

Lowenthal Residence

1720 Torrey Pones Rd, La Jolla CA 92037



March 25, 2026





Lowenthal Residence

1720 Torrey Pines Road, La Jolla, CA 92037



Marengo Morton Architects
 7724 Girard Ave.
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 Michael Morton AIA
 Claude Anthony Marengo DESA



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Lowenthal Residence

1720 Torrey Pines Road
La Jolla, CA 92037

REVISIONS:
11/01/2023 PROJECT START

PHASE Agency

PROJECT NO. 2023-27

REVIEWED BY CAM

DRAWN BY MS


DATE 09/24/2024

TITLE SHEET

TS01



MARENGO
MORTON
ARCHITECTS

SHEET INDEX	PROJECT TEAM	SCOPE OF WORK	PROJECT DATA																																																																																								
<p>GENERAL: TS01 Title sheet</p> <p>CIVIL: Survey</p> <p>ARCHITECTURAL: A010 Proposed Site Plan A011 Drainage Site Plan A021 Demo First Floor Plan A022 Proposed Basement Floor Plan A023 Proposed First Floor Plan A024 Proposed Second Floor Plan A041 Proposed Roof Plan A051 Proposed Elevation A052 Proposed Elevation A053 Proposed Elevation A054 Proposed Elevation A060 Proposed Section A061 Proposed Section A062 Proposed Section</p> <p>LANDSCAPE: L001 Landscape Area Diagram Plan</p>	<p>OWNER'S Mr. Richard Lowenthal 1720 Torrey Pines Road La Jolla, CA 92037 Telephone: (858) 335-1300</p> <p>ARCHITECT Marengo Morton Architects 7724 Girard Avenue, Second Floor La Jolla, CA 92037 Telephone: (858) 459-3769 Fax: (858) 459-3768 Contact: Claude Anthony Marengo CAMarengo@m2a.io Cell: (619) 417-1111</p> <p>SURVEY San Diego Land Surveying & Engineering, Inc. 7028 Convooy Court San Diego, CA 92111-1017 Phone: (858) 365-8362 Fax: (858) 565-4354 Contact: Robert J. Bateman RBateman@sdlse.com</p>	<p>PROJECT SCOPE</p> <p>Project located in the La Jolla Community Plan. We are requesting a Coastal Development Permit and a Site Development Permit (Process 3). The project is located in a 39,640 sq ft lot (.91 acre) and is located in RS-1-7 Zone in the Coastal Overlay Zone - APP within the La Jolla Community Plan, Council District 1</p> <p>We are proposing the Remodel of a 3,574 sq ft, one-story existing single family residence to a two-story over basement residence adding 10,691 sq ft for a total of 14,265 sq ft. The project will demo exterior walls at the north and east and portion of south side and will keep a portion of existing walls at the west side. Existing Deck will be demo too.</p> <p>Pool and jacuzzi to be under separate permit.</p>	<p>Project information</p> <p>Project address: 1720 Torrey Pines Road, La Jolla CA 92037</p> <p>Assessor's parcel number: 350-151-1000</p> <p>Legal description: Lot 3 and that portion of Lot 1 of Judkins Estates, City Of San Diego, County of San Diego, State of California, according to map thereof no: 4326</p> <p>Year built: Building 1959 Deck 1964 Pool 1958 Addition/Remodel 2003</p> <p>Building code: California residential code (CRC), 2022 edition & associated amendments in SJM/C California Bldg. Code (CBC) based on 2022 IBC National electrical code (NEC), 2022 edition National mechanical code (CMC), 2022 edition California plumbing code (CPC), 2022 edition San Diego county municipal code (SDC), project shall comply with title 24 and 2022 CBC, 2022 CMC and 2022 SPC and the 2022 CEC</p> <p>Occupancy type: R-3 Number of dwellings: 1 Construction type: V Number of stories: 2</p> <p>Lot area: 39,640 s.f. Zoning information: Zone: RS-1-7 Overlay zones: Coastal Height Limit Overlay Zone (CHL.OZ), Coastal Overlay Zone (COZ), CST-APP, Coastal Overlay Zone First Public Roadway (COZFP), Parking Impact Overlay Zone (PIOZ), Sensitive Coastal Overlay Zone (SCOZ), Transit Area Overlay Zone (TAOZ), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, La Jolla Shores Archeological Study Area (LJASASA), Paleontological Sensitivity Area, Coastal Bluff Significance (ASBSI).</p> <p>Geo hazard zone: 43, 53</p> <table border="1"> <thead> <tr> <th>Setbacks</th> <th>Allowed</th> <th>Proposed</th> <th></th> </tr> </thead> <tbody> <tr> <td>Front (street frontage):</td> <td>15'-0"</td> <td>133'-10" / 8'</td> <td>Table 131-04D</td> </tr> <tr> <td>08 Interior side (North):</td> <td>27'-8"</td> <td>39'-8 1/2"</td> <td>Min. side setback 08</td> </tr> <tr> <td>08 Interior side (West):</td> <td>5'-0"</td> <td>11'-8 1/2"</td> <td>Footnote 2</td> </tr> <tr> <td>08 Interior side (East):</td> <td>5'-0"</td> <td>5'-0"</td> <td></td> </tr> <tr> <td>08 Rear:</td> <td>13'-0"</td> <td>22'-0"</td> <td></td> </tr> <tr> <td>Building height limitations:</td> <td>30'-0"</td> <td>30'-0"</td> <td></td> </tr> <tr> <td>Max. 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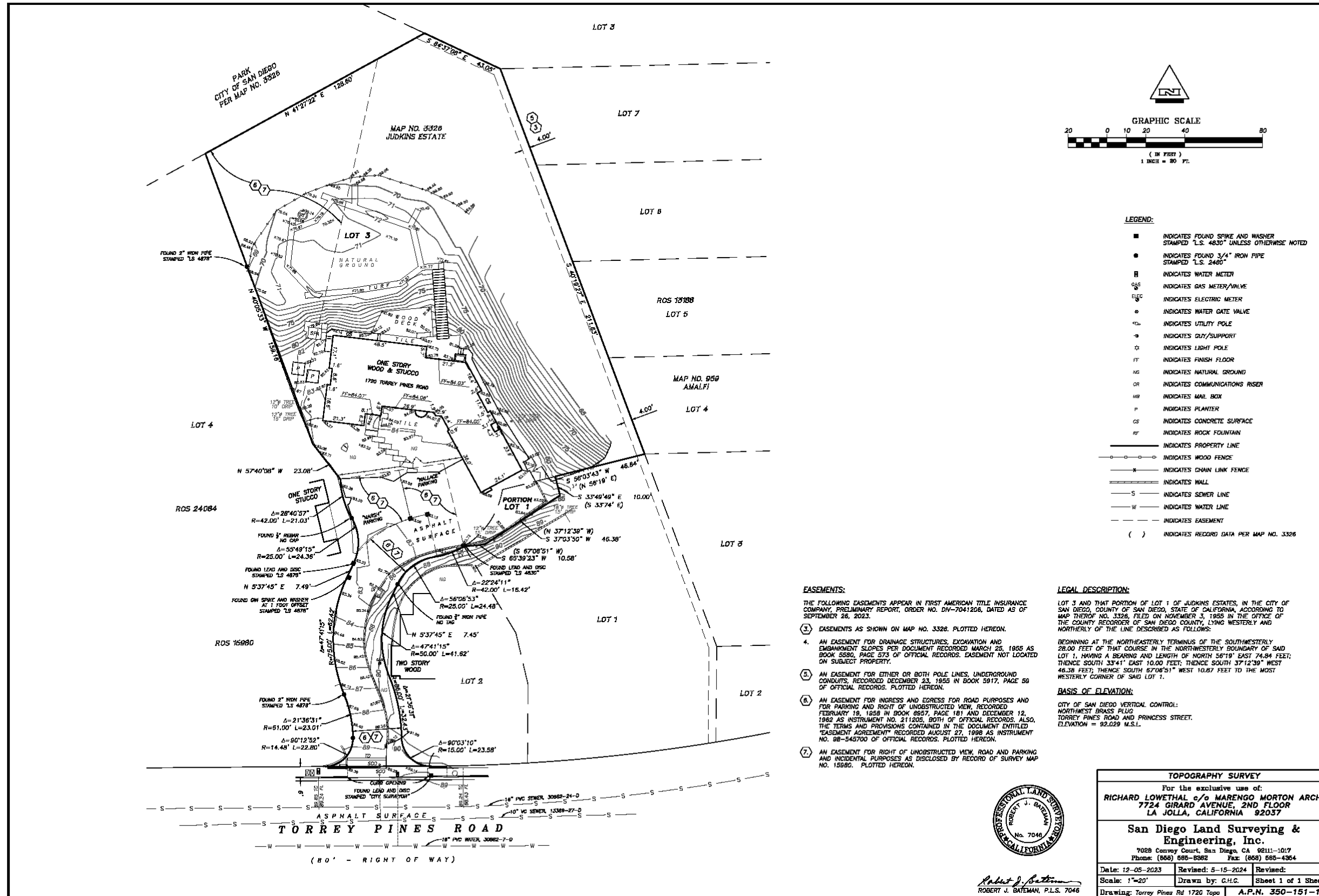
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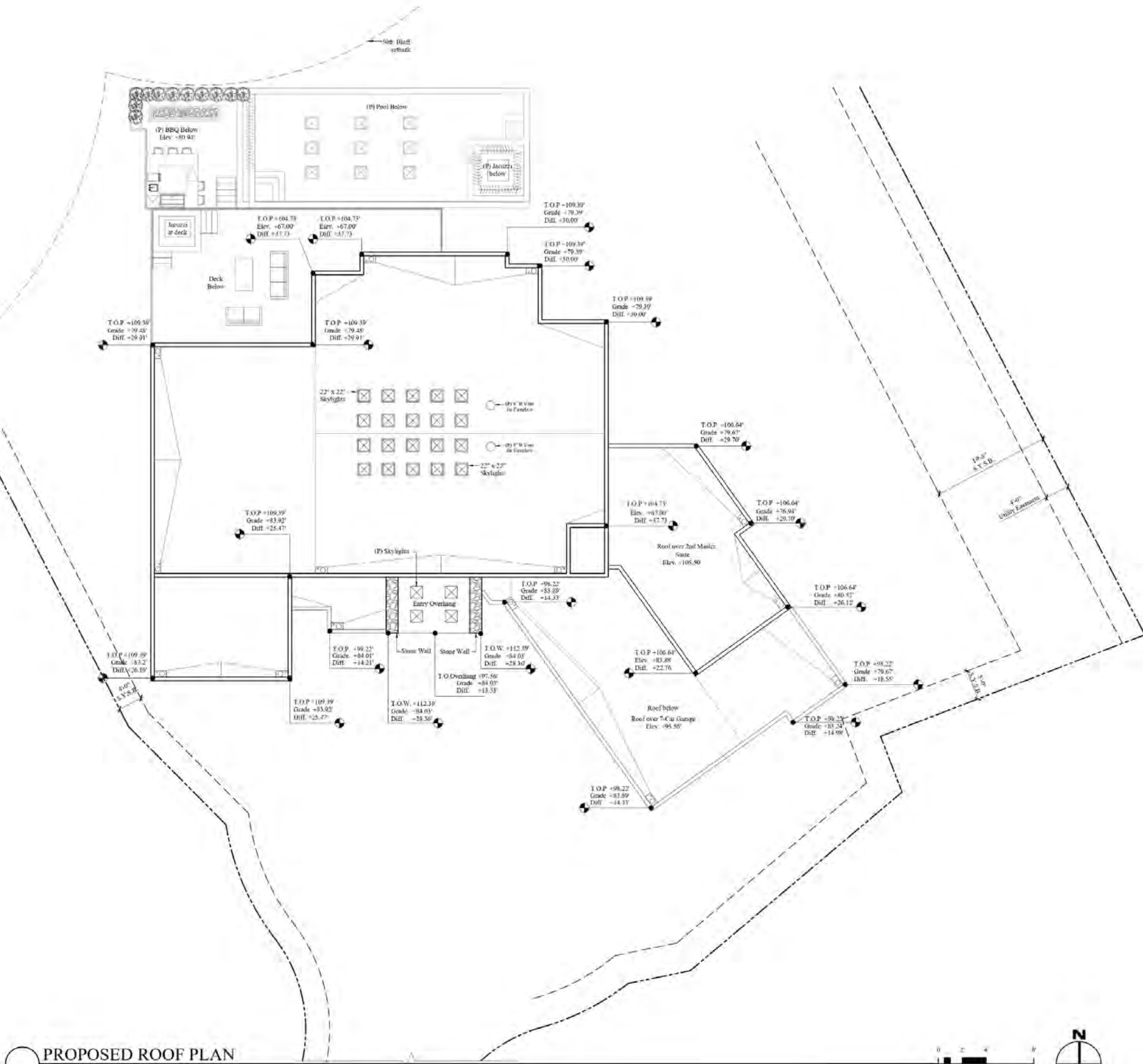
Project Data

PROJECT DATA	
Project information	
Project address:	1720 Torrey Pines Road, La Jolla CA 92037
Assessors parcel number:	350-151-1000
Legal description:	
Lot 3 and that portion of Lot 1 of Judkins Estates, City Of San Diego, County of San Diego, States of California, according to map thereof no. 3326	
Year built	Building 1959 Deck 1964 Pool 1958 Addition/ Remodel 2003
Building code:	California residential code (CRC), 2022 edition & associated amendments in SDMC. California Bldg. Code (CBC) based on 2022 IBC. National electrical code (NEC), 2022 edition National mechanical code (CMC), 2022 edition California plumbing code (CPC), 2022 edition San diego county municipal code (SDC), project shall comply with title 24 and 2022 CBC, 2022 CMC and 2022 SPC and the 2022 CEC.
Occupancy type:	R-3
Number of dwellings:	1
Construction type:	V
Number of stories:	2
Lot area:	39,640 s.f.
Zoning information	
Zone:	RS-1-7
Overlay zones:	Coastal Height Limit Overlay Zone (CHLOZ), Coastal Overlay Zone (COZ) CST-APP, Coastal Overlay Zone First Public Roadway (COZFPR), Parking Impact Overlay Zone (PIOZ), Sensitive Coastal Overlay Zone (SCOZ), Transit Area Overlay Zone (TAOZ), Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, La Jolla Shores Archaeological Study Area (LJSASA), Paleontological Sensitivity Area, Coastal Bluff Environmentally Sensitive Area (ESA), Areas of Special Biological Significance (ASBS).
Geo hazard zone:	43, 53
Setbacks	
Front (street frontage):	Allowed 15'-0" Proposed 133'-10" 1/8
.08 Interior side (North):	27'-8" 39'-8 5/8"
.08 Interior side (West):	4'-0" 11'-8 1/2"
.08 Interior side (East):	5'-0" 5'-0"
Rear:	13'-0" 72'-0"
Building height limitations:	30'-0" 30'-0"
Max. Floor area ratio (F.A.R.):	0.45 0.32
Parking spaces:	2 8
Building areas:	
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Basement floor	0 s.f. 2,617 s.f. 2,617 s.f.
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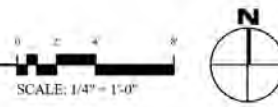
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Survey





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



STORM DRAINAGE NOTES

- The primary storm drainage system shall connect to the building storm water that connects to an underground public storm sewer.
- The secondary roof drainage system shall discharge above grade, in a location observable by the building occupants or maintenance personnel.

HEIGHT NOTES

- The highest points of the roof, equipment, or any vent, pipe, antenna or other projection, shall not exceed 50' above grade.
- No portion of the proposed structure shall exceed the existing building height. Proposed height to be first verified in permit compliance.

FLOOR PLAN LEGEND

- Skylight VCS Vents skylight - ICC-ES-109
- Roof Drain with Overflow
- T.O.P. Indicates top of pumper
- T.O.W. Indicates top of wall

KEYNOTES

1 -

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La Jolla, CA 92037

REVISIONS	PROJECT START
11/01/2023	
PHASE	Agency
PROJECT NO	2023-27
REVIEWED BY	CAM
DRAWN BY	
DATE	07/19/2024
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SHEET TITLE	PROPOSED ROOF PLAN
A040	

MARENGO MORTON ARCHITECTS

ELEVATION NOTES

- A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility information.
- C. Refer to Sheet A060 and A061 for building sections.
- D. For door and windows see schedules on sheet A080 and A081. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
- F. A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d) pre-construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.



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Lowenthal Residence
 1720 Torrey Pines Road
 La Jolla, CA 92037

PROJECT NO: 2023-27
 PROJECT START



PHASE: Coastal

PROJECT NO: 2023-27

REVIEWED BY: CAM

DRAWN BY: GB

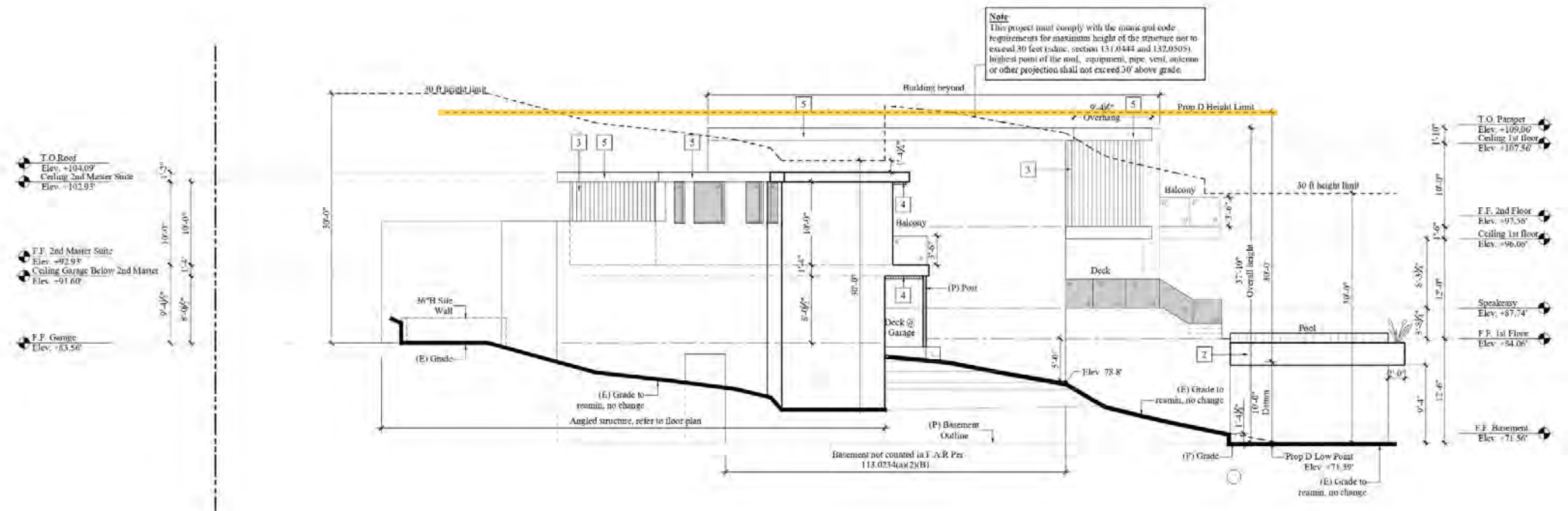
DATE: 1/30/2025

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SHEET TITLE: PROPOSED ELEVATIONS

A050

Note
 This project must comply with the municipal code requirements for maximum height of the structure not to exceed 30 feet (shim, section 131.0444 and 132.0509) highest point of the roof, equipment, pipe, vent, antenna or other projection shall not exceed 30' above grade.



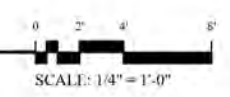
KEYNOTES

- 1 Ring Stone - Polished Stone Slab Custom Cut White Crystal Wood Grain Marble
- 2 Stucco
- 3 Antimicrobial Coated Electric Outdoor Removable Shade System Material: Aluminum Alloy Color: Wood
- 4 Wood under side
- 5 Dark metal champagne color
- 6
- 7
- 8
- 9

KEY PLAN



PROPOSED ELEVATION



ELEVATION NOTES

- A. All dimensions shall be field verified. Any discrepancies affecting project layout shall be brought to the attention of the architect and the issues resolved prior to proceeding with the work in question.
- B. Refer to site plan for site and utility information.
- C. Refer to Sheet A060 and A061 for building sections.
- D. For door and windows see schedules on sheet A080 and A081. All windows required for emergency exiting per C.B.C. shall be verified by the window subcontractor, and the architect shall be notified immediately if any revisions to window sizes are required prior to start of construction.
- E. Install plaster control joints per manufacturer's instructions. If joints are not shown, see sheet sp-2 div. 09-200 3b criteria with the approval of the architect for locations.
- F. A pre-construction inspection is required due to the height of the proposed structure being within two foot of the maximum height allowed in the coastal height limit overlay zone (proposition d). pre construction inspection must be scheduled and cleared by the field inspector before any subsequent inspections can be scheduled.



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PHASE Coastal

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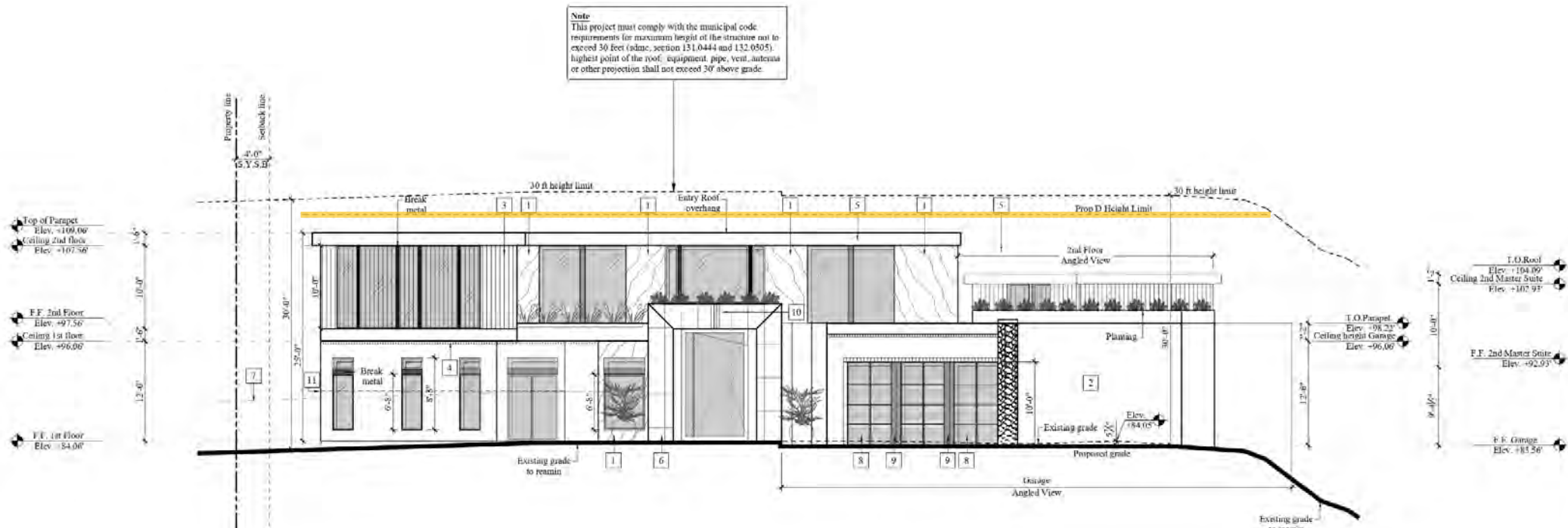
DATE: 1/30/2025

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SHEET 1014
 PROPOSED SOUTH ELEVATION

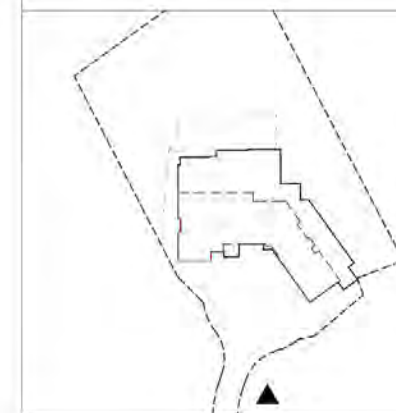
A053

Note
 This project must comply with the municipal code requirements for maximum height of the structure not to exceed 30 feet (ndmc, section 131.0444 and 132.0505). Highest point of the roof, equipment, pipe, vent, antenna or other projection shall not exceed 30' above grade.

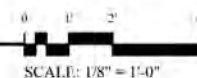


KEYNOTES

- 1 Rising Stone Polished Stone Slab Custom Cut White Crystal Wood Grain Marble
- 2 Stone
- 3 Architectural Louvered Electric Outdoor Removable Shade System Material: Aluminum Alloy Color: Wood
- 4 Wood under side
- 5 Break metal champagne color
- 6 Tile Bar: Acacia Charcoal Black 24x48 Limestone look Matte Porcelain Tile
- 7 6" Site wall
- 8 Tinted glass garage door
- 9 Wood beam
- 10 Stainless steel panels 3x4"
- 11 Fence, for details see Interior Elevation Sheet



PROPOSED ELEVATION



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Date Signed:

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Lowenthal Residence

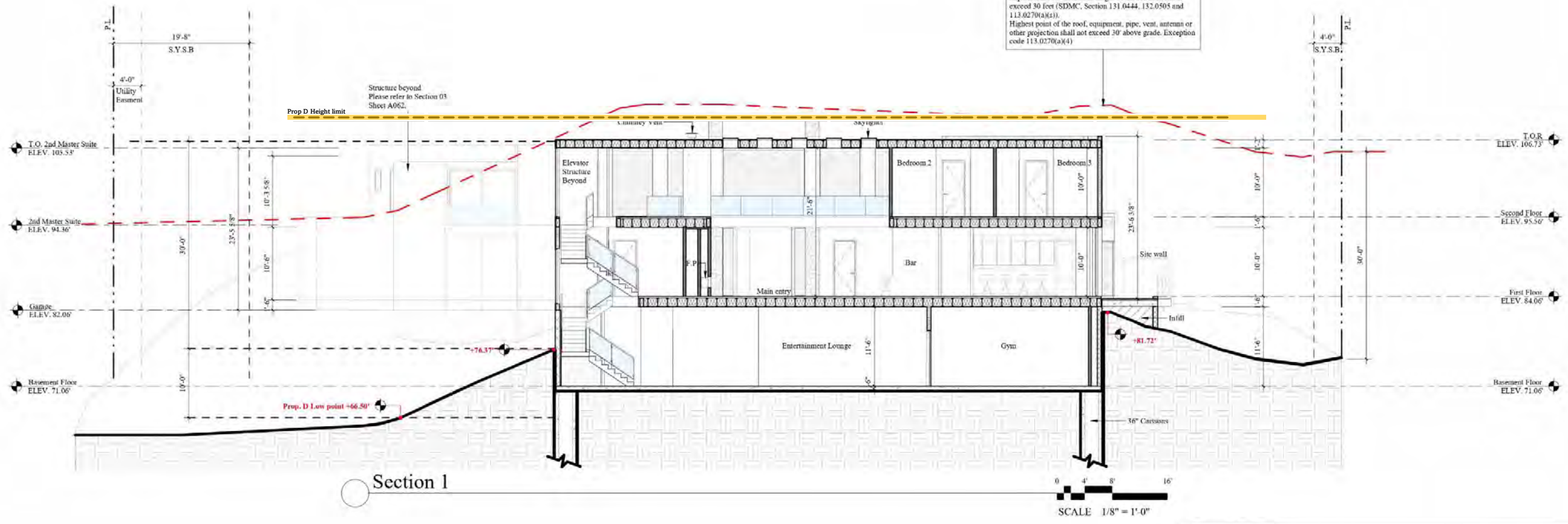
1720 Torrey Pines Road
La Jolla, CA 92037

REVISIONS
Issue Date PROJECT START
△
△
△
PHASE Schematic Phase
PROJECT NO. 2023-27
REVIEWED BY CAM
DRAWN BY MC
DATE 01/31/2024

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SHEET TITLE
Section 01
A060

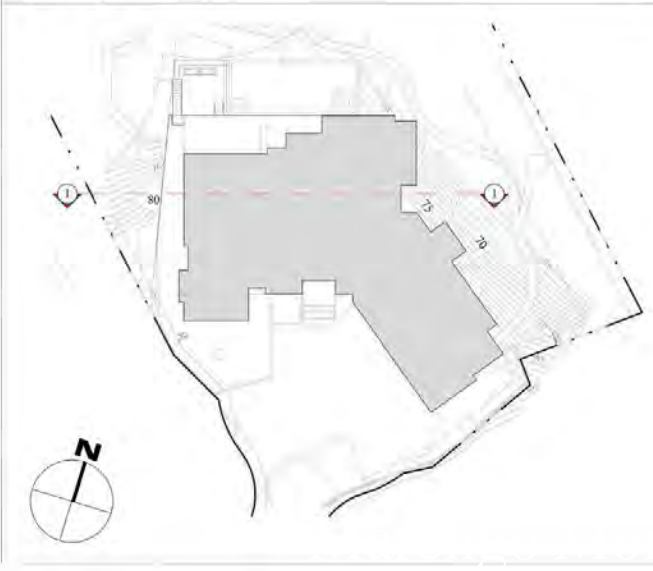
Note: This project must comply with the municipal code requirements for maximum height of the structure not to exceed 30 feet (SDMC, Section 131.0444, 132.0505 and 113.0270(a)(6)). Highest point of the roof, equipment, pipe, vent, antenna or other projection shall not exceed 30' above grade. Exception code 113.0270(a)(4)



Section 1

SCALE 1/8" = 1'-0"

KEYMAP





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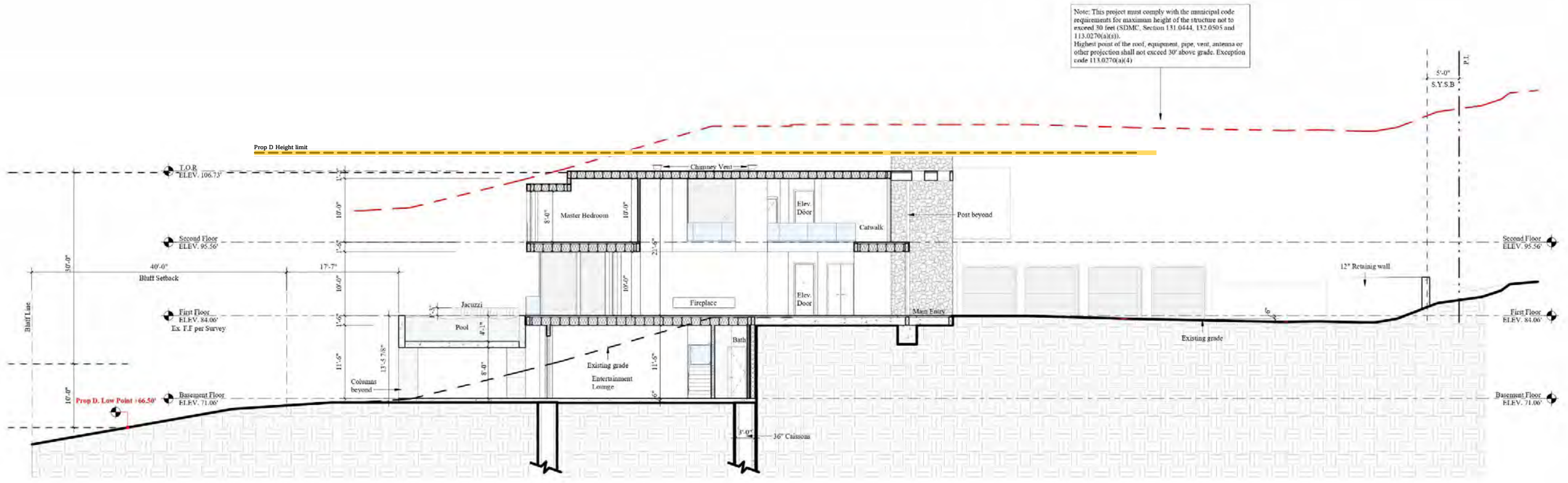
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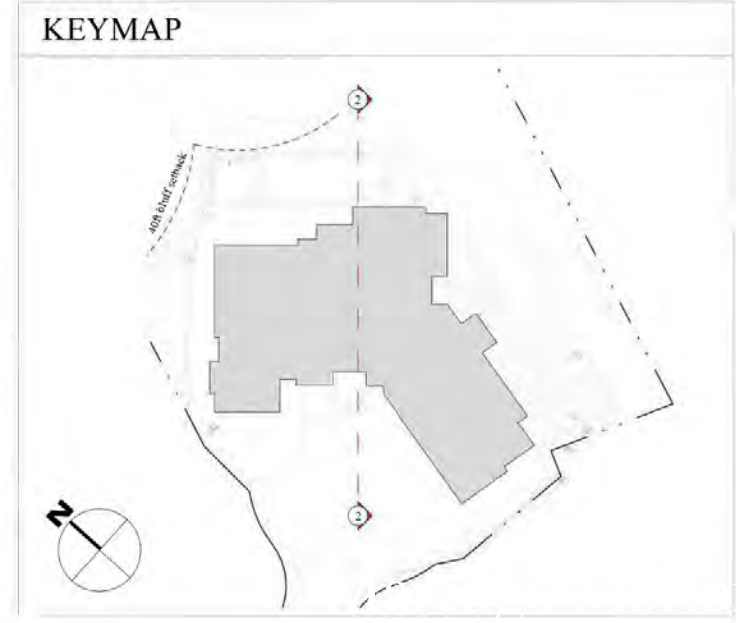
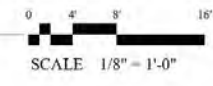
Lowenthal Residence
 1720 Torrey Pines Road
 La Jolla, CA 92037

REVISIONS	Issue Date	PROJECT START
△		
△		
△		
PHASE	Schematic Phase	
PROJECT NO.	2023-27	
REVIEWED BY	CAM	
DRAWN BY	MC	
DATE	01/24/2024	
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SHEET TITLE	Section 02	
	A061	

Note: This project must comply with the municipal code requirements for maximum height of the structure not to exceed 30 feet (SDMC, Section 131.0444, 132.0505 and 113.0270(A)(4)). Highest point of the roof, equipment, pipe, vent, antenna or other projection shall not exceed 30' above grade. Exception code 113.0270(A)(4)



Section 2



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Materials Board



Nusku Thermacor
White Ash Dark Color

1



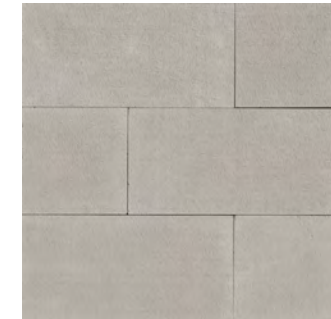
Expo Stucco
Dove Grey #258

2



Black Anodized
Aluminum
Brake Metal

3



El Dorado Stone
Zen24 Nickel

4





For questions please contact:



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