

**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): Moore's La Jolla
- Address and APN(s): 626 Arenas St Unit A La Jolla CA 92037 APN: 351121701
- Project contact name, phone, e-mail: John Waters 202-688-7676 john@annesneed.com
- Project description: (N) ROOF DECK, (N) EXT. SPIRAL STAIRCASE TO ROOF, (1) (N) SLIDING DOOR REPLACING EXISTING SLIDING, (1) (N) WINDOW REPLACING EXISTING WINDOW, INT. REMODEL
- In addition to the project description, please provide the following:
  - lot size: 7000 SQ. FT.
  - existing structure square footage and FAR (if applicable): %75
  - proposed square footage and FAR: NO CHANGE, 2485
  - existing and proposed setbacks on all sides: FRONT 15', REAR ALLEY 5', INTERIOR SIDE 5', STREET SIDE 10'
  - height if greater than 1-story (above ground): 26.5'
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): GENERAL ACCEPTANCE / APPROVAL

**For Action Items**

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): Project #627243
- Address and APN(s): 626 Arenas St Unit A La Jolla CA 92037 APN: 351121701
- Project contact name, phone, e-mail: John Waters 202-688-7676 john@annesneed.com
- Project description: (N) ROOF DECK, (N) EXT. SPIRAL STAIRCASE TO ROOF, (1) (N) SLIDING DOOR REPLACING EXISTING SLIDING, (1) (N) WINDOW REPLACING EXISTING WINDOW, INT. REMODEL
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  - lot size: 7000 SQ. FT.
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  - proposed square footage and FAR: NO CHANGE, 2485
  - existing and proposed setbacks on all sides: FRONT 15', REAR ALLEY 5', INTERIOR SIDE 5', STREET SIDE 10'
  - height if greater than 1-story (above ground): 26.5'

**Exhibits and other materials to provide:**

Please provide the following 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

**(CONTINUED ON THE NEXT PAGE)**

**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](http://www.sandiego.gov/planning)

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD, SITE CONDITIONS, EXISTING TOPOGRAPHY, LOCATION OF UTILITIES AND/OR OBSTACLES IN THE FIELD AND SHALL REPORT ANY CONFLICTS OR INCONGRUENCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. THE CONTRACTOR SHALL STATE OUT THE BUILDING FOR THE ARCHITECTS AND OWNERS REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. WHERE NO DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK, NEW OR EXISTING, OR THE ARCHITECT NOTIFIED.
3. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION, LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. DUE TO SUBROGATION PROCESSES, THESE PLANS MAY NOT BE IDENTICAL TO SCALE, THEREFORE, THE LOCAL AND LOCAL AREA SHALL BE THE BASIS FOR CONSTRUCTION.
4. PLANS IDENTICAL TO A SET ON ANY OR ALL SHEETS MAY BE SUBJECT TO REVIEW BY THE ARCHITECT, OR OTHERS SUCH AS THE BUILDER, BUILDING INSPECTION DEPARTMENT. THIS REVIEW MAY RESULT IN CHANGES WHICH MAY BE MADE TO THE PLANS PRIOR TO ISSUANCE OF THE FINAL CONSTRUCTION SET WHICH WILL CONTAIN NO BID SET DESIGNATIONS.
5. ALL REQUIRED APPROVALS MUST BE OBTAINED FROM THE FIRE AND HAZARD PREVENTION SERVICES BEFORE THE BUILDING IS OCCUPANCY.
6. THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
7. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH: TITLE 24, PART 2.3, 4.5, 4.6 AND 6 CCR, 2010 CBC, 2010 EDITION NFPA 101, LIFE SAFETY CODE, ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THESE CODES AND ALL APPLICABLE LOCAL ORDINANCES. WHERE CONTRACT DOCUMENTS EXCEED THESE REQUIREMENTS WITHOUT VIOLATING CODE AND REGULATION REQUIREMENTS, CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE, WHERE CODES CONFLICT, THE MORE STRINGENT SHALL APPLY.
8. CONTRACTOR SHALL PROVIDE ALL BARRIERS/BARRICADES TO PROTECT THE GENERAL PUBLIC DURING CONSTRUCTION PER USC CHAPTER 333 AND LOCAL CITY ORDINANCES.
9. IF BUILDING INSPECTION DETERMINES NONCOMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISIONS OF THE LAW, HE/ SHE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE PLAN REVIEW DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT FOR FUTURE REVIEW. PLANS MUST CLEARLY SHOW ALL EXISTING NON-COMPLYING CONDITIONS AFFECTED BY REMODEL, INCLUDING SITE PLANS, DETAILS, ETC. AND PROPOSED MODIFICATIONS OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS. NONCOMPLIANCE WILL BE STATED AS SUCH IN THE INSPECTION REPORT FOR THE PLAN.
10. WHERE CONFLICTS ARISE BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN.
11. A PLANNING FINAL INSPECTION IS REQUIRED. THE H FORM SHALL BE FILLED OUT AND ALL LANDSCAPING SHALL BE INSTALLED AS PER THE APPROVED LANDSCAPE PLAN PRIOR SCHEDULING THE INSPECTION.
12. A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGS SECTION 4.406.1
13. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN, PER CGS SECTION 4.406.2
14. THE CONTRACTOR/BUILDER TO PROVIDE AN OPERATIONAL MANUAL, (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES FOR THE OWNER AT THE END OF FINAL INSPECTION. CGS SECTION 4.401.1)
15. PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL, WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGS 102.3
16. WEATHER RESISTANT TYPE GFTS SHALL BE INSTALLED FOR RECEPTABLES IN DAMP OR WET LOCATIONS.
17. ALL DIMENSIONS ARE ROUGH AND TO STUD LINE U.N.O.
18. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED IN FIELD BEFORE COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
19. REFERENCE TO ANY DETAIL OR DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DRAWING OR DETAIL.
20. THESE DRAWINGS ARE ONLY REPRESENTATIVE WITH DETAILS TO ASSIST THE CONTRACTOR DRAWINGS DOES NOT ILLUSTRATE EVERY CONDITION

[illegible]

A.B.	ANCHOR BOLT	DWLS	DOWELS	IN	INCH	REQ (D)	REQUIRED
ABV.	ABOVE	DWR	DRAWER	INCL	INCLUDED	REQS	REQUIRED
A.C.	ASPHALTIC CONCRETE	E	EAST	I.E.	INVERT ELEVATIONS	RE-SAWN	RE-SAWN
	AIR CONDITIONING	E	EACH	INSUL	INSULATION	R.M.	ROOM
ACOUS	ACOUSTIC	E.B.	EXPANSION BOLT	INT	INTERIOR	S	SOUTH
A.D.	ACCESS DOOR/AREA DRAIN	E.J.	EXPANSION JOINT	JAN	JANITOR	SC	SOLID CORE
ADD	ADDENDUM	E.L.	ELEVATOR	JST	JOIST	SCHED	SCHEDULE
ADJ	ADJUSTABLE	ELEV	ELEVATION	JT	JOINT	SHT	SHEET
A.F.F.	ABOVE FINISH FLOOR	ELC	ELECTRICAL	KIT	KITCHEN	S.F.	SQUARE FEET
AL	ALUMINUM	E.N.	EDGE NAIL	LAM	LAMINATED	SM	SIMILAR
ALT	ALTERNATE	ENC	ENCLOSURE	L.G.	LAG BOLT	SIP	SPACING
ANOD	ANODIZED	EQ	EQUAL	L.L.	LIVE LOAD	SPEC	SPECIFICATION
ARCH	ARCHITECTURAL	E.W.	EACH WAY	LLH	LONG LEG VERTICAL	SQ	SQUARE
ASPH	ASPHALT	EXT	EXTERIOR	LONGIT	LONGITUDINAL	S.S.	STAINLESS STEEL
B	AT	EXIST	EXISTING	L.P.	LOW POINT	STAGG	STAGGERED
B	BOARD	F.B.	FLAT BAR	L.W.C.	LIGHT WEIGHT CONCRETE	STD	STANDARD
BET	BETWEEN	F.D. FD	FLOOR DRAIN, FRENCH DOOR	MAS	MASONRY	STIFF	STIFFENED
B.F.	BOTTOM FOOTING	F.F.	FINISHED FLOOR/FACTORY FINISH	MATL.	MATERIAL	STR	STRUCTURAL
BLDG	BUILDING	FDN	FOUNDATION	MAX	MAXIMUM	STL	STEEL
BLKG	BLOCKING	F.FE	FIRE EXTINGUISHER	M.C.	MEDICINE CABINET	T	TREAD
BM	BENCH MARK	F.E.C.	FIRE EXTINGUISHER CABINET	MECH	MECHANICAL	TEMPER	TEMPERED
B.N.	BOUNDARY NAIL	F.F.E.	FINISH FLOOR ELEVATION	MEMB	MEMBRANE	T.C.	TOP OF CURB/STOP OF CONC.
BOT	BOTTOM	FIN	FLOOR	MET	METAL	T & G	TONGUE AND GROOVE
BRS	BEARING	FLUOR	FLUORESCENT	MFR	MANUFACTURER	THR	THRESHOLD
BSMT	BASEMENT	F.N.	FIELD OF NAILING	MIN	MINIMUM	T.J.	TOOLED JOINT
B.U.	BUILD UP	F.O.	FACE OF (SPEIFY ITEM)	MISC	MISCELLANEOUS	T.N.	TOE NAIL
CAB	CABINET	F.O.B.	FACE OF BRICK	N	NORTH	T.O.	TOP OF (SPECIFY ITEM)
C	CENTERLINE	F.O.C.	FACE OF CONCRETE	N.I.C.	NOT IN CONTRACT	T.O.F.	TOP OF FOOTING
CER	CERAMIC	F.O.M.	FACE OF MASONRY	NO	NUMBER	T.O.S.	TOP OF SLAB
C.J.	CONTROL JOINT	F.O.P.	FACE OF PANEL	N.T.S.	NOT TO SCALE	T.O.W.	TOP OF WALL
CEJ	CEILING	F.O.S.	FACE OF STUD	O.C.	ON CENTER	TRANS	TRANSVERSE
CMU	CONCRETE MASONRY UNIT	F.P.	FIREPROOFING	O.D.	OUTSIDE DIAMETER	TYP	TYPICAL
COL	COLUMN	FT	FOOT/FEET	O.F.	OVERLAP/OUTSIDE FACE	U.N.O.	UNLESS NOTED OTHERWISE
CONC	CONCRETE	F.S.	FLOOR SINK	O.H.	OPPOSITE HEAD	U.B.C.	UNIFORM BUILDING CODE
CONSTR	CONSTRUCTION	FX	FIXED	OPG	OPENING	V.A.T.	VINYL ASBESTOS TILE
CONT	CONTINUOUS	GA	GAUGE	OPP	OPPOSITE	V.B.	VAPOR BARRIER
COORD	COORDINATE	GALV	GALVANIZED	OH	OVERHEAD	VENT	VENTILATOR OR VENTILATION
CORR	CORRIDOR	G.L.	GALVANIZED IRON	PL	PROPERTY LINE/PLATE	VERT	VERTICAL
CSK	COUNTERSINK	GL	GLASS	PWD	PLYWOOD	WEST	WEST
CTR	CENTER	G.LB	GLU LAM BEAM	P.S.F.	POUNDS PER SQ. FT.	W	WITH
C	CHANNEL	GYP. BO.	GYPSUM BOARD	P.S.I.	POUNDS PER SQ. INCH	WD	WOOD
CS	CASEMENT	H.B.	HOSE BIBB	P.T.	PRESSURE TREATED	W.GL.	WIRE GLASS
C	PENNY (NALS)	H.C.	HOLLOW CORE	P.T.S.	POST TENSION SLAB	W.H.	WATER HEATER
dbl	DOUBLE	HDR	HEADER	PERM	PERMETER	W.O.	WITHOUT
DET	DETAIL	HWR	HARDWARE	PERP	PERPENDICULAR	WP	WATERPROOF
DIA	DIAGONAL	HGR	HANGER	PLAS	PLASTER	W.P.J.	WEAKENED PLANE JOINT
DIAPH	DIAPHRAGM	H.M.	HOLLOW METAL	PLAST	PLASTIC	W.R.	WATER RESISTANT
D.F.	DRINKING FOUNTAIN	HP	HOPPER	R	RISE	WT	WEIGHT
	DOUGLAS FIR	HORIZ	HORIZONTAL	R.D.	ROOF DRAIN	W.W.F.	WELODED WIRE FABRIC
DM	DIMENSION	HT	HEIGHT	REF	REFERENCE	YD	YARD
D.L.	DEAD LOAD	H.V.A.C.	HEATING VENTILATING AND	REINF	REINFORCING		
DN	DOWN		AIR CONDITIONING	RESL	RESILIENT		
D.S.	DOWN SPOUT	H.W.	HOT WATER	RET	RETAINING		
DWG	DRAWING	I.D.	INSIDE DIAMETER				

SITE AREAS / RESTRICTIONS	SQ. FT.
LOT SIZE	7,000.00
<b>ALLOWABLE FLOOR AREA RATIO (F.A.R.)</b>	<b>75%</b>
ALLOWABLE FLOOR AREA SQ. FT.	5,250.00
ALLOWABLE LOT COVERAGE	-
EXISTING TOTAL LOT COVERAGE (UNITS A & B)	4,092.00

FLOOR AREA DESCRIPTION	SQ. FT.
UNIT A - PROPOSED TI	
GARAGE - AS EXISTING (EXEMPT)	440.00
KITCHEN / FAMILY LEVEL	890.00
LOWER LEVEL FLOOR	947.00
ENTRANCE / MASTER	648.00
ROOF DECK - UNCOVERED (EXEMPT)	275.00
EXISTING TOTAL	2,485.00

**SECTION**  
SECTION NUMBER IN UPPER HALF OF CIRCLE AND SHEET NUMBER IN LOWER HALF OF CIRCLE

**INTERIOR ELEVATIONS**  
DARKEN AREAS TO INDICATE WHICH ELEVATIONS ARE DRAWN. REFERENCE NUMBER IN UPPER HALF OF CIRCLE & SHEET WHERE ELEVATION IS DRAWN IN CIRCLE & SHEET WHERE ELEVATION IS DRAWN IN LOWER CIRCLE

**ROOM NAME/FINISH TYPE**  
LETTER DESIGNATION OF FINISH TYPE ON FINISH SCHEDULE

**DOOR NUMBER**

**WINDOW TYPE**  
LETTER DESIGNATION OF NUMBER IF WINDOW SCHEDULE IS PROVIDED

**REVISION**  
TRIANGLE WITH NUMBERED REVISION CLOUD

**ELEVATION SYMBOL - BENCH MARK OR CONSTANT ELEVATION**

**ELEVATION CHANGE**

**HOSE BIB**

**EXISTING CONTOURS**

**POINT ELEVATIONS**

**ELEVATION TARGET/CONTROL POINT**

**GRID OR COLUMN LINE**  
FINE AND SHARP BROKEN LINES WITH TWO DOTS IN BETWEEN

**REFERENCE DETAIL**  
DETAIL NUMBER IN UPPER HALF OF CIRCLE AND SHEET IN LOWER HALF OF CIRCLE

Owner

1207 Crestview Dr. Cardiff, CA 92007  
Jennifer Moores  
760-525-8346  
Jennifer@jmi-inc.com

Architect

Anne Sneed Architectural Interiors  
4757 Sun Valley Road, Del Mar, CA 92014  
Anne Sneed  
858-356-9212  
anne@annesneed.com  
john@annesneed.com

Structural Engineering

Mike Surprenant & Associates  
9975 Businesspark Ave. Suite A San Diego, CA 92131  
Mike Surprenant  
858-693-0757  
mike@msaeng.com

Geotechnical Engineering

GeoSoils, Inc.  
5741 Palmer Way Carlsbad, California 92010  
Robert Crisman  
760-438-3155  
rcrisman@geosoilsinc.com

[illegible]

## FIRE SPRINKLER (PER PFPA 13D OR CRC SECTION R313)

- A-01 Project Data
- A-02 Area Diagrams
- A-03 Historic - Existing Site Documentation
- A-04 Historic - Site & Foundation Plan
- A-04.1 Topography Survey
- A-05 Site Plan
- A-06 Demo / As Built Plans
- A-07 Demo / As Built Plans
- A-08 T1 - Entrance / Master & Lower Level
- A-09 T1 - Roof Deck & Kitchen / Living
- A-10 Elevations - Front/Back
- A-11 Elevations - Sides
- A-12 Sections
- A-13 Sections (Cont.)
- A-14 Power Plan
- A-15 Schedules
- A-16 Perspectives
- S-1 Structural Notes I
- S-2 Structural Notes II
- S-3 Foundation Plan
- S-4 Second Floor Framing Plan
- S-5 Roof / Deck Framing Plan
- SD-1 Structural Details I
- SD-2 Structural Details II
- T-1 Title 24

SCOPE OF WORK - NEW ROOF DECK, NEW STAIRCASE TO ROOF DECK WITH LANDING. INTERIOR REMODEL OF EXISTING SPACE TO INCLUDE REMOVING EXISTING INTERIOR WALLS, EQUIPMENT, & FIXTURES.


**DEVELOPMENT SUMMARY**

LOWER LEVEL: REMODEL OF (E) SPACE ENTRANCE/MASTER: REMODEL OF (E) SPACE, (N) POWDER ROOM KITCHEN/LIVING: REMODEL (E) KITCHEN, (N) STAIRWELL TO (N) ROOF TOP DECK

OWNERS:	JENNIFER MOORES
PROJECT ADDRESS:	626 Arenas St Unit A La Jolla, CA 92037
EXISTING USE:	2 STORY MULTI-FAMILY W/ ATTACHED 2 CAR GARAGE
PROPOSED USE:	2 STORY MULTI-FAMILY W/ ATTACHED 2 CAR GARAGE
LEGAL DESCRIPTION:	LOT 5, US B PER DOC81-302197&UND INT IN W H OF LOT 5 BLK 11 TR 897
A.P.N.:	351121701
ZONE:	RM-1-1
OVERLAY ZONE:	COASTAL HEIGHT (CHLOZ), PIUSD, TRANSIT PRIORITY (TPA), PARKING IMPOZ (PIOZ), COSTAL (COZ), RES. TANDEM (RTPOZ)
LOT SIZE:	7,000 SQ. FT.
FLOOR AREA RATIO:	0.75
HEIGHT:	ALLOWED : 30 FT. AT RIDGE MAXIMUM HEIGHT ALLOWED EXISTING : CHIMNEY : 25.5 FT.    ROOF : 25.08FT. PROPOSED : CHIMNEY : 25.5 FT.    ROOF : 25.08 FT.
LOT COVERAGE:	ALLOWED : - EXISTING : 3,609.74 SQ. FT. PROPOSED : 3,609.74 SQ. FT.
SETBACKS:	FRONT YARD: 15 FT. REAR ALLEY: 5 FT. INTERIOR SIDE YARD: MIN. 5 FT., STD. 8 FT. STREET SIDE: 10 FT.
SEWER:	SAN DIEGO WATER DISTRICT
CONSTRUCTION TYPE:	TYPE V-B, NON RATED
PARKING SUMMARY:	2 (E) COVERED
TOTAL GROUND DISTURBANCE:	13 SQ. FT.
LANDSCAPE/PERVIOUS AREA:	2,908 SQ. FT.
YEAR BUILT:	1982
SPRINKLERLED:	YES
NUMBER OF STORIES:	2
PARKING:	2 (E) COVERED

THE PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES:

2016 CALIFORNIA RESIDENTIAL CODE  
AND/OR 2016 CALIFORNIA BUILDING CODE AS APPLICABLE  
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

 ANNE R. SNEED  
A CAEIT PRRCA CORPORATION  
4757 SUN VALLEY ROAD DEL MAR CA 92101  
PHONE (858) 356-9212

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[www.annesneed.com](http://www.annesneed.com)

# Moores La Jolla

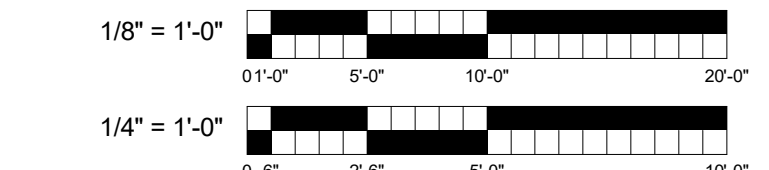
6526 Arenas St Unit A  
La Jolla, CA 92037

2/11/2019

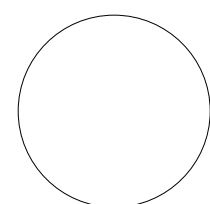
REV. No.      DATE:      DESCRIPTION:

PROJECT: 170822		P.I.C.: ARS	ORIGIN DATE: 180904	DRWN BY: JMW
P.M.: JMW	P.A.: ARS	P.D.: JMW	Q.C.: DK	D.C.: TRB

GRAPHIC SCALE REFERENCE:



GRAPHIC SCALES ARE PROVIDED AS A REFERENCE ONLY IN THE EVENT OF REPROGRAPHIC REDUCTION OR ENLARGEMENT. DRAWINGS ARE NOT TO BE SCALED FOR PURPOSES OF CONSTRUCTION. ONLY DRAWN DIMENSIONS TO BE USED FOR LAYOUT, CONSTRUCTION, AND ESTIMATING



SHEET TITLE

# A-01

OF 25 SHEETS



ANNE SNEED



architectural interiors



ANNE R. SNEED, AIA

A CALIFORNIA CORPORATION  
4757 SUN VALLEY ROAD DEL MAR CA 92104  
PHONE (858) 356-9212

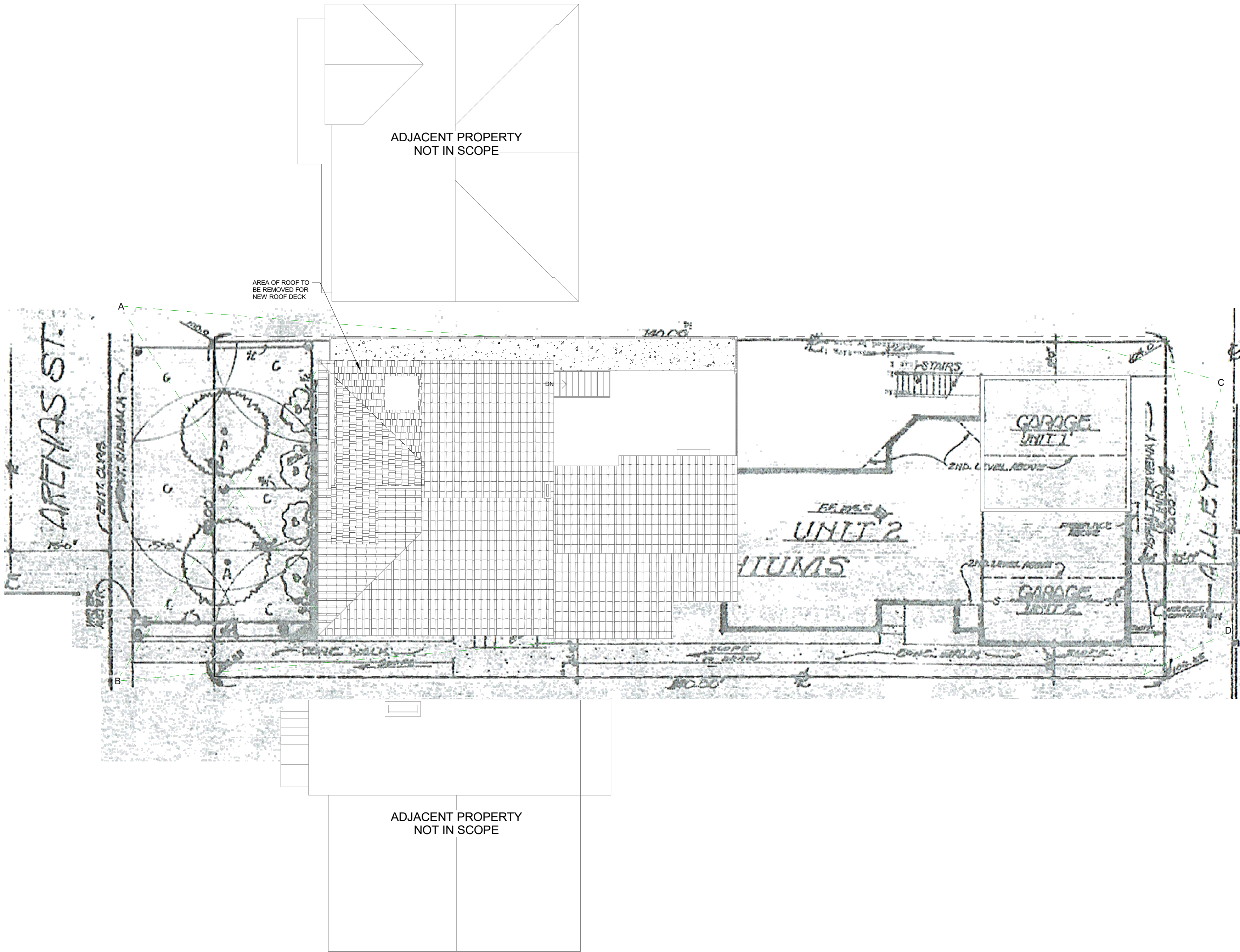
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FOR PERMIT

Moores La Jolla

626 Arenas St Unit A  
La Jolla, CA 92037



A



B



C



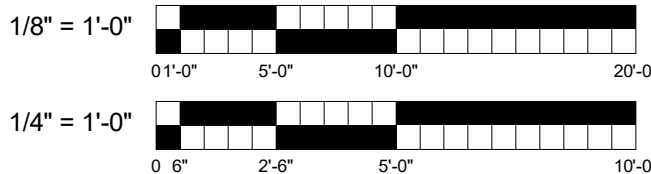
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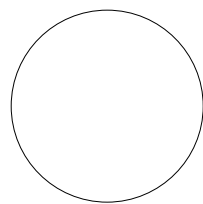
REV. No. DATE: DESCRIPTION:

PROJECT:	170822	P.I.C.:	ARS	ORIGIN DATE:	180904	DRWN BY:	JMW
P.M.:	JMW	P.A.:	ARS	P.D.:	JMW	O.C.:	DK
						D.C.:	TRB

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SHEET TITLE:

Historic - Existing Site  
Documentation

SHEET NUMBER:

A-03

OF 25 SHEETS

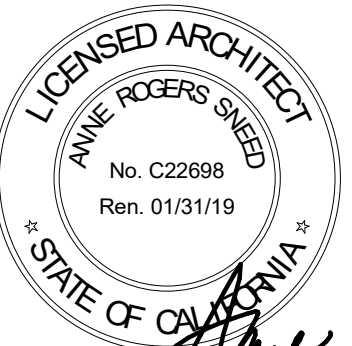


FOR REFERENCE ONLY - NOT TO SCALE

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architectural interiors



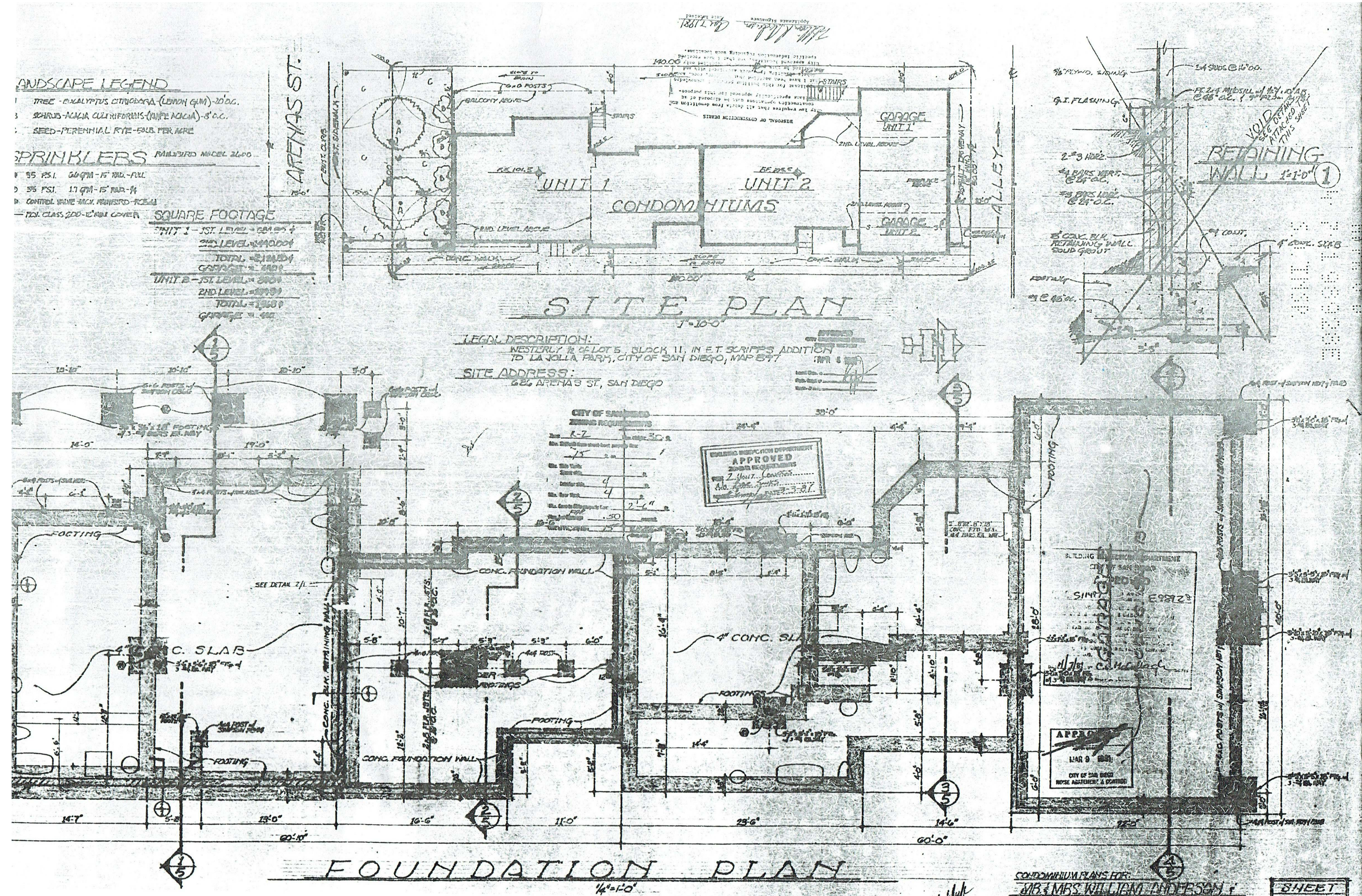
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FOR PERMIT

Moore's La Jolla

626 Arenas St Unit A  
La Jolla, CA 92037



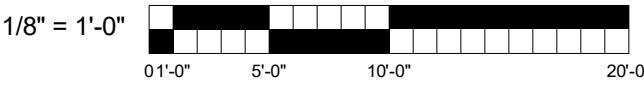
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2/11/2019

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						D.C.:	TRB

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SHEET TITLE:

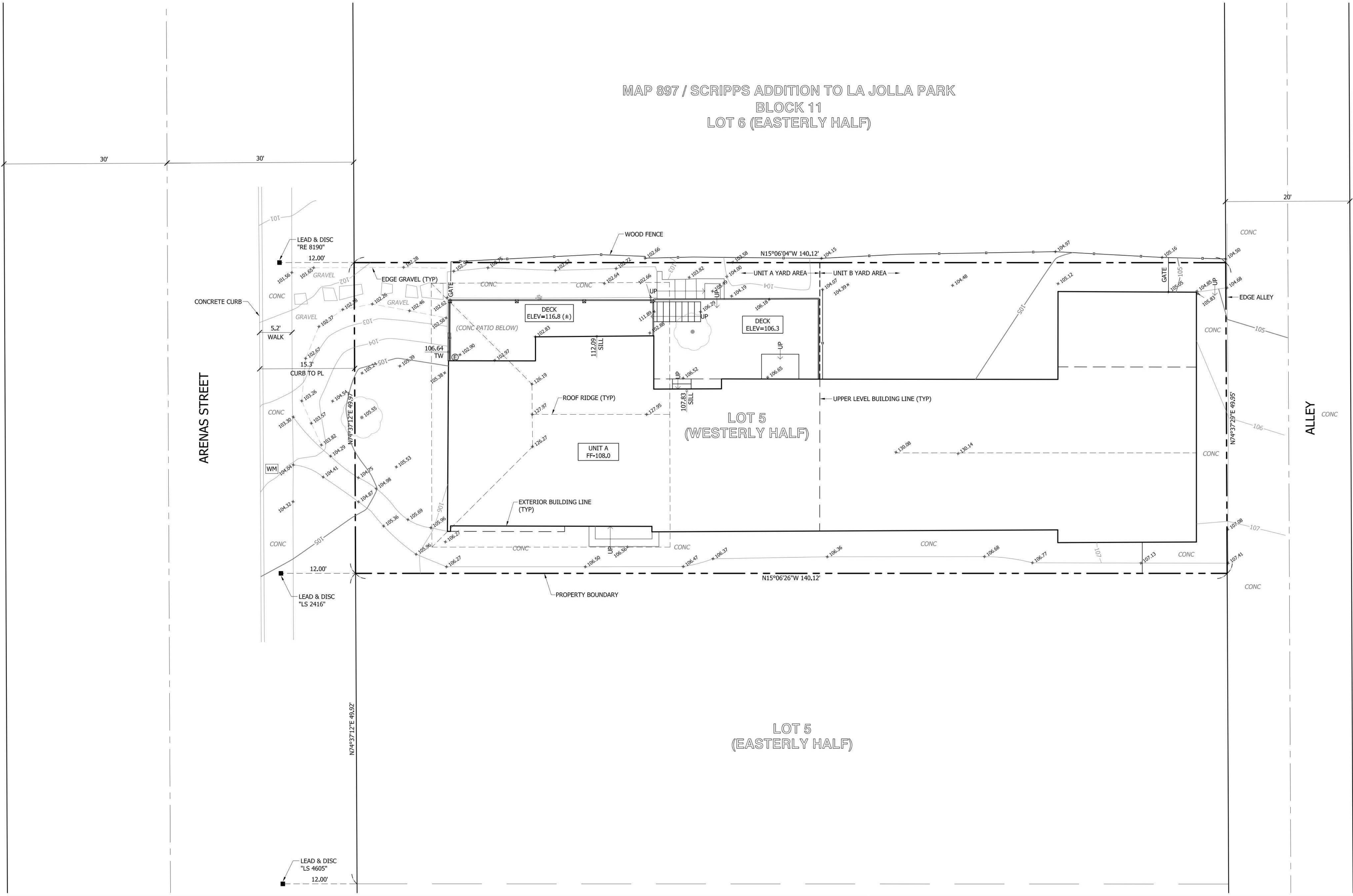
Historic - Site & Foundation Plan

SHEET NUMBER:

A-04

OF 25 SHEETS





ABBREVIATIONS			
AP .....	ANGLE POINT	GRND .....	GROUND
ASPH .....	ASPHALT	MH .....	MANHOLE
BLDG .....	BUILDING	PP .....	UTILITY POLE
CIP .....	CAST IN PLACE	(R) .....	RADIAL BEARING
CMU .....	CONCRETE MASONRY UNIT	ROW .....	RIGHT OF WAY
CONC .....	CONCRETE	SS .....	SANITARY SEWER
DI .....	DRAIN INLET	TC .....	TOP OF CURB
EL .....	ELEVATION	TG .....	TOP OF GRATE (DRAIN)
FF .....	FINISHED FLOOR	TW .....	TOP OF WALL
FL .....	FLOWLINE	TYP .....	TYPICAL
FNC .....	FENCE	U/G .....	UNDERGROUND
GB .....	GRADE BREAK	WM .....	WATER METER

LEGEND	
	PROPERTY LINE
	CENTER LINE
	LOT LINE
	RIGHT OF WAY
	BOUNDARY LINE DATA (BEARING/DISTANCE)
	FOUND BOUNDARY MONUMENT
	EDGE OF CONCRETE
	CONCRETE CURB
	CONCRETE SURFACE
	FENCE: WOOD

LEGEND	
	TREE (TRUNK DRAWN TO SCALE)
	SPOT ELEVATION
	GROUND CONTOUR (5' INTERVAL)
	GROUND CONTOUR (1' INTERVAL)
(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)	

PROPERTY LEGAL DESCRIPTION

A CONDOMINIUM COMPRISED OF:

PARCEL 1:  
AN UNDIVIDED 1/2 INTEREST IN AND TO THE WESTERLY HALF OF LOT 5 IN BLOCK 11 OF F.T. SCRIPPS ADDITION TO LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 897, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 22, 1903.

EXCEPTING THEREFROM LIVING UNITS A AND B AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN ENTITLED "626 ARENAS STREET" RECORDED SEPTEMBER 22, 1981 AS FILE/PAGE NO. 81-302197 OF OFFICIAL RECORDS AND DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 22, 1981 AS FILE/PAGE NO. 81-302198 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO USE ALL DECKS, PATIOS AND YARD AREA AS SHOWN ON SAID CONDOMINIUM PLAN.

PARCEL 2:  
UNIT A AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE.

PARCEL 3:  
THE EXCLUSIVE RIGHT TO USE THE CORRESPONDINGLY LETTERED PATIO-AND YARD AREA APPURTENANT TO PARCEL 2 AS SET FORTH ON THAT CERTAIN CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE.

ASSESSORS PARCEL NUMBER

351-112-17

BASIS OF ELEVATIONS

CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK  
MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB  
LOCATION: SOUTHEAST CORNER OF ARENAS STREET AND DRAPER AVENUE  
DATUM: MEAN SEA LEVEL (NGVD 29)  
ELEVATION: 116.62 FEET

NOTE

THIS MAP OF EXISTING TOPOGRAPHY WAS SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OF THE MAPPING OR AN EXTENSION OF THE TOPOGRAPHY.

THE BOUNDARY SHOWN HEREON IS THE RESULT OF A PRECISE RETRACEMENT OF THE PROPERTY DESCRIBED ABOVE. A PROCEDURE OF SURVEY DEPICTING PHYSICAL EVIDENCE AND MEASUREMENT DATA IS AVAILABLE FOR REVIEW UPON REQUEST.

THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

TOPOGRAPHIC SURVEY

626 ARENAS STREET  
LA JOLLA, CA 92037

REVISED 01/09/19  
ADD ROOF RIDGE & GRADES

SURVEY DATE  
DECEMBER 13, 2018

MAP/DRAWING DATE  
JANUARY 9, 2019

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

DRAWN BY: VF

JOB No:

SHEET TITLE:

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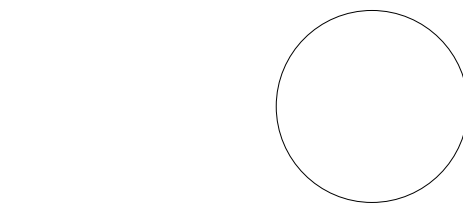
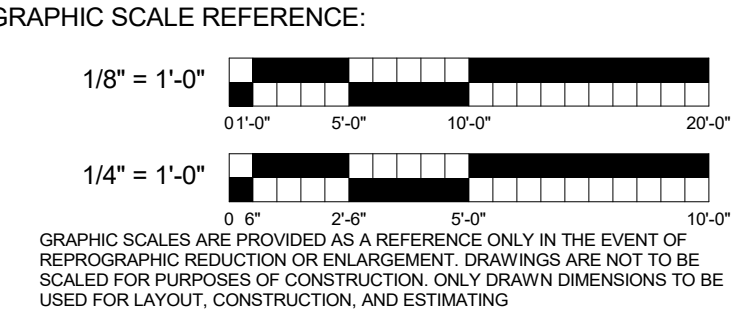
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Moores La Jolla

626 Arenas St Unit A  
La Jolla, CA 92037

2/11/2019

REV. No.	DATE	DESCRIPTION
170822		



SHEET TITLE:

Topograhly Survey

SHEET NUMBER:

A-04.1

OF 25 SHEETS

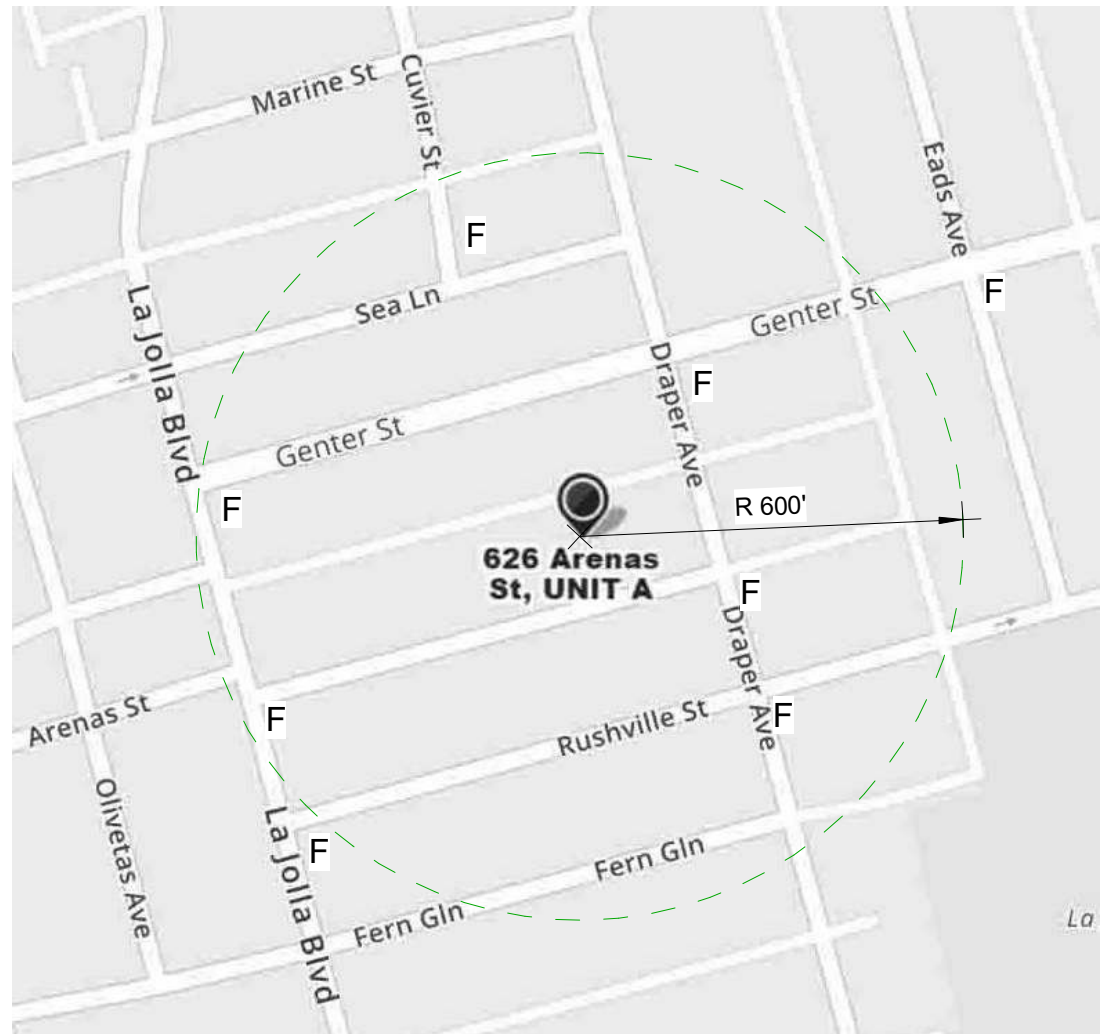




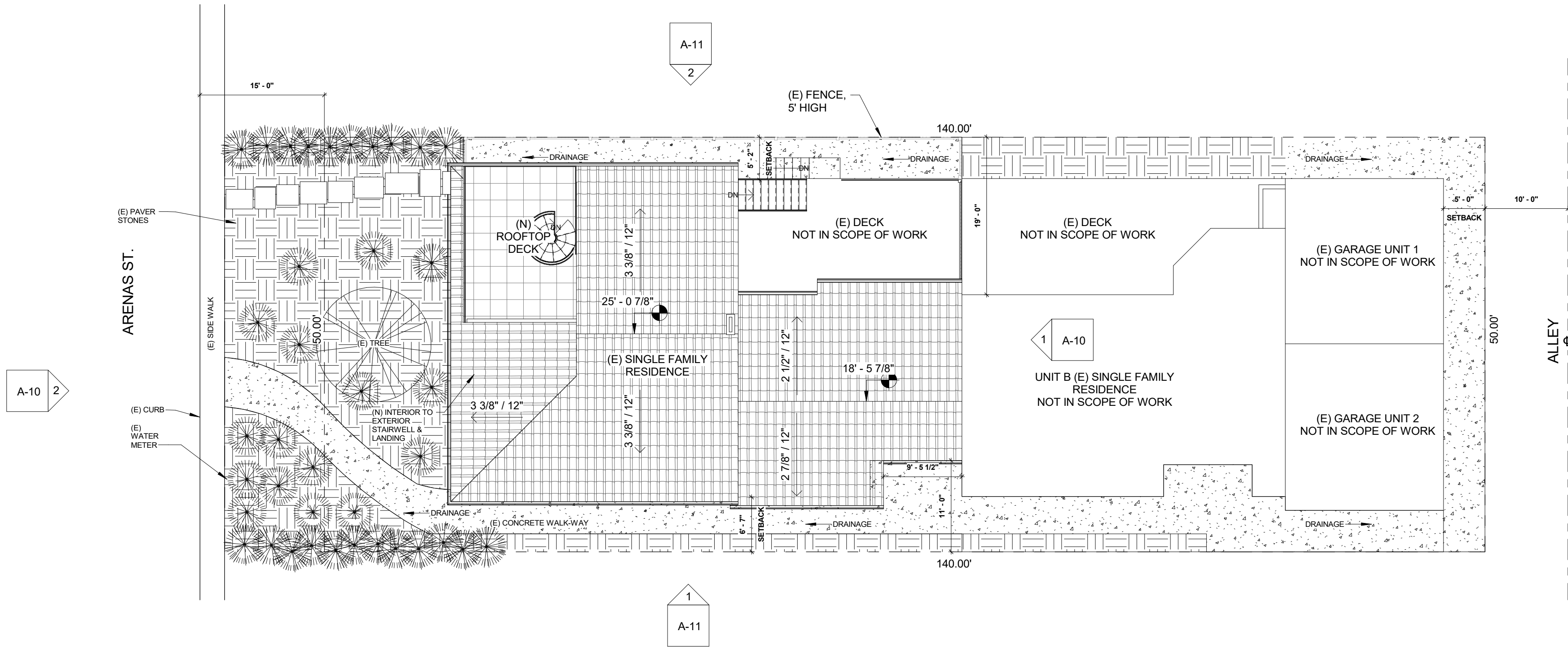
Moores La Jolla

626 Arenas St Unit A  
La Jolla, CA 92037

1. NO TRANSIT STOPS ADJACENT TO PROPERTY
  2. NO MUTUAL EASEMENT
  3. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-006 (UFC 901.4.4)
  4. NEAREST FIRE HYDRANT LOCATED AT STREET CORNERS.
  5. SITE IS NOT ADJACENT TO ANY ENVIRONMENTALLY SENSITIVE LANDS.
  6. DRAINAGE SHALL BE FILTERED AND DIRECTED TO EXISTING LANDSCAPE.
  7. NO TREES OR SHRUBS WHOSE HEIGHT WILL 3' AT MATURITY SHALL BE INSTALLED OR RETAINED WITHIN 5' OF ANY PUBLICLY MAINTAINED WATER FACILITIES OR WITHIN 10' OF ANY PUBLICLY MAINTAINED SEWER FACILITIES.
- ADDITIONAL NOTES:**
1. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE 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.
  2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
  3. NO EXISTING OR PROPOSED PUBLIC OR PRIVATE GENERAL UTILITY, WATER, OR SEWER EASEMENTS ENCUMBERING THE PROPERTY
  4. NO OBJECTS HIGHER THAN 36 INCHES ARE PROPOSED IN VISIBILITY AREAS.



2 Fire Hydrant Map



1 Site Plan - New  
1" = 10'-0"

PARKING CALCULATIONS:  
(E) SINGLE DWELLING UNIT (PER SECTION 142.0520) TOTAL  
REQUIRED/PROVIDED: 2 SPACES

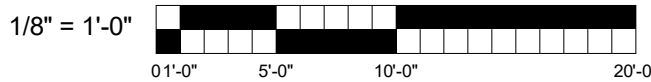
GRADING QUANTITIES:  
NO GRADING PROPOSED, NO CUTTING OR FILL  
PROPOSED

2/11/2019

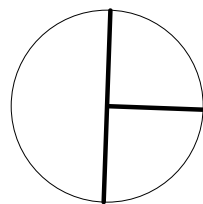
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PROJECT: 170822		P.I.C.: ARS	ORIGIN DATE: 180904	DRWN BY: JMW
P.M.: JMW	P.A.: ARS	P.D.: JMW	Q.C.: DK	D.C.: TRB

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SHEET TITLE:

Site Plan

SHEET NUMBER:

A-05

OF 25 SHEETS



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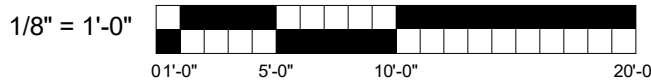
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La Jolla, CA 92037

2/11/2019

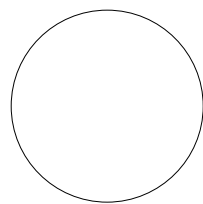
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P.M.:	JMW	P.A.:	ARS	P.D.:	JMW	D.C.:	TRB

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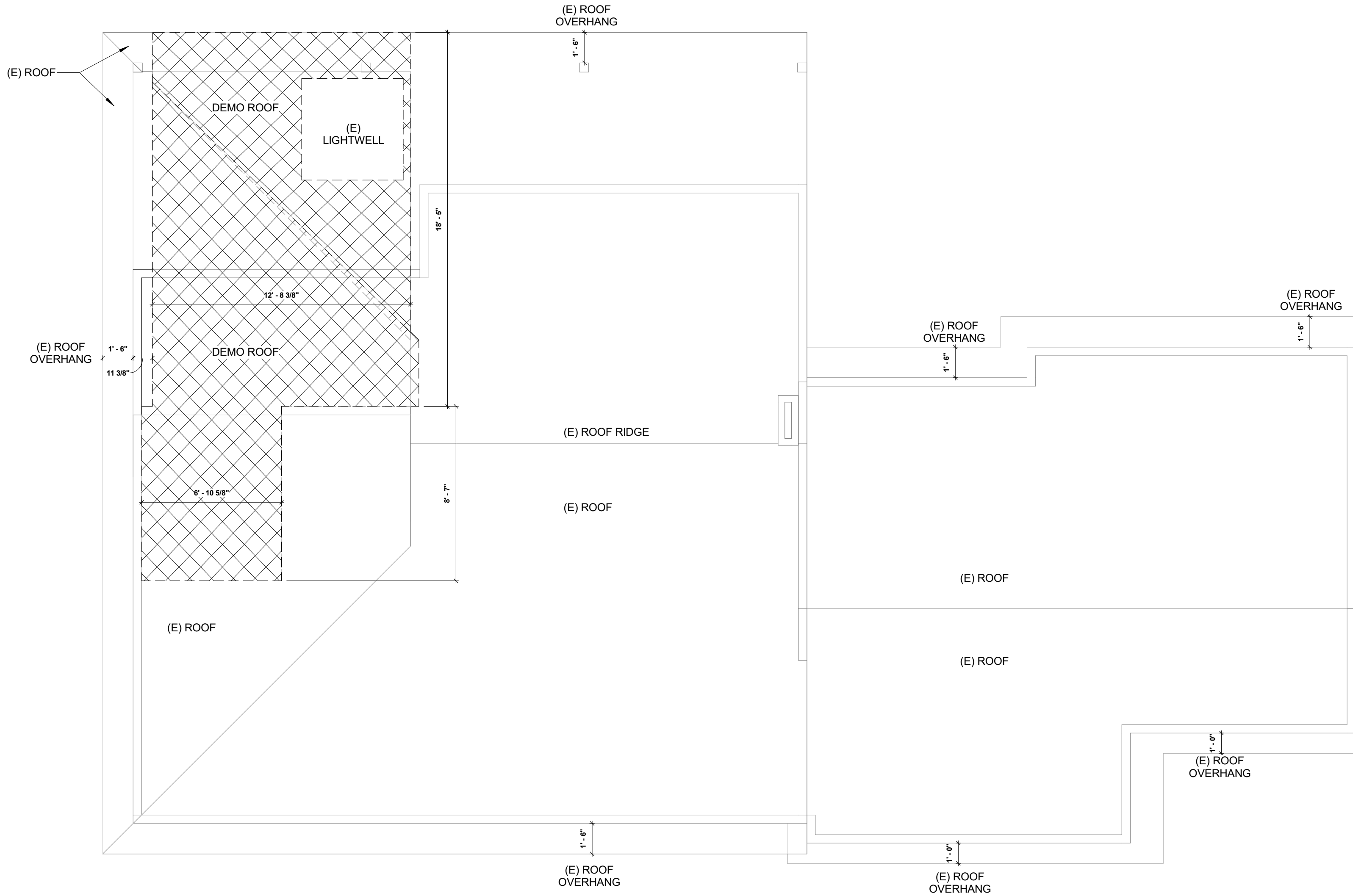
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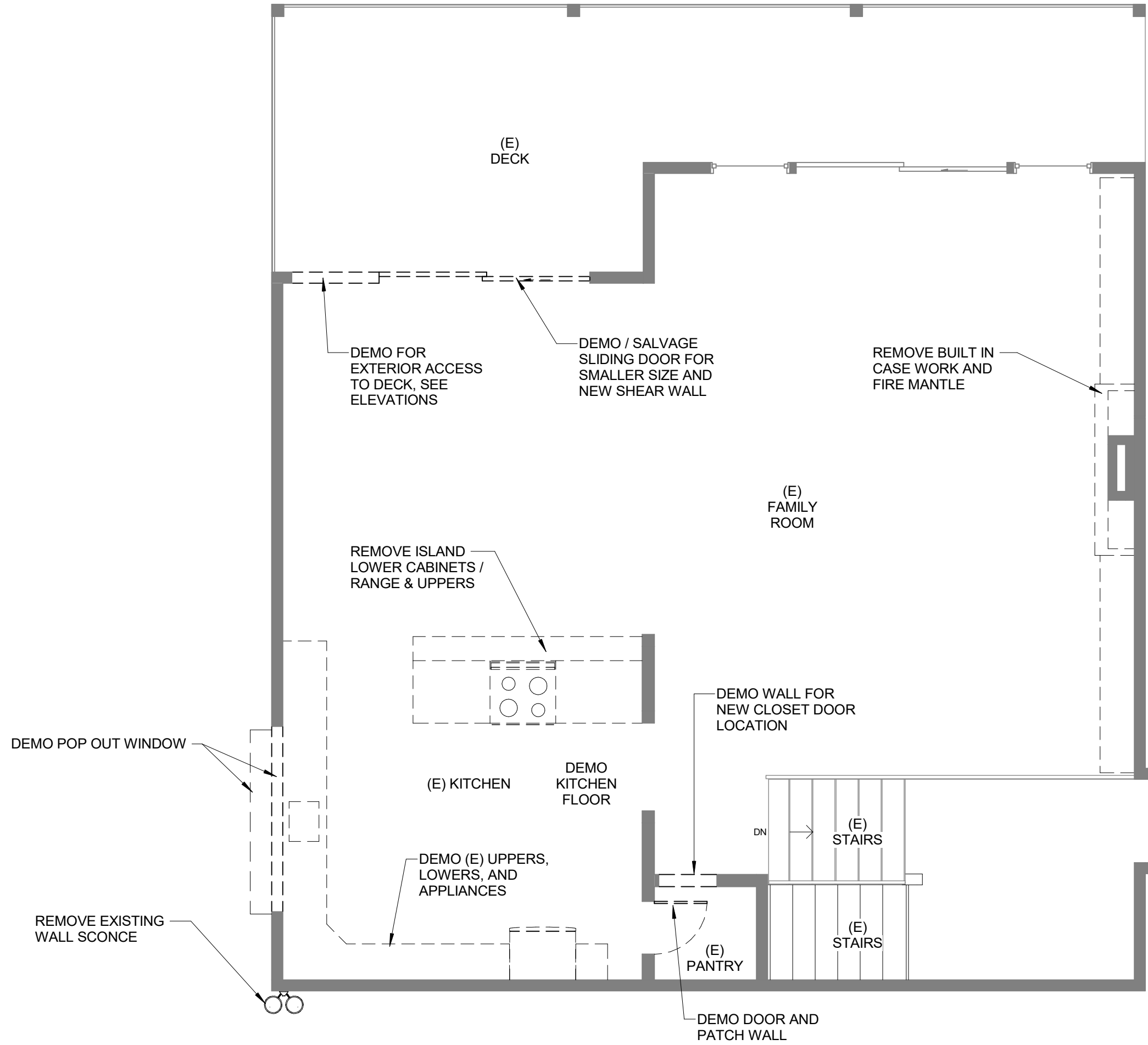
SHEET NUMBER:

A-07

OF 25 SHEETS



1 Roof - Demo  
1/4" = 1'-0"



2 Kitchen / Family Room - Demo  
1/4" = 1'-0"



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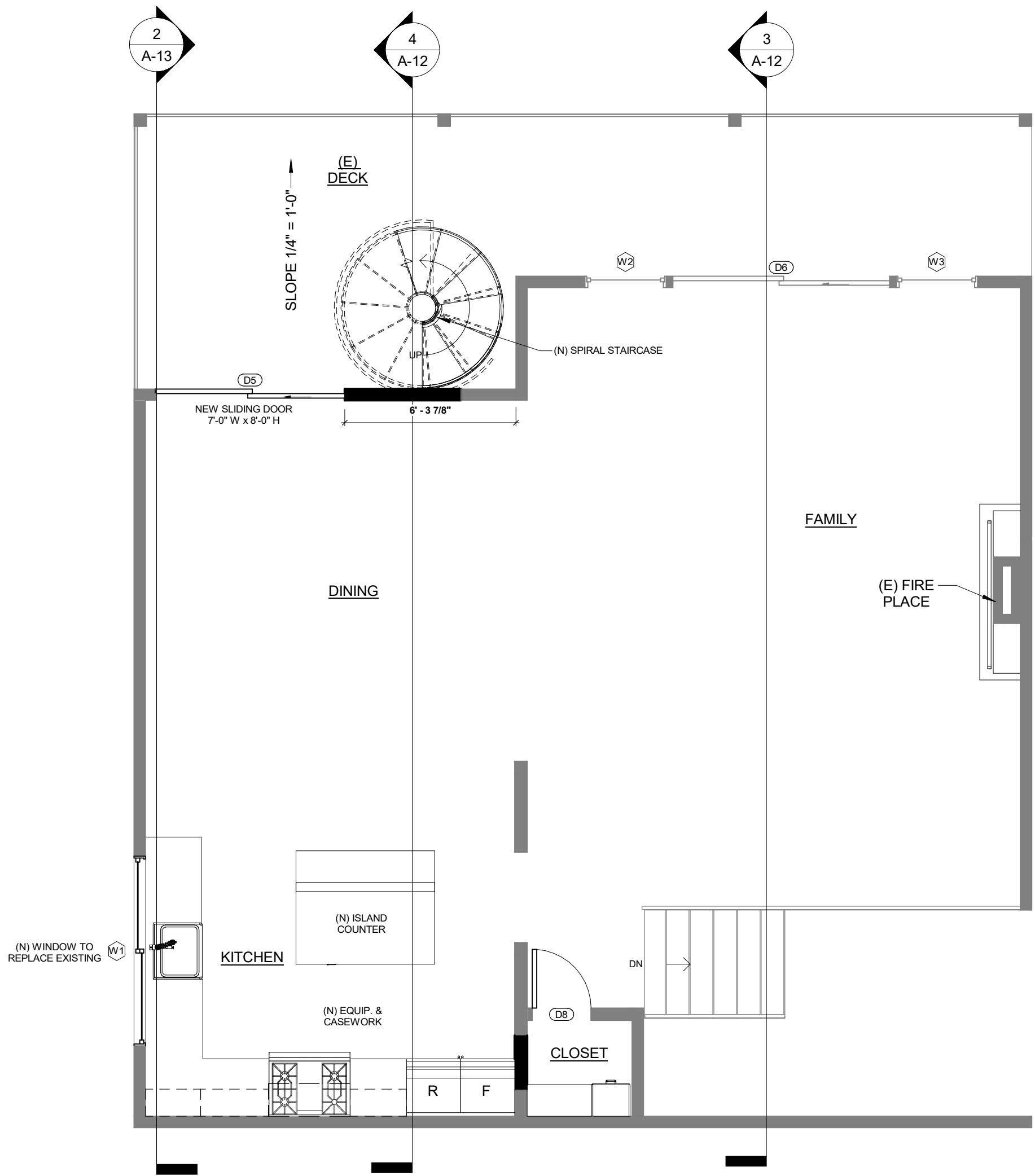
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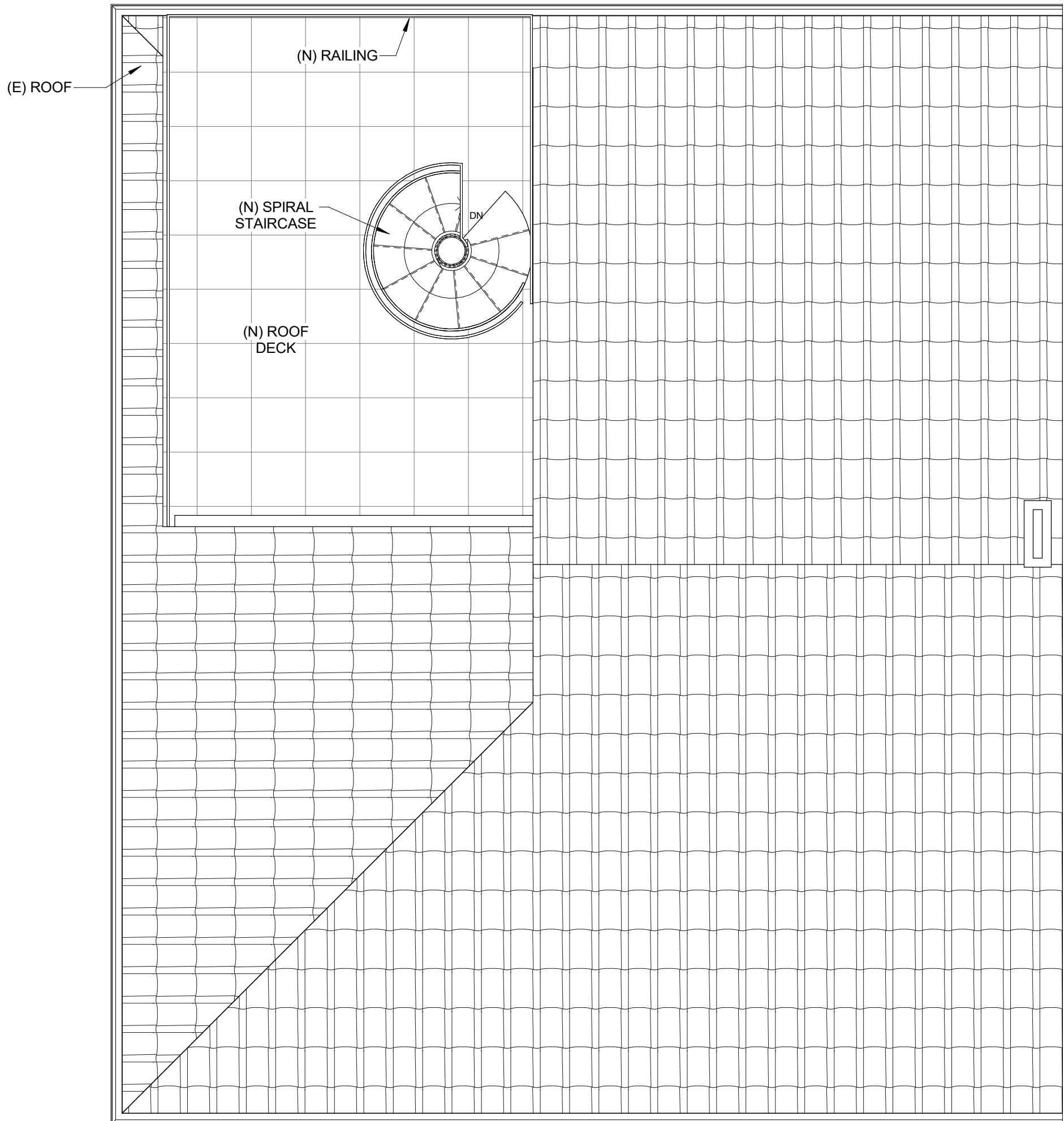
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ADDITIONAL NOTES:

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- 3) NO EXISTING OR PROPOSED PUBLIC OR PRIVATE GENERAL UTILITY, WATER, OR SEWER EASEMENTS ENCUMBERING THE PROPERTY
- 4) NO OBJECTS HIGHER THAN 36 INCHES ARE PROPOSED IN VISIBILITY AREAS.
- 5) EXISTING SEWER LATERAL WILL REMAIN.
- 6) MAXIMUM FOOTING DEPTH OF 6" PER TABLE 1809.7 (2016 CBC)



2 Kitchen / Family Room - Proposed  
1/4" = 1'-0"



1 Roof Deck (N)  
1/4" = 1'-0"

2/11/2019

REV. No. DATE: DESCRIPTION:

PROJECT:	170822	P.I.C.:	ARS	ORIGIN DATE:	180904	DRWN BY:	JMW
P.M.:	JMW	P.A.:	ARS	P.D.:	JMW	D.C.:	TRB

GRAPHIC SCALE REFERENCE:

1/8" = 1'-0"  
0'-0" 5'-0" 10'-0" 20'-0"

1/4" = 1'-0"  
0'-0" 5'-0" 10'-0" 20'-0"

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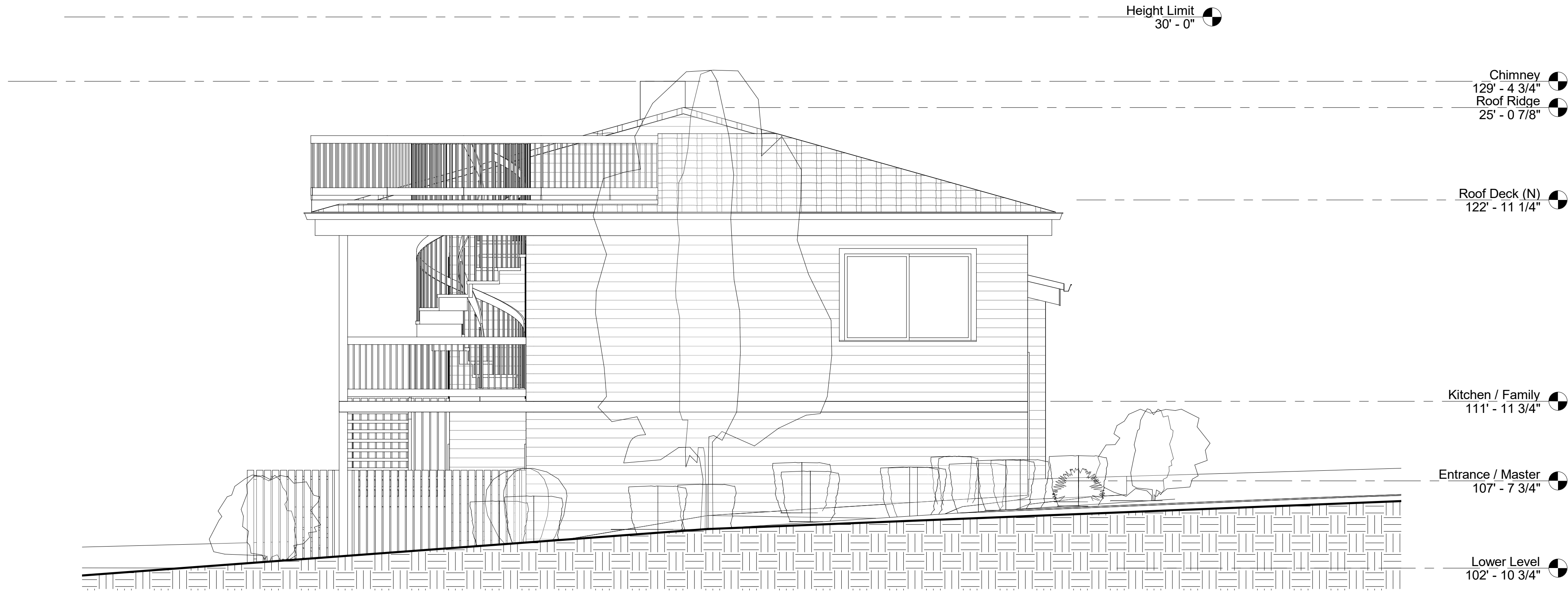
TI - Roof Deck & Kitchen / Living

SHEET NUMBER:

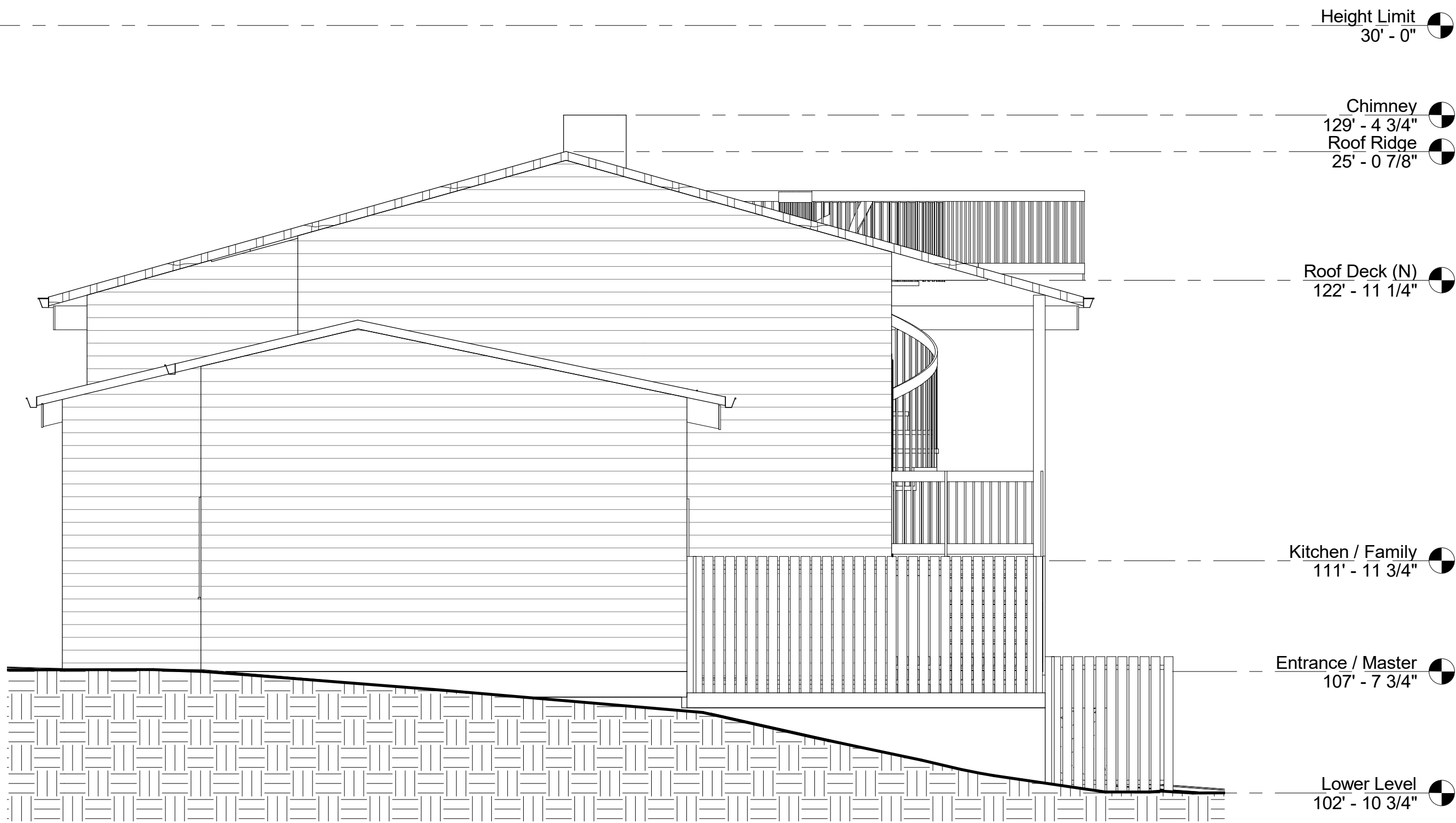
A-09

OF 25 SHEETS





② Front / South Eleavtion  
1/4" = 1'-0"

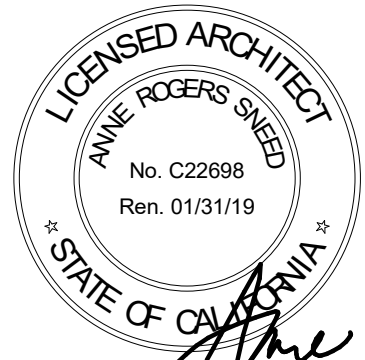


① Back / North Elevation  
1/4" = 1'-0"

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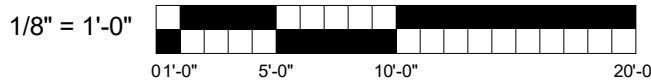
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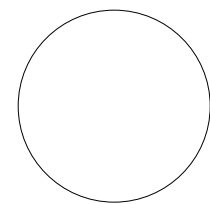
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REV. No.	DATE	DESCRIPTION
PROJECT:	170822	ARS
P.I.C.:	ARS	ORIGIN DATE: 180904
DRWN BY:	JMW	
P.M.:	JMW	ARS
P.A.:	ARS	JMW
P.D.:	JMW	O.C.:
D.K.:	DK	D.C.:
TRB		

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SHEET TITLE:

Elevations - Front/Back

SHEET NUMBER:

A-10

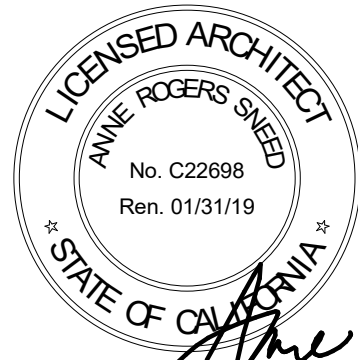
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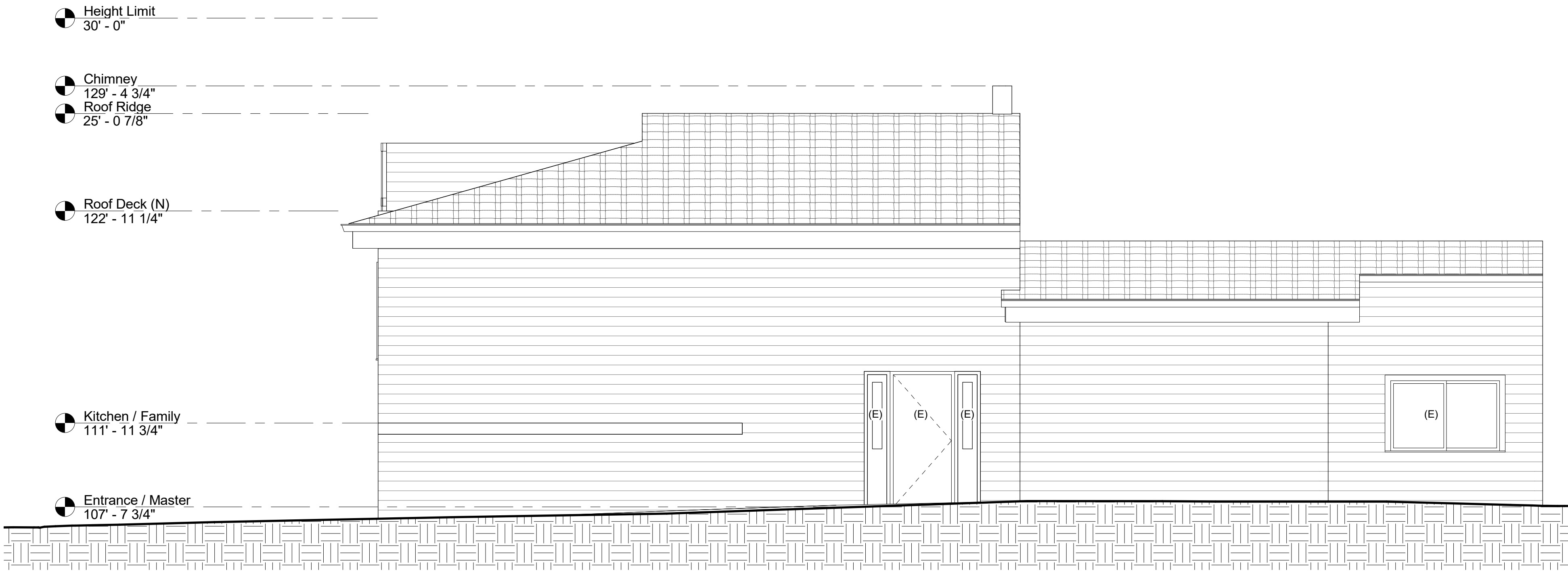
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① Side / East Elevation  
1/4" = 1'-0"



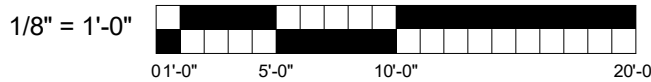
② Side / West Elevation  
1/4" = 1'-0"

△ 2/11/2019

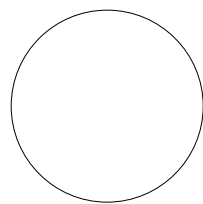
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Elevations - Sides

SHEET NUMBER:

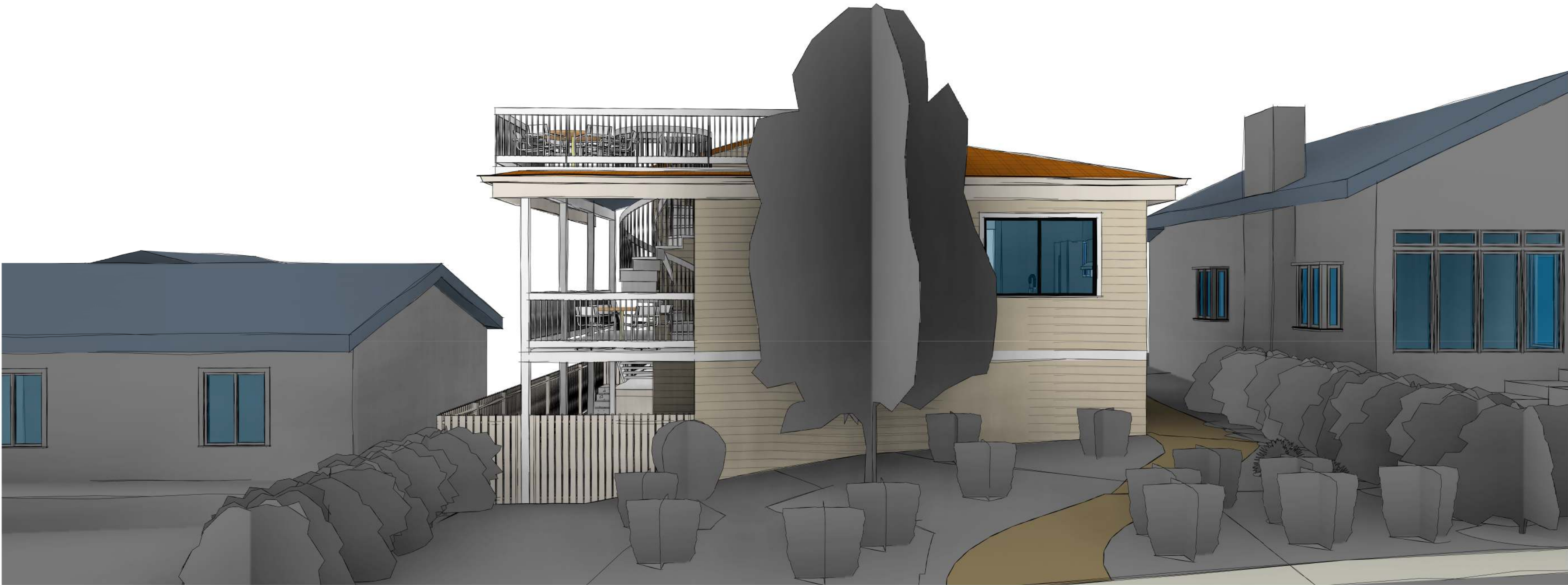
A-11

OF 25 SHEETS

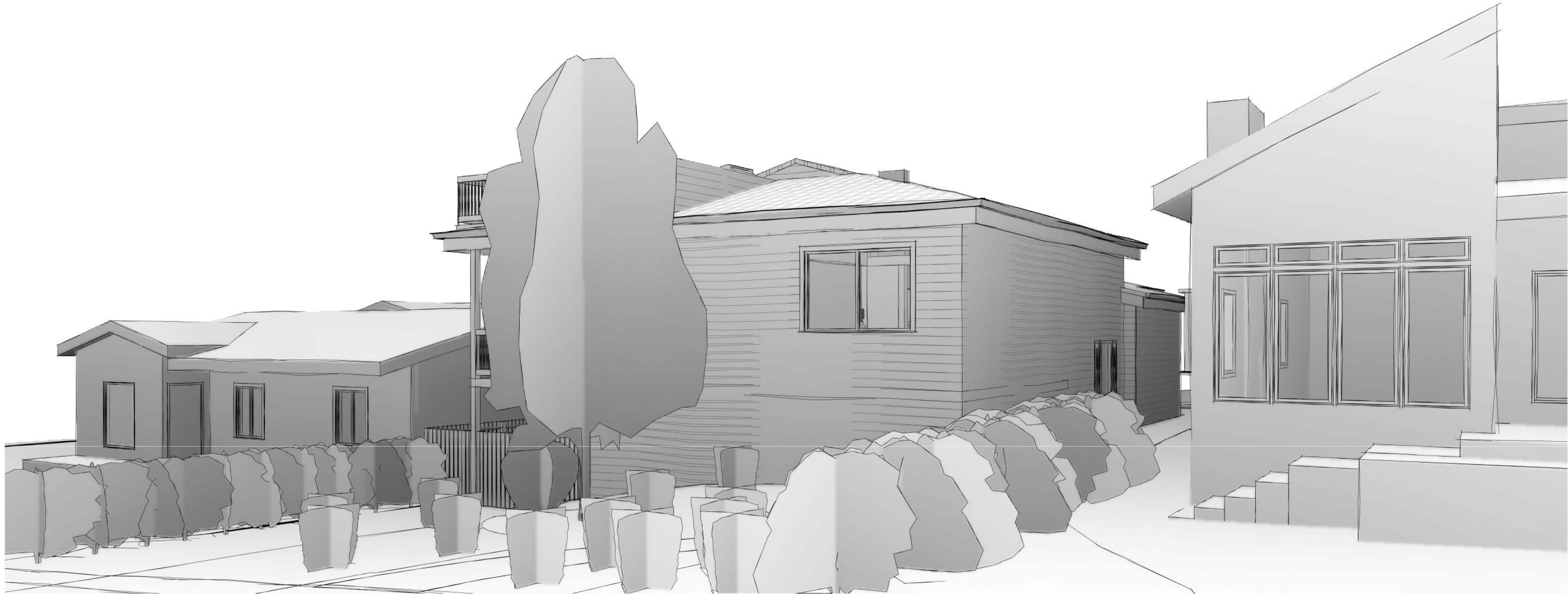




① Perspective - Front - North East



② Perspective - Front - North

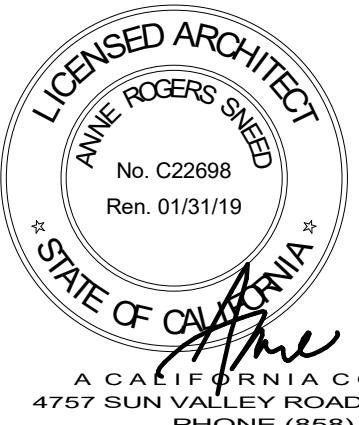


③ Perspective - Front - North West

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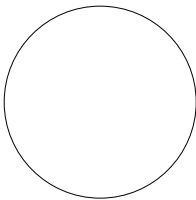
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REV. No.	DATE	DESCRIPTION	DRWN BY
PROJECT:	170822	P.I.C.:	ORIGIN DATE:
P.M.:	P.A.:	P.D.:	O.C.:
GRAPHIC SCALE REFERENCE:			
1/8" = 1'-0"			
1/4" = 1'-0"			
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SHEET TITLE:

Perspectives

SHEET NUMBER:

A-16

OF 25 SHEETS



















