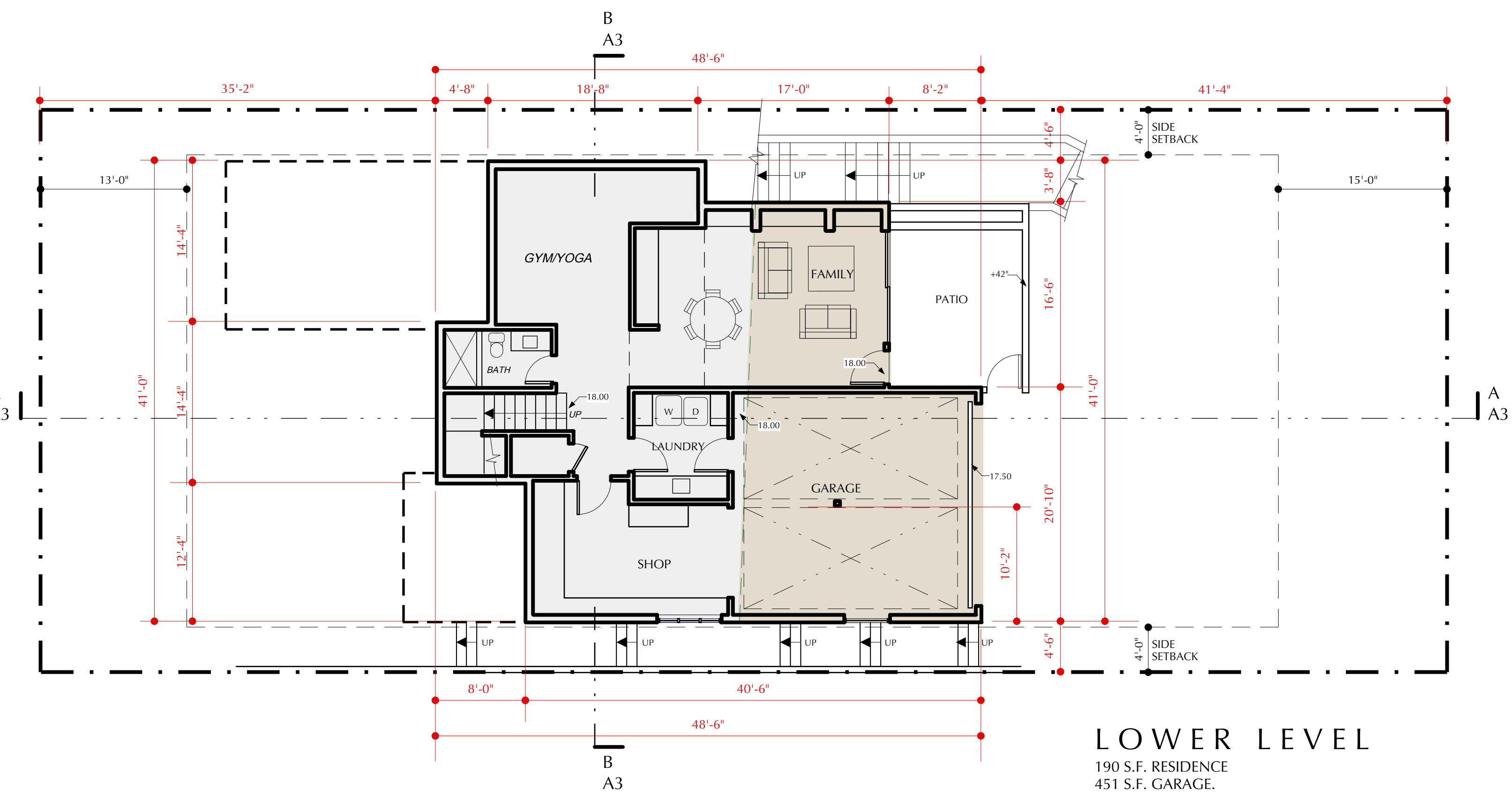
ROOF PLAN



UPPER LEVEL
1,117 S.F.



MAIN LEVEL
1,830 S.F.



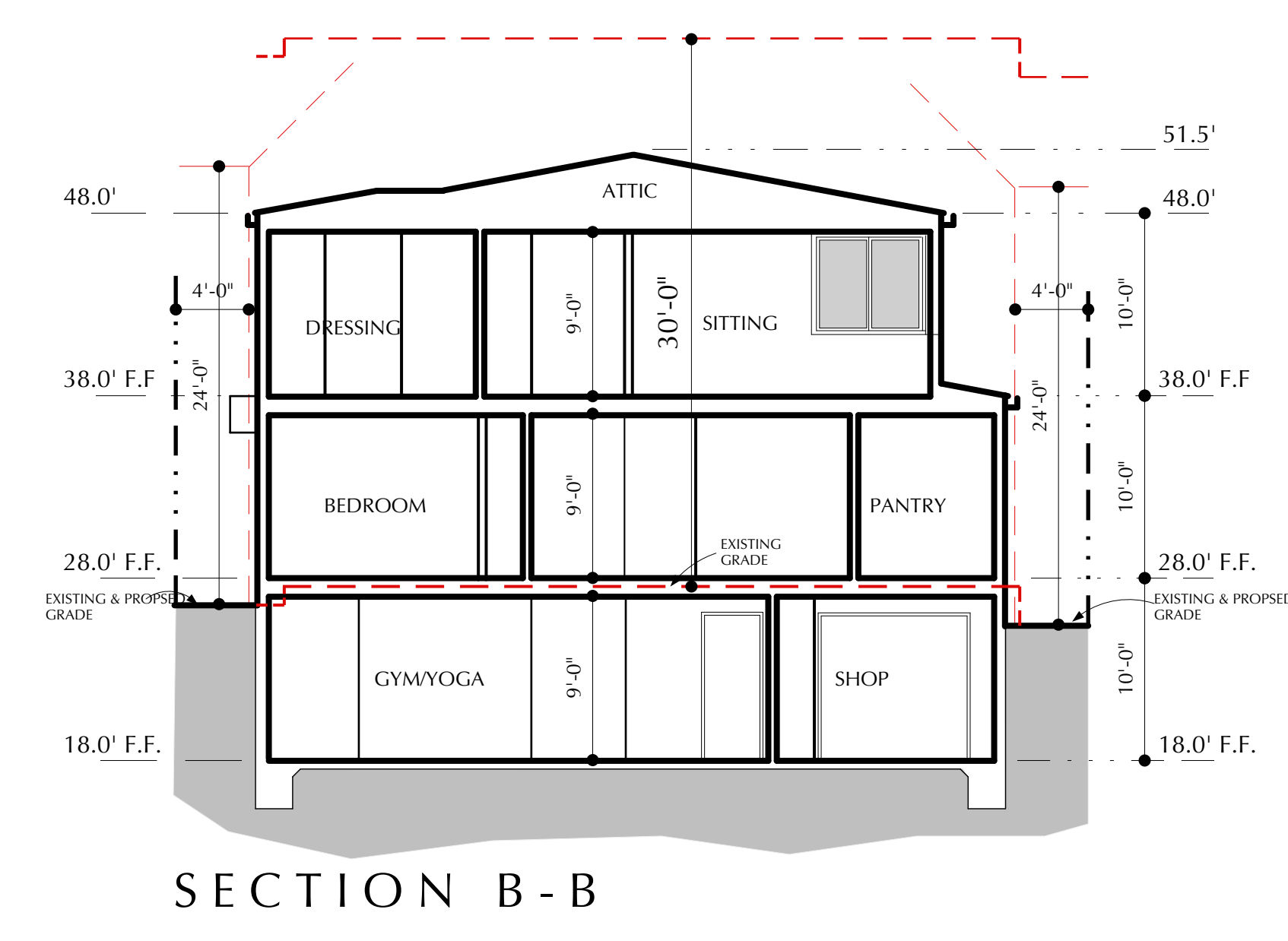
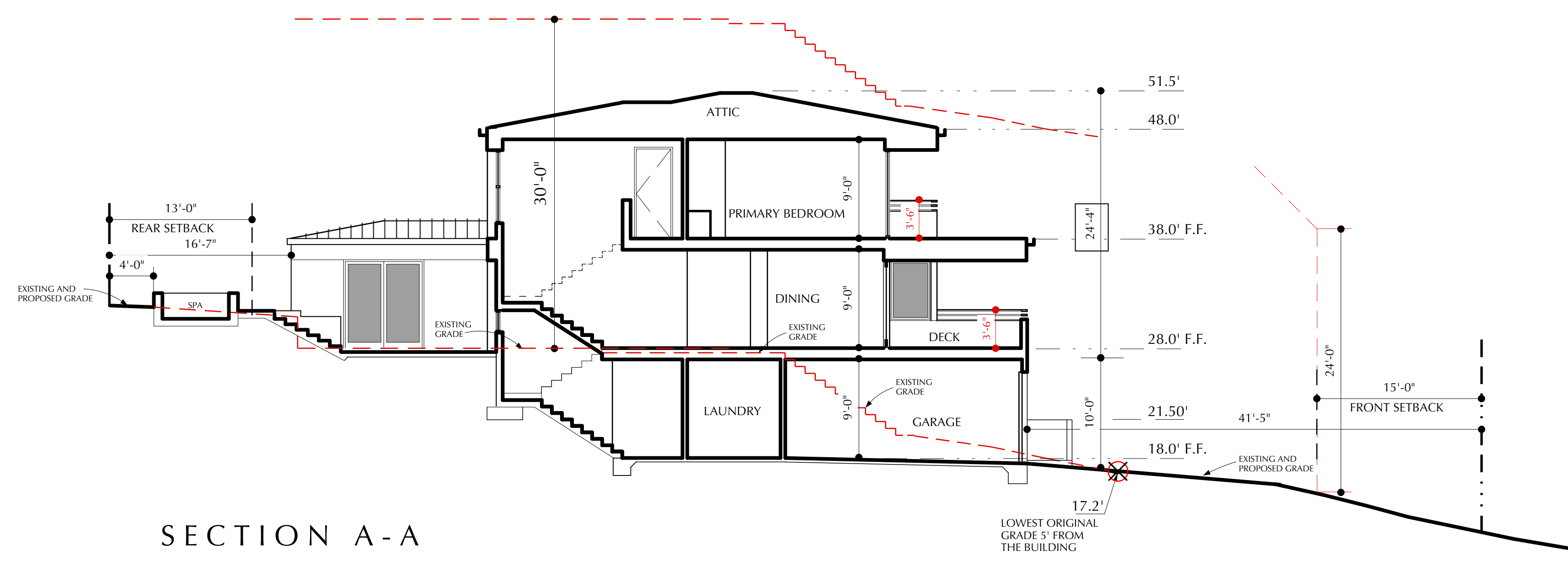
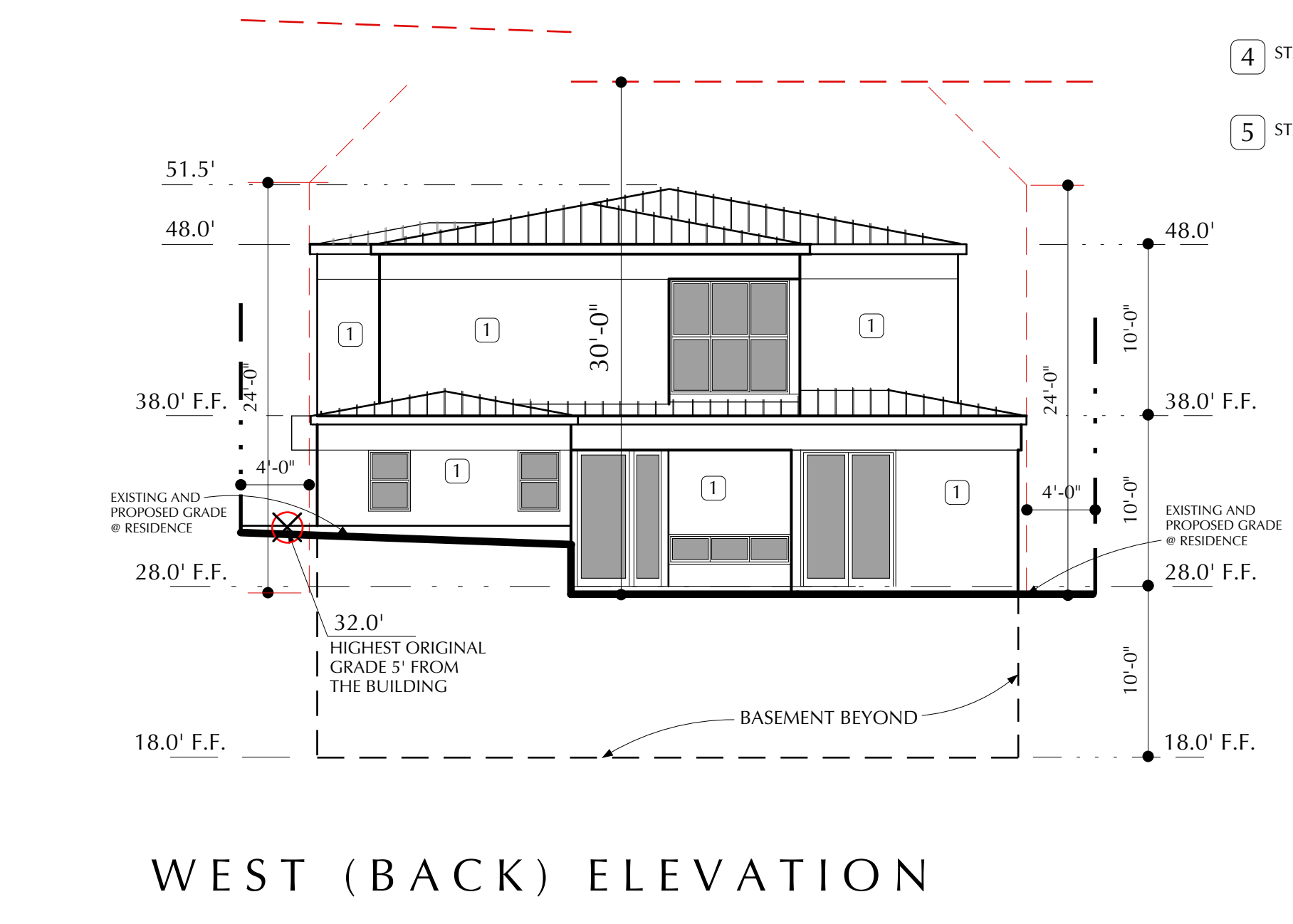
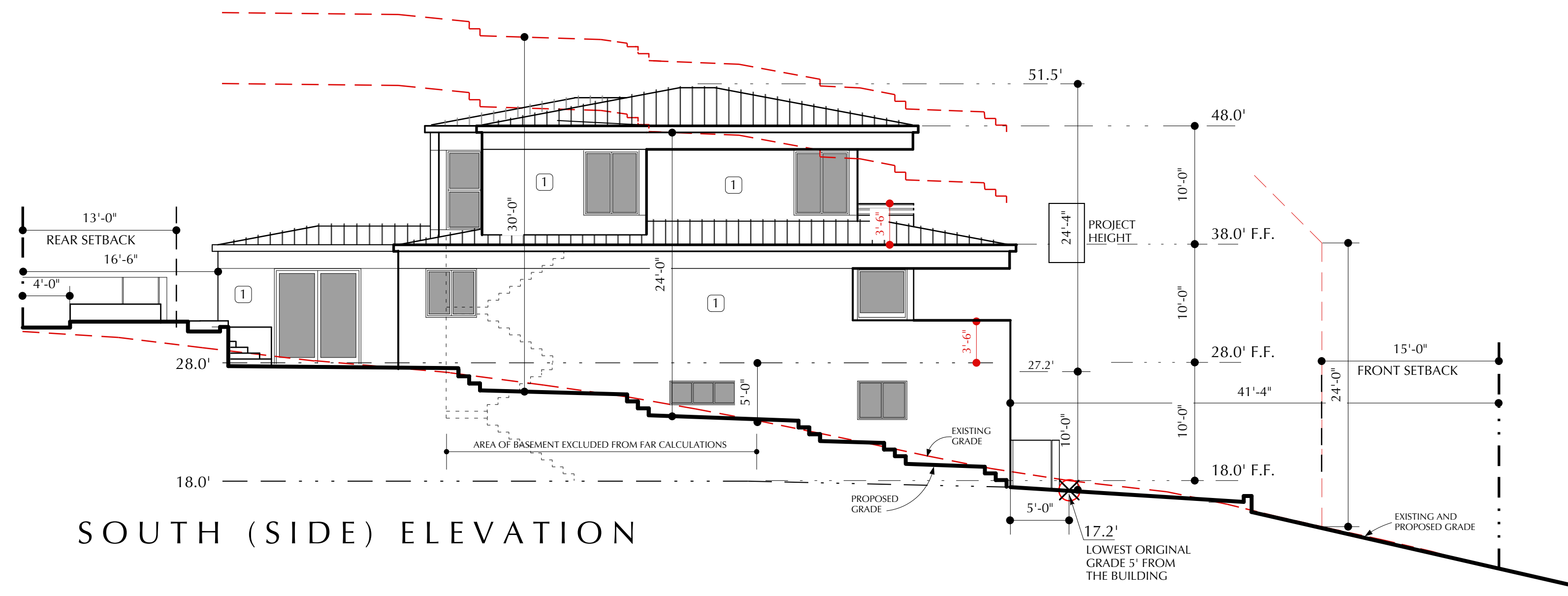
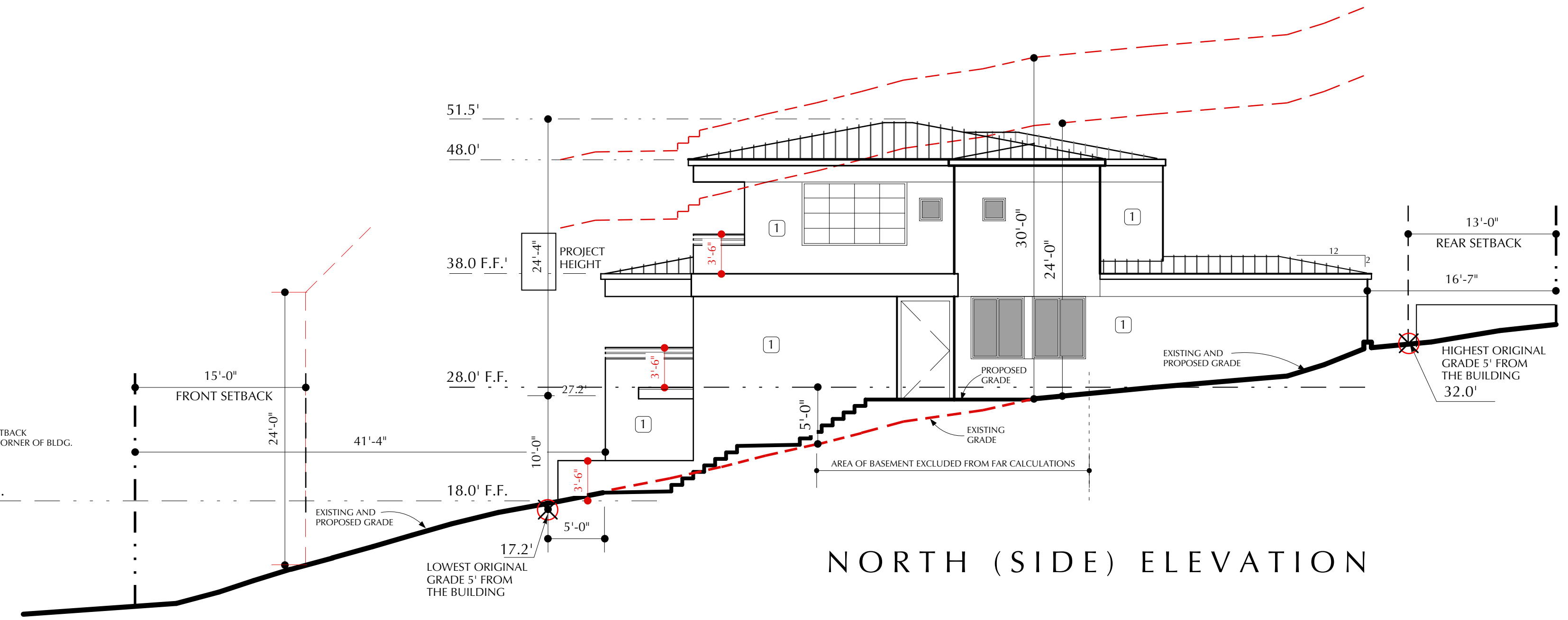
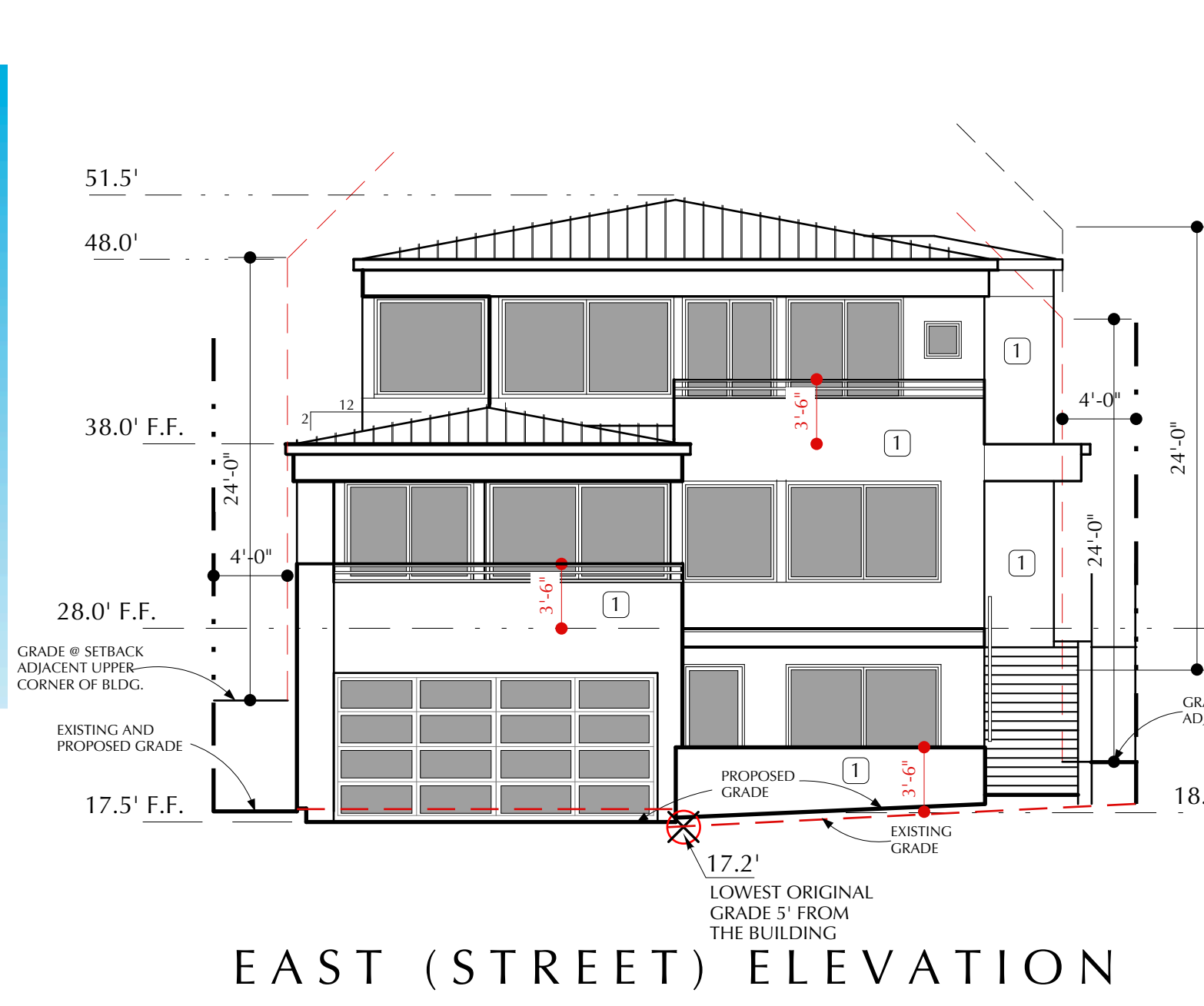
LOWER LEVEL
190 S.F. RESIDENCE
451 S.F. GARAGE.
(956 S.F. ADDITIONAL OF BASEMENT AREA EXEMPTED)

SYMBOLS LEGEND

- PROPERTY LINE
- SETBACKS
- BUILDING AREAS
- EXEMPT BASEMENT
- SITE WALLS

1	2	3	4
5			

Prepared By: _____ Revision 7: _____
 Name: BRUCE PEELING, ARCHITECT Revision 6: _____
 Address: 3538 INEZ STREET Revision 5: _____
 SAN DIEGO, CA. 91206
 Phone #: 619-517-7400 Revision 4: _____
 email: bpaia@cox.net Revision 3: _____
 Revision 2: _____
 Project Address: 630 SAN ANTONIO AVENUE
 SAN DIEGO, CALIFORNIA 92106 Revision 1: 05-15-2024
 Project Name: LEWIS RESIDENCE Original Date: 01-11-2024
 Sheet Title: FLOOR AND ROOF PLANS Sheet 2 OF 5
 DEP # _____



ARCHITECT
BRUCE PEELING

REGISTERED ARCHITECT
No. C13645
REN. 08-31-25
STATE OF CALIFORNIA

bpaia@cox.net
3538 Inez Street
San Diego, Ca. 92106
619-517-7400

LEWIS RESIDENCE

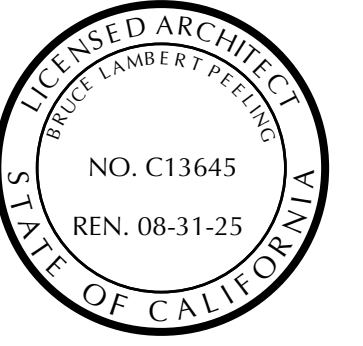
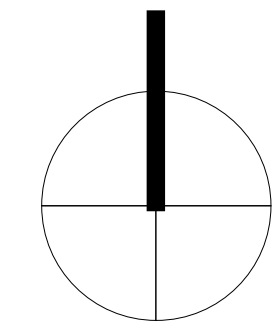
0 4 12 24
1/8" = 1'-0"

- EXTERIOR MATERIALS**
- 1 LIGHT SAND STUCCO FINISH OF 2 LAYERS OF GRADE 1" BLDG. PAPER OR PLY WHERE SPECIFIED OVER 2x6 STUDS WITH R-21 BATT INSUL.
 - 2 WINDOWS, DOOR MATERIAL & BREAK METAL TRIM: DARK BRONZE ALUMINUM.
 - 3 FASCIAS AND TRIM: PAINTED METAL OF BORAL.
 - 4 STANDING SEAM METAL ROOFING.
 - 5 STAINED WOOD SOFFITS.

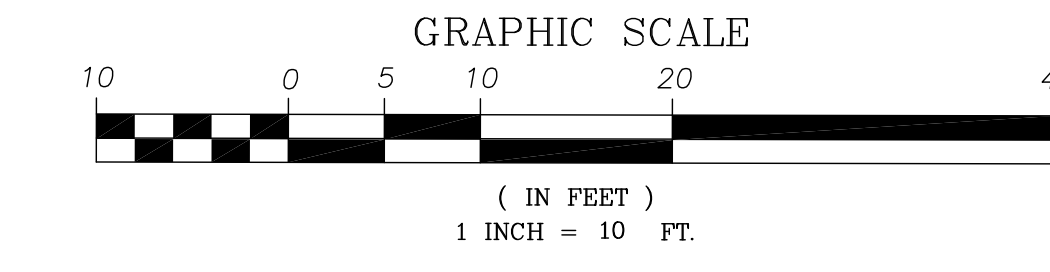
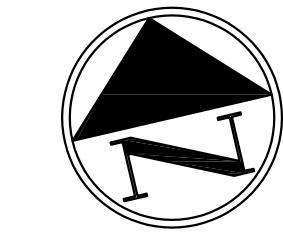
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 Sheet Title: ELEVATIONS AND SECTIONS Sheet 3 OF 5
 DEP # _____

LEWIS
RESIDENCE



PROJECT NUMBER: PTS-0000000



- LEGEND:**
- INDICATES FOUND LEAD & TACK IN TOP OF CURB
 - INDICATES WATER METER
 - ⊕ INDICATES POWER POLE
 - SMH INDICATES SEWER MANHOLE
 - FF INDICATES FINISH FLOOR
 - TC INDICATES TOP OF CURB
 - FL INDICATES FLOW LINE
 - NG INDICATES NATURAL GROUND
 - CS INDICATES CONCRETE SURFACE
 - INDICATES PROPERTY LINE
 - x- INDICATES CHAIN LINK FENCE
 - o-o- INDICATES WOOD FENCE
 - +--+ INDICATES OVERHEAD POWERLINE
 - ▬▬▬ INDICATES WALL
 - W- INDICATES WATER LINE
 - S- INDICATES SEWER LINE

LEGAL DESCRIPTION:

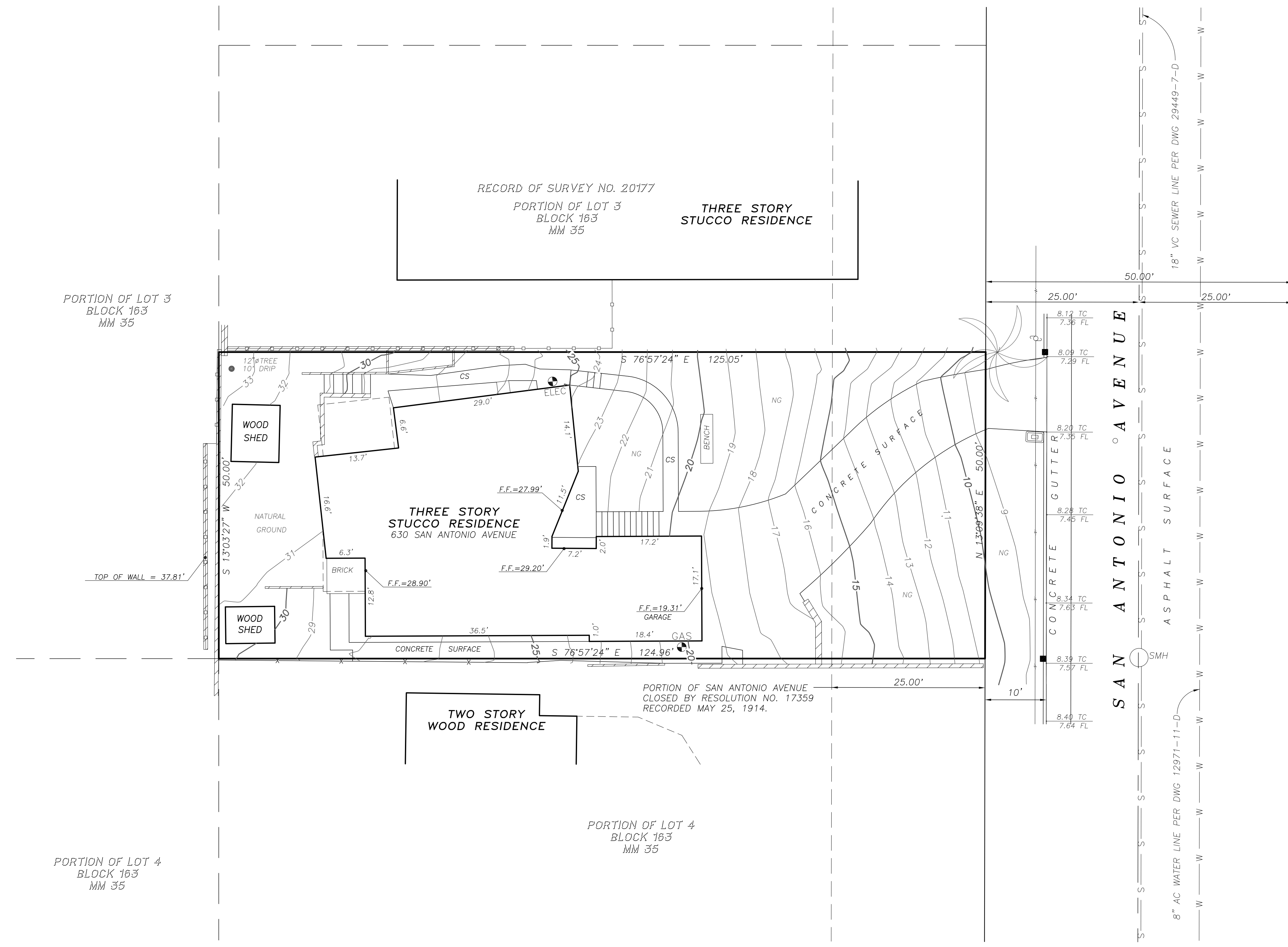
THAT PORTION OF BLOCK 163 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY CHARLES H. POOLE IN 1856, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF QUALTROUGH STREET IN THAT PORTION OF THE CITY OF SAN DIEGO, COMMONLY KNOWN AS AND CALLED LA PLAYA, WITH THE WESTERLY LINE OF SAN ANTONIO AVENUE, AS NOW LOCATED; THENCE SOUTHERLY ALONG SAN ANTONIO AVENUE AS NOW LOCATED, 100 FEET FOR THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID SAN ANTONIO AVENUE 50 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF QUALTROUGH STREET, 125 FEET, MORE OR LESS, TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY GLEN O. PERKINS AND BESSIE M. PERKINS, HUSBAND AND WIFE, AND HARRY D. DILLON AND RENA DILLON, HUSBAND AND WIFE, TO ELLA EMMA COSSAIRT, BY DEED DATED AUGUST 17, 1926, AND RECORDED OCTOBER 28, 1926, IN BOOK 1294, PAGE 95 OF DEEDS, RECORDED IN SAN DIEGO COUNTY; THENCE NORTHERLY ALONG THE EASTERLY LINE OF THE LAND SO CONVEYED TO COSSAIRT, 50 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID QUALTROUGH STREET, TO SAN ANTONIO AVENUE, AS NOW LOCATED, AND THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION, IF ANY, HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF SAN DIEGO BAY.

BASIS OF ELEVATION:

CITY OF SAN DIEGO BENCH MARK:
SOUTHWEST BRASS PLUG AT THE INTERSECTION OF OWEN STREET AND ROSECRANS STREET.
ELEVATION = 54.7711 M.S.L.



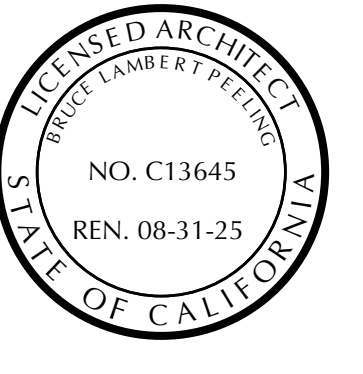
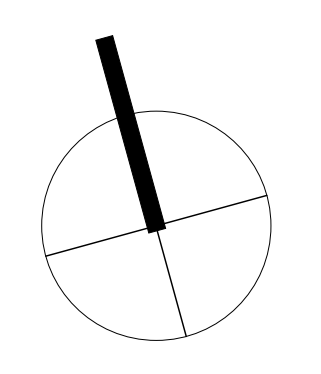
Robert J. Bateman
ROBERT J. BATEMAN, P.L.S. 7046

TOPOGRAPHY SURVEY		
For the exclusive use of: CATHERINE & RODNEY LEWIS 3312 ZOLA STREET SAN DIEGO, CALIFORNIA 92106		
San Diego Land Surveying & Engineering, Inc. 7028 Convo Court, San Diego, CA 92111-1017 Phone: (858) 565-8362 Fax: (858) 565-4354		
Date: 10/3/2023	Revised:	Revised:
Scale: 1"=10'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: San Antonio Ave 630 Topo		A.P.N. 532-352-10

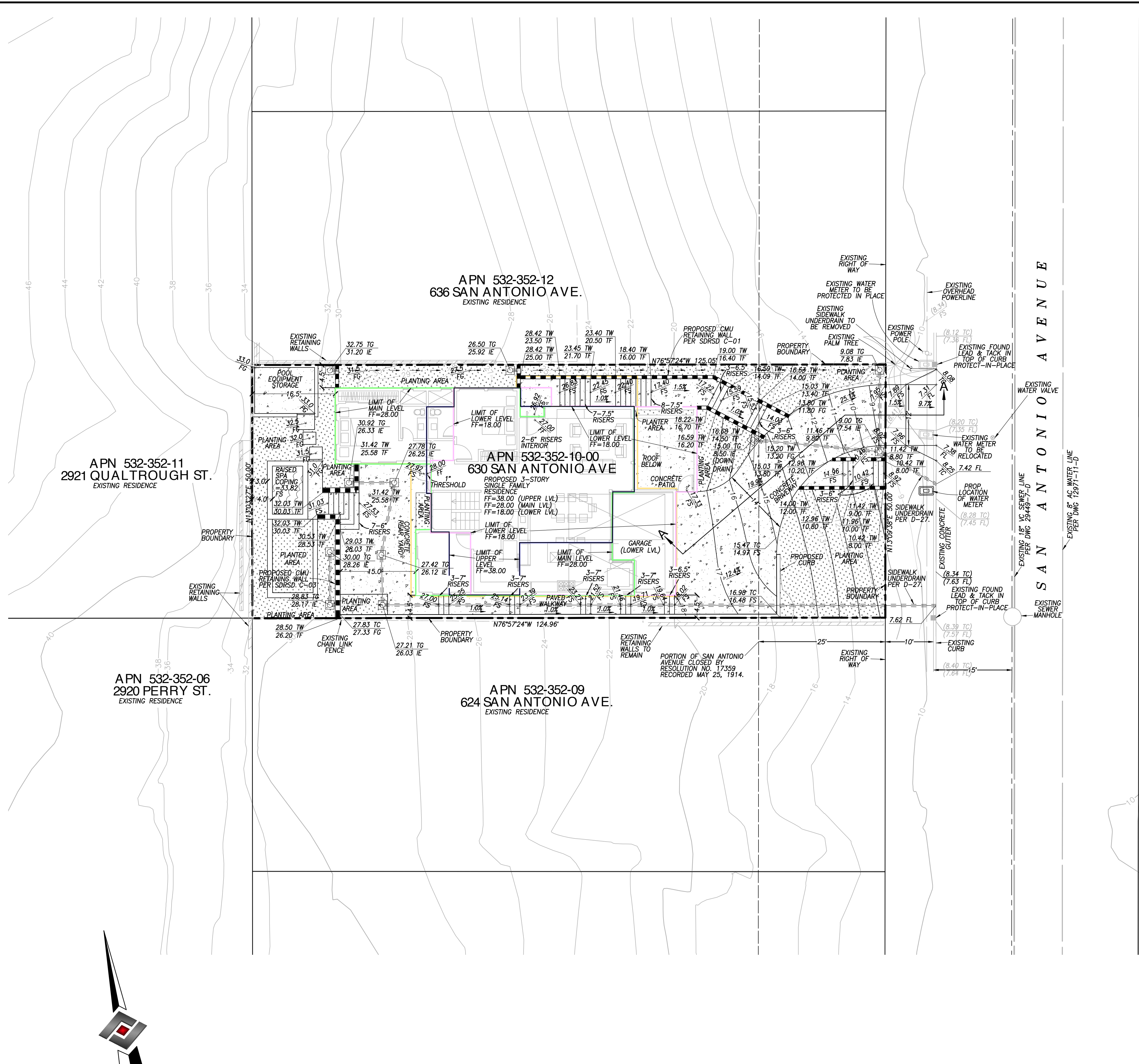
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Prepared By: _____ Revision 7: _____
 Name: BRUCE PEELING, ARCHITECT Revision 6: _____
 Address: 3538 INEZ STREET SAN DIEGO, CA. 91206 Revision 5: _____
 Phone #: 619-517-7400 Revision 4: _____
 email: bpaia@cox.net Revision 3: _____
 Revision 2: _____
 Project Address: 630 SAN ANTONIO AVENUE SAN DIEGO, CA 92107 Revision 1: 05-15-2024
 Project Name: LEWIS RESIDENCE Original Date: 01-11-2024
 Sheet Title: _____ Sheet 4 OF 5
 TOPOGRAPHIC SURVEY DEP # _____

LEWIS
RESIDENCE



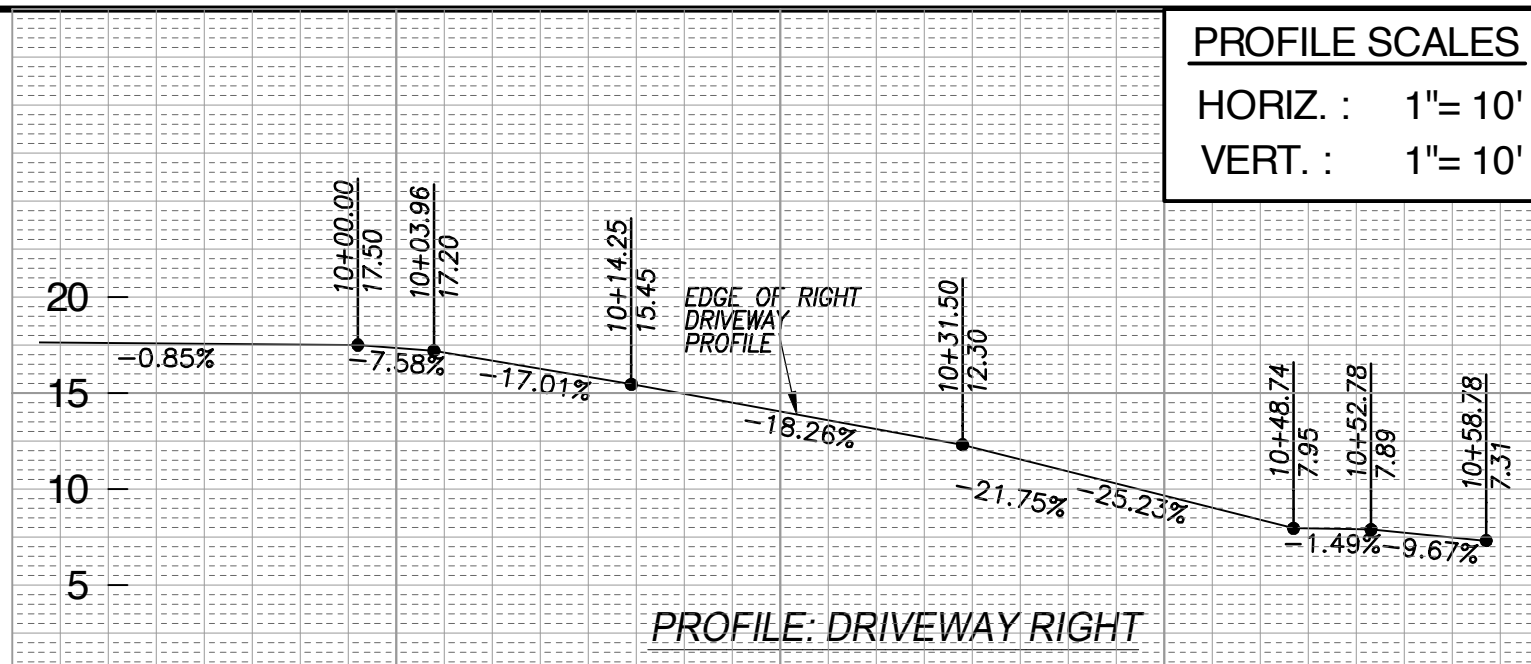
PROJECT NUMBER: PTS-000000



NOTE:
PROPOSED POOL EQUIPMENT STORAGE IS NOT AN ENCLOSED STRUCTURE.

PUBLIC IMPROVEMENTS NOTE:
PARKWAY IMPROVEMENTS COMPRISED OF SIDEWALK, CURB, AND GUTTER ARE NOT PROPOSED AS A PART OF THIS COASTAL DEVELOPMENT PERMIT. IF REQUIRED, THESE IMPROVEMENTS ARE TO HAVE THE DESIGN APPROVAL DEFERRED TO THE FUTURE PUBLIC IMPROVEMENT PERMIT.

EMRA NOTE:
REFER TO ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT (EMRA) DOCUMENT NO. _____ FOR THE PROPOSED DRIVEWAY ENTRANCE, RELOCATED WATER METER, AND THE TWO SIDEWALK UNDERDRAINS WITHIN THE CITY RIGHT-OF-WAY.



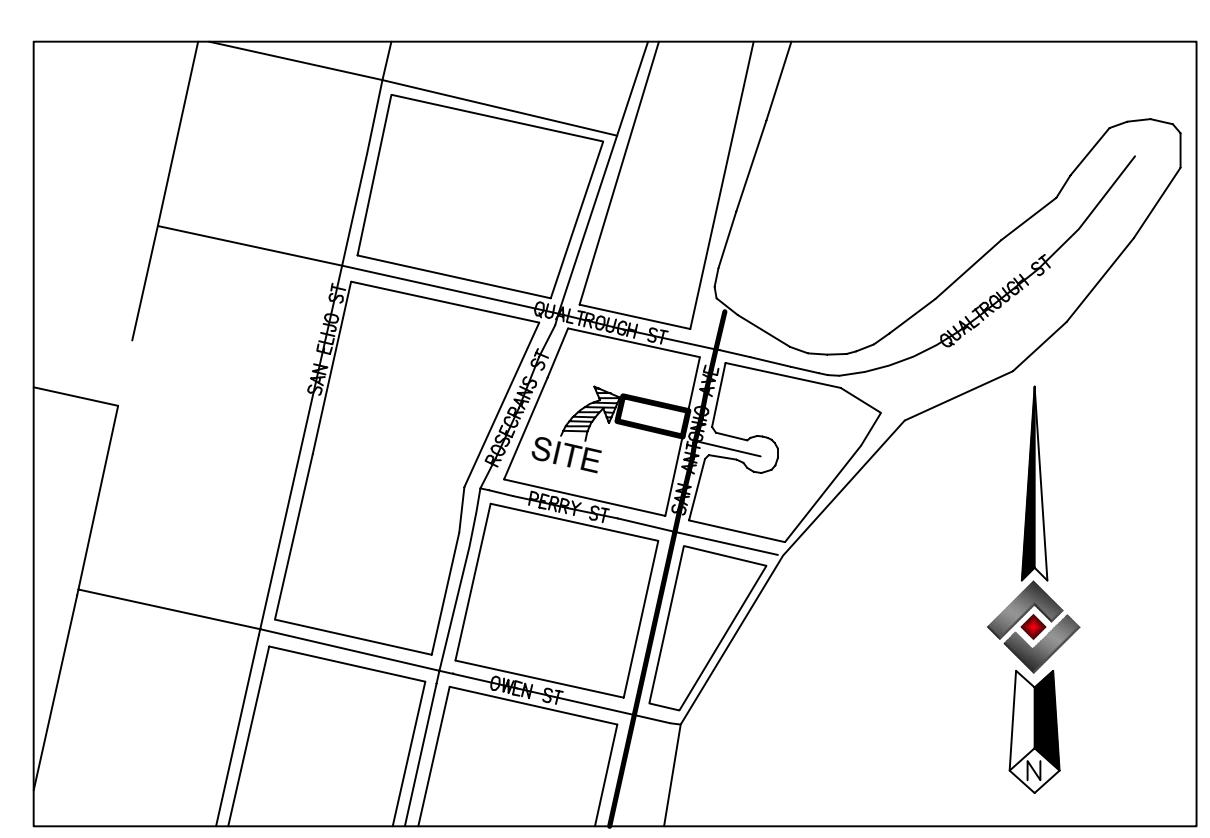
DRIVEWAY PROFILE

DRIVEWAY NOTE:
DRIVEWAY GRADES WITHIN CITY RIGHT-OF-WAY ARE PER CITY STANDARDS. PROPOSED ONSITE PRIVATE DRIVEWAY GRADES TO MATCH EXISTING CONDITION DRIVEWAY GRADES.

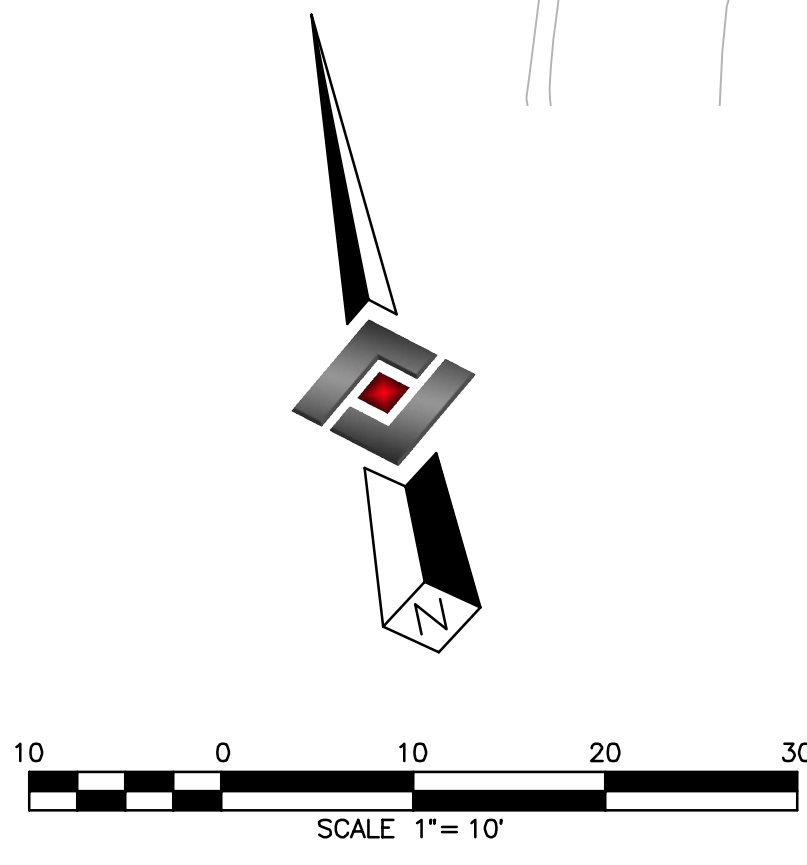
GRADING QUANTITIES:

GRADED AREA	0.14 [ACRES]	MAX. CUT DEPTH UNDER BLDG FOOTPRINT	10.1 FT
CUT QUANTITIES	506 [CYD]	MAX. CUT DEPTH OUTSIDE BLDG FOOTPRINT	1.7 FT
FILL QUANTITIES	0 [CYD]	MAX CUT SLOPE RATIO	N/A
EXPORT	506 [CYD]	(NO PROPOSED MANUFACTURED CUT SLOPES, FOUNDATION WALLS ONLY)	
		MAX. FILL DEPTH UNDER BLDG FOOTPRINT	0 FT
		MAX. FILL DEPTH OUTSIDE BLDG FOOTPRINT	0 FT
		MAX FILL SLOPE RATIO	N/A
		(NO PROPOSED MANUFACTURED FILL SLOPES)	

- LEGEND:**
- BOUNDARY
 - LOT LINES
 - EXISTING COUNTOUR
 - PROPOSED RETAINING WALL
 - FLOW DIRECTION
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - PROPOSED AREA DRAINS
 - PROPOSED ROOF DOWNSPOUT
 - PROPOSED EARTHEN SWALES
 - PROPOSED BUILDING LOWER LEVEL
 - PROPOSED BUILDING UPPER LEVEL
 - PROPOSED BUILDING MAIN LEVEL
 - PROPOSED BUILDING ROOF
 - PROPOSED CONCRETE/HARDSCAPE/IMPERVIOUS
 - PROPOSED LANDSCAPE/PERVIOUS AREA
 - PROPOSED SPA



VICINITY MAP
NOT TO SCALE



PROPERTY INFORMATION:
OWNER: MIKE & CATHY LEWIS
3312 ZOLA STREET
SAN DIEGO, CA 92106
LEGAL DESCRIPTION: THAT PORTION OF BLOCK 163 OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREON MADE BY CHARLES H. POOLE IN 1886.

BENCHMARK:
CITY OF SAN DIEGO BENCHMARK, SOUTHWEST BRASS PLUG AT THE INTERSECTION OF OWEN STREET AND ROSECRANS STREET.
ELEVATION = 54.7711 M.S.L.

SOURCE OF TOPOGRAPHY:
FIELD TOPO PERFORMED BY SAN DIEGO LAND SURVEYING & ENGINEERING INC. ON OCTOBER 3, 2023 (WITHIN LIMITS OF PROPERTY).
SANGIS 2014 2' CONTOURS (NAVD88) FOR TOPOGRAPHY OUTSIDE OF PROPERTY LIMITS.

PREPARED BY:
FUSION ENG TECH
1810 GILLESPIE WAY # 207
EL CAJON, CA 92020
(619) 736-2800

**PRELIMINARY
CIVIL SITE PLAN
630 SAN ANTONIO AVE.**
CITY OF SAN DIEGO, CALIFORNIA

C1

1	2	3	4
5			

R:\0448-0001 630 San Antonio Avenue - Lewis, Mike\Pin\Site Plan\0448-0001\SP_01.dwg[Jun-07-2024:11:32

Prepared By: _____ Revision 7: _____
Name: BRUCE PEELING, ARCHITECT Revision 6: _____
Address: 3538 INEZ STREET Revision 5: _____
SAN DIEGO, CA. 91206
Phone #: 619-517-7400 Revision 4: _____
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Revision 2: _____
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SAN DIEGO, CA 92107
Project Name: LEWIS RESIDENCE Original Date: 01-11-2024
Sheet Title: _____ Sheet 5 OF 5
CIVIL PLAN DEP # _____