

STICH RESIDENCE

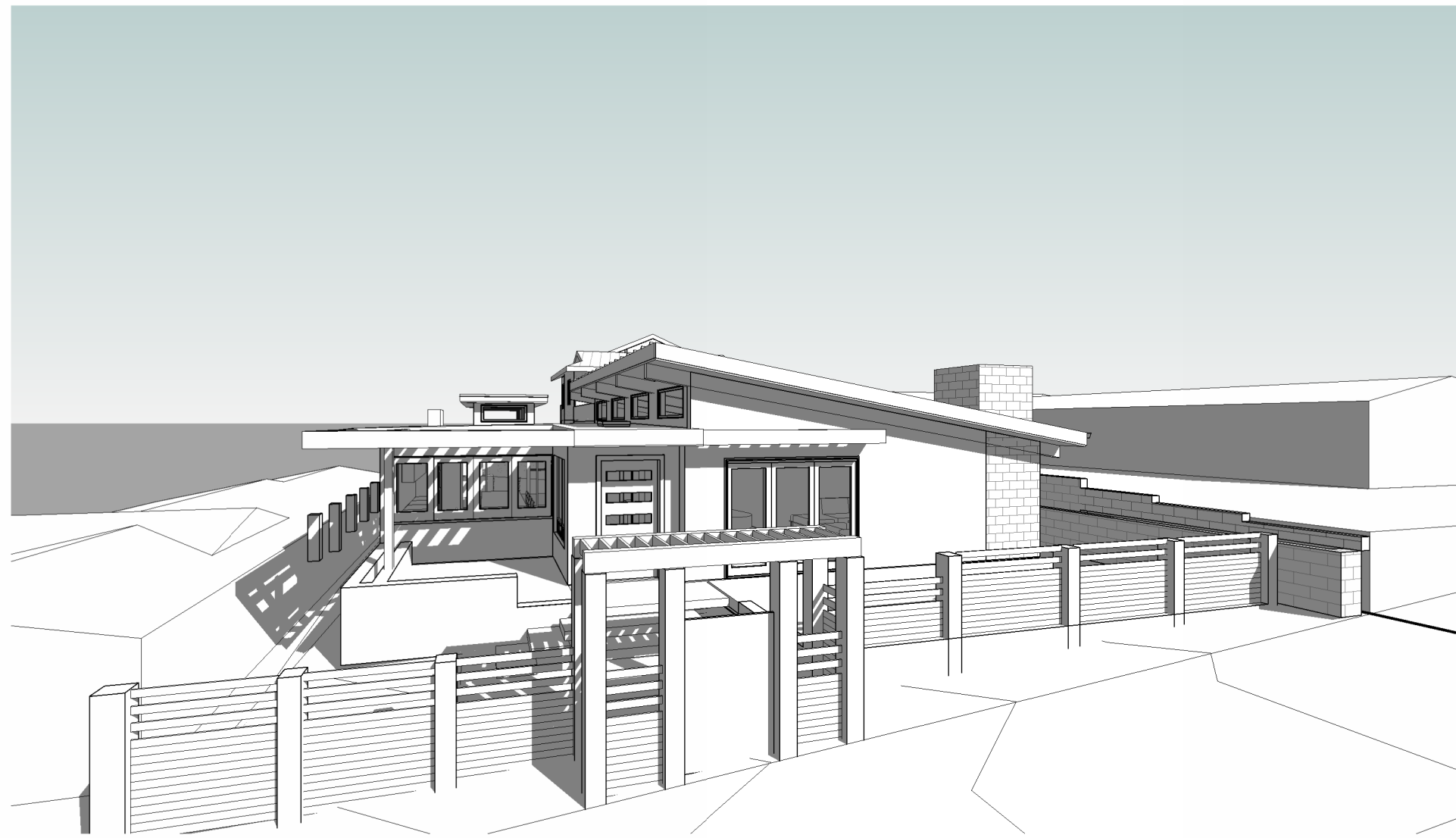
4432 ALGECIRAS ST.
SAN DIEGO, CA 92107

COASTAL DEVELOPMENT PERMIT



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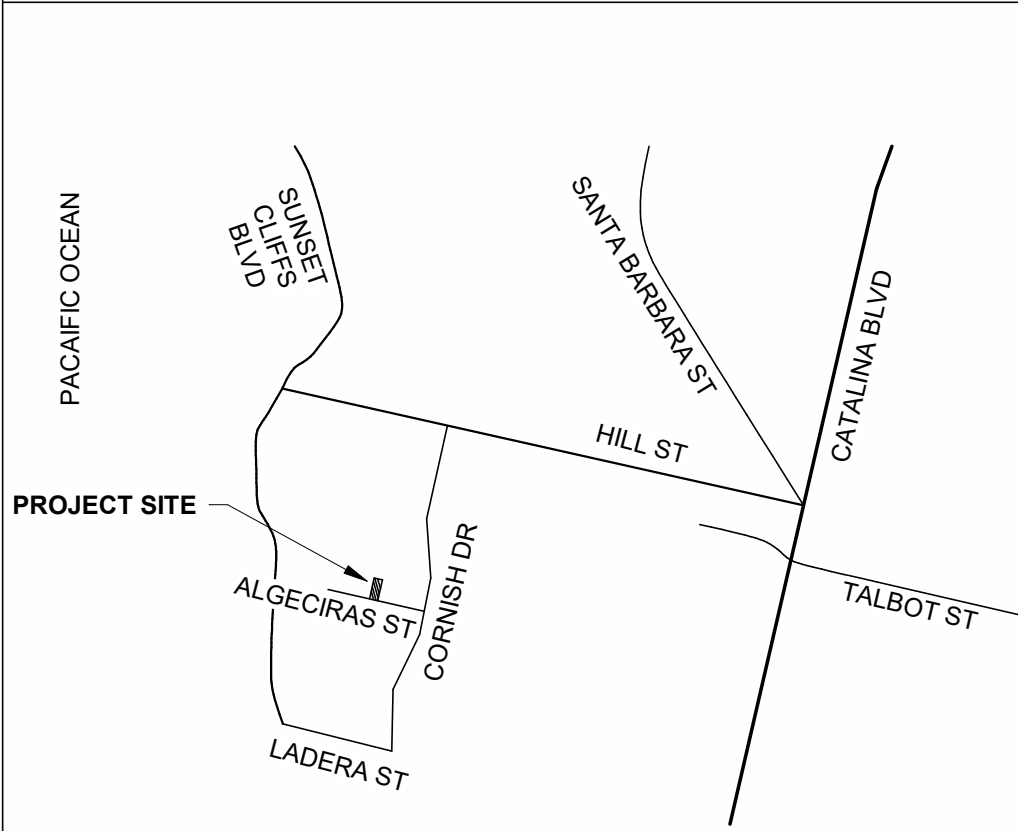
PROJECT IMAGE



SCOPE OF WORK

DEMOLITION OF 1,804 SF OF EXISTING SINGLE FAMILY RESIDENCE, RECONSTRUCTION OF 2,046 SF AT FRONT OF EXISTING SINGLE-FAMILY RESIDENCE, AND ASSOCIATED SITE IMPROVEMENTS

VICINITY MAP



PROJECT INFORMATION

PROJECT NAME: STICH RESIDENCE
PROJECT ADDRESS: 4432 ALGECIRAS ST., SAN DIEGO, CA 92107
APN: 531-422-15-00
LEGAL DESCRIPTION: Lot 15 Block 422 Map 1981 Azure Vista

GROSS LOT AREA: 7,200 SF
USE: RESIDENTIAL
OCCUPANCY: R-3
CONSTRUCTION TYPE: V-B
ZONE: RS-1-7
OVERLAYS: COASTAL, COASTAL HEIGHT LIMIT, AIRPORT LAND USE COMPATIBILITY, AIRPORT INFLUENCE AREA

OF STORIES: 1 AT ADDITION/RECONSTRUCTION
STRUCTURE HEIGHT: ADDITION/RECONSTRUCTION: 17' - 4 5/8"
AVG. LOT SLOPE: N/A
FAR: 7200 * 0.57 = 4104 SF
FAR PROPOSED: 4104 SF, SEE AREA PLAN SHEET T1.05

FRONT SETBACK: 15'
REAR SETBACK: 13'
SIDE SETBACK: LOT WIDTH * 0.08 (60' * 0.08) 4'-9 1/2"

FIRE SPRINKLERS: NO (EXISTING), NOT REQUIRED IN RECONSTRUCTION

ORIGINAL CONSTRUCTION: 1958

GEOLOGIC HAZARD: 52

LANDSCAPE AREA: 2431.59 SF
PROPOSED

EXISTING 2 STORY: 2059 SF
REMAINING AREA

PROJECT TEAM

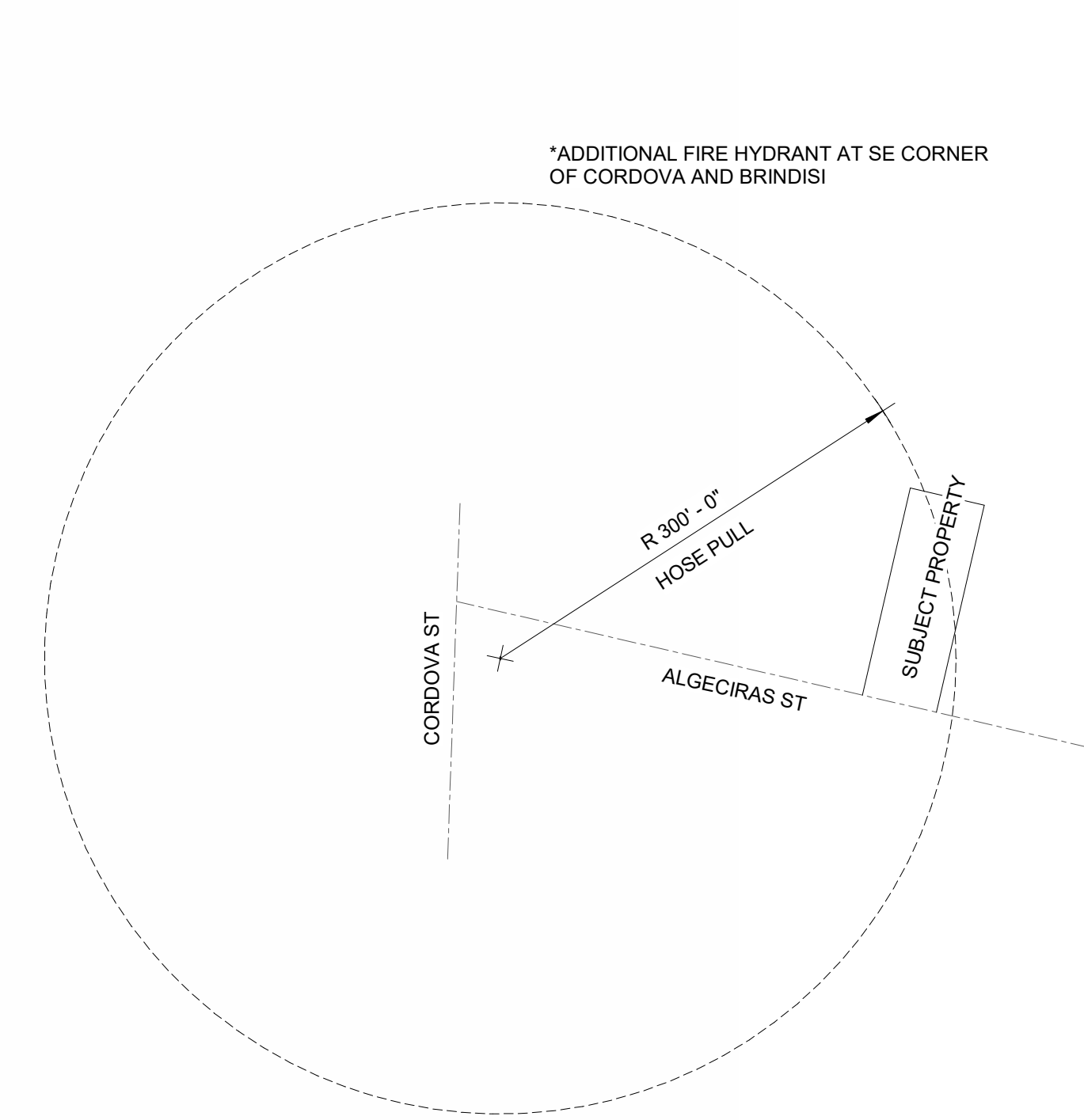
OWNER
FRANK & DENISE STICH
4432 ALGECIRAS ST.
SAN DIEGO, CA 92107
FSTICH62@GMAIL.COM

ARCHITECT
AVRP STUDIOS
CONTACT: THOMAS OUAAS
703 16TH ST., SUITE 200
SAN DIEGO, CA 92101
TQUAAS@AVRPSTUDIOS.COM

SHEET INDEX

Sheet List	
Sheet Number	Sheet Name
T0.01	Title Sheet
T0.04	Axonometric Views
T1.04	Coastal Wall Calculation
T1.05	Area Plans
A0.01	Site Plan
A0.02	BMP Plan
A1.01	Demo 1st Floor
A1.02	Demo 2nd Floor
A1.03	Proposed Ground Floor
A1.04	Proposed 2nd Floor
A1.05	Roof Plan - Existing
A1.06	Roof Plan - Proposed
A2.01	Elevations
A2.02	Elevations
A2.03	Elevations
A2.04	Elevations
A3.01	Sections
A3.02	Sections

VICINITY MAP - FIRE HYDRANT LOCATIONS



AREA CALCULATIONS

Area Schedule (Gross Building) Existing		
Name	Area	Comments
(E) 2ND FLOOR	884 SF	NO CHANGE
(E) 1ST FLOOR REPLACED	1703 SF	RECONSTRUCTED
(E) GARAGE	590 SF	NO CHANGE
(E) SUN ROOM TO BE REMOVED	83 SF	
(E) SUNROOM TO REMAIN	101 SF	RECONSTRUCTED
(E) 1ST FLOOR TO REMAIN	585 SF	NO CHANGE
Grand total: 6	3945 SF	

Area Schedule (Gross Building) Proposed		
Name	Area	Comments
(E) 2ND FLOOR	884 SF	NO CHANGE
(E) 1ST FLOOR REPLACED	1703 SF	RECONSTRUCTED
(E) GARAGE	590 SF	NO CHANGE
(N) ADDITION	5 SF	
(N) ADDITION	237 SF	
(E) SUNROOM TO REMAIN	101 SF	RECONSTRUCTED
(E) 1ST FLOOR TO REMAIN	585 SF	NO CHANGE
Grand total: 7	4104 SF	

PROJECT DESCRIPTION

RECONSTRUCTION OF SINGLE STORY PORTION OF EXISTING SINGLE-FAMILY RESIDENCE. TWO-STORY ADDITION TO REMAIN UNCHANGED AT REAR OF PROPERTY. PROPOSED SINGLE STORY RECONSTRUCTION TO BE MID-CENTURY MODERN IN FEEL, WITH STUCCO WALLS AND LARGE GLASS OPENINGS. ROOFLINE TO BE A SINGLE-PITCH SHED STYLE ROOF WITH WOOD ACCENTS ON THE UNDERSIDE. EXPOSED BEAMS COMPLETE THE ROOFLINE ALONG WITH A GLAZED LANTERN ABOVE THE PROPOSED KITCHEN.

PROPOSED RECONSTRUCTION TO BE IN SAME PLACE AS EXISTING HOUSE, WITH ADDITIONS TO ALLOW FOR LARGER OPENINGS TO STREET AND VIEW DOWN STREET TO PACIFIC OCEAN. TO WEST, PROPOSED WORK ALSO INCLUDES STREET FACING EXTERIOR HARDSCAPE AND FENCING IN A MED-CENTURY MODERN STYLE.

2 FIRE HYDRANT LOCATION
1" = 100'-0"

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PROJECT NO.
AVRP: 25004 AHJ:
DATE: 2025.12.02 DRAWN BY: Author
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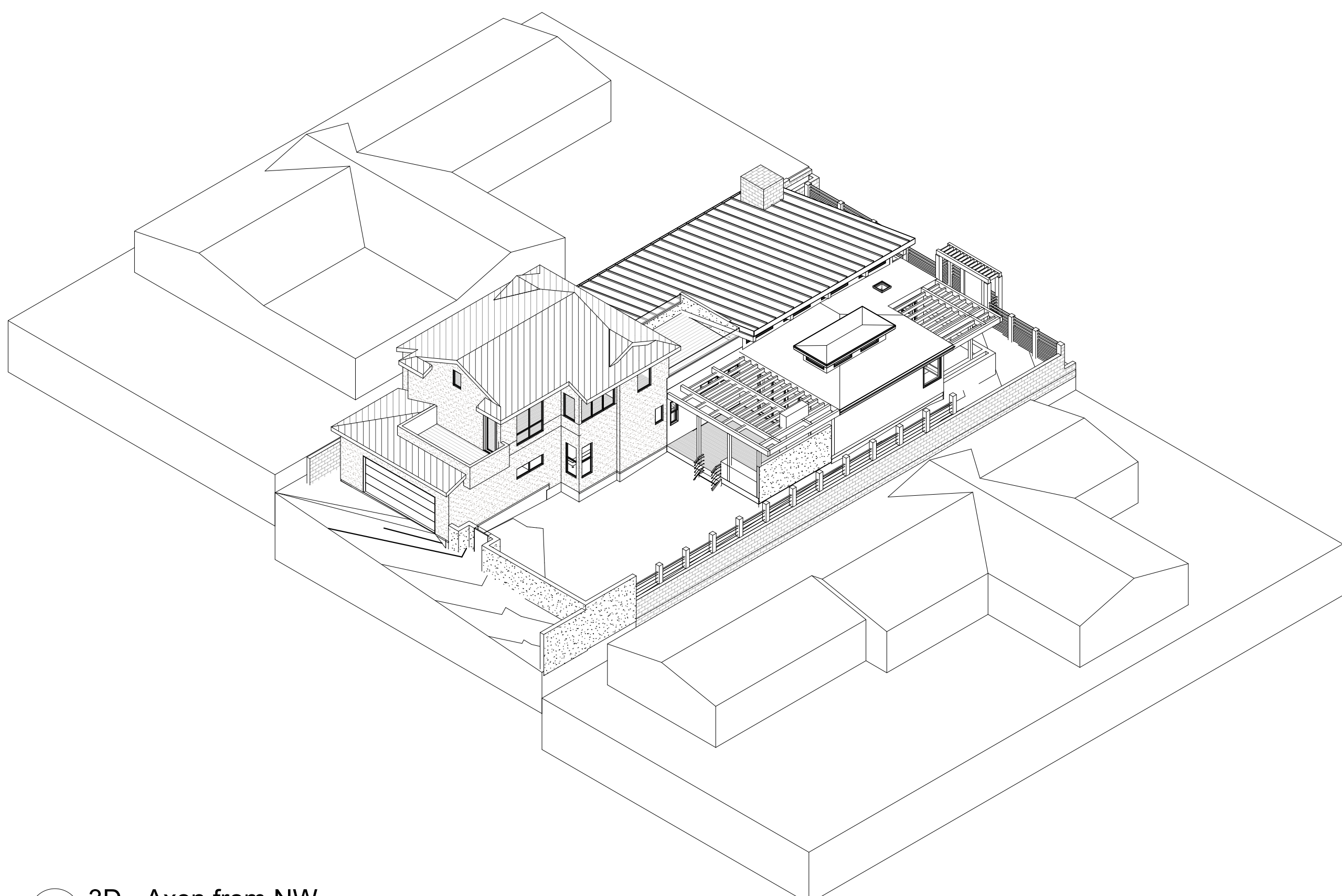
Title Sheet

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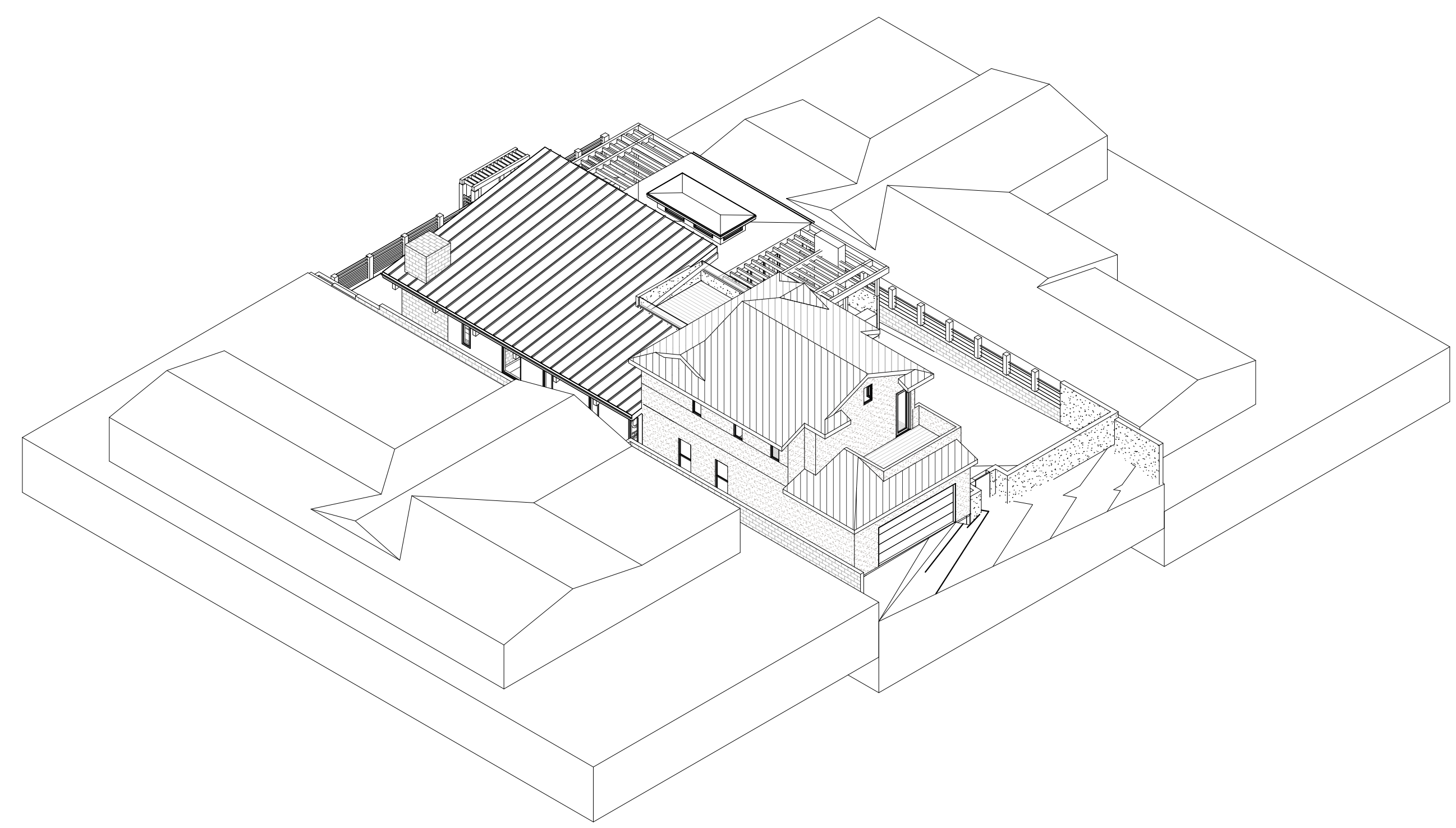
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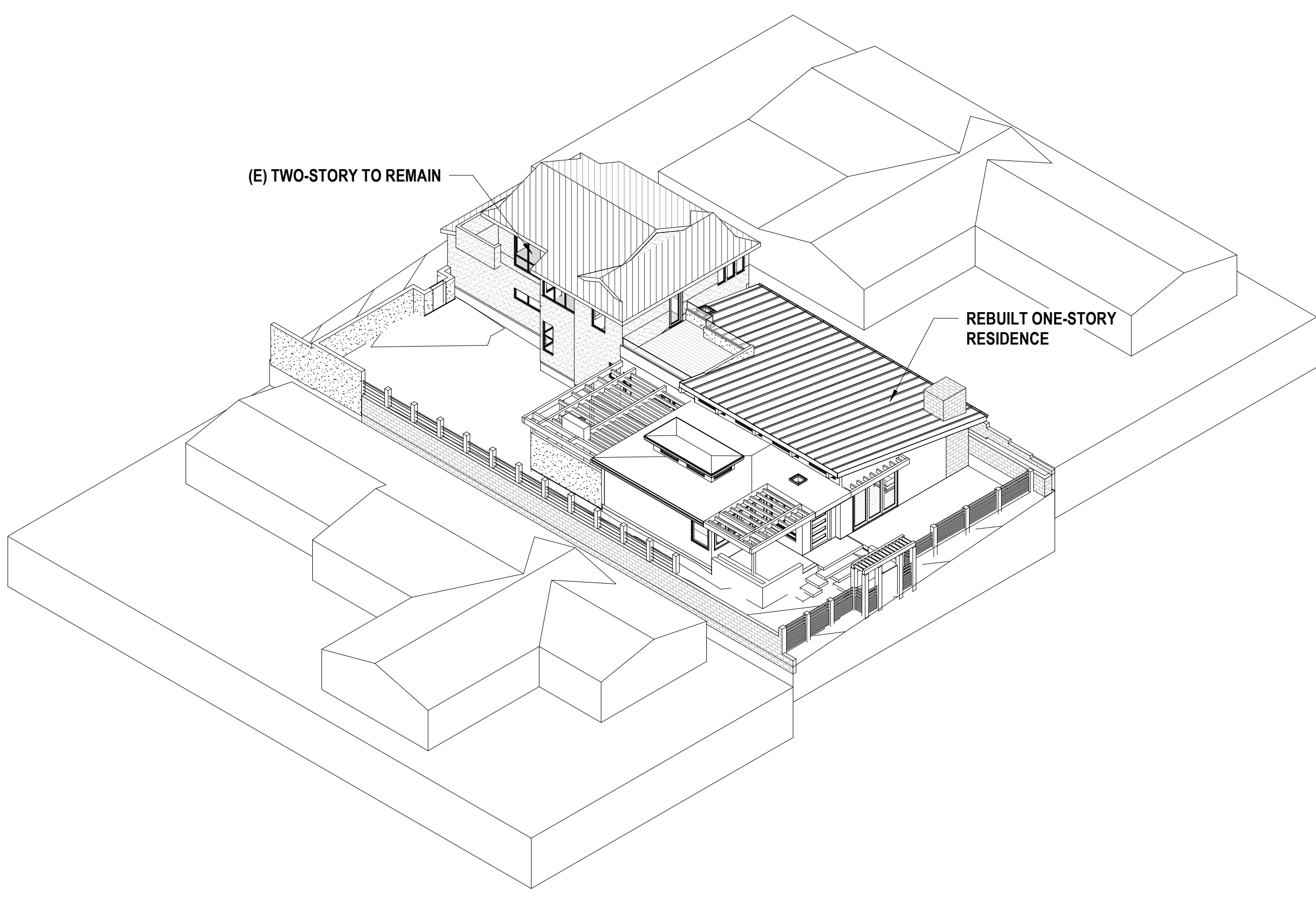


2 3D - Axon from NW

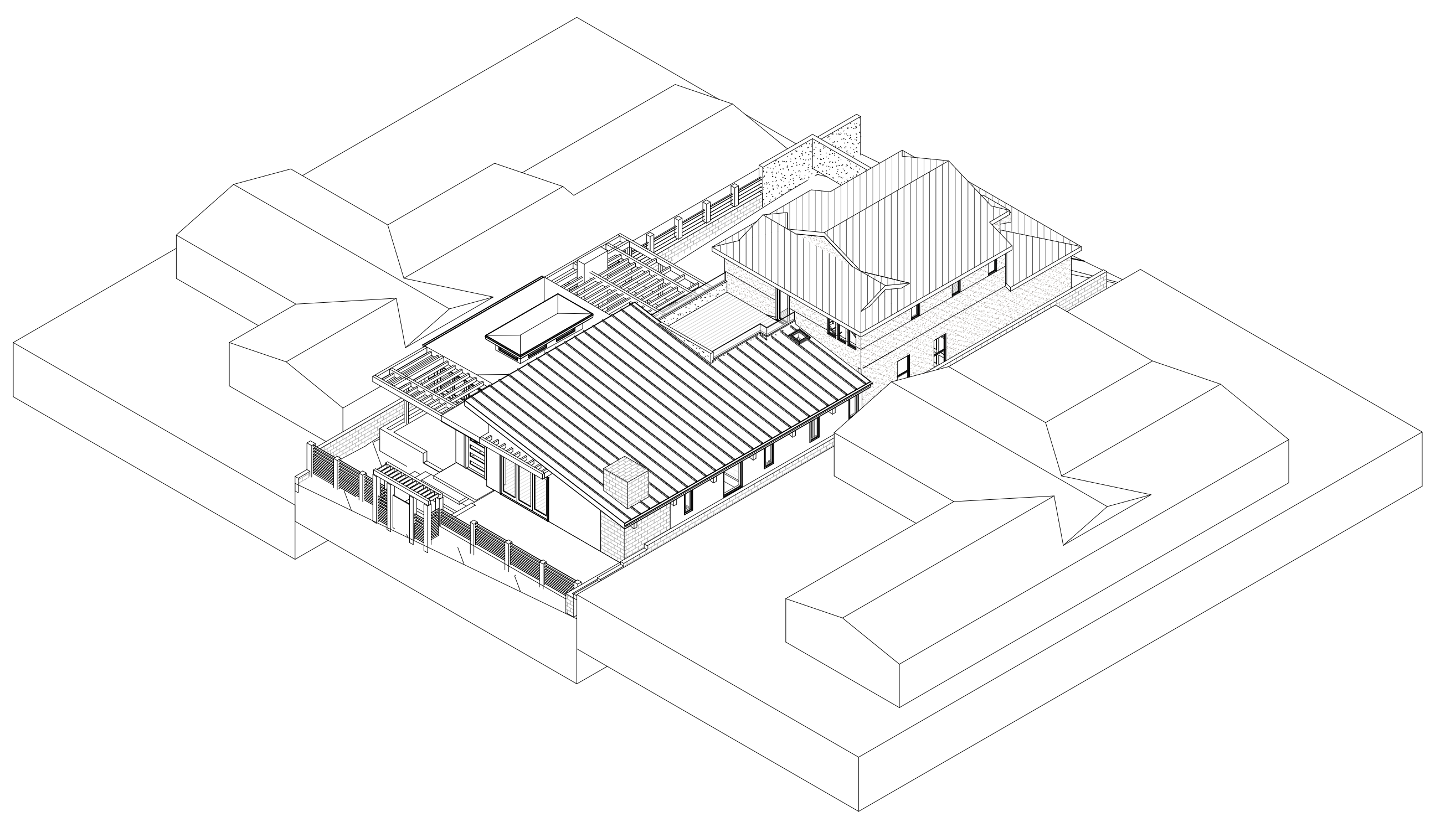


1 3D - Axon from NE

NOTE: ADJACENT PROPERTIES SHOWN FOR CLARITY



4 3D - Axon from SW



3 3D - Axon from SE

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SHEET NAME

Axonometric Views

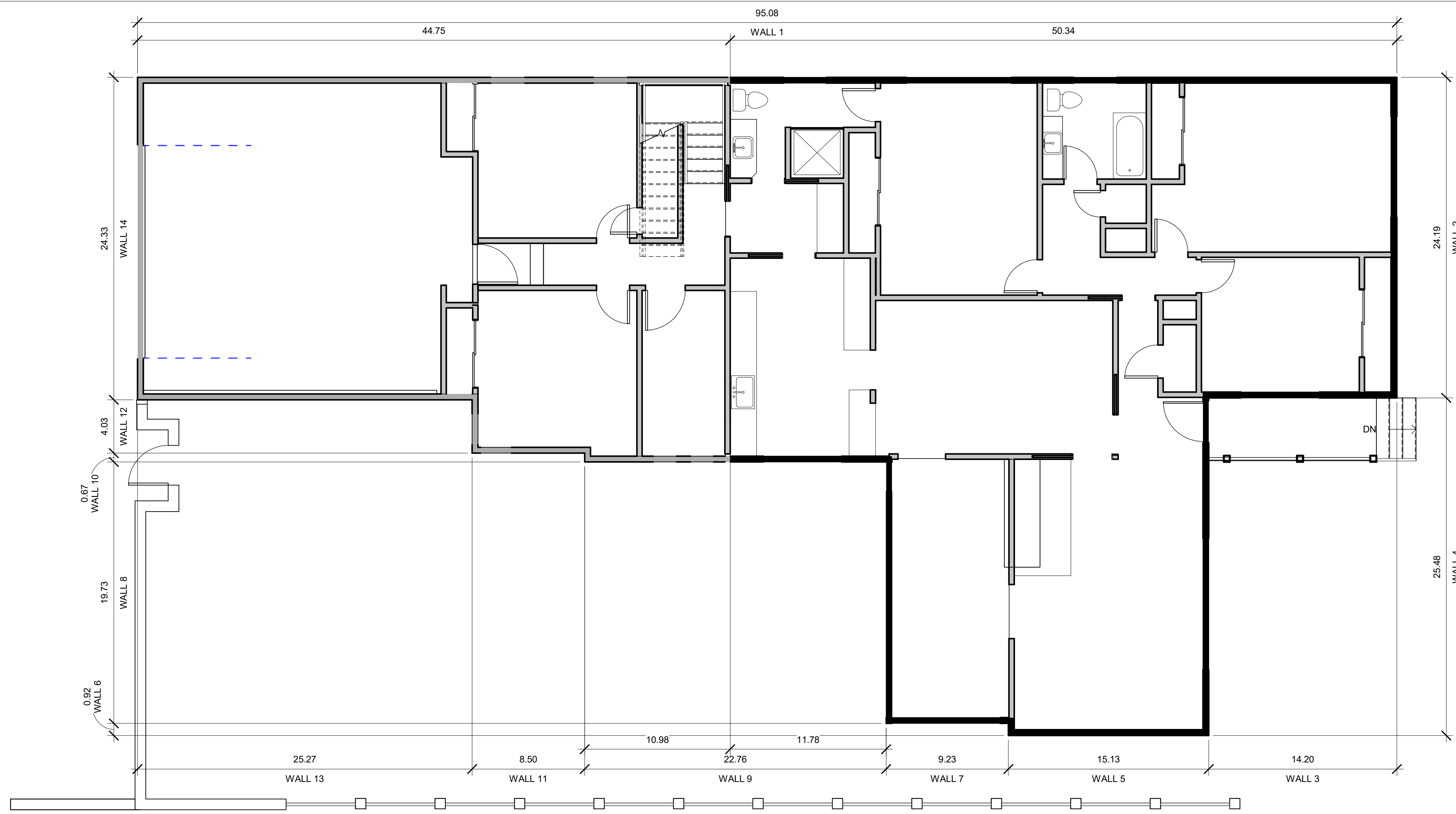
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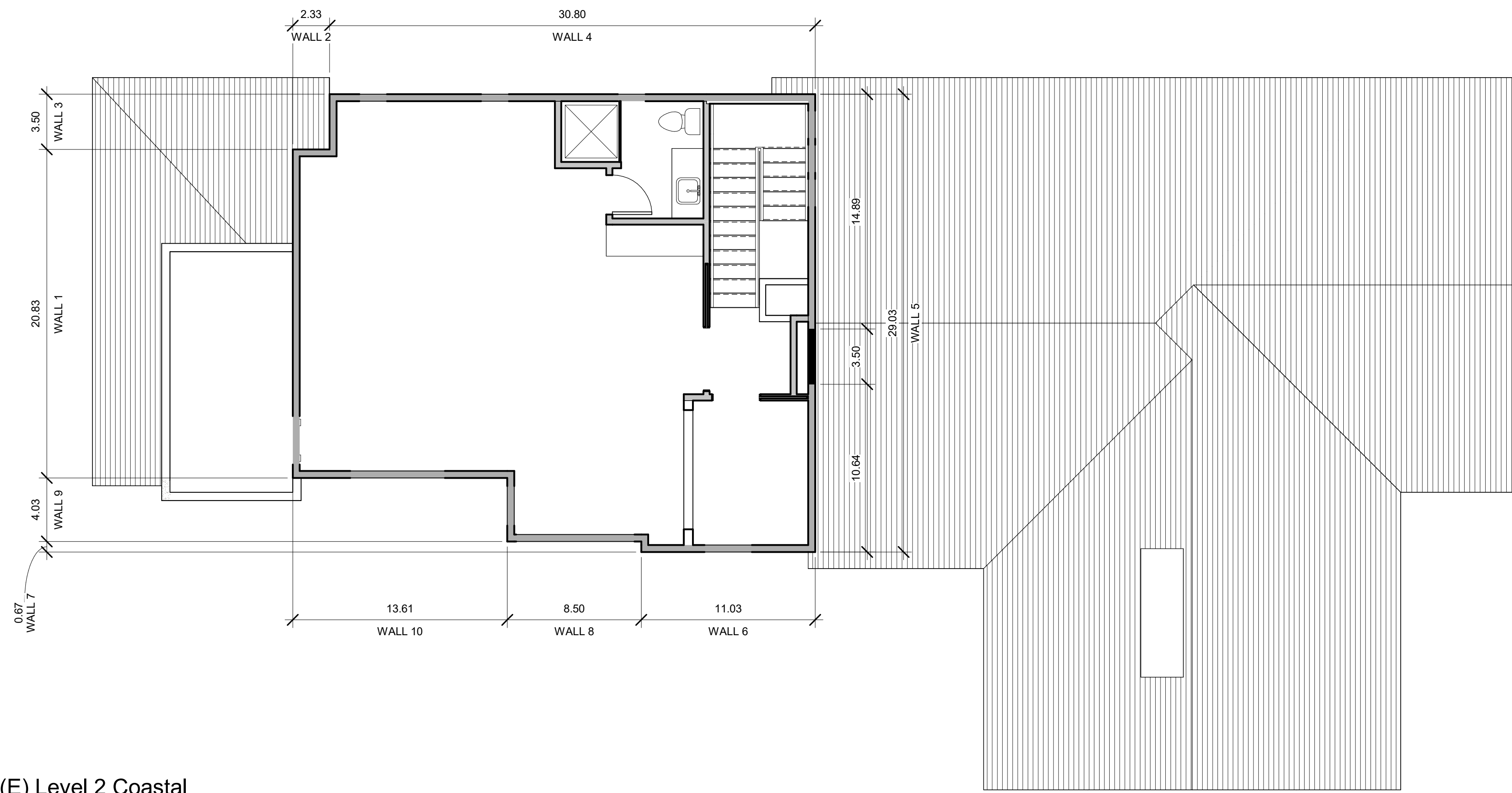
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#	LENGTH	REMAIN	REMOVE
1	95.08	44.75	50.33
2	24.19	-	24.19
3	14.20	-	14.20
4	25.48	-	25.48
5	15.09	-	15.09
6	0.92	-	0.92
7	9.27	-	9.27
8	19.73	-	19.73
9	22.76	10.98	11.78
10	0.67	0.67	-
11	8.50	8.50	-
12	4.03	4.03	-
13	25.27	25.27	-
14	24.33	24.33	-
	289.52 (100%)	118.53 (40.94%)	170.99 (59.06%)



1 (E) Level 1 Coastal
 3/16" = 1'-0"

#	LENGTH	REMAIN	REMOVE
1	20.83	20.83	-
2	2.33	2.33	-
3	3.50	3.50	-
4	30.80	30.80	-
5	29.03	25.53	3.50
6	11.03	11.03	-
7	0.67	0.67	-
8	8.50	8.50	-
9	4.03	4.03	-
10	13.61	13.61	-
	124.33 (100%)	120.83 (97.18%)	3.50 (2.82%)



2 (E) Level 2 Coastal
 3/16" = 1'-0"



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SHEET NAME
 Coastal Wall Calculation

SHEET NO.
T1.04

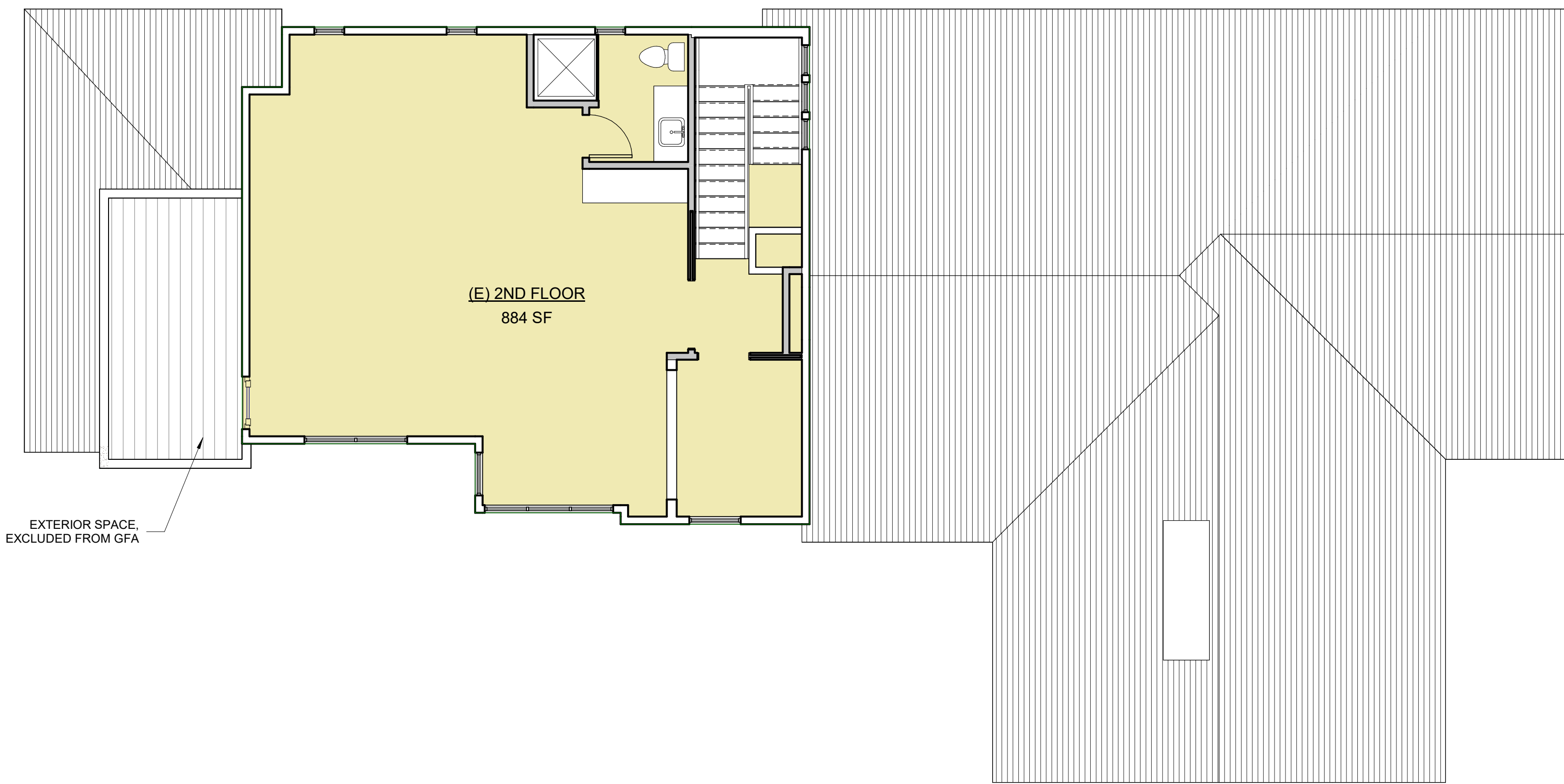
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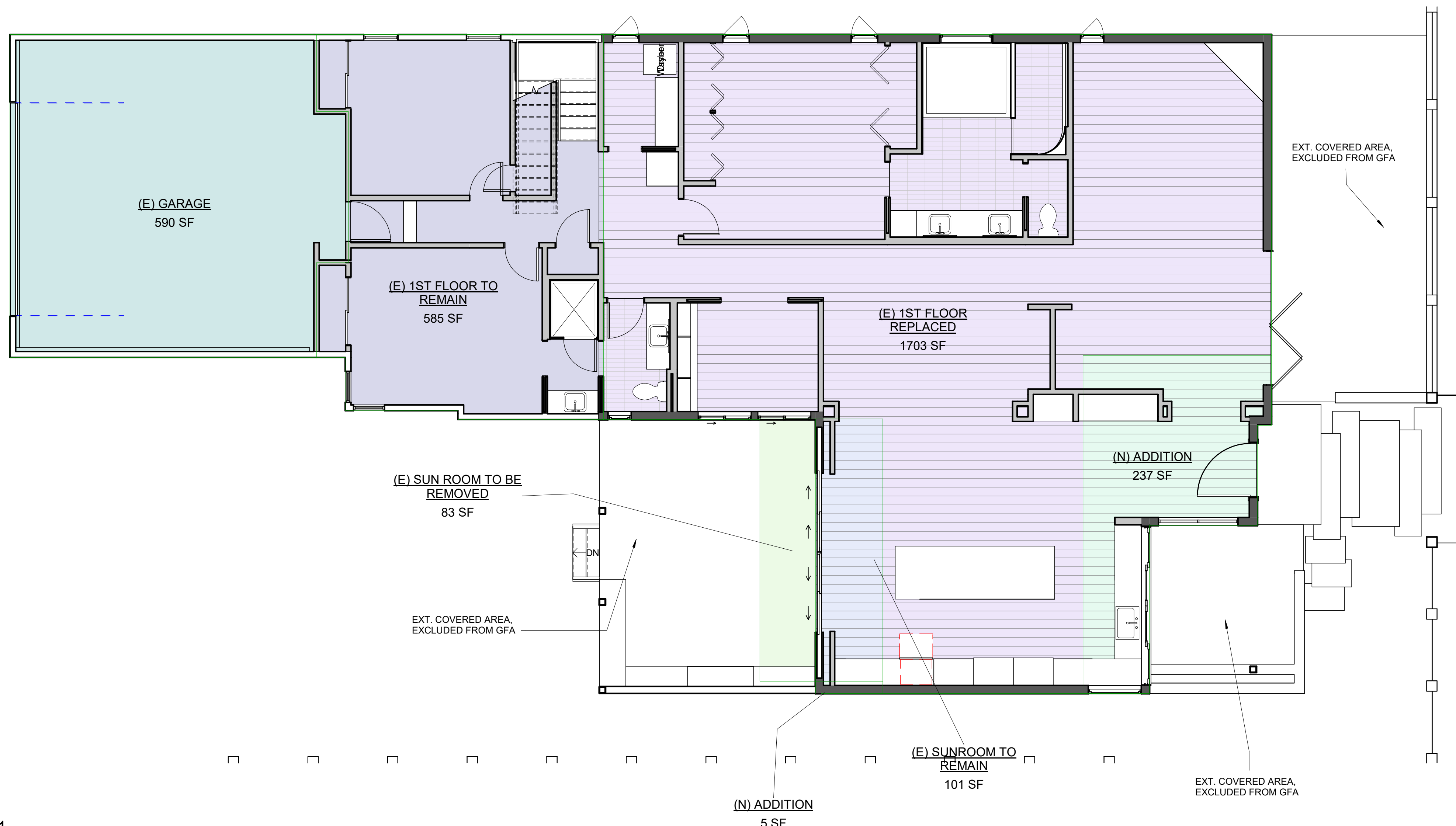
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2 Level 2
3/16" = 1'-0"



1 Level 1
3/16" = 1'-0"

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Name	Area	Comments
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SHEET NAME

Area Plans

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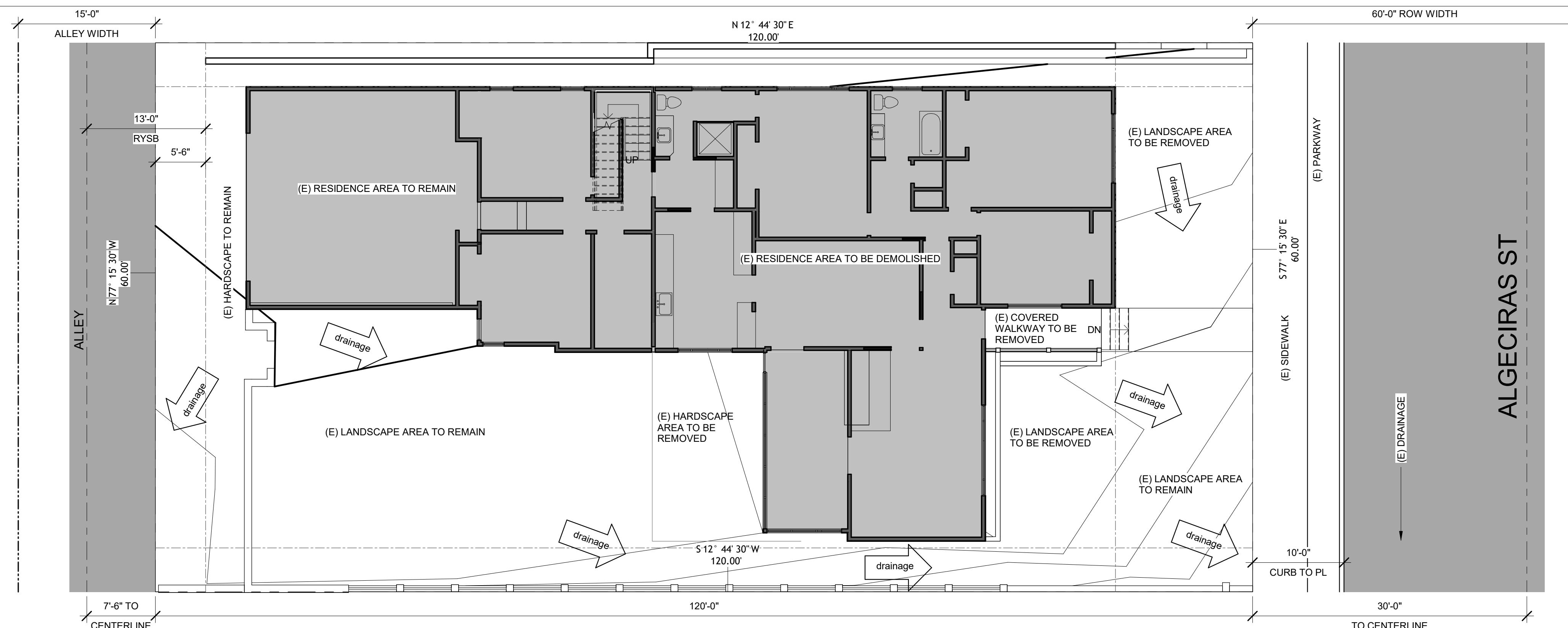
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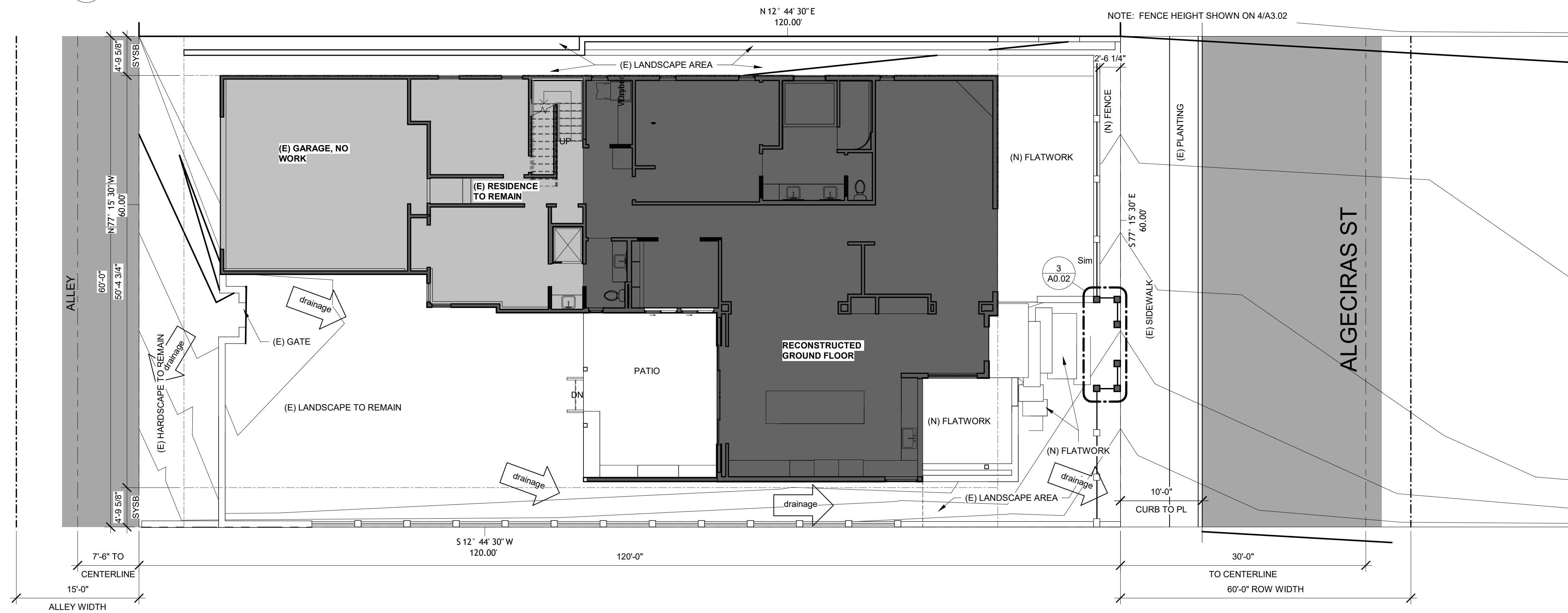
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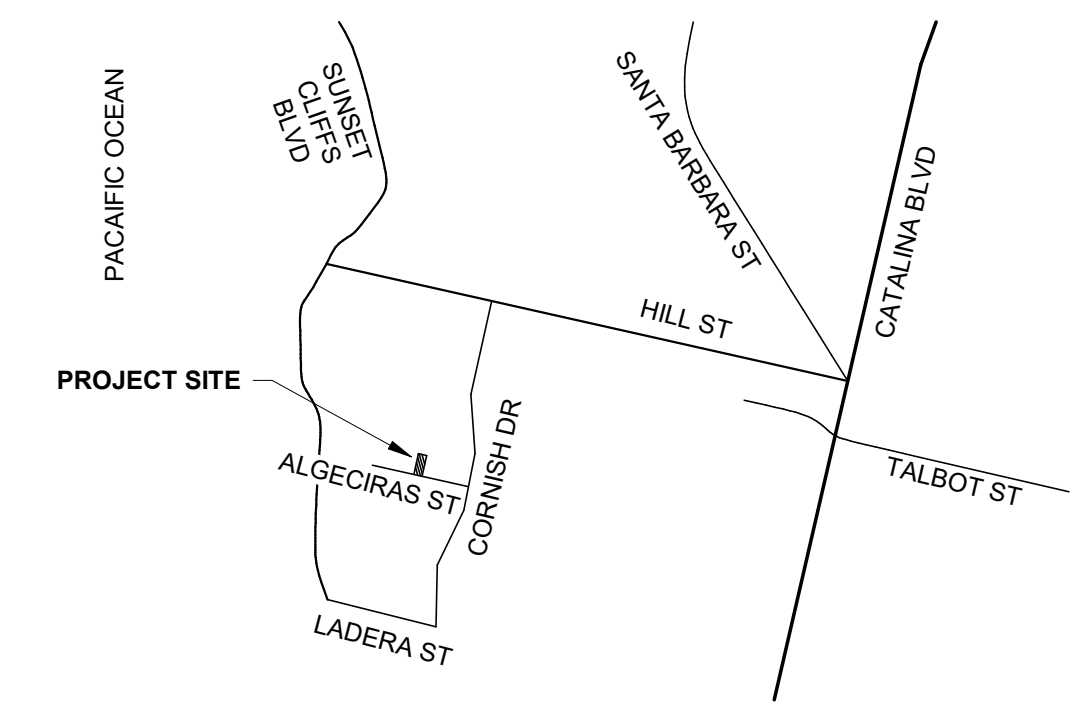


1 Site - Existing
1/8" = 1'-0"



2 Site - Proposed
1/8" = 1'-0"

PROJECT ADDRESS: 4432 ALGECIRAS ST. SAN DIEGO, CA 92107
 APN: 531-422-15-00
 LEGAL DESCRIPTION: Lot 15 Block 422 Map 1981 Azure Vista



GENERAL NOTES

- PROJECT IS NOT LOCATED ADJACENT TO PUBLIC TRANSIT, NO PUBLIC TRANSIT STOPS WITHIN 600' OF SUBJECT PROPERTY
 - ORIGINAL CONSTRUCTION DATE: 1998
 - EXISTING DWELLING UNITS TO BE ALTERED: 1
 - GEOLOGIC HAZARD CATEGORY: 52
 - PROPOSED LANDSCAPE AREA: 2431.59 SF
 - AREA OF EXISTING DWELLING UNIT TO REMAIN: 2059 SF
- NO EASEMENTS ARE PRESENT ON PROPERTY AT TIME OF SUBMISSION TO CITY OF SAN DIEGO FOR CDP

SITE PLAN NOTES

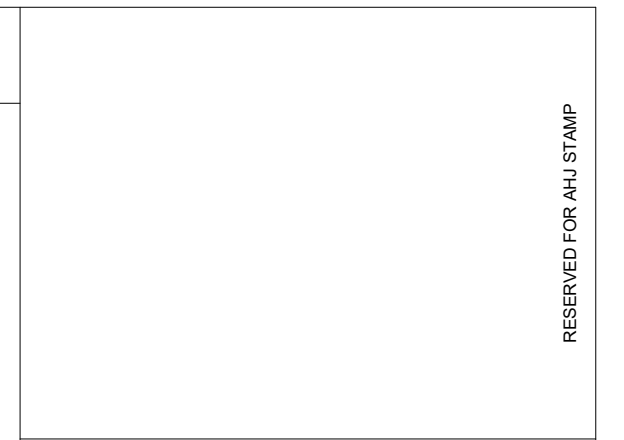
- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORMWATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORMWATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

SITE QUANTITIES

PROPOSED BUILDING FOOTPRINT: 3223 SF
 EXISTING IMPERVIOUS AREA: 944.87 SF
 PROPOSED IMPERVIOUS AREA: 1514.39 SF
 EXISTING PERVIOUS AREA: 3032.13 SF
 PROPOSED PERVIOUS AREA: 2462.61 SF
 TOTAL DISTURBANCE AREA: 3000 SF

PROPOSED GRADING QUANTITIES

PROPOSED CUT: 26.2 CYD
 PROPOSED FILL: 1.8 CYD



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 SAN DIEGO, CA 92107

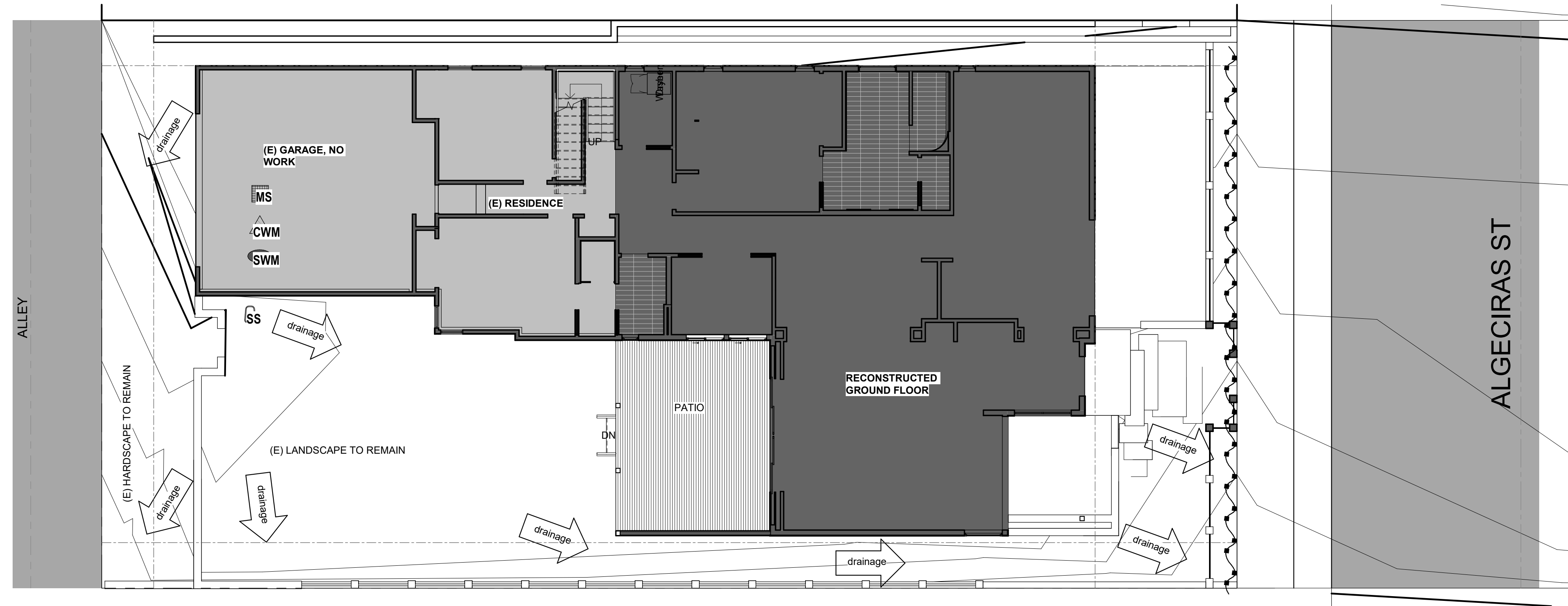
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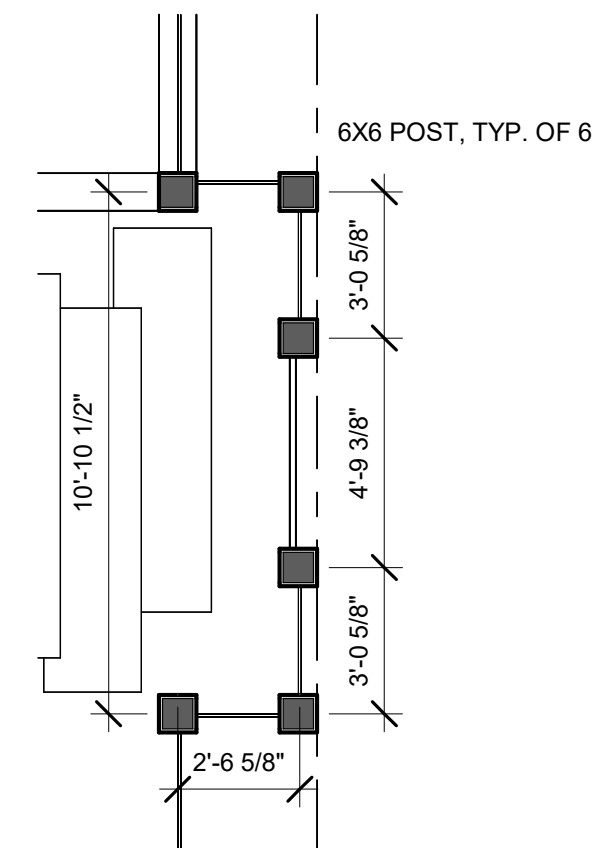
SHEET NAME
 Site Plan
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1 Site - Proposed BMP
1/8" = 1'-0"



3 ENTRY ARBOR
1/4" = 1'-0"

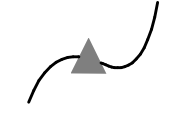


2 Site - Front Yard Exhibit
1/8" = 1'-0"

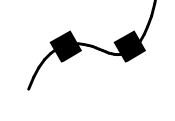
FRONT YARD SETBACK AREA: 900 SF
 PER SDMC 131.0447(a), MAX HARDSCAPE IS 60%
 MAX. HARDSCAPE AREA: 540 SF
 MIN. LANDSCAPE AREA: 360 SF
 PROPOSED LANDSCAPE AREA: 362.97 SF > 360 SF

STORMWATER BMP'S

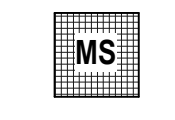
MULCH, STRAW, WOODCHIPS, SOILS APPLICATION (SS-6, SS-8)



FIBER ROLLS (STRAW WATTLES) (SC-5)



MATERIAL STORAGE & DELIVERY (WM-1)



CONCRETE WASTE MANAGEMENT (WM-8)



SOLID WASTE MANAGEMENT (WM-5)



SANITARY WASTE MANAGEMENT (WM-8)



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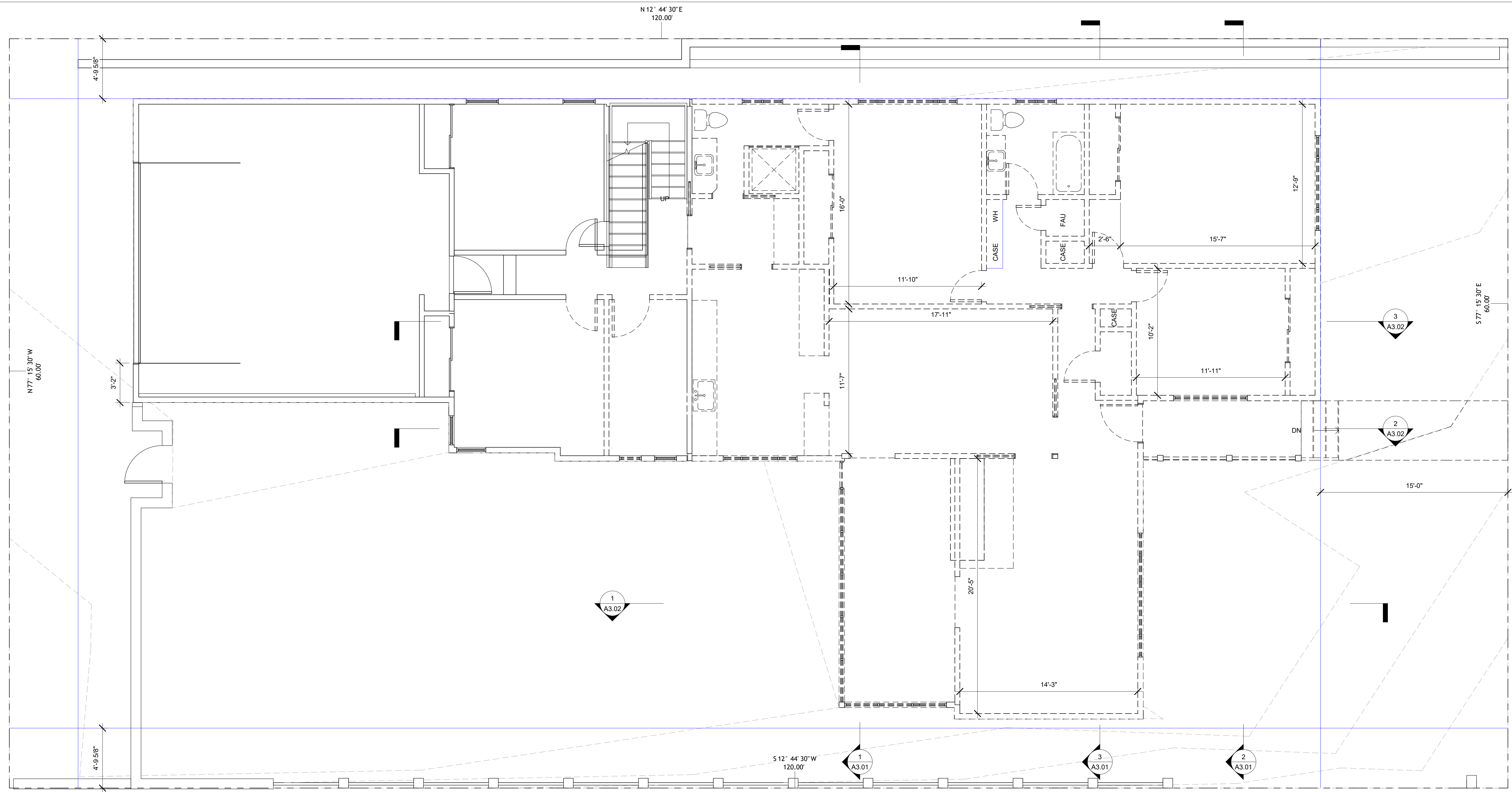
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SHEET NAME
BMP Plan

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



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NO.	DESCRIPTION
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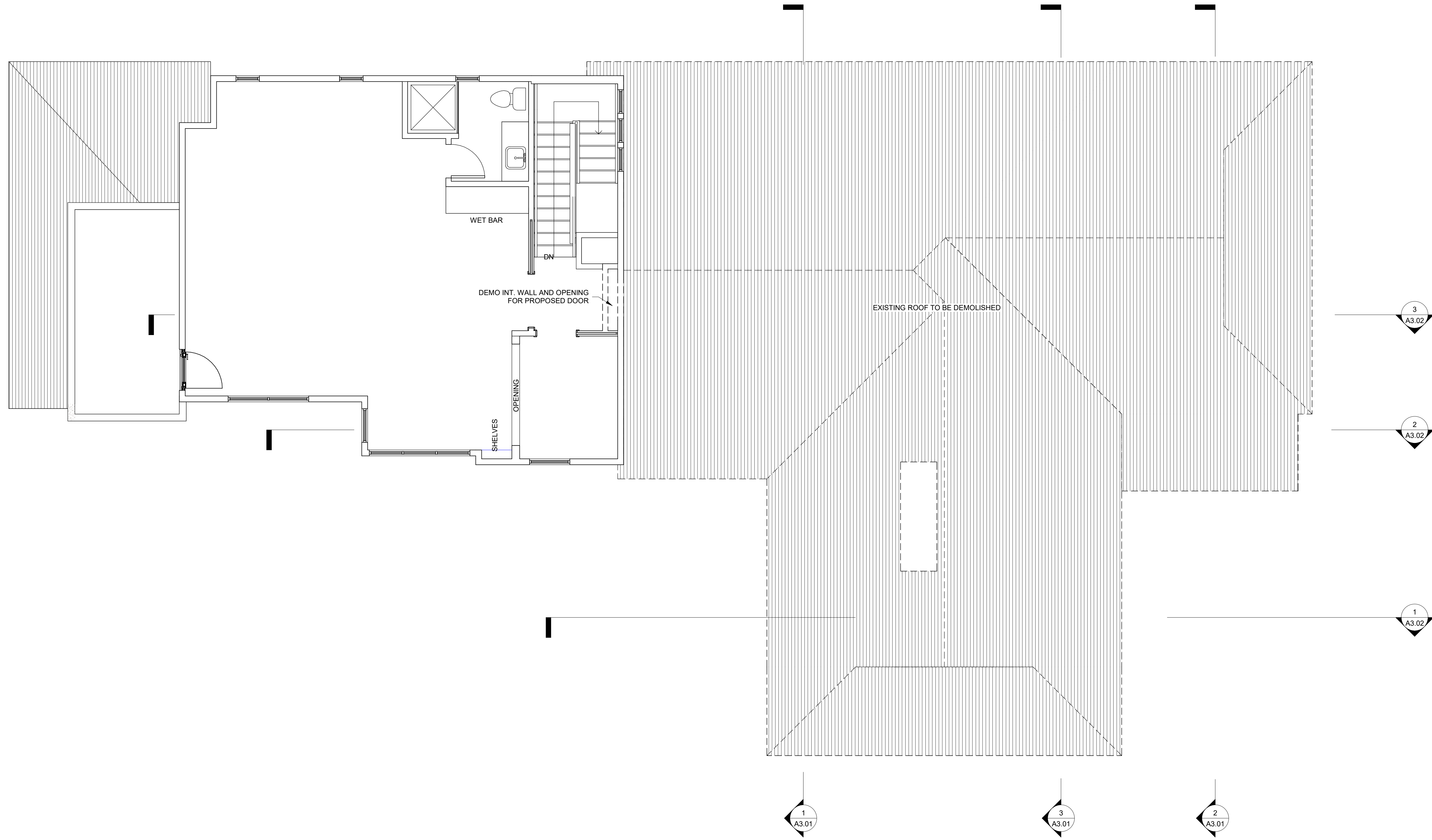
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SHEET NAME
Demo 1st Floor

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



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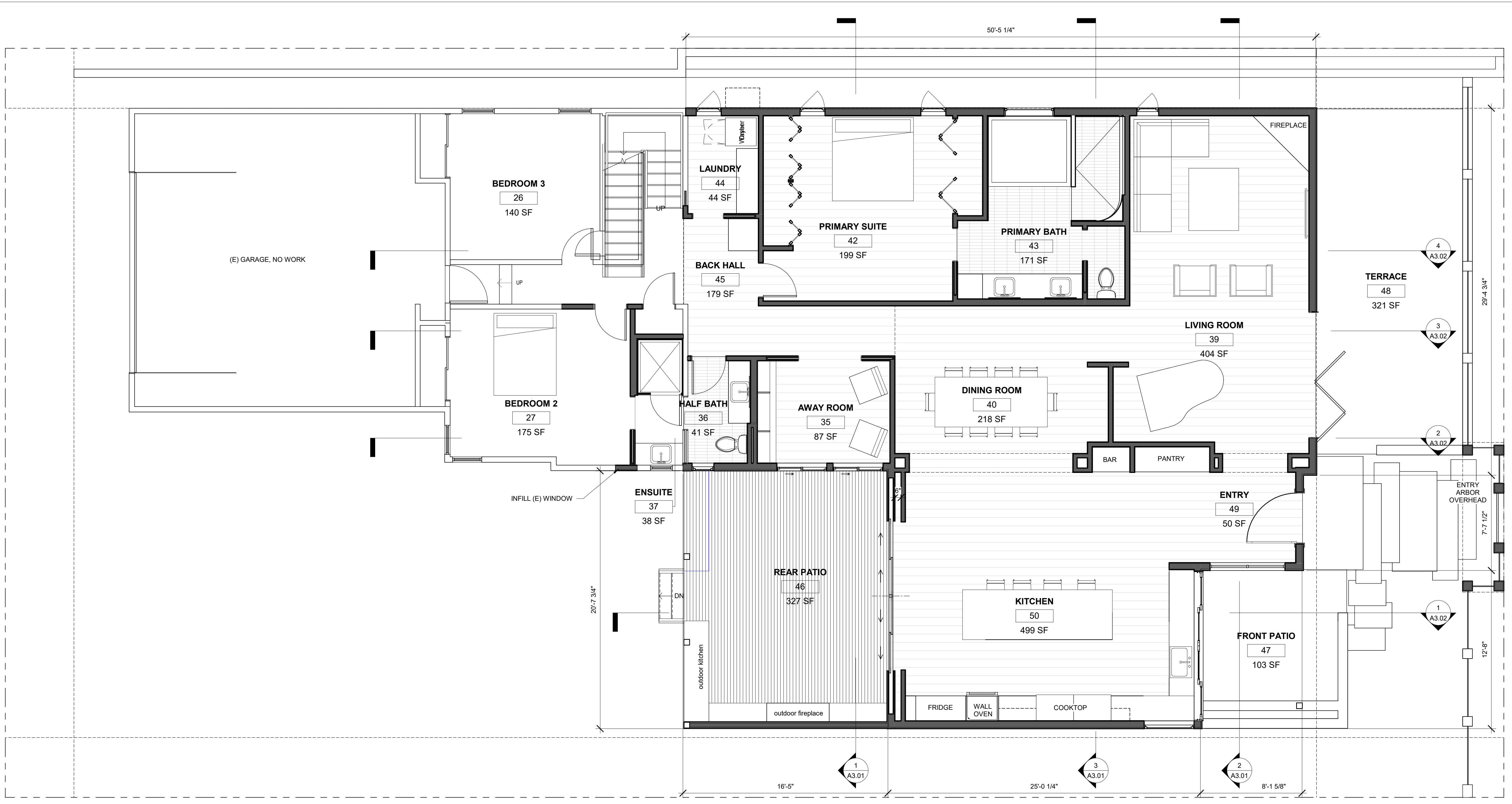
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SHEET NAME
Demo 2nd Floor

SHEET NO.
A1.02

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1 Level 1 - Proposed
 1/4" = 1'-0"



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 SAN DIEGO, CA 92107

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PROJECT NO. 25004 AHJ:
 DATE 2025.12.02 DRAWN BY: Author
 CHECKED BY: Checker

SHEET NAME

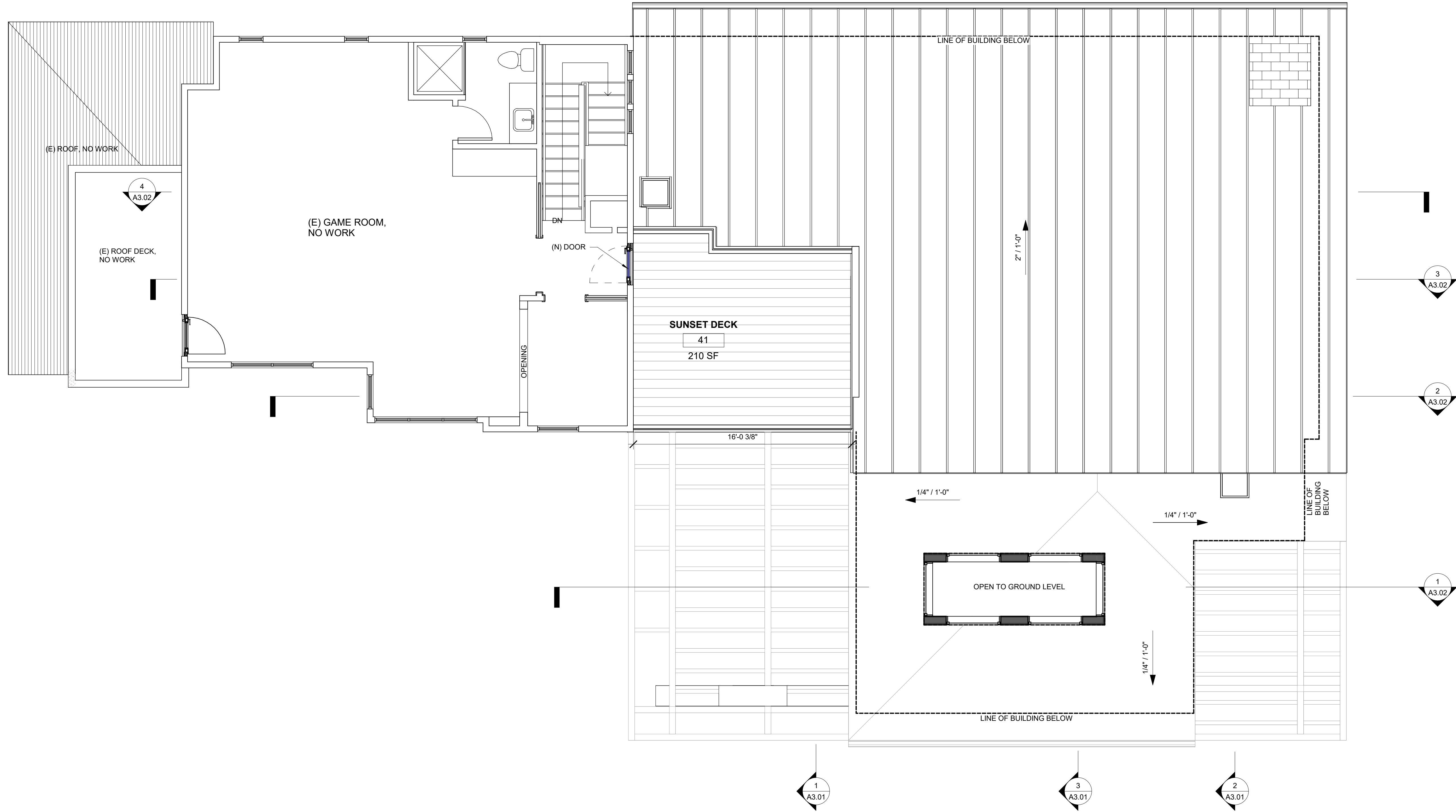
Proposed Ground Floor

SHEET NO.

A1.03

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4/8/2024 3:18:55 PM | C:\Users\jason\Documents\25004_5th Residence_2025.02.04_11.dwg | ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE PROPERTY OF AVRP STUDIOS, INC. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF AVRP STUDIOS, INC.



1 Level 2 - Proposed
1/4" = 1'-0"



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ARCHITECT / CONSULTANT SEAL

CONSULTANT LOGO

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SAN DIEGO, CA 92107

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PROJECT NO.	25004	AHJ:	
AVRP:		DRAWN BY:	TQ
DATE	2025.12.02	CHECKED BY:	Checker

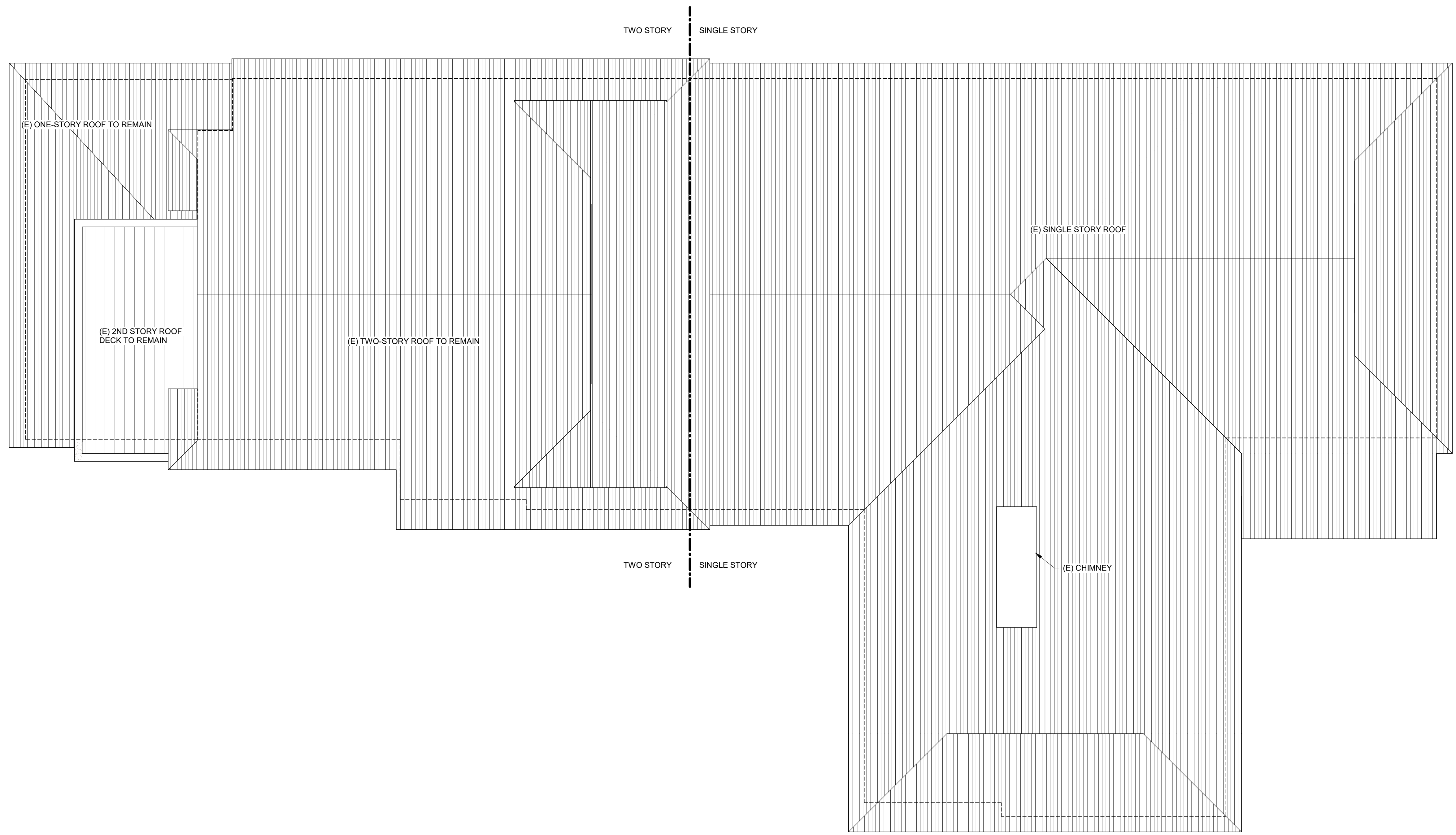
SHEET NAME
Proposed 2nd Floor

SHEET NO.
A1.04

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1 Roof Plan - Existing
1/4" = 1'-0"



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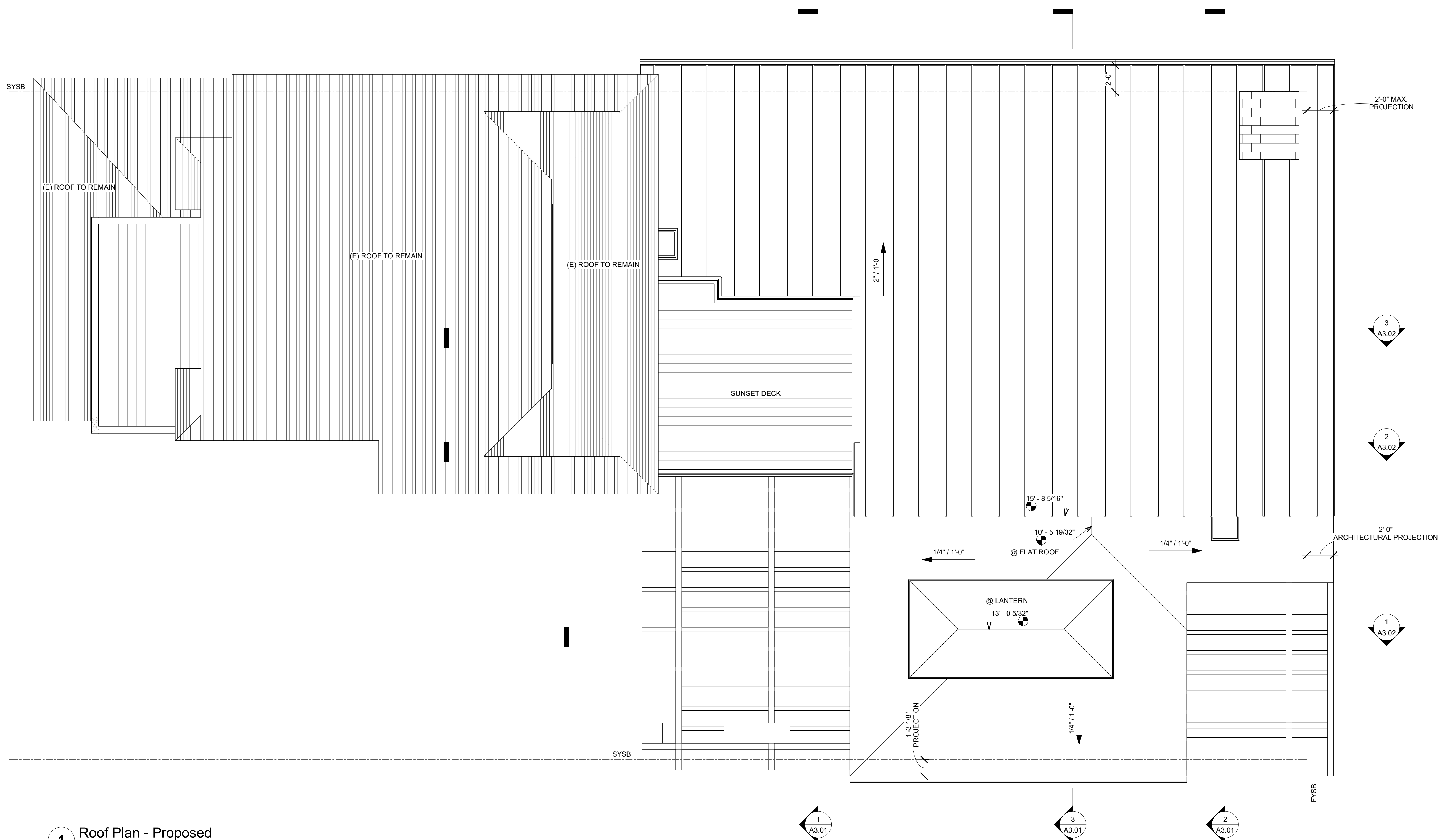
PROJECT NO.
AVRP: 25004 AHJ:
DATE: 2025.12.02 DRAWN BY: Author
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SHEET NAME
Roof Plan - Existing

SHEET NO.
A1.05

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1 Roof Plan - Proposed
 1/4" = 1'-0"



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NO.	DATE	DESCRIPTION

PROJECT NO.	25004	AHJ:	
DATE	2025.12.02	DRAWN BY:	TQ
		CHECKED BY:	Checker

SHEET NAME
 Roof Plan - Proposed
 SHEET NO.

A1.06

ROOF ASSEMBLY (TYP.)

INSULATION TYPE	CALC.	DEPTH	R-VALUE
1" AIR IMPERMEABLE FOAM:	R-5/INCH	1"	5
BATT INSULATION:	R3.5/INCH	8"	28
TOTAL R-VALUE			33

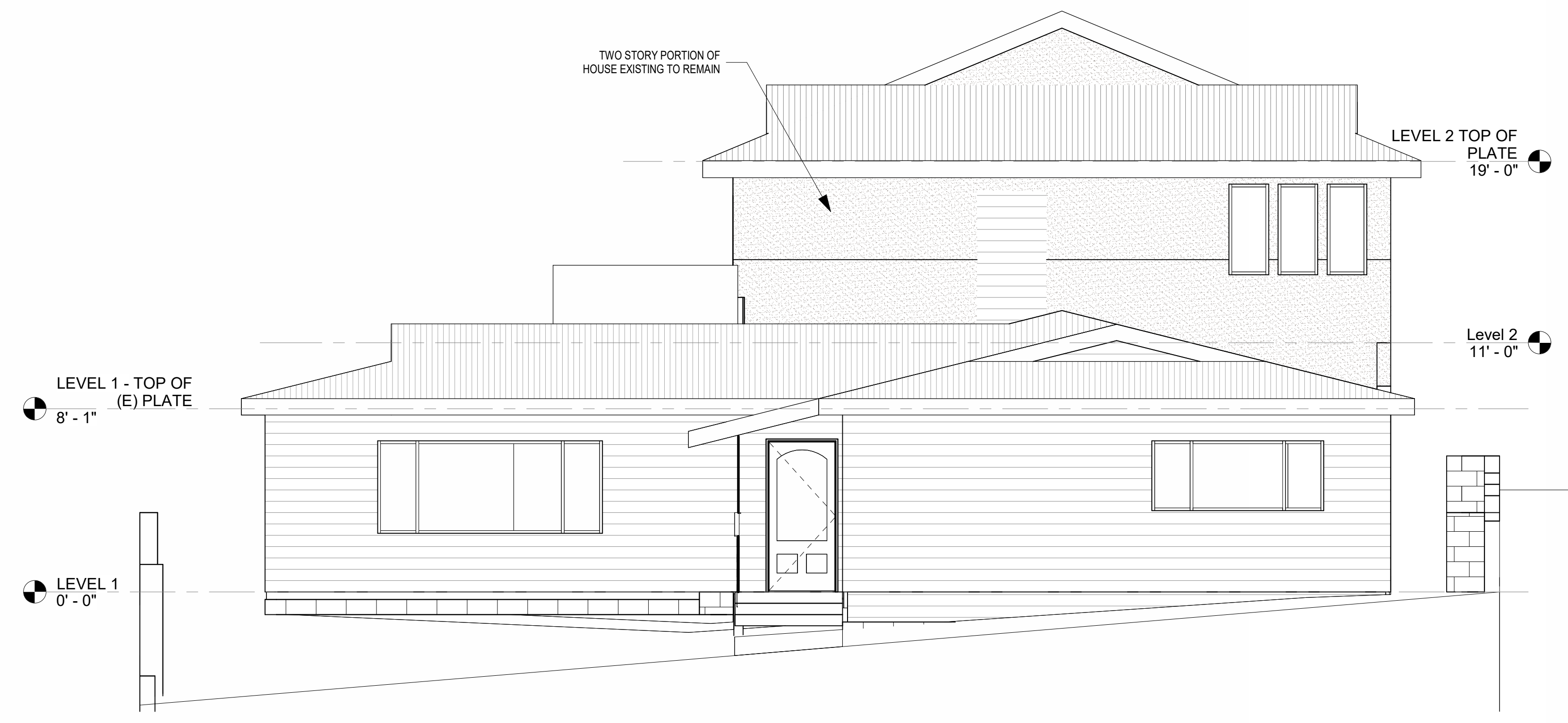
ROOF ASSEMBLY (LANTERN)

INSULATION TYPE	CALC.	DEPTH	R-VALUE
AIR IMPERMEABLE FOAM:	R-5/INCH	7"	35
TOTAL R-VALUE			35

NOTE:
 1. MINIMUM 1" AIR IMPERMEABLE SPRAY FOAM REQUIRED TO COMPLY WITH NON-VENTILATED ROOF SECTION; CRC SECTION R806.5

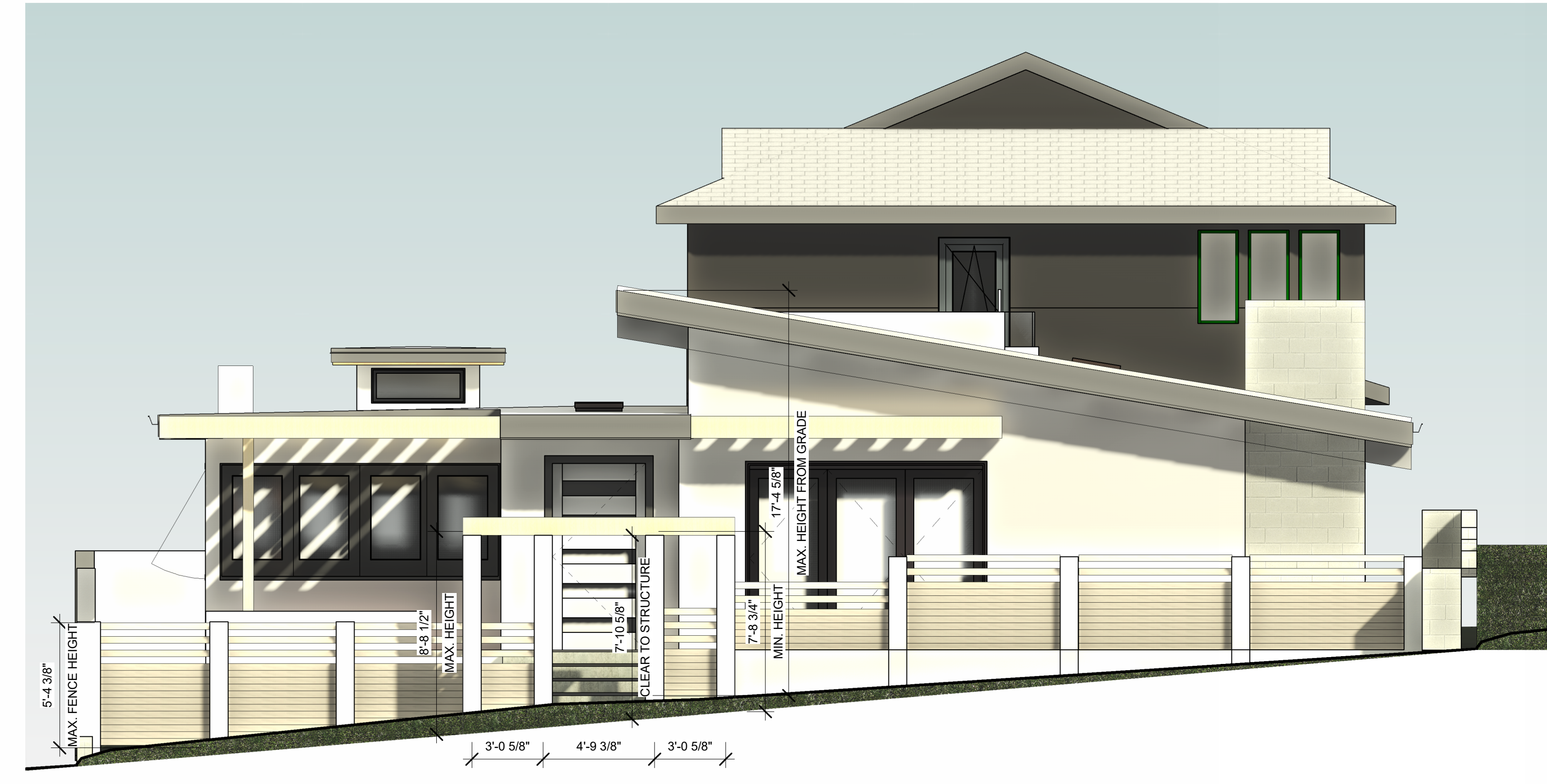
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1 South - Existing
1/4" = 1'-0"

EXTERIOR FINISHES	
STUCCO:	OMEGA PRODUCTS - SNOW - SANTA BARBARA FINISH LAHABRA STUCCO - DOVE GREY - SANTA BARBARA
TILE:	8X16 CONCRETE TILE, STACK BOND ALTERNATE - SAME WOOD SIDING
WINDOWS:	FLEETWOOD FRAME COLOR - DARK BRONZE
DOORS:	FLEETWOOD FRAME COLOR - DARK BRONZE
EXTERIOR SOFFIT:	CEDAR T&G (SLOPED ROOF) STUCCO (FLAT ROOF)



2 South - Proposed
1/4" = 1'-0"



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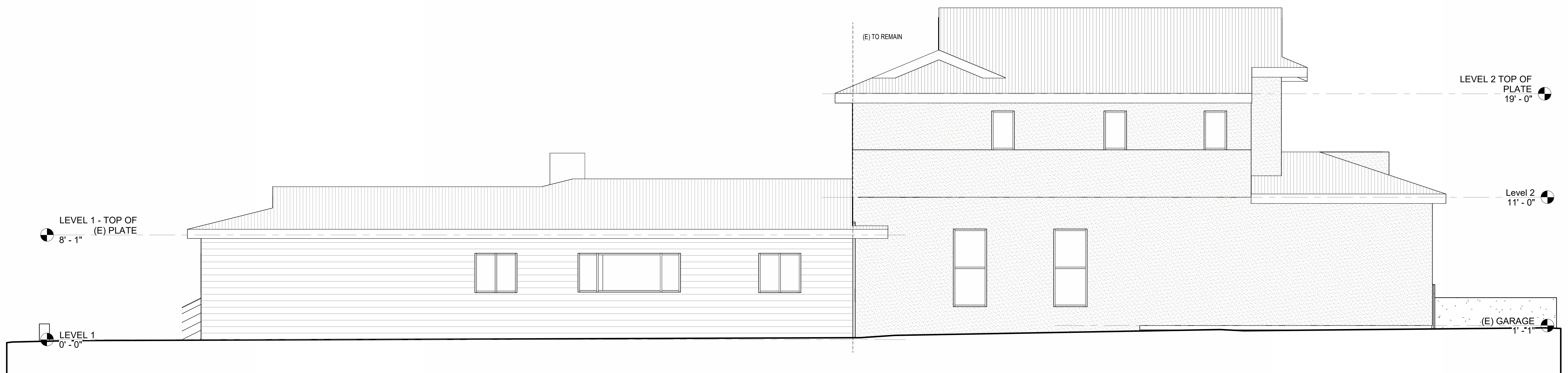
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DATE	2025.12.02	DRAWN BY:	Author
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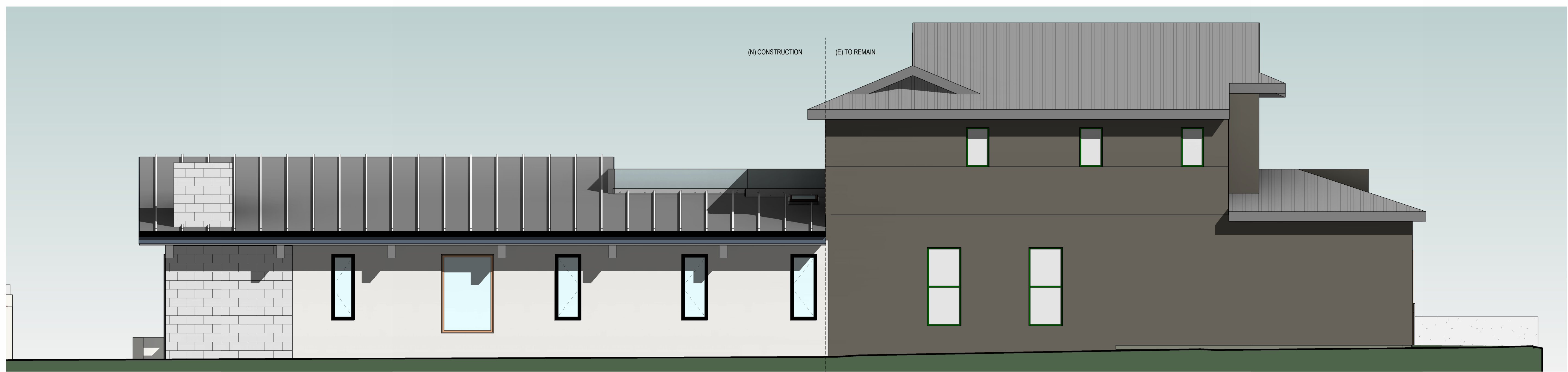
SHEET NAME
Elevations

SHEET NO.
A2.01

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1 East - Existing
1/4" = 1'-0"



2 East - Proposed
1/4" = 1'-0"

EXTERIOR FINISHES	
STUCCO:	OMEGA PRODUCTS - SNOW - SANTA BARBARA FINISH LAHABRA STUCCO - DOVE GREY - SANTA BARBARA
TILE:	8X16 CONCRETE TILE, STACK BOND ALTERNATE - SAME WOOD SIDING
WINDOWS:	FLEETWOOD FRAME COLOR - DARK BRONZE
DOORS:	FLEETWOOD FRAME COLOR - DARK BRONZE
EXTERIOR SOFFIT:	CEDAR T&G (SLOPED ROOF) STUCCO (FLAT ROOF)

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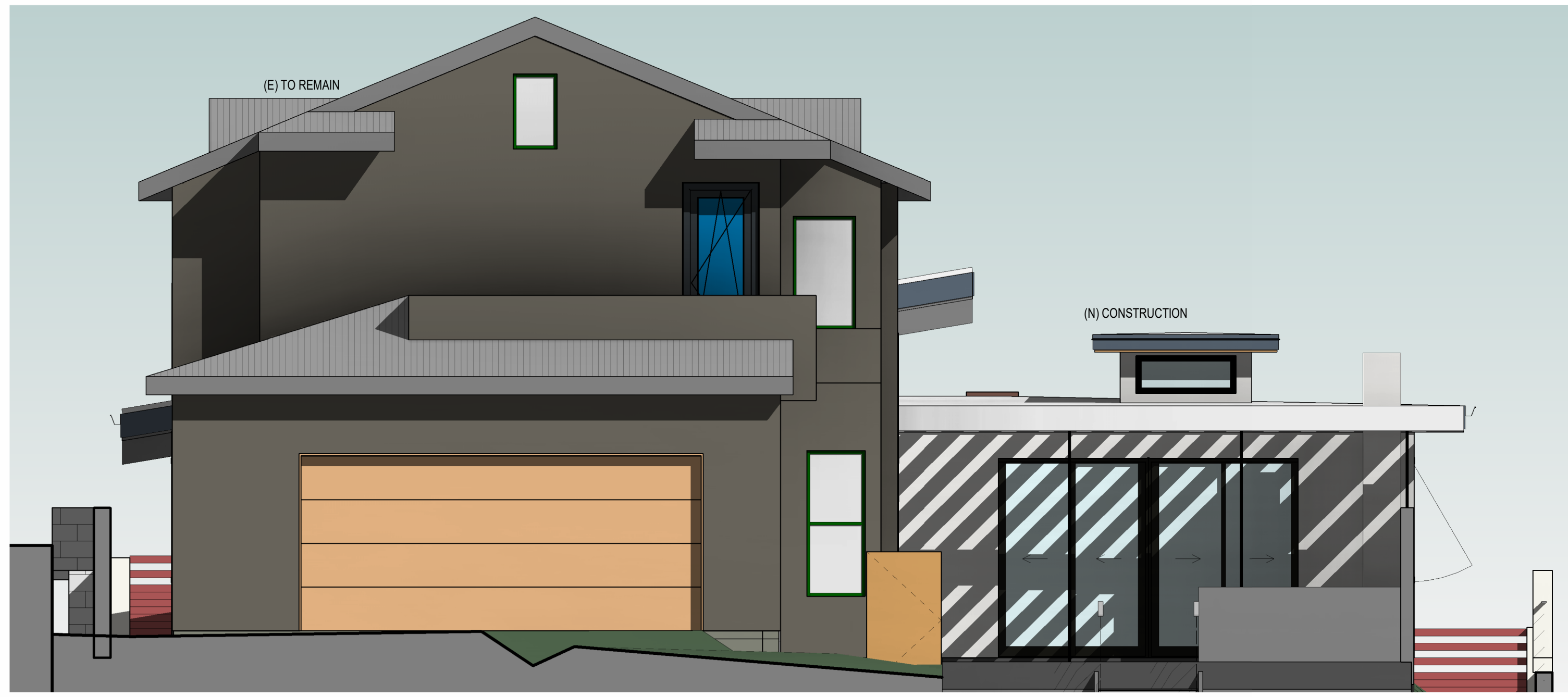
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1 North - Existing
 1/4" = 1'-0"

EXTERIOR FINISHES	
STUCCO:	OMEGA PRODUCTS - SNOW - SANTA BARBARA FINISH LAHABRA STUCCO - DOVE GREY - SANTA BARBARA
TILE:	8X16 CONCRETE TILE, STACK BOND ALTERNATE - SAME WOOD SIDING
WINDOWS:	FLEETWOOD FRAME COLOR - DARK BRONZE
DOORS:	FLEETWOOD FRAME COLOR - DARK BRONZE
EXTERIOR SOFFIT:	CEDAR T&G (SLOPED ROOF) STUCCO (FLAT ROOF)



2 North - Proposed
 1/4" = 1'-0"

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SHEET NAME
 Elevations

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1 West - Existing
 1/4" = 1'-0"



2 West - Proposed
 1/4" = 1'-0"

EXTERIOR FINISHES	
STUCCO:	OMEGA PRODUCTS - SNOW - SANTA BARBARA FINISH LAHABRA STUCCO - DOVE GREY - SANTA BARBARA
TILE:	8X16 CONCRETE TILE, STACK BOND ALTERNATE - SAME WOOD SIDING
WINDOWS:	FLEETWOOD FRAME COLOR - DARK BRONZE
DOORS:	FLEETWOOD FRAME COLOR - DARK BRONZE
EXTERIOR SOFFIT:	CEDAR T&G (SLOPED ROOF) STUCCO (FLAT ROOF)

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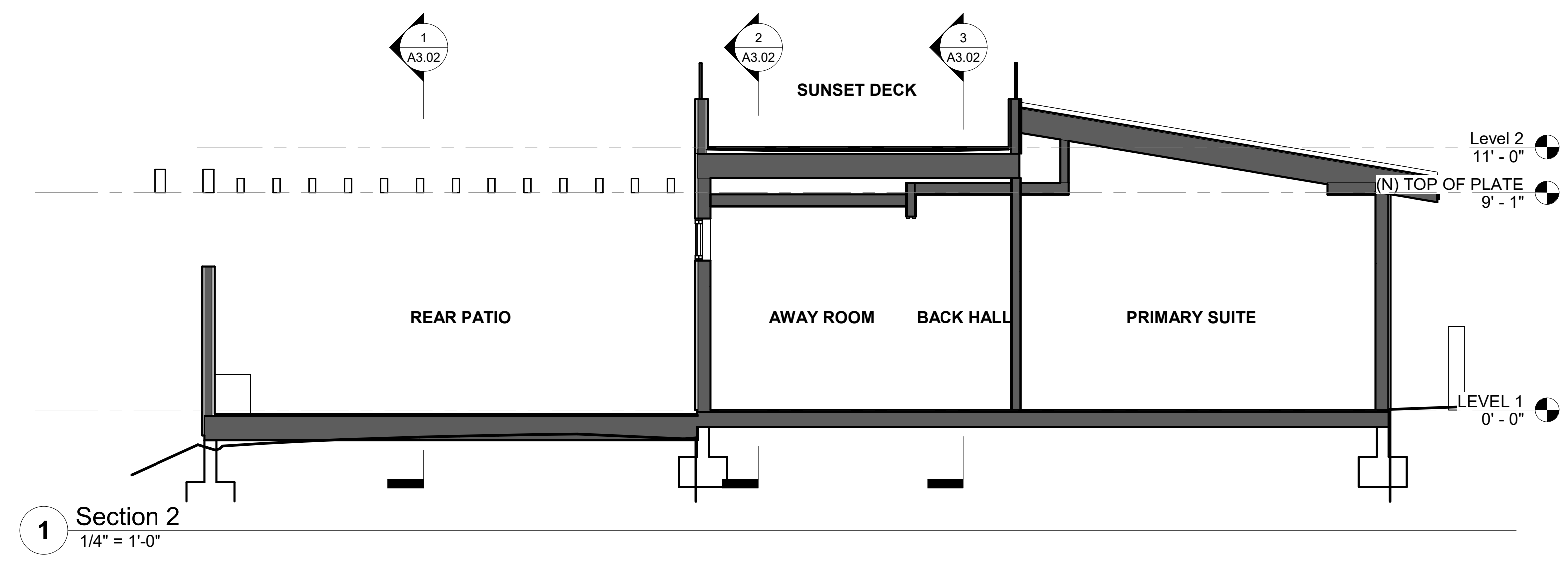
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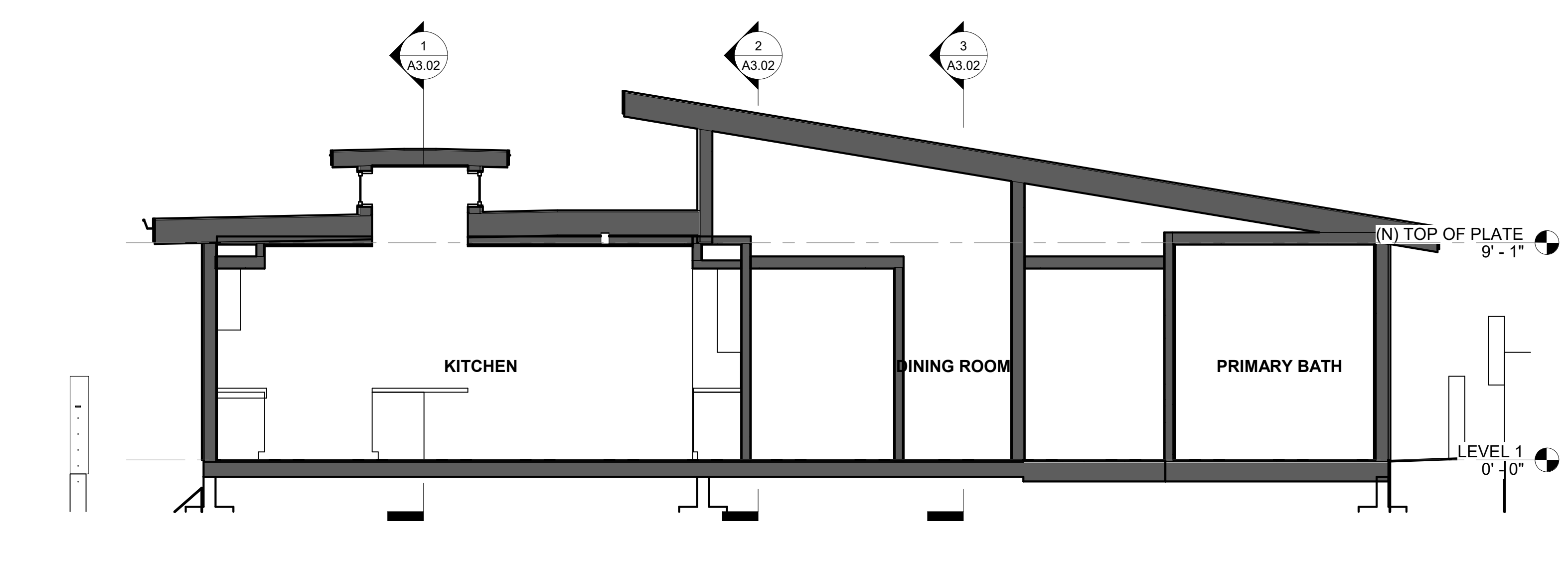
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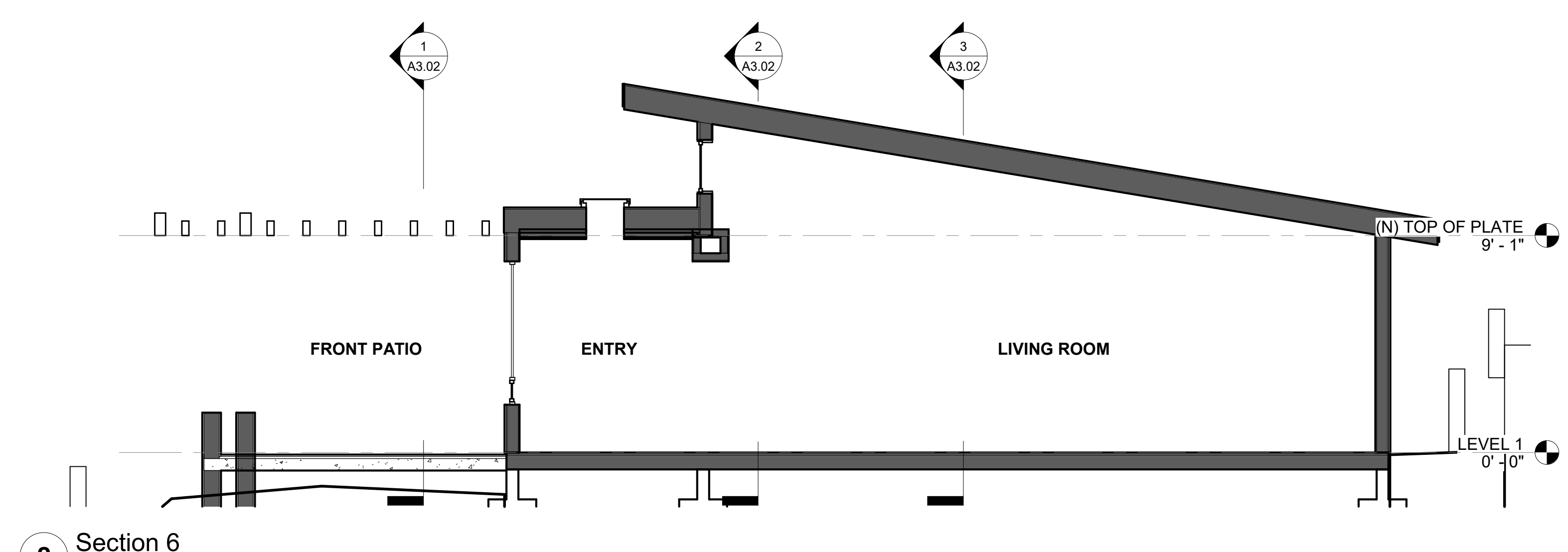
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1 Section 2
 1/4" = 1'-0"



3 Section 5
 1/4" = 1'-0"



2 Section 6
 1/4" = 1'-0"

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SHEET NAME
 Sections

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A3.01

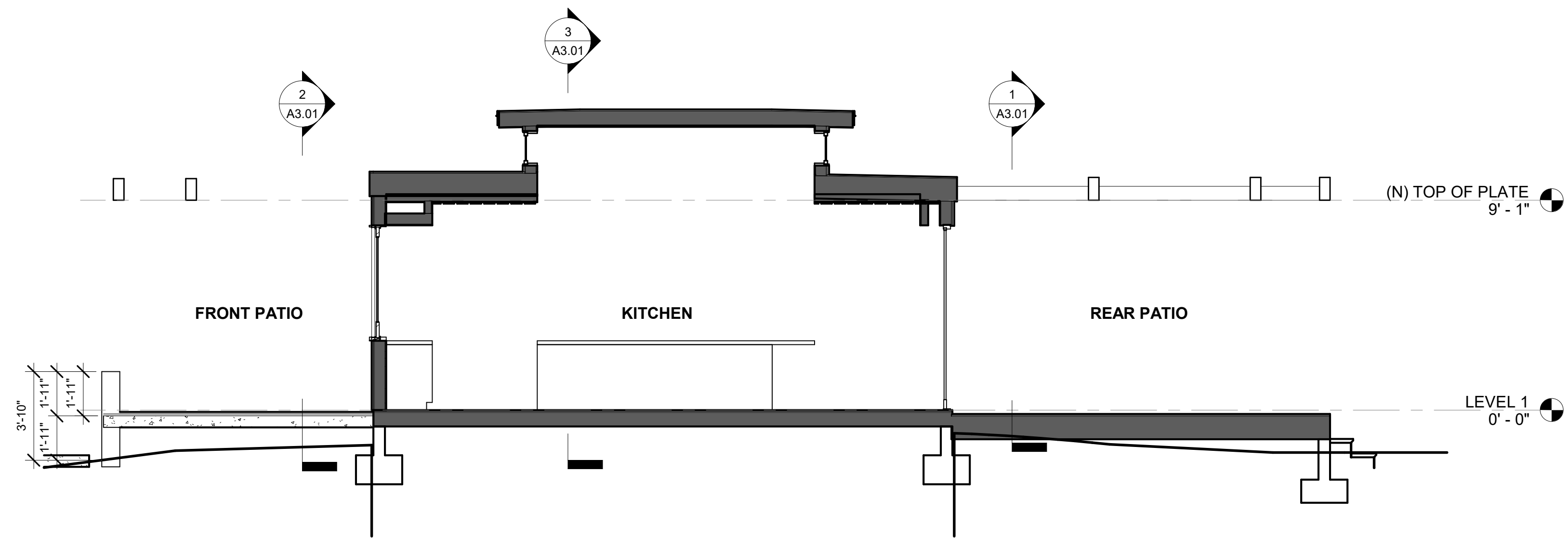
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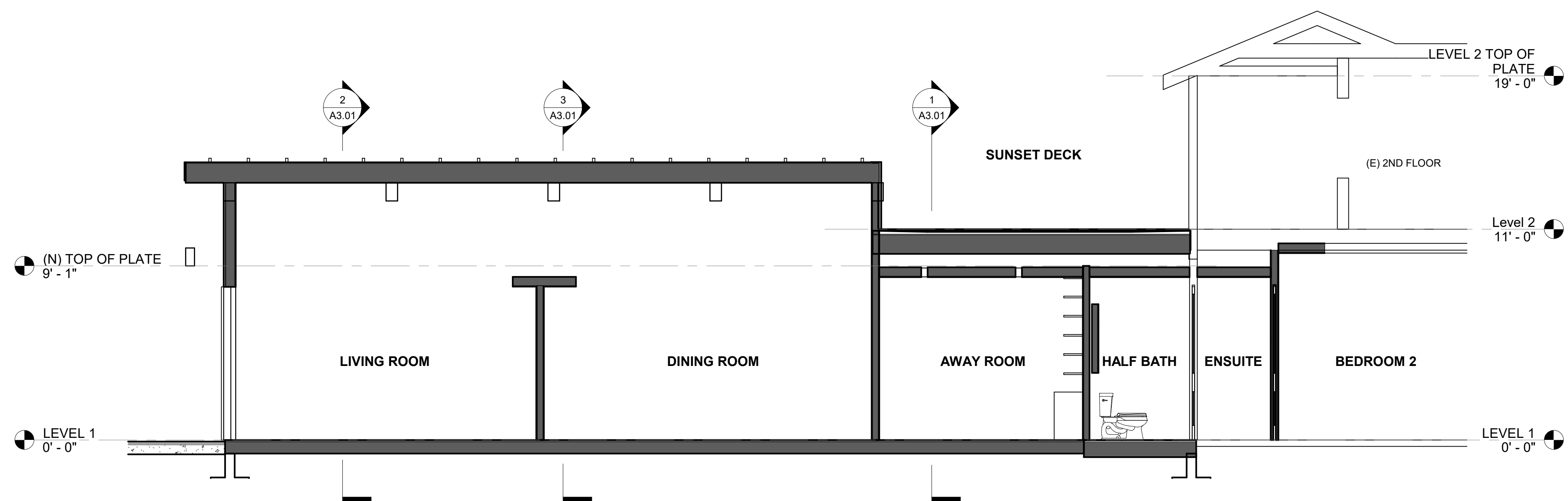
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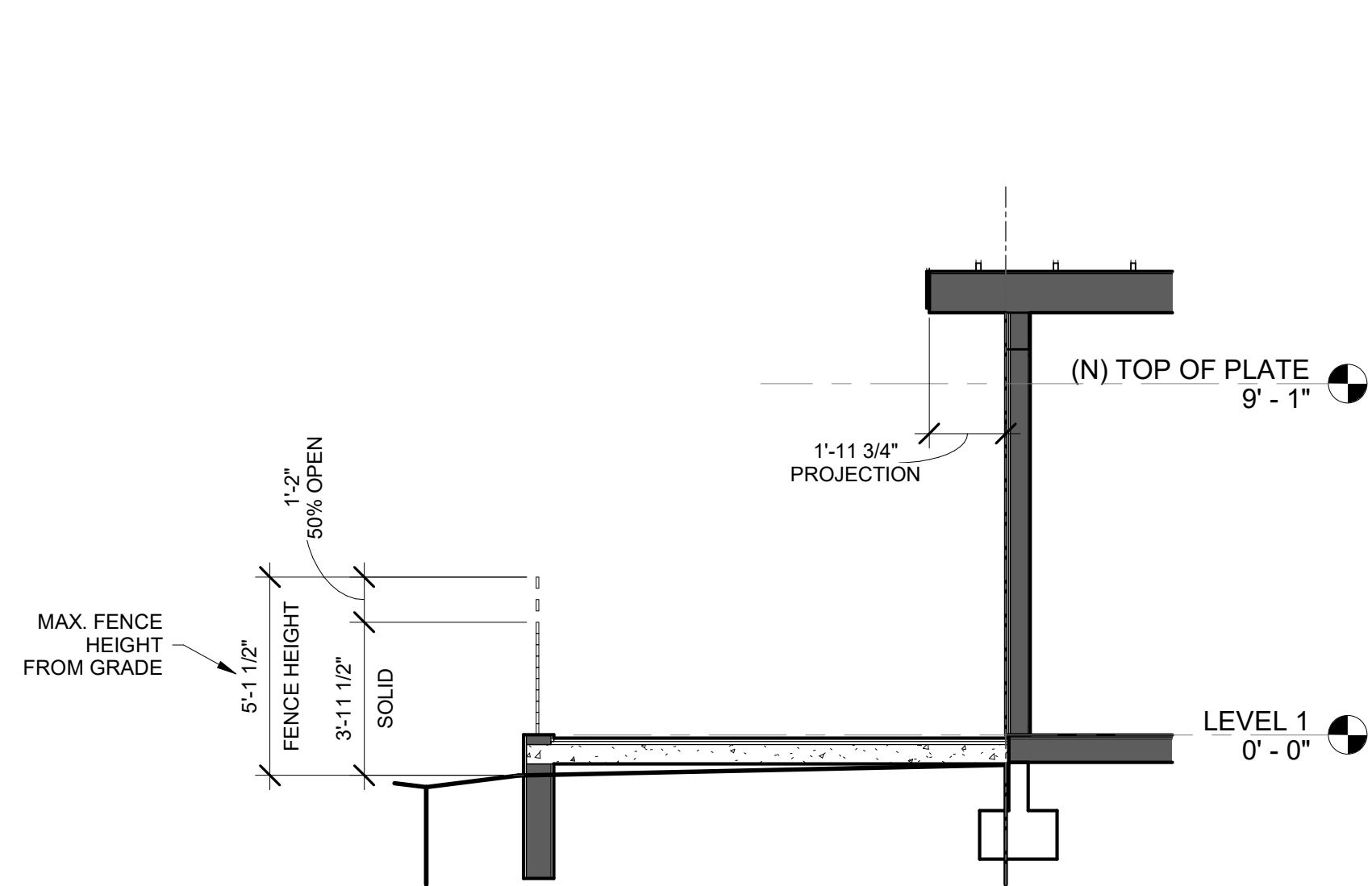
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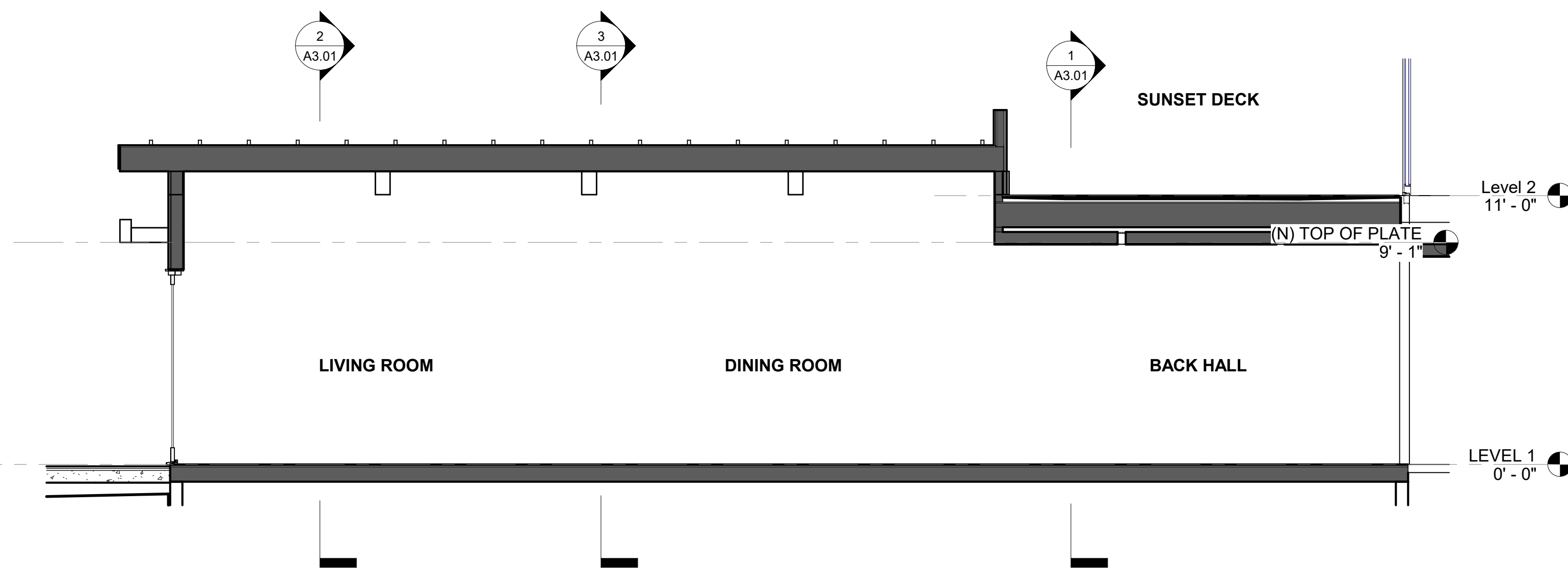
1 Section 7
1/4" = 1'-0"



2 Section 8
1/4" = 1'-0"



4 Section 14
1/4" = 1'-0"



3 Section 9
1/4" = 1'-0"

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