

Project: Dubin/Moel Remodel PTS # 572846

Action Items:

APN 346-722-04-29

Contact: Alex Faulkner

858-481-1819

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Existing square footage: 3934sf

Proposed square footage: 4600sf

Existing setbacks: N - 18'-4"

E - 16'-6"

S - 19'-6"

W - 0'

Proposed setbacks: N - 15'-4" Cantilevered Deck

E - 5'-0" Side yard entry cover

S - 12'-9" Cantilevered Deck

W - 0"

Existing and proposed height: 21'-3"

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To La Jolla Shores District Advisory Board,

The owner is requesting an exemption from the review process on these grounds:

1. Although the total added square footage is 666sf (17%). The exterior additions are 258sf (6.5%). The remaining 408sf is additional floor area added in an interior two story space.
2. All of the exterior additions are on the ground level with the exception of a 32sf alcove being filled in on the east side.
3. There is no increase in height proposed. The existing height of the structure will be maintained.
4. The project will have to be approved by the homeowners association.

Thank you for considering our request.

Regards,
Alex Faulkner

WHICH ADOPTS THE:

- 2016 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (UPC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ENERGY CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2016 CALIFORNIA REFERENCED STANDARDS CODE (CRSC)

A two-story white house with a brown tiled roof. A prominent red brick chimney is on the left side. The house features several windows with white shutters and a large green sliding glass door. A wooden trellis is leaning against the wall near the door. A green tarp is on the ground in the foreground, and a small yellow container is visible near the door. The house is surrounded by a paved area and some landscaping.

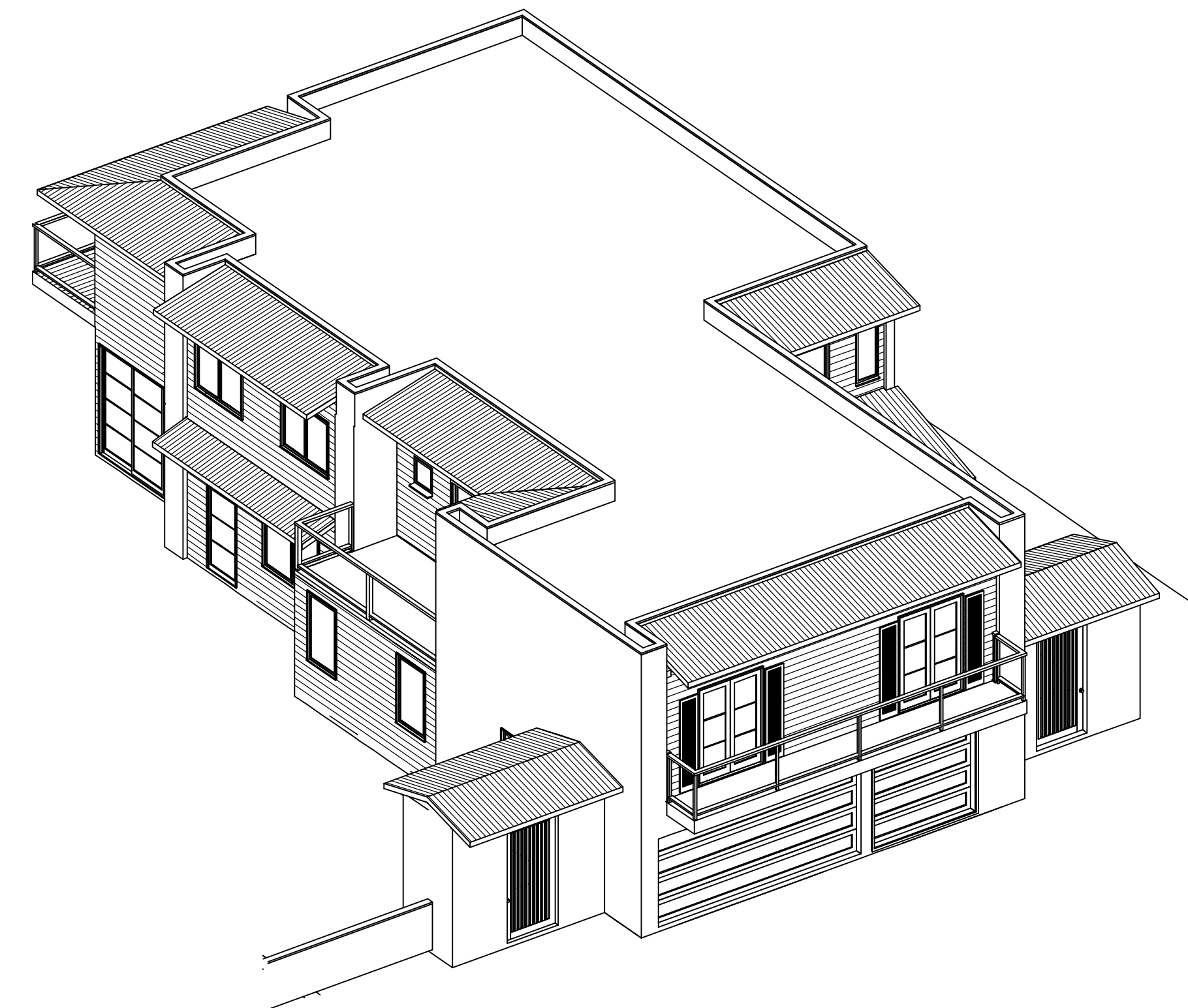
The site plan illustrates a residential property with various proposed and existing structures. The property is bounded by four lines: PROPERTY LINE 71.82' on the left, PROPERTY LINE 56.02' on the top-left, PROPERTY LINE 31.67' on the top-right, and PROPERTY LINE 113.00' on the right. A dashed line indicates the EDGE OF SLOPE. The plan includes several setbacks: 15'-0" from the left property line, 5'-0" from the bottom-left property line, 15'-0" from the top-left property line, and 15'-0" from the bottom-right property line. The structures and areas shown are:

- PROPOSED MASTER BEDROOM DECK (top center, cross-hatched)
- PROPOSED FLOOR IN-FILL WITHIN A TWO STORY AREA (top right, diagonal hatching)
- REMODELED KITCHEN RAISE CEILING & FLOOR ABOVE (center, diagonal hatching)
- PROPOSED KITCHEN EXTENSION (center-left, cross-hatched)
- PROPOSED FAMILY ROOM EXTENSION (center-left, cross-hatched)
- PROPOSED MASTER CLOSET INTO LAUNDRY (center, diagonal hatching)
- CONVERT BATHROOM AND PART OF ENTRY INTO OFFICE AREA (center, diagonal hatching)
- PROPOSED FLOOR IN-FILL WITHIN A TWO STORY AREA (center-right, diagonal hatching)
- PROPOSED ENTRY EXTENSION (center-right, cross-hatched)
- INSTALL MUD ROOM (center, diagonal hatching)
- CONVERT LAUNDRY INTO BATHROOM (center, diagonal hatching)
- EXISTING S.F.D. (bottom center, diagonal hatching)
- GARAGE (bottom center, diagonal hatching)
- COURT (bottom right, diagonal hatching)
- REMODELED ENTRY PORCH (bottom right, diagonal hatching)
- PROPOSED BEDROOM DECK (bottom center, cross-hatched)
- PROPOSED REAR YARD PORCH (bottom-left, cross-hatched)

STYLE PLAN

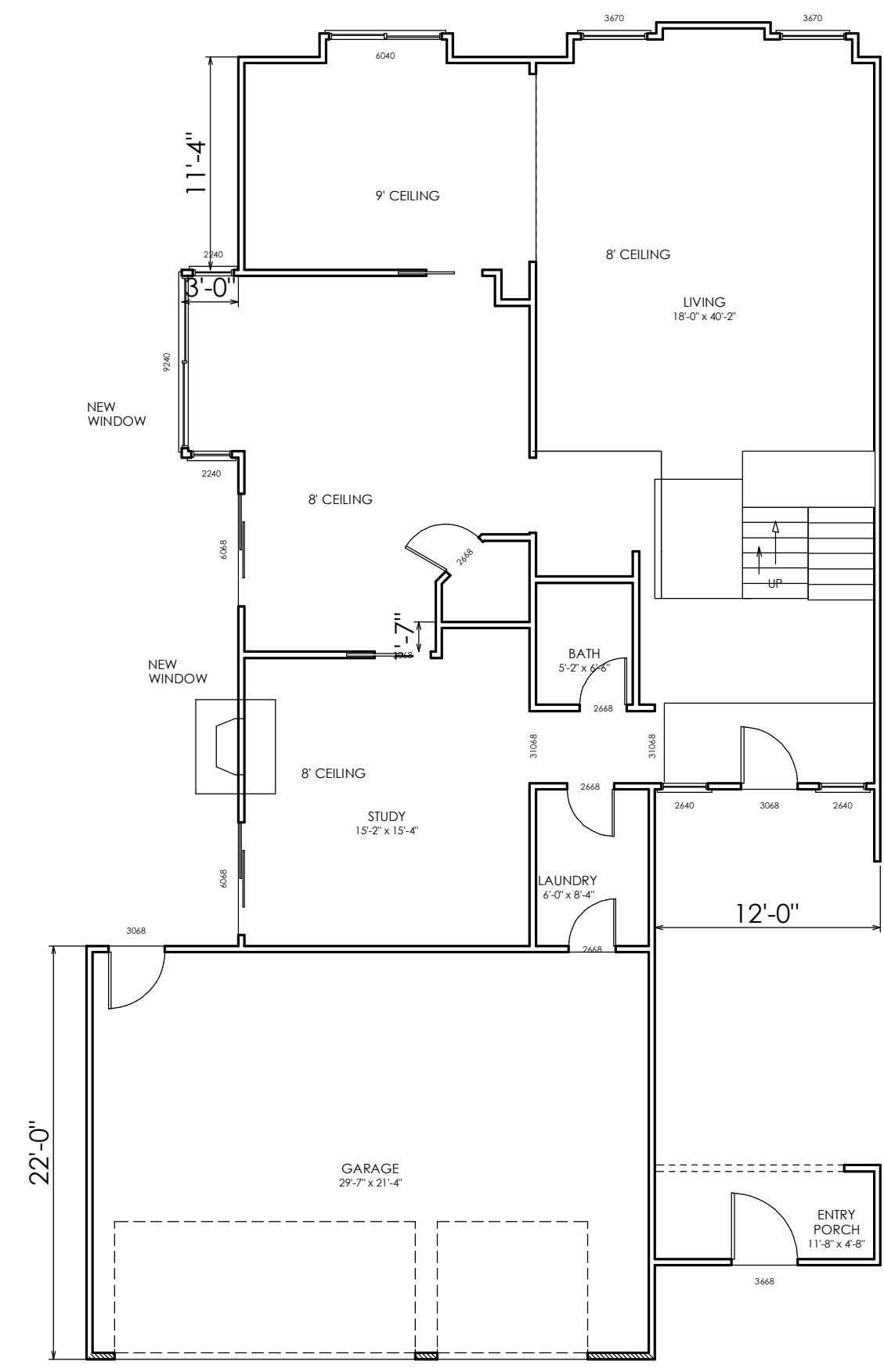
SCALE: 1" = 10'-0"

A vicinity map showing the location of the 'SITE' (indicated by a rectangle) relative to surrounding roads and landmarks. The map includes a north arrow in the top left corner. The roads shown are 'CAMINITO LINTERNA', 'CAMINITO MARITIMO', and 'VIA POSADA'. The 'SITE' is located near the intersection of Caminito Linterna and Caminito Marítimo.



CITY PTS # 572846

[illegible]



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



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

The diagram illustrates the relationship between three types of walls. At the top, a hatched horizontal bar is labeled "NEW WALL". Below it, a solid horizontal bar is labeled "EXISTING WALL". At the bottom, a dashed horizontal line is labeled "TO BE REMOVED".



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

Date	10.07.17
Scale	
Drawn	
Job	
Sheet	
A-2	
Of	Sheets



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



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



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

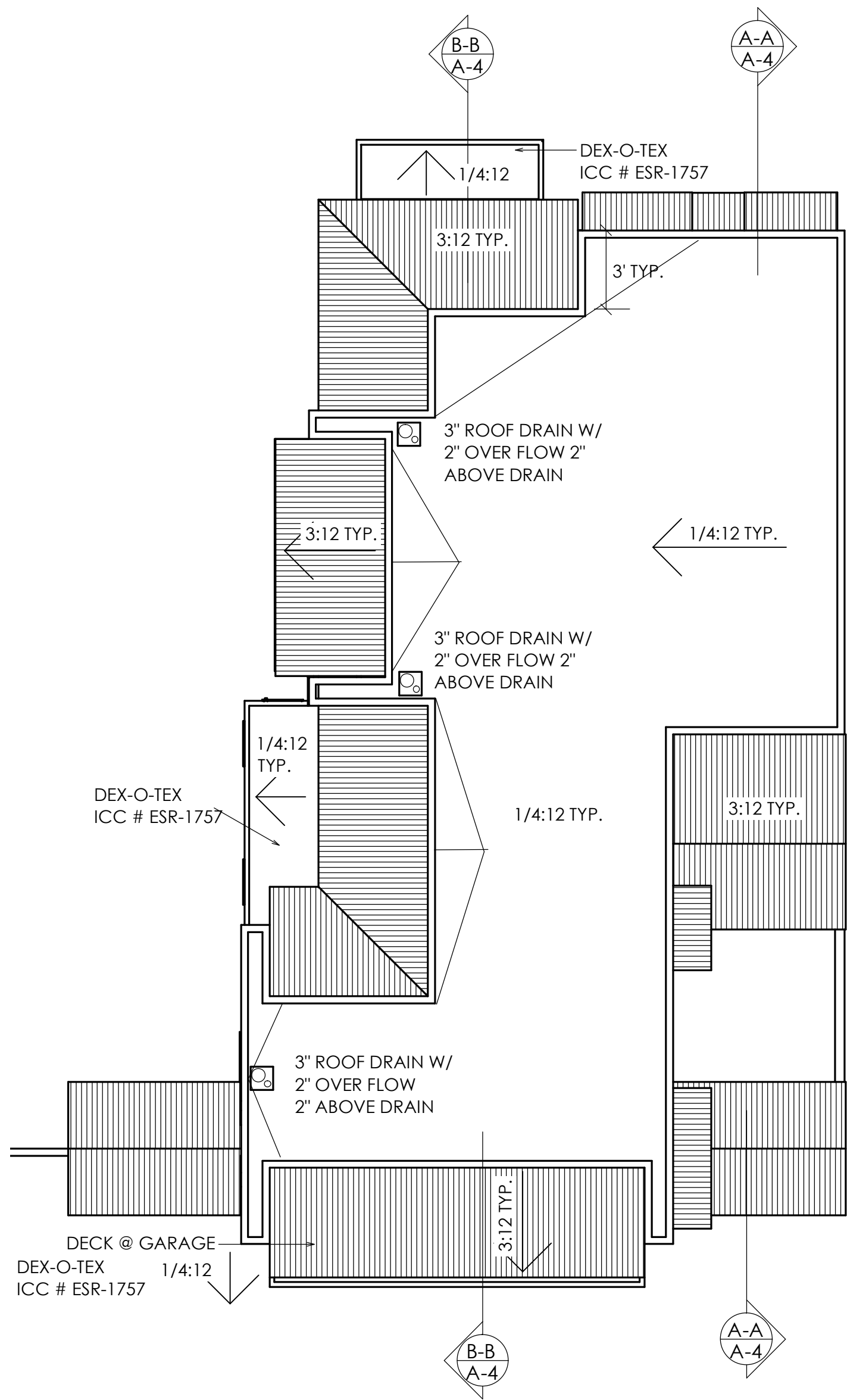


SCALE: 1/4" = 1'-0"



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

MOEL/DUBIN REMODEL 2807 VIA POSADA LA JOLLA, CA 92037		ALEX FAULKNER DESIGNS 2120 JIMMY DURANTEBLVD, SUITE 114 DEL MAR, CA 92014 858.481.1819		REVISIONS	
Date	10.07.17				
Scale					
Drawn					
Job					
Sheet	A-3				
Of	Sheets				

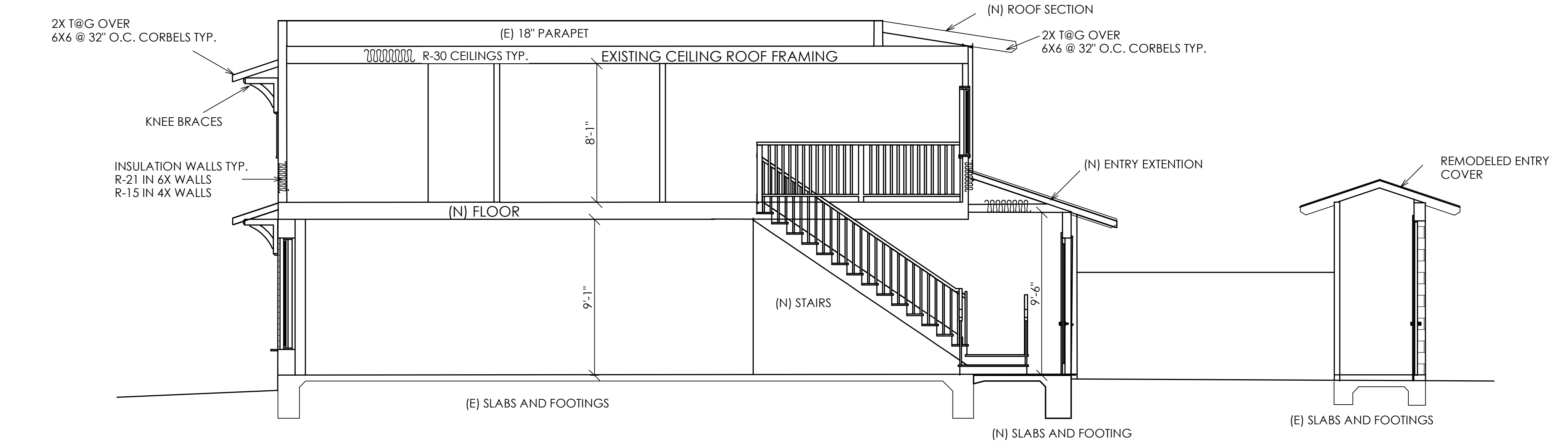


ROOF PLAN

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

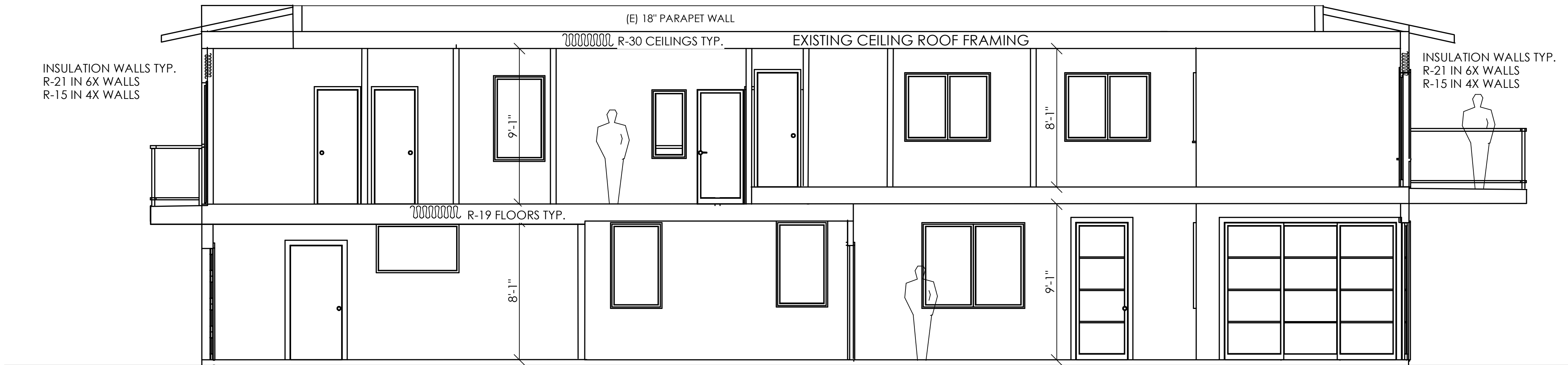
PITCH: 1/4:12 MIN.
MEMBRANE BY: GAF ICC # ESR-1274 OR
APPROVED EQUAL CLASS A

PITCH: 3:12 MIN.
STANDING SEAM METAL ROOM
UNDERLAYMENT:
MEMBRANE BY: GAF ICC # ESR-1274 OR
APPROVED EQUAL CLASS A



SECTION A-A

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



SECTION B-B

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

REVISIONS	
ALEX FAULKNER DESIGNS 2120 JIMMY DURANTE BLVD., SUITE 114 DEL MAR, CA 92014 858.481.1819	
MOEL/DUBIN REMODEL 2807 VIA POSADA LA JOLLA, CA 92037	
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Of	Sheets