

**Project: Dubin/Moel Remodel    PTS # 572846**

Action Items:

APN 346-722-04-29

Contact: Alex Faulkner

858-481-1819

alexfdesigns@gmail.com

Existing square footage: 3934sf

Proposed square footage: 4600sf

Existing setbacks:    N - 18'-4"

                                  E - 16'-6"

                                  S - 19'-6"

                                  W - 0'

Proposed setbacks:    N - 15'-4" Cantilevered Deck

                                  E - 5'-0" Side yard entry cover

                                  S - 12'-9" Cantilevered Deck

                                  W - 0"

Existing and proposed height: 21'-3"

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To La Jolla Shores District Advisory Board,

The owner is requesting an exemption from the review process on these grounds:

1. Although the total added square footage is 666sf (17%). The exterior additions are 258sf (6.5%). The remaining 408sf is additional floor area added in an interior two story space.
2. All of the exterior additions are on the ground level with the exception of a 32sf alcove being filled in on the east side.
3. There is no increase in height proposed. The existing height of the structure will be maintained.
4. The project will have to be approved by the homeowners association.

Thank you for considering our request.

Regards,  
Alex Faulkner

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL CODE:

- WHICH ADOPTS THE:
- 2016 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (UPC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ENERGY CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2016 CALIFORNIA REFERENCED STANDARDS CODE (CRSC)

## EXISTING EXTERIOR



REAR



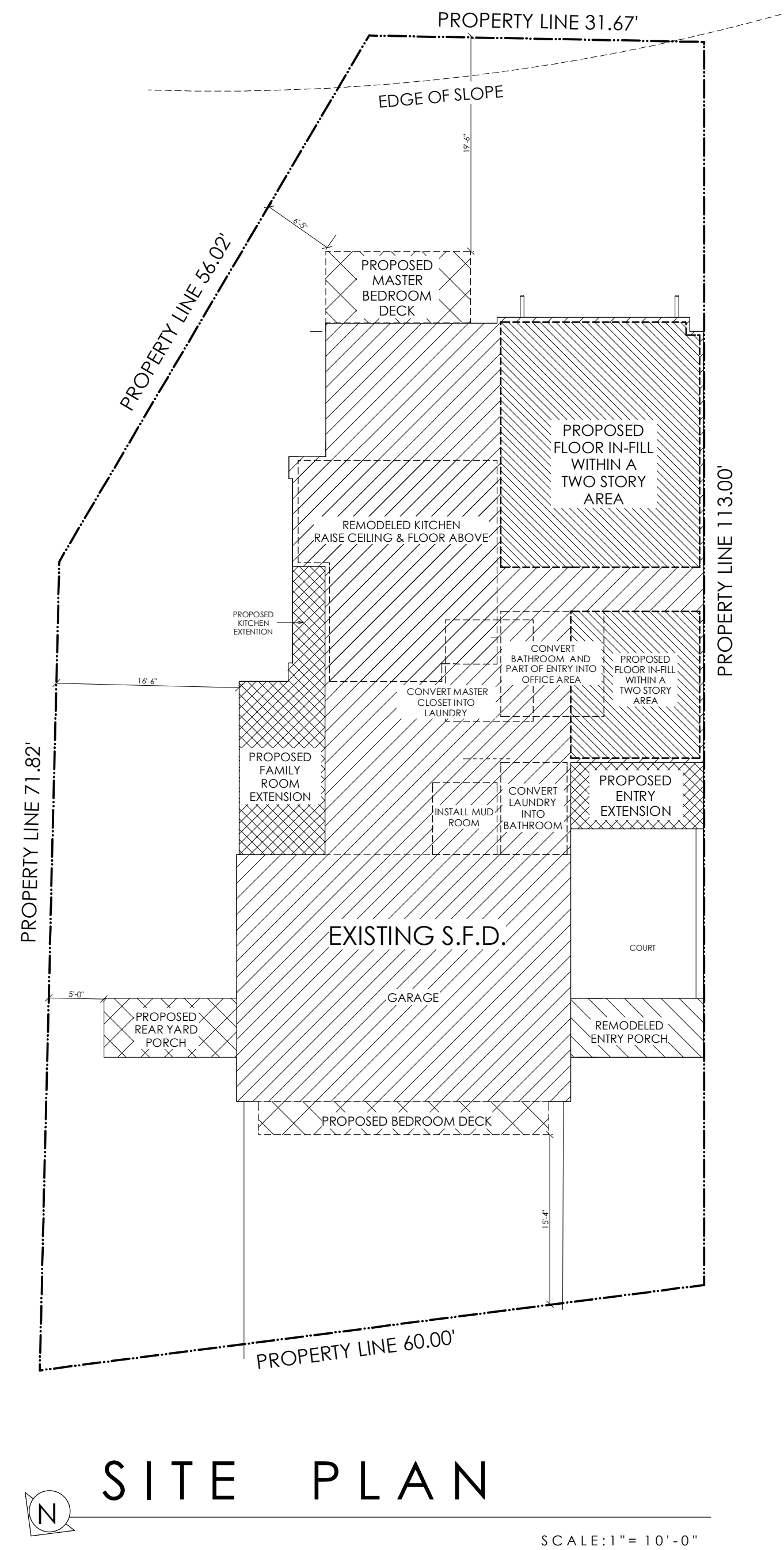
EAST SIDE



FRONT



ENTRY



## SITE PLAN

SCALE: 1" = 10'-0"

## AREA CALCS:

### EXISTING:

EXISTING LIVING.....3245sf  
(E) GARAGE.....680sf

### PROPOSED ADDITIONS:

EXTERIOR ADDITIONS  
ENTRY...72sf  
FAMILY ROOM...122sf  
KITCHEN...32sf  
OFFICE...32sf  
TOTAL ADDITIONS...258sf

INTERIOR ADDITIONS  
FLOOR AREA...408sf  
TOTAL ADDED FLOOR AREA...666sf  
PROPOSED TOTAL FLOOR AREA...3911sf — LOWER LIVING 1806sf  
UPPER LIVING 2105sf

DECK ABOVE FAMILY ADDITION...122sf  
DECK FOR FRONT BEDROOMS...78sf  
DECK FOR MASTER BEDROOM...87sf  
TOTAL ADDED DECKS..287sf  
REMODEL COURT ENTRY...60sf  
PROPOSED REAR YARD ENTRY...60sf (PATIO COVERS)  
AREA OF INTERIOR REMODEL 684sf

### LOT COVERAGE:

LOT: 6200sf  
COVERAGE = 2778  
2778 / 6200 = 45% < 60% (3720sf ALLOWABLE)

## PROJECT DATA:

### SCOPE OF WORK:

ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY HOME

- EXTEND ENTRY (72sf)
- ADD TO REAR FAMILY ROOM W/ DECK ABOVE (122sf)
- ADD TO AND REMODEL KITCHEN (32sf)
- ADD CANTILEVERED DECK TO MASTER BEDROOM (87sf)
- ADD FLOOR TO TWO STORY OPEN SPACE
- MASTER CLOSET, BATH / LOFT (408sf)
- ADD DECK TO UPPER FRONT BEDROOMS (78sf)
- ADD BATHROOM IN BEDROOM
- CONVERT MASTER BATH INTO BATHROOM & CLOSET
- CONVERT MASTER CLOSET INTO LAUNDRY
- REMODEL COURT ENTRY STRUCTURE (60sf)
- ADD REAR YARD ENTRY STRUCTURE (60sf)
- MISCELLANEOUS INTERIOR IMPROVEMENTS

### OWNER:

TANIA DUBIN AND ALBERTO MOEL  
2807 VIA POSADA  
LA JOLLA, CA 92037

### A.P.N.:

346-722-04-29

### LEGAL DESCRIPTION:

LOT 207 OF LA JOLLA SHORES HEIGHTS UNIT NO. 5 MAP NO. 7455

### ZONE:

LSPDO - SF1

### OCCUPANCY:

R-3

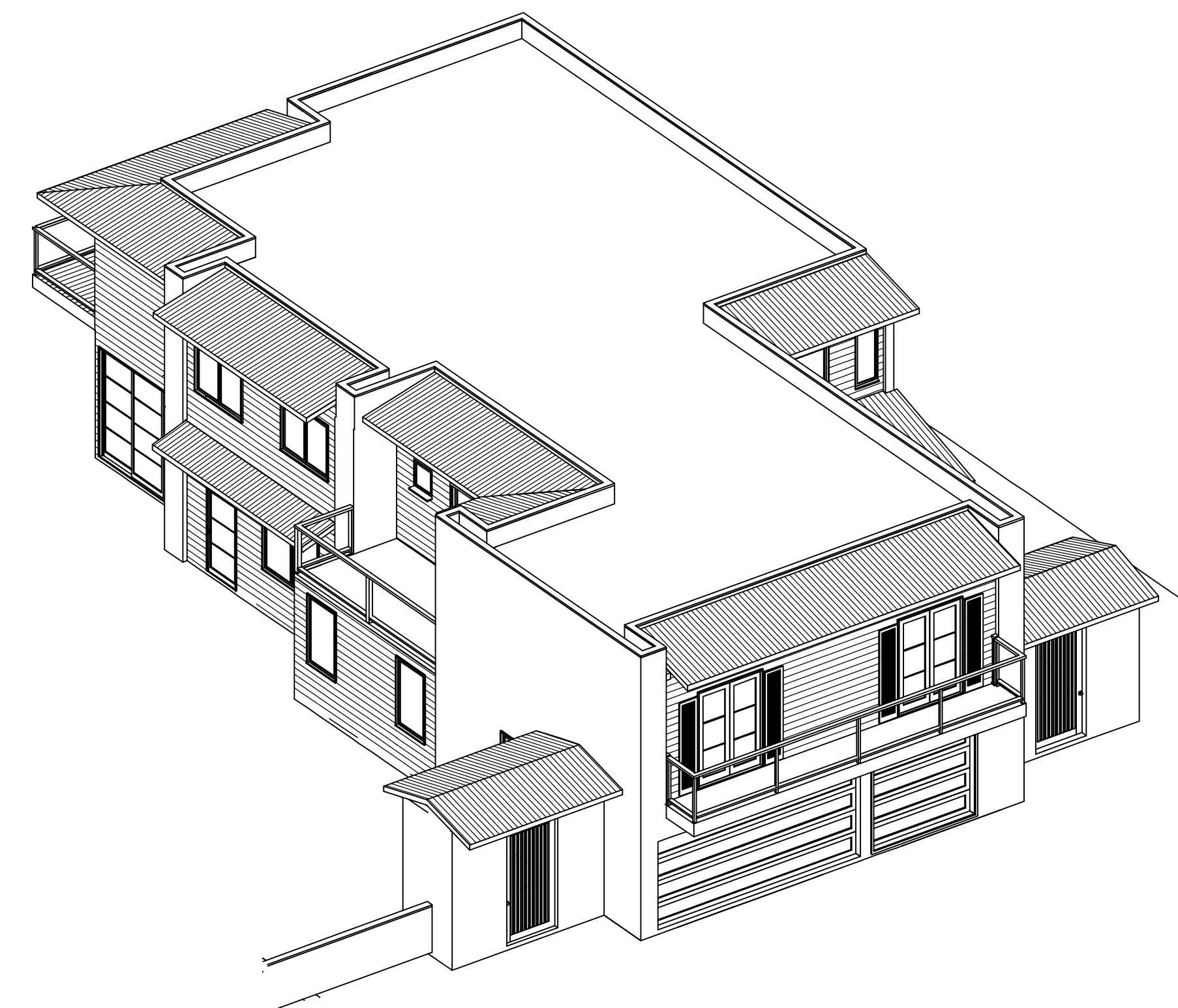
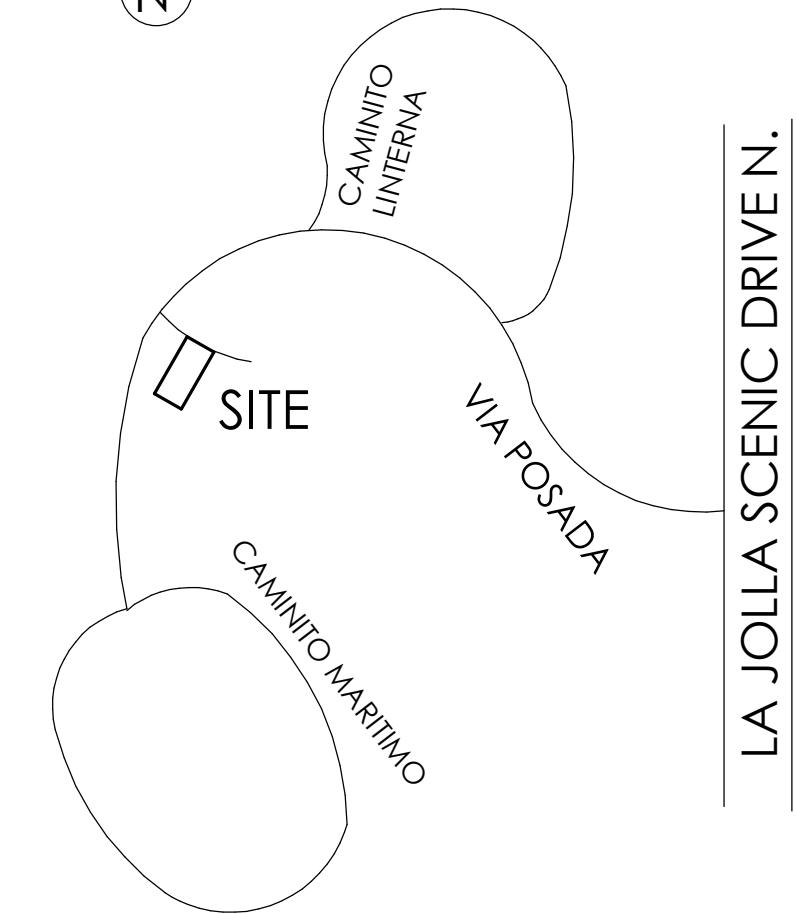
### TYPE OF CONSTRUCTION:

VB NON-SPRINKLERED

### YEAR BUILT:

1978

## VICINITY MAP



PROPOSED

### REVISIONS

ALEX FAULKNER DESIGNS  
2120 JIMMY DURANTE BLVD., SUITE 114 DEL MAR, CA 92014 858-481-1819

MOEL/DUBIN REMODEL  
2807 VIA POSADA LA JOLLA, CA 92037

Date 10.07.17

Scale

Drawn

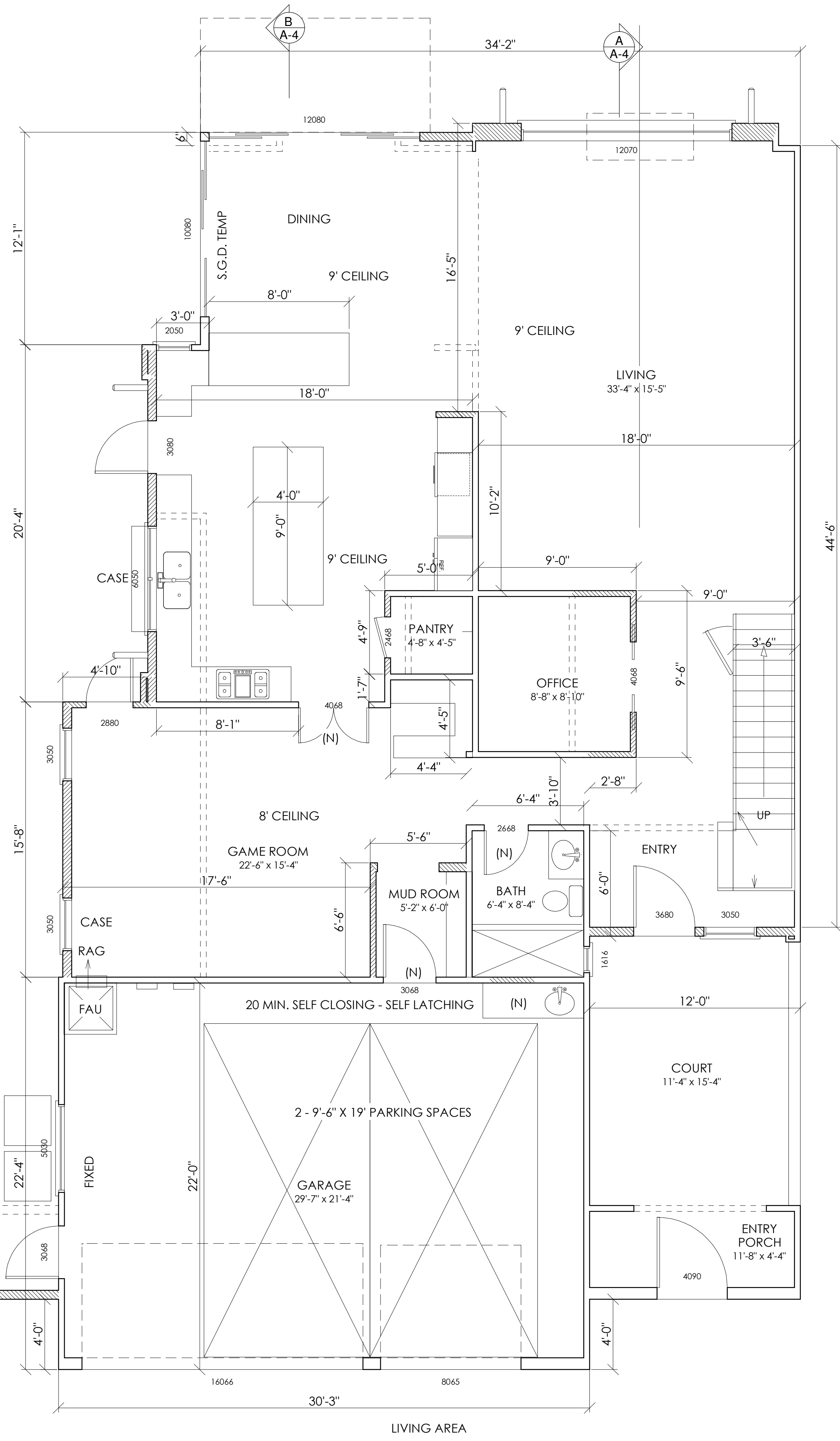
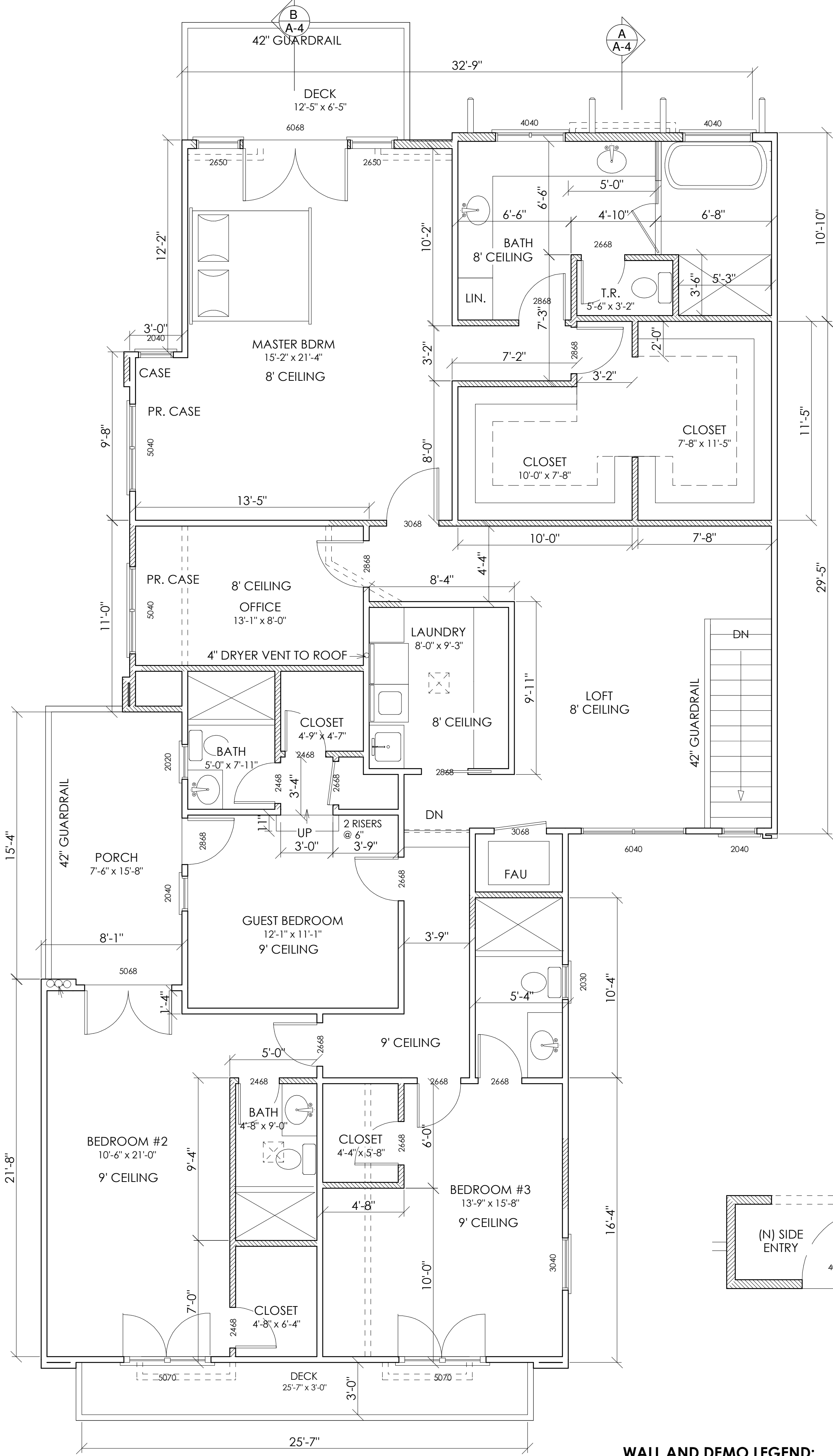
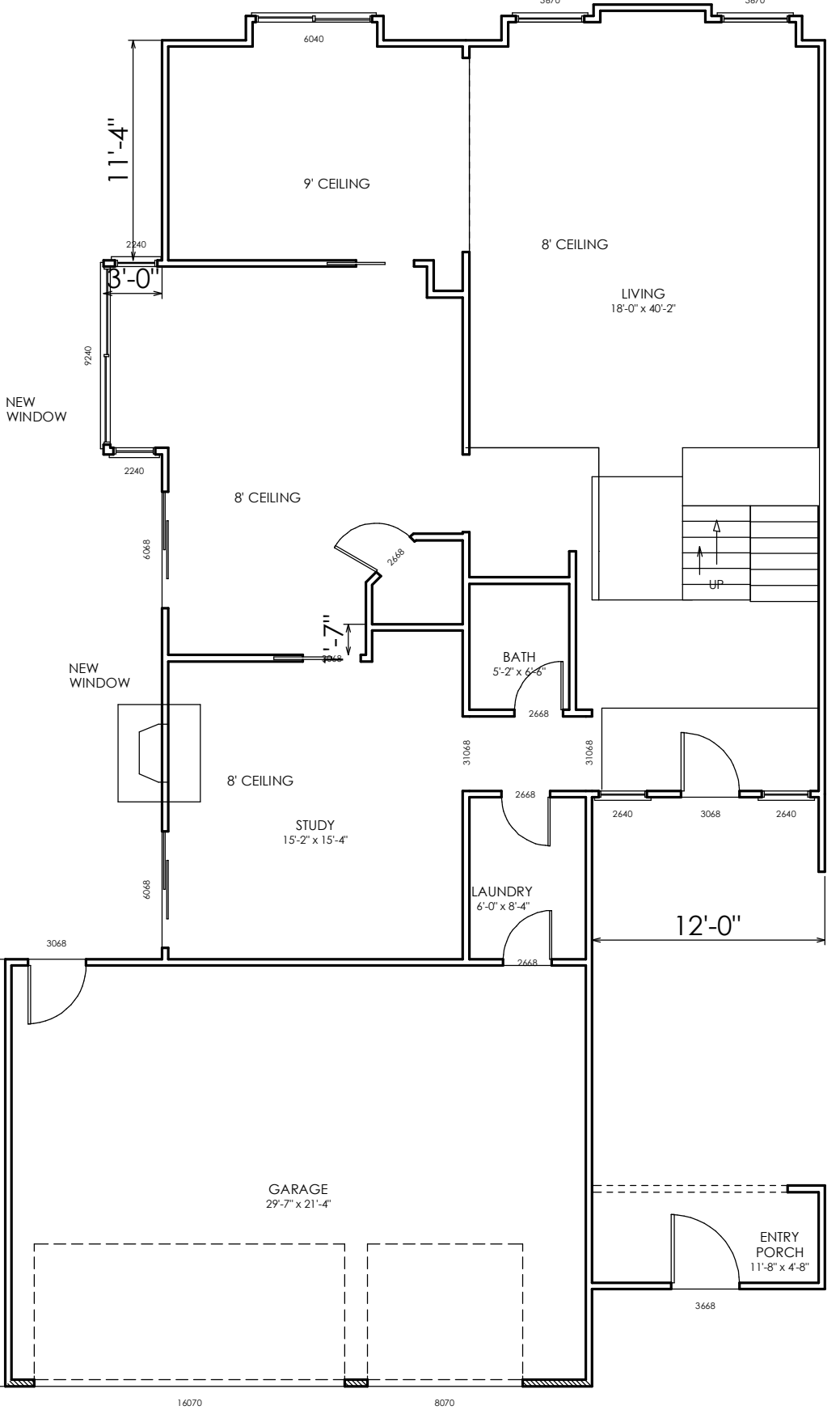
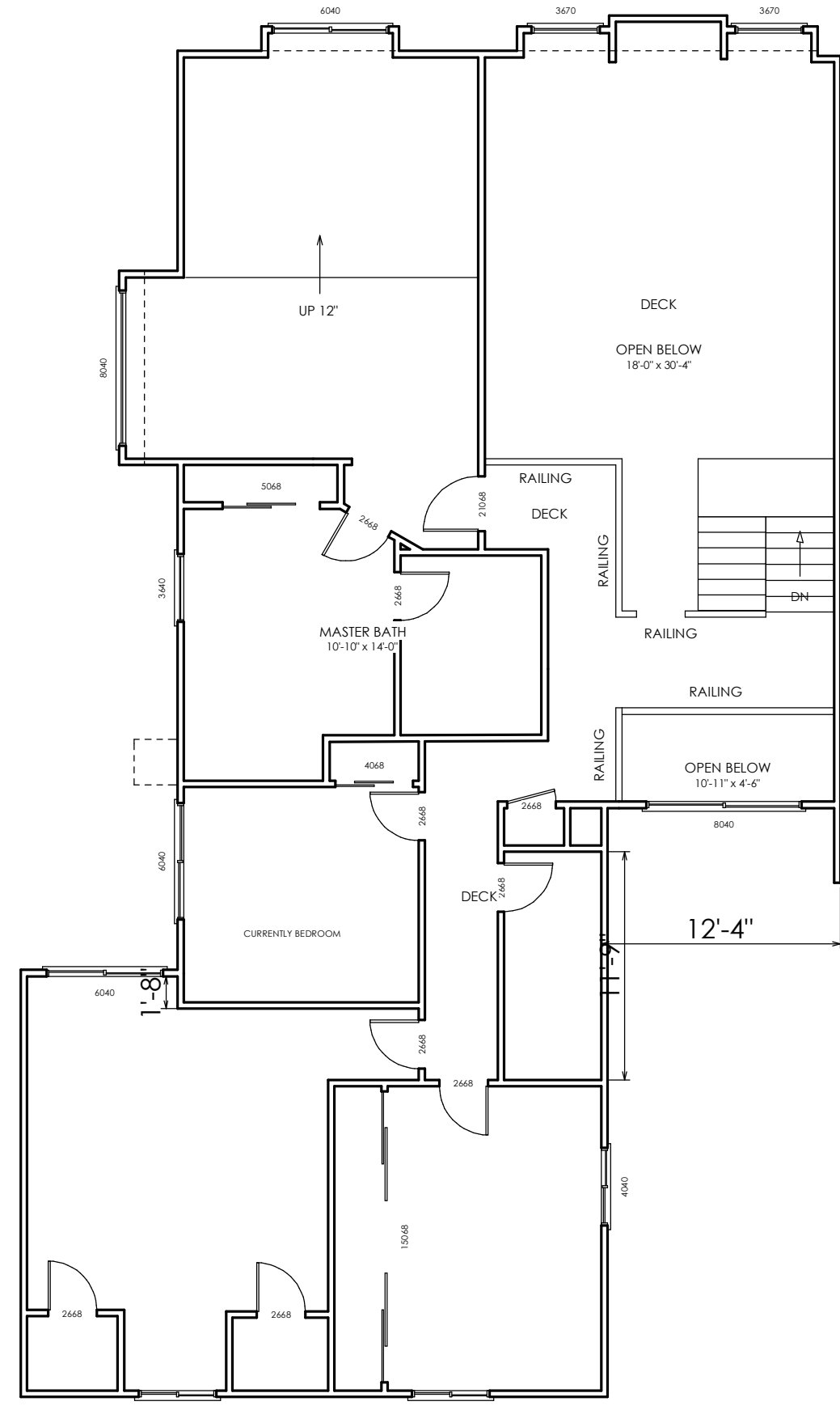
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CITY PTS # 572846

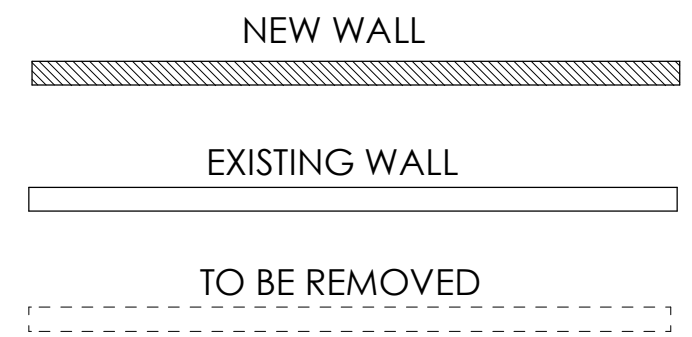


AS-BUILT FLOOR PLAN  
SCALE: 1/8" = 1'-0"

UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

LOWER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

WALL AND DEMO LEGEND:



REVISIONS

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2807 VIA POSADA LA JOLLA, CA 92037

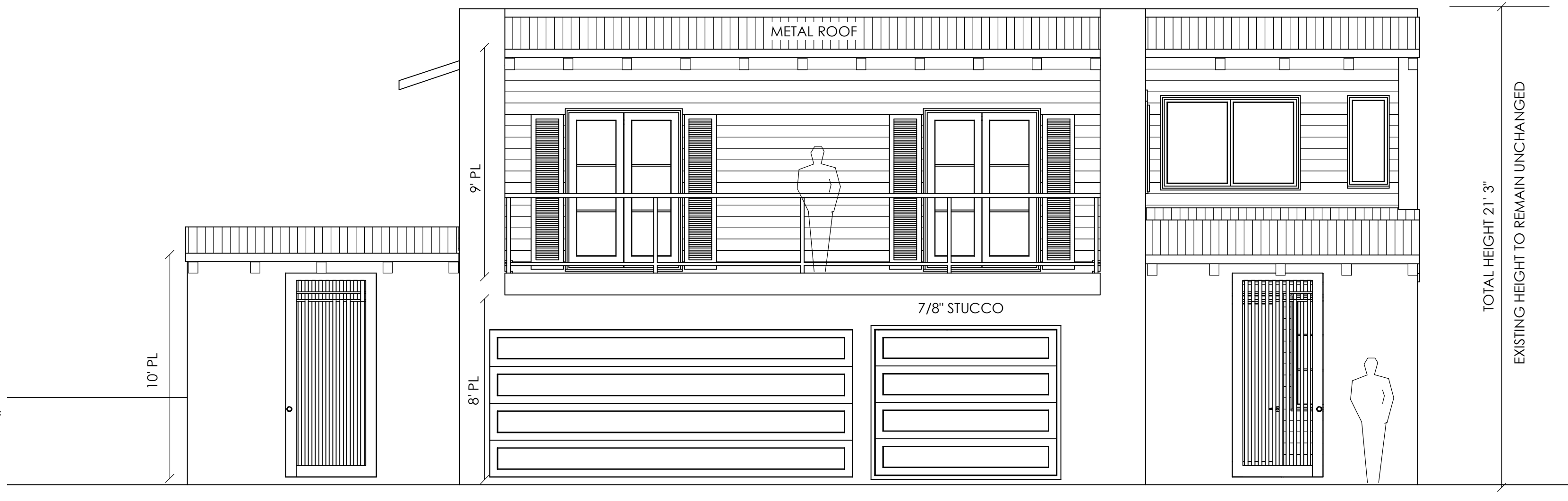
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REVISIONS



**SOUTH ELEVATION**

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



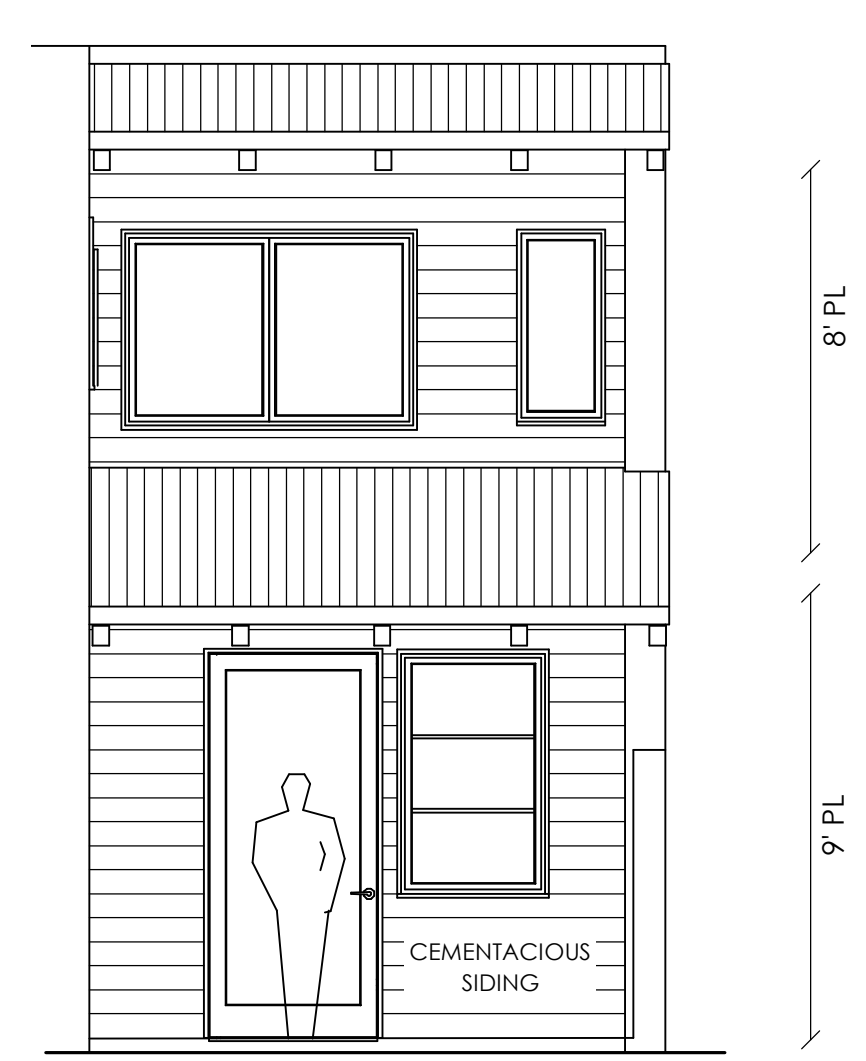
**NORTH ELEVATION**

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



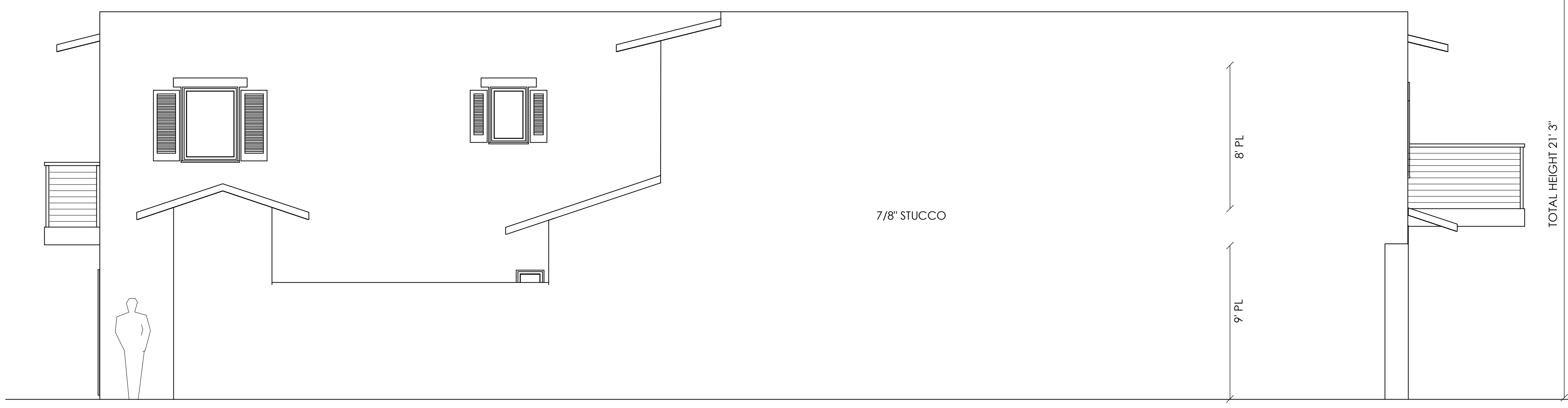
**EAST ELEVATION**

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



**ENTRY ELEVATION**

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



**WEST ELEVATION**

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

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