Ann and Howard Katz

Residence Remodel & Addition

2702 Bordeaux Avenue

La Jolla CA 92037

BUILDING AREA CALCULATIONS:

FLOOR AREA CALCULATION:

(E) 1ST FLOOR: 2,267 SQ.FT. (E) 2ND FLOOR: 996 SQ.FT.

(E) TOTAL SQ.FT.:

FAR 18.5%

 (P) 1ST FLOOR ADDITION:
 2,870 SQ.FT.

 (P) 2ND FLOOR ADDITION:
 1,143 SQ.FT.

 NEW TOTAL ADDITIONS:
 4,013 SQ.FT.

(P) 1ST FLOOR TOTAL: (P) 2ND FLOOR TOTAL: NEW HOME TOTAL SQ.FT.:

5,137 SQ.FT.

3.263 SQ.FT.

7,276 SQ.FT

FAR 40%

LOT SIZE

17600 SQ FT

LEGAL DESCRIPTION

ASSESSOR'S PARCEL NUMBER:

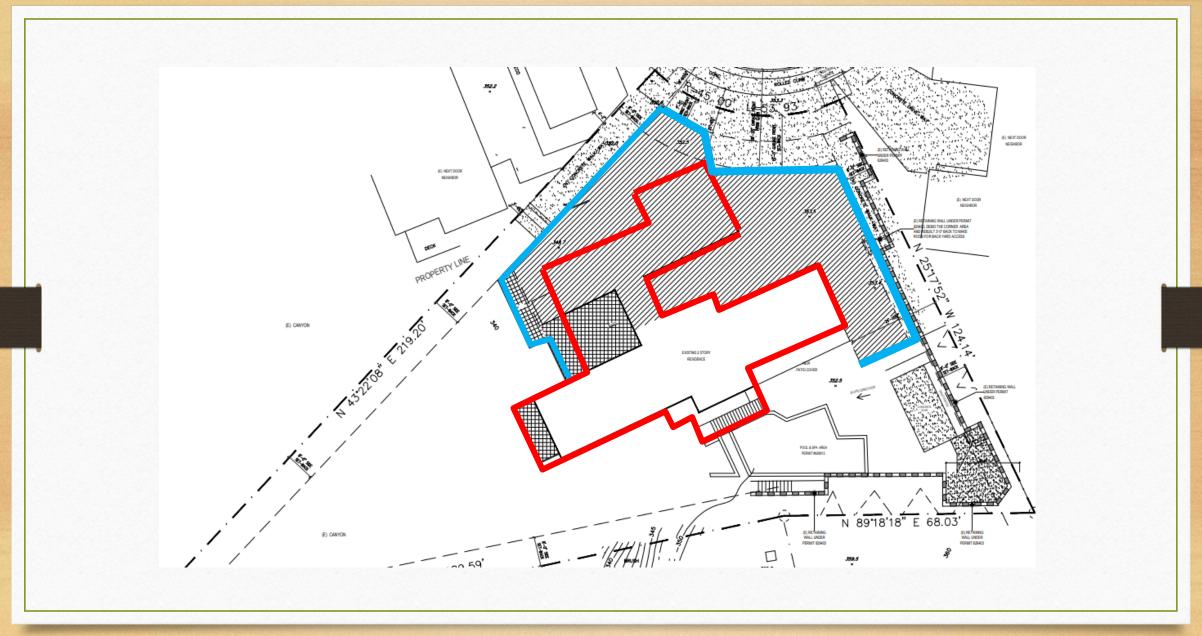
344-100-11-00

LEGAL DESCRIPTION: TR 3361 LOT 54 MAP

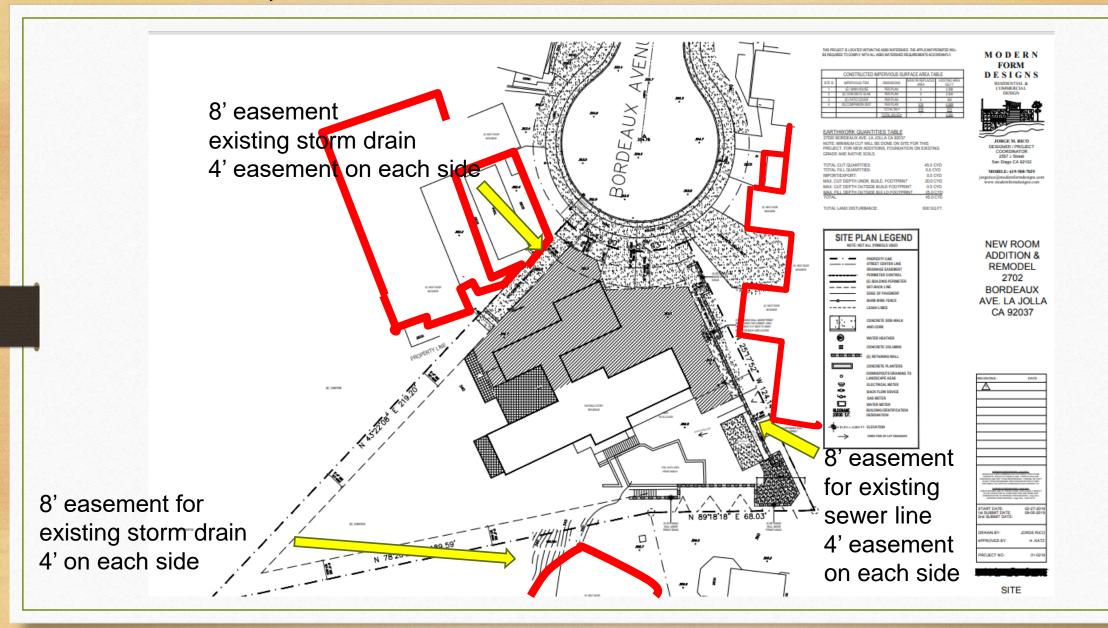
3361-LA JOLLA HIGHLANDS UNIT NO.2



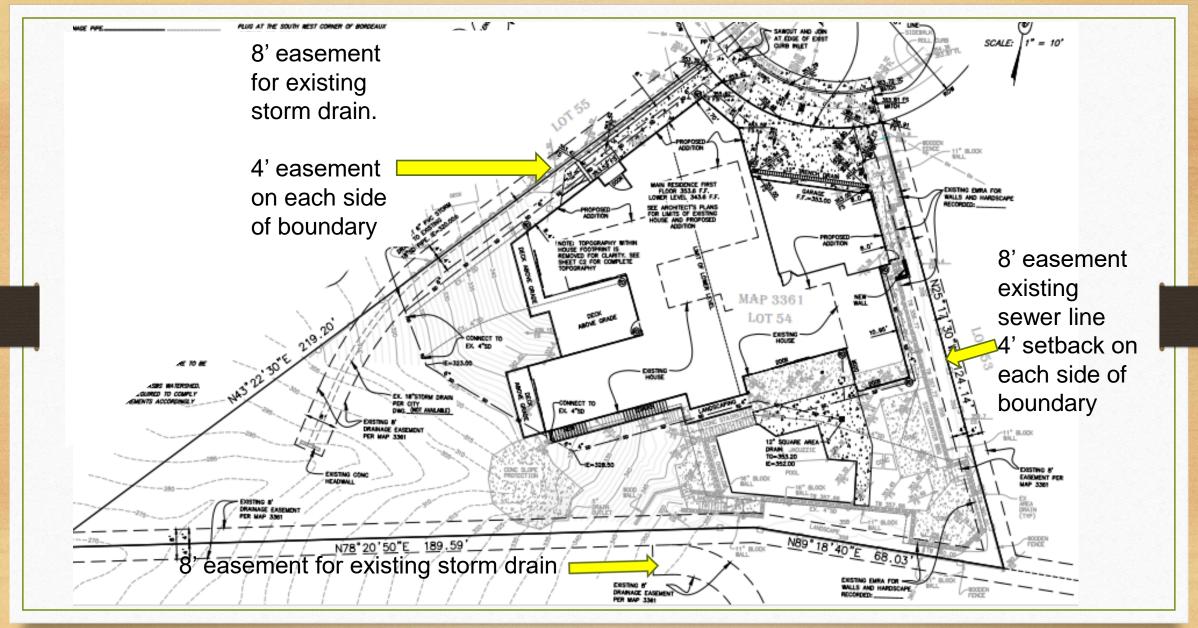
EXISTING VS PROPOSED ADDITION



SITE PLAN, SETBACKS WITH NEIGHBORS BUILDINGS



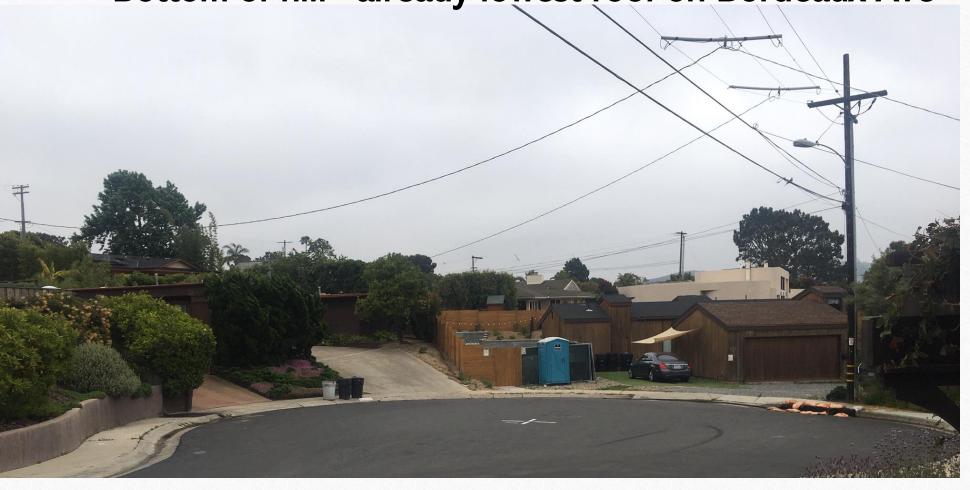
EASEMENTS



REQUESTING

- NO Special requests and permissions
- NO Variances
- NO Coverage/FAR issues
- NO New levels -neither higher or nor lower
- NO Maximum Roof height increase (actually height and width decreasing)





Story line demonstrating proposed roof height between peaks



BORDEAUX AVENUE ACTUAL ROOF HEIGHTS – street number and height





2715 – 25 FT

2702 – 15.5 FT existing 14' 10" proposed

Lowest roof on lowest property on Bordeaux Ave.... and going lower



Neighbors Existing 2702 Proposed

End of street at the bottom of a hill

ELEVATIONS FROM EAST TO NORTH - DESIGNED BY ALL NEIGHBORS

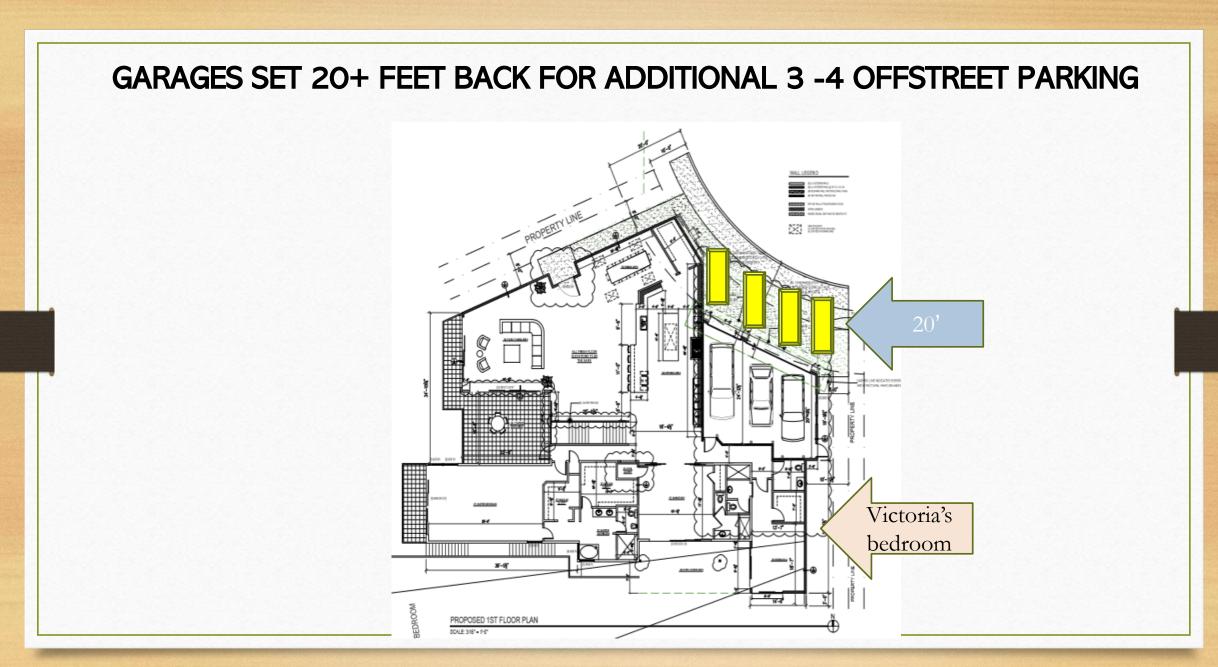


NORTH ELEVATIONS - 8FT WIDE NORTH VIEW CORRIDOR



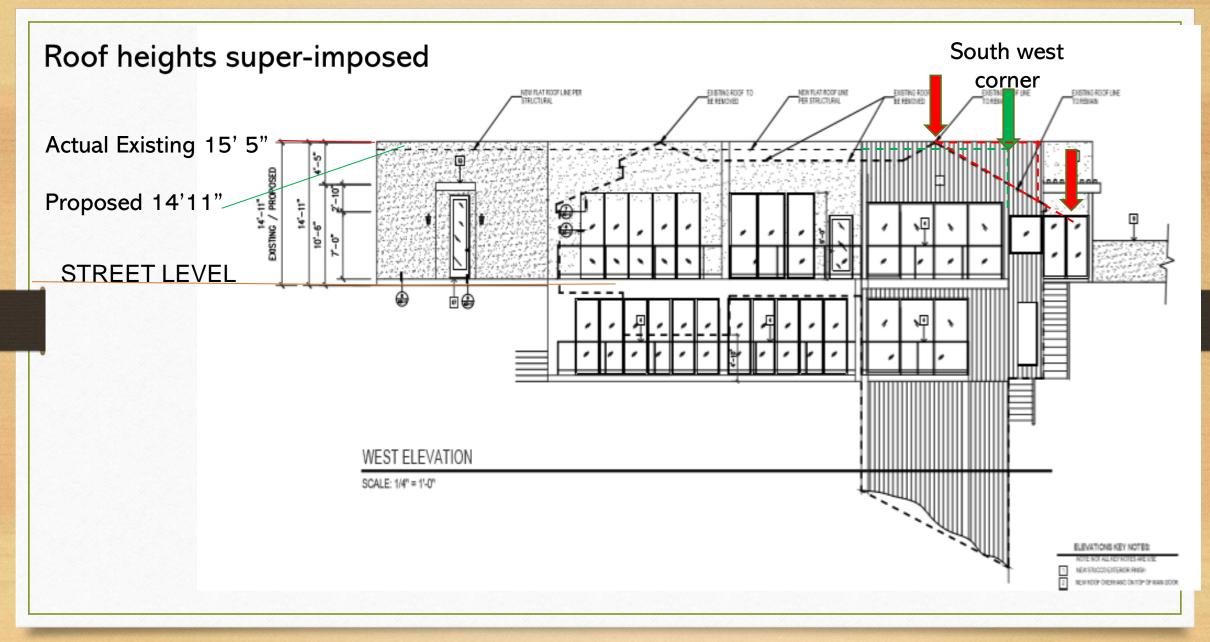
NORTH EAST ELEVATION







WEST ELEVATION existing (built 1969) vs proposed





35 FT WIDE SOUTH SIDE VIEW CORRIDOR

Widest view corridor on LJ Shores Heights ridge
VIEW CORRIDOR WIDTH INCREASED BY18% DUE TO PROPOSED ROOF

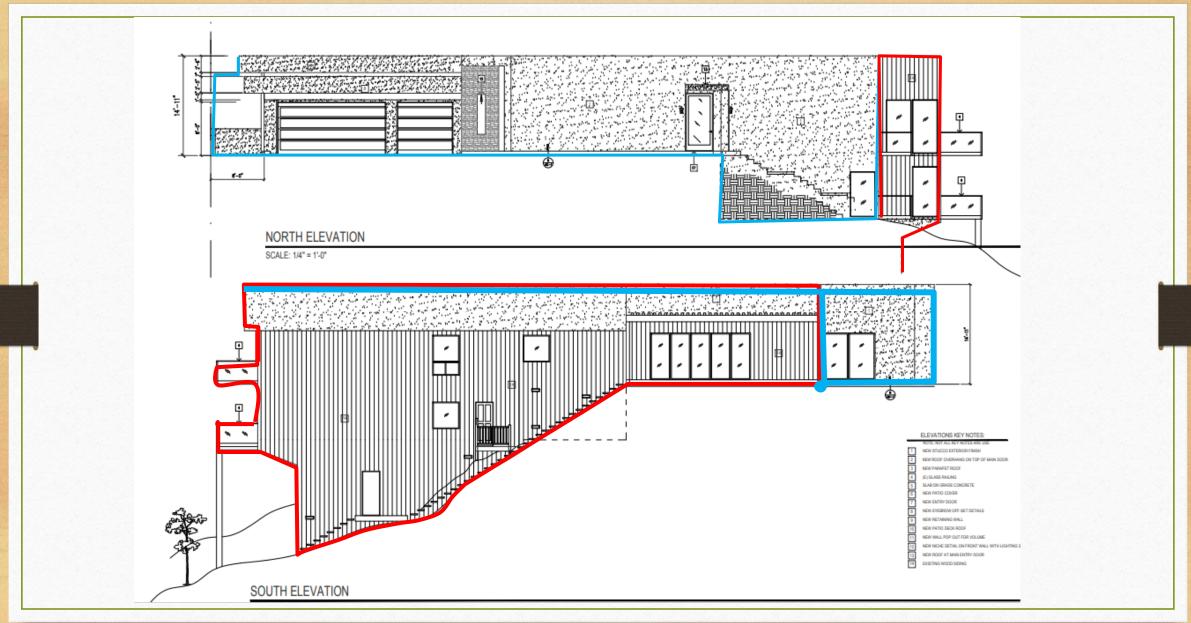


EXISTING VS PROPOSED

WEST ELEVATION – 18% widening of view corridor



NORTH AND SOUTH ELEVATIONS Existing (built 1969) and proposed



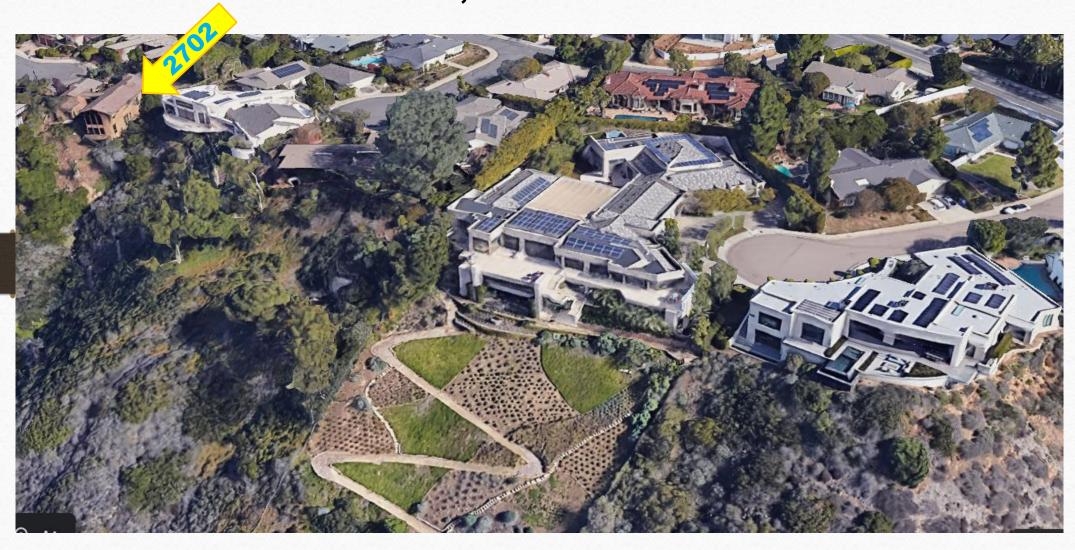
8FT WIDE NORTH VIEW CORRIDOR



ARCHITECTURE OF ADJACENT PROPERTIES



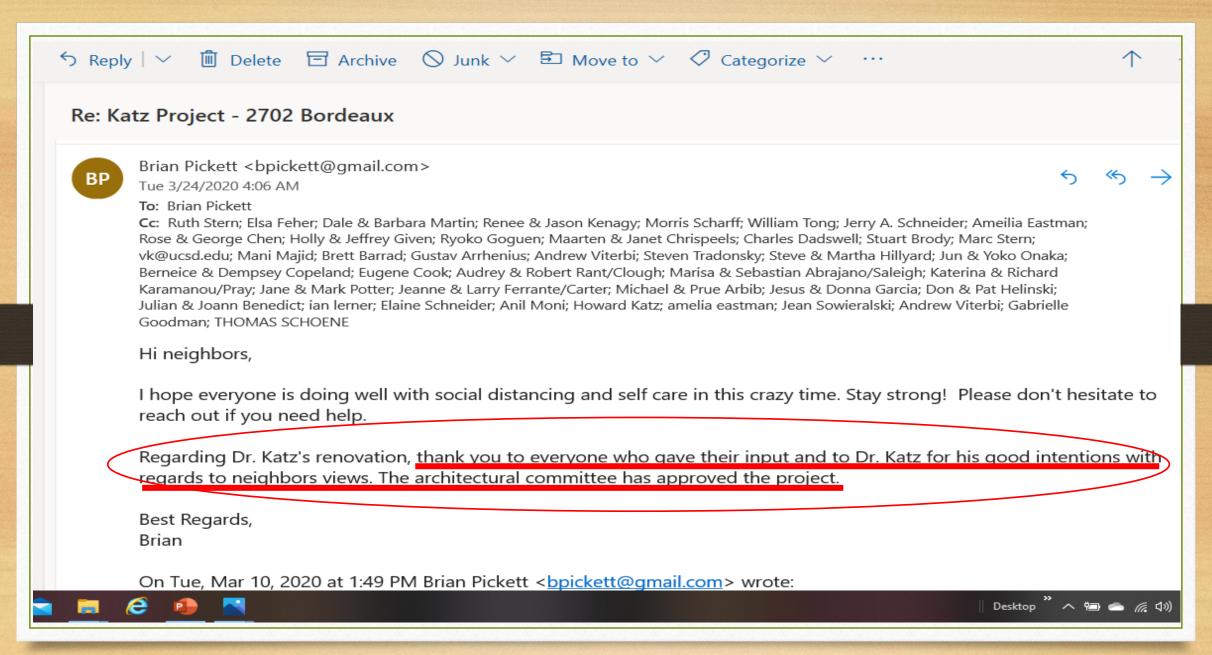
COMPARATIVE ARCHITECTURE, SIZE AND DESIGN OF ADJACENT HOMES



EXTERIOR FINISHES



LA JOLLA HIGHLANDS ARCHITECTURAL COMMITTEE APPROVAL



LA JOLLA HIGHLANDS ARCHITECTURAL COMMITTEE APPROVAL

BUILDING DEPARTMENT

PROJECT TYPE:

SET-BACKS:

OCCUPANCY GROUP:

CONSTRUCTION TYPE:

ABBREVIATIONS

HOSE BE HARDWOOD HOLLOW METH ABOVE FINSH ALUM. ALUMINUM HEATING VENTS ATION & AMODUSO ASPH. ASPHALT BELINNING JONE BLOCKNO REMOVED CRAFT BOTTOM BRACKET LINEAL PERT BOTH SIDES LIMMS ROOM LOUVER CHMINT CAST IRON MACHINE BOLT MICHANICAL CLESS METR CLR CONC. MAS CMTR COUNTER MERCE CO. CLEAN OUT CONC CONCRETE MOSTLIFE RESISTAN CONN. CONNECTION CONTINUOUS NOT IN CONTRACT CEMENT PLAST NOMINAL. N.T.S. NOTTO SCALE CERAMIC TEE CTROK COUNTERSUS COLD WATER CHER ALL OBSCURE ON CHATTER DOUBLE ACTINO OUTSIDE DIAMETER DEPARTMENT OWNER PURNISHED DOOR OPENIN OVHD. CHERNEAD DOWNSPOLI PLANTER DRAIN PLATE

PLANTER

PLYWOOD

POINT

PAPER TOWEL DISPENSE

DISPENSER A RECEPTACLE

PRCST. PRECKET

EXTERIOR INSULATION AND

BLEVATOR

ENG. ENCLOSURE

KATZ RESIDENCE ADDITION

2702 BORDEAUX AVE. LA JOLLA CA 92037

SYMBOLS GENERAL NOTES SHEET INDEX 1. ALL WORK INCLUDING MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES, NUMBER SHEET TITLE LAWS, ORDINANCES AND THE GOVERNING JURISDICTIONS CURRENT ADOPTED EDITIONS OF THE 2018 CBC CODE AND PROJECT OVERVIEW MECHANICAL PILIMBING FIRE AND FLECTRICAL CODES. COVER SHEET 2. THE CONTRACTORISUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND SHALL GENERAL CONSTRUCTION NOTES BE RESPONSIBLE FOR CONDITIONS OF HIS WORK AND MATERIALS, AND IF ANY DISCREPANCIES ARE NOTED, SHALL 560 STORM WATER FORM NOTIFY THE ARCHITECT, OWNER, AND JOB SUPERINTENDENTIMANAGER OF THESE DISCREPANCIES IMMEDIATELY. SITE PLAN: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE ARCHITECTURAL KEYNOTE REFERENCE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ALL MEASURES EXISTING & PHOTO KEY SITE PLAN (REFERS TO KEYNOTES ON SHEET) NECESSARY TO PROTECT THE STRUCTURE, WORKERS AND OTHER PERSONS DURING DEMOLITION AND CONSTRUCTION PROPOSED SITE PLAN SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO REACING SHORING SCAFFOLDING PLANKING FTC. ENGINEERING: SUB-CONTRACTOR, AT HIS OWN EXPENSE SHALL ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND TOPOGRAPHIC SITE MAP HOW TEMPORARY PRECAUTIONARY MEASURES SHALL BE USED AND INSPECT SAME AT THE JOB SITE. OBSERVATION LANDSCAPING: VISITS TO THE SITE BY THE ARCHITECT OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. 4 CONTRACTOR TO SUBMIT ALL PRODUCT INFORMATION, SHOP DRAWINGS, CATALOG CUTS, ETC. TO THE ARCHITECT FOR BRUSH MANAGEMENT PLAN PLANTING PLAN 5. STRUCTURAL CENERAL NOTES: SEE SHEET SN-1. IRRIGATION PLAN A WRITTEN DMENSIONS TAKE PRICEITY OVER SCALED DMENSIONS, CONTRACTOR TO VERIEVALL LARGER SCALE ARCHITECTURAL DETAIL DRAWINGS FOR SEQUENCE, DIMENSIONS AND FINISH MATERIALS AS INDICATED, CONTRACTOR IS RESPONSIBLE (E) AND DEMOLITION 1ST FLOOR PLAN FOR THE COORDINATION OF DIMENSIONS BETWEEN SEPARATE TRADES. DOOR MARKER W/ NUMBER (REFERS TO SCHEDULE ON SHEET) 7. EXTERIOR WALL DIMENSIONS ARE TO THE OUTER FACE OF CONCRETE, MASONRY, OR STUD, AND INTERIOR PARTITIONS ARE DIMENSIONED TO THE OUTER FACE OF STUD, UNLESS NOTED OTHERWISE. PROPOSED 2ND FLOOR PLAN 8. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES WINDOW MARKER W/ NUMBER (REFERS TO SCHEDULE ON SHEET) ON THE JOB SITE IS THE CONTRACTOR'S RESPONSIBILITY. ILINEESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS NO STRUCTURAL NEWBER SHALL RECUIT MOTCHED. PROPOSED CROSS SECTIONS PROPOSED 3D COLOR RENDERINGS BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER OR ARCHITECT, GRADE WORK POINT, CONTROL POINT BEAMS, FOOTINGS AND STRUCTURAL SLABS, SHALL NOT BE SLEEVED WITHOUT WRITTEN APPROVAL OF THE PROPOSED ROOF PLAN DATUM POINT, FINISH FLOOR STRUCTURAL ENGINEER UNLESS OTHERWISE NOTED ON PLANS. (E) WEST ELEVATION 10. ALL UTILITIES TO BE UNDERGROUND PER UTILITY COMPANY AND LOCAL CODE REQUIREMENTS. ARCHITECTURAL DETAILS 11. ALL ADDRESSES SHALL BE PLACED ON THE BUILDINGS IN SUCH A MANNER THAT THEY ARE CLEARLY SEEN FROM THE ARCHITECTURAL DETAILS 12 ALL SURFACE WATER TO DRAIN AWAY FROM ALL STRUCTURES TYPICAL. ELECTRICAL & MECHANICAL: SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN 1). A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REGARDING SPECIAL INSPECTION MUST BE COMPLETED. BUILDING ENERGY ANALYSIS REPORT AND SUBMITTED TO THE INSPECTION SERVICES DIVISION 14. AN APPLICATION TO PERFORM OFF-SITE FABRICATION MUST T-24.2 EM1 2016 LOW RISE MANDATORY MEASURES. BE SUBMITTED TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS ELECTRICAL & MECHANICAL 1ST FLOOR PLAN 15. A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE ELECTRICAL & MECHANICAL 2ND FLOOR PLAN INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF PRE-FABRICATED COMPONENTS 16. THE CONTRACTOR SHALL STRUCTURAL: CONSULT THE ELECTRICAL MECHANICAL & PLUMBING DRAWINGS FOR LOCATION OF ALL THE SLEVES THROUGH WALLS STRUCTURAL N AND FLOORS OR FRAMING PLANS FOUNDATE 17. INSTALLATION OF SMOKE DETECTORS WILL COMPLY WITH CBC SEC. 907.2 10.1.2 ROOF FRAMING PLANS 18. WATER METERS FOR COMBINE DOMESTIC WATER AND FIRE SPRINKLER SYSTEM SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL. HARDI FRAME D STORM WATER QUALITY NOTES (A-2 D INTERIOR ELEVATION INDICATOR ■ ELEVATION NUMBER ■ SHEET WHERE ELEVATION IS DRAWN **PROJECT DATA** STORM WATER QUALITY NOTES CONSTRUCTION BMP'S: THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DEGO LAND DEVELOPMENT PROJECT OWNER: HOWARD KATZ CODE, AND THE STORM WATER STANDARDS MANUAL 2702 BORDEAUX AVE. EXTERIOR ELEVATION PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDMENT CONTROLS MUST BE INSTALLED BY THE CONTRACTOR OR QUALIF LA JOLLA CA 92037 ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWN 2702 BORDEAUX AVE. PROJECT ADDRESS 1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE LA JOLLA CA 92037

DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER

POLILITION PREVENTION PLAN (SWPPP) AND/OR WATER POLILITION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPS

2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC

RIGHT OF WAY MUST BE TEMPORARLY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTAL

4. THE CONTRACTOR SHALL ONLY GRADE, INCLIDING OLEARING AND GRUBBING AREAS FOR WHICH THE CONTRACTOR OR

5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL

STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP WPCP WILL RESU

AND IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWOMP) FOR POST-CONSTRUCTION BMPS.

1. ALL CONSTRUCTION BMP SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF

QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDMENT CONTROL MEASURES.

BUTUE RECIBIOS OF CORRECTION WITHOUT CITATIONS CAN BENUTIES AND OBJETOR WOOM CROSS

AFTER THE RAIN IS OVER.

CONSTRUCTION

NORTH ARROW

SCOPE OF WORK

EXISTING TWO STORY HOME

NEW BEDROOM ADDITION, NEW LIVING ROOM ADDITION, NEW KITCHEN ADDITION, NEW 3 CAR GARAGE, NEW DECK, PATIO COVER.

NEW TV ROOM, NEW HOME OFFICE

THE PROJECT SITE IS WITHIN THE CITY OF SAN DIEGO JUDISDICTION. ALL THIS WILL BE DONE FOLLOWING ALL CITY CODES AND REQUIREMENTS. THIS PROJECT SHALL COMPLY WITH THE CITY OF SAN DIEGO CODES AND

CONSULTANTS DIRECTORY

MODERN FORM DESIGNS SAN DIEGO, CALIFORNIA TEL: (619) 508-7039

CONTACT: JORGE M. RICO EMAIL: JORGERICO@MODERNFORMDESIGNS.COM WEB PAGE: WWW.MODERNFORMDESIGNS.COM

STRUCTURAL ENGINEERING:

LUIS LABRADA P.E. LAMAR ENGINEERING TEL: (819) 370-9515 CONTACT: LUIS LABRADA EMAIL: LLABRADA@LAMARENG.COM

KRISTENSEN ENGINEERING & SURVEYING:

PATRIC F. CHRISTENSEN P.S.L TEL: (858) 271-9901 CONTACT: PATRICK CHRISTENSEN EMAIL: CEANDS@ACL COM

LANDSCAPE ARCHITECT:

ANGELINA SOTELO RLA5254 2643 4TH AVE. SAN DIEGO CA 92103 TE: (819)-544-1977 CONTACT: ANGELINA/BASOTELO.COM WEB-PAGE: WWW.ASOTELO.COM

ENERGY REPORT / T-24:

TIMOTHY CARSTAIRS CAL-CERTS INC. TEL: (805) 904-9048 CONTACT: TIM CARSTAIRS EMAIL: TITLE24@YAHOO.COM

SAN DIEGO BUILDING DEPARTMENT

TWO STORY SINGLE FAMILY DWELLING

1222 FIRST AVE SAN DIEGO, CA. 92109

R-3

VB

INFO: 619-446-5000

ROOM ADDITION / REMODEL

FRONT 5' FROM PROPERTY LINE

SIDE 4' FROM PROPERTY LINE

REAR 25' FROM PROPERTY LINE

RESERVE FOR APPROVAL STAMPS

Brian Pickett, La Jolla Highlands Architectural Committee, March 18, 2020

MODERN FORM DESIGNS

RESIDENTIAL & COMMERCIAL DESIGN



JORGE M. RICO DESIGNER / PROJECT COORDINATOR 2557 J Street San Diego CA 92102

MOBILE: 619-508-7039

jorgerico@modemformdesigns.com www.modernformdesigns.com

NEW ROOM ADDITION & REMODEL 2702 **BORDEAUX** AVE. LA JOLLA CA 92037

REVISIONS:	DATE:
Δ	

LJCPA APPROVAL

Katz project approved: With little discussion, the board voted 4-0 to recommence Drive residential project residence project at 2702 Bordeaux Ave. in La

LA JOLLA LIGHT - MAY 28, 2020 - PAGE B19

Jolla Shores.

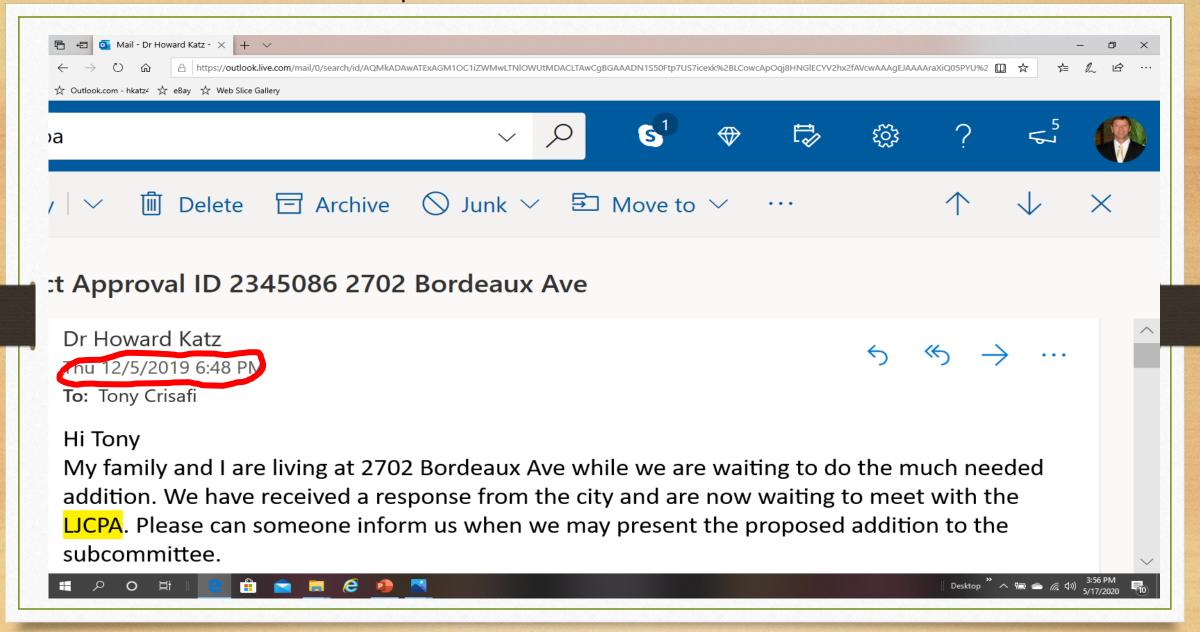
The project calls for coastal development and site development permits to remodel a two-story, 3,263-square-foot house and add more than 4,000 square feet for a total of 7,276.

Homeowner Howard Katz, presenting the project himself, said the neighborhood has an architectural committee and that he presented his plans to it and neighbors. He also offered a letter of support from neighbors.

That support seemed to seal the deal for some trustees.

"I applaud you for working with your neighbors," Emerson said. "We ask everyone to do that; it makes this whole process better for everybody."

Request for review since December 2019



We are anxious to start in these unpredictable times Your blessing/approval will be appreciated Thank you

- 1. Victoria
- 2. COVID19
- 3. Economic volatility