

**La Jolla Shores Planned District Advisory Board (LJSPDAB)  
Online Virtual Meeting**

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

**For Action Items**

- Project Tracking System (PTS) Number and Project Name (only submitted projects can be heard as action items):

PRJ-1066197 AVENIDA DE LA PLAYA

- Address and APN(s):

2370 AVENIDA DE LA PLAYA SAN DIEGO, CA 92037 APN - 346-310-0800

- Project contact name, phone, e-mail:

HALLIE SWENSON P: (480) 861-8455 E: HALLIE@WILLANDFOTSCH.COM

- Project description: REMOVING 122 SF ART STUDIO AND REPLACING IT WITH A NEW 750 SF GUEST QUARTERS, PROPOSING A TOTAL OF 628 GFA INCREASE. NO WORK PROPOSED AT MAIN RESIDENCE.

- Please indicate the action you are seeking from the Advisory Board:

- Recommendation that the Project is minor in scope (Process 1)
- Recommendation of approval of a Site Development Permit (SDP)
- Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
- Other: \_\_\_\_\_

- In addition, provide the following:

- o lot size: 21,413 SF
- o existing structure square footage and FAR (if applicable): 122 SF
- o proposed square footage and FAR: 750 SF
- o existing and proposed setbacks on all sides: SEE CHART
- o height if greater than 1-story (above ground): N/A (1 STORY)

FRONT	EXISTING:	62'-7 1/4"
	PROPOSED:	62'-7 1/4"
SIDE	EXISTING:	8'-1 1/2"
	PROPOSED:	8'-1 1/2"
SIDE	EXISTING:	13'-10"
	PROPOSED:	13'-10"
REAR	EXISTING:	98'-3 1/2"
	PROPOSED:	10'-0"

**For Information Items** *(For projects seeking input and direction. No action at this time)*

- 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:

- o lot size: \_\_\_\_\_
- o existing structure square footage and FAR (if applicable): \_\_\_\_\_
- o proposed square footage and FAR: \_\_\_\_\_
- o existing and proposed setbacks on all sides: \_\_\_\_\_
- o height if greater than 1-story (above ground): \_\_\_\_\_

- Project aspect(s) that the applicant team is seeking Advisory Board 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:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab>  
for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- 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;
  - 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 such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

### **Meeting Presentation – updated 8/31/20**

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter, so that they may share their screen and run their presentation.

### **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 Advisory Board members 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 no later than a week before the scheduled meeting date:

Marlon I. Pangilinan, Senior Planner  
[mpangilinan@sandiego.gov](mailto:mpangilinan@sandiego.gov)  
Planning Department  
9485 Aero Drive MS 413  
San Diego CA 92123  
619-235-5293



WILL & FOTSCH ARCHITECTS
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486



JOB #:

MAYER GUEST QUARTERS
2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

Table with 2 columns: DATE, ISSUE. Rows include 02/23/2022 HOA SUBMITTAL SET, 04/13/2022 ADVISORY BOARD SMT, 04/18/2022 REVISION, 07/14/2022 1ST SUBMITAL.

TS001 TITLE SHEET
07/18/2022

MAYER GUEST QUARTERS
2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

DRAWING INDEX

Table listing drawing titles and sheet numbers. Includes sections for TITLE SHEETS, TITLE SHEETS 2, ARCHITECTURAL, STRUCTURAL, and HERS NOTES.

PROJECT DATA

Table containing project details: SCOPE OF WORK, SITE, A.P.N., LEGAL DESCRIPTION, LOTE SIZE, BASE ZONE, YEAR BUILT, SETBACKS, HEIGHT LIMIT, USES CATEGORY, MINOR DETERMINATION, HEIGHT, EXISTING OVERALL HEIGHT, PROPOSED STRUCTURE HEIGHT, PROPOSED INCREASE.

ABBREVIATIONS

Large table of abbreviations and their corresponding full names, organized in two columns.

SYMBOLS AND LEGEND

Visual legend for symbols and markers. Includes ELEVATION MARKER, DETAIL MARKER, SECTION MARKER, WINDOW TYPE INDICATOR, DOOR TYPE INDICATOR, MATCH LINE/DATUM POINT, REVISION INDICATOR, OTHER, and WALLS.

CONSTRUCTION REQUIREMENTS

- 1. SHOP DRAWING SUBMITTAL SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:
A) WINDOWS AND DOORS
B) CABINET WORK
C) MECHANICAL SYSTEMS, WATER HEATING SYSTEMS
2. ALL GYPSUM WALL BOARD SHALL RECEIVE LEVEL 5 SMOOTH FINISH AND STRAIGHT CORNERS UNLESS OTHERWISE APPROVED BY ARCHITECT.

CODE ANALYSIS

Table for CODE ANALYSIS with columns: OCCUPANCY (R3), TYPE OF CONSTRUCTION (TYPE V-B NON-SPRINKLERED), APPLICABLE CODES, and project compliance notes.

HERS NOTES

MAIN RESIDENCE: VERIFIED KITCHEN HOOD EXHAUST (100 CFM MIN & EXHAUST TO EXTERIOR)
ADU: VERIFIED KITCHEN HOOD EXHAUST (100 CFM MIN & EXHAUST TO EXTERIOR)
NOTES: 1. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A REGISTERED CF2R WILL HAVE A UNIQUE 21-DIGIT REGISTRATION NUMBER FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE.

AREA CALCULATIONS

Table for BUILDING AREA CALCULATION with columns: NAME, EXISTING, REMOVED, ADDITION, TOTAL, HABITABLE, GFA.

Table for OVERALL TOTAL area calculations.

Table for TOTAL DISTURBANCE AREA with columns: NAME, REMOVED, REPLACED, NEW, TOTAL.

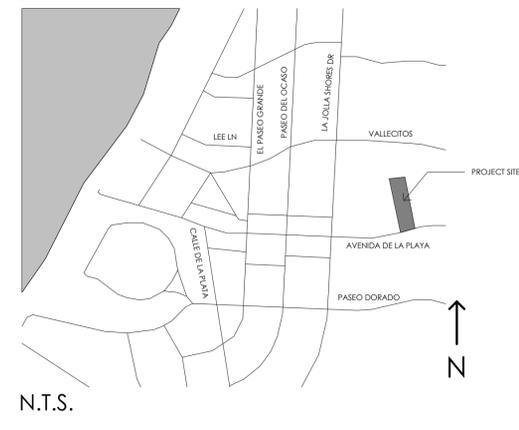
Table for OVERALL TOTAL disturbance area calculations.

FLOOR AREA SUMMARY table showing GROSS FLOOR AREA, SITE AREA, PROPOSED FAR, LOT COVERAGE AREA, and SITE WORK INFORMATION.

PROJECT DIRECTORY

OWNER: JUDY COURTEMANCHE MAYER
ARCHITECT: WILL & FOTSCH ARCHITECTS
CONTACT: BRIAN WILL
1298 PROSPECT ST, SUITE 2S, LA JOLLA, CA 92037

VICINITY MAP



N.T.S.



**WILL & FOTSCH ARCHITECTS**  
 1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486



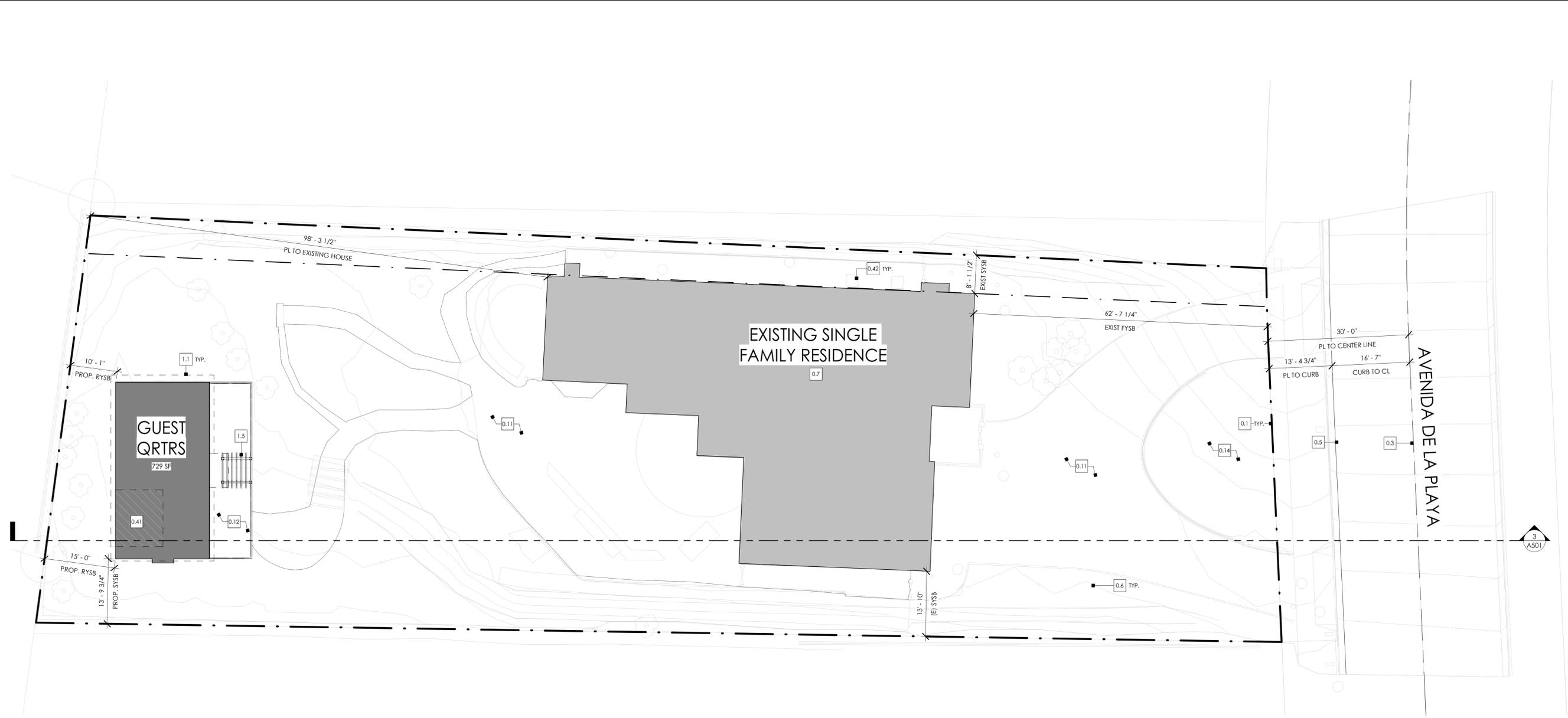
JOB #:

**MAYER GUEST QUARTERS**  
 2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

DATE:	ISSUE:
02/23/2022	HOA SUBMITTAL SET
04/13/2022	ADVISORY BOARD SBMT.
04/18/2022	REVISION
07/14/2022	1ST SUBMITAL

**A001**  
 SITE PLAN

07/18/2022



**1 SITE PLAN**  
 SCALE = 3/32" = 1'-0"



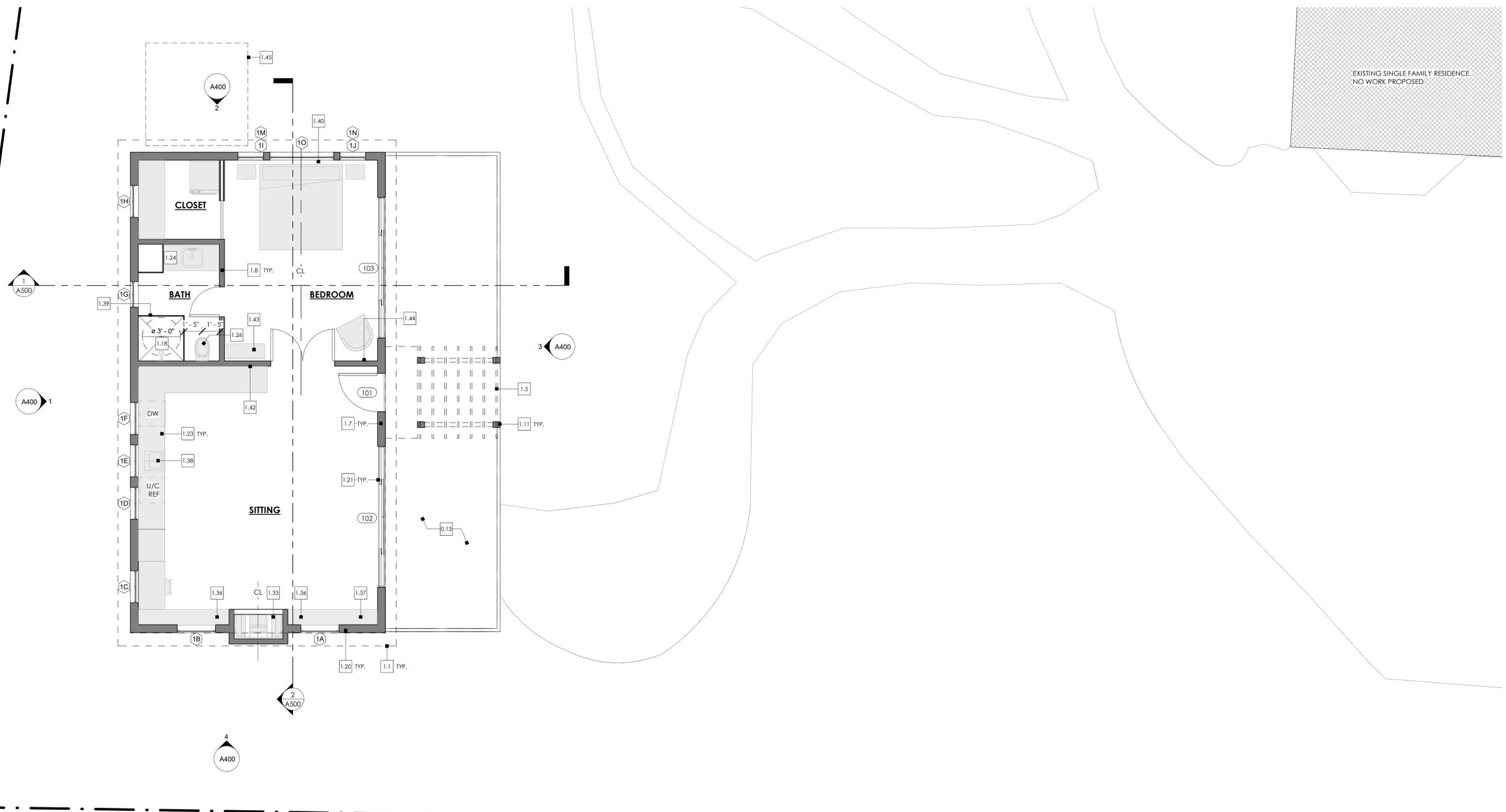
KEYNOTES	SITE NOTES	STORM WATER QUALITY NOTES CONSTRUCTION BMP'S
0.1 PROPERTY LINE, TYP. 0.3 CENTERLINE OF THE STREET 0.5 EXISTING CURB LINE TO REMAIN 0.6 TOPOGRAPHY PER CIVIL DRAWINGS 0.7 LINE OF EXISTING RESIDENCE TO REMAIN, NO WORK PROPOSED 0.11 EXISTING HARDSCAPE TO REMAIN 0.12 PROPOSED HARDSCAPE ON GRADE, PER CIVIL 0.14 EXISTING LANDSCAPE AND SITE WORK TO REMAIN 0.41 122 SF TO BE REPLACED 0.42 EXISTING CONDENSER UNITS 1.1 LINE OF ROOF ABOVE 1.5 LINE OF TRELLIS ABOVE	1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN. 2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 3. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. 4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE. 5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW. 6. FIRE HYDRANTS, <b>01 @ 175'-0" FROM PROPERTY</b> SEE SITE PLAN. 7. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMP'S, AND WCPC. 8. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL. 9. AUTOMATIC IRRIGATION SYSTEM. CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING: I. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE II. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.	THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007 ( <a href="http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml">http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml</a> ) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE ( <a href="http://docs.sandiego.gov/municipalcode/MuniCodeChapter14/Ch14Ari02Division02.pdf">http://docs.sandiego.gov/municipalcode/MuniCodeChapter14/Ch14Ari02Division02.pdf</a> ) AND STORM WATER MANUAL ( <a href="http://www.sandiego.gov/development-services/pdf/news/stormwatermanual.pdf">http://www.sandiego.gov/development-services/pdf/news/stormwatermanual.pdf</a> )  NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.  1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S) DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.  2. ALL STOCKPILES OF UNCOMPACTED SOIL AND / OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.  3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.  4. THE CONTRACTOR SHALL RESPOND ALL EROSION / SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.  5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.  6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



JOB #:

DATE:	ISSUE:
02/23/2022	HOA SUBMITAL SET
04/13/2022	ADVISORY BOARD SMT.
04/18/2022	REVISION
07/14/2022	1ST SUBMITAL

**A200**  
GUEST QRTS  
FLOOR PLAN  
07/18/2022



EXISTING SINGLE FAMILY RESIDENCE  
NO WORK PROPOSED

### PROPOSED - GUEST QRTS FLOOR PLAN

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

#### KEYNOTES

- 0.13 NEW CONCRETE DRIVEWAY PER CIVIL
- 1.1 LINE OF ROOF ABOVE
- 1.5 LINE OF TRELLIS ABOVE
- 1.7 NEW EXTERIOR WALL: 2x WOOD STUD FRAMING PER STRUCTURAL W/ R-19 BATT INSULATION AT 2 X 4, R-13 BATT INSULATION AT 2 X 4 WALLS, EXTERIOR FINISH PER EXTERIOR ELEVATIONS O/ 2 LAYERS MIN. GRADE 'D' BUILDING PAPER, INSIDE 5/8" GWB UON PER INTERIOR ELEVATIONS.
- 1.8 NEW INTERIOR WALL: 2x WOOD STUD FRAMING W/ R-19 BATT INSULATION @ 2X6 & R-13 BATT INSULATION @ 2X4, 5/8" GWB THROUGHOUT
- 1.11 STRUCTURAL COLUMN PER STRUCTURAL PLANS
- 1.18 WALK-IN SHOWER RECESS FLOOR AS REQUIRED TO ACCOMMODATE FLUSH WALK-IN SHOWER AND TILE-IN DRAIN 1
- 1.20 WINDOW, TYP. PER SCHEDULE
- 1.21 DOOR, TYP. PER SCHEDULE
- 1.23 APPLIANCE/ FIXTURE PER OWNER
- 1.24 BUILT-IN/ CABINERY
- 1.26 WALL MOUNT TOILET
- 1.26 FIBERACE
- 1.33 BOOK CASE BELOW WINDOWS
- 1.36 SHIP-LAP INTERIOR
- 1.37 BAR SHINK
- 1.39 CURBLESS SHOWER, ETCHED GLASS TO LOOK LIKE GRASS
- 1.40 WALLPAPER ACCENT WALL
- 1.42 CONTROL PANEL
- 1.43 DRESSER
- 1.44 TV LOCATION
- 1.45 'TUFF-SHED'

#### PLAN NOTES

1. FOR TYPICAL WALL PENETRATION SEE DETAILS
2. PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
3. PROVIDE LEVEL 5 DRYWALL THROUGHOUT.
4. PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.
5. EXTERIOR DOORS MAY SWING OUTWARD ONLY OF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD, R311.3.1
6. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH 'TYPE X GYPSUM BOARD' OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
7. GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3, AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.
8. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
9. ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.
10. FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.
11. PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD, FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
12. PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HER VERIFICATION, CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
13. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4.CBC 708A.4)
  - A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4.

#### WALL LEGEND

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

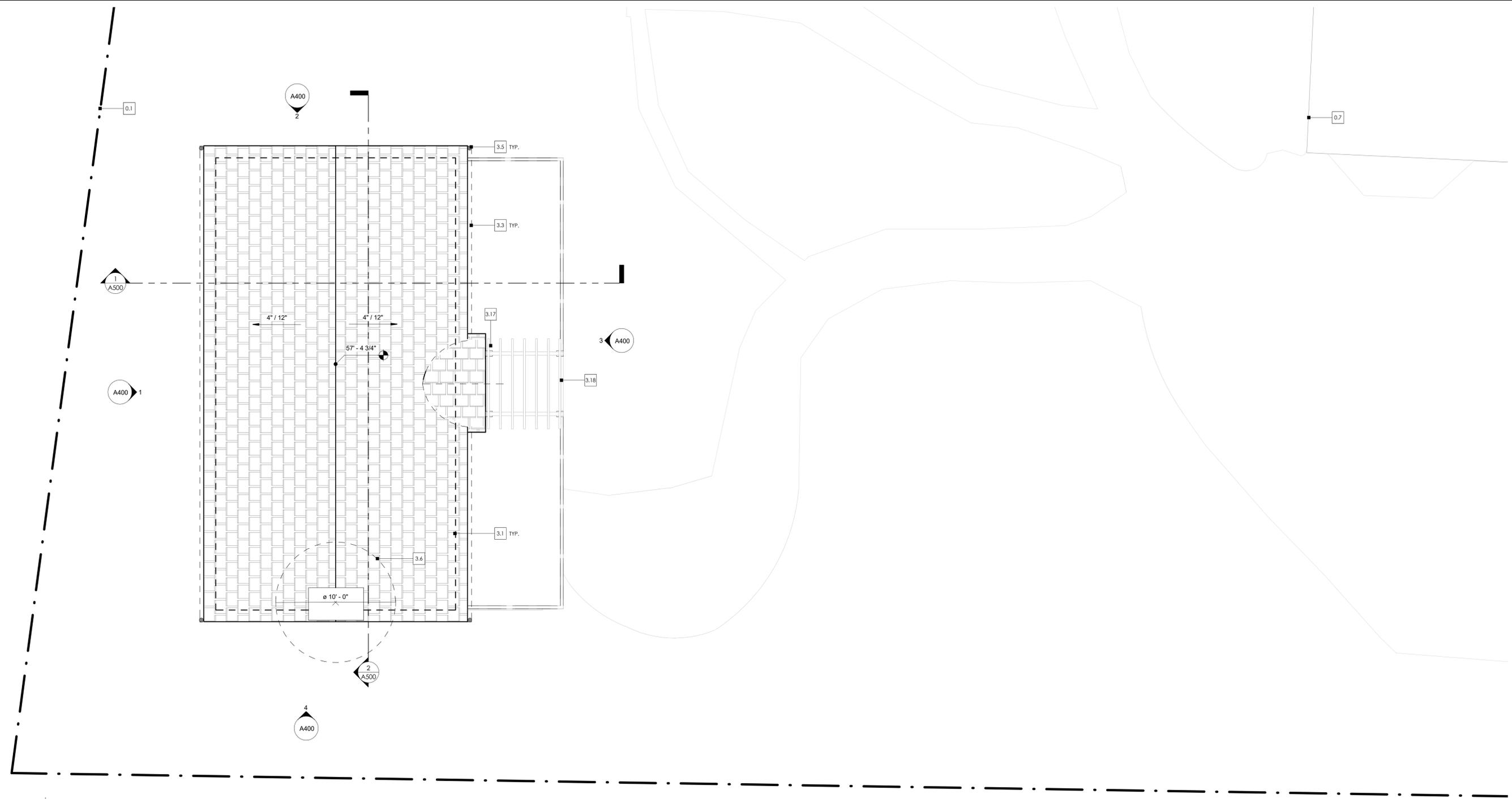
- B. DOOR OVERLAPS ONTO JAMBS AND HEADERS.
- C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- 14. A. COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS, (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC. AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.)
- B. ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 YZ INCH DRAIN.
- C. ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED.
- D. NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR.
- E. NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".

\_\_\_\_\_  
SIGNATURE DATE





JOB #:



1 GUEST QRTS ROOF PLAN  
SCALE = 1/4" = 1'-0"

KEYNOTES	ROOF NOTES	ROOF VENT CALCULATION
0.1 PROPERTY LINE, TYP. 0.7 LINE OF EXISTING RESIDENCE TO REMAIN, NO WORK PROPOSED 3.1 LINE OF BUILDING FOOTPRINT 3.3 MOULDED ALUMINUM GUTTER TO MATCH EXISTING RESIDENCE 3.5 DOWNSPOUT 3.6 CHIMNEY TO EXTEND 2' ABOVE HIGHEST POINT WITHIN 10 FEET RADIUS 3.17 BARRALED ROOF 3.18 TRELLIS ROOF	1. TWO LAYERS OF UNDERLAYMENT REQUIRED FOR LOW SLOPED ROOFS PER CRC SECTION R9-5.3.3.1 2. ROOF GUTTERS SHALL PROVIDE WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. THEY SHALL ALSO HAVE ZINCALUME COATING. 3. DRIP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE. 4. CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR. 5. OVERFLOW DRAINS SHALL HAVE THE SAME SIZE AS THE ROOF DRAIN AND SHALL BE INSTALLED WITH THE FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. 6. OVERFLOW SCUPPERS SHALL HAVE AN OPENING AREA THREE TIMES THE SIZE OF THE ROOF DRAIN; HAVE A MINIMUM OPENING HEIGHT OF 4"; BE INSTALLED IN AN ADJACENT PARAPET WALL AND WITH THE INLET FLOW LOCATED 2" ABOVE THE LOW POINT OF THE ROOF. 7. OVERFLOW DRAINS AND SCUPPERS MUST HAVE SEPARATE OUTLETS FROM THE ROOF DRAINS / SCUPPERS. 8. FOR TYPICAL PIPE PENETRATION SEE DETAIL 4/A7.1 9. ALL FLAT ROOFS TO COMPLY WITH CRC R806.5 10. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS. 11. SOLAR ZONE AREA MINIMUM 250 S.F. CUMULATIVE AREA COMPROMISED OF MINIMUM 80 S.F. AREAS WITH MINIMUM 5-FOOT DIMENSIONS. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE. 12. THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC". 13. ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC". 14. PROVIDE TO ACCOMMODATE INSTALLATION OF ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM: - APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL. - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX. - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL. 15. ALL EXPOSED STRUCTURAL MEMBERS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL. EXTERIOR FIRE-RETARDANT-TREATED WOOD, ONE-HOUR FIRE-RESISTANT MATERIAL OR BY USING HEAVY TIMBER CONSTRUCTION METHODS 16. PREVENT INTRUSION OF FLAME AND EMBERS (EMBER RESISTANT "ER" APPROVED MODELS ONLY) INTO THE ATTIC.	1. ROOFING TILE TO BE CLASS A ROOF TO BE ASPHALT SINGLE TILE. ICC# ES-1647. INSTALL OVER "A" CLASS ROOFING ASSEMBLY OF 2 LAYERS OF 40# ASPHALT IMPREGNATED FELT WITH HOT MOPPED ASPHALT BETWEEN LAYERS AND ON TOP. 2. BRANDGUARD PROFILE RIDGE VENT L TO BE USED TO MEET VENTING AREA REQUIREMENTS PER CODE AS CALCULATED IN THIS SHEET. VENTING SYSTEM PROVIDED AT STANDING SEAM METAL ROOFING SYSTEM. RIDGE VENT TO BE INSTALLED @RIDGE EACH LINEAR FEET OF VENTS PROVIDES NET FREE VENTILATION AREA 23.4 SQ. IN. 3. O'HAGIN LOW PROFILE FLAT VENT TILES (SBCCI-9650A) TO BE USED TO MEET VENTING AREA REQUIREMENTS PER CODE AS CALCULATED BELOW. HALF OF THE REQUIRED VENTS TO BE LOCATED AT LEAST 36" ABOVE THOSE LOCATED NEAR THE EAVES PRIMARY VENT IS INSTALLED IN ROOF SHEATHING; SECONDARY VENT IS INSTALLED OVER PRIMARY VENT & PAINTED TO MATCH SURROUNDING TILES. FLAT VENT TILES TO BE INSTALLED (HIGH AND LOW) EACH VENT PROVIDES NET FREE VENTILATION AREA 98.75 SQ. IN.  ATTIC AREA A: 731 SF  REQUIRED VENT AREA: 2,307 SF / 150 = 15.38 SQ FT x144 = 2,215 SQ. IN  36.8 LINEAR FEET TO MEET 861.12 SQ. IN

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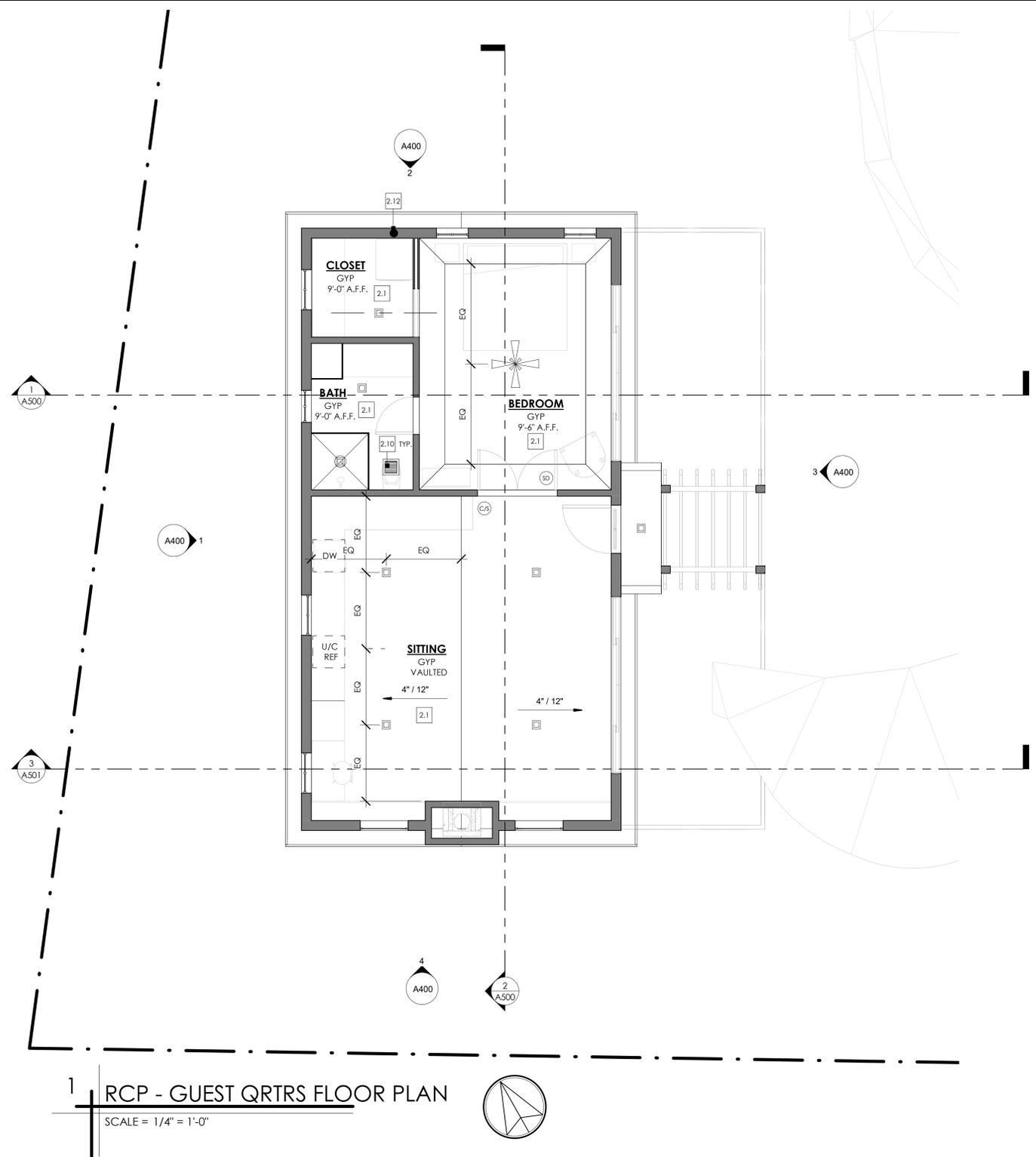


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A300 GUEST QRTS CEILING PLAN

07/18/2022



LIGHTING LEGEND

- ⊞ 4" SHOWER CAN LIGHT
- ⊞ 4" CAN LIGHT
- ⊞ 4" WALL WASHER
- ⊞ CEILING MOUNTED FIXTURE
- ⊞ CEILING PENDANT INCANDESCENT FIXTURE
- ⊞ CEILING CHANDELIER INCANDESCENT FIXTURE
- ⊞ SURFACE MOUNTED WALL FIXTURE
- LED UNDER CABINET LIGHTING
- ▭ 4 FOOT (2) LAMP FLUORESCENT FIXTURE
- ⊞ CEILING MOUNTED EXHAUST FAN
- ⊞ SINGLE POLE SWITCH
- ⊞ DIMMER SWITCH
- ⊞ 4-WAY SWITCH (ONE SWITCH TO BE DIMMER ON INTERIOR CIRCUITS)
- ⊞ OCCUPANT SENSOR SWITCH
- ⊞ 3-WAY SWITCH (ONE SWITCH TO BE DIMMER ON INTERIOR CIRCUITS)
- ⊞ PERMANENTLY WIRED, INTERCONNECTED CARBON MONOXIDE DETECTOR
- ⊞ PERMANENTLY WIRED, INTERCONNECTED SMOKE DETECTOR
- ⊞ PERMANENTLY WIRED, INTERCONNECTED COMBO SMOKE & CARBON MONOXIDE DETECTOR

ELECTRICAL LEGEND

- ⊞ 36" x 36" CLEAR AREA
- ⊞ ELECTRICAL SUB PANEL
- ⊞ DUPLEX OUTLET
- ⊞ GFCI GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- ⊞ GFCI / WP GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET WITH WATER PROOF COVER
- ⊞ UNDER UNDERCOUNTER DUPLEX OUTLET
- ⊞ FLOOR FLOOR DUPLEX OUTLET
- ⊞ CABLE TV OUTLET
- ⊞ TELEPHONE OUTLET
- ⊞ NATURAL GAS STUB

KEYNOTES

- 2.1 HATCH INDICATES DROPPED SOFFIT, FRAME WITH FLAT 2X @ 24" O.C., APPLY FINISH PER PLAN, SEE ALLOWABLE SPAN CHART.
- 2.10 RANGE VENTILATION EXHAUST FAN (EITHER INTERMITTENT 100 CFM OR CONTINUOUS/ 5 AIR CHANGES/HOUR) DUCTED TO EXTERIOR, DOWNDRAFT STYLE EXHAUST
- 2.12 DRYER VENT NOT TO EXCEED 14'-0" IN LENGTH, TERMINATING NOT LESS THAN 3' FROM THE PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, EQUIPPED WITH BACK-DRAFT DAMPERS

LIGHTING NOTES

- 1. ALL INSTALLATIONS SHALL CONFORM WITH THE CEC - LATEST ADOPTED EDITION AND OTHER STATE AND LOCAL CODE REQUIREMENTS.
- 2. VERIFY ALL ELECTRICAL REQUIREMENTS AND PROVIDE SERVICE AS NECESSARY. ALL ELECTRICAL WIRING AND INSTALLATION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE CEC, STATE AND LOCAL MUNICIPAL CODES.
- 3. ALL ELECTRICAL SWITCHES U.O.N. VERIFY LOCATION FOR HORIZONTALLY MOUNTED OUTLETS. MULTIPLE SWITCHES SHALL BE GANGED TOGETHER U.O.N.
- 4. CONVENIENCE OUTLETS IN KITCHENS, BATHROOMS, OUTDOORS AND IN GARAGES SHALL BE GROUND FAULT INTERRUPTER CIRCUIT (GFCI) TYPE.
- 5. ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED IN ALL RECEPTACLES, SWITCHES OR OTHER ELECTRICAL BOXES IN EXTERIOR WALLS AND ANY WALLS ON THE PERIMETER OF CONDITIONED SPACE.
- 6. VERIFY ELECTRICAL REQUIREMENTS FOR NEW APPLIANCES AND MECHANICAL EQUIPMENT PRIOR TO RUNNING WIRE.
- 7. ALL ELECTRICAL PANELS SHALL HAVE A PERMANENTLY LEGIBLE LABELS INDICATING CIRCUITS USE, AMPERAGE, ETC.
- 8. CONTRACTOR SHALL COORDINATE JOIST FRAMING WITH DESIGNATED LIGHT LOCATIONS. ADJUST JOIST SPACING/ADD JOISTS AS REQUIRED TO ALLOW FOR PLACEMENT OF RECESSED FIXTURES AS INDICATED ON REFLECTED CEILING PLAN.
- 9. THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT.
- 10. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4506.1.
- 11. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52(A).
- 12. PER CEC ARTICLE 210.11(C)S, BATHROOM CIRCUITING SHALL BE EITHER:
  - A) A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
  - B) AT LEAST ONE 20 AMPERE CIRCUIT SUPPLYING G ONLY BATHROOM RECEPTACLE OUTLET.
- 13. PROVIDE TAMPER RESISTANT RECEPTACLE OR ALL LOCATIONS IN DWELLING.
- 14. PROVIDE WEATHER RESISTANT RECEPTACLES IN DAMP OR WET LOCATIONS (OUTSIDE).

MECHANICAL NOTES

- 15. PROVIDE ARC-FALUT PROTECTION FOR ALL OUTLETS (NOT JUST RECEPTACLES) LOCATED IN ROOMS DESCRIBED IN NEC 210.12 (B): FAMILY, LIVING, BEDROOMS, DINING, HALLS, ETC.
- 16. WHERE WALL ASSEMBLIES DO NOT EXTEND THROUGH ATTIC SPACES THE CEILING SHALL BE PROTECTED BY NOT LESS THAN 5/8" TYPE 'X' GWB AND AN ATTIC DRAFTSTOP SHALL BE INSTALLED. PROVIDE ALL ALONG THE WALL ASSEMBLY SUPPORTING THE CEILING FRAMING.
- 17. WHERE FLOOR ASSEMBLIES ARE REQUIRED TO BE RATED THE SUPPORTING CONSTRUCTION OF SUCH ASSEMBLIES SHALL BE ONE HOUR RATED.
- 18. ALL CEILINGS SHALL HAVE 5/8" GWB FINISH, TAPED AND SANDED TYP THROUGH OUT HOUSE, U.N.O.
- 19. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICIENCY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- 20. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE SPECIFIC LOCATION REQUIREMENTS OF CRC SECTION R314.3.4.
- 21. ALL LUMINAIRES SHALL BE HIGH EFFICIENCY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENTS.
- 22. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICIENCY LUMINAIRES OR MUST BE CONTROLLED BY MOTION SENSOR AND CONTROLLED BY ONE OF THESE: PHOTO-CONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
- 23. THE CIRCUITING SHALL BE EITHER:
  - a. A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM, OR
  - b. AT LEAST ONE 20 AMP CIRCUIT SUPPLYING ONLY BATHROOM RECEPTACLE OUTLETS
- 24. ALL INSTALLED LUMINAIRES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A. LIGHT SOURCES THAT ARE NOT MARKED "JAB-2016" SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRE S. ES 150.0(K)
- 25. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY AVACANCY SENSOR. 27. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LED STYLE LUMINAIRES. TWO EXCEPTIONS: FIXTURE INSTALLED IN HALLWAYS OR (CLOSETS UNDER 70SF).

MECHANICAL NOTES

- 1. FUJITSU AOU48RLXFZ1, 48,000 BTU MINISPLIT HP, 9.3 HSPF/14SEER/8.3 EER (OR EQ) TYP OF 5
- 2. NAVIAN NPE-240A, TANKLESS GAS HOT WATER HEATER, .96 UEF (OR EQ) TYP OF 3
- 3. 3.39 KWDC MIN SOLAR PV SYSTEM (APPROX. 10 PANELS - 200 SF OF ROOF AREA)
- 4. A MECHANICAL EXHAUST VENTILATION SYSTEM, SUPPLY VENTILATION SYSTEM, OR COMBINATION THEREOF SHALL BE INSTALLED FOR EACH DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR IN COMPLIANCE WITH ASHRAE STANDARD 62.6 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.
- 5. AN INTERMITTENTLY OR CONTINUOUSLY OPERATING LOCAL MECHANICAL EXHAUST VENTILATION SYSTEM SHALL BE INSTALLED IN EACH BATHROOM WITH A BATHTUB, SHOWER, OR SIMILAR MOISTURE SOURCE AND IN EACH KITCHEN IN COMPLIANCE WITH ASHRAE STANDARD 62.2 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION. INTERMITTENT LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 50 CFM IN BATHROOMS AND 100 CFM IN KITCHENS. CONTINUOUS LOCAL EXHAUST VENTILATION AIRFLOW RATES SHALL BE 20 CFM IN BATHROOMS AND 5 AIR CHANGES PER HOUR IN KITCHENS BASED ON KITCHEN VOLUME.
- 26. RECESSED CAN LIGHT FIXTURES SHALL BE IC LISTED, AIR-TIGHT LABELED, AND NOT BE EQUIPPED WITH A STANDARD MEDIUM BASE SCREW SHELL LAMP HOLDER.
- 27. SFO OUTDOOR LIGHTING FIXTURE THAT ARE ATTACHED TO A BUILDING ARE REQUIRED TO BE HIGH EFFICACY, BE MANUALLY ON/OFF SWITCH CONTROLLED, AND HAVE BOTH MOTION SENSOR AND PHOTOCELL CONTROL. SEE ES 150.0(K) 3 FOR ADDITIONAL CONTROL OPTIONS.
- 28. BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50CFM) TO BE DUCTED TO THE EXTERIOR.
- 29. RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROL BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1. EXCEPTION: CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
- 30. PROVIDE A TOTAL OF 400CFM FANS TO COMPLY WITH THE INDOOR AIR QUALITY REQUIREMENT. FANS TO HAVE A 1 SONE MAX SOUND RATING AND USE <25 W/CFM
- 31. PROVIDE OVER THE TOP OUTLET FOR CHRISTMAS.
- 32. SOLAR PV SYSTEM WILL BE INSTALLED PER SEPARATED PERMIT.
- 33. AN EV CHARGING STATION WILL BE INSTALLED PER SEPARATED PERMIT.



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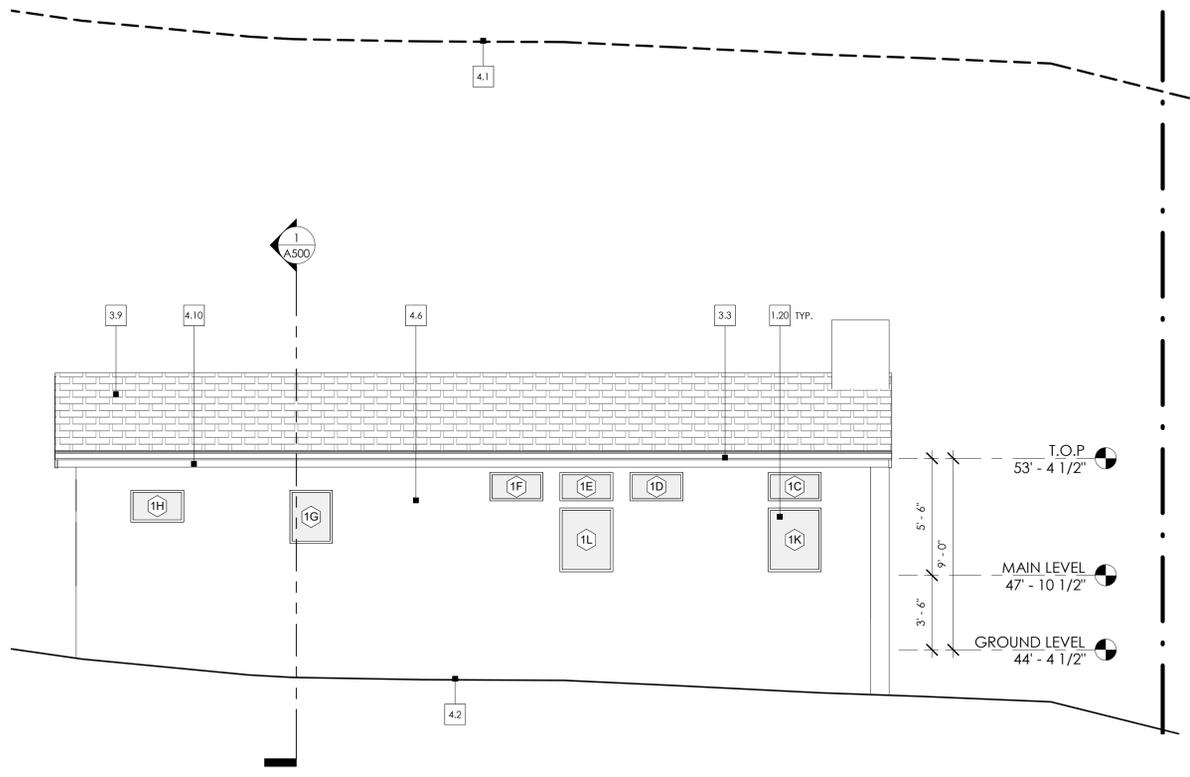
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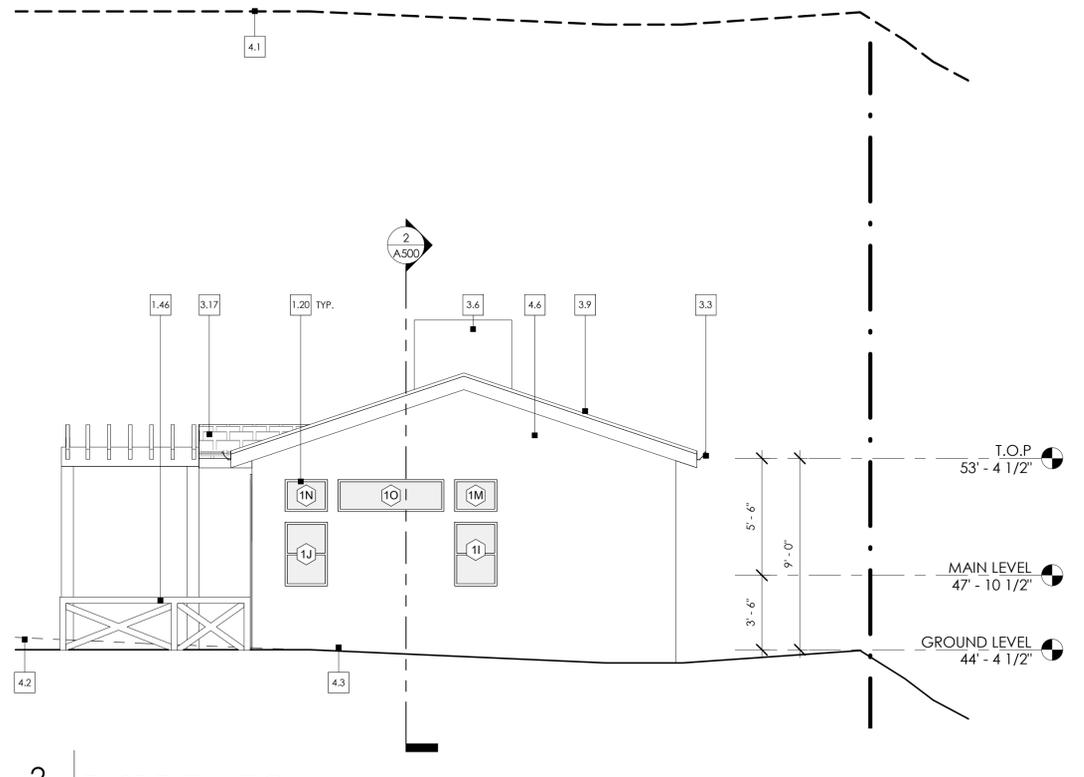
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**A400**  
EXTERIOR ELEVATIONS  
07/18/2022

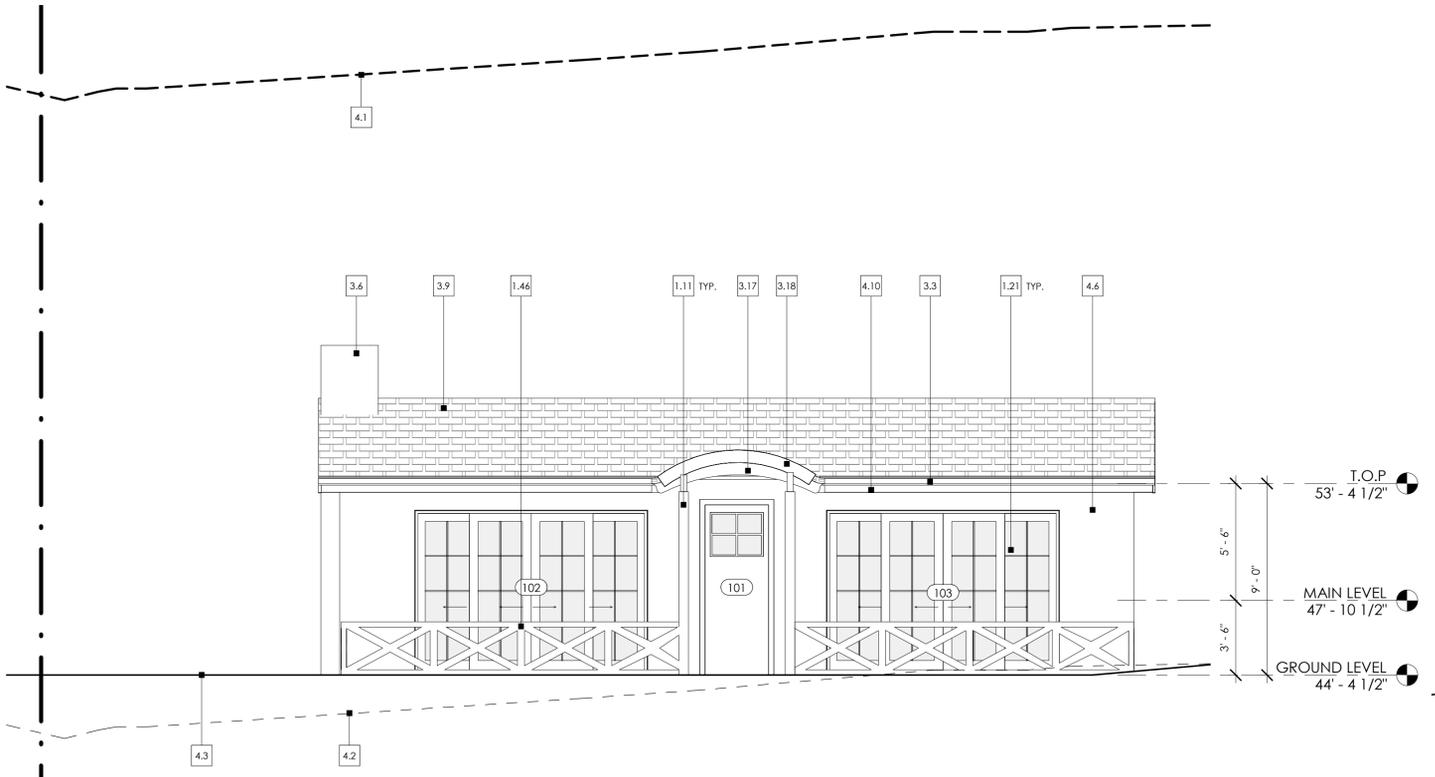
- KEYNOTES**
- 1.11 STRUCTURAL COLUMN PER STRUCTURAL PLANS
  - 1.20 WINDOW, TYP. PER SCHEDULE
  - 1.21 DOOR, TYP. PER SCHEDULE
  - 1.46 WOOD GUARDRAIL PER DETAIL XX
  - 3.3 MOULDED ALUMINUM GUTTER TO MATCH EXISTING RESIDENCE
  - 3.6 CHIMNEY TO EXTEND 2' ABOVE HIGHEST POINT WITHIN 10 FEET RADIUS
  - 3.9 CLASS A ROOF TO BE ASPHALT SHINGLE ROOFING TILE ICBO# 4300
  - 3.17 BARRALED ROOF
  - 3.18 TRELLIS ROOF
  - 4.1 LINE OF 30'-0" HEIGHT LIMIT FROM LOWER OF EXISTING OR PROPOSED GRADE
  - 4.2 LINE OF EXISTING GRADE AT BUILDING LINE
  - 4.3 LINE OF PROPOSED GRADE AT BUILDING LINE
  - 4.6 STUCCO FINISH: TWO COAT ACRYLIC ULTRA-SMOOTH FINISH COLOR TO BE VERIFIED BY ARCHITECT
  - 4.10 ROOF FASCIA TO MATCH EXISTING RESIDENCE



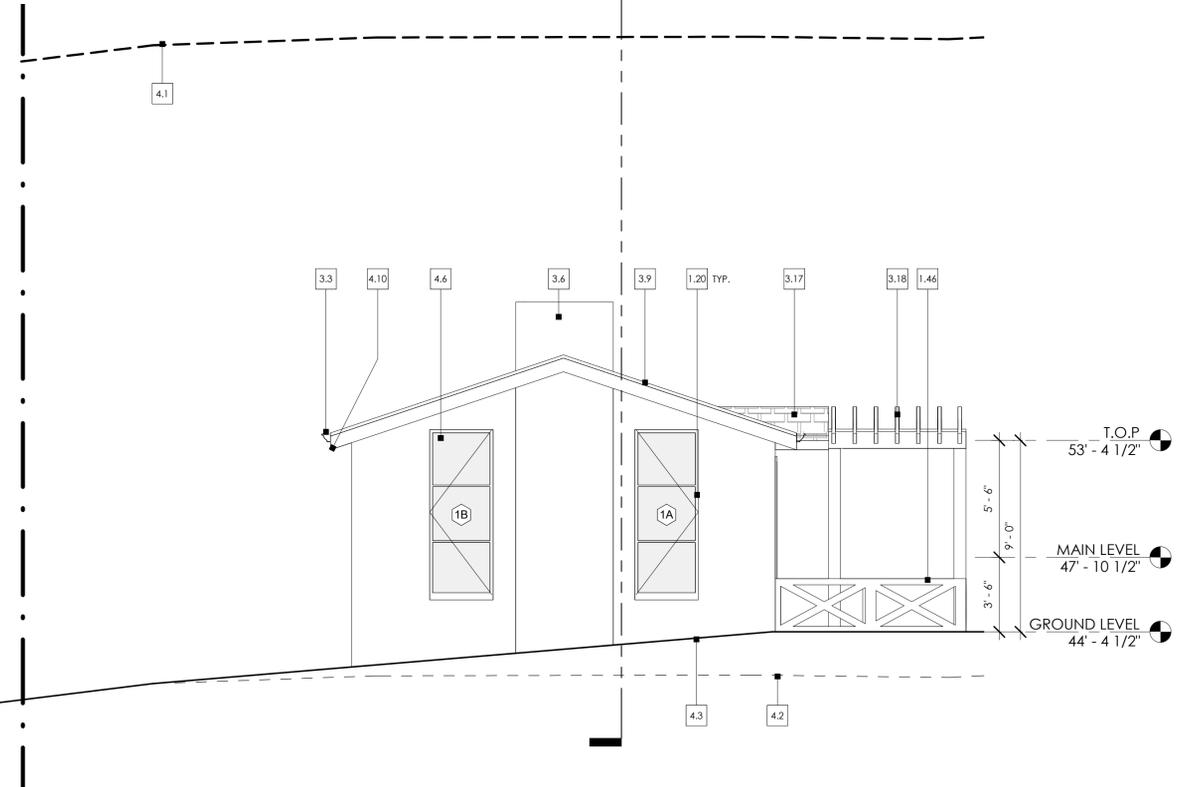
**1 NORTH ELEVATION**  
SCALE = 1/4" = 1'-0"



**2 EAST ELEVATION**  
SCALE = 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
SCALE = 1/4" = 1'-0"



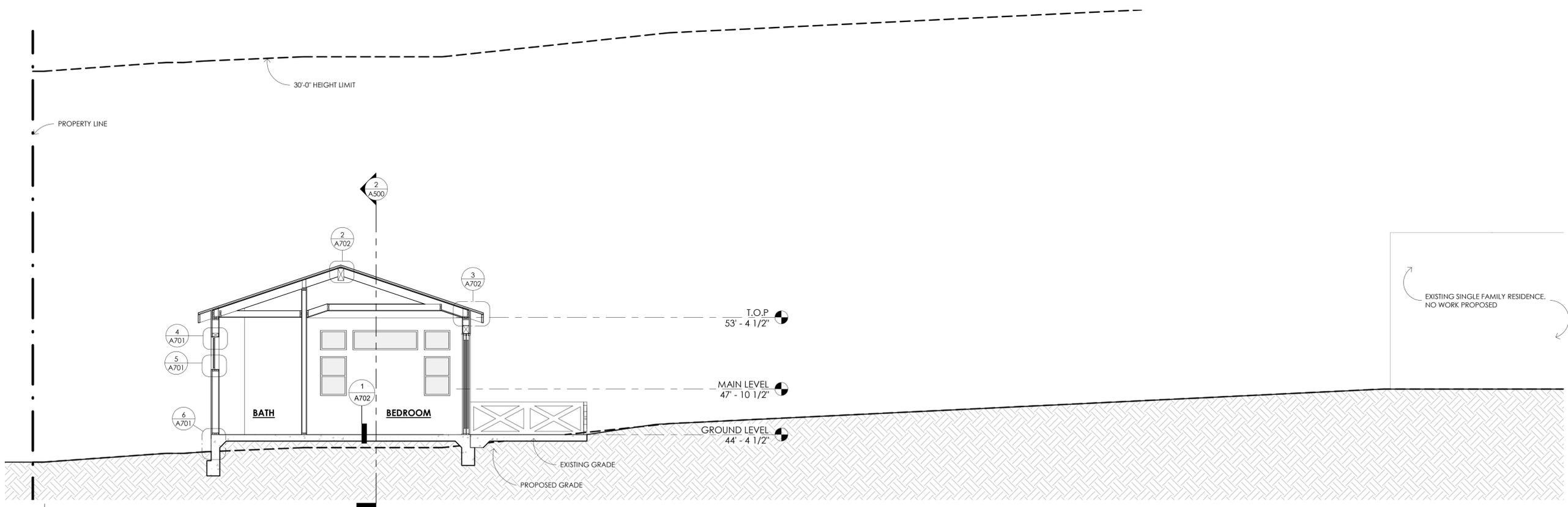
**4 WEST ELEVATION**  
SCALE = 1/4" = 1'-0"



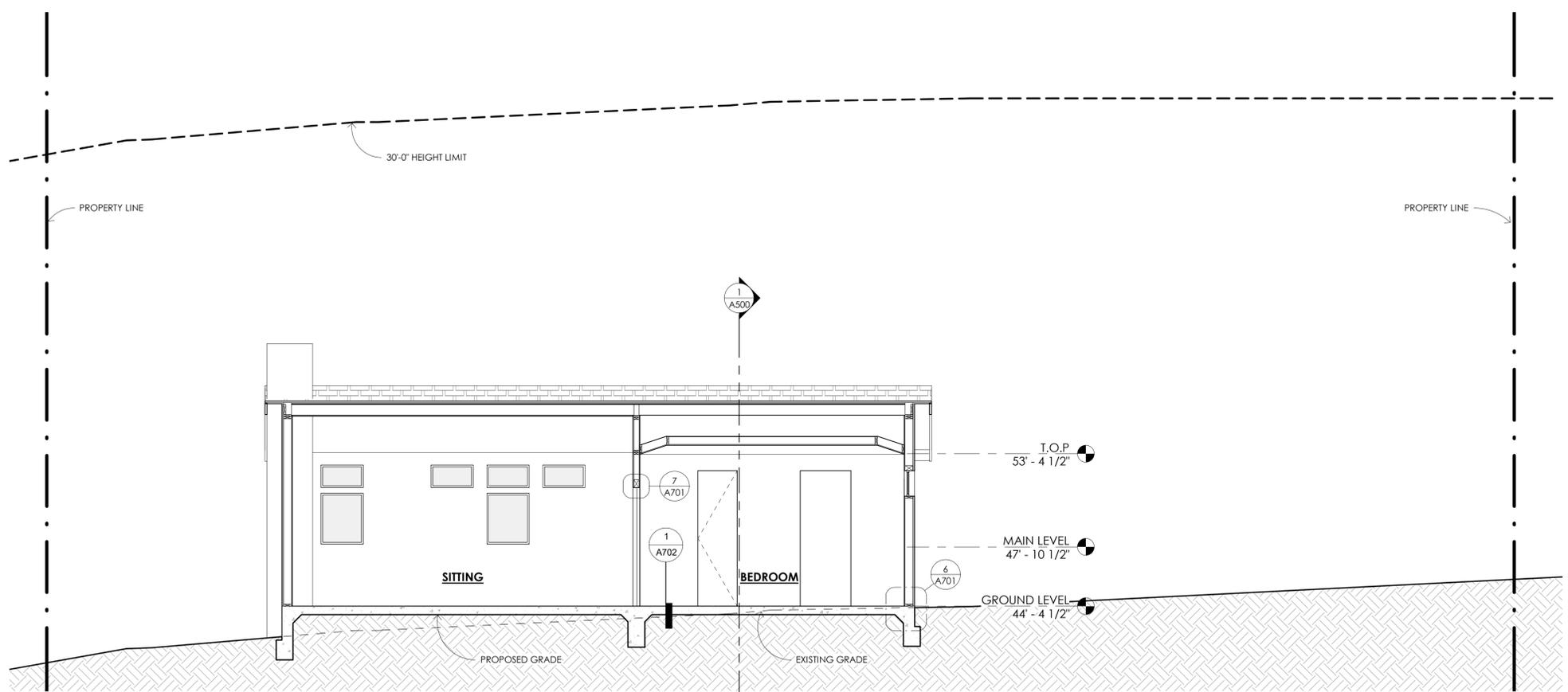
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**A500**  
BUILDING SECTIONS  
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**1 SECTION 1**  
SCALE = 1/4" = 1'-0"



**2 SECTION 2**  
SCALE = 1/4" = 1'-0"

INSULATION	
ROOF	R-30
EXT. WALLS	R-20



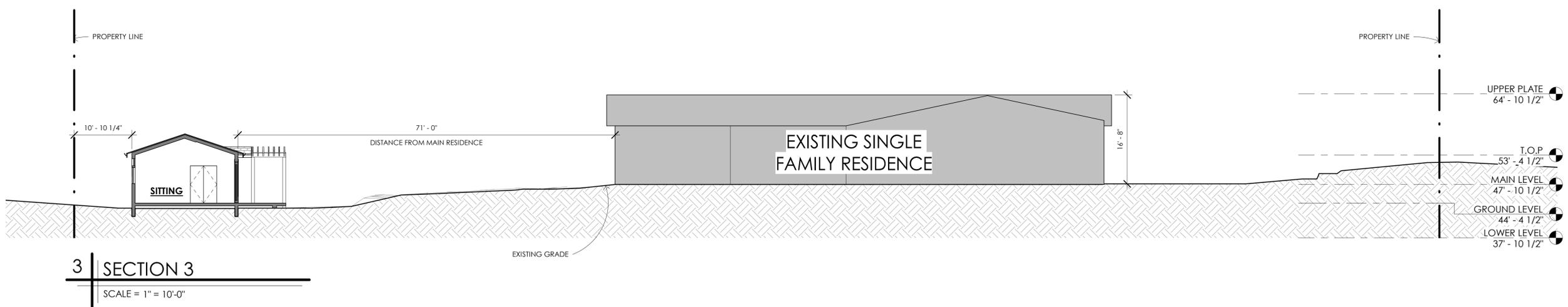
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3 SECTION 3  
SCALE = 1" = 10'-0"

INSULATION	
ROOF	R-30
EXT. WALLS	R-20

**A501**  
SITE SECTION  
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P001 PHOTO 1: NEIGHBOR'S POINT OF VIEW OF EXISTING ART STUDIO



ADDITIONAL VIEWS

**P001**  
SITE PHOTOS

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EXISTING RESIDENCE STREET VIEW



RENDER OF PROPOSED GUEST QUARTERS

**P002**  
SITE PHOTOS/PROPOSED RENDER  
04/18/2022

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