

GALLAGHER COMPANION UNIT 4376 SARATOGA AVE.

PROJECT DATA

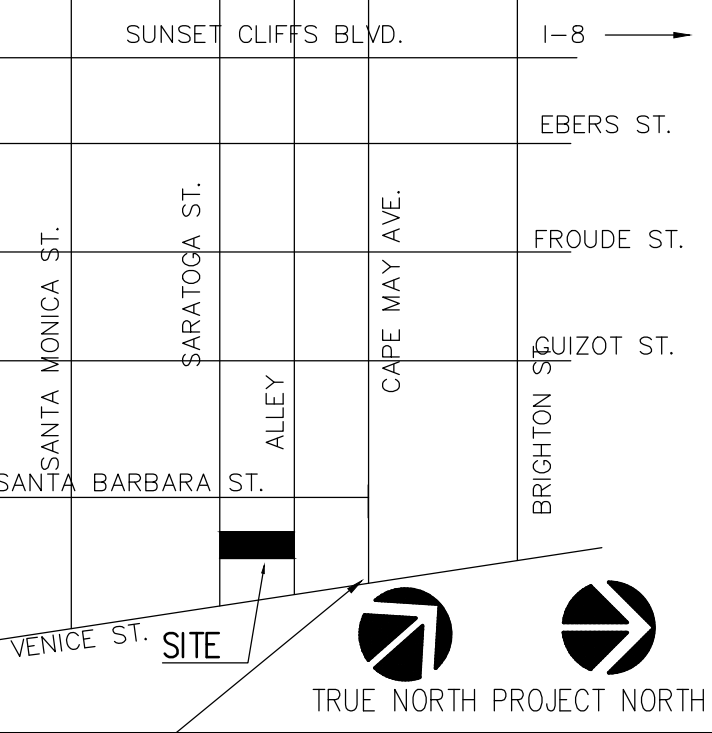
<ul style="list-style-type: none">LEGAL OWNER: ELENA GALLAGHER 4376 SARATOGA AVE. SAN DIEGO, CA. 92107PROJECT ADDRESS: 4376 SARATOGA AVE. SAN DIEGO, CA. 92107LEGAL DESCRIPTION: LOT 3 OF BLOCK 65 MAP 1106ASSESSOR PARCEL: #449 060 09 00EXISTING USE: SINGLE FAMILY RESIDENCEPROPOSED USE: SINGLE FAMILY RESIDENCE, COMPANION UNIT2019 C.R.C.2 LEVELSORIGINAL CONST.: 1975, EST. (PRIMARY RESIDENCE NO NEW WORK).PREVIOUS PERMITS: NONE FOUND.	<ul style="list-style-type: none">ZONE: RS 1-7OVERLAY ZONE: PENINSULA COMMUNITY PLAN COASTAL HEIGHT LIMIT AIRPORT INFLUENCE PARKING IMPACTCONSTRUCTION TYPE : V BOCCUPANCY : R-3GEOLOGIC HAZARD CATEGORY: 53	<ul style="list-style-type: none">SCOPE OF WORK:<ul style="list-style-type: none">EXISTING RESIDENCE TO REMAIN. DEMOLISH EXISTING GARAGE. NEW 2 LEVEL, 2 BEDROOM 2 BATH COMPANION UNIT AND 2 DECKS.NEW 2 CAR GARAGE.PARKING:<ul style="list-style-type: none">SINGLE FAMILY RESIDENCE: 2.0 REQUIRED.COMPANION UNIT: 0 REQUIRED.REQUIRED DEVELOPMENT APPROVALS:<ul style="list-style-type: none">COASTAL DEVELOPMENT PERMIT. PROCESS 2.PROJECT TEAM:<ul style="list-style-type: none">ARCHITECT: 91 S.F.FL HOPE ARCHITECTURE & PLANNING F LELAND HOPE: 619 220 7115DECK 1: 91 S.F.DECK 2: 49 S.F.LOT: 7,000 S.F.MAX. F.A.R. (.58)BUILDABLE: 4,060 S.F.1,498 S.F.	<ul style="list-style-type: none">EXISTING SQUARE FOOTAGES:<ul style="list-style-type: none">EXISTING RESIDENCE: 2,065 S.F.EXISTING GARAGE: (REMOVED) 506 S.F.TOTAL EXISTING S.F.: 2,571 S.F.PROPOSED SQUARE FOOTAGES:<ul style="list-style-type: none">1ST LEVEL: 359 S.F.2ND LEVEL: 670 S.F.TOTAL ADU S.F.: 1,029 S.F.NEW GARAGE: 375 S.F.TOTAL PROJECT S.F.: 1,404 S.F.TOTAL SITE S.F.: 3,469 S.F.
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SHEET INDEX

- 1 OF 5 TITLE SHEET/SITE PLAN /ROOF PLAN
- 2 OF 5 DEMOLITION PLAN
- 3 OF 5 1ST AND 2ND FLOOR PLAN
- 4 OF 5 ELEVATIONS
- 5 OF 5 SITE SECTIONS

VICINITY MAP

NO SCALE



BASIS OF ELEVATION:
WESTERLY BRASS PLUG.
VENICE ST. AND CAPE MAY AVENUE.
ELEVATION= 162.332 M.L.S. N.G.V.D. 1929 FEET

FAA EXEMPTION

" I, F. LELAND HOPE, DO HEREBY CERTIFY THAT THE STRUCTURE OR MODIFICATION TO THE EXISTING STRUCTURE SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION BECAUSE PER SECTION 7715(a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CFR PART 77, NOTIFICATION IS NOT REQUIRED.

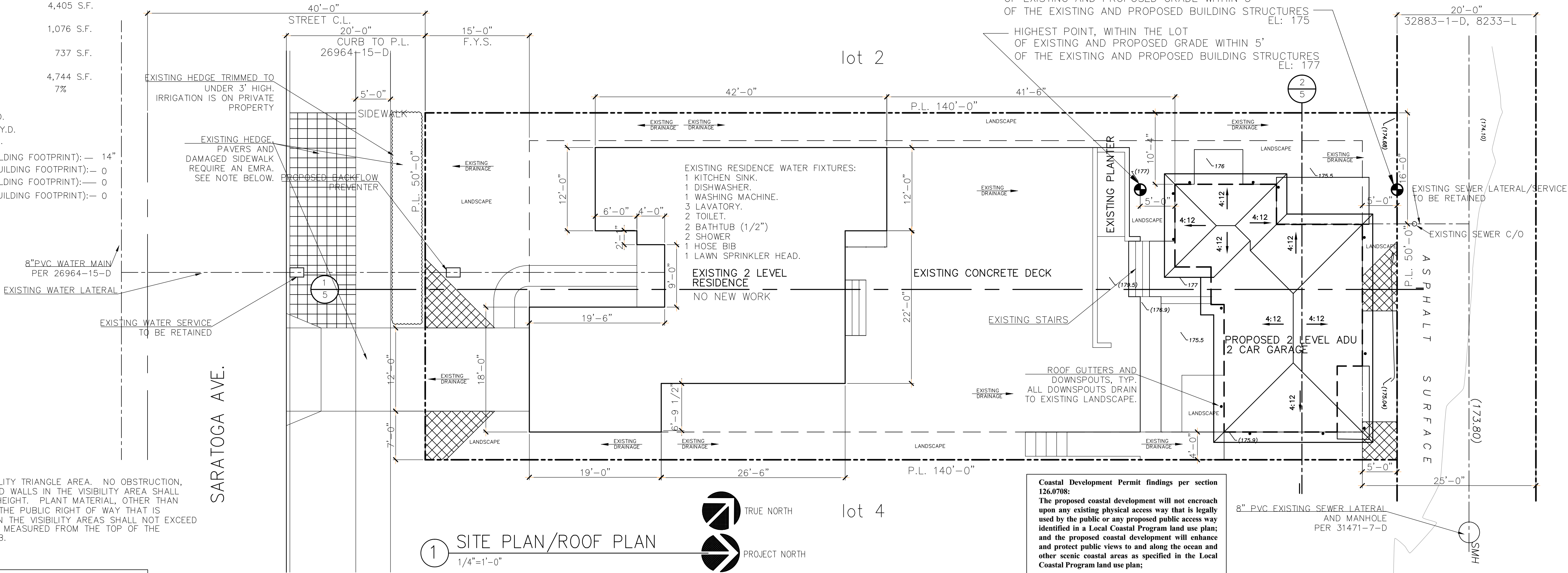
A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE IN RELATION TO THE FAA PART 77 NOTIFICATION SURFACE REQUIREMENTS. THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CALL 858 581 7111 TO SCHEDULE PRE-CONSTRUCTION INSPECTION. CONTACT THE INSPECTION SERVICES OFFICE AT 858 492 5070 IF YOU HAVE QUESTIONS.

F.L. HOPE
ARCHITECTURE & PLANNING
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San Diego, CA 92106
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www.leehopearchitect.com

TOTAL DISTURBANCE AREA: 1,076 S.F.
EXISTING AMOUNT OF IMPERVIOUS AREA: 4,405 S.F.
THE AMOUNT OF CREATED IMPERVIOUS AREA: 1,076 S.F.
THE AMOUNT OF REPLACED IMPERVIOUS AREA: 737 S.F.
TOTAL PROPOSED IMPERVIOUS AREA: 4,744 S.F.
IMPERVIOUS % INCREASE: 7%

CUT QUANTITIES: 2 C.Y.D.
FILL QUANTITIES: 0 C.Y.D.
IMPORT/EXPORT: 2 C.Y.D.

MAXIMUM CUT DEPTH (UNDER BUILDING FOOTPRINT): 14"
MAXIMUM CUT DEPTH (OUTSIDE BUILDING FOOTPRINT): 0
MAXIMUM FILL DEPTH (UNDER BUILDING FOOTPRINT): 0
MAXIMUM FILL DEPTH (OUTSIDE BUILDING FOOTPRINT): 0



DENOTES VISIBILITY TRIANGLE AREA. NO OBSTRUCTION, INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3' IN HEIGHT. PLANT MATERIAL, OTHER THAN TREES, WITHIN THE PUBLIC RIGHT OF WAY THAT IS LOCATED WITHIN THE VISIBILITY AREAS SHALL NOT EXCEED 24" IN HEIGHT, MEASURED FROM THE TOP OF THE ADJACENT CURB.

I Hereby Acknowledge and certify that:

- I am accountable for knowing and complying with the governing policies, regulations and submittal requirements applicable to this proposed development;
- I have performed reasonable research to determine the required approvals and decision process for the proposed project, and that failure to accurately identify an approval or decision process could significantly delay the permitting process or result in a change in fee/deposit requirements;
- I have taken the Professional Certification for Development Permit Completeness Review training and am on the approved list for Professional Certification;
- Maintaining my Professional Certification for Development Permit Completeness Review privilege requires accurate submittals on a consistent basis;
- Submitting incomplete documents and plans on a consistent basis may result in the revocation of my Professional Certification for Development Permit Completeness Review;
- If required documents or plan content is missing, project review will be delayed; and
- This submittal package meets all of the minimum submittal requirements contained in Land Development Manual, Volume 1, Chapter 1, Section 4, and/or Section 6 for Rezones.
- For the proposed project, I have determined the appropriate process and approval types to be as follows:

Project Process Level (2-5): 2 Project Approval(s) Needed: CDP

Responsible Certified Professional Name: F. Leland Hope

Signature: [Signature] Date: 12/10/2020

SOUND ATTENUATION NOTE:

ADEQUATE NOISE ATTENUATION WILL BE PROVIDED TO ENSURE AN INTERIOR NOISE LEVEL OF 45 DB CNEL FOR ALL HABITABLE ROOMS.

COMPANION UNIT NOTES:
A COMPANION UNIT MAY NOT BE SOLD OR CONVEYED SEPARATELY FROM THE PRIMARY DWELLING UNIT.
A COMPANION UNIT SHALL NOT BE USED FOR A RENTAL TERM OF LESS THAN 30 DAYS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 10F OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR LANDSCAPE, PAVERS AND DAMAGED SIDEWALK IN SARATOGA AVE. RIGHT OF WAY.

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE WALL IN THE VENICE STREET AND CAPE MAY AVENUE RIGHT OF WAY.

NOTES:
THERE ARE NO EXISTING EASEMENTS ON SITE.
NO EXISTING OR PROPOSED BUS STOPS AT PROPERTY.
SEE VICINITY MAP FOR ADJACENT BUS STOPS.
PROVIDE BUILDING ADDRESS NUMBERS, VISABLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS P-00-8

Coastal Development Permit findings per section 126.0708:
The proposed coastal development will not encroach upon any existing physical access way that is legally used by the public or any proposed public access way identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;

The project will not encroach upon any existing access way of any kind. The project respects the required setbacks and is under the height limit. Venice St is not identified as a coastal vista view PCP pg. 10 figure 27.

The Proposed Coastal development will not adversely affect environmentally sensitive lands; and:
The project has no environmentally lands in the vicinity. The proposed project will filter all rainwater via landscape.

The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation program.

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For every Coastal Development issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and the public recreation policies of Chapter 3 of the California Coastal Act.

The project has many arterial roadways between the property and the Pacific Ocean.

PREPARED BY

NAME:
F. LELAND HOPE,
FL HOPE,
ARCHITECTURE & PLANNING

ADDRESS:
PO BOX 6029
SAN DIEGO, CA. 92166

PHONE #:
619 220 7115

PROJECT ADDRESS :
4376 SARATOGA AVE.
A.P. #: 449 060 09 00

PROJECT NAME:
GALLAGHER
COMPANION UNIT

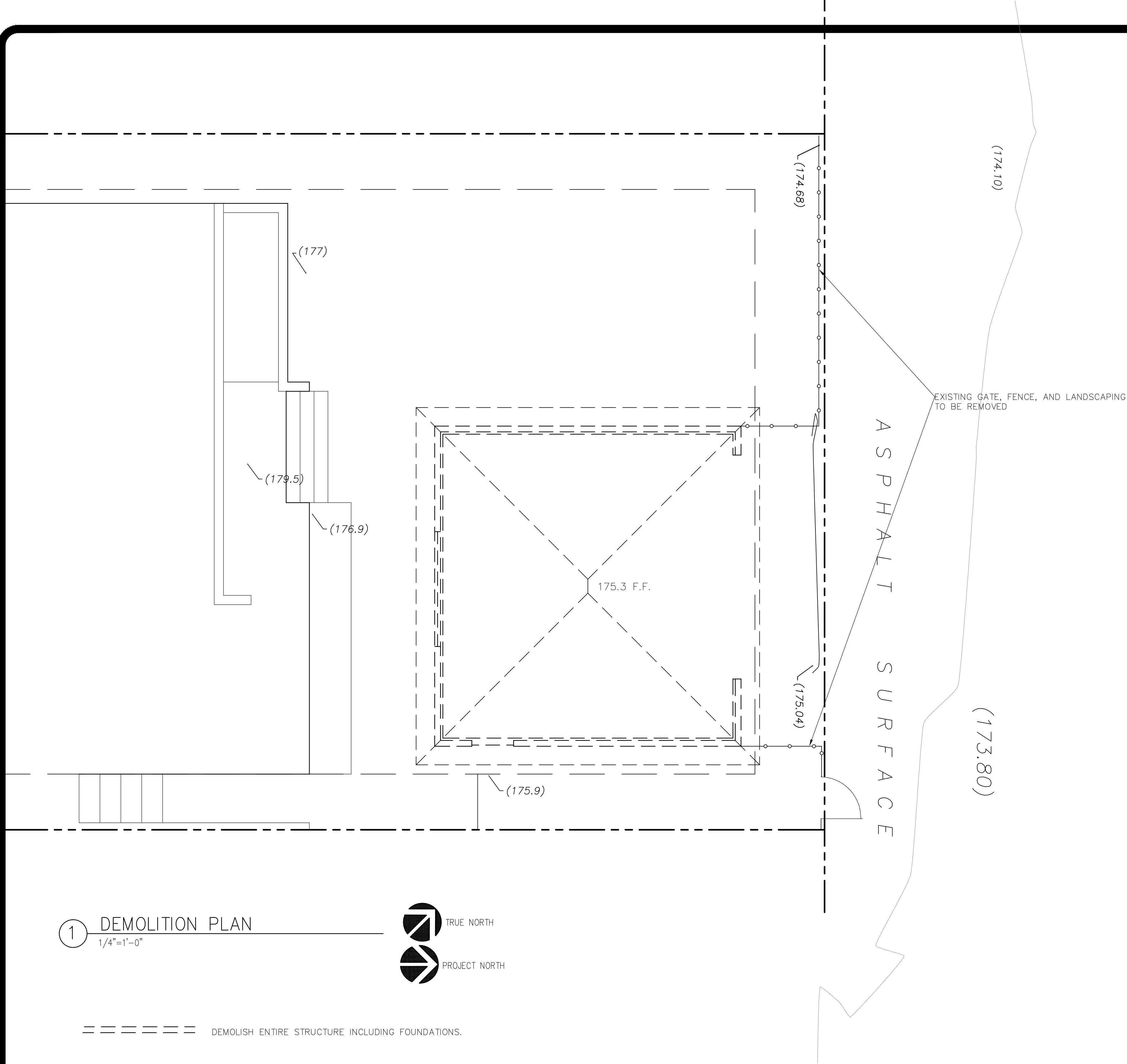
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DEVELOPMENT SUMMARY
SITE/ROOF PLAN

REVISION 14:
REVISION 13:
REVISION 12:
REVISION 11:
REVISION 10:
REVISION 9:
REVISION 8:
REVISION 7:
REVISION 6:
REVISION 5:
REVISION 4:
REVISION 3:
REVISION 2:
REVISION 1: 3/22/21

ORIG. DATE: 12/10/20

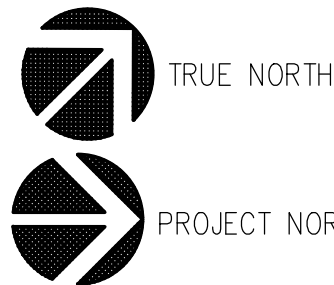
SHEET 1 OF 4

DEP#:



① DEMOLITION PLAN

1/4"=1'-0"



===== DEMOLISH ENTIRE STRUCTURE INCLUDING FOUNDATIONS.

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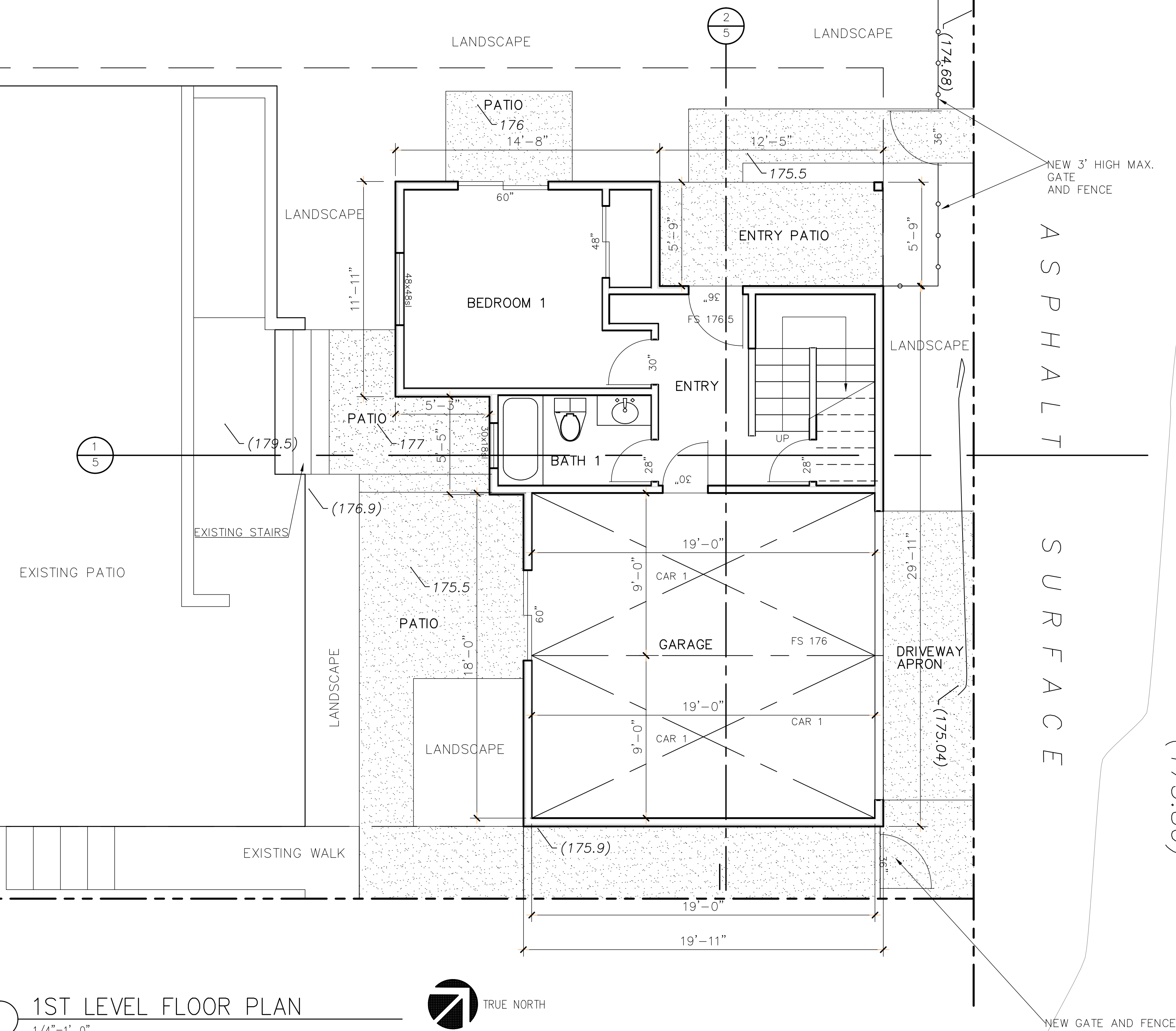
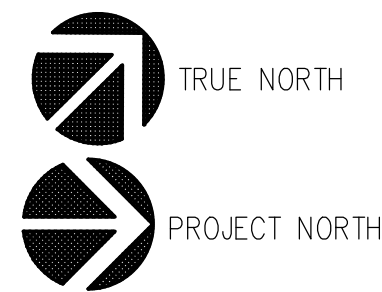
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REVISION 2:
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SHEET 2 OF 5

DEP#:

1 1ST LEVEL FLOOR PLAN
1/4"=1'-0"



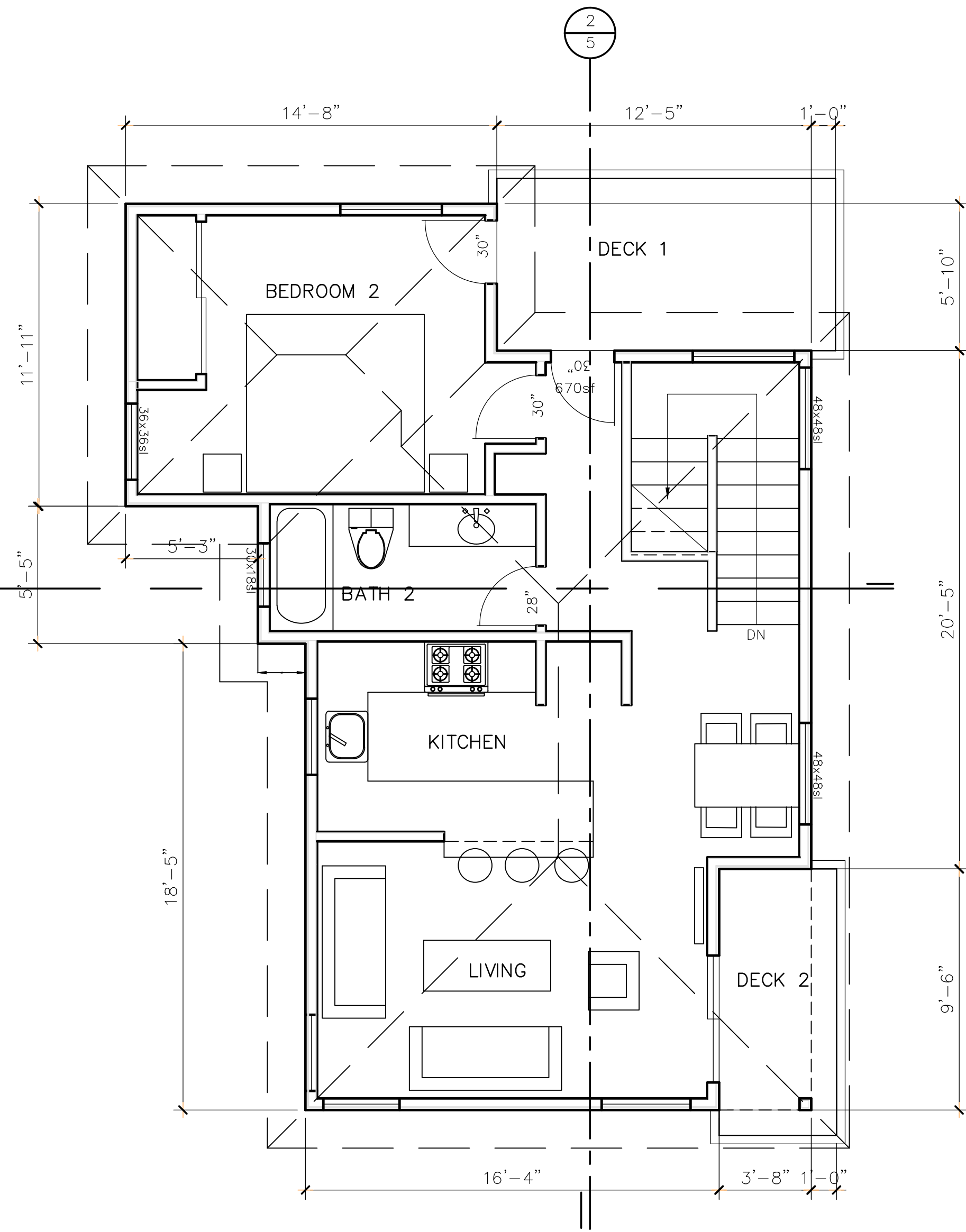
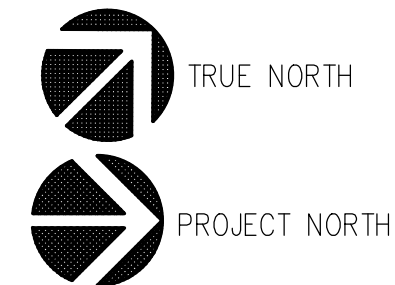
(173.80)

(174.10)

A S P H A L T
S U R F A C E

NEW GATE AND FENCE

2 2ND LEVEL FLOOR PLAN
1/4"=1'-0"



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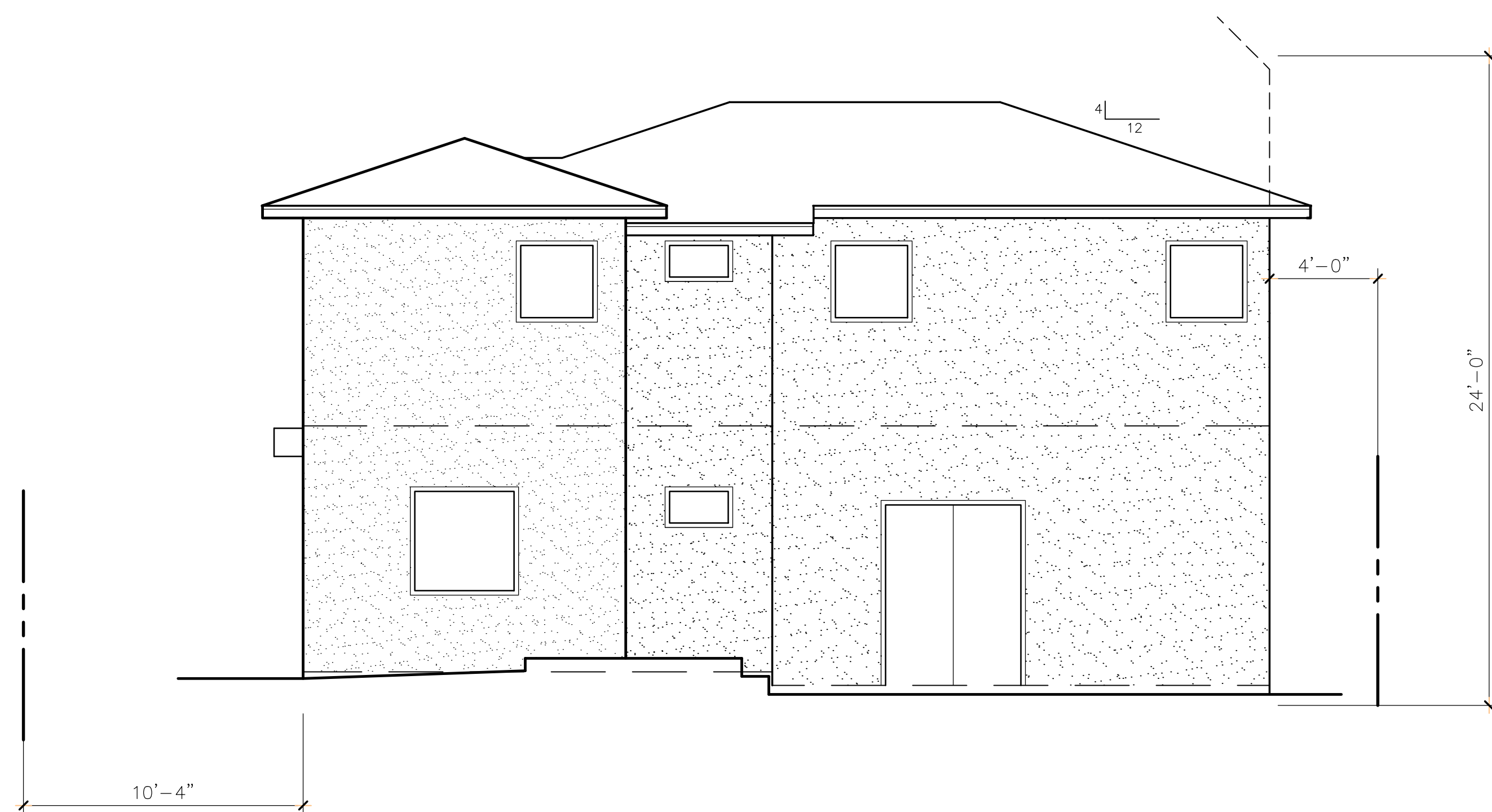
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FLOOR PLANS

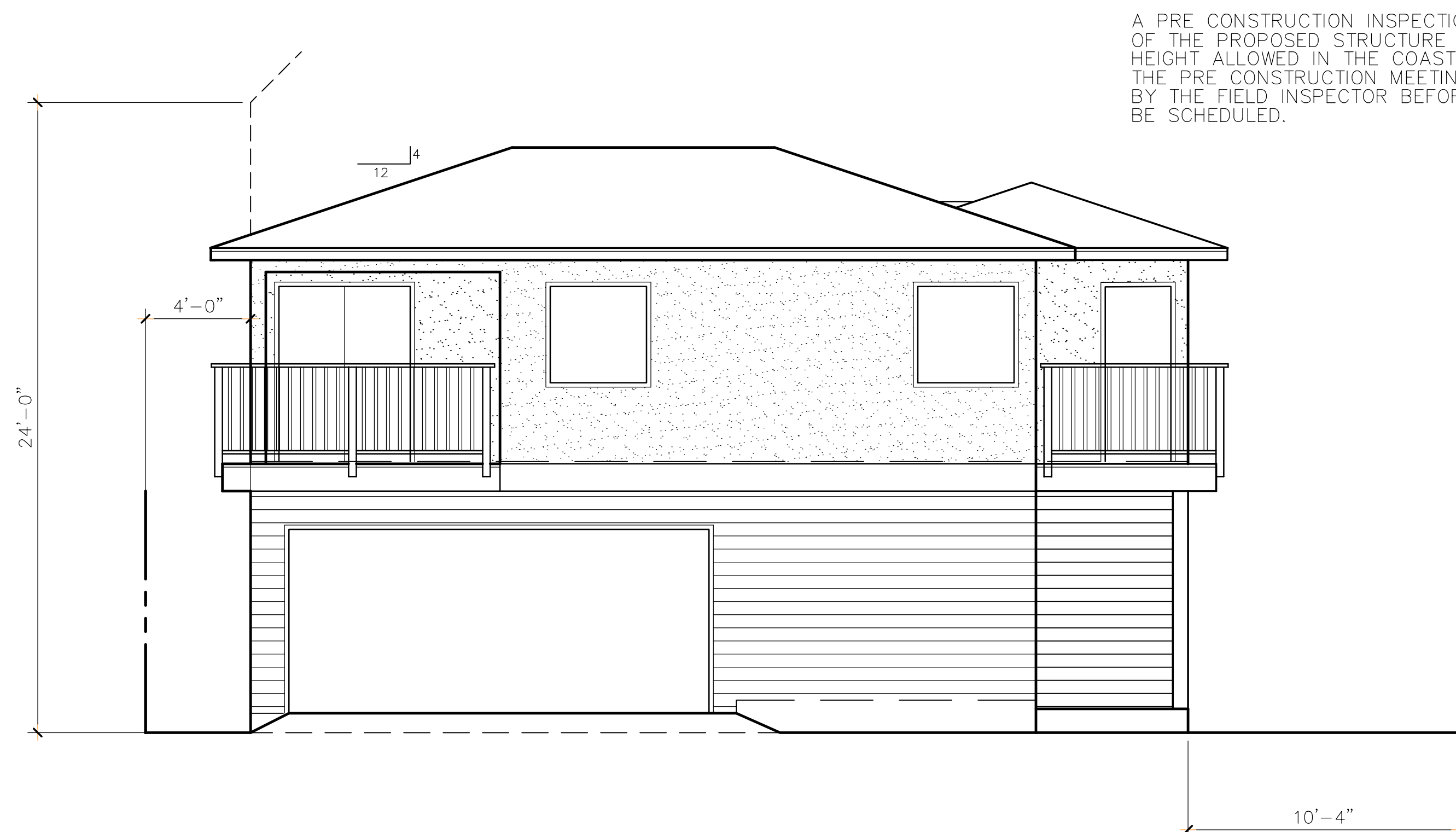
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SHEET 3 OF 5
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① SOUTH ELEVATION
 1/4"=1'-0"



② WEST ELEVATION
 1/4"=1'-0"



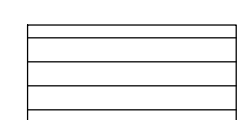
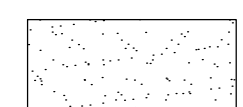
③ NORTH ELEVATION
 1/4"=1'-0"



④ EAST ELEVATION
 1/4"=1'-0"

THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC SECTIONS 132.0505) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, ANTENNA OR OTHER PROJECTIONS, SHALL NOT EXCEED 30' ABOVE BASE OF MEASUREMENT.

A PRE CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN 1' OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE. THE PRE CONSTRUCTION MEETING MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED.

 HARDI BOARD SIDING, 6" EXPOSED
 7/8" STUCCO

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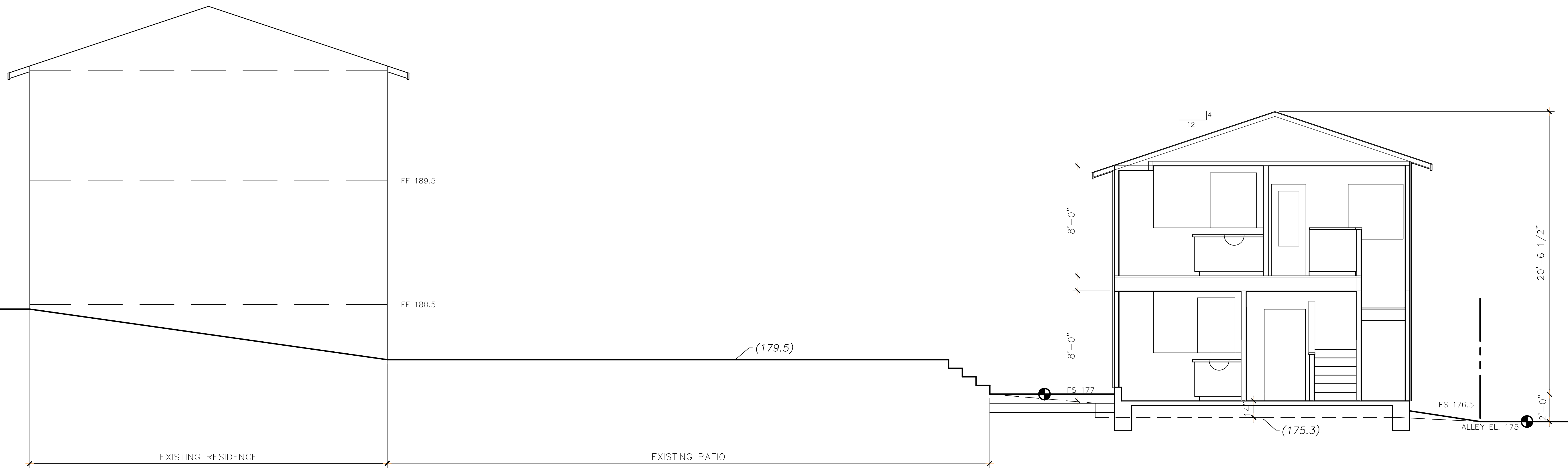
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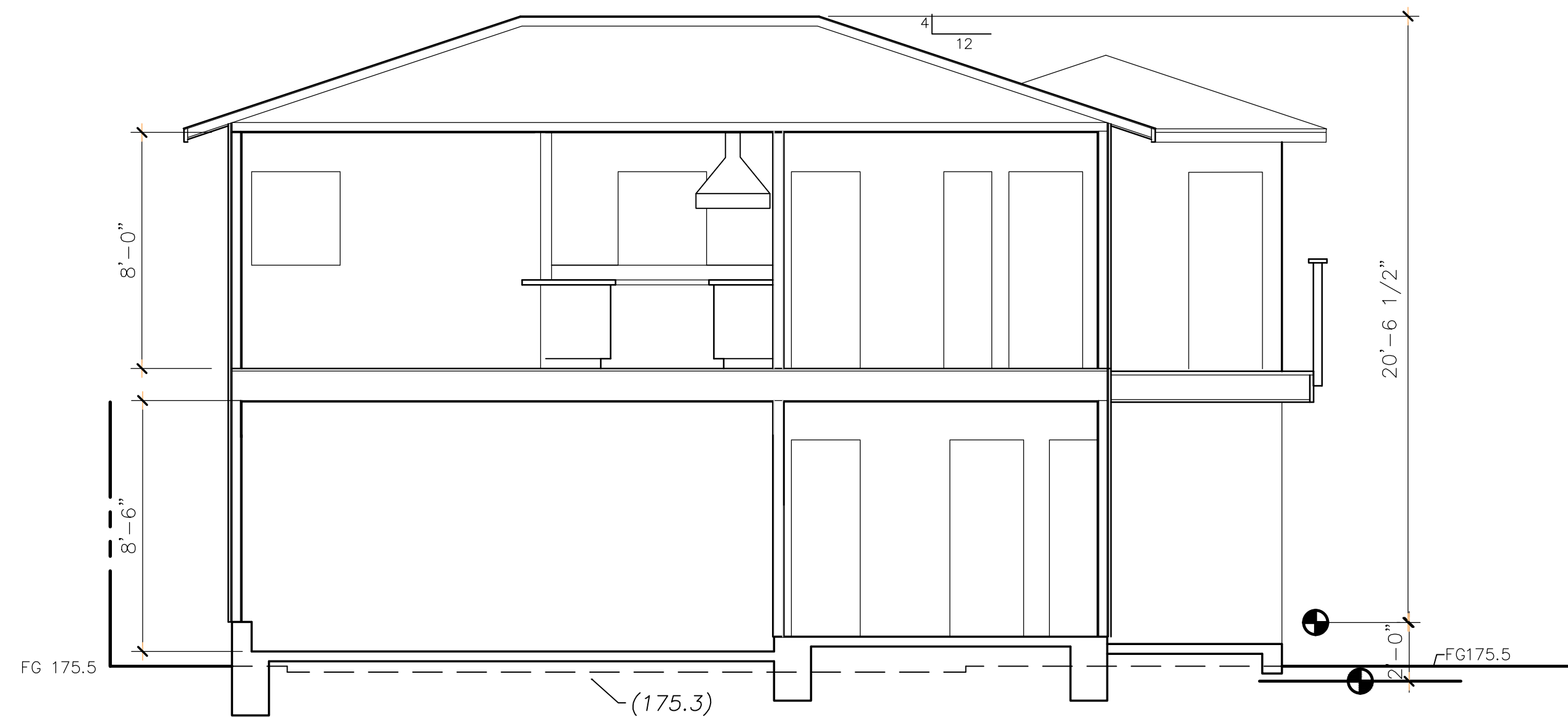
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SHEET 4 OF 5

DEP#:



1 LONGITUDINAL SECTION
1/4"=1'-0"



2 CROSS SECTION
1/4"=1'-0"

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A.P. #: 449 060 09 00		REVISION 2:
		REVISION 1: 3/22/21
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GALLAGHER		
COMPANION UNIT		
SHEET TITLE:		SHEET 5 OF 5
SITE SECTIONS		
DEP #:		