

**La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037**

Please provide the following information for calendaring 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)
PTS# 613454
- Address and APN(s)
**2330 Calle Corta, La Jolla CA 92037
APN:346-102-0800**
- Project contact name, phone, e-mail
**Architect Mark D. Lyon, Inc.
410 Bird Rock Ave.
La Jolla CA 92037
Phone: (858) 459-1171
Email: info@mdla.net**
- Project description, plus
**Proposed additions of 499 sq. ft. to the rear of the Existing Single Family Residence, consisting of: Kitchen Extension, Master Suite, and Bathroom.
Proposed Interior Remodel of 288 sq. ft.**
 - lot size
6,534 sq. ft. lot
 - existing structure square footage and FAR (if applicable)
**Existing 1,591 sq. ft. Living Area + 483 sq. ft. of Garage Area = 2,074 sq. ft.
Existing FAR = 32% (2,074/6,534=0.32)**
 - proposed square footage and FAR
**Proposed Addition 499 sq. ft.
Exist. 2,074 sq. ft. + Prop. 499 sq. ft. = 2,573 sq. ft.
Proposed FAR = 39% (2,573/6,534=0.39)**
 - existing and proposed setbacks on all sides
**Front: Existing 17'-4", Proposed 17'-4" (no change)
Left Side: Existing 5'-2", Proposed 4'-0"
Right Side: Existing 2'-9", Proposed 2'-9" (no change)
Rear: Existing 7'-2", Proposed 7'-2" (no change)**
 - height if greater than 1-story (above ground)
Height: Existing 12'-11", Proposed 12'-11" (no change)

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.)
**Exhibits included:
A1.1 – Site Plan
A2.0 – As-Built & Demo Floor Plan
A2.1 – Proposed Floor Plan
A3.1 – South & East Elevations
A3.2 – North & West Elevations**

- 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 Homeowners' Association

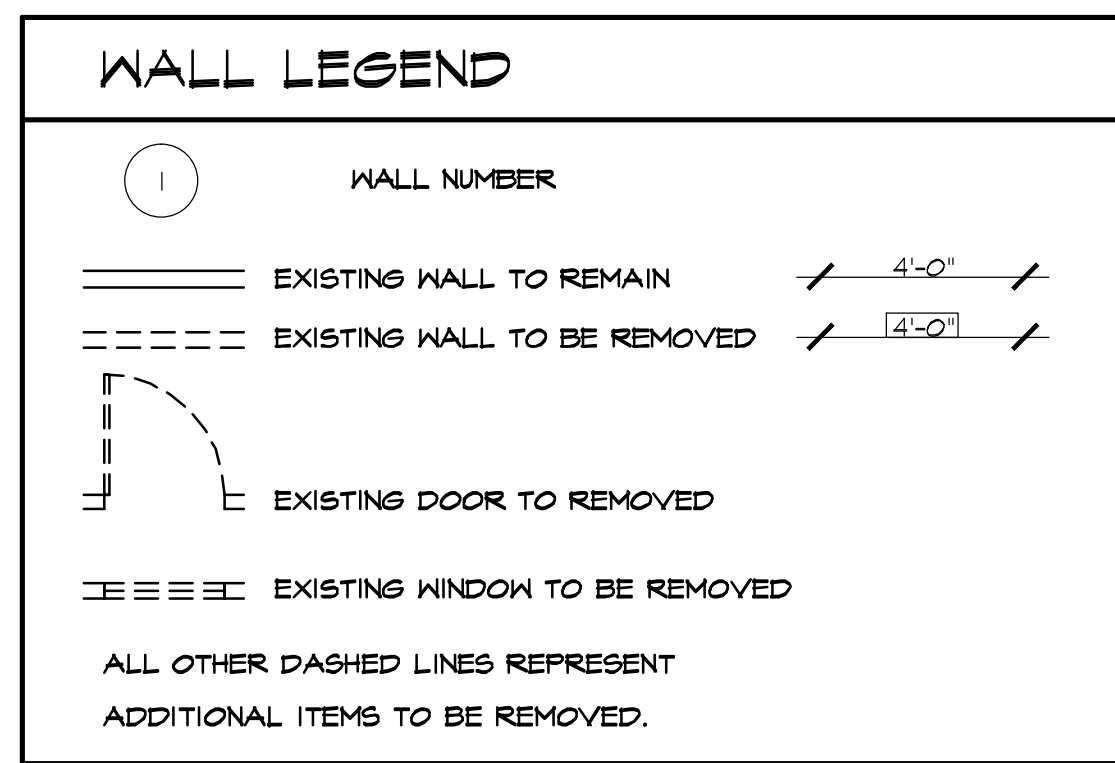
PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. These 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



DEMOLITION NOTES

1. CONTRACTOR SHALL INVESTIGATE EXISTING FOOTINGS, FOUNDATION WALLS, RAISED FLOORS AND SLABS.
2. CONTRACTOR TO VERIFY FIELD CONDITIONS WITH STRUCTURAL PLANS AND SPECIFICATIONS.
3. CONTRACTOR SHALL ALLOW FOR CONNECTIONS TO EXISTING PLUMBING AND SEWER LOCATIONS.
4. REMOVE ALL LANDSCAPE/HARDSCAPE WHERE INDICATED FOR NEW ADDITION.
5. REMOVE WALLS AS SHOWN. VERIFY IN FIELD WITH ARCHITECT WALLS TO BE REMOVED.
6. REMOVE EXISTING ROOFING AND ROOF FRAMING WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
7. REMOVE EXISTING CEILING FRAMING AND FINISH WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
8. REMOVE FLOORING TO SUB FLOOR WHERE REQUIRED FOR NEW CONSTRUCTION, U.O.N.
9. REMOVE ALL EXISTING WINDOWS AS INDICATED AND PREP OPENING TO RECEIVE NEW UNIT. VERIFY ALL ROUGH OPENING DIMENSIONS.
10. REMOVE EXISTING HARDSCAPE AND PREP FOR NEW HARDSCAPE.
11. ALL DEMOLISHED ITEMS AND MATERIALS TO BE REMOVED FROM SITE AND SAFELY DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS, UNLESS SPECIFIED OTHERWISE BY OWNER.

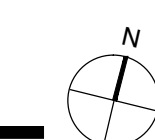
HALL MATRIX			
NO.	EXISTING	REMOVED	REMAINING
1	22'-11"	0'-0"	22'-11"
2	17'-0"	0'-0"	17'-0"
3	7'-7"	7'-0"	0'-7"
4	27'-11"	10'-0"	17'-11"
5	4'-10"	0'-0"	4'-10"
6	15'-11"	8'-4"	7'-7"
7	17'-4"	17'-4"	0'-0"
8	5'-0"	7'-6"	5'-6"
9	7'-6"	7'-6"	0'-0"
10	3'-0"	3'-0"	0'-0"
11	8'-11"	8'-11"	0'-0"
12	17'-0"	0'-0"	17'-0"
13	23'-5"	0'-0"	23'-5"
14	7'-0"	0'-0"	7'-0"
TOTAL	218'-4"	64'-7"	148'-0"

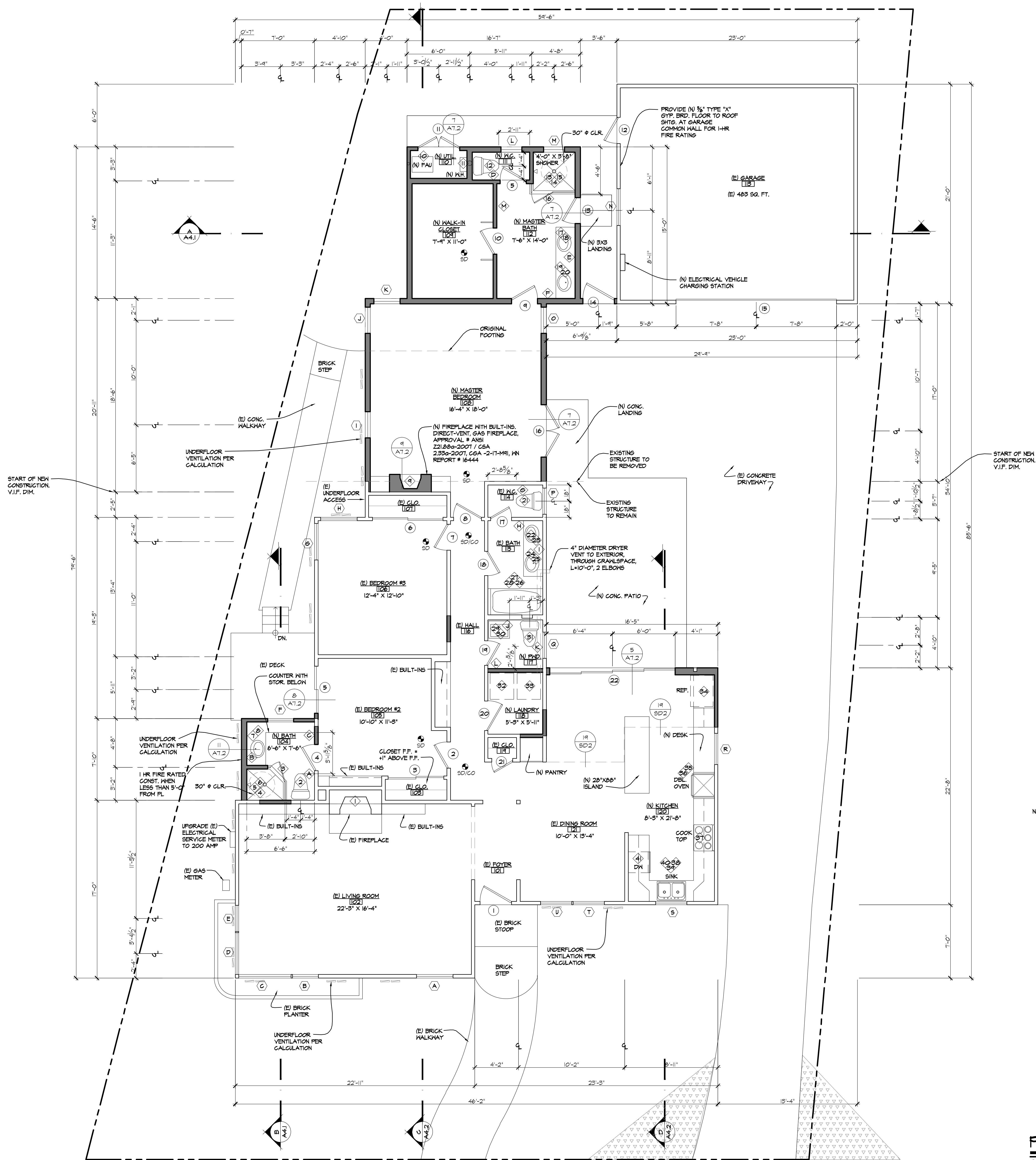
$$50\% = \frac{218^1 - 4^1}{2} = 109^1 - 2^1$$

$$\frac{52^1 - 1^1}{218^1 - 4^1} = .234 = 23.4\% \text{ REMOVED } 76.6\% \text{ REMAINING}$$

AS-BUILT & DEMO 1ST FLOOR PLAN

SCALE: 1/4"=1'-0" (E) 1591 SQ. FT.





SYMBOL LEGEND (SCHEDULES ON SHEET A-6.1)	
	DOOR NUMBER
	WINDOW NUMBER
	FIXTURE NUMBER
	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
SEE SP-1 FOR INSULATION SPECIFICATIONS.	

UNDERFLOOR VENTILATION CALCULATIONS (USING 1/50 RULE)

VENT = 50 SQ. IN. OF NFVA
AREA 1:
TOTAL VENTILATION AREA = 1161 SQ. FT.
1161 SQ. FT. / 150 = 11.74 SQ. FT.
11.74 SQ. FT. X 144 = 1690.56 SQ. IN.
1690.56 SQ. IN. / 50 SQ. IN. = 33.8 VENTS = 34 VENTS
UNDERFLOOR AREAS MUST COMPLY WITH SECTIONS 904, 905, & 909 OF THE CALIFORNIA MECHANICAL CODE

- 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/AAMA/NWMA 101/15.2 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 17921.9 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.
 - 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 BACKUP 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 CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 12. SYSTEMS AND COMPONENTS SHALL BE CALIFORNIA STATE FIRE MARSHAL LISTED AND APPROVED IN ACCORDANCE WITH COR, 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 R615.1.
 - PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION

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

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

MONTAL
RESIDENCE

2330 CALLE CORTA
LA JOLLA, CA 92037

REVISIONS:
08/10/2018
PLAN CHECK CORR.

SUBMITTAL DATE:
07/24/2018

PHASE:
CONSTRUCTION DOCUMENTS

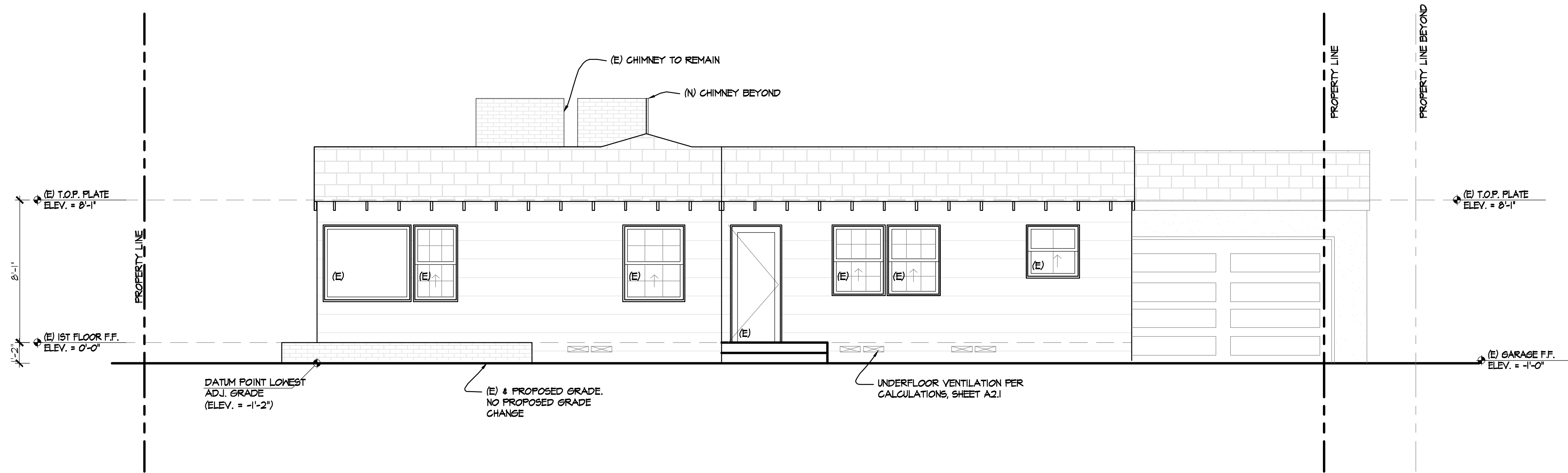
PROJECT NUMBER:
1806

REVIEWED BY:
MDL

DRAWN BY:
K.J.L, KLT

DATE:
08/10/2018

SHEET TITLE:
PROPOSED 1ST FLOOR PLAN
SHEET NO.:
A2.1



SOUTH 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.

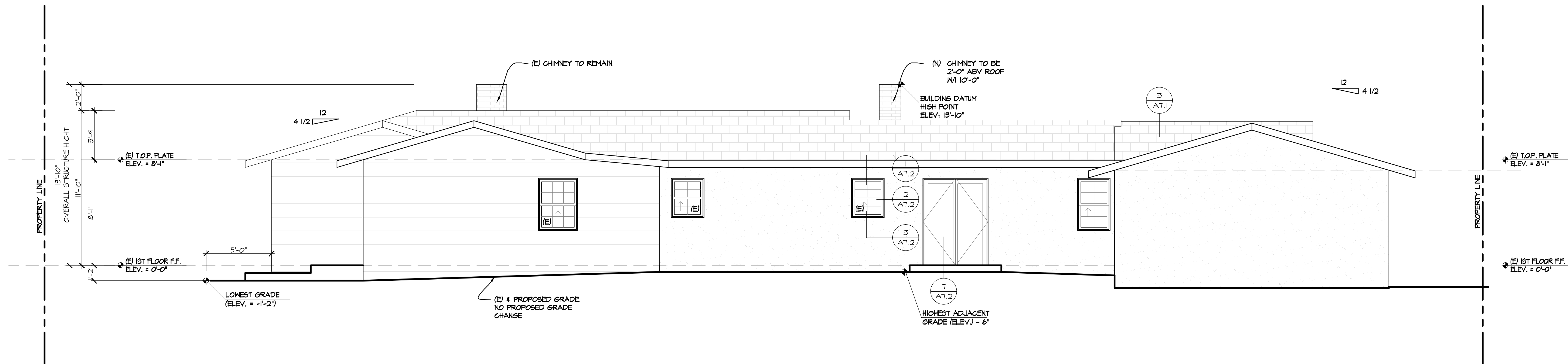
2.) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMG SEC 131.0444 & 132.0505

MATERIAL SPECIFICATIONS:

ROOFING: GAF (OR EQUAL), ASPHALT ROOF SHINGLES, 4-COLOR BLEND PER OWNER OVER (2) LAYERS 30# FELT UNDERLAYMENT, DOUBLE STACK FASCI A COURSE, ICC-ES REPORT # ESR-1475, CLASS 'A' ROOFING, 30-YEAR MINIMUM WARRANTY.

RAFTER TAILS: 4X6 AT 24" O.C. ROUGH SAWN ORNATE RAFTER TAILS SCAB BACK INTO FRAMING MINIMUM 24". STAIN PER OWNER OWNERS SELECTION.

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



EAST ELEVATION

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

**MONTAL
RESIDENCE**

2330 CALLE CORTA
LA JOLLA, CA 92037

REVISIONS:

SUBMITTAL DATE: ---

PHASE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 1806

REVIEWED BY: MDL

DRAWN BY: K.J.L, K.LT

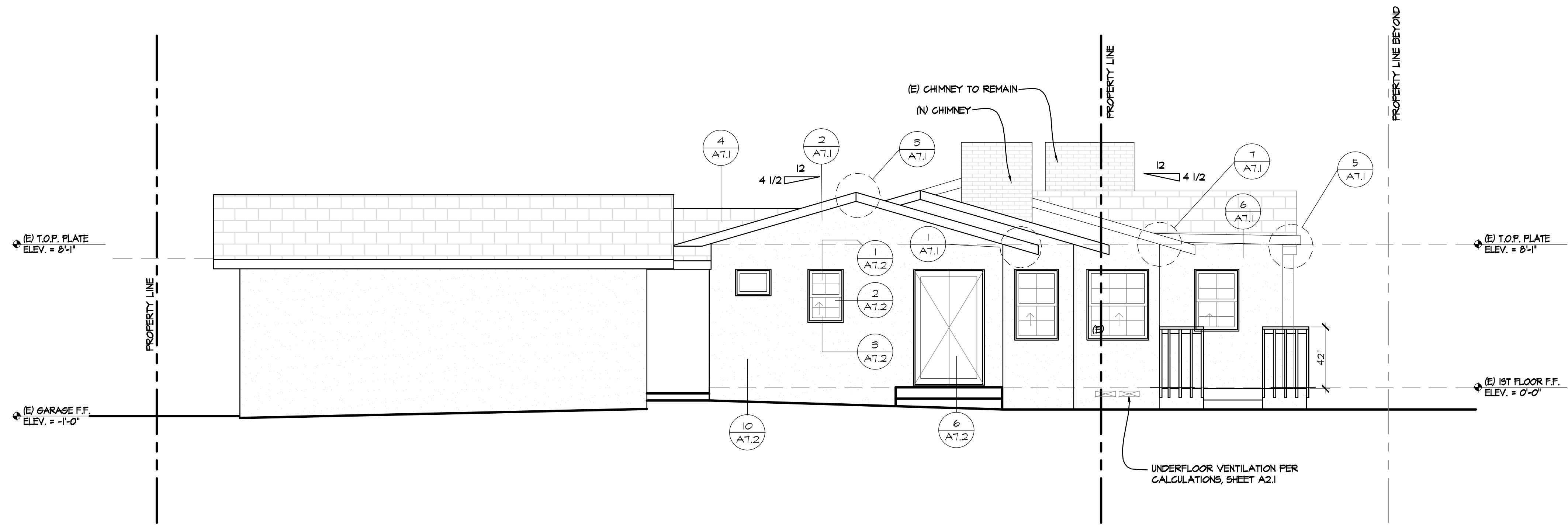
DATE: 03/21/2018

SHEET TITLE: EXTERIOR ELEVATION

SHEET NO.:

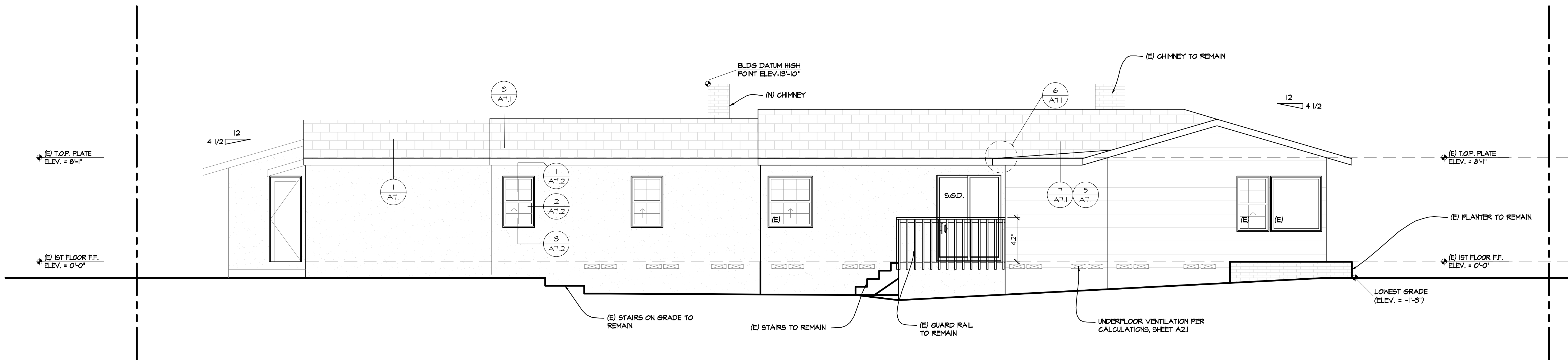
A3.1

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



NORTH ELEVATION

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



WEST ELEVATION

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