

**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 Name:
Zuckerman Residence
- Project PTS number from Development Services and project name (only submitted projects can be heard as action items):
637710
- Address and APN(s):
2502 Calle Del Oro, La Jolla CA 92037
A.P.N.: 346-202-05-00
- Project contact name, phone, e-mail:
Architect Mark D. Lyon, Inc.
Phone: (858) 459-1171
Email: info@mdla.net
- Project description:
Demo existing 4,187 sq. ft. single story dwelling and attached garage, and construct new 7,033 sq. ft. two story dwelling with attached garage and unhabitable basement, and detached 520 sq. ft. single story companion unit. The scope also includes a lot line adjustment to include an existing 660 sq. ft. detached garage.
- In addition to the project description, please provide the following:
 - Existing lot size: **51,401 sq. ft. (1.18 acres)**
 - Proposed lot size: **54,101 sq. ft. (1.24 acres)**
 - Existing structure square footage: **4,187 sq. ft.**
 - Existing FAR (if applicable): **0.08**
 - Proposed square footage: **8,213 sq. ft.**

- Proposed square footage included in F.A.R.: **7,454 sq. ft.**
- Proposed FAR: **0.16**
- Existing setbacks: and proposed setbacks on all sides:
Front: 157'-6"
Street Side: 146'-3"
Side yard: 6'-0"
Rear/Alley: 15'-1"
- Proposed setbacks:
Front: 152'-2" (main house), 255'-3" (companion unit)
Street Side: 135'-4" (main house), 144'-0" (companion unit)
Side yard: 8'-1" (main house), 33'-9" (companion unit), 10'-0" (existing garage)
Rear/Alley: 10'-0" (main house), 10'-0" (companion unit), 0'-0" (existing garage)
- Height if greater than 1-story (above ground): **24'-0"**

Exhibits and other materials to provide:

Please provide the following recommended information which will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.)
- 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

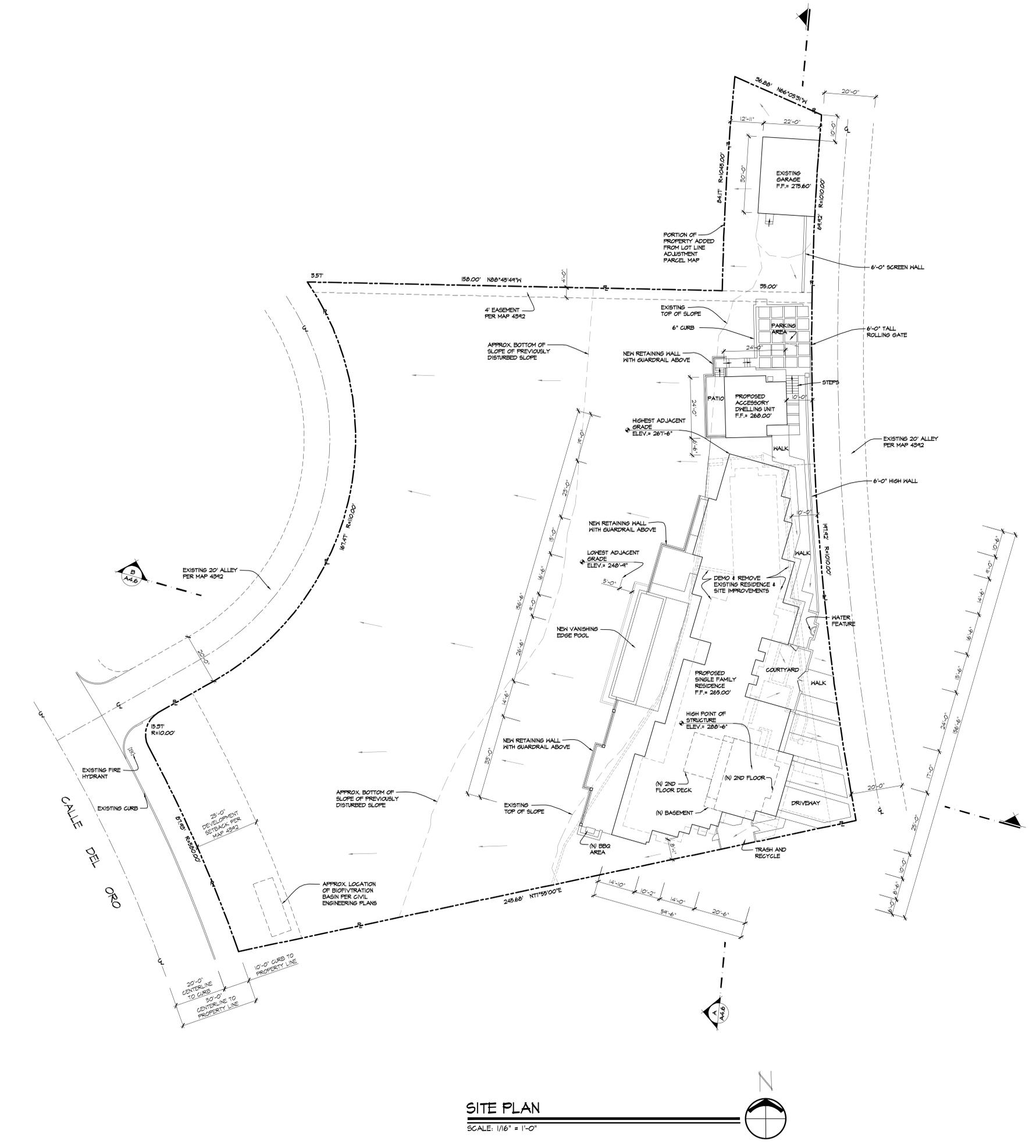
LA JOLLA SHORES 300' RADIUS SURVEY

SETBACKS

PARCEL	ADDRESS	CITY	STATE	ZIP	SQ. FT.	FRONT	SIDE	REAR
346 152 06 00	8390 Prestwick Drive	La Jolla	CA	92037	4824	10	5	85
346 190 01 00	8305 Calle Del Cielo	La Jolla	CA	92037	3731	25	4	103
346 190 02 00	8315 Calle Del Cielo	La Jolla	CA	92037	4446	40	5	44
346 201 02 00	2443 Calle Del Oro	La Jolla	CA	92037	3717	11	4	40
346 201 03 00	2457 Calle Del Oro	La Jolla	CA	92037	3057	13	10	61
346 201 04 00	2471 Calle Del Oro	La Jolla	CA	92037	2968	10	15	72
346 201 05 00	2485 Calle Del Oro	La Jolla	CA	92037	3425	10	5	74
346 201 06 00	2505 Calle Del Oro	La Jolla	CA	92037	4335	10	6	50
346 202 04 00	2470 Calle Del Oro	La Jolla	CA	92037	4126	20	6	10
346 202 05 00	2502 Calle Del Oro	La Jolla	CA	92037	3315	157	8	15
346 202 06 00	2512 Calle Del Oro	La Jolla	CA	92037	4121	130	6	30
346 202 07 00	2442 Calle Del Oro	La Jolla	CA	92037	4666	68	8	10
346 202 08 00	2456 Calle Del Oro	La Jolla	CA	92037	4062	55	4	15
346 202 09 00	2430 Calle Del Oro	La Jolla	CA	92037	6614	155	4	10
346 211 01 00	8380 Prestwick Dr	La Jolla	CA	92037	5639	10	6	80
346 211 02 00	8360 Prestwick Dr	La Jolla	CA	92037	4375	10	6	85
346 211 03 00	8344 Prestwick Dr	La Jolla	CA	92037	4612	11	4	88
346 211 04 00	8330 Prestwick Dr	La Jolla	CA	92037	2276	44	7	104
346 211 05 00	8316 Prestwick Dr	La Jolla	CA	92037	4647	10	7	110
346 211 06 00	8302 Prestwick Dr	La Jolla	CA	92037	2975	30	6	108
346 211 07 00	8294 Prestwick Dr	La Jolla	CA	92037	2714	32	6	126
346 211 08 00	8268 Prestwick Dr	La Jolla	CA	92037	3083	8	7	137
346 212 03 00	8303 Prestwick Dr	La Jolla	CA	92037	2203	15	6	167
346 212 04 00	8317 Prestwick Dr	La Jolla	CA	92037	2052	22	20	162
346 212 05 00	8335 Prestwick Dr	La Jolla	CA	92037	3122	23	8	130
346 212 06 00	8360 Prestwick Dr	La Jolla	CA	92037	4375	12	11	95
346 212 07 00	8373 Prestwick Drive	La Jolla	CA	92037	3615	31	18	92
346 250 10 00	8303 La Jolla Shores Dr	La Jolla	CA	92037	vacant	-	-	-
346 261 01 00	2521 Calle Del Oro	La Jolla	CA	92037	4900	12	6	85
346 261 02 00	2533 Calle Del Oro	La Jolla	CA	92037	3528	10	4	90
346 262 01 00	2522 Calle Del Oro	La Jolla	CA	92037	7552	115	5	18
346 262 02 00	2532 Calle Del Oro	La Jolla	CA	92037	3490	117	5	25

LA JOLLA SHORES 300' RADIUS SURVEY

PARCEL	ADDRESS	CITY	STATE	ZIP	SQ. FT.	SETBACKS		
						FRONT	SIDE	REAR
346 262 03 00	2542 Calle Del Oro	La Jolla	CA	92037	3989	112	4	30
346 262 08 00	8258 Prestwick Dr	La Jolla	CA	92037	3056	10	5	112
346 690 15 00	8420 Whale Watch Way	La Jolla	CA	92037	7767	6	5	25
346 690 16 00	8410 Whale Watch Way	La Jolla	CA	92037	8262	6	5	65
346 690 17 00	8380 Whale Watch Way	La Jolla	CA	92037	715	6	5	90
346 690 18 00	8380 Whale Watch Way	La Jolla	CA	92037	6755	10	10	0
346 690 19 00	8391 Whale Watch Way	La Jolla	CA	92037	10,784	20	6	3
346 690 29 00	8411 Whale Watch Way	La Jolla	CA	92037	10,242	110	8	12
					174135	1506	270	2658
300' average					4353.4	37.65	6.75	66.45



SITE PLAN
SCALE: 1/16" = 1'-0"

- NOTES**
1. 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).
 2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMG SECTIONS 191.0444 AND 192.0509) HIGHEST POINT ON ROOF EQUIPMENT, FIRE VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
 3. EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY.
 4. LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES.
 5. ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, PLANTED RECREATIONAL AREAS, WALKS AND DRIVENAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 50 PERCENT OF THE TOTAL PARCEL AREA.
 6. STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
 7. (E) LANDSCAPED AREA TO REMAIN: 35,000 SQ. FT.
(N) LANDSCAPED AREA: 5,800 SQ. FT.
(H) HARDSCAPE AREA: 3,600 SQ. FT.

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

PROJECT NAME:
 ZUCKERMAN RESIDENCE
 2502 CALLE DEL ORO
 LA JOLLA, CA 92037

SHEET TITLE:
 SITE PLAN

Original Date: 05/17/2019
 Sheets: 7 of 25
 DEP#

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: _____

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



ZUCKERMAN RESIDENCE
 2502 CALLE DEL ORO
 LA JOLLA, CA 92037

REVISIONS: _____

SUBMITTAL DATE: 05/17/2019

PHASE: COASTAL DEV. PERMIT

PROJECT NUMBER: 1904

REVIEWED BY: MDL

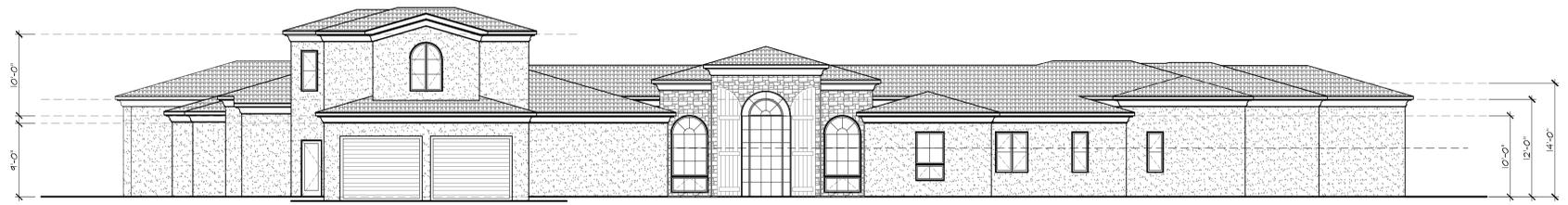
DRAWN BY: KJL

DATE: 05/17/2019

SHEET TITLE: SITE PLAN

SHEET NO.: A1.1

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EAST ELEVATION

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

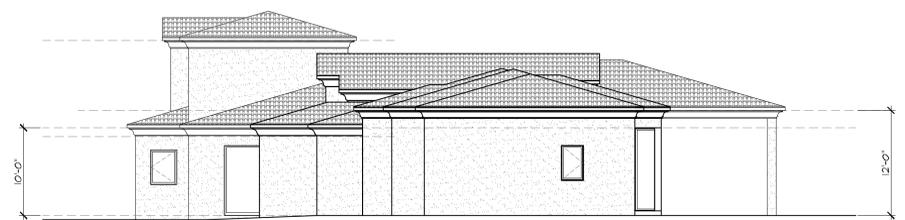
NOTE
 1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 50' ABOVE GRADE.
 2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 50 FEET IN HEIGHT PER SDMG SEC 151.0444 & 152.0505

MATERIAL SPECIFICATIONS:
ROOFING: US TILE (OR EQUAL), 2-PIECE MISSION CLAY ROOF TILE. 4-COLOR BLEND PER OWNER OVER 60# ORGANIC FELT UNDERLAYMENT. DOUBLE STACK FASCIA COURSE. ICC-ES REPORT # ESR-1011. CLASS 'A' ROOFING. 50-YEAR MINIMUM WARRANTY.
GUTTERS: CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS ECLIPSE MILLENNIUM STYLE, 1/2 OZ. OR BETTER. DOWNSPOUTS SHALL BE 4"X 1/2 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
STUCCO: LA HABRA STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER WITH METAL LATH OVER 2-LAYERS 15# ORGANIC FELT UNDERLAYMENT. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION. COLOR PER OWNER.
STONE VENEER: KRG ROCK (OR EQUAL), NATURAL STONE VENEER, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
GUARDRAIL: C.R. LAWRENCE (OR EQUAL), GLASS RAILING SYSTEM, INSTALL PER MANUFACTURER'S SPECIFICATIONS.



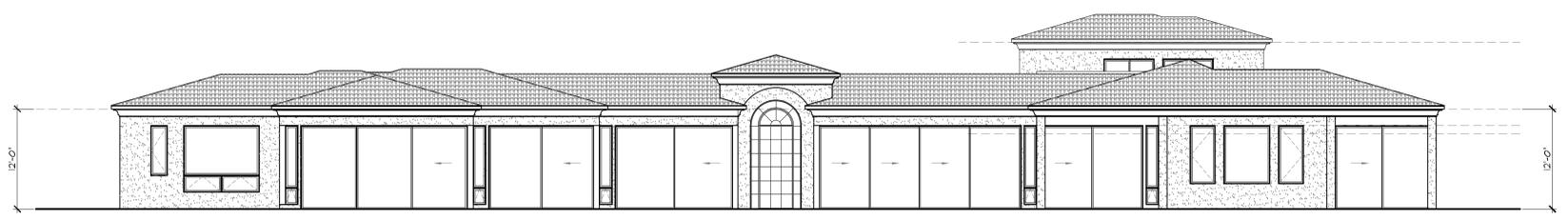
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

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



ZUCKERMAN RESIDENCE
 2502 CALLE DEL ORO
 LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE: 05/17/2019

PHASE: COASTAL DEV. PERMIT

PROJECT NUMBER: 1904

REVIEWED BY: MDL

DRAWN BY: KJL

DATE: 05/17/2019

SHEET TITLE: EXTERIOR ELEVATIONS

SHEET NO.: A3.1

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

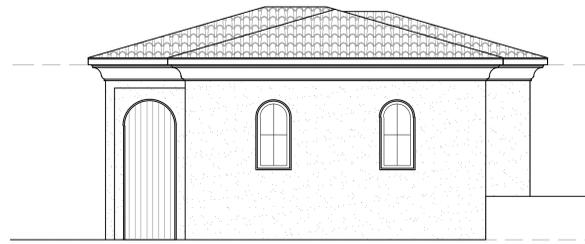
PROJECT NAME: ZUCKERMAN RESIDENCE
 2502 CALLE DEL ORO
 LA JOLLA, CA 92037

SHEET TITLE: EXTERIOR ELEVATIONS

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: _____

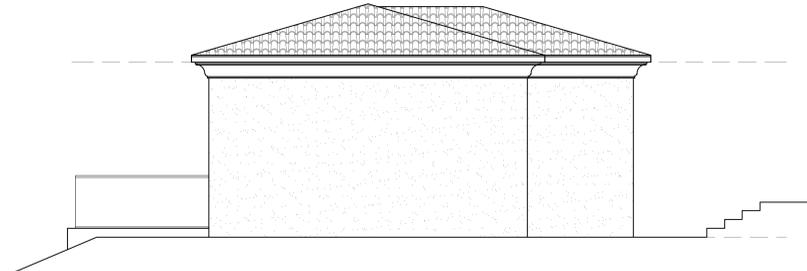
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 Sheets: 17 of 25
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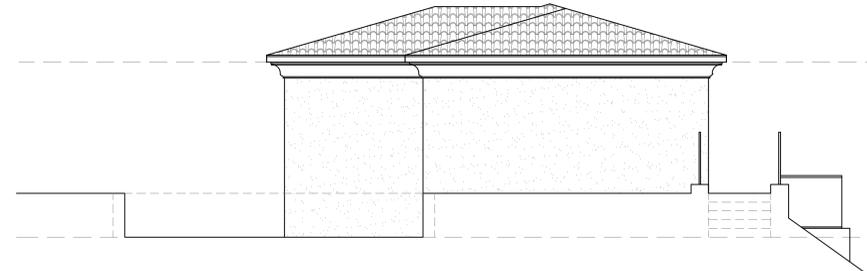
EAST ELEVATION

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



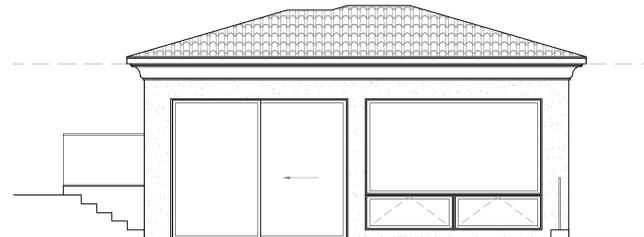
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST 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 50' ABOVE GRADE.
 2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 50 FEET IN HEIGHT PER SDMG SEC 151.0444 & 152.0505

MATERIAL SPECIFICATIONS:
ROOFING: US TILE (OR EQUAL), 2-PIECE MISSION CLAY ROOF TILE, 4-COLOR BLEND PER OWNER OVER 60# ORGANIC FELT UNDERLAYMENT, DOUBLE STACK FASCIA COURSE, ICC-ES REPORT # ESR-1011, CLASS 'A' ROOFING, 50-YEAR MINIMUM WARRANTY.
GUTTERS: CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS ECLIPSE MILLENNIUM STYLE, 1/8" OZ. OR BETTER DOWNSPOUTS SHALL BE 4"X 1/8" OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.
STUCCO: LA HABRA STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER WITH METAL LATH OVER 2-LAYERS 5# ORGANIC FELT UNDERLAYMENT, TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION, COLOR PER OWNER.
STONE VENEER: KRG ROCK (OR EQUAL), NATURAL STONE VENEER, INSTALL PER MANUFACTURER'S SPECIFICATIONS.
GUARDRAIL: C.R. LAWRENCE (OR EQUAL), GLASS RAILING SYSTEM, INSTALL PER MANUFACTURER'S SPECIFICATIONS.



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



ZUCKERMAN RESIDENCE

2502 CALLE DEL ORO
 LA JOLLA, CA 92037

REVISIONS:	
SUBMITTAL DATE:	05/17/2019
PHASE:	COASTAL DEV. PERMIT
PROJECT NUMBER:	1904
REVIEWED BY:	MDL
DRAWN BY:	KJL
DATE:	05/17/2019
SHEET TITLE:	ACCESSORY DWELLING UNIT EXTERIOR ELEVATIONS
SHEET NO.:	

PREPARED BY:	ARCHITECT MARK D. LYON, INC.	Revision 14:	_____
Name:	410 BIRD ROCK AVENUE	Revision 13:	_____
Address:	LA JOLLA, CA 92037	Revision 12:	_____
Phone #:	(858)459-1171	Revision 11:	_____
PROJECT NAME:	ZUCKERMAN RESIDENCE	Revision 10:	_____
	2502 CALLE DEL ORO	Revision 9:	_____
	LA JOLLA, CA 92037	Revision 8:	_____
SHEET TITLE:	ACCESSORY DWELLING UNIT EXTERIOR ELEVATIONS	Revision 7:	_____
		Revision 6:	_____
		Revision 5:	_____
		Revision 4:	_____
		Revision 3:	_____
		Revision 2:	_____
		Revision 1:	_____
Original Date:	05/17/2019		
Sheet:	18 of 25		
DEP#:			

A3.2

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NOTE

1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 50' ABOVE GRADE.

2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 50 FEET IN HEIGHT PER SDMG SEC 151.0444 & 152.0505

MATERIAL SPECIFICATIONS:

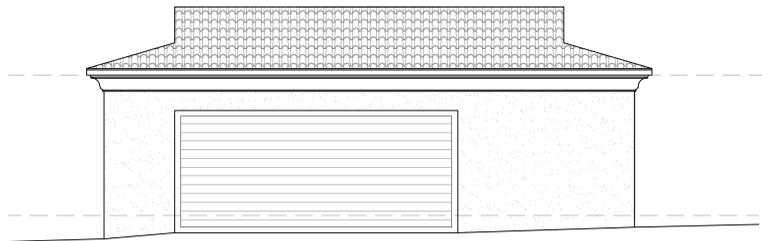
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GUTTERS: CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS ECLIPSE MILLENNIUM STYLE, 1/2" OZ. OR BETTER DOWNSPOUTS SHALL BE 4"Ø 18 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.

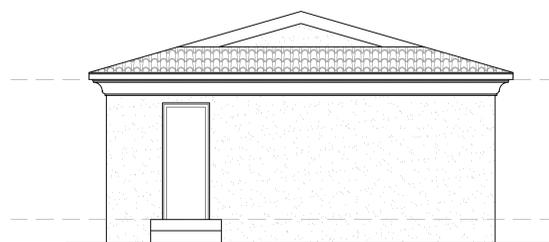
STUCCO: LA HABRA STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER WITH METAL LATH OVER 2-LAYERS 1/2" ORGANIC FELT UNDERLAYMENT, TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION, COLOR PER OWNER.

STONE VENEER: KRG ROCK (OR EQUAL), NATURAL STONE VENEER, INSTALL PER MANUFACTURER'S SPECIFICATIONS.

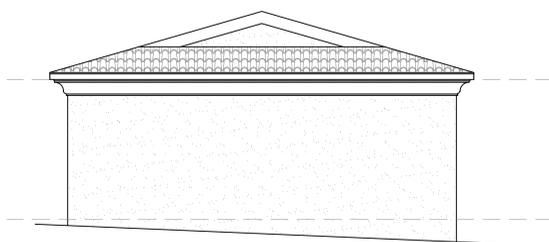
GUARDRAIL: C.R. LAWRENCE (OR EQUAL), GLASS RAILING SYSTEM, INSTALL PER MANUFACTURER'S SPECIFICATIONS.



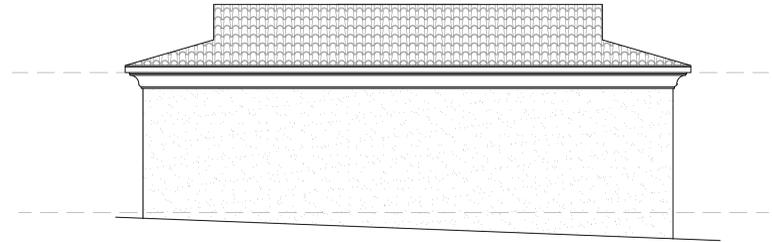
EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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

PROJECT NAME:
ZUCKERMAN RESIDENCE
2502 CALLE DEL ORO
LA JOLLA, CA 92037

SHEET TITLE:
(E) DETACHED GARAGE
EXTERIOR ELEVATIONS

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: 05/17/2019
Sheet: 19 of 25
DPP# _____

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



ZUCKERMAN RESIDENCE
2502 CALLE DEL ORO
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE: 05/17/2019

PHASE: COASTAL DEV. PERMIT

PROJECT NUMBER: 1904

REVIEWED BY: MDL

DRAWN BY: KJL

DATE: 05/17/2019

SHEET TITLE: (E) DETACHED GARAGE EXTERIOR ELEVATIONS

SHEET NO.:

A3.3

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COASTAL DEVELOPMENT PERMIT SITE DEVELOPMENT PERMIT LOT LINE ADJUSTMENT

LEGAL DESCRIPTION:

LOT 84 OF PRESTWICK ESTATES, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 13, 1959.
 LOT 18 OF LA JOLLA COSTA DORADO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6865, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 26, 1971 (FOR LOT LINE ADJUSTMENT).
 APN: 346-202-05-00 & 346-890-18-00

BENCHMARK

CITY OF SAN DIEGO BENCHMARK LOCATED AT THE SOUTHEASTERLY CORNER OF PRESTWICK DRIVE AND INVERNESS DRIVE. ELEVATION 347.411' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

- THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY CHRISTENSEN ENGINEERING & SURVEYING, DATED APRIL 01, 2019.
- THE USE OF PROPOSED LOT IS FOR SINGLE-FAMILY RESIDENTIAL.
- THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
- PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
- PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER 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.
- EASEMENT EXIST ONSITE AS SHOWN.
- AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLET AND WALKWAYS WITHIN THE PUBLIC RIGHT OF WAY.
- SITE RUNOFF WILL BE DIRECTED TO BIOFILTRATION BASIN FOR TREATMENT BEFORE LEAVING SITE AT CURB OUTLET.
- FOR LANDSCAPE AND HARDSCAPE, SEE LANDSCAPE PLAN.

GRADING DATA

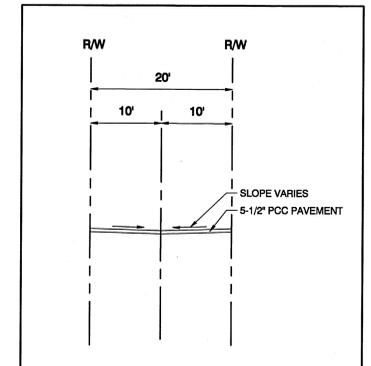
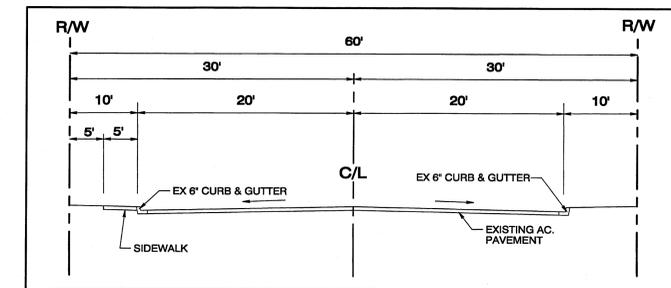
AREA OF SITE - 50,836 S.F. (1.167 AC)
 AREA OF SITE TO BE GRADED - 14,900 SF
 PERCENT OF SITE TO BE GRADED - 29.3%
 AMOUNT OF SITE WITH 25% SLOPES OR GREATER: AREA - 36653 SF, PERCENT OF TOTAL SITE - 72.1%
 AMOUNT OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110): 72.1%
 AMOUNT OF CUT - 685 C.Y. (TO FINISH SURFACE)
 AMOUNT OF FILL - 220 C.Y.
 AMOUNT OF EXPORT - 465 C.Y.
 MAXIMUM HEIGHT OF FILL SLOPE - NONE
 MAXIMUM HEIGHT OF CUT SLOPE - NONE
 MAXIMUM HEIGHT OF VERTICAL CUT: 10 FEET
 MAXIMUM HEIGHT OF VERTICAL FILL: 4 FEET
 RETAINING WALL: LENGTH: 470'; MAX HEIGHT: 10'
 EXISTING IMPERVIOUS AREA = 0.236 AC (20.2%)
 PROPOSED CREATED/REPLACED IMPERVIOUS AREA = 0.289 AC (24.8%)

CONSTRUCTION NOTES

- EXISTING WATER SERVICE TO BE KILLED
- PROPOSED 1" WATER SERVICE WITH BFP
- EX SEWER LATERAL TO BE PROTECTED IN PLACE
- PROPOSED CURB OUTLET Q100 = 0.75 CFS, V100 = 3.0 FPS
- PROPOSED CATCH BASIN (TYPICAL)
- PROPOSED AREA DRAIN (TYPICAL)
- PROPOSED RETAINING WALL (TYPICAL)
- PROPOSED BIOFILTRATION UNIT BIOFILTRATION BASIN (378 SF MIN)
- PROPOSED PERMEABLE PAVING (TYPICAL)
- EXISTING GARAGE TO REMAIN
- AREA OF LOT LINE ADJUSTMENT (SEE LOT LINE ADJUSTMENT PARCEL MAP)
- EXISTING RESIDENCE TO BE REMOVED
- PROPOSED LANDSCAPE AREA (TYPICAL)
- PROPOSED TRENCH DRAIN
- VISIBILITY TRIANGLE (TYPICAL)
- PROPOSED 6" TYPE 'G' CURB

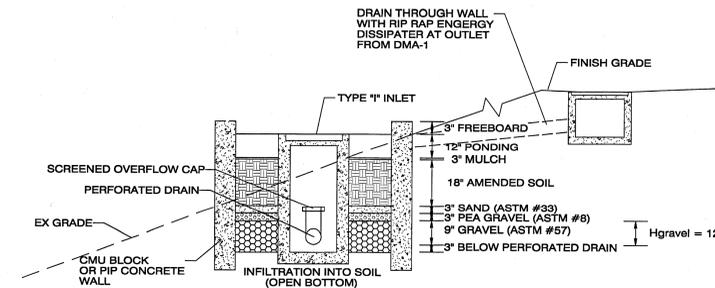
LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EXISTING GAS LINE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED 6" TRENCH DRAIN
	PROPOSED CURB OUTLET
	PROPOSED BIOFILTRATION BASIN (378 SF MIN)
	PROPOSED CATCH BASIN
	PROPOSED PVC DRAIN
	PROPOSED DOWNSPOUT
	PROPOSED AREA DRAIN
	PROPOSED LANDSCAPE AREA
	PROPOSED CONCRETE SURFACE
	PROPOSED PERMEABLE PAVERS
	PROPOSED RETAINING WALL
	PROPOSED 6" TYPE 'G' CURB



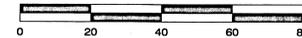
TYPICAL SECTION CALLE DEL ORO
NOT TO SCALE

TYPICAL SECTION ALLEY
NOT TO SCALE



SCALE: 1" = 20'

CONTOUR INTERVAL: 1'



PRELIMINARY

JUNE 17, 2019

ANTONY K. CHRISTENSEN, RCE 54021

Date

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92128
 PHONE: (658) 271-9901 FAX: (658) 271-8912

Project Address:
 2502 CALLE DEL ORO
 LA JOLLA, CA 92037

Project Name:
 ZUCKERMAN RESIDENCE

Sheet Title:
PRELIMINARY GRADING PLAN

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 06-12-19 REVISE DESIGN

Original Date: MAY 08, 2019

Sheet of Sheets

PTS NO. 637710

OWNER'S CERTIFICATE

WE THE OWNERS OF OR HAVE INTEREST IN THE PROPERTY COVERED BY THIS MAP HEREBY APPROVE SAID MAP AND THE FILING THEREOF.

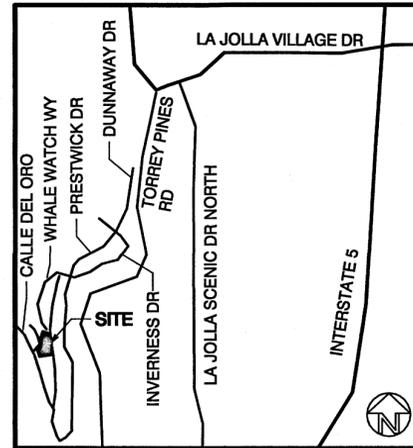
IT IS OUR INTENT TO SUBDIVIDE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

WE HEREBY DEDICATE TO THE PUBLIC USE THE PORTION OF THE ALLEY FOR USE AS PUBLIC STREET AND APPURTENANCES THERETO, AS SHOWN ON THIS MAP WITHIN THIS SUBDIVISION.

THE LEO AND EMMA ZUCKERMAN TRUST, UDT DECEMBER 11, 1991

BY: _____
LEO ZUCKERMAN, CO-TRUSTEE

BY: _____
EMMA ZUCKERMAN, CO-TRUSTEE



VICINITY MAP
NOT TO SCALE

PARCEL MAP

BEING A LOT LINE ADJUSTMENT OF LOT 84, OF PRESTWICK ESTATES UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 13, 1959 AND OF LOT 18, LA JOLLA COSTA DORADA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6865, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY FEBRUARY 26, 1971.

PARCEL MAP GUARANTEE BY: CHICAGO TITLE COMPANY, ORDER NO. _____

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LEO ZUCKERMAN IN MAY 2019.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ALL EXISTING MONUMENTS SHOWN HEREON ARE BASED ON RECORD DATA AND SHOWN FOR THE PURPOSE OF PERPETUATION. NO MEASUREMENTS HAVE BEEN VERIFIED.



ANTHONY K. CHRISTENSEN, LS 7508 _____ DATE
MY REGISTRATION EXPIRES 12-31-19

NOTARY STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC,
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION NUMBER IS _____
PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____
EXPIRES _____

SIGNATURE _____
PRINT NAME _____

NOTARY PUBLIC IN AND FOR STATE OF CALIFORNIA

NOTARY STATEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO)

ON _____ BEFORE ME, _____ A NOTARY PUBLIC,
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION NUMBER IS _____
PRINCIPAL PLACE OF BUSINESS IS COUNTY OF _____
EXPIRES _____

SIGNATURE _____
PRINT NAME _____

NOTARY PUBLIC IN AND FOR STATE OF CALIFORNIA

CHRISTENSEN ENGINEERING & SURVEYING

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSIT FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER _____ BY: _____
CLERK OF THE BOARD OF SUPERVISORS DEPUTY

DATE: _____

CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ACCEPT THOSE ITEMS LISTED IN THE CERTIFICATE SIGNED BY THE OWNERS UNDER THE CONDITIONS EXPRESSED THEREIN.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION

GREGORY P. HOPKINS
CITY LAND SURVEYOR



BY: _____
FREDERICK R. LePAGE, DEPUTY
PLS 7524

DATE _____

RECORDER'S CERTIFICATE

FILE NO. _____

FILED THIS _____ DAY OF _____, 2019 AT _____ O'CLOCK _____ M.
IN THE BOOK OF PARCEL MAPS AT PAGE _____ AT THE REQUEST OF ANTONY
K. CHRISTENSEN.

ERNEST J. DRONENBURG, JR. BY: _____
COUNTY RECORDER DEPUTY COUNTY RECORDER

FEES: \$ _____

PARCEL MAP NO.

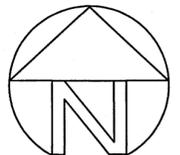
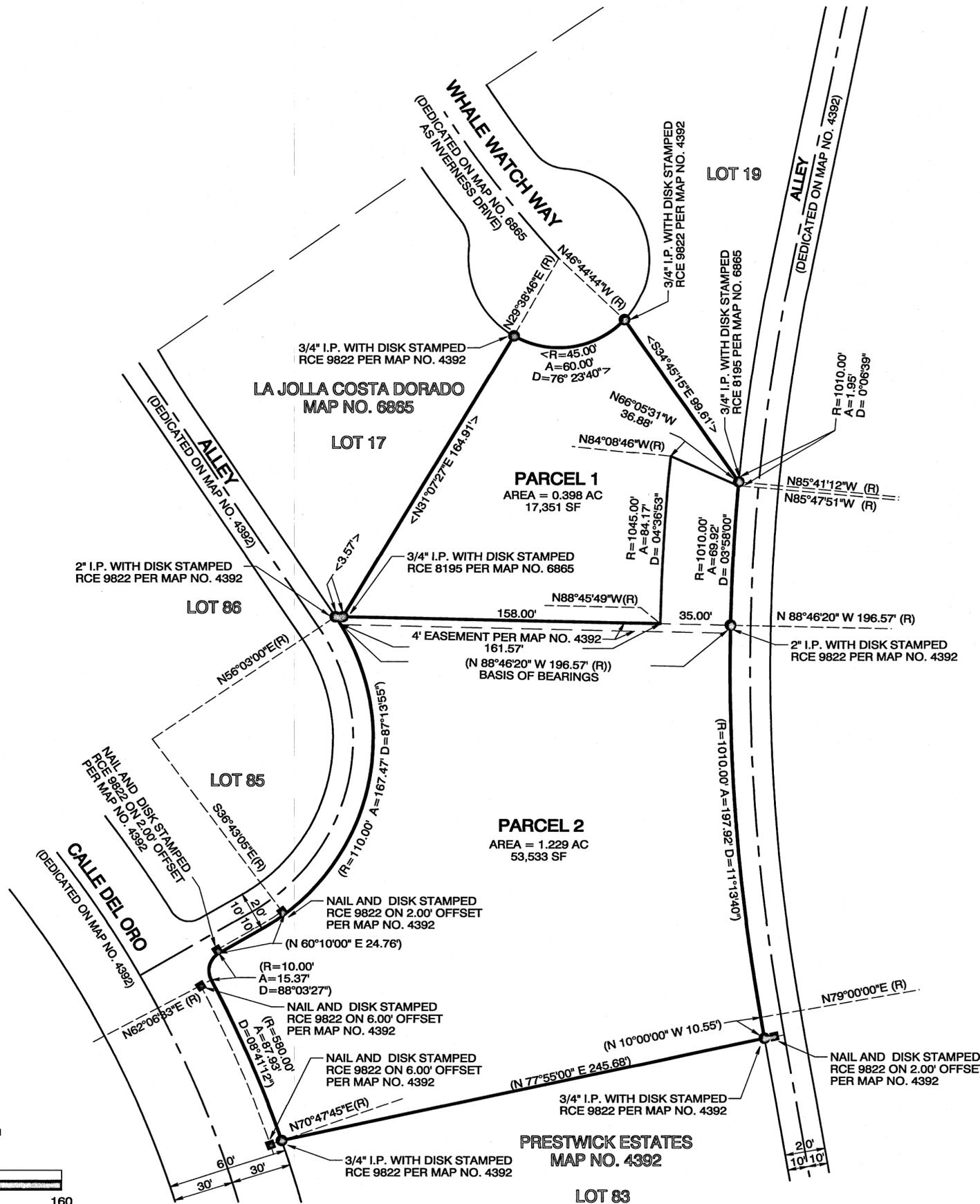
SHEET 2 OF 2 SHEETS

LEGEND

- () RECORD DATA PER MAP NO. 4392
- < > RECORD DATA PER MAP NO. 6865
- TOTAL NUMBER OF PARCELS = 2

BASIS OF BEARINGS

THE LINE COMMON BETWEEN LOT 84, MAP NO. 4392 AND LOT 18, MAP NO. 6865. I.E. N 88°46' 20" W.



SCALE: 1" = 40'

