

ATTACHMENT 2 - ESPINOSA ADDITION/REMODEL

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 Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): 66092 - Espinosa Addition/Remodel
- Address and APN(s): 2915 Woodford Dr, La Jolla, CA 92037
- APN: 346-741-23-00
- Project contact name, phone, e-mail: Ramon Moscoso , 619-210-3838
mosarch@mosarchstudio.com
- Project description: New addition to existing 1 story single family
- In addition, provide the following:
 - lot size: 20,483 S.F.
 - existing structure square footage and FAR (if applicable): (E) 3,402 S.F.
 - proposed square footage and FAR: (N) 974 S.F.
 - existing and proposed setbacks on all sides: Established front SB: 25', Exterior Side SB: 15', Established Rear SB: 25', Proposed Side SB: 6'
 - height if greater than 1-story (above ground): 1 Story

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.):

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;

ATTACHMENT 2 - ESPINOSA ADDITION/REMODEL

(CONTINUED ON THE NEXT PAGE)

- B. Elevations for all sides;
- C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
- D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure's height.
- 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. Action Items will be heard first.

Thank you,

Please return the information requested to:

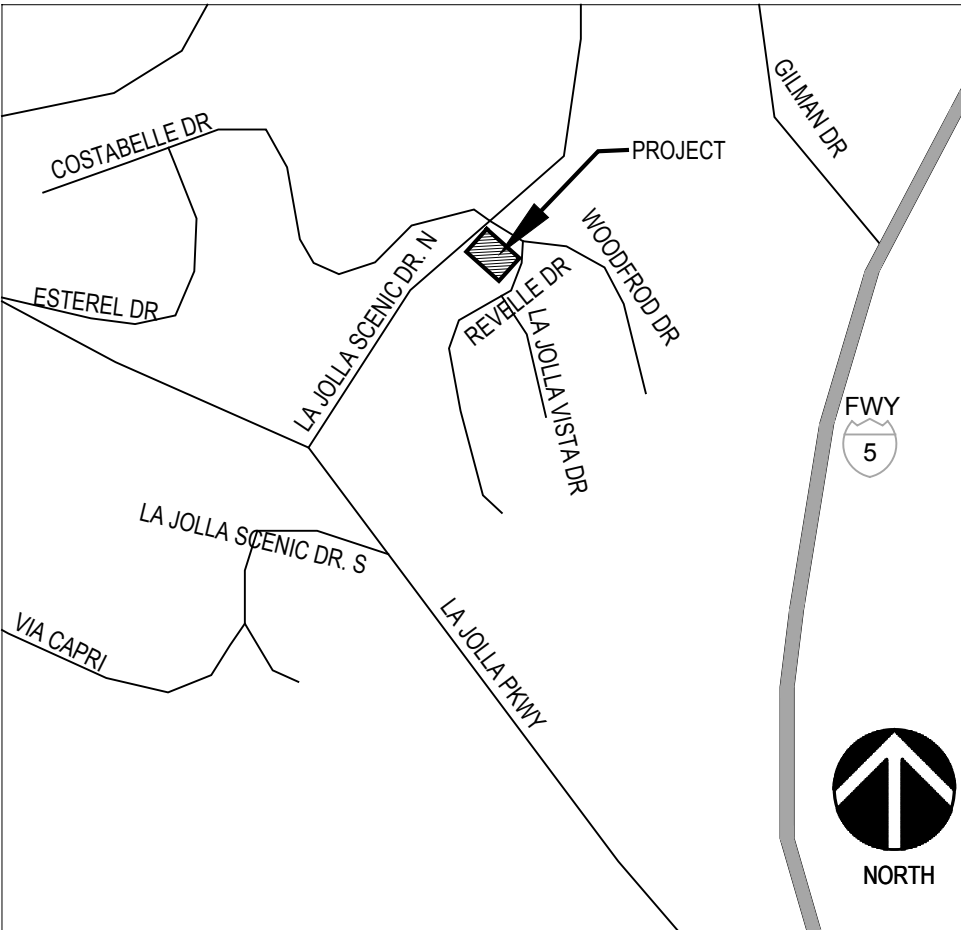
Marlon I. Pangilinan
Senior Planner
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293
www.sandiego.gov/planning

A PROJECT BY:
MOSARCH STUDIO
2915 WOODFORD DR
1-STORY SINGLE FAMILY RESIDENCE
ADDITION & REMODEL

THESE DRAWINGS COMPLY WITH THE FOLLOWING CODES:

2019 CALIFORNIA RESIDENTIAL CODE (BASED ON 2018 IRC)
2019 CALIFORNIA BUILDING CODE (BASED ON 2018 IBC.)
2019 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2017 NEC)
2019 CALIFORNIA PLUMBING CODE (BASED ON THE 2018 UPC)
2019 CALIFORNIA MECHANICAL CODE (BASED ON THE 2018 UMC)
2019 FIRE CODE (BASED ON TEH 2018 IFC)
2019 CALIFORNIA GREEN STANDARD CODE
2019 TITLE 24 CALIFORNIA ENERGY
2019 CALIFORNIA EXISTING BUILDING CODE (BASED ON THE 2018 IEBC)
2019 CALIFORNIA REFERENCED STANDARDS CODE

VICINITY MAP



PROJECT INFORMATION

PROJECT TYPE:	ONE STORY SINGLE FAMILY RESIDENCE
OCCUPANCY GROUP:	PRIMARY R-3/U
CONSTRUCTION TYPE:	TYPE VB
FIRE SPRINKLERS:	YES
BUILDING AREA:	
(E) DWELLING UNIT	3402 S.F
(N) FLOOR ADDITION	946 S.F
(N) PORTION OF GARAGE TO BE CONVERTED INTO LIVING AREA	28 S.F
TOTAL SQUARE FOOTAGE:	4376 S.F
(E) 3-CAR GARAGE	673 S.F
(N) REAR COVER PATIO	136 S.F
(N) COVERED ENTRY	200 S.F
TOTAL SQ.FT.	1,003 S.F
ZONE:	
LUSPD-SF	
YEAR BUILT:	LOT SIZE:
1961	20,483 S.F
APN:	LEGAL DESCRIPTION:
346-741-23-00	TR 6016 LOT 4*

F.A.R. = N/A

LOT COVERAGE= 60%

TOTAL LOT 20,483 SQ.FT.
60% OF TOTAL LOT 20,483 SQ.FT. = 12,289 SQ.FT. (ALLOWED)
TOTAL SQUARE FOOTAGE: 1ST FLOOR W/GARAGE : 5,050 SQ.FT.
12,289 SQ.FT. ALLOWED > TOTAL: 5,050 SQ.FT. NEW

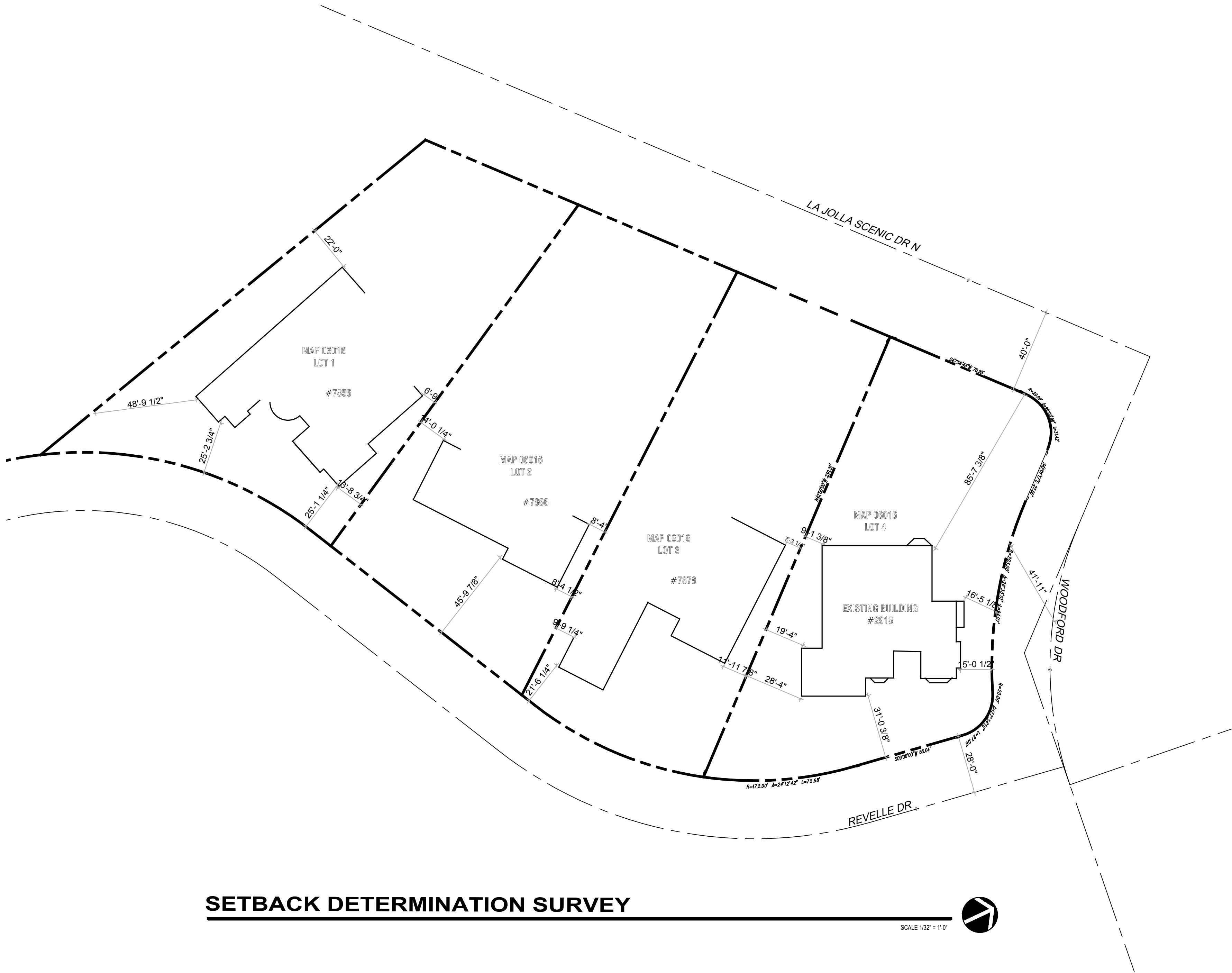
SCOPE OF WORK

EXISTING ONE STORY SINGLE FAMILY DWELLING TO BE COMPLETELY REMODEL TO RECEIVE NEW ADDITION OF:

- .. DINING ROOM & COVERED PATIO
- .. SECONDARY BEDROOM AND 2 BATHROOMS
- .. COVERED ENTRY

SHEET INDEX

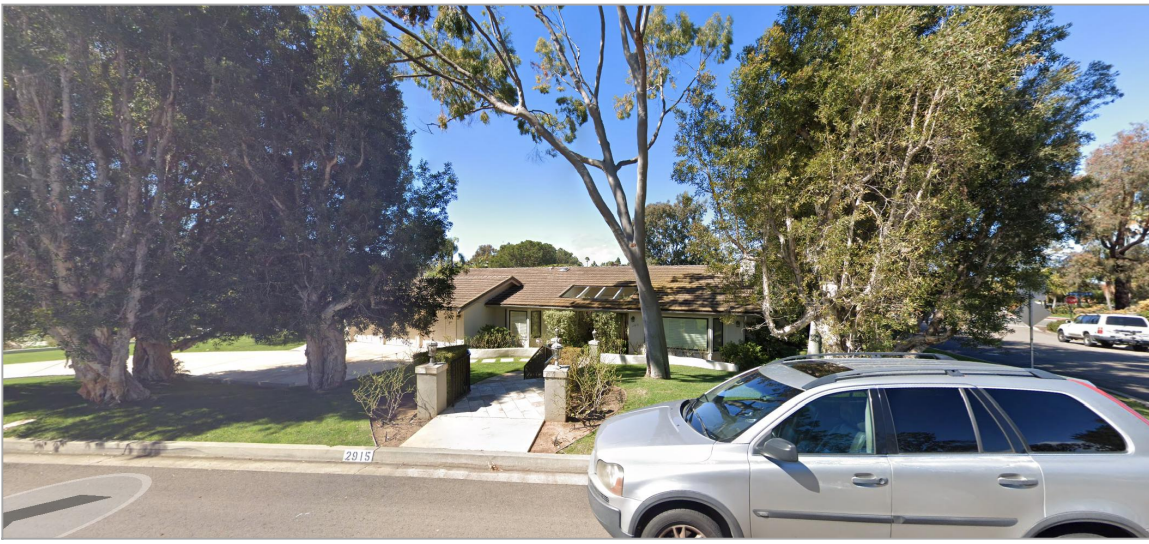
NUMBER	ARCHITECTURAL SHEETS TITLE
CS	COVER SHEET - TITLE SHEET
SP	SITE PLAN
A1.0	EXISTING / DEMO PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED ROOF PLAN
A1.3	EXTERIOR ELEVATIONS
A1.4	EXTERIOR ELEVATIONS



STREET VIEWS OF EXISTING SITE
SEE REFERENCE NUMBERS IN SITE PLAN



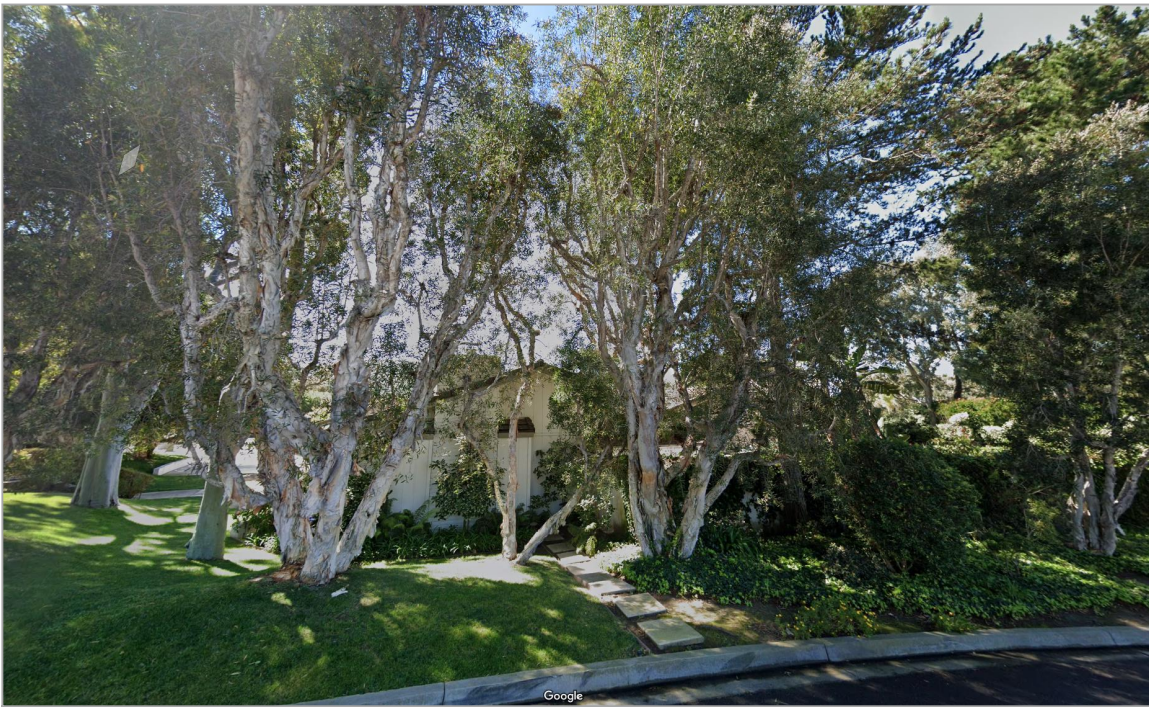
1. WOODFORD DR & REVELLE DR CORNER VIEW



2. MAIN ENTRY VIEW FROM REVELLE DR



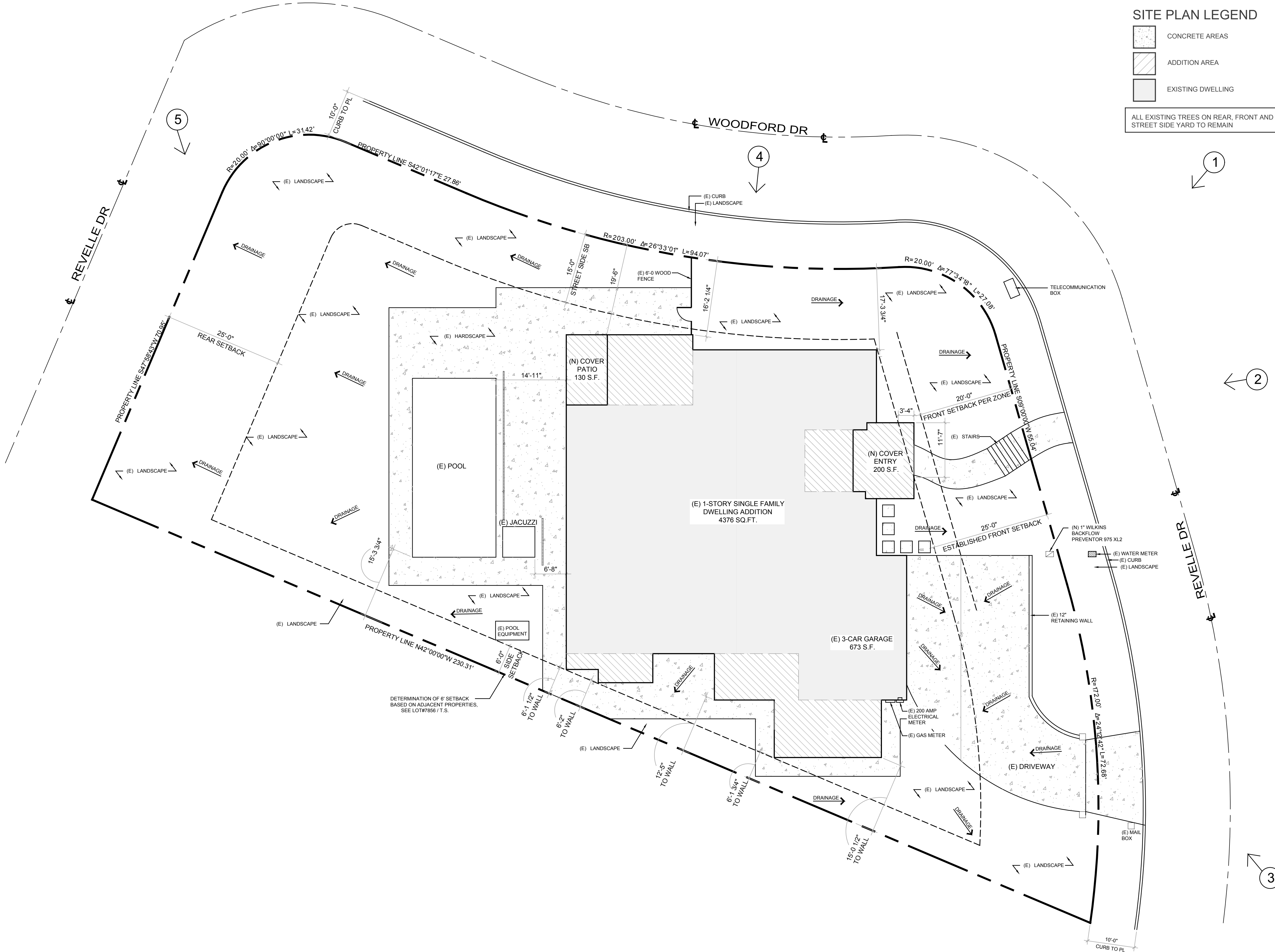
3. DRIVEWAY VIEW FROM REVELLE DR



4. VIEW FROM WOODFORD DR



5. REAR OF PROPERTY VIEW FROM REVELLE DR



SITE PLAN LEGEND

- CONCRETE AREAS
- ADDITION AREA
- EXISTING DWELLING

ALL EXISTING TREES ON REAR, FRONT AND STREET SIDE YARD TO REMAIN

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38 THIRD AVE. SUITE C
CHULA VISTA CA, 91910

2915 WOODFORD DR
1-STORY SINGLE FAMILY
ADDITION & REMODEL
LA JOLLA, CA 92037

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Issue Dates
FIRST SUBMITTAL: 05.08.2020

DESIGNER
SIGNATURE:

Revisions	
Job Number:	WDF-20
Drawn By:	LS
Checked:	RM
Cad No.:	C-08
Scale:	1/4" = 1'-0" U.N.O.

PROPOSED SITE PLAN

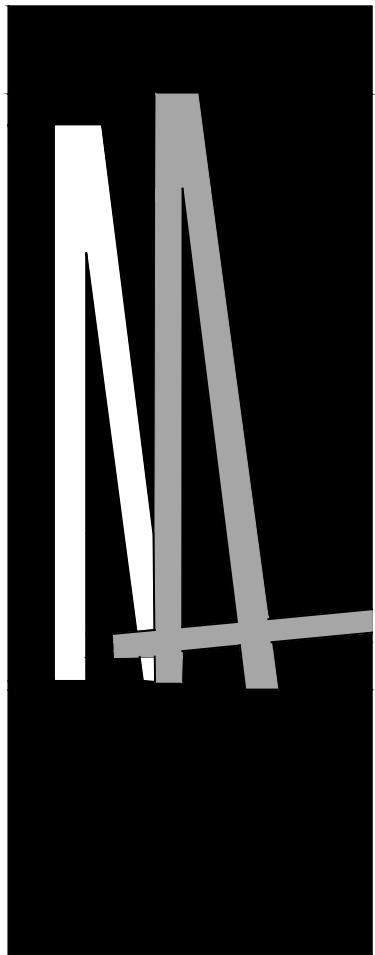
SCALE 3/32" = 1'-0"



SITE PLAN

SHEET:

SP



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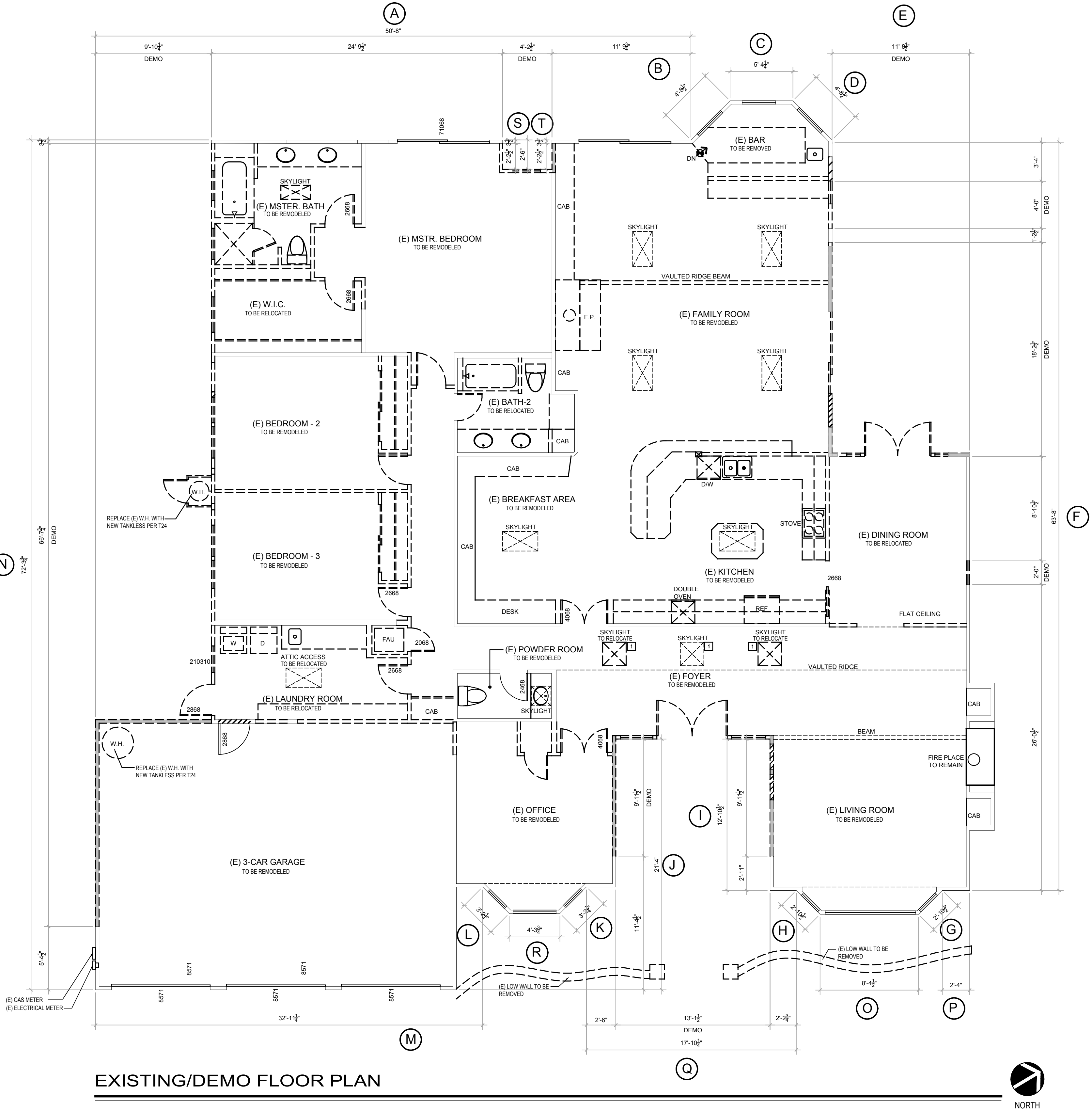
DEMOLITION LEGEND

- (E) WALL TO REMAIN
- WALL TO BE REMOVED
- WALL COUNTS AS DEMO/ WALL TO REMAIN
- DOOR OR WINDOW TO BE REMOVED
- DOOR OR WINDOW TO BE FRAMED IN.

DEMOLITION KEY NOTES

- CONTRACTOR TO VERIFY DIMENSIONS ON FIELD AND CHECK IF RELOCATION IS NECESSARY PER PROPOSED FLOOR PLAN

DEMOLITION CALCULATIONS			
WALL ORIENTATION	(E) WALL TOTAL LINEAR FEET	(E) WALL TO REMAIN	(E) WALL TO BE DEMO
A (WEST)	50'-8"	36'-7 1/4"	14'-0 3/4"
B (WEST)	4'-8 1/2"	4'-8 1/2"	0'-0"
C (WEST)	5'-4 1/4"	5'-4 1/4"	0'-0"
D (WEST)	4'-8 1/2"	4'-8 1/2"	0'-0"
E (WEST)	11'-8 1/2"	0'-0"	11'-8 1/2"
F (NORTH)	63'-8"	39'-5 1/2"	24'-2 1/2"
G (EAST)	2'-10 1/2"	2'-10 1/2"	0'-0"
H (EAST)	2'-10 1/2"	2'-10 1/2"	0'-0"
I (SOUTH)	12'-10 1/2"	2'-11"	9'-11 1/2"
J (NORTH)	21'-4"	11'-4 1/2"	9'-11 1/2"
K (EAST)	3'-2 1/4"	3'-2 1/4"	0'-0"
L (EAST)	3'-2 1/4"	3'-2 1/4"	0'-0"
M (EAST)	32'-11 1/4"	32'-11 1/4"	0'-0"
N (SOUTH)	72'-3 3/4"	5'-4 1/2"	66'-7 3/4"
O (EAST)	8'-4 1/2"	8'-4 1/2"	0'-0"
P (EAST)	2'-4"	2'-4"	0'-0"
Q (EAST)	17'-10 1/4"	4'-8 3/4"	13'-1 1/2"
R (EAST)	4'-3 3/4"	4'-3 3/4"	0'-0"
S (NORTH)	2'-6"	0'-3 1/2"	2'-2 1/2"
T (SOUTH)	2'-6"	0'-3 1/2"	2'-2 1/2"
TOTAL	330'-3 1/4"	176'-2 1/4"	154'-1"
TOTAL LINEAR FEET OF EXISTING WALLS = 330'-3 1/4"			
TOTAL LINEAR FEET OF EXISTING WALLS TO REMAIN = 176'- 2 1/4" (53.35%)			
TOTAL LINEAR FEET OF EXISTING WALLS TO BE REMOVED = 154'-1" (46.65%)			
50% OF TOTAL LINEAR WALL (330'-3 1/4") = 165'-1 1/2"			
176'-2 1/4" > 165'-1 1/2"			



EXISTING/DEMO FLOOR PLAN

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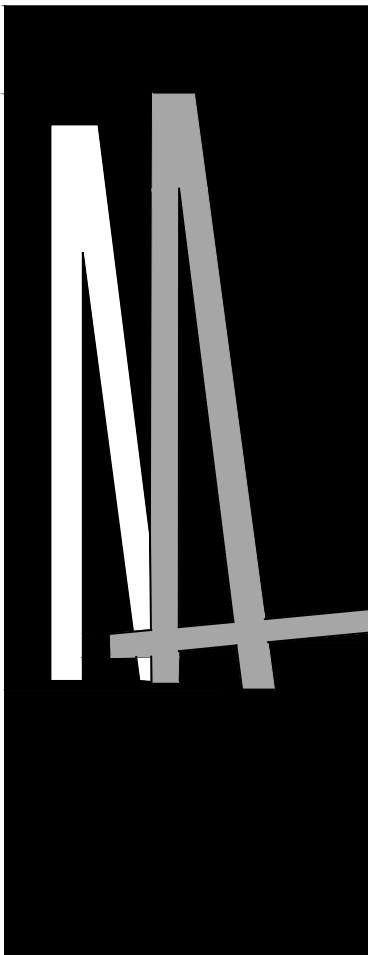
DESIGNER
SIGNATURE:

Revisions	
Job Number:	WDF-20
Drawn By:	LS
Checked:	RM
Cad No.:	C-08
Scale:	1/4" = 1'-0" U.N.O.

EXISTING/DEMO
PLAN

SHEET:

A1.0



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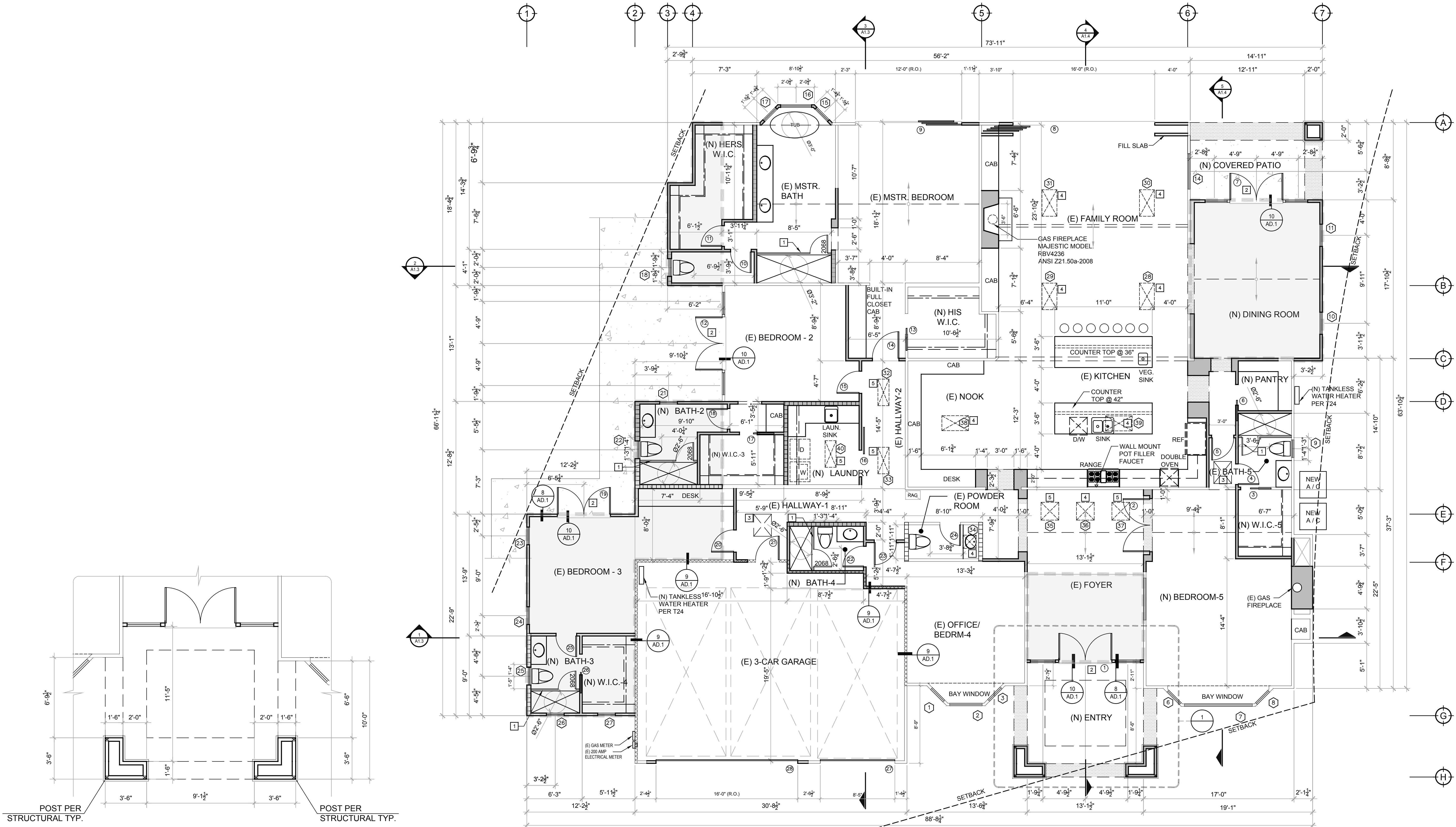
Revisions	
Job Number:	WDF-20
Drawn By:	LS
Checked:	RM
Cad No.:	C-08
Scale:	1/4" = 1'-0" U.N.O.

FLOOR PLAN KEYNOTES:

- TEMPERED GLASS ENCLOSURE AND FLUSH FLOOR
- NEW CONCRETE AREA TO SLOPE AT A MIN OF 2% AWAY FROM BUILDING, MIN 36" DEPTH. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND NOT MORE THAN 7 3/4" BELOW THE THRESHOLD.
- ATTIC ACCESS; 24" X 30"
- (E) SKYLIGHT; VERIFY SIZE IN FIELD
- (N) SKYLIGHT

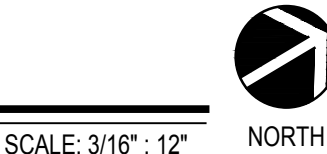
FLOOR PLAN LEGEND:

- (E) 2 x 4 WALL
- (N) 2 x 4 WALL
- (N) 2 x 6 WALL
- (N) 1 HR PROTECTION
- (E) 2X4 WALL TO HAVE 1 HR PROTECTION
- ADDITION AREA
- RAG RETURN AIR GRILL

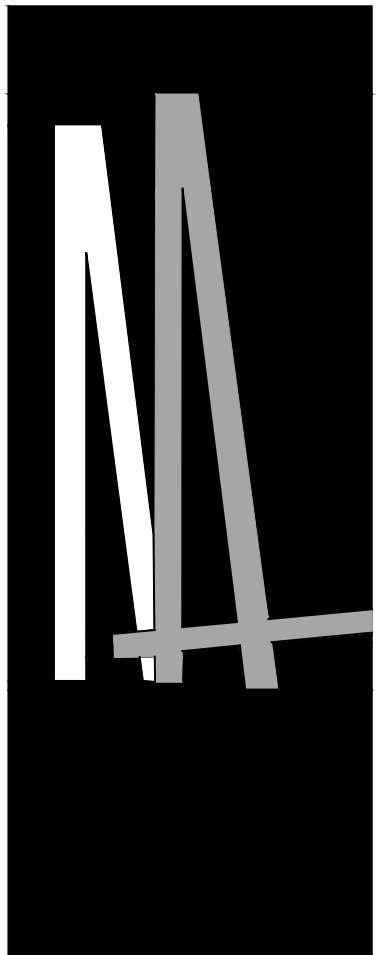


1 COVERED ENTRY

PROPOSED FLOOR PLAN



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ROOF PLAN LEGEND:



ROOF PLAN KEY NOTES:

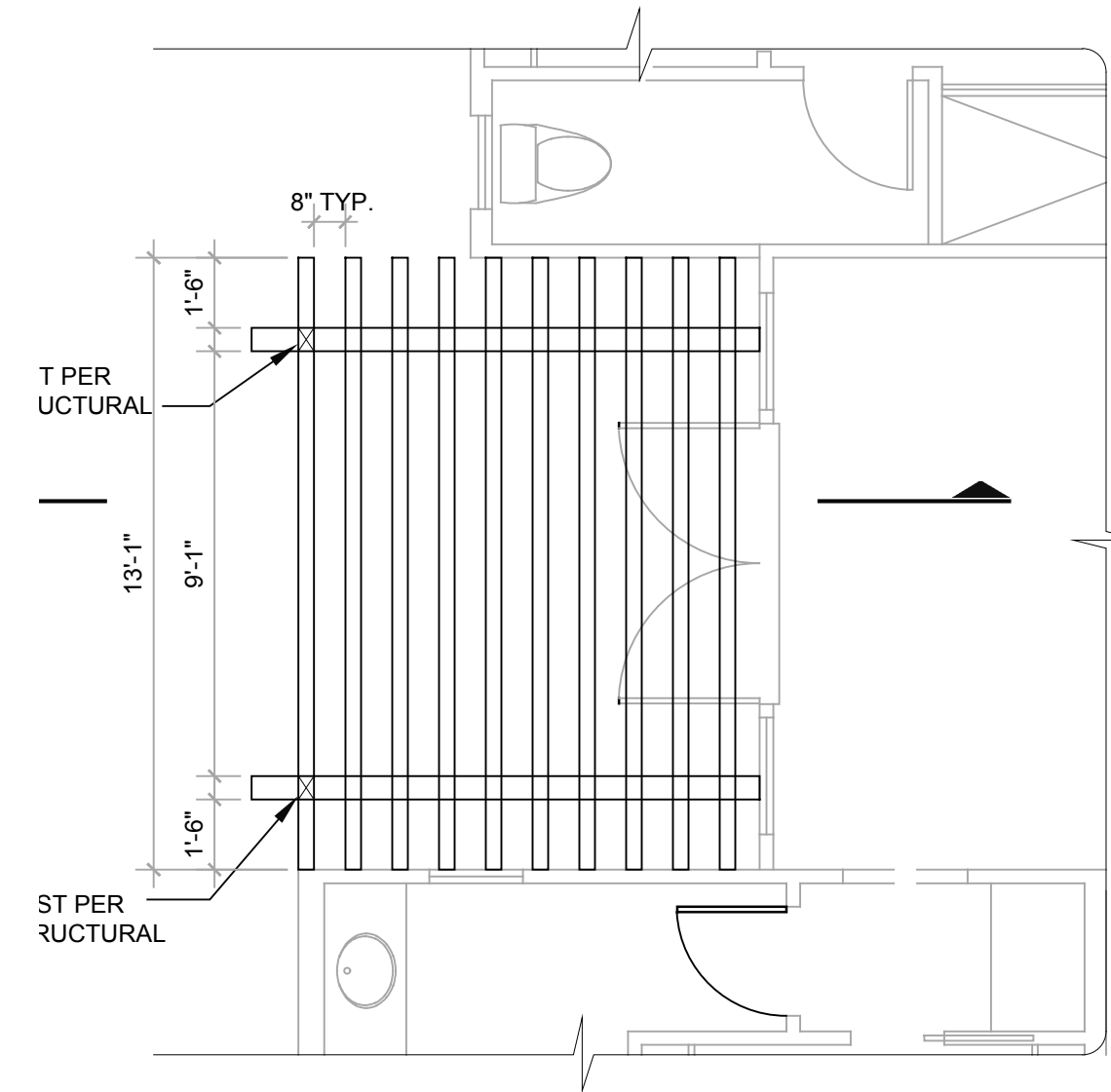
- 1

(N) TILE SHINGLES (MINIMUM CLASS 'A' ROOF ASSEMBLY). ESR#1647 SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.6 AND THE MANUFACTURES INSTRUCTIONS.
(UNDERLAYMENT (30LB. A.S.T.M FELT MIN.) SAXONY 900 SHAKE BY BORAL OR SIMILAR
- 2

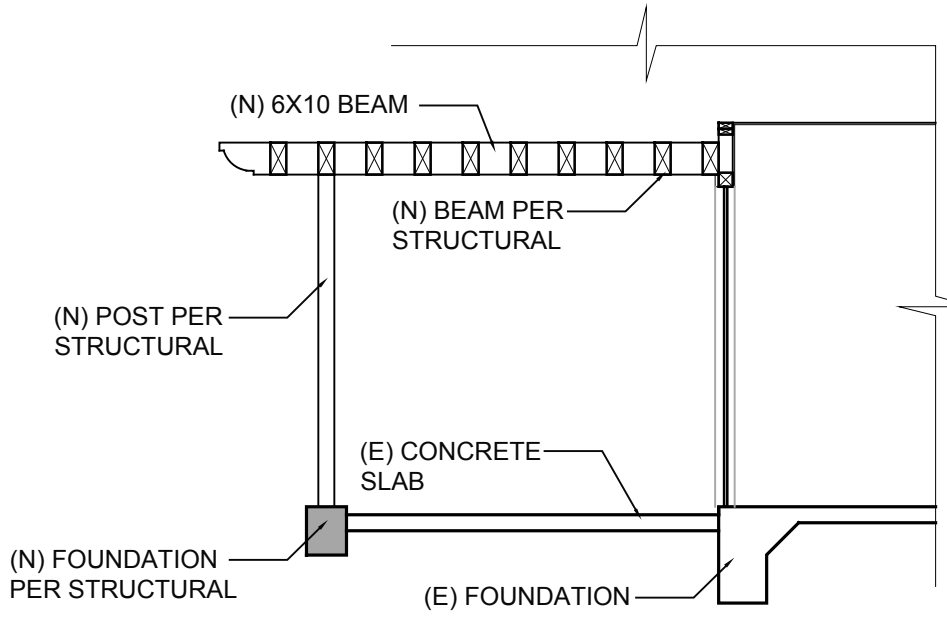
(E) TILE SHINGLES
- 3

PRE-FAB ATTIC VENT PER ATTIC VENT SCHEDULE.
- 4

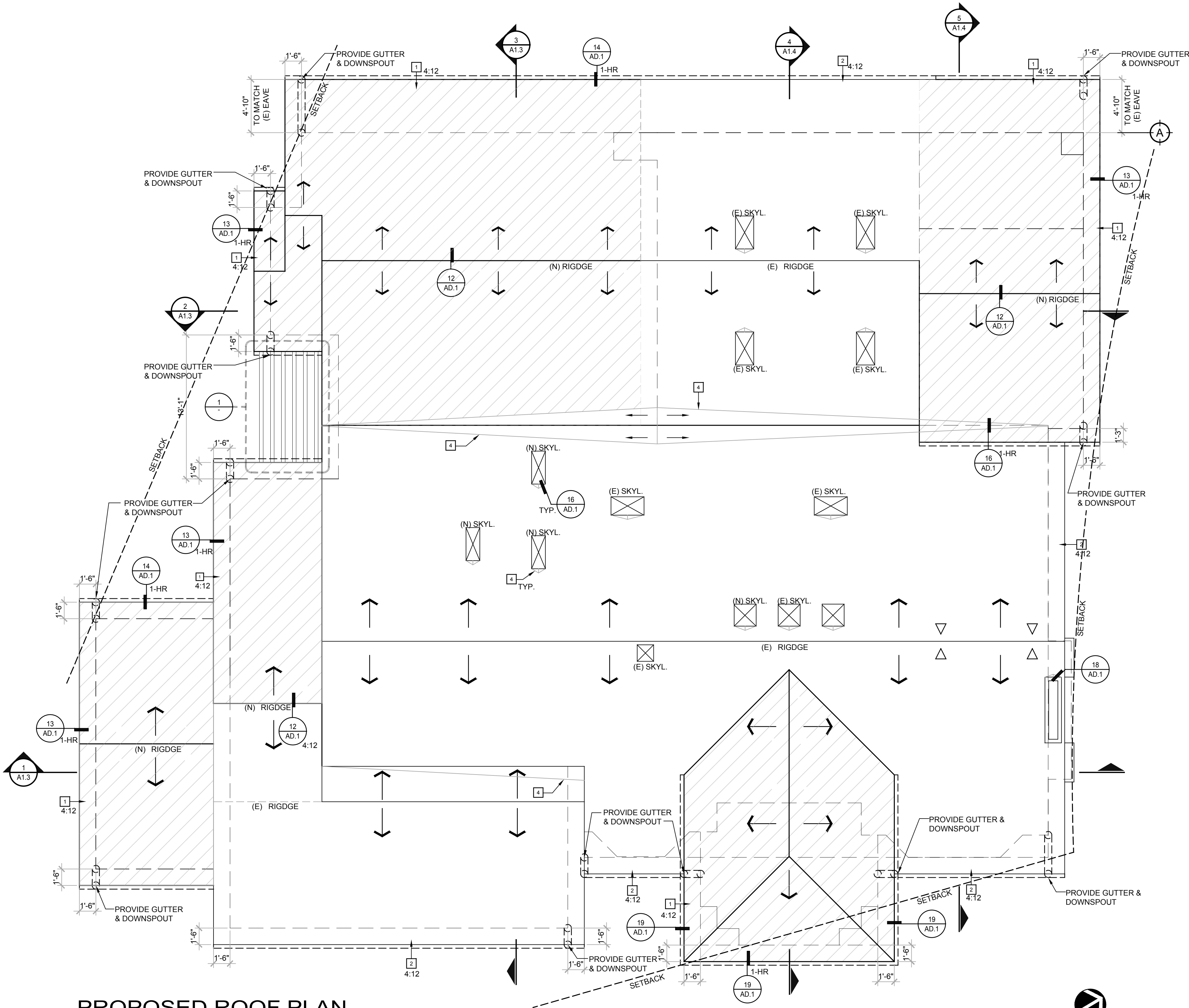
1/4"-12" CRICKET



1 TRELLIS FLOOR PLAN



2 TRELLIS SECTION



PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0" NORTH

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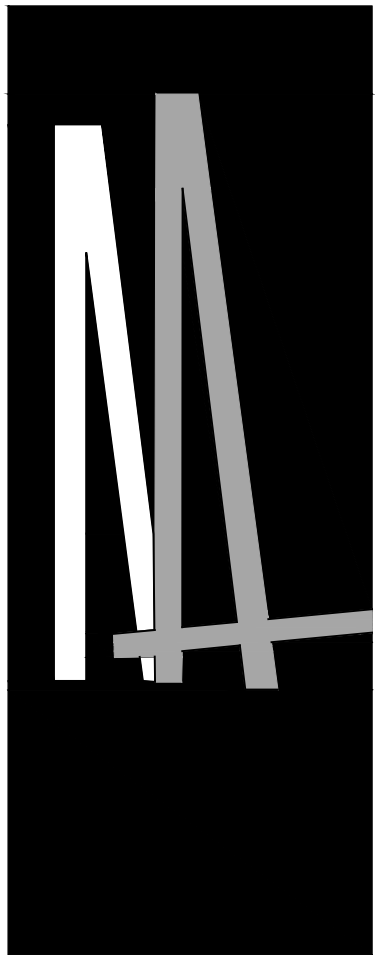
DESIGNER
SIGNATURE:

Revisions	
Job Number:	WDF-20
Drawn By:	LS
Checked:	RM
Cad No.:	C-08
Scale:	1/4" = 1'-0" U.N.O.

ROOF PLAN

SHEET:

A1.2



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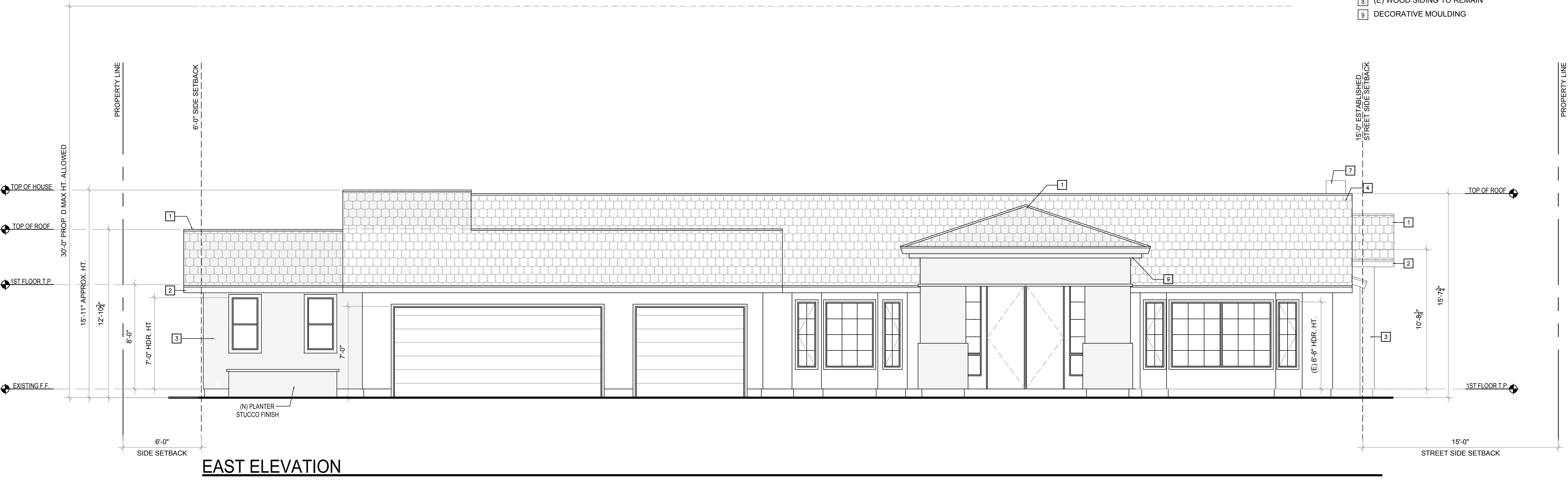
LA JOLLA, CA 92037

ELEVATION LEGEND: ELEVATION KEYNOTES:

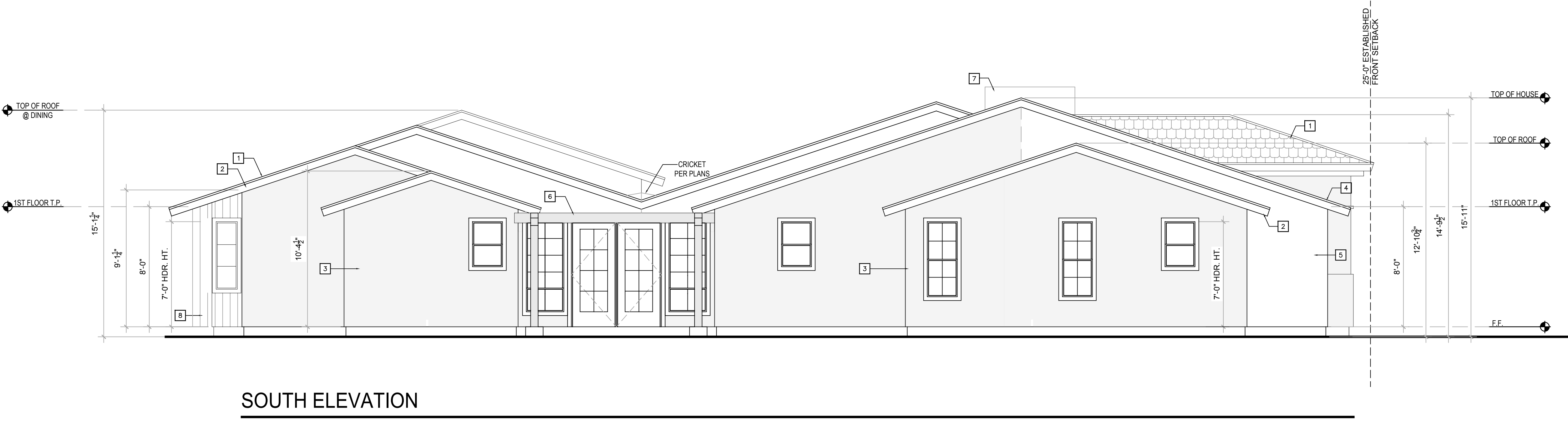
ADDITION AREA

- 1 (N) TILE SHINGLES (MINIMUM CLASS 'A' ROOF ASSEMBLY). ESR#1647 SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R905.6 AND THE MANUFACTURES INSTRUCTIONS.
(UNDERLAYMENT (30LB. A.S.T.M FELT MIN.) SAXONY 900 SHAKE BY BORAL OR SIMILAR
- 2 2X FASCIA
- 3 (N) STUCCO EXTERIOR OVER METAL LATH AND (2) LAYERS OF 60 MIN GRADE 'D' PAPER OVER STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE.

- 4 (E) TILE SHINGLES
- 5 (E) WOOD SIDING TO BE REMOVED TO RECEIVE (N) STUCCO EXTERIOR OVER METAL LATH AND (2) LAYERS OF 60 MIN GRADE 'D' PAPER OVER STRUCTURAL SHEATHING PER SHEAR WALL SCHEDULE.
- 6 (N) BEAM FOR TRELLIS DECORATION
- 7 (E) FIREPLACE TO REMAIN
- 8 (E) WOOD SIDING TO REMAIN
- 9 DECORATIVE MOULDING



EAST ELEVATION



SOUTH ELEVATION

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Revisions

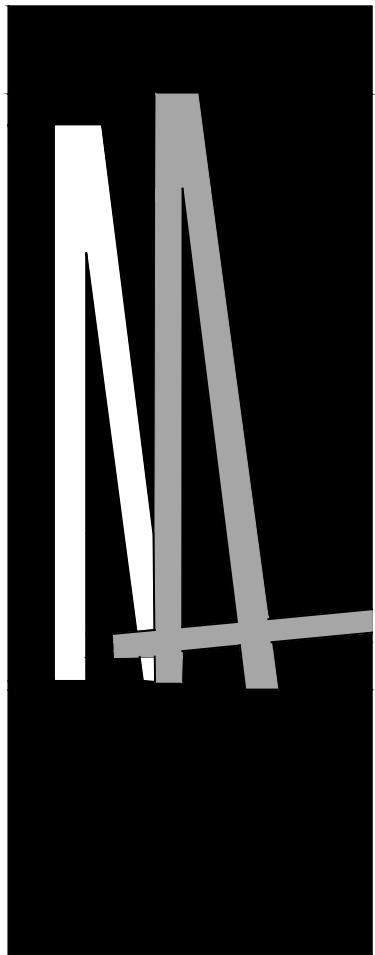
Job Number: WDF-20
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Checked: RM
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Scale: 1/4" = 1'-0" U.N.O.

EXTERIOR
ELEVATIONS

SHEET:

A1.3



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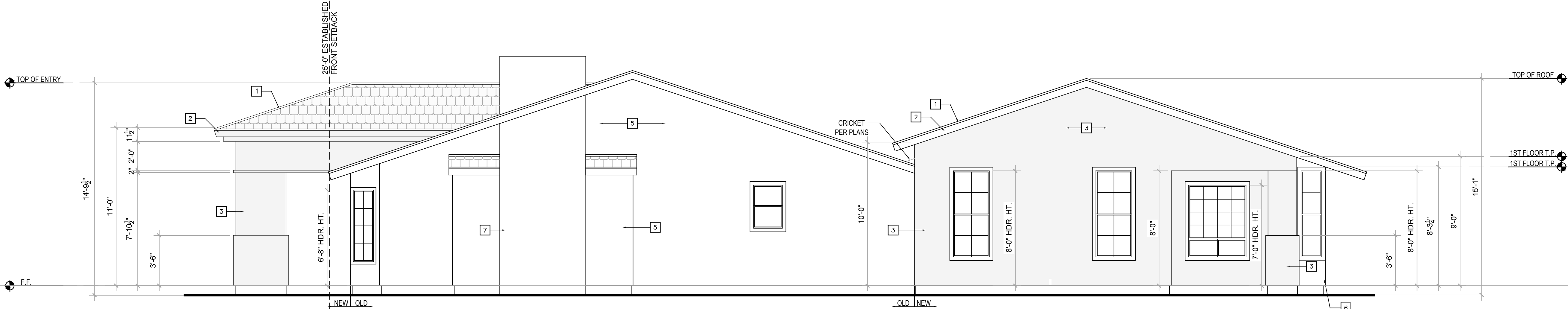
ELEVATION LEGEND:

ADDITION AREA

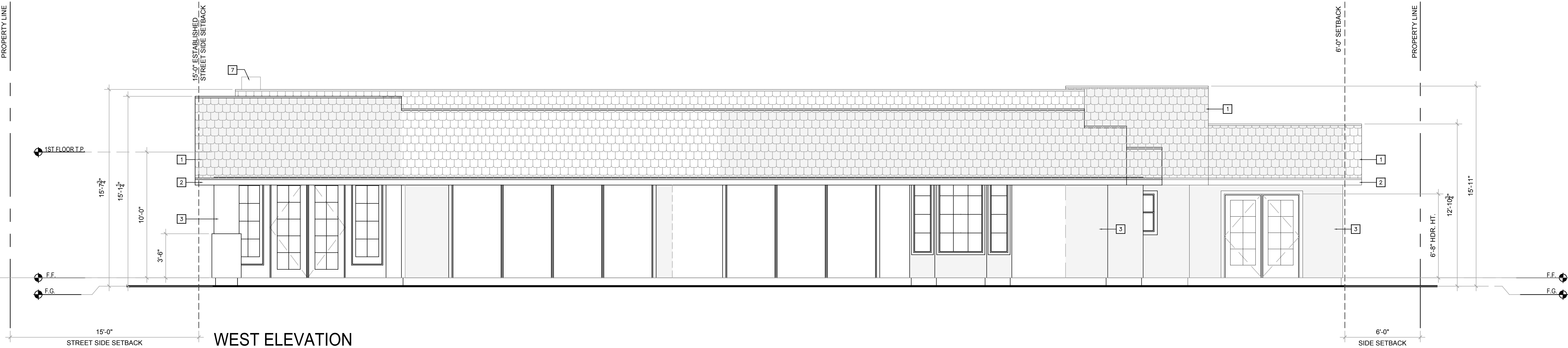
ELEVATION KEYNOTES:

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- 6 (N) BEAM FOR TRELLIS DECORATION
- 7 (E) FIREPLACE TO REMAIN
- 8 (E) WOOD SIDING TO REMAIN
- 9 DECORATIVE MOULDING



NORTH ELEVATION



WEST ELEVATION

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Scale: 1/4" = 1'-0" U.N.O.

EXTERIOR
ELEVATIONS

SHEET:

A1.4