

## 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):

PTS: **696766**

- Address and APN(s):

**8457 PRESTWICK DR - APN 346-151-05-00**

- Project contact name, phone, e-mail:

**EOS ARCHITECTURE, 858-459-0575, shani@eosarc.com**

- Project description:

**REMODEL AND ADDITION TO EXISTING TWO STORY SIGNLE FAMILY RESIENCE**

- 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: **20,235 SF**

- o existing structure square footage and FAR (if applicable): **4,042 SF / FAR 0.20 (3,405 SF)**

- o proposed square footage and FAR: **6,057 SF (0.29)**

- o existing and proposed setbacks on all sides: **(E): 13'-11" / 24'-7" (P): 13'-11" / 12'-3"**

- o height if greater than 1-story (above ground): **29'-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

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**CUSTOM RESIDENCE**  
8457 PRESTWICK DR  
LA JOLLA, CA



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JENNIFER  
BOLYN  
ARCHITECT

CUSTOM RESIDENCE  
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LA JOLLA, CA

REVISIONS  
02-16-2022  
PLANNING SET

PHASE  
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DATE

09-07-2021

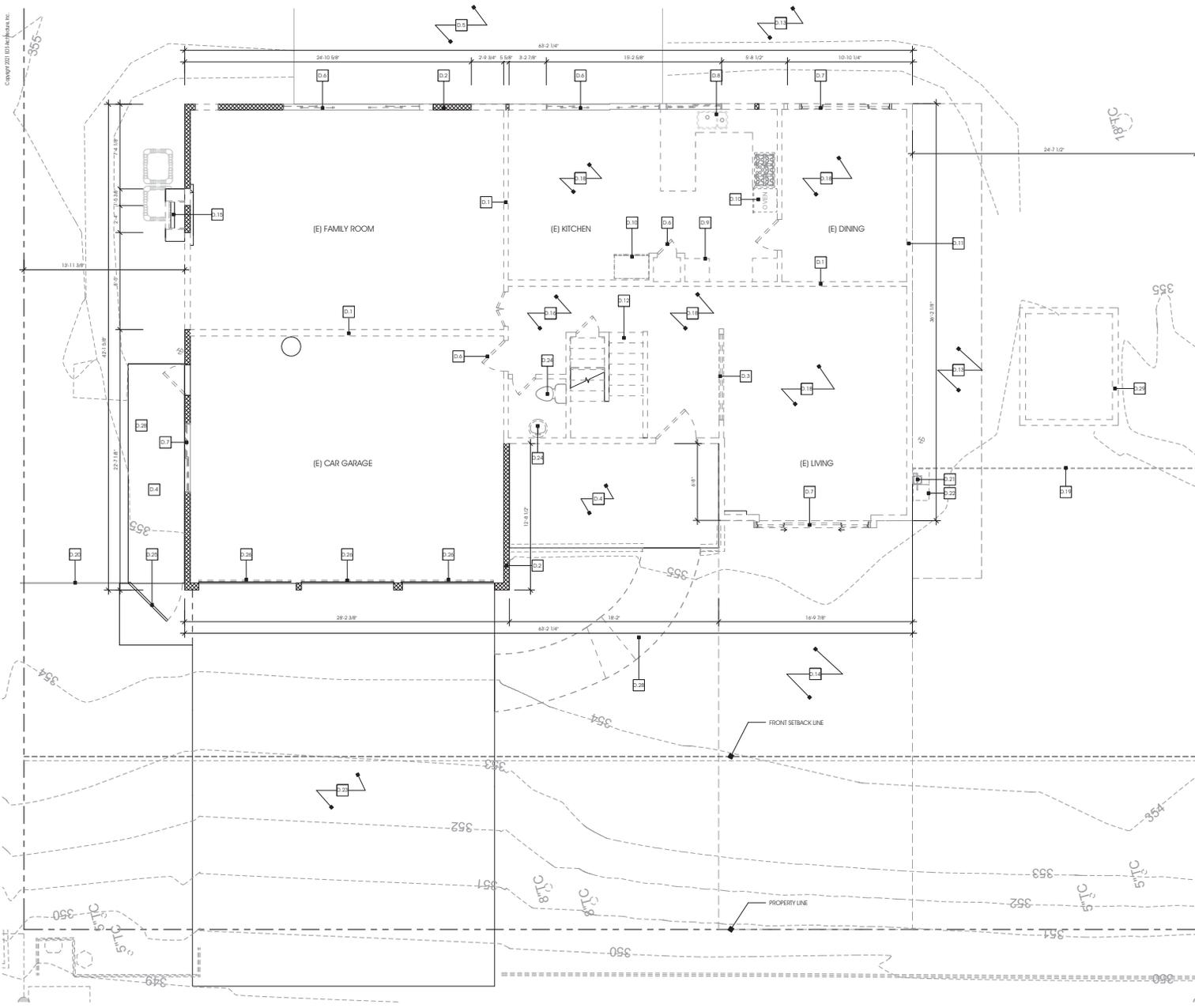
JOB NO.

21-10

COVER SHEET

CS1.0

PROJECT DIRECTORY	SHEET INDEX	PROJECT INFORMATION	VICINITY MAP																																															
<p><b>OWNER</b> CONTACT: MICHAEL AND LESLEY VINES 8457 PRESTWICK DRIVE LA JOLLA, CA 92037 MVINES@GMAIL.COM</p> <p><b>ARCHITECT</b> EOS ARCHITECTURE INC. CONTACT: JENNIFER BOLYN 7542 FAY AVE. LA JOLLA, CA 92037 JEN@EOSARC.COM (858) 459-0575</p> <p><b>LANDSCAPE</b> LINEAR LANDSCAPE ARCHITECTURE CONTACT: JOE DODD 1619 MYRTLE AVENUE SAN DIEGO, CA 92103 JOEB@LINEARLANDARCH.COM (812) 350-2997</p> <p><b>SURVEYOR</b> PASCO LARET SUITER ASSOCIATES CONTACT: GARY MELLOW 555 N HWY 101 SOLANA BEACH, CA 92075 GMELLOW@PLSAENGINEERING.COM 858 259 8212 x128</p> <p><b>GOVERNING CODE</b> 2019 CA BUILDING STANDARD CODE 2019 CA RESIDENTIAL CODE 2019 CA GREEN BUILDING CODE 2019 CA ELECTRICAL CODE 2019 CA MECHANICAL CODE 2019 CA PLUMBING CODE</p>	<p>ARCHITECTURAL CS1.0 COVER SHEET D1 FIRST FLOOR DEMO PLAN D2 SECOND FLOOR DEMO PLAN SP1 SITE PLAN - MAIN LEVEL SP2 OVERALL SITE PLAN SP3 SITE PLAN - SETBACK SURVEY SP4 BMP Plan A1.1 FIRST FLOOR PLAN A1.2 SECOND FLOOR PLAN A2.0 F.A.R. DIAGRAM A3.0 ROOF PLAN A4.0 BUILDING EXTERIOR ELEVATIONS A4.1 BUILDING EXTERIOR ELEVATIONS A5.0 BUILDING SECTIONS</p> <p>CIVIL C1.0 TOPOGRAPHIC SURVEY</p> <p>LANDSCAPE L-01 CONCEPTUAL LANDSCAPE PLAN L-2 CONCEPTUAL LANDSCAPE PLAN L-3 LANDSCAPE DIAGRAM &amp; HYDROZONATION MAP</p>	<p><b>PROJECT DESCRIPTION:</b> REMODEL AND ADDITION TO EXISTING TWO STORY SINGLE FAMILY RESIDENCE, STAIR TOWER AND ROOF DECK, ASSOCIATED LANDSCAPE, HARDSCAPE AND RETAINING WALLS.</p> <p><b>PROPOSED BUILDING AREA CALCULATION</b></p> <table border="1"> <tr><td>FIRST FLOOR</td><td>3,105 SF</td></tr> <tr><td>LIVING:</td><td>2,338 SF</td></tr> <tr><td>GARAGE:</td><td>767 SF</td></tr> <tr><td>SECOND FLOOR</td><td></td></tr> <tr><td>LIVING:</td><td>2,891 SF</td></tr> <tr><td>ROOF - STAIRS TOWER</td><td>61 SF</td></tr> <tr><td>TOTAL LIVABLE AREA</td><td>5,290 SF</td></tr> <tr><td>TOTAL BUILDING AREA INCLUDED IN F.A.R.</td><td>6,057 SF</td></tr> </table> <p><b>LANDSCAPE AREA:</b> TOTAL LANDSCAPE AREA = 15,959.6 SF</p> <p><b>COVERED PATIO</b></p> <table border="1"> <tr><td>SF COVERED PATIO:</td><td>244 SF</td></tr> <tr><td>TOTAL COVERED PATIO AREA:</td><td>244 SF</td></tr> </table>	FIRST FLOOR	3,105 SF	LIVING:	2,338 SF	GARAGE:	767 SF	SECOND FLOOR		LIVING:	2,891 SF	ROOF - STAIRS TOWER	61 SF	TOTAL LIVABLE AREA	5,290 SF	TOTAL BUILDING AREA INCLUDED IN F.A.R.	6,057 SF	SF COVERED PATIO:	244 SF	TOTAL COVERED PATIO AREA:	244 SF	<p>APN#: 346-151-05-00 LEGAL DESCRIPTION: TR 4392 LOT 47* EXISTING USE: SINGLE FAMILY RESIDENCE PROPOSED USE: SINGLE FAMILY RESIDENCE ZONE: LUSPD-SF (LA JOLLA SHORES PLANNED DISTRICT-SF) ZONE OVERLAY: CO-2: COASTAL OVERLAY ZONE CHL02- COASTAL HEIGHT LIMIT OVERLAY ZONE P102- PARKING IMPACT OVERLAY ZONE OCCUPANCY: R-3 CONSTRUCTION TYPE: V-8 GROSS LOT SIZE: 20,235 SF (0.46 acres) HEIGHT LIMIT: PLUMB HEIGHT -30'-0" COASTAL HEIGHT -30'-0" ENVIRONMENTALLY SENSITIVE LANDS: SENSITIVE VEGETATION STEEP HILLSIDE HYDROLOGY: ASSS-XX GEOLOGY AND SOLS: GEOLOGICAL HAZARD CATEGORY</p> <p><b>EXISTING SQUARE FOOTAGE</b></p> <table border="1"> <tr><td>- FIRST FLOOR HABITABLE</td><td>1,704 SF</td></tr> <tr><td>- SECOND FLOOR</td><td>1,701 SF</td></tr> <tr><td>- GARAGE</td><td>637 SF</td></tr> </table> <p><b>PROPOSED SQUARE FOOTAGE</b></p> <table border="1"> <tr><td>- FIRST FLOOR</td><td>2,338 SF</td></tr> <tr><td>- SECOND FLOOR / ROOF DECK ACCESS</td><td>2,952 SF</td></tr> <tr><td>- GARAGE</td><td>767 SF</td></tr> </table> <p><b>TOTAL PROPOSED</b></p> <table border="1"> <tr><td>- EXISTING</td><td>4,042 SF</td></tr> <tr><td>- PROPOSED</td><td>6,057 SF</td></tr> <tr><td>- TOTAL AREA OF ADDITION</td><td>2,015 SF</td></tr> </table> <p><b>TOTAL INCLUDED IN FAR</b></p> <table border="1"> <tr><td>- BUILDING AREA</td><td>5,290 SF</td></tr> <tr><td>- GARAGE</td><td>767 SF</td></tr> <tr><td>- PROPOSED FAR</td><td>29.93%</td></tr> <tr><td>- AVERAGE 300' RADIUS FAR</td><td>0.22</td></tr> </table>	- FIRST FLOOR HABITABLE	1,704 SF	- SECOND FLOOR	1,701 SF	- GARAGE	637 SF	- FIRST FLOOR	2,338 SF	- SECOND FLOOR / ROOF DECK ACCESS	2,952 SF	- GARAGE	767 SF	- EXISTING	4,042 SF	- PROPOSED	6,057 SF	- TOTAL AREA OF ADDITION	2,015 SF	- BUILDING AREA	5,290 SF	- GARAGE	767 SF	- PROPOSED FAR	29.93%	- AVERAGE 300' RADIUS FAR	0.22	
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**DEMO NOTES**

1. REMOVE ALL EXISTING ELECTRICAL FIXTURES NOT TO BE USED AND CAP WIRES.
2. REMOVE ALL WIRES NOT TO BE USED. COORDINATE EXTENT OF REMOVAL WITH ALL PLANS.
3. SEE FLOOR PLAN FOR ALL DIMENSIONS. AND ANY ADDITIONAL NOTES.
4. CONTRACTOR TO VERIFY LOCATION OF ALL ELECTRICAL PANELS TO BE REMOVED/RELOCATED.
5. PRIOR TO ANY DEMOLITION WORK, FIELD VERIFY THAT NO CONDUITS, PIPES, ETC. ARE LOCATED IN WALLS, FLOOR SLAB, FOUNDATION, ETC. ALL BUILDINGS AND SITE DEMOLITION WORK SHALL COMPLY WITH 2019 C.B.C.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORINGS, BRACING, ETC. UNTIL NEW WORK IS IN PLACE.
7. DURING DEMOLITION THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/OWNER IN WRITING OF ANY STRUCTURAL FRAMING MEMBERS NOT INDICATED ON THE PLANS DISCOVERED DURING THE COURSE OF WORK. DO NOT REMOVE PRIOR TO ARCHITECTURAL REVIEW.
8. PRIOR TO BID VERIFY WITH OWNER EXTENT OF REMOVAL OF EXISTING LANDSCAPE/HARDSCAPE. VERIFY IN FIELD EXISTING CONDITION PRIOR TO BID.
9. PRIOR TO BID CONTRACTOR SHALL VISIT SITE AND CONFIRM WITH OWNER TO VERIFY EXTENT OF DEMOLITION, FINISH REMOVAL, SURFACE PREP, ETC. AND ALL DEMOLITION SHALL BE INCLUDED IN BID AS REQUIRED TO ACCOMMODATE PROPOSED PLANS AND FINISHES.
10. PROTECT IN PLACE ALL EXISTING FINISHES, WALLS AND FURNISHINGS TO REMAIN. WHERE POSSIBLE CONSERVE AND PROTECT ANY REMOVED FINISHES WHICH MAY BE USED FOR PATCH AND REPAIR WORK.
11. PROVIDE ALL REQUIRED SHORINGS, SHWOOT AND REMOVE CONCRETE AS REQUIRED FOR NEW PLUMBING FIXTURE LOCATION PER PLAN.
- 12.

**LEGEND**

	EXISTING WALL TO BE FILLED
	EXISTING WALL TO REMAIN
	EXISTING OPENING TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR/WINDOW TO BE REMOVED

**KEYNOTE**

- D.1 (E) WALL TO BE REMOVED, PROVIDE TEMPORARY SHORING AS REQUIRED
- D.2 (E) EXTERIOR WALL TO REMAIN, PROTECT IN PLACE
- D.3 (E) RAILING TO BE REMOVED
- D.4 (E) HARDSCAPE TO REMAIN
- D.5 (E) HARDSCAPE TO BE DEMOLISHED
- D.6 (E) DOOR TO BE REMOVED
- D.7 (E) WINDOW TO BE REMOVED
- D.8 (E) COUNTERTOP WITH SINK TO BE DEMOLISHED
- D.9 (E) BUILT IN CABINET TO BE REMOVED
- D.10 (E) APPLIANCE TO BE REMOVED, NO REUSE
- D.11 (E) EXTERIOR WALL TO BE REMOVED
- D.12 (E) STAR TO BE REMOVED
- D.13 (E) PREPARE SITE TO RECEIVE NEW SLAB ON GRADE
- D.14 (E) REMOVE LANDSCAPE AND DIRT TO RECEIVE NEW HARDSCAPE PER PROPOSED PLANS
- D.15 (E) FIREPLACE TO BE DEMOLISHED
- D.16 (E) REMOVE CEILING THROUGHOUT
- D.18 PREPARE FLOOR THROUGHOUT TO RECEIVE NEW FINISH PER PLAN
- D.19 (E) FENCE TO BE DEMOLISHED
- D.20 (E) FENCE TO REMAIN
- D.21 (E) GAS METER TO BE REMOVED AND RELOCATED
- D.22 (E) ELECTRIC METER TO BE REMOVED AND RELOCATED
- D.23 (E) CONCRETE DRIVEWAY TO BE ENHANCED, PER LANDSCAPE
- D.24 (E) PLUMBING FIXTURE TO BE REMOVED
- D.25 (E) GATE TO REMOVED AND REPLACED
- D.26 (E) GARAGE DOOR TO BE REMOVED
- D.28 (E) HARDSCAPE TO BE REMOVED
- D.29 (E) SHED TO BE REMOVED

**FIRST FLOOR DEMO PLAN**  
1/4" = 1'-0"



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JENNIFER BOLYN ARCHITECT

CUSTOM RESIDENCE  
8457 PRESTWICK DR  
LA JOLLA, CA

REVISIONS
02-16-2022 PLANNING SET

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FIRST FLOOR DEMO PLAN

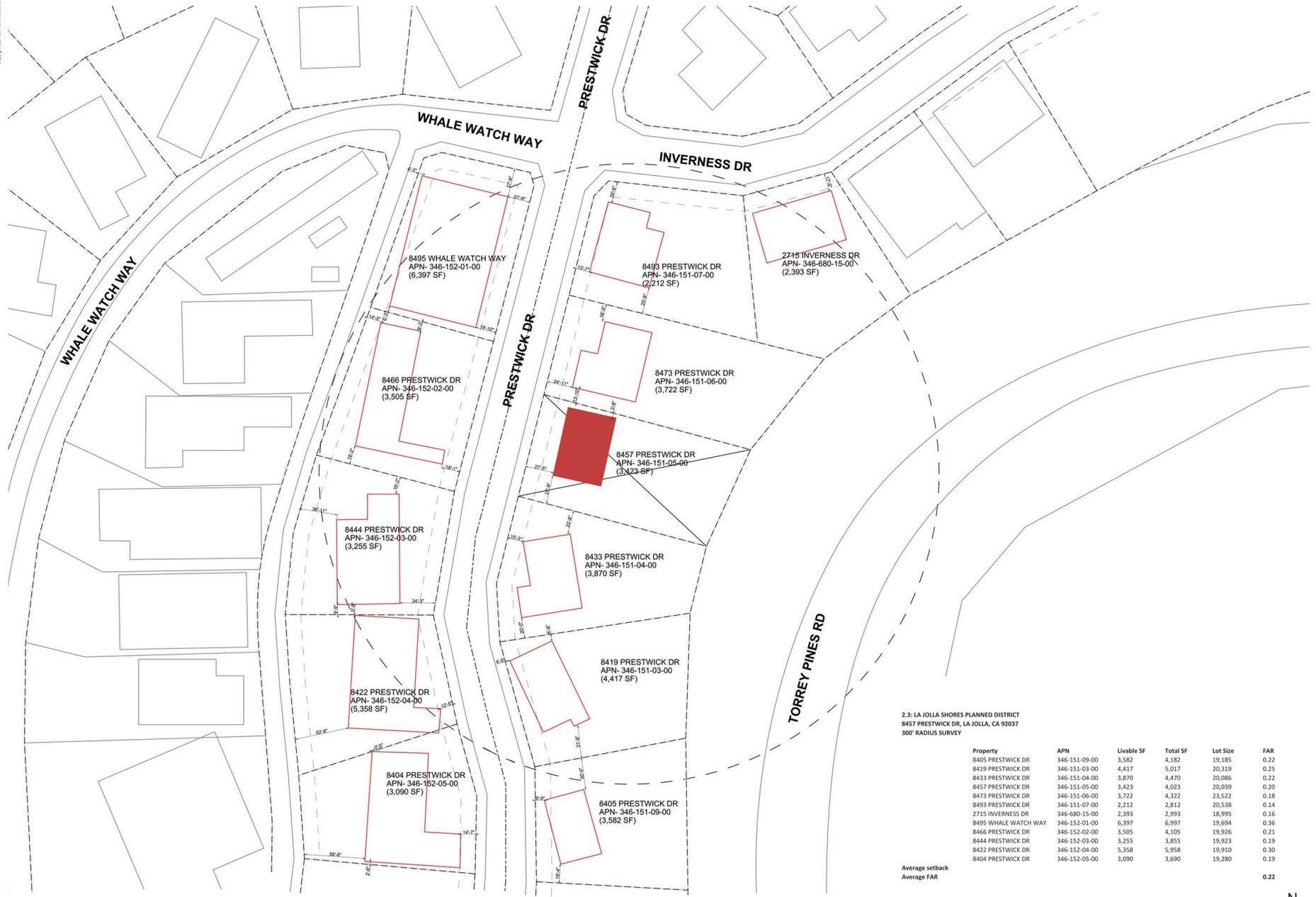
D1







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2.3- LA JOLLA SHORES PLANNED DISTRICT  
8457 PRESTWICK DR, LA JOLLA, CA 92037  
300' RADIUS SURVEY

Property	APN	Liveable SF	Total SF	Lot Size	FAR
8405 PRESTWICK DR	346-151-09-00	3,582	4,182	19,185	0.22
8419 PRESTWICK DR	346-151-03-00	4,417	5,017	20,319	0.25
8433 PRESTWICK DR	346-151-04-00	3,870	4,470	20,086	0.22
8457 PRESTWICK DR	346-151-05-00	3,423	4,023	20,039	0.20
8473 PRESTWICK DR	346-151-06-00	3,722	4,322	23,522	0.18
8493 PRESTWICK DR	346-151-07-00	2,212	2,812	20,538	0.14
2715 INVERNESS DR	346-680-15-00	2,393	2,993	18,995	0.16
8495 WHALE WATCH WAY	346-152-01-00	6,397	6,997	19,694	0.36
8466 PRESTWICK DR	346-152-02-00	3,505	4,105	19,926	0.21
8444 PRESTWICK DR	346-152-03-00	3,255	3,855	19,923	0.19
8422 PRESTWICK DR	346-152-04-00	5,358	5,958	19,910	0.30
8404 PRESTWICK DR	346-152-05-00	3,090	3,690	19,280	0.19

Average setback  
Average FAR

0.22

SITE PLAN- SETBACK SURVEY

SCALE: 1" = 40' 0"



JENNIFER BOLYN ARCHITECT

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SITE PLAN - SETBACK SURVEY

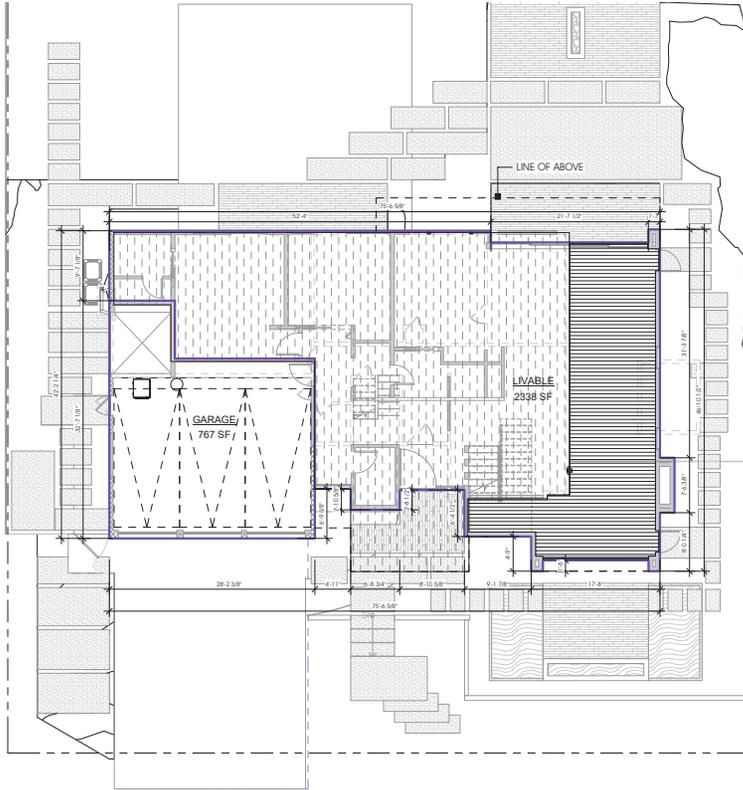
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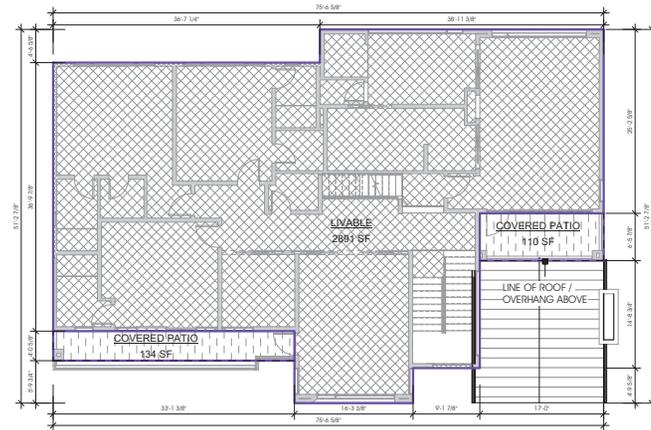


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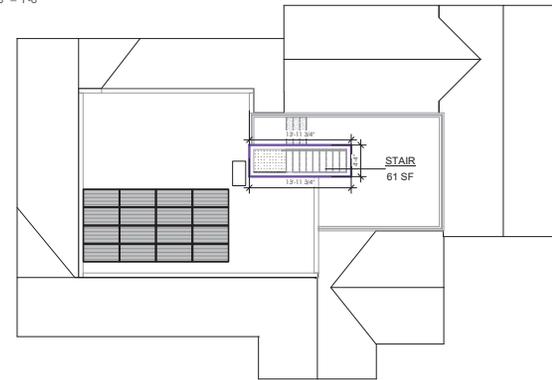
FIRST FLOOR FAR DIAGRAM

1/8" = 1'-0"



SECOND FLOOR FAR DIAGRAM

1/8" = 1'-0"



ROOF DECK FAR DIAGRAM

1/8" = 1'-0"



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F.A.R. DIAGRAM

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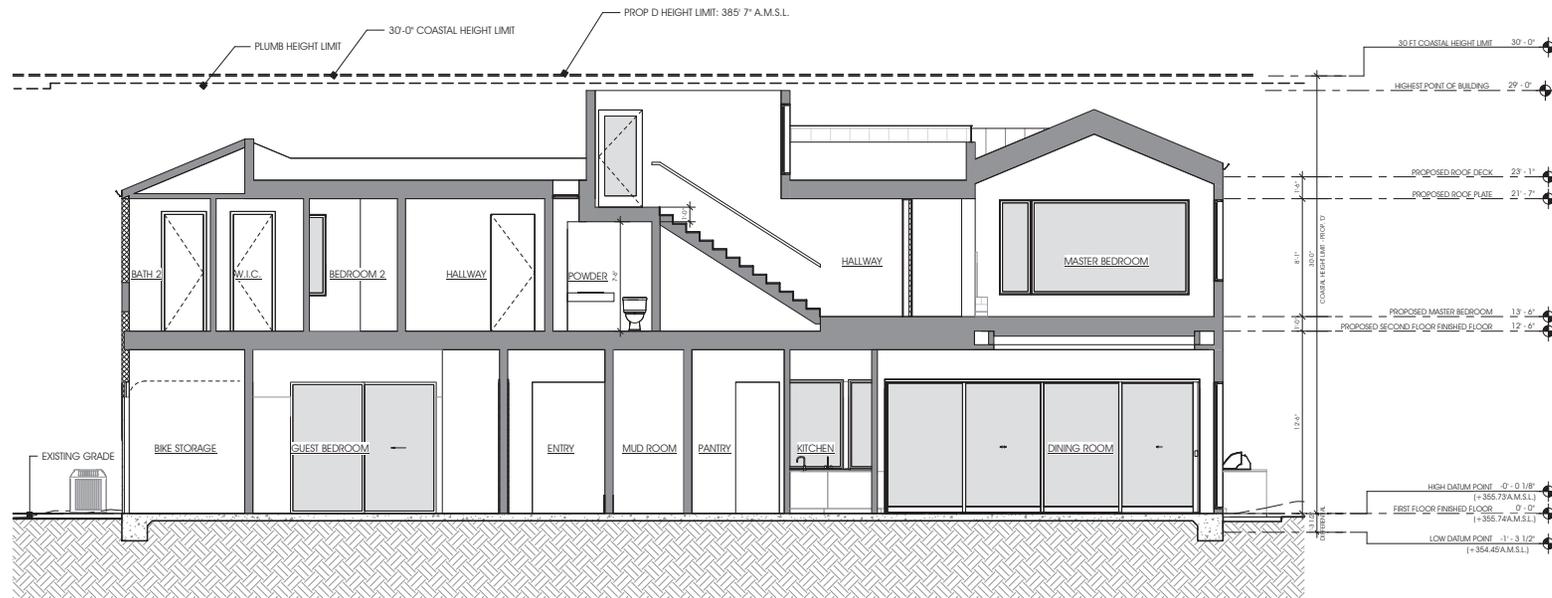
PROJECT INFORMATION	F.A.R. CALCULATION	LEGEND																																																						
<p><b>PROJECT DESCRIPTION:</b> REMODEL AND ADDITION TO EXISTING TWO STORY SINGLE FAMILY RESIDENCE, STAIR TOWER AND ROOF DECK, ASSOCIATED LANDSCAPE, HARDSCAPE AND RETAINING WALLS.</p> <p><b>EXISTING USE:</b> SINGLE FAMILY RESIDENCE</p> <p><b>PROPOSED USE:</b> SINGLE FAMILY RESIDENCE</p> <p><b>ZONE :</b> LJSPD-SF (LA JOLLA SHORES PLANNED DISTRICT-SF)</p> <p><b>ZONE OVERLAY:</b> CO2- COASTAL OVERLAY ZONE CALO2- COASTAL HEIGHT LIMIT OVERLAY ZONE P102- PARKING IMPACT OVERLAY ZONE</p> <p><b>OCCUPANCY:</b> R-3</p> <p><b>CONSTRUCTION TYPE:</b> V-8</p> <p><b>GROSS LOT SIZE:</b> 20,235 SF (0.46 acres)</p> <p><b>HEIGHT LIMIT:</b> 30'-0"/ 30'-0" PROP 'D' HEIGHT LIMIT</p> <p><b>ENVIRONMENTALLY SENSITIVE LANDS:</b> SENSITIVE VEGETATION STEEP HILLSIDE</p> <p><b>HYDROLOGY:</b> ASRS- XX</p> <p><b>GEOLOGY AND SOLS:</b> GEOLOGICAL HAZARD CATEGORY</p> <p><b>BUILDING AREA CALCULATION</b></p> <table border="1"> <tr><td>FIRST FLOOR</td><td>3,105 SF</td></tr> <tr><td>LIVING:</td><td>2,338 SF</td></tr> <tr><td>GARAGE:</td><td>767 SF</td></tr> <tr><td>SECOND FLOOR</td><td></td></tr> <tr><td>LIVING:</td><td>2,891 SF</td></tr> <tr><td>ROOF - STAIRS TOWER</td><td>61 SF</td></tr> <tr><td>TOTAL LIVABLE AREA</td><td>5,290 SF</td></tr> <tr><td>TOTAL BUILDING AREA INCLUDED IN F.A.R.</td><td>6,057 SF</td></tr> </table> <p><b>LANDSCAPE AREA:</b></p> <p>TOTAL LANDSCAPE AREA = 15,959.6 SF</p> <p><b>COVERED PATIO</b></p> <table border="1"> <tr><td>SF COVERED PATIO:</td><td>244 SF</td></tr> <tr><td>TOTAL COVERED PATIO AREA:</td><td>244 SF</td></tr> </table>	FIRST FLOOR	3,105 SF	LIVING:	2,338 SF	GARAGE:	767 SF	SECOND FLOOR		LIVING:	2,891 SF	ROOF - STAIRS TOWER	61 SF	TOTAL LIVABLE AREA	5,290 SF	TOTAL BUILDING AREA INCLUDED IN F.A.R.	6,057 SF	SF COVERED PATIO:	244 SF	TOTAL COVERED PATIO AREA:	244 SF	<p><b>EXISTING SQUARE FOOTAGE</b></p> <table border="1"> <tr><td>- FIRST FLOOR HABITABLE</td><td>1,704 SF</td></tr> <tr><td>- SECOND FLOOR</td><td>1,701 SF</td></tr> <tr><td>- GARAGE</td><td>637 SF</td></tr> </table> <p><b>PROPOSED SQUARE FOOTAGE</b></p> <table border="1"> <tr><td>- FIRST FLOOR</td><td>2,338 SF</td></tr> <tr><td>- SECOND FLOOR / ROOF DECK ACCESS</td><td>2,952 SF</td></tr> </table> <p><b>TOTAL PROPOSED</b></p> <table border="1"> <tr><td>- EXISTING</td><td>4,042 SF</td></tr> <tr><td>- PROPOSED</td><td>6,057 SF</td></tr> <tr><td>- TOTAL AREA OF ADDITION</td><td>2,015 SF</td></tr> </table> <p><b>TOTAL INCLUDED IN FAR</b></p> <table border="1"> <tr><td>- TOTAL PROPOSED</td><td>6,057 SF</td></tr> <tr><td>- BUILDING AREA</td><td>5,290 SF</td></tr> <tr><td>- GARAGE</td><td>767 SF</td></tr> <tr><td>- PROPOSED FAR</td><td>29.93%</td></tr> <tr><td>- AVERAGE 300' RADIUS FAR</td><td>0.22</td></tr> </table>	- FIRST FLOOR HABITABLE	1,704 SF	- SECOND FLOOR	1,701 SF	- GARAGE	637 SF	- FIRST FLOOR	2,338 SF	- SECOND FLOOR / ROOF DECK ACCESS	2,952 SF	- EXISTING	4,042 SF	- PROPOSED	6,057 SF	- TOTAL AREA OF ADDITION	2,015 SF	- TOTAL PROPOSED	6,057 SF	- BUILDING AREA	5,290 SF	- GARAGE	767 SF	- PROPOSED FAR	29.93%	- AVERAGE 300' RADIUS FAR	0.22	<p><b>LEGEND</b></p> <table border="1"> <tr><td></td><td>PRIMARY RESIDENTIAL LIVABLE AREA</td></tr> <tr><td></td><td>GARAGE AREA</td></tr> <tr><td></td><td>EXISTING LIVABLE</td></tr> <tr><td></td><td>PROPOSED LIVABLE</td></tr> </table> <p><b>NOTES</b></p> <p>ALL DIMENSIONS ARE MEASURED FROM THE EXTERIOR WALL SURFACES.</p>		PRIMARY RESIDENTIAL LIVABLE AREA		GARAGE AREA		EXISTING LIVABLE		PROPOSED LIVABLE
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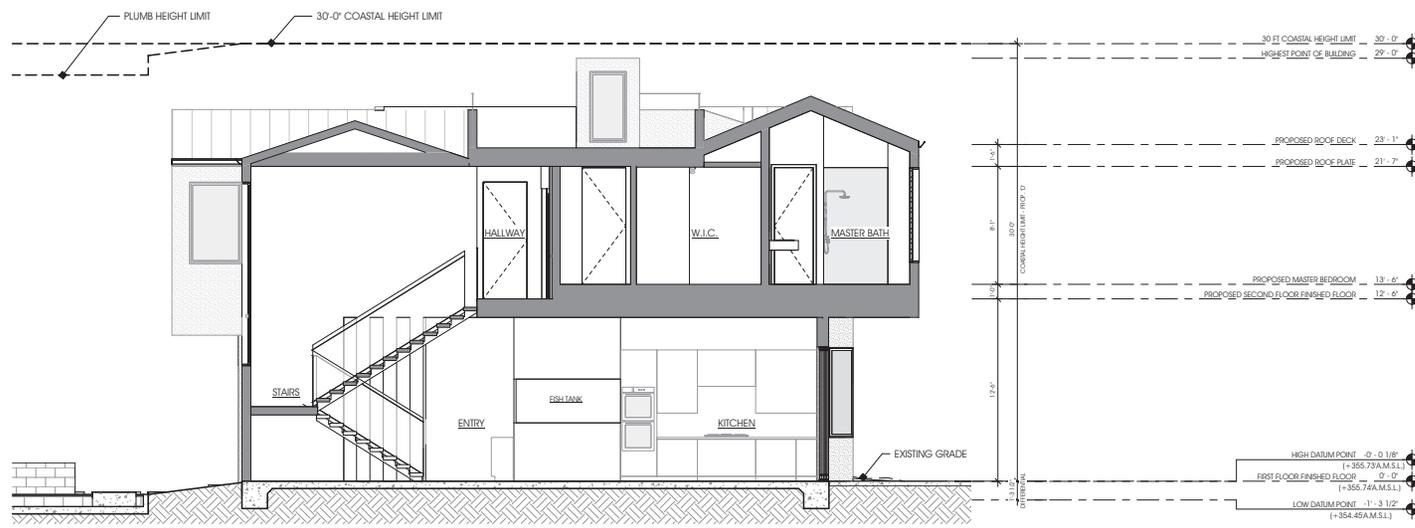




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1 SECTION  
1/4" = 1'-0"



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



7542 FAY AVENUE  
LA JOLLA, CA 92037  
PH: 858.459.0575  
EMAIL: eos@eosarc.com

JENNIFER  
BOLYN  
ARCHITECT

CUSTOM RESIDENCE  
8457 PRESTWICK DR  
LA JOLLA, CA

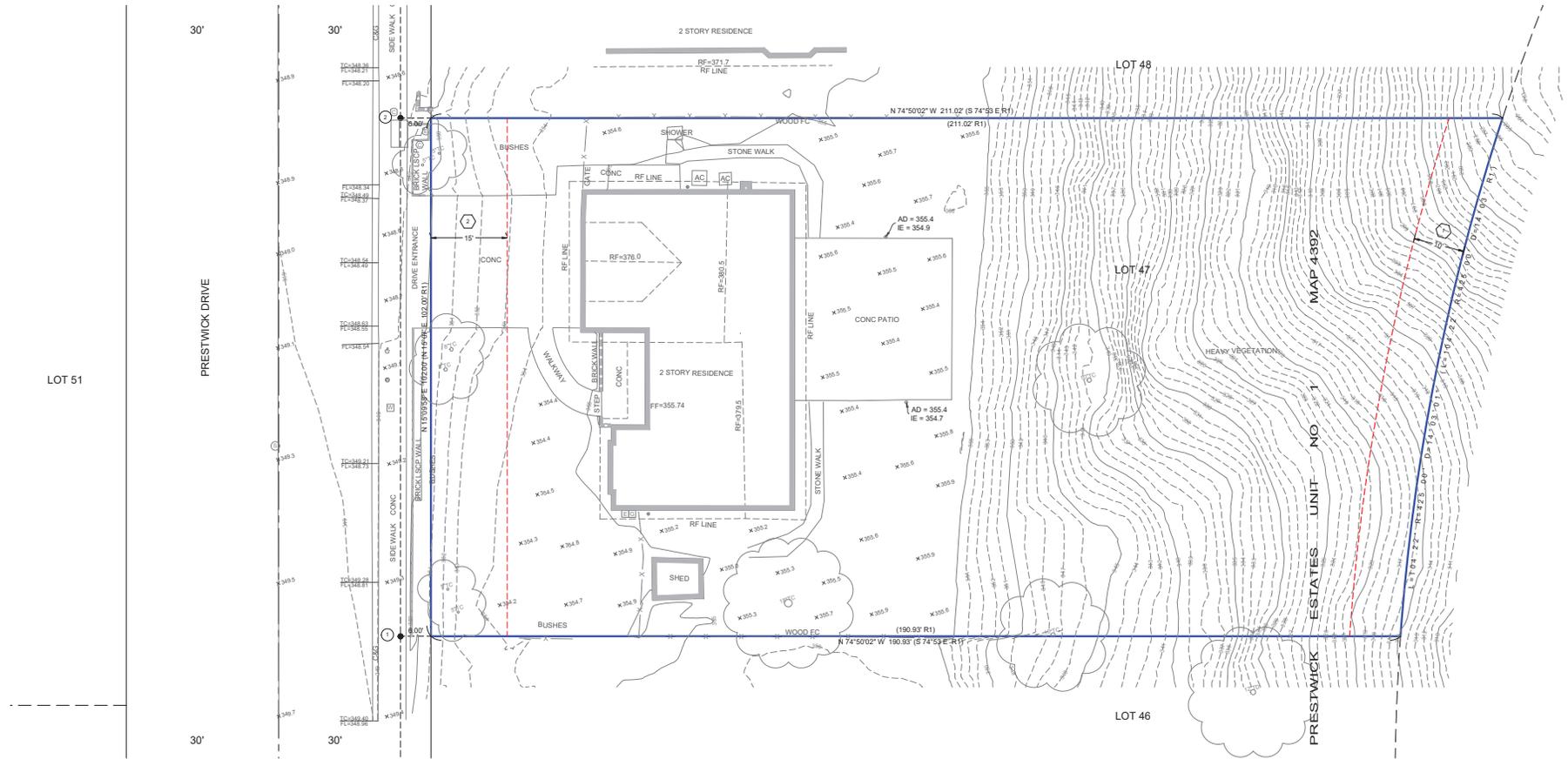
REVISIONS  
02-16-2022  
PLANNING SET

PHASE  
PLANNING SET  
DATE  
09-07-2021  
JOB NO.  
21-10

BUILDING SECTIONS

A5.0

# TOPOGRAPHIC SURVEY MAP -- 8457 PRESTWICK DRIVE



VICINITY MAP



**PASCO LARET SUITER & ASSOCIATES**  
 San Diego | Solana Beach | Orange County  
 Phone 858.259.8212 | www.plasengraving.com  
 JN 3615

PROJECT INFORMATION

CLIENT: MICHAEL AND LESLEY VINES  
 ADDRESS: 8457 PRESTWICK DRIVE, LA JOLLA, CA, 92037  
 APN: 346-151-05

ABBREVIATED LEGAL DESCRIPTION

LOT 47 OF PRESTWICK ESTATES, UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4392, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 13, 1959.

REFERENCES

R1 - MAP 4392  
 R2 - CR 45287

FOUND MONUMENTS

- ① FOUND LEAD AND DISK STAMPED "RC 9822" PER R1.
- ② FOUND LEAD AND DISK STAMPED "LS 8785" PER R2.

EASEMENTS OF RECORD

- ① EASEMENT AS SHOWN ON MAP 4392 RECORDED NOVEMBER 13, 1959 PER DOCUMENT NO 236319 OF OFFICIAL RECORDS. EASEMENT ARE: DEDICATED FOR SEWER, WATER DRAINAGE, AND PUBLIC UTILITIES BUT THE EASEMENT ARE NOT NAMED ON THE MAP SHEETS AS TO WHICH THEY ARE.
- ② BUILDING SETBACK LINE PER MAP 4392

SURVEY NOTES

1. THE BOUNDARIES AND DIMENSIONS OF THE SURVEYED PARCEL(S) SHOWN HEREON ARE BASED ON A FIELD SURVEY. RECORD DIMENSIONS MAY VARY. THE BOUNDARIES OF ADJOINING PARCELS WERE COMPILED FROM RECORDED OR FILED DATA, AND ARE TO BE USED FOR PLANNING PURPOSES ONLY. FULL PROCEDURE OF SURVEY NOT SHOWN HEREON.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CSRS) EPOCH 2011.50, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS OPERATING REFERENCE STATIONS (CORS) PATS AND S005 BEING A GRID BEARING OF N 1°30' W AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).
3. ELEVATIONS SHOWN HEREON ARE BASED ON A BRASS PLUG FOUND IN THE TOP OF CURB AT THE SOUTHEASTERN CORNER OF PRESTWICK DRIVE AND INVERNESS DRIVE, AS SHOWN IN THE CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK. ELEVATION: 347.411 (NSD 29).
4. THE LOCATIONS OF UNDERGROUND UTILITY LINES AND/OR STRUCTURES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND EVIDENCE AND RECORD INFORMATION PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
5. TITLE COMMITMENT PROVIDED BY CALIFORNIA TITLE COMPANY, ORDER NO. 400-2008929-37 DATED MAY 29, 2019.

LEGEND

- FOUND MONUMENT AS INDICATED
- ( ) RECORD BOUNDARY DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- TIE LINE / REFERENCE LINE
- EASEMENT LINE
- FENCE
- WALL
- BUILDING OUTLINE
- BUILDING OVERHANG
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- SPOT ELEVATION
- Ⓜ METER - WATER
- Ⓜ METER - ELECTRIC
- Ⓜ METER - GAS
- Ⓜ VALVE - IRRIGATION
- Ⓜ MH - SANITARY
- Ⓜ AREA DRAIN
- Ⓜ PULLBOX - COMMUNICATION
- Ⓜ PULLBOX - ELECTRIC
- Ⓜ RISER - COMMUNICATION
- Ⓜ MAILBOX
- Ⓜ BOLLARD
- Ⓜ TREE - DECIDUOUS
- Ⓜ TREE - CONIFEROUS
- FF FINISH FLOOR
- RF ROOF

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT ON MAY 7, 2021.

*Gary D. Mellom* 09/02/2021  
 GARY D. MELLOM, PLS 8537 DATE



**DESIGN INTENT:**

THE INTENT OF THE LANDSCAPE DESIGN IS TO PROVIDE A CONTEMPORARY LOOK THAT COMPLIMENTS THE DESIGN OF THE ARCHITECTURE WHILE AT THE SAME TIME CREATING CURB APPEAL AND USING PLANT MATERIAL AND BUILDING MATERIALS THAT COMPLIMENTS THE AESTHETIC OF THE NEIGHBORHOOD. THE PLANTING DESIGN CONSISTS OF DROUGHT TOLERANT PLANT MATERIAL WHICH UTILIZE LOW FLOW IRRIGATION, NO PROPOSED TREES OR PROPOSED TREE REMOVAL ALONG STREET FRONTAGE.

**IRRIGATION DESIGN:**

AN AUTOMATIC, ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LDC 142.040(C) FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.

**MAINTENANCE:**

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE HOMEOWNER. LANDSCAPE AND IRRIGATION AREAS IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.

**LOW IMPACT DEVELOPMENT BMP:**

THIS DESIGN UTILIZES PRECAST AND POURED IN PLACE CONCRETE WITH POROUS JOINTS, ROOF DRAINS WILL DISCHARGE BY UNDERGROUND PIPE AT THE STREET.

**MINIMUM TREE SEPARATION DISTANCE**

IMPROVEMENT/MINIMUM DISTANCE TO STREET TREE  
TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
DRIVEWAY (ENTRIES) - 10 FEET  
INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

NO TREES OR SHRUBS EXCEEDING THREE (3) FEET IN HEIGHT AT MATURITY SHALL EXIST WITHIN FIVE (5) FEET OF ANY PUBLIC WATER FACILITIES, OR WITHIN TEN (10) FEET OF ANY PUBLIC SEWER FACILITIES

NOTE: A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5)

**NOTES**

ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.

THIS PLAN IS DIAGRAMMATIC ONLY. THE INTENT IS TO PORTRAY LANDSCAPE INFORMATION ONLY. THESE PLANS DO NOT PROVIDE SOLUTIONS TO ALL LANDSCAPE RELATED PROBLEMS.

MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER. THE CONTRACTOR IS TO BEAR FULL RESPONSIBILITY OF OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH PERTINENT BUILDING DEPARTMENTS PRIOR TO CONSTRUCTION.

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CONTRACTOR TO PROVIDE CLIENT WITH SAMPLES OF ALL STONE MATERIAL, DECOMPOSED GRANITE, AND GROUT. CLIENT AND DESIGNER SHALL APPROVE SAMPLES BEFORE ORDERING MATERIALS.

ALL MEASUREMENTS ARE APPROXIMATE. CONTRACTOR TO VERIFY DIMENSIONS AND FINISH ELEVATIONS IN THE FIELD. MINOR ADJUSTMENTS IN LAYOUT OR FINISH ELEVATIONS MAY OCCUR DUE TO FIELD CONDITIONS OR AT THE DISCRETION OF THE OWNER.

1. BEFORE START OF ANY EXCAVATION OR TRENCHING IN LOCATION ON PROJECT SITE, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF RIGHT OF WAY UTILITIES AT 1-800-422-4133 AND PROPERTY OWNER FOR ON SITE UTILITIES A MINIMUM OF 48 WORKING HOURS PRIOR TO START OF ANY EXCAVATION. DO NOT COMMENCE ANY EXCAVATION UNTIL UTILITIES HAVE BEEN LOCATED.

2. CONTRACTOR AND/OR OWNER BUILDER IS TO BEAR FULL RESPONSIBILITY FOR OBTAINING ALL PERMITS AND PLAN APPROVALS THROUGH THE PERTINENT BUILDING DEPT. FOR THIS PROJECT.

3. CONTRACTOR SHALL ADHERE TO ALL PREVAILING BUILDING CODES, ZONING REQUIREMENTS AND SETBACKS RELATED TO THE PROJECT.

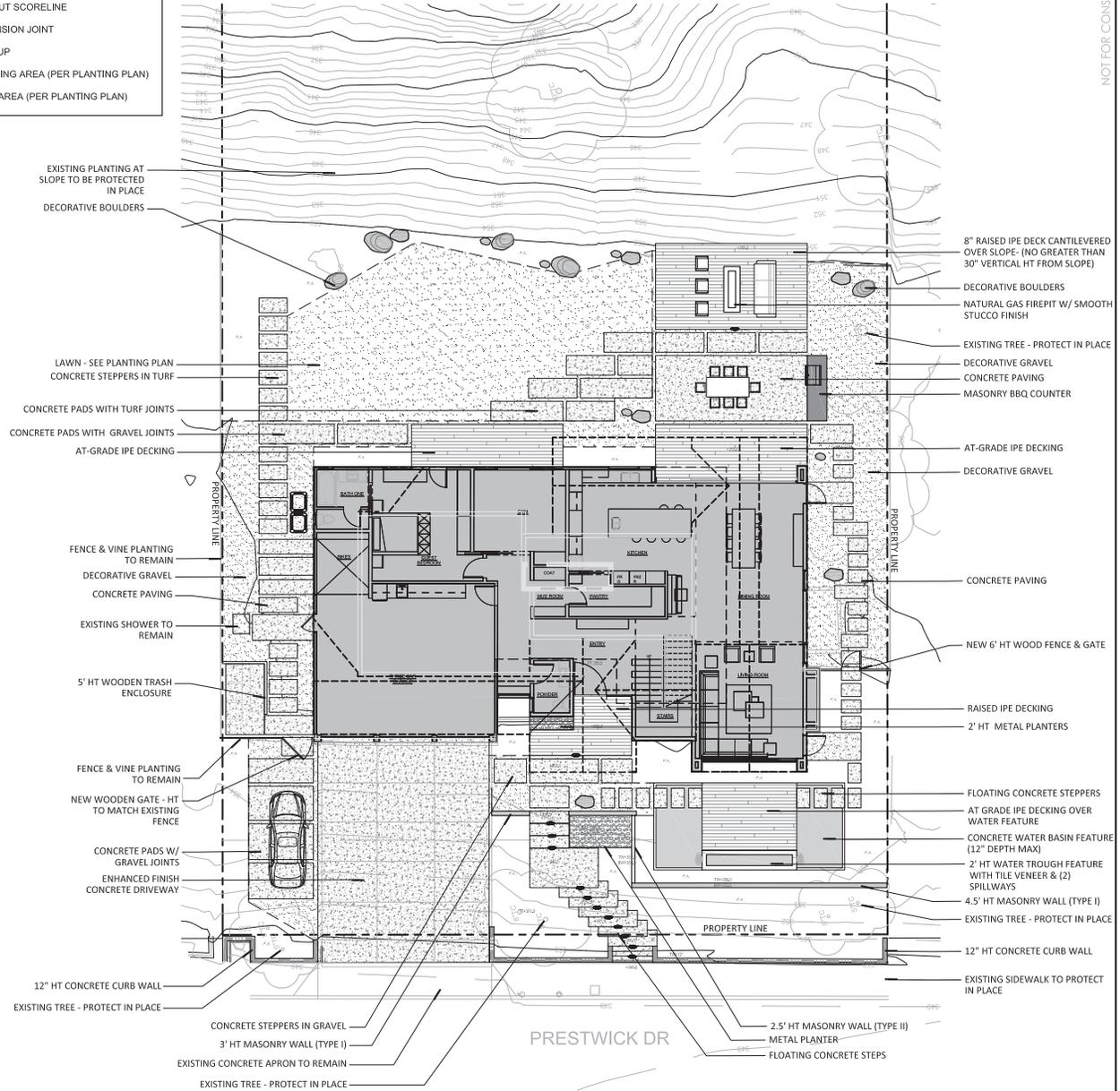
4. IN ADDITION, THE CONTRACTOR SHALL TAKE NOTE OF ANY UNUSUAL SITE CONDITIONS EFFECTING COST OR CONSTRUCTION FEASIBILITY AND WILL NOTIFY OWNER AND/OR LANDSCAPE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

5. CONTRACTOR TO INSPECT SITE PRIOR TO START OF CONSTRUCTION AND VERIFY ALL SPECIAL CONDITIONS WHICH MIGHT INVOLVE ADDED COST, I.E. SITE PREP, DEMOLITION, HAULING COST, ETC. PROVIDE OWNER WITH WRITTEN ESTIMATE OF ALL ANTICIPATED COSTS.

6. CONTRACTOR TO VERIFY ALL PROPERTY LINES, EASEMENTS, AND SETBACKS IN THE FIELD PRIOR TO INSTALLATION OF WORK.

**SYMBOL LEGEND**

	SAWCUT SCORELINE
	EXPANSION JOINT
	STEP UP
	PLANTING AREA (PER PLANTING PLAN)
	TURF AREA (PER PLANTING PLAN)



- 8" RAISED IPE DECK CANTILEVERED OVER SLOPE - (NO GREATER THAN 30" VERTICAL HT FROM SLOPE)
- DECORATIVE BOULDERS
- NATURAL GAS FIREPIST W/ SMOOTH STUCCO FINISH
- EXISTING TREE - PROTECT IN PLACE
- DECORATIVE GRAVEL
- CONCRETE PAVING
- MASONRY BBQ COUNTER
- AT-GRADE IPE DECKING
- DECORATIVE GRAVEL
- CONCRETE PAVING
- NEW 6' HT WOOD FENCE & GATE
- RAISED IPE DECKING
- 2' HT METAL PLANTERS
- FLOATING CONCRETE STEPPERS
- AT GRADE IPE DECKING OVER WATER FEATURE
- CONCRETE WATER BASIN FEATURE (12" DEPTH MAX)
- 2' HT WATER TROUGH FEATURE WITH TILE VENEER & (2) SPILLWAYS
- 4.5' HT MASONRY WALL (TYPE I)
- EXISTING TREE - PROTECT IN PLACE
- 12" HT CONCRETE CURB WALL
- EXISTING SIDEWALK TO PROTECT IN PLACE
- 2.5' HT MASONRY WALL (TYPE II)
- METAL PLANTER
- FLOATING CONCRETE STEPS

**LINEAR**  
LANDSCAPE ARCHITECTURE  
IRRIGATION DESIGN + CONSULTING  
1619 MYRTLE AVENUE  
SAN DIEGO, CA 92103  
WWW.LINEARLANDARCH.COM



**VINES RESIDENCE**  
8457 PRESTWICK DR  
LA JOLLA, CA  
**CONCEPTUAL LANDSCAPE PLAN**

**PREPARED FOR**  
LESLIE & MICHAEL VINES  
8457 PRESTWICK DR  
LA JOLLA, CA  
**PREPARED BY**  
LINEAR LANDSCAPE ARCHITECTURE  
JOE DODD, ASLA  
1619 MYRTLE AVE  
SAN DIEGO, CA 92103  
P 858.203.6628  
CONCEPT  
01 AUG 31 2021

**L-01**  
SHT  
01 OF 03

FILE NAME: G:\VINES RESIDENCE\CDP\1-VINES.DWG

CONCEPT\_PLANT\_SCHEDULE

PROPOSED PLANTS

QTY	BOTANICAL NAME	COMMON NAME	FORM	FUNCTION	MATURE SPREAD X HEIGHT	SIZE
29	FOUNDATION SCREENING SHRUBS					
	FRAXINUS CAROLINIANA 'CORPUSCULA'	CAROLINA CHERRY	COLUMNAR UPRIGHT	EVERGREEN FOUNDATION	5' X 10'	15 GAL/ 50%
	LIQUIDAMBAR TEXANUM	TEXAS PRIVET	COLUMNAR UPRIGHT	EVERGREEN FOUNDATION	6' X 9'	5 GAL/ 50%
	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN'	PITTIOSPORUM	COLUMNAR UPRIGHT	EVERGREEN FOUNDATION	5' X 12'	
	PODOCARPUS MACROPHYLLUS 'MAH'	SHRUBBY YEW	COLUMNAR UPRIGHT	EVERGREEN FOUNDATION	4' X 12'	
	BAMBUS MULTIFLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	UPRIGHT	EVERGREEN FOUNDATION	3' X 10'	
30	MEDIUM SHRUBS					
	ROSEMARINUS 'TUSCAN BLUE'	ROSEMARY	ROUNDED	EVERGREEN MASSING	4' X 5'	5 GAL/ 50%
	ACANTHUS MOLLIS	BEANS BREECH	ROUNDED	EVERGREEN MASSING	3' X 3'	1 GAL/ 50%
	OLEA EUROPEA 'LITTLE OLIVE'	DWARF OLIVE	ROUNDED	EVERGREEN MASSING	6' X 6'	
	WESTRINGIA FRUTICOSA 'MORNING LIGHT'	COAST ROSEMARY	ROUNDED	EVERGREEN MASSING	6' X 4'	
	ASPIDISTRA ELIOTIK	CAST IRON PLANT	UPRIGHT	EVERGREEN MASSING	4' X 4'	
69	ORNAMENTAL GRASSES					
	CHONDROPETALUM TECTORUM 'EL CAMPO'	CAPE RUSH	CAPE RUSH	MASSING	4' X 3'	5 GAL/ 100%
	PENISTEMUM 'FAIRY TAILS'	FAIRY TALE GRASS	FULL	MASSING	3' X 3'	
	LENIUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	SWORD SHAPED	MASSING	3' X 4'	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	WEAVING	MASSING	3' X 3'	
	MULHEBBERGIA CAPILLARIS 'REGAL MIST'	MURPHY GRASS	FULL	MASSING	3' X 3'	
	BOULTELLOA GRACIOSA 'BLONDE AMBITION'	BLUE GRAMA GRASS	FULL	MASSING	3' X 3'	
	JUNCLUS 'ELK BLUE'	COMMON RUSH	FULL	MASSING	3' X 3'	
12	ACCENT SHRUBS					
	ALOE VERA	ALOE	VASE SHAPED	ACCENT/COLOR	2' X 2'	5 GAL/ 100%
	ALOE 'HERCULES'	ALOE TREE	WEAVING	ACCENT/COLOR	2' X 2'	
	AGAVE ATTENUATA	FOXTAIL AGAVE	RADIAL	ACCENT/COLOR	4' X 3'	
	'PHORMIUM X' 'YELLOW WAVE'	NEW ZEALAND FLAX	SWORD SHAPED	ACCENT/COLOR	3' X 3'	
	AGAVE DESMETIANA	AGAVE	VASE SHAPED	ACCENT/COLOR	3' X 3'	
	CORDYLINE SOLEDAO	SOLEDAO CORDYLIN	VASE SHAPED	ACCENT/COLOR	3' X 6'	
	FURCRAEA MACDOUGALI	MACDOUGAL CENTURY PLANT	VASE SHAPED	ACCENT/COLOR	4' X 6'	
	RHAPIS HUMILIS	LADY PALM	UPRIGHT	ACCENT/COLOR	4' X 6'	
86	SMALL SHRUBS					
	FOXTAIL FERN	SWORD SHAPED	ACCENT/COLOR	2' X 2'	5 GAL/ 50%	
	DWARF BOTTLEBRUSH	MOUNDING	ACCENT/COLOR	4' X 4'	1 GAL/ 50%	
	FLAX LILY	SWORD SHAPED	ACCENT/COLOR	2' X 2'		
	CORAL BELLS	MOUNDING	ACCENT/COLOR	1' X 1'		
	KANGAROO PAW	VASE SHAPED	ACCENT/COLOR	2' X 2'		
	GRIFTOPSIS PARAGUAYENSE	SPREADING	ACCENT/COLOR	3' X 1'		
	PINWHEEL ADONIS	MOUNDING	ACCENT/COLOR	2' X 2'		
	PENSTEMON 55P	UPRIGHT/FLOWER	ACCENT/COLOR	2' X 2'		
	PITTIOSPORUM WHEELERS DWARF	MOUNDING	EVERGREEN MASSING	4' X 2'		
	WHEELERS DWARF PITT.	MOUNDING	EVERGREEN MASSING	2' X 2'		
	PITTIOSPORUM 'GOLF BALL'	GOLF BALL PITTIOSPORUM	SPHERICAL	EVERGREEN SHRUB	2' X 2'	
	CAREX TUMULICOOLA	BERKELEY SEDGE	CLUMPING	MASSING	18" X 18"	
	TURF GRASS					
	MARATHON II SOD	MARATHON II SOD	SOD	GROUND COVER	NA	SOD/ 100%
	LOW GROWING GROUND COVER					
	BERKELEY SEDGE	CLUMPING	GROUND COVER	18" X 18"	1 GAL/ 100%	
	CREeping RED FESCUE	CLUMPING	GROUND COVER	6" X 12"	SOD/ 100%	
	DWARF COYOTE BUSH	SPREADING	GROUND COVER	9" X 12"	1 GAL/ 100%	
	JUNIPER	SPREADING	GROUND COVER	2' X 1'		
	HAIRY CANARY FLOWER	SPREADING	GROUND COVER	3' X 2'	FLATS/ 100%	

EXISTING PLANT LEGEND

BOTANICAL NAME	COMMON NAME	CALIPER	CONDITION
① PINUS THUNBERGII	BLACK PINE	25" (MULTI)	PROTECT IN PLACE
② PINUS TORREYANA	TORREY PINE	60"	PROTECT IN PLACE
③ ARAUCARIA HETEROPHYLLA	NORFOLK ISLAND PINE	80"	TO BE REMOVED
④ LEPTOSPERMUM 55P	TEA TREE	12"	PROTECT IN PLACE

NOTES

MAINTENANCE: ALL REQUIRED LANDSCAPE AREAS AND IRRIGATION IN FROW SHALL BE MAINTAINED ABUTTING PREMISE OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER, AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT, OR WITHIN 30 DAYS OF A FINAL LANDSCAPE INSPECTION

NOTE: ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY WIDE LANDSCAPE REGULATIONS AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS

NOTE: A MINIMUM ROOT ZONE OF 40SF IN AREA SHALL BE PROVIDED FOR ALL TREES. THE MINIMUM DIMENSION FOR THIS AREA SHALL BE 5 FEET, PER SDMC 142.0403(B)(5)

TREES SHALL BE MAINTAINED SO THAT ALL BRANCHES OVER PEDESTRIAN WALKWAYS ARE 6 FEET ABOVE THE WALKWAY GRADE AND BRANCHES OVER ENCLAVE TRAVEL WAYS ARE 15 FEET ABOVE THE GRADE OF THE TRAVEL WAY PER THE SAN DIEGO MUNICIPAL CODE, SECTION 142.0403

IF ANY REQUIRED LANDSCAPE INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED, IT SHALL BE REPAIRED AND/OR REPLACED IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE

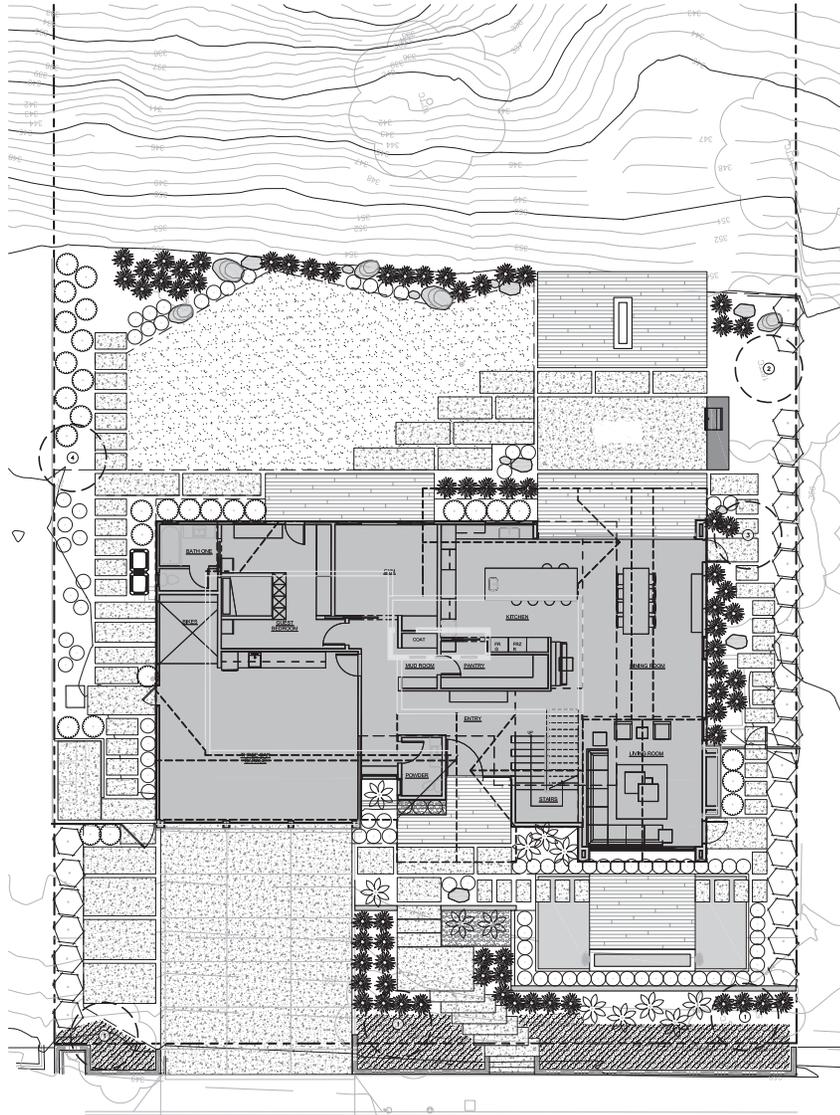
NOTE: FOR ALL OTHER STREET CLASSIFICATIONS, STREET TREES SHALL BE LOCATED NO CLOSER THAN 30-INCHES TO THE FACE OF CURB OR WITHIN MEDIAN ISLANDS NO CLOSER THAN 4 FT TO THE FACE OF CURB

MINIMUM TREE SEPARATION DISTANCE

IMPROVEMENT MINIMUM DISTANCE TO STREET TREE  
 TRAFFIC SIGNALS (STOP SIGN) - 20 FEET  
 UNDERGROUND UTILITY LINES - 5 FEET (10' FOR SEWER)  
 ABOVE GROUND UTILITY STRUCTURES - 10 FEET  
 DRIVEWAY ENTRANCES - 10 FEET  
 INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5' OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, OR LIGHT FIXTURE SHALL RECEIVE A 10' LENGTH OF 24" DEEP ROOT BARRIER. NO ROOT BARRIER SHALL ENCLOSE THE ROOT BALL



NOT FOR CONSTRUCTION

**LINEAR**  
 LANDSCAPE ARCHITECTURE  
 IRRIGATION DESIGN + CONSULTING  
 1619 MYRTLE AVENUE  
 SAN DIEGO, CA 92103  
 WWW.LINEARLANDARCH.COM



**VINES RESIDENCE**  
 8457 PRESTWICK DR  
 LA JOLLA, CA  
**CONCEPTUAL LANDSCAPE PLAN**

PREPARED FOR  
 LESLEY & MICHAEL VINES  
 8457 PRESTWICK DR  
 LA JOLLA, CA  
 PREPARED BY  
 LINEAR LANDSCAPE ARCHITECTURE  
 JOE DODD, ASLA  
 1619 MYRTLE AVE  
 SAN DIEGO, CA 92103  
 P 618.203.6628  
 CONCEPT,  
 01 AUG 31 2021

L-2  
 SHT 02 OF 03

FILE NAME: G:\VINES RESIDENCE\PSHIT-VINES.DWG

LANDSCAPE AREA

REQUIRED LANDSCAPE AREA PROVIDED - 3941 SF (30%)  
 3.7% RSP PROPOSED ORNAMENTAL LANDSCAPE = 9465 SF EXISTING NATURALIZED SLOPE PLANTING  
 MIN. REQUIRED LANDSCAPE = 65% = 13,195 SF  
 LOT AREA: 20,235 SF  
 HOUSE FOOTPRINT: 3,110 SF  
 TOTAL HARDCAPE: 2543 SF

NOTE: PLANT SYMBOLS SHOWN FOR REFERENCE ONLY. REFER TO SHT L-2 FOR PLANTING PLAN AND PLANTING SCHEDULE

WATER BUDGET

WATER EFFICIENT LANDSCAPE WORKSHEET

Hydro zone #	Planting Description	Plant Factor (average) (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>REGULAR LANDSCAPE AREAS</b>								
1	MEDIUM WATER	0.50	DRIP	0.81	0.32	3943	2433.96	6187.1
2	HIGH WATER	0.80	ROTATOR	0.70	1.14	1100	1257.14	3150.7
3	HIGH WATER	1.00	POOL	1.00	1.30	203	263.90	621.1
4	LOW WATER	0.30	ROFORMS	0.75	0.40	9465	3786.00	9624.0
<b>TOTAL</b>						<b>14713</b>	<b>7682.00</b>	<b>0</b>
<b>SPECIAL LANDSCAPE AREAS</b>								
					1.30	0.00	0.00	0.00
<b>TOTAL</b>						<b>0</b>	<b>0</b>	<b>0</b>
<b>ETWU TOTAL</b>							<b>19527.9</b>	
<b>MAXIMUM WATER ALLOWANCE (MAWA)</b>							<b>205702</b>	
<b>IRRIGATION EFFICIENCY (IE) AVERAGE</b>							<b>73.1</b>	

Hydrozone Category	PF-Plant Factor
High Water Use	0.7-1.0
Moderate Water Use	0.4-0.6
Low Water Use	0.1-0.3
Very Low Water Use	0-0.1
Special Landscape Area	1.00
Reclaimed water = Special Landscape Area	
Artificial Turf & temporary irrigated areas = low water	

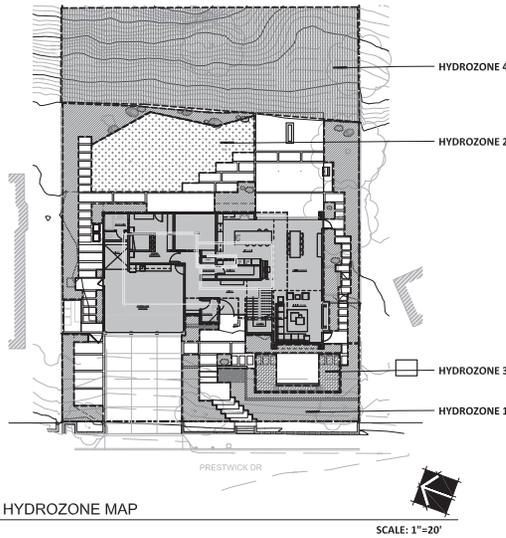
Irrigation Method Code	IE - Irrigation Efficiency
Film Pipe for Pools/Spa	1.00
Drop/Subsurface	0.90
Bubblers	0.85
Rotors	0.75
Ridators	0.70
Overhead Spray	0.60

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ETo =	41 in/yr RESIDENTIAL 0.55
LA =	14713 sq ft NON-RESIDENTIAL 0.45
SLA =	0 sq ft
ETAF =	0.55
$(Eto) \times 0.62 \times (ETAF \times LA) + (1 - ETAF) \times SLA$	
MAWA =	$(Eto) \times 0.62 \times (0.55 \times LA) + (1 - 0.55) \times SLA$
MAWA =	41 (0.62)(0.55x 14713) + 0.45 X 0
<b>MAXIMUM APPLIED WATER ALLOWANCE = 205702 gal. per year</b>	

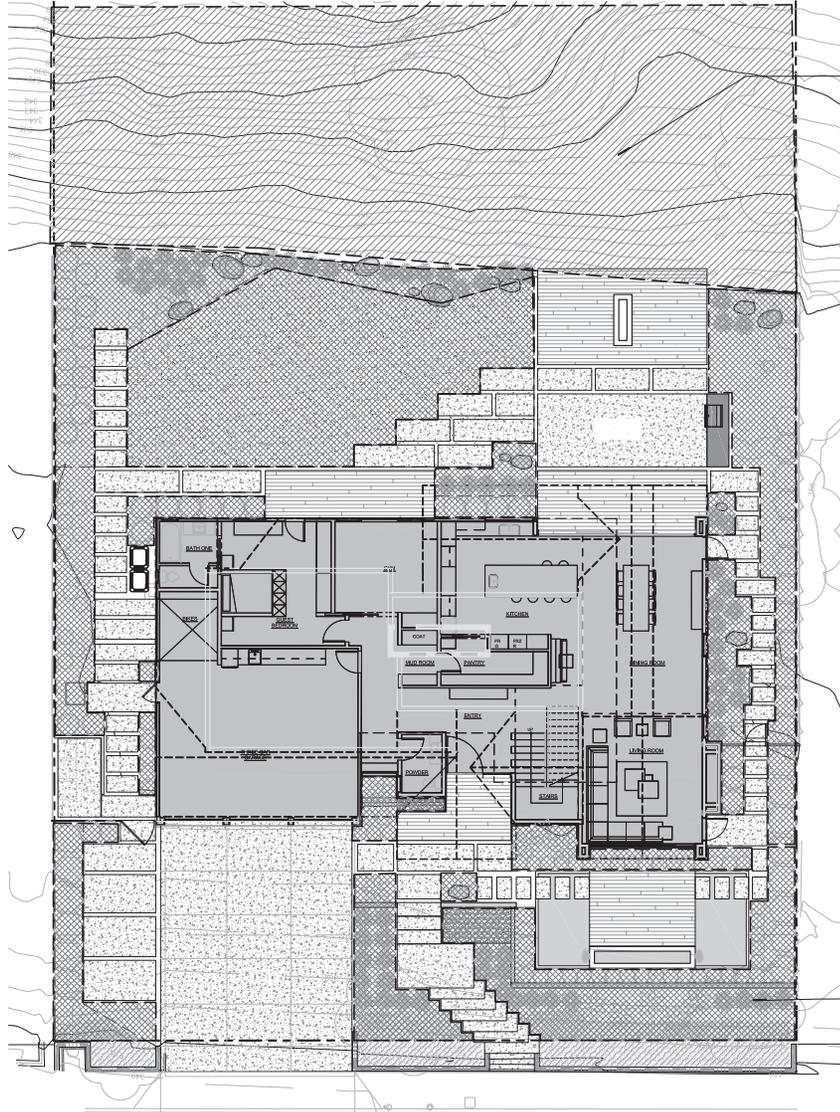
ETAF	TOTAL ETAF x AREA	TOTAL AREA	AVERAGE ETAF	SITEWIDE ETAF
REGULAR LANDSCAPE AREAS	7682.00	14713	0.52	0.52
ALL LANDSCAPE AREAS	7682.00	14713	n/a	0.52

ETAF	Residential	Non-residential
Residential	0.55 or below	0.45 or below
Non-residential	0.55 or below	0.45 or below



SCALE: 1"=20'



LANDSCAPE DIAGRAM

SCALE: 1"=20'

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