

MARTIN ARCHITECTURE

2333 State Street ▲ Suite 100 ▲ Carlsbad, CA 92008
760-729-3470 (O) ▲ 760-729-3473 (F) ▲ 858-349-3474 (C)

October 4, 2018

PROJECT: RIHA REMODEL
7935 EL PASEO GRANDE 346-503-05

SUBJECT: LA JOLLA SHORES SCOPE DETERMINATION

“Is proposed project considered minor in scope?”.

LOT SIZE: 6254 sf (52'-68' x 105')

	<u>Existing</u>	<u>Proposed</u>
GROSS FLOOR AREA:	1840 sf	2298 sf (+458 sf habitable) +308 sf (covered Lanai) 2606 sf
FAR:	.29	.42
SETBACKS:		
FRONT	22'	10' (front porch)
NORTH SIDE	6'	6'
SOUTH SIDE	3'	3'
REAR	36'-6"	25' 22' (balcony)
BUILDING HEIGHT:	20'-4"	20'-4"

Tim Martin, AIA
Martin Architecture
858-349-3474

PERVIOUS & IMPERVIOUS CHART

TOTAL DISTURBANCE AREA: _____ SF
EXISTING AMOUNT OF IMPERVIOUS AREA: _____ SF
PROPOSED AMOUNT OF REPLACED IMPERVIOUS AREA: _____ SF
PROPOSED AMOUNT OF NEW IMPERVIOUS AREA: _____ SF
TOTAL IMPERVIOUS AREA: _____ SF

EARTHWORK QUANTITIES

CUT QUANTITIES: _____ CUBIC YARDS
FILL QUANTITIES: _____ CUBIC YARDS
IMPORT / EXPORT: _____ CUBIC YARDS
MAX CUT DEPTH UNDER THE BUILDING FOOTPRINT: _____ FEET
MAX FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT: _____ FOOT
MAX FILL DEPTH OUTSIDE THE BUILDING FOOTPRINT: _____ FOOT

NOTES:

"THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THE SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITES REQUIRE A SEPARATE CONDITIONAL USE PERMIT."

NOTES:

-PROJECT IS EXEMPT FROM A COASTAL DEVELOPMENT PERMIT;
-LESS THAN 50% OF PERIMETER WALLS ARE BEING ALTERED.
-ALL PRIVATE OUTDOOR LIGHTING SHALL BE SHADED AND ADJUSTED TO FALL ON THE PREMISES.
-STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) AND CROSSLINKED POLYETHELYN (PEX) FOR INTERIOR WATER SUPPLY PIPING.
-PROVIDE FAUCETS WITH A MINIMUM FLOW OF 2.2 GALLONS PER MINUTE.
-PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.5 GALLONS PER MINUTE.
-PERMANENT VACCUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS.
-PROVIDE ULTRA LOW FLUSH TOILETS.
-PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION
-LIGHTING IN BATHROOMS SHALL HAVE ALL HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.

APPLICABLE CODES

2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC)
2016 BUILDING ENERGY EFFICIENCY STANDARDS
CITY OF SAN DIEGO LAND DEVELOPMENT CODE (LDC)
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

PROJECT DATA

SITE ADDRESS: 7935 EL PASEO GRANDE LA JOLLA, CA 92037

APN: 346-503-0500

LOT AREA: 6,254 SF (0.15 ACRE)

BUILT-IN: 19

HISTORIC: YES NO

EXISTING USE: SINGLE FAMILY DWELLING

PROPOSED USE: SINGLE FAMILY DWELLING

LANDSCAPED AREA: 3,551 SF 48% (30 % MIN. REQ'D.)

LEGAL DESC: LOT NO. 2 , BLOCK 5 AT LA JOLLA SHORES NO. 1 OF CITY OF SAN DIEGO CALIFORNIA MAP NO.

OWNER: J.R. & TRISHA RIHA
7935 EL PASEO GRANDE
LA JOLLA, CA 92037

BASE ZONE: LJSPD-SF

OVERLAY ZONES: COASTAL HEIGHT LIMIT, COASTAL, PARKING IMPACT
RESIDENTIAL TANDEM PARKING, TRANSIT AREA

OCCUPANCY: R3

CONSTRUCTION TYPE: V-B

BUILDING HEIGHT: 20'-4"

OF STORIES EXISTING 2 STORY BUILDING

OF STORIES PROPOSED 2 STORY BUILDING

PARKING: NO. OF SPACES REQUIRED: 2 PROVIDED: 2

EASEMENTS & ENCUMBERANCES: NONE

HEIGHT LIMIT: SITE IS LOCATED WEST OF I-5, THE HIGHEST POINT OF THE ROOF, EQUIPMENT, ANY PIPE VENT, ANTENNA OR ANY OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE, AS MEASURED PER PROP D OF THE SDMC

BCS STOPS: NONE

FIRE DEPT. REQMENT: PROVIDE BUILDING ADDRESS NUMBERS VISIBLE & LEGIBLE FROM STREET

SCOPE OF WORK - PERMIT

- 458 SF MAIN LEVEL AND UPPER LEVEL ADDITION (BEDROOM AND POOL BATH)
- INTERIOR RENOVATION TO EXISTING 1,281 SF SINGLE FAMILY RESIDENCE
- NEW 308 SF COVERED LANAI
- NEW 186 SF SUN PORCH
- NEW ALUMINUM CLAD / WOOD WINDOWS DOOR, NEW EXTERIOR STUCCO FINISH, NEW CLASS "A" ASPHALT SHINGLE ROOFING

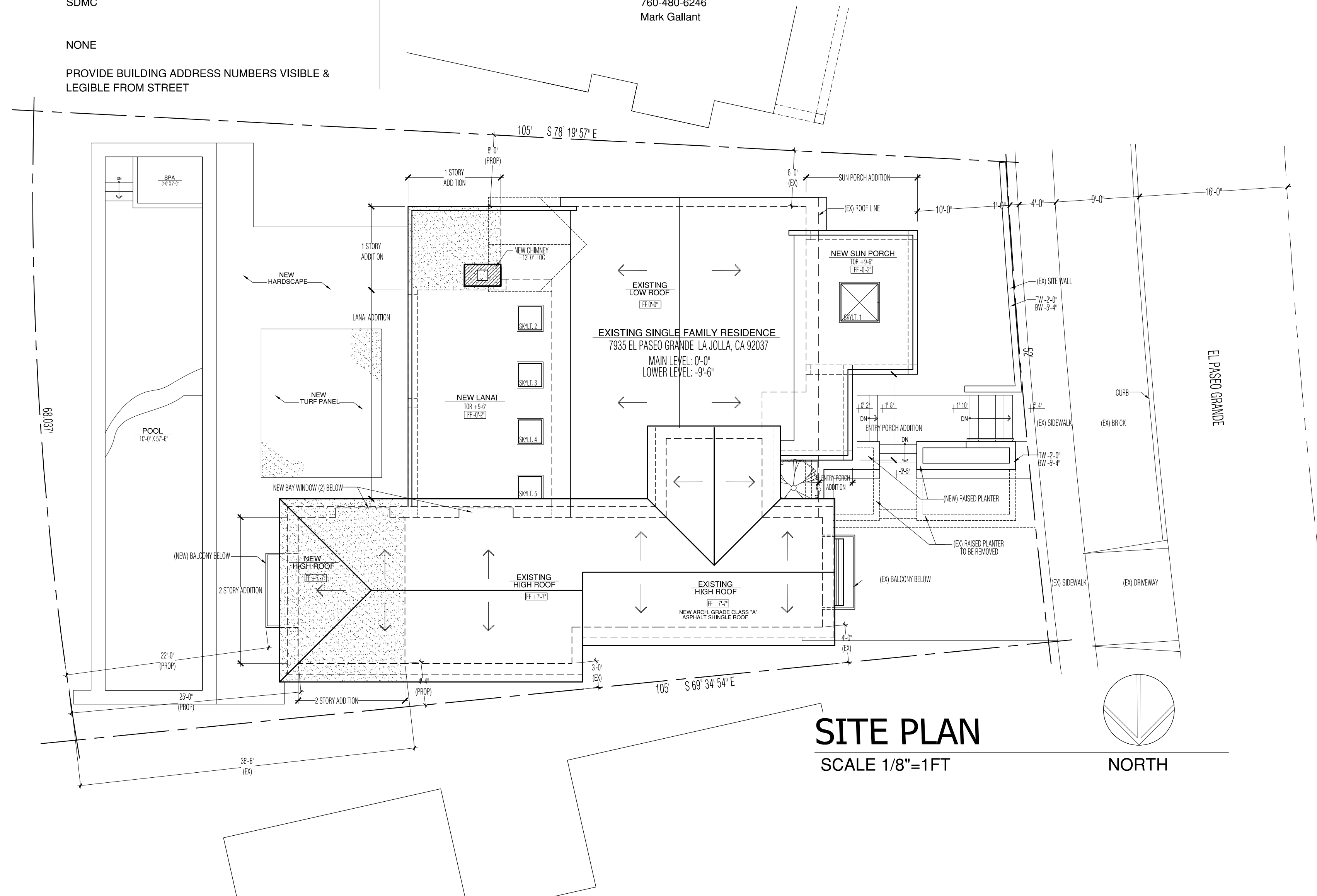
EXISTING GROSS FLOOR AREA SUMMARY		PROPOSED GROSS FLOOR AREA SUMMARY	
EXISTING AREAS:		PROPOSED AREAS	
EXISTING MAIN LEVEL GROSS	722 SF	MAIN LEVEL-	
EXISTING UPPER LEVEL GROSS	559 SF	EXISTING MAIN LEVEL GROSS	722 SF
EXISTING GARAGE LEVEL GROSS	559 SF	PROPOSED MAIN LEVEL ADDN.	+274 SF
TOTAL EXISTING GROSS FLOOR AREA	1,840 SF	PROPOSED CONVERSION	+112 SF
EXISTING FAR 1,840 SF / 6,254 SF = .29		PROPOSED LANAI	+308 SF
		TOTAL PROPOSED MAIN LEVEL GROSS =	1,416 SF
TOTAL EXISTING GROSS	1,840 SF	UPPER LEVEL-	
TOTAL PROPOSED GROSS	2,606 SF (.33)	EXISTING UPPER LEVEL GROSS	559 SF
PROPOSED FAR	2,606 SF / 6,254 SF = .42	PROPOSED UPPER LEVEL ADDN.	+184 SF
		TOTAL PROPOSED UPPER LEVEL GROSS =	743 SF
		GARAGE-	
		EXIST. GARAGE GROSS	559 SF
		PROPOSED CONVERSION	-112 SF
		TOTAL PROPOSED GARAGE GROSS =	447 SF
		TOTAL EXISTING GROSS FLOOR AREA=	2,606 SF
		EXISTING FAR 2,606 SF / 6,254 SF = .42	

PROJECT TEAM:

ARCHITECT: MARTIN ARCHITECTURE
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2333 STATE STREET STE 100
CARLSBAD, CA 92008
760.729.3470

STRUCTURAL ENGINEER: Bob Schimmel P.E.
ARCE Architectural Engineering Services
11336 Penanova Street
San Diego, CA 92129
Office:858-215-1425

ENERGY CONSULTANT: Gallant Energy Consultant
508 W. Mission Avenue Suite 201
Escondido, CA 92025
760-743-5403
760-480-6246
Mark Gallant



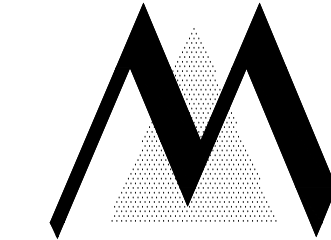
SITE PLAN

SCALE 1/8"=1FT

NORTH

SHEET INDEX

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RIHA REMODEL

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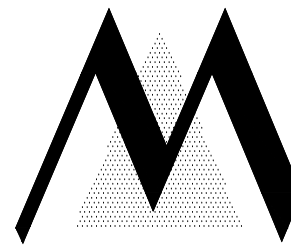
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10.3.18

SHEET NO.

C1.1



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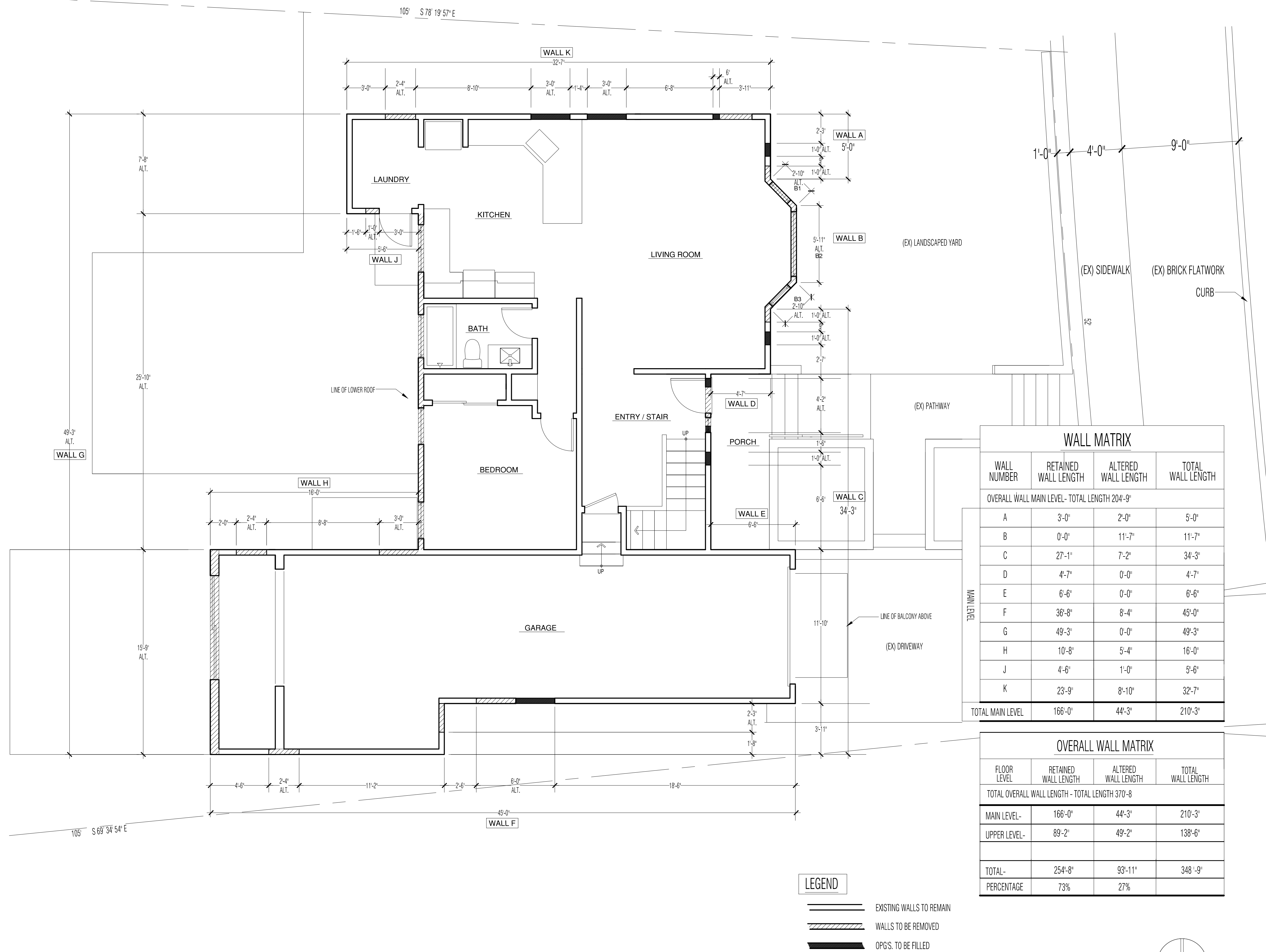
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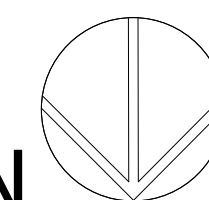
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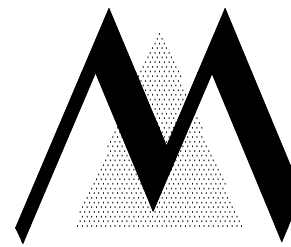
D1.1



MAIN LEVEL DEMOLITION PLAN



1/4" = 1'-0"



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EL PASEO GRANDE
RIHA REMODEL

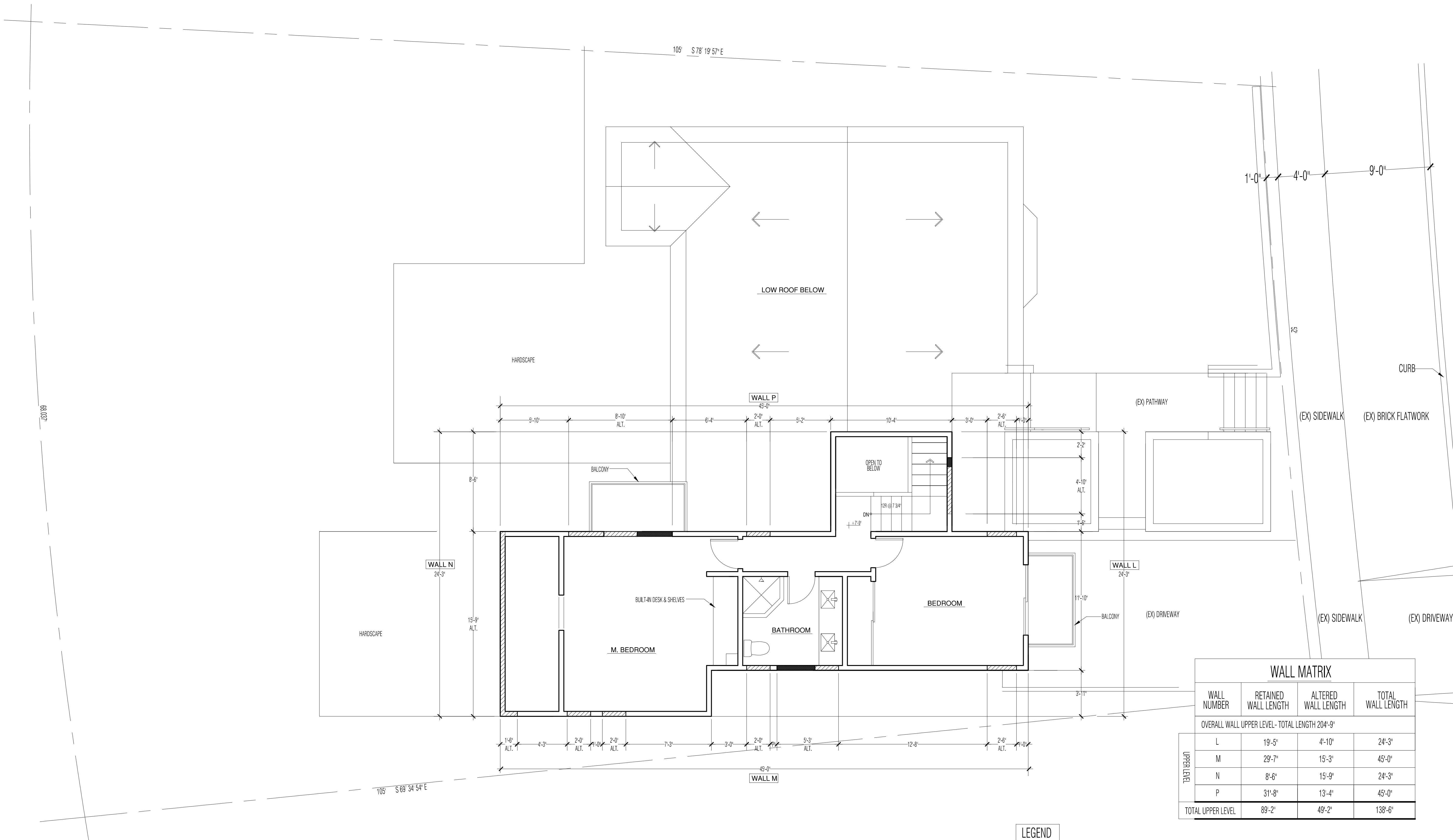
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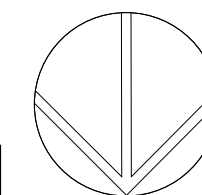
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D1.2



UPPER LEVEL DEMOLITION PLAN





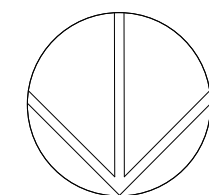
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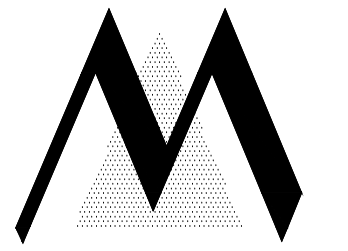
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SHEET NO.

A1.1


$$1/4'' = 1'-0''$$

PROPOSED MAIN LEVEL PLAN



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EL PASEO GRANDE
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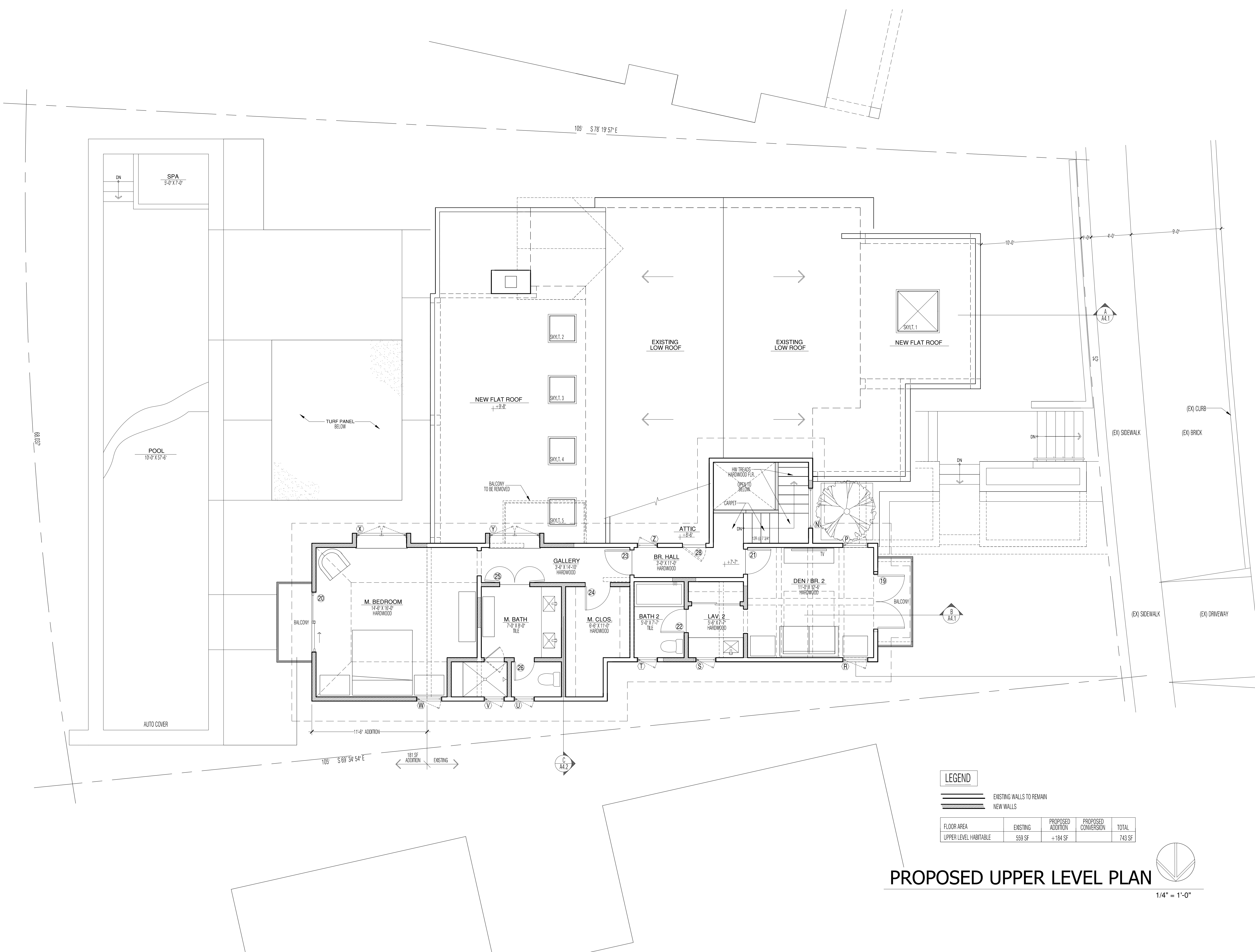
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SHEET NO.

A1.2

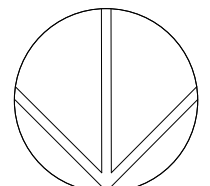


LEGEND

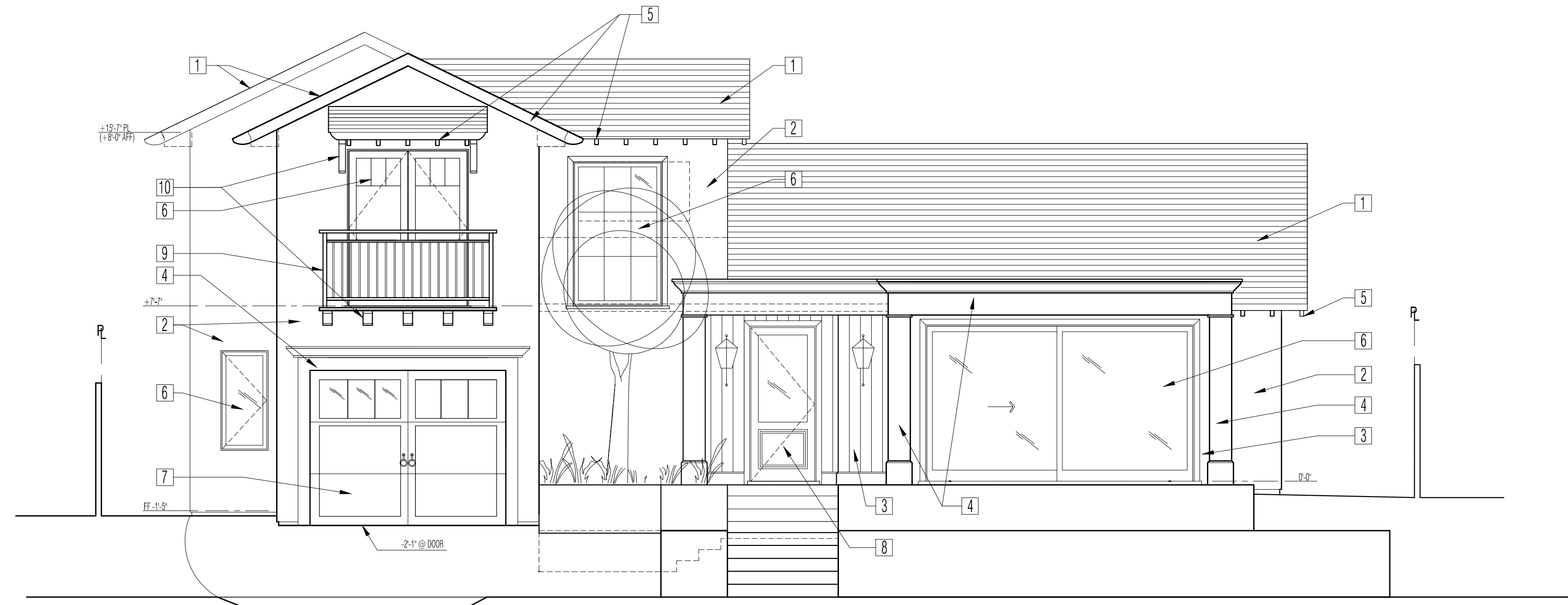
- EXISTING WALLS TO REMAIN
- NEW WALLS

FLOOR AREA	EXISTING	PROPOSED ADDITION	PROPOSED CONVERSION	TOTAL
UPPER LEVEL HABITABLE	559 SF	+184 SF		743 SF

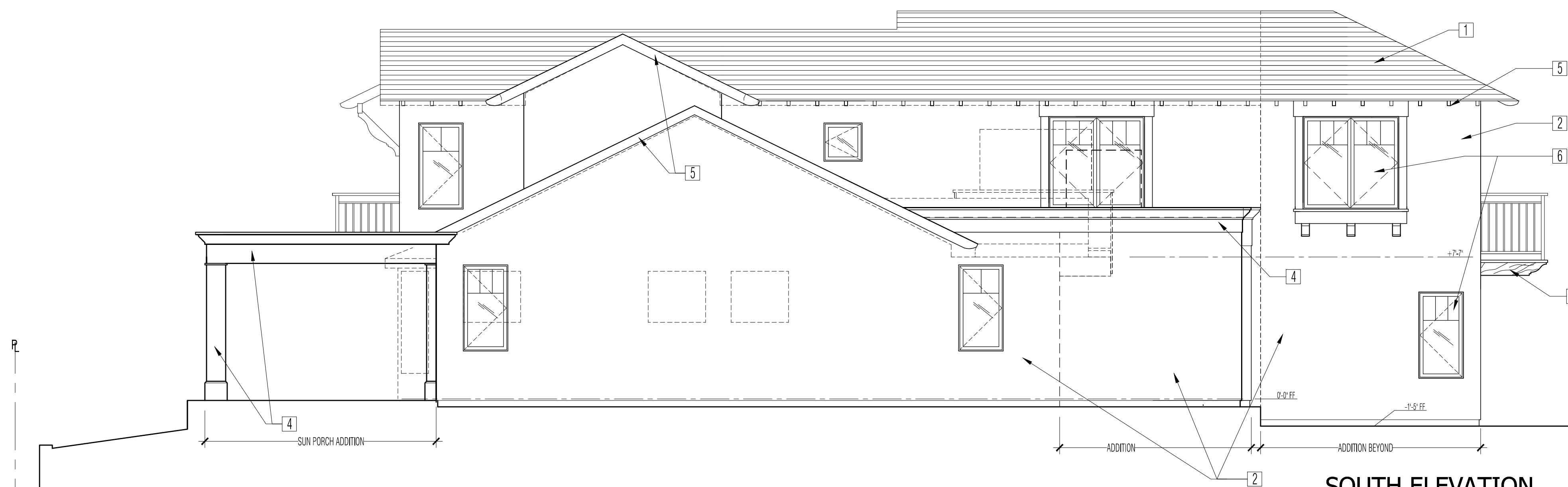
PROPOSED UPPER LEVEL PLAN



1/4" = 1'-0"



WEST ELEVATION

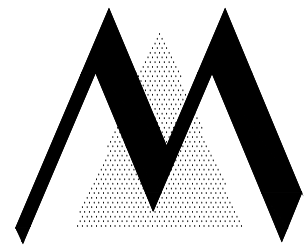


SOUTH ELEVATION

LEGEND	
1	NEW CLASS 'A' (ARCH. GRADE) ASPHALT SHINGLE ROOF
2	STUCCO
3	PAIN GRADE WOOD PANELING
4	PAIN GRADE WOOD TRIM
5	EXPOSED RAFTER TAILS
6	ALUMINUM CLAD WOOD WINDOWS & DOORS
7	CARRIAGE STYLE ROLL-UP GARAGE DOOR - PTD.
8	CUSTOM ENTRY DOOR
9	WOOD BALUSTRADE
10	PAINTED WOOD CORBELS & BEAMS

PROPOSED ELEVATIONS

1/4" = 1'-0"



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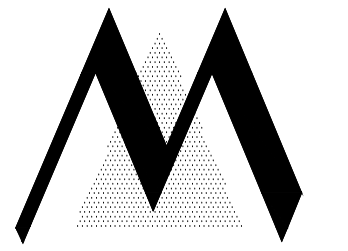
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SHEET NO.

A3.1



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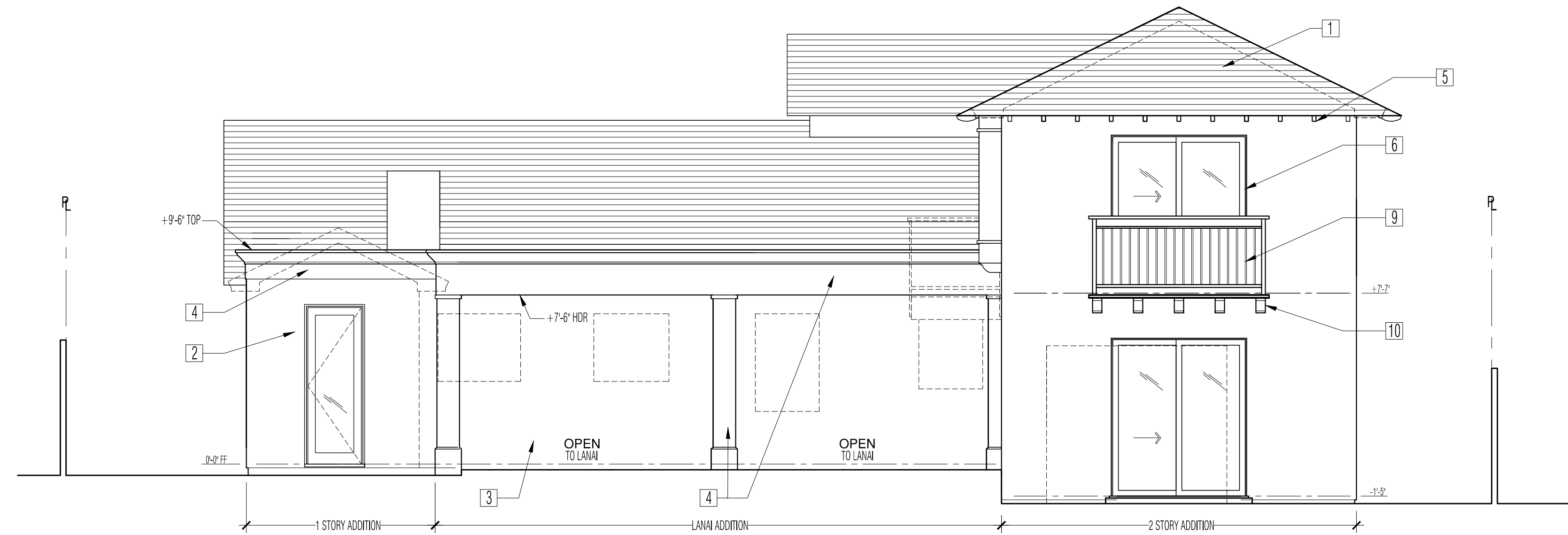
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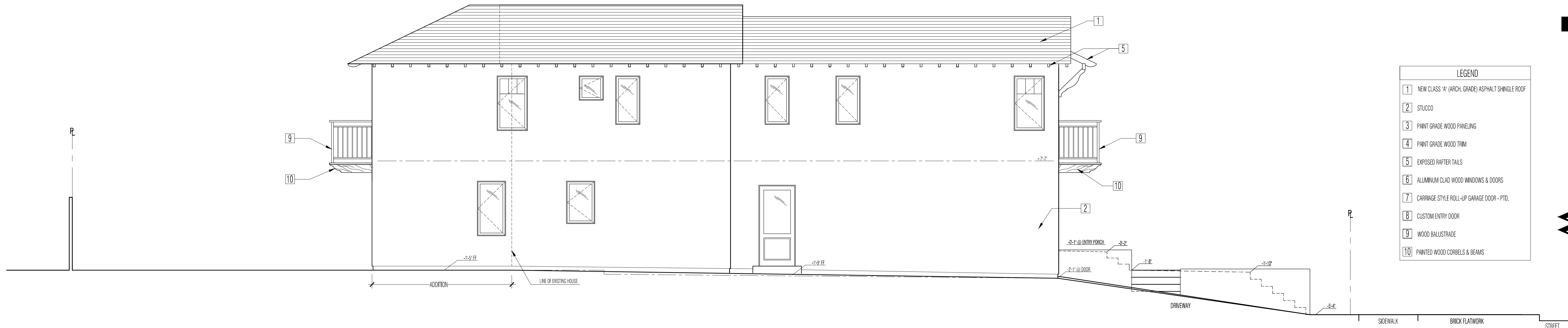
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A3.2



EAST ELEVATION

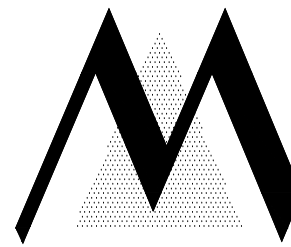


NORTH ELEVATION

LEGEND	
1	NEW CLASS 'A' (ARCH. GRADE) ASPHALT SHINGLE ROOF
2	STUCCO
3	PAIN GRADE WOOD PANELING
4	PAIN GRADE WOOD TRIM
5	EXPOSED RAFTER TAILS
6	ALUMINUM CLAD WOOD WINDOWS & DOORS
7	CARRIAGE STYLE ROLL-UP GARAGE DOOR - PTD.
8	CUSTOM ENTRY DOOR
9	WOOD BALUSTRADE
10	PAINTED WOOD CORBELS & BEAMS

PROPOSED ELEVATIONS

1/4" = 1'-0"



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MARTIN ARCHITECTURE

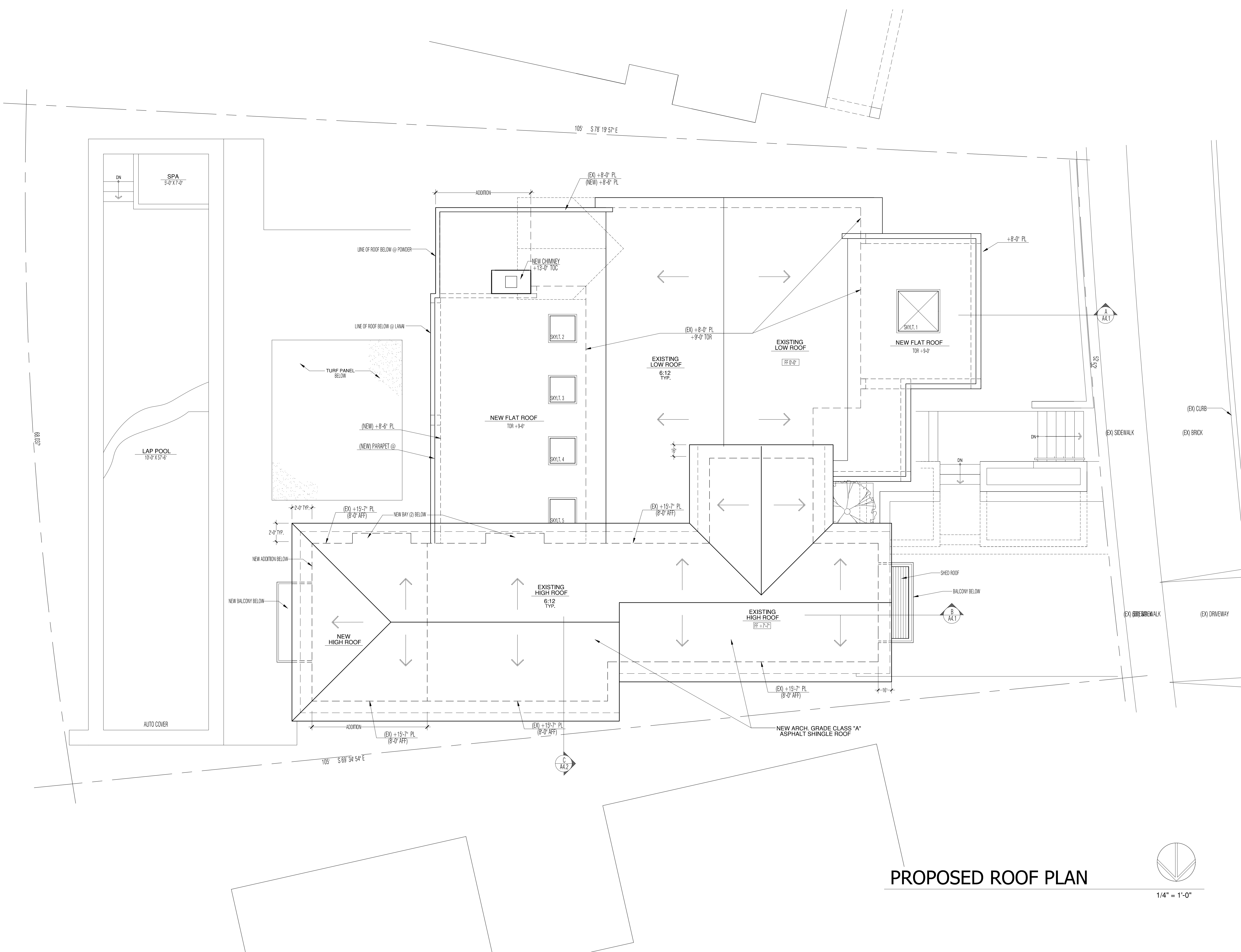
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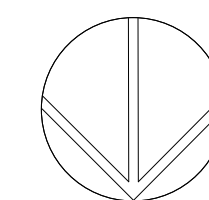
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SHEET NO.

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PROPOSED ROOF PLAN



1/4" = 1'-0"