

**La Jolla Shores Planned District Advisory Board (LJSPDAB)  
APPLICANT PROJECT INFORMATION FORM**

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

**For Action Items**

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):  
\_\_\_\_\_
- Address and APN(s):  
\_\_\_\_\_
- Project contact name, phone, e-mail:  
\_\_\_\_\_
- Project description:  
\_\_\_\_\_
- Please indicate the action you are seeking from the Advisory Board:
  - Recommendation that the Project is minor in scope (Process 1)
  - Recommendation of approval of a Site Development Permit (SDP)
  - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
  - Other: \_\_\_\_\_
- In addition, 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): \_\_\_\_\_

**For Information Items** *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): [Hazard Residence](#)
- Address and APN(s): [2416 Avenida De La Playa APN: 346-310-09-00](#)
- Project contact name, phone, e-mail: [Maureen Dant / Kim Grant \(619\) 269-3630](#)  
[maureen@kimgrantdesign.com](mailto:maureen@kimgrantdesign.com) / [kim@kimgrantdesign.com](mailto:kim@kimgrantdesign.com)
- Project description: [Garage Addition, Pool Bath & Storage Addition, Interior Remodel, Deck remodel, New Pool & Spa, Various landscaping and site improvements](#)
- In addition to the project description, please provide the following:
  - lot size: [25,007.64 s.f.](#)
  - existing structure square footage and FAR (if applicable): [5,446.20 s.f. / 21.78% FAR](#)
  - proposed square footage and FAR: [\(+394.52 s.f.\) 5,840.72 s.f. total / 23.36% FAR](#)
  - existing and proposed setbacks on all sides: [Front: 25' established, side: 4' \(existing & proposed\)](#)
  - height if greater than 1-story (above ground): [1 story](#)

- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): [Recommendation that the Project is minor in scope \(Process 1\)](#)

**Exhibits and other materials to provide:**

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board’s review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City’s website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½” X 11” format
- Exhibits, which can contain the following:
  - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
  - B. Elevations for all sides;
  - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
  - D. If the proposal is for a building with more than one story, show:
    - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
    - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
    - the height of neighboring buildings compared to the proposed structure’s height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails 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 Advisory Board members 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. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Melissa Garcia, Senior Planner  
[magarcia@sandiego.gov](mailto:magarcia@sandiego.gov)  
 Planning Department  
 9485 Aero Drive MS 413  
 San Diego CA 92123  
 619-236-6173

# HAZARD RESIDENCE

## DEVELOPMENT SUMMARY

**OWNER**  
ERIC AND JENNIFER HAZARD  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

**SITE ADDRESS**  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

**A.P.N.**  
346-310-09-00

**LOT AREA**  
25,007.64 S.F.

**LEGAL DESCRIPTION**  
LOT 1, MAP 4535

**BASE ZONE**  
LJSPD-SF

**SETBACKS**  
FRONT ESTABLISHED  
25'-0"  
SIDE 4'-0" MIN.

**HISTORIC:**  
N/A  
AIRPORTS:  
N/A

**REQUIRED PERMIT**  
BUILDING PERMIT

**OVERLAY ZONE:**  
COASTAL HEIGHT LIMIT  
COASTAL  
PARKING IMPACT  
TRANSIT PRIORITY AREA

**ENVIRONMENTALLY SENSITIVE LANDS:**  
SENSITIVE BIOLOGICAL RESOURCES  
(POTENTIAL) STEEP HILLSIDES

**No. OF STORIES:**  
1

**BUILDING HEIGHT:**  
26'-4.75'

**YEAR BUILT:**  
1966

**GEOLOGIC ZONE:**  
52

**USAGE: (EXISTING & PROPOSED)**  
SINGLE FAMILY

**SCHOOL DISTRICT:**  
SAN DIEGO UNIFIED

**PLANNED DISTRICT:**  
N/A

## BUILDING AREA:

**F.A.R.**  
.45 x 25,007.64 SQ. FT. LOT SIZE = 11,253.44 SQ. FT. MAX. ALLOWABLE  
5,840.72 / 25,007.64 SQ. FT. LOT SIZE = 23% ACTUAL F.A.R.

## BUILDING AREA

MAIN LEVEL:	
(E) HABITABLE	4,704.42 SQ. FT.
(N) HABITABLE	159.02 SQ. FT.
<b>TOTAL HABITABLE</b>	<b>4,863.44 SQ. FT.</b>

(E) GARAGE NON-HABITABLE	741.28 SQ. FT.
(N) GARAGE NON-HABITABLE	254.50 SQ. FT.
<b>TOTAL GARAGE/NON-HABITABLE</b>	<b>1,000.78 SQ. FT.</b>
<b>TOTAL GROSS FLOOR AREA</b>	<b>5,840.72 SQ. FT.</b>

**EXTERIOR DECK:**

(E) DECK	1,017.48 SQ. FT.
(N) DECK	152.34 SQ. FT.
<b>TOTAL DECK</b>	<b>1,170.21 SQ. FT.</b>

## FAA PART 77 NOTIFICATION

PER SECTION 77.15 OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS (CFR) PART 77, NO PERSON IS REQUIRED TO NOTIFY THE ADMINISTRATOR FOR ANY OBJECT THAT WOULD BE SHIELDED BY EXISTING STRUCTURES OF A PERMANENT AND SUBSTANTIAL CHARACTER OR BY NATURAL TERRAIN OR TOPOGRAPHIC FEATURES OF EQUAL OR GREATER HEIGHT, AND WOULD BE LOCATED IN THE CONGESTED AREA OF A CITY, TOWN, OR SETTLEMENT WHERE IT IS EVIDENT BEYOND ALL REASONABLE DOUBT THAT THE STRUCTURE SO SHIELDED WILL NOT ADVERSELY AFFECT SAFETY IN AIR NAVIGATION.

I, KIM GRANT DO HEREBY CERTIFY THAT THE STRUCTURE(S) OR MODIFICATION TO EXISTING STRUCTURE(S) SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 77.15 (A) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

## APPLICABLE CODES

**TYPE OF CONSTRUCTION**  
TYPE VB

**OCCUPANCY:**  
R-3 / U

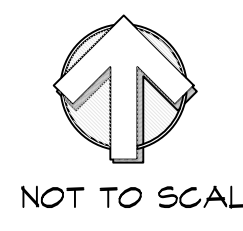
**FIRE SPRINKLERS**  
YES/NO

**APPLICABLE CODES**

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

CALIFORNIA RESIDENTIAL CODE:	2022 EDITION
CALIFORNIA BUILDING CODE:	2022 EDITION
CALIFORNIA PLUMBING CODE:	2022 EDITION
CALIFORNIA MECHANICAL CODE:	2022 EDITION
CALIFORNIA ELECTRICAL CODE:	2022 EDITION
CALIFORNIA GREEN BUILDING CODE:	2022 EDITION
CALIFORNIA FIRE BUILDING CODE:	2022 EDITION

## VICINITY MAP



## CONSULTANTS

<b>ARCHITECT</b> KIM GRANT DESIGN INC. KIM GRANT, ARCHITECT 2400 KETTNER BLVD. STUDIO 207 SAN DIEGO, CA 92101 PH. (619) 264-3630	<b>STRUCTURAL ENGINEER</b> LOVELACE ENGINEERING, INC. MILES LOVELACE 10504 VISTA SORRENTO PKWY., SUITE 102 SAN DIEGO, CA 92121 PH. (858) 535-9111	<b>T-24</b> GALLANT ENERGY CONSULTING MARK GALLANT 505 W. MISSION AVE. SUITE 201 ESCONCIDO, CA 92025 (760) 743-5408
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## SCOPE OF WORK

REMODEL EXISTING SINGLE FAMILY-SINGLE STORY RESIDENCE WITH NEW GARAGE ADDITION, NEW KITCHEN, BATH & STORAGE ADDITION, INTERIOR REMODEL, AND NEW DECK ADDITION, NEW SITEWORK, NEW POOL AND SPA.

## ABBREVIATIONS

<b>A</b> AND ANGLE	<b>C.M.U.</b> CONCRETE MASONRY UNIT	<b>F.A.</b> FIRE ALARM	<b>H.B.</b> HOSE BIB	<b>N.T.P.</b> NOTICE TO PROCEED	<b>REFR.</b> REFRIGERATOR	<b>T.</b> TREAD
<b>AT</b> CENTERLINE	<b>C.N.T.R.</b> CENTER	<b>F.A.U.</b> FORGED AIR UNIT	<b>H.C.</b> HOLLOW CORE	<b>N.T.S.</b> NOT TO SCALE	<b>REV.</b> REVERSE	<b>T.B.</b> TONEL BAR
<b>CL</b> CENTERLINE OR ROUND	<b>C.O.</b> CONDUIT ONLY	<b>F.D.</b> FLOOR DRAIN	<b>H.D.R.</b> HEADER	<b>O.</b> OVER	<b>REIN.</b> REINFORCE, REINFORCED	<b>T.C.</b> TRASH COMPACTOR
<b>EL</b> ELEVATION	<b>C.O.L.</b> COLLAR	<b>F.D.N.</b> FOUNDATION	<b>H.D.P.</b> HARDWOOD	<b>O.A.</b> OVERALL	<b>REG.</b> REGISTER	<b>TEL.</b> TELEPHONE
<b>ELC.</b> ELECTRICAL	<b>C.O.C.</b> CONCRETE	<b>F.E.</b> FIRE EXTINGUISHER	<b>H.P.K.E.</b> HARDWARE	<b>O.B.B.</b> OVERLAP	<b>RES.</b> RESISTANT	<b>TEMP.</b> TEMPERED GLASS
<b>EXTG.</b> EXISTING	<b>C.O.N.</b> CONNECTION	<b>F.F.</b> FINISH FLOOR	<b>H.M.</b> HOLLOW METAL	<b>O.C.</b> ON CENTER	<b>RESIL.</b> RESILIENT	<b>TER.</b> TERRAZZO
<b>AB</b> ANCHOR BOLT	<b>C.O.N.S.T.R.</b> CONSTRUCTION	<b>F.G.</b> FINISH GRADE	<b>H.H.</b> HORIZONTAL	<b>O.D.</b> OUTSIDE DIAMETER	<b>R.O.S.</b> RAINWATER LEADER	<b>T.G.</b> TONGUE AND GROOVE
<b>ABV.</b> ABOVE	<b>C.O.N.T.</b> CONTINUOUS	<b>F.H.</b> FIRE HYDRANT	<b>H.R.</b> HOUR	<b>O.D.</b> OVERHEAD DRAIN	<b>R.O.</b> ROOM	<b>THK.</b> THICK
<b>ACQ.</b> ACQUITTAL	<b>C.O.N.T.</b> CASERMENT WINDOW	<b>F.I.</b> FURNISH AND INSTALL	<b>H.T.</b> HEIGHT	<b>O.D.</b> OVERHEAD	<b>R.V.</b> RAIN WATER LEADER	<b>THR.</b> THRESHOLD
<b>AD.</b> AREA DRAIN	<b>C.G.M.T.</b> CENTER	<b>F.F.I.</b> FINISH FIXED	<b>H.V.A.C.</b> HEATING VENTILATING AIR CONDITIONING	<b>O.P.</b> OPENING	<b>R.V.</b> ROOF VENT	<b>T.O.C.</b> TOP OF CURB
<b>ADJ.</b> ADJUSTABLE	<b>C.T.S.K.</b> COUNTERSUNK	<b>F.L.</b> FLASHING	<b>H.O.R.Z.</b> HORIZONTAL	<b>O.P.N.G.</b> OPENING	<b>R.Y.S.B.</b> REAR YARD SETBACK	<b>T.O.P.</b> TOP OF PAVEMENT
<b>A.F.F.</b> ABOVE FINISH FLOOR	<b>D.</b> DRIVER	<b>F.L.O.</b> FLOOR	<b>I.D.</b> INSIDE DIAMETER	<b>O.P.P.</b> OPPOSITE	<b>S.</b> SOUTH	<b>T.P.</b> TOILET PAPER
<b>AGGR.</b> AGGREGATE	<b>D.B.L.</b> DOUBLE	<b>F.O.C.</b> FACE OF CONCRETE	<b>I.N.S.U.L.</b> INSULATION	<b>P.C.</b> FULL CHAIN	<b>S.C.C.</b> SOLID CORE	<b>T.P.D.</b> DISPENSER TELEVISION
<b>ALUM.</b> ALUMINUM	<b>D.E.P.T.</b> DEPARTMENT	<b>F.O.F.</b> FACE OF FINISH	<b>I.N.T.</b> INTERIOR	<b>P.L.</b> PROPERTY LINE OR PLATE	<b>S.C.H.E.D.</b> SCHEDULE	<b>T.V.</b> TOP OF WALL
<b>APPROX.</b> APPROXIMATE	<b>D.E.T.</b> DETAIL	<b>F.O.M.</b> FACE OF MULLION	<b>J.T.</b> JOINT KIT, KITCHEN	<b>P.L.A.M.</b> PLASTER	<b>S.D.</b> STORM DRAIN	<b>T.Y.P.</b> TYPICAL
<b>ARCH.</b> ARCHITECT	<b>D.F.</b> DRINKING FOUNTAIN	<b>F.F.</b> FIREPLACE	<b>L.</b> LINEN	<b>P.L.A.S.T.</b> PLASTER	<b>S.E.C.T.</b> SECTION	<b>UNF.</b> UNFINISHED
<b>ARCH.L.</b> ARCHITECTURAL	<b>D.H.</b> DIAMETER	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.E.X.</b> PLEXIGLASS	<b>S.H.</b> SHELF	<b>U.G.</b> UNDERGROUND UNLESS NOTED OTHERWISE
<b>ASPH.</b> ASPHALT	<b>D.O.</b> DOOR OPENING	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.E.R.T.</b> VERTICAL
<b>B.D.</b> BOARD	<b>D.O.S.</b> DOOR OPENING	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>B.I.</b> BUILT - IN	<b>D.S.</b> DOWNSPOUT	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>BLK.</b> BLOCK	<b>D.S.H.</b> DISH WASHER	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>BLK.S.</b> BLOCKING	<b>D.N.R.</b> DRAIN	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>BLT.</b> BOLT	<b>E.</b> EAST	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>BM.</b> BENCHMARK	<b>E.B.</b> EACH	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>BTM.</b> BOTTOM	<b>E.B.E.J.</b> EXPANSION JOINT	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>C.</b> CONDUIT	<b>E.I.F.S.</b> EXTERIOR INSULATION FINISH SYSTEM	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>CAB.</b> CABINET	<b>E.L.E.V.</b> ELEVATION	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>C.B.</b> CATCH BASIN	<b>E.L.E.C.</b> ELECTRICAL	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>CEM.</b> CEMENT	<b>E.N.C.L.</b> ENCLOSED	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>CER.</b> CERAMIC	<b>E.P.</b> ELECTRICAL PANELBOARD	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>C.I.</b> CAST IRON	<b>E.Q.U.I.P.</b> EQUIPMENT	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>CLG.</b> CEILING	<b>E.X.T.G.</b> EXISTING	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>CLG.S.</b> CEILING	<b>E.X.P.</b> EXPOSED	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>CLQ.</b> CLOSET	<b>E.X.T.</b> EXTERIOR	<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER
<b>CLR.</b> CLEAR		<b>F.F.R.</b> FIREPROOF	<b>L.A.M.</b> LAMINATE	<b>P.L.N.T.R.</b> PLANTER	<b>S.H.O.W.E.R.</b> SHOWER	<b>V.P.</b> VAPOR PROOF WASHER

## SYMBOLS AND LEGEND

<b>ELEVATION MARKER</b> DETAIL LETTER CORRESPONDS TO COORDINATES ON THE BORDER OF DIRECTION OF VIEW THE DRAWING APPEARS ON	<b>DOOR TYPE INDICATOR</b> DOOR TYPE NUMBER MATCH LINE/DATUM POINT DATUM POINT REVISION INDICATOR REVISION INDICATOR KEYNOTE MARKER KEYNOTE NUMBER WINDOW TYPE INDICATOR WINDOW TYPE NUMBER
<b>DETAIL MARKER</b> DETAIL LETTER CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING APPEARS ON	<b>REVISION INDICATOR</b> REVISION KEYNOTE MARKER KEYNOTE NUMBER WINDOW TYPE INDICATOR WINDOW TYPE NUMBER
<b>SECTION MARKER</b> DETAIL LETTER CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING APPEARS ON	<b>OTHER</b> GLASS PLYWOOD CONT. MOOD BLKS. BETWEEN MEMBERS RADIUS AGGREGATE BASE COURSE (ABC) INSULATION (BATT OR BLANKET)
<b>WALLS</b> 2 X 6 STUD WALL U.N.O. OR 2 X 4 STUD WALL U.N.O. CONCRETE MASONRY UNIT (CMU) TILE (GLAZED, UNGLAZED OR PAVER)	

## DRAWING INDEX

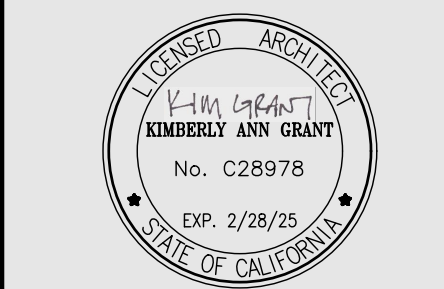
<b>T1</b> TITLE SHEET	<b>T2</b> GENERAL NOTES
<b>T3</b> MINIMUM CONSTRUCTION SPECIFICATIONS	<b>T241</b> TITLE 24 - ENERGY CALCULATIONS
<b>T242</b> RESIDENTIAL MANDATORY MEASURES	<b>A10</b> SITE PLAN
<b>DE1</b> DEMO PLAN MAIN LEVEL	<b>DE1a</b> DEMO PLAN MAIN LEVEL WITH PROPOSED PLAN
<b>DE1b</b> DEMO PLAN MAIN LEVEL WITH PROPOSED PLAN (CONT.)	<b>A21</b> NOTED MAIN LEVEL FLOOR PLAN
<b>A21a</b> NOTED MAIN LEVEL FLOOR PLAN (CONT.)	<b>A22</b> DIMENSIONED MAIN LEVEL FLOOR PLAN
<b>A22a</b> DIMENSIONED MAIN LEVEL FLOOR PLAN (CONT.)	<b>A23</b> ROOF PLAN
<b>A23a</b> ROOF PLAN (CONT.)	<b>A31</b> REFLECTED CEILING PLAN
<b>A31a</b> REFLECTED CEILING PLAN (CONT.)	<b>A41</b> EXTERIOR ELEVATIONS
<b>A41</b> EXTERIOR ELEVATIONS	<b>A42</b> EXTERIOR ELEVATIONS
<b>A42</b> EXTERIOR ELEVATIONS	<b>A51</b> BUILDING SECTIONS
<b>A51</b> BUILDING SECTIONS	<b>A52</b> BUILDING SECTIONS
<b>A71</b> ARCHITECTURAL DETAILS	<b>A81</b> DOOR SCHEDULE
<b>A81</b> DOOR SCHEDULE	<b>A82</b> WINDOW SCHEDULE

PROGRESS SET

HAZARD RESIDENCE  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037



2400 KETTNER BLVD. STUDIO 207  
SAN DIEGO, CA 92101  
TEL: 619.269.3630



PRELIMINARY  
NOT FOR  
CONSTRUCTION

REV # DATE

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TITLE SHEET

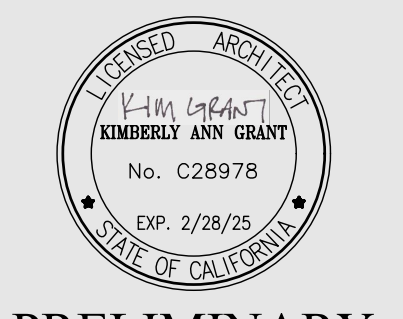
9-8-2023

T1

SITE LEGEND	DEVELOPMENT SUMMARY		
	EXISTING ENCLOSED BUILDING AREA	<b>OWNER</b> ERIC AND JENNIFER HAZARD 2416 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037	<b>REQUIRED PERMIT</b> BUILDING PERMIT
	NEW ENCLOSED BUILDING AREA	<b>SITE ADDRESS</b> 2416 AVENIDA DE LA PLAYA LA JOLLA, CA 92037	<b>OVERLAY ZONE:</b> COASTAL HEIGHT LIMIT COASTAL PARKING IMPACT TRANSIT PRIORITY AREA
	EXISTING DECK	<b>A.P.N.</b> 346-910-04-00	<b>ENVIRONMENTALLY SENSITIVE LANDS:</b> SENSITIVE BIOLOGICAL RESOURCES (POTENTIAL) STEEP HILLSIDES
	NEW DECK ADDITION	<b>LOT AREA</b> 29,007.64 SF.	<b>NO. OF STORIES:</b> 1
	PROPERTY LINES	<b>LEGAL DESCRIPTION</b> LOT 1, MAP 4859	<b>BUILDING HEIGHT:</b> -
	SETBACK LINES	<b>BASE ZONE</b> LJSPD-SF	<b>YEAR BUILT:</b> 1966
		<b>SETBACKS</b> FRONT: ESTABLISHED SIDE: 25'-0" 4'-0" MIN.	<b>GEOLOGIC ZONE:</b> S2
		<b>HISTORIC DISTRICT:</b> N/A	<b>USAGE (EXISTING &amp; PROPOSED)</b> SINGLE FAMILY
		<b>AIRPORTS:</b> N/A	<b>SCHOOL DISTRICT:</b> SAN DIEGO UNIFIED
			<b>PLANNED DISTRICT:</b> N/A



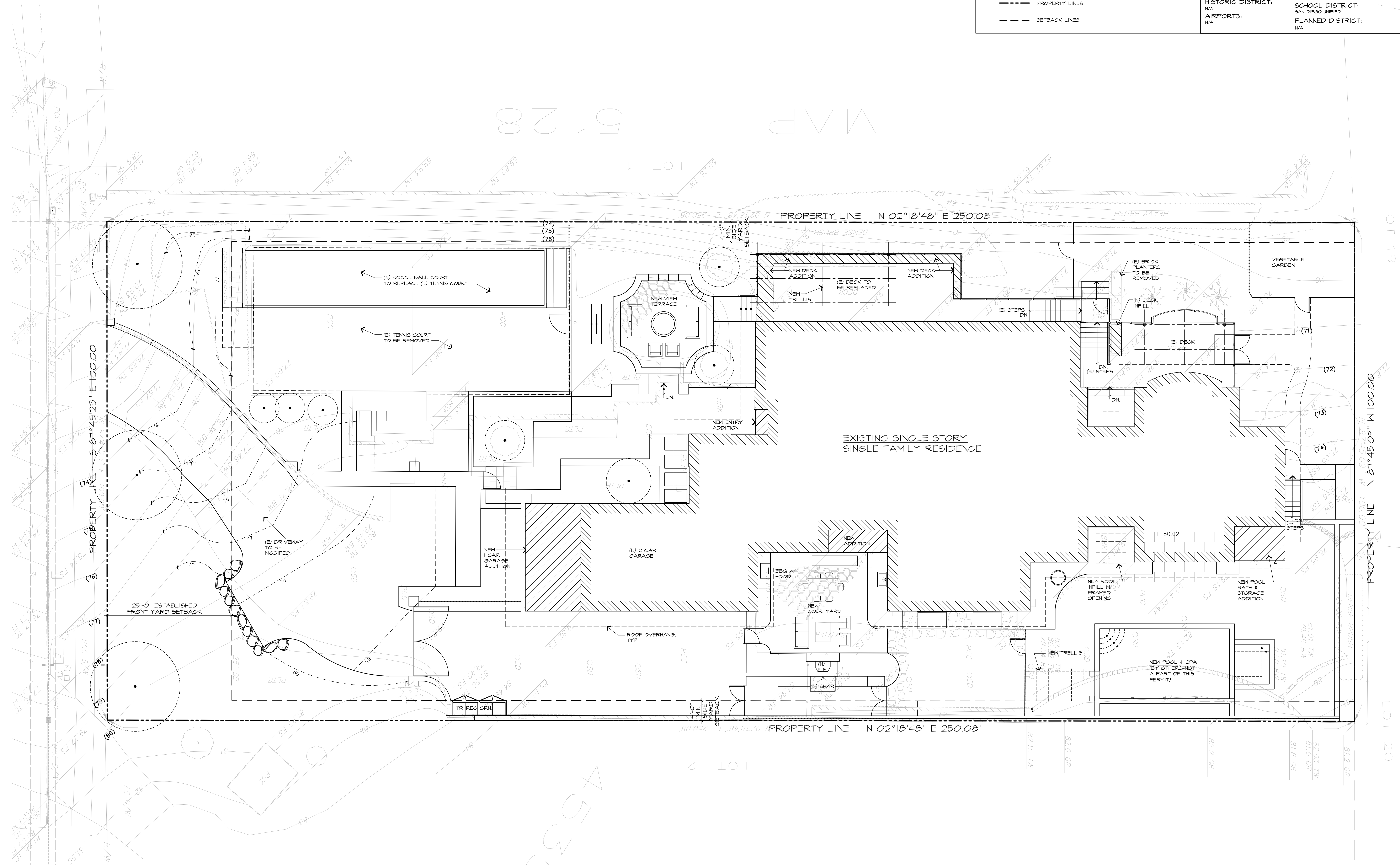
2409 KETTNER BLVD. STUDIO 207  
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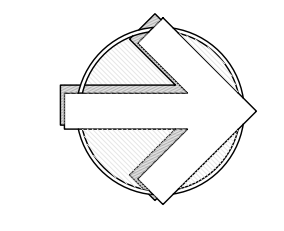
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**HAZARD RESIDENCE**  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

**PROGRESS SET**



**SITE PLAN**  
SCALE 1/8" = 1'-0"



REV	DATE
△	--

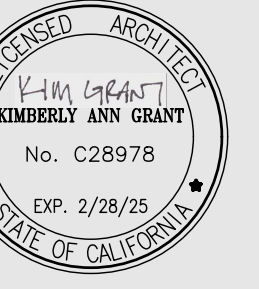
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SITE PLAN  
9-8-2023

**A10**



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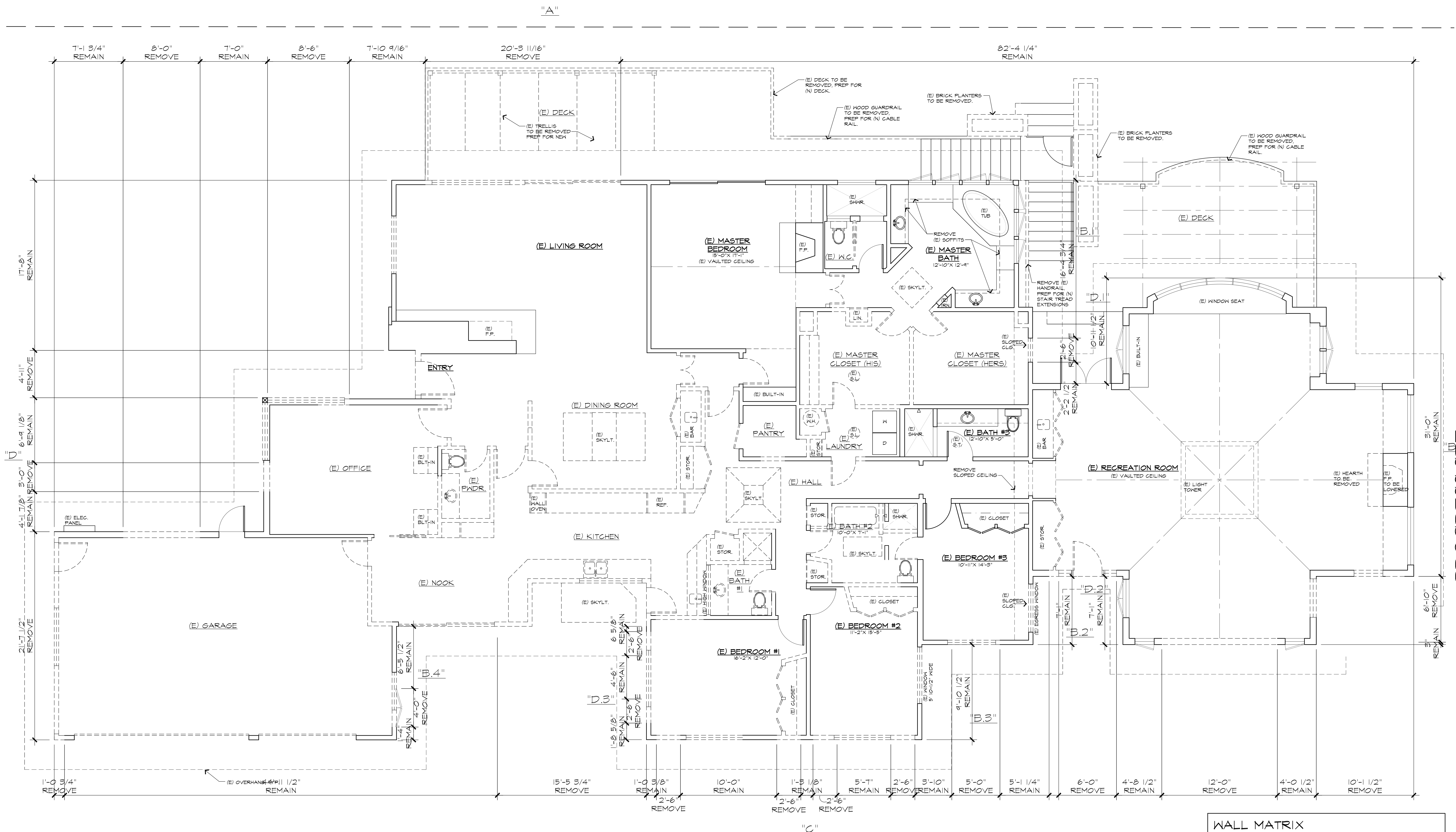


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# HAZARD RESIDENCE

2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

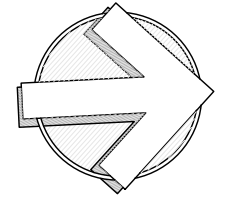
## PROGRESS SET



WALL LEGEND	
	EXTS WALL TO REMAIN
	WALL TO REMOVE

### MAIN LEVEL DEMO PLAN

SCALE 1/4" = 1'-0"



WALL MATRIX			
WALL	TOTAL LENGTH	EXTS. TO REMAIN	REMOVED
"A"	141' 2-1/4"	104' 4-9/16"	36' 9-11/16"
"B"	38'-1"	3'-3"	6'-10"
"B.1"	21' 1-1/4"	18' 7-1/4"	2'-6"
"B.2"	7'-1"	7'-1"	0'-0"
"B.3"	9' 10-1/2"	9' 10-1/2"	0'-0"
"B.4"	11' 9-1/2"	7' 9-1/2"	4'-0"
"C"	141' 2-1/4"	81' 6-1/4"	59'-8"
"D"	58' 1-1/2"	28'-7"	29' 6-1/2"
"D.1"	10' 11-1/2"	10' 11-1/2"	0'-0"
"D.2"	7'-1"	7'-1"	0'-0"
"D.3"	11' 9-1/4"	6' 9-1/4"	5'-0"
<b>TOTALS</b>	<b>458'-3"</b>	<b>313' 10-13/16"</b>	<b>144' 4-3/16"</b>
<b>%</b>	<b>100%</b>	<b>68%</b>	<b>32%</b>

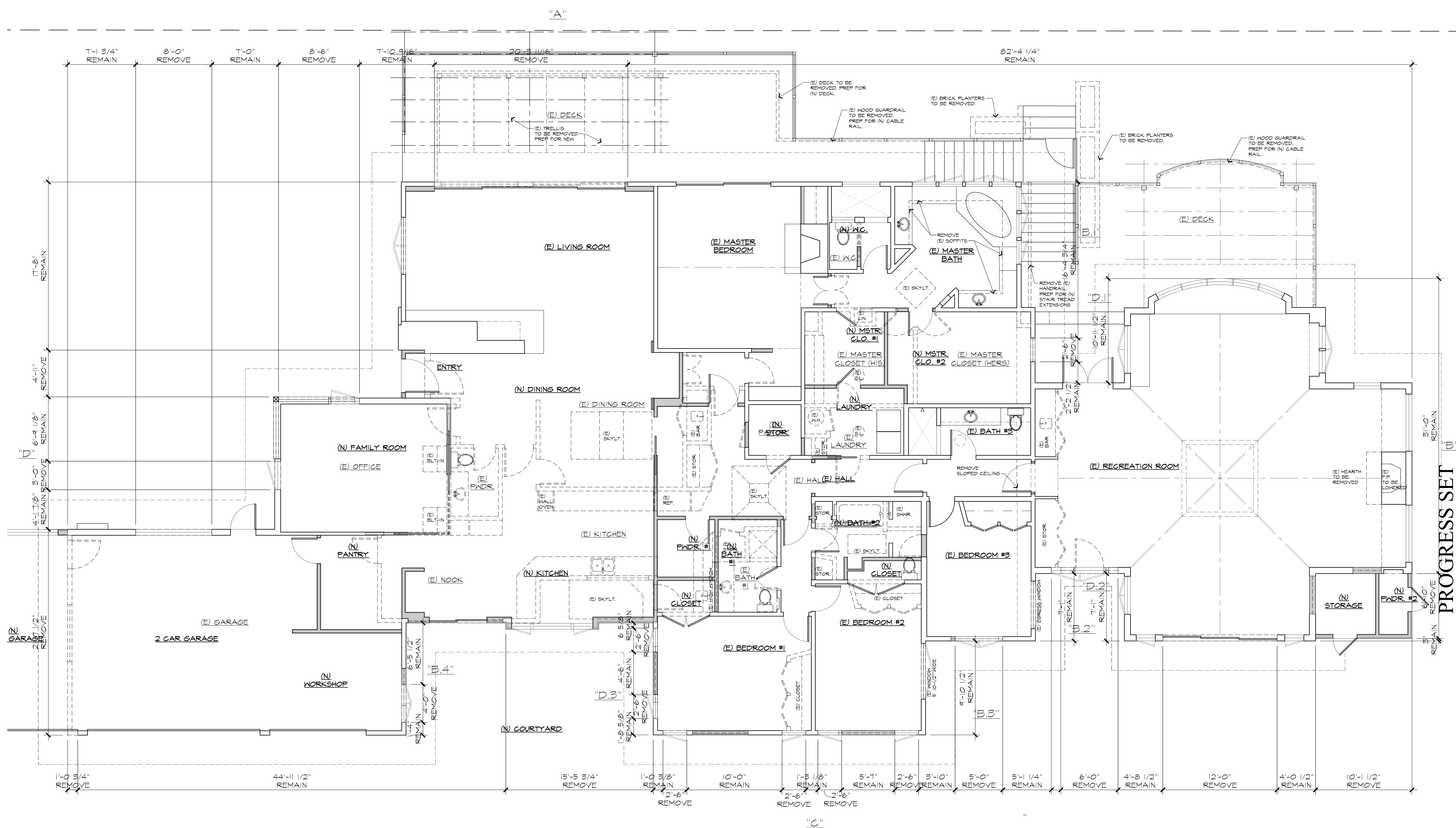
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MAIN LEVEL  
DEMO PLAN

9-8-2023

# DE1



**MAIN LEVEL DEMO W/ PROPOSED OVERLAY**  
 SCALE 1/4" = 1'-0"

**WALL LEGEND**

	EXTG WALL TO REMAIN
	WALL TO REMOVE

**WALL MATRIX**

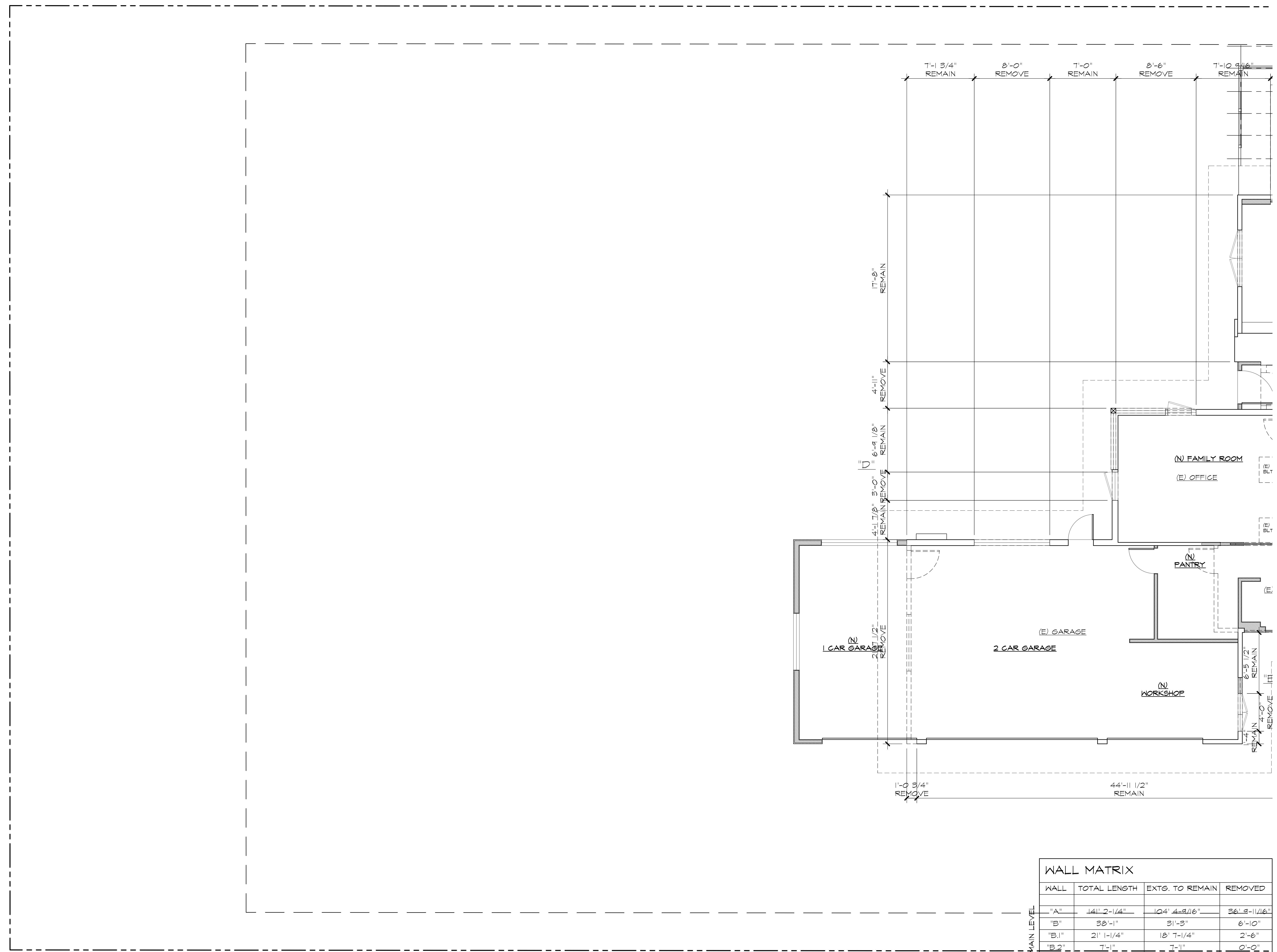
WALL	TOTAL LENGTH	EXTG. TO REMAIN	REMOVED
"A"	141' 2-1/4"	104' 4-9/16"	36' 9-11/16"
"B"	38'-1"	31'-3"	6'-10"
"B.1"	21' 1-1/4"	18' 7-1/4"	2'-6"
"B.2"	7'-1"	7'-1"	0'-0"
"B.3"	9' 10-1/2"	9' 10-1/2"	0'-0"
"B.4"	11' 9-1/2"	7' 9-1/2"	4'-0"
"C"	141' 2-1/4"	81' 6-1/4"	59'-8"
"D"	58' 1-1/2"	28'-7"	29' 6-1/2"
"D.1"	10' 11-1/2"	10' 11-1/2"	0'-0"
"D.2"	7'-1"	7'-1"	0'-0"
"D.3"	11' 9-1/4"	6' 9-1/4"	5'-0"
<b>TOTALS</b>	<b>458'-3"</b>	<b>313' 10-13/16"</b>	<b>144' 4-3/16"</b>
<b>%</b>	<b>100%</b>	<b>68%</b>	<b>32%</b>

REV # DATE  
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MAIN LEVEL DEMO PLAN WITH PROPOSED OVERLAY  
 9-8-2023

**DE1A**



PROGRESS SET

**MAIN LEVEL DEMO W/ PROPOSED OVERLAY**  
 SCALE 1/4" = 1'-0"

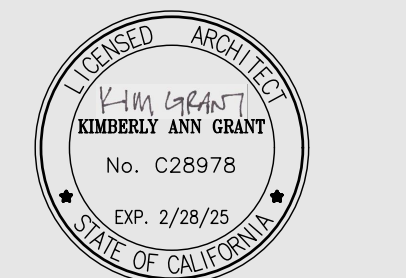
WALL LEGEND	
—	EXTG WALL TO REMAIN
- - - -	WALL TO REMOVE

WALL MATRIX			
WALL	TOTAL LENGTH	EXTG. TO REMAIN	REMOVED
"A"	141' 2-1/4"	104' 4-9/16"	36' 9-11/16"
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"B.2"	7'-1"	7'-1"	0'-0"
"B.3"	9' 10-1/2"	9' 10-1/2"	0'-0"
"B.4"	11' 9-1/2"	7' 9-1/2"	4'-0"
"C"	141' 2-1/4"	81' 6-1/4"	59'-8"
"D"	58' 1-1/2"	28'-7"	29' 6-1/2"
"D.1"	10' 11-1/2"	10' 11-1/2"	0'-0"
"D.2"	7'-1"	7'-1"	0'-0"
"D.3"	11' 9-1/4"	6' 9-1/4"	5'-0"
TOTALS	458'-3"	313' 10-13/16"	144' 4-3/16"
%	100%	68%	32%

PROPERTY LINE N 02°18'48" E 250.08'



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HAZARD RESIDENCE  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

HAZARD RESIDENCE  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

REV # DATE

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NOTED MAIN LEVEL FLOOR PLAN

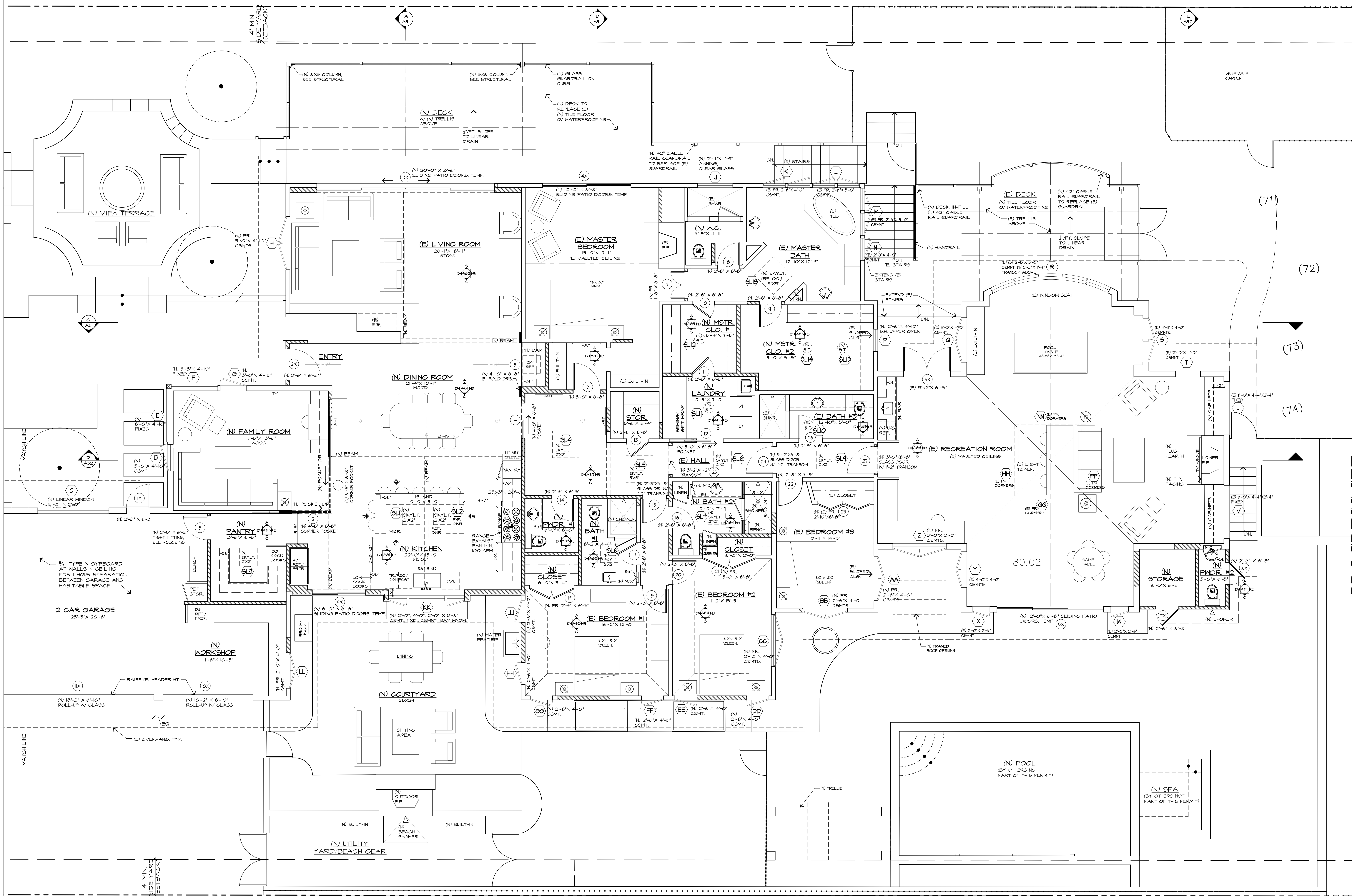
9-8-2023

A21

PROPERTY LINE N 87°45'09" W 100.00'

PROGRESS SET

PROPERTY LINE N 02°18'48" E 250.08'

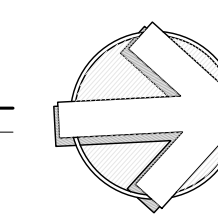


ELECTRICAL LEGEND	
	EXHAUST FAN
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
	HARD WIRED BATTERY BACK-UP

WALL LEGEND	
	EXTG. WALL TO REMAIN
	NEW WALL

### NOTED MAIN LEVEL FLOOR PLAN

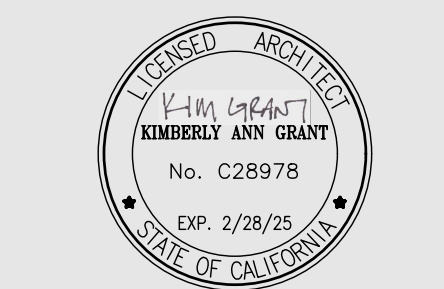
SCALE 1/4" = 1'-0"







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# HAZARD RESIDENCE

2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

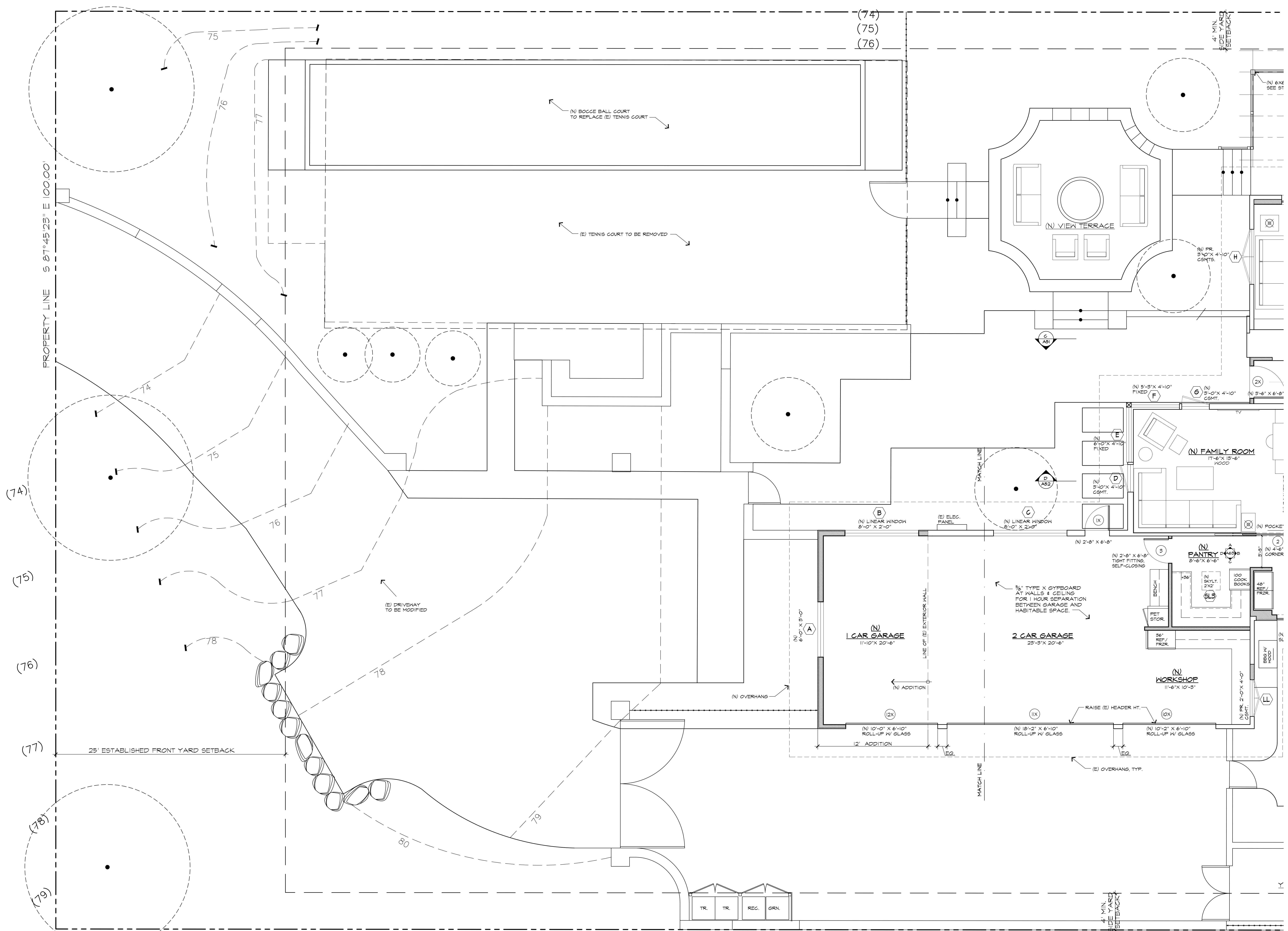
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NOTED MAIN LEVEL FLOOR PLAN CONT.

9-8-2023

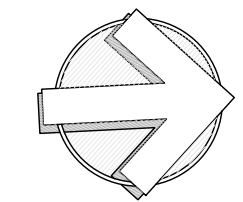
## A21a



### PROGRESS SET

### NOTED MAIN LEVEL FLOOR PLAN (CONT.)

SCALE 1/4" = 1'-0"

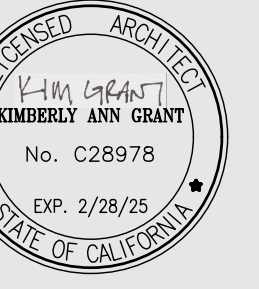


ELECTRICAL LEGEND	
	EXHAUST FAN
	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR
	HARD WIRED BATTERY BACK-UP

WALL LEGEND	
	EXTS. WALL TO REMAIN
	NEW WALL



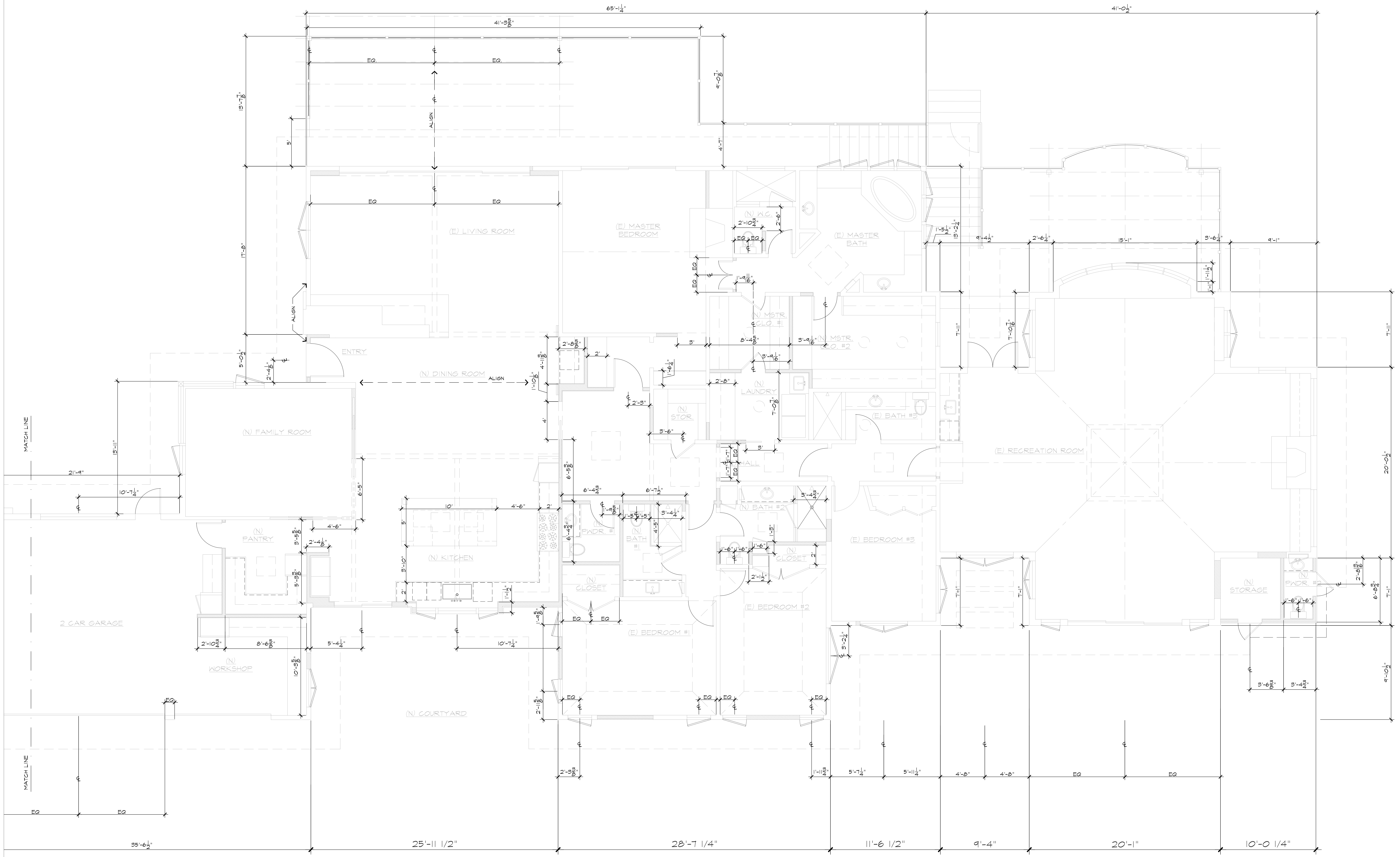
HISTORIC RESTORATION ARCHITECTURE  
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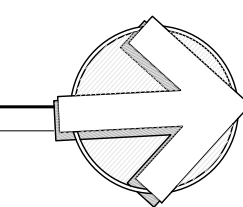
HAZARD RESIDENCE  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

PROGRESS SET



DIMENSIONED MAIN LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"



1. DIMENSIONS ARE TO FRAMING OR CENTER LINE OF WALL, U.N.O.
2. DIMENSIONS AT PORCH ARE TO FINISH.
3. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

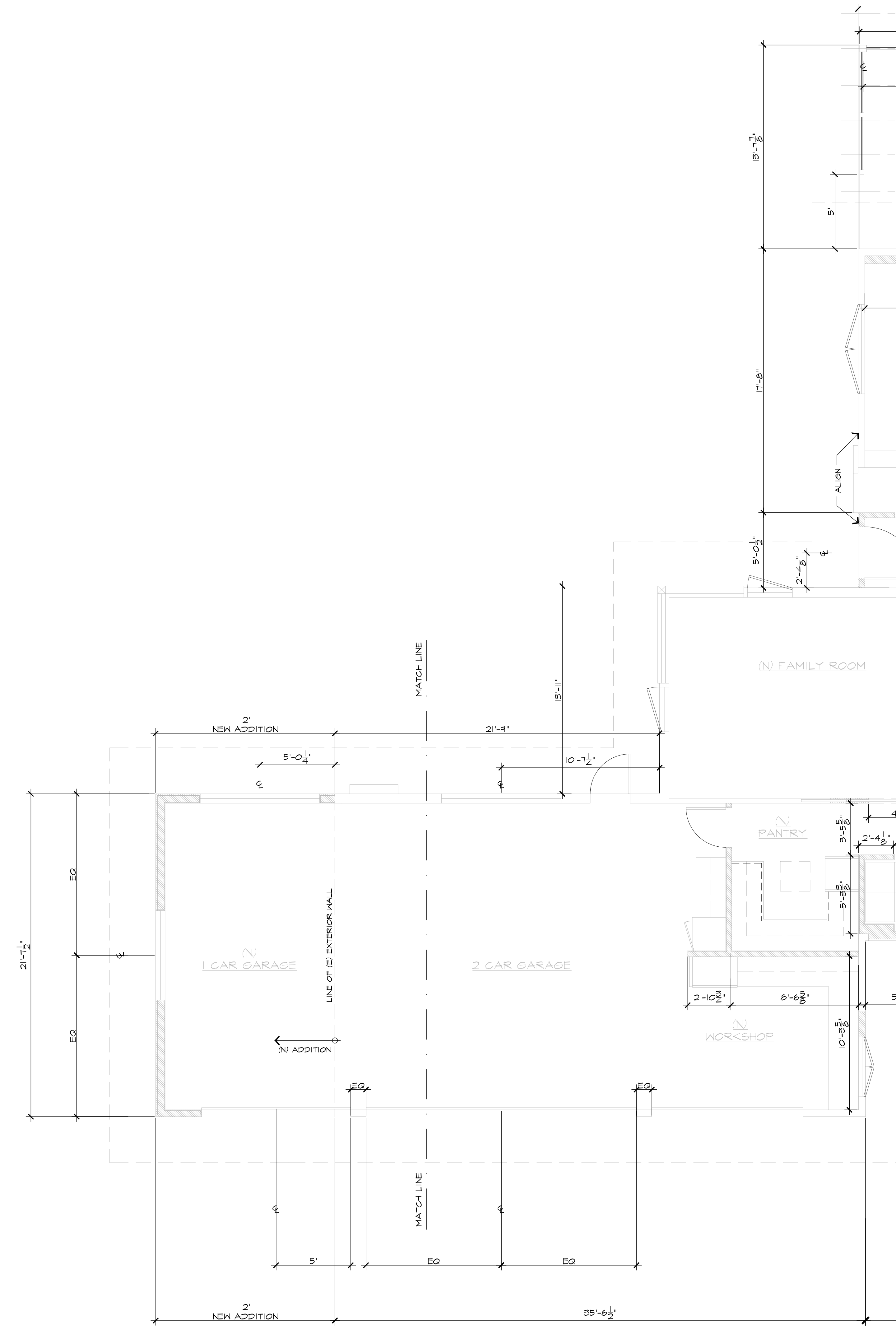
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DIMENSIONED MAIN LEVEL FLOOR PLAN

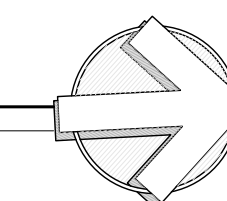
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A22



**DIMENSIONED MAIN LEVEL FLOOR PLAN (CONT.)**

SCALE 1/4" = 1'-0"



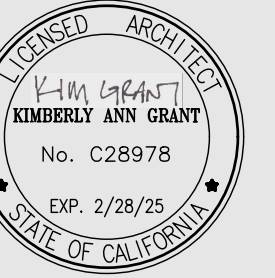
1. DIMENSIONS ARE TO FRAMING OR CENTER LINE OF WALL, U.N.O.
2. DIMENSIONS AT PORCH ARE TO FINISH.
3. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

**PROGRESS SET**

**H A Z A R D R E S I D E N C E**  
 2416 AVENIDA DE LA PLAYA LA JOLLA, CA 92037



HISTORIC RESTORATION ARCHITECTURE  
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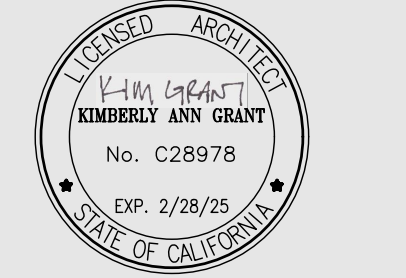
DIMENSIONED MAIN LEVEL FLOOR PLAN CONT.

9-8-2023

**A22a**



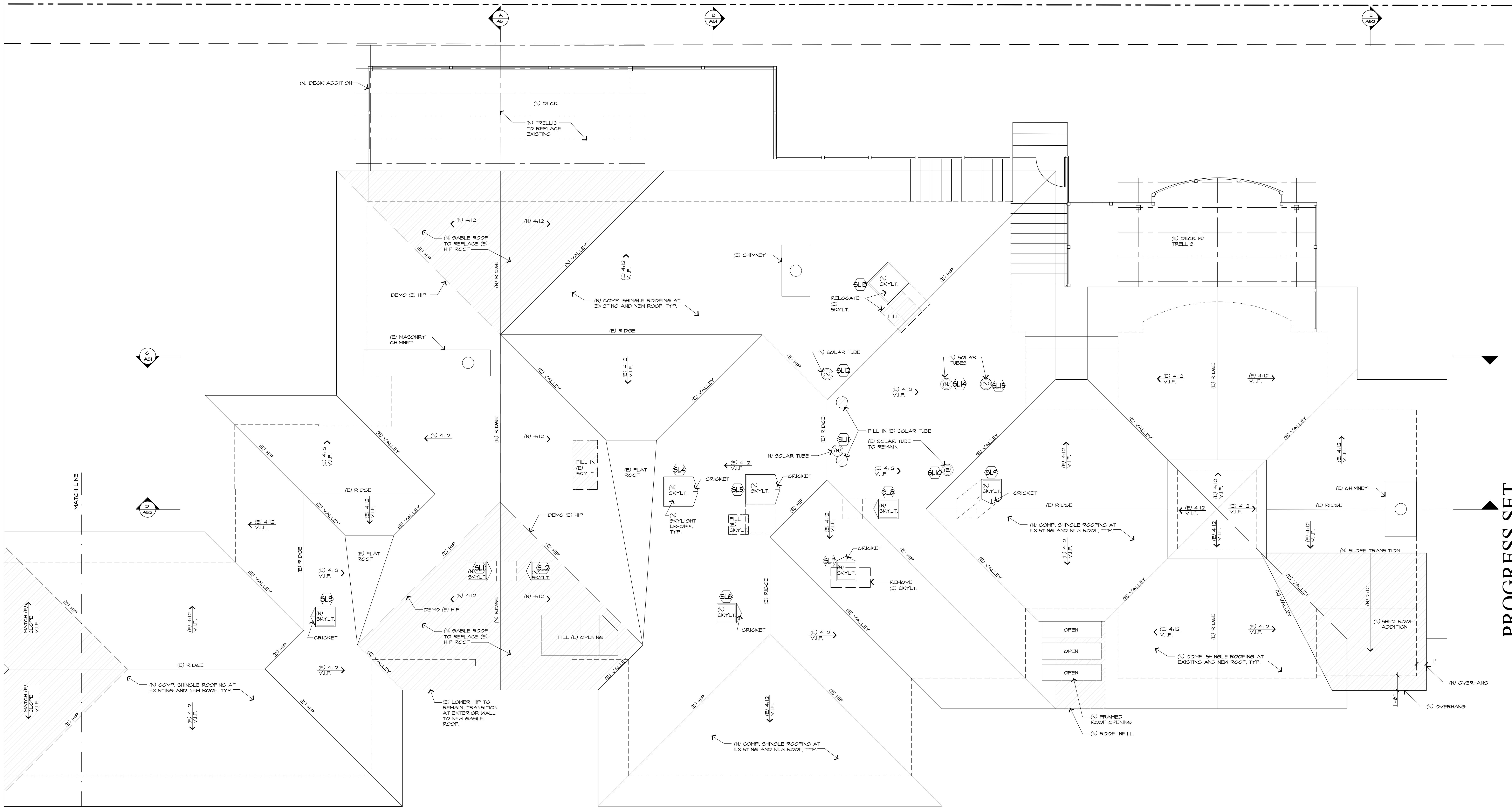
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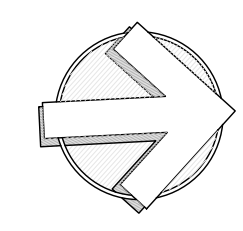
**HAZARD RESIDENCE**  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

PROGRESS SET



ROOF PLAN

SCALE 1/4" = 1'-0"



REV	DATE
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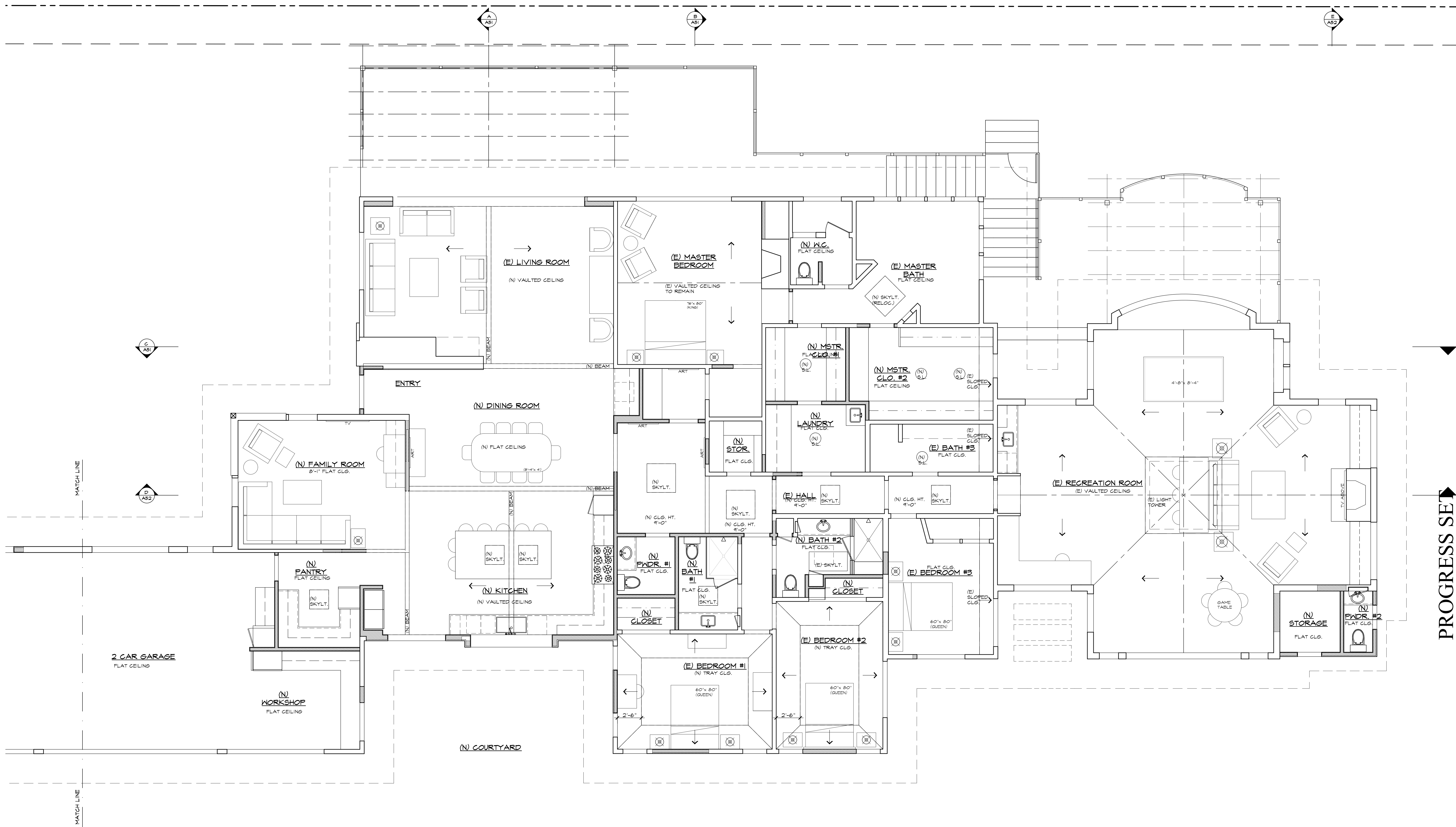
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ROOF PLAN

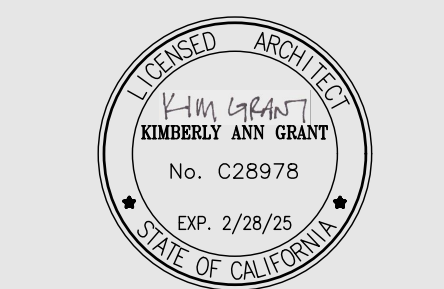
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**A23**





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**HAZARD RESIDENCE**  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

PROGRESS SET

MAIN LEVEL REFLECTED CEILING PLAN  
SCALE 1/4" = 1'-0"

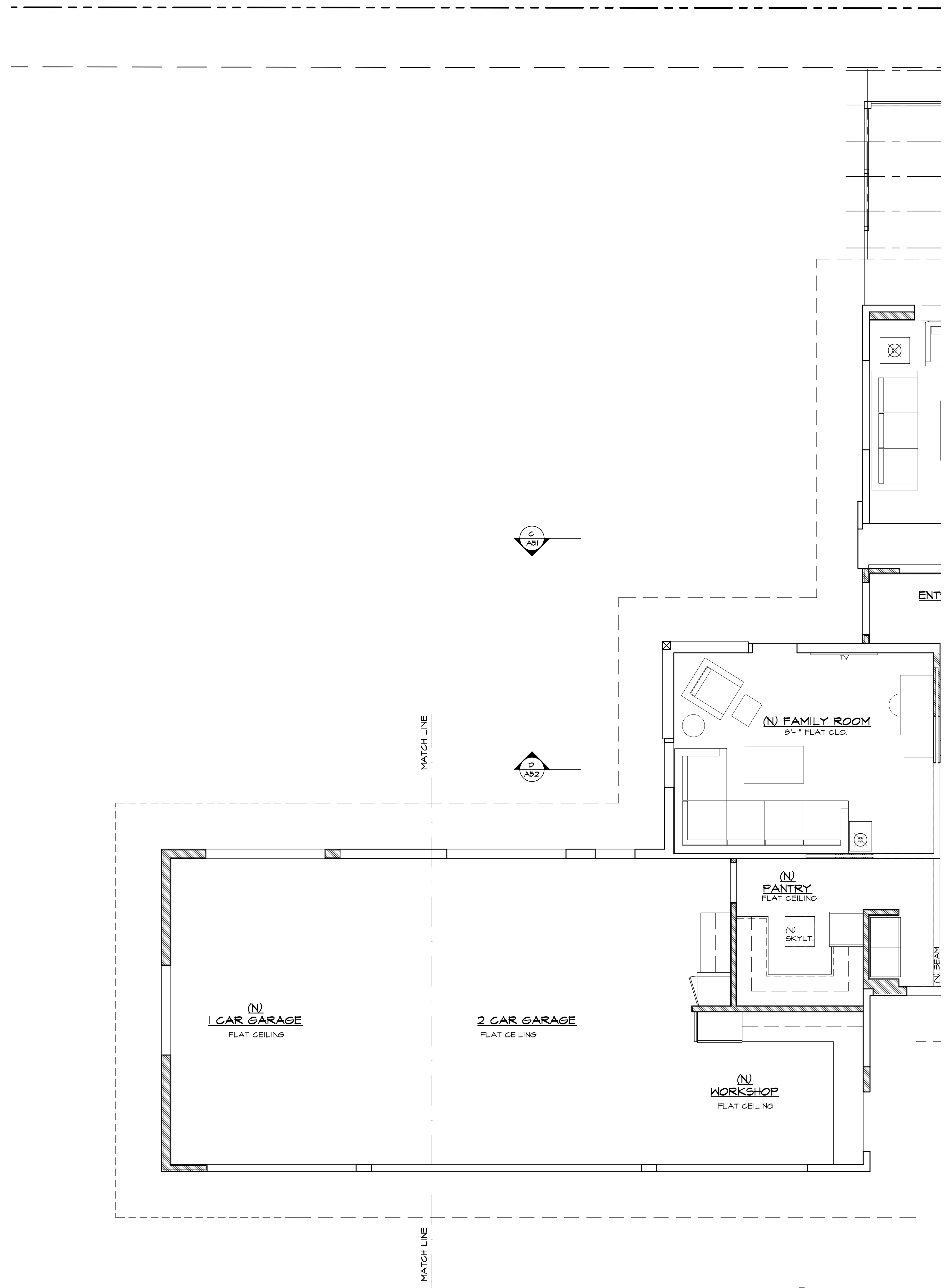
REV.	DATE
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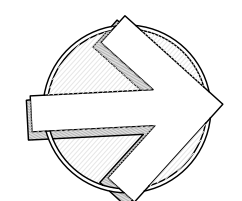
MAIN LEVEL REFLECTED CEILING PLAN

9-8-2023

**A31**



MAIN LEVEL REFLECTED CEILING PLAN (CONT.)  
 SCALE 1/4" = 1'-0"

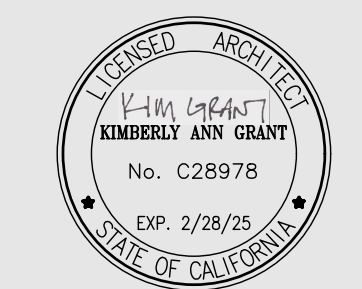


PROGRESS SET

**H A Z A R D R E S I D E N C E**  
 2416 AVENIDA DE LA PLAYA LA JOLLA, CA 92037



KIM GRANT DESIGN INC.  
 HISTORIC RESTORATION ARCHITECTURE  
 2400 KETTNER BLVD. STUDIO 207  
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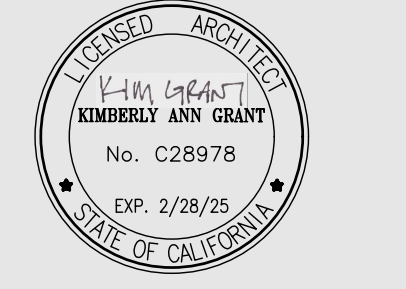
MAIN LEVEL REFLECTED CEILING PLAN

9-8-2023

**A31a**

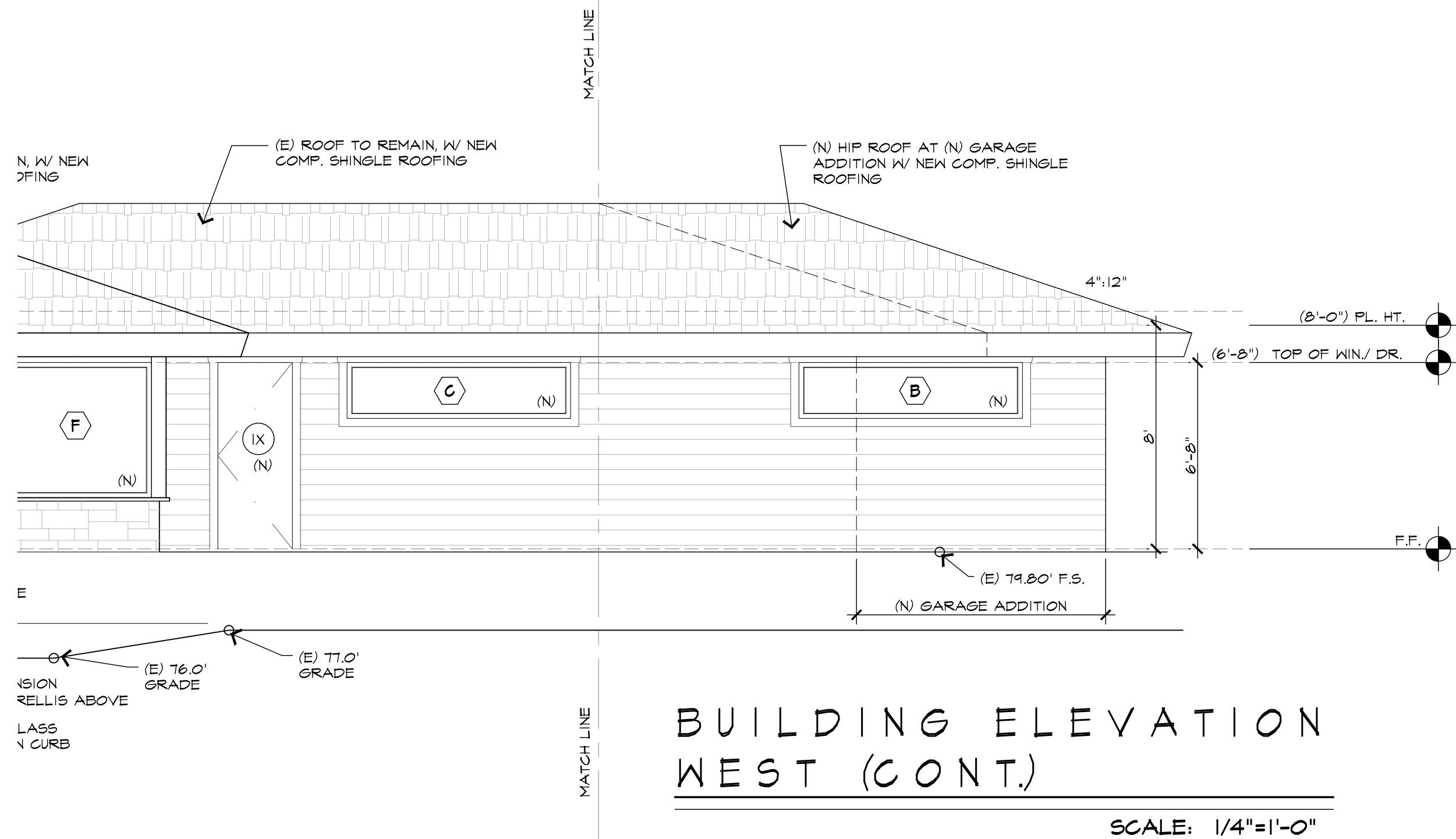
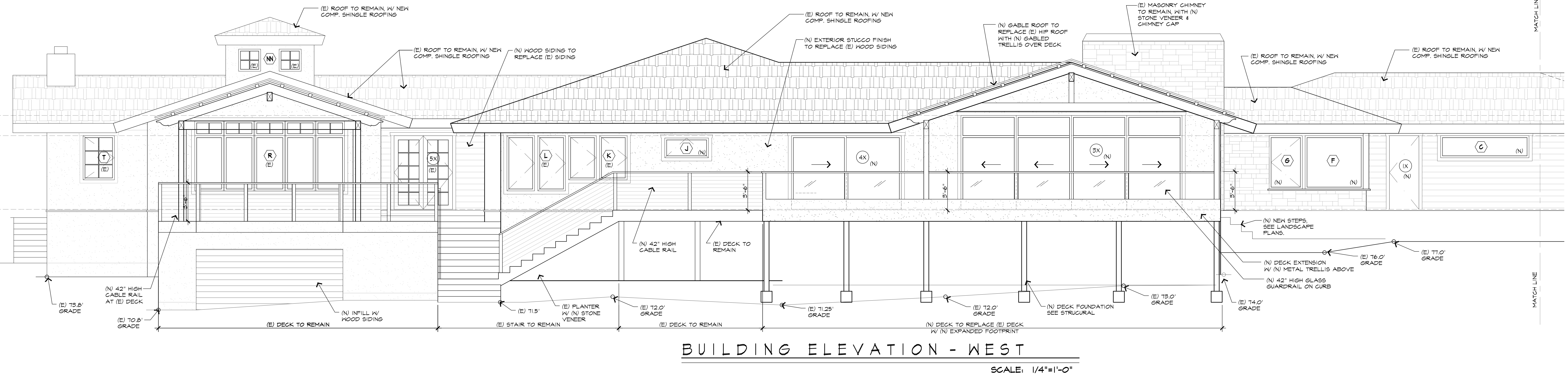
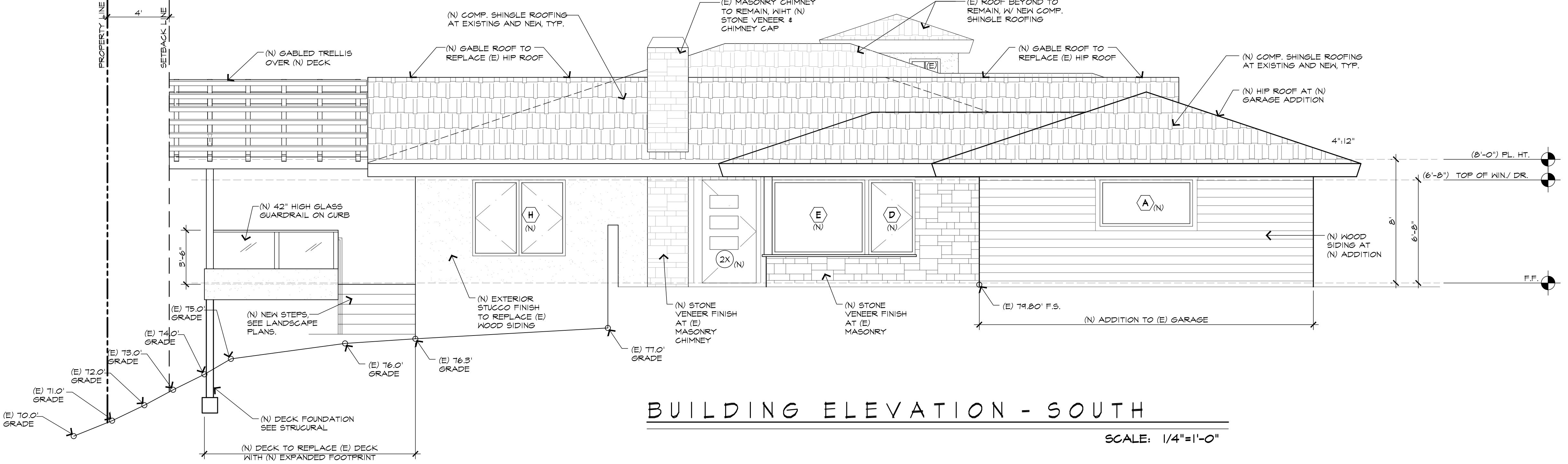


KIM GRANT DESIGN INC.  
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PROGRESS SET  
**HAZARD RESIDENCE**  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037



REV	DATE
1	---

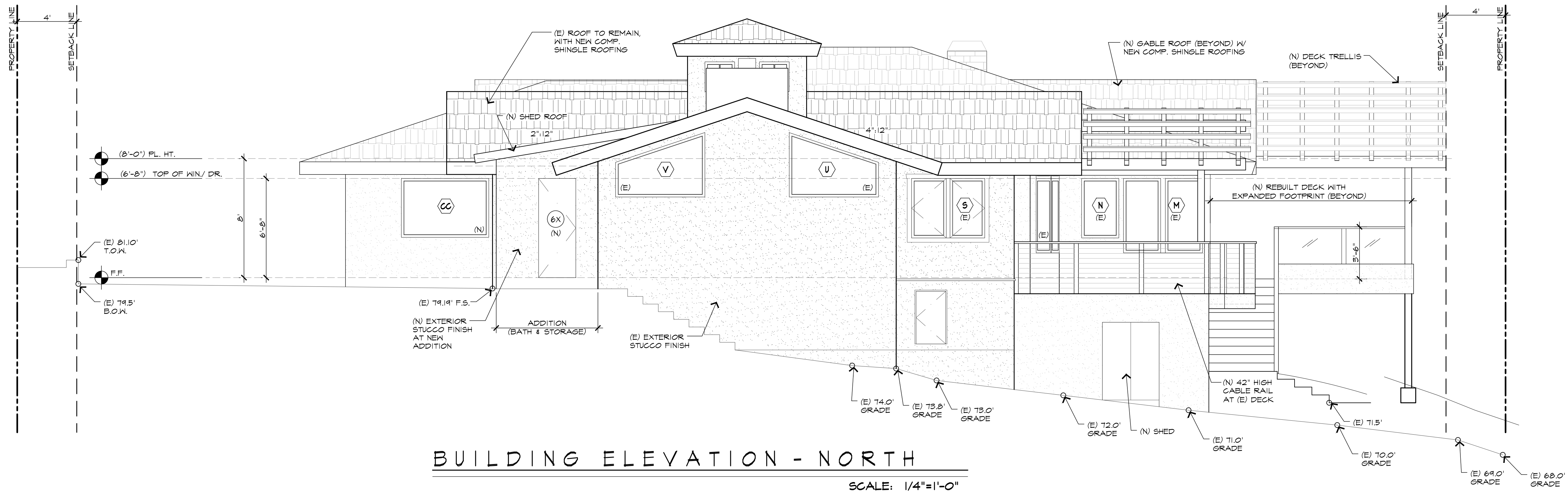
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BUILDING ELEVATIONS

9-8-2023

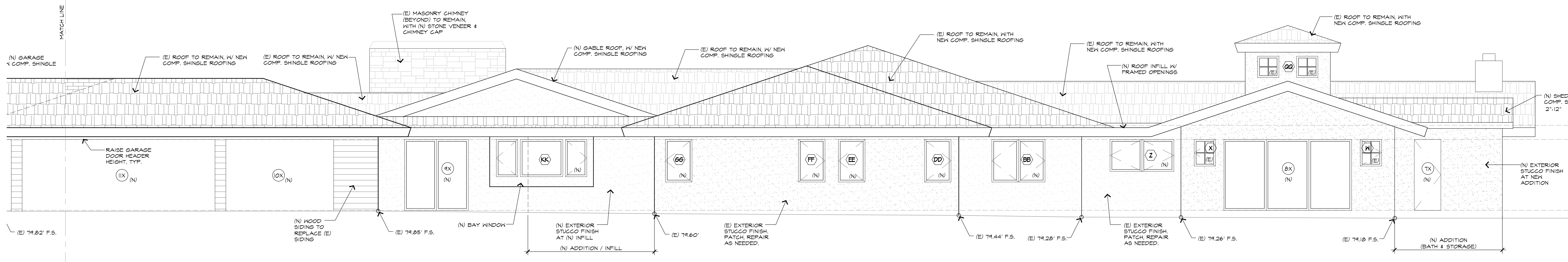
**A41**





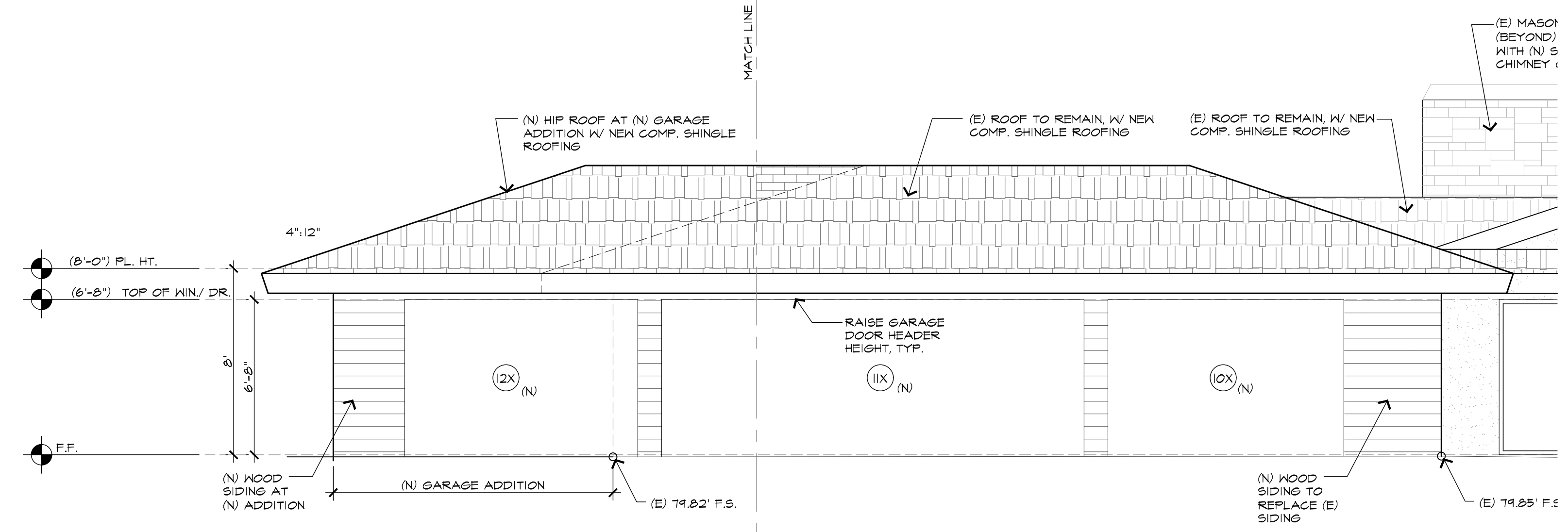
**BUILDING ELEVATION - NORTH**

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



**BUILDING ELEVATION - EAST**

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



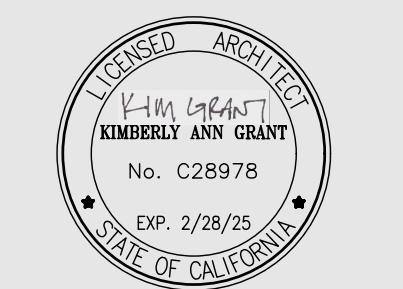
**BUILDING ELEVATION EAST (CONT.)**

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

PROGRESS SET



KIM GRANT DESIGN INC.  
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**HAZARD RESIDENCE**  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037

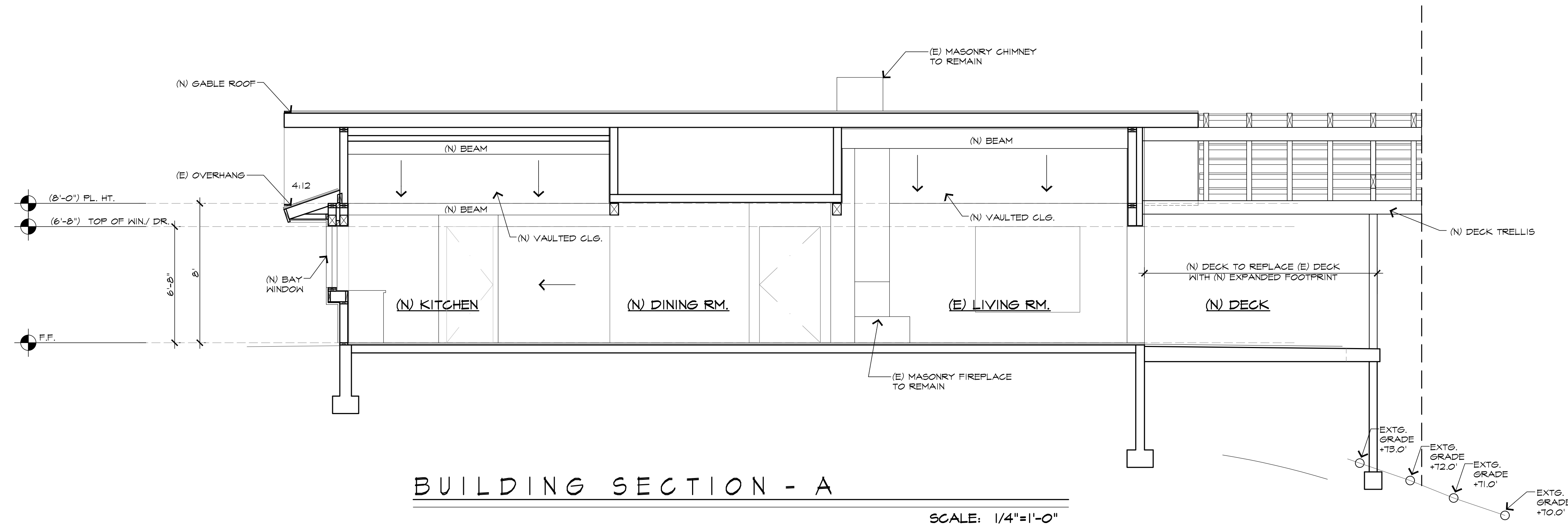
REV	DATE
1	---

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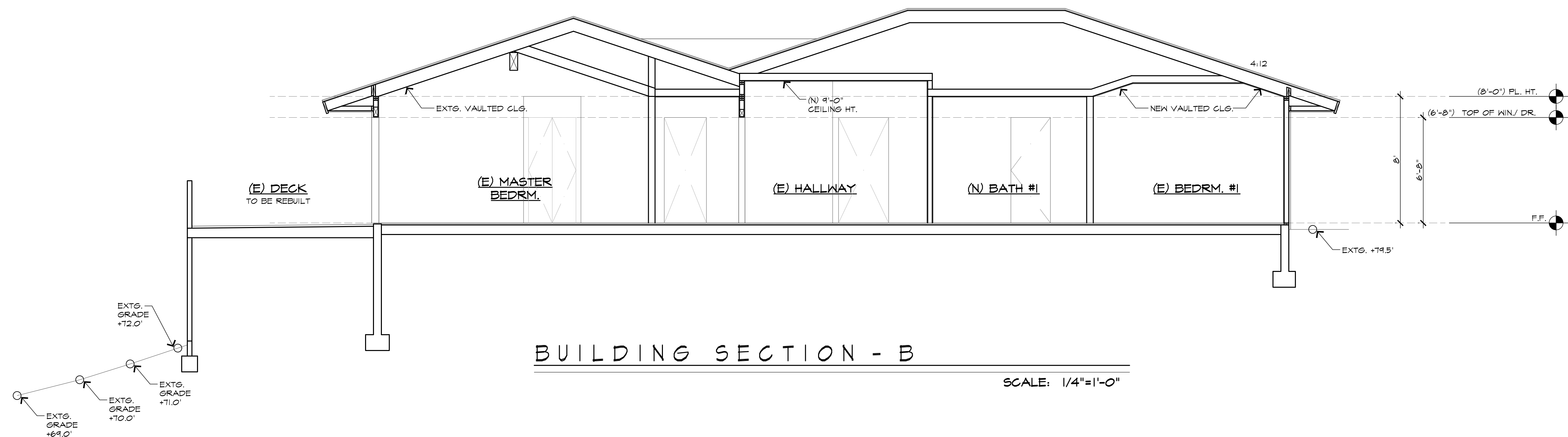
BUILDING ELEVATIONS

9-8-2023

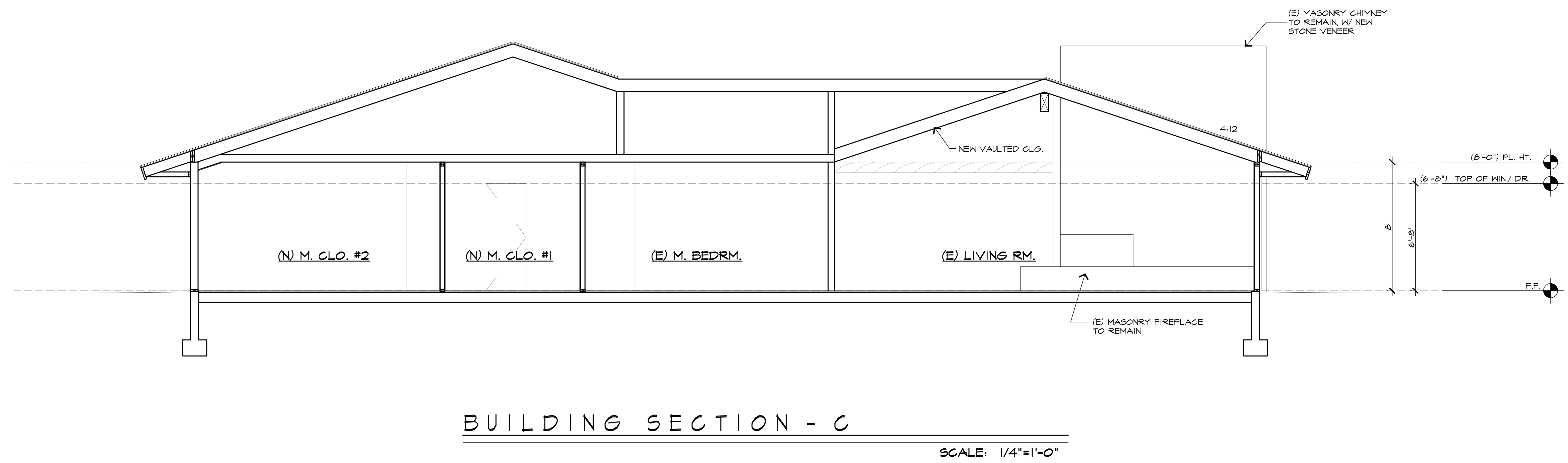
**A42**



BUILDING SECTION - A  
SCALE: 1/4"=1'-0"



BUILDING SECTION - B  
SCALE: 1/4"=1'-0"



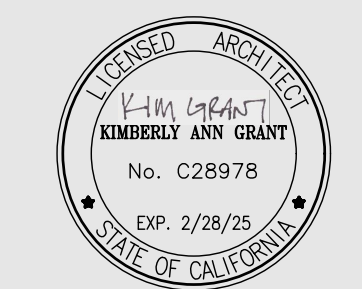
BUILDING SECTION - C  
SCALE: 1/4"=1'-0"

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LA JOLLA, CA 92037



HISTORIC RESTORATION ARCHITECTURE  
KIM GRANT DESIGN INC.  
2409 KETTNER BLVD. STUDIO 207  
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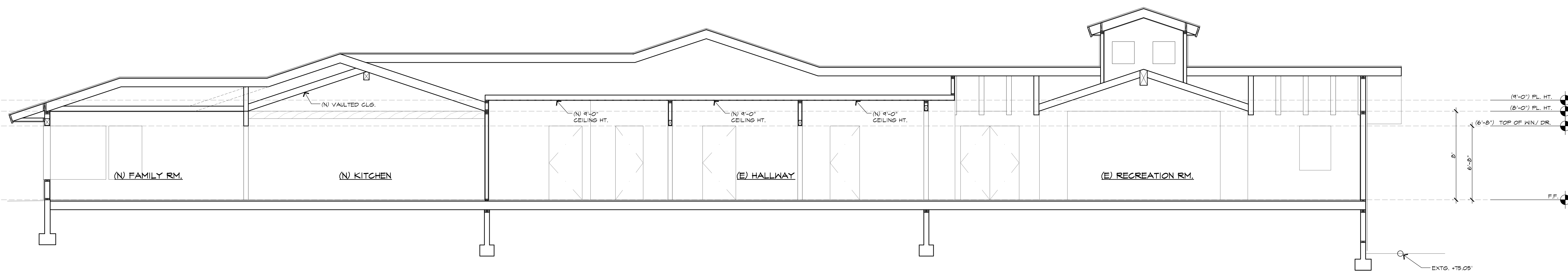
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BUILDING SECTIONS

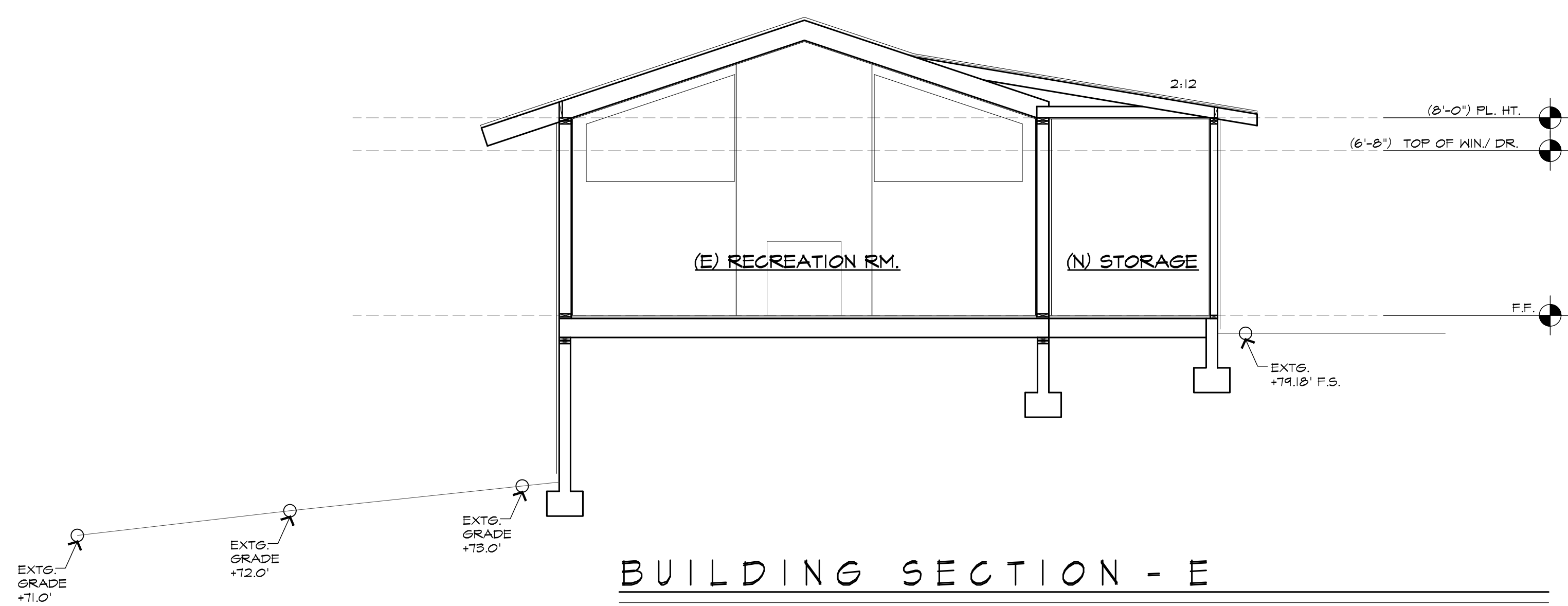
9-8-2023

A51



BUILDING SECTION - D

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

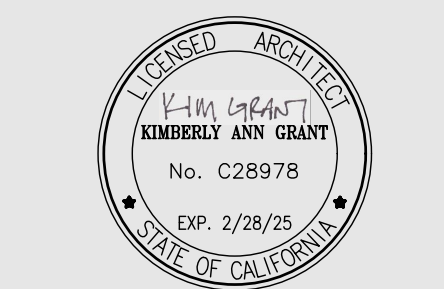


BUILDING SECTION - E

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



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BUILDING SECTIONS

9-8-2023

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DOOR SCHEDULE																			
NO.	PR.	EXT.	TYPE	SIZE WIDTH X HEIGHT	STYLE	MATERIAL	FINISH		PROCESS	HARDWARE	GLAZING			DETAILS			COVERING	REMARKS	LOCATION
							INTERIOR	EXTERIOR			LAM.	GLASS	SINGLE	HEAD	JAMB	SILL			
1X	EXT.			(N) 2'-8" X 6'-8"	SOLID	WOOD	PAINTED WOOD	PAINTED WOOD	1 3/4"	-									2 CAR GARAGE
2X	EXT.			(N) 3'-6" X 6'-8"															ENTRY
3X	EXT.			(N) 20'-0" X 8'-6"	SLIDING PATIO DRS.														(E) LIVING ROOM
4X	EXT.			(N) 10'-0" X 6'-8"	SLIDING PATIO DRS.														(E) MASTER BEDROOM
5X	EXT.			(E) 3'-0" X 6'-8"															(E) RECREATION ROOM
6X	EXT.			(N) 2'-6" X 6'-8"															(N) POWDER ROOM
7X	EXT.			(N) 2'-6" X 6'-8"															(N) SAUNA
8X	EXT.			(N) 12'-0" X 6'-8"	SLIDING PATIO DRS.														(N) RECREATION ROOM
9X	EXT.			(N) 6'-0" X 6'-8"	SLIDING PATIO DRS.														(N) KITCHEN
10X	EXT.			(N) 10'-2" X 6'-10"	ROLL-UP W/ GLASS														(N) WORKSHOP
11X	EXT.			(N) 18'-2" X 6'-10"	ROLL-UP W/ GLASS														2 CAR GARAGE
12X	EXT.			(N) 10'-0" X 6'-10"	ROLL-UP W/ GLASS														(N) 1 CAR GARAGE
1	INT.			(N) 6'-5" X 6'-8"	CORNER POCKET	WOOD	PAINTED WOOD	PAINTED WOOD											(N) FAMILY ROOM
2	INT.			(N) 4'-6" X 6'-8"	CORNER POCKET														(N) FAMILY ROOM
3	INT.			(N) 2'-8" X 6'-8"	TIGHT FITTING SELF-CLOSING														2 CAR GARAGE
4	INT.			(N) 4'-0" X 6'-8"	POCKET														(N) DINING ROOM
5	INT.			(N) 4'-10" X 6'-8"	BI-FOLD DRS.														(N) DINING ROOM
6	INT.			(N) 3'-0" X 6'-8"	PANELED														(E) MASTER BEDROOM
7	INT.			(N) PR. 1'-6" X 6'-8"	PANELED														(E) MASTER BEDROOM
8	INT.			(N) 2'-6" X 6'-8"	PANELED														(N) W.C.
9	INT.			(N) 2'-6" X 6'-8"	PANELED														(N) MASTER CLOSET #2
10	INT.			(N) 2'-6" X 6'-8"	PANELED														(N) MASTER CLOSET #1
11	INT.			(N) 2'-6" X 6'-8"	PANELED														(N) MASTER CLOSET #1
12	INT.			(N) 3'-0" X 6'-8"	POCKET														(N) LAUNDRY ROOM
13	INT.			(N) 2'-6" X 6'-8"	PANELED														(N) STORAGE
14	INT.			(N) 2'-6" X 6'-8"	PANELED														(N) POWDER ROOM #1
15	INT.			(N) 2'-8"x6'-8" W/ 1'-2" TRANSOM	GLASS DR. W/ TRANSOM														(E) HALL
16	INT.			(N) 2'-6" X 6'-8"	PANELED														(N) BATH #2
17	INT.			(N) 2'-6" X 6'-8"	PANELED														(N) BATH #1
18	INT.			(N) 2'-8" X 6'-8"	PANELED														(E) BEDROOM #1
19	INT.			(N) PR. 2'-6" X 6'-8"	PANELED														(E) BEDROOM #1
20	INT.			(N) 2'-8" X 6'-8"	PANELED														(E) BEDROOM #2
21	INT.			(N) PR. 3'-0" X 6'-8"	PANELED														(E) BEDROOM #2
22	INT.			(N) 2'-8" X 6'-8"	PANELED														(E) BEDROOM #3
23	INT.			(N) (2) PR. 2'-10"x6'-8"	PANELED														(E) BEDROOM #3
24	INT.			(N) 3'-0"x6'-8" W/ 1'-2" TRANSOM	GLASS DR. W/ TRANSOM														(E) HALL
25	INT.			(N) 3'-2"x1'-2" TRANSOM	TRANSOM														(E) HALL
26	INT.			(N) 2'-8" X 6'-8"	PANELED														(E) BATH #3
27	INT.			(N) 3'-0"x6'-8" W/ 1'-2" TRANSOM	GLASS DR. W/ TRANSOM														(E) RECREATION ROOM

**DOOR NOTES:**

- ALL DOORS ARE SOLID WOOD CORE DOORS
- ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND IN WRITING
- PRIOR TO ORDERING DOORS THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS REQUIRED AND CONFIRM THAT ALL DOORS WILL FIT AND FUNCTION PROPERLY
- OWNER AND CONTRACTOR SHALL SIGN OFF ON ALL DOOR ORDERS AND SHOP DRAWINGS, AFTER THE ARCHITECT HAS MADE THE FIRST REVIEW
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FRAMING AND ROUGH OPENING REQUIREMENTS
- DOORS SHALL NOT BE ORDERED UNTIL THE ROUGH OPENINGS ARE ALL FRAMED AND VERIFIED TO AVOID IN THE FIELD PROBLEMS
- CONTRACTOR AND WINDOW MANUFACTURER SHALL VERIFY THE SWING ON THE FLOOR PLANS
- ALL EXTERIOR DOORS HAVE A MINIMUM 20 MINUTE FIRE RATING OR BE CONSTRUCTED OF SOLID CORE WOOD THAT COMPLIES WITH THE FOLLOWING REQUIREMENTS: 1) STILES & RAILS SHALL NOT BE LESS THAN 1-3/8" THICK; 2) RAISED PANELS SHALL NOT BE LESS THAN 1-1/4" THICK; THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK

PROGRESS SET

HAZARD RESIDENCE  
2416 AVENIDA DE LA PLAYA  
LA JOLLA, CA 92037



2400 KETTER BLVD STUDIO 207  
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DOOR SCHEDULE

9-8-2023

A81

**NOTE:**

- ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND IN WRITING
- PRIOR TO ORDERING WINDOWS OR DOORS THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS REQUIRED, AND CONFIRM THAT ALL WINDOWS AND DOORS WILL FIT AND FUNCTION PROPERLY.
- OWNER AND CONTRACTOR SHALL SIGN OFF ON ALL WINDOW / DOOR ORDERS AND SHOP DRAWINGS, AFTER THE ARCHITECT HAS MADE THE FIRST REVIEW.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FRAMING AND ROUGH OPENINGS REQUIREMENTS.
- WINDOWS / DOORS SHALL NOT BE ORDERED UNTIL THE ROUGH OPENING ARE ALL FRAMED AND VERIFIED TO AVOID IN THE FIELD PROBLEMS.
- CONTRACTOR & WINDOW MANUFACTURER SHALL VERIFY THE SWING ON THE FLOOR PLAN.
- ALL DOOR TYPES SHOWN FROM EXTERIOR

Q	TYPE	SIZE (WIDTH X HEIGHT)	OPERATION	MATERIAL	FINISH		GLAZING				AREA (SQ. FT.)	U-FACTOR	SHGC	REMARKS	HEAD HT.	LOCATION (ROOM NAME)
					INTERIOR	EXTERIOR	TEMP.	GLASS	LAM.	SINGLE						
A	(N)	6'-0" X 3'-0"			PAINTED	PAINTED						18.0				(N) 1 CAR GARAGE
B	(N)	8'-0" X 2'-0"	LINEAR WINDOW									16.0				(N) 1 CAR GARAGE
C	(N)	8'-0" X 2'-0"	LINEAR WINDOW									16.0				(N) 2 CAR GARAGE
D	(N)	3'-0" X 4'-10"	CASEMENT									14.50				(N) FAMILY ROOM
E	(N)	6'-0" X 4'-10"	FIXED									29.0				(N) FAMILY ROOM
F	(N)	3'-3" X 4'-10"	FIXED									25.37				(N) FAMILY ROOM
G	(N)	3'-0" X 4'-10"	CASEMENT									14.50				(N) FAMILY ROOM
H	(N) PR.	3'-0" X 4'-10"	CASEMENT									29.0				(E) LIVING ROOM
J	(N)	2'-11" X 1'-9"	AWNINGS, CLEAR									5.10				(N) K.C.
K	(E) PR.	2'-6" X 4'-0"	CASEMENT									20.0				(E) MASTER BATH
L	(E) PR.	2'-6" X 5'-0"	CASEMENT									25.0				(E) MASTER BATH
M	(E) PR.	2'-6" X 5'-0"	CASEMENT									25.0				(E) MASTER BATH
N	(E)	2'-6" X 4'-0"	CASEMENT									20.0				(E) MASTER BATH
P	(N)	2'-6" X 4'-10"	S.H. UPPER OPER.									12.08				(N) MASTER CLOSET #2
Q	(E)	3'-0" X 4'-0"	CASEMENT									20.0				(E) RECREATION ROOM
R	(E) (B)	2'-8" X 5'-0" W 2'-8" X 1'-4" TRANSOM	CASEMENT W/ TRANSOM ABOVE									84.45				(E) RECREATION ROOM
S	(E)	4'-11" X 4'-0"	PR. CASEMENTS									19.67				(E) RECREATION ROOM
T	(E)	2'-10" X 4'-0"	CASEMENT									11.33				(E) RECREATION ROOM
U	(E)	6'-0" X 4'-4" X 2'-4"	FIXED, TRAPEZOID									14.0				(E) RECREATION ROOM
V	(E)	6'-0" X 4'-4" X 2'-4"	FIXED, TRAPEZOID									14.0				(E) RECREATION ROOM
W	(E)	2'-0" X 2'-6"	CASEMENT									5.0				(E) RECREATION ROOM
X	(E)	2'-0" X 2'-6"	CASEMENT									5.0				(E) RECREATION ROOM
Y	(E)	4'-0" X 4'-0"	CASEMENT									16.0				(E) RECREATION ROOM
Z	(N) PR.	3'-0" X 3'-0"	CASEMENTS									18.0				(E) RECREATION ROOM
AA	(N) PR.	2'-6" X 4'-0"	CASEMENTS									20.0				(E) BEDROOM #5
BB	(N) PR.	2'-6" X 4'-0"	CASEMENTS									20.0				(E) BEDROOM #5
CC	(N) PR.	2'-10" X 4'-0"	CASEMENTS									22.67				(E) BEDROOM #2
DD	(N)	2'-6" X 4'-0"	CASEMENT									20.0				(E) BEDROOM #2
EE	(N)	2'-6" X 4'-0"	CASEMENT									20.0				(E) BEDROOM #2
FF	(N)	2'-6" X 4'-0"	CASEMENT									20.0				(E) BEDROOM #1
GG	(N)	2'-6" X 4'-0"	CASEMENT									20.0				(E) BEDROOM #1
HH	(N)	2'-6" X 4'-0"	CASEMENT									20.0				(E) BEDROOM #1
JJ	(N)	2'-6" X 4'-0"	CASEMENT									20.0				(E) BEDROOM #1
KK	(N)	2'-0" X 4'-0" 2'-0" X 3'-6"	CSMT., FXD., CSMT. BAY WINDOW									28.0				(N) KITCHEN
LL	(N) PR.	2'-0" X 4'-0"	CASEMENTS									16.0				(N) WORKSHOP
MM	(E) PR.	2'-0" X 2'-6"	FIXED, DORMER									10.0				(E) REC. ROOM DORMER
NN	(E) PR.	2'-0" X 2'-6"	FIXED, DORMER									10.0				(E) REC. ROOM DORMER
PP	(E) PR.	2'-0" X 2'-6"	FIXED, DORMER									10.0				(E) REC. ROOM DORMER
QQ	(E) PR.	2'-0" X 2'-6"	FIXED, DORMER									10.0				(E) REC. ROOM DORMER
SL1	(N)	2' X 2'	SKYLIGHT									4.0				(N) KITCHEN
SL2	(N)	2' X 2'	SKYLIGHT									4.0				(N) KITCHEN
SL3	(N)	2' X 2'	SKYLIGHT									4.0				(N) PANTRY
SL4	(N)	3' X 3'	SKYLIGHT									4.0				(E) HALL
SL5	(N)	3' X 3'	SKYLIGHT									4.0				(E) HALL
SL6	(N)	2' X 2'	SKYLIGHT									4.0				(N) BATH #1
SL7	(N)	2' X 2'	SKYLIGHT									4.0				(N) BATH #2
SL8	(N)	2' X 2'	SKYLIGHT									4.0				(E) HALL
SL9	(N)	2' X 2'	SKYLIGHT									4.0				(E) HALL
SL10	(N)	14" DIA.	SOLAR TUBE									1.07				(E) BATH #3
SL11	(N)	14" DIA.	SOLAR TUBE									1.07				(N) LAUNDRY
SL12	(N)	14" DIA.	SOLAR TUBE									1.07				(N) MASTER CLOSET #1
SL13	(N)	3' X 3'	SKYLIGHT									9.0				(E) MASTER BATH
SL14	(N)	14" DIA.	SOLAR TUBE									1.07				(N) MASTER CLOSET #2
SL15	(N)	14" DIA.	SOLAR TUBE									1.07				(N) MASTER CLOSET #2

WINDOW NOTES:

1. ANY AND ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND IN WRITING
2. PRIOR TO ORDERING WINDOWS THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS REQUIRED AND CONFIRM THAT ALL WINDOWS WILL FIT AND FUNCTION PROPERLY
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5. WINDOWS SHALL NOT BE ORDERED UNTIL THE ROUGH OPENINGS ARE ALL FRAMED AND VERIFIED TO AVOID IN THE FIELD PROBLEMS
6. CONTRACTOR AND WINDOW MANUFACTURER SHALL VERIFY THE SWING ON THE FLOOR PLANS
7. GENERAL CONTRACTOR AND WINDOW / EXTERIOR DOOR SUPPLIER SHALL VERIFY THAT ALL NEW WINDOWS / EXTERIOR DOORS MEET THE REQUIREMENTS OF THE PROJECT SPECIFIC TITLE 24 REPORT(S) AND SHGC PRIOR TO ORDERING

1. ALL WINDOW FRAMES ARE WOOD.
2. NEW WINDOWS IN (E) RESIDENCE ARE TO BE WOOD AND MATCH ORIGINAL WINDOWS/DETAILS.
3. WINDOWS WITH GLAZING FACING A BATHTUB OR SHOWER MUST BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF CBC SECTION 2406 FOR SAFETY GLAZING.
4. ALL WINDOW TYPES SHOWN FROM EXTERIOR.
5. EMERGENCY EGRESS WINDOWS: MAX. SILL HEIGHT 44"; MIN. WIDTH= 20"; MIN. S.F.= 5.7; ON-GRADE MIN. S.F.=5.0
6. ALL WINDOW GLAZING TO BE DUAL GLAZED, U.N.O.

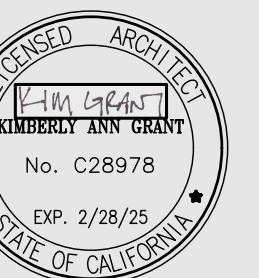
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7. ALL DOOR TYPES SHOWN FROM EXTERIOR

PROGRESS SET



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WINDOW SCHEDULE

9-8-2023

A82