5522 Residence

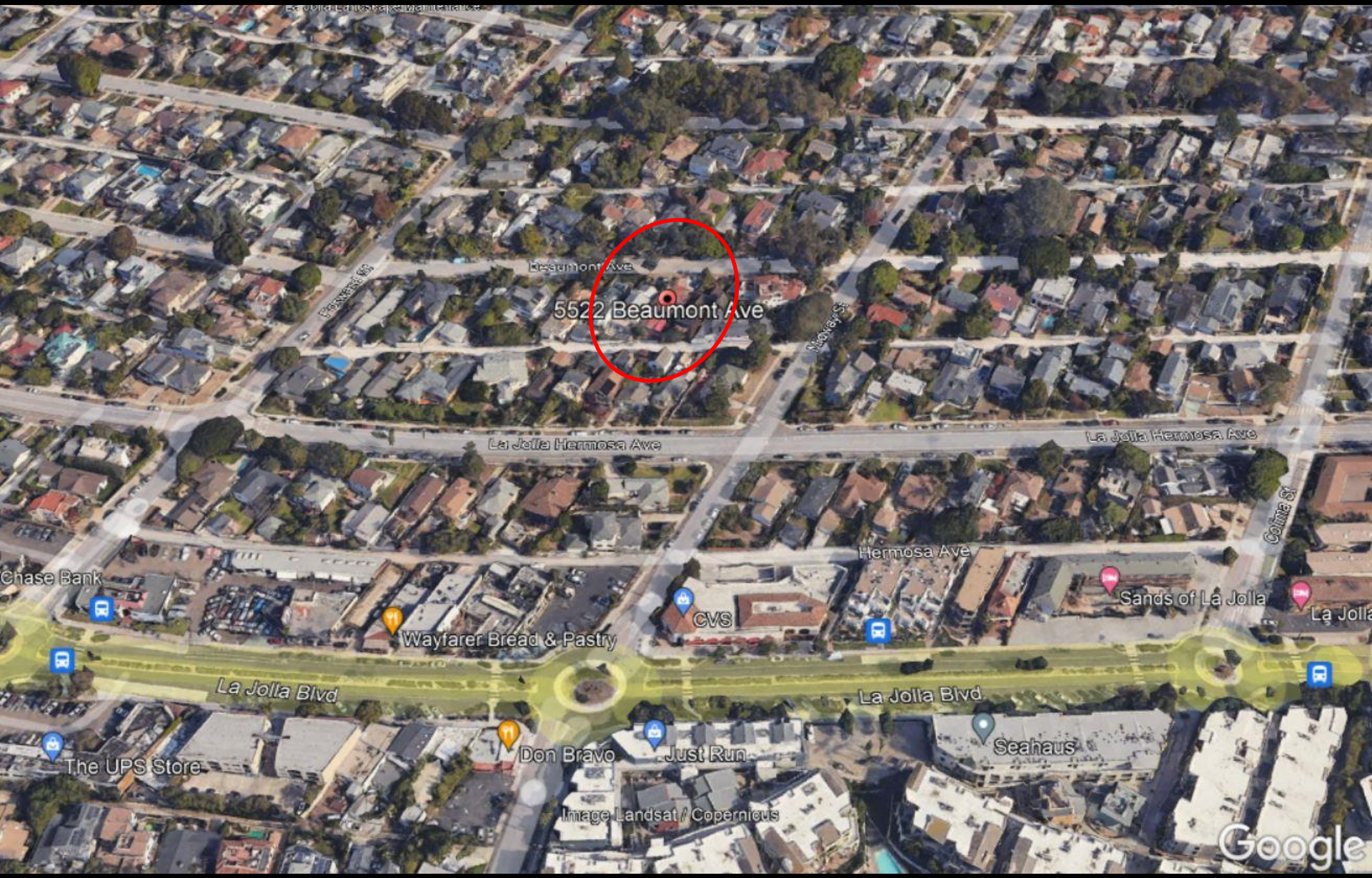
5522 Beaumont Avenue

DPR - 12-21-2021

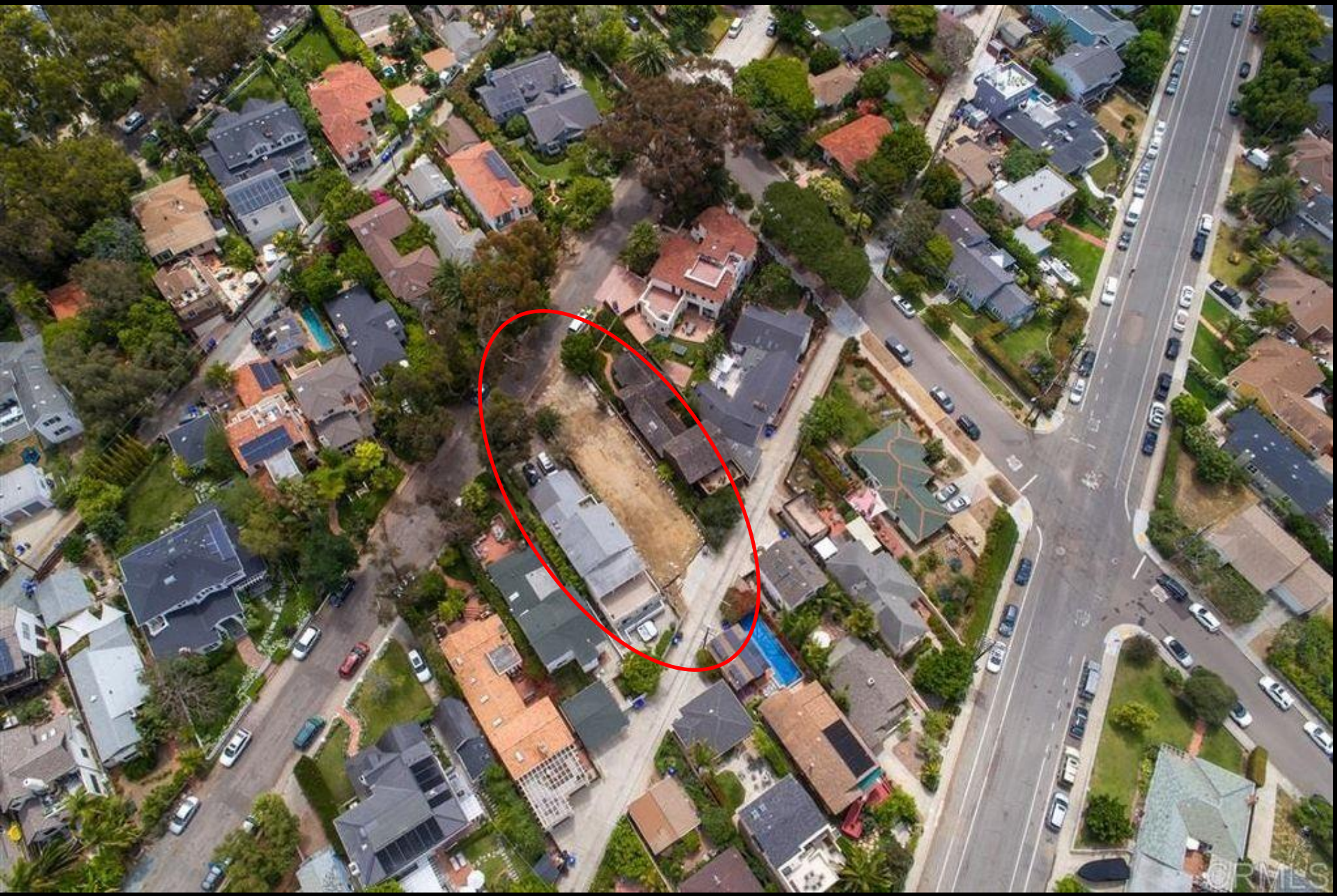
GOLBA ARCHITECTURE
1940 Garnet Avenue, Suite 100
San Diego, CA 92109

5522 Residence

SITE


5522 Beaumont Ave
Beaumont Ave
Howard St
Norway St
La Jolla Hermosa Ave
La Jolla Hermosa Ave
Colima St
Hermosa Ave
Chase Bank
CVS
Sands of La Jolla
Wayfarer Bread & Pastry
La Jolla Blvd
La Jolla Blvd
The UPS Store
Don Bravo
Just Run
Seahaus
Image Landsat / Copernicus
Google

5522 Beaumont Ave
Image Landsat / Copernicus
Google



AERIAL VIEW OF PROJECT SITE

STOP
SITE

5522 Residence

CONTEXT & SETTING

AERIAL VIEW OF PROJECT SITE (OLD IMAGE)

AERIAL VIEW OF PROJECT LOOKING WEST

AERIAL VIEW OF PROJECT - LOOKING NORTH

AERIAL VIEW OF PROJECT LOOKING WEST TOWARDS ALLEY AND OCEAN

VIEW OF PROJECT SITE - LOOKING WEST FROM FRONT

VIEW OF THE PROJECT SITE LOOKING TOWARDS BEAUMONT STREET

PROJECT SITE – ALLEY LOOKING NORTH

VIEW FROM PROJECT SITE LOOKING SOUTH DOWN ALLEY

VIEW OF PROJECT SITE FROM ALLEY (OLD IMAGE)

STREET VIEW OF FORMER HOME ON PROJECT SITE

B-WEST Residence

PROJECT DATA

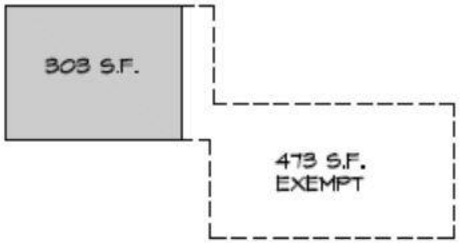
VIEW OF PROJECT SITE - CDP POSTING

FLOOR AREA RATIO TABLE

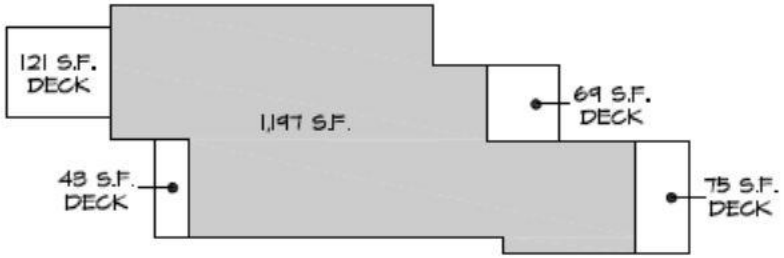
LOT SIZE:	4,296 S.F.
ALLOWABLE F.A.R.:	0.60 X 4,296 S.F. = 2,578 S.F.
PROPOSED F.A.R.:	2,578 S.F. / 4,296 S.F. = 0.60
PROPOSED SQ. FT.	
HABITABLE:	
BASEMENT:	303 S.F. (473 S.F. EXEMPT)
FIRST FLOOR:	1,197 S.F.
SECOND FLOOR:	1,078 S.F.
TOTAL HABITABLE:	2,578 S.F = 2,578 S.F. PERMITTED

DECKS:	
FIRST FLOOR:	308 S.F.
SECOND FLOOR:	138 S.F.
ROOF:	238 S.F.
TOTAL DECKS:	684 S.F.

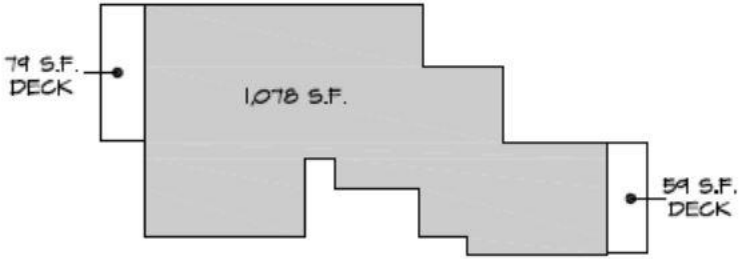
GROSS FLR AREA DIAGRAM



BASEMENT



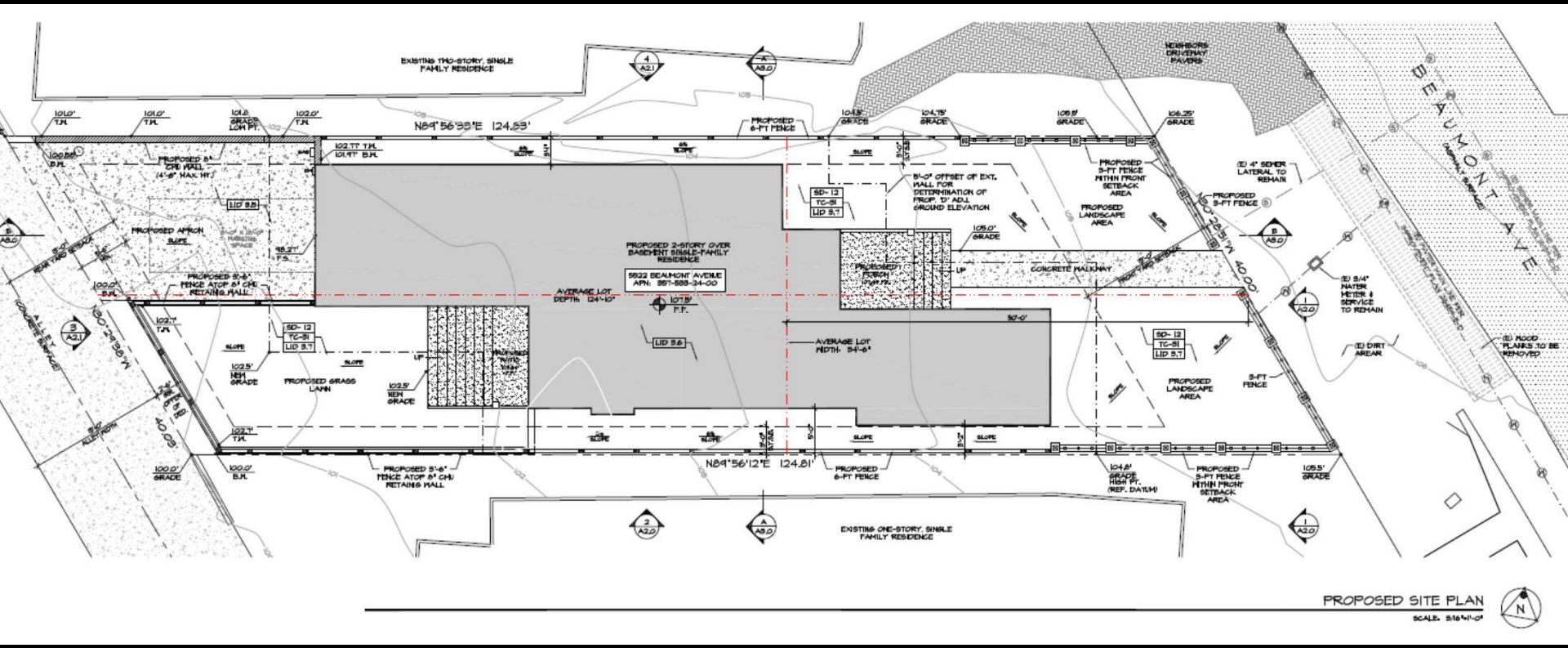
FIRST FLOOR



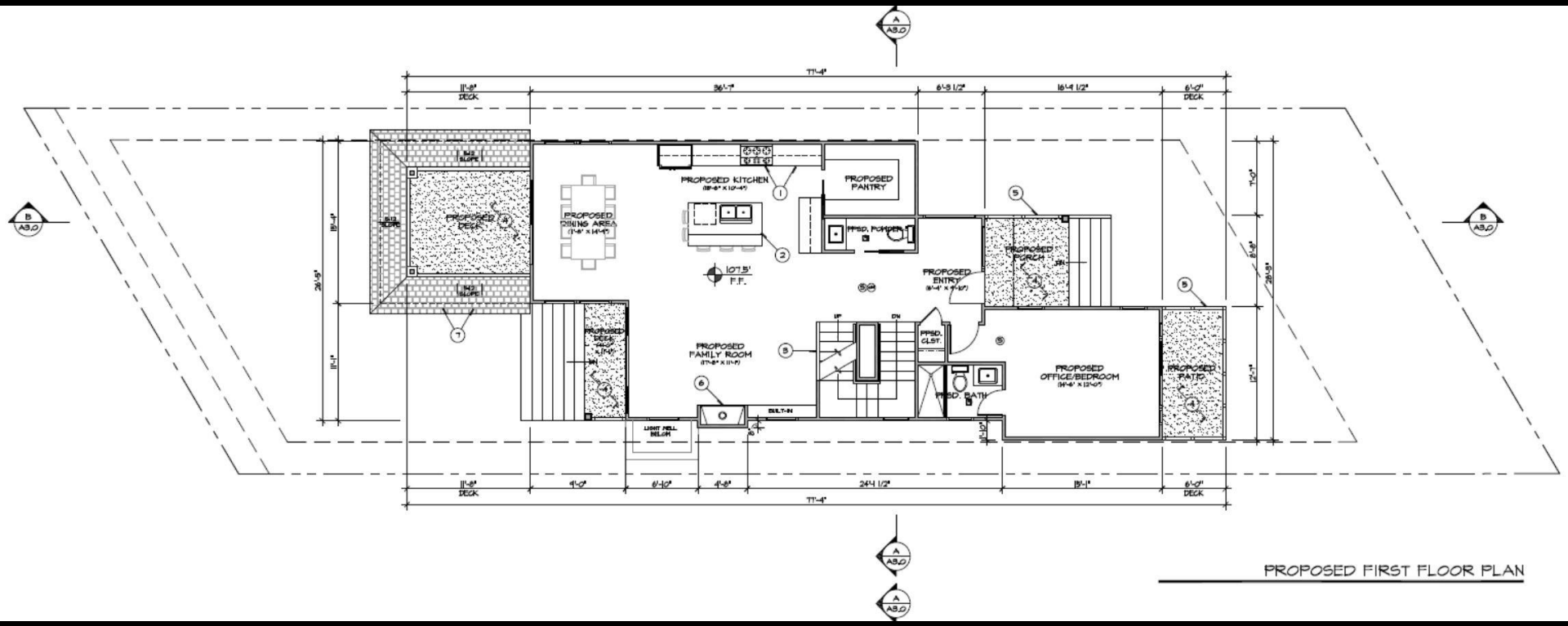
SECOND FLOOR

5522 Residence

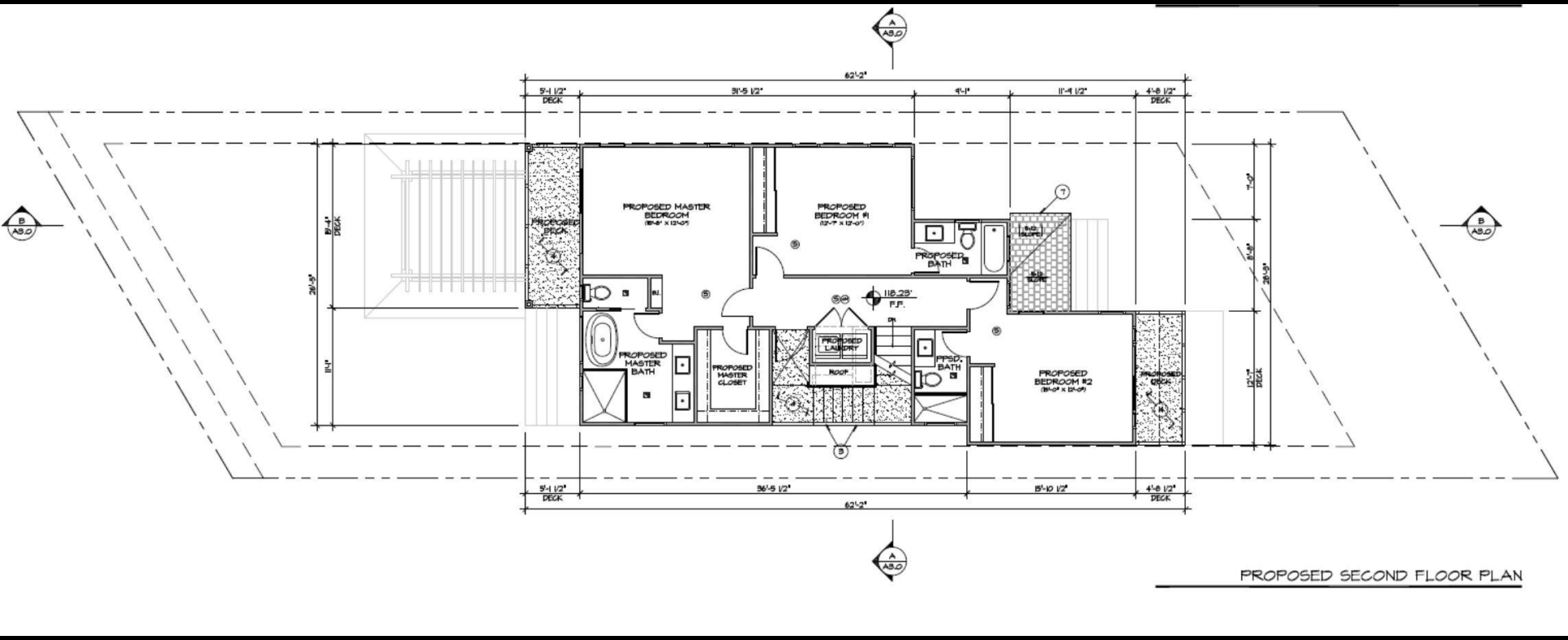
PROJECT PLANS



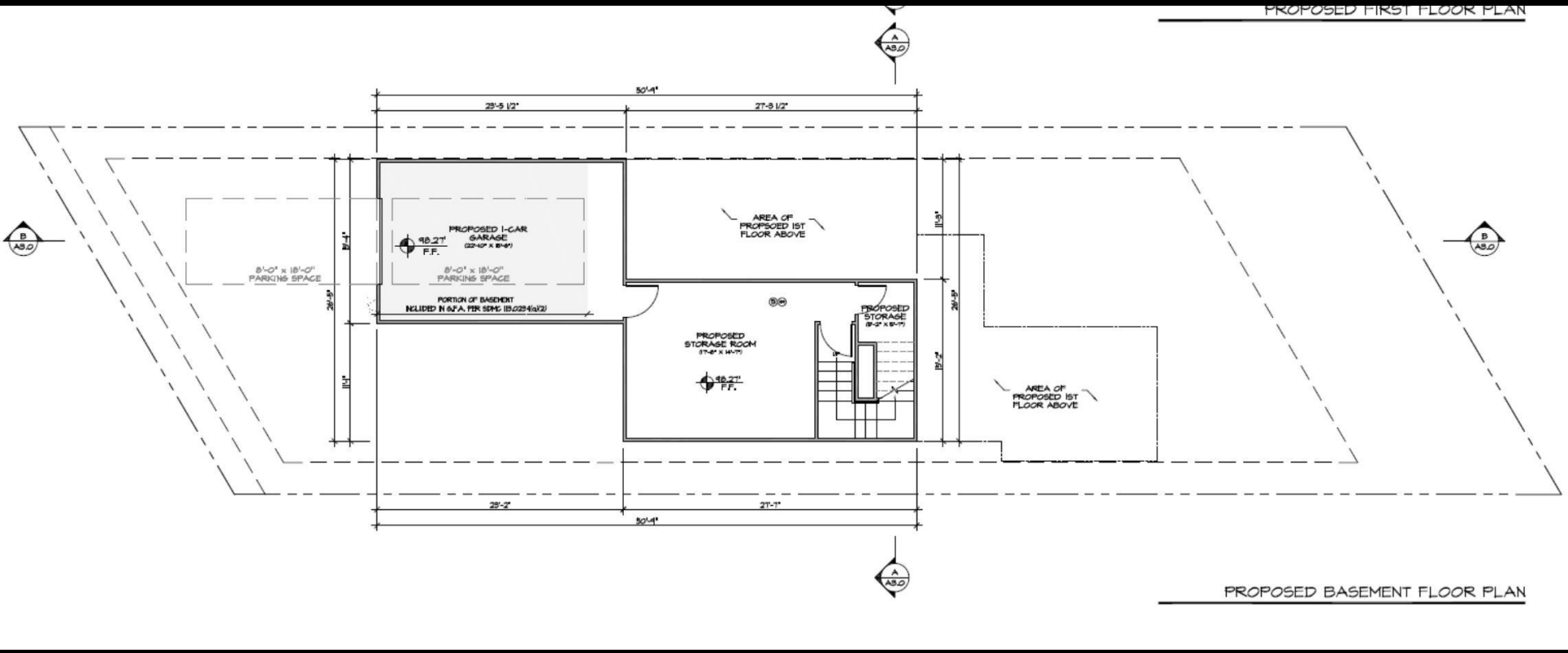
PROPOSED SITE PLAN



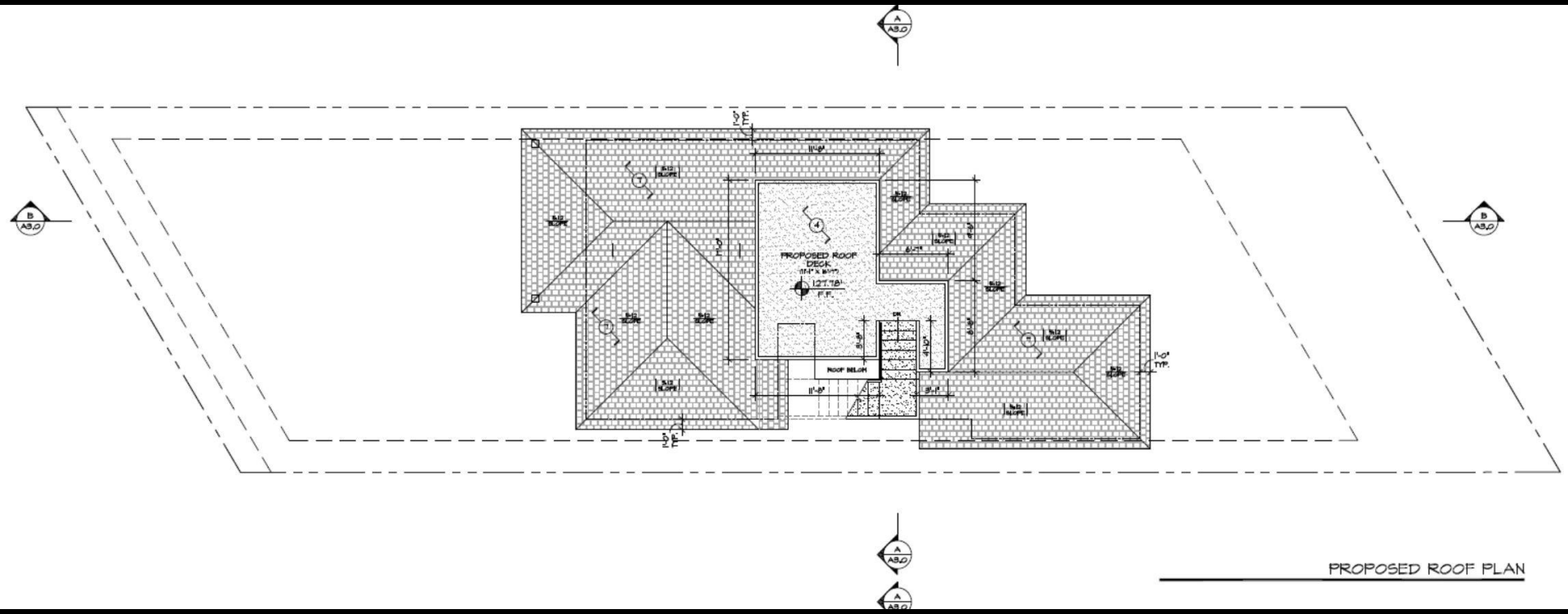
PROPOSED MAIN ENTRY LEVEL FLOOR PLAN



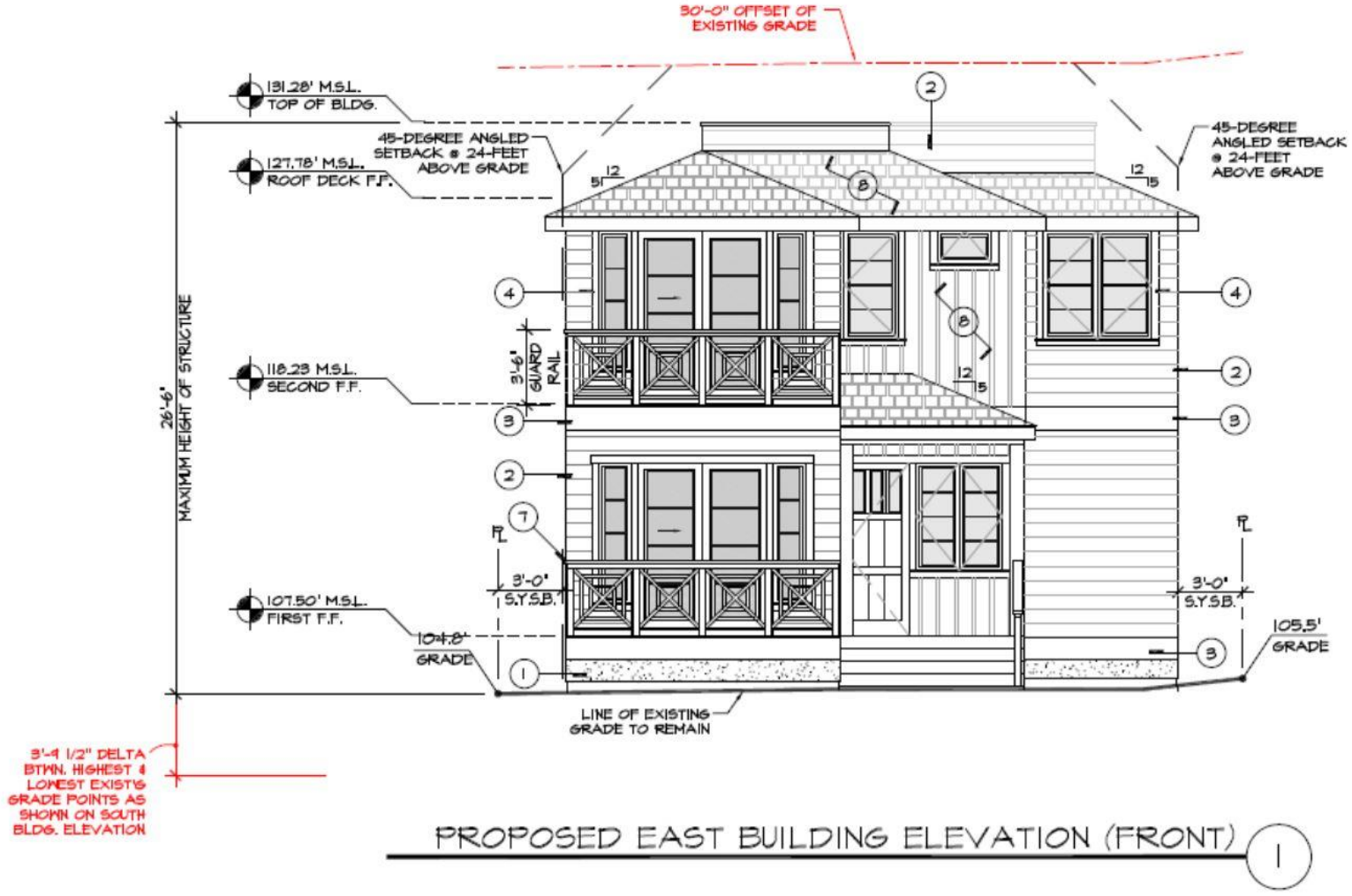
PROPOSED UPPER LEVEL FLOOR PLAN



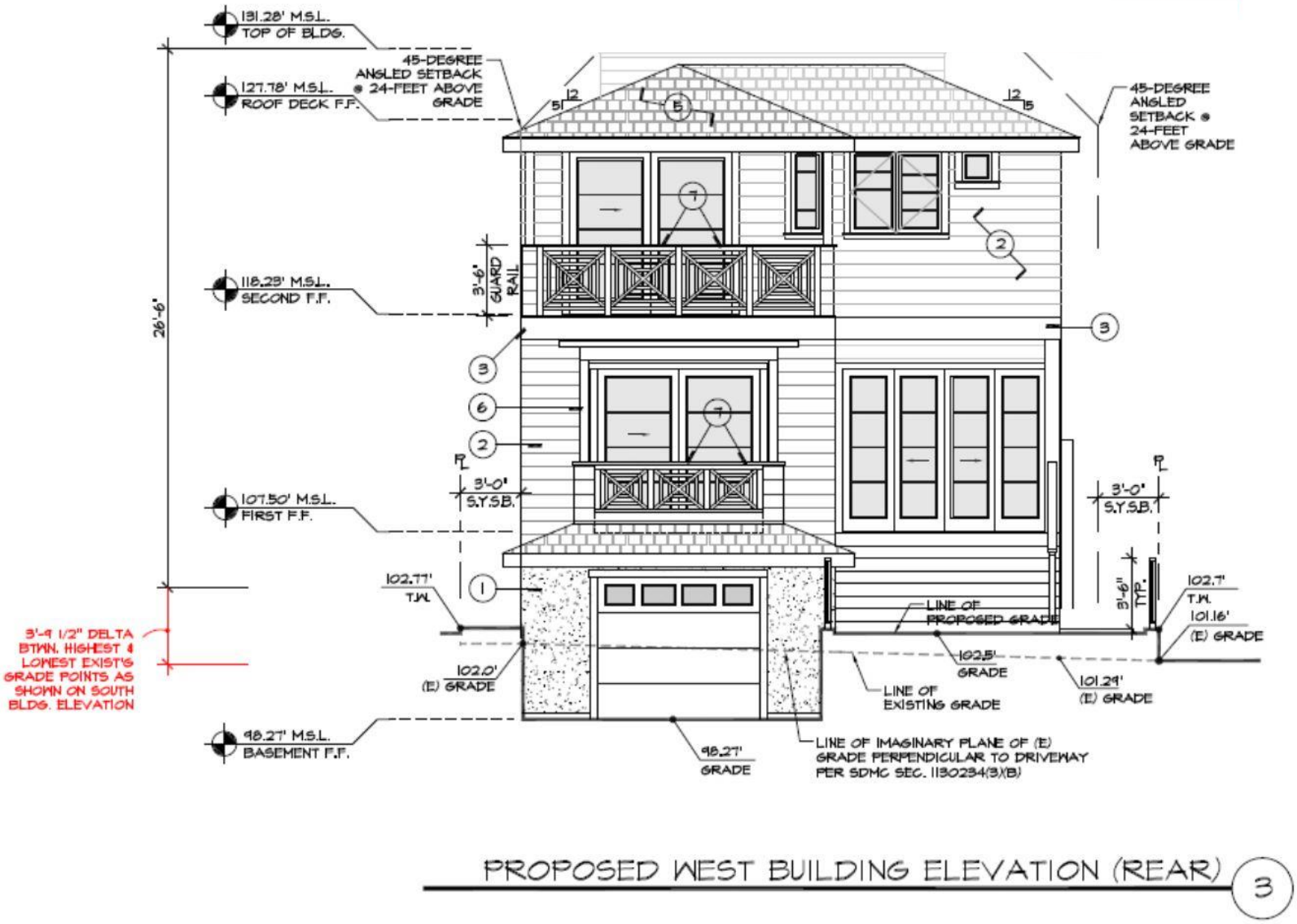
PROPOSED BASEMENT FLOOR PLAN



PROPOSED ROOF PLAN

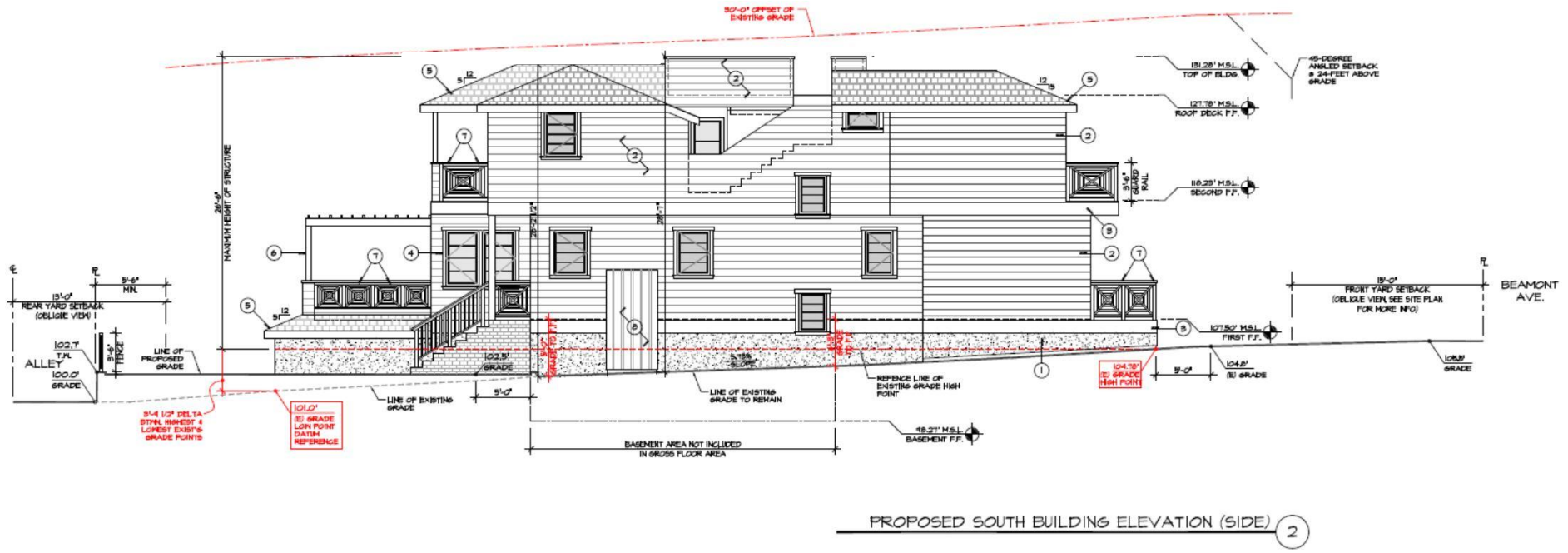


PROPOSED EAST ELEVATION



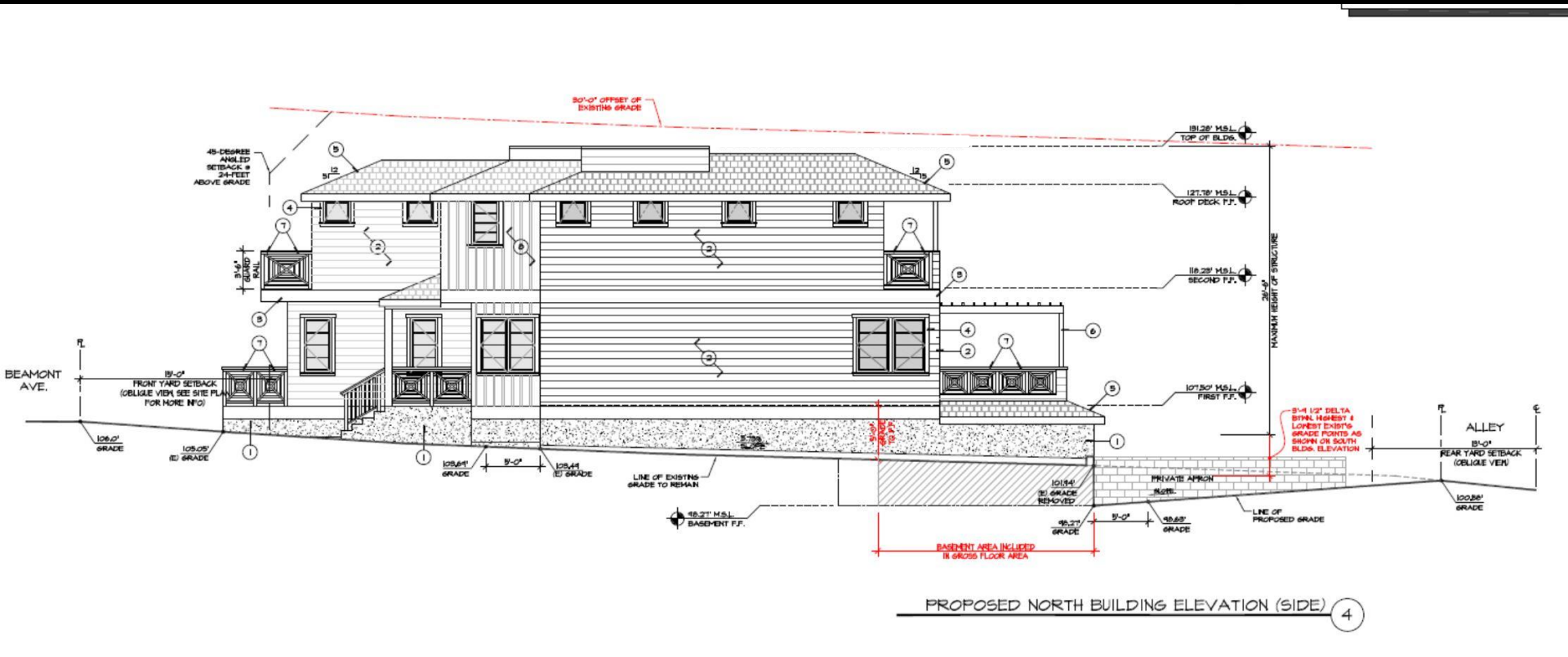
PROPOSED WEST BUILDING ELEVATION (REAR) 3

PROPOSED WEST ELEVATION



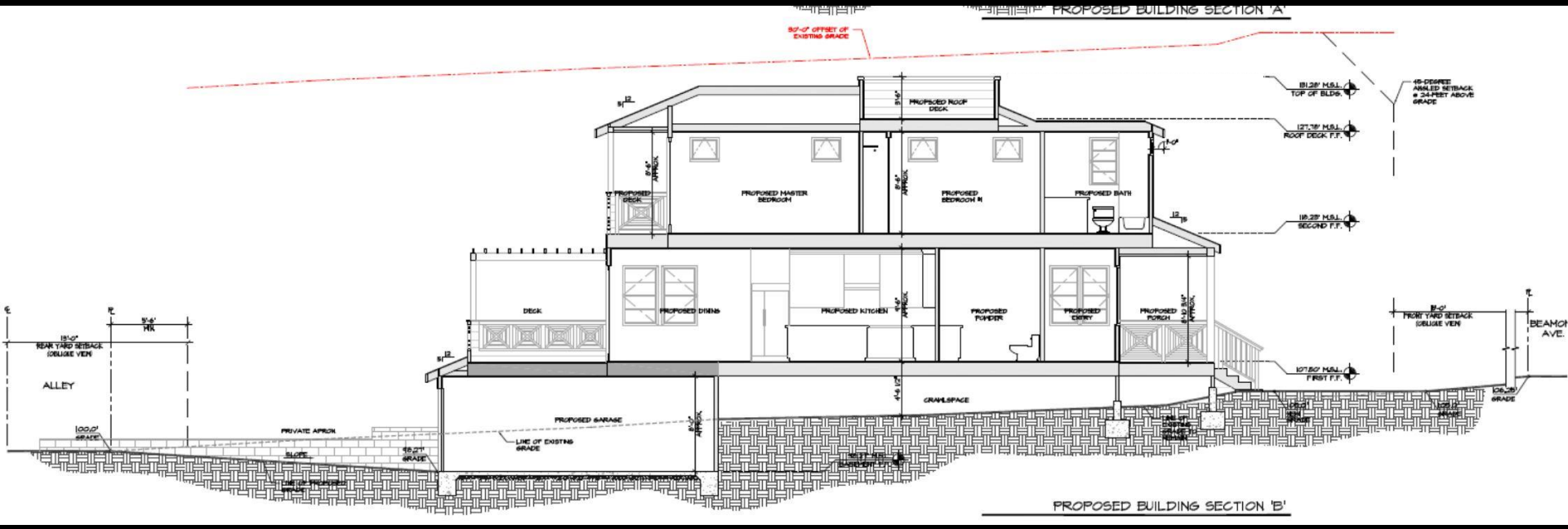
PROPOSED SOUTH BUILDING ELEVATION (SIDE) 2

PROPOSED SOUTH ELEVATION

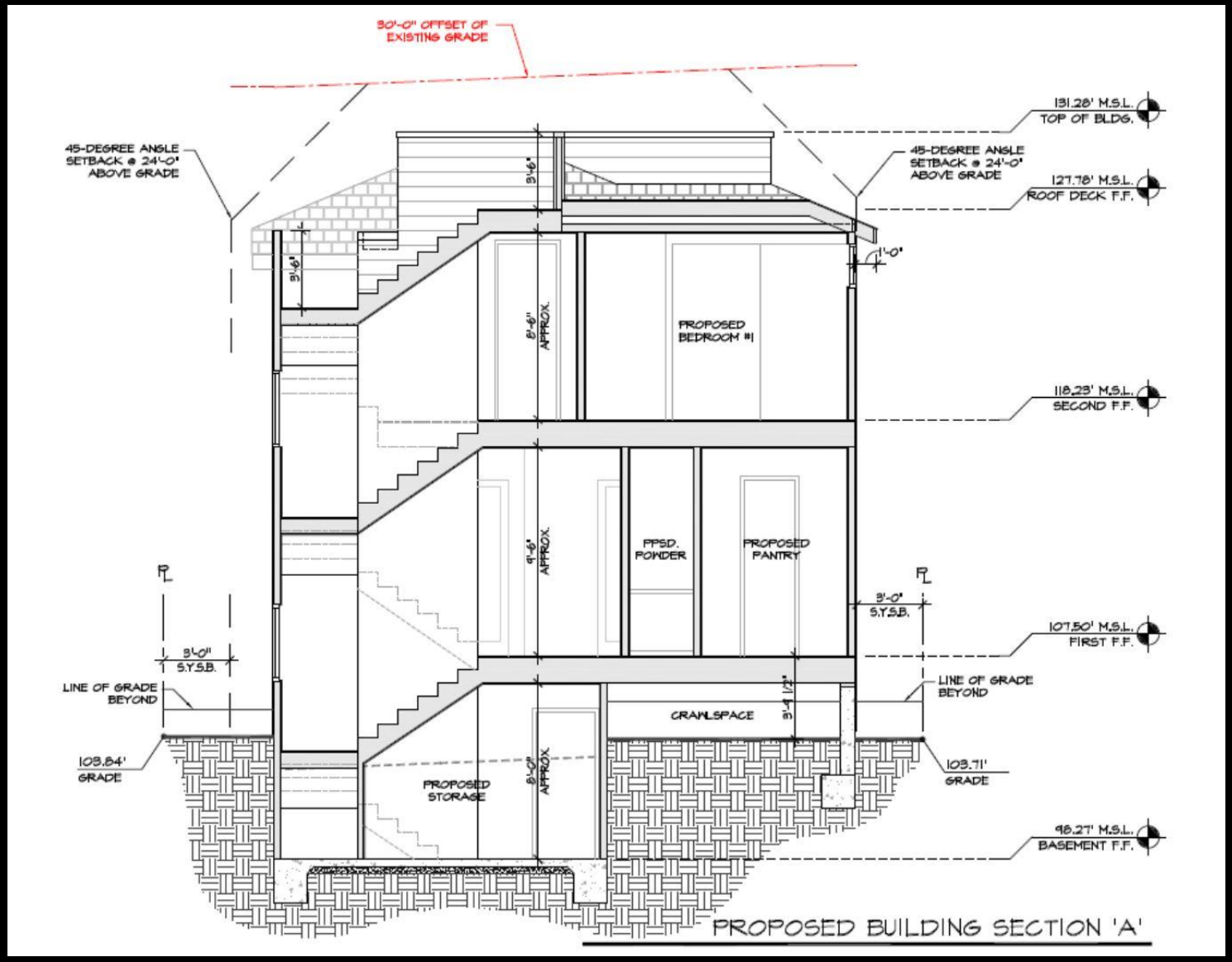


PROPOSED NORTH BUILDING ELEVATION (SIDE) 4

PROPOSED NORTH ELEVATION



EAST – WEST SECTION



NORTH – SOUTH SECTION

5522 Residence

RENDERINGS

STREET RENDERING ALONG FRONT FACADE

STREET RENDERING ALONG FRONT FACADE

STREET RENDERING ALONG FRONT FACADE

AERIAL STREET RENDERING ALONG FRONT FACADE

STREET RENDERING ALONG FRONT FAÇADE LOOKING SOUTH

STREET RENDERING ALONG FRONT FACADE

AERIAL RENDERING OF PROJECT REAR AT ALLEY

AERIAL RENDERING OF PROJECT REAR AT ALLEY

RENDERING OF PROJECT REAR AT ALLEY

5522 Residence

CITY CYCLE “ISSUES”

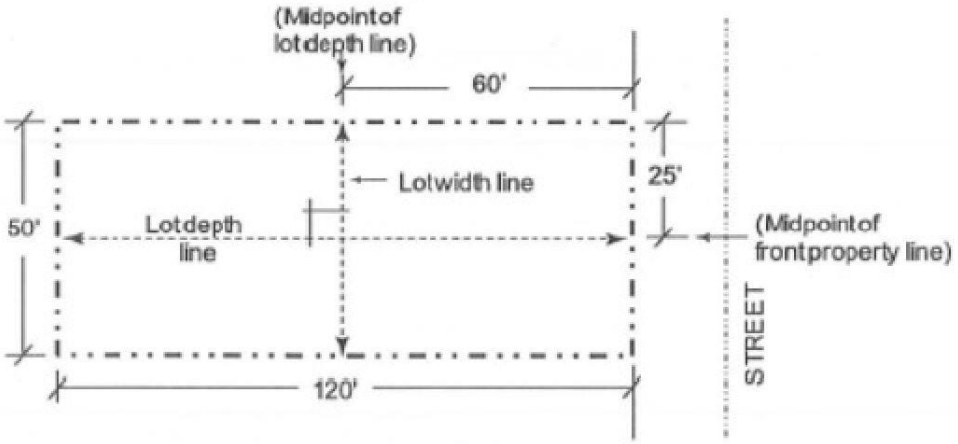
§113.0243 Measuring Lot Depth and Lot Width

(a) Lot depth is measured along an imaginary straight line drawn from the midpoint of the front *property line* of the *lot* to the midpoint of the rear *property line*.

(b) Lot width is measured along an imaginary straight line drawn at right angles to the lot depth line, between the side *lot* lines at the point midway between the front and rear *property lines*. Diagram 113-02Y illustrates how to measure lot depth and width.

Diagram 113-02Y

Lot Depth and Width



(c) *Lot* Width for Residential *Lots*

(1) For irregularly shaped *lots*, such as pie shaped *lots*, the *lot* width is determined by calculating the average lot width for the first 50 feet of lot depth.

§113.0273 Measuring Visibility Area

The *visibility area* is a triangular portion of a *premises* formed by drawing one line perpendicular to and one line parallel to the *property line* or *public right-of-way* for a specified length and one line diagonally joining the other two lines, as shown in Diagram 113-02SS.

(a) The City Engineer shall determine whether proposed *development* provides adequate sight distance based on the context of the *development* and the typical distance guidelines set forth in Section 113.0273(b) and shall require *visibility areas* accordingly. No *structures* may be located within a *visibility area* unless otherwise provided by the applicable zone or the regulations in Chapter 14, Article 2 (General Development Regulations).

(b) Typical Distances Used to Measure Visibility Areas

(1) For *visibility areas* at the intersection of *streets*, two sides of the triangle extend along the intersecting *property lines* for 25 feet and the third side is a diagonal line that connects the two.

(2) For *visibility areas* at the intersection of a *street* and *alley*, two sides of the triangle extend along the intersecting *property lines* for 10 feet and the third side is a diagonal line that connects the two.

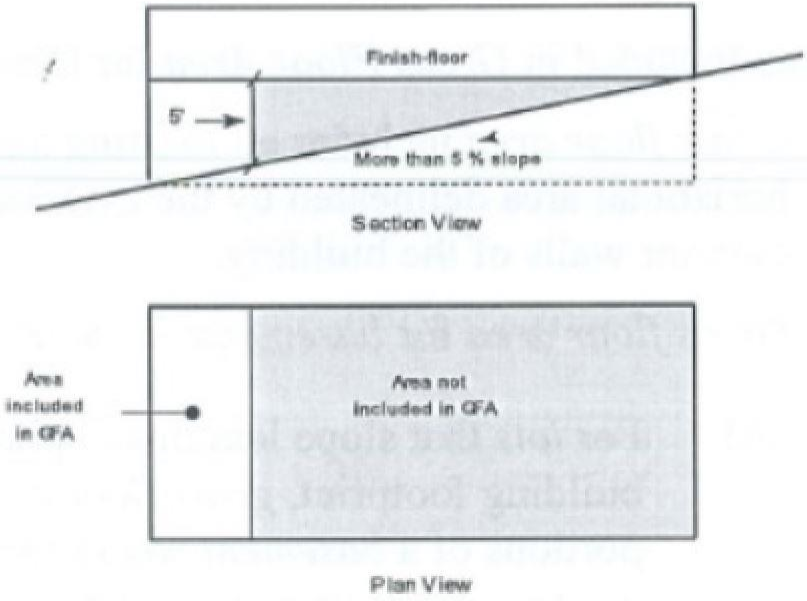
(3) For *visibility areas* at the intersection of a *street* and driveway, one side of the triangle extends from the intersection of the *street* and the driveway for 10 feet along the *property line*. The second side extends from the intersection of the *street* and driveway for 10 feet inward from the property line along the driveway edge and the third side of the triangle connects the two.

(4) Where the required front and street side yards measure less than 25 feet when combined, that measurement or 15 feet, whichever is greater, establishes the *visibility area* at the street intersection.

(B) For *lots* that slope 5 percent or more along any edge of the building footprint, *gross floor area* includes the area of all portions of a *basement* where the vertical distance between *existing grade* or *proposed grade*, whichever is lower, and the finish-*floor* elevation above exceeds 5 feet, as shown in Diagram 113-02J.

Diagram 113-02J

Basements with 5 Percent or More Slope



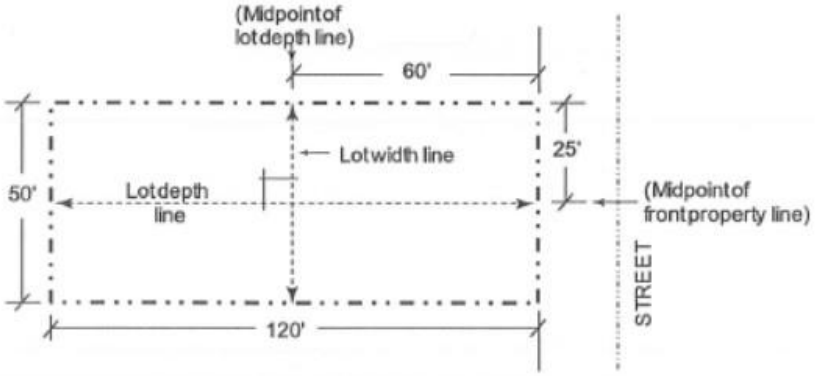
§113.0243 Measuring Lot Depth and Lot Width

(a) Lot depth is measured along an imaginary straight line drawn from the midpoint of the front *property line* of the *lot* to the midpoint of the rear *property line*.

(b) Lot width is measured along an imaginary straight line drawn at right angles to the lot depth line, between the side *lot* lines at the point midway between the front and rear *property lines*. Diagram 113-02Y illustrates how to measure lot depth and width.

Diagram 113-02Y

Lot Depth and Width



(c) *Lot* Width for Residential *Lots*

(1) For irregularly shaped *lots*, such as pie shaped *lots*, the *lot* width is determined by calculating the average lot width for the first 50 feet of lot depth.

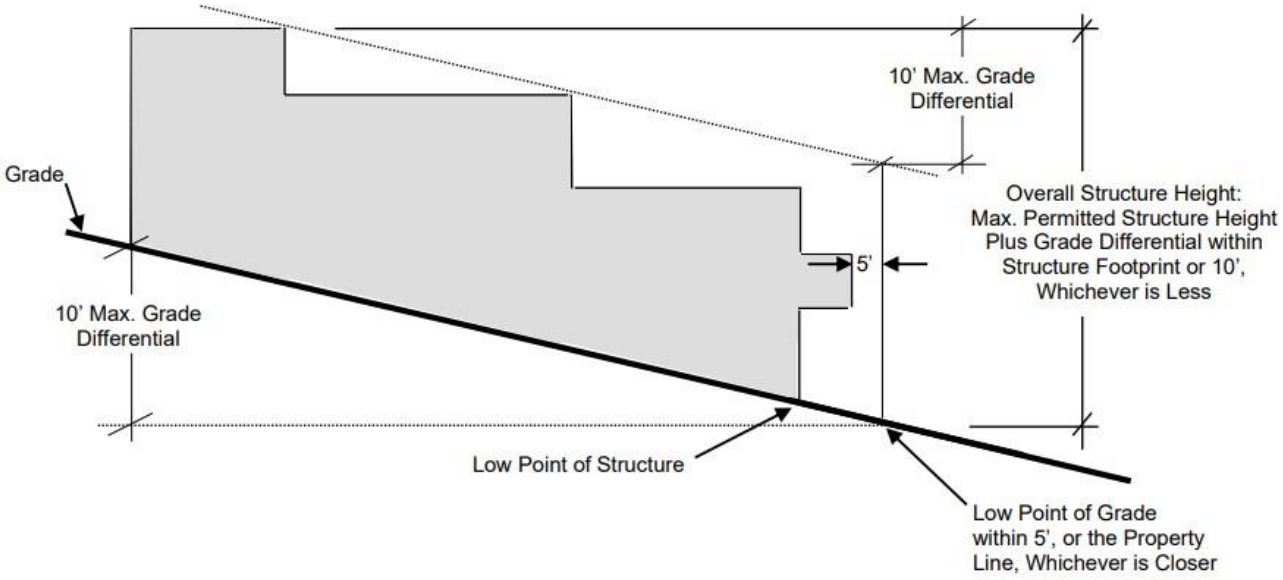
(2) For consolidated *lots*, the *lot* width is equivalent to the total width of the *premises* after the consolidation.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)
(Amended 11-13-2008 by O-19801 N.S.; effective 12-13-2008.)

(B) Overall Height Measurement. The overall *structure height* is measured from the lowest point of *existing grade* or *proposed grade* within 5 feet of the *structure's* perimeter (building wall, balcony, bay window, or similar *architectural projection*) or at the *property line*, whichever is closer, to the highest point of the *structure*, projected horizontally to directly above this lowest point of *grade*. The overall *structure height* shall not exceed the maximum permitted *structure height* of the applicable zone plus an amount equal to either the maximum *grade* differential within the *structure's* footprint or 10 feet, whichever is less. The *structure height* shall not exceed the maximum allowed by the applicable zone at any one point. This is illustrated in Diagram 113-02LL.

Diagram 113-02LL

Overall Structure Height



5522 Residence

PRIOR PERMIT

ROBIN RESIDENCE
5522 BEAUMONT AVE
LA JOLLA CA 92037

SYMBOLS & LEGEND

GENERAL CONDITIONS

1. These drawings are the graphic and pictorial portions of the Contract Documents as defined in Article 1 of A.I.A. Document A201, The General Conditions of the Contract for Construction.

2. Written dimensions shall take precedence over scale dimensions from the drawings. DO NOT SCALE DRAWINGS. If dimensional discrepancies occur between plans and/or existing conditions, contact architect immediately to resolve conflict prior to continuation of work.

3. The Owner & Contractor have read, reviewed and understood these Construction Documents and willingly accept such documents on the basis of the most recent degree of completion, subject to all notes and other information contained herein, acknowledge with good faith and intentions as evidenced by familiarity with, acceptance and use of these documents, and agree to hold Architect harmless from any and all cost, delay, hardship, loss, or liability for errors, omissions, or any other discrepancies found in the drawings or construction problems arising there from.

4. The Owner & Contractor agree to promptly notify the architect in writing of any discrepancies, ambiguities or uncertainties in the plans and specifications that they are or become aware of. The most stringent condition will prevail if a discrepancy exists.

5. Mechanical and Structural Drawings are supplemental to the Architectural Drawings. It is the responsibility of the General Contractor to check the Architectural Drawings prior to work being done on Mechanical and Structural elements. Any discrepancies between the Architectural Drawings and the Consulting Engineers Drawings shall be brought to the attention of the Architect for clarification. Any installation and/or construction performed in conflict with the Architectural Drawings shall be corrected by the General Contractor at his own expense, and at no expense to the Owner or Architect.

6. The intention of these documents is to include all labor, materials, services, equipment, and transportation necessary for complete and proper execution of the work indicated on the drawings or reasonably inferred therefrom. The architect will in no way be responsible for how the work is performed, safety in, on, or about the job site, methods of construction, or timeliness in performance of the work.

7. In the event that certain features of the construction are not shown on the Drawings or called for in the Specifications, then their construction shall be of the same general character as similar conditions that are shown or specified.

8. The specifications under seperate cover are an integral part of these Construction Documents.

9. Notes and Details on the Drawings shall take precedence over General Notes and Typical Details.

10. In case of an unresolved conflict between the drawings and/or specifications, the most stringent condition will prevail.

11. Any construction not meeting the approval of the Architect shall be replaced with acceptable construction at the Contractor's expense.

12. All staking and forming shall be approved by the Architect prior to pouring any concrete.

13. Time is of the essence in the performance and completion of the work. Unreasonable delays due to lack of crew or supervisor attendance at the job is a cause for termination of the contract.

14. Contractor is responsible that all trades shall furnish all labor, equipment, materials and services required to perform all work necessary, indicated, inferred, reasonable, or required by the construction documents and any code with jurisdiction to complete and properly finish the work.

15. Contractor is responsible that all trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish cause by their work or crew. At the completion of work, they shall remove all rubbish, tools, scaffolding, and surplus materials and leave the job in broom clean condition. Failure to clear as specified shall result in a deduction in the contract amount equal to the total costs required to clease specified.

16. Contractor is responsible that all trades shall do their own cutting and patching to make sure the several parts come together properly and fit to receive or be received by work of other trades.

17. The minimum acceptable quality of the workmanship and method of installation shall meet the following:
- A. Conform to the current C.B.C.
- B. Conform to manufacturer's recommendations and specifications.
- C. Conform to ANSI standards where such standards exist.
- D. Conform to good trade practices and be installed in accordance with recognized contractor's association and/or union practices.
- E. Unsatisfactory work or materials shall be demolished and/or removed and no payments shall be allowed for material and labor involved in the removal.

18. Materials are called for in the Drawings and/ or in the specifications. Where manufacturers are named an approved equal is only acceptable with written approval from the architect. Where nationally recognized standards are called for, the material shall conform to the standard called for. Where no standard is called for the applicable standard of ASTM, ANSI, UL, or other recognized standards shall apply.

19. The Contractor and Sub-Contractors are considered specialists in their respective fields and shall notify the Architect in writing of any work that cannot be fully guaranteed, prior to ordering materials or performance of the work.

20. Drawings and specifications represent the finished structure. Contractor shall be responsible for means and methods of construction, including shoring and temporary bracing. Contractor shall take all necessary measures to insure the safety of all persons and structures at the job site and adjacent to the site. Observation visits by the architect and the engineer does not include review of these measures or any of the contractor's work.

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF, CABRILLO ARCHITECTRE & DESIGN, INC., AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF CABRILLO ARCHITECTURE & DESIGN, INC.

ABBREVIATIONS

&	AND	FIN.	FINISH	PLNTR.	PLANTER
∠	ANGLE	FIXED	FIXED WINDOW	PLUMB.	PLUMBING
@	AT	FL.	FLOOR	PLYWD.	PLYWOOD
℄	CENTERLINE	FLSH.	FLASHING	PNL.	PANEL
Ø	DIAMETER	FLURO.	FLUORESCENT	PNTRY.	PANTRY
#	POUND OR NUMBER	F.O.C.	FACE OF CONCRETE	P.P.	PLANTING POCKET
(EX)	EXISTING	F.O.F.	FACE OF FINISH	PR.	PAIR
		F.O.M.	FACE OF MULLION	PRCST.	PRECAST
A.B.	ANCHOR BOLT	F.O.S.	FACE OF STUD	PREFAB	PREFABRICATED
ABV.	ABOVE	F.P.	FIREPLACE	PT.	POINT
ACOUS.	ACOUSTICAL	FPRF.	FIREPROOF	PTN.	PARTITION
A.D.	AREA DRAIN	FRAMG	FRAMING	PTD.	PAINTED
ADJ.	ADJUSTABLE	F.S.	FULL SIZE	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
A.F.F.	ABOVE FINISH FLOOR	FT.	FOOT OR FEET	Q.T.	QUARRY TILE
A.F.G.	ADJACENT FINISH GRADE	FTG.	FOOTING		
		FURR.	FURRING	R.	RISER
AGGR.	AGGREGATE	FUT.	FUTURE	RAD.	RADIUS
ALUM.	ALUMINUM			R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	G.	GAS	REF.	REFERENCE
ARCH.	ARCHITECT	GA.	GAUGE	REFR.	REFRIGERATOR
ARCH'L.	ARCHITECTURAL	GALV.	GALVANIZED	REV	REVERSE
ASPH.	ASPHALT	G.B.	GRAB BAR	REINF	REINFORCED
		G.D.	GARBAGE DISPOSAL	RGTR.	REGISTER
BD.	BOARD	GFCI	GROUND FAULT CURRENT INTERRUPTER	REQ.	REQUIRED
B.I.	BUILT - IN	GL.	GLASS	RES.	RESISTANT
BITUM.	BITUMINOUSE	GND.	GROUND	RESIL.	RESILIENT
BLDG.	BUILDING	GR.	GRADE	RLG.	RAILING
BLK.	BLOCK	GYP. BD.	GYPSUM BOARD	RM.	ROOM
BLKG.	BLOCKING			R.O.	ROUGH OPENING
BLT.	BOLT	H.B.	HOSE BIB	R.W.L.	RAIN WATER LEADER
BM.	BEAM	H.C.	HOLLOW CORE	R.V.	ROOF VENT
BOT.	BOTTOM	HDR.	HEADER		
B.W.	BOTTOM OF WALL	HDWD.	HARDWOOD	S.	SOUTH
C.	CONDUIT	HDWE	HARDWARE	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SCHED.	SCHEDULE
C.B.	CATCH BASIN	HORIZ.	HORIZONTAL	S.D.	STORM DRAIN
CEM.	CEMENT	HR.	HOUR	SECT.	SECTION
CER.	CERAMIC	HT.	HEIGHT	S.F.	SQUARE FEET
C.I.	CAST IRON	HVAC	HEATING VENTILATING AIR CONDITIONING	SH.	SHELF
CLG.	CEILING			SHR.	SHOWER
CLKG.	CAULKING	I.D.	INSIDE DIAMTERE	SHT.	SHEET
CLO.	CLOSET	INSUL.	INSULATION	SIM.	SIMILAR
CLR.	CLEAR	INT.	INTERIOR	SKYLT.	SKYLIGHT
C.M.U.	CONCRETE MASONRY UNIT	JT.	JOINT	SL.	SLOPE
CNTR.	COUNTER			SLDR.	SLIDER WINDOW
C.O.	CONDUIT ONLY	KIT.	KITCHEN	SL.DR.	SLIDING DOOR
COL.	COLUMN			S.P.	SHOWER POLE
CONC.	CONCRETE	L.	LINEN	SP.	SPACE
CONN.	CONNECTION	LAM.	LAMINATE	SPEC.	SPECIFICATIONS
CONSTR.	CONSTRUCTION	LAV.	LAVATORY	SQ.	SQUARE
CONT.	CONTINUOUS	LT.	LIGHT	S.S.	STAINLESS STEEL
CSMT.	CASEMENT WINDOW	L.V.	LOW VOLTAGE	ST.	STONE
CTR.	CENTER			STD.	STANDARD
CTSK.	COUNTERSUNK	MAX.	MAXIMUM	STL.	STEEL
		MBR.	MEMBER	STOR.	STORAGE
D.	DRYER	M.C.	MEDICINE CABINET	STRCTL.	STRUCTURAL
DBL.	DOUBLE	M.B.	MACHINE BOLT	STRUCT	STRUCTURE
DEPT.	DEPARTMENT	MECH.	MECHANICAL	SUSP.	SUSPENDED
DET.	DETAIL	MEMB.	MEMBRANE	SYM.	SYMMETRICAL
D.F.	DRINKING FOUNTAIN	MFG.	MANUFACTURING		
DIA.	DIAMETER	MFR.	MANUFACTURER	T.	TREAD
DIM.	DIMENSION	MH.	MANHOLE	T.B.	TOWEL BAR
DN.	DOWN	MIN.	MINIMUM	T.C.	TRASH COMPACTOR
D.O.	DOOR OPENING	MR.	MIRROR	TEL.	TELEPHONE
DR.	DOOR	MISC.	MISCELLANEOUS	TEMP.	TEMPERED GLASS
DS.	DOWNSPOUT	M.O.	MASONRY OPENING	TER.	TERRAZZO
DW.	DISHWASHER	MTD.	MOUNTED	T&G	TONGUE & GROOVE
DWG'S	DRAWINGS	MTL.	METAL	THK.	THICK
DWR.	DRAWER	MUL.	MULLION	THR.	THRESHOLD
				T.O.C.	TOP OF CURB
E.	EAST	N.	NORTH	T.P.	TOP OF PAVEMENT
EA.	EACH	N.I.C.	NOT IN CONTRACT	T.P.D.	TOILET PAPER DISPENSER
E.J.	EXPANSION JOINT	NO.	NUMBER	TV	TELEVISION
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	NOM.	NOMINAL	T.W.	TOP OF WALL
		N.T.P.	NOTICE TO PROCEED	TYP.	TYPICAL
EL.	ELEVATION	N.T.S.	NOT TO SCALE		
ELEC.	ELECTRICAL				
ENCL.	ENCLOSED	O/	OVER	UNF.	UNFINISHED
E.P.	ELECTRICAL PANEL	O.A.	OVERALL	U/G	UNDERGROUND
EQ.	EQUAL	OBS.	OBSCURE	U.O.N.	UNLESS OTHERWISE NOTED
EQUIP.	EQUIPMENT	O.C.	ON CENTER		
EXIST'G	EXISTING	O.D.	OUTSIDE DIAMETER	VERT.	VERTICAL
EXP.	EXPANSION	OFF.	OFFICE	V.P.	VAPOR PROOF
EXPO.	EXPOSED	O.H.	OVERHEAD		
EXT.	EXTERIOR	O.H.C.	OVERHEAD CABINET	W.	WASHER OR WEST
		OPNG.	OPENING	W/	WITH
F.A.	FIRE ALARM	OPP.	OPPOSITE	W.C.	WATER CLOSET
FAU	FORCED AIR UNIT			WD.	WOOD
F.D.	FLOOR DRAIN	P.C.	PULL CHAIN	W.H.	WATER HEATER
FDN.	FOUNDATION	P.L.	PROPERTY LINE	W/O	WITHOUT
F.E.	FIRE EXTINGUISHER	PL.	PLATE	W.P.	WATERPROOF
F.F.	FINISH FLOOR	PL/SH	POLE AND SHELF	WSCT.	WAINSCOT
F.G.	FINISH GRADE	PL. LAM.	PLASTIC LAMINATE	WT.	WEIGHT
F.H.	FIRE HYDRANT	PLSTR.	PLASTER	WTR.	WATER
F&I	FURNISH & INSTALL	PLEX.	PLEXIGLASS		

DRAWING INDEX

T.1	TITLE PAGE
T.2	T24 CALCS
T.3	MINIMUM SPECS
T.4	GENERAL NOTES
T.5	CITY NOTES
A.1	SITE PLAN
A1.2	BMP's
A2.1	FLOOR PLANS
A3.1	ROOF PLAN
A4.1	ELEVATIONS
A4.2	ELEVATION/ SECTION
A5.1	SECTIONS
A5.2	SECTIONS
A8.1	DOOR & WINDOW SCHEDULE
A9.1	DETAILS
E.1	ELECTRICAL PLANS
SGN	STRUCTURAL GENERAL NOTES
S.1	FOUNDATION PLAN
S.2	FLOOR FRAMING PLAN
S.3	ROOF FRAMING PLAN
SD.1	TYPICAL DETAILS
SD.2	FOUNDATION DETAILS
SD.3	FOUNDATION DETAILS
SD.4	FRAMING DETAILS
SD.5	FRAMING DETAILS

FIRE SPRINKLERS

FIRE SPRINKLERS DEFERRED:
THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R313 HAS BEEN DEFERRED. FIRE SPRINKLER PLANS TO BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING FOUNDATION INSPECTION. A FRAMING / ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO THE APPROVAL OF THE FIRE SPRINKLER PLANS.

NOTES:
1. NO INSPECTION/S OF THE DEFERRED ITEMS SHALL BE AUTHORIZED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND /OR CALCULATIONS FOR THOSE DEFERRED ITEMS.

2. AFTER THE BUILDING PERMIT HAS BEEN ISSUED, THE OWNER SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED AS A RESULT OF CHANGES TO THE DESIGN OF THE FIRE SPRINKLER WHICH PRODUCE HIGHER GPM AND A LARGER METER REQUIREMENT.

3. WATER METERS FOR COMBINED DOMESTIC WATER & FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED & APPROVED BY THE BUILDING OFFICIAL.

CONSULTANTS

ARCHITECT	CABRILLO ARCHITECTURE, INC PAIGE KOOPMAN 7445 GIRARD AVENUE STE 4 LA JOLLA, CA 92037 (858) 459-1300 tel
STRUCTURAL ENGINEER	A.R.C.E. BOB SCHIMMEL 11336 PENANOVA ST SAN DIEGO, CA 92129 (858) 215 1425
TITLE 24 ENGINEER	D & R CALCS DIANE MENDOZA 14107 IPAVA DR. POWAY, CA 92064 (858) 486 9506
SURVEYOR	-
INTERIOR DESIGNER	-

AREA CALCULATIONS

EXISTING HOUSE (TWO STORY)

HOUSE (H)

1ST FLR 1071 SF
2ND FLR 493 SF
TOTAL = 1564 SF

GARAGE (G) = 295 SF

SUBTOTAL (H+G) = 1859 SF

COVERED DECK (C.D.)
1ST FLR 349 SF
2ND FLR 270 SF = 619 SF

TOTAL 1859 SF (H+G) + 619 (C.D.) = 2478 SF

F.A.R. = .56

PROPOSED HOUSE (ONE STORY+ GARAGE BELOW)

HOUSE (H)

1ST FLR 1760 SF
2ND FLR 0 SF
TOTAL = 1760 SF

GARAGE (G) = 738 SF

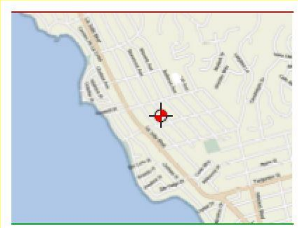
TOTAL 1760 (H) + 740 (G) + 0 (C.D.) = 2498 SF

F.A.R. = .56

LOT SIZE 4458 SF

FAR = .60 (ALLOWABLE = 2674 SF)

VICINITY MAP



5522 BEAUMONT AVE

PROJECT INFORMATION

OWNER	ROBIN FAMILY BEAUMONT TRUST 08-08-11
ADDRESS	5522 BEAUMONT AVE LA JOLLA, CA 92037
APN	357 - 533 - 2400
LEGAL DESCRIPTION	LOT 20 IN BLOCK 14 OF MAP 1033
YEAR BUILT	ORIGINAL 1920/ ADDITION 2003
HISTORIC DESIGNATION	NO

ZONING INFORMATION

ZONE	RS-1-7
SEISMIC ZONE	52
OVERLAY ZONES	COASTAL / COASTAL HEIGHT COASTAL PARKING IMPACT
SETBACKS:	
FRONT:	15'
SIDE:	.08 X LOT WIDTH
REAR:	13'-0" FROM CL OF ALLEY
HEIGHT :	24-0"/30-0" (45 ANGLE)
FAR:	.60 ALLOWED

SCOPE OF WORK

PROJECT DESCRIPTION

DEMOLITION OF 1854 SF EXISTING 2 STORY SINGLE FAMILY RESIDENCE

CONSTRUCTION OF 1760 SF NEW 1 STORY + 738 SF GARAGE SINGLE FAMILY RESIDENCE

NUMBER STORIES:	1 STORY (PLUS GARAGE BELOW)
LOT SIZE:	4458 SF
LOT WIDTH:	34'-5 3/4"

REQUIRD PERMITS

COASTAL DEVELOPMENT PERMIT - REFER PTD 648471 / APPR 2337834

DEMO PERMIT - REFER PTS 649104/ APPR 2353482

BUILDING PERMIT

BUILDING CODE

TYPE OF CONSTRUCTION	TYPE VB
OCCUPANCY	R3/ U

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA BUILDING CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE 2016 GREEN BUILDING CODE, AND 2016 CALIFORNIA FIRE CODE.

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY FOR CONSTRUCTION OF ITEMS LISTED IN THE STATEMENT OF SPECIAL INSPECTION PRIOR TO THE COMMENCEMENT OF THE WORK.
THIS SHALL CONTAIN:
1) ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
2) ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL;
3) PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD & FREQUENCY OF REPORTING AND DISTRIBUTION OF REPORTS; AND
4) IDENTIFICATION & QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

REVISIONS

ROBIN RESIDENCE

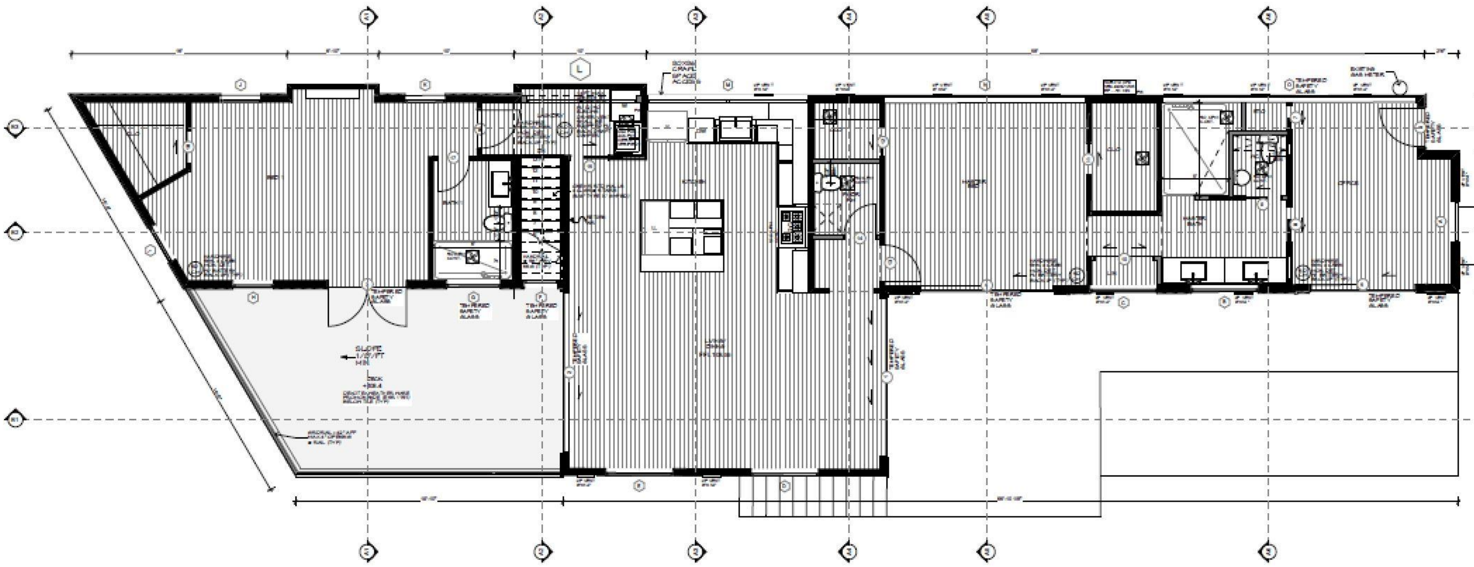
5522 BEAUMONT AVE
LA JOLLA, CA 92037

CABRILLO ARCHITECTURE/DESIGN
7445 GIRARD AVE SUITE 4
LA JOLLA CALIFORNIA 92037
TEL 858 459 1300

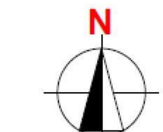
TITLE PAGE

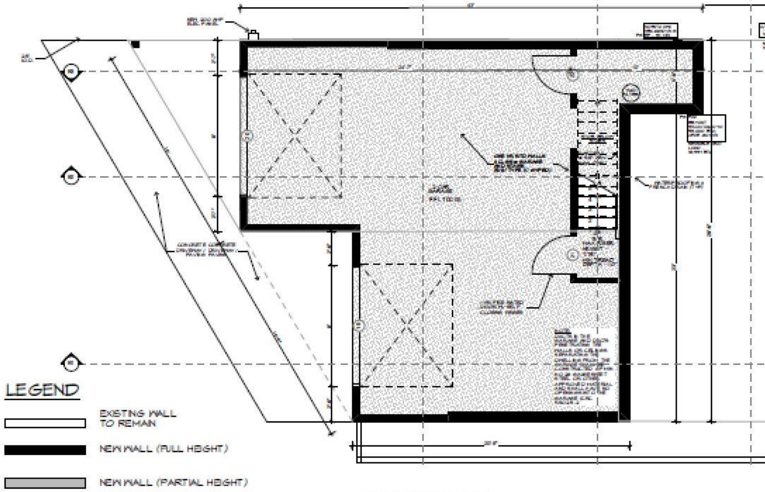
Wednesday, October 30, 2019

T.1



PROPOSED GROUND FLOOR PLAN





PROPOSED GARAGE PLAN

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL (FULL HEIGHT)
- NEW WALL (PARTIAL HEIGHT)
- CEILING (SOFFIT/ BEAM/ SKYLIGHT)

NOTE:

PLUMBING & MECHANICAL NOTES

SMOKE ALARMS

The installation of smoke alarms and smoke detectors shall comply with the specific Location Requirements of CRC R314.3

CARBON MONOXIDE ALARMS

GENERAL NOTES

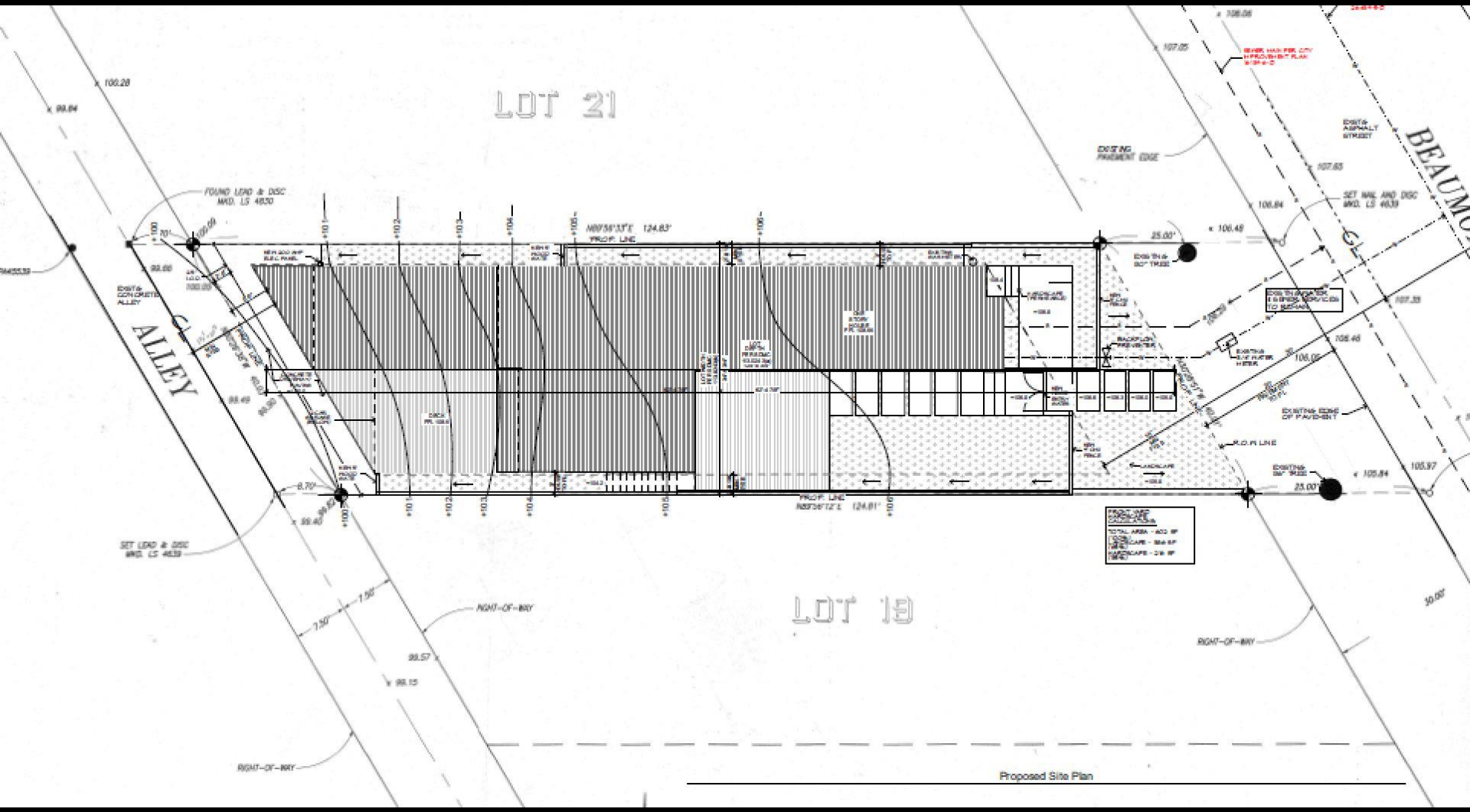
ROBIN RESIDENCE

5522 BEAUMONT AVE
LA JOLLA, CA 92037

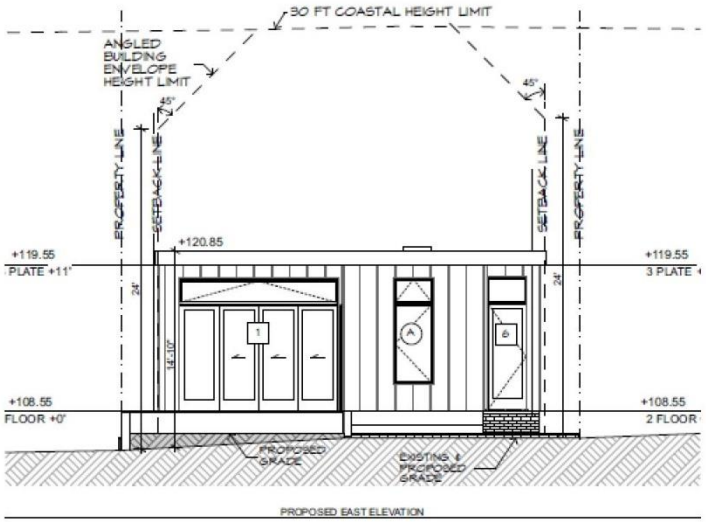
CABRILLO
ARCHITECTURE/DESIGN
7445 GIRARD AVE SUITE 4
LA JOLLA CALIFORNIA 92037
TEL 858 459 1300

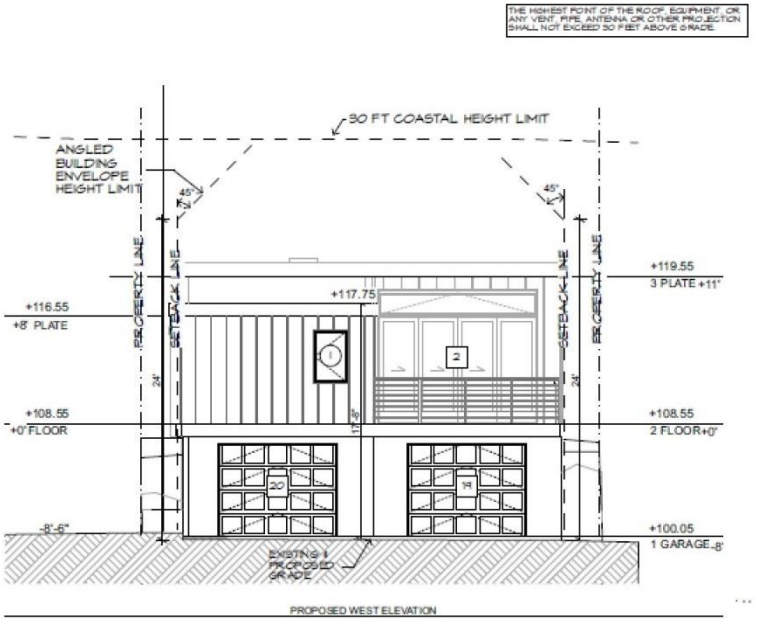
FLOOR PLANS

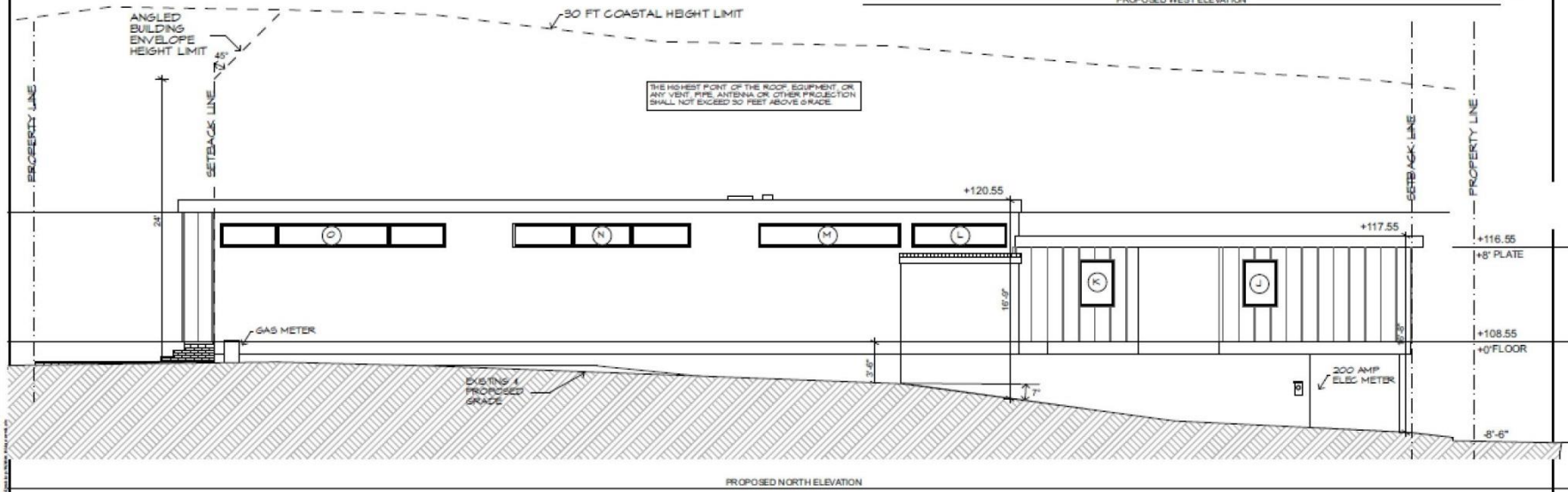
A.2.1



Proposed Site Plan







REVISIONS

ROBIN RESIDENCE

5522 BEAUMONT AVE
LA JOLLA, CA 92037

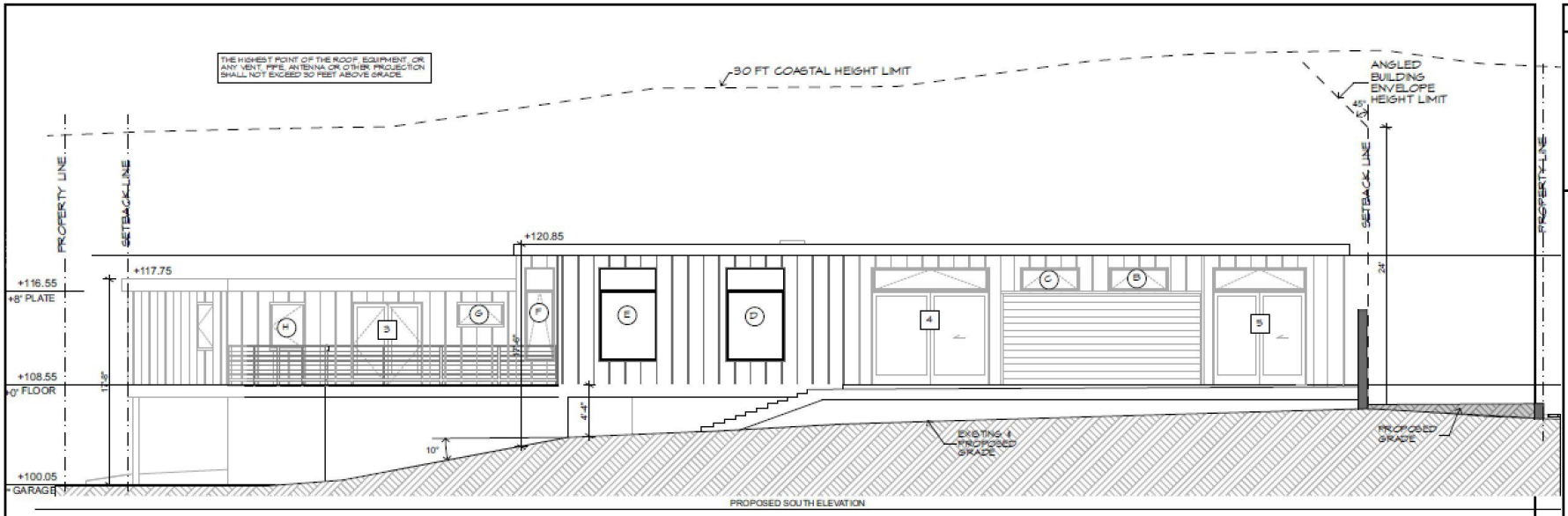
CABRILLO
ARCHITECTURE/DESIGN
7445 GIRARD AVE SUITE 4
LA JOLLA CALIFORNIA 92037
TEL 858 459 1300

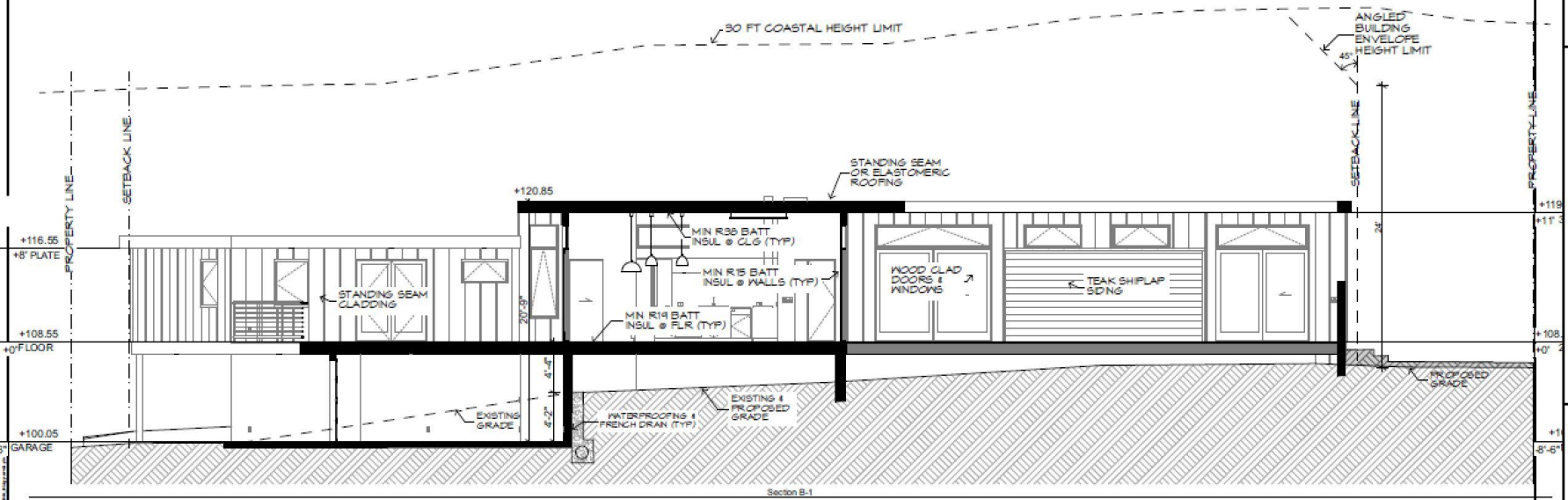
ELEVATIONS

Wednesday, October 30, 2019

SCALE 1/8" = 1'-0"

A.4.1





ROBIN RESIDENCE

5522 BEAUMONT AVE
LA JOLLA, CA 92037

CABRILLO
ARCHITECTURE/DESIGN
7445 GIRARD AVE SUITE 4
LA JOLLA CALIFORNIA 92037
TEL 858 459 1300

ELEVATION/ SECTION

Wednesday, October 30, 2019

SCALE 1/4" = 1'-0"

A4.2