

**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

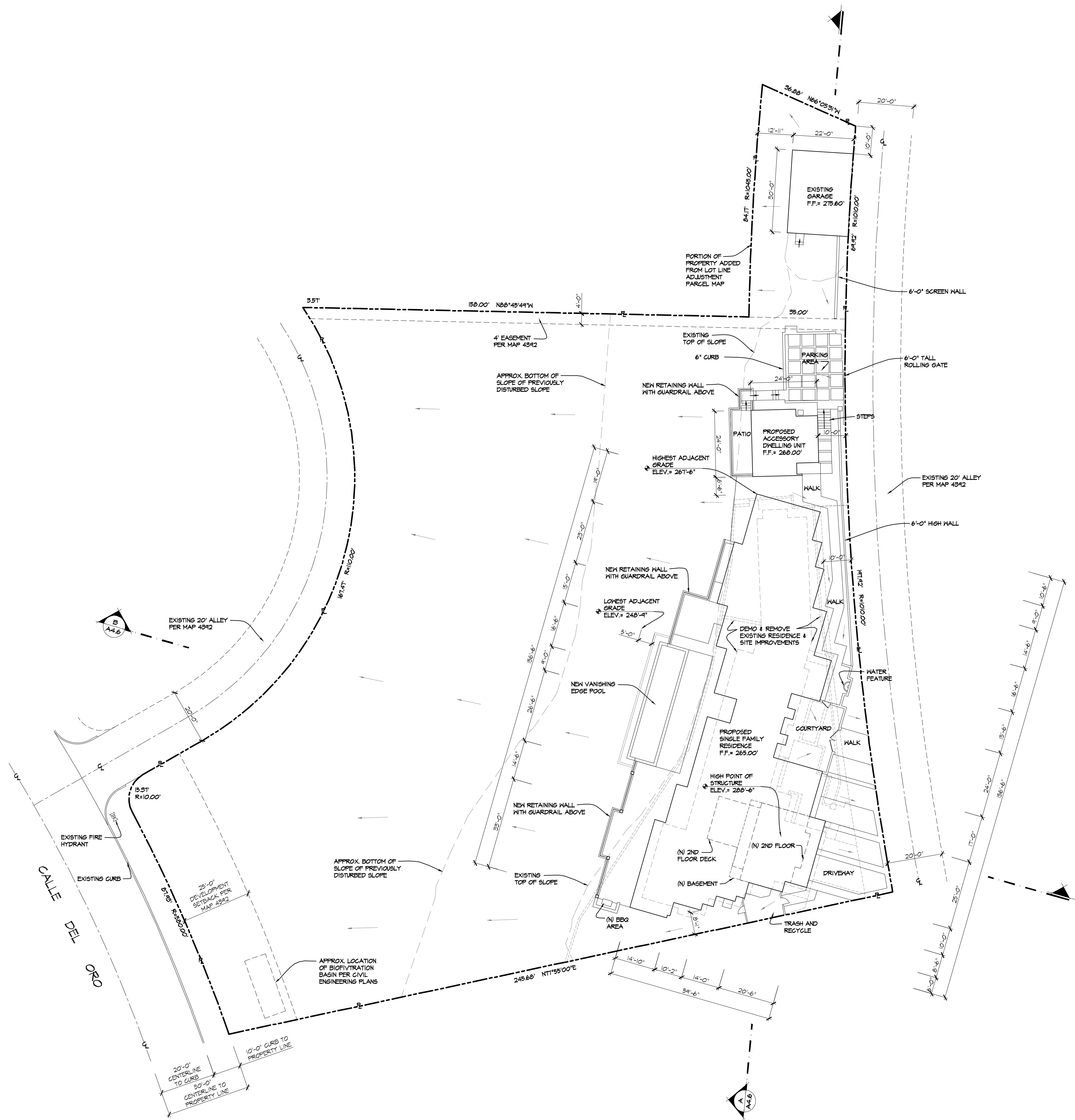
SETBACKS

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

SETBACKS

PARCEL	ADDRESS	CITY	STATE	ZIP	SQ. FT.	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

- PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM 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 181.0444 AND 182.0508) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY.
- 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 50 PERCENT OF THE TOTAL PARCEL AREA.
- STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.
- (B) LANDSCAPED AREA TO REMAIN: 35,000 SQ. FT.
(N) LANDSCAPED AREA: 5,800 SQ. FT.
(N) HARDSCAPE AREA: 3,600 SQ. FT.

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:

SITE PLAN

Revision 14: _____
Revision 13: _____
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Revision 11: _____
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Revision 1: _____

Original Date: 05/17/2019

Sheet: 7 of 25

DEP#

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

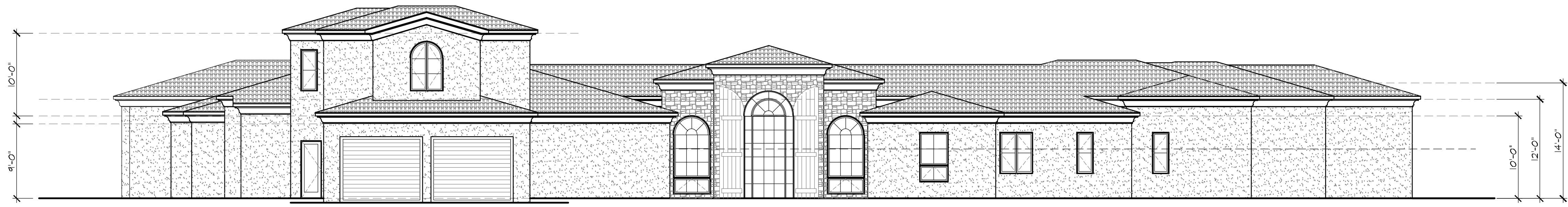
SHEET NO.:

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

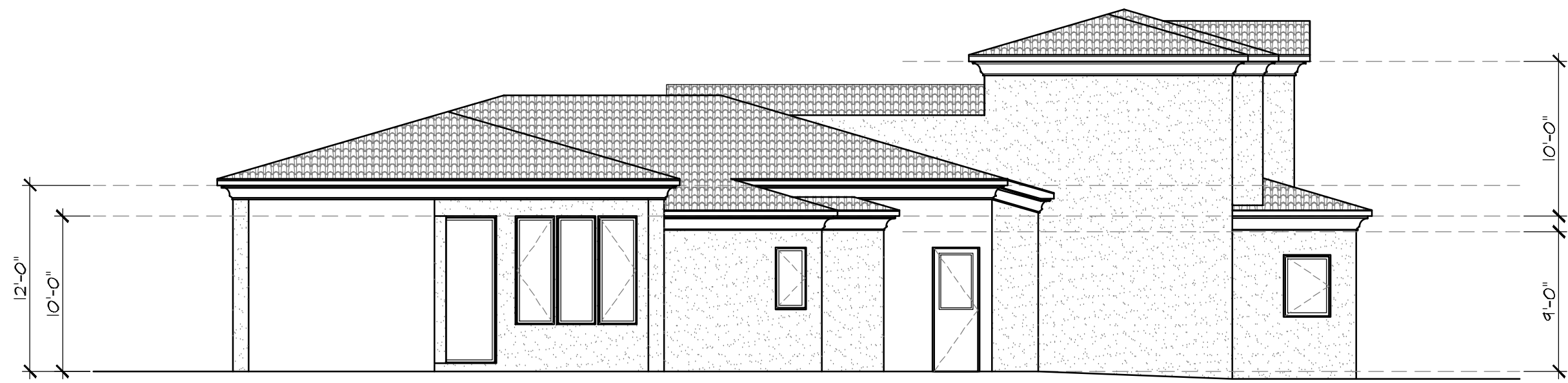


ZUCKERMAN
RESIDENCE
2502 CALLE DEL ORO
LA JOLLA, CA 92037



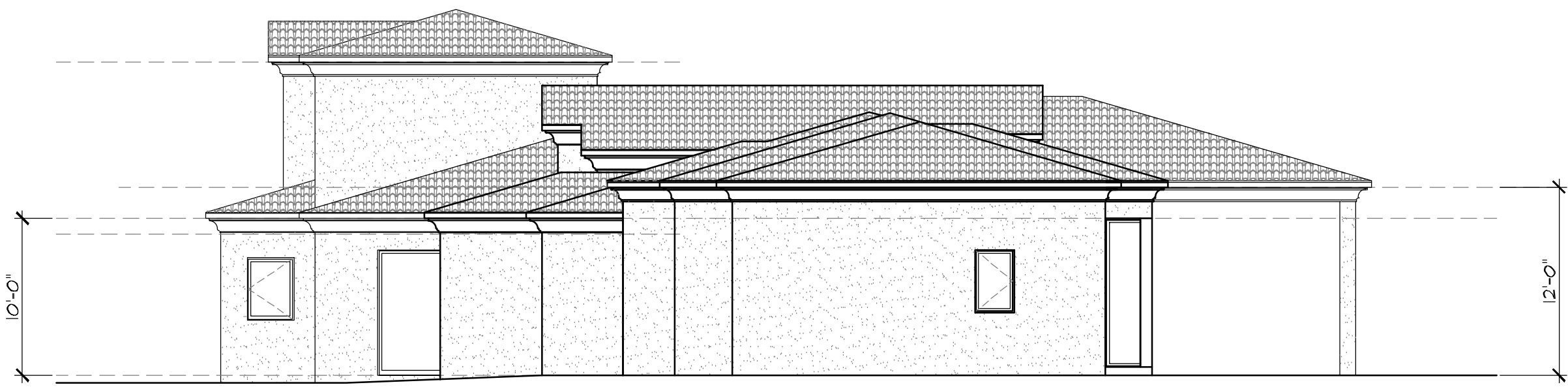
EAST ELEVATION

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



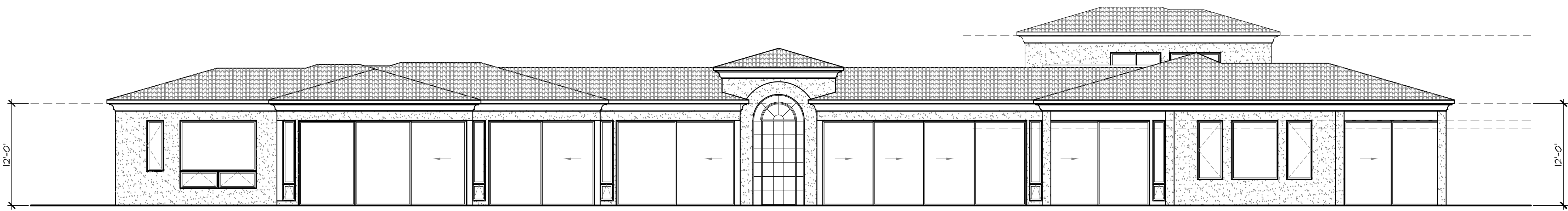
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST 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 SOMC 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 EQUIPSE MILLENNIUM STYLE, 18 OZ. OR BETTER. DOWNSPOUTS SHALL BE 4"X 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 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.



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.

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

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Revision 3:

Revision 2:

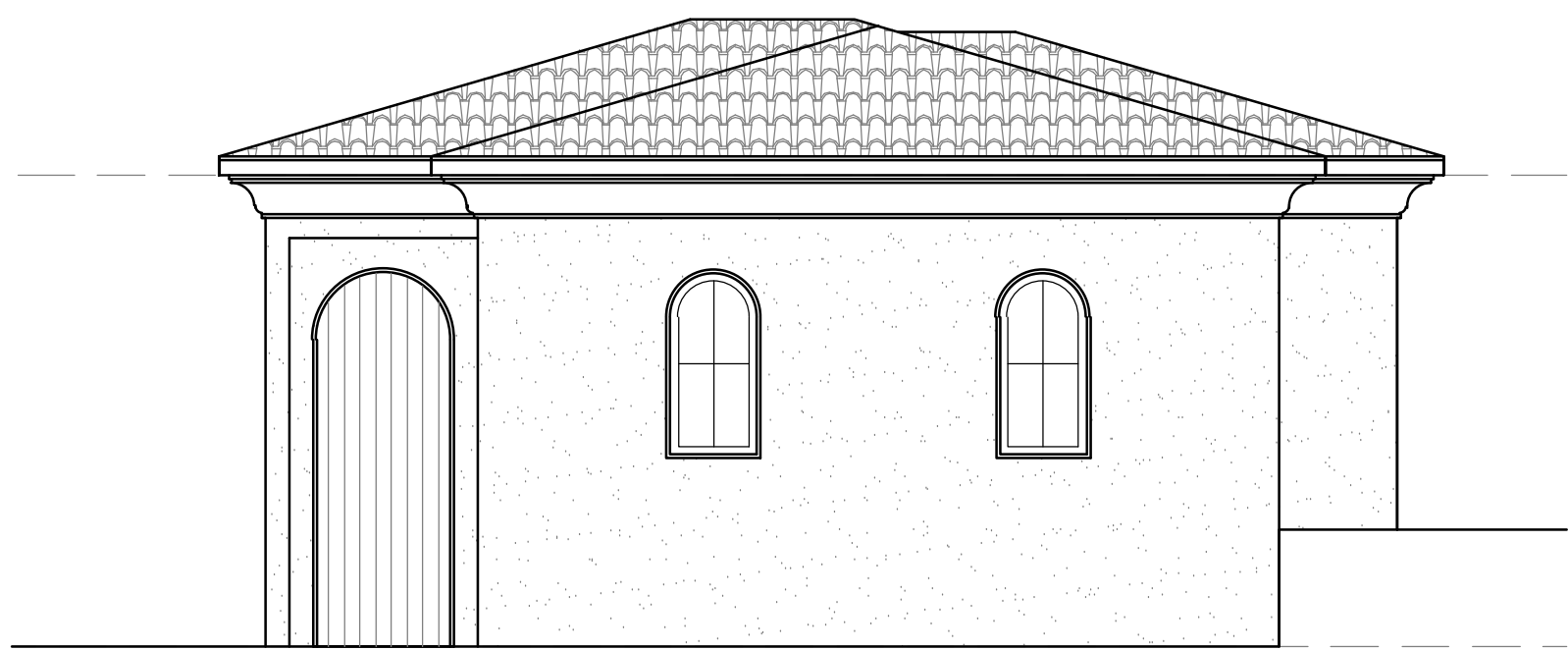
Revision 1:

Original Date: 05/17/2019

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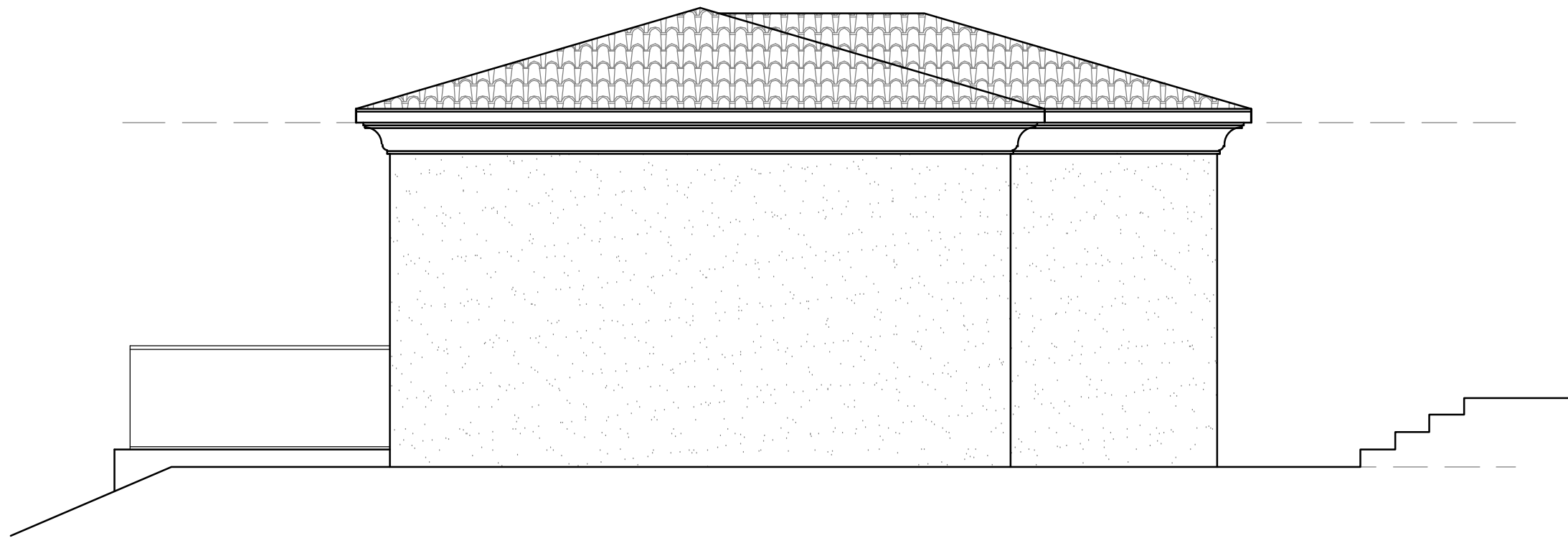
DEP#

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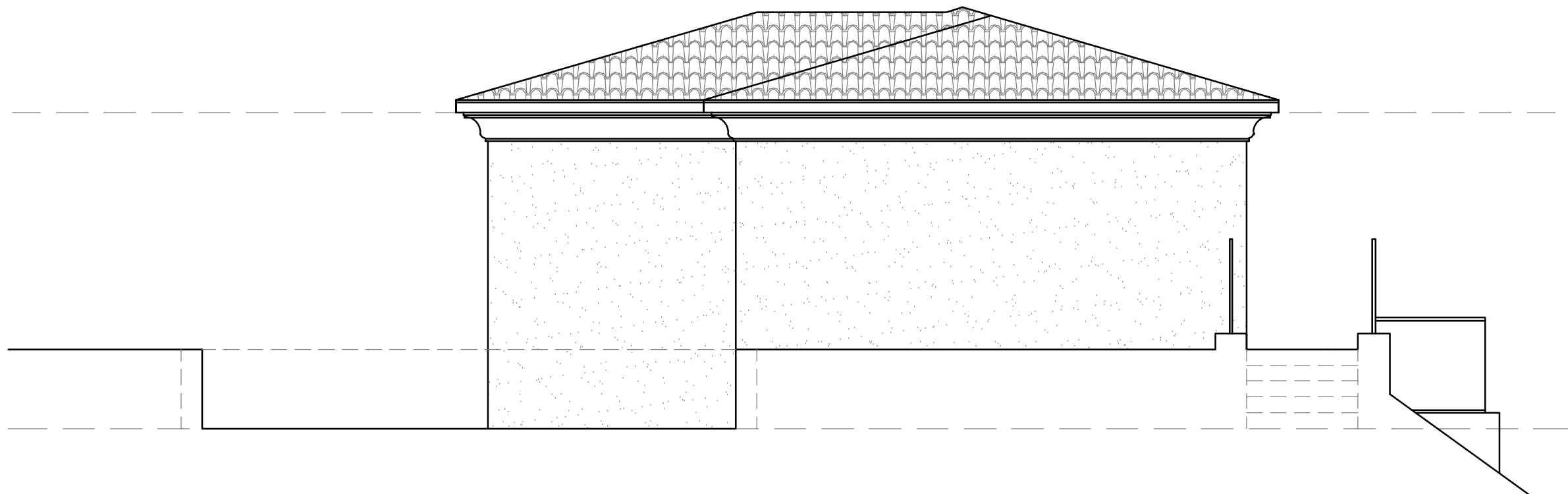
EAST ELEVATION

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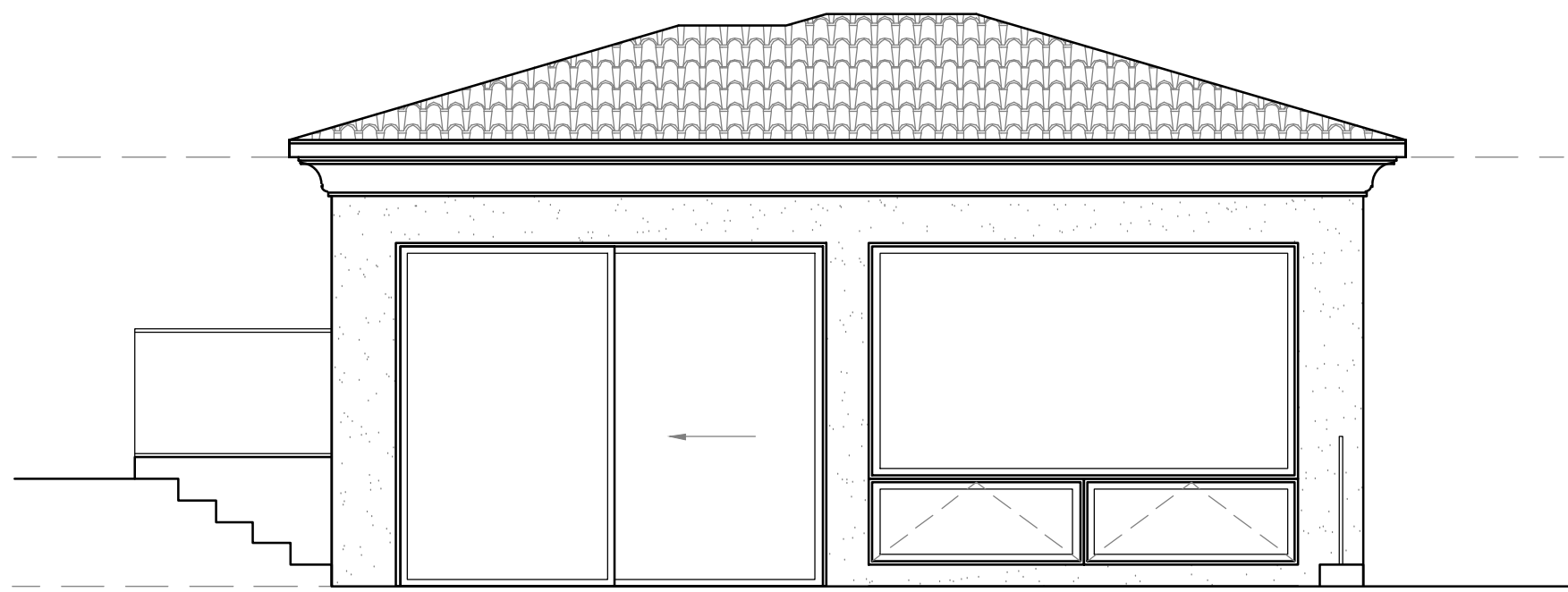
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

NOTE

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2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 50 FEET IN HEIGHT PER SOMC 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 EQUIPSE MILLENNIUM STYLE, 16 OZ. OR BETTER. DOWNSPOUTS SHALL BE 4"X 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 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.

PREPARED BY:

ARCHITECT MARK D. LYON, INC.

Name: 410 BIRD ROCK AVENUE

Address: LA JOLLA, CA 92037

Phone #: (858)459-1171

PROJECT NAME:

ZUCKERMAN RESIDENCE

2502 CALLE DEL ORO

LA JOLLA, CA 92037

SHEET TITLE:

ACCESSORY DWELLING UNIT EXTERIOR ELEVATIONS

Original Date: 05/17/2019

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Revision 3: _____

Revision 2: _____

Revision 1: _____

DATE: 05/17/2019

SHEET NO.:

18

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

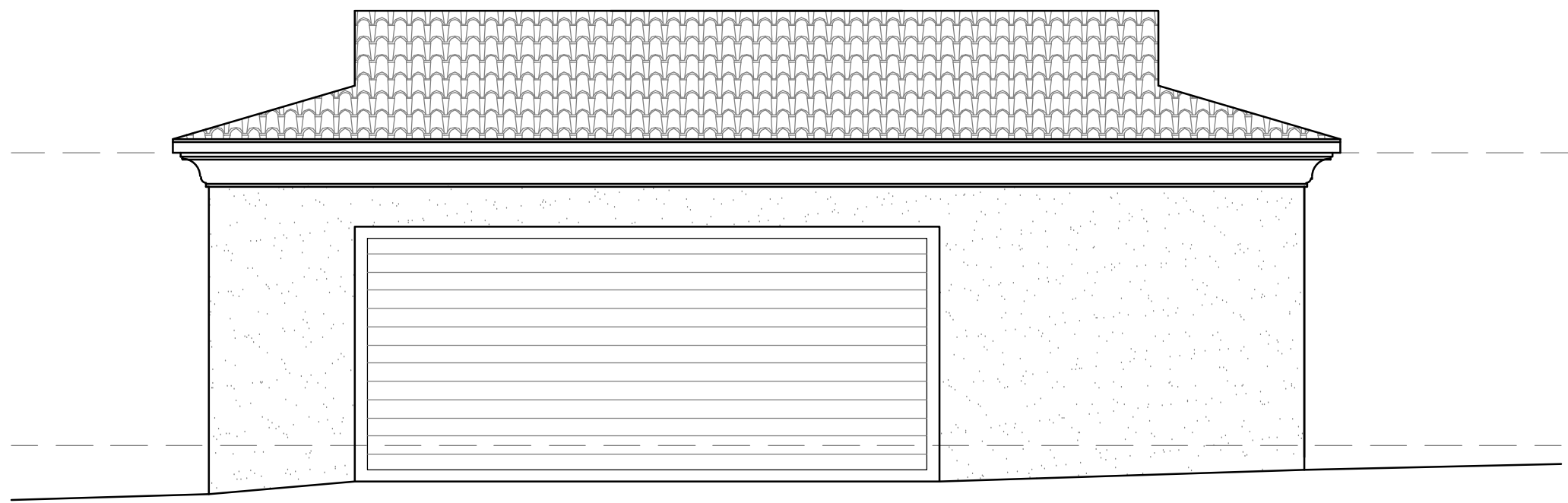
DRAWN BY: KJL

DATE: 05/17/2019

SHEET TITLE: ACCESSORY DWELLING UNIT EXTERIOR ELEVATIONS

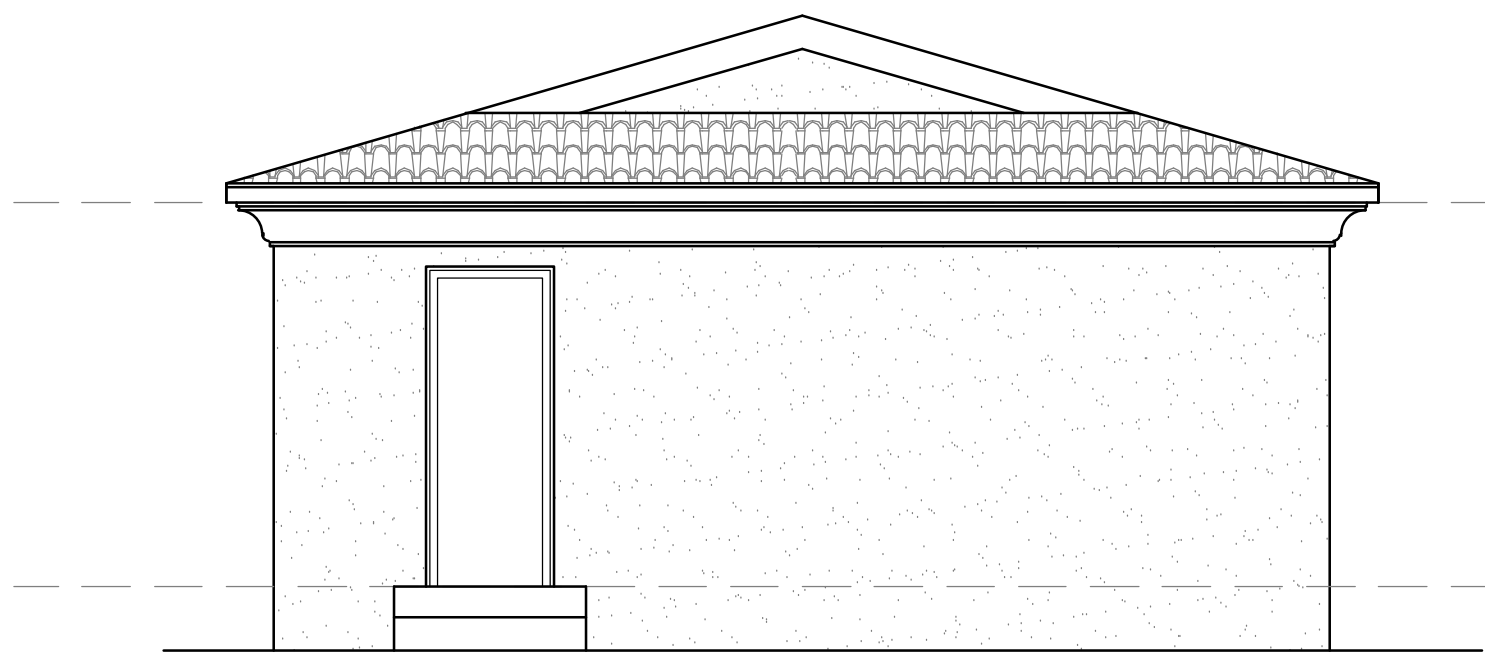
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A3.2



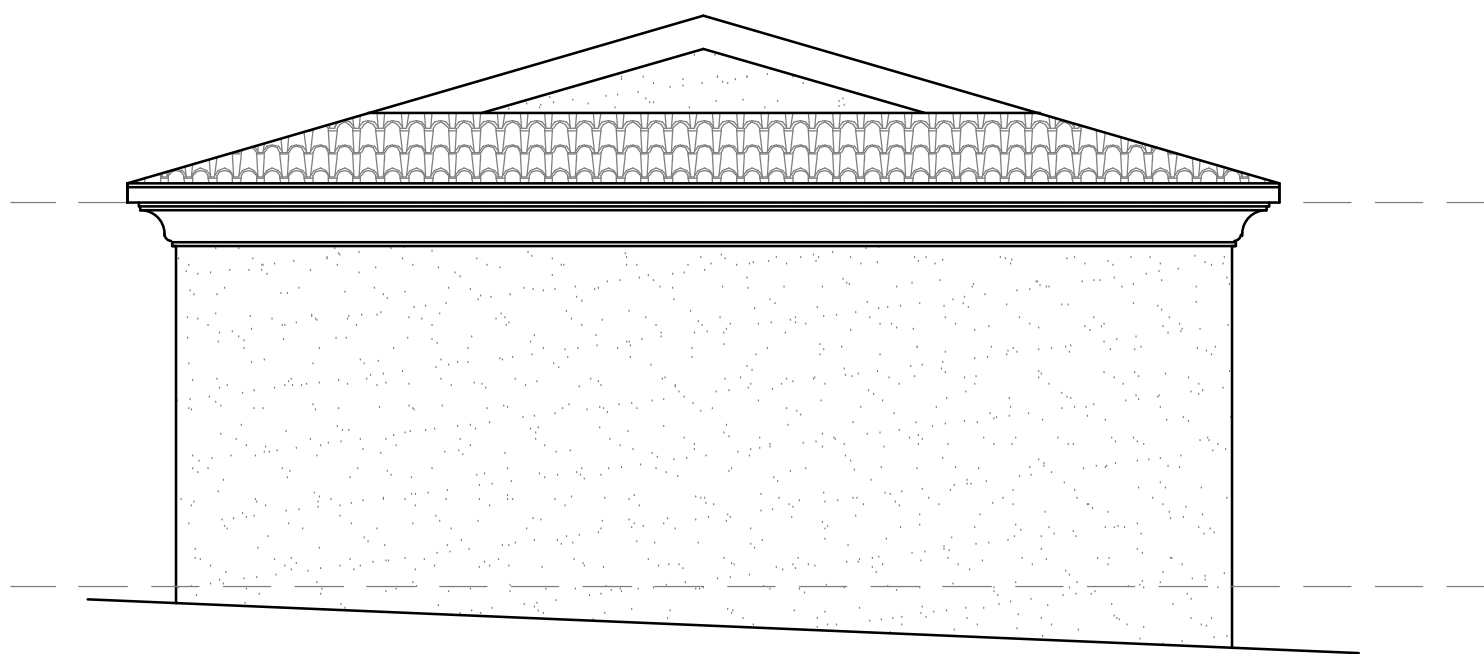
EAST ELEVATION

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



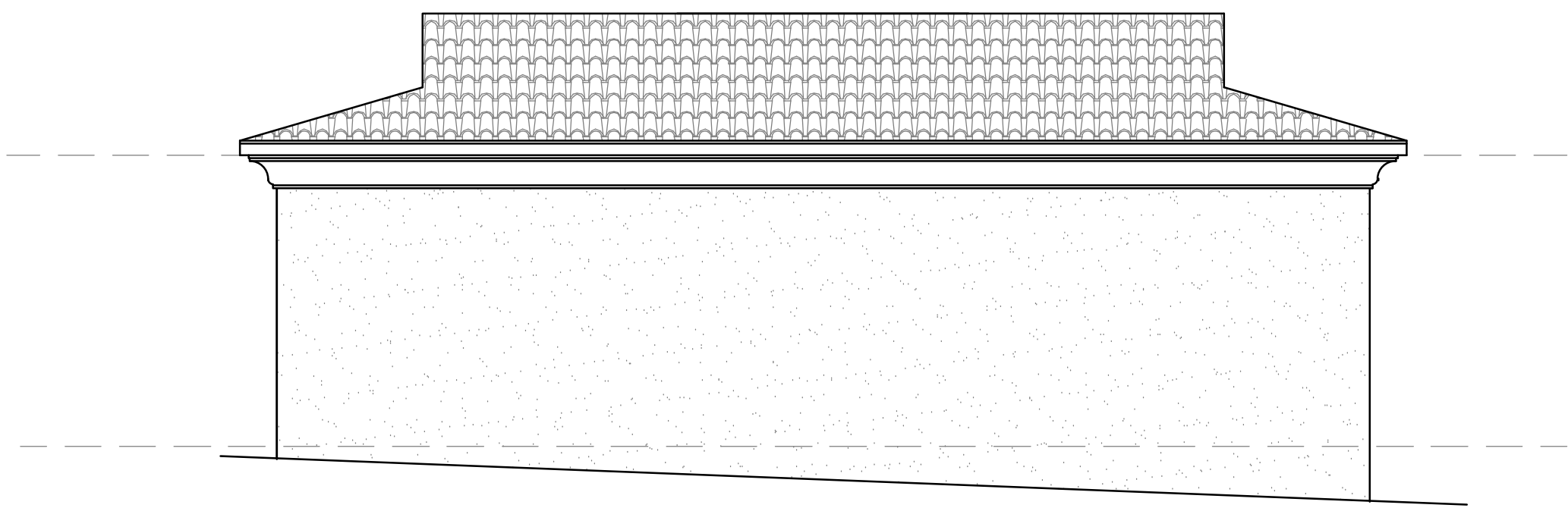
SOUTH ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

- NOTE

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2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 50 FEET IN HEIGHT PER SOMC SEC 131.0444 & 132.0505
- MATERIAL SPECIFICATIONS:

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

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:

(E) DETACHED GARAGE

EXTERIOR ELEVATIONS

Original Date: 05/17/2019

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ZUCKERMAN
RESIDENCE

2502 CALLE DEL ORO
LA JOLLA, CA 92037

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

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

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, 1999.

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

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS PHOTOGRAMMETRIC SURVEY CHRISTENSEN ENGINEERING & SURVEYING, DATED APRIL 01, 2019.
2. THE USE OF PROPOSED LOT IS FOR SINGLE-FAMILY RESIDENTIAL.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE.
5. 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.
6. EASEMENT EXIST ONSITE AS SHOWN.
7. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE CURB OUTLET AND WALKWAYS WITHIN THE PUBLIC RIGHT OF WAY.
8. SITE RUNOFF WILL BE DIRECTED TO BIOFILTRATION BASIN FOR TREATMENT BEFORE LEAVING SITE AT CURB OUTLET.
9. 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 - 485 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'

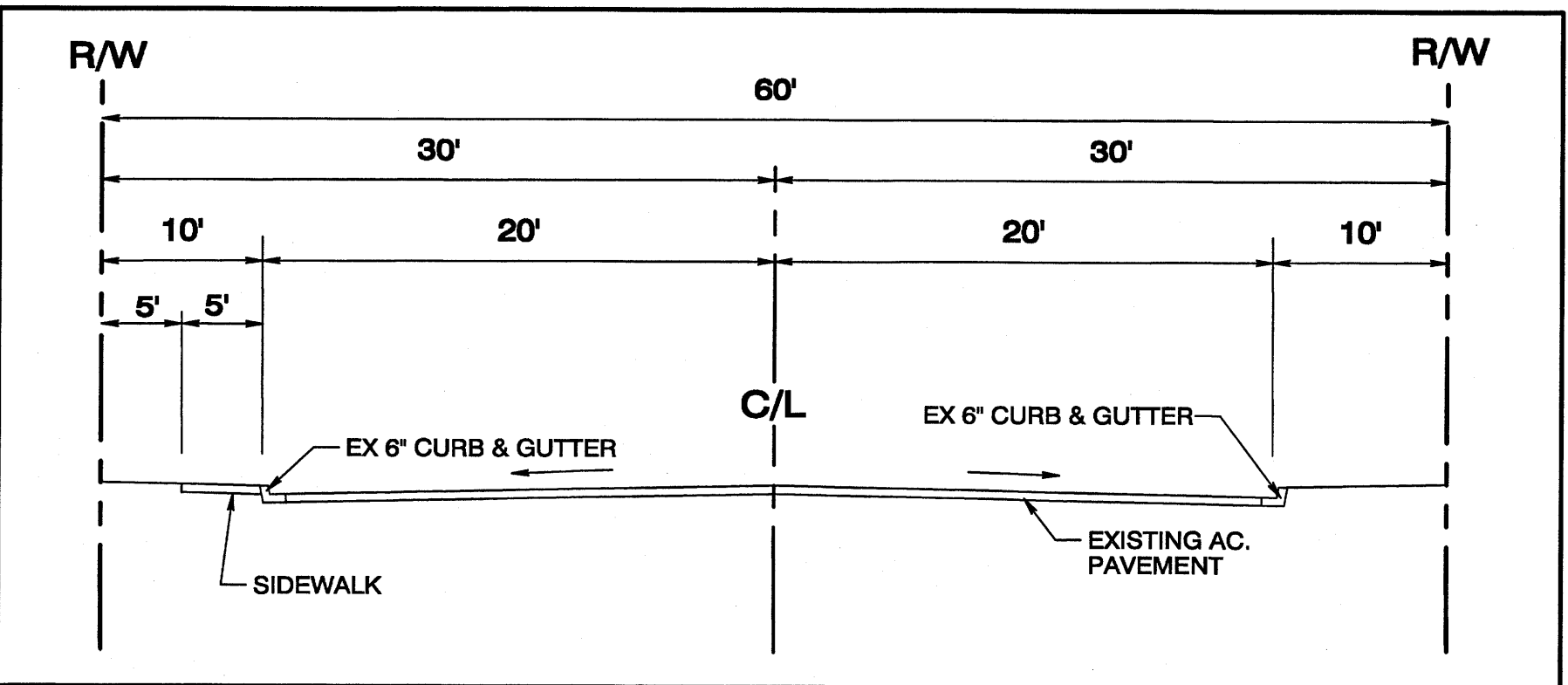
EXISTING IMPERVIOUS AREA = 0.236 AC (20.2%)
PROPOSED CREATED/REPLACED IMPERVIOUS AREA = 0.289 AC (24.8%)

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING OVERHEAD LINES
- 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

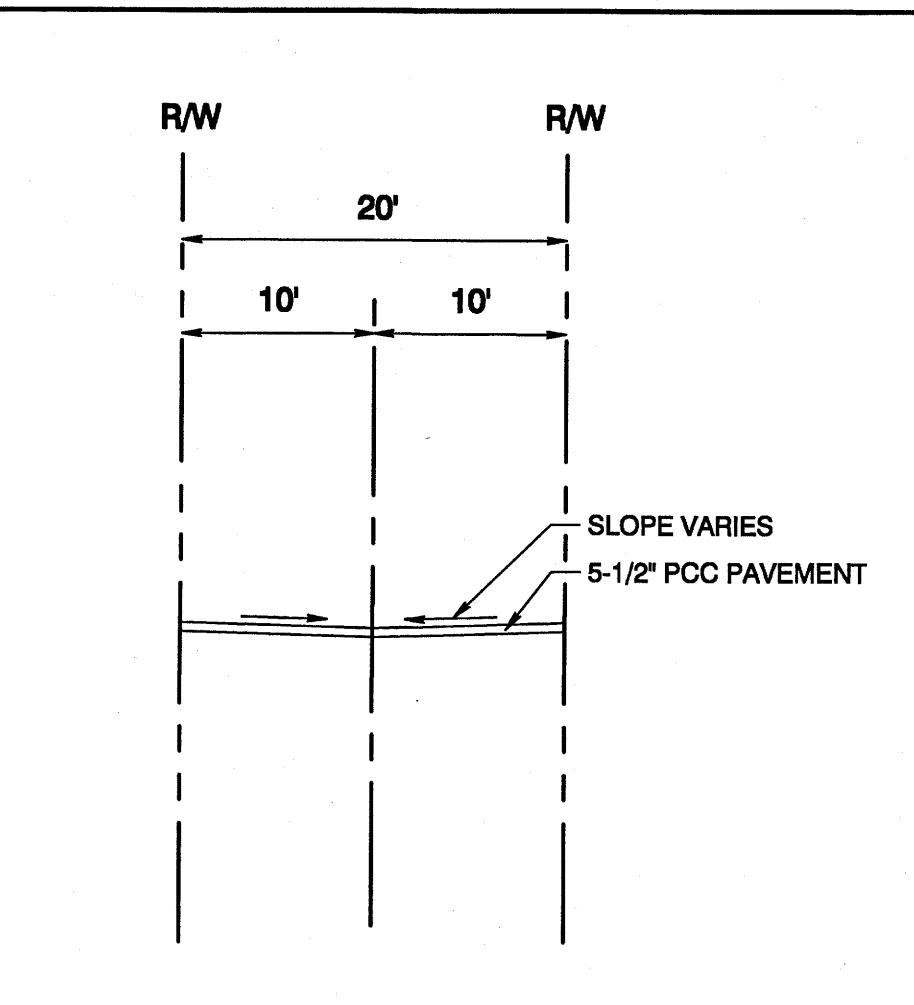
CONSTRUCTION NOTES

1. EXISTING WATER SERVICE TO BE KILLED
2. PROPOSED 1" WATER SERVICE WITH BFP
3. EX SEWER LATERAL TO BE PROTECTED IN PLACE
4. PROPOSED CURB OUTLET Q100 = 0.75 CFS, V100 = 3.0 FPS
5. PROPOSED CATCH BASIN (TYPICAL)
6. PROPOSED AREA DRAIN (TYPICAL)
7. PROPOSED RETAINING WALL (TYPICAL)
8. PROPOSED BIOFILTRATION UNIT BIOFILTRATION BASIN (378 SF MIN)
9. PROPOSED PERMEABLE PAVING (TYPICAL)
10. EXISTING GARAGE TO REMAIN
11. AREA OF LOT LINE ADJUSTMENT (SEE LOT LINE ADJUSTMENT PARCEL MAP)
12. EXISTING RESIDENCE TO BE REMOVED
13. PROPOSED LANDSCAPE AREA (TYPICAL)
14. PROPOSED TRENCH DRAIN
15. VISIBILITY TRIANGLE (TYPICAL)
16. PROPOSED 6" TYPE 'G' CURB



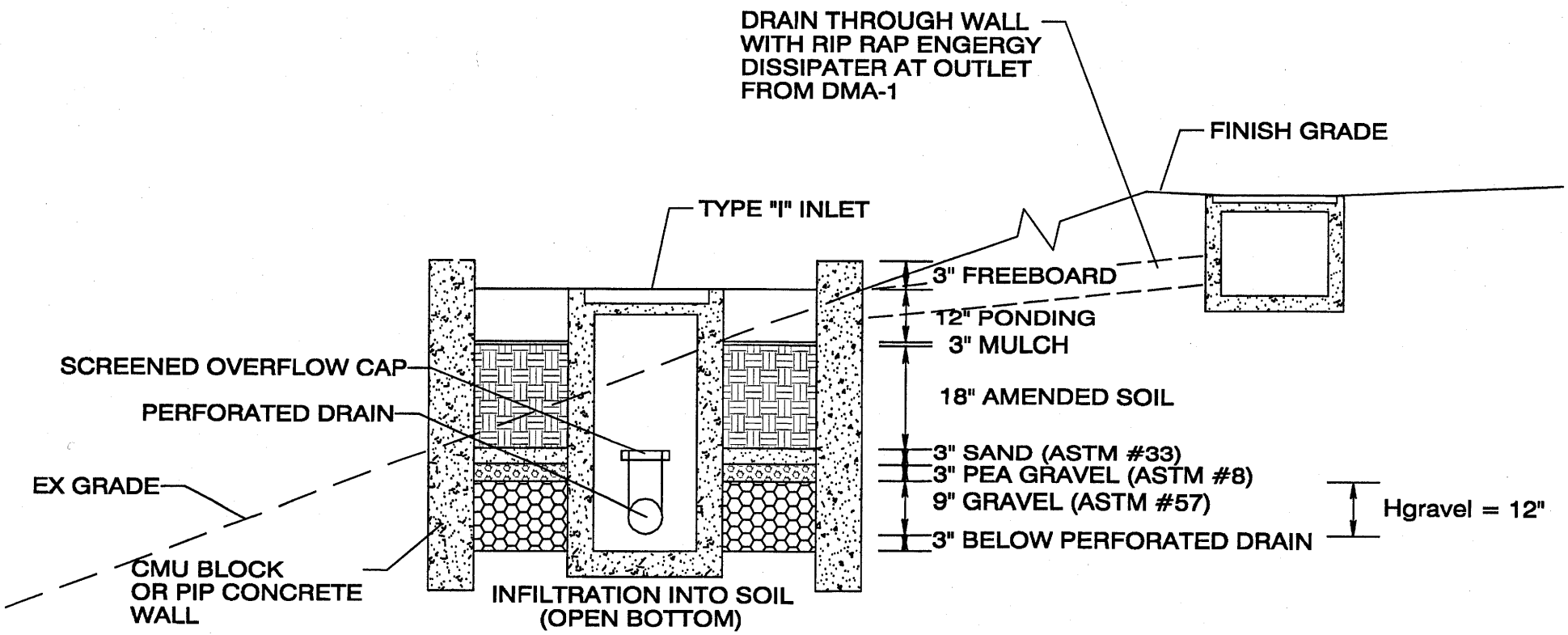
TYPICAL SECTION
CALLE DEL ORO

NOT TO SCALE



TYPICAL SECTION
ALLEY

NOT TO SCALE

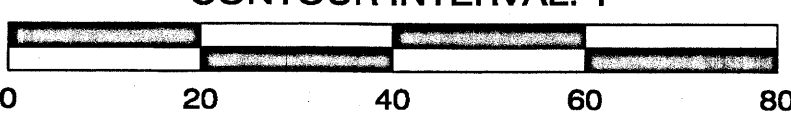


LOT BIOFILTRATION BASIN
DETAIL (PVT)

NOT TO SCALE

SCALE: 1" = 20'

CONTOUR INTERVAL: 1'



PRELIMINARY

ANTONY K. CHRISTENSEN, RCE 54021

JUNE 17, 2019

Date



Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE 'J'
SAN DIEGO, CA 92126
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

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.

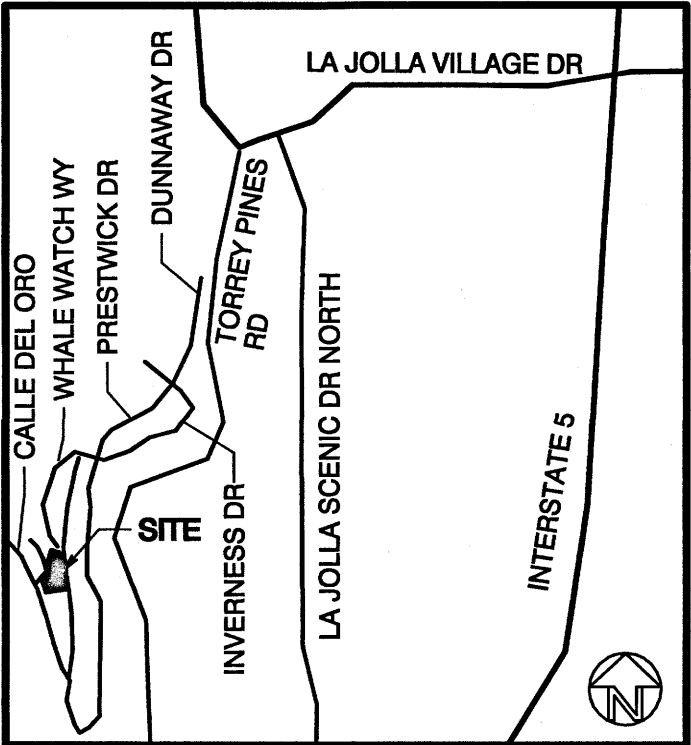
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT
THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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



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 AP-PROVED 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.



ANTONY K. CHRISTENSEN, LS 7508
MY REGISTRATION EXPIRES 12-31-19

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 _____

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
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

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: \$ _____

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.

