

Date: November 08, 2018

To: Marlon I. Pangilinan, Senior Planner with the City of San Diego
1010 Second Avenue, Ste 1100 MS 413, San Diego, CA 92101

Project Architect: T7 Architecture, Inc.

Re: La Jolla Shores Planned District Advisory Board – April 16, 2018 Agenda
La Jolla Recreation Center, 615 Prospect Street, La Jolla CA 92037

Project: Pathria Residence: Addition and Remodel
7985 Calle de la Plata, La Jolla, CA 92037

Project Number: 602487

Project Information.

T7 Architecture, Inc. has provided the following information for calendaring on an upcoming La Jolla Shores Planned District Advisory Board meeting set for November 19, 2018 at 11:00 AM.

Information Items:

- Project Name: Pathria Residence Remodel and Addition
- Project Address: 7985 Calle de la Plata, La Jolla, CA 92037
- APN: 346-502-01-00
- Project Contact: Rodrigo Villalon
 - Phone Number: (858) 345-1295
 - E-mail: rodrigo@t7architecture.com
- Project Description: The project proposes a remodel of the existing interior space and a 2nd level addition to the garage.
 - Lot Size: .25 Acres | 10,890 SF
 - Existing Structure Square Footage: 1,569 SF single story and a 354 SF 2 car garage = **1,923 SF**
 - Proposed Square Footage: 1,981 SF 1st level + 646 SF 2nd level + 420 SF 2 car garage = **3,047 SF**
 - Existing Building Setbacks:
 - Calle de la Plata Setback: 15'-0"
 - Paseo Dorado Setback: 15'-0"
 - Paseo Grande Setback: 30'-0"
 - Side Yard Setback: 4'-0"
 - Proposed Building Setbacks
 - Calle de la Plata Setback: 15'-0" – No Change
 - Paseo Dorado Setback: 9'-6"
 - Paseo Grande Setback: 15'-0"
 - Side Yard Setback: 4'-0" – No Change
 - Height: 2nd story addition, max height of 20'-10 ½"
 - Lot Coverage: Allowable – 60%
 - 28% Proposed
- Applicant team is requesting approval from Trustee to proceed to Building Permit submittal.

LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD: EXHIBITS



VIEW FROM CENTER OF CALLE DE LA PLATA

\\T7-MAS\Shared\Projects\1803 - Pathria Residence\Drawings\CD\A100_Pathria Residence.dwg Mar 21 2018 - 5:19pm

PROJECT INFORMATION

PROJECT DESCRIPTION: THE PROJECT PROPOSES A REMODEL OF THE INTERIOR SPACE AND A TWO STORY ADDITION TO THE GARAGE.

PROJECT NAME: PATHRIA RESIDENCE ADDITION AND REMODEL
PROJECT ADDRESS: 7985 CALLE DE LA PLATA, LA JOLLA, CA 92037
APN: 346-502-01-00

PROJECT CONTACT: RODRIGO VILLALON | T7 ARCHITECTURE, INC.
PHONE NUMBER: (858) 345-1295
E-MAIL: RODRIGO@T7ARCHITECTURE.COM

LOT SIZE: .2 ACRES | 8,800 SF
EXISTING SQUARE FOOTAGE: 1,569 SF LIVABLE + 354 SF 2 CAR GARAGE: 1,923 SF
PROPOSED SQUARE FOOTAGE: 1,981 SF LEVEL 1 + 646 SF LEVEL 2 + 420 SF GARAGE: 3,047 SF

EXISTING BUILDING SETBACKS:

HEIGHT:

LOT COVERAGE:

PROPOSED:

CALLE DE LA PLATA SETBACK: 15'-0"
PASEO DORADO SETBACK: 15'-0"
PASEO GRANDE SETBACK: 30'-0"
SIDEYARD SETBACK: 4'-0"

20'-10 1/2", 2ND-STORY ADDITION

ALLOWABLE – 60% | 28% PROPOSED

CALLE DE LA PLATA SETBACK: 15'-0"
PASEO DORADO SETBACK: 9'-6"
PASEO GRANDE SETBACK: 15'-0"
SIDEYARD SETBACK: 4'-0"

PROJECT:
PATHRIA RESIDENCE:
ADDITION AND REMODEL
7985 CALLE DE LA PLATA
LA JOLLA, CA 92037
APN: 346-502-01-00



T7 ARCHITECTURE, INC. - ANDREW E. CROCKER, AIA
646 VALLEY AVE, SUITE A, SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

NO:	REVISION:	DATE:

THESE DRAWINGS, SPECIFICATIONS AND THE CONCEPTS EMBODIED IN THEM ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT, AND MAY NOT BE USED, DISCLOSED, OR DUPLICATED WITHOUT WRITTEN CONSENT. WHETHER THE PROJECT FOR WHICH THEY WERE MADE IS EXECUTED OR NOT, UNLESS OTHERWISE AGREED BY CONTRACT.

STAMP:

PROJECT NAME:	PATHRIA RESIDENCE: ADDITION AND REMODEL
JOB NO:	1803
DRAWN BY:	RV
CHECKED BY:	AC
ISSUE DATE:	03.21.2018
DRAWING FILE:	-
PHASE:	

CONSTRUCTION DOCUMENTS

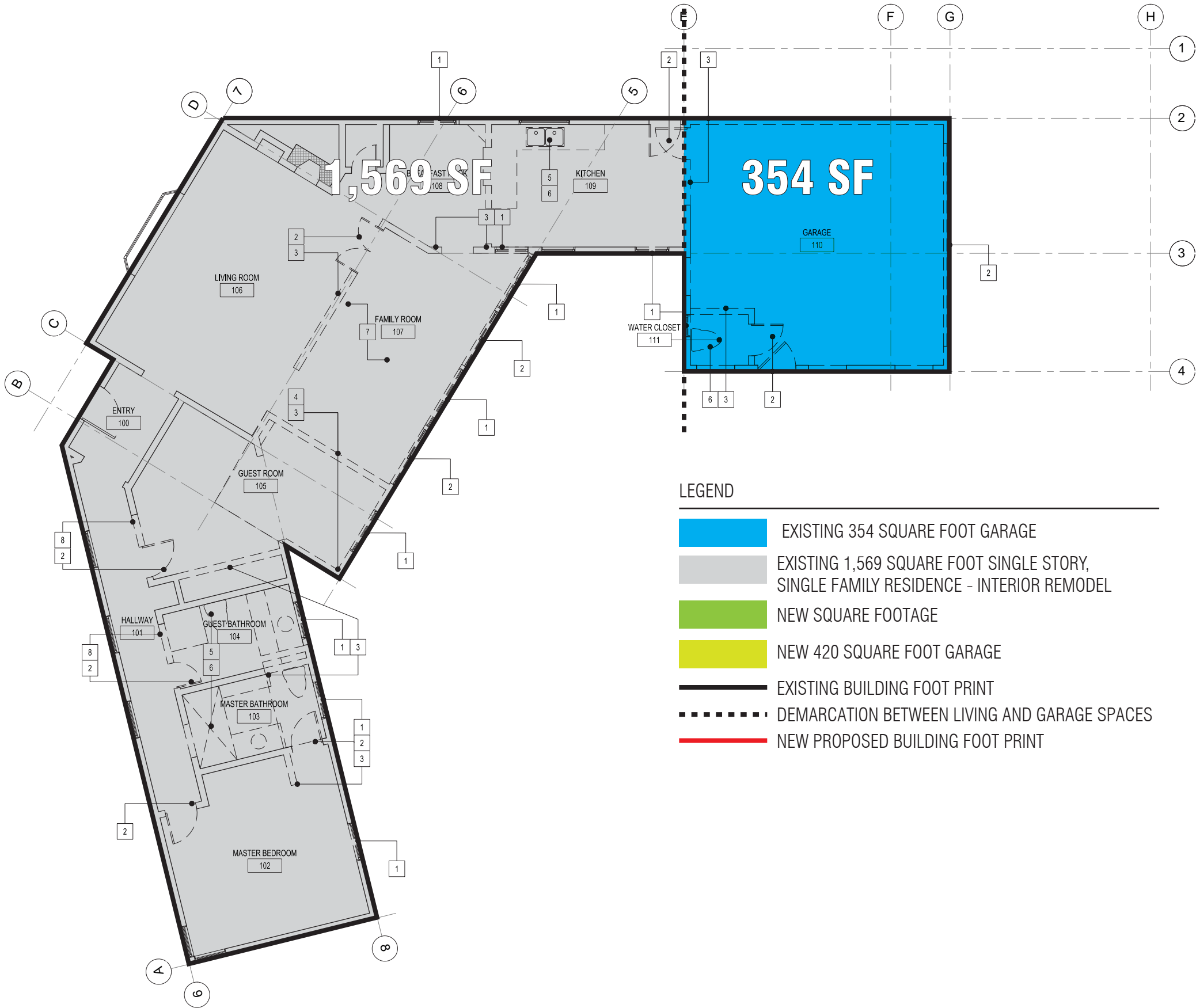
SHEET TITLE:

SITE PLAN

SHEET NO:

A100

\\17-NAS\Shared\Projects\1603 - Pathria Residence\Drawings\CD\A101_Pathria Residence.dwg Mar 21,2018-1:12pm



LEGEND

- EXISTING 354 SQUARE FOOT GARAGE
- EXISTING 1,569 SQUARE FOOT SINGLE STORY, SINGLE FAMILY RESIDENCE - INTERIOR REMODEL
- NEW SQUARE FOOTAGE
- NEW 420 SQUARE FOOT GARAGE
- EXISTING BUILDING FOOT PRINT
- DEMARCATION BETWEEN LIVING AND GARAGE SPACES
- NEW PROPOSED BUILDING FOOT PRINT

DEMOLITION GENERAL NOTES:

- CUTTING AND DEMOLITION SHALL BE DONE BY METHODS WHICH WILL NOT JEOPARDIZE STRUCTURAL INTEGRITY OF THE EXISTING CONSTRUCTION, AND WHICH WILL NOT DAMAGE PORTIONS TO REMAIN.
- COORDINATE METHOD, ROUTE, AND TIMING OF DEBRIS REMOVAL WITH OWNER.
- DEMOLITION WORK SHALL NOT BE COMMENCED ON ANY UTILITY UNTIL A NEW OR INTERIM UTILITY CONNECTION HAS BEEN MADE IN SUCH A WAY AS TO MAINTAIN CONTINUOUS UNINTERRUPTED SERVICE TO ALL PORTIONS OF THE EXISTING BUILDING.
- AT ALL AREAS OF DEMOLITION PATCH, REPAIR AND FINISH EXITING SURFACES TO REMAIN TO MATCH ADJACENT. ANY DAMAGE TO EXISTING AREA WILL BE REPAIRED TO LIKE NEW CONDITION.
- THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ON THE JOBSITE. IF ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION, ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.
- REMOVE ALL CEILING MATERIALS, MECHANICAL, PLUMBING, ELECTRICAL, AND EQUIPMENT, ETC. AS NOTED OR NECESSARY TO COMPLETE WORK IN CONFORMANCE WITH THESE DOCUMENTS.
- DUCT WORK, PIPING, ELECTRICAL LINES, ETC. SERVING AREAS OUTSIDE LIMITS OF CONSTRUCTION ARE TO REMAIN IN SERVICE OR BE RELOCATED WITH MINIMUM DISRUPTION TO OPERATIONS. CONTRACTOR TO COORDINATE WITH ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR DEMOLITION SCOPE AND POSSIBLE RE-USE OF FIXTURES, PRODUCTS OR EQUIPMENT. (E) EXISTING PLUMBING, ELECTRICAL, AND MECHANICAL NOT UTILIZED IN SCHEME SHALL BE CAPPED OFF BELOW FLOOR FINISH LINE AND INSIDE WALLS. CONTRACTOR TO MAINTAIN REQUIRED RATING OF ALL FLOORS AND WALLS. VERIFY WITH ARCHITECT CONSTRUCTION OF EXPOSED PENETRATIONS.
- REMOVE ALL ITEMS ON WALLS TO BE DEMOLISHED U.O.N.
- REMOVE ALL WALLS, CASEWORK, EQUIPMENT, ACCESSORIES, FIXTURES, AND OTHER ITEMS SHOWN DASHED U.O.N.

LOW VOLTAGE DEMO NOTES:

- PRIOR TO DEMOLITION, CONFIRM WITH OWNER'S LOW VOLTAGE CONSULTANT ALL EXISTING VOLTAGE AND EQUIPMENT TO REMAIN IN PLACE.

SECURITY SYSTEM DEMO NOTES:

- PRIOR TO DEMOLITION, CONFIRM WITH OWNER'S SECURITY CONSULTANT ALL EXISTING SECURITY DEVICES, CABLING AND EQUIPMENT TO BE REMOVED, SALVAGED OR RELOCATED.

DEMO PLAN KEY NOTES:

- REMOVE EXISTING WINDOW
- REMOVE EXISTING DOOR, FRAME AND SILL/TRANSITION
- REMOVE EXISTING PARTITION
- REMOVE EXISTING SLAB - PREP FOR NEW FOOTING
- REMOVE EXISTING CABINETRY/MILLWORK
- REMOVE EXISTING PLUMBING FIXTURES
- REMOVE CEILING AND ROOF ABOVE
- PREP FOR POCKET DOOR

LEGEND

- EXISTING WALL
- DEMO WALL
- NEW WALL

(E) EXISTING DOOR

NEW DOOR

1. DEMO PLAN

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



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DEMO PLAN

SHEET NO:

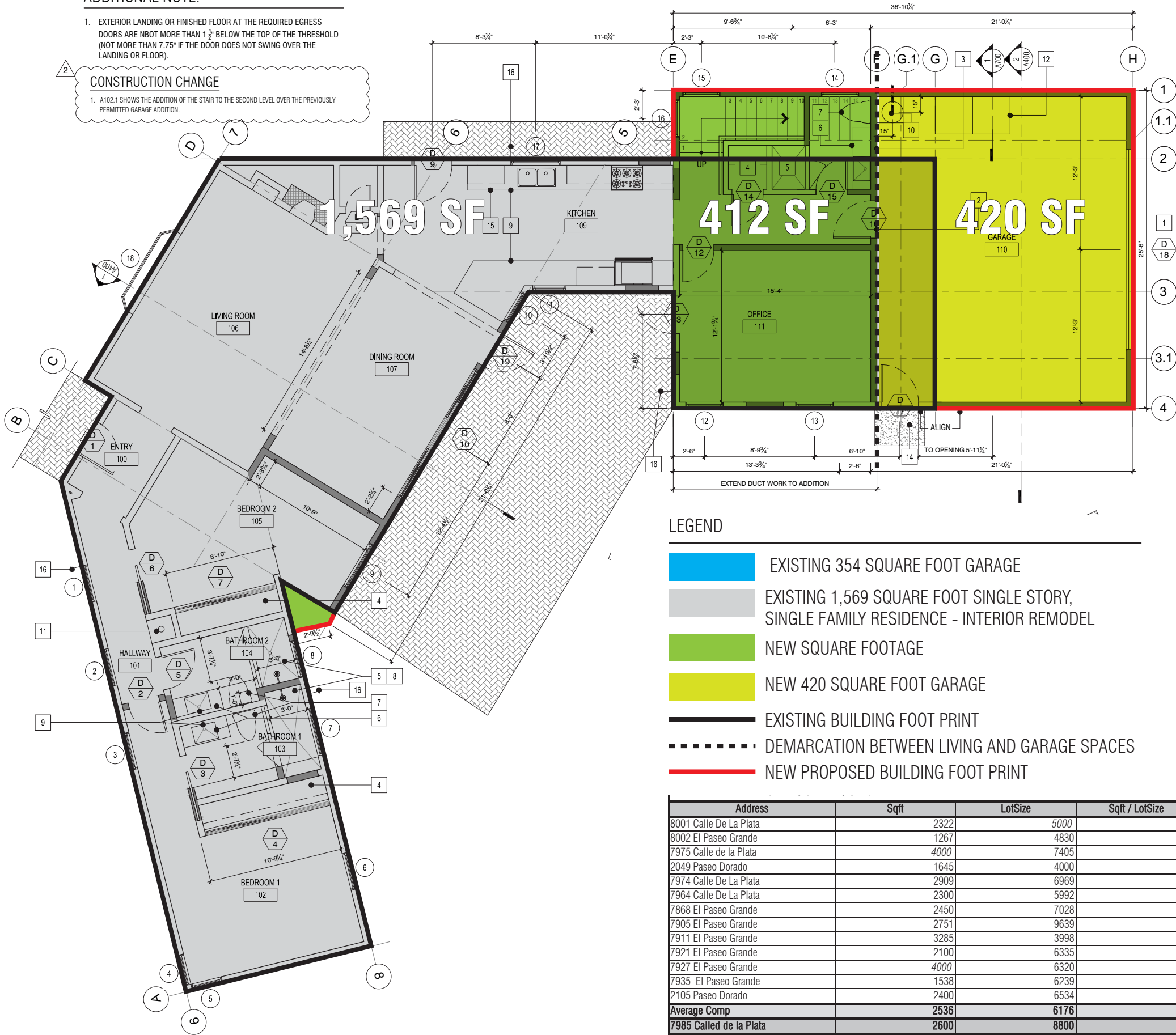
A101

ADDITIONAL NOTE:

1. EXTERIOR LANDING OR FINISHED FLOOR AT THE REQUIRED EGRESS DOORS ARE NBOOT MORE THAN 1 3/4" BELOW THE TOP OF THE THRESHOLD (NOT MORE THAN 7.75" IF THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR).

CONSTRUCTION CHANGE

1. A102.1 SHOWS THE ADDITION OF THE STAIR TO THE SECOND LEVEL OVER THE PREVIOUSLY PERMITTED GARAGE ADDITION.



LEGEND

- EXISTING 354 SQUARE FOOT GARAGE
- EXISTING 1,569 SQUARE FOOT SINGLE STORY, SINGLE FAMILY RESIDENCE - INTERIOR REMODEL
- NEW SQUARE FOOTAGE
- NEW 420 SQUARE FOOT GARAGE
- EXISTING BUILDING FOOT PRINT
- DEMARCATION BETWEEN LIVING AND GARAGE SPACES
- NEW PROPOSED BUILDING FOOT PRINT

Address	Sqft	LotSize	Sqft / LotSize	#Stories	#Bedrooms
8001 Calle De La Plata	2322	5000	46%	2	4
8002 El Paseo Grande	1267	4830	26%	1	3
7975 Calle de la Plata	4000	7405	54%	2	4
2049 Paseo Dorado	1645	4000	41%	1	3
7974 Calle De La Plata	2909	6969	42%	2	4
7964 Calle De La Plata	2300	5992	38%	1	6
7868 El Paseo Grande	2450	7028	35%	2	3
7905 El Paseo Grande	2751	9639	29%	2	3
7911 El Paseo Grande	3285	3998	82%	2	5
7921 El Paseo Grande	2100	6335	33%	1	3
7927 El Paseo Grande	4000	6320	63%	2	4
7935 El Paseo Grande	1538	6239	25%	2	3
2105 Paseo Dorado	2400	6534	37%	1	4
Average Comp	2536	6176	42%	1.6	3.8
7985 Called de la Plata	2600	8800	30%	2	4
%ile Rank	62%	97%	18%	40%	50%
Positioning	Average		Small relative to lot size	Over 60% are 2 stories	3 is minimum; even if counting as 4, at least half have 4+

FLOOR PLAN GENERAL NOTES:

- ALL DIMENSIONS SHALL BE FIELD VERIFIED.
- ALL DIMENSIONS TAKEN FROM FACE OF FINISH U.O.N.
- ALL CABINET DIMENSIONS TAKEN FROM FACE OF FINISH U.O.N.
- ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED PRIOR TO WORK BEING PERFORMED.
- REFER TO SITE PLAN FOR ADDITION INFORMATION INCLUDING UTILITY CONNECTIONS. SEE SHEET A100.
- REFER TO DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION.
- HVAC EQUIPMENT AND WATER HEATER: SEE TITLE 24 CALCULATIONS
- GYPSUM WALL BOARD: PROVIDE 5/8" TYPE X FYP. BD. AT INTERIOR WALLS THROUGHOUT. COORDINATE WITH INTERIOR DESIGN FOR DOOR AND BASE DETAILS.
- BATH/SHOWER/WET LOCATIONS: COVER WOOD FRAMING WITH TYVEL VAPOR BARRIER AT FRAMING AT WET AREAS. INSTALL CONCRETE BACKER BOARD AT ALL TUB/SHOWER/WET FLOORS. WALLS AND CEILING LOCATIONS. USE WATER RESISTANT GYP. BOARD ON ALL WALLS AT BATHROOM LOCATIONS. BATH TUN AND SHOWER FLOORS AND WALL SURFACES SHALL BE FINISHED WITH A NONABSORBENT SURFACE.
- ALL EXISTING WALLS: 2X4 CONTRACTOR TO VERIFY
- ALL NEW WALLS: 2X8 CONTRACTOR TO VERIFY
- MECHANICAL VENTILATION: FOR BATHROOMS AND LAUNDRY ROOM PROVIDE EXHAUST FANS OF 50 CFM'S
- EXHAUST DUCTS AND DRYERS VENTS SHALL BE EQUIPED WITH BACK-DRAFT DAMPERS

FLOOR PLAN KEY NOTES

- NEW GARAGE AUTO DOOR: SEE DOOR SCHEDULE
- NEW GARAGE INTERIOR DOOR: 20 MINUTE RATED SELF-CLOSING AND LATCHING DOOR. SEE DOOR SCHEDULE A600
- GARAGE WALL SEPARATION: SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 3/4" GWB APPLIED TO THE GARAGE SIDE(AT WALLS). GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 3/4" TYPE X GWB UL DESIGN NUMBER: U056
- CLOSET POLE AND SHELVING: COORDINATE WITH INTERIOR DESIGNER.
- SHOWER: NEW SHOWER.
- LAVATORY: W/ LOW FLOW FAUCET.
- WATER CLOSET: CENTER OF FIXTURE TO BE A MINIMUM OF 15" TO VERTICAL SURFACES AT SIDES AND 24" AT FRONT. USE ULTRA LOW FLUSH WATER CLOSETS.
- GLASS ENCLOSURE: COORDINATE STYLE WITH INTERIOR DESIGNER.
- BUILT-IN CABINETRY / MILLWORK: CONTRACTOR TO COORDINATE CASEWORK WITH INTERIOR DESIGNER.
- WATER HEATER UNIT: SEE T24 - EXISTING UNIT ON 18" PLATFORM. WATER PROOFING HOUSING REQUIRED.
- FAU: FAU IN CLOSET SPACE ON ISOLATED PLATFORM (2 LAYERS SOUND/BOARD BELOW PLYWOOD) - CLEARANCES AT FAU TO BE PER MANUFACTURERS LISTING. PROVIDE 6" X 14" COMBUSTION AIR SUPPLY AT TOP AND BOTTOM. PROVIDE FUEL GAS AND ELECTRIC SUPPLY LENGTH: OWNER PROVIDED. CONTRACTOR INSTALLED.
- DOOR THRESHOLD: 1" MAX. DROP FOR OUT SWINGING EXTERIOR DOORS; 8" MAX. DROP FOR IN SWINGING EXTERIOR DOORS.
- LANDING: NEW LANDING 36" DEEP LANDINGS ON EACH SIDE OF EACH EXTERIOR DOOR. SLOPE NOT TO EXCEED 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL - WIDTH SHALL NOT BE LESS THEN DOOR WIDTH.
- DISHWASHER: NEW DISHWASHER UNDER COUNTER
- HOSE BIB: TO REMAIN
- RAG - RETURN AIR GRILL - TO REMAIN

TEMPERED GLAZING NOTES:

- GLAZING IN THE FOLLOWING LOCATIONS SHOULD BE OF SAFETY GLAZING MATERIAL IN ACCORDANCE WITH 2007 CDC 2406.2 (SEE EXCEPTIONS):
- FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITH IN 24 INCHES ARC OF WITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEET ALL OF THE FOLLOWING CONDITIONS.
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET AND;
 - EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR AND;
 - EXPOSED TOP EDGE IS GREATER THAN 54 INCHES ABOVE THE FLOOR

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PATHRIA RESIDENCE:
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CONSULTANT:

NO:	REVISION:	DATE:
1	CITY OF SAN DIEGO	05.14.18
2	CONSTRUCTION CHANGE #1	10.03.18

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DRAWING FILE:	-
PHASE:	

CONSTRUCTION DOCUMENTS

SHEET TITLE: FIRST FLOOR:
CONSTRUCTION PLAN

SHEET NO:

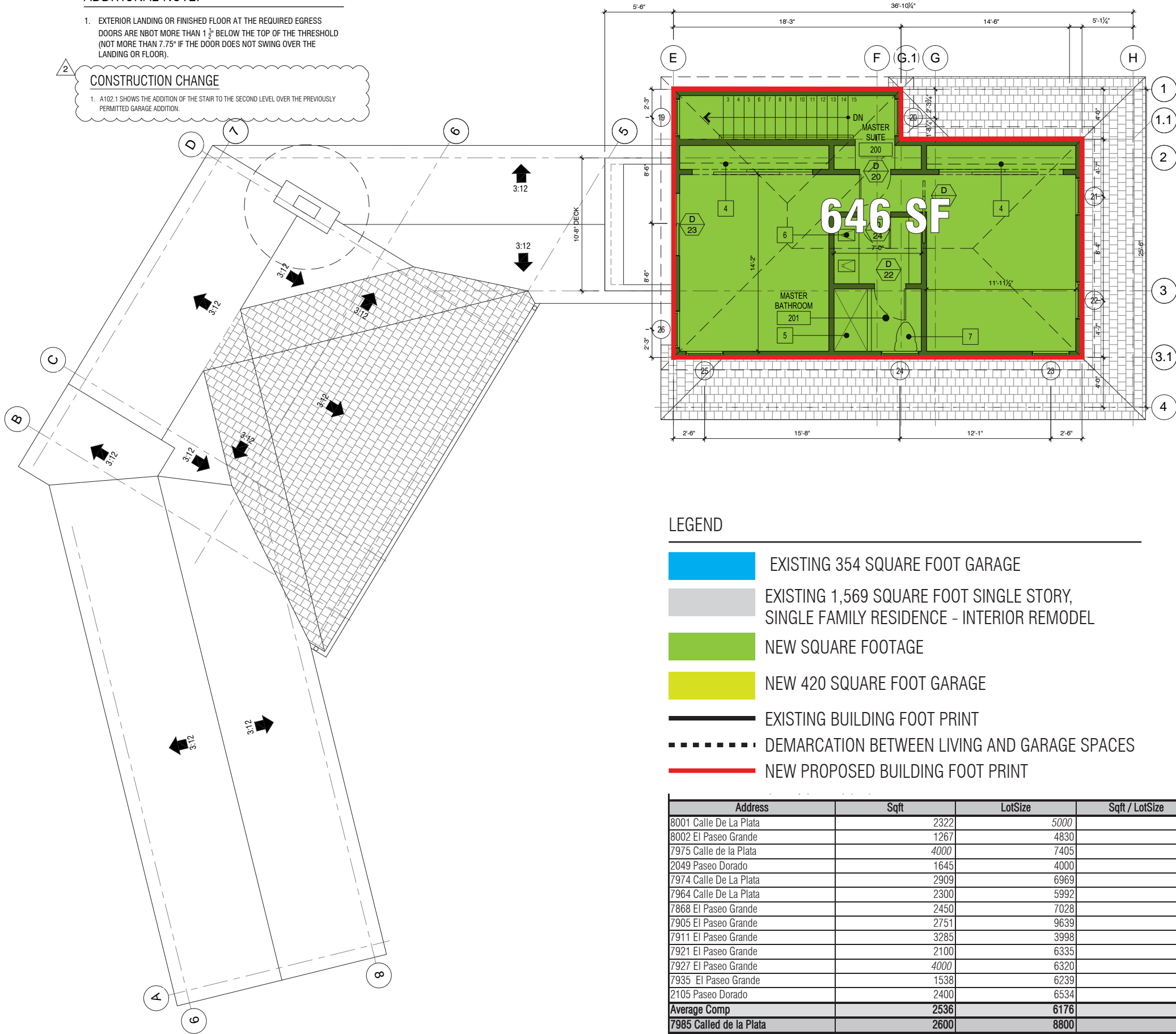
A102.1

ADDITIONAL NOTE:

1. EXTERIOR LANDING OR FINISHED FLOOR AT THE REQUIRED EGRESS DOORS ARE NBOT MORE THAN 1 3/4" BELOW THE TOP OF THE THRESHOLD (NOT MORE THAN 7.75" IF THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR).

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- NEW 420 SQUARE FOOT GARAGE
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- ALL EXISTING WALLS: 2X4 CONTRACTOR TO VERIFY
- ALL NEW WALS: 2X8 CONTRACTOR TO VERIFY
- MECHANICAL VENTILATION: FOR BATHROOMS AND LAUNDRY ROOM PROVIDE EXHAUST FANS OF 50 CFM/S
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FLOOR PLAN KEY NOTES

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- CLOSET POLE AND SHELVING: COORDINATE WITH INTERIOR DESIGNER.
- SHOWER: NEW SHOWER.
- LAVATORY: W/ LOW FLOW FAUCET.
- WATER CLOSET: CENTER OF FIXTURE TO BE A MINIMUM OF 15" TO VERTICAL SURFACES AT SIDES AND 24" AT FRONT. USE ULTRA LOW FLUSH WATER CLOSETS.
- GLASS ENCLOSURE: COORDINATE STYLE WITH INTERIOR DESIGNER.
- BUILT-IN CABINETRY / MILLWORK: CONTRACTOR TO COORDINATE CASEWORK WITH INTERIOR DESIGNER.
- WATER HEATER UNIT: SEE T24 - EXISTING UNIT ON 18" PLATFORM. WATER PROOFING HOUSING REQUIRED.
- FAU: FAU IN CLOSET SPACE ON ISOLATED PLATFORM (2 LAYERS SOUND/BOARD BELOW PLYWOOD) - CLEARANCES AT FAU TO BE PER MANUFACTURERS LISTING. PROVIDE 6" X 14" COMBUSTION AIR SUPPLY AT TOP AND BOTTOM. PROVIDE FUEL GAS AND ELECTRIC SUPPLY
- WASHER AND DRYER: PROVIDE CLEARANCE FOR WASHER AND DRYER. PROVIDE HOT AND COLD WATER AND DRAIN LINE RECESSED IN WALL. VENT TO EXTERIOR 14" MAXIMUM LENGTH. OWNER PROVIDED. CONTRACTOR INSTALLED.
- DOOR THRESHOLD: 1" MAX. DROP FOR OUT SWINGING EXTERIOR DOORS; 8" MAX. DROP FOR IN SWINGING EXTERIOR DOORS.
- LANDINGS: NEW LANDING 36" DEEP LANDINGS ON EACH SIDE OF EACH EXTERIOR DOOR. SLOPE NOT TO EXCEED 3/4" UNIT VERTICAL IN 12 UNITS HORIZONTAL. WIDTH SHALL NOT BE LESS THEN DOOR WIDTH
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 - INDIVIDUAL FIXED OR OPERABLE PANELS, OTHER THAN THOSE LOCATIONS DESCRIBED ABOVE THAT MEET ALL OF THE FOLLOWING CONDITIONS.
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET AND;
 - EXPOSED BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR AND;
 - EXPOSED TOP EDGE IS GREATER THAN 56 INCHES ABOVE THE FLOOR

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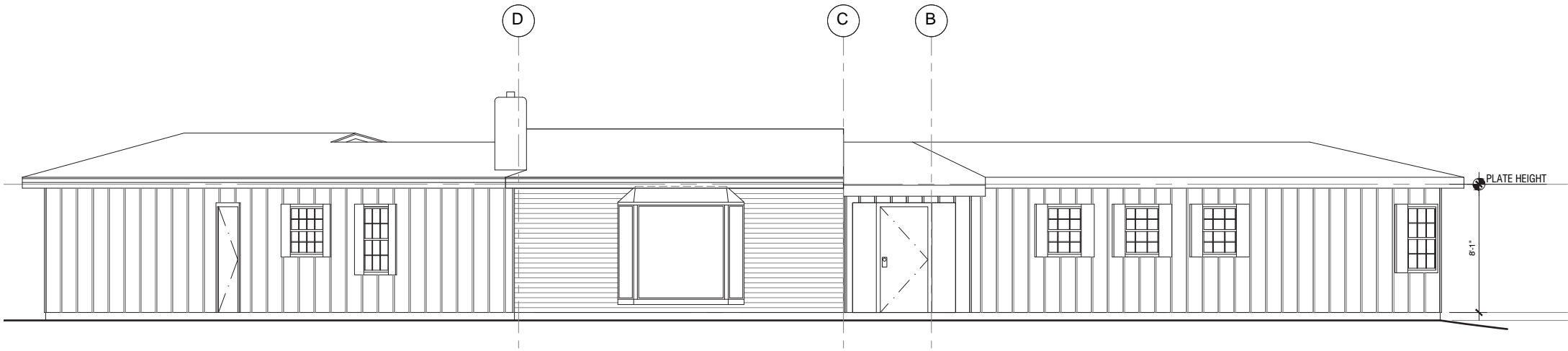
CONSTRUCTION DOCUMENTS

SHEET TITLE:
SECOND FLOOR :
CONSTRUCTION PLAN

SHEET NO:

2
A102.2

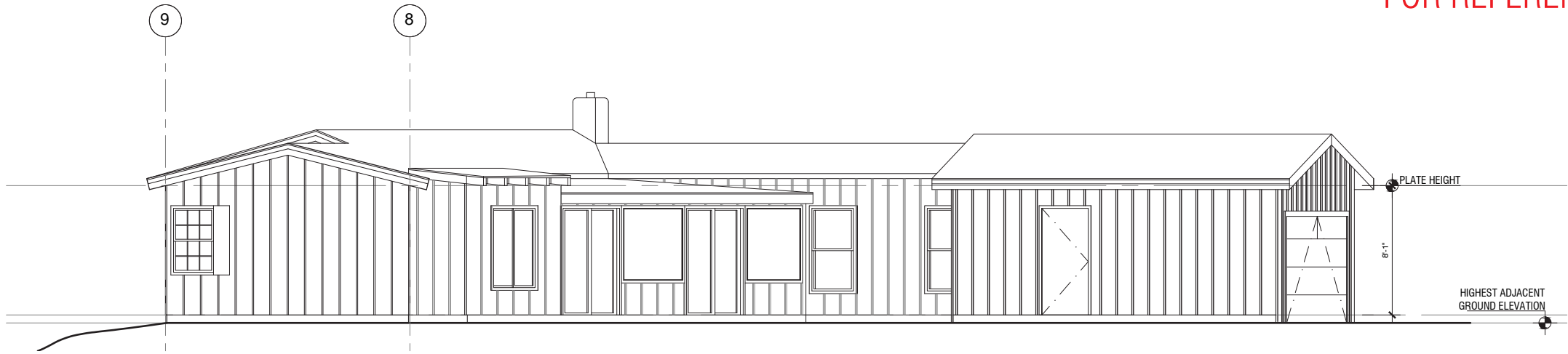
\\17-NAS\Shared\Projects\1603 - Pathria Residence\Drawings\CD\A300_Pathria Residence.dwg Mar 21, 2018 - 5:11pm



1. EXISTING FRONT ELEVATION

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

FOR REFERENCE



2. EXISTING RIGHT ELEVATION

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

FOR REFERENCE

PROJECT:
PATHRIA RESIDENCE:
ADDITION AND REMODEL
7985 CALLE DE LA PLATA
LA JOLLA, CA 92037
APN: 346-502-01-00

ARCHITECT:
 T7 Architecture

T7 ARCHITECTURE, INC. - ANDREW E. CROCKER, AIA
646 VALLEY AVE, SUITE A, SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

NO.	REVISION:	DATE:

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STAMP:

PROJECT NAME:	PATHRIA RESIDENCE: ADDITION AND REMODEL
JOB NO:	1803
DRAWN BY:	RV
CHECKED BY:	AC
ISSUE DATE:	03.21.2018
DRAWING FILE:	-
PHASE:	

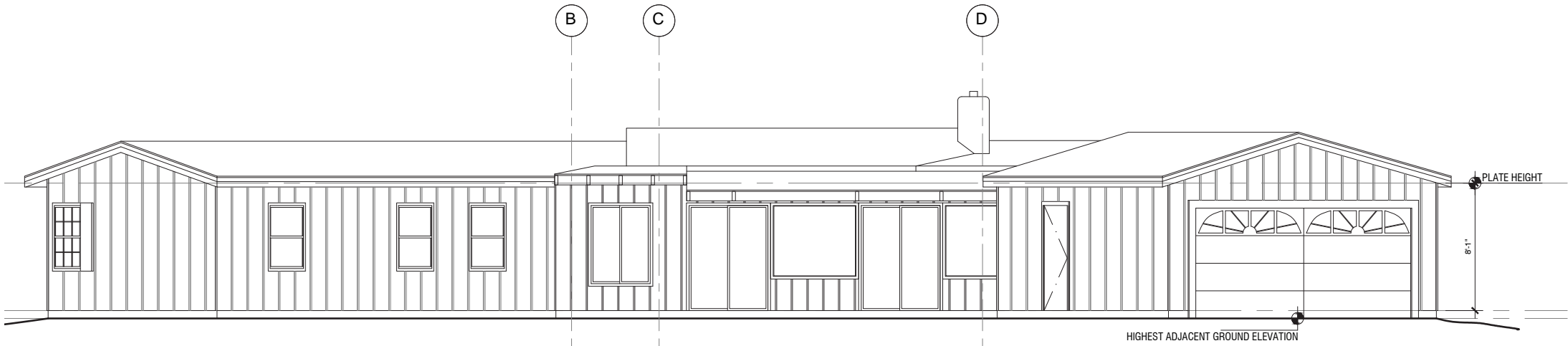
CONSTRUCTION DOCUMENTS

SHEET TITLE: EXISTING ELEVATIONS:
FOR REFERENCE

SHEET NO:

A300

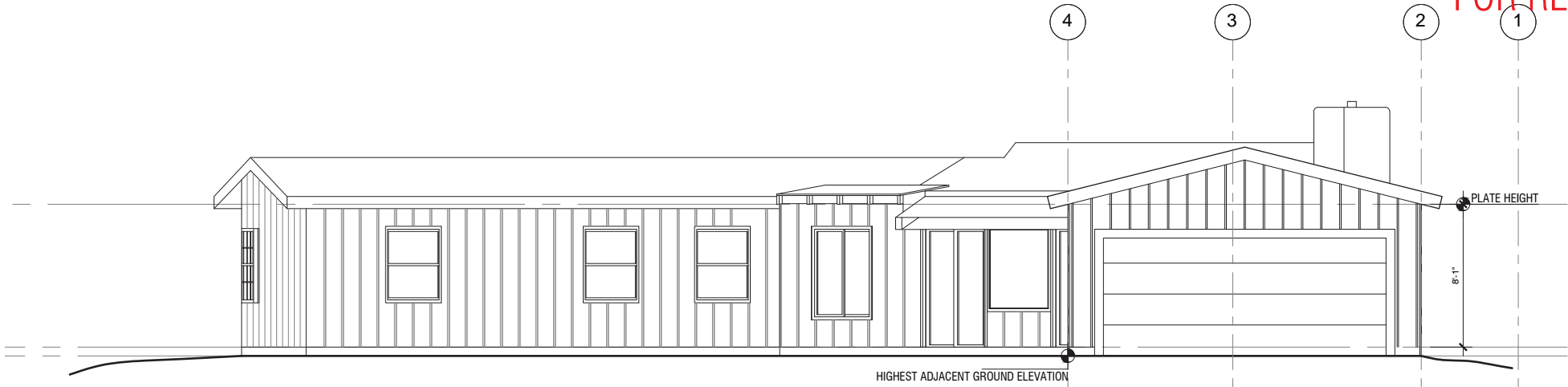
\\17-NAS\Shared\Projects\1603 - Pathria Residence\Drawings\CD\A301_Pathria_Residence.dwg Mar 21,2018-5:12pm



1. EXISTING REAR ELEVATION

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

FOR REFERENCE



2. EXISTING LEFT ELEVATION

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

FOR REFERENCE

PROJECT:
PATHRIA RESIDENCE:
ADDITION AND REMODEL
7985 CALLE DE LA PLATA
LA JOLLA, CA 92037
APN: 346-502-01-00

ARCHITECT:
 T7 Architecture

T7 ARCHITECTURE, INC. - ANDREW E. CROCKER, AIA
646 VALLEY AVE, SUITE A, SOLANA BEACH, CA 92075
T: 858.345.1295

CONSULTANT:

NO.	REVISION:	DATE:

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STAMP:

PROJECT NAME:	PATHRIA RESIDENCE: ADDITION AND REMODEL
JOB NO:	1803
DRAWN BY:	RV
CHECKED BY:	AC
ISSUE DATE:	03.21.2018
DRAWING FILE:	-
PHASE:	

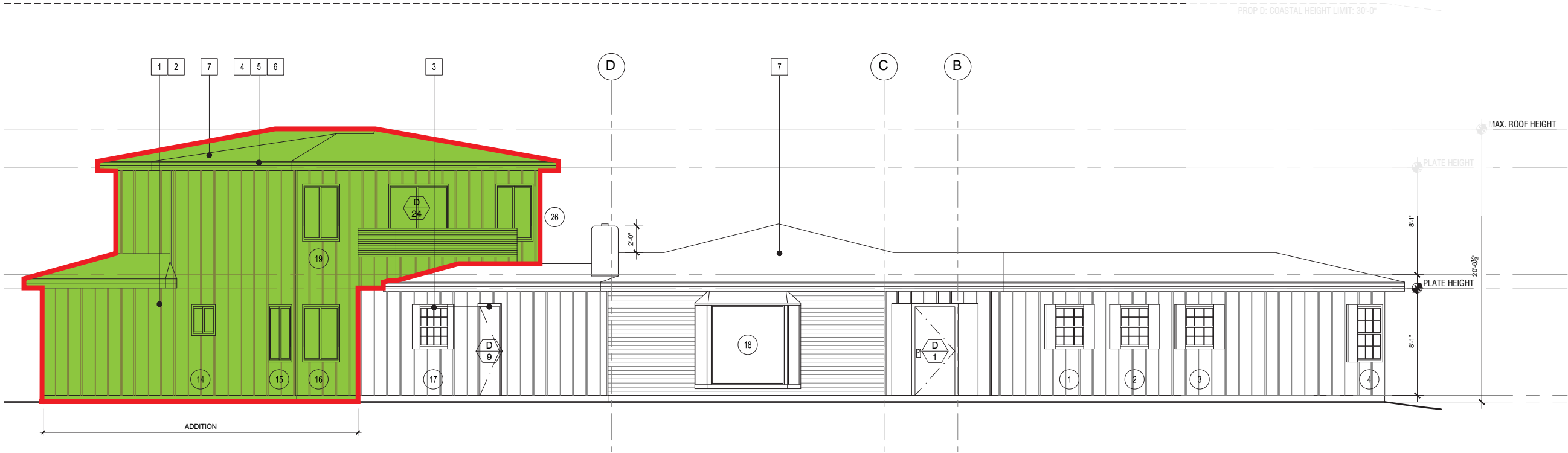
CONSTRUCTION DOCUMENTS

SHEET TITLE: EXISTING ELEVATIONS:
FOR REFERENCE

SHEET NO:

A301

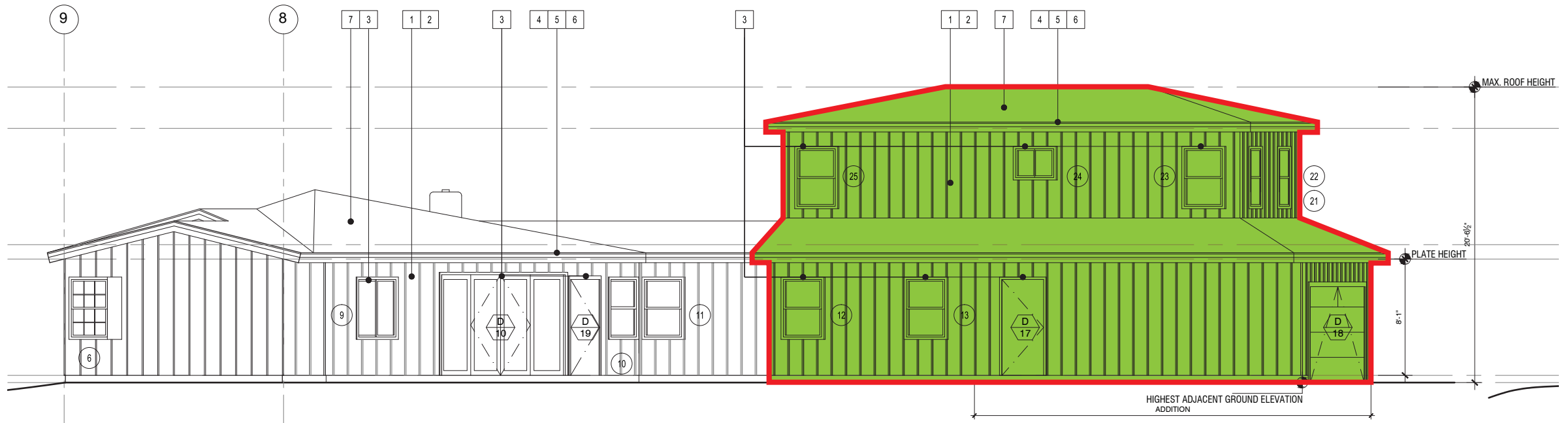
S:\Projects\1603 - Pathria Residence\Drawings\CD - Construction Change\A302_Pathria Residence.dwg Nov 08,2018-10:59am



1. PROPOSED FRONT ELEVATION

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

PROP D: COASTAL HEIGHT LIMIT: 30'-0"



2. PROPOSED RIGHT ELEVATION

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

CONSTRUCTION CHANGE

1. A302 SHOWS THE ADDITION OF THE SECOND LEVEL OVER THE PREVIOUSLY PERMITTED GARAGE ADDITION.

EXTERIOR ELEVATION KEY NOTES XX

1. PAINT: MATCH EXISTING
2. SIDING: BOARD AND BATTEN - MATCH EXISTING
3. HEAD FLASHING: ALL EXTERIOR DOOR AND WINDOWS TO HAVE 16 OZ. MILL FINISHED, GALV. FLASHING. HEM ALL EXPOSED EDGES. PAINT TO MATCH.
4. ONE HOUR SOFFIT.
5. 2X TRIM: FASCIA TO MATCH EXISTING
6. OVERHANG: CLASS "A" MINIMUM OVER SHEET FLASHING. PAINT AS NOTED.
7. NEW ROOF

EXTERIOR ELEVATION GENERAL NOTES

1. NOTE: SEE PROJECT SPECIFICATIONS FOR COMPLETE INFORMATION.
2. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION. SEE SHEET A100
3. REFER TO DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION. SEE A102
4. CHIMNEY IS TO REMAIN
5. CONTRACTOR TO SPECIFY EXTERIOR SIDING

BUILDING HEIGHT NOTE

1. 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). (SDMC SECTION 132.0305)

NO:	REVISION:	DATE:
1	CITY OF SAN DIEGO	04.XX.18
2	CONSTRUCTION CHANGE #1	10.03.18

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STAMP:

PROJECT NAME:	PATHRIA RESIDENCE: ADDITION AND REMODEL
JOB NO:	1803
DRAWN BY:	RV
CHECKED BY:	AC
ISSUE DATE:	09.03.2018
DRAWING FILE:	-
PHASE:	-

CONSTRUCTION DOCUMENTS

SHEET TITLE:

PROPOSED ELEVATIONS

SHEET NO:

2 A302

