

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’ x105’)

	<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

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

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

- "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 ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT."

- 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 POLYETHYLEN (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.

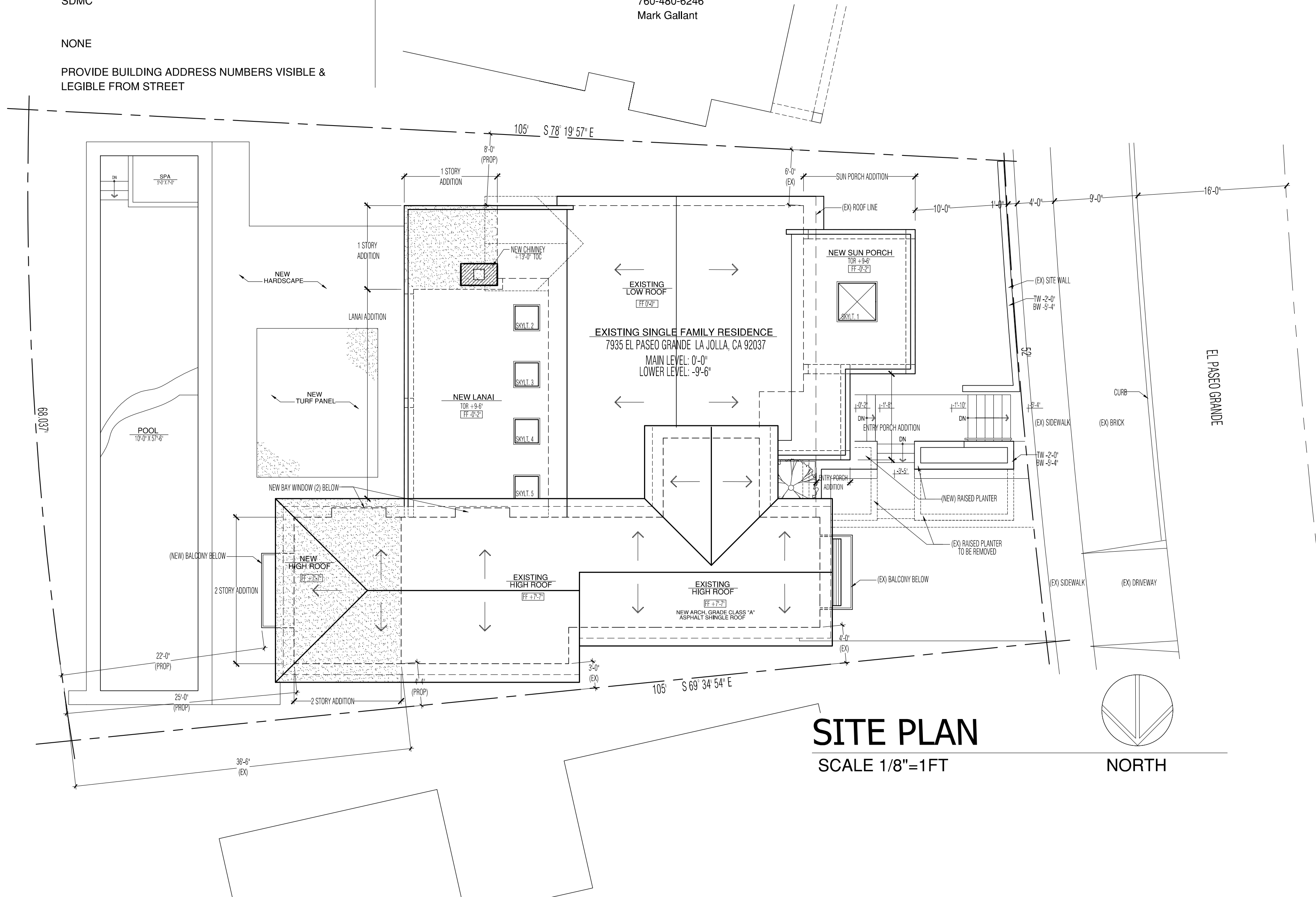
2016 CALIFORNIA RESIDENTIAL CODE (CRC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA FIRE CODE (CFC)
2016 BUILDING ENERGY EFFICIENCY STANDARDS
CITY OF SAN DIEGO LAND DEVELOPMENT CODE (LDC)
CALIFORNIA ENVIRONMENTAL QUALITY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

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 RESIDENTIAL TANDEM PARKING, TRANSIT AP
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:
EASEMENTS & ENCUMBERANCES:	NONE
HEIGHT LIMIT:	SITE IS LOCATED WEST OF I-5, THE HIGHEST THE ROOF, EQUIPMENT, ANY PIPE VENT, AN ANY OTHER PROJECTION SHALL NOT EXCEE ABOVE GRADE, AS MEASURED PER PROP D SDMC
BCS STOPS:	NONE
FIRE DEPT. REQ'MENT:	PROVIDE BUILDING ADDRESS NUMBERS VISI LEGIBLE FROM STREET

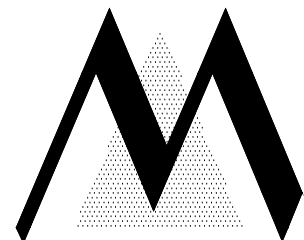
- 458 SF MAIN LEVEL AND UPPER LEVEL ADDITION (BEDROOM AND POOL BATH)
- INTERIOR RENOVATION TO EXISTING 1,281 SF SINGLE FAMILY RESIDENCE
- NEW 308 SF COVERED LANAI
- NEW 186 SF SUN PORCH
- NEW ALUMINUM CLAD / WOOD WINDOWS DOOR, NEW EXTERIOR STUCCO FINISH
- NEW CLASS "A" ASPHALT SHINGLE ROOFING

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
		UPPER LEVEL-	
TOTAL EXISTING GROSS	1,840 SF	EXISTING UPPER LEVEL GROSS	559 SF
TOTAL PROPOSED GROSS	2,606 SF (.33)	PROPOSED UPPER LEVEL ADDN.	+ 184 SF
PROPOSED FAR	2.606 SF / 6.254 SF = .42	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	

ARCHITECT:	MARTIN ARCHITECTURE J TIMOTHY MARTIN AIA 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



C.1.1	SITE PLAN
C.1.2	BMP SITE PLAN & NOTES
D2.1	MAIN LEVEL DEMO PLAN
D2.2	UPPER LEVEL DEMO PLAN
A1.0	GENERAL NOTES
A2.1	MAIN LEVEL PLAN
A2.2	UPPER LEVEL PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A5.1	ROOF PLAN
A6.1	MAIN LEVEL REFLECTED CEILING PLAN
A6.2	UPPER LEVEL REFLECTED CEILING PLAN
A7.1	WALL SECTION
A8.1	DOOR & WINDOW SCHEDULE
A9.1	FINISH SCHEDULE
SGN	STRUCTURAL GENERAL NOTES
S1	LOWER FOUNDATION PLAN
S2	FLOOR FRAMING & UPPER FOUNDATION PLAN
S3	ROOF FRAMING PLAN
SD1	TYPICAL STRUCTURAL DETAILS
SD2	TYPICAL FOUNDATION DETAILS
SD3	TYPICAL FRAMING DETAILS
SD4	TYPICAL STEEL DETAILS
M1.1	MAIN LEVEL MECHANICAL PLAN
M1.2	UPPER LEVEL MECHANICAL PLAN
T-24	TITLE-24 (ENERGY CALC'S.)
E1.1	MAIN LEVEL LIGHTING PLAN
E1.2	UPPER LEVEL LIGHTING PLAN
E2.1	MAIN LEVEL POWER PLAN
E2.2	UPPER LEVEL POWER PLAN



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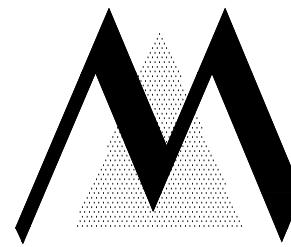
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10.3.18

SHEET NO.

C1.1



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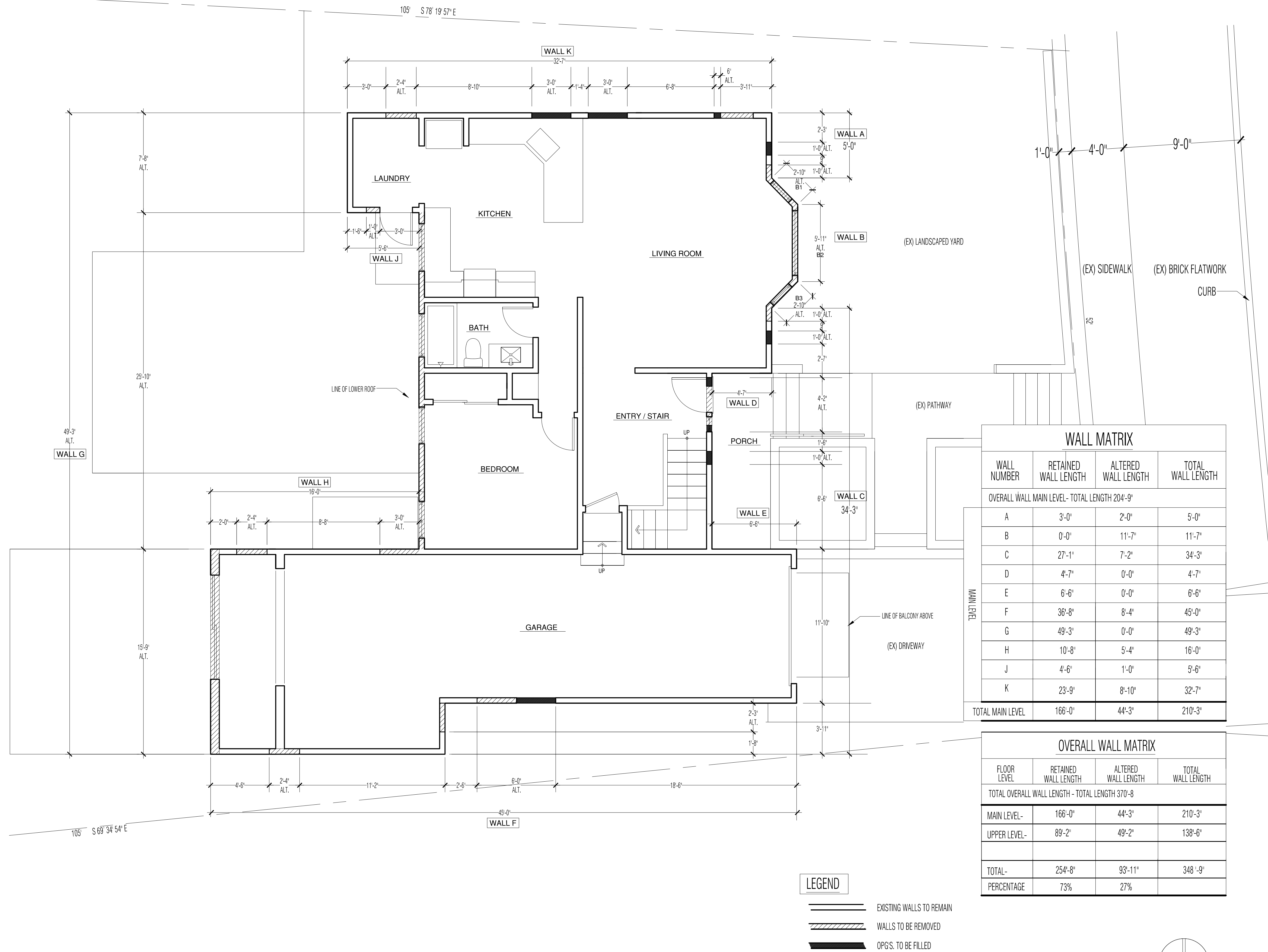
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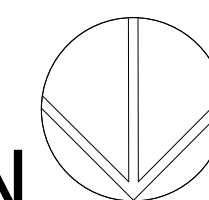
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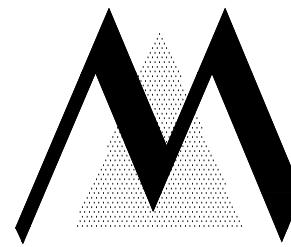
D1.1



MAIN LEVEL DEMOLITION PLAN



1/4" = 1'-0"



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EL PASO GRANDE
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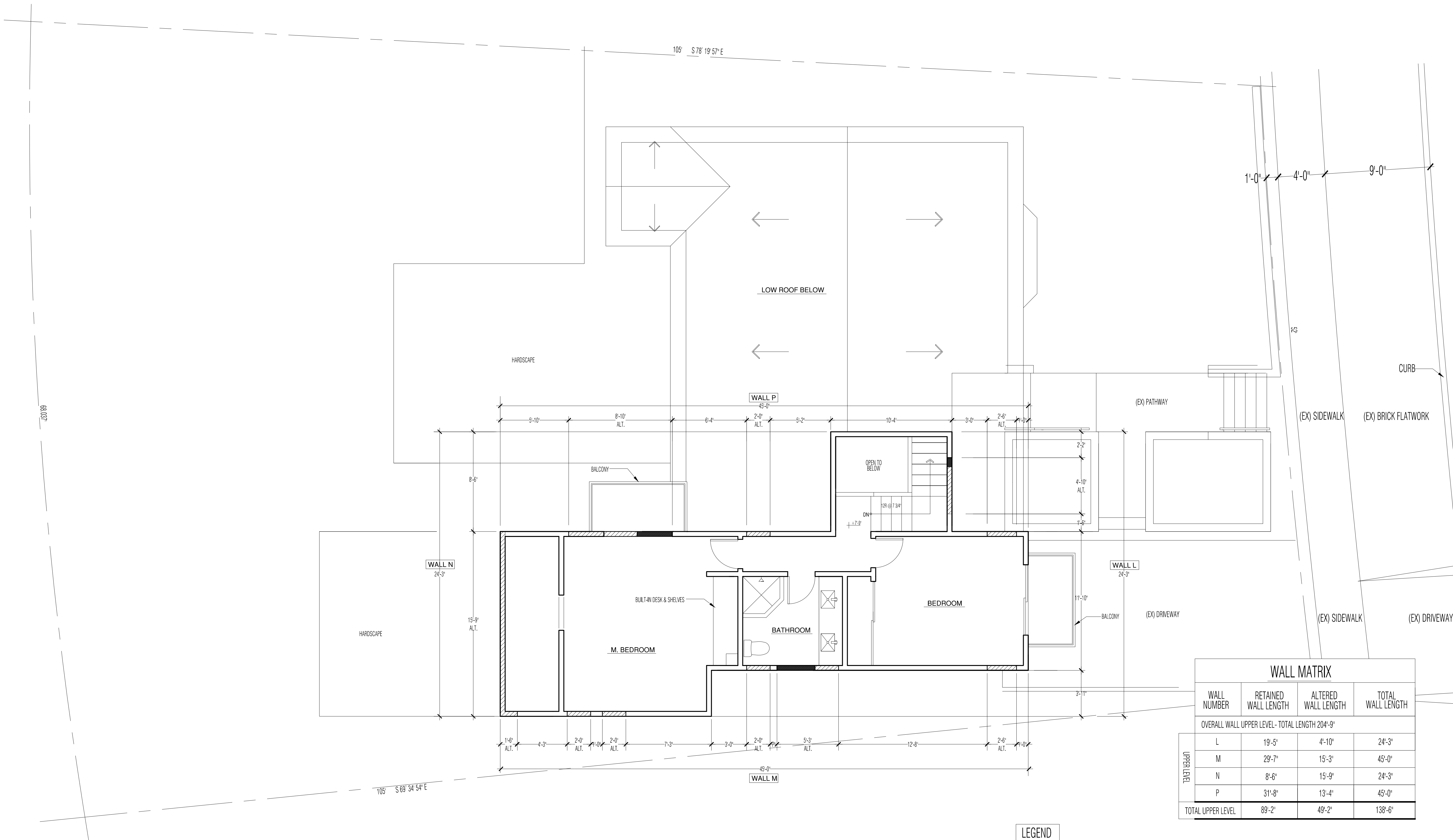
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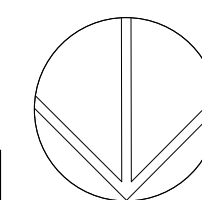
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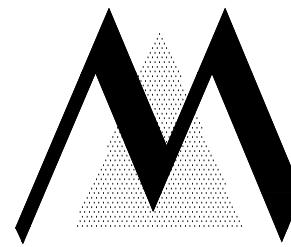
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D1.2



UPPER LEVEL DEMOLITION PLAN





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EL PASEO GRANDE
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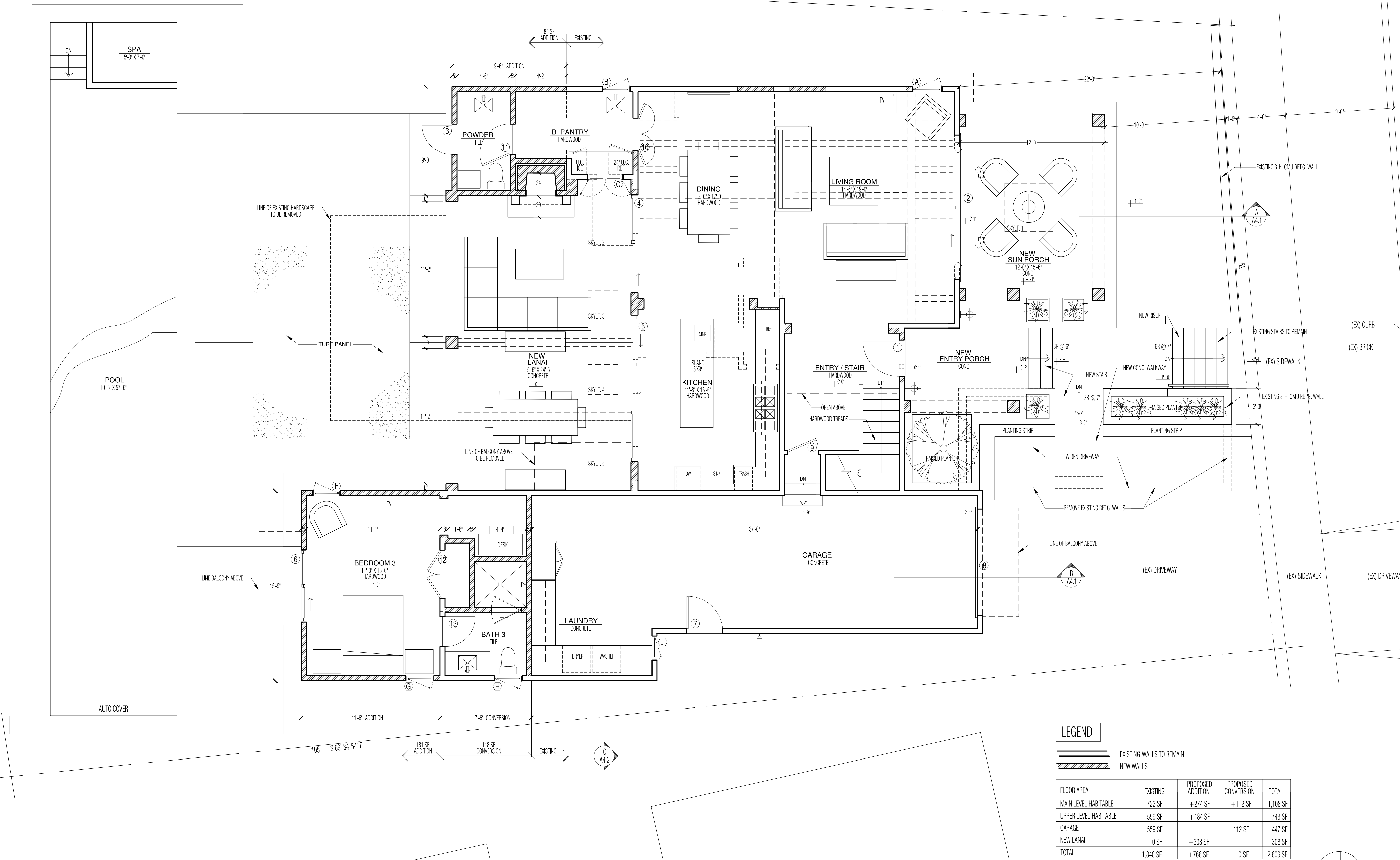
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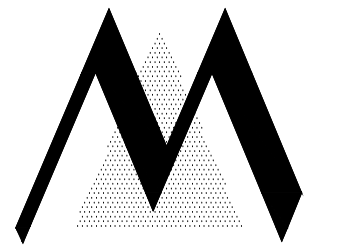
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A1.1



PROPOSED MAIN LEVEL PLAN



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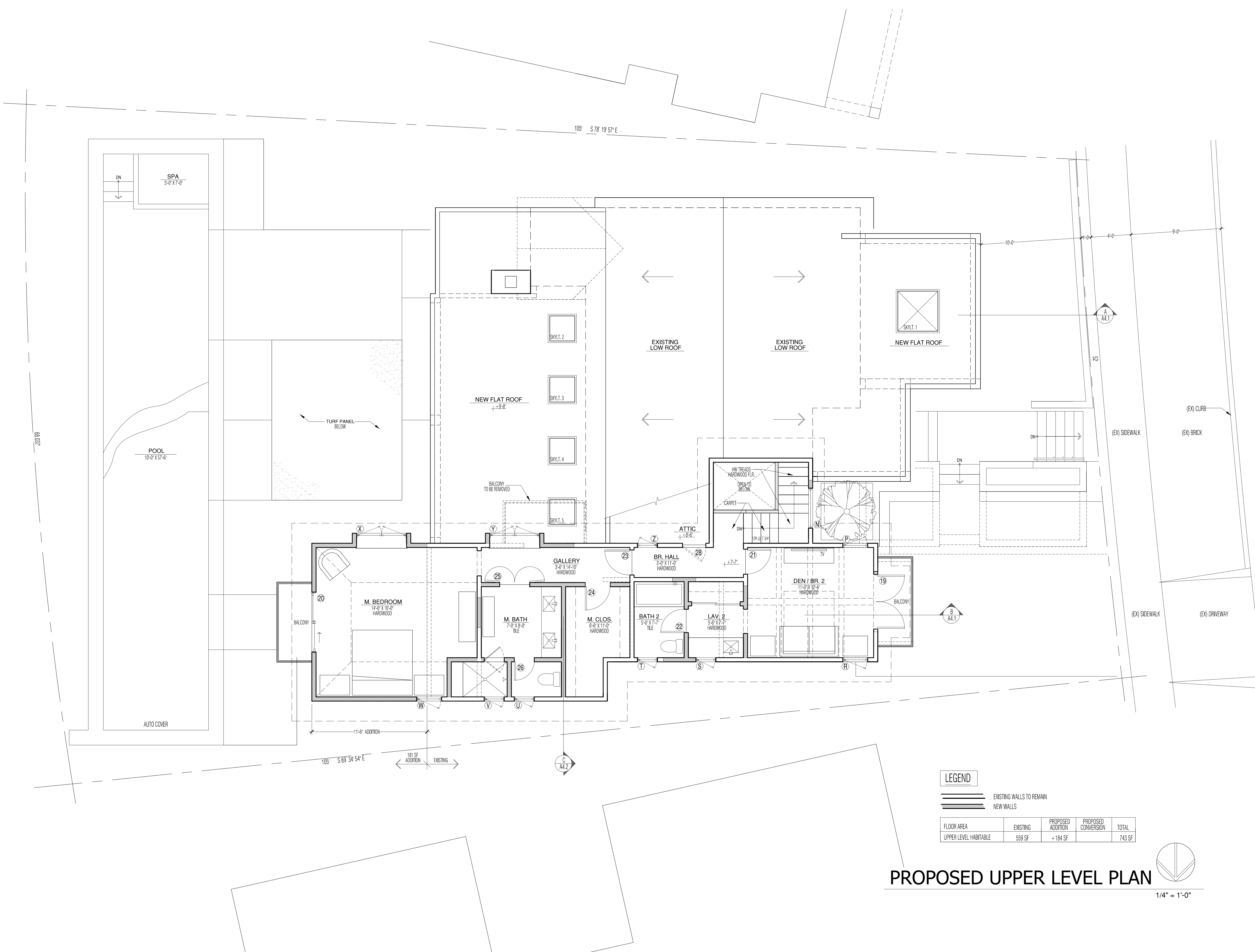
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SHEET NO.

A1.2

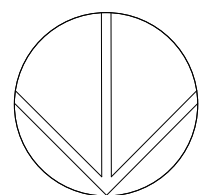


LEGEND

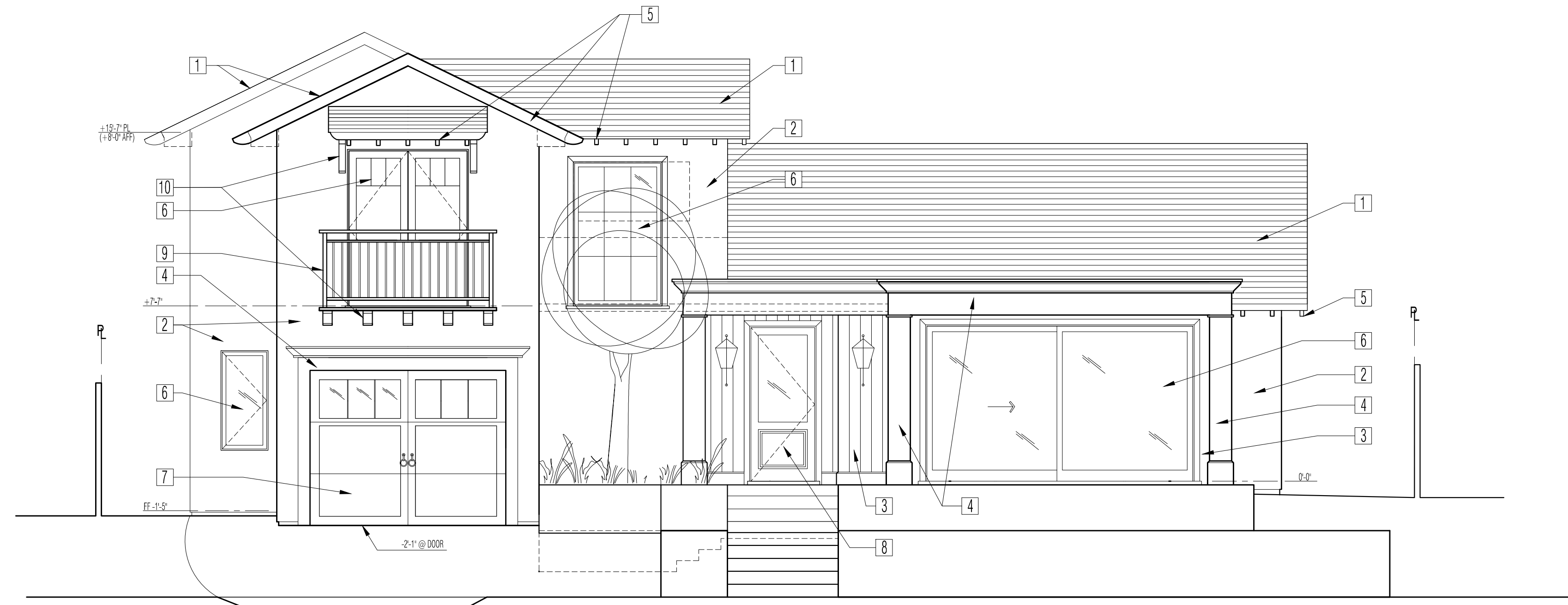
EXISTING WALLS TO REMAIN
NEW WALLS

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

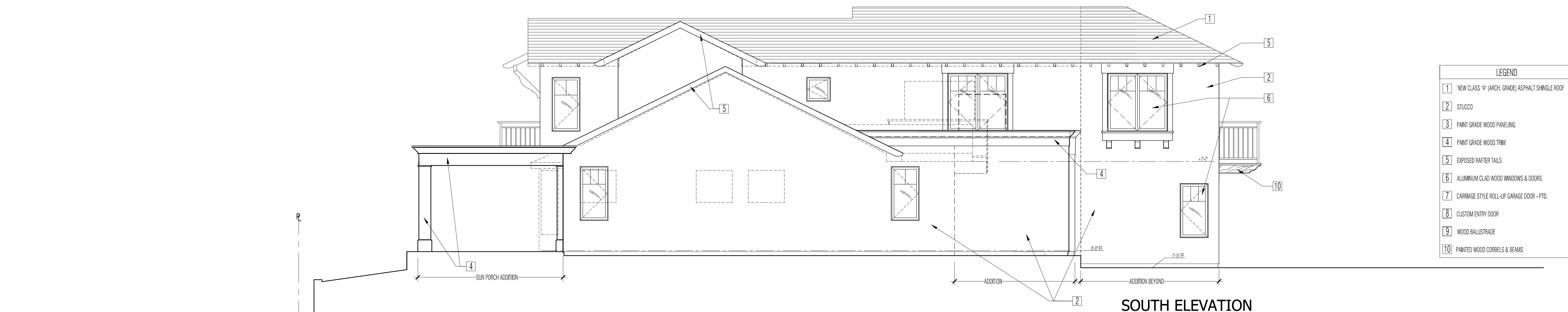
PROPOSED UPPER LEVEL PLAN



1/4" = 1'-0"



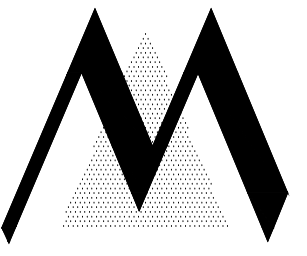
WEST ELEVATION



SOUTH ELEVATION

PROPOSED ELEVATIONS

1/4" = 1'-0"



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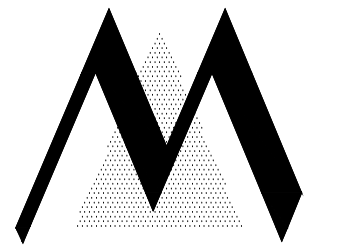
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SHEET NO.

A3.1



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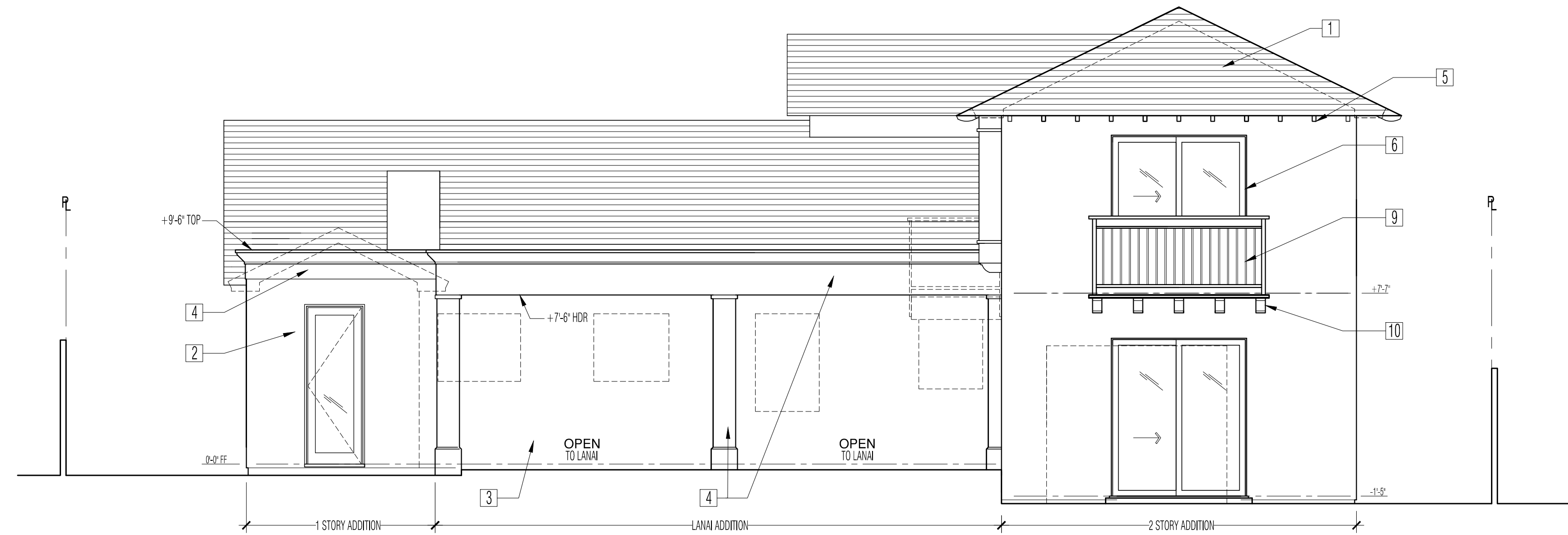
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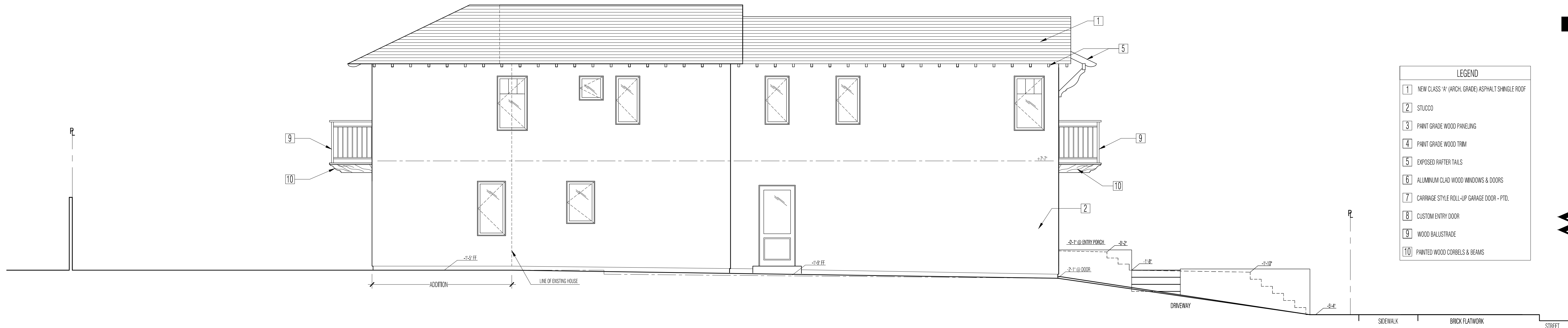
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A3.2



EAST ELEVATION

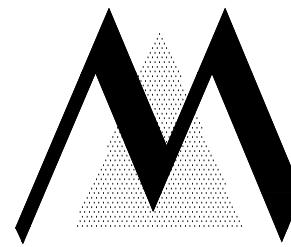


NORTH ELEVATION

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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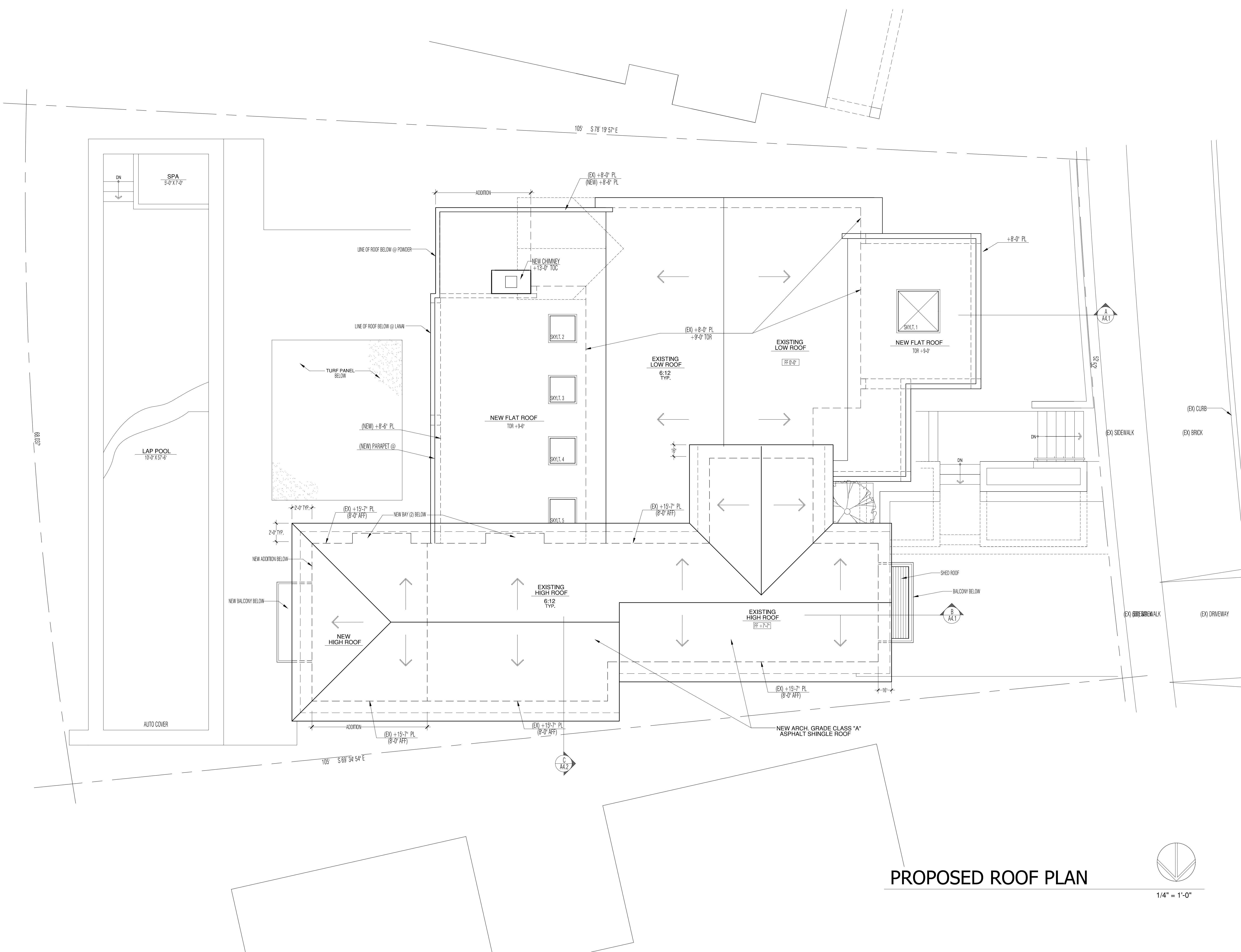
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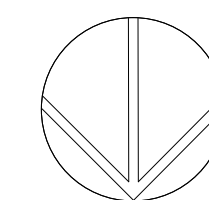
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PROPOSED ROOF PLAN



1/4" = 1'-0"