

MARTIN ARCHITECTURE

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

November 20, 2017 Rev. March 5, 2018

PROJECT: GOLDSTEIN RESIDENCE
1953 HYPATIA WAY 346-462-04

SUBJECT: LA JOLLA SHORES SCOPE DETERMINATION

Proposed project was presented to the Advisory Board on November 27, 2017 as an information item to determine if the board would consider this specific project minor in scope and therefore exempt from an SDP. The board concluded they would consider the project minor in scope if we would show the immediate neighbors our proposed plans and get a letter from each stating they had no objection to the project.

LOT SIZE: 8345 sf (82'x102.5')

	<u>Existing</u>	<u>Proposed</u>	
GROSS FLOOR AREA:	1812 sf	2223 sf	(+411 sf)
FAR:	.22	.27	
SETBACKS:			
FRONT	14'-6"	11'-6"	(cantilevered deck)
EAST SIDE	4'-9"	4'-9"	
WEST SIDE	9'-6"	5'-4"	
REAR	34'-0"	24'-0"	
BUILDING HEIGHT:	21'-0"	22'-6"	

Tim Martin, AIA
Martin Architecture
858-349-3474

8 November, 2017

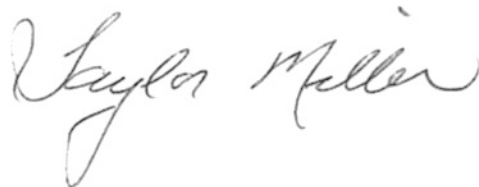
Dear Paul and Gillian Goldstein,

Thank you for notifying us per the planned 500 square feet expansion of your master bedroom. The plans of the single story addition you shared with us look wonderful. I'm sure this augmentation will produce a beautiful and welcomed change to your home.

We are pleased there are no indications of construction which would impact our field of vision of the coast and surrounding neighborhood.

I also wish to thank you once again for allowing us to trim your trees which provides an unobstructed view from our adjoining home.

Sincerely,

A handwritten signature in cursive script that reads "Taylor Miller". The signature is fluid and elegant, with a large initial 'T' and a long, sweeping underline.

Taylor Miller
1944 Little Street
La Jolla, CA 92037

KAMUL ADVANI
7965 ROSELAND DR.
LA JOLLA CA 92037

We are in support of the plans!

Dear Neighbor

We are planning on remodeling our house which is old and quite small.

The remodel will be less than 500 sq feet. We plan to expand the master bedroom in the back yard.

We would like to show you our plans & hope that you will approve

Sincerely Paul + Gillian
Goldstein

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The remodel will be less than 500 sq feet. We plan to expand the master bedroom in the back yard.

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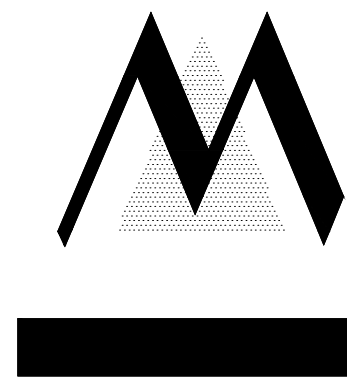
Sincerely Paul + Gillian

JAMES PRINGLE

7955 Roseland Drive

Goldstein

Will be great to see a remodel TFL-



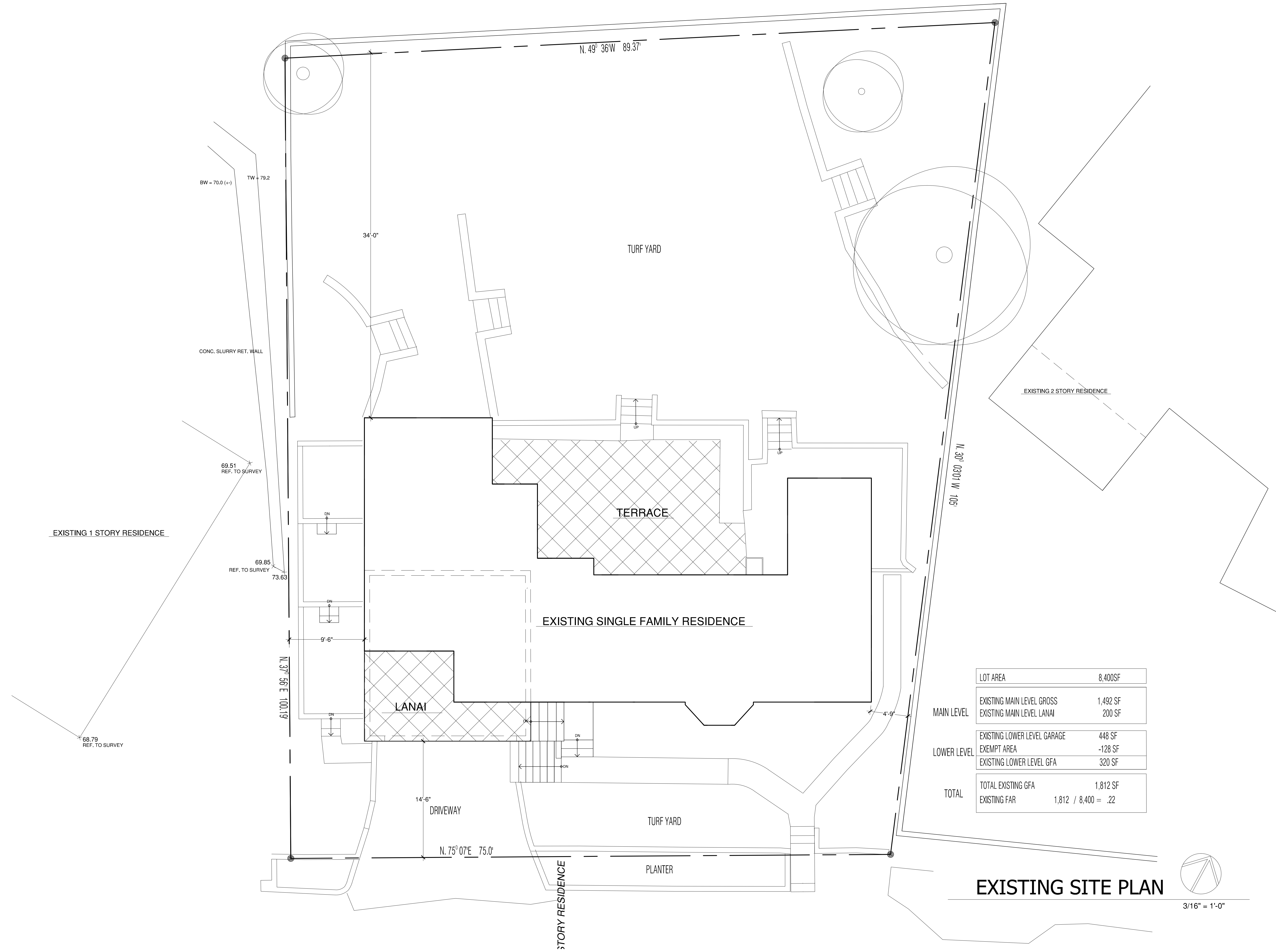
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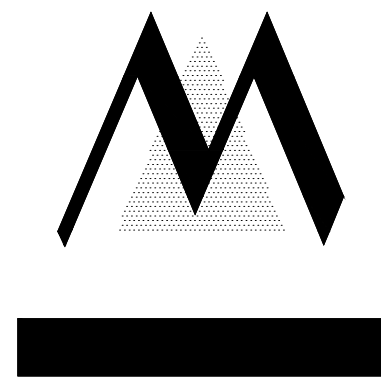
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11.20.17

SHEET NO.

EX1.1





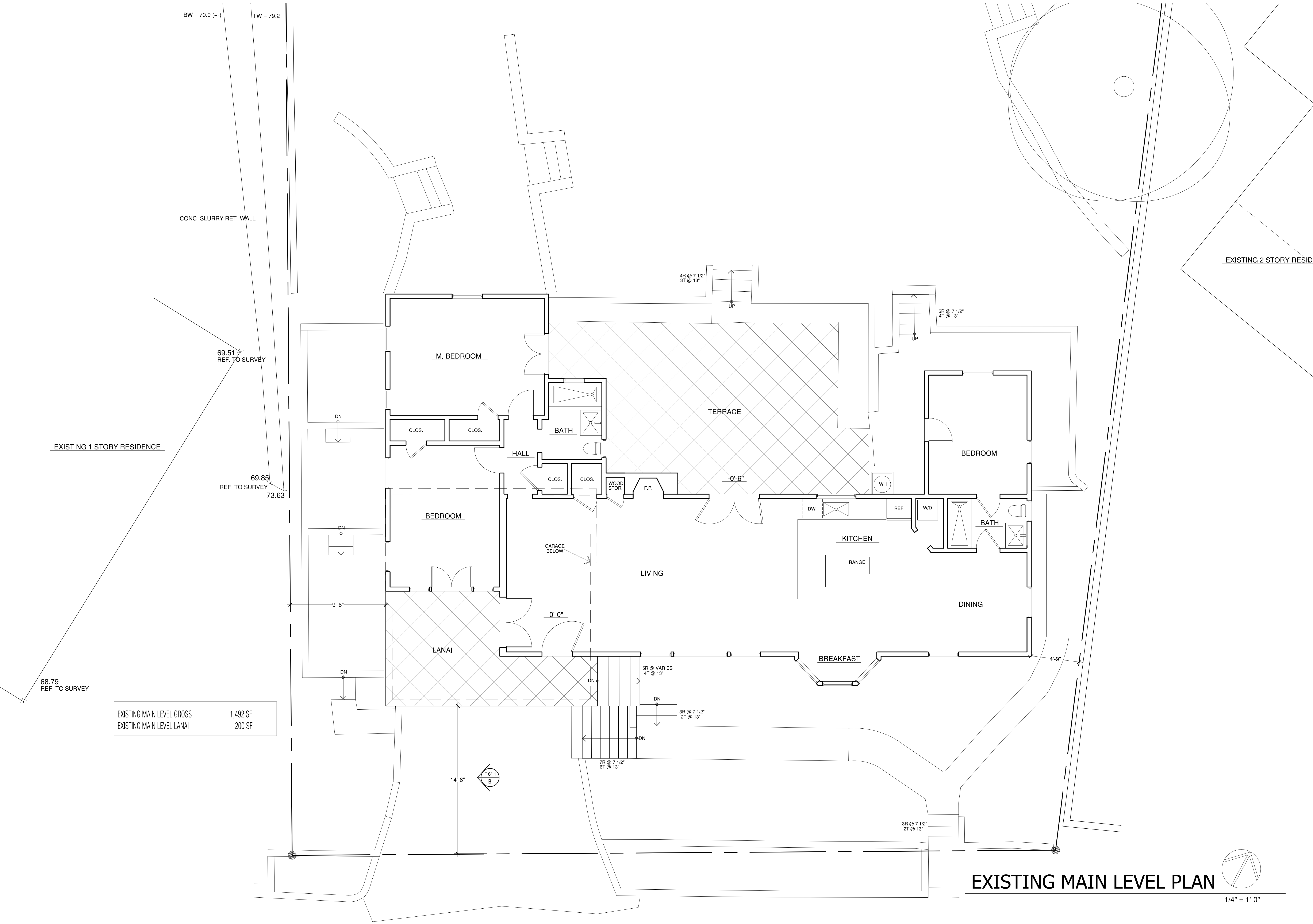
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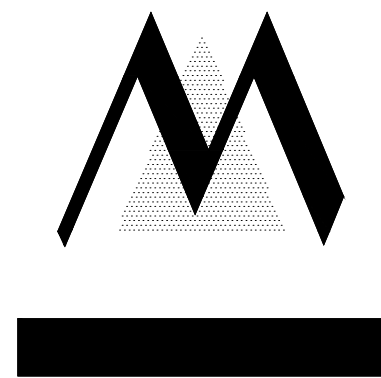
EX2.1



EXISTING MAIN LEVEL PLAN

1/4" = 1'-0"

EXISTING MAIN LEVEL GROSS 1,492 SF
EXISTING MAIN LEVEL LANAI 200 SF



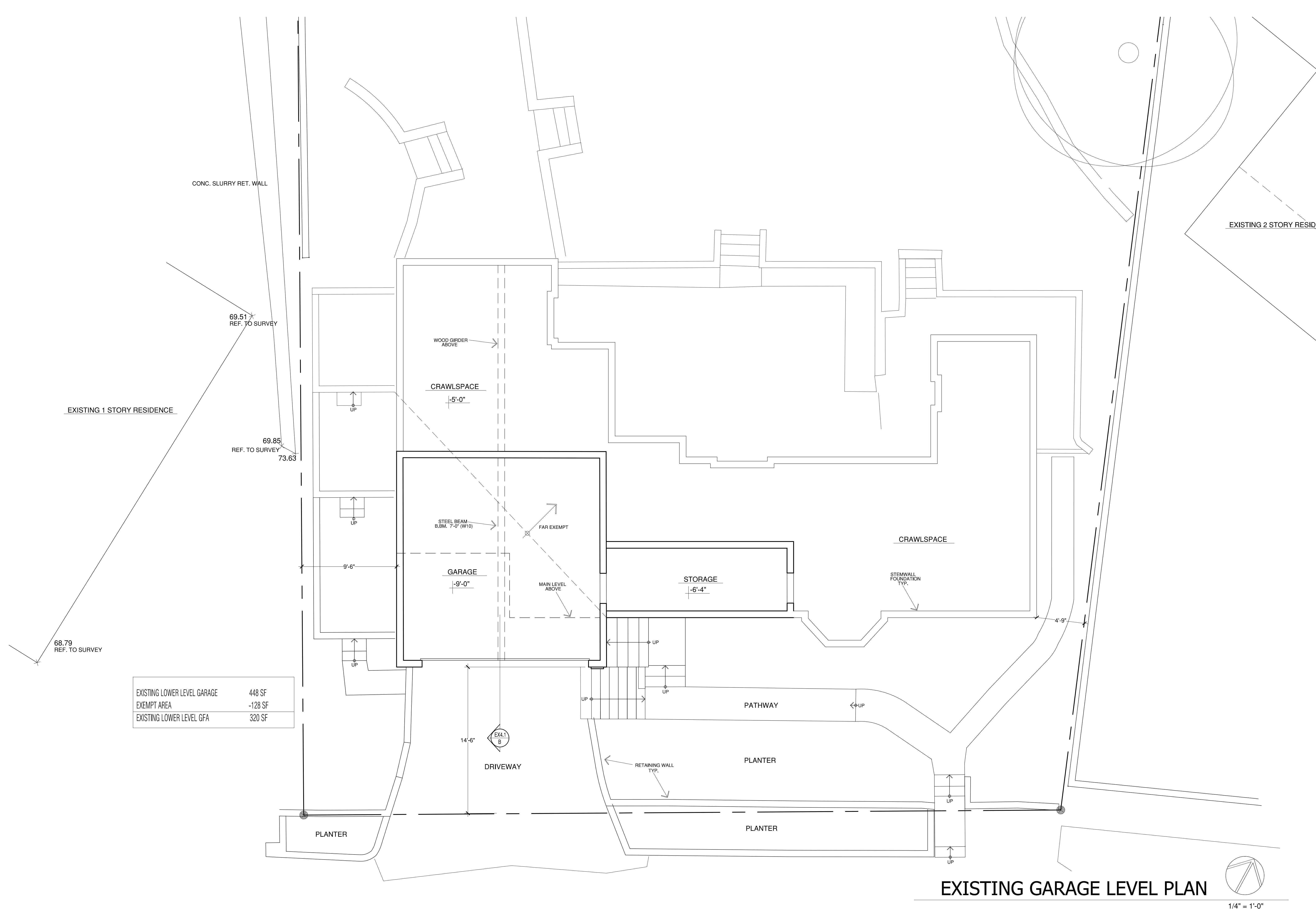
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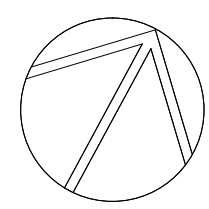
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SHEET NO.

EX2.2

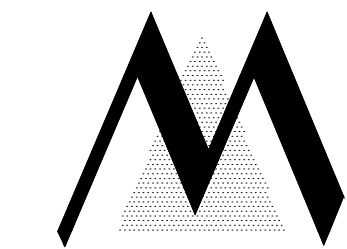


EXISTING GARAGE LEVEL PLAN



1/4" = 1'-0"

EXISTING LOWER LEVEL GARAGE	448 SF
EXEMPT AREA	-128 SF
EXISTING LOWER LEVEL GFA	320 SF



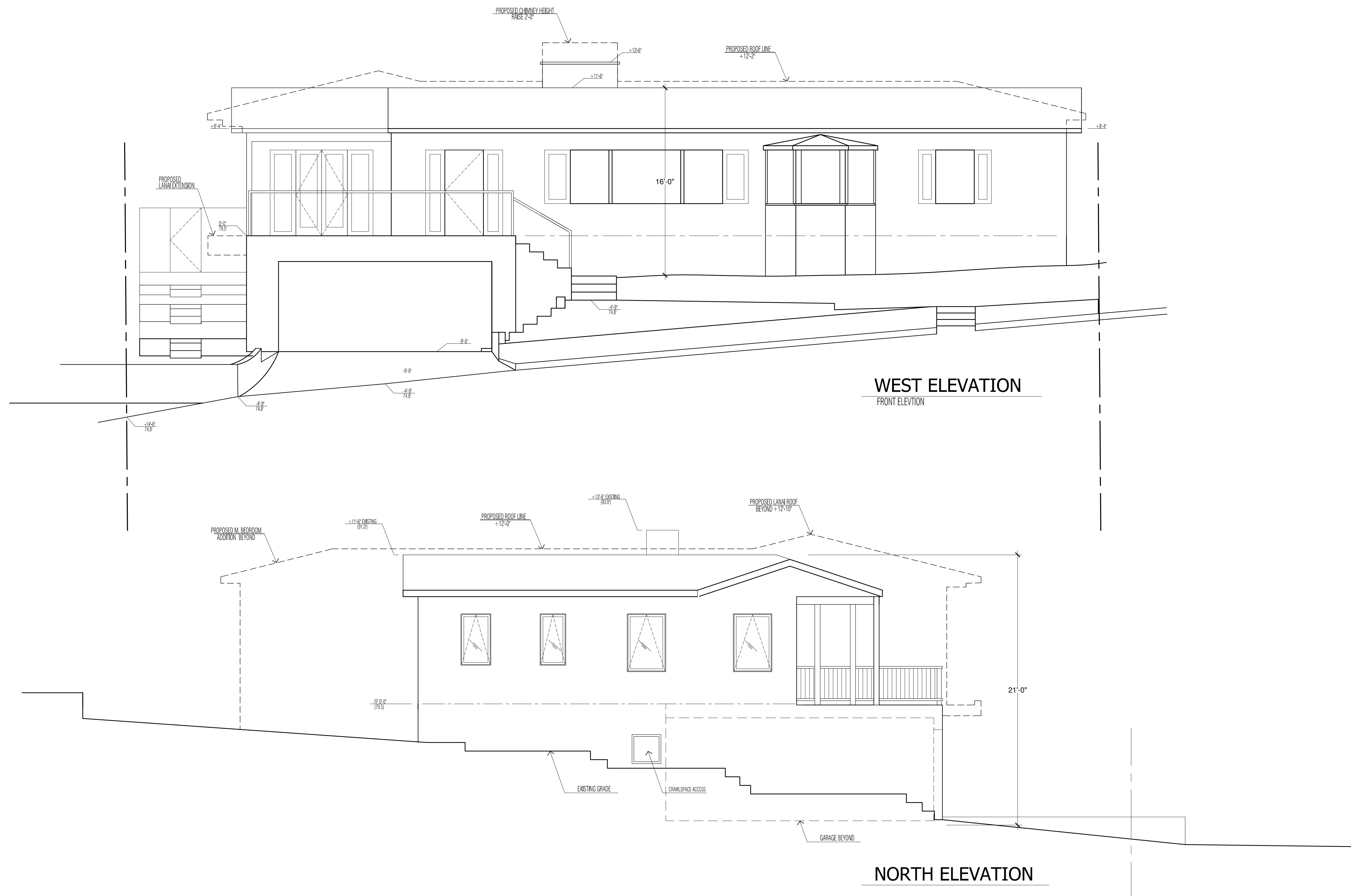
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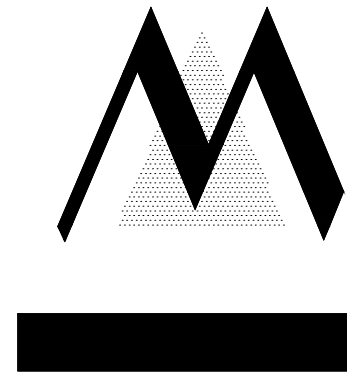
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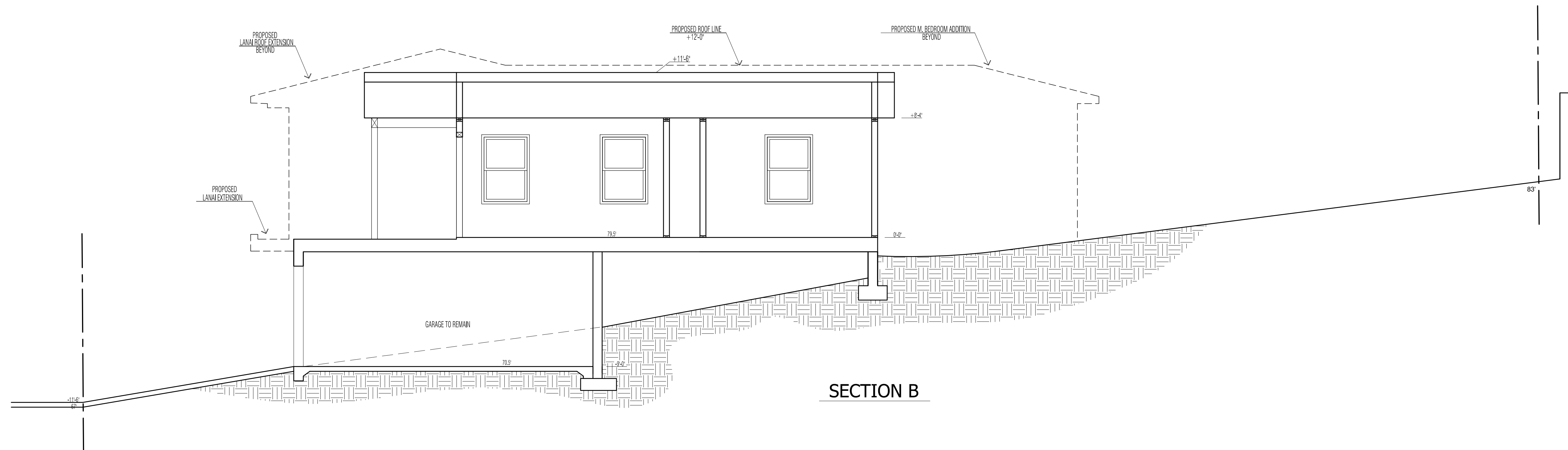
EX3.1



1/4" = 1'-0"



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SECTION B

EXISTING SECTION

1/4" = 1'-0"

MARTIN  ARCHITECTURE

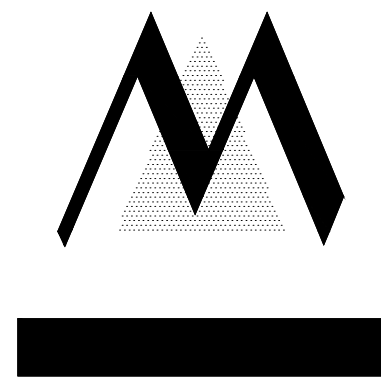
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SHEET NO.

EX4.1



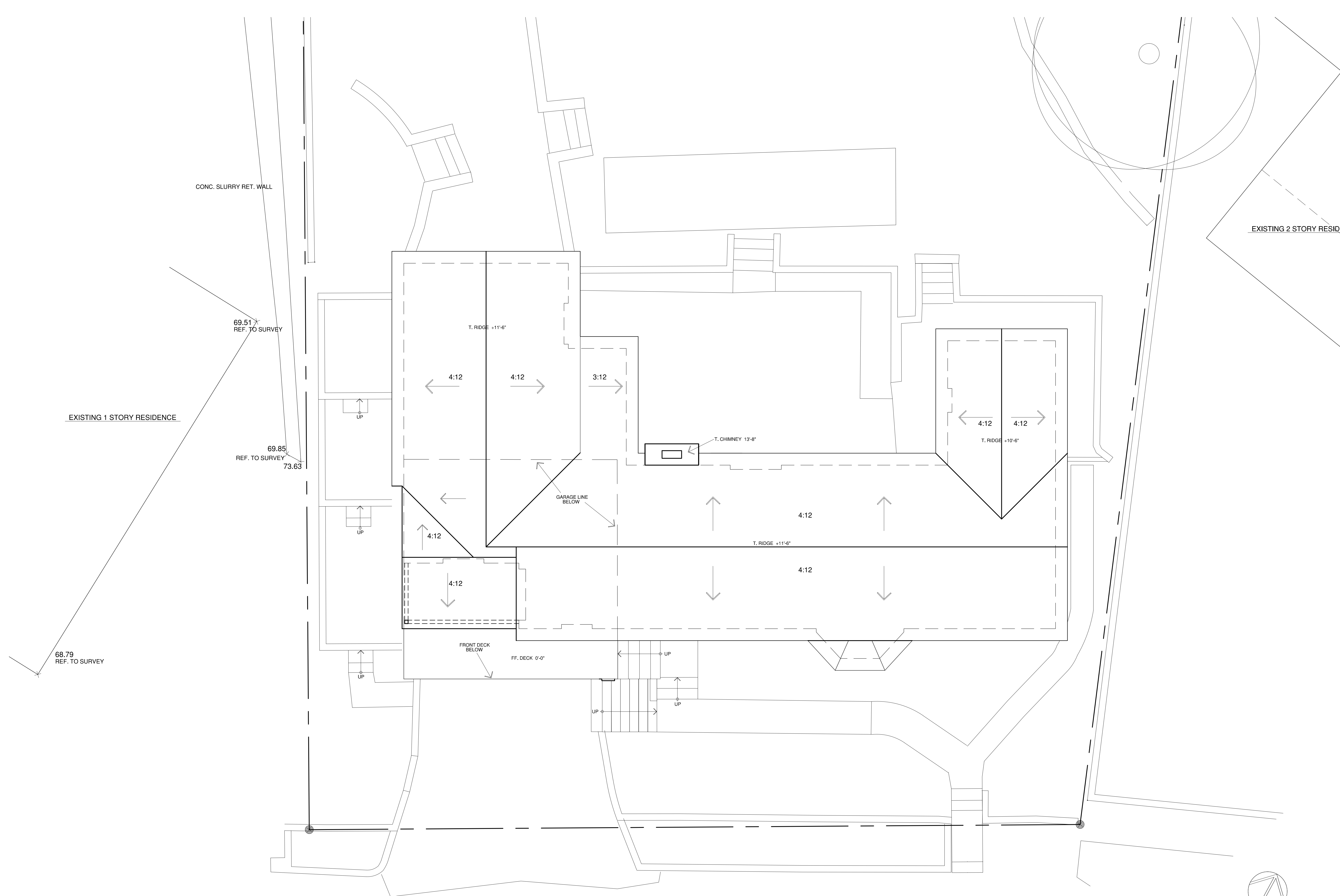
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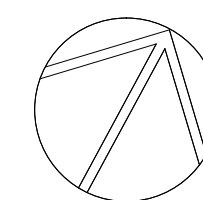
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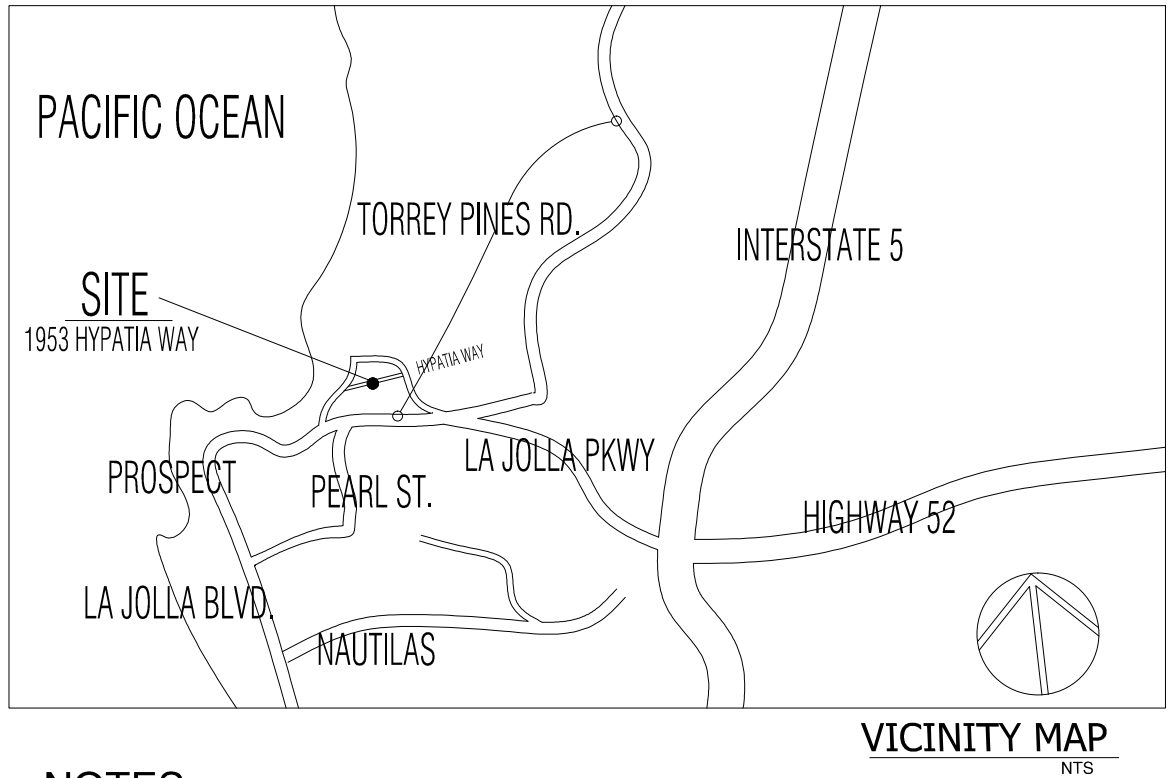
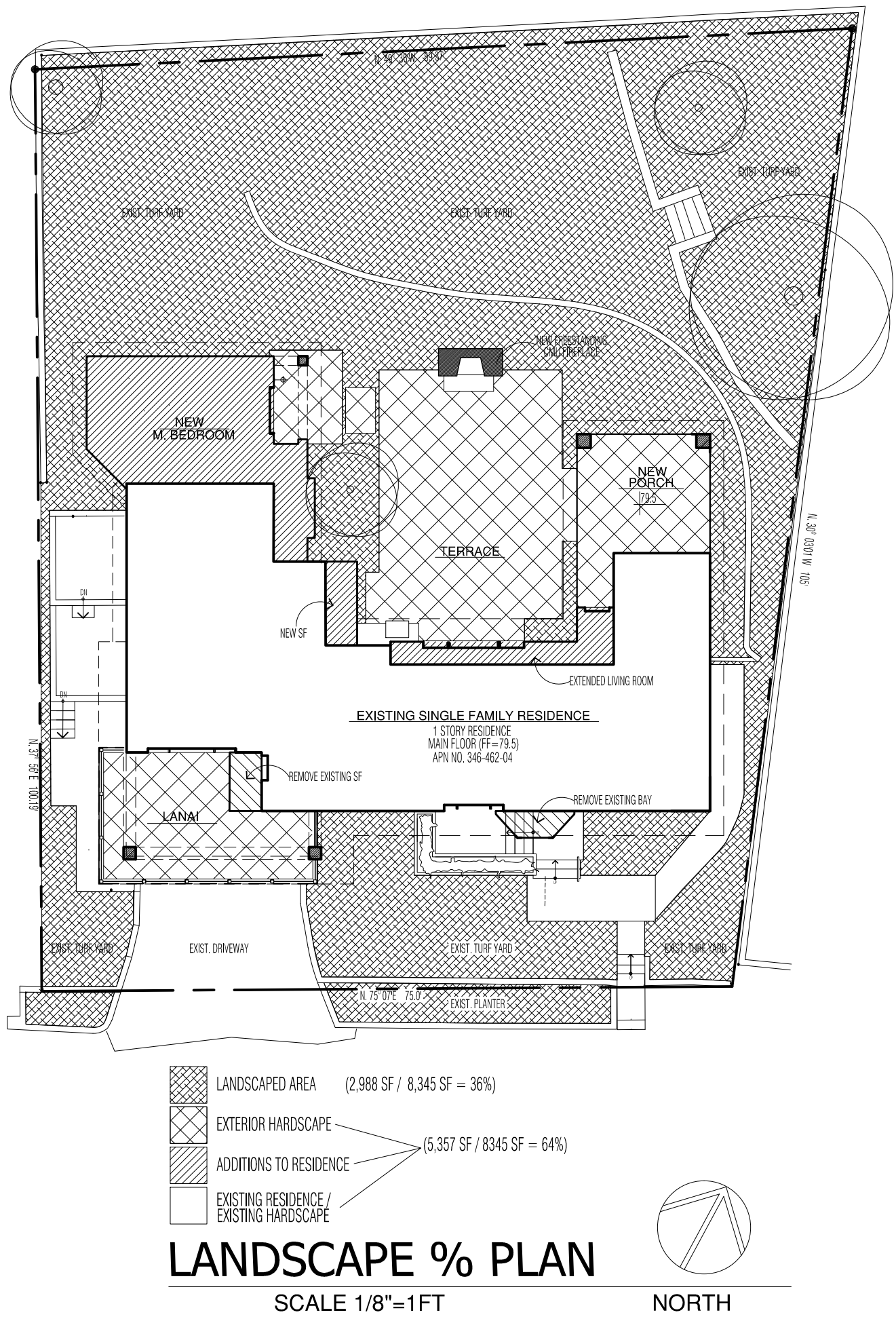
EX5.1



EXISTING ROOF PLAN



1/4" = 1'-0"



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 POLYETHYLENE (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 VACUUM 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 TEAM:

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

STRUCTURAL ENGINEER: Curtis Patterson, SE 5629, LEED AP
Patterson Engineering, Inc.
928 Fort Stockton Drive, Suite 201
San Diego, CA 92103
Office/858-605-0937

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

PROJECT DATA

SITE ADDRESS: 1953 HYPATIA WAY, LA JOLLA CA 92037

APN: 346-462-04

LOT AREA: 8,345 SF (0.192 ACRE)

BUILT-IN: 1951

HISTORIC: ☐ YES ☒ NO - CLEAR BY PRELIM. REVIEW # 440139

EXISTING USE: SINGLE FAMILY DWELLING

PROPOSED USE: SINGLE FAMILY DWELLING

LANDSCAPED AREA: SF (30 % MIN. REQ'D.)

LEGAL DESC: ALL THE PORTION OF LOT 1285 OF PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, NOVEMBER 14,1921, AND IS KNOWN AS MAP NO. 36

OWNER: PAUL & JILL GOLDSTEIN
1953 HYPATIA WAY
LA JOLLA, CA 92037

BASE ZONE: LJSPD

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

OCCUPANCY: R3

CONSTRUCTION TYPE: V-B

BUILDING HEIGHT: 13'-6"

OF STORIES EXISTING: 1 STORY BUILDING

OF STORIES PROPOSED: 1 STORY BUILDING

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

EASEMENTS & ENCUMBRANCES: 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

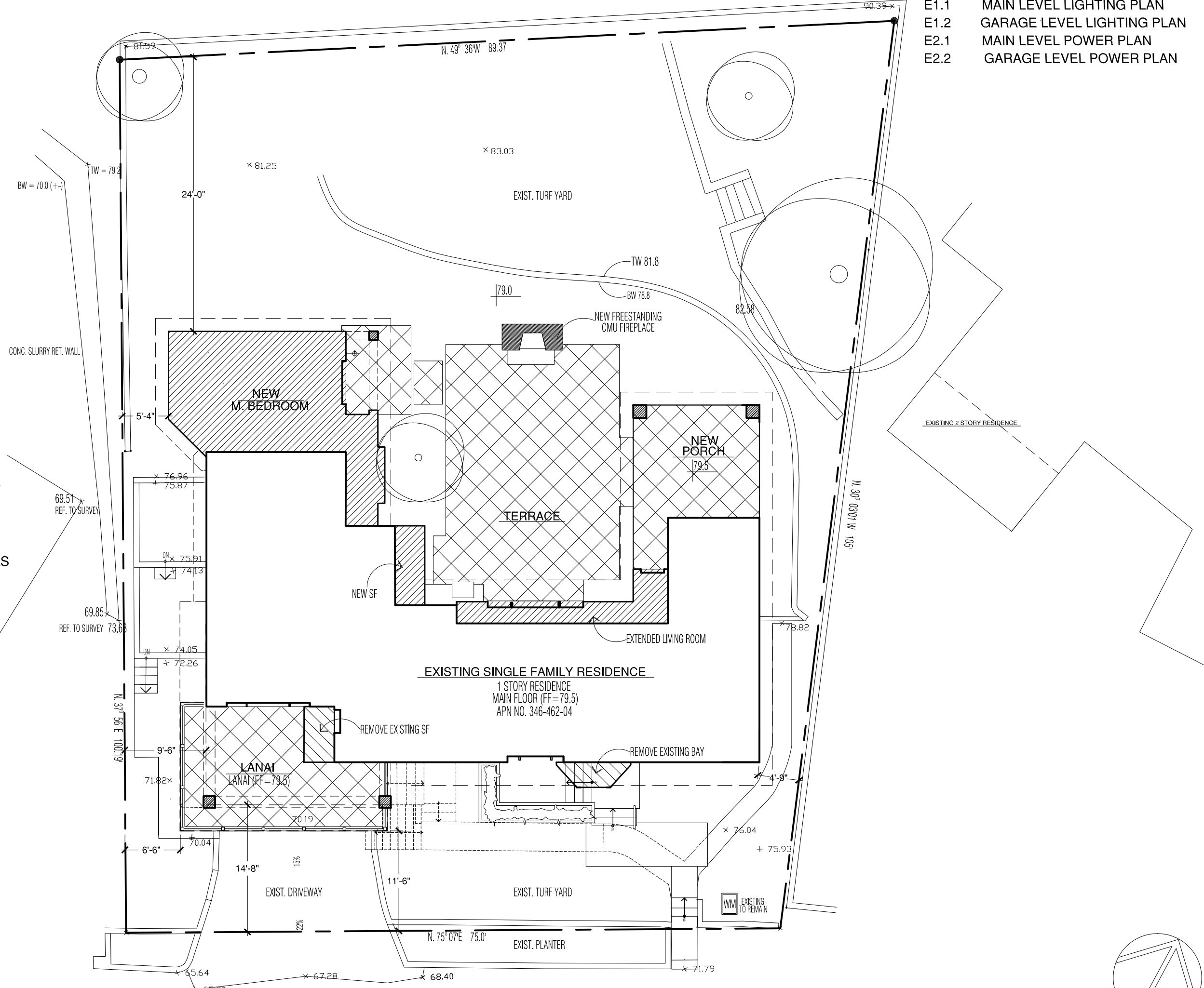
FIRE DEPT. REQMENT: PROVIDE BUILDING ADDRESS NUMBERS VISIBLE & LEGIBLE FROM STREET

SCOPE OF WORK - PERMIT

- 437 SF MAIN LEVEL ADDITIONS INCLUDING M. BEDROOM, M. HALL & LIVING ROOM ADDITION
- 148 SF LOWER LEVEL ADDITION INCLUDING ELEVATOR, STORAGE SPACE & STAIRHALL
- INTERIOR RENOVATION TO EXISTING HOUSE
- NEW ALUMINUM CLAD / WOOD WINDOWS DOOR, NEW EXTERIOR STUCCO FINISH, NEW CLASS "A" ASPHALT SHINGLE ROOFING
- NEW 230 SF COVERED PORCHES
- NEW 100 SF DECK EXTENSION
- NEW REAR TERRACE W/ FREESTANDING FIREPLACE

EXISTING GROSS FLOOR AREA SUMMARY			
EXISTING AREAS			
EXISTING MAIN LEVEL GROSS	1,492 SF	1,492 SF	
EXISTING LOWER LEVEL GROSS	448 SF		
EXEMPT FROM GFA	-128 SF		
EXISTING LOWER LEVEL GROSS	320 SF	320 SF	
TOTAL EXISTING GROSS FLOOR AREA	1,812 SF		

PROPOSED GROSS FLOOR AREA SUMMARY			
PROPOSED AREAS			
EXISTING MAIN LEVEL GROSS	1,492 SF		
EXISTING TO BE REMOVED	-41 SF		
EXISTING TO BE RETAINED	1,451 SF		
PROPOSED MAIN LEVEL ADDNL	+437 SF		
TOTAL PROPOSED MAIN LEVEL GFA	1,888 SF	(+ 396 SF)	
EXISTING LOWER LEVEL GARAGE	448 SF		
EXEMPT FROM GFA	-128 SF		
EXISTING LOWER LEVEL GROSS	320 SF		
PROPOSED LOWER LEVEL ADDNL	+148 SF		
PROPOSED EXEMPT FROM GFA	-133 SF		
TOTAL PROPOSED LOWER LEVEL GFA	335 SF	335 SF	(+15 SF)
TOTAL PROPOSED GROSS FLOOR AREA	2,223 SF	(+411 SF)	
EXISTING MAIN LEVEL DECK	200 SF		
PROPOSED MAIN LEVEL DECK EXTENSION	100 SF		
PROPOSED REAR PORCH	190 SF		
PROPOSED M. BEDROOM PORCH	40 SF		



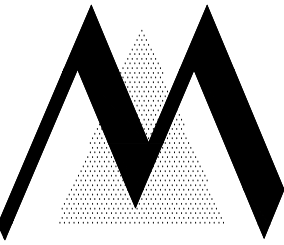
SITE PLAN

SCALE 3/8"=1FT

NORTH

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STEEL FRAMING DETAILS
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GARAGE LEVEL POWER PLAN |



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2.12.18

SHEET NO.

C1.1



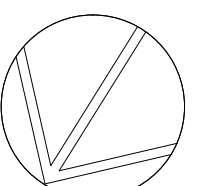
ISSUE WITH WAI , LA JOLLA CA

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Street Suite 100 Carlebad

tim@math.uct.ac.za

SHEET NO.

A2.1


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




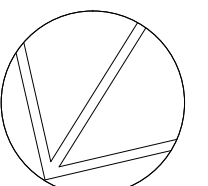
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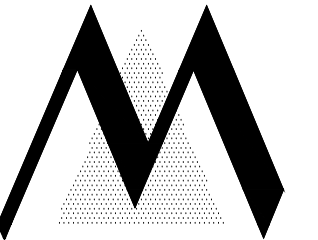
tim@matthaiarchitecture.com

SHEET NO.

A2.2


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

EXISTING LOWER LEVEL GARAGE	448 SF
EXEMPT AREA	-128 SF
EXISTING LOWER LEVEL GFA	320 SF
PROPOSED LOWER LEVEL ADD'N.	+148 SF
EXEMPT AREA	-133 SF
PROPOSED LOWER LEVEL GFA	335 SF



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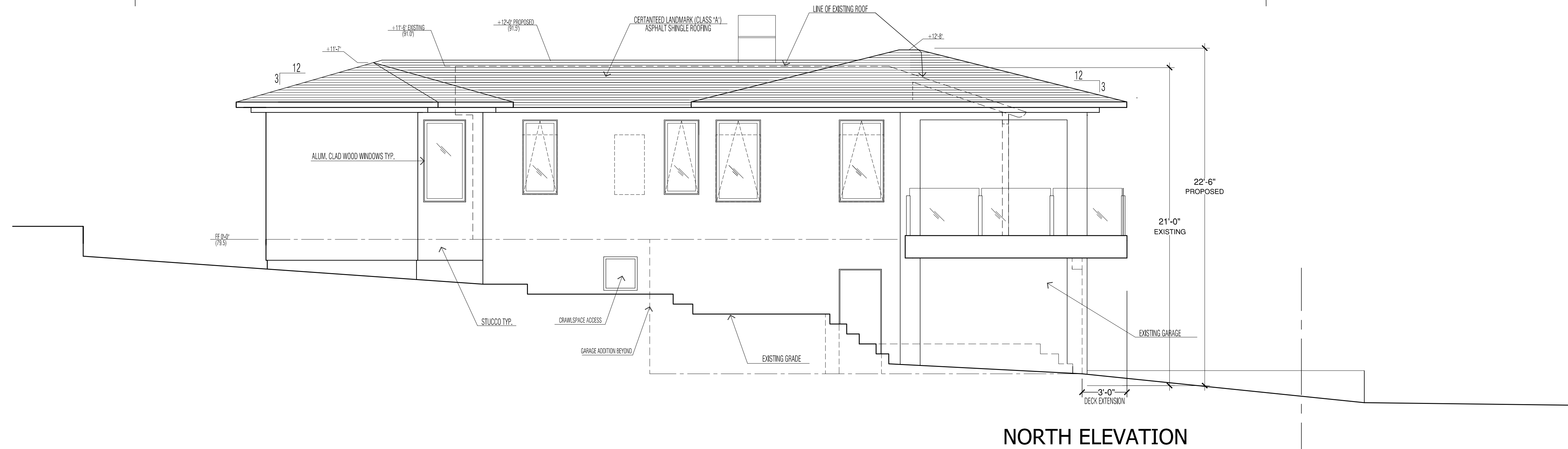
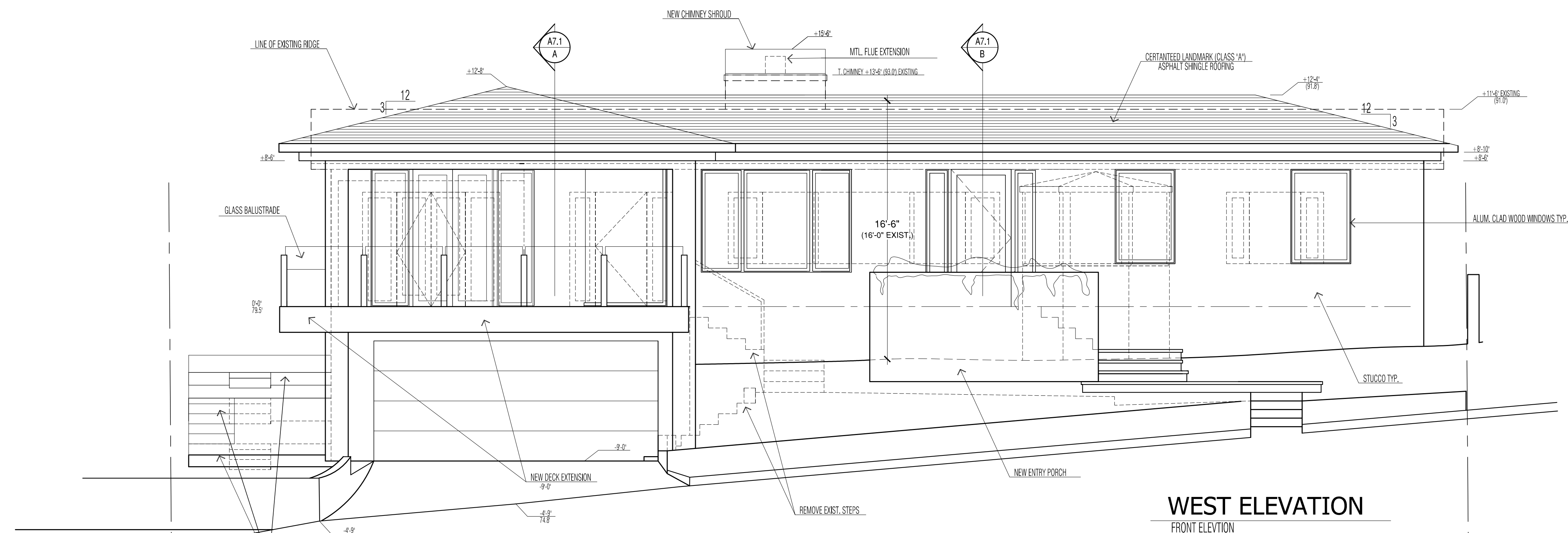
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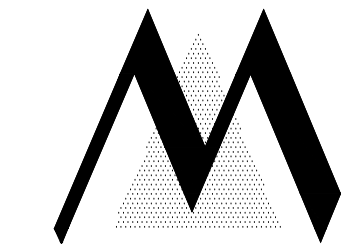
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A3.1



PROPOSED ELEVATIONS

1/4" = 1'-0"



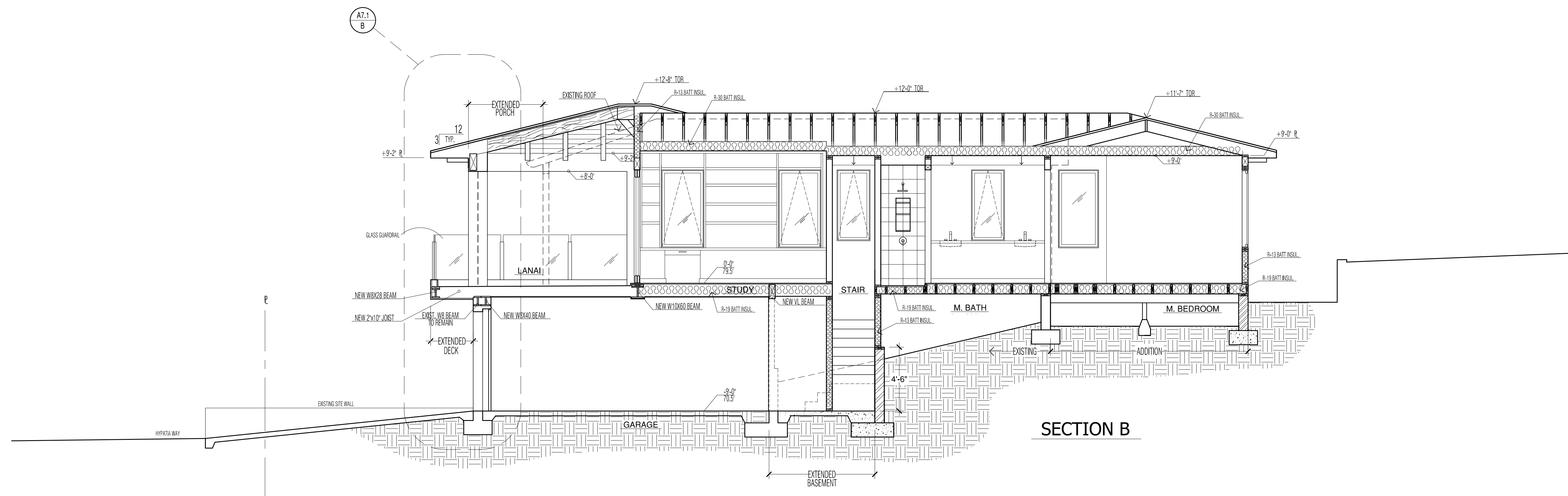
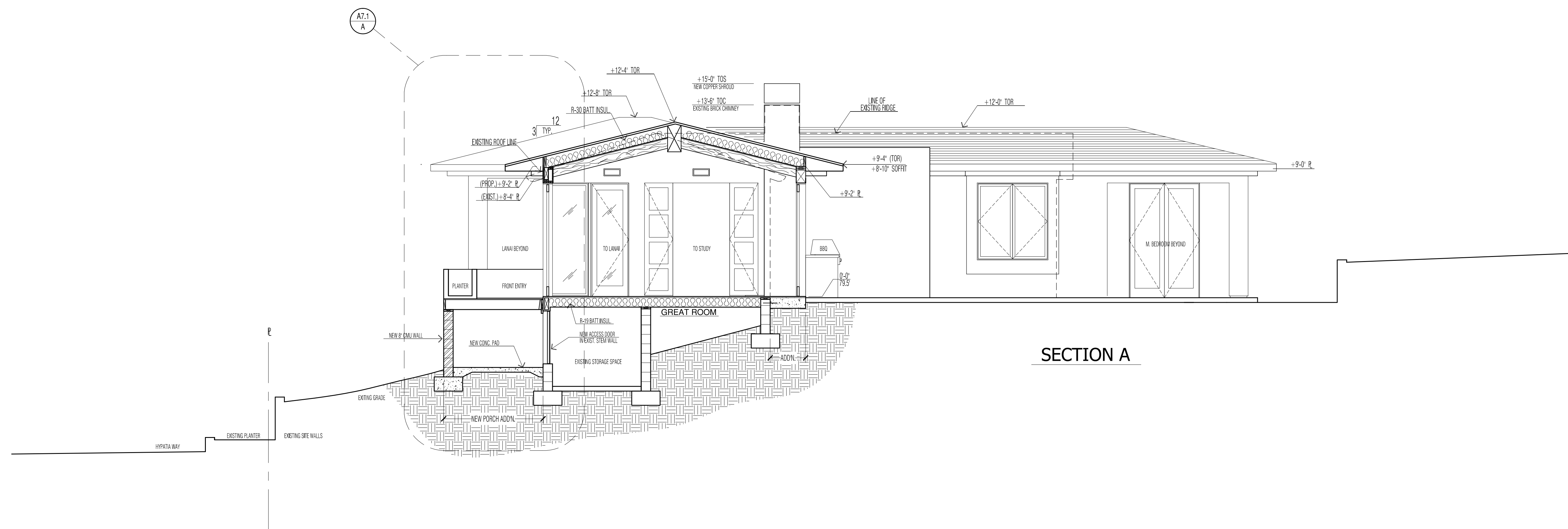
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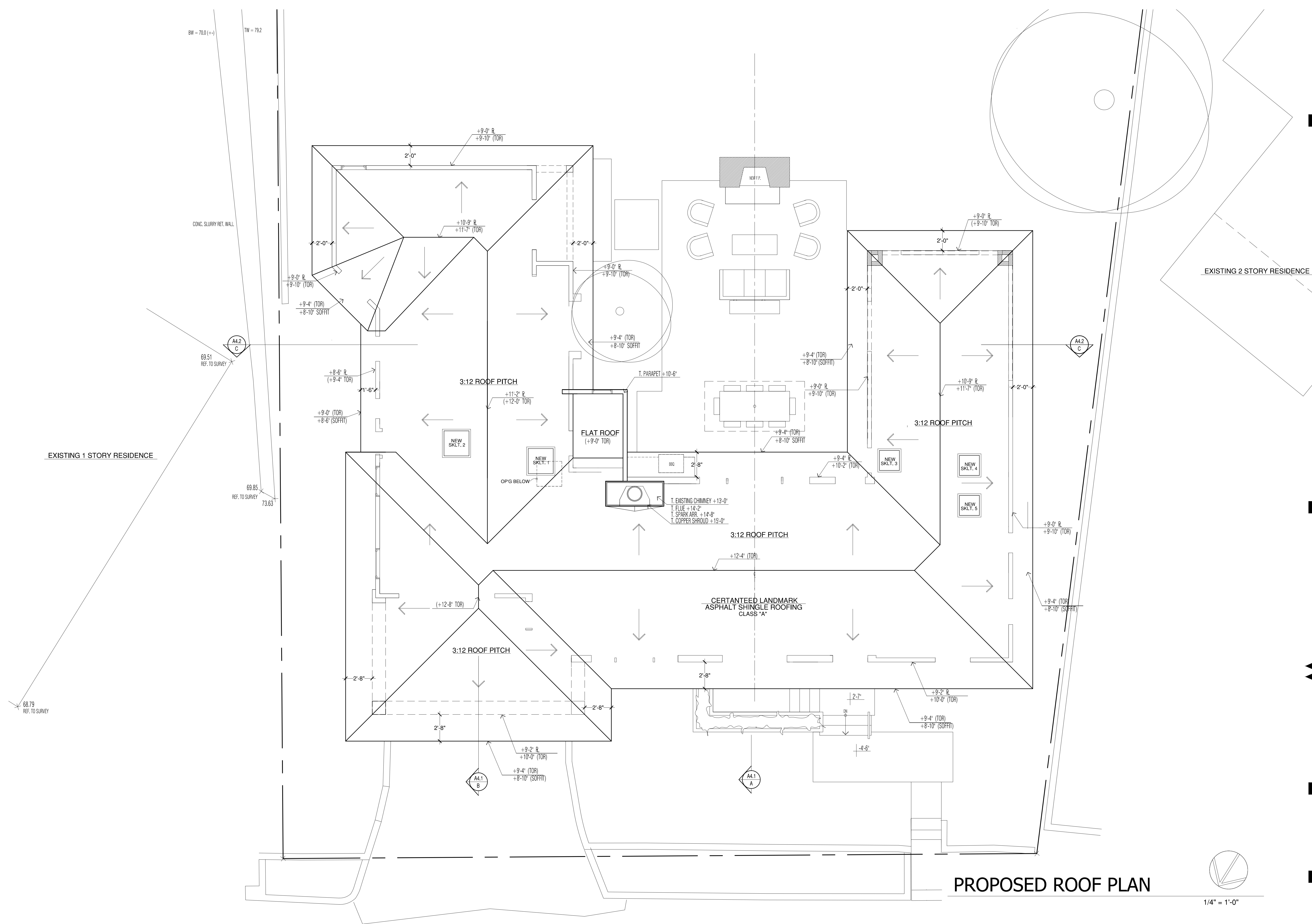
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A4.1



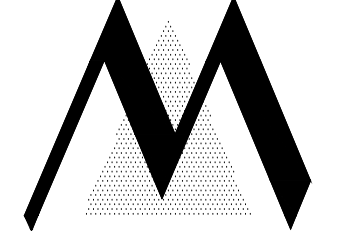
PROPOSED SECTIONS

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/4" = 1'-0"



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A5.1