

**La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037**

Please provide the following information on this form for calendaring your project on an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Information Items

- Project name (Un-submitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept):
 - Address and APN(s):
 - Project contact name, phone, e-mail:
 - Project description:
 - In addition to the project description, please provide the following:
 - lot size: existing structure square footage and FAR (if applicable):
 - proposed square footage and FAR: existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground):
 - Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.):
-

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items):
PROJECT NUMBER 634819
- Address:
7710 VIA CAPRI, LA JOLLA, CA 92037
- APN:
3531500100
- Project contact name, phone, e-mail:
Daniel Hruby
510-205-7876
DHruby@VisualizeltBuilt.com
- Project description:
COMPLETE INTERIOR / EXTERIOR REMODEL + ADDITION TO 3222 SF SFR (CIRCA 1972.)
INCLUDING:
 - 280 SF / 2 STORY LATERAL ADDITION
 - 813 SF SECOND FLOOR ADDITION OVER EXISTING GARAGE
 - 916 SF NEW ROOF DECK
 - 136 SF PENTHOUSE w/ 12 SF ELEVATOR AND STAIRS FOR ROOF DECK ACCESS
 - 450 SF PEDESTRIAN BRIDGE AND SECURITY GATE TO VIA CAPRI
 - REPLACE ALL DOORS AND WINDOWS
 - NEW INSULATION AND WATERPROOFING
 - REPLACE SEWER LATERAL TO PROPERTY LINE
 - UPGRADE TO ALL MEP SYSTEMS, APPLIANCES, CABINETRY, FIXTURES and FINISHES
 - NEW 400AMP ELECTRICAL SERVICE UPGRADE

- In addition, provide the following:
 - Lot size: **20,798 SQ FT**
 - Existing structure square footage and FAR (if applicable): **3,222 SF / 15%**
 - Proposed square footage and FAR: **4,820 SF / 23%**
 - Existing and proposed setbacks on all sides:
 - **E - 29'-10" / 29'-10"**
 - **W - 44'-5" / 37'-7"**
 - **N - 55'-6" / 55'-6"**
 - **S - 29'-6" / 29'-6" (Excluding (n) pedestrian bridge to Via Capri sidewalk.)**
 - Height if greater than 1-story (above ground): **29'-10 1/2"**
 - Demo Wall Length = **45.5%**

Exhibits and other materials to provide:

Please provide the following recommended information which will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.)
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects.

Thank you,

Marlon I. Pangilinan
 Senior Planner
 Planning Department
 9485 Aero Drive MS 413
 San Diego CA 92123
 619-235-5293
www.sandiego.gov/planning

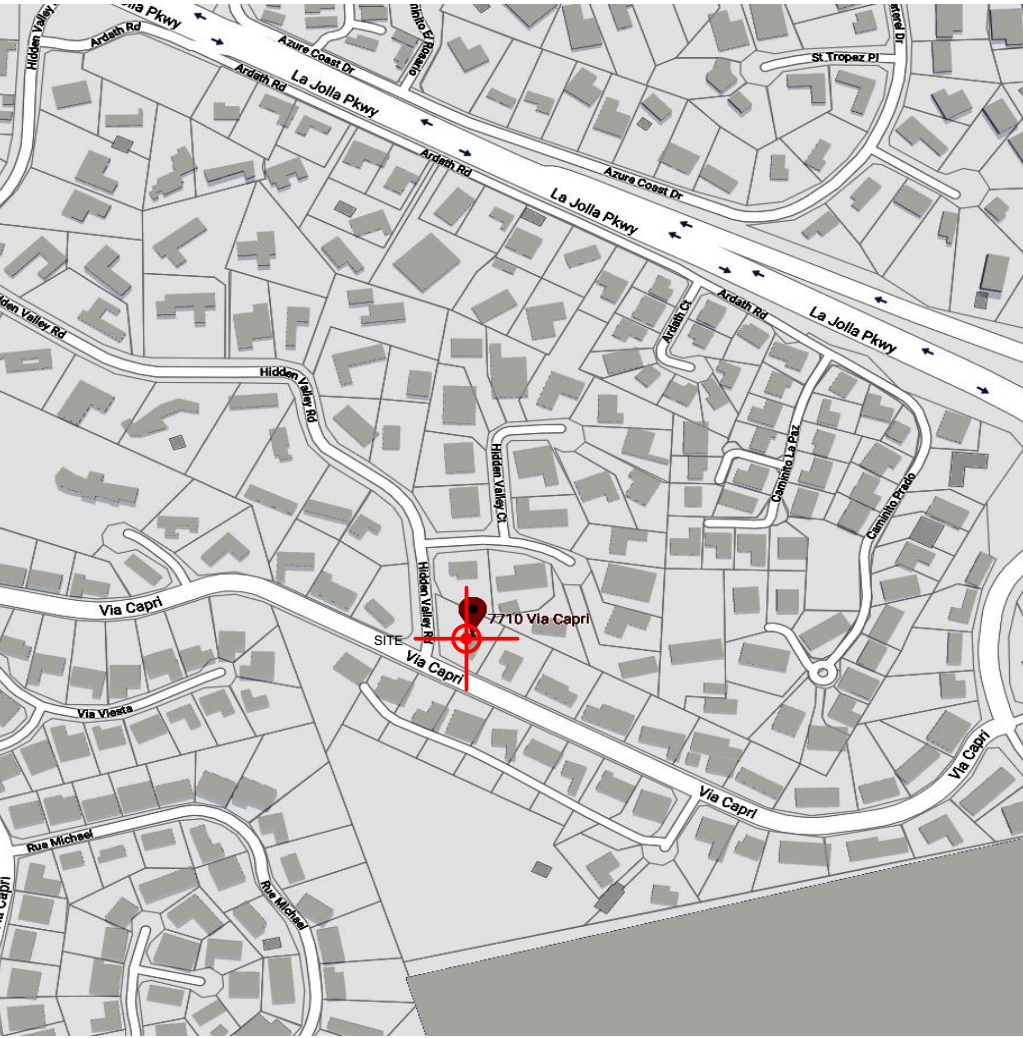
FILE PATH: Users\DanielHruby\Dropbox\VIB Projects\Sampat\PLN\Sampat 190502.pln • LAST SAVED BY: Daniel Hruby • PRINTED ON: 5/14/19 @ 11:32 AM
VISUALIZE IT BUILT • SAMPAT REMODEL / ADDITION • 81104 • G1.0



SYMBOLS

- GRID LINE - F.O.S. UNLESS OTHERWISE NOTED
- DIMENSION TO FACE OF FRAMING
- DIMENSION TO CENTERLINE
- DIMENSION TO FACE OF FINISH
- DETAIL REFERENCE SHEET LOCATION
- INTERIOR ELEVATION KEY AND SHEET LOCATION
- DOOR NUMBER, SEE DOOR SCHEDULE
- WINDOW NUMBER, SEE WINDOW SCHEDULE
- ELEVATION DATUM POINT
- CROSS SECTION SHEET LOCATION
- EXTERIOR ELEVATION
- SPOT ELEVATION
- DRAWING KEYNOTE
- MATCH LINE
- DRAWING REVISION

VICINITY MAP



SCOPE OF WORK

COMPLETE INTERIOR / EXTERIOR REMODEL + ADDITION TO 3222 SF SFR (CIRCA 1972.) INCLUDING:

- 280 SF / 2 STORY LATERAL ADDITION
- 813 SF SECOND FLOOR ADDITION OVER EXISTING GARAGE
- 916 SF NEW ROOF DECK
- 136 SF PENTHOUSE w/ 12 SF RESIDENTIAL ELEVATOR AND STAIR
- 450 SF PEDESTRIAN BRIDGE AND SECURITY GATE TO VIA CAPRI
- REPLACE ALL DOORS AND WINDOWS
- NEW INSULATION AND WATERPROOFING
- REPLACE SEWER LATERAL TO PROPERTY LINE
- UPGRADE TO ALL MEP SYSTEMS, APPLIANCES
- NEW 400AMP ELECTRICAL SERVICE UPGRADE

LEGAL DESCRIPTION

LOT 1, MAP 6369 (AZURE COAST, UNIT #3)

APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

ALL CONSTRUCTION SHALL COMPLY WITH ALL LOCAL ZONING ORDINANCES AND THE FOLLOWING CODES:

- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 FIRE CODE (CFC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2016 CALIFORNIA BUILDING ENERGY STANDARDS

DEVELOPMENT STANDARDS

- COMMUNITY PLAN - LA JOLLA (LJSPD-SF)
- SAN DIEGO UNIFIED SCHOOL DISTRICT (SDUSD)
- PARKING IMPACT OVERLAY (PIOZ)
- VERY HIGH FIRE HAZARD SEVERITY ZONE - **CRC R327 REQ'D**
- COASTAL HEIGHT LIMITATION OVERLAY (CHLOZ) - **30' MAX**
- COUNCIL DISTRICT: 1
- CITY COASTAL OVERLAY (COZ) - N-APP-2
- GEOLOGICAL HAZARD CATEGORY 21
- CLIMATE ZONE: 7
- HISTORICAL RESOURCE: NO

FIRE PROTECTION

RESIDENTIAL FIRE SPRINKLER REQUIREMENT:

EXEMPT PER CRC R313.2.1:

1. THE TOTAL FLOOR AREA OF THE DWELLING, (EXISTING PLUS THE NEW ADDITION), IS GREATER THAN 3,600 SQ. FT. **TRUE [4805.45 SF > 3600 SF]**

AND

2. THE FLOOR AREA OF THE NEW ADDITION **[1574.57 SF]** EXCEEDS 50% OF THE FLOOR AREA [1615SF] OF THE EXISTING DWELLING. **FALSE [1574.57 SF < 1615 SF]**

WUI REQ'D?: YES (CRC SECTION R337 APPLIES)

PROJECT DATA

- ADDRESS: 7710 VIA CAPRI, LA JOLLA, CA 92037
- A.P.N.: 3531500100
- ZONING: RS-14
- LOT AREA: 20,798 SF
- BLDG USE: SINGLE FAMILY RESIDENTIAL
- OCC. GROUP: R3 RESIDENTIAL / U
- CONST. TYPE: TYPE V NR
- FIRE SPRINKLERS: NO
- BASE ZONE: LSPD-SF
- PLANNED COMMUNITY: LA JOLLA SHORES
- COASTAL HEIGHT LIMIT: 30'-0" (29'-10.5" PROPOSED)
- COASTAL DEMOLITION LIMITS: < 50% DEMO OF EXT WALLS (45.5% PROPOSED) SEE SHT **G1.4**

BUILDING DATA

LOT COVERAGE:

- ALLOWABLE LOT COVERAGE = 60% = 12,478 SF
- PROPOSED LOT COVERAGE = 12.3% = 2568 SF

BUILDING FLOOR AREA:

EXISTING FLOOR AREA SUMMARY (SQ. FT.)		
FLOOR	NAME	FLOOR AREA
1	(E) FIRST FLOOR AREA	1,241.6
	(E) GARAGE	813.3
2	(E) SECOND FLOOR AREA	1,166.9
	TOTAL EXISTING BUILDING AREA	3,221.8 sq ft

PROPOSED FLOOR AREA SUMMARY (SQ. FT.)			
FLOOR	NAME	FLOOR AREA	NET CHANGE
1	(N) FIRST FLOOR AREA	1,671.5	+429.9'
	(N) GARAGE	692.3	-121'
2	(N) SECOND FLOOR AREA	2,319.9	+1153'
	(N) ROOF ACCESS PENTHOUSE	136.2	+136.2'
3	TOTAL PROPOSED BUILDING AREA	4,819.9 sq ft	+1598.1'

BUILDING HEIGHT:

- ALLOWABLE HEIGHT = 30'-0"
- (E) BUILDING HEIGHT = 22'-0"
- (N) BUILDING HEIGHT = 29'-10 1/2"

PROJECT TEAM

- OWNER:**
KUNTAL & UNNATI SAMPAT
7710 VIA CAPRI
LA JOLLA, CA 92037
TEL: 858-344-8878
ksampat@yahoo.com
- GENERAL CONTRACTOR:**
MBB CONSTRUCTION, INC.
MIKE BONFIELD, GC LIC. #906316
2809 LARKIN PLACE
SAN DIEGO, CA 92123
OFFICE PHONE: 858-386-3014
CONTACT: MBONFIELD@AOL.COM
- ARCHITECT:**
DANIEL HRUBY
VISUALIZE IT BUILT
1041 SAINT ALBANS DR, UNIT 2
ENCINITAS, CA 92024
TEL: 510-205-7876
CONTACT: DHRUBY@VISUALIZEITBUILT.COM
- STRUCTURAL ENGINEER:**
MARTIN STRUCTURAL CONSULTING, INC.
547 E 6th AVE
ESCONDIDO, CA 92025
TEL: 760-445-3453

SOILS & GEOTECHNICAL ENGINEER:

- SOILS ENGINEER
GEOTECHNICAL EXPLORATION, INC
7420 TRADE STREET
SAN DIEGO, CA 92121
TEL: 858-549-7222

SURVEYOR:

- VERNON FRANCK, PLS
METROPOLITAN MAPPING, INC.
3712 30TH STREET, SAN DIEGO, CA 92104
TEL: 619-431-5250 FAX: 619-330-1830
METROMAP.SD@GMAIL.COM

TITLE 24 ENGINEER:

- OLIVIER A. PENNETIER
SYMPLYSIS
PHONE: (415) 290-0588
olivier@dm-architect.com

SHEET INDEX

Issued		
COVER SHEET & GENERAL INFO		
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G1.1	GENERAL REQUIREMENTS	<input checked="" type="checkbox"/>
G1.2	MINIMUM CONSTRUCTION STANDARDS	<input checked="" type="checkbox"/>
G1.3	CAL GREEN MINIMUM REQUIREMENTS	<input checked="" type="checkbox"/>
G1.4	COASTAL COMMISSION	<input checked="" type="checkbox"/>
G1.5	SURVEY	<input checked="" type="checkbox"/>
G1.6	TITLE 24 COMPLIANCE	<input checked="" type="checkbox"/>
G1.7	SITE PHOTO SURVEY	<input checked="" type="checkbox"/>
G1.8	NEIGHBORHOOD FAR SURVEY	<input type="checkbox"/>
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AD1.1	EXISTING FIRST FLOOR	<input checked="" type="checkbox"/>
AD1.2	EXISTING SECOND FLOOR	<input checked="" type="checkbox"/>
AD1.3	EXISTING ROOF PLAN	<input checked="" type="checkbox"/>
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A1.0	PROPOSED SITE PLAN	<input checked="" type="checkbox"/>
A1.1	PROPOSED FIRST FLOOR PLAN	<input checked="" type="checkbox"/>
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A1.3	PROPOSED ROOF PLAN	<input checked="" type="checkbox"/>
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A2.1	WEST ELEVATIONS	<input checked="" type="checkbox"/>
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A2.3	EAST ELEVATIONS	<input checked="" type="checkbox"/>
A2.4	NORTH ELEVATIONS	<input checked="" type="checkbox"/>
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A-2.5.1	3D VIEWS	<input type="checkbox"/>
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A-3.1	SECTIONS	<input checked="" type="checkbox"/>
A-3.2	SECTIONS	<input checked="" type="checkbox"/>
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A4.1	MASTER BEDROOM ENLARGED PLAN	<input checked="" type="checkbox"/>
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A-5.1	DETAILS	<input checked="" type="checkbox"/>
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A-6.4	SPECIFICATIONS	<input checked="" type="checkbox"/>
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A-6.6	SPECIFICATIONS	<input checked="" type="checkbox"/>
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A-7.2	INTERIOR ELEVATIONS - ELEVATOR CLADDING	<input checked="" type="checkbox"/>
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S2	FOUNDATION PLAN	<input checked="" type="checkbox"/>
S3	FIRST FLOOR FRAMING	<input checked="" type="checkbox"/>
S4	UPPER ROOF FRAMING	<input checked="" type="checkbox"/>
S5	Details - WOOD	<input checked="" type="checkbox"/>
S6	Details - WOOD	<input checked="" type="checkbox"/>
S7	Details - CONCRETE	<input checked="" type="checkbox"/>
SSW1	Details - SHEAR WALL ANCHORAGE	<input checked="" type="checkbox"/>
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A1.2	SECOND FLOOR PLAN	<input type="checkbox"/>
A1.3	ROOF PLAN	<input type="checkbox"/>
A-22.1	ELEVATIONS	<input type="checkbox"/>
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E-01	LIGHTING RCP PLAN	<input checked="" type="checkbox"/>
E-02	LIGHTING RCP PLAN	<input checked="" type="checkbox"/>
E-03	LIGHTING RCP PLAN	<input checked="" type="checkbox"/>

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LICENSED ARCHITECT
DANIEL J. HRUBY
No. C-31344
REN. 2/28/2021
STATE OF CALIFORNIA

KUNTAL & UNNATI SAMPAT RESIDENCE

7710 Via Capri, La Jolla, CA, 92037

APN: 3531500100

ISSUE HISTORY

MARK	DATE	DESCRIPTION
01	2/5/19	Owner-Approved Schematic Design
02	5/13/19	BUILDING PERMIT SUBMITTAL

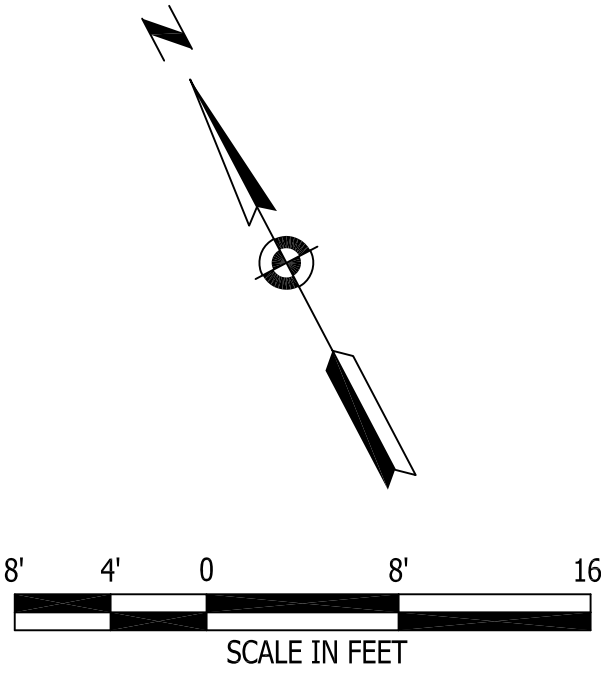
COVER SHEET

SCALE : AS NOTED
JOB NUMBER : 181104
REVISION # : 02

SHEET :

G1.0

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LEGEND	
	PROPERTY LINE
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	EDGE OF CONCRETE
	CURB & GUTTER
	CMU WALL
	CONCRETE SURFACE
	FENCE: WOOD
	SPOT ELEVATION
	GROUND CONTOUR (5' INTERVAL)
	GROUND CONTOUR (1' INTERVAL)
	(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)
	TREES

ABBREVIATIONS	
AP	ANGLE POINT
ASPH	ASPHALT
BLDG	BUILDING
CIP	CAST IN PLACE
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
DI	DRAIN INLET
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOWLINE
FNC	FENCE
GB	GRADE BREAK
GRND	GROUND
MH	MANHOLE
PP	UTILITY POLE
(R)	RADIAL BEARING
ROW	RIGHT OF WAY
SS	SANITARY SEWER
TC	TOP OF CURB
TG	TOP OF GRATE (DRAIN)
TW	TOP OF WALL
TYP	TYPICAL
U/G	UNDERGROUND
WM	WATER METER

PROPERTY LEGAL DESCRIPTION

LOT 1, MAP 6369 (AZURE COAST UNIT #3)

ASSESSORS PARCEL NUMBER

353-150-01

BASIS OF ELEVATIONS

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB
LOCATION: NORTHWEST CORNER OF VIA CAPRI & HIDDEN VALLEY ROAD
DATUM: MEAN SEA LEVEL (NGVD 29)
ELEVATION: 250.18 FEET

EASEMENTS

ALL EASEMENTS PLOTTED ON THIS MAP ARE PER MAP 6369. NO TITLE REPORT OR EASEMENT SEARCH WAS PROVIDED FOR THIS SURVEY.

NOTES

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OF THE MAPPING OR AN EXTENSION OF THE TOPOGRAPHY.

THE BOUNDARY SHOWN HEREON IS THE RESULT OF A PRECISE RETRACEMENT OF LOT 1 OF MAP 6369. A PROCEDURE OF SURVEY DEPICTING PHYSICAL EVIDENCE AND MEASUREMENT DATA IS AVAILABLE FOR REVIEW UPON REQUEST.

THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

REVISIONS:

TOPOGRAPHIC SURVEY
7710 VIA CAPRI
LA JOLLS, CA 92037

SURVEY DATE

MAY 1, 2018

MAP/DRAWING DATE

MAY 12, 2018

SCALE: 1/8"=1'-0"

DRAWN BY: VF

JOB No:

SHEET TITLE:

G1.5

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VISUALIZE IT BUILT - SAMPAT REMODEL / ADDITION - 181104 - G1.7



P1



P2



P3



P4



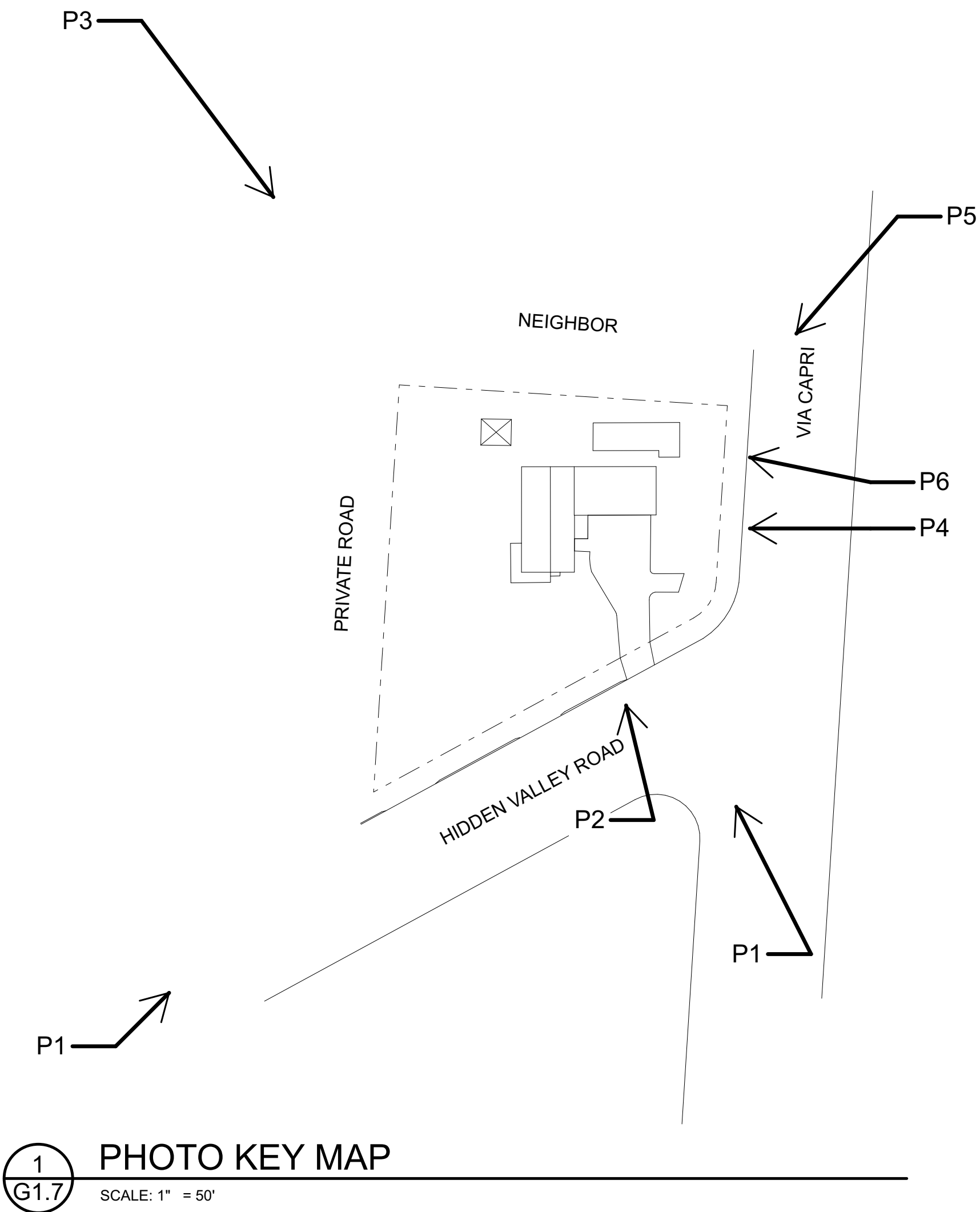
P5



P6



P7



1
G1.7

PHOTO KEY MAP

SCALE: 1" = 50'

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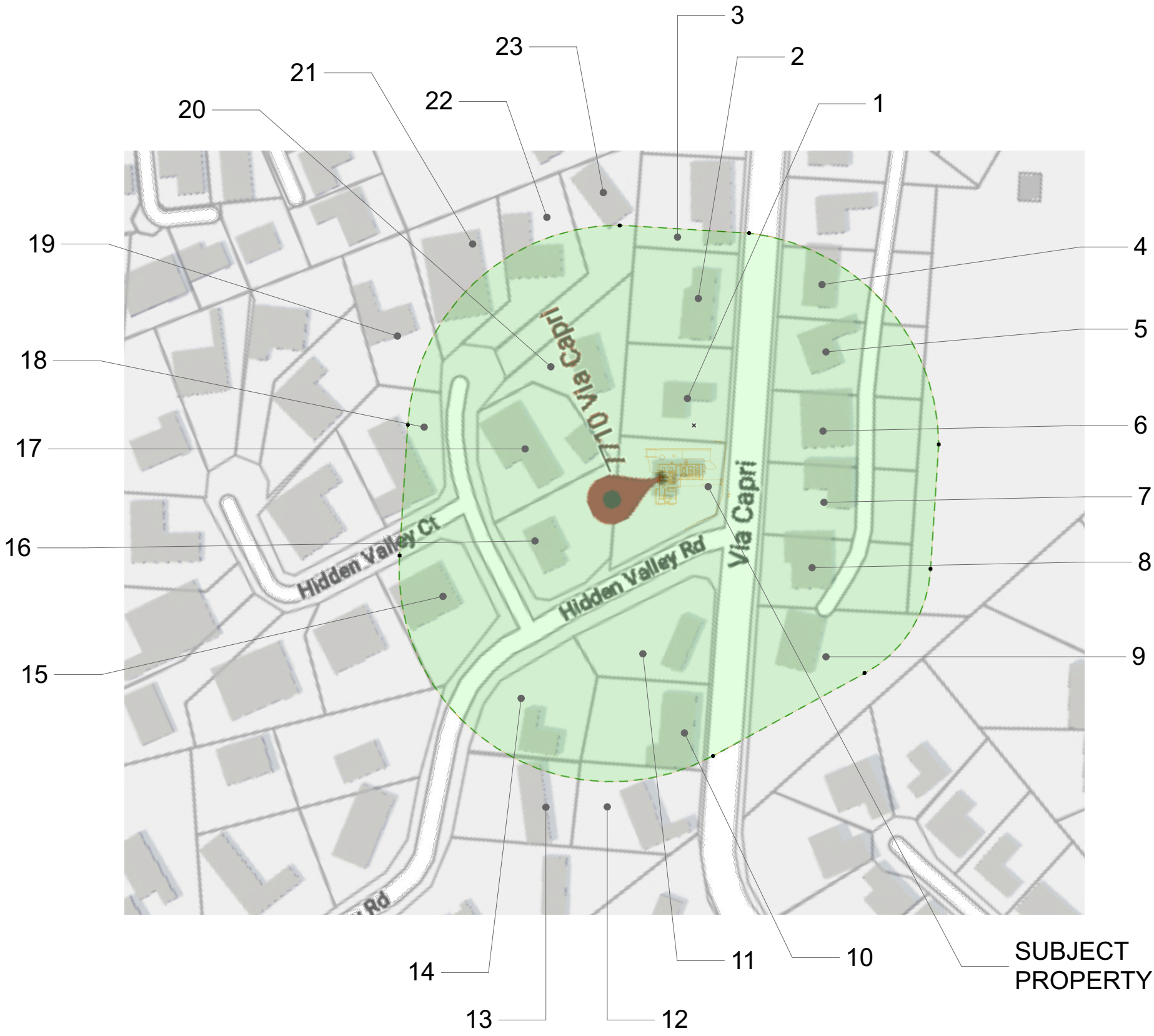
LICENSED ARCHITECT
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No. C-31344
REN. 2/28/2021
STATE OF CALIFORNIA

KUNTAL & UNNATI SAMPAT RESIDENCE

7710 Via Capri, La Jolla, CA, 92037
APN: 3531500100

ISSUE HISTORY		
MARK	DATE	DESCRIPTION
02	5/13/19	BUILDING PERMIT SUBMITTAL

SITE PHOTO SURVEY	
SCALE :	AS NOTED
JOB NUMBER :	181104
REVISION # :	02
SHEET :	G1.7



NEIGHBORHOOD FAR SURVEY

KEY	ADDRESS	LOT AREA (ac)	FLOOR AREA	FAR
1	7726 Via Capri	0.46	2484	12.4%
2	7742 Via Capri	0.46	2016	10.1%
3	7758 Via Capri	0.46	3011	15.0%
4	7753 Via Capri	0.48	3445	16.5%
5	7741 Via Capri	0.48	4682	22.4%
6	7729 Via Capri	0.48	3834	18.3%
7	7715 Via Capri	0.48	2352	11.2%
8	7703 Via Capri	0.48	2561	12.2%
9	7675 Via Capri	1.93	1810	2.2%
10	7622 Via Capri	0.46	3500	17.5%
11	7632 Via Capri	0.51	2502	11.3%
12	7612 Via Capri	0.46	3517	17.6%
13	2717 Hidden Valley Rd	0.46	2528	12.6%
14	2767 Hidden Valley Rd	0.48	2276	10.9%
15	7704 Hidden Valley Ct	0.46	2647	13.2%
16	2505 Hidden Valley Pl	0.46	3156	15.8%
17	2770 Hidden Valley Rd	0.51	2617	11.8%
18	2520 Hidden Valley Pl	0.46	4543	22.7%
19	2530 Hidden Valley Pl	0.46	3267	16.3%
20	2525 Hidden Valley Pl	0.46	2979	14.9%
21	2540 Hidden Valley Pl	0.46	3364	16.8%
22	2545 Hidden Valley Pl	0.46	3079	15.4%
23	2535 Hidden Valley Pl	0.47	3381	16.5%
AVERAGE		0.53	3024	14.5%
SUBJECT PROPERTY	7710 Via Capri			
EXISTING	7710 Via Capri	0.47	3222	15.7%
PROPOSED	7710 Via Capri	0.47	4820	23.5%

VIB

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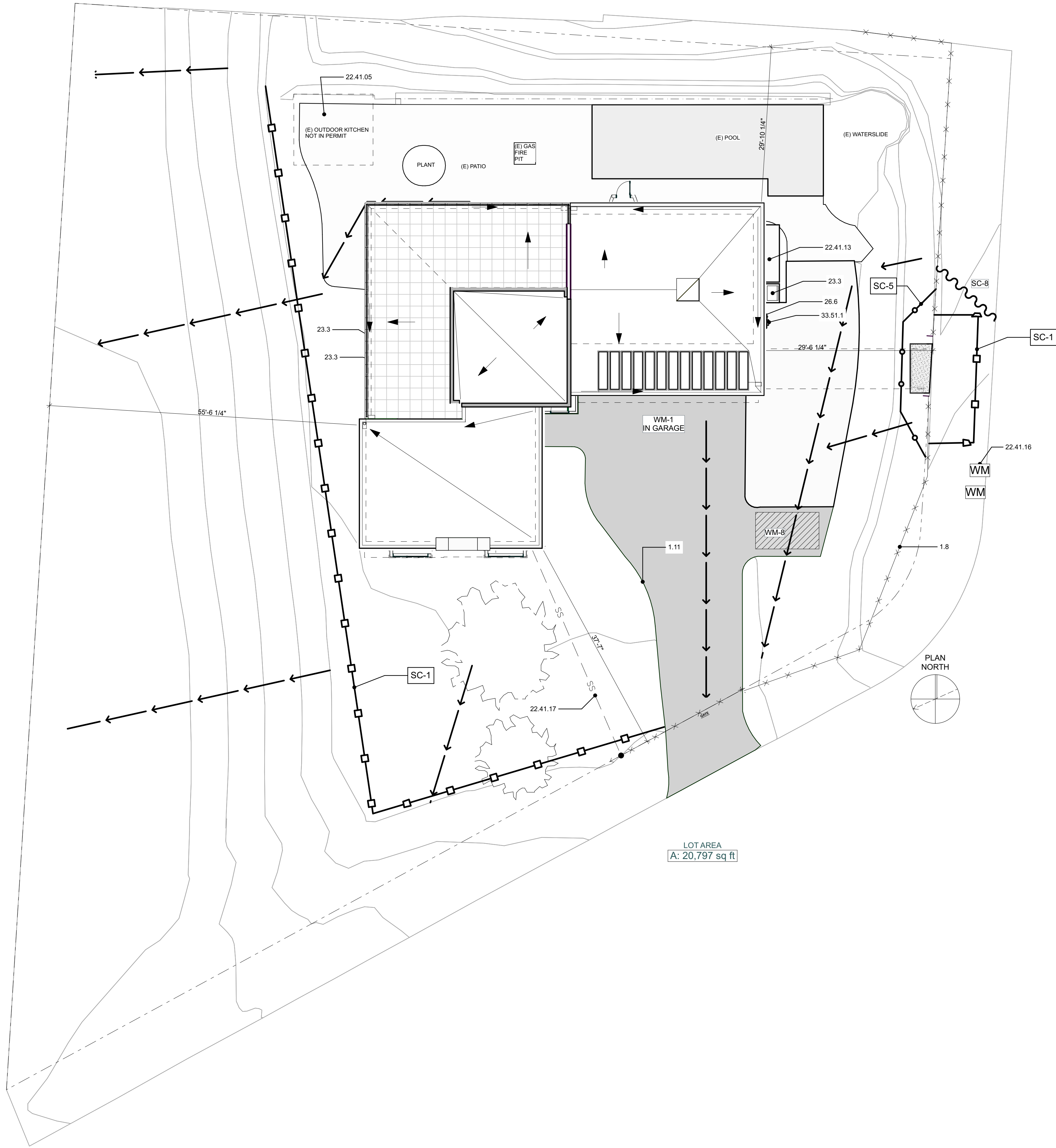
7710 Via Capri, La Jolla, CA, 92037
APN: 3531500100

ISSUE HISTORY		
MARK	DATE	DESCRIPTION

NEIGHBORHOOD FAR SURVEY

SCALE : AS NOTED
JOB NUMBER : 181104
REVISION # :

SHEET : G1.8



KEYNOTES

1	GENERAL REQUIREMENTS
1.8	(E) WOOD FENCE / GATES
1.11	(E) DRIVEWAY
22	PLUMBING
22.41.05	FARTHEST PLUMBING FIXTURE FROM METER (~200')
22.41.13	(E) POOL EQUIPMENT
22.41.16	(E) WATER METER TO BE UPGRADED
22.41.17	(E) SEWER LATERAL TO BE REPLACED TO PROPERTY LINE
23	HVAC
23.3	3 TON AC CONDENSER
26	ELECTRICAL
26.6	(N) ELECTRICITY METER
33	UTILITIES
33.51.1	(E) GAS METER

SITE PLAN NOTES

GENERAL:

- NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS NUMBERS OR LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT AND NOT LESS THAN 0.5 INCHES (12.7 MM) IN WIDTH (CRC R319)

SITE PREPARATION:

- TOPSOIL PROTECTION: DISPLACED TOPSOIL SHALL BE STOCKPILED FOR REUSE IN A DESIGNATED AREA & COVERED OR PROTECTED FROM EROSION. NOTE: PROTECTION FROM EROSION INCLUDES COVERING WITH TARPS, STRAW, MULCH, CHIPPED WOOD, VEGETATIVE COVER, OR OTHER MEANS ACCEPTABLE TO THE ENFORCING AGENCY TO PROTECT THE TOPSOIL FOR LATER USE. THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND DELINEATED BY FENCING OR FLAGGING TO LIMIT CONSTRUCTION ACTIVITY TO THE CONSTRUCTION AREA. HEAVY EQUIPMENT/VEHICLE TRAFFIC AND MATERIAL STORAGE OUTSIDE THE CONSTRUCTION AREA SHALL BE LIMITED TO AREAS THAT ARE PLANNED TO BE PAVED.
- 50% OF NONHAZARDOUS CONSTRUCTION OR DEMOLITION WASTE TO BE RECYCLED OR SALVAGED FOR REUSE, AS PER CGBSC 4.408.1
- BACKFLOW PREVENTION DEVICES ARE REQUIRED AT ALL EXTERIOR HOSE BIBS, AS PER CPC 603.5.7
- FINISH GRADES NEAR IMPROVEMENT AREAS SHOULD BE SLOPED AWAY FROM THE RESIDENCE PERIMETER. FOUNDATIONS AT 5% IN SOFTSCAPE AREAS AND 2% IN HARDSCAPE AREAS, FOR DISTANCE WITHIN ABOUT 8 FEET OF THE RESIDENCE.

STORM WATER

- STORM WATER POLLUTION PREVENTION: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO DIRT OR CONSTRUCTION DEBRIS ENTERS THE CITY STORM DRAIN SYSTEM. IF ANY OF THE CONSTRUCTION WILL OCCUR DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 15), THEN THE CONTRACTOR IS RESPONSIBLE FOR:
 - INSTALLING THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT STORM WATER POLLUTION PRIOR TO THE START OF CONSTRUCTION.
 - CALLING THE CITY'S ENVIRONMENTAL COMPLIANCE DIVISION FOR AN INSPECTION OF THE BMPs PRIOR TO THE START OF CONSTRUCTION.
 - MAINTAINING AND ADJUSTING THE BMPs AS NECESSARY THROUGHOUT THE PROJECT. SUBSTANTIAL FINES MAY BE LEVIED BY THE CITY AND/OR THE REGIONAL WATER QUALITY CONTROL BOARD IF FAILURE TO COMPLY WITH THESE REQUIREMENTS RESULTS IN THE RELEASE OR THE THREATENED RELEASE OF POLLUTED WATER FROM THE SITE. BMPs MUST BE REMOVED UPON THE COMPLETION OF THE PROJECT.

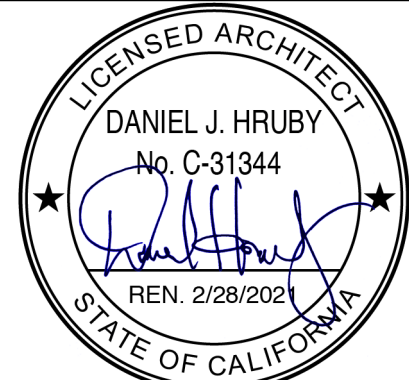
BMP LEGEND	
DPLU 659	BROW DITCH
DPLU 659	BERM
DIRECTION OF LOT DRAINAGE	
MATERIALS & WASTE MANAGEMENT CONTROL BMPs:	
WM-1	MATERIAL DELIVERY & STORAGE
WM-4	SPILL PREVENTION AND CONTROL
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT
TEMPORARY RUNOFF CONTROL BMPs:	
SS-2	PRESERVATION OF EXISTING VEGETATION
SS-3	BONDED OR STABILIZED FIBER MATRIX (WINTER)
SS-4	HYDROSEEDING (SUMMER)
SS-4	STRAW OR WOOD MULCH
SS-7	PHYSICAL STABILIZATION (WINTER)
SS-10	ENERGY DISSIPATOR
SC-1	SILT FENCE
SC-2	SEDIMENT / DESILTING BASIN
SC-5	FIBER ROLLS
SC-6	GRAVEL OR SAND BAGS
SC-7	STREET SWEEPING AND VACUUMING
SC-10	STORM DRAIN INLET PROTECTION
NS-2	DEWATERING FILTRATION
TC-1	STABILIZED CONSTRUCTION ENTRANCE
TC-2	CONSTRUCTION ROAD STABILIZATION
TC-3	ENTRANCE / EXIT TIRE WASH

SEE SHEET G1.2 FOR ADDITIONAL NOTES

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ISSUE HISTORY

MARK	DATE	DESCRIPTION
01	2/5/19	Owner-Approved Schematic Design
02	5/13/19	BUILDING PERMIT SUBMITTAL

PROPOSED SITE PLAN

SCALE: AS NOTED
JOB NUMBER: 181104
REVISION #: 02

SHEET:

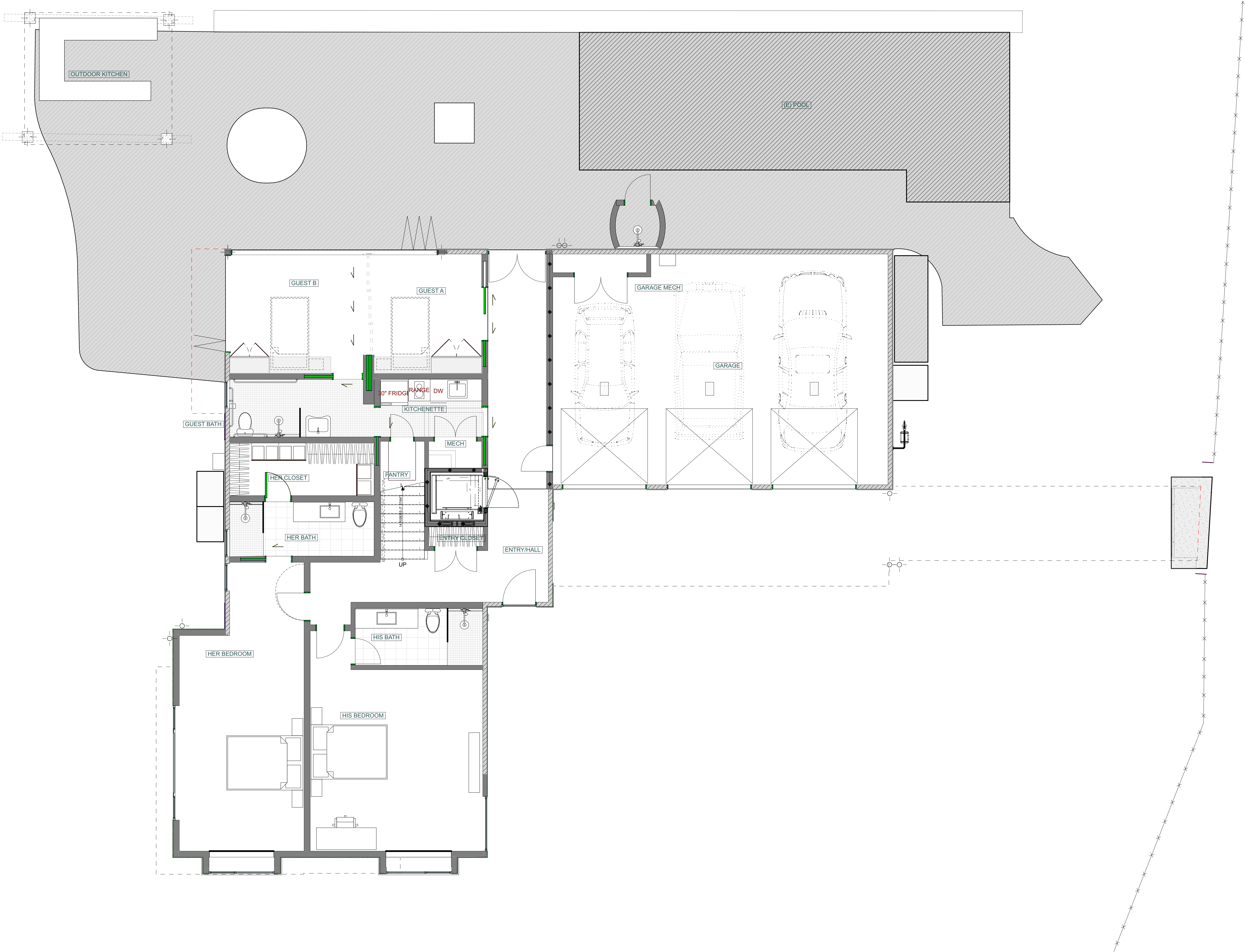
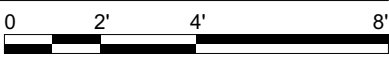
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1
A1.1

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



WM

WM

ISSUE HISTORY		
MARK	DATE	DESCRIPTION

FIRST LOOR PLAN

SCALE: AS NOTED
JOB NUMBER: 181104
REVISION #:

SHEET: A1.1

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No. C-31344

REN. 2/28/2021

STATE OF CALIFORNIA

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APN: 3531500100

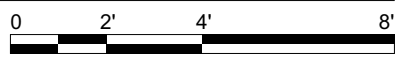
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1
A1.2

Second Floor

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



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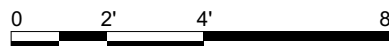
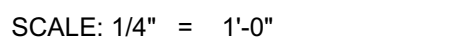
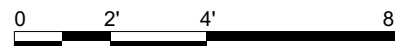
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APN: 3531500100

ISSUE HISTORY		
MARK	DATE	DESCRIPTION

SECOND FLOOR PLAN

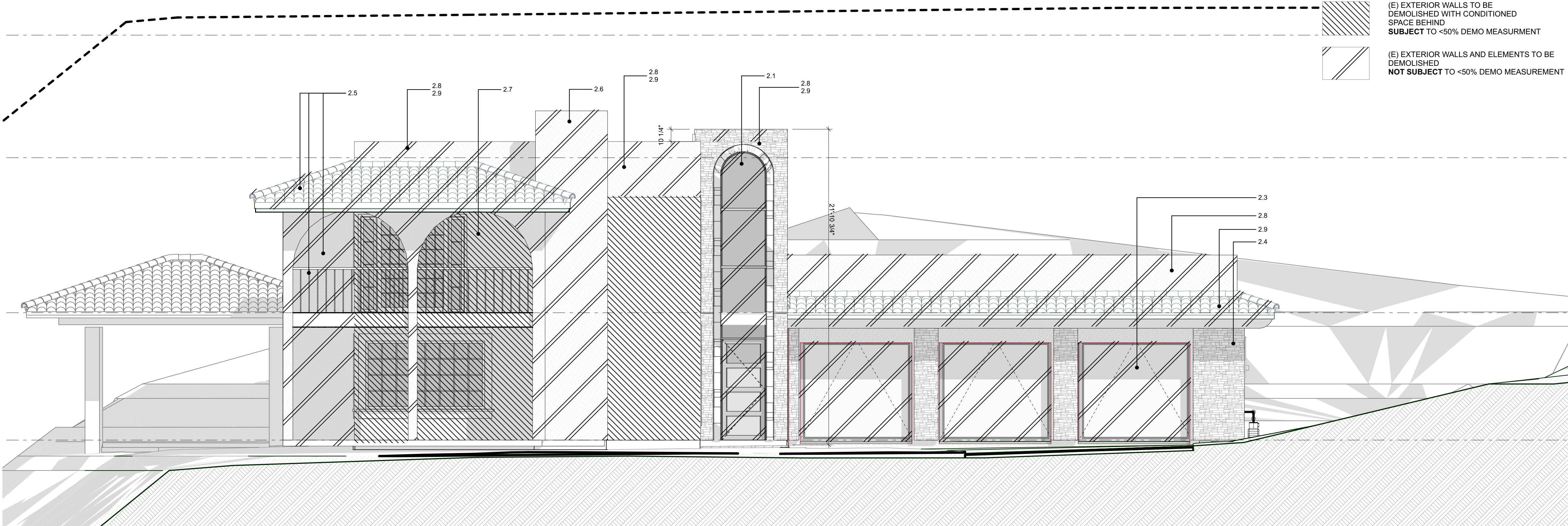
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REVISION # :

SHEET : A1.2

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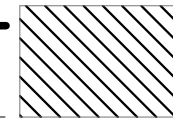


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

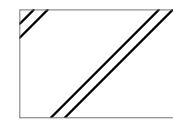


2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

DEMO LEGEND



(E) EXTERIOR WALLS TO BE DEMOLISHED WITH CONDITIONED SPACE BEHIND
SUBJECT TO <50% DEMO MEASUREMENT



(E) EXTERIOR WALLS AND ELEMENTS TO BE DEMOLISHED
NOT SUBJECT TO <50% DEMO MEASUREMENT

KEYNOTES

0	ZONING
0.04	MAXIMUM ALLOWABLE BUILDING HEIGHT (30'-0")
1	GENERAL REQUIREMENTS
1.10	GARAGE DOORS REPLACEMENT DOORS TO BE CUSTOM WOOD AND GLASS SECTIONAL DOORS.
2	EXISTING CONDITIONS
2.1	INFILL WITH NEW WALL OR NEW WINDOW OR DOOR
2.3	GARAGE DOORS REPLACE (E) GARAGE DOORS WITH CUSTOM SECTIONAL ROLL-UP DOORS
2.4	STONE VENEER REMOVE (E) 1" STONE VENEER
2.5	BALCONY DEMO (E) ROOF AND SUPPORTING WALLS & RAILINGS NOT QUALIFIED AS "EXTERIOR" WALLS AS THEY DO NOT HAVE CONDITIONED SPACE ON EITHER SIDE.
2.6	CHIMNEY DEMO (E) CHIMNEY ONLY FACE OF WALL WITH CONDITION SPACE ON ONE SIDE IS CONSIDERED DEMO WALL LENGTH
2.7	EXTERIOR WALL DEMO (E) EXTERIOR WALL
2.8	PARAPET WALLS DEMO (E) PARAPET WALLS
2.9	ROOF DEMO (E) ROOF OVERHANG
5	METALS
5.7	WINDOW MULLION CLAD POSTS AND CORNER CONDITIONS WITH WINDOW MFR'S FACTORY COVERPLATES PROVIDE FIELD DIMENSIONS BEFORE ORDERING.
5.73.8	METAL CHIMNEY CAP 2" x 60" PERFORATED METAL GAP FOR CHIMNEY EXHAUST VENTILATION EA. SIDE
5.73.9	42" METAL DECK RAILING CUSTOM METAL AND PERFORATED COMPOSITE PANEL RAILING R312.1
8	OPENINGS
8.2	GLAZED TRELLIS OPENINGS
9	FINISHES
9.1.1	Stucco S1 - White 1" 4 COAT ELASTOMERIC STUCCO SYSTEM WITH INTEGRAL COLOR
9.1.2	Stucco S2 - MATCH TRESPA PU28 1" 4 COAT ELASTOMERIC STUCCO SYSTEM WITH INTEGRAL COLOR (1HR FIRE RATING)
9.5	SIDING F1 TRESPA "PURA" PHENOLIC SIDING PLANKS (SEE A8-4) CONCEALED FASTENERS BY MFR. OVER 1/2" FURRING BATTENS OVER TYVEK BUILDING WRAP OVER CDX SHEATHING OVER 2X FRAMING (SSD)
9.6	SIDING F2 TRESPA "METEON" PHENOLIC SIDING PANELS (SEE A8-4) CONCEALED FASTENERS BY MFR. OVER 1/2" FURRING BATTENS OVER TYVEK BUILDING WRAP OVER CDX SHEATHING OVER 2X FRAMING (SSD)

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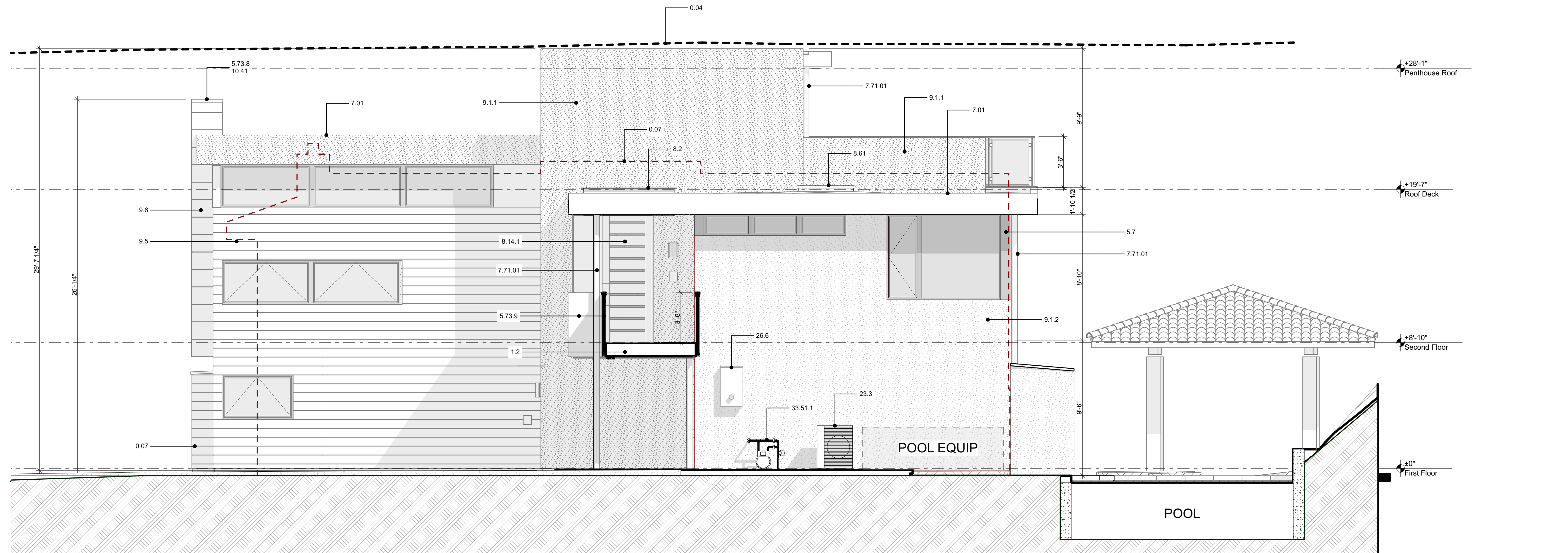
MARK	DATE	DESCRIPTION
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02	5/13/19	BUILDING PERMIT SUBMITTAL

WEST ELEVATIONS

SCALE :	AS NOTED
JOB NUMBER :	181104
REVISION # :	02



SHEET :

A2.1



2 SOUTH ELEVATION
A2.2 SCALE: 1/4" = 1'-0"

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

	(E) EXTERIOR WALLS TO BE DEMOLISHED WITH CONDITIONED SPACE BEHIND SUBJECT TO <50% DEMO MEASUREMENT
	(E) EXTERIOR WALLS AND ELEMENTS TO BE DEMOLISHED NOT SUBJECT TO <50% DEMO MEASUREMENT

5	METALS
5.7	WINDOW MULLION CLAD POSTS AND CORNER CONNECTIONS WITH WINDOW MFR'S FACTORY COVERPLATES PROVIDE FIELD DIMENSIONS BEFORE ORDERING.
5.73.8	METAL CHIMNEY CAP 2" 60" PERFORATED METAL GAP FOR CHIMNEY EXHAUST VENTILATION EA. SIDE
5.73.9	42" METAL DECK RAILING CUSTOM METAL AND PERFORATED COMPOSITE PANEL RAILING <i>R312.1</i>
7	THERMAL & MOISTURE PROTECTION
7.01	GLASS "A" ROOF ASSEMBLY DURALAST 60-MIL. (OR APPROVED EQUAL) SINGLE-PLY THERMOPLASTIC MEMBRANE ADHERED WITH ICP LOW RISE ADHESIVE ONTO 1/4" DENSEDECK TM (FIRE RESISTIVE LAYER) ADHERED TO TAPERED RIGID FOAM OVER PLYWOOD ROOF SHEATHING OVER ROOF JOISTS (SEE STRUCTURAL) W/ ICYNENE OPEN CELL FULL THICKNESS (OR APPROVED EQUALLY) R-48 VALUE INSULATION W/ 58" GYP. BD. AT INTERIOR WITH LEVEL 4 MUD AND PAINT (TERMINATE MEMBRANE AS PER MANF. SPECS ON PARAPET CAPS AND ROOF EDGES)
7.71.01	5" DIA METAL DOWNSPOUT
8	OPENINGS
8.2	GLAZED TRELLIS OPENINGS
8.14	WOOD DOORS
8.14.1	WOOD ENTRY DOOR & SIDELIGHT 2 1/4" THICK w/ FROSTED GLASS STRIPS
8.61	44" MOTORIZED SKYLIGHT VELUX VCS 4646 SOLAR POWERED, MOTORIZED SKYLIGHT
9	FINISHES
9.1.1	Stucco S1 - White T 1 COAT ELASTOMERIC STUCCO SYSTEM WITH INTEGRAL COLOR
9.1.2	Stucco S2 - MATCH TRESPA PU28 T 4 COAT ELASTOMERIC STUCCO SYSTEM WITH INTEGRAL COLOR (1HR FIRE RATING)
9.5	SIDING F1 TRESPA "PURA" PHENOLIC SIDING PLANKS (SEE A6.4) CONCEALED FASTENERS BY MFR. OVER 1/2" FURRING BATTENS OVER TYVEK BUILDING WRAP OVER CDX SHEATHING OVER 2X FRAMING (SSD)
9.6	SIDING F2 TRESPA "METEON" PHENOLIC SIDING PANELS (SEE A6.4) CONCEALED FASTENERS BY MFR. OVER 1/2" FURRING BATTENS OVER TYVEK BUILDING WRAP OVER CDX SHEATHING OVER 2X FRAMING (SSD)

33	UTILITIES
33.51.1	(E) GAS METR

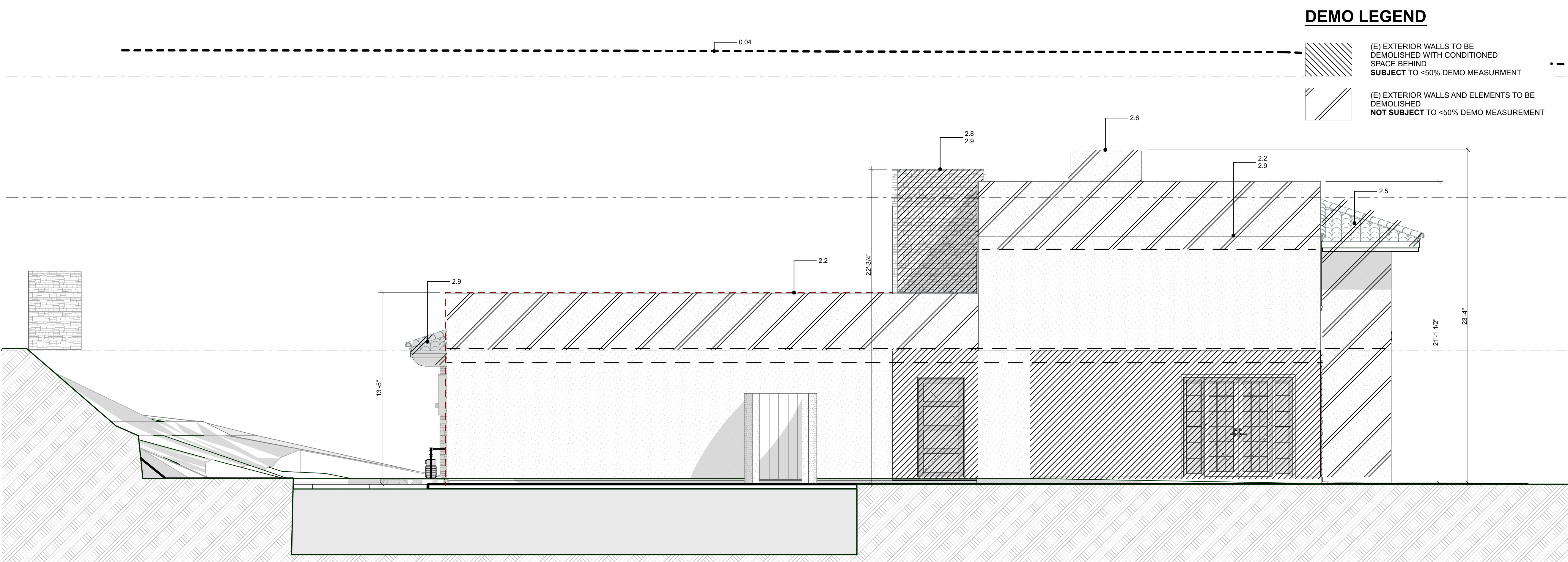
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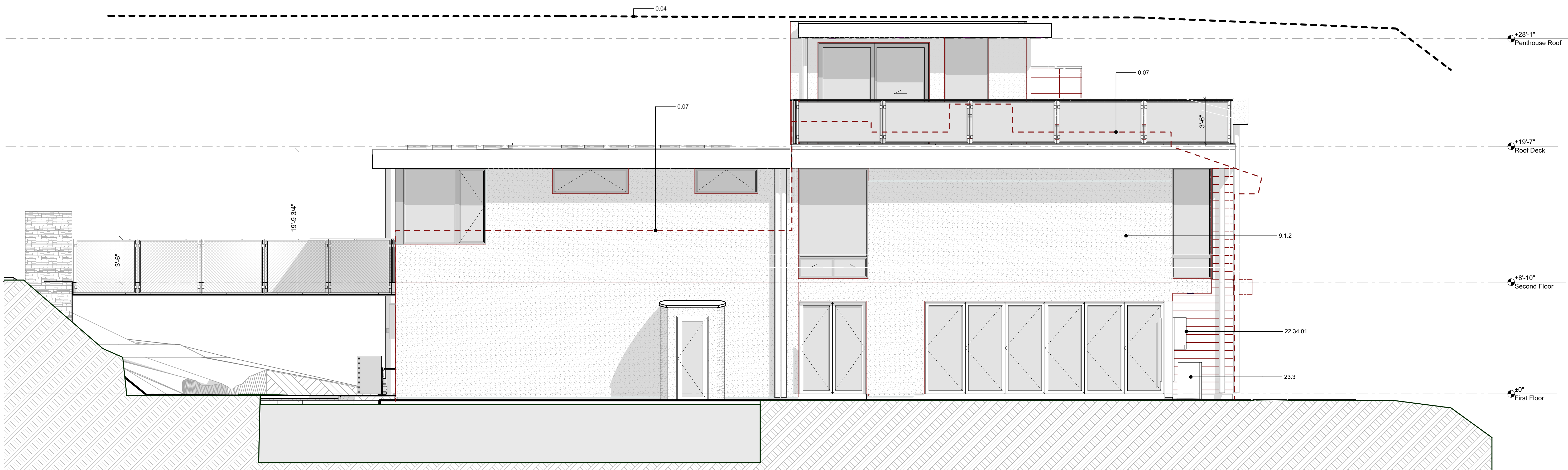
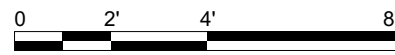
SOUTH ELEVATIONS	
SCALE :	AS NOTED
JOB NUMBER :	181104
REVISION # :	02
SHEET :	A2.2

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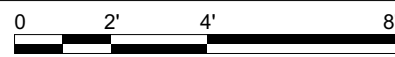
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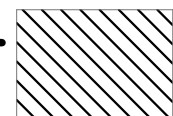
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A2.3
EAST ELEVATION
SCALE: 1/4" = 1'-0"



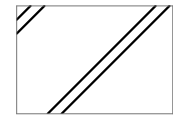
2
A2.3
EAST ELEVATION
SCALE: 1/4" = 1'-0"



DEMO LEGEND



(E) EXTERIOR WALLS TO BE
DEMOLISHED WITH CONDITIONED
SPACE BEHIND
SUBJECT TO <50% DEMO MEASUREMENT



(E) EXTERIOR WALLS AND ELEMENTS TO BE
DEMOLISHED
NOT SUBJECT TO <50% DEMO MEASUREMENT

KEYNOTES

0	ZONING
0.04	MAXIMUM ALLOWABLE BUILDING HEIGHT (30'-0")
0.07	OUTLINE OF EXISTING BUILDING
2	EXISTING CONDITIONS
2.2	DEMO 48" PARAPET WALL
2.5	BALCONY DEMO (E) ROOF AND SUPPORTING WALLS & RAILINGS NOT QUALIFIED AS "EXTERIOR" WALLS AS THEY DO NOT HAVE CONDITIONED SPACE ON EITHER SIDE.
2.6	CHIMNEY DEMO (E) CHIMNEY ONLY FACE OF WALL WITH CONDITION SPACE ON ONE SIDE IS CONSIDERED DEMO WALL LENGTH
2.8	PARAPET WALLS DEMO (E) PARAPET WALLS
2.9	ROOF DEMO (E) ROOF OVERHANG
9	FINISHES
9.1.2	Stucco S2 - MATCH TRESPA PU28 1" 4 COAT ELASTOMERIC STUCCO SYSTEM WITH INTEGRAL COLOR (1HR FIRE RATING)
22	PLUMBING
22.34.01	WATER HEATER ON-DEMAND GAS WATER HEATING
23	HVAC
23.3	3 TON AC CONDENSER

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ISSUE HISTORY

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EAST ELEVATIONS

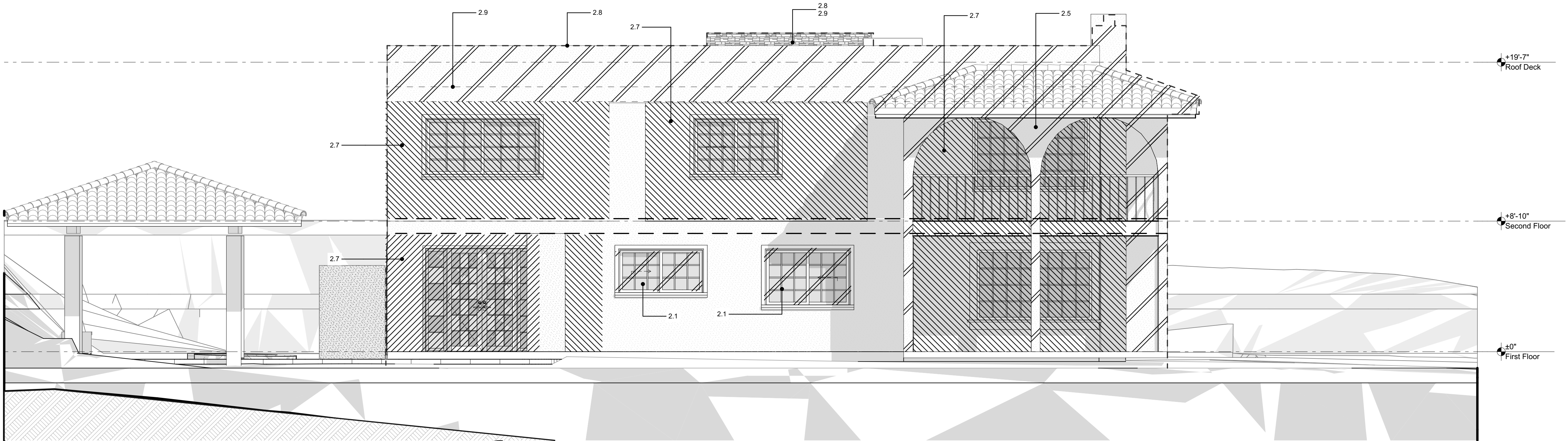
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REVISION # :	02

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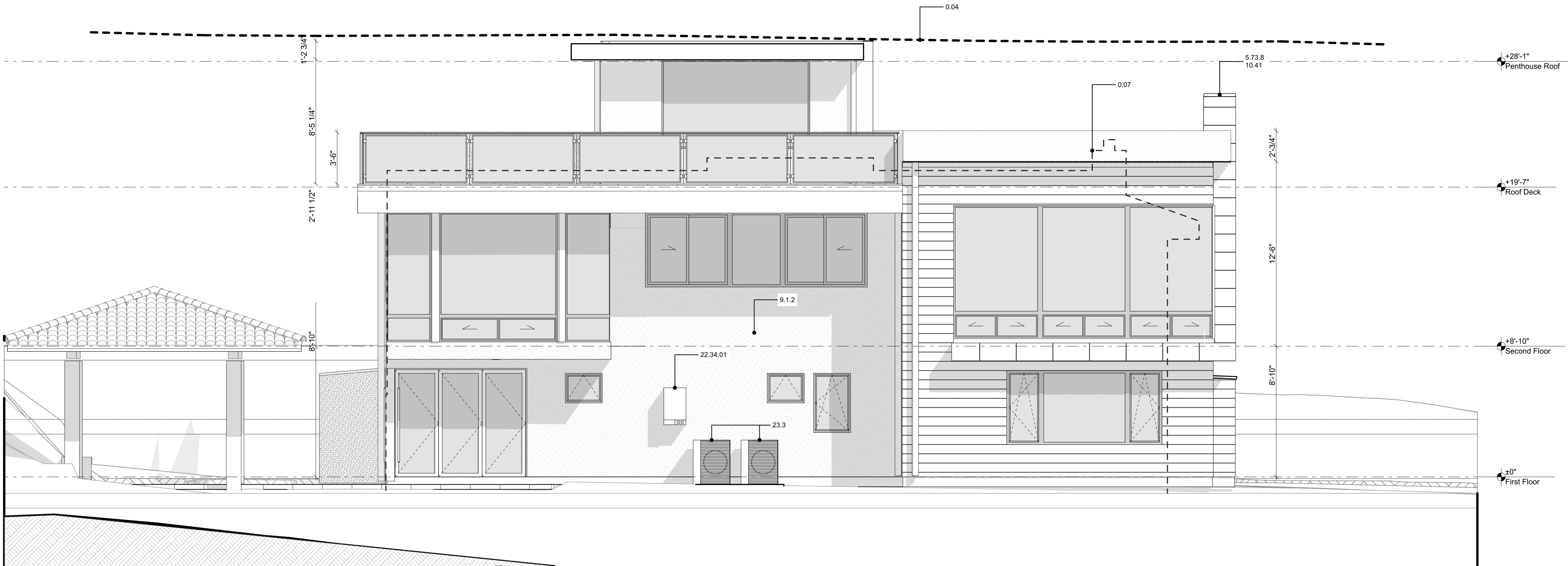
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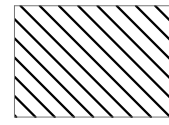


1 NORTH ELEVATION
A2.4 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A2.4 SCALE: 1/4" = 1'-0"

DEMO LEGEND



(E) EXTERIOR WALLS TO BE
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(E) EXTERIOR WALLS AND ELEMENTS TO BE
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KEYNOTES

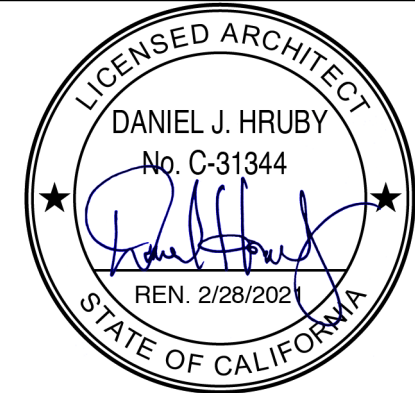
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2.8	PARAPET WALLS DEMO (E) PARAPET WALLS
2.9	ROOF DEMO (E) ROOF OVERHANG
5	METALS
5.73.8	METAL CHIMNEY CAP 2" x 60" PERFORATED METAL GAP FOR CHIMNEY EXHAUST VENTILATION EA. SIDE
9	FINISHES
9.1.2	Stucco S2 - MATCH TRESPA PU28 1" x 4 COAT ELASTOMERIC STUCCO SYSTEM WITH INTEGRAL COLOR (1HR FIRE RATING)
10	SPECIALTIES
10.41	FIREPLACE VENT
22	PLUMBING
22.34.01	WATER HEATER ON-DEMAND GAS WATER HEATING
23	HVAC
23.3	3 TON AC CONDENSER

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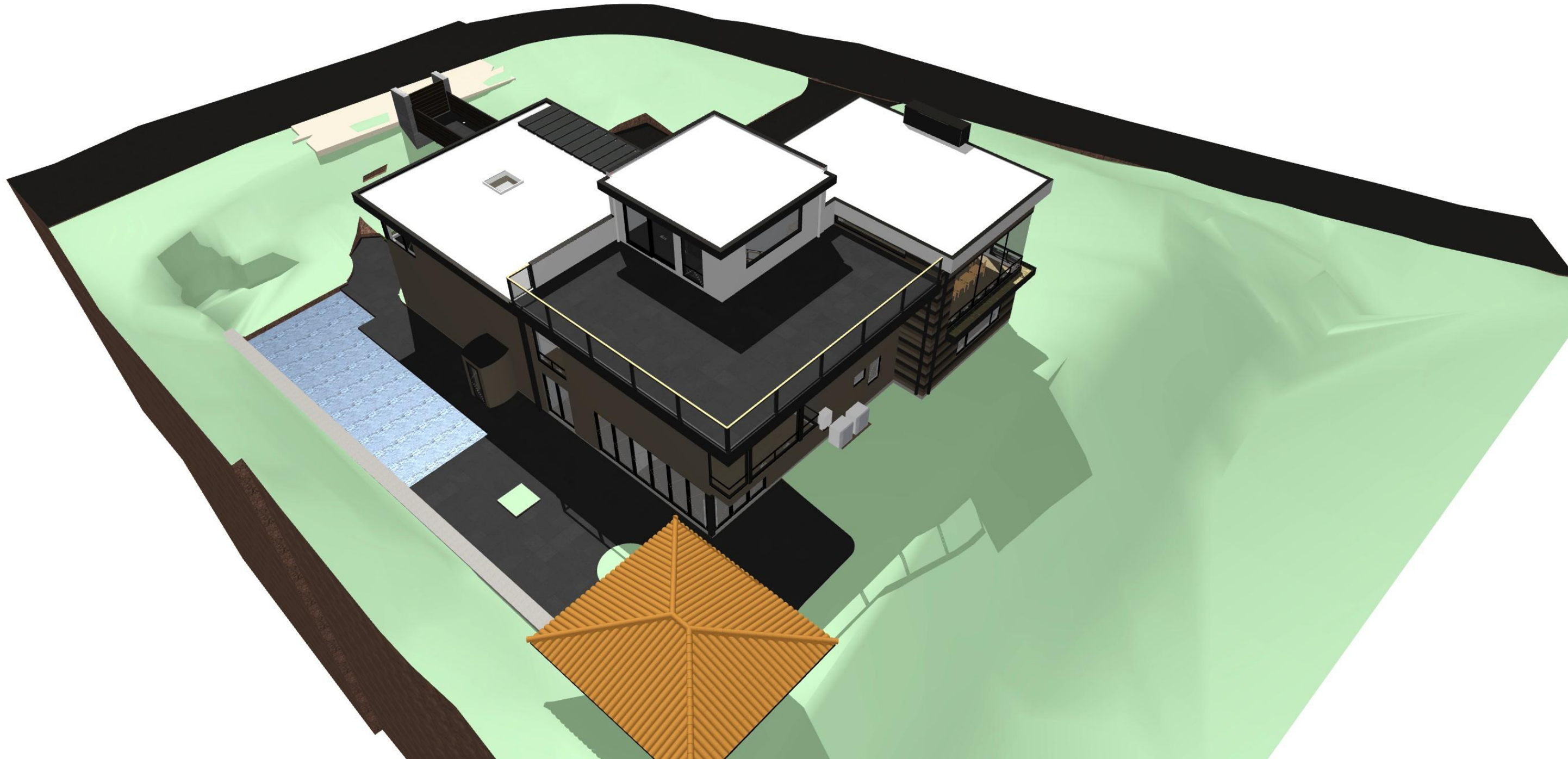
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SHEET :

A2.4

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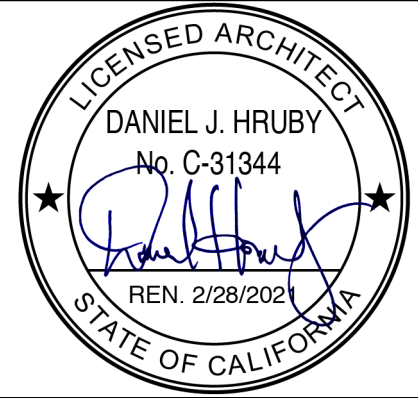
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APN: 3531500100

ISSUE HISTORY

MARK	DATE	DESCRIPTION

3D VIEWS

SCALE: AS NOTED
JOB NUMBER: 181104
REVISION #:

SHEET: A-2.5.1