

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

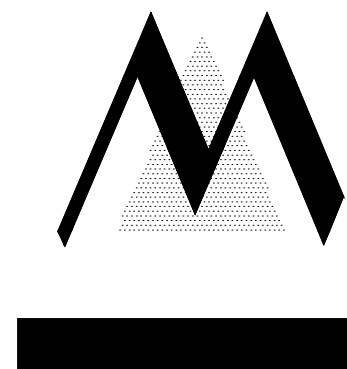
PROJECT: GOLDSTEIN RESIDENCE
1953 HYPATIA WAY 346-462-04

SUBJECT: LA JOLLA SHORES SCOPE DETERMINATION
“Is proposed project considered minor in scope?”

LOT SIZE: 8400 sf (82'x102.5')

	<u>Existing</u>	<u>Proposed</u>	
GROSS FLOOR AREA:	1812 sf	2223 sf	(+411 sf)
FAR:	.22	.24	
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



GOLDSTEIN RESIDENCE
1953 HYPATIA WAY, LA JOLLA CA

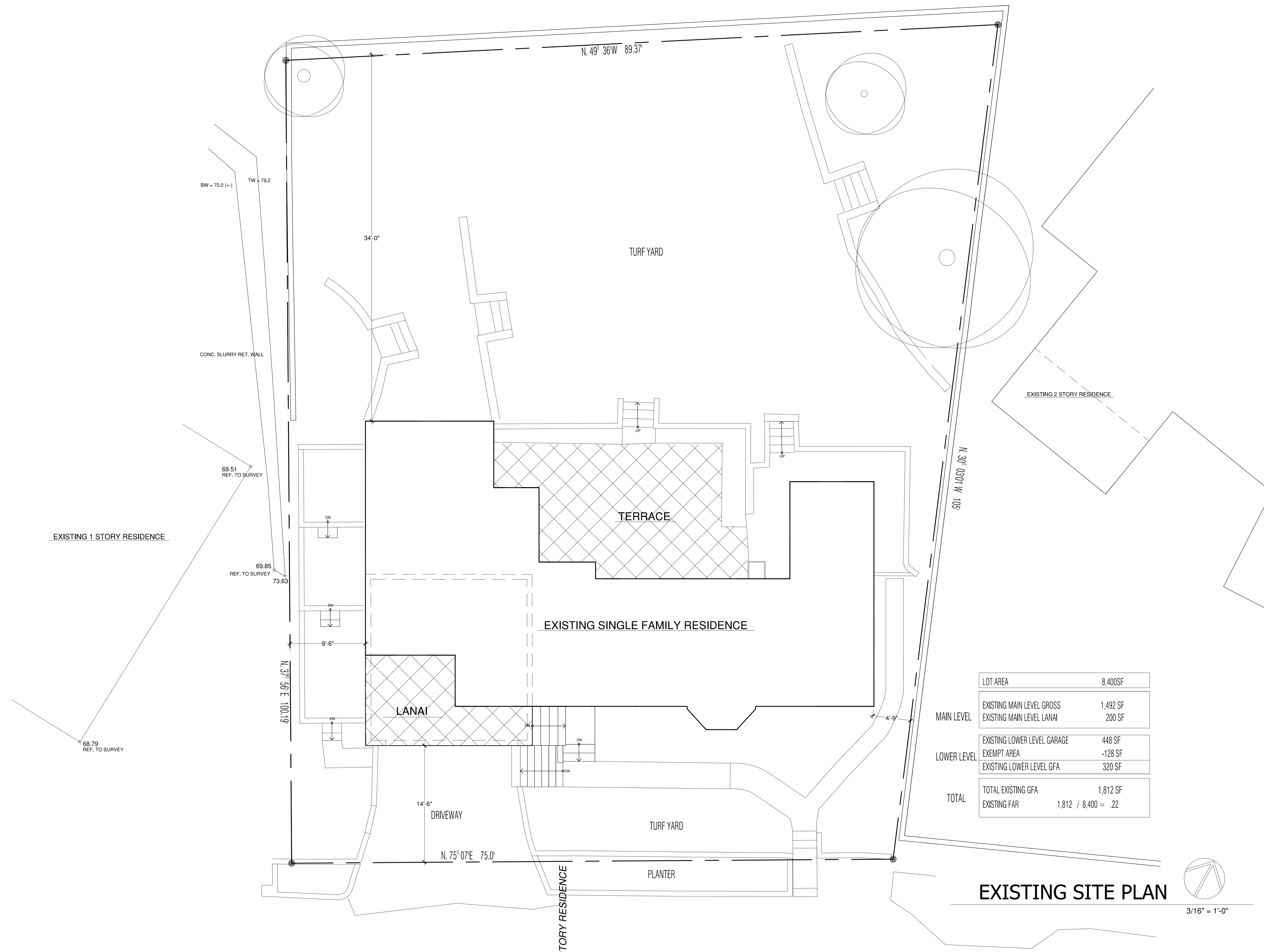
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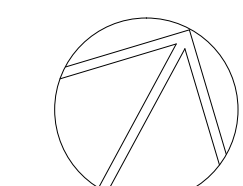
11.20.17

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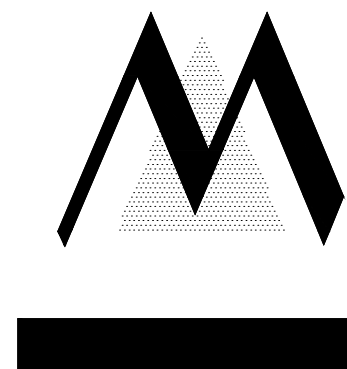
EX1.1



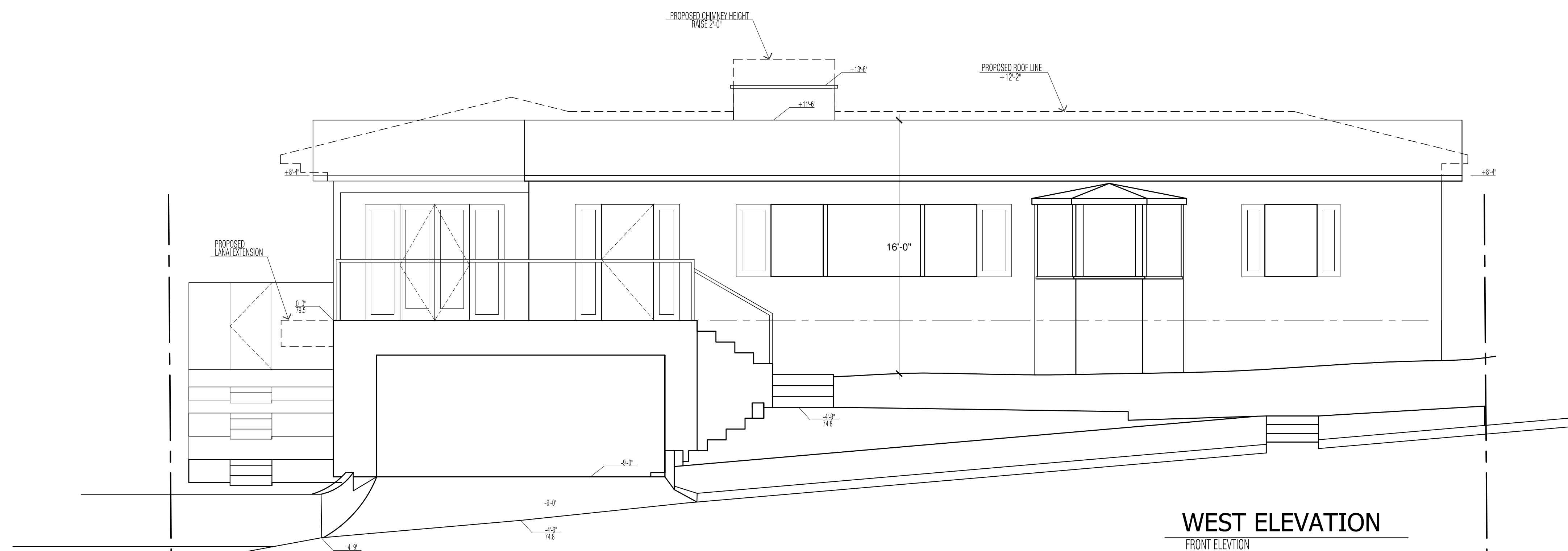
EXISTING SITE PLAN



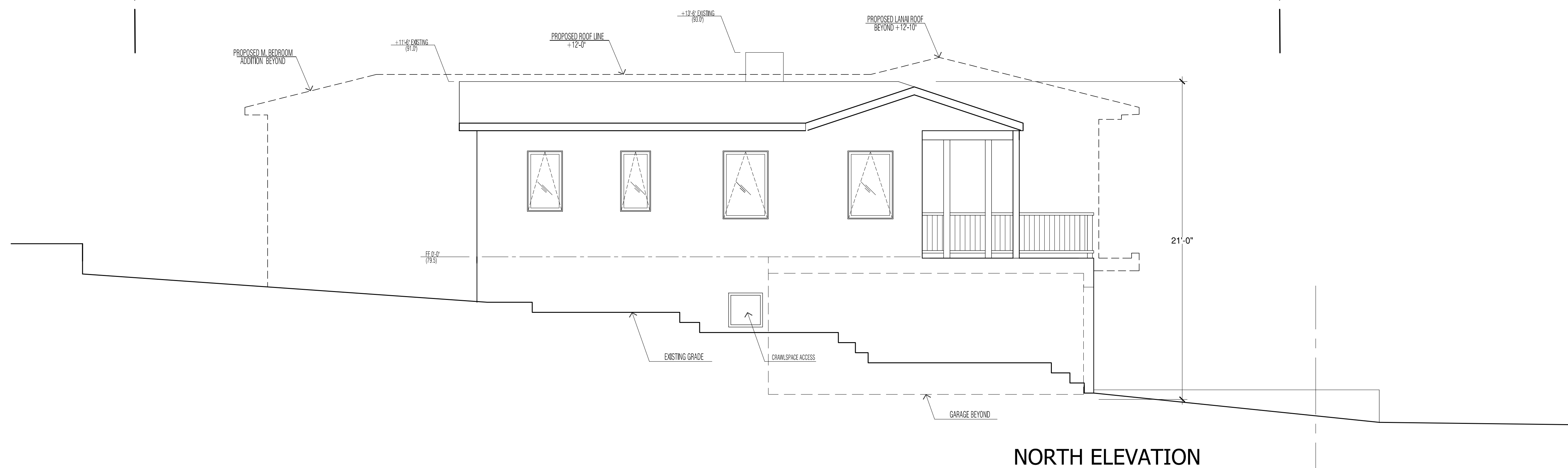
3/16" = 1'-0"



GOLDSTEIN RESIDENCE
1953 HYPATIA WAY, LA JOLLA CA



WEST ELEVATION
FRONT ELEVATION



NORTH ELEVATION

EXISTING ELEVATION

1/4" = 1'-0"

MARTIN ARCHITECTURE

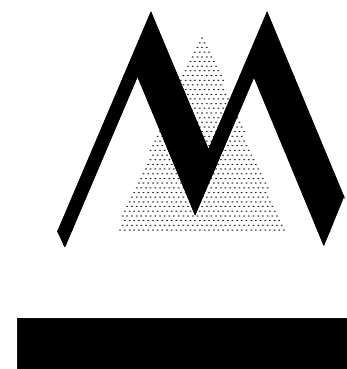
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SHEET NO.

EX3.1



GOLDSTEIN RESIDENCE
1953 HYPATIA WAY, LA JOLLA CA

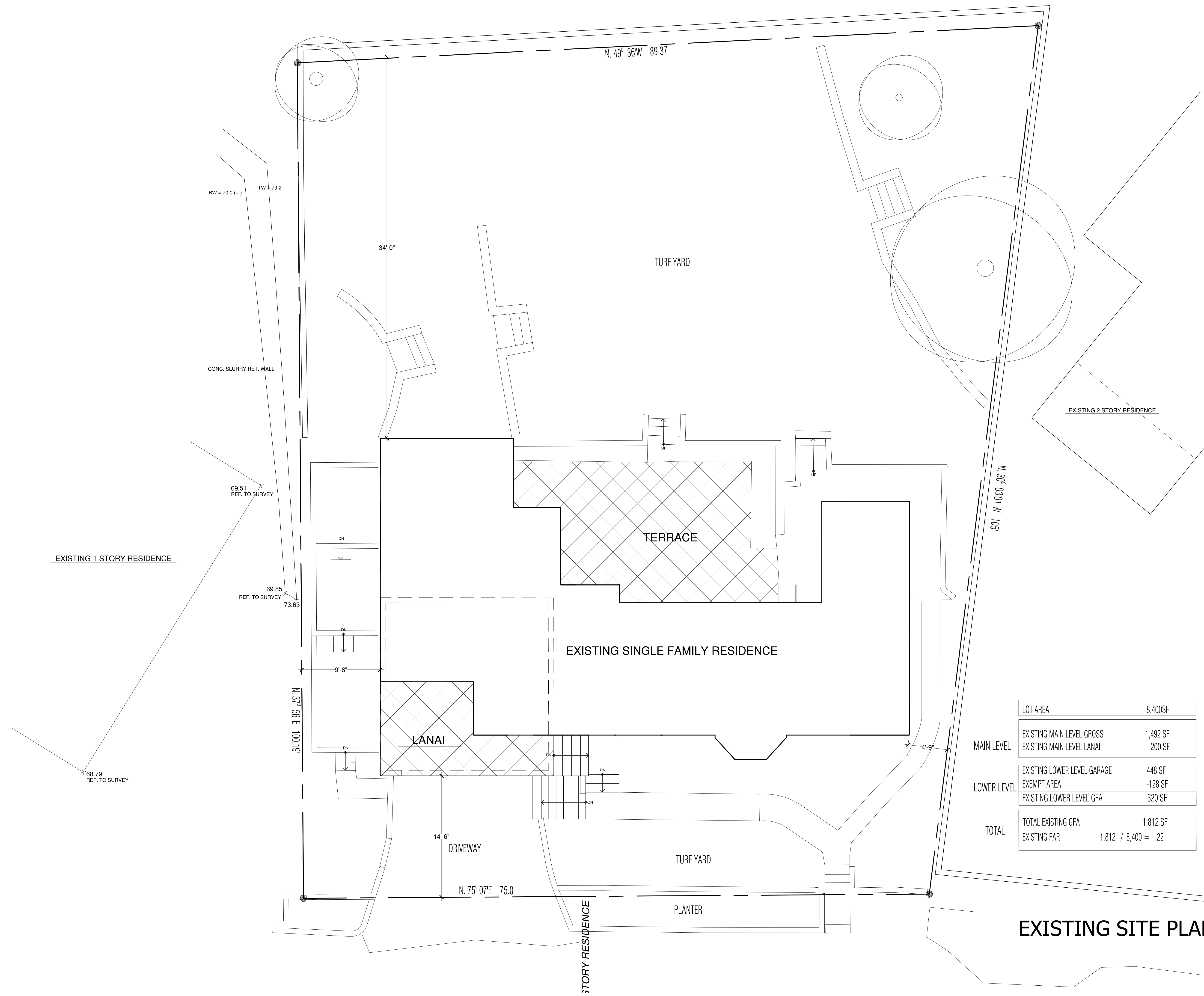
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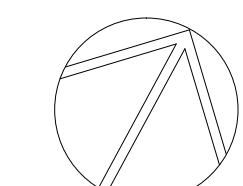
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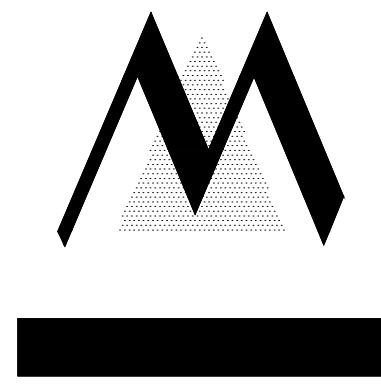
EX1.1



EXISTING SITE PLAN



3/16" = 1'-0"



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SHEET NO.

EX2.1

BW = 70.0 (+/-) TW = 79.2

CONC. SLURRY RET. WALL

EXISTING 2 STORY RESIDENCE

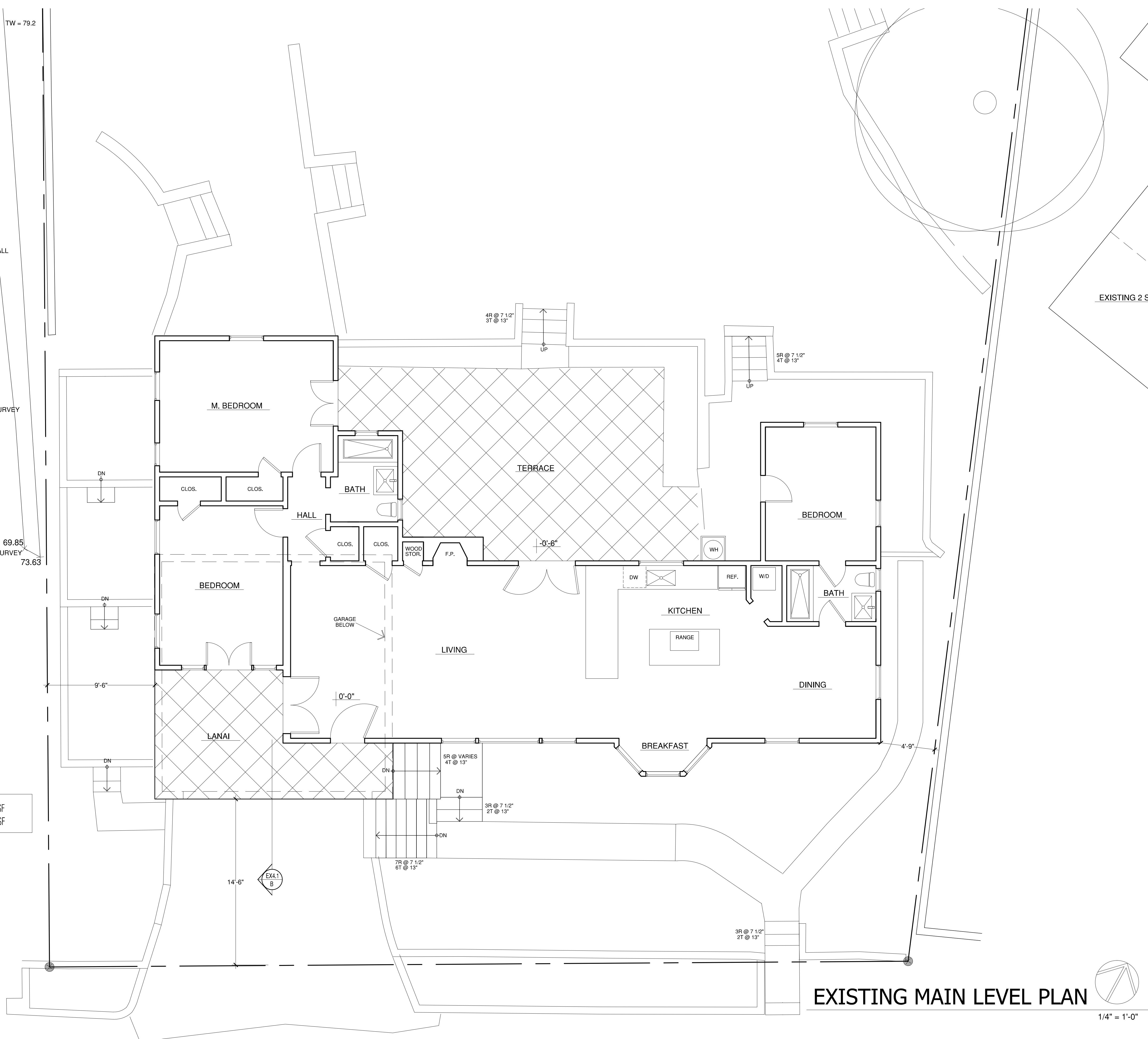
EXISTING 1 STORY RESIDENCE

69.51
REF. TO SURVEY

69.85
REF. TO SURVEY

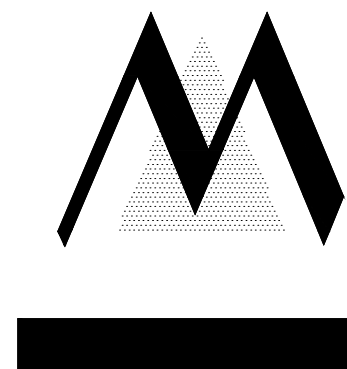
68.79
REF. TO SURVEY

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



EXISTING MAIN LEVEL PLAN

1/4" = 1'-0"



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SHEET NO.

EX2.2

CONC. SLURRY RET. WALL

EXISTING 2 STORY RESIDENCE

EXISTING 1 STORY RESIDENCE

69.51
REF. TO SURVEY

69.85
REF. TO SURVEY
73.63

68.79
REF. TO SURVEY

WOOD GIRDER ABOVE

CRAWLSPACE
-5'-0"

STEEL BEAM
B.B.M. 7'-0" (W10)

FAR EXEMPT

GARAGE
-9'-0"

MAIN LEVEL ABOVE

STORAGE
-6'-4"

CRAWLSPACE

STEM WALL FOUNDATION TYP.

4'-9"

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

EX4.1
B

DRIVEWAY

14'-6"

RETAINING WALL TYP.

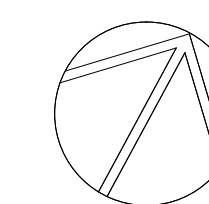
PATHWAY

PLANTER

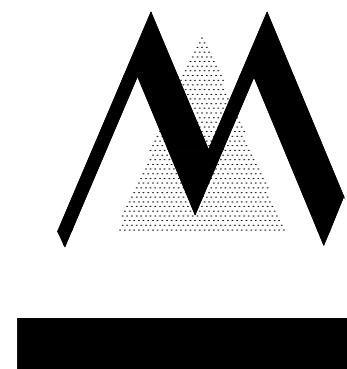
PLANTER

PLANTER

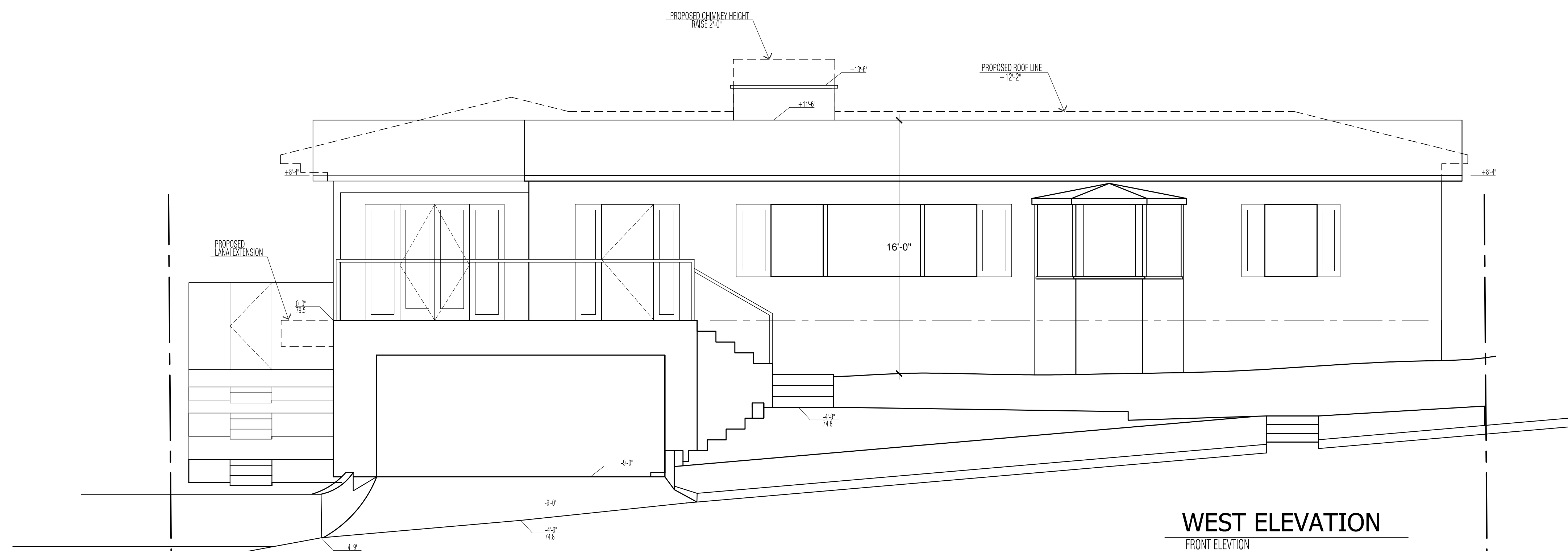
EXISTING GARAGE LEVEL PLAN



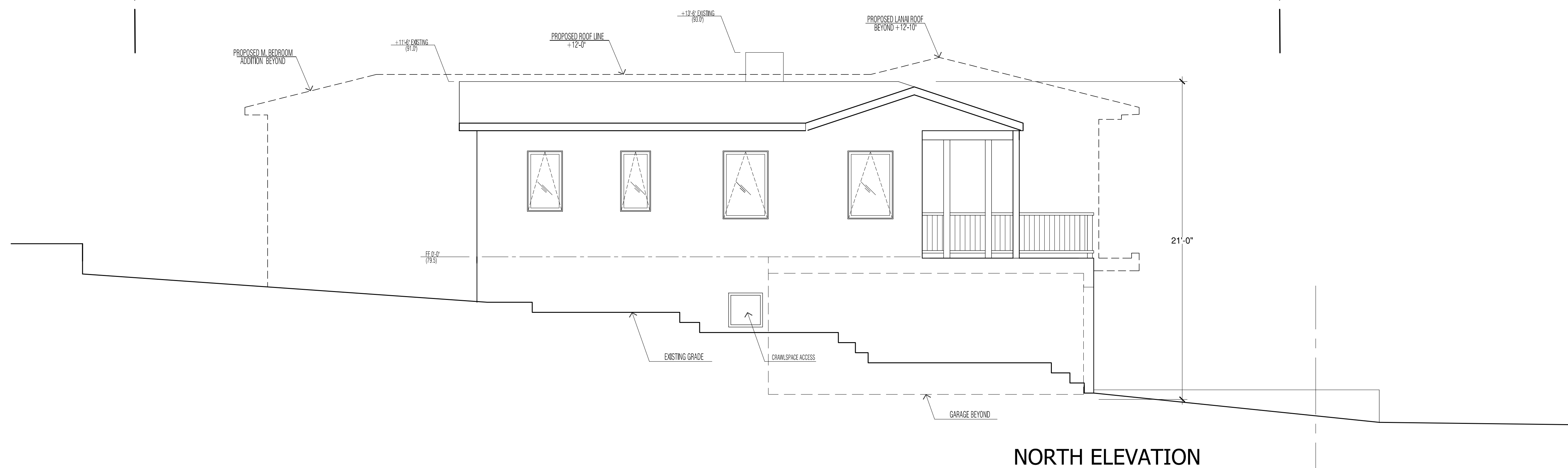
1/4" = 1'-0"



GOLDSTEIN RESIDENCE
1953 HYPATIA WAY, LA JOLLA CA



WEST ELEVATION
FRONT ELEVATION



NORTH ELEVATION

EXISTING ELEVATION

1/4" = 1'-0"

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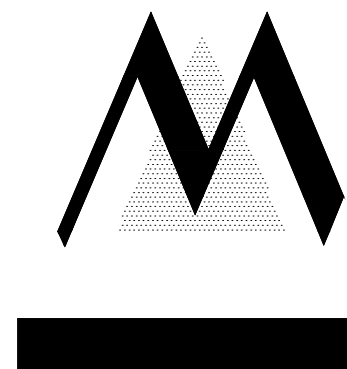
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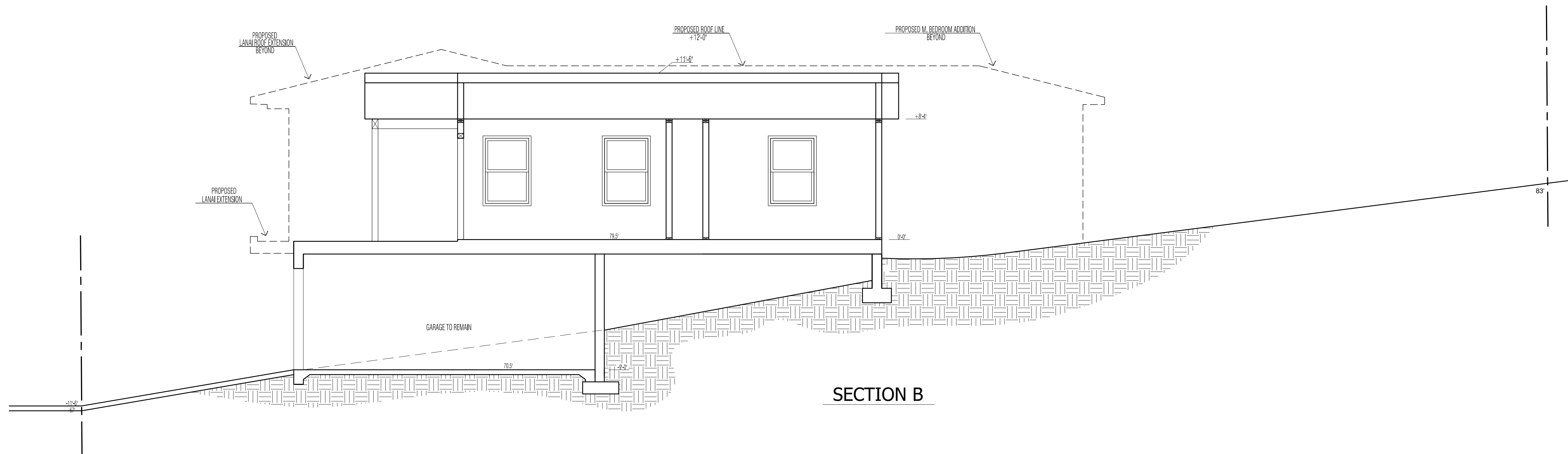
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SHEET NO.

EX3.1



GOLDSTEIN RESIDENCE
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SECTION B

EXISTING SECTION

1/4" = 1'-0"

MARTIN ARCHITECTURE

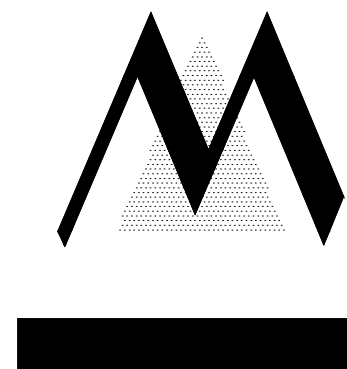
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EX4.1



GOLDSTEIN RESIDENCE
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SHEET NO.

EX5.1

CONC. SLURRY RET. WALL

69.51
REF. TO SURVEY

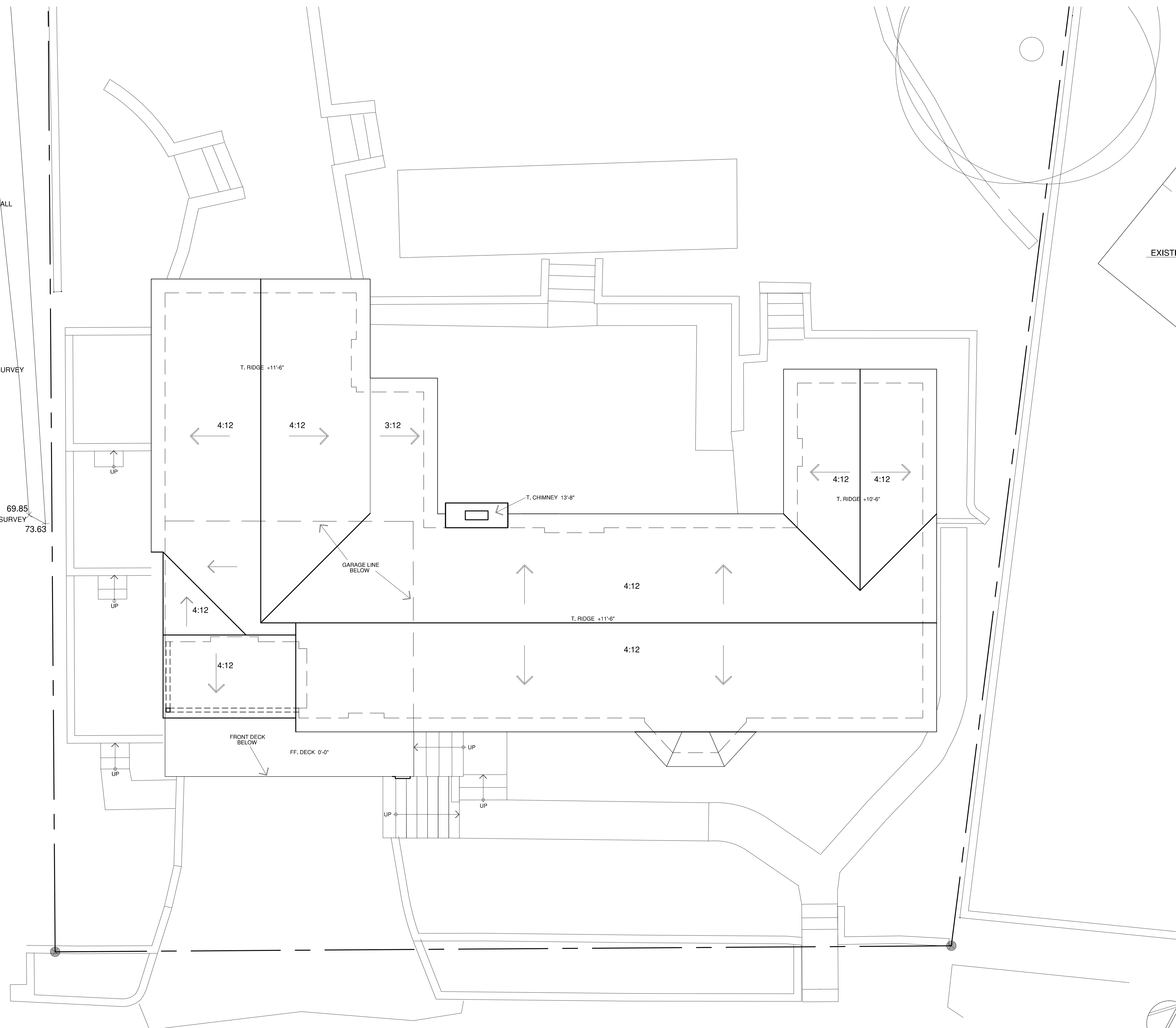
69.85
REF. TO SURVEY

73.63

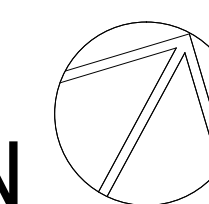
EXISTING 1 STORY RESIDENCE

68.79
REF. TO SURVEY

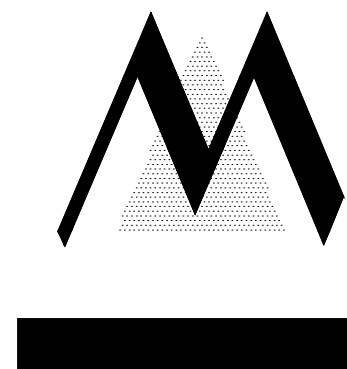
EXISTING 2 STORY RESIDENCE



EXISTING ROOF PLAN



1/4" = 1'-0"



GOLDSTEIN RESIDENCE
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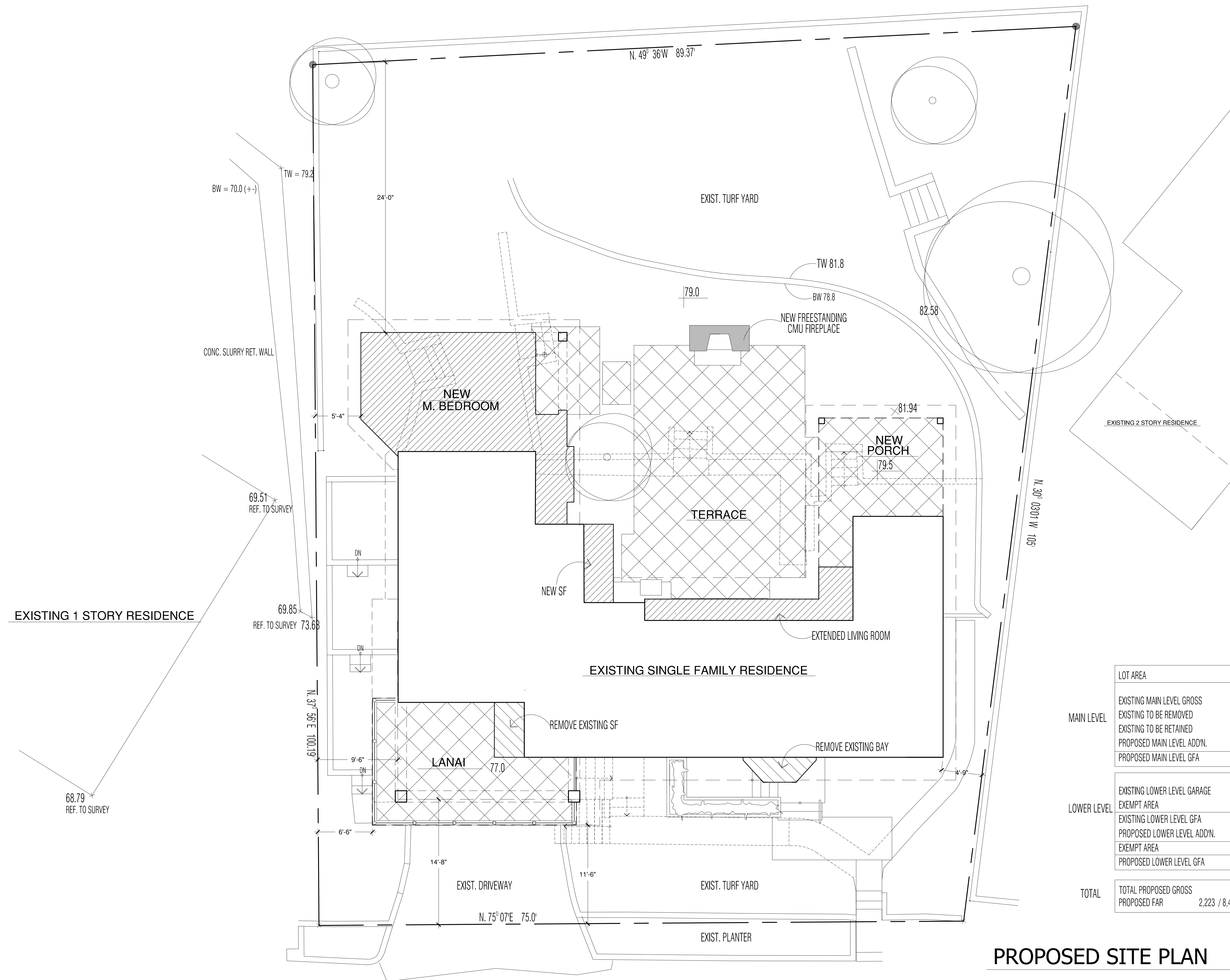
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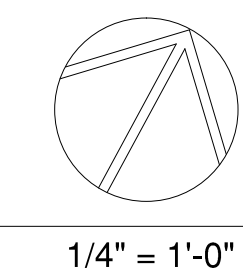
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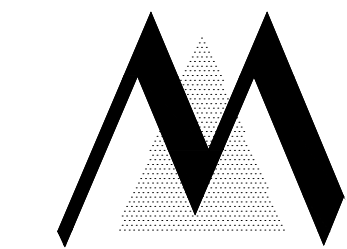
A1.1



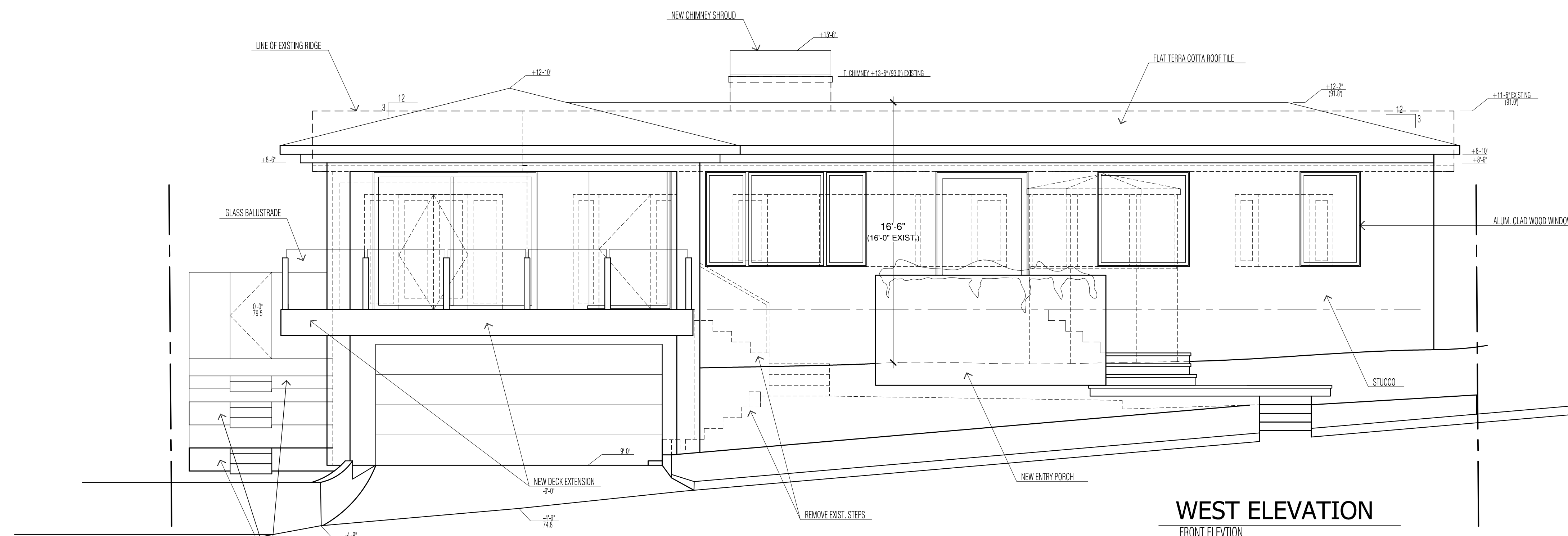
LOT AREA	8,400SF
MAIN LEVEL	
EXISTING MAIN LEVEL GROSS	1,492 SF
EXISTING TO BE REMOVED	-41 SF
EXISTING TO BE RETAINED	1,451 SF
PROPOSED MAIN LEVEL ADD'N.	+451 SF
PROPOSED MAIN LEVEL GFA	1,888 SF
LOWER LEVEL	
EXISTING LOWER LEVEL GARAGE	448 SF
EXEMPT AREA	-128 SF
EXISTING LOWER LEVEL GFA	320 SF
PROPOSED LOWER LEVEL ADD'N.	+148 SF
EXEMPT AREA	-133 SF
PROPOSED LOWER LEVEL GFA	335 SF
TOTAL	
TOTAL PROPOSED GROSS	2223 SF (+411SF)
PROPOSED FAR	2,223 / 8,400 = .24

PROPOSED SITE PLAN

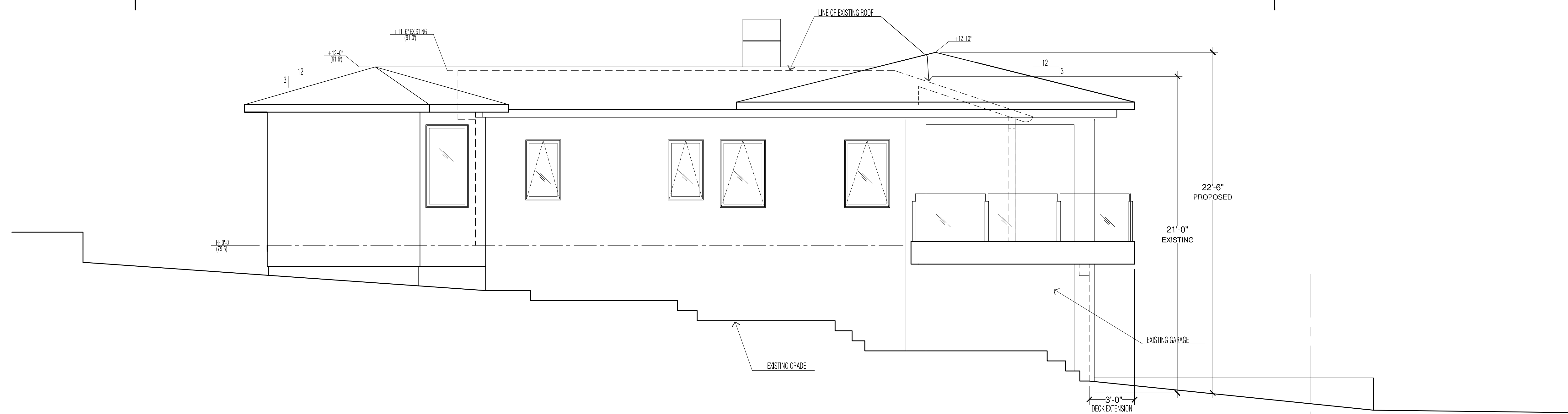




GOLDSTEIN RESIDENCE
1953 HYPATIA WAY, LA JOLLA CA



WEST ELEVATION
FRONT ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS

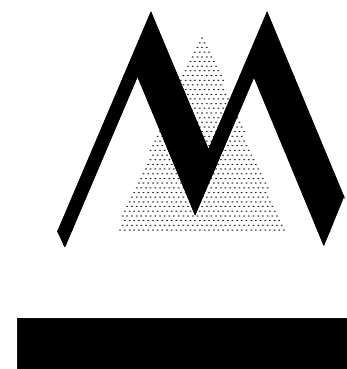
1/4" = 1'-0"

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A3.1



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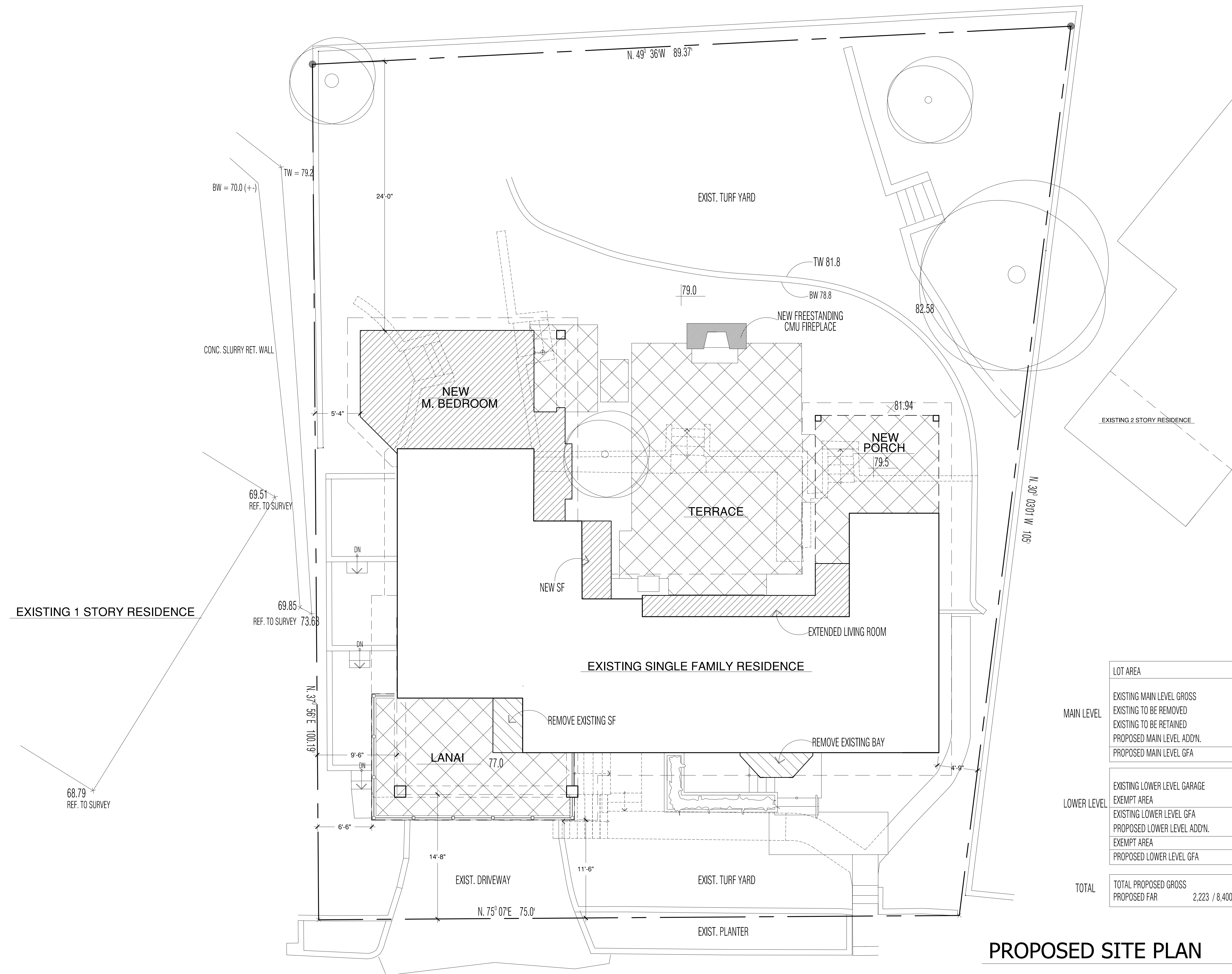
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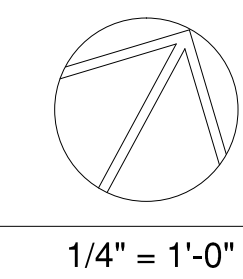
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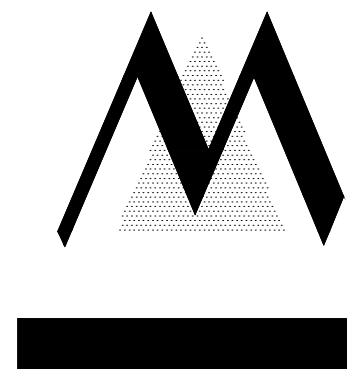
A1.1



MAIN LEVEL	LOWER LEVEL	TOTAL
LOT AREA	EXISTING LOWER LEVEL GARAGE	TOTAL PROPOSED GROSS
8,400 SF	448 SF	2223 SF (+411 SF)
EXISTING MAIN LEVEL GROSS	EXEMPT AREA	PROPOSED FAR
1,492 SF	-128 SF	2,223 / 8,400 = .24
EXISTING TO BE REMOVED	EXISTING LOWER LEVEL GFA	
-41 SF	320 SF	
EXISTING TO BE RETAINED	PROPOSED LOWER LEVEL ADD'N.	
1,451 SF	+148 SF	
PROPOSED MAIN LEVEL ADD'N.	EXEMPT AREA	
+451 SF	-133 SF	
PROPOSED MAIN LEVEL GFA	PROPOSED LOWER LEVEL GFA	
1,888 SF	335 SF	

PROPOSED SITE PLAN





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A2.1

BW = 70.0 (+)
TW = 79.2

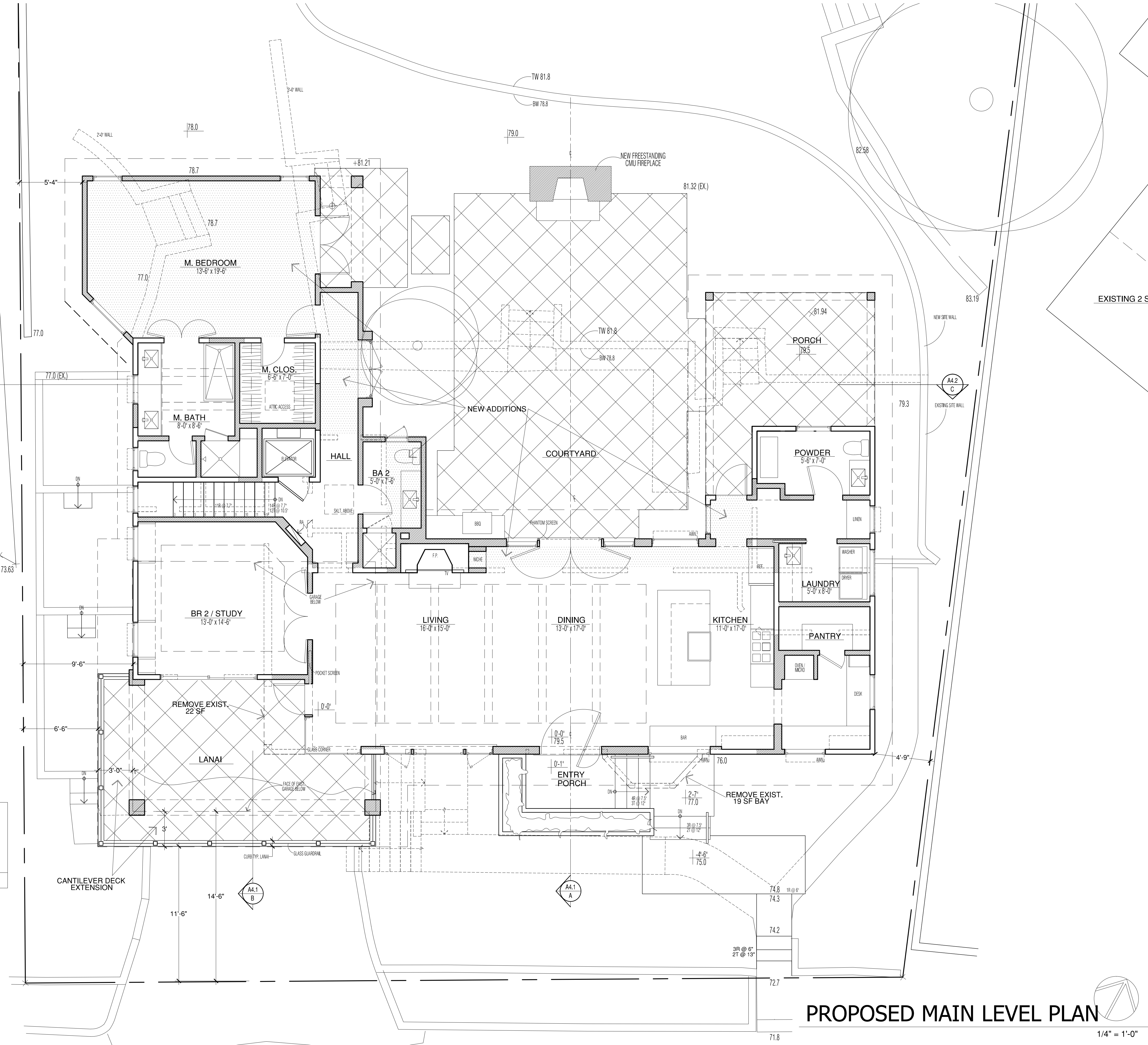
CONC. SLURRY RET. WALL

EXISTING 1 STORY RESIDENCE

EXISTING 2 STORY RESIDENCE

EXISTING MAIN LEVEL GROSS	1,492 SF
EXISTING TO BE REMOVED	-41 SF
EXISTING TO BE RETAINED	1,451 SF
PROPOSED MAIN LEVEL ADDN.	+451 SF
PROPOSED MAIN LEVEL GFA	1,888 SF

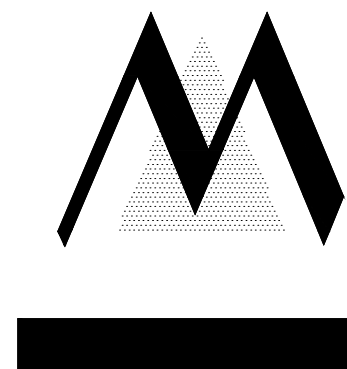
EXISTING MAIN LEVEL DECK	200 SF
PROPOSED MAIN LEVEL DECK EXTENSION	100 SF
PROPOSED REAR PORCH	190 SF
PROPOSED M. BEDROOM PORCH	40 SF



PROPOSED MAIN LEVEL PLAN



1/4" = 1'-0"



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SHEET NO.

A2.2

EXISTING 2 STORY RESIDENCE

EXISTING 1 STORY RESIDENCE

CONC. SLURRY RET. WALL

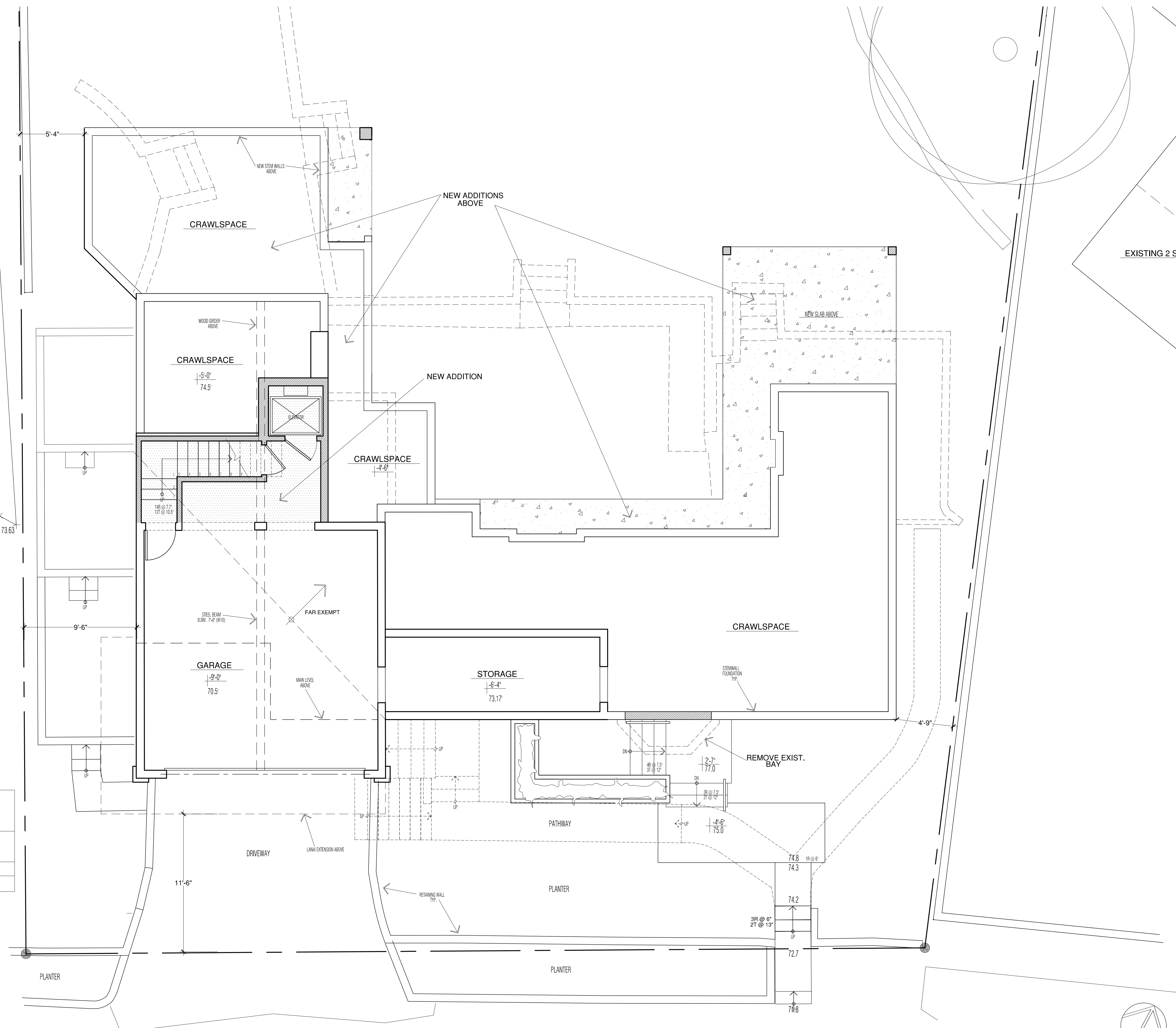
69.51
REF. TO SURVEY

69.85
REF. TO SURVEY

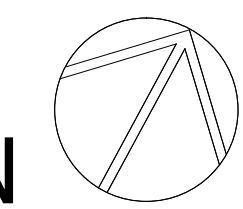
73.63

68.79
REF. TO SURVEY

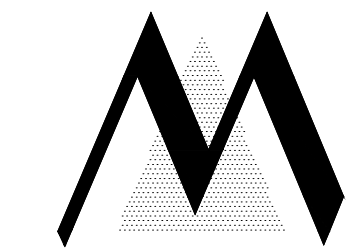
EXISTING LOWER LEVEL GARAGE	448 SF
EXEMPT AREA	-128 SF
EXISTING LOWER LEVEL GFA	320 SF
PROPOSED LOWER LEVEL ADD'N.	+148 SF
EXEMPT AREA	-133 SF
PROPOSED LOWER LEVEL GFA	335 SF



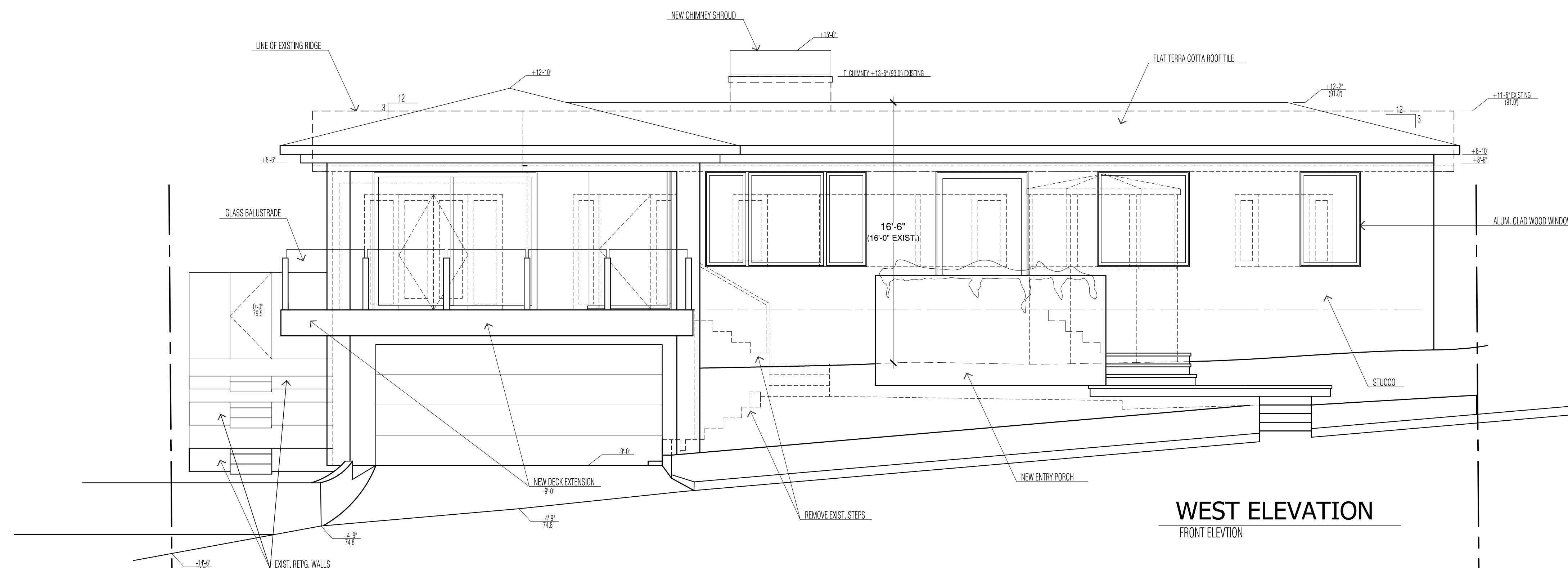
PROPOSED GARAGE LEVEL PLAN



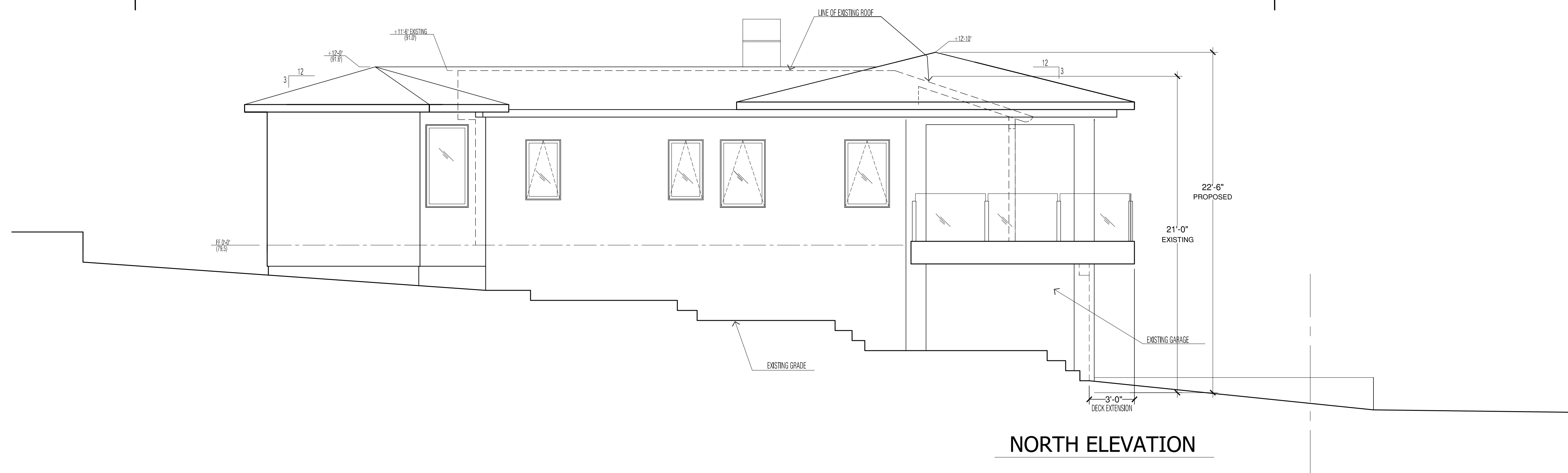
1/4" = 1'-0"



GOLDSTEIN RESIDENCE
1953 HYPATIA WAY, LA JOLLA CA



WEST ELEVATION
FRONT ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS

1/4" = 1'-0"

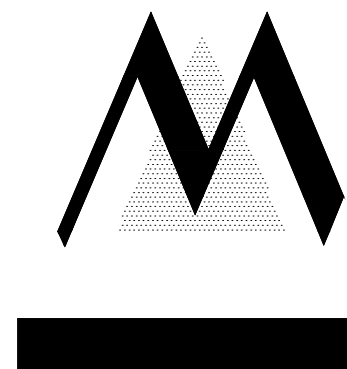
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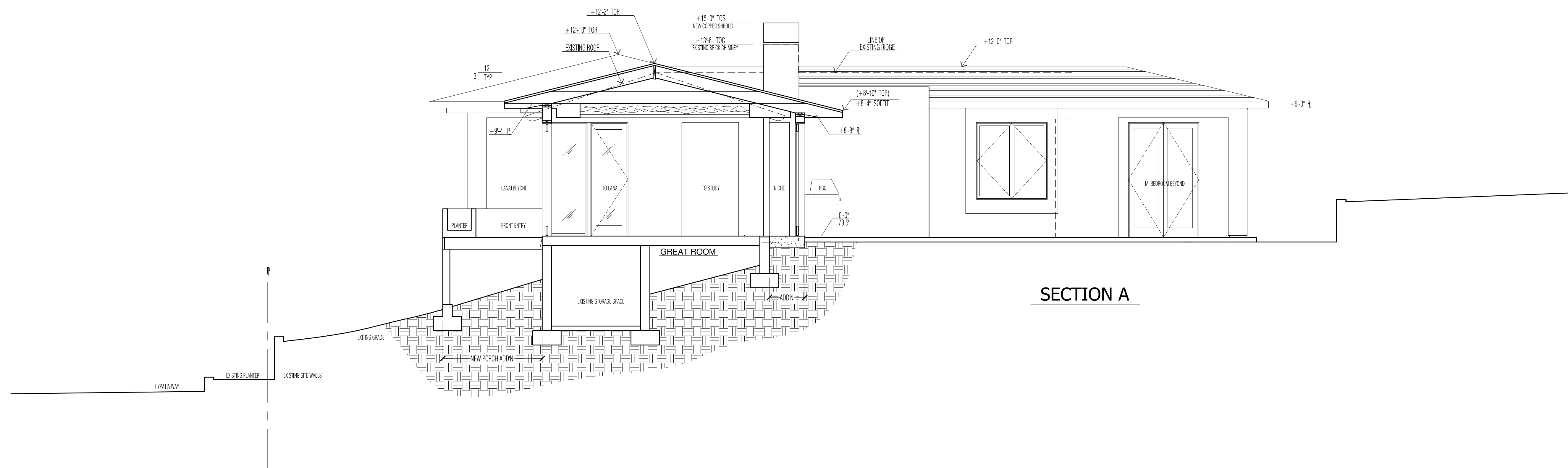
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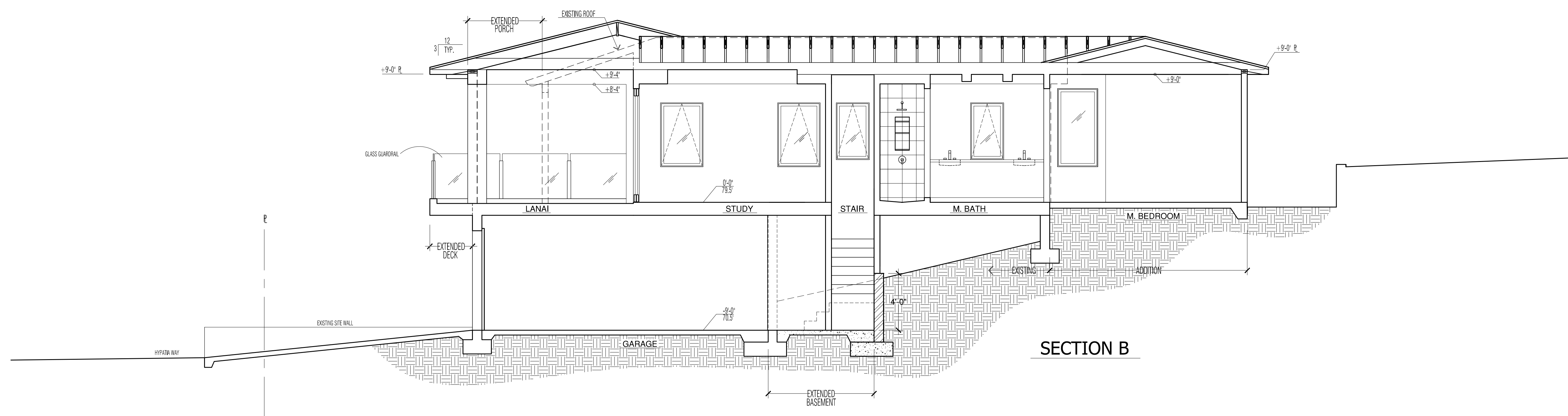
A3.1



GOLDSTEIN RESIDENCE
1953 HYPATIA WAY, LA JOLLA CA



SECTION A



SECTION B

PROPOSED SECTIONS

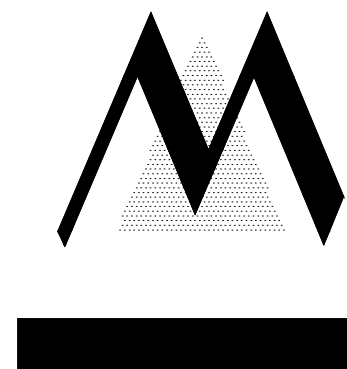
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A4.1



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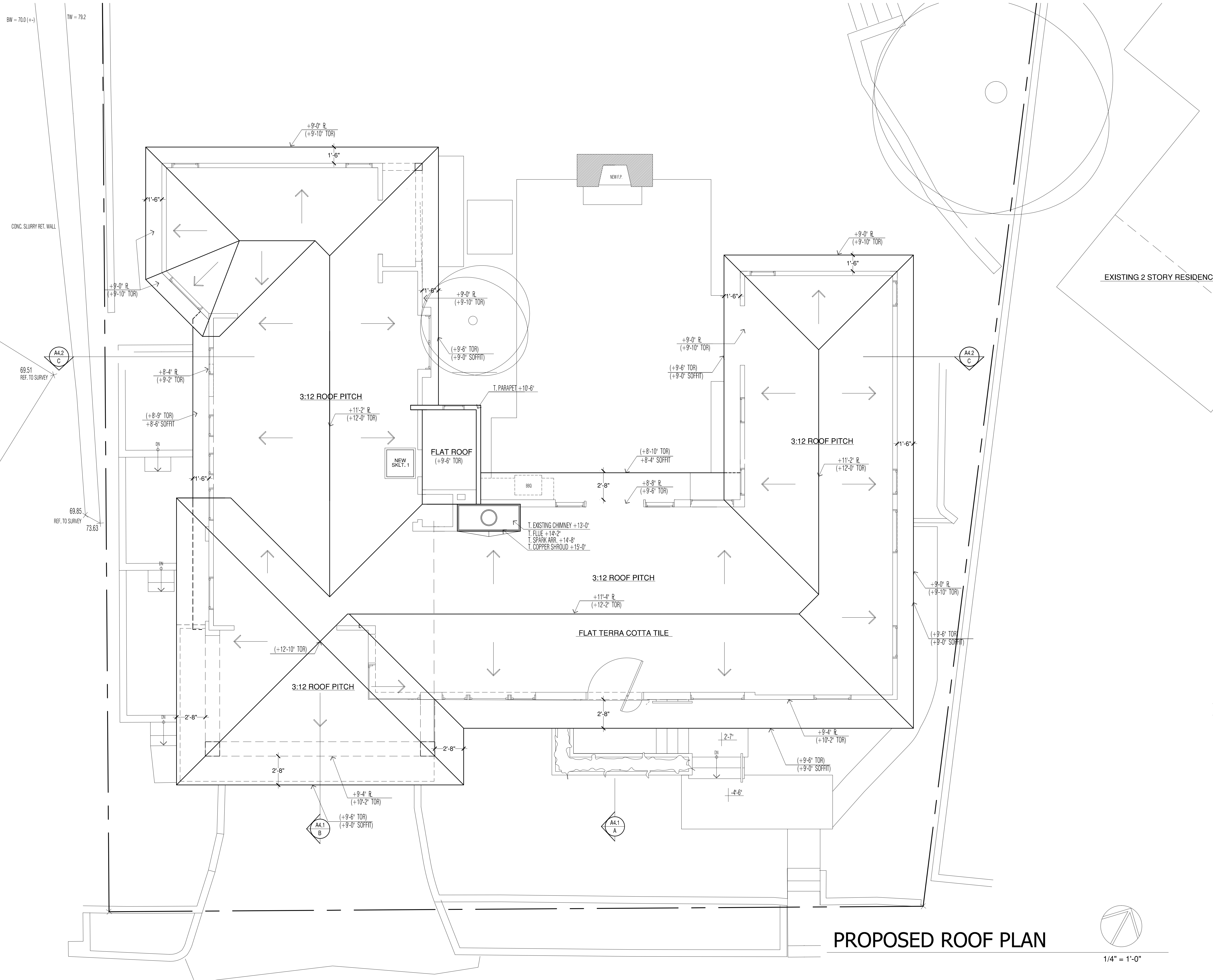
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SHEET NO.

A5.1



PROPOSED ROOF PLAN

