

**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 PTS number from Development Services and project name (only submitted projects can be heard as action items):
862251 GROSSMAN RESIDENCE
- Address and APN(s):
8914 NOTTINGHAM PLACE. LA JOLLA, CA 92037
APN # 344-141-03-00
- Project contact name, phone, e-mail:
ARCHITECT MARK D. LYON
(858)459-1171
INFO@MDLA.NET
- Project description:
2 STORY RESIDENTIAL SINGLE FAMILY ADDITION
- In addition, provide the following:
 - lot size: 8,000 SQ. FT.
 - existing structure square footage and FAR (if applicable): 2,497
 - proposed square footage and FAR: 3,752
 - existing and proposed setbacks on all sides:

	<u>EXISTING</u>	<u>NEW</u>
FRONT:	13'-3 1/2"	13'-3 1/2"
SIDE (N):	4'-2 5/8"	4'-2 5/8"
REAR:	48'-6"	48'-6"
SIDE (S):	9'-0"	9'-0"
 - height if greater than 1-story (above ground): 29'-5 1/4"

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

NOTES:

- GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AIAA/NWMA 1011.5.2 STRUCTURAL REQUIREMENTS.
- PER 2016 GREEN CODE SEC 4.505.1, ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT, SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOOD STOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- STATE HEALTH AND SAFETY CODE SEC 17421.9 PROHIBITS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
- 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.
- SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM), AND LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
- PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
- PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.
- PROVIDE ULTRA LOW FLUSH TOILETS.
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH A BATTERY BACK-UP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WITH ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING CRC AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH CCR, TITLE 19, DIVISION 1 FOR THE PURPOSE FOR WHICH THEY ARE INSTALLED.
- CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION RS15.1.
- PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION

PROPOSED 1ST FLOOR PLAN

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

SYMBOL LEGEND
(SCHEDULES ON SHEET A-6.1)

1	DOOR NUMBER
A	WINDOW NUMBER
1	FIXTURE NUMBER
100	ROOM NUMBER
	AREA INCLUDED IN F.A.R.

WALL LEGEND

	EXISTING WALL TO REMAIN
	EXISTING CMU WALL TO REMAIN
	FURRED WALL - EXISTING 2X4 EXTERIOR WALL STUDS SISTERED W/ 2X6 STUDS
	NEW WALL: 2X WOOD STUD @ 16" O.C.
	EXTERIOR WALLS: 2X6 CONSTRUCTION
	INTERIOR PARTITIONS: 2X4 CONSTRUCTION UNLESS OTHERWISE NOTED.
	NEW CMU WALL
	INTERIOR PARTITIONS: 2X4 CONSTRUCTION NEW DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
	NEW POCKET DOOR, INSTALLED 4" FROM ADJACENT WALL UNLESS OTHERWISE NOTED
	EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTD. WALL.
	INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE
	SEE SP-1 FOR INSULATION SPECIFICATIONS.

REVISIONS:

	P.C. CORRECTIONS
	10-16-2018

SUBMITTAL DATE:

04-20-2018

PHASE:

CONSTRUCTION DOCS.

PROJECT NUMBER:

1827

REVIEWED BY:

MDL

DRAWN BY:

KLT

DATE:

10-16-2018

SHEET TITLE:

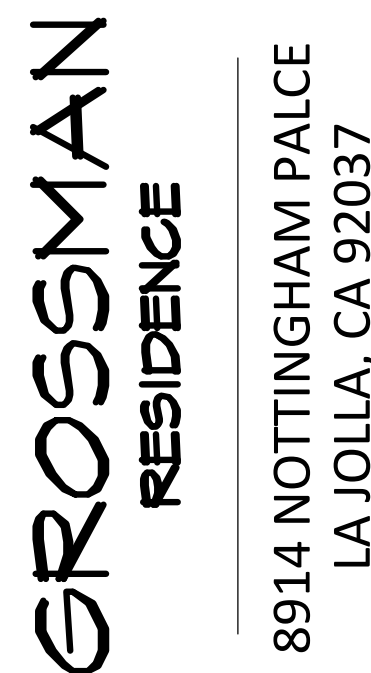
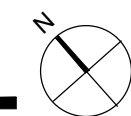
PROPOSED 1ST FLOOR PLAN
SHEET NO.:

A2.2

GROSSMAN
RESIDENCE8914 NOTTINGHAM PALCE
LA JOLLA, CA 92037**ARCHITECT MARK D. LYON INC.**
410 BIRD ROCK AVE., LA JOLLA, CA. 92037 (858)459-1171 INFO@MDLA.NET

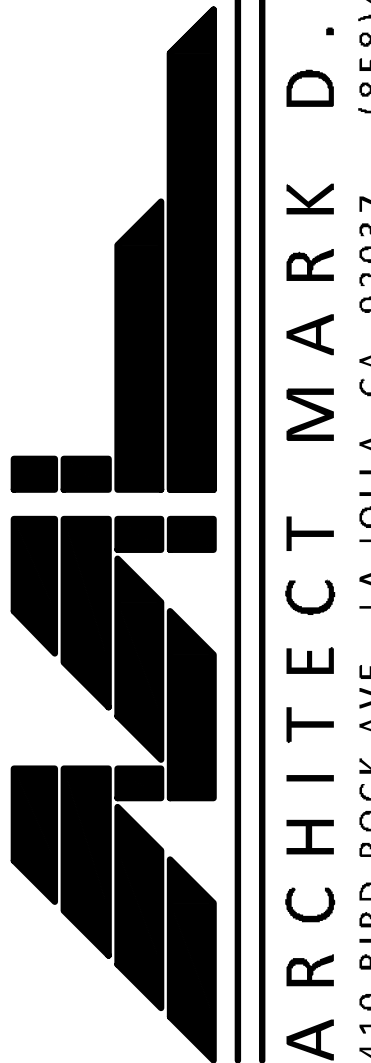


SCALE: 1/4"=1'-0"



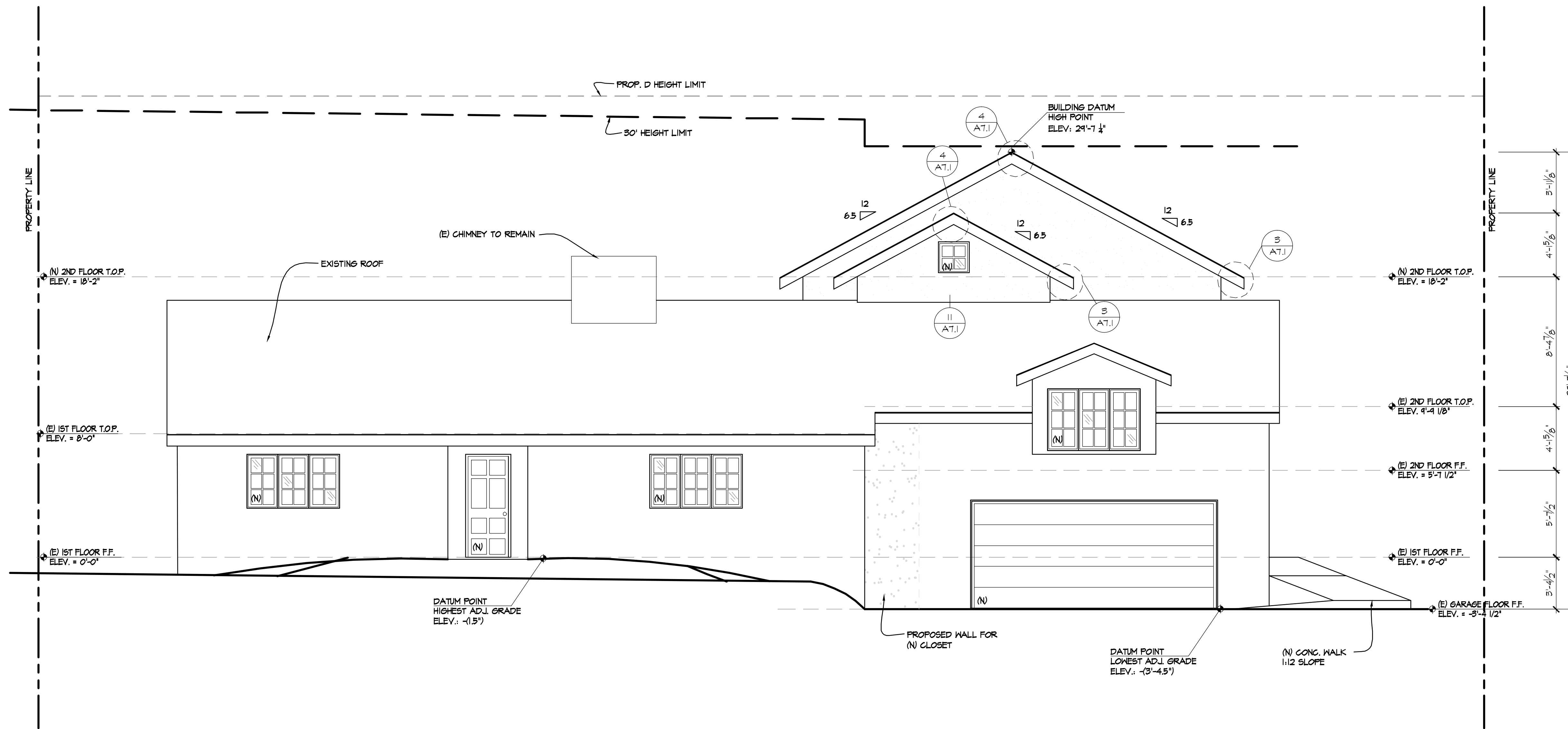
SHEET TITLE: PROPOSED 2ND FLOOR PLAN

A2.3



ARCHITECT MARK D. LYON INC.

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NORTH EXTERIOR ELEVATION

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

NOTE

1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 151.0444 & 152.0505

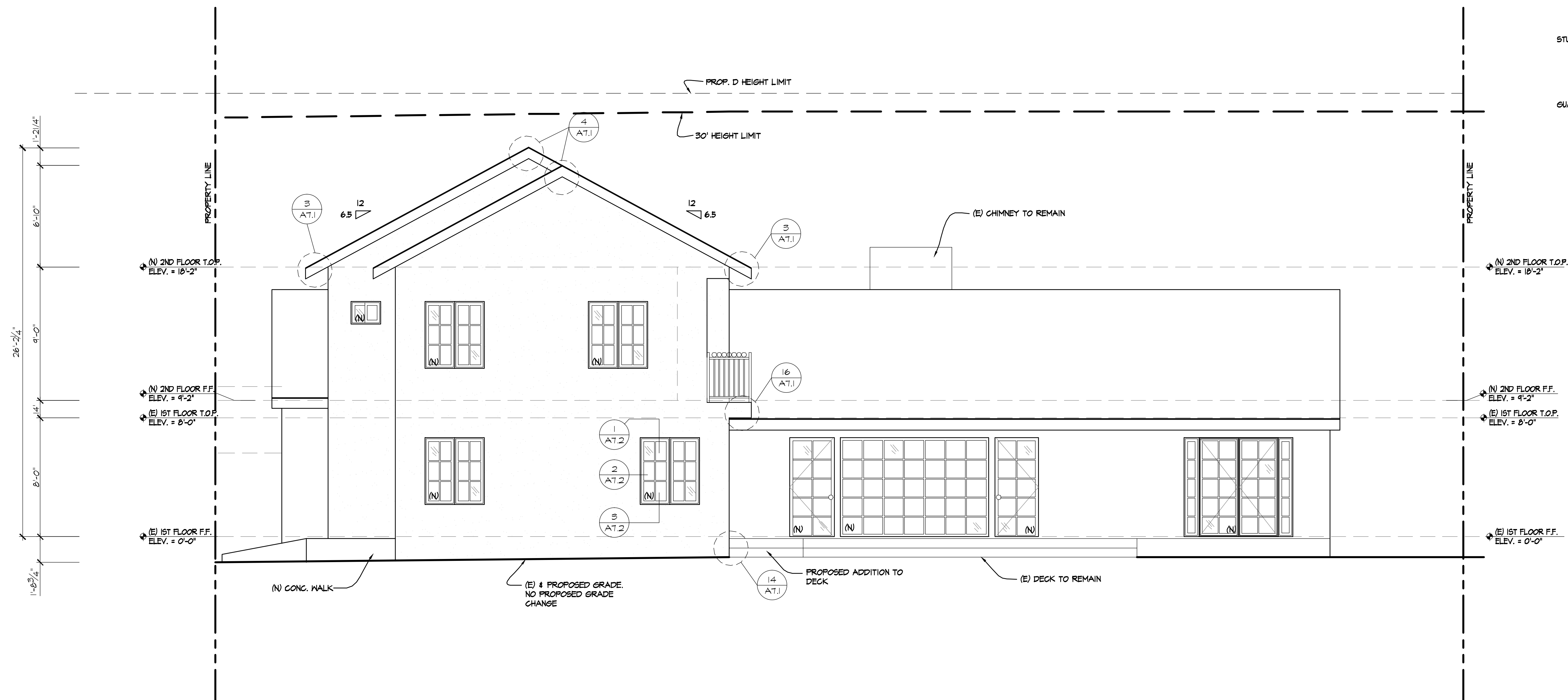
MATERIAL SPECIFICATIONS:

ROOFING: GAF (OR EQUAL), MEDIUM WEIGHT ASPHALT COMPOSITION SHINGLES, COLOR BLEND BY OWNER OVER 50# ORGANIC FELT UNDERLAYMENT. PROVIDE STARTER COURSE/STRIP ICC-ES REPORT # ESR-1475, CLASS 'A' ROOFING, 40-YEAR MINIMUM WARRANTY.

GUTTERS: CONCORD SHEET METAL (OR EQUAL), COPPER RAIN GUTTERS WORLD GUTTER SYSTEM 6" HALF ROUND, 16 OZ. OR BETTER, ALL LEADERHEAD TO BE 16 OZ. STAR OUTLET 6" GUTTER. DOWNSPOUTS SHALL BE 4"X 18 OZ. WITH 4" MODERNE STRAPS AT 8'-0" O.C. VERTICAL.

STUCCO: EXPO STUCCO (OR EQUAL), EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER, SEE SHEET SP.2 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH OR PER OWNER'S SELECTION. COLOR PER OWNER.

GUARDRAIL: BLACK WROUGHT IRON RAILING PER OWNERS SELECTION



SOUTH EXTERIOR ELEVATION

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



**GROSSMAN
RESIDENCE**

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LA JOLLA, CA 92037

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10-16-2018

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KLT

DATE:
10-16-2018

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NO.:
A3.1

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