

ATTACHMENT 3: Wong Avery Rec Room

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.

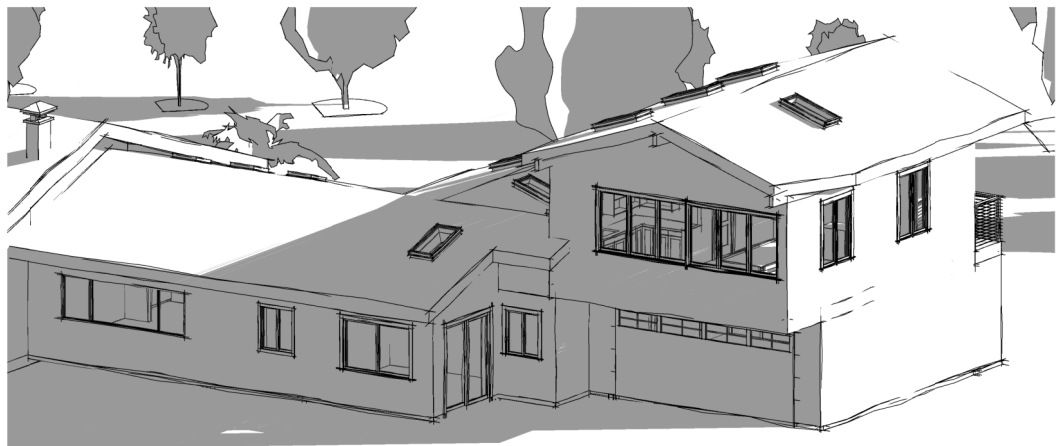
For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): WONG-AVERY REC ROOM - PROJECT #658544
- Address and APN(s): 7833 VIA CAPRI, LA JOLLA CA, 92037 / APN: 353-170-26-00
- Project contact name, phone, e-mail: DILINI PERERA, 410-707-8914, dilini@dznpartners.com
- Project description: CONVERT EXISTING ROOF DECK OVER THE EXISTING ONE-STORY TWO CAR GARAGE INTO A RECREATION ROOM.
- In addition, provide the following:
 - lot size: 20,683 sq ft
 - existing structure square footage and FAR (if applicable): 4,079 sq ft, FAR: n/a
 - proposed square footage and FAR: 558 sq ft, FAR: n/a
 - existing and proposed setbacks on all sides:
 - Front Yard Setback: 16.2' – No New Proposed
 - Rear Yard Setback: 72.1' – No New Proposed
 - West Side Setback: 2.8' – New Proposed: 1'11'
 - East Side Setback: 5.4' – No New Proposed
 - height if greater than 1-story (above ground): 23' 3.75"

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): WONG-AVERY REC ROOM
- Address and APN(s): 7833 VIA CAPRI, LA JOLLA CA, 92037 / APN: 353-170-26-00
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 - height if greater than 1-story (above ground): 23' 3.75"
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): PROJECT CONSIDERATION AS MINOR AT 13% OF MAIN HOUSE AREA

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WONG-AVERY REC ROOM

green building standards notes:

- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BARS THAT ARE CURRENTLY EMPLOYED BY THE CITY ENGINEER MUST BE IMPROVED PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT. CIRC 4.304.1.
- A MIN. OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CIRC 4.408.2.
- THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT. PER CIRC 4.408.2.
- THE BUILDER IS TO PROVIDE AN OPERATION MANUAL, CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC. FOR THE OWNER AT TIME OF FINAL INSPECTION. CIRC 4.410.1.
- DURING CONSTRUCTION, ENDS OF ROOF OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CIRC 4.504.
- VOCs MUST COMPLY WITH THE LIMITATIONS LISTED IN SEC 4.504.3 AND TABLES 4.504.1, 4.504.2 AND 4.504.3 AND 4.504.4. INTERIORS, FINISHES AND COATINGS, CARPET AND COMPOSITION FLOOR PRODUCTS. CIRC 4.504.2.
- IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF. THE COVERS OR LOUVERS SHALL HAVE MIN R-2 INSULATION. CIRC 5.007.1.
- BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CIRC 4.504.3.
- PER THE AIA 170.26-00, ALL ROOFS ARE REQUIRED TO BE INSULATED WITH ONE OF THE AIA METHODS LISTED IN CIRC SECTION 5.012.3.
- PRIOR TO FINAL APPROVAL OF THE BUILDING, THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER IS RESPONSIBLE FOR CHANGE OF THE ORIGINAL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE TO THE BUILDING DEPARTMENT OFFICIAL. TO BE FILED WITH THE APPROVED PLANS.
- LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CIRC 4.304.1.
- WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEADS IS ON AT A TIME. CIRC 5.002.3.
- THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.502.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CIRC 4.502.3.

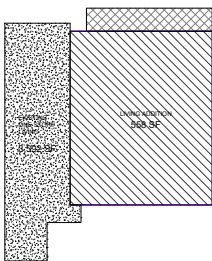
sheet index

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a0.3	STAIR DEMO
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a1.1	SECOND FLOOR PLAN
a1.2	ROOF AND UTILITY PLANS
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a4.0	ARCHITECTURAL DETAILS
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a5.0	LANDSCAPE AREA DIAGRAM
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a6.1	MUNICIPAL NOTES
a6.2	GENERAL NOTES - ARCHITECTURE
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SD3	STRUCTURAL NOTES
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T-24.3	ENERGY CALCULATIONS

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2016 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CPD, CDR, AND CPD FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

SUBMITTED DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL, WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE REINSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

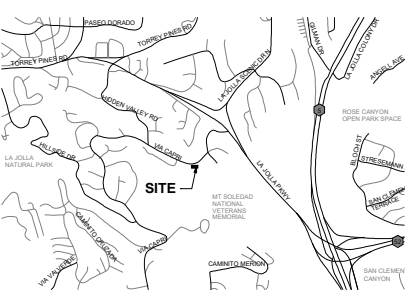
area diagram:



legend:

- NEW LIVING ADDITION
- NEW ENTRY EXTENSION
- EXISTING LIVING

vicinity map:



project team:

- ARCHITECT: D2N PARTNERS, 682 SECOND ST, ENCINITAS, CA 92024, (760) 753-2464
- ARCHITECT: BART SMITH, AIA, b.smith@d2npartners.com
- PROJECT MANAGER: DILIN PERERA, AIA ASSOC, LEED GREEN ASSOCIATE, d.perera@d2npartners.com
- STRUCTURAL engineer: PCSD ENGINEERING CORP, 8029 COUNTRY VIEW COURT, CARLSBAD, CA 92010, (760) 287-1885, PAUL CHRISTENSON, ENGINEER, paul.paul@psd.com
- ENERGY engineer: BEAR TECHNOLOGIES CONSULTING, INC, 7774 CALLE MEJOR, CARLSBAD, CA 92008, (760) 835-2327, WAYNE SCHWARD, CEA, LEED AP BD+C, wayne@beartechconsulting.com

project data:

- PROJECT OWNER: DRAGONS TIGERS TRUST, 5ULLY TULL WONG-AVERY, NATASHA C. WONG
- OWNER ADDRESS: 7833 VIA CAPRI, LA JOLLA, CA 92037
- OWNER PHONE: 858-245-6436
- PROJECT ADDRESS: 7833 VIA CAPRI, LA JOLLA, CA 92037
- LEGAL DESCRIPTION: CONVERT EXISTING ROOF DECK OVER THE EXISTING ONE-STORY TWO-CAR GARAGE INTO A RECREATION ROOM.
- APN: 353-170-26-00
- LOT AREA: 20,683 sf
- BUILDING AREA: 20,683 sf
- RESIDENTIAL AREA: 20,683 sf
- (E) 1ST FLOOR LIVING (N) 2ND FLOOR LIVING: 3,992sf / 3,992sf
- TOTAL: 558sf / 558sf
- (E) TWO-CAR GARAGE: 487sf / 487sf
- LOT COVERAGE: (0.5925SF + 487SF) / 20,683SF = 19.7%
- FLOOR AREA RATIO (0.60 ALLOWABLE): N/A
- HEIGHT (± 30'): 23' 3.75"
- GRADING: NONE REQUIRED OR PROPOSED
- PARKING: EXISTING TWO-CAR GARAGE
- FIRE SPRINKLERS: NONE PROPOSED
- GOVERNING CODES: PART 2: 2019 CA BUILDING CODE, PART 3: 2019 CA ELECTRICAL CODE, PART 4: 2019 CA MECHANICAL CODE, PART 5: 2019 CA PLUMBING CODE, PART 6: 2019 CA ENERGY CODE, PART 7: 2019 CA FIRE CODE, PART 11: 2019 CA GREEN BLDG STANDARDS CODE



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WONG - AVERY
REC ROOM

CITY: LA JOLLA

2020.01-28
RS1: 2020.04-01
RS2: 2020.08-15

JOB: 201940R

TITLE SHEET

a0.0

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CITY: LA, JOLLA

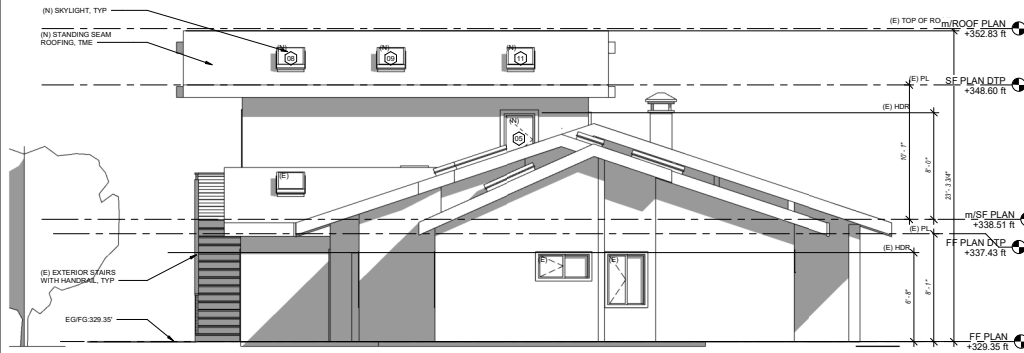
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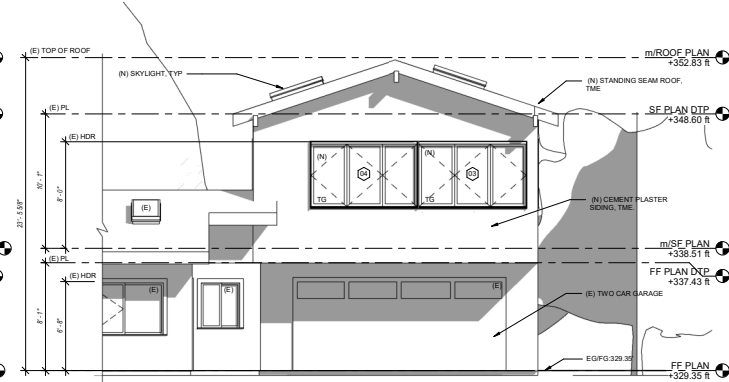
SITE PLAN

a0.1

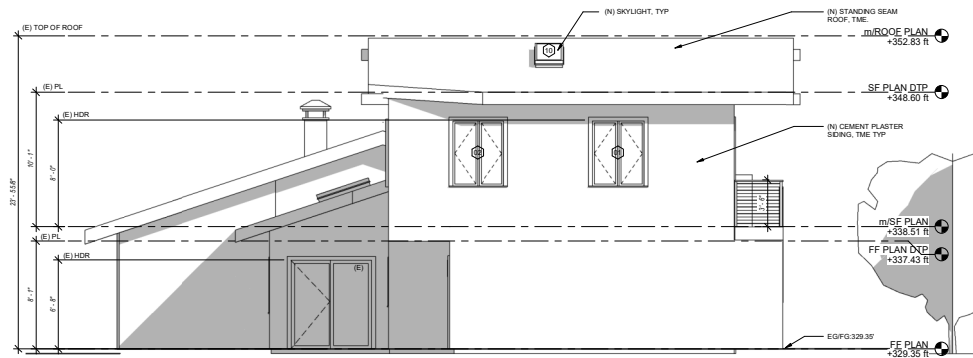
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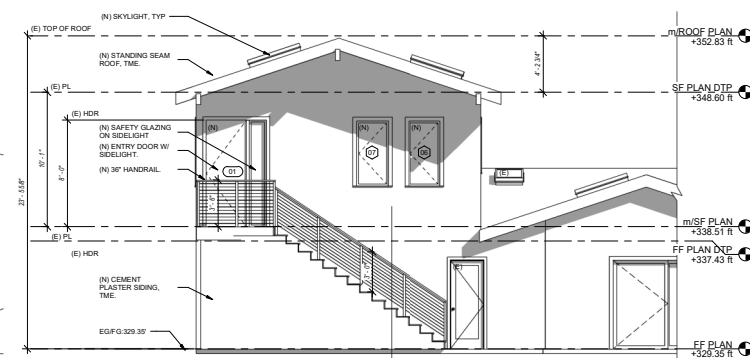
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

elevation notes:

1. ALL EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING RESIDENCE.
2. R-30 BATT INSULATION AT (N) ROOF.
3. R-15 BATT INSULATION AT (N) EXTERIOR WALLS.
4. BUILDING HEIGHT TO NOT EXCEED 30' AND CONFORMS TO THOSE WITHIN THE VICINITY.



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LICENSED ARCHITECT
NO. 22557
08-31-2021
STATE OF CALIFORNIA



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**WONG - AVERY
REC ROOM**

CITY: LA JOLLA

2020.01-28
RS1: 2020.04-01

JOB: 201940R

EXTERIOR
ELEVATIONS

a2.0