

**La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037**

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

For Information Items

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please 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): _____
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): _____

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items):
PTS#646224 – SAID RESIDENCE
- Address and APN(s):
ADDRESS: 7834 ESTEREL DRIVE, LA JOLLA CA 92037
- Project contact name, phone, e-mail:
ARCHITECT MARK D. LYON, INC., (858) 459-1171, INFO@MDLA.NET
- Project description:
SITE DEVELOPMENT PERMIT FOR RENOVATIONS OF AN EXISTING 3,783 SQ. FT, ONE STORY OVER BASEMENT SINGLE FAMILY RESIDENCE IN THE LA JOLLA SHORES PLANNED DISTRICT. AN ADDITION OF 946 SQ. FT. TO THE EXISTING BASEMENT FLOOR AND AN ADDITION OF 551 SQ. FT. TO EXISTING 1ST FLOOR TO CREATE A TOTAL OF A 5,280 SQ. FT 5 BEDROOM ONE STORY OVER BASEMENT SINGLE FAMILY RESIDENCE.

(CONTINUED ON THE NEXT PAGE)

THIS PROJECT PROPOSES AN ENCROACHMENT INTO DEVELOPMENT FRONT YARD SETBACK AT THE SOUTH EAST CORNER OF MAIN HOUSE (AT THE MASTER BEDROOM/BATHROOM) TO PRESERVE THE ORIGINAL HISTORICAL STREET CONTEXT ALONG THE SOUTH AND WEST FACADES OF THE HOUSE. THE NEW ADDITION IS ALIGNED ALONG THE EAST WALL OF THE ORIGINAL BUILDING TO PROVIDE COMPATIBILITY ALONG THE EAST STREET FACADE. A MEETING WAS HELD WITH AN HISTORICAL PLANNER PRIOR TO DESIGNING THE RENOVATION TO DISCUSS THE EXPANSION OPTIONS AND THEIR PREFERENCE WAS EXPRESSED TO EXPAND AT THIS LOCATION ONLY.

THIS PROJECT ALSO INCLUDES CONSTRUCTION OF A NEW 1,200 SQ. FT. COMPANION UNIT OVER A NEW 546 SQ. FT. BASEMENT GARAGE WITH NEW DRIVEWAY AND CURB CUT.

SITE IMPROVEMENTS AND GRADING TO INCLUDE RETAINING WALLS, DRIVEWAY, NEW POOL (POOL PERMIT BY OTHERS), HARDSCAPE AND LANDSCAPE.

THE ORIGINAL MAIN HOUSE WAS BUILT IN 1962. THE PROPERTY IS LOCATED IN GEOLOGICAL HAZARD CATEGORY 25

- - In addition, provide the following:
 - lot size: 21,681 SQ. FT.
 - existing structure square footage and FAR (if applicable):
EXISTING GROSS: 3,787 SQ. FT.,
INCLUDED IN F.A.R.: 2,806 SQ. FT.
EXISTING F.A.R.: 0.13
 - proposed square footage and FAR:
PROPOSED GROSS: 5,280 SQ. FT.,
INCLUDED IN F.A.R.: 4,595 SQ. FT.
PROPOSED F.A.R.: 0.21
 - existing and proposed setbacks on all sides:
MAIN HOUSE:
FRONT: (E) 23'-5 ½", (N) 20'-3"
STREET SIDE: (E) 26'-6", (N) 26'-6"
SIDE: (E) 26'-6", (N) 26'-6"
REAR: (E) 133'-0", (N) 133'-0"
COMPANION UNIT:
FRONT: (N) 166'-6"
STREET SIDE: (N) 25'-2"
SIDE: (N) 8'-0 ½"
REAR: (N) 17'-7 ½"
 - height if greater than 1-story (above ground):
20'-0" OVERALL STRUCTURE HEIGHT,
9'-8 ½" ABOVE HIGHEST ADJACENT GRADE

(CONTINUED ON THE NEXT PAGE)

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 for view by the public:

- 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 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

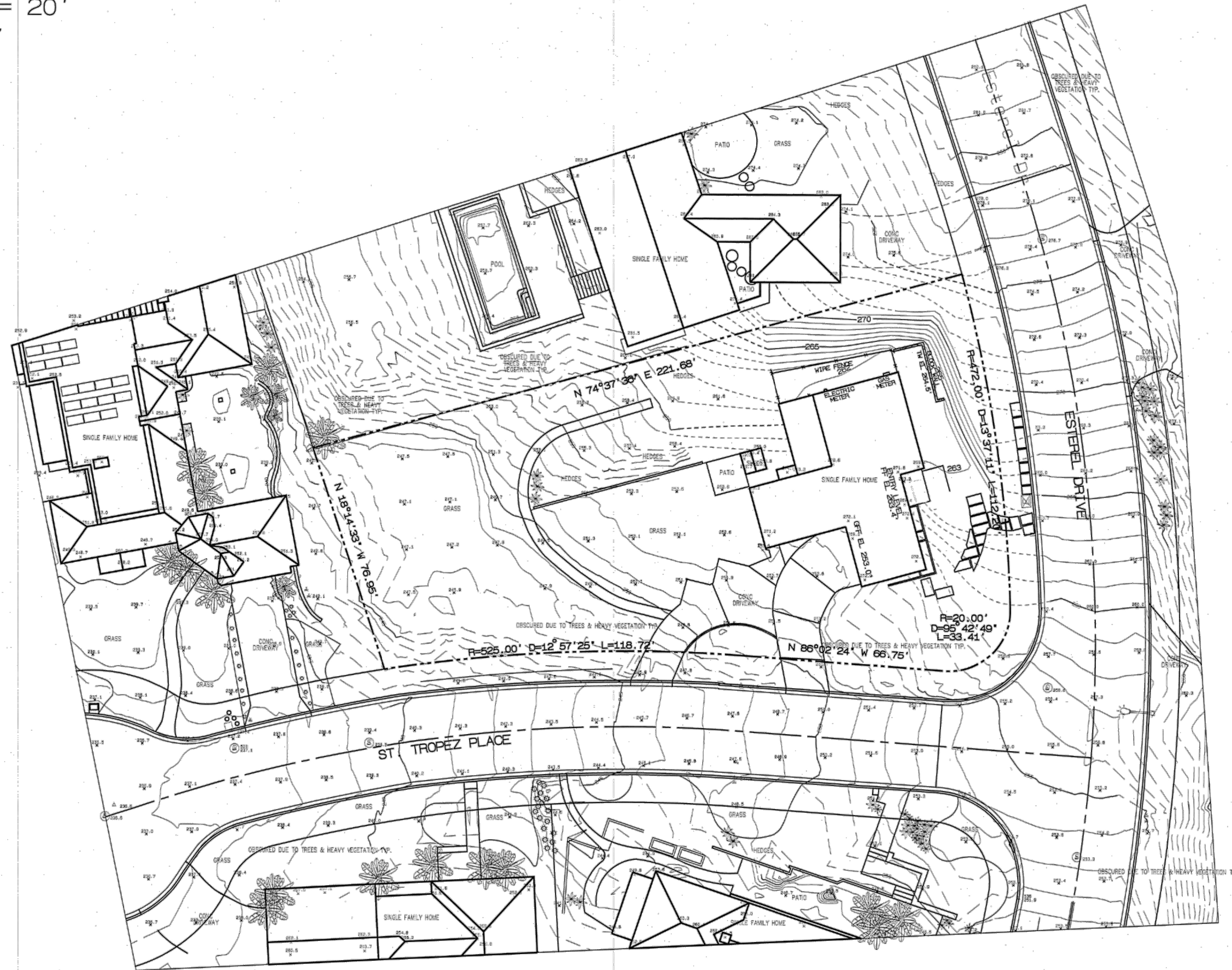
The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects.

Thank you,

Marlon I. Pangilinan
Senior Planner
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293
www.sandiego.gov/planning



SCALE: 1" = 20'
CONTOUR INTERVAL: 1'



CE & S CHRISTENSEN ENGINEERING & SURVEYING
CIVIL ENGINEERS LAND SURVEYORS PLANNERS
7888 SILVERTON AVENUE, SUITE 'J', SAN DIEGO, CALIFORNIA 92126
TELEPHONE: (858)271-9901 EMAIL: CEANDS@AOL.COM

LEGAL DESCRIPTION

LOT 17 OF AZURE COAST UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3367, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 20, 1962.

NOTES

- EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED, TITLE REPORT NOT PROVIDED.
- THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
- THE ADDRESS FOR THE SUBJECT PROPERTY IS 7834 ESTEREL DRIVE, LA JOLLA, CA 92037.
- THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 346-600-12.
- THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.50 ACRES.

BENCHMARK

CITY OF SAN DIEGO BENCHMARK WELL MONUMENT LOCATED WITHIN THE INTERSECTION OF ESTEREL DRIVE AND ST. TROPEZ PLACE. ELEVATION 254.86' MEAN SEA LEVEL (N.G.V.D. 1929).

Patrick F. Christensen
PATRICK F. CHRISTENSEN, P.L.S. 7208 Date 05-07-19



Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
PHONE (858)271-9901 EMAIL: CEANDS@AOL.COM

Project Address:

7834 ESTEREL DRIVE
LA JOLLA, CA 92037

Revision 5:
Revision 4:
Revision 3: 8-4-19 ADDED TOPO
Revision 2: 6-25-19 ADDED FF'S
Revision 1: 5-8-19 ANNOTATED BDRY

Project Name:

SAID RESIDENCE

Original Date: MAY 7, 2019

Sheet Title:

TOPOGRAPHIC MAP

Sheet 1 Of 1

DEP#

PREPARED BY:

Name: ARCHITECT MARK D. LYON, INC.
Address: 410 BIRD ROCK AVENUE
LA JOLLA, CA 92037
Phone #: (858)459-1171

PROJECT NAME:
SAID RESIDENCE
7834 ESTEREL DRIVE
LA JOLLA, CA 92037

SHEET TITLE:
EXISTING TOPOGRAPHIC MAP

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:
Original Date: 04.20.2019
Sheet 2 of 2
DEP#

SAID
RESIDENCE

7834 ESTEREL DRIVE
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE:
04.20.2019

PHASE:
SITE DEVELOPMENT PERMIT

PROJECT NUMBER:
1911

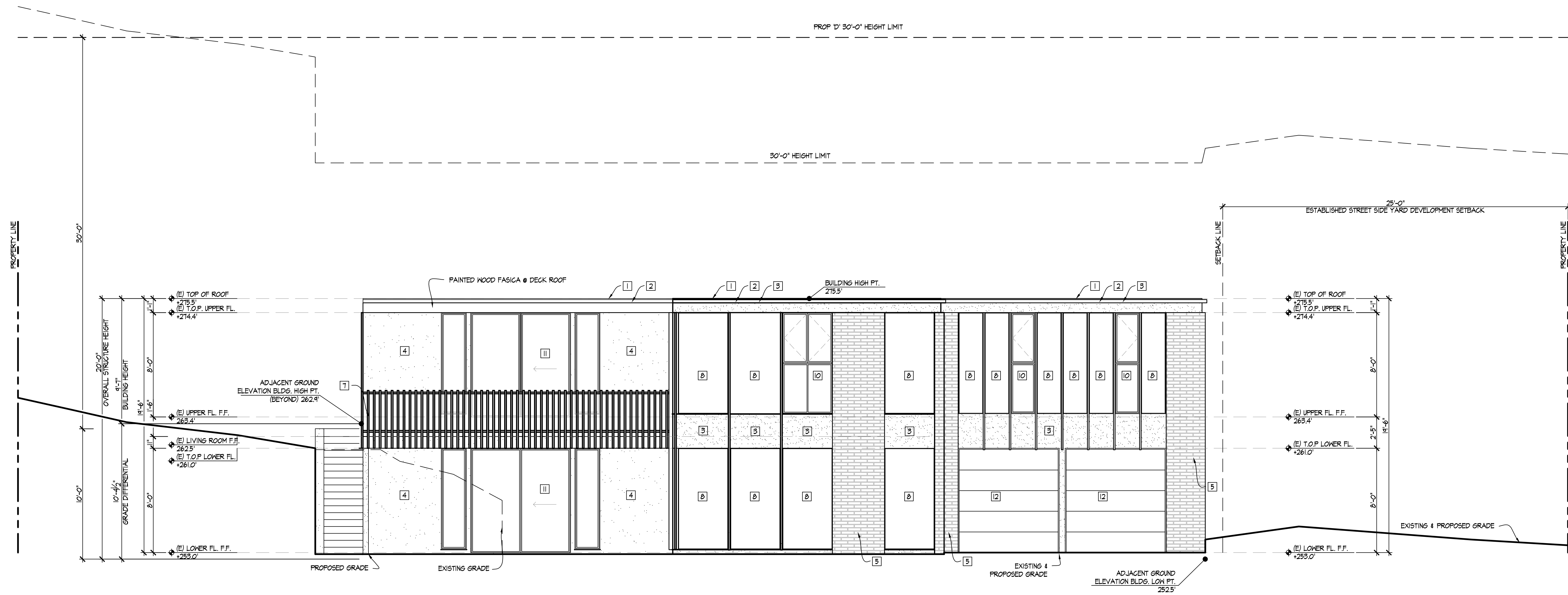
REVIEWED BY:
MDL

DRAWN BY:
SEC

DATE:
04.20.2019

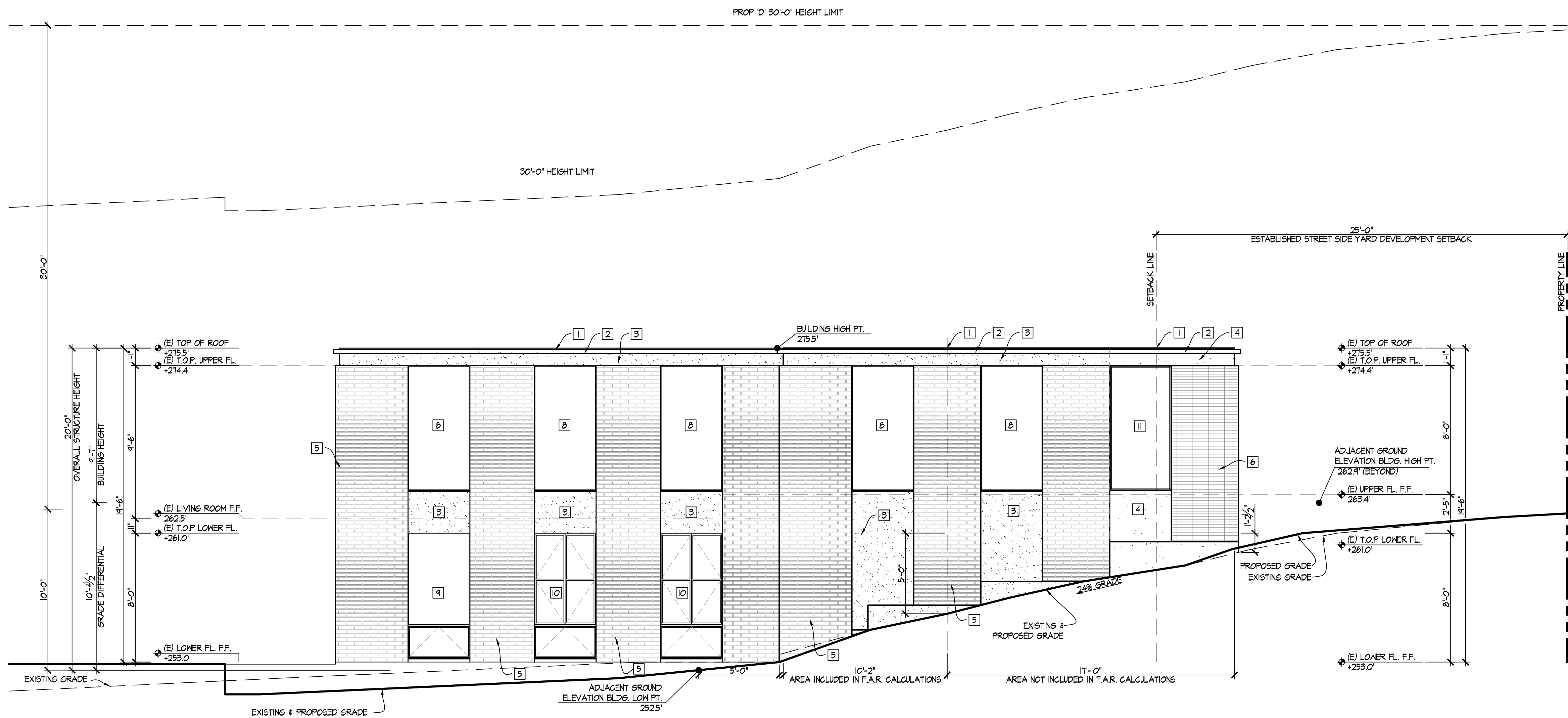
SHEET TITLE:
EXISTING TOPOGRAPHIC
MAP
SHEET NO.:

C-1



MAIN HOUSE - WEST ELEVATION

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



MAIN HOUSE - SOUTH ELEVATION

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

NOTE
1.) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMG SEC 131.0444 & 132.0505

MATERIAL LEGEND & SPECIFICATIONS:

- 1) EXISTING & PROPOSED ROOFING: TORCH DOWN ROOFING W/ 60# WHITE GAP SHEET CLASS 'A' ROOFING. 40-YEAR MINIMUM WARRANTY
- 2) EXISTING & PROPOSED GUTTERS: 3 1/2" X 4 1/4" BLACK POWDER COATED ALUMINUM GUTTERS
- 3) EXISTING STUCCO: INTEGRAL COLOR STUCCO WITH #12 SAND FLOAT FINISH TO REMAIN. PATCH AND REPAIR AS NECESSARY. COLOR MATCH.
- 4) PROPOSED STUCCO: ENVO STUCCO (OR EQUAL). EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER. SEE SHEET SP-2 FOR SPECS. TEXTURE TO BE SMOOTH FINISH. COLOR TO MATCH EXISTING STUCCO.
- 5) EXISTING STONE VENEER: 2"X12"WX3"D BRICK VENEER IN A HALF RUNNING BOND PATTERN
- 6) PROPOSED STONE VENEER: 2"X12"WX3"D BRICK VENEER TO MATCH EXISTING IN A STACKED BOND PATTERN
- 7) PROPOSED RAILING/ DECK ENCL.: 2"x2" BLACK POWDER COATED ALUMINUM TUBE STEEL SPACED 4" MAX APART. FASCIA MOUNT.
- 8) EXISTING WINDOWS: FIXED PLATE GLASS WITH 1X4 WOOD STOPS. REPLACE GLASS WITH DUAL PANE GLASS. REPAIR EXISTING WOOD STOPS AND PAINT TO MATCH EXISTING
- 9) EXISTING WINDOWS: FIXED PLATE GLASS WITH 1X4 WOOD STOPS O/ ALUMINUM ANNING WINDOWS. REPLACE GLASS WITH DUAL PANE GLASS. REPAIR AS NECESSARY AND PAINT TO MATCH EXISTING
- 10) EXISTING/ PROPOSED WINDOWS: EXISTING ALUMINUM JALOUSIE WINDOWS TO BE REPLACED WITH ALUMINUM CASEMENT WINDOW OVER FIXED WINDOW.
- 11) PROPOSED WINDOWS & DOORS: ALUMINUM GLAD WINDOWS/DOORS. COLOR TO MATCH EXISTING ALUMINUM WINDOWS/DOORS
- 12) PROPOSED GARAGE DOORS: PAINTED WOOD FLUSH PANELED AUTOMATIC GARAGE DOOR



SAID
RESIDENCE
7834 ESTEREL DRIVE
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE:
09.20.2019

PHASE:
SITE DEVELOPMENT PERMIT

PROJECT NUMBER:
1911

REVIEWED BY:
MDL

DRAWN BY:
SEC

DATE:
09.20.2019

SHEET TITLE:
PROPOSED
EXTERIOR ELEVATIONS
SHEET NO.:

A3.2

PREPARED BY:
Name: ARCHITECT MARK D. LYON, INC.
Address: 410 BIRD ROCK AVENUE
LA JOLLA, CA 92037
Phone #: (858)459-1171

PROJECT NAME:
SAID RESIDENCE
7834 ESTEREL DRIVE
LA JOLLA, CA 92037

SHEET TITLE:
EXTERIOR ELEVATIONS
MAIN HOUSE

Revision 14:	
Revision 13:	
Revision 12:	
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Revision 7:	
Revision 6:	
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Revision 1:	
Original Date:	09.20.2019
Sheet	14 of 21
DEP#	

September 23, 2019

Name
Address

Dear Neighbor,

I would like to introduce myself. My name is Mark Lyon. I am an Architect and I represent The Said Family, owners of the property at 7834 Esterel Drive.

The Said Family would like you to know they are proposing to remodel their home. The remodel consists of an addition and interior remodel of the existing house and a new Companion Unit built on the property.

Because the Said property is visible from your property, we are notifying you of our intentions as part of our formal submittal for a Site Development Permit as part of the La Jolla Shores Planned District Ordinance.

If you would like to see the plans or meet to discuss the project, we would be happy to set up a meeting at your convenience.

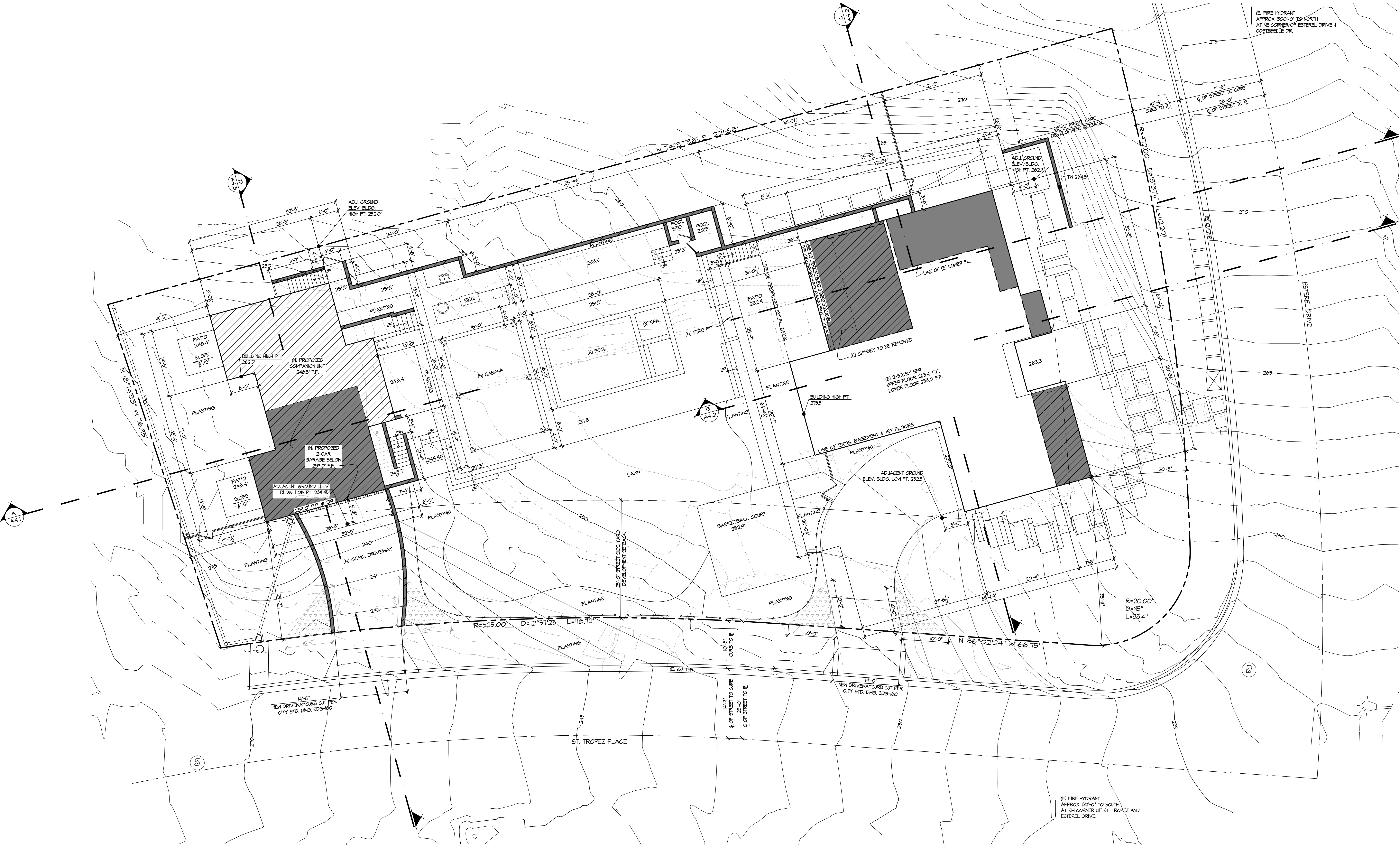
Please contact me at:

Architect Mark D. Lyon, Inc.
410 Birdrock Ave.
La Jolla, CA 92037
(858) 459-1171
info@mdla.net

Thank you for our time.

Regards,

Mark D. Lyon



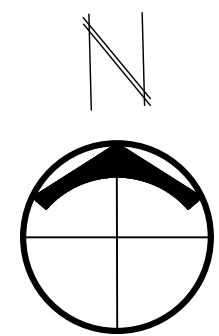
NOTES

- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFG 901.4.4)
- THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE. NOT TO EXCEED 30 FEET (SDMG, SECTIONS 151.0444 AND 152.0505) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
- ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 30 PERCENT OF THE TOTAL PARCEL AREA
- THERE ARE NO TRANSIT STOPS WITHIN 600' OF SITE.
- THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE SITE.

SITE LEGEND

	EXISTING BASEMENT & FIRST FLOOR TO REMAIN
	PROPOSED BASEMENT FLOOR ADDITION PROPOSED GARAGE FLOOR (COMPANION UNIT)
	PROPOSED FIRST FLOOR ADDITION PROPOSED COMPANION UNIT ADDITION
	DRIVEWAY VISIBILITY TRIANGLE
	PROPOSED CMU SITE WALLS
	EXISTING TOPOGRAPHY
	DEMO TOPOGRAPHY
	PROPOSED TOPOGRAPHY

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



PREPARED BY:
ARCHITECT MARK D. LYON, INC.
Name: 410 BIRD ROCK AVENUE
Address: LA JOLLA, CA 92037
Phone #: (858)459-1171

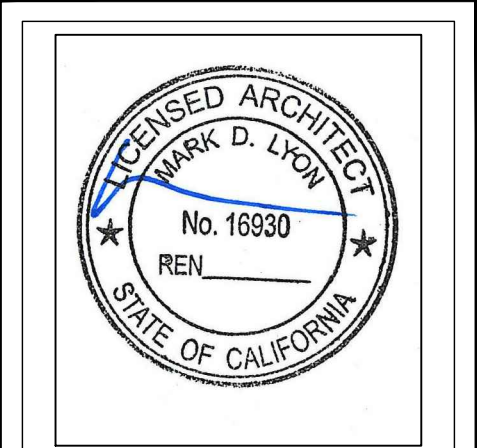
PROJECT NAME:
SAID RESIDENCE
7834 ESTEREL DRIVE
LA JOLLA, CA 92037

SHEET TITLE:
PROPOSED SITE PLAN

Revision 14:	
Revision 13:	
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Sheet: 4 of 21
DEP#

ARCHITECT MARK D. LYON, INC.
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET



SAID
RESIDENCE

7834 ESTEREL DRIVE
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE:
09.20.2019

PHASE:
SITE DEVELOPMENT PERMIT

PROJECT NUMBER:
1911

REVIEWED BY:
MDL

DRAWN BY:
SEC

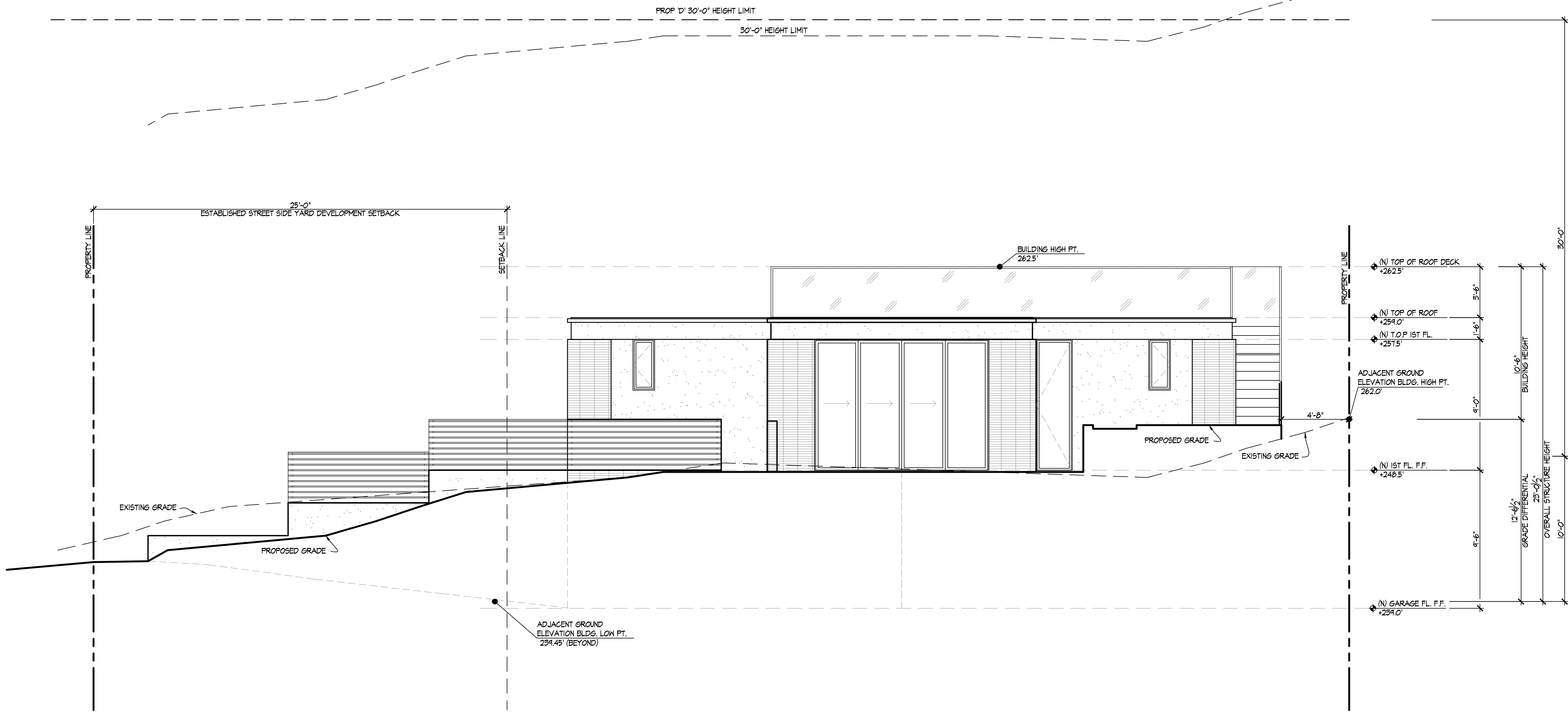
DATE:
09.20.2019

SHEET TITLE:
PROPOSED
SITE PLAN

SHEET NO.:
411

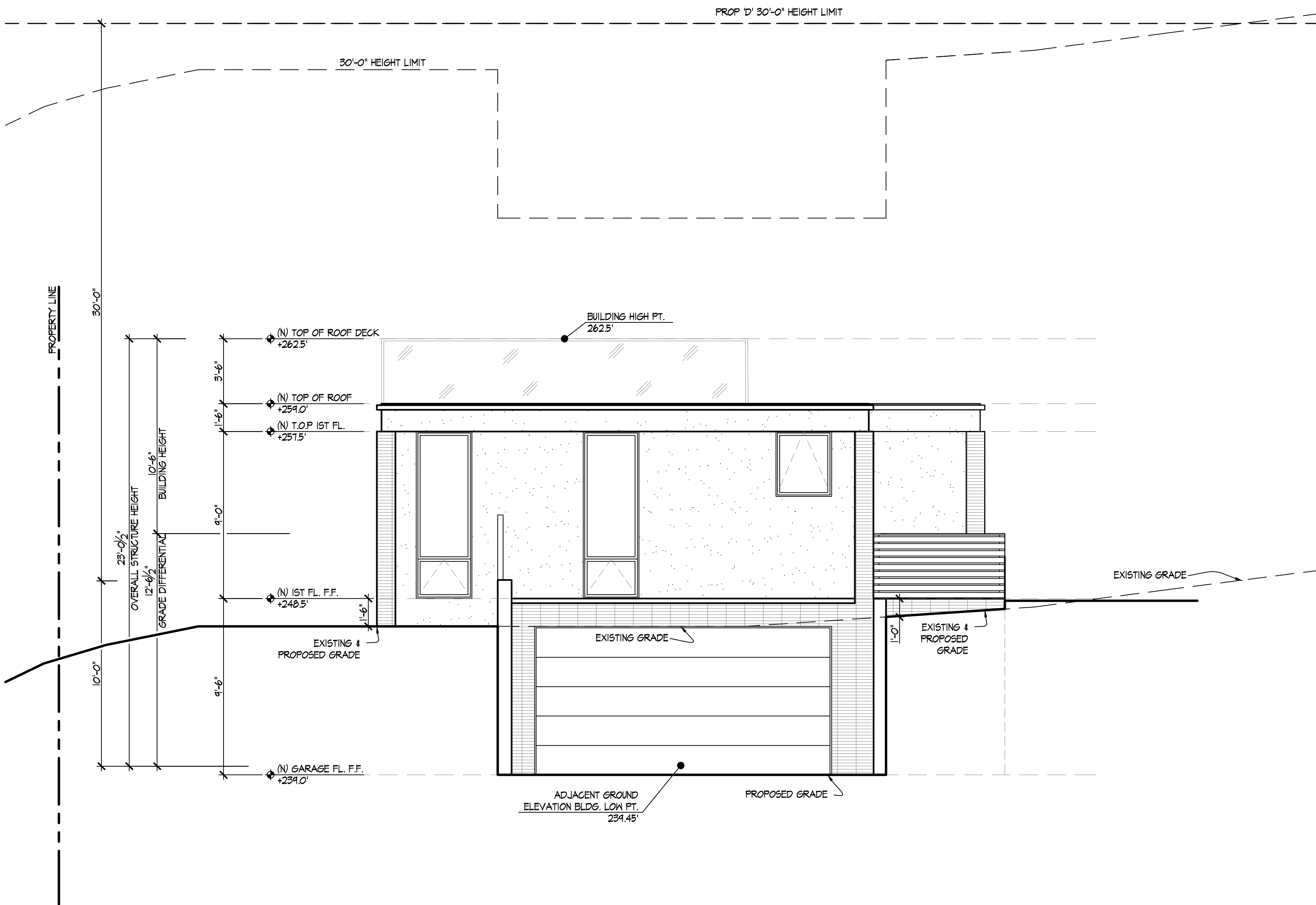
AI.I

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COMPANION UNIT - EAST ELEVATION

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



COMPANION UNIT - SOUTH ELEVATION

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

NOTE
1.) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 151.0444 & 152.0505

- MATERIAL LEGEND & SPECIFICATIONS:
- PROPOSED ROOFING: TORCH DOWN ROOFING W/ 60# WHITE CAP SHEET, GLASS 'A' ROOFING, 40-YEAR MINIMUM WARRANTY
- PROPOSED GUTTERS: 4" X 4" W BLACK POWDER COATED ALUMINUM GUTTERS
- PROPOSED STUCCO: EXPO STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET SP-2 FOR SPECS, TEXTURE TO BE SMOOTH FINISH, COLOR TO MATCH EXISTING STUCCO.
- PROPOSED STONE VENEER: 2"X12"WX8"D BRICK VENEER TO MATCH EXISTING IN A STACKED BOND PATTERN
- RAILINGS: GLASS RAILING BY CL. LAURENCE, TAPER-LOC DRY GLAZE GLASS RAILING SYSTEM, DECK MOUNTED.
- PROPOSED WINDOWS & DOORS: ALUMINUM GLAD WINDOWS/DOORS, COLOR TO MATCH MAIN HOUSE WINDOWS/DOORS
- PROPOSED GARAGE DOOR: PAINTED WOOD FLUSH PANELED AUTOMATIC GARAGE DOOR

PREPARED BY:
ARCHITECT MARK D. LYON, INC.
Name: 410 BIRD ROCK AVENUE
Address: LA JOLLA, CA 92037
Phone #: (858)459-1171

PROJECT NAME:
SAID RESIDENCE
7834 ESTEREL DRIVE
LA JOLLA, CA 92037

SHEET TITLE:
EXTERIOR ELEVATIONS
COMPANION UNIT

Revision 14: _____
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Original Date: 09.20.2019
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DEP#

ARCHITECT MARK D. LYON INC.
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET



SAID RESIDENCE
7834 ESTEREL DRIVE
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE: 09.20.2019

PHASE: SITE DEVELOPMENT PERMIT

PROJECT NUMBER: 1911

REVIEWED BY: MDL

DRAWN BY: SEC

DATE: 09.20.2019

SHEET TITLE: PROPOSED COMPANION UNIT EXTERIOR ELEVATIONS SHEET 15

A3.3

SAID RESIDENCE
7834 ESTEREL DRIVE
LA JOLLA, CA 92037

PTS NO. _____

LA JOLLA SHORES PLANNED DISTRICT
NEIGHBORHOOD SURVEY

Said Residence
7834 Esterel Drive
LA JOLLA, CA 92037

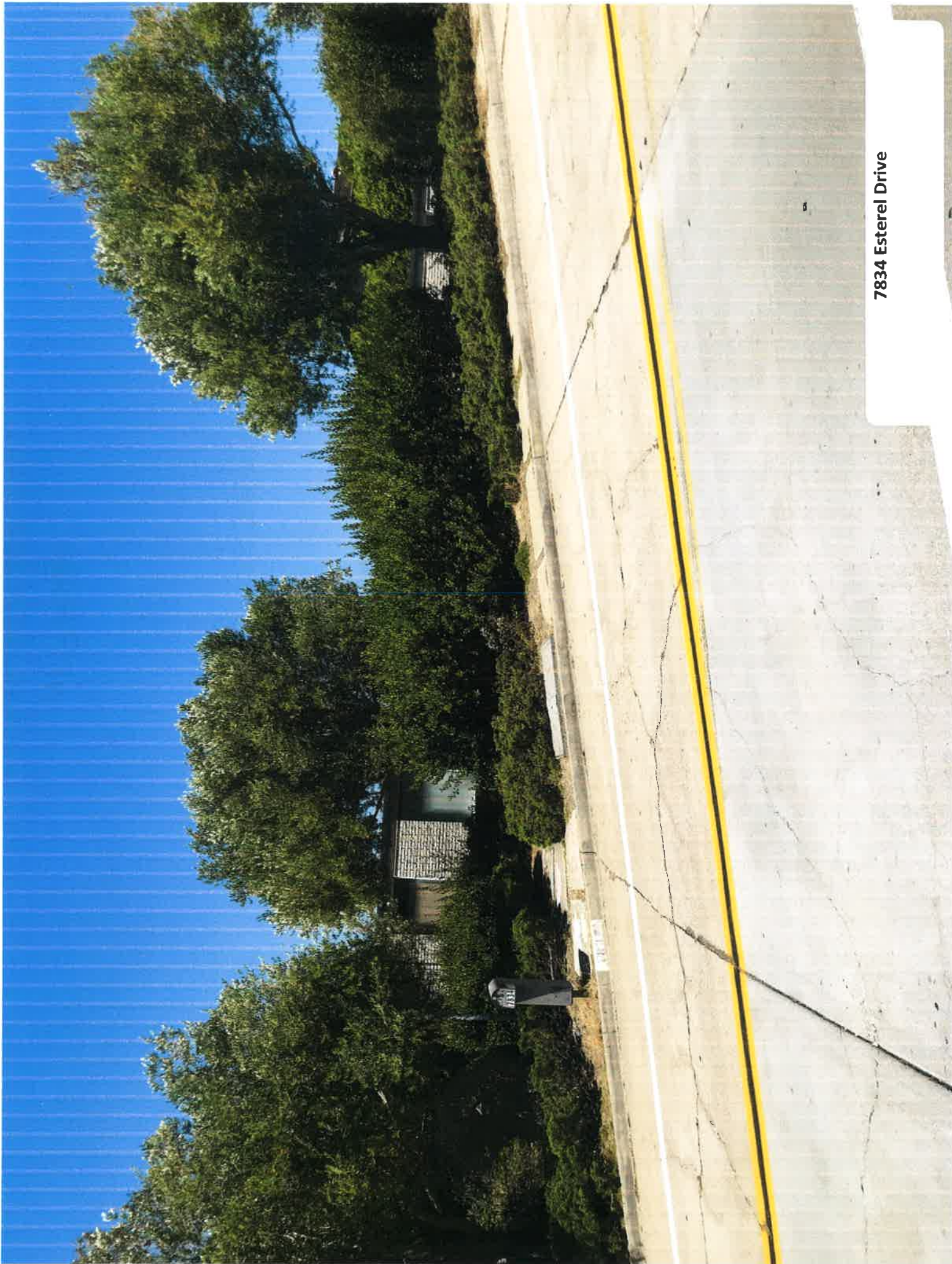
August 28, 2019

ADDRESS	LOT SIZE (SQ. FT.)	BED/BATH	HOUSE SQ. FT.	F.A.R.	SETBACKS			
					FRONT	STREET SIDE	SIDE	REAR
7834 Esterel Drive (E)	21,681	3/3	3,076	0.14	25'	25'	24'	138'
7834 Esterel Drive (P)	21,681	5/4.5	3,171	0.15	25'	25'	26'	
Companion Unit (P)	21,681	2/2	1,200	0.06		25'	8'	15'
Total	21,681		4,371	0.20				
7846 Esterel Drive	20,037	3/2	3,500	0.17	30'	-	6'/8'	110'
7858 Esterel Drive	20,901	4/4	3,400	0.16	40'	-	14'/12'	110'
7872 Esterel Drive	20,037	3/3	2,600	0.13	25'	25'	10'	125'
7857 Esterel Drive	20,037	4/3	2,600	0.13	25'	-	15'/20'	
7843 Esterel Drive	22,216	4/3	4,900	0.22	30'	-	30'/10'	90'
7813 Esterel Drive	21,344	4/4	4,800	0.22	50'	-	4'/8'	
7829 Esterel Drive	23,087	3/3	3,500	0.15	60'	-	35'/8'	40'
7765 Esterel Drive	22,216	1/1.5	5,000	0.23	50'	-	4'/8'	40'
7734 Esterel Drive	21,780	5/5	5,500	0.25	25'	-	30'/15'	53'
7714 Esterel Drive	24,829	4/3	3,300	0.13	50'		25'/25'	50'
2716 St. Laurent	20,037	5/3	5,000	0.25	25'	25'	10'	8'
2576 Azure Coast Dr.	20,037	4/2.5	3,300	0.16	25'	-	10'/10'	80'
2586 Azure Coast Dr.	20,037	4/2	2,800	0.14	20'	-	35'/15'	80'
2260 St. Tropez	20,901	4/4	4,400	0.21	35'		15'/6'	50'
2240 St. Tropez	21,344	3/3	2,800	0.13	32'		7'/40'	10'
2220 St. Tropez	22,216	2/2	2,100	0.09	27'		10'/20'	90'
2243 St. Tropez	21,344	3/2	2,600	0.12	13'		11'/7'	37'
2263 St. Tropez	22,216	5/6	4,700	0.21	22'		10'/35'	10'
2275 St. Tropez	23,087	6/4	4,300	0.19	25'	20'	20'	43'

Said Residence
7834 Esterel Drive
LA JOLLA, CA 92037

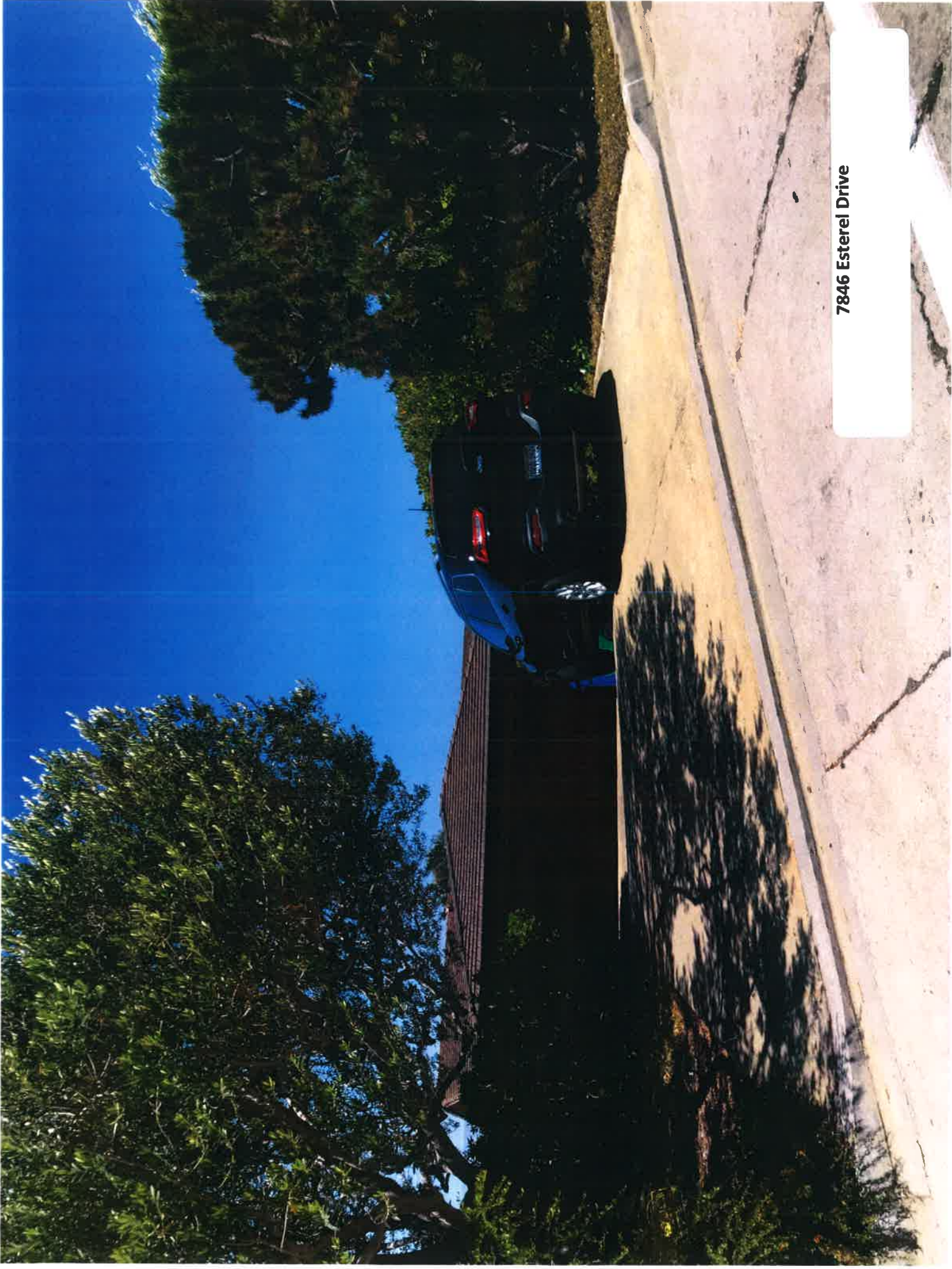
August 28, 2019

ADDRESS	LOT SIZE (SQ. FT.)	BED/BATH	HOUSE SQ. FT.	F.A.R	SETBACKS			
					FRONT	STREET SIDE	SIDE	REAR
2683 Costebelle Dr.	20,473	4/4.5	5,900	0.29	30'	-	15'/20'	20'
2641 Costebelle Dr.	20,037	5/7	5,800	0.29	25'	-	5'/20'	45'
2631 Costebelle Dr.	23,941	5/3	3,500	0.15	20'	-	5'/5'	160'
2707 Costebelle Dr.	20,037	2/3	3,500	0.17	25'	35'	33'	8'
2717 Costebelle Dr.	17,424	4/3.5	4,000	0.23	25'	50'	8'	15'
2733 Costebelle Dr.	20,901	3/2.5	5,500	0.26	25'		15'/15'	135'
2745 Costebelle Dr.	31,799	6/7	8,900	0.28	10'		7'60'	85'
2749 Costebelle Dr.	20,473	4/7	7,700	0.38	125'		15'/10'	25'
2759 Costebelle Dr.	21,344	4/2	3,500	0.16	10'		15'/15'	45'
2771 Costebelle Dr.	23,087	6/6.5	5,500	0.24	50'		5'/10'	50'
2773 Costebelle Dr.	21,780	3/4	2,500	0.11	35'		5'/8'	15'

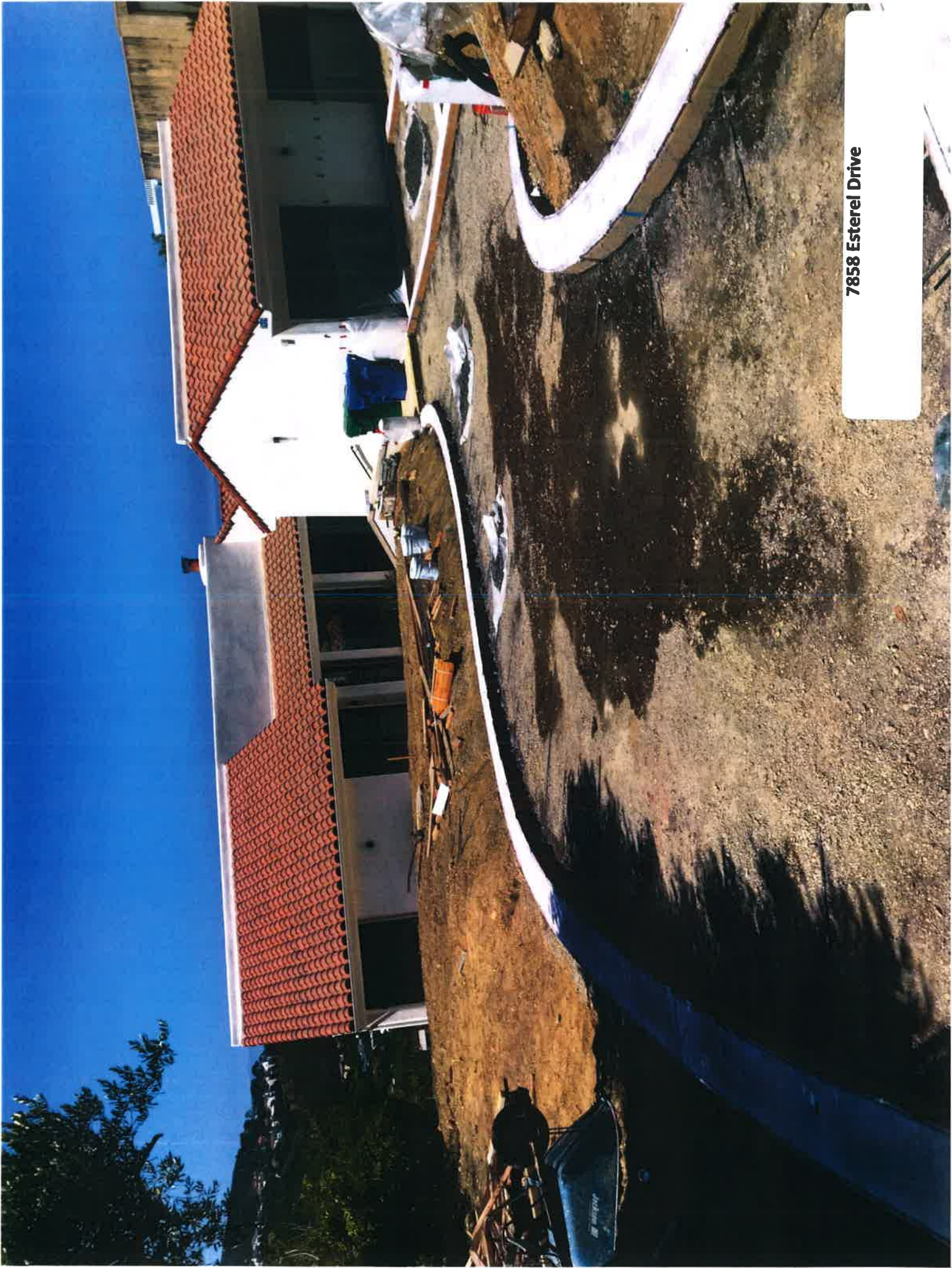


7834 Esterel Drive





7846 Esterel Drive

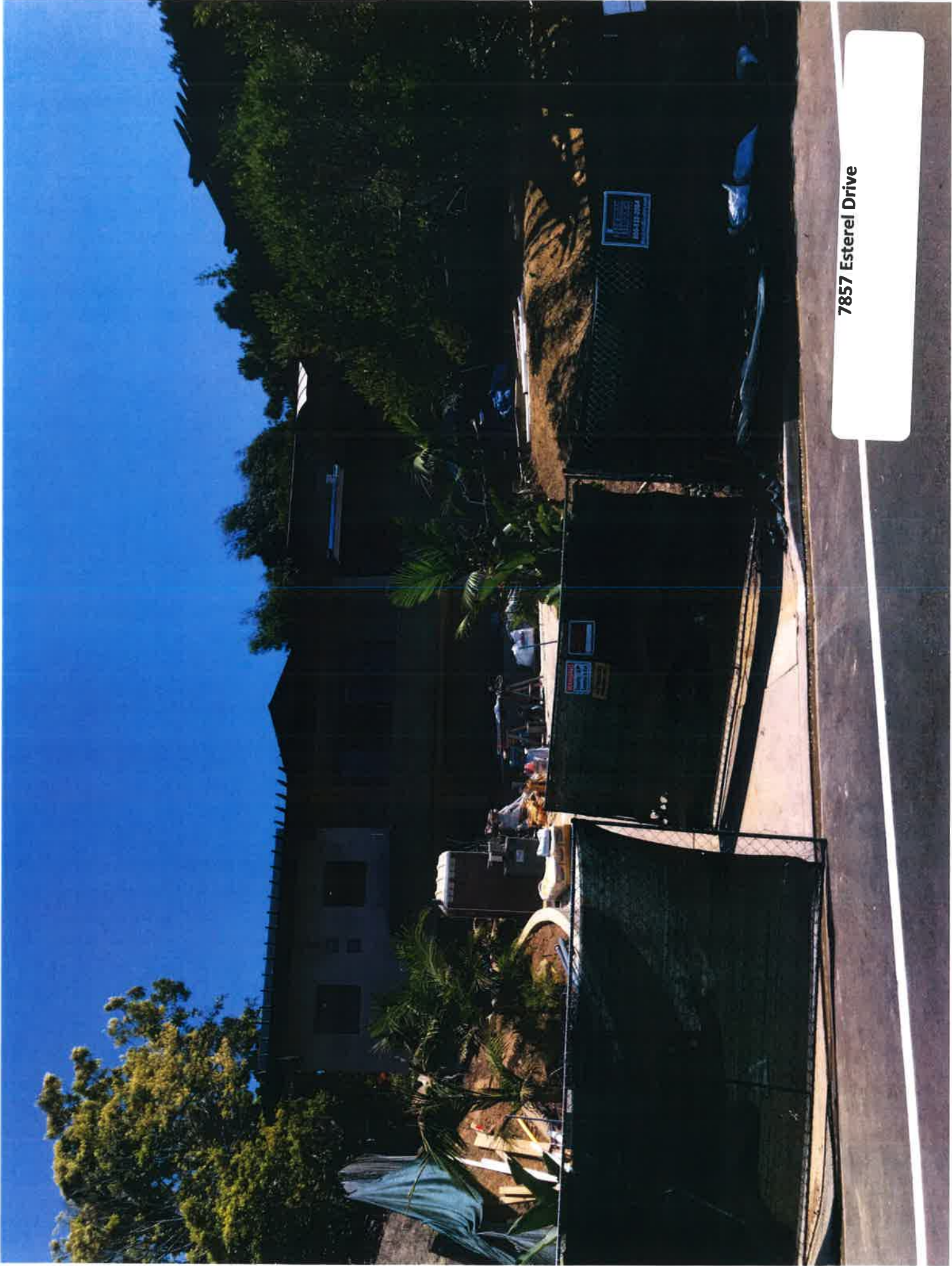


7858 Esterel Drive

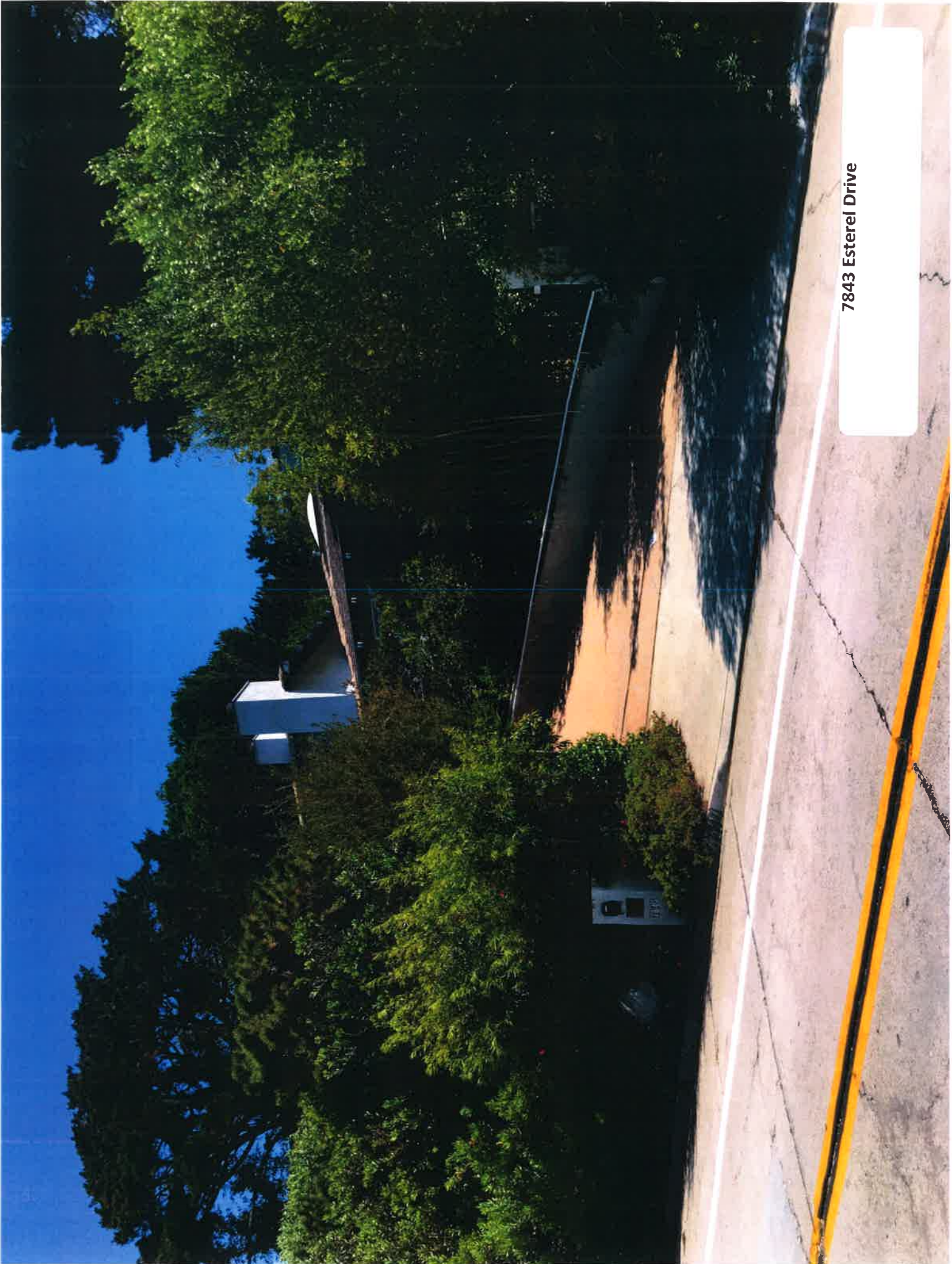


7872 Esterel Drive





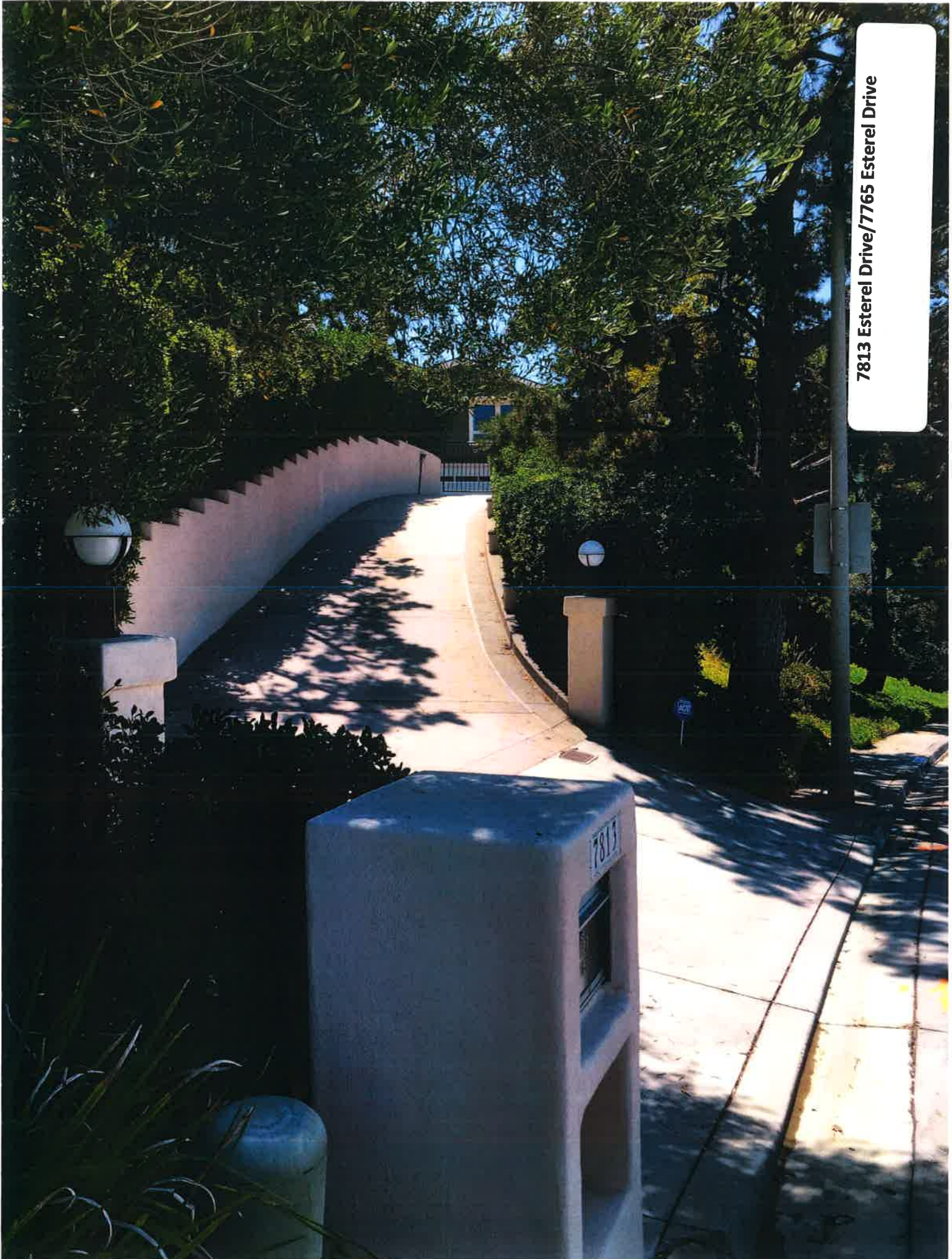
7857 Esterel Drive



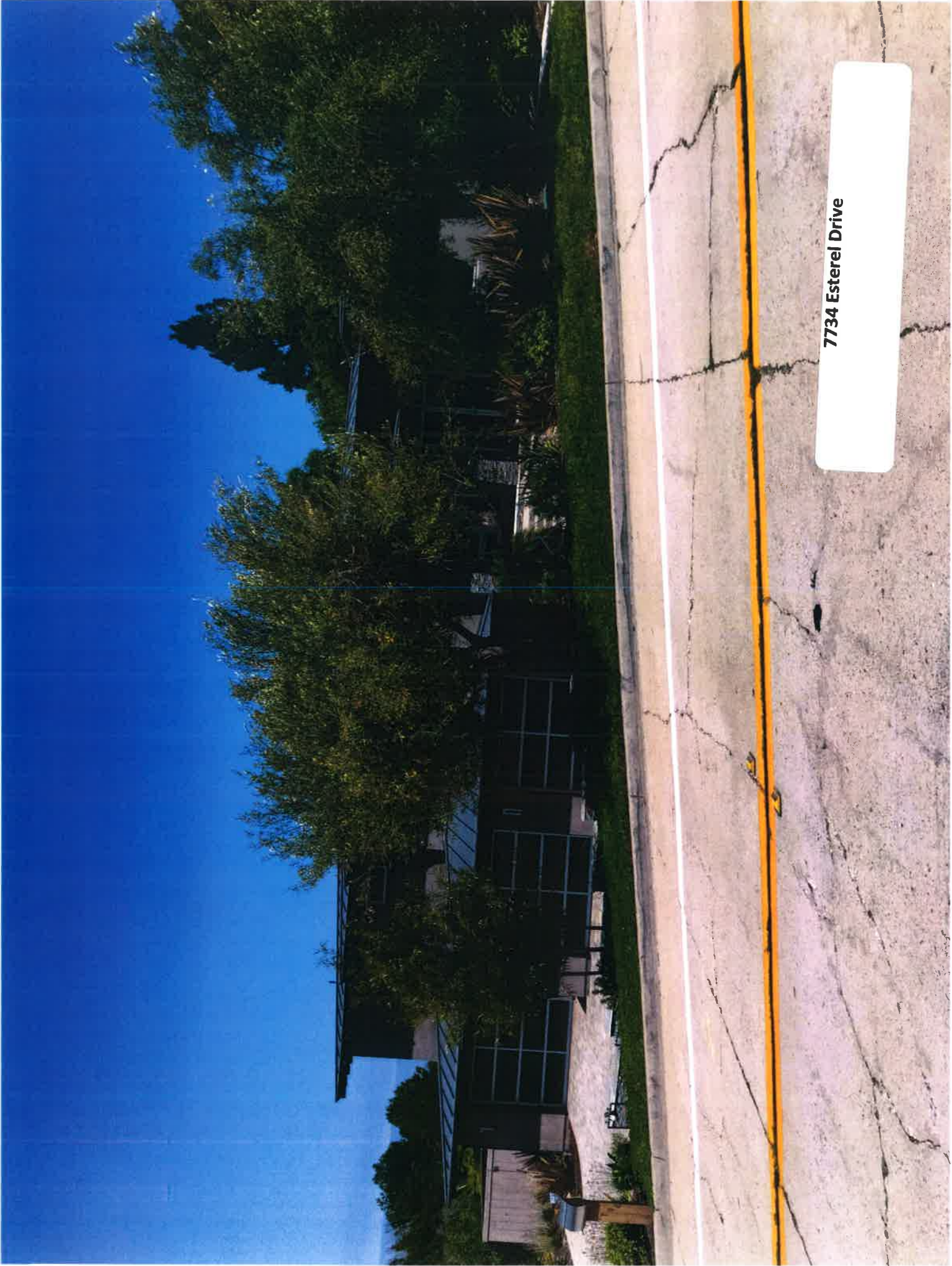
7843 Esterel Drive



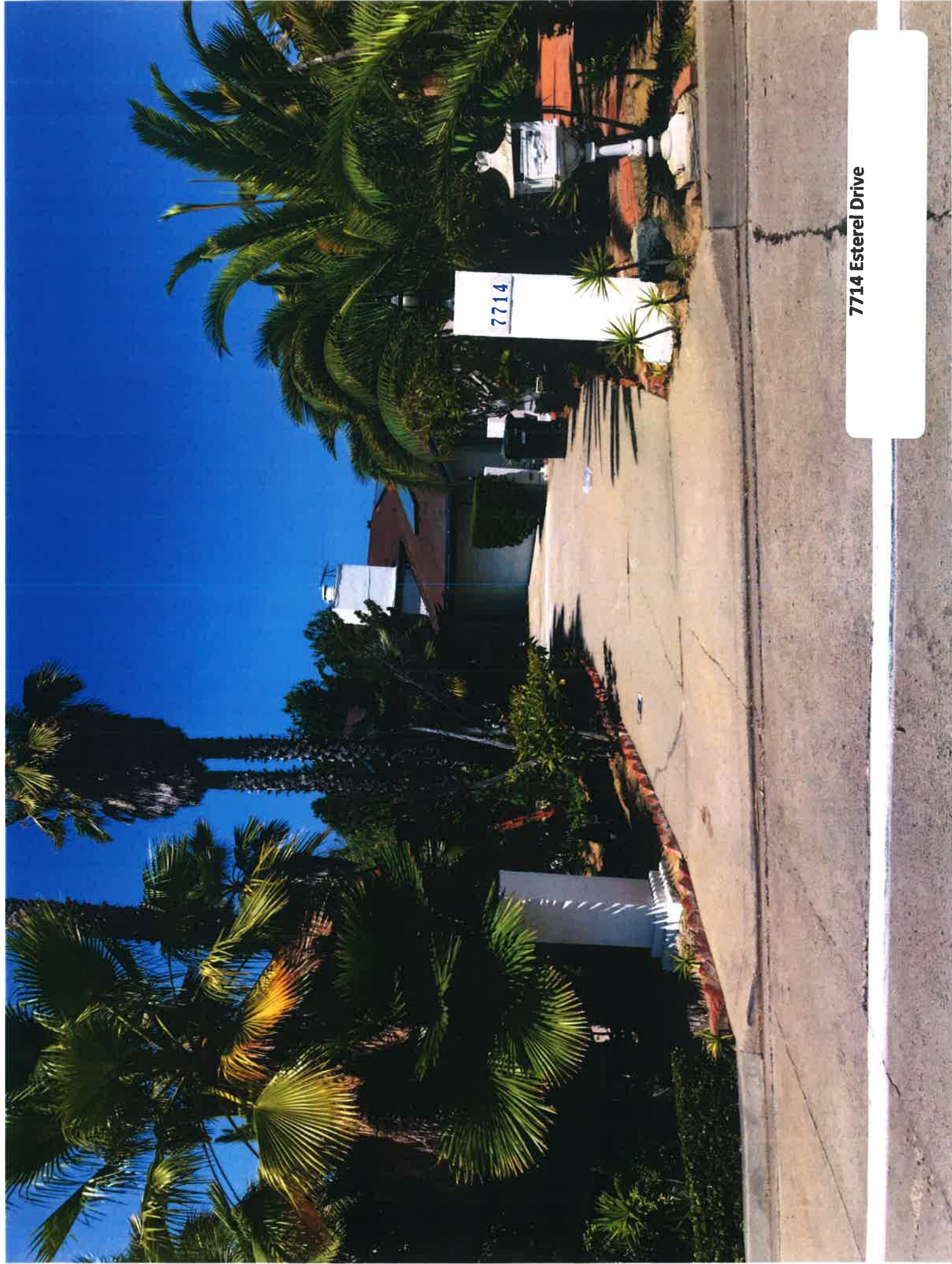
7829 Esterel Drive



7813 Esterel Drive/7765 Esterel Drive



7734 Esterel Drive

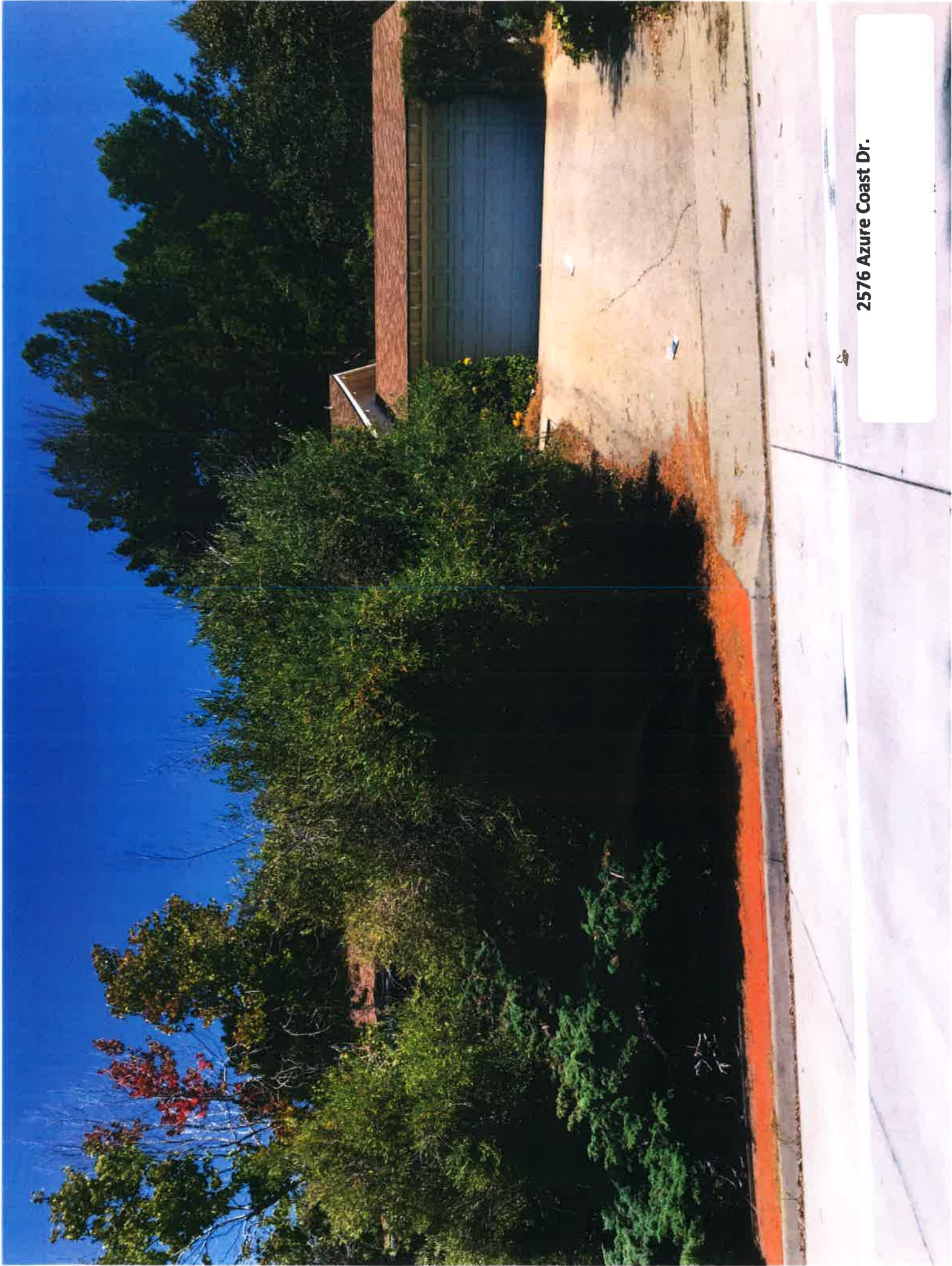


7714 Esterel Drive

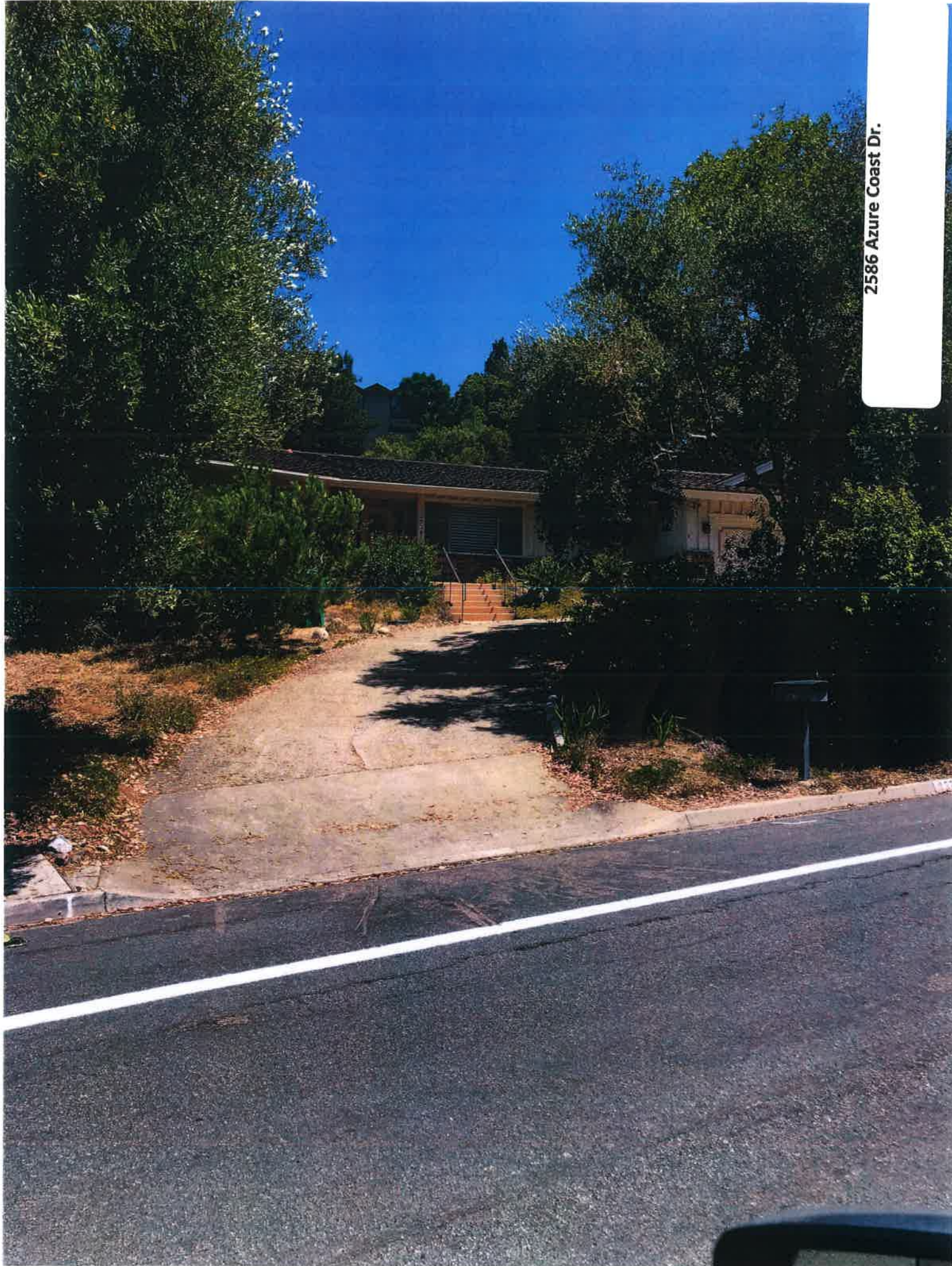


2716 St. Laurent

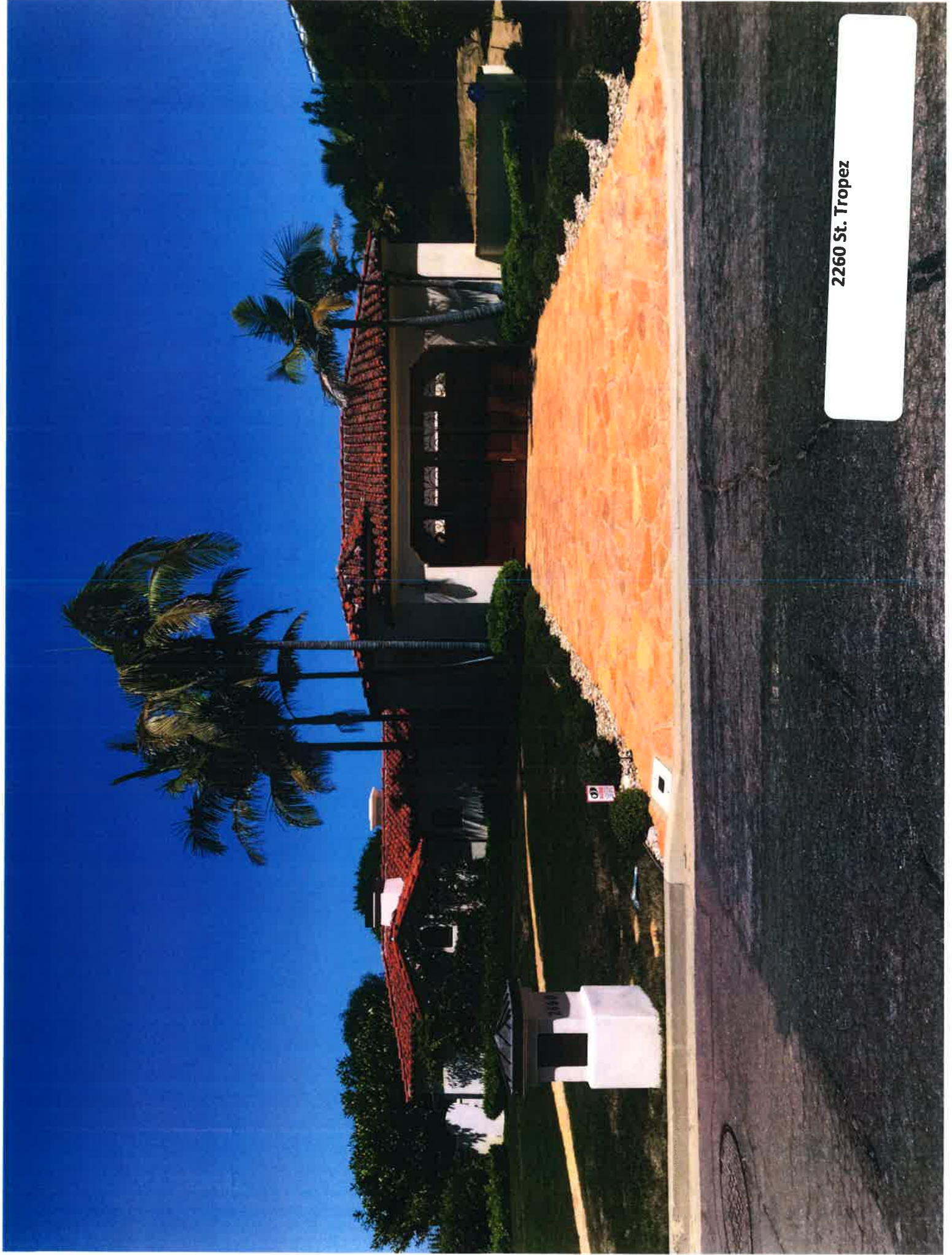




2576 Azure Coast Dr.

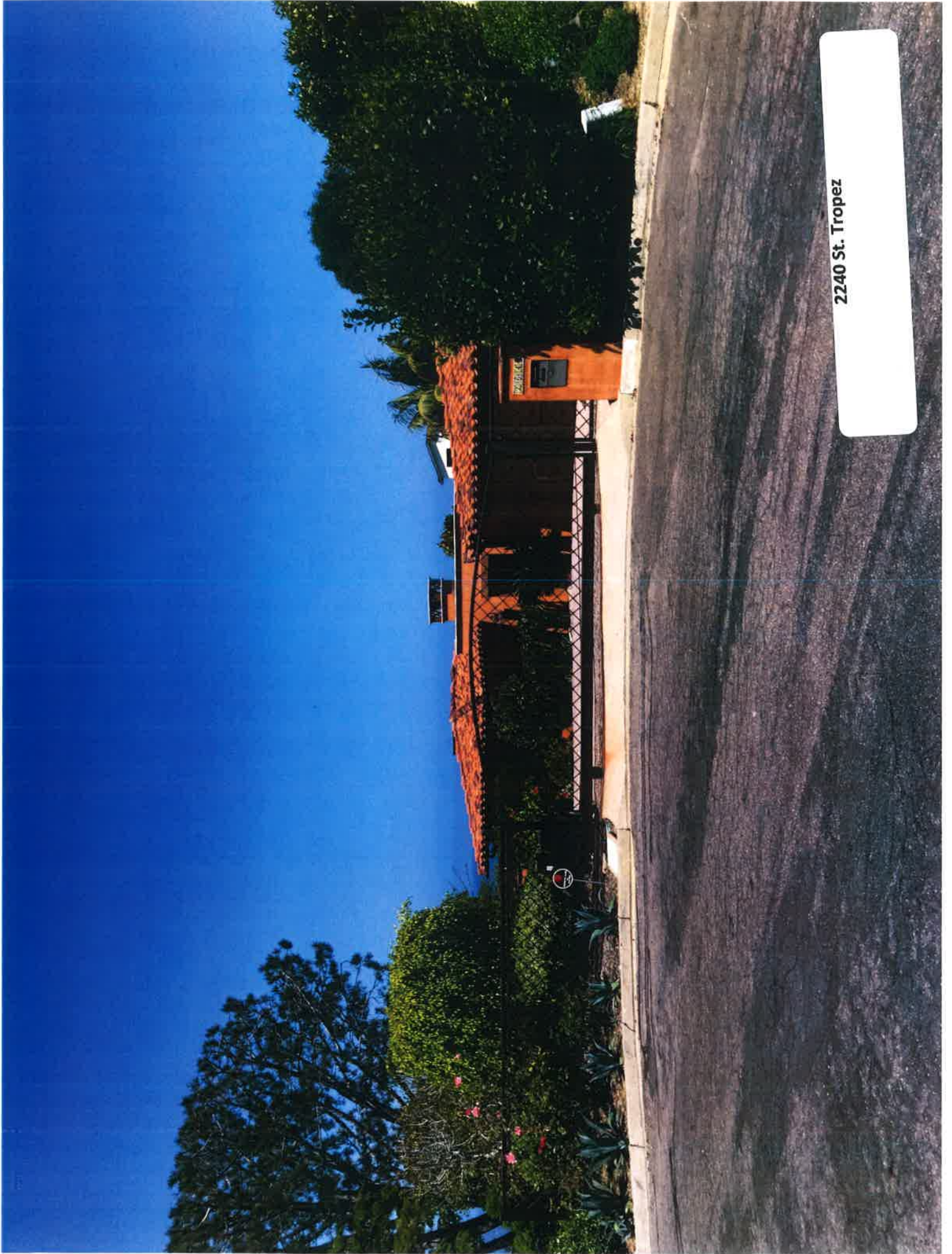


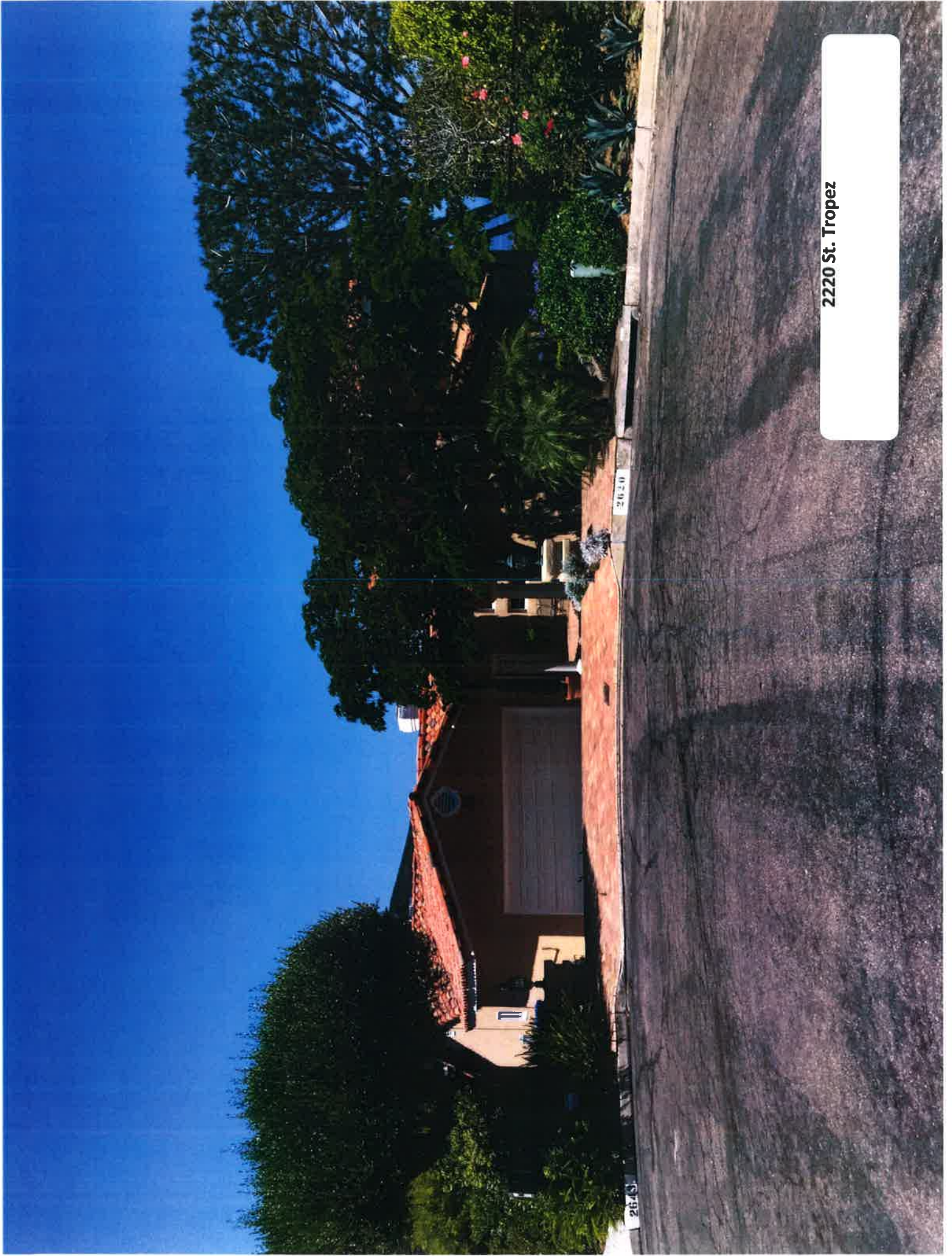
2586 Azure Coast Dr.



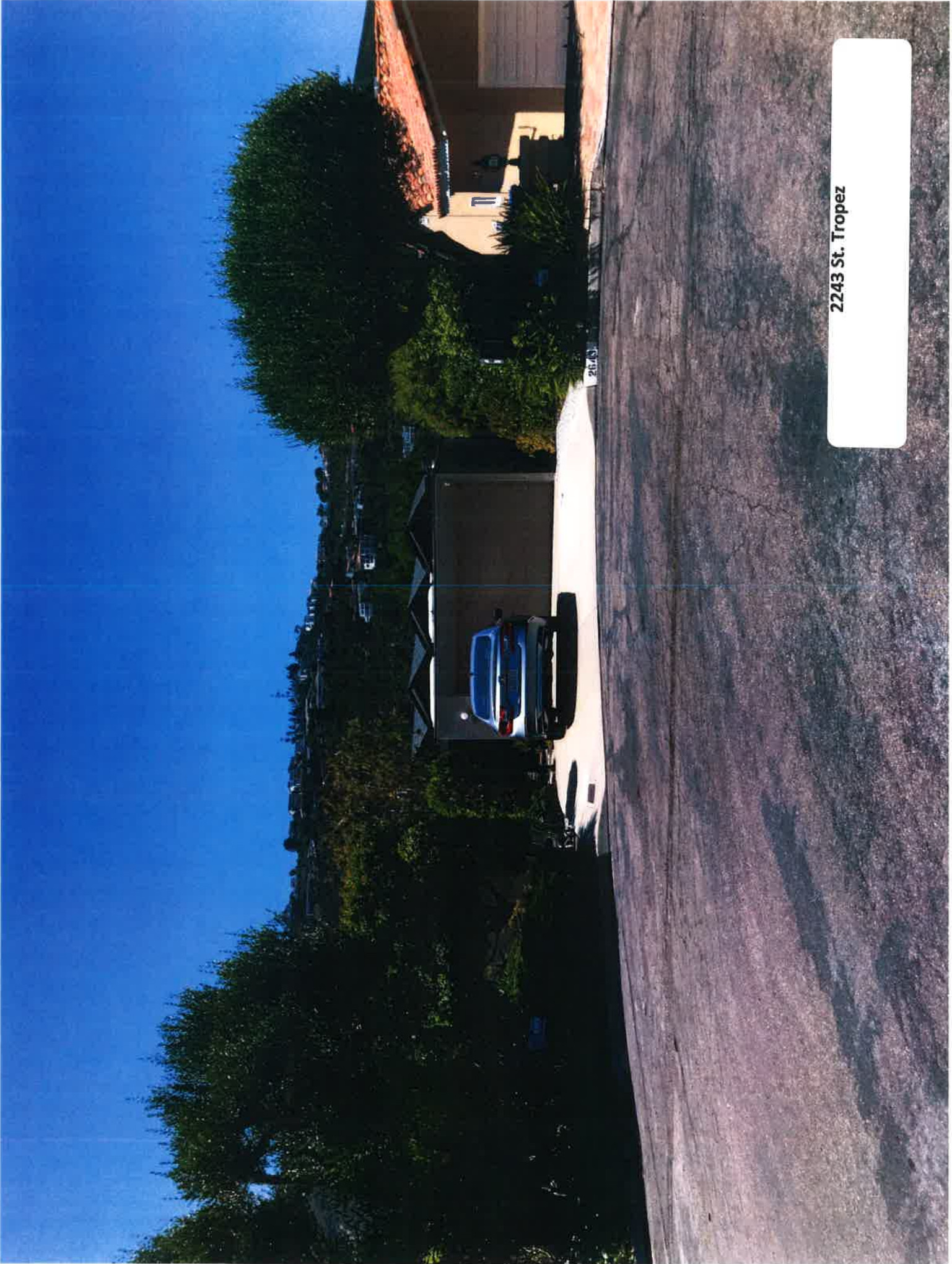
2260 St. Tropez

2240 St. Tropez

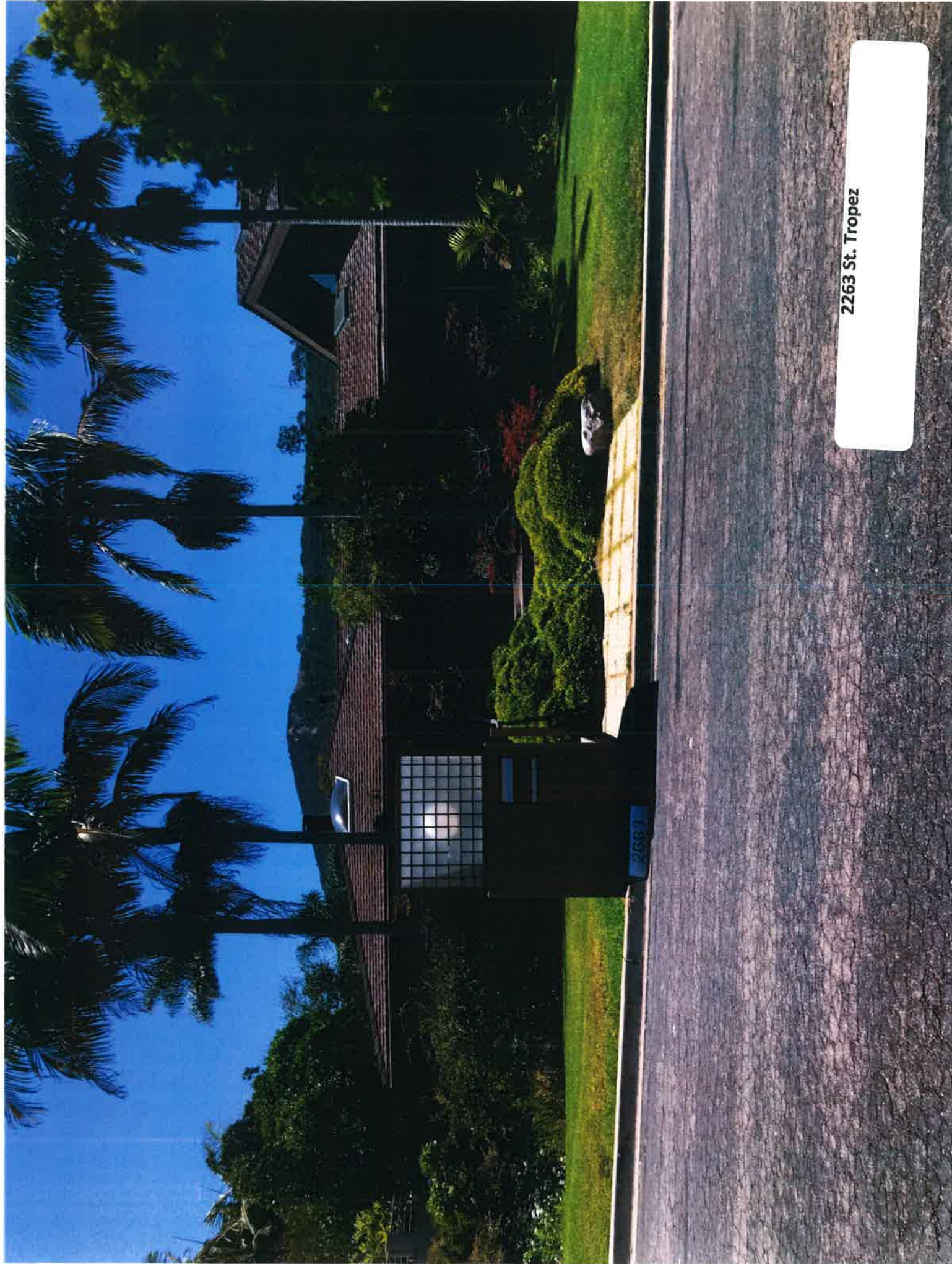




2220 St. Tropez



2243 St. Tropez

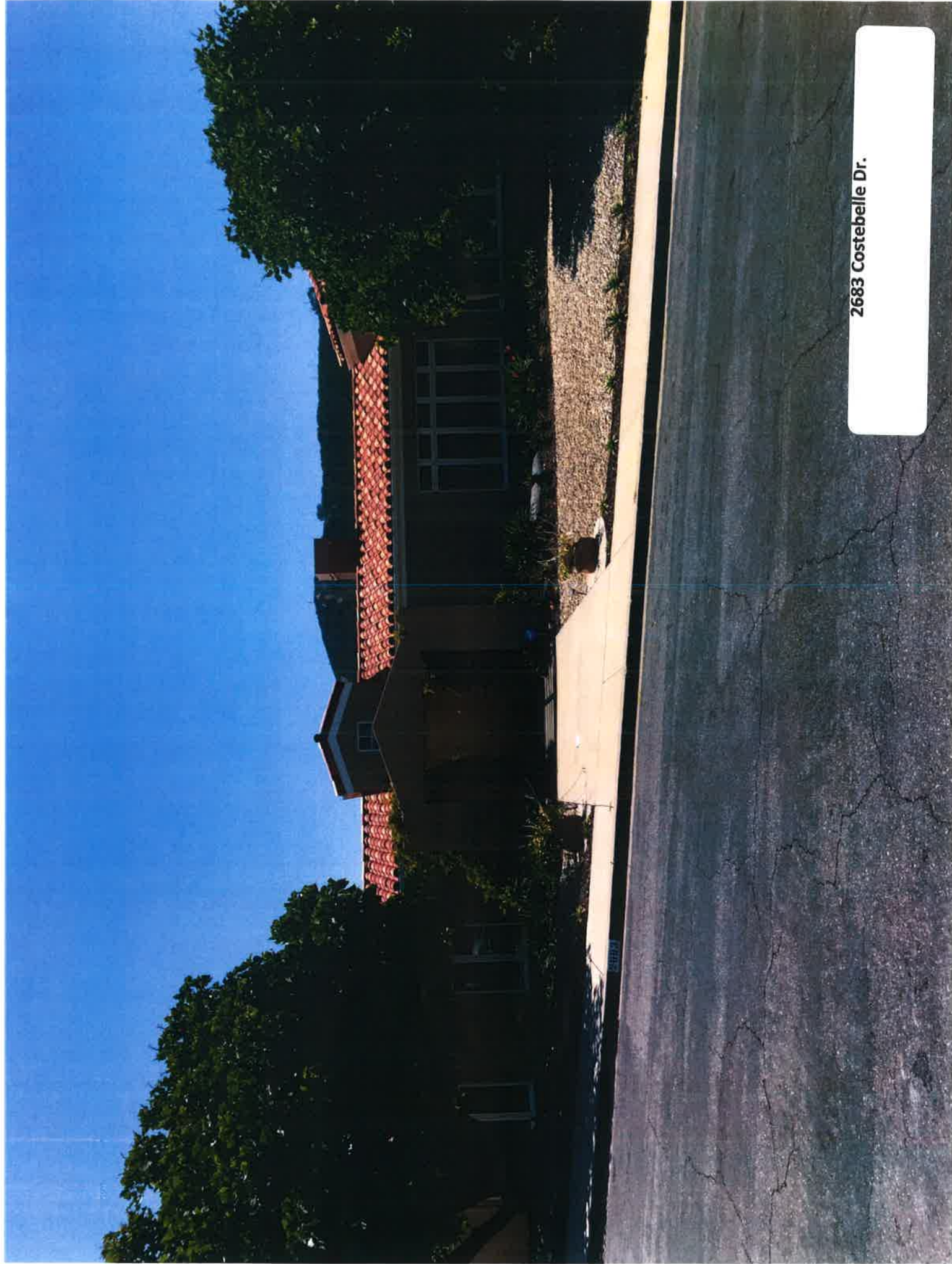


2263 St. Tropez

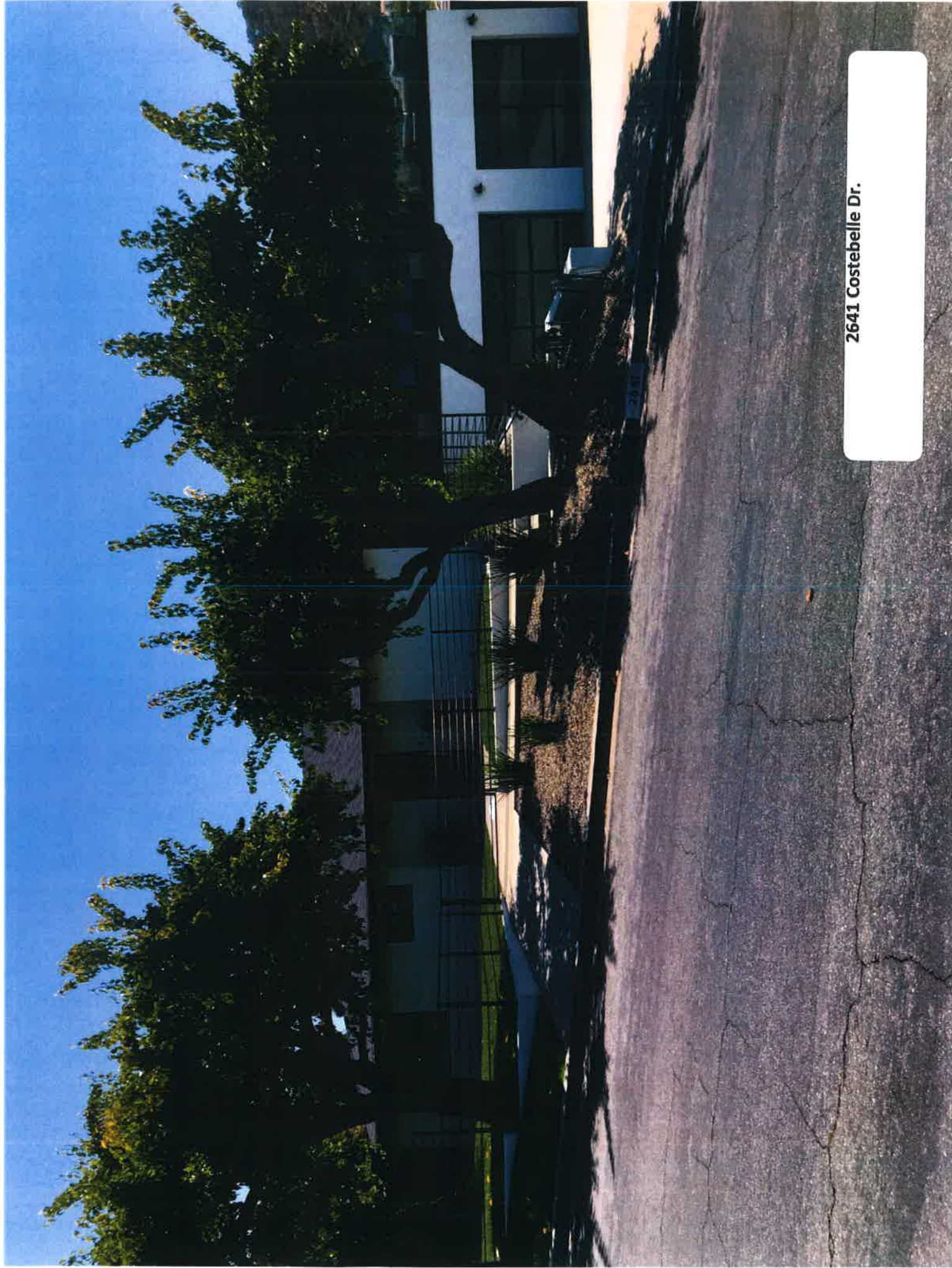
2275 St. Tropez







2683 Costebelle Dr.



2641 Costebelle Dr.



2631 Costebelle Dr.

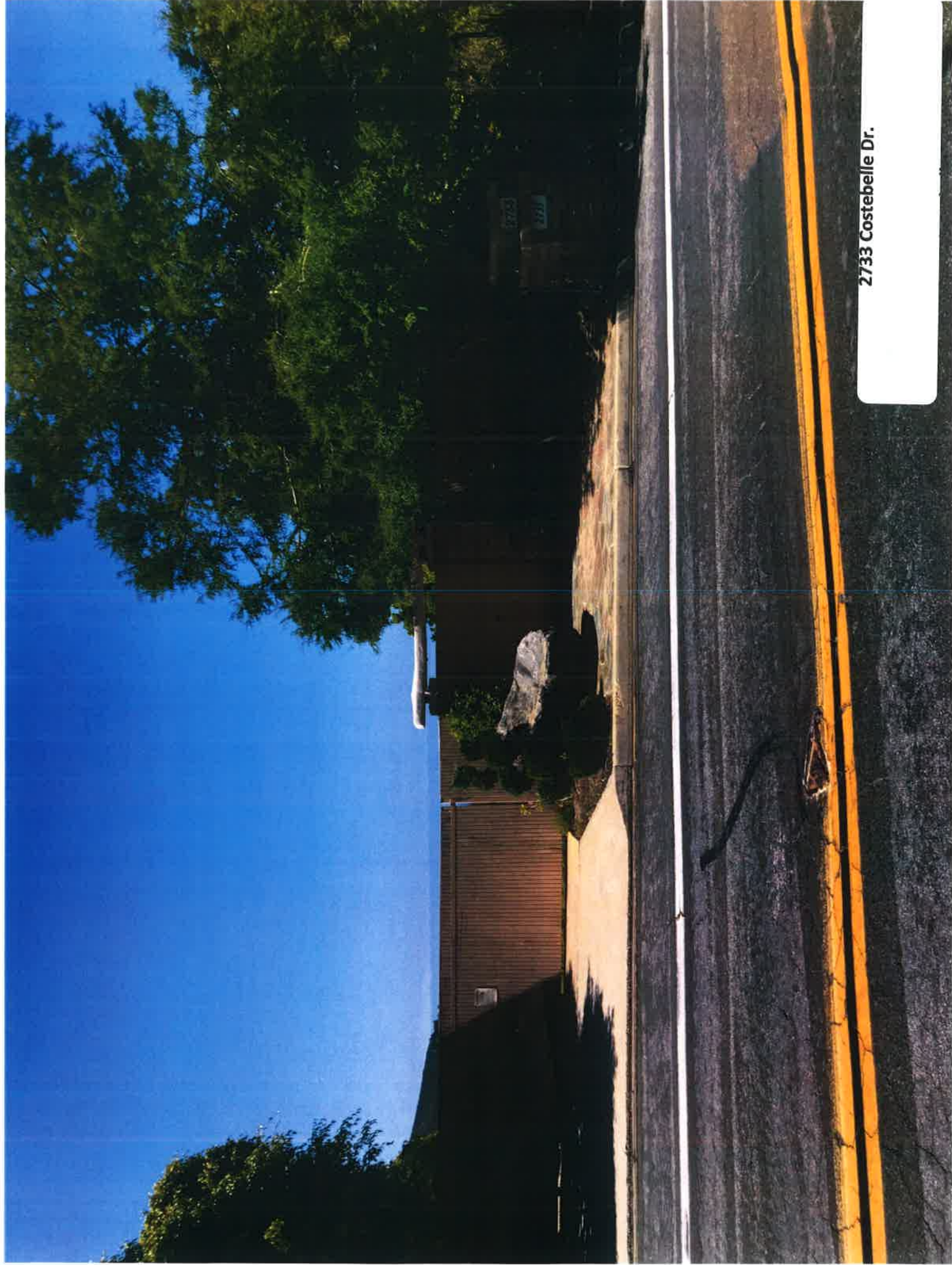


2707 Costebelle Dr.

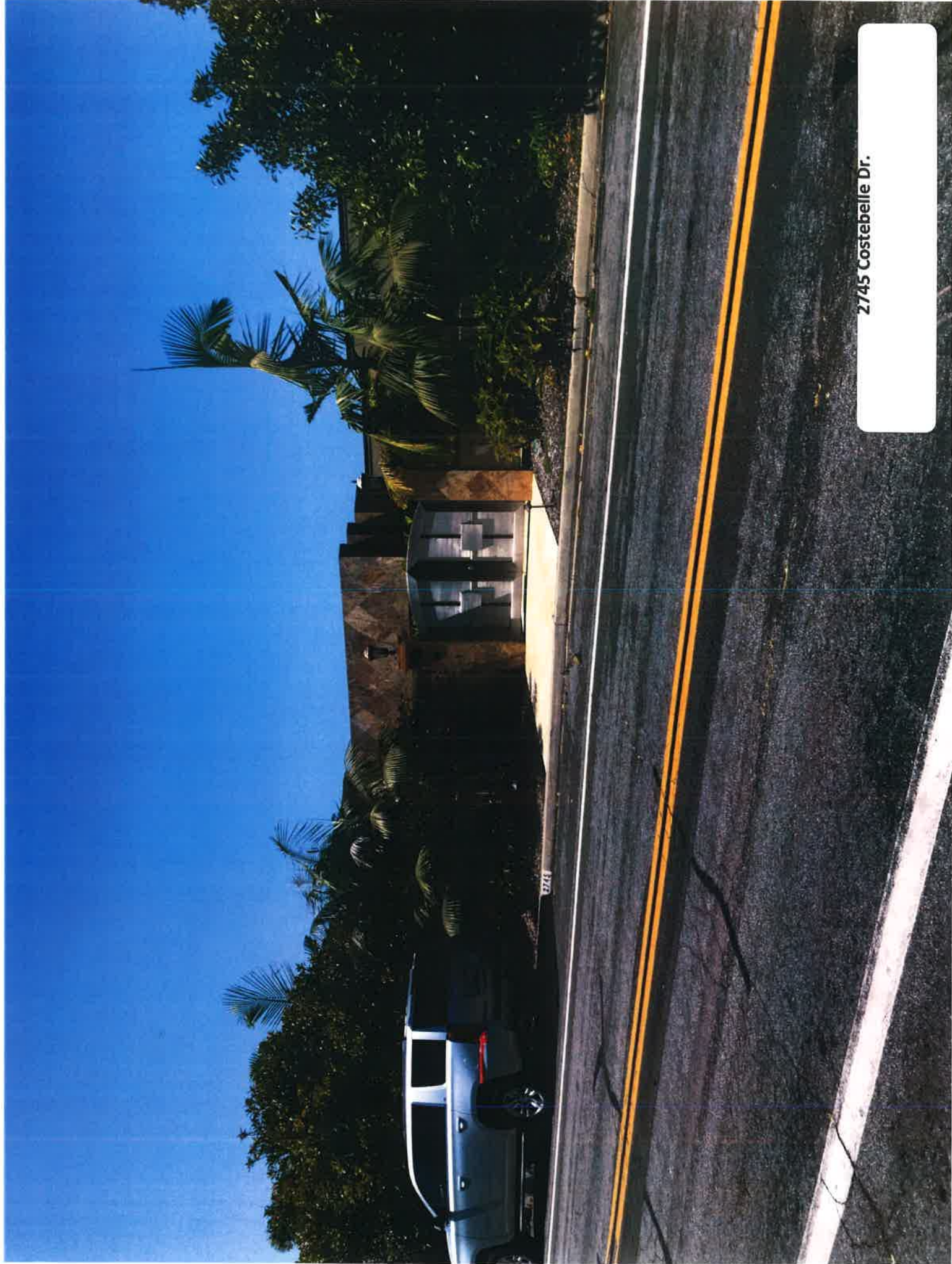




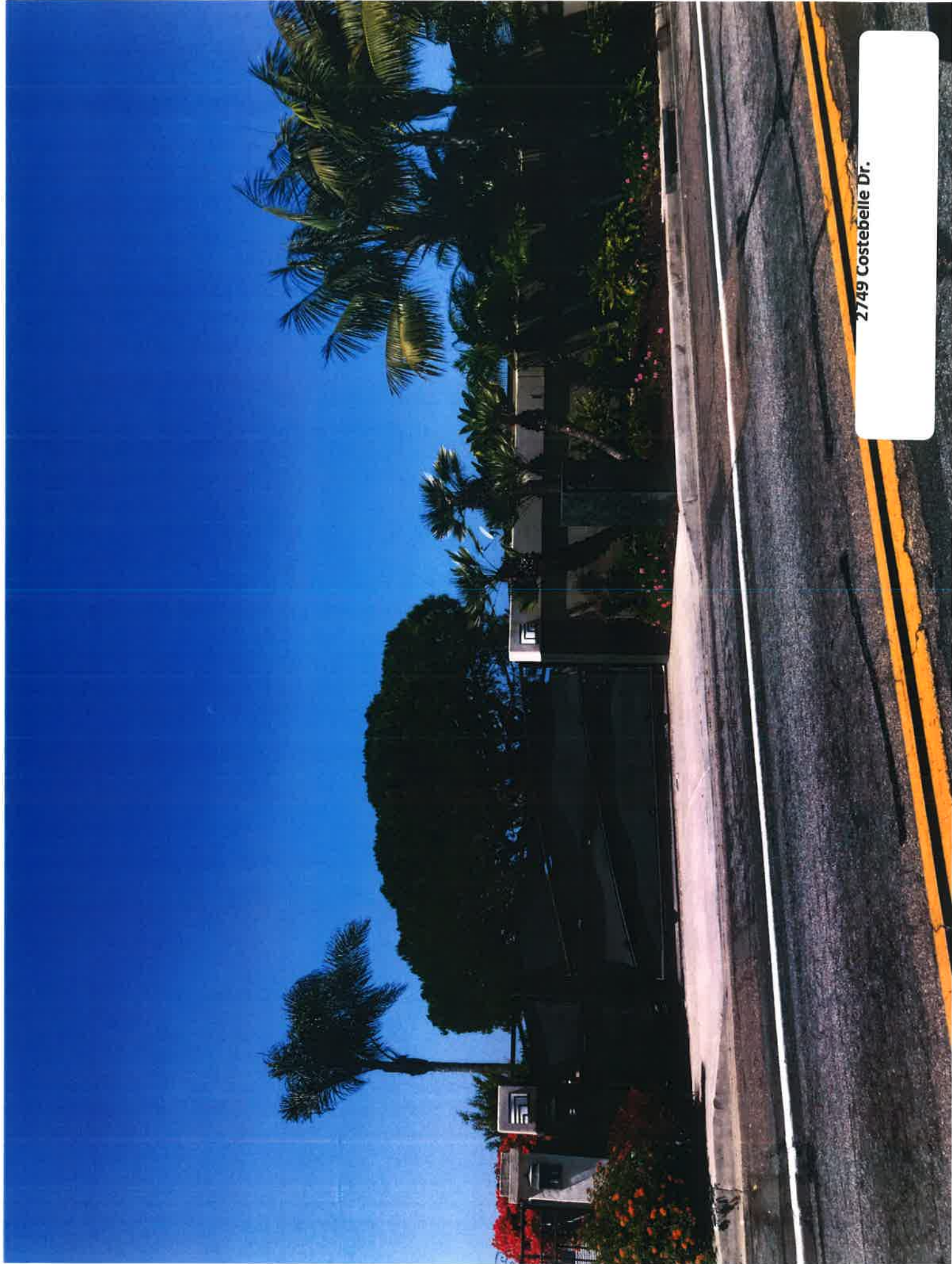
2717 Costebelle Dr.



2733 Costebelle Dr.



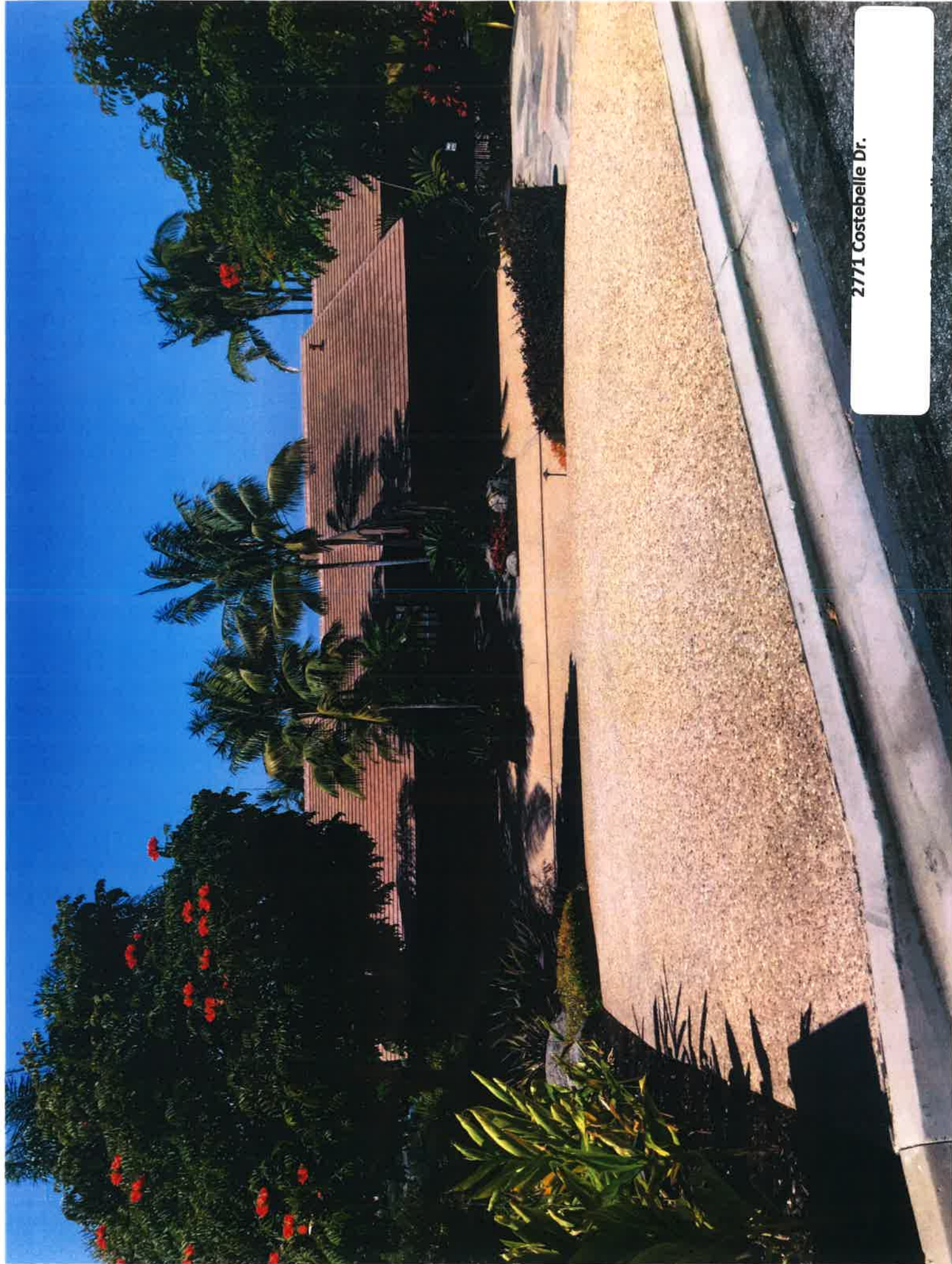
2745 Costebelle Dr.



2749 Costebelle Dr.



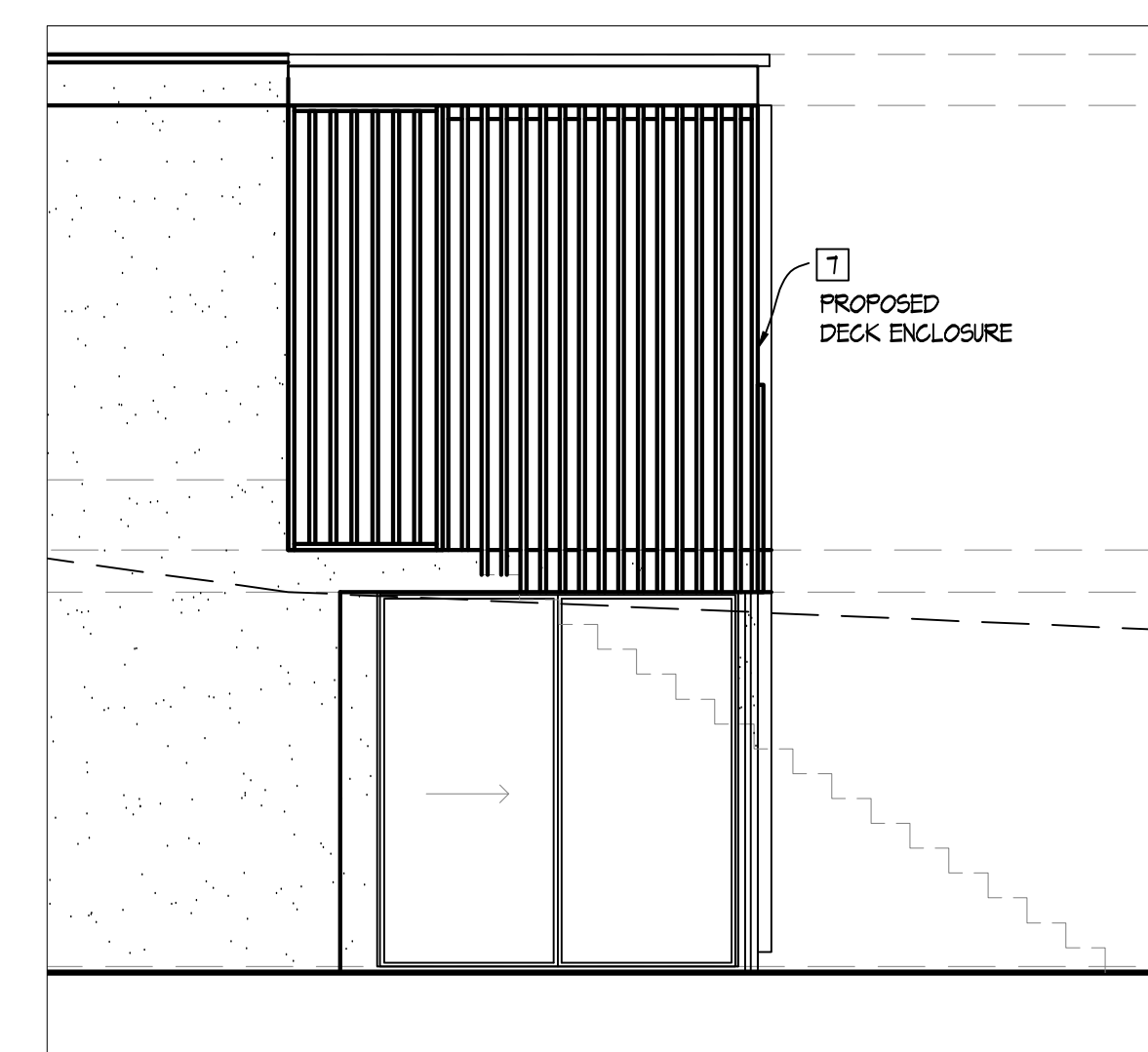
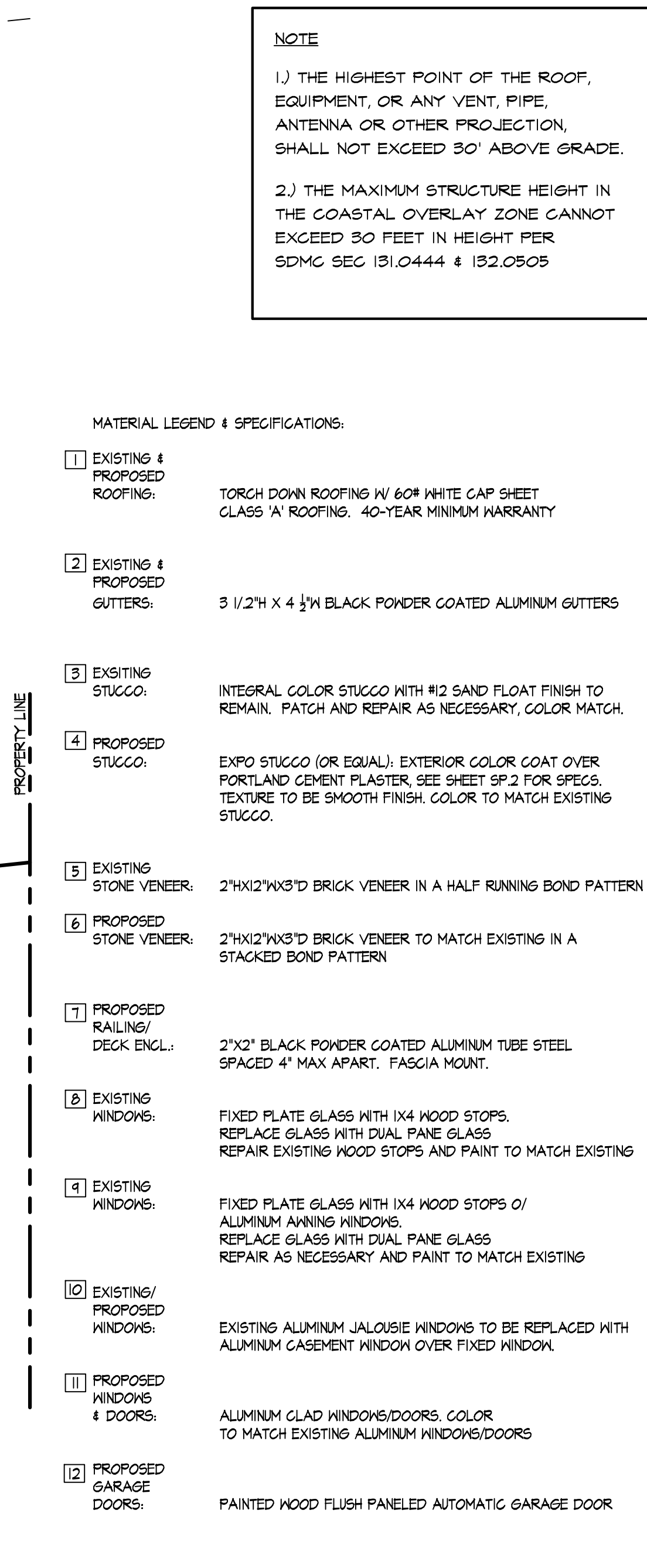
2759 Costebelle Dr.



2771 Costebelle Dr.



2773 Costebelle Dr.



SHEET TITLE:
EXTERIOR ELEVATIONS
MAIN HOUSE

Revision 14: _____
Revision 15: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____

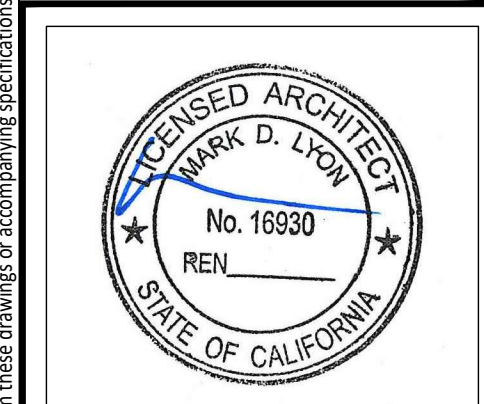
Original Date: 09.20.2019

Sheet 13 of 21

DPPS



ARCHITECT MARK D. LYON INC.
 1410 BIRD ROCK AVE., LA JOLLA, CA. 92037
 (858)459-1171 INFO@MDLIA.NET



**SAID
RESIDENCE**

7834 ESTEREL DRIVE
LA JOLLA, CA 92037

REVISIONS: _____	
SUBMITTAL DATE: _____ 09.20.2019	
PHASE: _____ SITE DEVELOPMENT PERMIT	
PROJECT NUMBER: _____ 191	
REVIEWED BY: _____ MDL	
DRAWN BY: _____ SEC	
DATE: _____ 09.20.2019	
SHEET TITLE: _____ PROPOSED EXTERIOR ELEVATIONS	
SHEET NO.: _____ A3.1	

