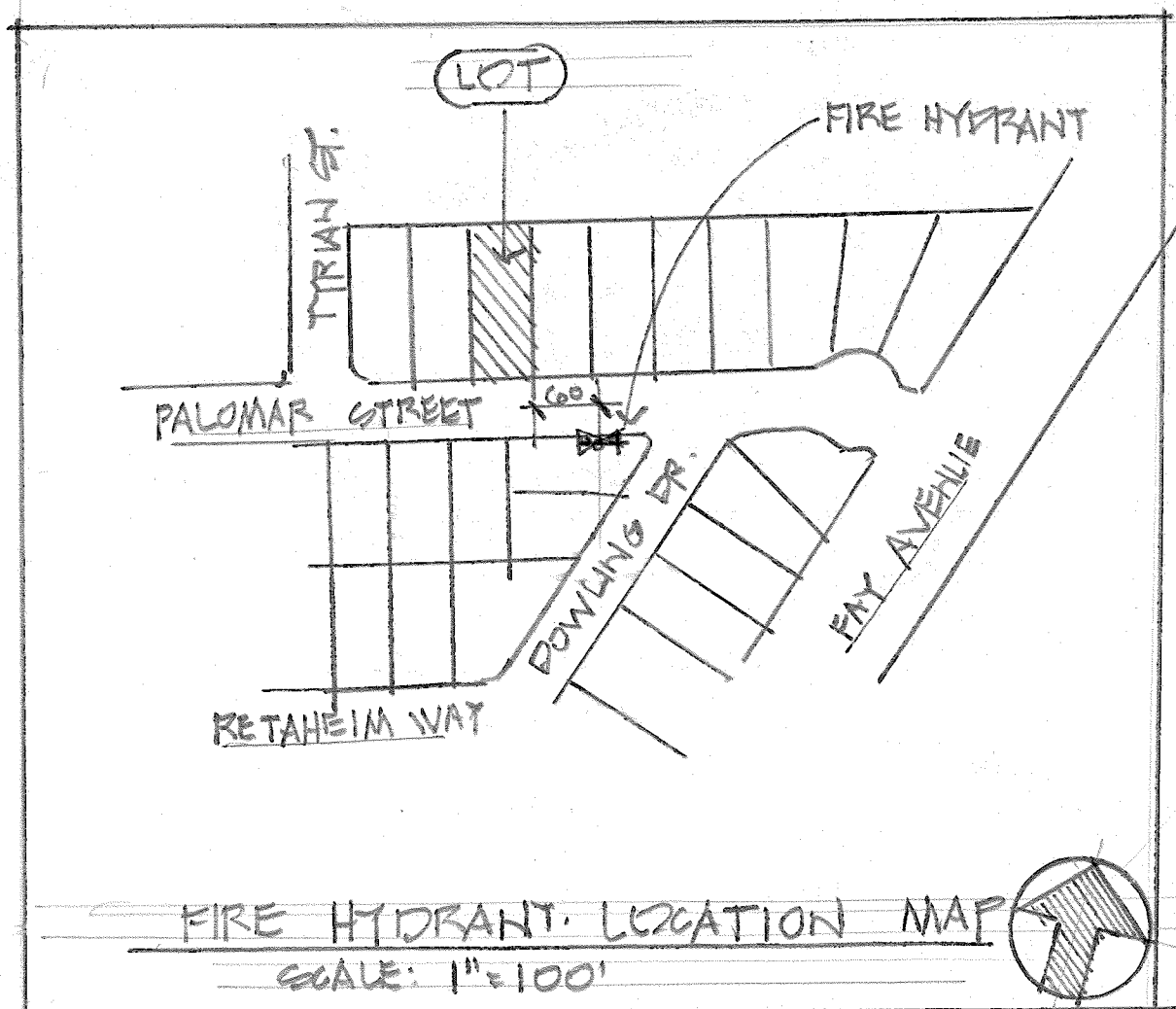
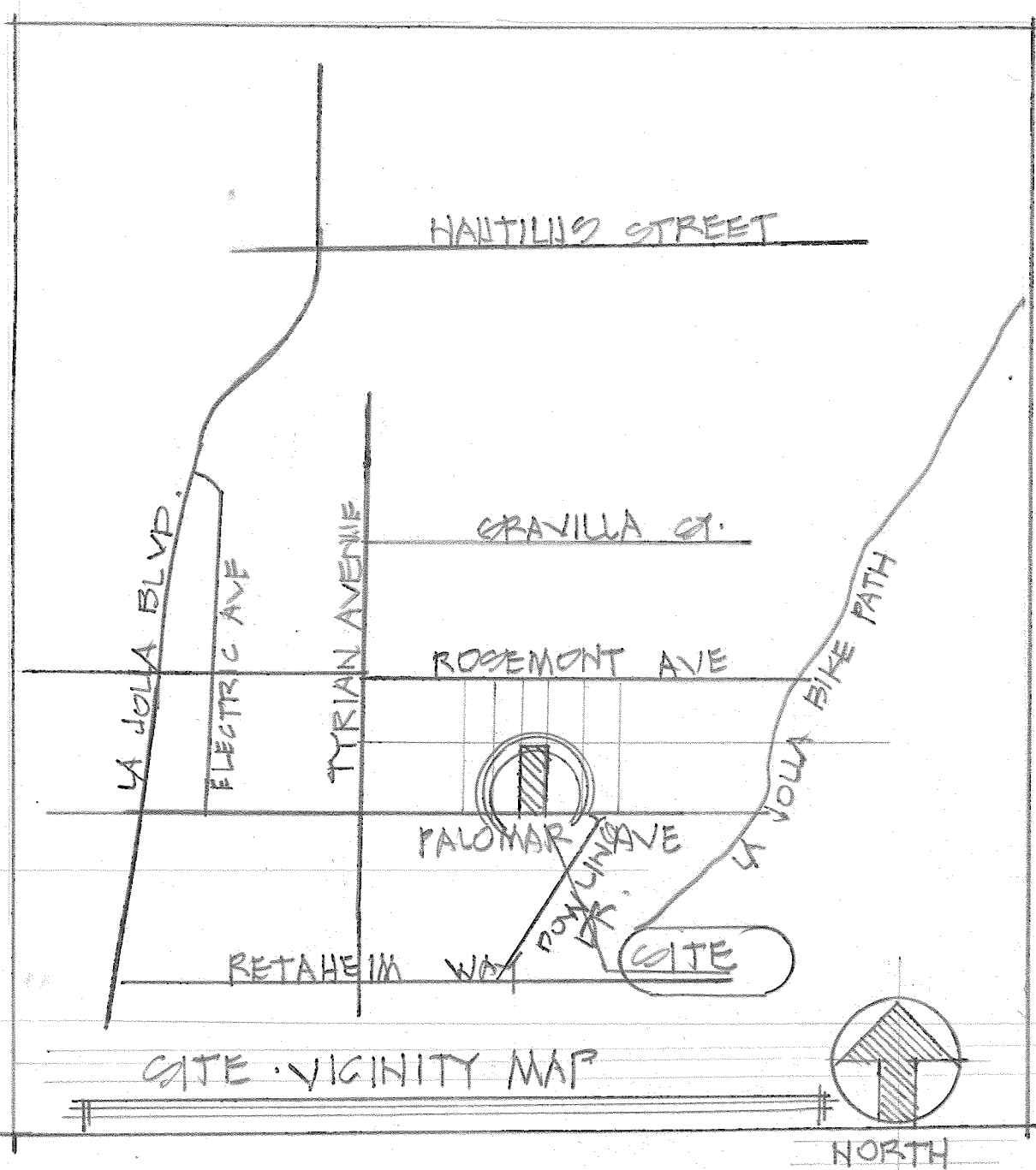
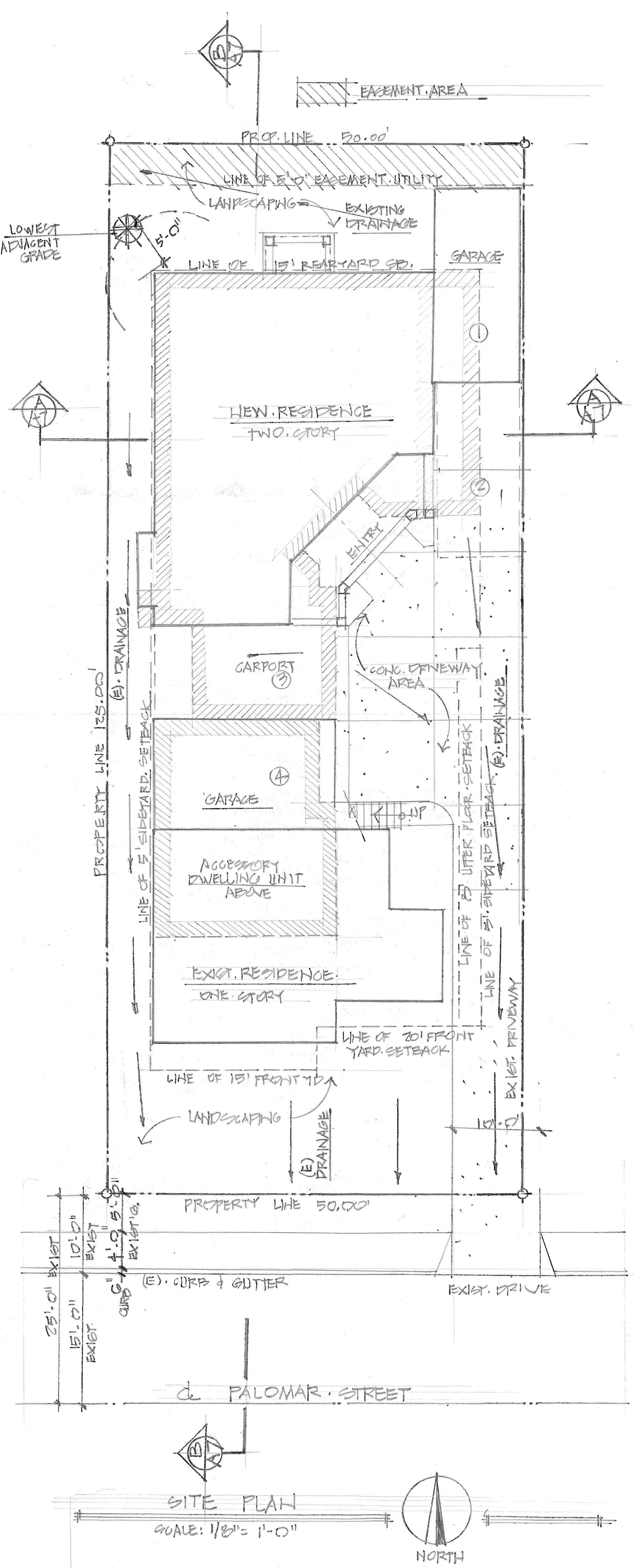


GRADING DATA TABLE	
COASTAL DEVELOPMENT PERMIT	
TOTAL AMOUNT OF CUT:	150 CU YDS
TOTAL AMOUNT OF FILL:	50 CU YDS
AMOUNT OF EXPORT:	0 CU YDS
AMOUNT OF IMPORT:	0 CU YDS
DEPTH OF CUT:	12"
DEPTH OF FILL:	12"



DEVELOPMENT SUMMARY	
1.	REQUEST A COASTAL DEVELOPMENT PERMIT
2.	DEMO EXIST. GARAGE, MAINTAIN EXISTING 1000, ONE-STORY RESIDENCE
3.	CONSTRUCT NEW 3020 SF RESIDENCE NEW 828 SF COMPANION UNIT NEW 531 SF GARAGE SPACE TWO ADDITIONAL PARKING SPACES
4.	LANDSCAPING - SITE DEVELOPMENT
5.	NO DEVIATIONS FROM DEVELOPMENT REGULATIONS
6.	EXISTING & PROPOSED USE - RESIDENTIAL
7.	DATE OF CONSTRUCTION FOR ALL SETBACKS ON LOT: 1920 "EFFECTIVE YEAR": 1940
8.	GEOLOGIC HAZARD CATEGORY - B2

SHEET INDEX OF DRAWINGS:	
A-1	SITE PLAN PROJECT INFO
A-2	EXISTING PLAN
A-3	NEW FIRST LEVEL PLAN
A-4	NEW SECOND LEVEL PLAN
A-5	ROOF PLAN
A-6	EXTERIOR ELEVATIONS
A-7	EXTERIOR ELEVATIONS
A-8	SITE SECTIONS
L-1	LANDSCAPE PLAN
A-9	DEMO PLAN



NOTE: THERE ARE NO TRANSIT STOPS

NOTE: PROVIDE BUILDING ADDRESS NUMBERS VISIBLE & LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER PHPS POLICY P.00.6 (LIC. 201.4.4).

**PROJECT INFORMATION:**

OWNERS: RICHARD & REBECCA WARNER  
551 ROSEMONT STREET  
LA JOLLA, CA 92037  
PH: 1-818-500-9082  
E: WARNER.GALLERY@AOL.COM

ARCHITECT: SCOTT A. SPENCER LC # 33340  
1110 TORREY PINES RD, STE 'F'  
LA JOLLA, CA 92037  
PH: 858-459-8898  
E: SCOTT@SPENCERARCHITECTS.COM

PROJECT ADDRESS: 524 PALOMAR AVENUE  
LA JOLLA, CA 92037

LEGAL DESCRIPTION: LOT #32, MAP #1293, OF LA JOLLA GABLES

TAX-ASSESSORS NO: 351-612-03-00

ZONE: RM1-1, COASTAL ZONE

SITE AREA: 6,250 SQ. FT.

FLOOR AREA RATIO: EXISTING: .240 24.0%  
(MAX. 75) PROPOSED: .7496 74.96%  
4687.50 4683

LOT COVERAGE: EXISTING:  
PROPOSED:

FLOOR AREAS: EXISTING RESIDENCE: 1096 SF  
NEW RESIDENCE (2542 SF)  
FIRST FLOOR 1140 SF  
SECOND FLOOR 1396.0 SF  
ACCESSORY DW. UNIT: 525 SF  
TOTAL LIVING AREA: 4154 SF  
GARAGE SPACES: 531.00  
248 + 283

ROOF DECK RESID: 370 SF ROOF DECK ADU: 108 SF

DATE OF ORIG. CONSTRUCTION: 1940

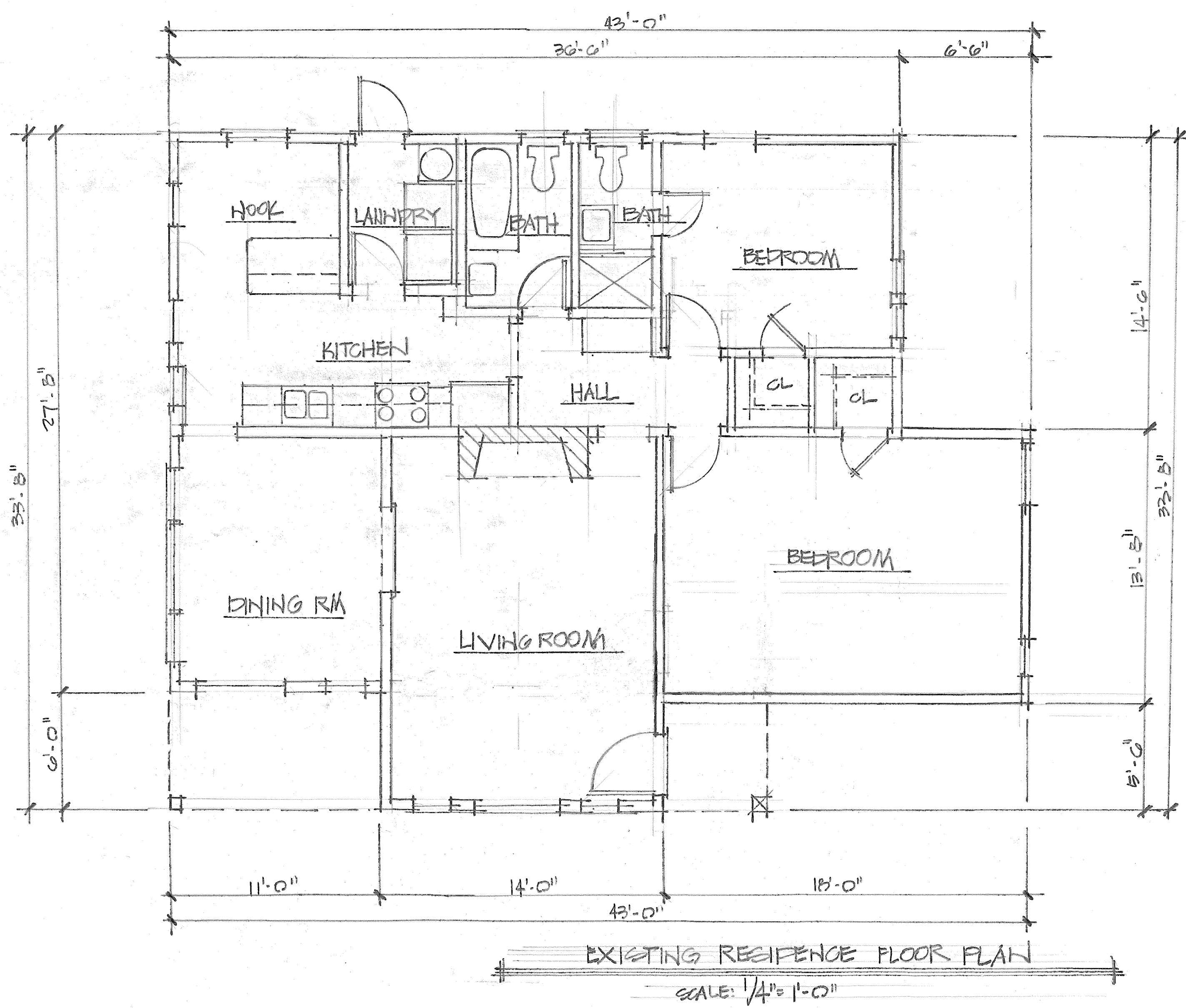
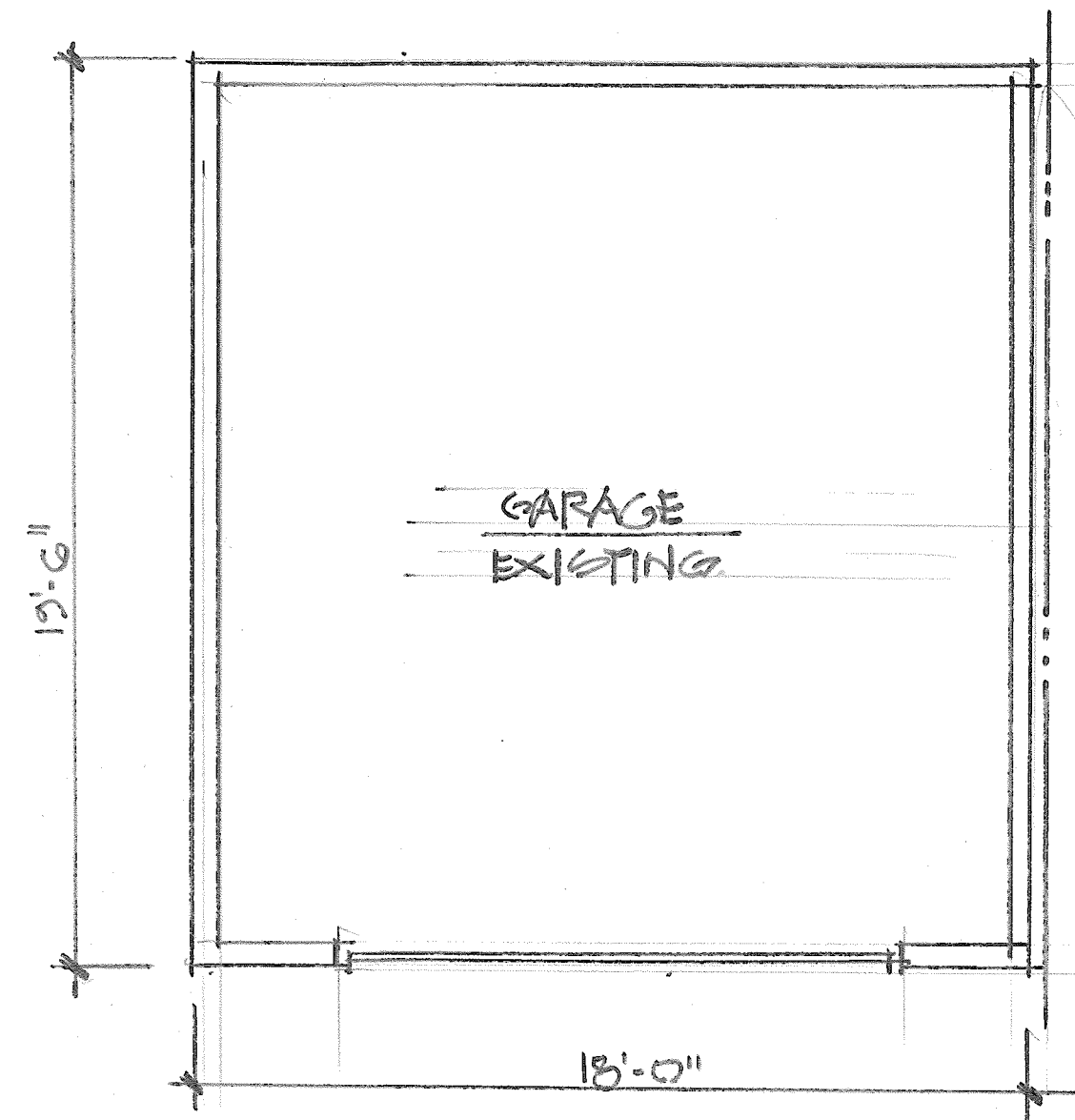
TYPE OF CONSTR: V-B OCCUPANCY: R-3/U

SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

TITLE BLOCK INFO	
PROJECT: 524 PALOMAR AVENUE RESIDENCES	SHT NO: 1
SHEET TITLE: SITE PLAN	SHT 1 OF 10
DATE: 01-22-2010	REVISIONS:
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT	
ARCHITECT: Scott A. Spencer	
PH: 858-459-8898	
CIVIL ENGINEER:	
LANDSCAPE ARCHITECT:	
GEOLOGIC HAZARD CATEGORY: B2	
LEGAL LOT 32, MAP 1993 LA JOLLA GABLES	
APN: 351-612-03-00	
OWNERS: RICHARD & REBECCA WARNER	
TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/U ZONE: RM1-1	
SITE AREA: 6250 S.F.	
EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL	

**Scott A. Spencer & Associates**  
 1110 TORREY PINES ROAD, STE 'D' LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901  
**524 Palomar Ave.**  
 ARCHITECT  
 SHEET  
**A-1**  
 OF





**TITLE BLOCK INFO**

PROJECT: 524 PALOMAR AVENUE RESIDENCES  
SHEET TITLE: EXISTING PLAN  
DATE: 02.27.2019  
SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

SHT NO. 2  
SHT 3 OF 10  
REVISIONS:

ARCHITECT: Scott A. Spencer  
CIVIL ENGINEER: P/E: 858-459-8898  
LANDSCAPE ARCHITECT:  
GEOLOGIC HAZARD CATEGORY: 52  
LEGAL LOT 32, MAP 1983 LA JOLLA GABLES  
APN: 351-612-03-00  
OWNERS: RICHARD & REBECCA WARNER  
TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/ U ZONE: RM1-1  
SITE AREA: 6250 S.F.  
EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

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(658) 459-8898 (Fax) 459-8901

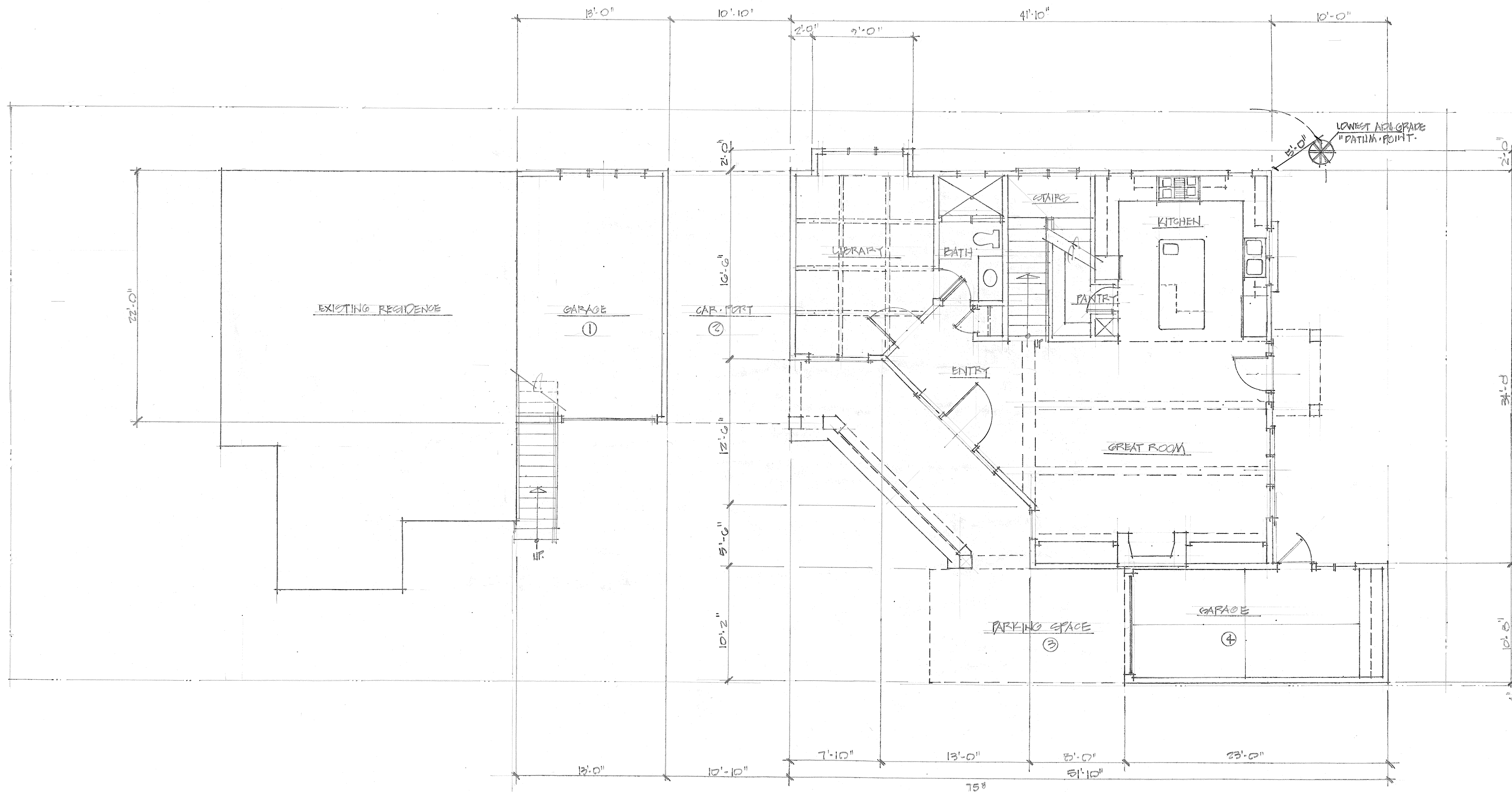
ARCHITECT

P/ATE

SHEET

A-2

OF



FIRST LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

TITLE BLOCK INFO  
 PROJECT: 524 PALOMAR AVENUE RESIDENCES  
 SHEET TITLE: FIRST FLOOR PLAN  
 DATE: OCT. 22, 2010  
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

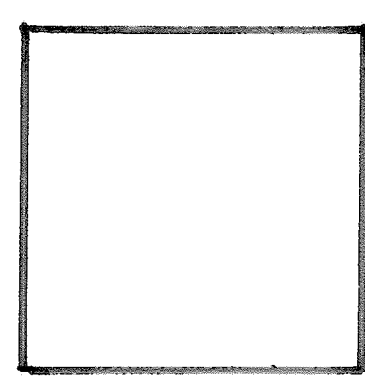
SHT NO: 3  
 OF 10  
 REVISIONS:

ARCHITECT: Scott A. Spencer  
 PH: 858-459-8898

CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLIC HAZARD CATEGORY: 52  
 LEGAL LOT 32, MAP 1993 LA JOLLA GABLES  
 APN: 351-612-03-00  
 OWNERS: RICHARD & REBECCA WARNER  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/U ZONE: RM1-1  
 SITE AREA: 6250 S.F.  
 EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

Scott A. Spencer & Associates

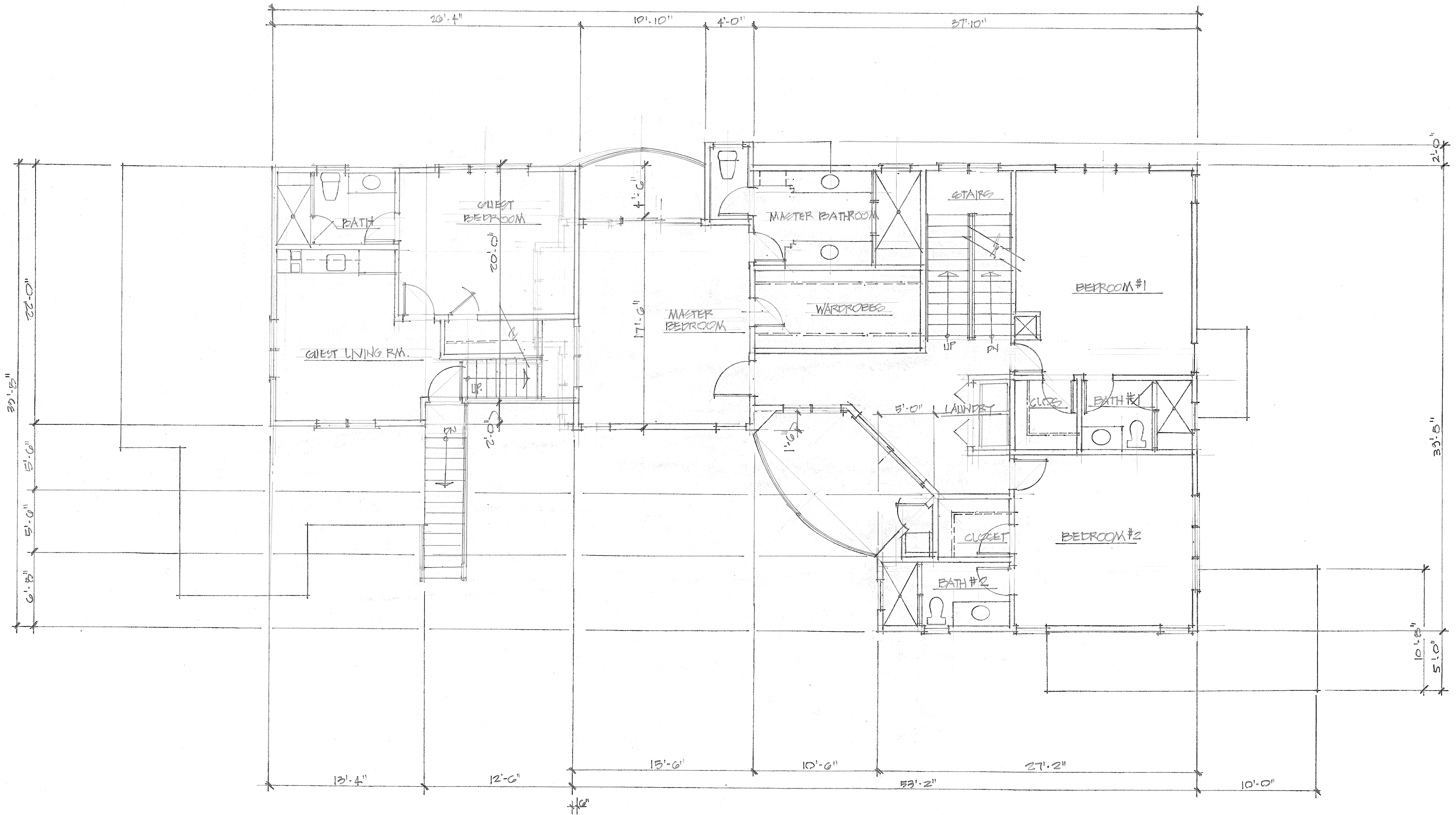
1110 TORREY PINES ROAD, STE. D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8701



DATE

SHEET  
 A-3  
 OF





SECOND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**TITLE BLOCK INFO**  
 PROJECT: 524 PALOMAR AVENUE RESIDENCES  
 SHEET TITLE: SECOND FLOOR PLAN  
 DATE: OCT. 22, 2019  
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

SHT NO: 4  
 SHT. 4 OF 10  
 REVISIONS:

ARCHITECT: Scott A. Spencer  
 PH: 858-459-8898

CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLIC HAZARD CATEGORY: 52  
 LEGAL: LOT 32, MAP 1993 LA JOLLA GABLES  
 APN: 351-612-03-00  
 OWNERS: RICHARD & REBECCA WARNER  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/ U ZONE: RM1-1  
 SITE AREA: 6250 S.F.  
 EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

Scott A. Spencer & Associates

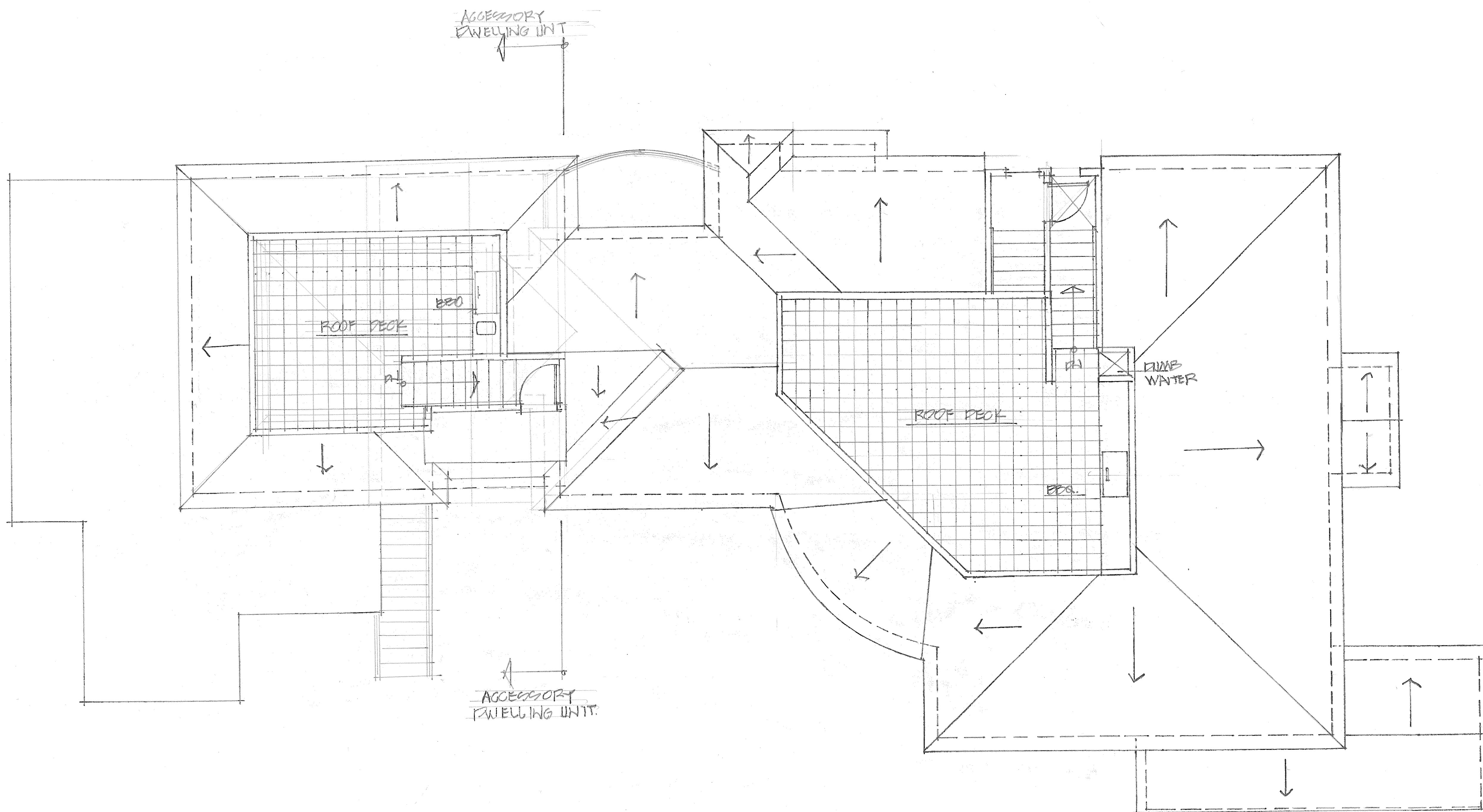
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ARCHITECT

DATE

SHEET

A-4  
 OF



ROOF PLAN & ROOF DECK PLAN  
SCALE: 1/4"=1'-0"

TITLE BLOCK INFO  
 PROJECT: 524 PALOMAR AVENUE RESIDENCES  
 SHEET TITLE: ROOF PLAN  
 DATE: OCT 22, 2019  
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

SHT NO: 5  
 SHT 5 OF 10  
 REVISIONS:

ARCHITECT: Scott A. Spencer  
 PH: 858-459-8898  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: 52  
 LEGAL LOT 32, MAP 1993 LA JOLLA GABLES  
 APN: 351-612-03-00  
 OWNERS: RICHARD & REBECCA WARNER  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/ U ZONE: RM1-1  
 SITE AREA: 6250 S.F.  
 EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

ARCHITECT

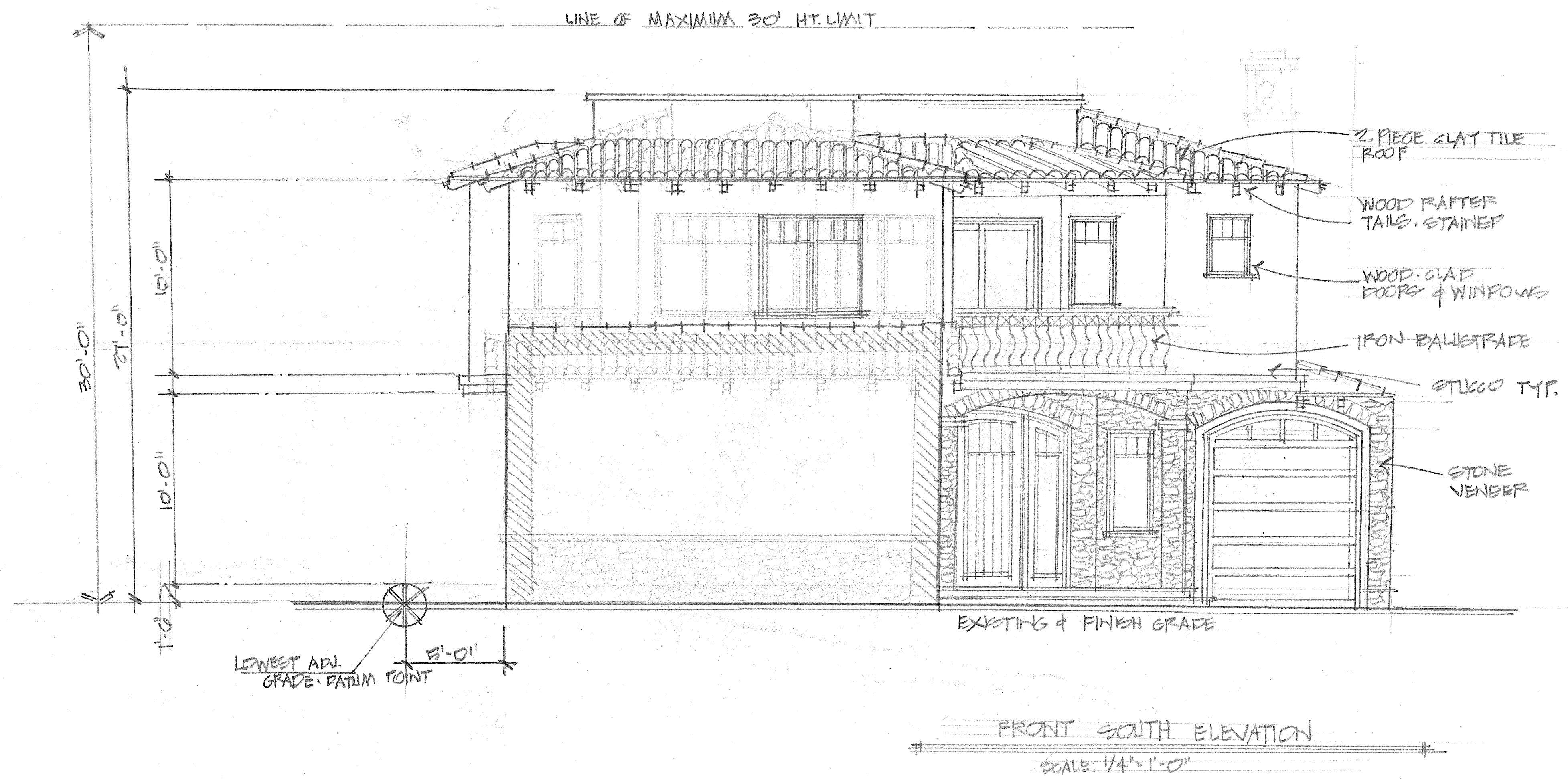
DATE:

SHEET  
 A-5  
 OF

Scott A. Spencer & Associates

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 (858) 459-8898 (Fax) 459-8901





TITLE BLOCK INFO  
 PROJECT: 524 PALOMAR AVENUE RESIDENCES  
 SHEET TITLE: EXTERIOR ELEVATIONS  
 DATE: 06/23/2019  
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

SHT NO: 6  
 SHT. G. OF 10  
 REVISIONS:

ARCHITECT: Scott A. Spencer  
 PH: 858-459-8898

CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: S2  
 LEGAL: LOT 32, MAP 1993 LA JOLLA GABLES  
 APN: 351-612-03-00  
 OWNERS: RICHARD & REBECCA WARNER  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/U ZONE: RM1-1  
 SITE AREA: 6250 S.F.  
 EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

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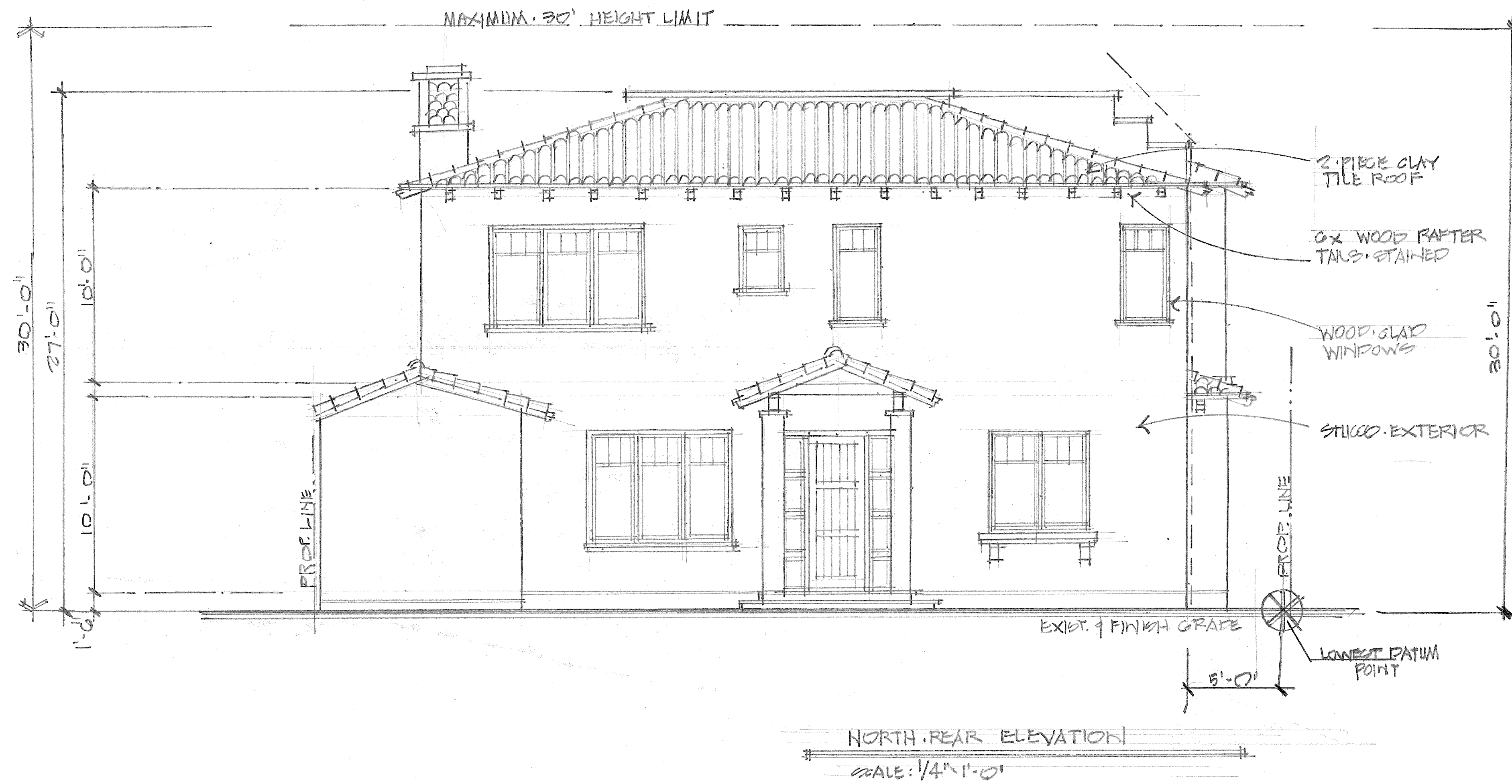
1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE:

SHEET  
 A-6  
 OF





TITLE BLOCK INFO  
 PROJECT: 524 PALOMAR AVENUE RESIDENCES  
 SHEET TITLE: EXTERIOR ELEVATIONS  
 DATE: OCT 22, 2019  
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

ARCHITECT: Scott A. Spencer  
 PH: 858-459-8898

CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLIC HAZARD CATEGORY: 52  
 LEGAL LOT 32, MAP 1993 LA JOLLA GABLES  
 APN: 351-612-03-00  
 OWNERS: RICHARD & REBECCA WARNER  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/ U ZONE: RM1-1  
 SITE AREA: 6250 S.F.  
 EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

SHT NO: 7  
 SHT 7 OF 10  
 REVISIONS:

Scott A. Spencer & Associates  
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 (858) 459-8898 (Fax) 459-8901

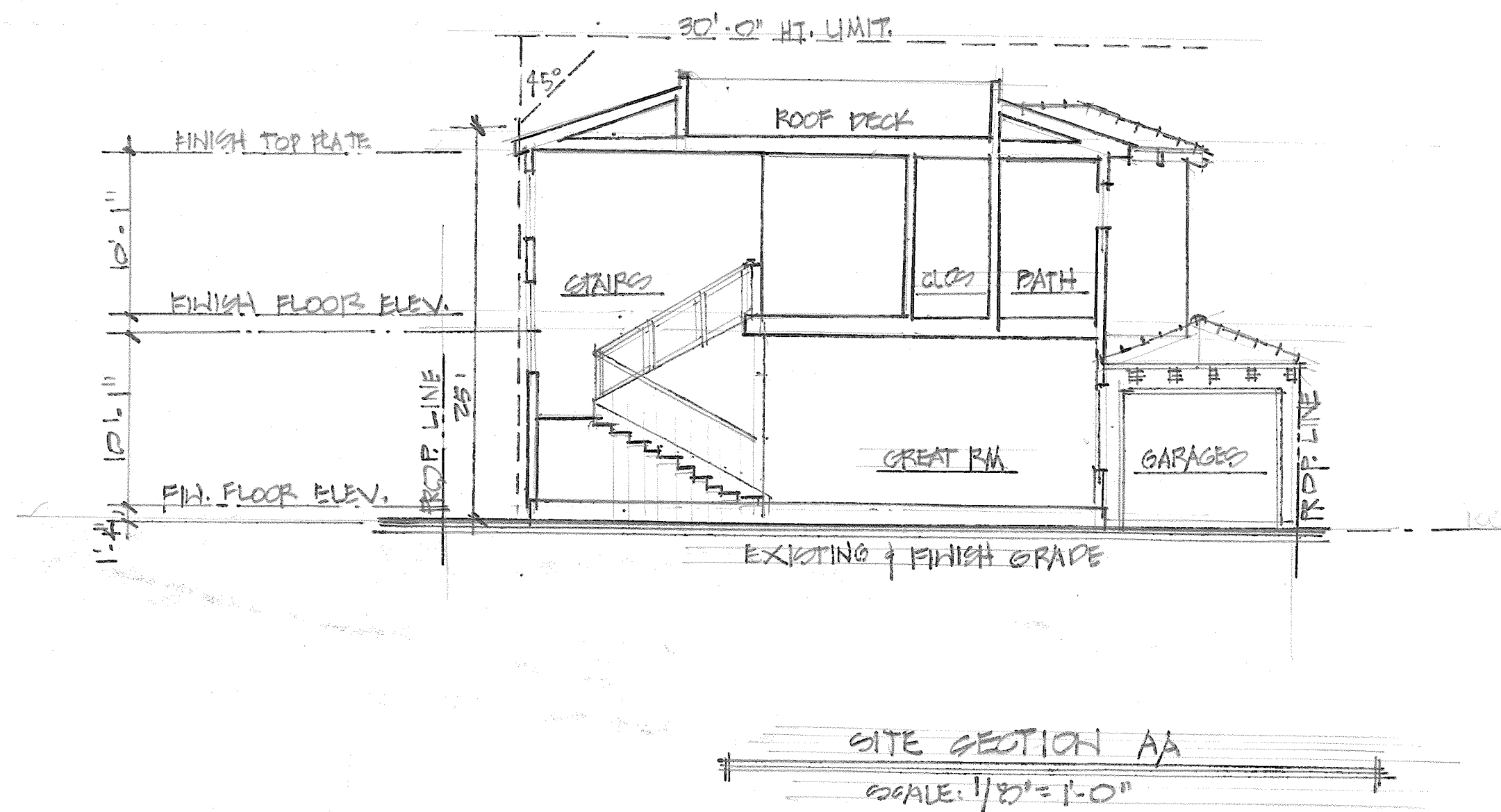
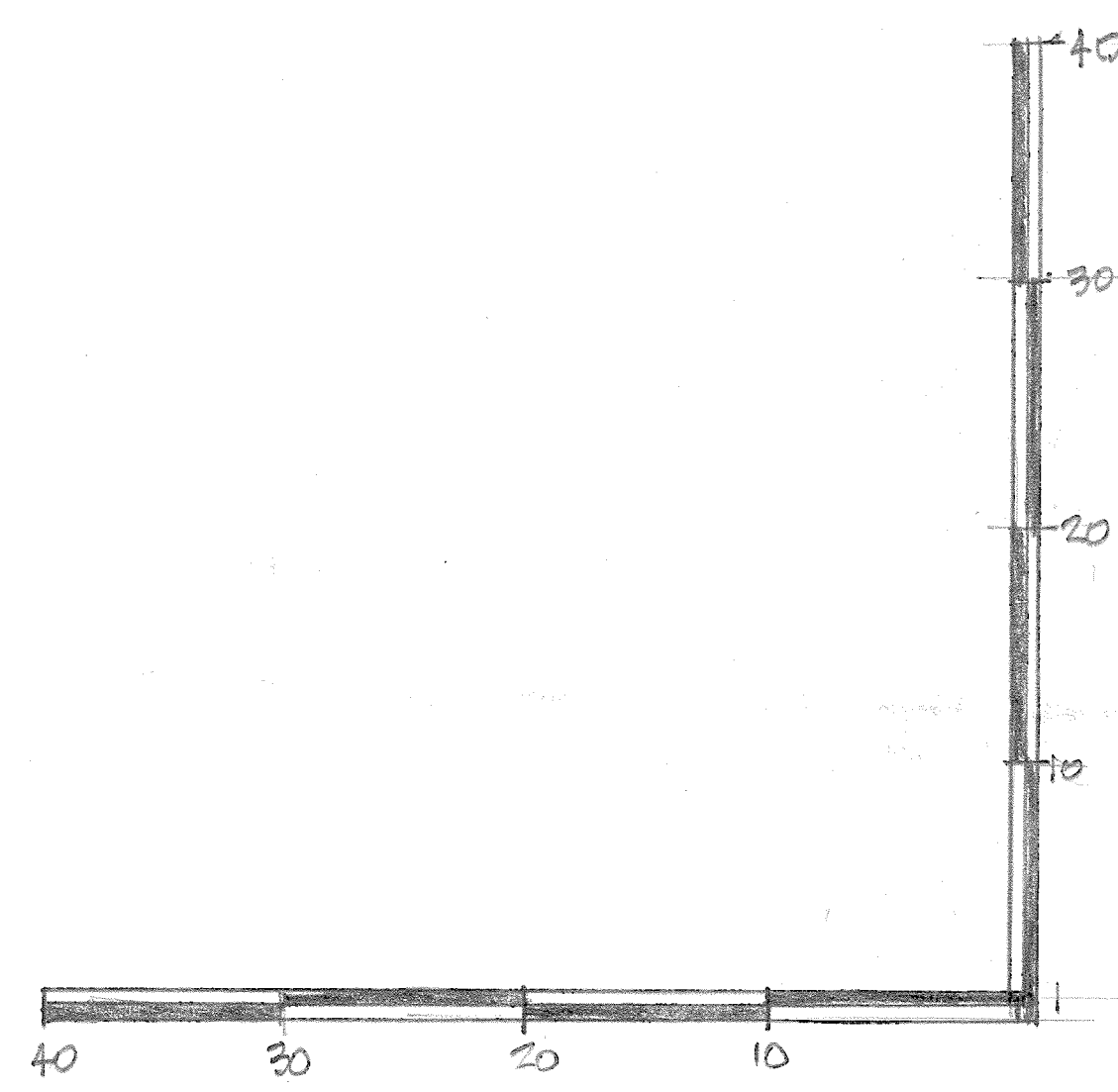
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DATE:

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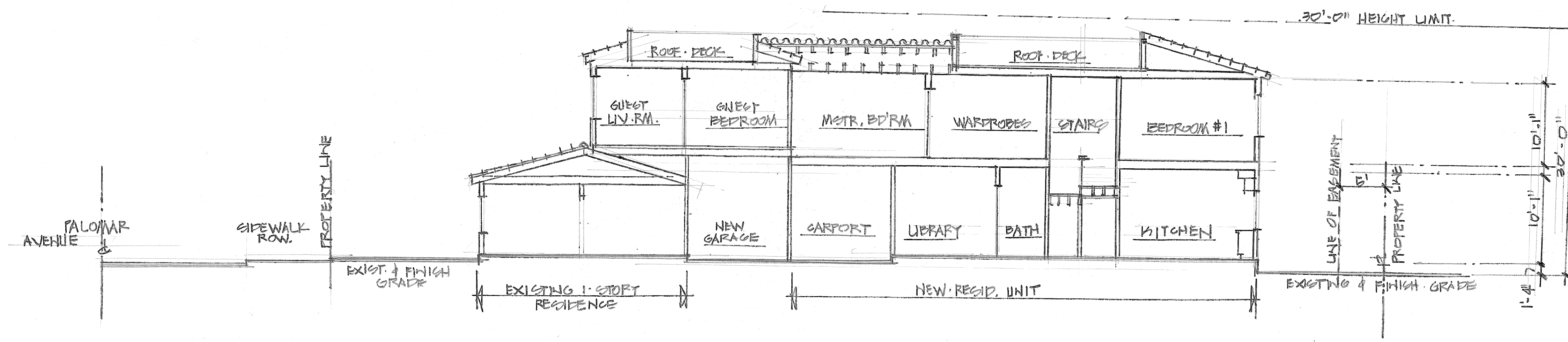
A-7

OF



GRAPHIC SCALE

SITE SECTION AA  
SCALE: 1/8" = 1'-0"



SITE SECTION BB  
SCALE: 1/8" = 1'-0"

**TITLE BLOCK INFO**  
 PROJECT: 524 PALOMAR AVENUE RESIDENCES  
 SHEET TITLE: SITE SECTIONS  
 DATE: OCTOBER 22, 2019  
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

ARCHITECT: Scott A. Spencer  
 CIVIL ENGINEER:  
 LANDSCAPE ARCHITECT:  
 GEOLOGIC HAZARD CATEGORY: S2  
 LEGAL LOT 32, MAP 1993 LA JOLLA GABLES  
 APN: 351-612-03-00  
 OWNERS: RICHARD & REBECCA WARNER  
 TYPE OF CONSTRUCTION: Y-B OCCUPANCY: R-3/ U ZONE: RM1-1  
 SITE AREA: 6250 S.F.  
 EXISTING USE: RESIDENTIAL. PROPOSED USE: RESIDENTIAL

Scott A. Spencer & Associates

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 (858) 459-8898 (Fax) 459-8901

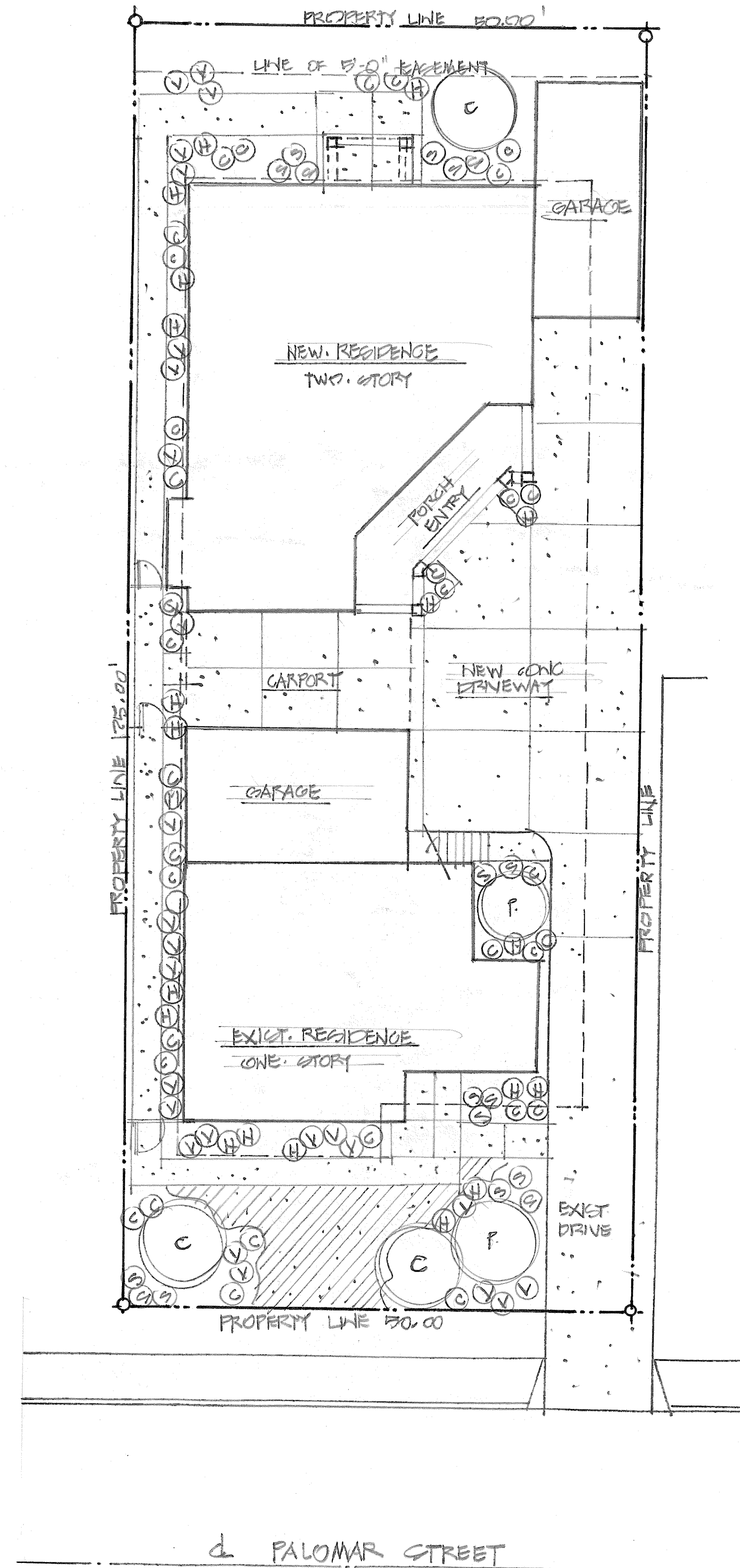
ARCHITECT

DATE:

SHEET

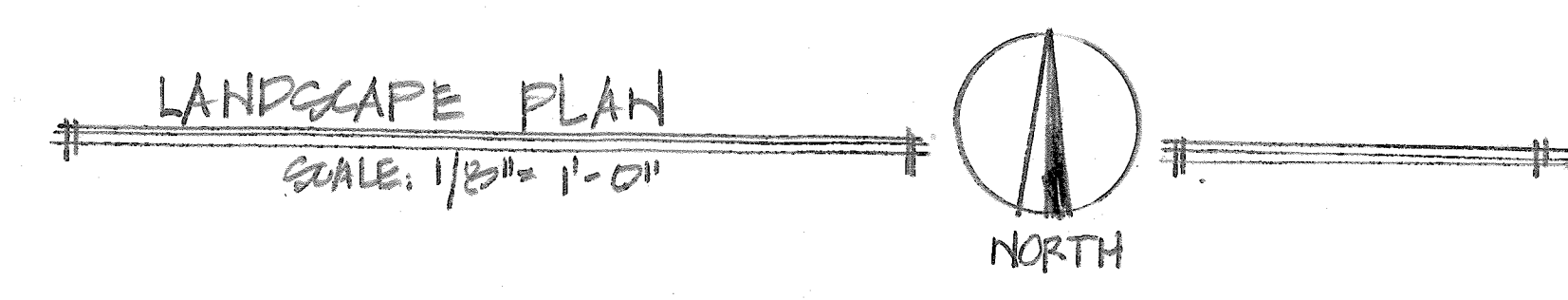
A-3  
OF





**PLANTING LEGEND**

P	PLUMBIA RUBRA FRANKFARTI	24" BOX
C	CAESIA LEPTOPHYLLA CLOUD MEDALLION TREE	24" BOX
H	HIERACON G. PIRREOUS	5 GAL
V	YFIESEA IMPERIALIS YFIESEA BROMELIAD	5 GAL
Q	CAESIA "GREEN CARPET" PROSTRATE NATAL PLUM	5 GAL
S	SALVIA - WENDY'S WISH SAGE	5 GAL
[Hatched Box]	TURF	
[Dotted Box]	SEEDED CONCRETE	



**TITLE BLOCK INFO**

PROJECT: 524 PALOMAR AVENUE RESIDENCES  
 SHEET TITLE: LANDSCAPE PLAN  
 DATE: OCTOBER 22, 2011  
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

SHT NO: 5  
 SH 2 OF 10  
 REVISIONS:

ARCHITECT: Scott A. Spencer  
 PH: 858-459-8898

CIVIL ENGINEER: \_\_\_\_\_  
 LANDSCAPE ARCHITECT: \_\_\_\_\_  
 GEOLIC HAZARD CATEGORY: 52  
 LEGAL LOT 32, MAP 1993 LA JOLLA GARLES  
 APR: 351-612-03-00  
 OWNERS: RICHARD & REBECCA WARNER  
 TYPE OF CONSTRUCTION: V-B OCCUPANCY: R-3/ U ZONE: RM3-1  
 SITE AREA: 6250 S.F.  
 EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

Scott A. Spencer & Associates

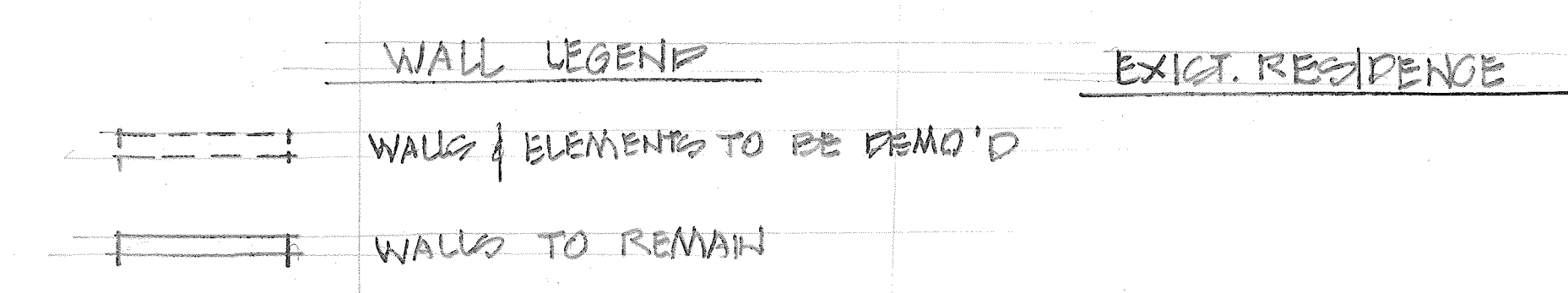
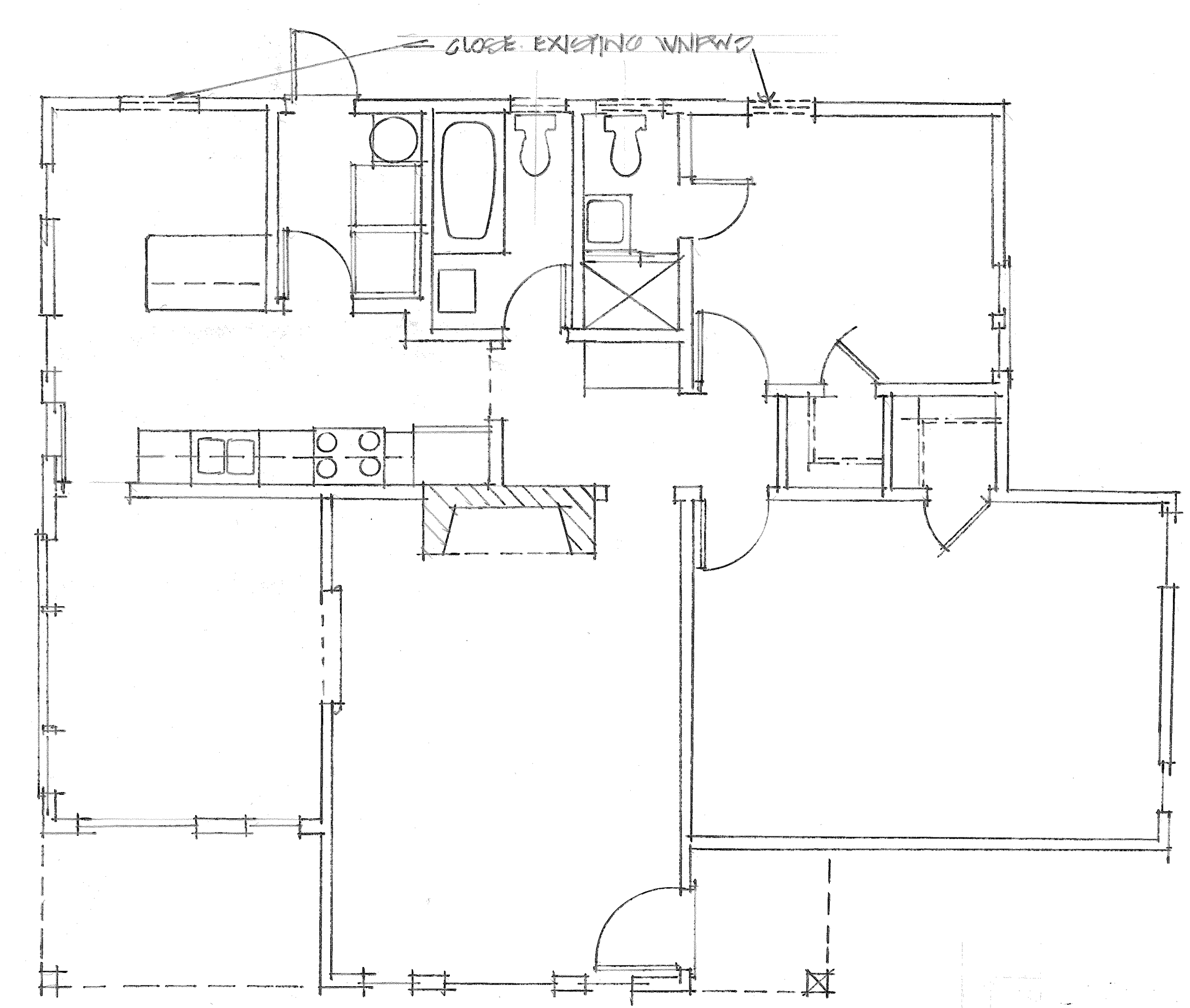
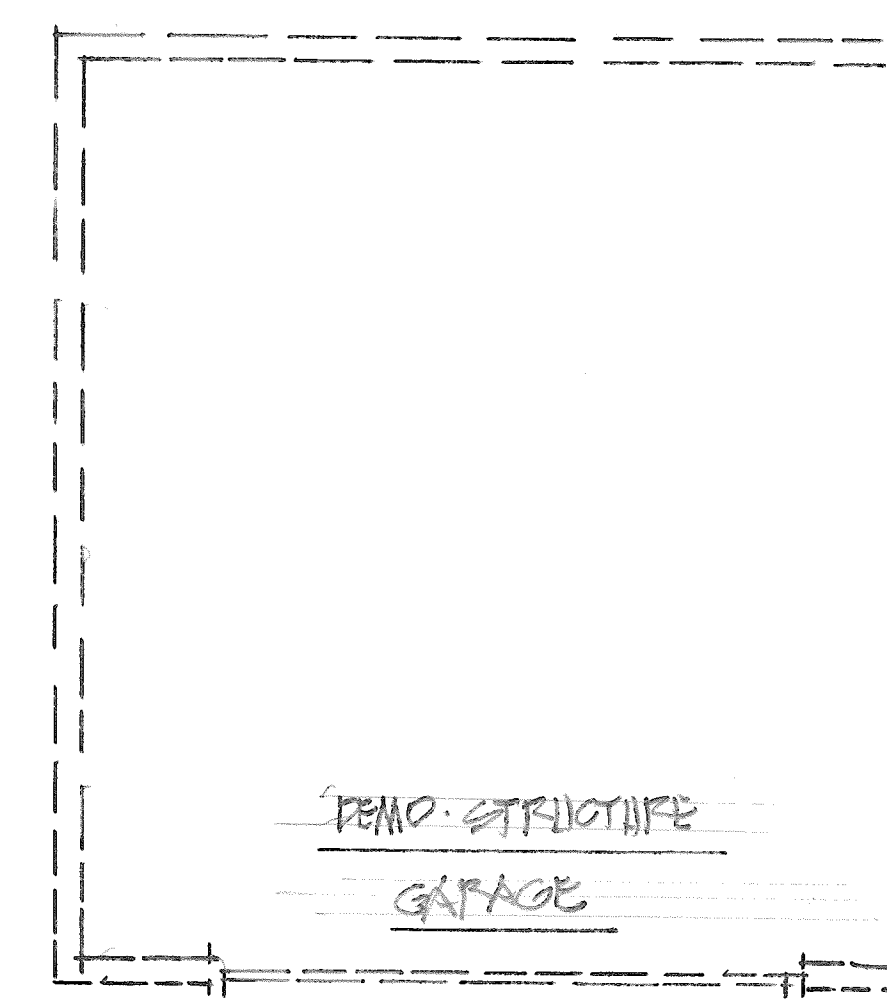
1110 TORREY PINES ROAD, STE D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

ARCHITECT

DATE: \_\_\_\_\_

SHEET

OF



TITLE BLOCK INFO

PROJECT: 524 PALOMAR AVENUE RESIDENCES  
 SHEET TITLE: DEMO PLAN  
 DATE: JAN 14, 2020  
 SCOPE OF WORK: COASTAL DEVELOPMENT PERMIT

SHT NO: 10  
 SHT 10 OF 10  
 REVISIONS:

ARCHITECT: Scott A. Spencer  
 PH: 858-459-8898

CIVIL ENGINEER: \_\_\_\_\_

LANDSCAPE ARCHITECT: \_\_\_\_\_

GEOLOGIC HAZARD CATEGORY: 52

LEGAL LOT 32, MAP 1999 LA JOLLA GABLES

APN: 351-612-03-00

OWNERS: RICHARD & REBECCA WARNER

TYPE OF CONSTRUCTION: Y-P OCCUPANCY: R-3/ U ZONE: RM1-1

SITE AREA: 6250 S.F.

EXISTING USE: RESIDENTIAL PROPOSED USE: RESIDENTIAL

Scott A. Spencer & Associates

1110 TORREY PINES ROAD, STE-D LA JOLLA, CA 92037  
 (858) 459-8898 (Fax) 459-8901

ARCHITECT

PATE

SHEET

A-9