

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): **Calle de la Garza Remodel, PTS 696515**
- Address and APN(s): **2350 Calle de La Garza, 92037. APN No. 346-180-22**
- Project contact name, phone, e-mail: **Architect Mark D. Lyon, Inc. (858)459-1171, mark@mdla.net & sara@mdla.net (Mark Lyon and Sara Carpenter)**
- Project description:
SDP for a proposed 1,229 sq. ft. 2nd story addition with a deck and a 75 sq. ft. 1st floor addition to an existing 7,628 sq. ft. one story over basement SFR.

- 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:
 - lot size: **24, 624 sq. ft.**
 - existing structure square footage and FAR (if applicable):
7,628 sq. ft. (GFA)/ 7,184 sq. ft. (FAR)
 - proposed square footage and FAR:
8,932 sq. ft. (GFA)/ 8,488 sq. ft. (FAR) (1,304 sq. ft. total addition)
 - existing and proposed setbacks on all sides:
Front: 20'-3 1/2"
Sides 13' 11-1/2" & 15'-0"
Rear: 19'-2 1/2".
Existing setbacks will be maintained.
 - height if greater than 1-story (above ground): **24'- 7 1/2"**

CALLE DE LA GARZA REMODEL

A CUSTOM RESIDENTIAL SITE DEVELOPMENT PERMIT PACKAGE

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

DEFERRED SUBMITTAL	GENERAL NOTES	PROJECT TEAM	VICINITY MAP	DETAILED SCOPE OF WORK																																														
<p>DEFERRED SUBMITTAL(S) SHALL BE PROVIDED FOR THE FOLLOWING BUILDING COMPONENTS/ELEMENTS:</p> <ol style="list-style-type: none"> SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL BY THE PROJECT ARCHITECT, AND NOT BY THE INDIVIDUAL SUB-CONTRACTOR / CONSULTANT. DEFERRED SUBMITTAL DOCUMENTS IN ADDITION TO THE SEAL OF THE RESPONSIBLE ENGINEER, SHALL BEAR THE SHOP DRAWING APPROVAL STAMPS OF THE PROJECT ARCHITECT, ENGINEER OF RECORD, AND THE GENERAL CONTRACTOR ON ALL SHEETS OF PLANS AND COVER OF THE CALCULATIONS. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER THAT ALLOWS A MINIMUM OF THIRTY CALENDAR DAYS FOR THE INITIAL PLAN REVIEW TURN-AROUND. DEFERRED SUBMITTAL ITEMS SHALL NOT BE FABRICATED / INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. PROVIDE TWO COPIES OF DEFERRED SUBMITTAL DOCUMENTS FOR FINAL APPROVAL. 	<ol style="list-style-type: none"> THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO. SHOULD THERE BE OMISSIONS OR SHOULD DISCREPANCIES BE FOUND TO EXIST BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY PARTS OF EITHER, OR SHOULD THE LANGUAGE OF ANY PART OF THE CONTRACT PROVE TO BE AMBIGUOUS OR DOUBTFUL, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHO WILL DECIDE AS TO THE TRUE INTENT AND MEANING. SHOULD THE CONTRACTOR FAIL TO GIVE SUCH NOTIFICATION, IN WRITING, AND PROCEED WITH THE WORK SO AFFECTED, WITHOUT RECEIVING PROPER INSPECTIONS FROM THE ARCHITECT, HE SHALL DO SO AT HIS OWN RISK, AND HE SHALL REMOVE AND REPLACE THE WORK SO AS TO BE IN COMPLIANCE WITH THE ARCHITECT'S INSTRUCTIONS. THE COSTS OF REPAIRING SAID WORK, AND ANY DAMAGES OR DEFECTS WHICH RESULT, SHALL BE PAID BY THE CONTRACTOR. WHERE THE WORDS "EQUAL", "EQUIVALENT", "SATISFACTORY", "DIRECTED", "DESIGNATED", "SELECTED", "AS REQUIRED", AND WORDS OF SIMILAR MEANING ARE USED, THE WRITTEN APPROVAL, SELECTION, SATISFACTION DIRECTION OR SIMILAR ACTION OF THE ARCHITECT IS REQUIRED. PROPORTION D, THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. 	<p>ARCHITECT: ARCHITECT MARK D. LYON, INC. 410 BIRD ROCK AVENUE LA JOLLA, CA 92037 PHONE #: (858) 454-1171</p> <p>TOPOGRAPHIC SURVEY/CIVIL ENGINEERING CHRISTENSEN ENGINEERING 7888 SILVERTON AVE., STE. J SAN DIEGO, CA 92121 PHONE #: (858) 271-4901</p> <p>LANDSCAPE ARCHITECT: NICHMAN LANDSCAPE ARCHITECTURE 405 VIA DEL NORTE, SUITE C LA JOLLA, CA 92037 PHONE #: (858) 454-4200</p>		<p>SITE DEVELOPMENT PERMIT FOR RENOVATION OF AN EXISTING 1628 SQ. FT. ONE STORY OVER BASEMENT SINGLE FAMILY RESIDENCE IN THE LA JOLLA SHORES PLANNED DISTRICT. ADDITION OF 78 SQ. FT. TO EXISTING MAIN FLOOR, AND A 1224 SQ. FT. NEW SECOND FLOOR ADDITION WITH A 350 SQ. FT. DECK TO CREATE A TOTAL OF 8,492 SQ. FT. 2 STORY OVER BASEMENT SINGLE FAMILY RESIDENCE. (8,488 SQ. FT. TOTAL F.A.R.)</p> <p>THE EXISTING HOUSE REMODEL UNDER SDP PTS. NO. 344650 / BP PTS. NO. 312522 WAS COMPLETED IN 2016. THE HOUSE WAS ORIGINALLY CONSTRUCTED IN 1951. THE SITE IS LOCATED IN GEOLOGICAL HAZARD CATEGORY 52.</p>																																														
FIRE SPRINKLER NOTES	CAL GREEN NOTES	MECHANICAL NOTES	SHEET INDEX	PROJECT INFORMATION																																														
<ol style="list-style-type: none"> THE SUBMITTAL OF RESIDENTIAL FIRE SPRINKLER PLANS REQUIRED BY CALIFORNIA RESIDENTIAL CODE SECTION R503 HAS BEEN DEFERRED. TO AVOID DELAYS IN CONSTRUCTION, PLANS FOR FIRE SPRINKLER PLANS SHALL BE SUBMITTED NOT LESS THAN 30 CALENDAR DAYS PRIOR TO INSTALLATION OR PRIOR TO REQUESTING A FOUNDATION INSPECTION WHEN THE SUBMITTAL OF FIRE SPRINKLER PLANS IS DEFERRED. A FRAMING/ROUGH INSPECTION SHALL NOT BE REQUESTED PRIOR TO THE APPROVAL OF THE FIRE SPRINKLER PLANS. FIRE SPRINKLER TYPE: NFPA-80 	<ol style="list-style-type: none"> CAL GREEN APPLIES TO ALL NEW RESIDENTIAL OCCUPANCIES INCLUDING LOW RISE AND HIGH RISE BUILDINGS. IT ALSO APPLIES TO ALL RESIDENTIAL ALTERATIONS AND ADDITIONS WHERE THE ALTERATION OR ADDITION INCREASES THE BUILDING'S CONDITIONAL AREA, VOLUME OR SIZE. THE REQUIREMENTS APPLY ONLY TO WITHIN THE SPECIFIC AREA OF THE ALTERATION OR ADDITION. ALL PLUMBING FIXTURES AND FITTINGS SHALL BE WATER CONSERVING AND SHALL COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR, PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES AND INSTALLING A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT. ALL WATER CLOSETS SHALL HAVE AN EFFECTIVE FLUSH VOLUME OF NOT MORE THAN 1.26 GALLONS PER FLUSH AND THE TOILET CLOSET SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SAVING SPECIFICATION OF TANK-TYPE TOILETS. WALL MOUNTED URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.25 GALLONS PER FLUSH. ALL OTHER URINALS SHALL HAVE AN EFFECTIVE FLUSH VOLUME NOT TO EXCEED 0.5 GALLONS PER CYCLE. SHOWER HEADS, SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. MULTIPLE SHOWER HEADS WHEN SERVED BY A SINGLE VALVE, SHALL HAVE A COMBINED FLOW RATE NOT TO EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI. FAUCETS, RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MAXIMUM RATE OF 1.2 GALLONS PER MINUTE AT 80 PSI AND A MINIMUM FLOW RATE OF NOT LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. FAUCET IN COMMON AND PUBLIC USE AREAS OUTSIDE OF DWELLINGS OR SLEEPING UNITS IN RESIDENTIAL BUILDINGS MUST HAVE A MAXIMUM FLOW RATE OF 0.5 GALLONS PER MINUTE AT 60 PSI. METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS MUST NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE. KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE TO A MAXIMUM OF 2.2 GALLONS AT 80 PSI BUT MUST DEFAULT BACK TO THE 1.8 GALLONS PER MINUTE. PLUMBING FIXTURES (WATER CLOSETS, SINKS, SHELVE VALVES AND FITTINGS, FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1001 OF THE CPC. ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4303.1. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED. ALL JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE PER CALIFORNIA GREEN BUILDING STANDARDS CODE. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF THE MAINTENANCE MANUAL. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED / RECEIVED TO THE BUILDING OWNER. THE MANUAL SHALL INCLUDE, IN ADDITION TO OTHER ASPECTS, THE FOLLOWING: <ol style="list-style-type: none"> DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFECYCLE OF THE STRUCTURE. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING: <ol style="list-style-type: none"> EQUIPMENT AND APPLIANCES INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS. LANDSCAPE AND IRRIGATION SYSTEMS. WATER RE-USE SYSTEMS. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS. PUBLIC TRANSPORTATION AND/OR CARPOOL, AVAILABLE IN THE AREA. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS. INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION. INFORMATION ON REQUIRED 30-DAY MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO: <ol style="list-style-type: none"> PAINTING, PAINTING GRADING AROUND THE BUILDING, ETC. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED GAS FIREPLACE OR FURNACE SHALL MEET THE REQUIREMENTS FOR CATEGORY I EMISSION LIMITS WHERE APPLICABLE. HOODSTOVES, PELLET STOVES AND FIREPLACES ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT HEAVY METAL LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING THAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING THAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. WHERE RESILIENT FLOORING IS INSTALLED, EIGHTY PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: <ol style="list-style-type: none"> PRODUCTS COMPLIANT WITH THE CALIFORNIA DEPT. OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 11, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01850) CERTIFIED AS A CARP LOW DENSITY MATERIAL IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE. PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD. CERTIFICATION UNDER THE RESILIENT FLOORING INSTITUTE (RFI) FLOORSCORE PROGRAM. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 11, FEBRUARY 2010 (ALSO KNOWN AS SPECIFICATION 01850) HARDWOOD PLYWOOD, PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF), COMPOSITE WOOD PRODUCT USED ON THE INTERIOR OR EXTERIOR OR THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXIC CONTROL MEASURE FOR COMPOSITE WOOD AS SPECIFIED IN SECTION 4504.5 AND TABLE 4504.5 OF CALGREEN. A CERTIFICATION COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING COMPOSITE WOOD PRODUCT, PLYWOOD, PARTICLE BOARD, ETC. COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 18 PERCENT MOISTURE CONTENT. THE MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER. A CERTIFICATE OF COMPLIANCE INDICATING DATE OF TEST, LOCATION AND RESULTS ISSUED BY THE FRAMER, SUBCONTRACTOR OR GENERAL CONTRACTOR MUST BE SUBMITTED TO THE BUILDING INSPECTOR. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND COMPLY WITH THE FOLLOWING: <ol style="list-style-type: none"> FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING IS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. 	<ol style="list-style-type: none"> THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO. APPLIANCES SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 101. SPACE CONDITIONING EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 102. SERVICE WATER HEATING SYSTEMS AND EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 103. POOL SPA SYSTEMS AND EQUIPMENT SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 104. NATURAL GAS EQUIPMENT SHALL COMPLY WITH CALIFORNIA ENERGY CODE SECTION 105. VENTILATION PRODUCTS AND EXTERIOR DOORS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 106. LIMIT AIR LEAKAGE. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INTRUSION AND EXFILTRATION. INSULATION ROOFING PRODUCTS AND RADIANT BARRIERS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 108. LIGHTING CONTROLS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 109. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, THE CALIFORNIA MECHANICAL CODE AND THE CALIFORNIA PLUMBING CODE AS APPLICABLE. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CAC SEC. 608. ACCESSIBILITY FOR SERVICE OF APPLIANCES AND EQUIPMENT SHALL COMPLY WITH CALIFORNIA MECHANICAL CODE SEC. 304. BUILDING DRAIN AND VENTING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH MIXING VALVES PER CPC SEC. 409.3. PERMANENT VACUUM BREAKERS SHALL BE PROVIDED AT ALL HOSE BIBS. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY. CHEMICAL WASTE PIPING SHALL COMPLY WITH CPC SEC. 810. ALL STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED LISTED EXPANSION TANK OR OTHER DEVICE DESIGNED FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL PER CPC SEC. 608.3. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT AS SPECIFIED IN CPC SEC. 605. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENTS DUE TO SEISMIC MOTION PER CPC SEC. 507.2. MATERIALS EXPOSED WITHIN A DUCT OR PLUMB SHALL COMPLY WITH CPC SEC. 602.2. HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CPC CHAP. 3. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET. MECHANICAL VENTILATION WHEN REQUIRED IN RESIDENTIAL BATHROOM AND LAUNDRY ROOMS AND APPLICABLE PER CPC SEC. 1202.8 SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR. STATE HEALTH AND SAFETY CODE SEC. 190219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING. ALL AEGS 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. DRAINAGE PAN, WHERE A WATER HEATER IS LOCATED IN AN ATTIC, IN OR ON AN ATTIC-CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM A LEAKING WATER HEATER, A WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER, WITH NOT LESS THAN A MINIMUM 3/4" DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 1/2" IN DEPTH. 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ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INTRUSION AND EXFILTRATION. INSULATION ROOFING PRODUCTS AND RADIANT BARRIERS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 108. LIGHTING CONTROLS SHALL COMPLY WITH THE MANDATORY REQUIREMENTS OF CALIFORNIA ENERGY CODE SEC. 109. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, THE CALIFORNIA MECHANICAL CODE AND THE CALIFORNIA PLUMBING CODE AS APPLICABLE. SMOKE DETECTORS SHALL BE PROVIDED AT SUPPLY AIR DUCTS OF AIR MOVING SYSTEMS EXCEEDING 2000 CFM PER CAC SEC. 608. ACCESSIBILITY FOR SERVICE OF APPLIANCES AND EQUIPMENT SHALL COMPLY WITH CALIFORNIA MECHANICAL CODE SEC. 304. BUILDING DRAIN AND VENTING MATERIALS SHALL COMPLY WITH CPC SEC. 701.0. 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HVAC EQUIPMENT AND WATER HEATERS SHALL COMPLY WITH CPC CHAP. 3. MEDIUM PRESSURE GAS PIPING SHALL BE LABELED EVERY FIVE FEET. MECHANICAL VENTILATION WHEN REQUIRED IN RESIDENTIAL BATHROOM AND LAUNDRY ROOMS AND APPLICABLE PER CPC SEC. 1202.8 SHALL PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR AND BE ROUTED TO THE EXTERIOR. STATE HEALTH AND SAFETY CODE SEC. 190219 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING. ALL AEGS 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. DRAINAGE PAN, WHERE A WATER HEATER IS LOCATED IN AN ATTIC, IN OR ON AN ATTIC-CEILING ASSEMBLY, FLOOR-CEILING ASSEMBLY OR FLOOR-SUBFLOOR ASSEMBLY WHERE DAMAGE RESULTS FROM A LEAKING WATER HEATER, A WATER-TIGHT PAN OF CORROSION-RESISTANT MATERIAL SHALL BE INSTALLED BENEATH THE WATER HEATER, WITH NOT LESS THAN A MINIMUM 3/4" DIAMETER DRAIN TO AN APPROVED LOCATION. SUCH PAN SHALL BE NOT LESS THAN 1/2" IN DEPTH. ENERGY EFFICIENT APPLIANCES WILL BE USED. 	<p>T.10 TITLE SHEET G.10 EXISTING TOPOGRAPHY A.1.1 SITE PLAN A.2.0 AS-BUILT + DEMOLITION PLAN A.2.1 PROPOSED FIRST FLOOR PLAN A.2.2 PROPOSED SECOND FLOOR PLAN A.2.3 ROOF PLAN A.3.1 EXTERIOR ELEVATIONS A.3.2 EXTERIOR ELEVATIONS A.3.3 EXTERIOR ELEVATIONS A.4.1 BUILDING SECTIONS L-1 LANDSCAPE PLAN L-2 LANDSCAPE PLAN</p>	<p>PROJECT NAME: CALLE DE LA GARZA REMODEL OWNER NAME: DR. MICHAEL ROHMLER AND DR. KIMBERLY DRAUD OWNER ADDRESS: 2812 MARNO WAY, LAKESHORE PARK #Y 4101 PROJECT ADDRESS: 2350 CALLE DE LA GARZA, LA JOLLA, CA 92037 ZONE: LSPDF-5F ASSESSORS PARCEL NUMBER: 348-180-22 MAP NUMBER: 1951 LOT NUMBER: 1 LEGAL DESCRIPTION: LOT 11 OF CERCA DE LA PLAYA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1981 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 5, 1974 APN #: 348-180-22 LOT SIZE: 24624 SQ FT ACTUAL F.A.R.: 348-180-22 SQ FT LOT COVERAGE: 27% (6666/24624 + 26) VARIANCE ON PROPERTY: NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> BASEMENT ON PROPERTY: NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> HISTORIC: NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> 15'-0" S SOUTH PROPERTY LINE FOR SEWER/IDENTICAL PURPOSES SETBACKS: REQUIRED (ACTY) ACTUAL FRONT: N/A 20'-3 1/2" SIDE YARD: N/A 15'11 1/2' / 15'-0" REAR: N/A 19'-2 1/2" *LA JOLLA SHORES PLANNED DISTRICT DOES NOT HAVE ANY DEFERRED SETBACKS*</p>																																													
FIRE NOTES		ELECTRICAL NOTES		PLANNING DEPARTMENT INFORMATION																																														
<ol style="list-style-type: none"> SURFACE APPARATUS: ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPROVED LOADS OF FIRE APPARATUS (NOT LESS THAN 50,000 LBS) AND SHALL BE PROVIDED WITH AN APPROVED PAVED SURFACE SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES (FIRE CODE SEC. 902.2). TURNING RADII: THE TURNING RADII OF A FIRE APPARATUS ACCESS ROAD SHALL BE 26 FEET OR AS APPROVED BY THE CHIEF. (FIRE CODE SEC. 902.2.3) BRIDGES: WHEN A BRIDGE IS REQUIRED TO BE USED AS PART OF A FIRE APPARATUS ACCESS ROAD, IT SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS. (FIRE CODE SEC. 902.2.2.5) (AASHTO HS 19-44). GRADES (SLOPE LIMIT ON ALL): THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADWAY SHALL NOT EXCEED 20%. GRADES EXCEEDING 5% (INCLINE OR DECLINE), SHALL NOT BE PERMITTED WITHOUT MITIGATION. MINIMAL MITIGATION SHALL BE THE INSTALLATION OF A SURFACE OF PORTLAND CEMENT CONCRETE (PCC) WITH A HEAVY BROOM FINISH PERPENDICULAR TO THE DIRECTION OF TRAVEL TO ENHANCE TRACTION. THE ANGLE OF DEPARTURE AND ANGLE OF APPROACH OF A FIRE ACCESS ROADWAY SHALL NOT EXCEED 7 DEGREES OR 12% OR AS APPROVED BY THE CHIEF. (FIRE CODE SEC. 902.2.2.6) SEAL ASSESSORS: ALL STRUCTURES HAVING ANY CHIMNEY FLEE OR STOVEPIPE ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT AND DEVICES, SHALL HAVE SUCH FLEE CHIMNEY OR STOVEPIPE EQUIPPED WITH AN APPROVED SPARK ARRESTOR (FIRE CODE, APPENDIX I(A), SECT. 7) VENT REQUIREMENTS: VENT SIZES AND VENT LOCATIONS PER C.R.C. NO ATTIC VENTILATION OPENINGS OR VENTILATION LOUVERS SHALL BE PERMITTED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES OR IN OTHER OVERHANGING AREAS IN STRUCTURES WITHIN THE HILLS/URBAN INTERFACE AREA. (FIRE CODE, APPENDIX I(A), 26.3.5) SMOKE DETECTORS: SMOKE DETECTORS ARE REQUIRED IN EACH EXISTING SLEEPING ROOM AND IN THE HALLWAY/AREA SERVING EACH SLEEPING AREA. BATTERY OPERATED DETECTORS ARE ACCEPTABLE FOR EXISTING CONSTRUCTION. (PER C.R.C.) GLAZING MATERIALS: GLASS OR OTHER TRANSPARENT, TRANSLUCENT, OR OPAQUE GLAZING WHICH FACE A FIRE HAZARD AREA SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS OR OTHER ASSEMBLIES APPROVED BY THE BUILDING OFFICIAL. VINYL WINDOWS: GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE HELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, BE GLAZED WITH INSULATING GLASS, ANNEALED OR TEMPERED, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWFA 1011.5.2 STRUCTURAL REQUIREMENTS. SKYLIGHTS: SKYLIGHTS SHALL BE DUAL GLAZED OR TEMPERED GLASS AND SOLAR TUBES SHALL BE RATED FOR A CLASS "A" ROOF ASSEMBLY. FIRE APPARATUS ACCESS ROADS: FIRE ACCESS APPARATUS ROADS, INCLUDING PRIVATE RESIDENTIAL DRIVEWAYS, SHALL BE REQUIRED FOR EVERY BUILDING HEREAFTER CONSTRUCTED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 50 FEET FROM THE CLOSEST POINT OF FIRE DEPARTMENT VEHICLE ACCESS. (FIRE CODE SEC. 902.1.2) INDIVIDUAL DRIVEWAY DIMENSIONS: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET, EXCEPT FOR A SINGLE FAMILY RESIDENTIAL DRIVEWAYS, SERVING NO MORE THAN TWO SINGLE FAMILY DWELLINGS, SHALL HAVE A MINIMUM OF 16 FEET OF UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET 6 INCHES. (FIRE CODE SEC. 902.2.2.1) 		<ol style="list-style-type: none"> ALL ELECTRICAL WORK SHALL COMPLY WITH THE 2018 CALIFORNIA ELECTRICAL CODE. ALL OUTDOOR LIGHTING SHALL COMPLY WITH THE CITY OF SAN DIEGO LIGHTING POLLUTION ORDINANCE. ALL INTERIOR LIGHTING SYSTEMS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION STANDARDS. 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 BACK-UP 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 2034 AND CARBON MONOXIDE DETECTORS PER UL 2075. INSTALL CARBON MONOXIDE ALARMS AND DETECTORS PER CEC, RES, NFPA 720 AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. CARBON MONOXIDE ALARMS SHALL NOT BE BATTERY OPERATED AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING IN ACCORDANCE WITH SECTION R501.1. ADDITIONAL SMOKE ALARMS SHALL BE INSTALLED AND PROVIDED AT THE TOP OF EACH STAIRWAY LANDING AND SHALL BE PROVIDED IN ALL HABITABLE SPACES EXCEPT KITCHENS. 		<p>PARKING: PARKING REQUIRED: 2, PARKING PROVIDED: 4</p> <p>BUILDING HEIGHT: ZONE HEIGHT LIMITS: PROP 'D' HEIGHT LIMIT AREA: 30'-0", ACTUAL BUILDING HEIGHT: 24'-11", NUMBER OF STORIES: 2 OVER BASEMENT</p> <table border="1"> <thead> <tr> <th rowspan="2">BUILDING AREA</th> <th colspan="4">F.A.R. CALCULATIONS</th> </tr> <tr> <th>EXIS.</th> <th>REMOVED</th> <th>NEW</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>FIRST FLOOR AREA</td> <td>6511</td> <td>(0)</td> <td>75</td> <td>6666</td> </tr> <tr> <td>SECOND FLOOR AREA</td> <td>(0)</td> <td>(0)</td> <td>1224</td> <td>1224</td> </tr> <tr> <td>LOWER FLOOR AREA</td> <td>(0)</td> <td>(0)</td> <td>1241</td> <td>1241</td> </tr> <tr> <td>TOTAL GROSS SQUARE FOOTAGE</td> <td>1628</td> <td>(0)</td> <td>1504</td> <td>8,492</td> </tr> </tbody> </table> <p>(*) = F.A.R. CALCULATIONS PER SDMG SEC. 119.0224(B)</p>		BUILDING AREA	F.A.R. CALCULATIONS				EXIS.	REMOVED	NEW	TOTAL	FIRST FLOOR AREA	6511	(0)	75	6666	SECOND FLOOR AREA	(0)	(0)	1224	1224	LOWER FLOOR AREA	(0)	(0)	1241	1241	TOTAL GROSS SQUARE FOOTAGE	1628	(0)	1504	8,492																
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<p>MODEL CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES, AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO, AND ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND LAWS. 2018 CALIFORNIA BUILDING CODE (CBC), 2018 CALIFORNIA RESIDENTIAL CODE (CRC), 2018 CALIFORNIA PLUMBING CODE (CPC), 2018 CALIFORNIA MECHANICAL CODE (CMC), 2018 CALIFORNIA ELECTRICAL CODE (CEC), 2018 CALIFORNIA FIRE CODE (FC), 2018 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES), 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC).</p> <p>OCCUPANCY TYPE: RS U NUMBER OF STORIES: 2 OVER BASEMENT CONSTRUCTION TYPE: TYPE VB SPRINKLERS: NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> (I) & (N) TYPE ISD EXISTING PERMITS: NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> SDP PTS. NO. 344650 / BP PTS. NO. 312522</p>		<p>CHECK EACH APPLICABLE OVERLAY ZONE</p> <p><input type="checkbox"/> AIRPORT APPROACH <input type="checkbox"/> AIRPORT INFLUENCE AREA (AIA) <input type="checkbox"/> (GPO) FACILITY-DEFICIENT NEIGHBORHOODS <input type="checkbox"/> CLAREMONT MESA HEIGHT LIMIT <input checked="" type="checkbox"/> COASTAL HEIGHT LIMIT <input type="checkbox"/> COASTAL (GTY) <input type="checkbox"/> COASTAL (STATE) <input type="checkbox"/> LA JOLLA SHORES COMMUNITY PLAN <input type="checkbox"/> FIRE BURN ZONES 300' BUFFER <input type="checkbox"/> FIRE HAZARD SEVERITY ZONE <input type="checkbox"/> FIRST PUBLIC ROAD-WAY <input type="checkbox"/> MISSION TRAILS DESIGN DISTRICT <input type="checkbox"/> PARKING IMPACT <input type="checkbox"/> PRIME INDUSTRIAL LAND <input type="checkbox"/> RESIDENTIAL/TANDEM PARKING <input type="checkbox"/> SENSITIVE COASTAL <input type="checkbox"/> TRANSIT AREA <input type="checkbox"/> URBAN VILLAGE</p> <p>CHECK IF PROPOSED SITE CONTAINS OR IS ADJACENT TO: <input type="checkbox"/> SENSITIVE BIOLOGICAL RESOURCES <input type="checkbox"/> STEEP HILLSIDES <input type="checkbox"/> COASTAL BEACHES <input type="checkbox"/> SENSITIVE COASTAL BLUFFS <input type="checkbox"/> 100 YEAR FLOOD PLAN GEOLOGIC HAZARD CATEGORIES: 52</p>		<p>PTS. NO.: PTS-646615 SUBMITTAL DATE: 09.28.2021 PHASE: SITE DEVELOPMENT PERMIT PROJECT NUMBER: 20-16 REVIEWED BY: MDL DRAWN BY: SEC DATE: 03.04.2022 SHEET TITLE: TITLE SHEET SHEET NO.: T1.0</p> <table border="1"> <thead> <tr> <th>REVISION #</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>Revision 14</td> <td></td> <td></td> </tr> <tr> <td>Revision 13</td> <td></td> <td></td> </tr> <tr> <td>Revision 12</td> <td></td> <td></td> </tr> <tr> <td>Revision 11</td> <td></td> <td></td> </tr> <tr> <td>Revision 10</td> <td></td> <td></td> </tr> <tr> <td>Revision 9</td> <td></td> <td></td> </tr> <tr> <td>Revision 8</td> <td></td> <td></td> </tr> <tr> <td>Revision 7</td> <td></td> <td></td> </tr> <tr> <td>Revision 6</td> <td></td> <td></td> </tr> <tr> <td>Revision 5</td> <td></td> <td></td> </tr> <tr> <td>Revision 4</td> <td></td> <td></td> </tr> <tr> <td>Revision 3</td> <td></td> <td></td> </tr> <tr> <td>Revision 2</td> <td>03.04.2022</td> <td></td> </tr> <tr> <td>Revision 1</td> <td></td> <td></td> </tr> </tbody> </table> <p>Original Date: 09.28.2021 Sheet: 1 of 18 DP#:</p>		REVISION #	DATE	DESCRIPTION	Revision 14			Revision 13			Revision 12			Revision 11			Revision 10			Revision 9			Revision 8			Revision 7			Revision 6			Revision 5			Revision 4			Revision 3			Revision 2	03.04.2022		Revision 1		
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ARCHITECT MARK D. LYON INC.
410 BIRD ROCK AVE., LA JOLLA, CA. 92037
(858)459-1171 INFO@MDLIA.NET

PREPARED BY: ARCHITECT MARK D. LYON, INC.
Name: ARCHITECT MARK D. LYON, INC.
Address: 410 BIRD ROCK AVENUE, LA JOLLA, CA 92037
Phone #: (858)454-1171

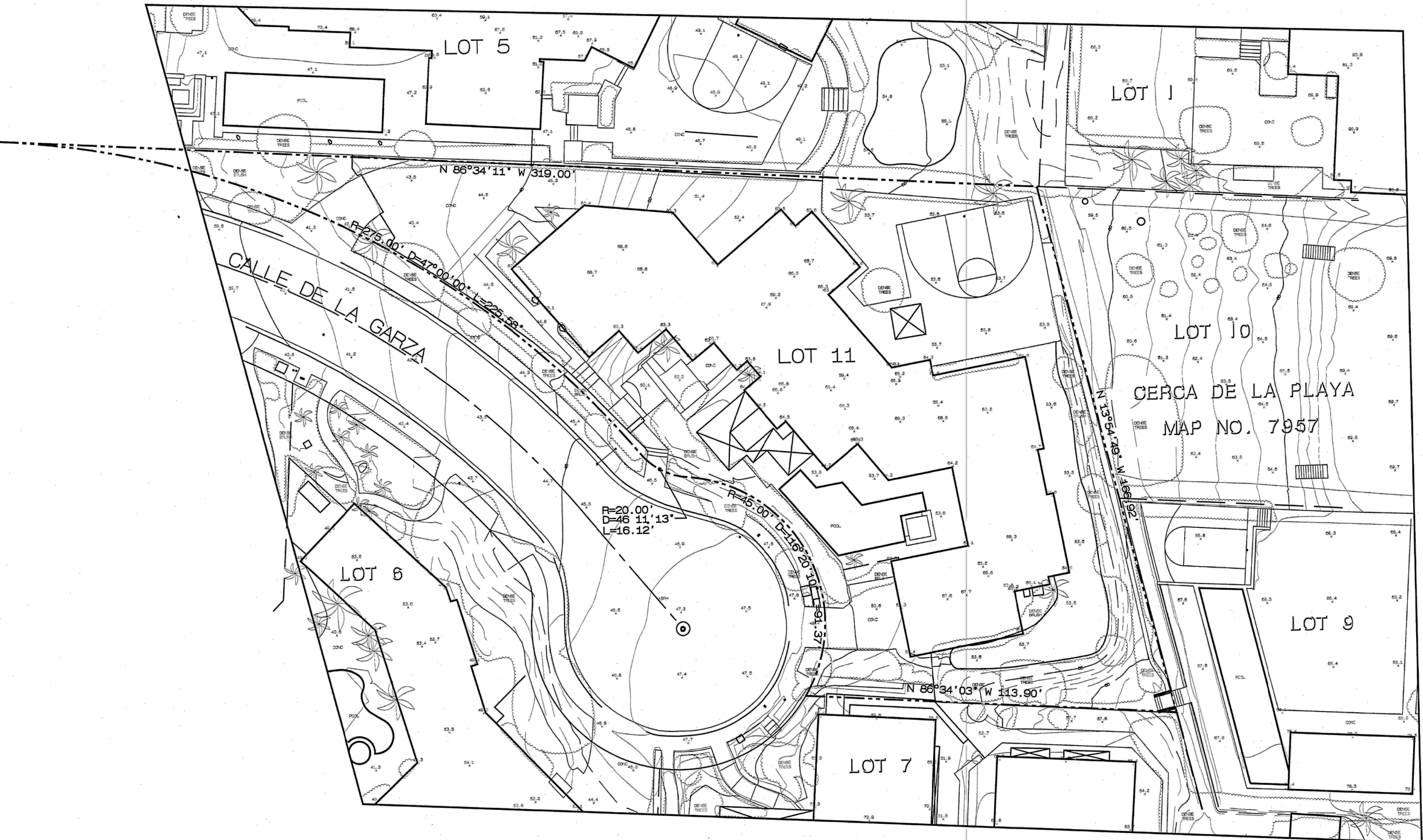
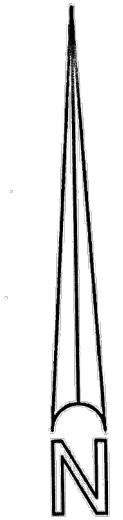
PROJECT NAME: CALLE DE LA GARZA REMODEL
2350 CALLE DE LA GARZA, LA JOLLA, CA 92037

SHEET TITLE: TITLE SHEET
SHEET NO.: T1.0

REVISIONS:

REVISION #	DATE	DESCRIPTION
Revision 14		
Revision 13		
Revision 12		
Revision 11		

SCALE: 1" = 20'
 CONTOUR INTERVAL: 1'



LEGAL DESCRIPTION
 LOT 11 OF CERCA DE LA PLAYA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7957, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY JUNE 5, 1974.

- NOTES**
- EASEMENTS, AGREEMENTS, DOCUMENTS AND OTHER MATTERS WHICH AFFECT THIS PROPERTY MAY EXIST, BUT CANNOT BE PLOTTED. TITLE REPORT NOT PROVIDED.
 - THE PRECISE LOCATION OF UNDERGROUND UTILITIES COULD NOT BE DETERMINED IN THE FIELD. PRIOR TO ANY EXCAVATION UTILITY COMPANIES WILL NEED TO MARK-OUT THE UTILITY LOCATIONS.
 - THE ADDRESS FOR THE SUBJECT PROPERTY IS 2350 CALLE DE LA GARZA, LA JOLLA, CA 92037.
 - THE ASSESSOR PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 346-180-22.
 - THE TOTAL AREA OF THE SUBJECT PARCEL IS 0.57 ACRES.

BENCHMARK
 CITY OF SAN DIEGO BENCHMARK LOCATED AT THE NORTH-WESTERLY CORNER OF LA JOLLA SHORES DRIVE AND CALLE FRESCOTA. ELEVATION 30.571' MEAN SEA LEVEL (N.G.V.D. 1929).

Patrick F. Christensen
 PATRICK F. CHRISTENSEN, P.L.S. 7208
 Date: 07-19-21

Prepared By:
 CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE "J"
 SAN DIEGO, CA 92126
 PHONE (658)271-9901 EMAIL: CEANDS@AOL.COM

Project Address:
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037

Project Name:
 RO-MILLER RESIDENCE

Sheet Title:
 TOPOGRAPHIC MAP

Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:

Original Date: JULY 19, 2021

Sheet 1 of 1

DEPN#

CHRISTENSEN ENGINEERING & SURVEYING
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS
 7888 SILVERTON AVENUE, SUITE "J", SAN DIEGO, CALIFORNIA 92126
 TELEPHONE: (858)271-9901 EMAIL: CEANDS@AOL.COM

PREPARED BY:	ARCHITECT MARK D. LYON, INC.	Revision 14:	
Name:	410 BIRD ROCK AVENUE	Revision 13:	
Address:	LA JOLLA, CA 92037	Revision 12:	
Phone #:	(858)434-1111	Revision 11:	
PROJECT NAME:	CALLE DE LA GARZA REMODEL	Revision 10:	
	2350 CALLE DE LA GARZA	Revision 9:	
	LA JOLLA, CA 92037	Revision 8:	
SHEET TITLE:	EXISTING TOPOGRAPHY	Revision 7:	
		Revision 6:	
		Revision 5:	
		Revision 4:	
		Revision 3:	
		Revision 2:	03.04.2022
		Revision 1:	
Original Date:	07.19.2021		
Sheet	2	of	13
DEPN#			

**CALLE DE LA GARZA
 REMODEL**
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037

REVISIONS:

PTS. NO.:
 P15-696515

SUBMITTAL DATE:
 09.20.2021

PHASE:
 SITE DEVELOPMENT PERMIT

PROJECT NUMBER:
 20-16

REVIEWED BY:
 MDL

DRAWN BY:
 SEC

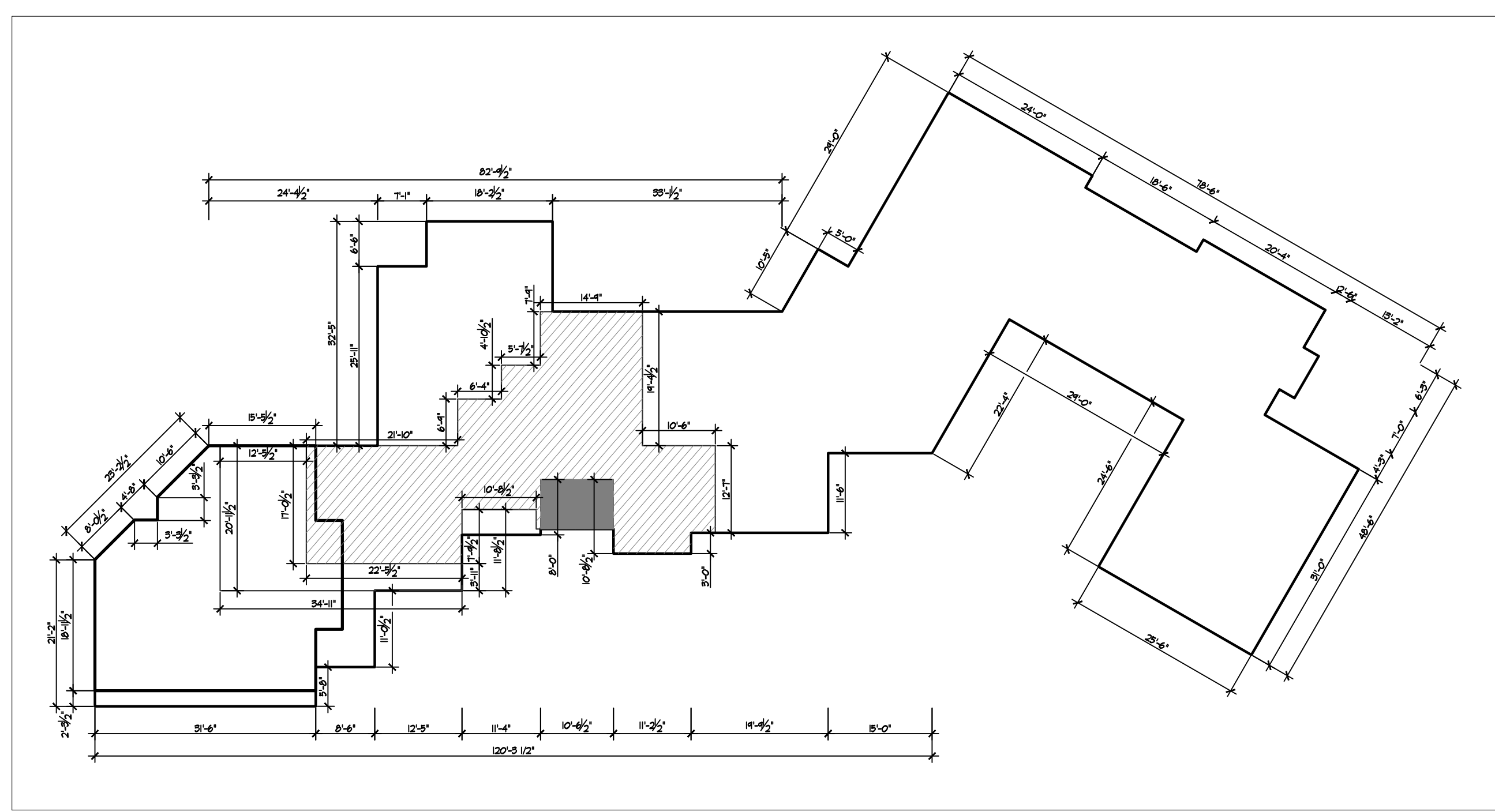
DATE:
 03.04.2022

SHEET TITLE:
 EXISTING TOPOGRAPHY

SHEET NO.:
 C1.0

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JN 2021-62



SITE PLAN - AREA DIMENSIONS

SCALE: 1/16"=1'-0"



ADJACENT PROPERTY LEGAL DESCRIPTION:
8351 DEL ORD COURT
LOT 5 OF CHANDLER KNOLL, MAP NO. 4640
APN NO. 346-180-14

ADJACENT PROPERTY LEGAL DESCRIPTION:
8332 CALLE DEL CIELO
LOT 10 OF CERCA DE LA PLAYA, MAP NO. 7851
APN NO. 346-180-23

ADJACENT PROPERTY LEGAL DESCRIPTION:
8330 CALLE DEL CIELO
LOT 4 OF CERCA DE LA PLAYA, MAP NO. 7851
APN NO. 346-180-24

10'-0" VISIBILITY TRIANGLES
EACH SIDE OF DRIVEWAY.
NOTHING GREATER THAN 36"
IN HEIGHT ALLOWED IN THIS
AREA

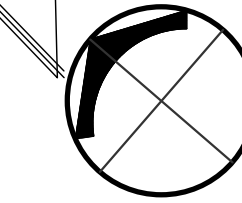
PUBLIC TRANSIT STOP
500 FT TO THE SOUTHWEST

(E) CURB OFFSET
PER EHRA
APPROVAL NO.
13 94381

- NOTES:
1. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED IN THE PROJECT.
 2. PROJECT SITE HAS AN EXISTING RECORDED EHRA - PROJECT NUMBER 363555/APPROVAL NUMBER IS 94381
 3. PRIOR TO THE ISSUANCE OF AN CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, IN TO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
 4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPP). THE WPP SHALL BE PREPARED IN ACCORDANCE WITH GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
 5. THE APPLICANT WILL BE REQUIRED TO CONSTRUCT ALL PUBLIC IMPROVEMENTS TO MEET CURRENT STATE ACCESSIBILITY COMPLIANCE AND CURRENT CITY STANDARDS OR ARE DAMAGED DURING CONSTRUCTION.
 6. PROPOSED ROOF DOWNSPOUTS SHALL RUN OVER LANDSCAPING PRIOR TO ENTERING EXISTING DRAINAGE SYSTEM.

SITE PLAN/CONCEPTUAL GRADING PLAN

SCALE: 1" = 10'-0"



IMPERVIOUS AREA & EARTHWORK QUANTITIES	NOTES
<p>TOTAL DISTURBANCE AREA: 75 SQ. FT. EXISTING AMOUNT OF IMPERVIOUS AREA: 15,056 SQ. FT. PROPOSED AMOUNT OF NEW IMPERVIOUS AREA: 75 SQ. FT. TOTAL IMPERVIOUS AREA: 15,133 SQ. FT. EXISTING IMPERVIOUS AREA: 15,056 SQ. FT. PROPOSED IMPERVIOUS AREA: 75 SQ. FT.</p> <p>EARTHWORK QUANTITIES: CUT QUANTITIES: 1 CYD FILL QUANTITIES: 0 CYD IMPORT/EXPORT: 1 CYD MAX. CUT DEPTH: 2 FT MAX. FILL DEPTH: 0 FT</p> <p>THIS PROJECT PROPOSES TO EXPORT 1 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE IN ACCORDANCE WITH THE 2015 GREENBOOK AND SUPPLEMENTAL AMENDMENTS. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SAL OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.</p> <p>IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.</p>	<ol style="list-style-type: none"> 1. PROVIDE BUILDING ADDRESS NUMBERS VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4) 2. THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE. NOT TO EXCEED 30 FEET (50% SECTIONS 151.0444 AND 152.0505) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE. 3. EXISTING SITE DRAINAGE PATTERN TO REMAIN. NO ADDITIONAL RUNOFF TO PUBLIC RIGHT OF WAY 4. LIGHTING SHALL BE UNOBTRUSIVE AND SHIELDED SO AS NOT TO FALL EXCESSIVELY ON ADJACENT PROPERTIES. 5. ALL OF THE PROPERTY NOT USED OR OCCUPIED BY STRUCTURES, UNPLANTED RECREATIONAL AREAS, WALKS AND DRIVEWAYS SHALL BE LANDSCAPED AND MAY INCLUDE NATIVE MATERIALS, AND IN NO CASE SHALL THIS LANDSCAPED AREA BE LESS THAN 50 PERCENT OF THE TOTAL PARCEL AREA 6. STORM WATER FROM DOWNSPOUTS AND IMPERVIOUS AREAS MUST BE ROUTED TO EITHER LANDSCAPE AREAS OR PLANTER BOXES PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

SITE LEGEND

	EXISTING LOWER & 1ST FLOOR TO REMAIN
	PROPOSED 1ST FLOOR ADDITION
	PROPOSED 2ND FLOOR ADDITION
	DRIVEWAY VISIBILITY TRIANGLE
	CMU SITE WALLS
	EXISTING TOPOGRAPHY
	PROPOSED TOPOGRAPHY
	WATER METER
	DRAINAGE ARROW
	DOWNSPOUT

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Phone #: (858)459-1171

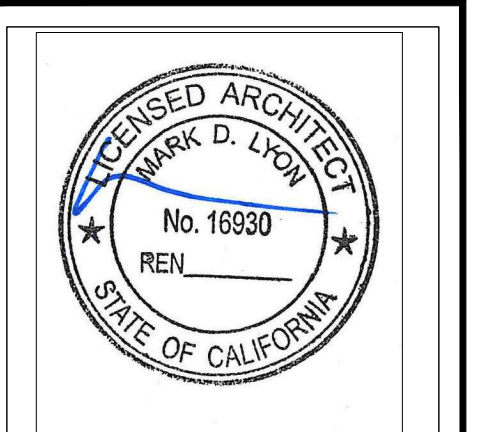
PROJECT NAME:
CALLE DE LA GARZA REMODEL
2350 CALLE DE LA GARZA
LA JOLLA, CA 92037

SHEET TITLE:
PROPOSED SITE PLAN

Revision 14: _____
Revision 13: _____
Revision 12: _____
Revision 11: _____
Revision 10: _____
Revision 9: _____
Revision 8: _____
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: 03.04.2022

Original Date: 09.28.2021
Sheet: 3 of 13
DATE: 03.04.2022

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



CALLE DE LA GARZA REMODEL
2350 CALLE DE LA GARZA
LA JOLLA, CA 92037

REVISIONS:

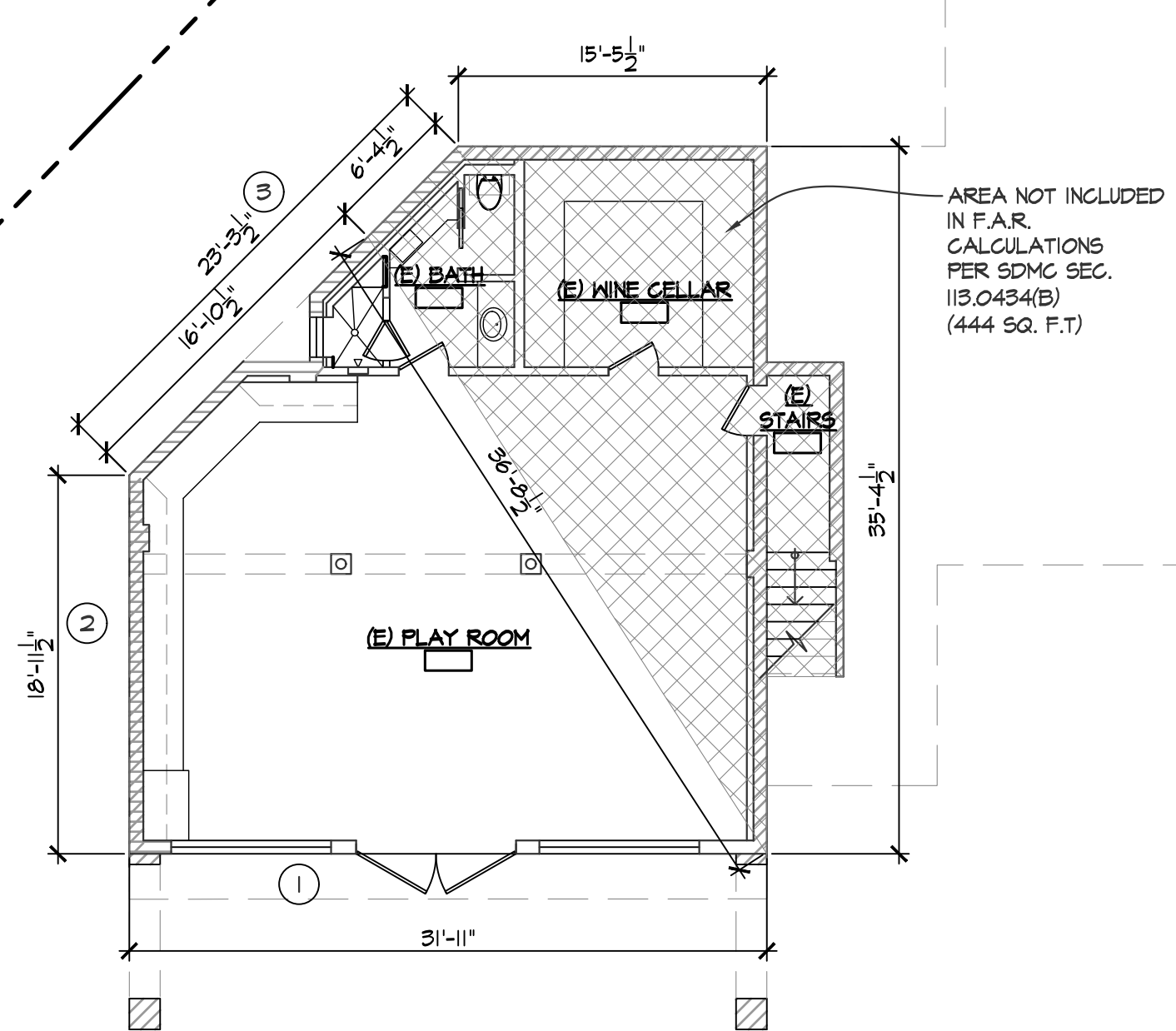
PTS. NO.: P15-646515
SUBMITTAL DATE: 09.28.2021
PHASE: SITE DEVELOPMENT PERMIT
PROJECT NUMBER: 20-16
REVIEWED BY: MDL
DRAWN BY: SEC
DATE: 03.04.2022
SHEET TITLE: PROPOSED SITE PLAN/ CONCEPTUAL GRADING PLAN
SHEET NO.: AI.1

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WALL MATRIX			
NO.	EXISTING	REMOVED	REMAINING
1	31'-11"	0'-0"	31'-11"
2	18'-11 1/2"	0'-0"	18'-11 1/2"
3	16'-10 1/2"	0'-0"	16'-10 1/2"
4	31'-11"	0'-0"	31'-11"
5	21'-1 1/2"	0'-0"	21'-1 1/2"
6	23'-4"	0'-0"	23'-4"
7	24'-4 1/2"	0'-7"	23'-4 1/2"
8	25'-11"	0'-0"	25'-11"
9	7'-1"	0'-0"	7'-1"
10	6'-6"	0'-0"	6'-6"
11	18'-2 1/2"	0'-0"	18'-2 1/2"
12	15'-0 1/2"	0'-0"	15'-0 1/2"
13	33'-1 1/2"	0'-7"	32'-6 1/2"
14	10'-5"	0'-0"	10'-5"
15	5'-0"	0'-0"	5'-0"
16	24'-0"	0'-0"	24'-0"
17	24'-0"	0'-0"	24'-0"
18	2'-0"	0'-0"	2'-0"
19	18'-6"	0'-0"	18'-6"
20	2'-0"	0'-0"	2'-0"
21	20'-4"	0'-0"	20'-4"
22	6'-3"	0'-0"	6'-3"

23	2'-6"	0'-0"	2'-6"
24	7'-0"	0'-0"	7'-0"
25	2'-6"	0'-0"	2'-6"
26	4'-3"	0'-0"	4'-3"
27	15'-8"	0'-0"	15'-8"
28	31'-10"	0'-0"	31'-10"
29	25'-6"	0'-0"	25'-6"
30	24'-6"	0'-0"	24'-6"
31	24'-0"	0'-0"	24'-0"
32	22'-4"	0'-0"	22'-4"
33	15'-0"	0'-0"	15'-0"
34	11'-6"	0'-0"	11'-6"
35	14'-4 1/2"	0'-7"	14'-2 1/2"
36	3'-0"	0'-0"	3'-0"
37	11'-2 1/2"	0'-0"	11'-2 1/2"
38	10'-8 1/2"	7'-2"	3'-6 1/2"
39	10'-6 1/2"	10'-6 1/2"	0'-0"
40	8'-0"	7'-2"	0'-10"
41	11'-4"	0'-0"	11'-4"
42	8'-1"	1'-2"	6'-11"
43	12'-7"	0'-0"	12'-7"
44	11'-0 1/2"	0'-0"	11'-0 1/2"
45	8'-6 1/2"	0'-0"	8'-6 1/2"
46	5'-8"	0'-0"	5'-8"
TOTAL	701'-11 1/2"	27'-4 1/2"	674'-2"

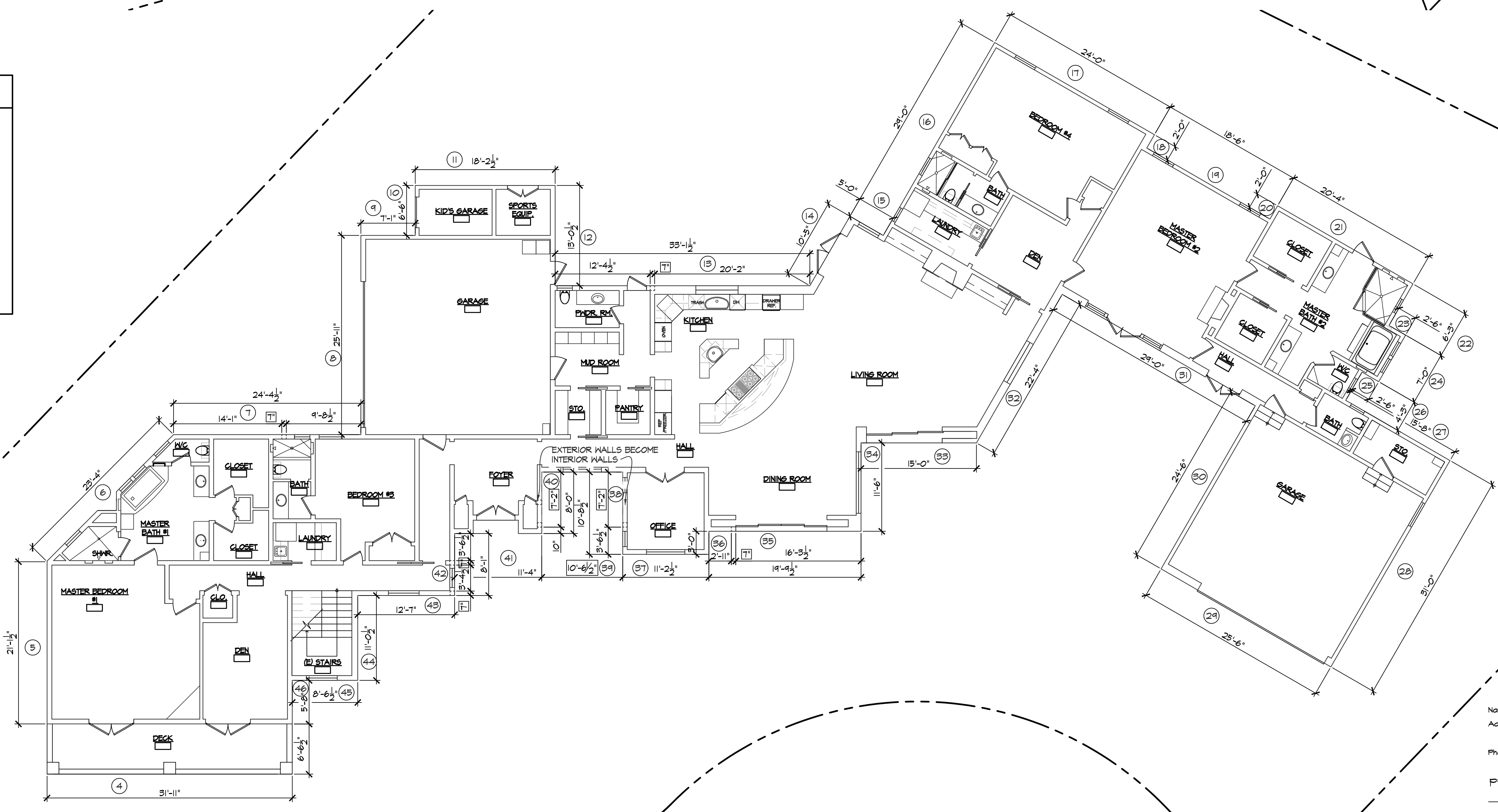
50% = $\frac{701'-11 1/2" + 27'-4 1/2"}{2} = 364'-11 3/4"$
 $\frac{27'-4 1/2"}{701'-11 1/2"} = .04 = 4\%$ REMOVED 96% REMAINING



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

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- ALL OTHER DASHED LINES REPRESENT ADDITIONAL ITEMS TO BE REMOVED.



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

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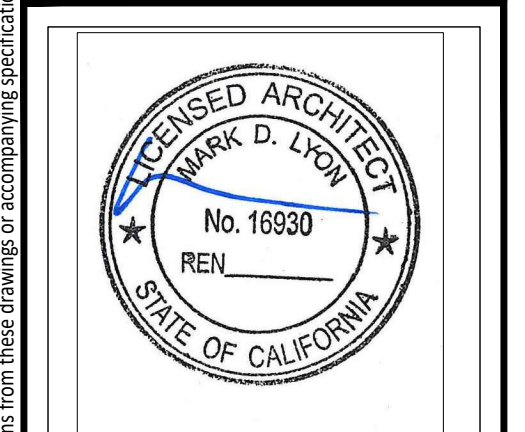
PROJECT NAME:
 CALLE DE LA GARZA REMODEL
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037

SHEET TITLE:
 AS-BUILT & DEMO PLAN

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
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 Revision 8: _____
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 Revision 5: _____
 Revision 4: _____
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 Revision 1: _____

Original Date: 09.28.2021
 Sheet: 4 of 13
 DPM:

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CALLE DE LA GARZA REMODEL
 2350 CALLE DE LA GARZA
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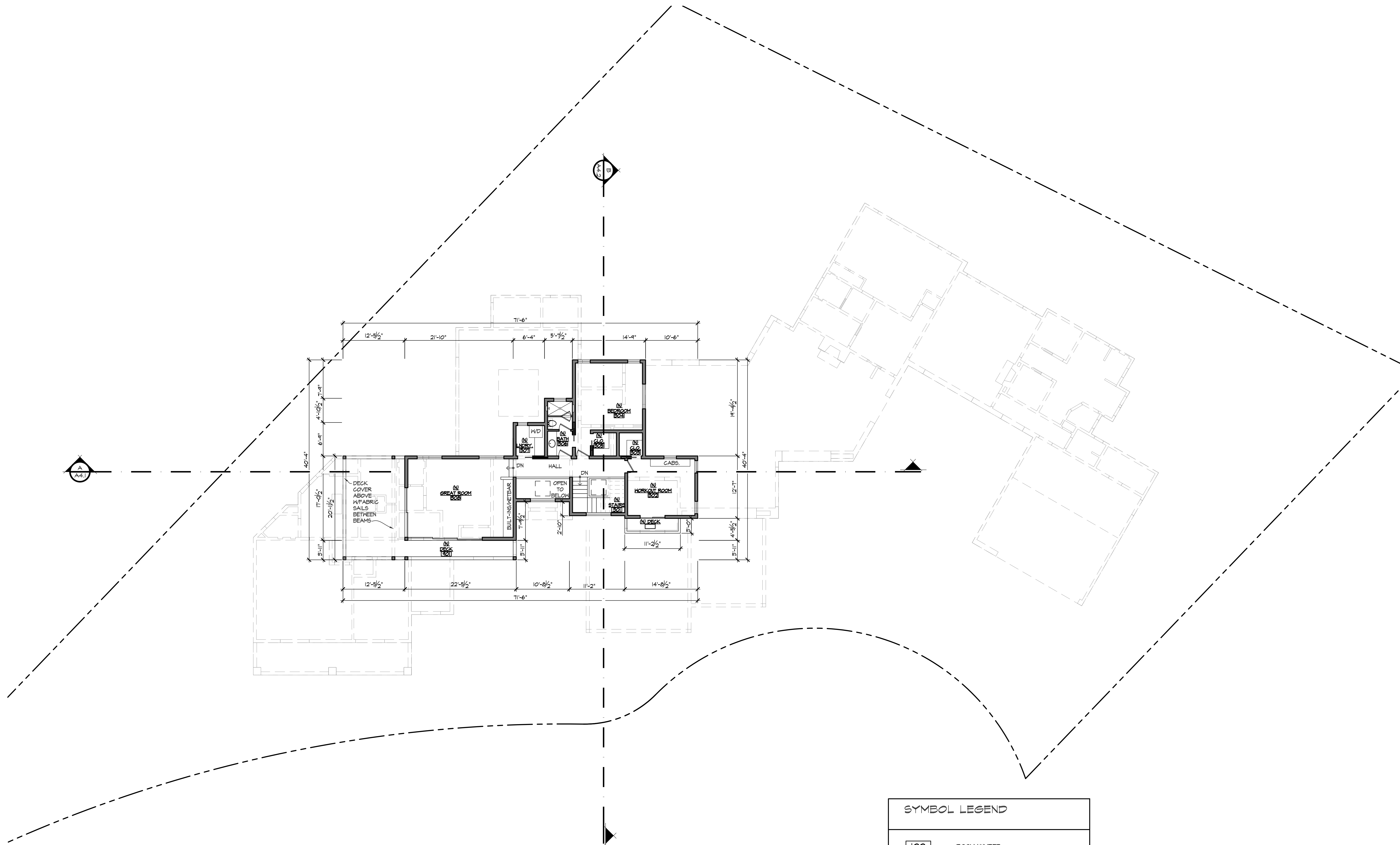
REVISIONS:

PTS. NO.: PTS-696515
 SUBMITTAL DATE: 09.28.2021

PHASE: SITE DEVELOPMENT PERMIT
 PROJECT NUMBER: 20-16
 REVIEWED BY: MDL
 DRAWN BY: SEC
 DATE: 03.04.2022

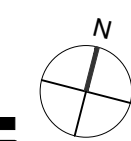
SHEET TITLE:
 AS-BUILT & DEMO 1ST FLOOR PLAN
 SHEET NO.: A2.0

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PROPOSED 2ND FLOOR PLAN

SCALE: 1/8"=1'-0"



SYMBOL LEGEND	
	ROOM NUMBER
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
	EXTERIOR WALL DIMENSIONS TO FACE OF STUD/PTN. WALL.
	INTERIOR WALL DIMENSIONS TO FACE OF STUD OR CENTER LINE C.
SEE SP-1 FOR INSULATION SPECIFICATIONS.	

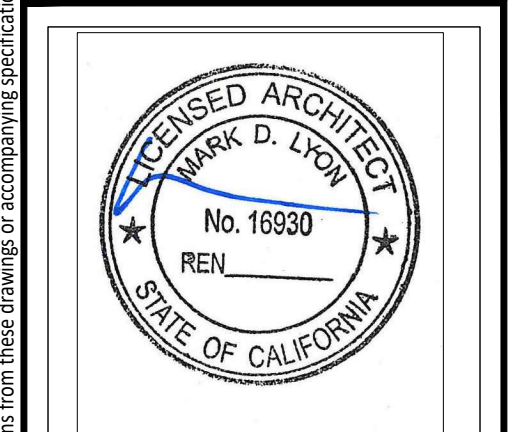
PREPARED BY:
 ARCHITECT MARK D. LYON, INC.
 410 BIRD ROCK AVENUE
 LA JOLLA, CA 92037
 (858)459-1171

PROJECT NAME:
 CALLE DE LA GARZA REMODEL
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037

SHEET TITLE:
 PROPOSED SECOND FLOOR PLAN

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	_____
Revision 4:	_____
Revision 3:	_____
Revision 2:	_____
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Original Date:	03.28.2021
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CALLE DE LA GARZA REMODEL
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 LA JOLLA, CA 92037

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PTS. NO.:	PTS-696515
SUBMITTAL DATE:	09.28.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	03.04.2022
SHEET TITLE:	PROPOSED 2ND FLOOR PLAN
SHEET NO.:	A2.2

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NOTE

1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

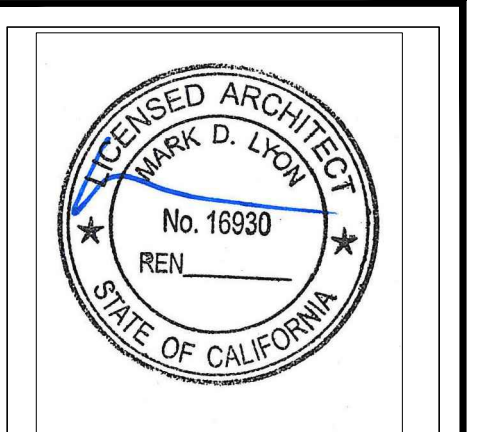
2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMG SEC 151.0444 & 152.0505

PROPOSED ROOF PLAN

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

- MATERIAL SPECIFICATIONS:**
- ROOFING:** US TILE (OR EQUAL); 2-PIECE MISSION CLAY ROOF TILE. 4-COLOR BLEND TO MATCH EXISTING OVER 60# ORGANIC FELT UNDERLAYMENT. DOUBLE STACK FASCIA COURSE. ICC-ES REPORT # ESR-1011. CLASS 'A' ROOFING. 50-YEAR MINIMUM WARRANTY.
 - RAFTER TAILS:** 6X8 AT 24" O.C. ROUGH SAWN ORNATE RAFTER TAILS SCAB BACK INTO FRAMING MINIMUM 24". STAIN TO MATCH EXISTING
 - STUCCO:** EXPO STUCCO (OR EQUAL). EXTERIOR COLOR COAT OVER PORTLAND CEMENT PLASTER. SEE SHEET SP2 FOR SPECS. TEXTURE TO BE SANTA BARBARA FINISH TO MATCH EXISTING. MATCH EXISTING COLOR.
 - GUARDRAIL:** GLASS RAILING BY CR. LAURENCE

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CALLE DE LA GARZA REMODEL

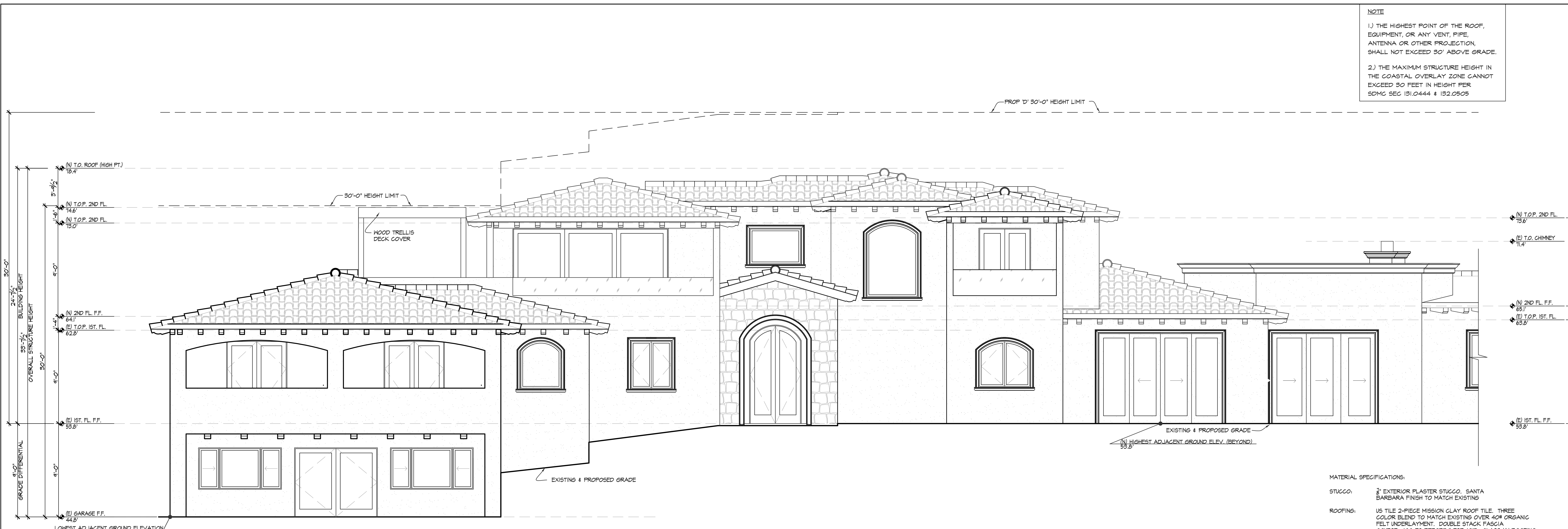
2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037

REVISIONS:	
PTS. NO.:	PTS-696515
SUBMITTAL DATE:	09.20.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	03.09.2022
SHEET TITLE:	PROPOSED ROOF PLAN
SHEET NO.:	A2.5

PREPARED BY:		Revision 14:	_____
Name:	ARCHITECT MARK D. LYON, INC.	Revision 13:	_____
Address:	410 BIRD ROCK AVENUE	Revision 12:	_____
	LA JOLLA, CA 92037	Revision 11:	_____
Phone #:	(858)459-1171	Revision 10:	_____
		Revision 9:	_____
		Revision 8:	_____
		Revision 7:	_____
		Revision 6:	_____
		Revision 5:	_____
		Revision 4:	_____
		Revision 3:	_____
		Revision 2:	_____
		Revision 1:	03.09.2022
SHEET TITLE:	ROOF PLAN	Original Date:	09.20.2021
		Sheet:	7 of 13
		DEPN:	_____

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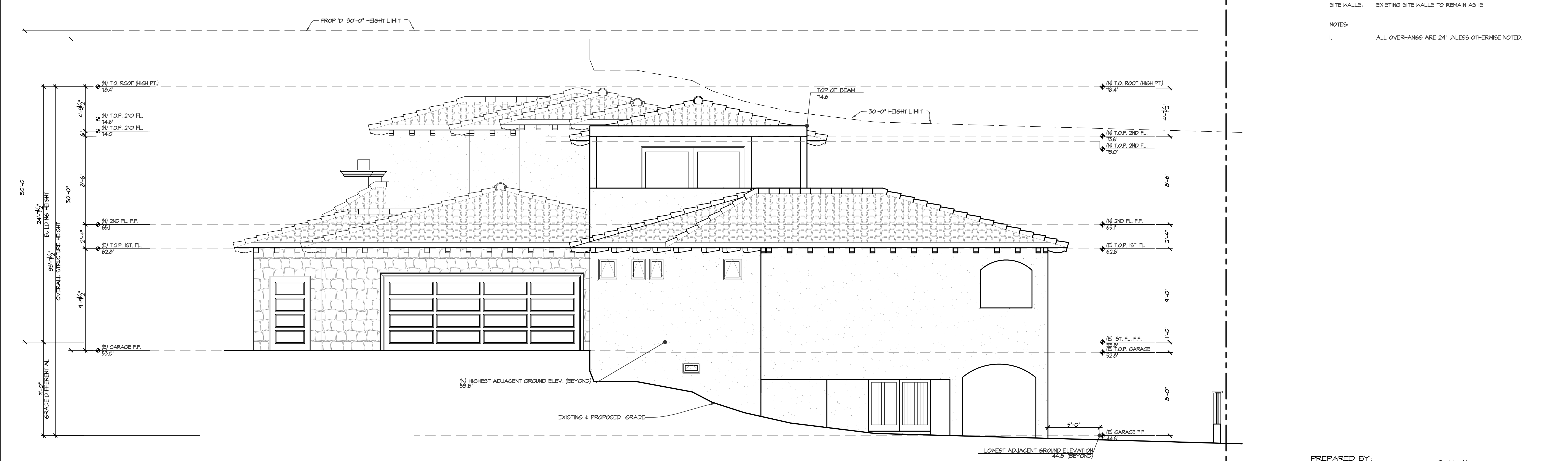
NOTE
 1) THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
 2) THE MAXIMUM STRUCTURE HEIGHT IN THE COASTAL OVERLAY ZONE CANNOT EXCEED 30 FEET IN HEIGHT PER SDMC SEC 151.0444 & 152.0505



WEST ELEVATION

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

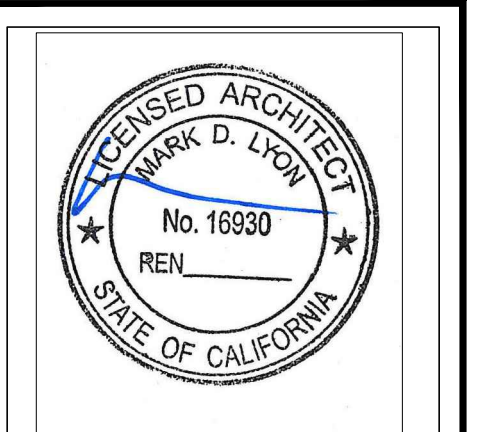
MATERIAL SPECIFICATIONS:
 STUCCO: 3/8" EXTERIOR PLASTER STUCCO, SANTA BARBARA FINISH TO MATCH EXISTING
 ROOFING: US TILE 2-PIECE MISSION CLAY ROOF TILE, THREE COLOR BLEND TO MATCH EXISTING OVER 40# ORGANIC FELT UNDERLAYMENT, DOUBLE STACK FASCIA COURSE, ICC-ES REPORT # ESR-1017, CLASS 'A' ROOFING, 30-YEAR MINIMUM WARRANTY.
 RAFTER TAILS: 6x8 @ 24" ROUGH SAWN ORNATE RAFTER TAILS, SCAB BACK INTO FRAMING, STAIN TO MATCH EXISTING.
 STONE DETAIL: C.D.I. OR EQUAL TO MATCH EXISTING
 CUT STONE: 4" CUT STONE TO MATCH EXISTING
 DRIVEWAYS: EXISTING CONCRETE DRIVEWAYS TO REMAIN
 SITE WALLS: EXISTING SITE WALLS TO REMAIN AS IS
 NOTES:
 1. ALL OVERHANGS ARE 24" UNLESS OTHERWISE NOTED.



NORTH ELEVATION

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

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 LA JOLLA, CA 92037

REVISIONS:

PTS. NO.: PTS-696515
 SUBMITTAL DATE: 09.28.2021
 PHASE: SITE DEVELOPMENT PERMIT
 PROJECT NUMBER: 20-16
 REVIEWED BY: MDL
 DRAWN BY: SEC
 DATE: 03.09.2022
 SHEET TITLE: EXTERIOR ELEVATIONS
 SHEET NO.: A3.1

PREPARED BY:
 ARCHITECT MARK D. LYON, INC.
 410 BIRD ROCK AVENUE
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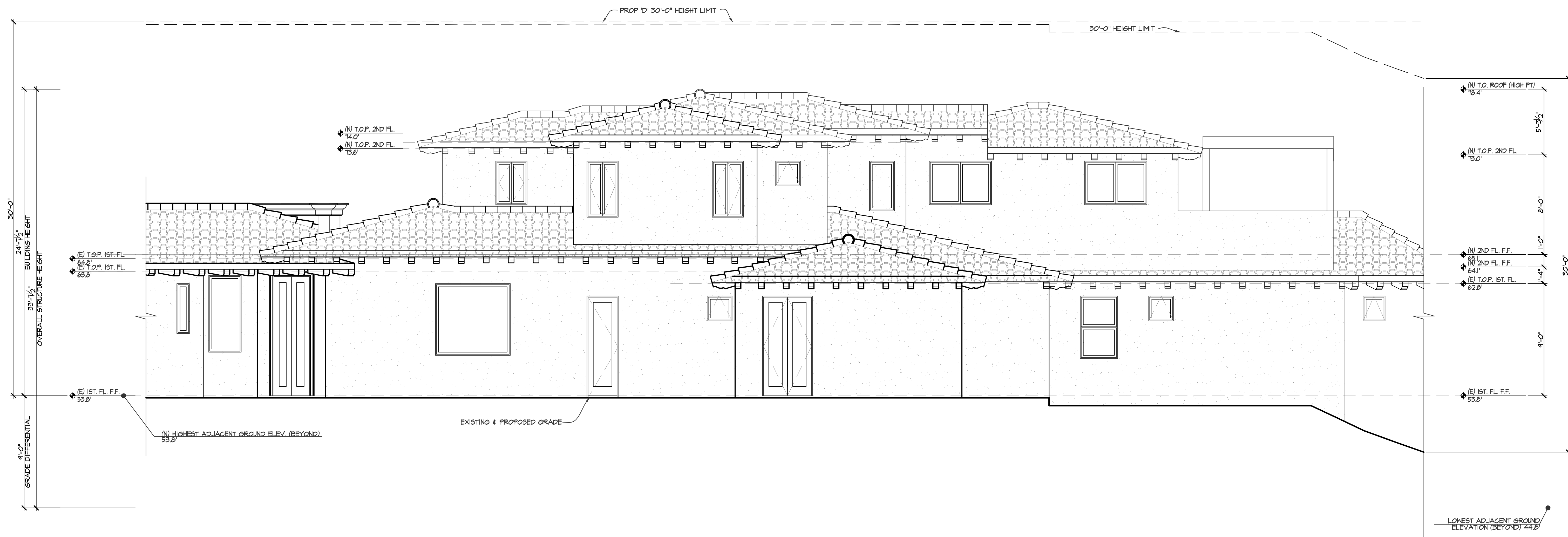
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 2350 CALLE DE LA GARZA
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SHEET TITLE:
 EXTERIOR ELEVATIONS

Revision 14: _____
 Revision 13: _____
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 Revision 9: _____
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 Sheet 8 of 18
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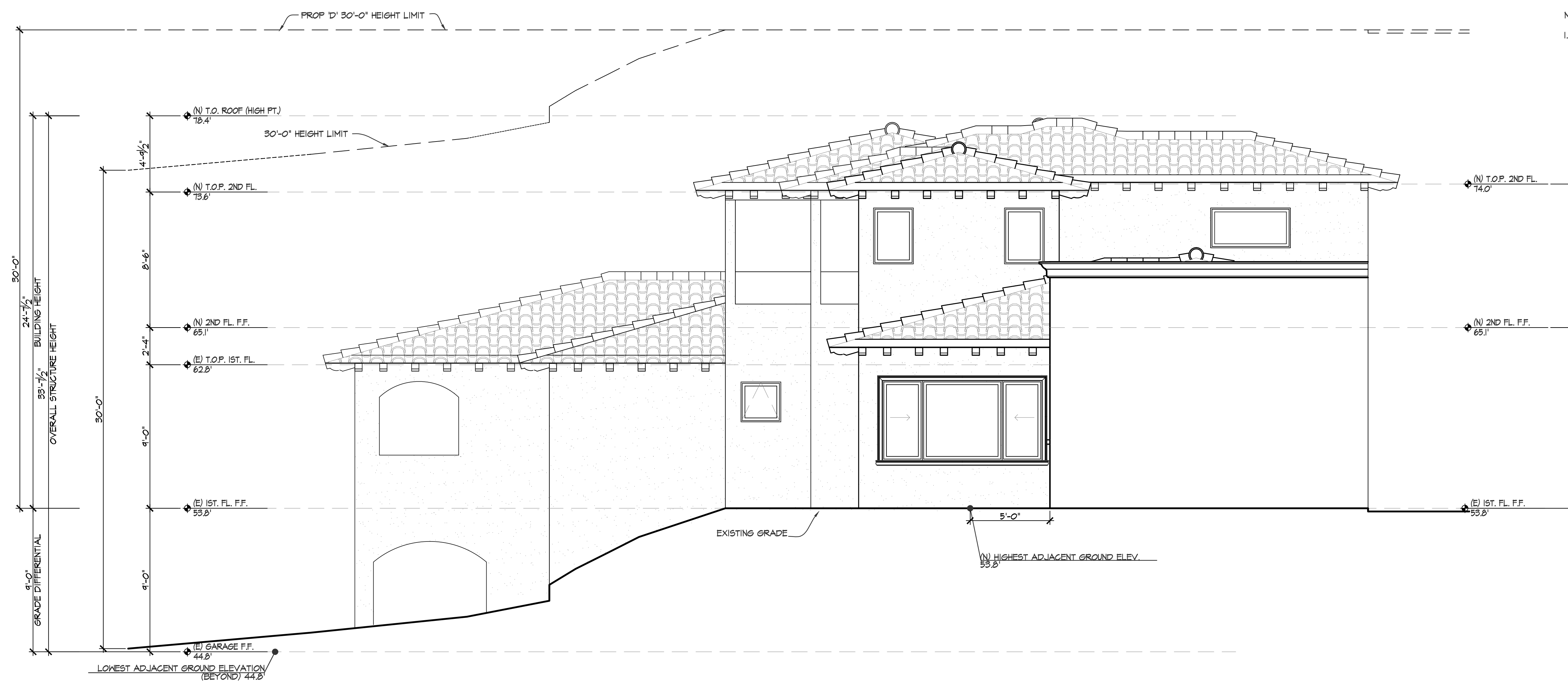
NOTE

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 SDMC SEC 131.0444 & 132.0505

EAST ELEVATION

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



NORTH ELEVATION

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

MATERIAL SPECIFICATIONS:

STUCCO: 3/8" EXTERIOR PLASTER STUCCO, SANTA BARBARA FINISH TO MATCH EXISTING

ROOFING: US TILE 2-PIECE MISSION CLAY ROOF TILE, THREE COLOR BLEND TO MATCH EXISTING OVER 40# ORGANIC FELT UNDERLAYMENT, DOUBLE STACK PASGIA COURSE, ICC-ES REPORT # ESR-1011, CLASS 'A' ROOFING, 30-YEAR MINIMUM WARRANTY.

RAFTER TAILS: 6x8 @ 24" ROUGH SAWN ORNATE RAFTER TAILS, SCAB BACK INTO FRAMING, STAIN TO MATCH EXISTING.

STONE DETAIL: C.D.I. OR EQUAL TO MATCH EXISTING

CUT STONE: 4" CUT STONE TO MATCH EXISTING

DRIVEWAYS: EXISTING CONCRETE DRIVEWAYS TO REMAIN

SITE WALLS: EXISTING SITE WALLS TO REMAIN AS IS

NOTES:

1. ALL OVERHANGS ARE 24" UNLESS OTHERWISE NOTED.

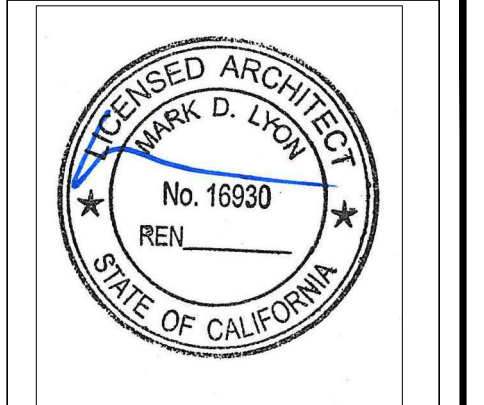
PREPARED BY:
 Name: ARCHITECT MARK D. LYON, INC.
 Address: 410 BIRD ROCK AVENUE
 LA JOLLA, CA 92037
 Phone #: (858)459-1171

PROJECT NAME:
 CALLE DE LA GARZA REMODEL
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SHEET TITLE:
 EXTERIOR ELEVATIONS

Revision 14:	_____
Revision 13:	_____
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Revision 1:	09.09.2022
Original Date:	09.28.2021
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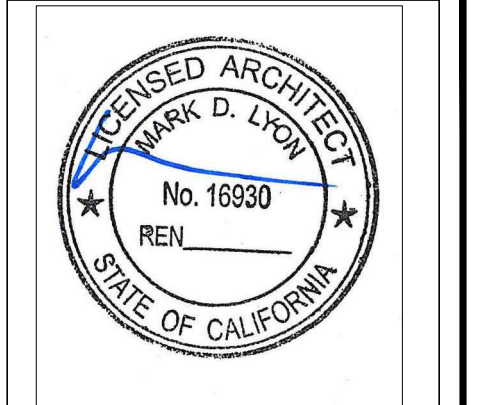
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PTS. NO.:	PTS-696515
SUBMITTAL DATE:	09.28.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
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DRAWN BY:	SEC
DATE:	03.09.2022
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET NO.:	A3.2

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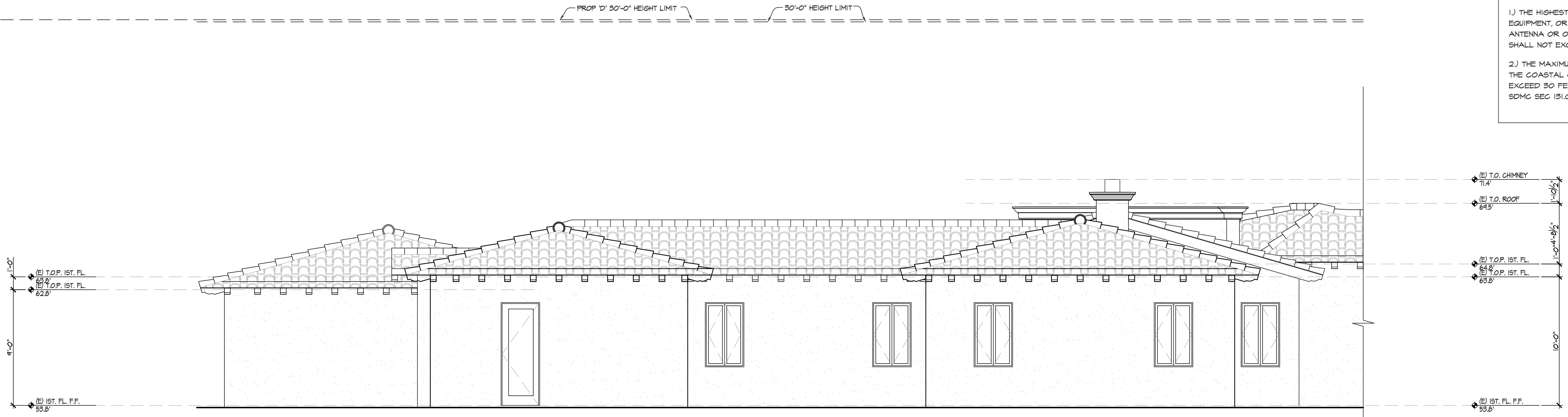
CALLE DE LA GARZA REMODEL
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037

REVISIONS:	
PTS. NO.:	PTS-696515
SUBMITTAL DATE:	09.20.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	03.09.2022
SHEET TITLE:	EXTERIOR ELEVATIONS
SHEET NO.:	A3.3

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 SOMC SEC 191.0444 & 192.0505



MATERIAL SPECIFICATIONS:

STUCCO: 3/8" EXTERIOR PLASTER STUCCO, SANTA BARBARA FINISH TO MATCH EXISTING

ROOFING: US TILE 2-PIECE MISSION CLAY ROOF TILE, THREE COLOR BLEND TO MATCH EXISTING OVER 40# ORGANIC FELT UNDERLAYMENT, DOUBLE STACK FASGIA COURSE, ICG-ES REPORT # ESR-1017, CLASS 'A' ROOFING, 30-YEAR MINIMUM WARRANTY.

RAFTER TAILS: 6x8 @ 24" ROUGH SAWN ORNATE RAFTER TAILS, SCAB BACK INTO FRAMING, STAIN TO MATCH EXISTING.

STONE DETAIL: C.D.I. OR EQUAL TO MATCH EXISTING

CUT STONE: 4" CUT STONE TO MATCH EXISTING

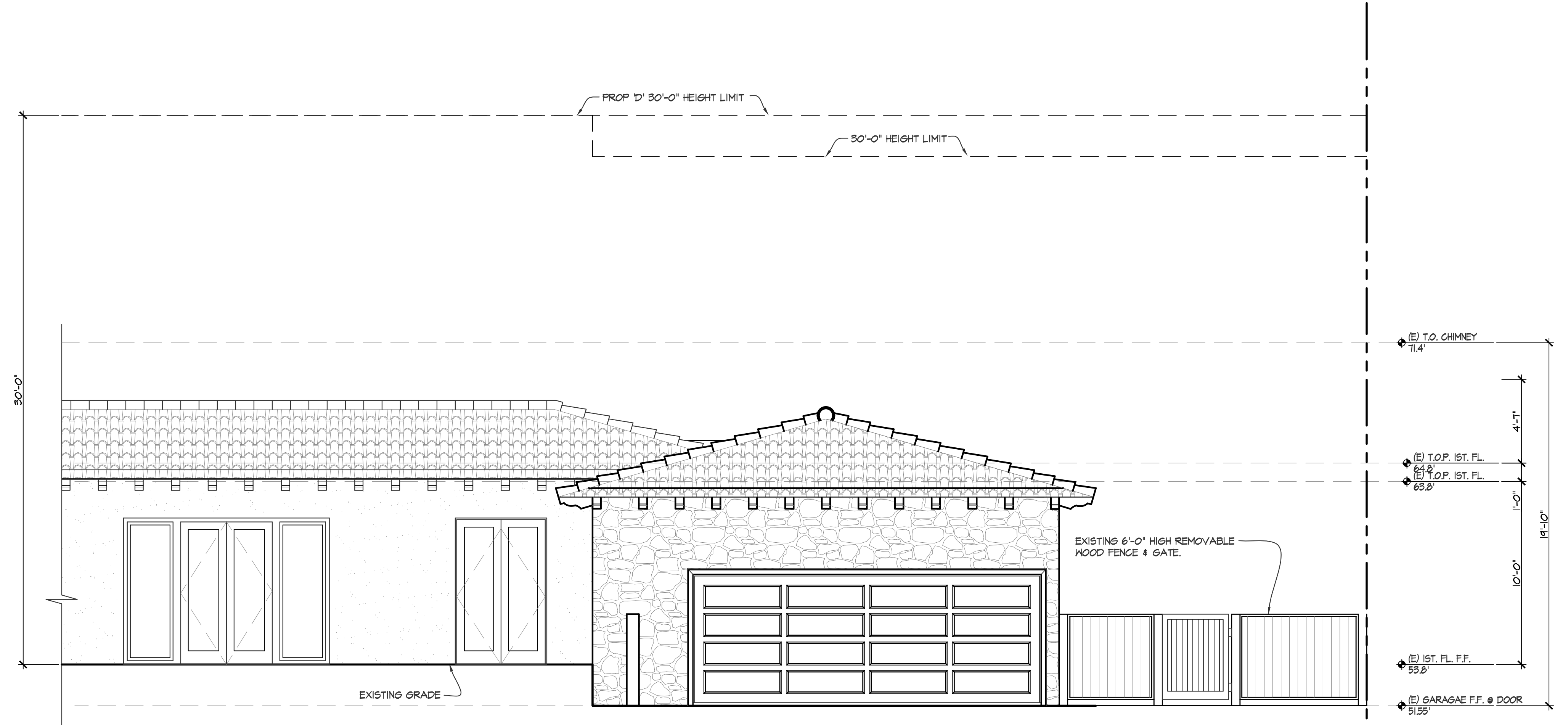
DRIVENWAYS: EXISTING CONCRETE DRIVENWAYS TO REMAIN

SITE WALLS: EXISTING SITE WALLS TO REMAIN AS IS

NOTES:

1. ALL OVERHANGS ARE 24" UNLESS OTHERWISE NOTED.

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



PREPARED BY:
 Name: ARCHITECT MARK D. LYON, INC.
 Address: 410 BIRD ROCK AVENUE
 LA JOLLA, CA 92037
 Phone #: (858)459-1171

PROJECT NAME:
 CALLE DE LA GARZA REMODEL
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037

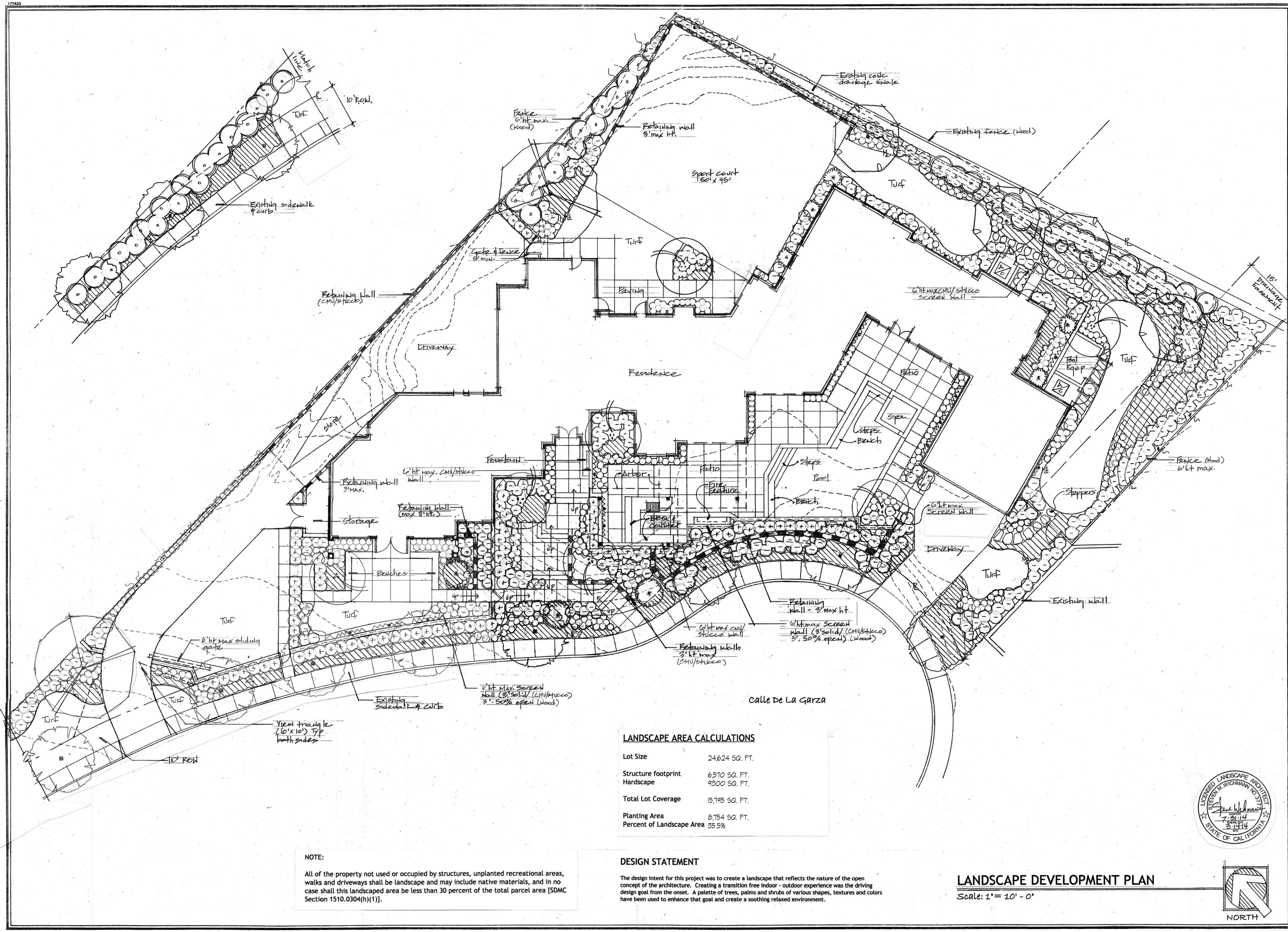
SHEET TITLE:
 EXTERIOR ELEVATIONS

Revision 14: _____
 Revision 13: _____
 Revision 12: _____
 Revision 11: _____
 Revision 10: _____
 Revision 9: _____
 Revision 8: _____
 Revision 7: _____
 Revision 6: _____
 Revision 5: _____
 Revision 4: _____
 Revision 3: _____
 Revision 2: _____
 Revision 1: _____

Original Date: 09.20.2021
 Sheet 10 of 18
 DEP# _____

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

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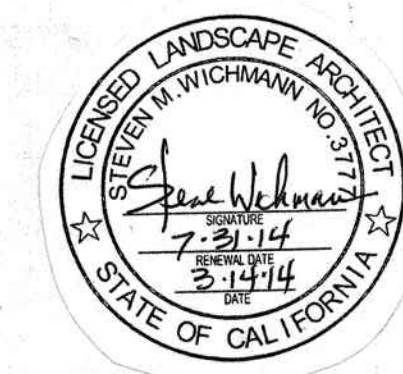
LANDSCAPE AREA CALCULATIONS

Lot Size	24,624 SQ. FT.
Structure footprint	6,510 SQ. FT.
Hardscape	4,300 SQ. FT.
Total Lot Coverage	15,745 SQ. FT.
Planting Area	8,754 SQ. FT.
Percent of Landscape Area	35.5%

NOTE:
All of the property not used or occupied by structures, unplanted recreational areas, walks and driveways shall be landscape and may include native materials, and in no case shall this landscaped area be less than 30 percent of the total parcel area [SDMC Section 1510.0304(h)(1)].

DESIGN STATEMENT
The design intent for this project was to create a landscape that reflects the nature of the open concept of the architecture. Creating a transition free indoor - outdoor experience was the driving design goal from the onset. A palette of trees, palms and shrubs of various shapes, textures and colors have been used to enhance that goal and create a soothing relaxed environment.

LANDSCAPE DEVELOPMENT PLAN
Scale: 1" = 10' - 0"



ROHMILLER RESIDENCE
2350 Calle De La Garza
LA JOLLA, CA 92037

landscape architects
G W D
GARDNER WICKHAM DUNN
405 VIA DEL NORTE, SUITE C, LA JOLLA, CA 92037-6952
652-459-9220 PH 652-459-9220 FAX
www.gwdella.com

Date	9/19/12	Job #	E1315
Drawn By	SN		
Checked By	SN		
Reviewed By	SN		

Sheet
L-1
OF TWO

THE ENTIRE EXISTING SITE IS LANDSCAPED PER THIS PLAN IN 2015. THIS PLAN IS FOR REFERENCE AS NONE OF THE EXISTING LANDSCAPING WILL BE AFFECTED BY THE SCOPE OF THIS PERMIT

PREPARED BY:
Name: ARCHITECT MARK D. LYON, INC.
Address: 410 BIRD ROCK AVENUE
LA JOLLA, CA 92037
Phone #: (858)434-1111

PROJECT NAME:
CALLE DE LA GARZA REMODEL
2350 CALLE DE LA GARZA
LA JOLLA, CA 92037

SHEET TITLE:
LANDSCAPE PLAN

Revision 14	
Revision 13	
Revision 12	
Revision 11	
Revision 10	
Revision 9	
Revision 8	
Revision 7	
Revision 6	
Revision 5	
Revision 4	
Revision 3	
Revision 2	03.04.2022
Revision 1	09.28.2021

Original Date: 09.28.2021
Sheet 12 of 13
DP#

ATTACHMENT #1 Calle De La Garza Remodel

CALLE DE LA GARZA REMODEL
2350 CALLE DE LA GARZA
LA JOLLA, CA 92037

REVISIONS:

PTS. NO.:	PTS-696515
SUBMITTAL DATE:	09.28.2021
PHASE:	SITE DEVELOPMENT PERMIT
PROJECT NUMBER:	20-16
REVIEWED BY:	MDL
DRAWN BY:	SEC
DATE:	03.04.2022
SHEET TITLE:	EXISTING LANDSCAPE PLAN
SHEET NO.:	1-1

30-Aug-21

CALLE DE LA GARZA REMODEL
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037
 APN# 346-180-22
 PTS# 696515

ADDRESS	LOT SIZE (SQ. FT.)	BED/BATH	HOUSE SQ. FT.	F.A.R	SETBACKS		
					FRONT	SIDE	REAR
2350 CALLE DE LA GARZA(E)	24,394	4/6	7,184	0.29	20'-0"	14'/15'	19'-0"
2350 CALLE DE LA GARZA(P)	24,394	6/7	8,488	0.34	20'-0"	14'/15'	19'-0"
2355 CALLE DE LA GARZA	22,216	5/6	5,170	0.23	16'-0"	4'/64'	20'-0"
2339 CALLE DE LA GARZA	23,522	4/3.5	4,169	0.18	18'-0"	4'/5'	80'-0"
2323 CALLE DE LA GARZA	23,958	3/1	3,598	0.15	16'-0"	4'/18'	89'-0"
2310 CALLE DE LA GARZA	10,019	5/5.5	5,750	0.57	10'	50'/10'	5'
2307 CALLE DE LA GARZA	5,937	5/4	3,866	0.65	82'-0"	8'/18'	16'-0"
8351 DEL ORO CT.	29,621	5/6	9,614	0.32	21'-0"	20'/40'	10'-0"
8361 DEL ORO CT.	20,038	4/5	5,512	0.57	20'-0"	10'/10'	20'-0"
8371 DEL ORO CT.	20,038	4/3	2,712	0.14	46'-0"	6'/8'	46'-0"
2385 CALLE DEL ORO	23,522	6/4	3,356	0.14	16'-0"	10'/24'	12'-0"
2323 CALLE DEL ORO	31,799	5/5	4,256	0.13	24'-0"	4'/20'	125'-0"
8366 CALLE DEL CIELO	17,424	5/5	5,221	0.3	24'-0"	6'/8'	16'-0"
8350 CALLE DEL CIELO	22,216	8/9	9,900	0.45	16'-0"	4'/4'	40'-0"
8332 CALLE DEL CIELO	21,344	3/3.5	2,807	0.13	28'-0"	6'/4'	56'-0"
8320 CALLE DEL CIELO	20,909	7/7.5	12,000	0.57	15'-0"	8'/8'	10'-0"

30-Aug-21

CALLE DE LA GARZA REMODEL
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037
 APN# 346-180-22
 PTS# 341630

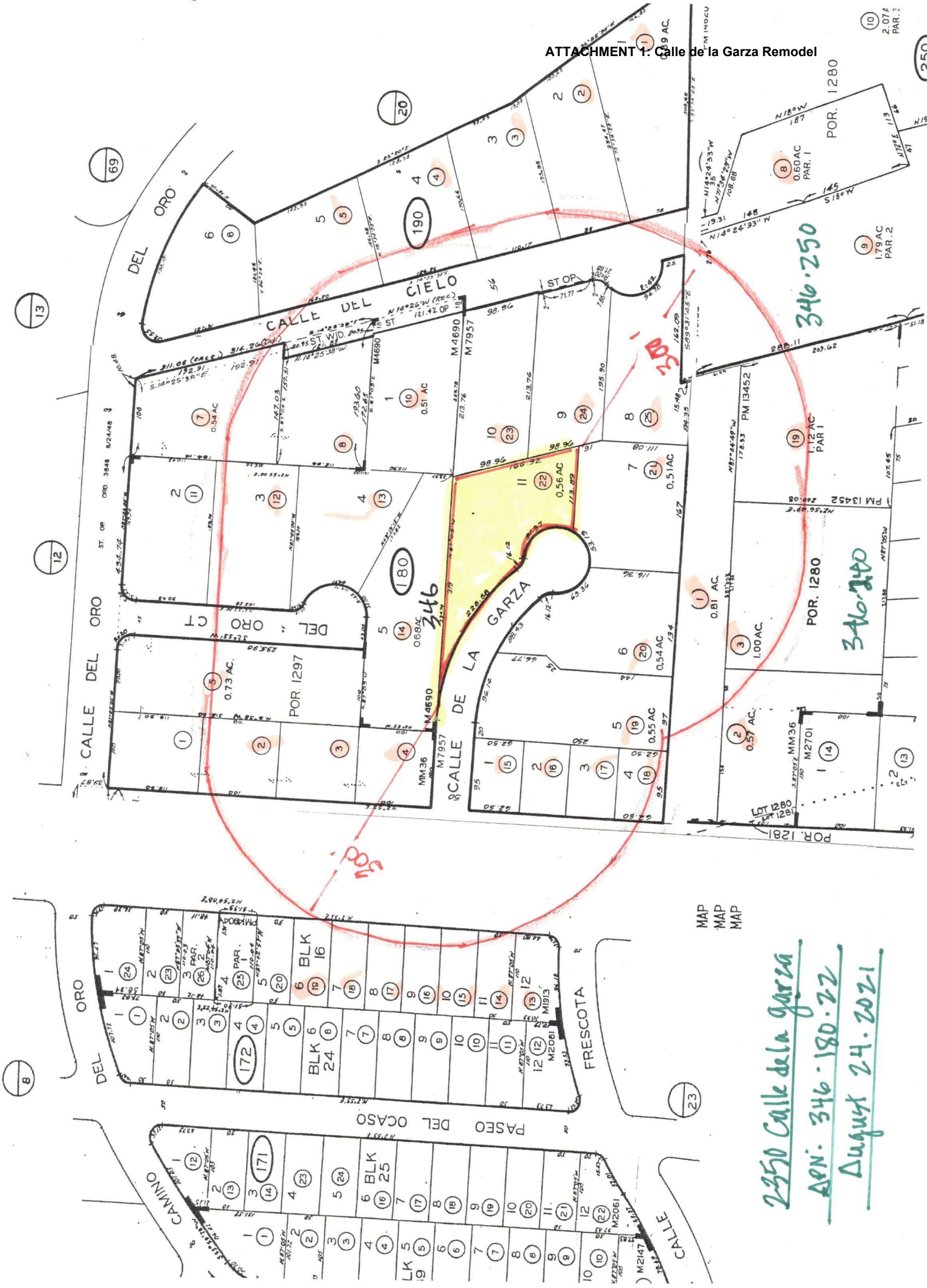
ADDRESS	LOT SIZE (SQ. FT.)	BED/BATH	HOUSE SQ. FT.	F.A.R.	SETBACKS		
					FRONT	SIDE	REAR
8308 CALLE DEL CIELO	21,780	5/5	6,433	0.3	16'-0"	0'/16'	80'-0"
8361 CALLE DEL CIELO	20,473	4/3	2,535	0.12	32'-0"	14'/4'	24'-0"
8347 CALLE DEL CIELO	20,038	5/5	4,299	0.21	24'-0"	22'/8'	32'-0"
8333 CALLE DEL CIELO	20,473	3/4	3,473	0.17	22'-0"	12'/6'	14'-0"
8315 CALLE DEL CIELO	20,038	4/3.5	4,446	0.22	32'-0"	12'/6"	16'-0"
8305 CALLE DEL CIELO	30,056	4/4	3,731	0.12	20'-0"	6'/4'	28'-0"
8311 LA JOLLA SHORES DR.	5,937	5/5	3,184	0.57	60'-0"	5'/5'	20'-0"
8319 LA JOLLA SHORES DR.	5,937	4/5	3,055	0.51	60'-0"	5'/5'	15'-0"
8327 LA JOLLA SHORES DR.	5,937	5/4	3,850	0.65	70'-0"	5'/3'	10'-0"
8355 LA JOLLA SHORES DR.	10,001	2/2	1,687	0.16	56'-0"	4'/8'	24'-0"
8371 LA JOLLA SHORES DR.	10,001	3/2	1,578	0.16	56'-0"	4'/12'	22'-0"
8303 LA JOLLA SHORES DR.	26,136	3/3	3,304	0.13	72'-0"	8'/32'	64'-0"
8310 LA JOLLA SHORES DR.	5,497	2/2	1,320	0.24	24'-0"	4'/4'	32'-0"
8320 LA JOLLA SHORES DR.	5,497	4/3	2,528	0.46	16'-0"	4'/4'	24'-0"
8328 LA JOLLA SHORES DR.	5,497	3/2	1,456	0.26	16'-0"	4'/4'	16'-0"
8338 LA JOLLA SHORES DR.	5,497	3/1	2,053	0.37	12'-0"	4'/4'	26'-0"

30-Aug-21

CALLE DE LA GARZA REMODEL
 2350 CALLE DE LA GARZA
 LA JOLLA, CA 92037
 APN# 346-180-22
 PTS# 341630

ADDRESS	LOT SIZE (SQ. FT.)	BED/BATH	HOUSE SQ. FT.	F.A.R.	SETBACKS		
					FRONT	SIDE	REAR
8344 LA JOLLA SHORES DR.	5,497	4/3.5	2,946	0.54	16'-0"	4'/4'	24'-0"
8352 LA JOLLA SHORES DR.	5,497	3/2	1,700	0.31	14'-0"	4'/4'	20'-0"
8360 LA JOLLA SHORES DR.	5,497	4/3	3,700	0.67	14'-0"	4'/5'	5'-0"
8275 LA JOLLA SHORES DR.	24,829	5/4	4,334	0.17	20'-0"	52'/0'	4'-0"
8317 LA JOLLA SHORES DR.	43,560	6/7	5,408	0.12	24'-0"	64'/4'	32'-0"
8283 LA JOLLA SHORES DR.	48,787	6/4	3,370	0.07	32'-0"	16'/24'	80'-0"
2220-22 CALLE FRESCOTTA	6,926	3/1	1,042	0.15	5'-0"	15'/0'	15'-0"

ATTACHMENT 1: Calle de la Garza Remodel

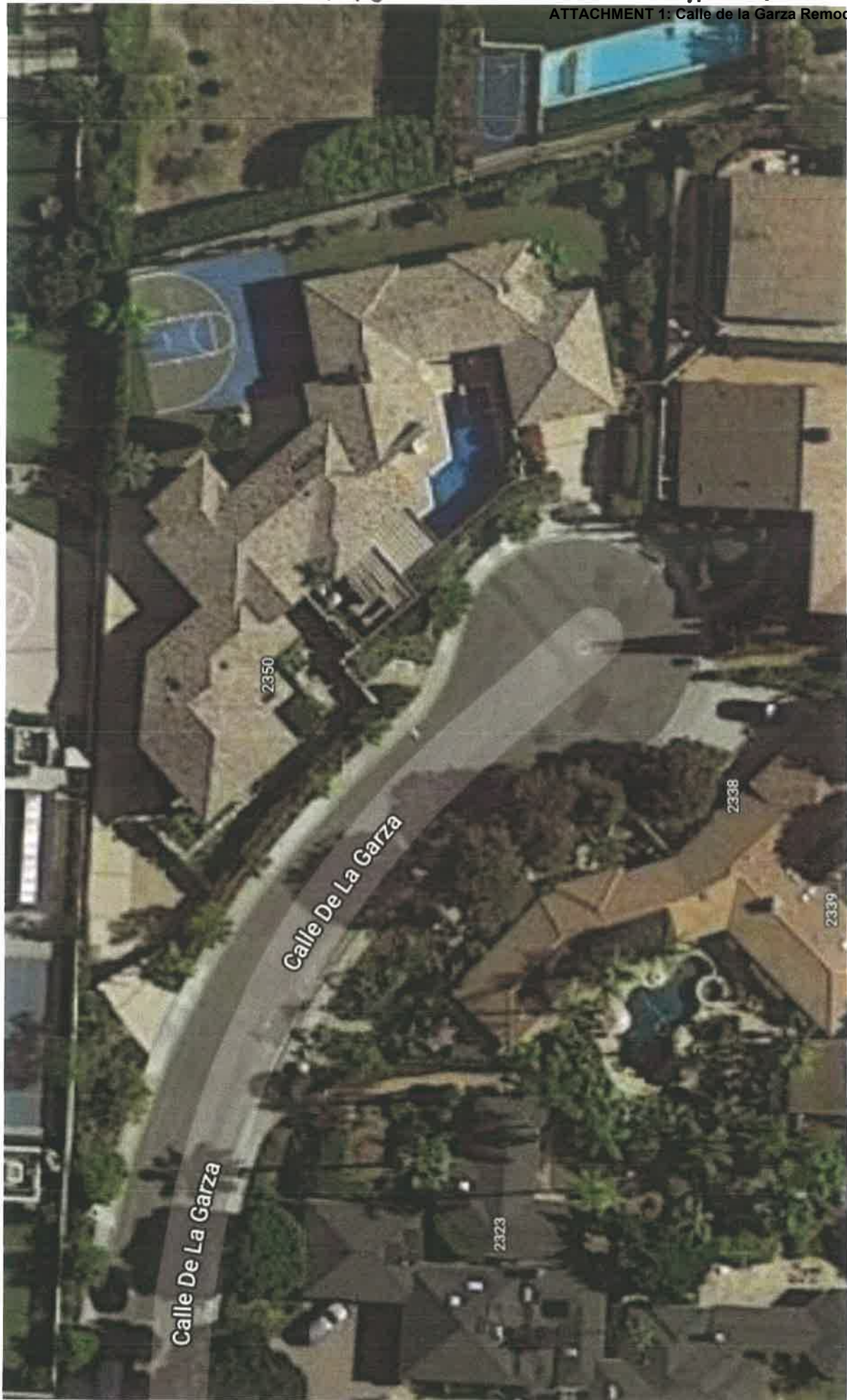


2350 Calle de la Garza
AEN: 346-180-22
August 24, 2021

MAP
 MAP
 MAP

PROJECT SITE - 2350 Calle de la Garza

ATTACHMENT 1: Calle de la Garza Remodel











2339 Calle de la Garza

ATTACHMENT 1: Calle de la Garza Remodel

Danout a arch



2982
Calle de la Garza



2323 Calle de la Coana





8347

Calle De La Garza

2310 Calle de la Garza



2307 Calle de la Garza

ATTACHMENT 1: Calle de la Garza Remodel



2307 Calle de
La Carra

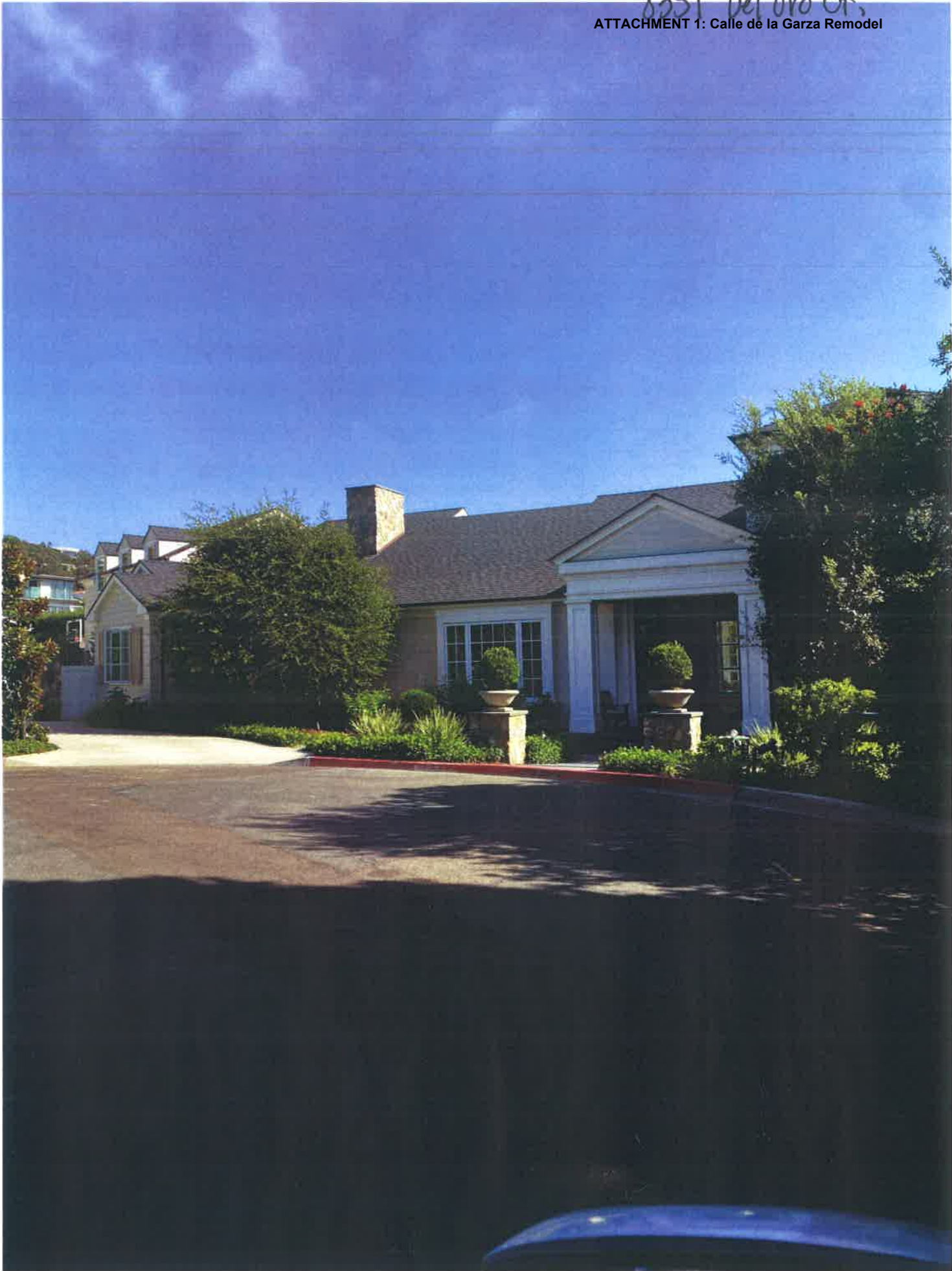
ATTACHMENT 1: Calle de la Garza Remodel



8351 Del Oro Ct.

ATTACHMENT 1: Calle de la Garza Remodel





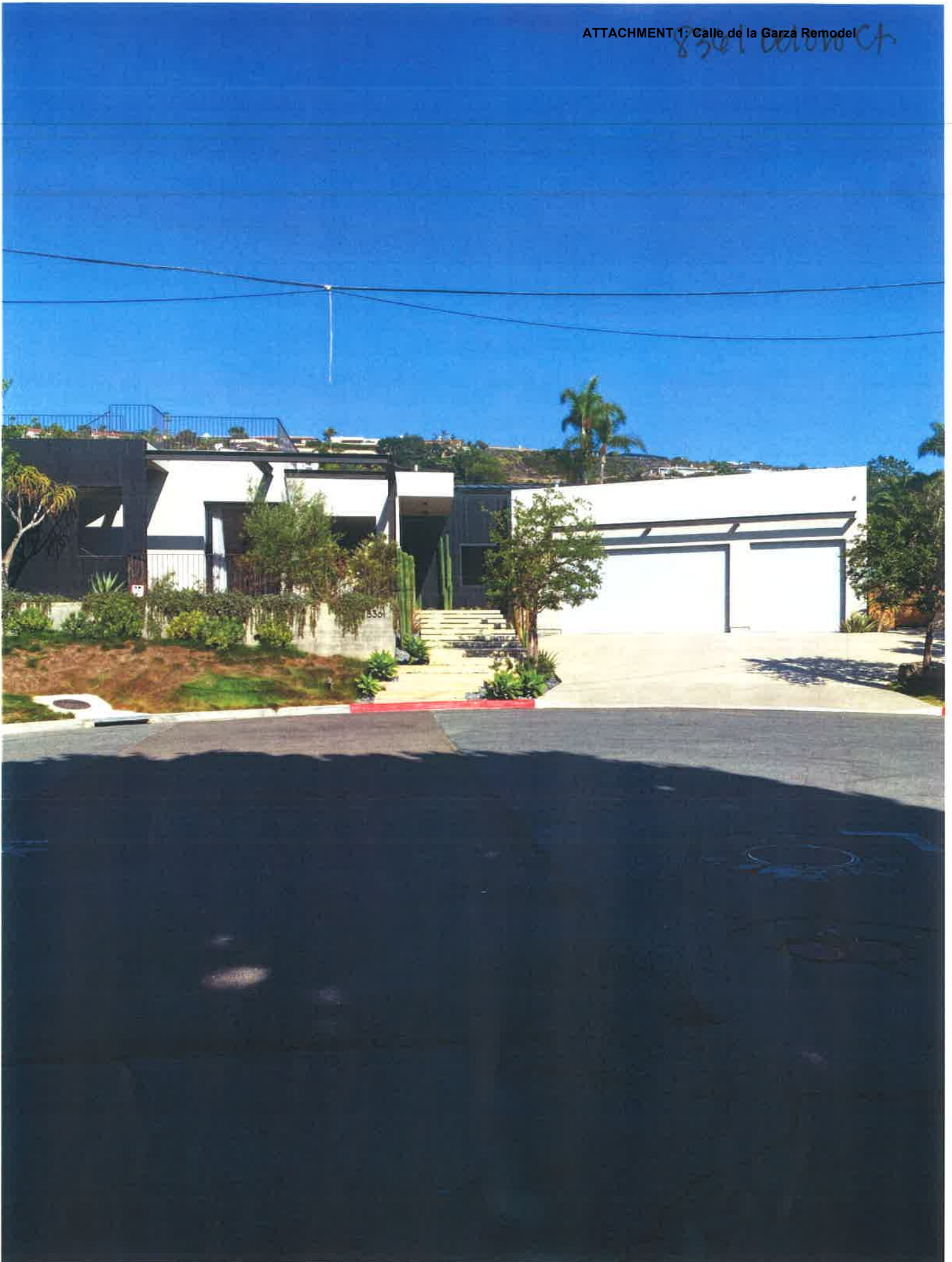
8361 Del Oro



Del Oro

8351 -

8361 Calle de la Garza Ct



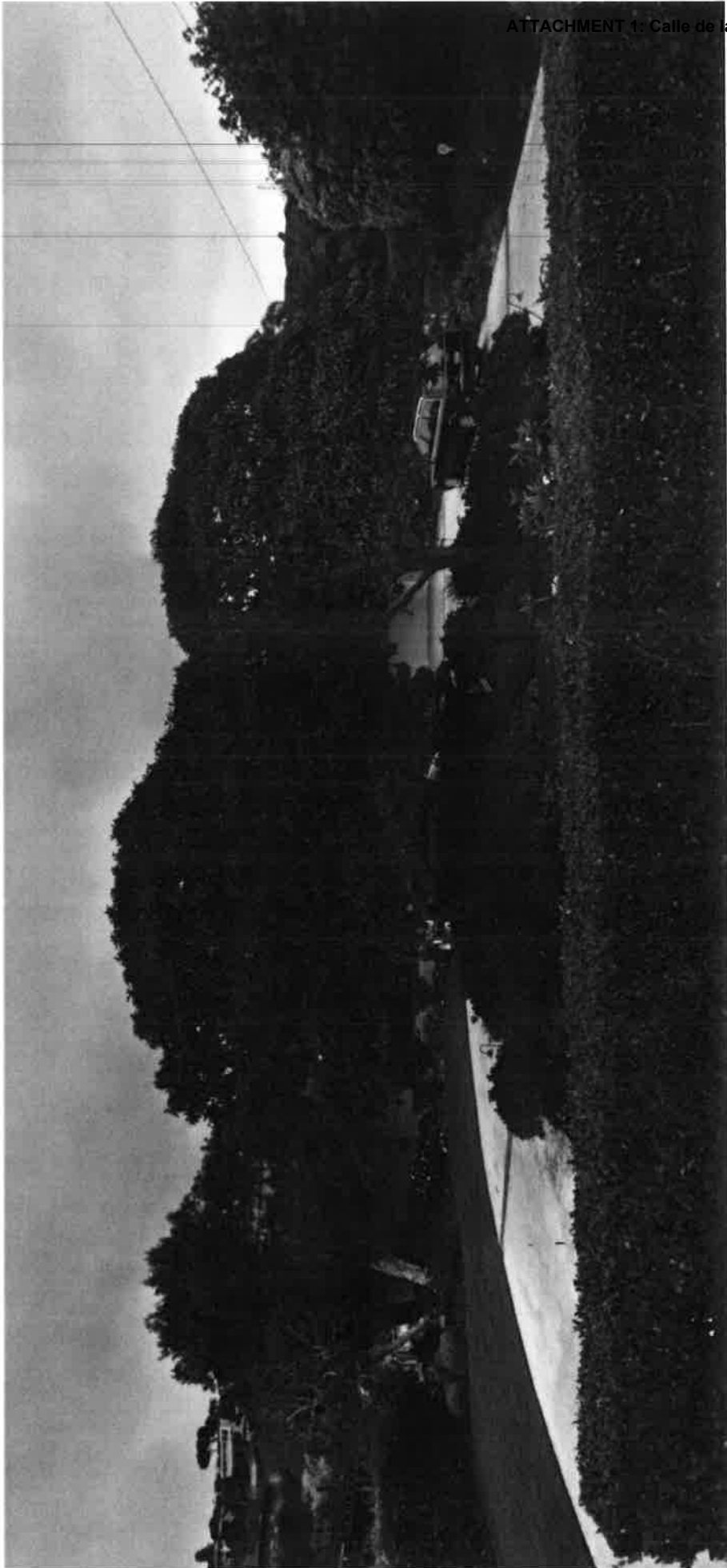
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Del Oro Ct.

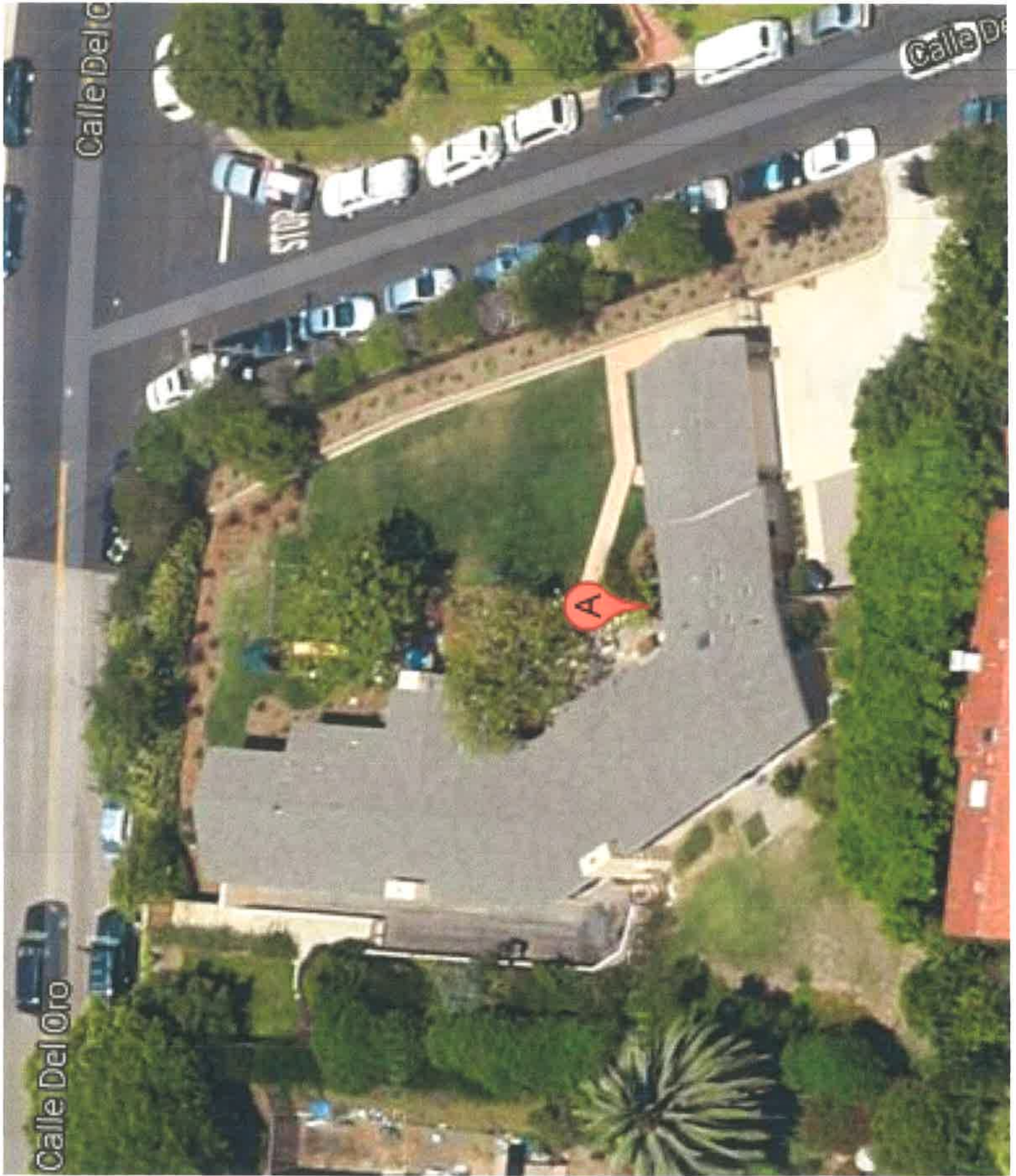
ATTACHMENT 1: Calle de la Garza Remodel



8371 Del Oro Ct.

ATTACHMENT 1: Calle de la Garza Remodel





2385 Calle del Oro

ATTACHMENT 1: Calle de la Garza Remodel



2323
Calle del Oro



2323
Calle del Oro



8366 Calle del cielo

ATTACHMENT 1: Calle de la Garza Remodel



8366 calle del Cielo

ATTACHMENT 1: Calle de la Garza Remodel



Report a problem:

August 2011

8350 Calle del Cielo

ATTACHMENT 1: Calle de la Garza Remodel



8350 Calle del Cielo

ATTACHMENT 1: Calle de la Garza Remodel





ATTACHMENT 1: Calle de la Garza, Tempe, AZ 85283

82332 Calle del Cielo

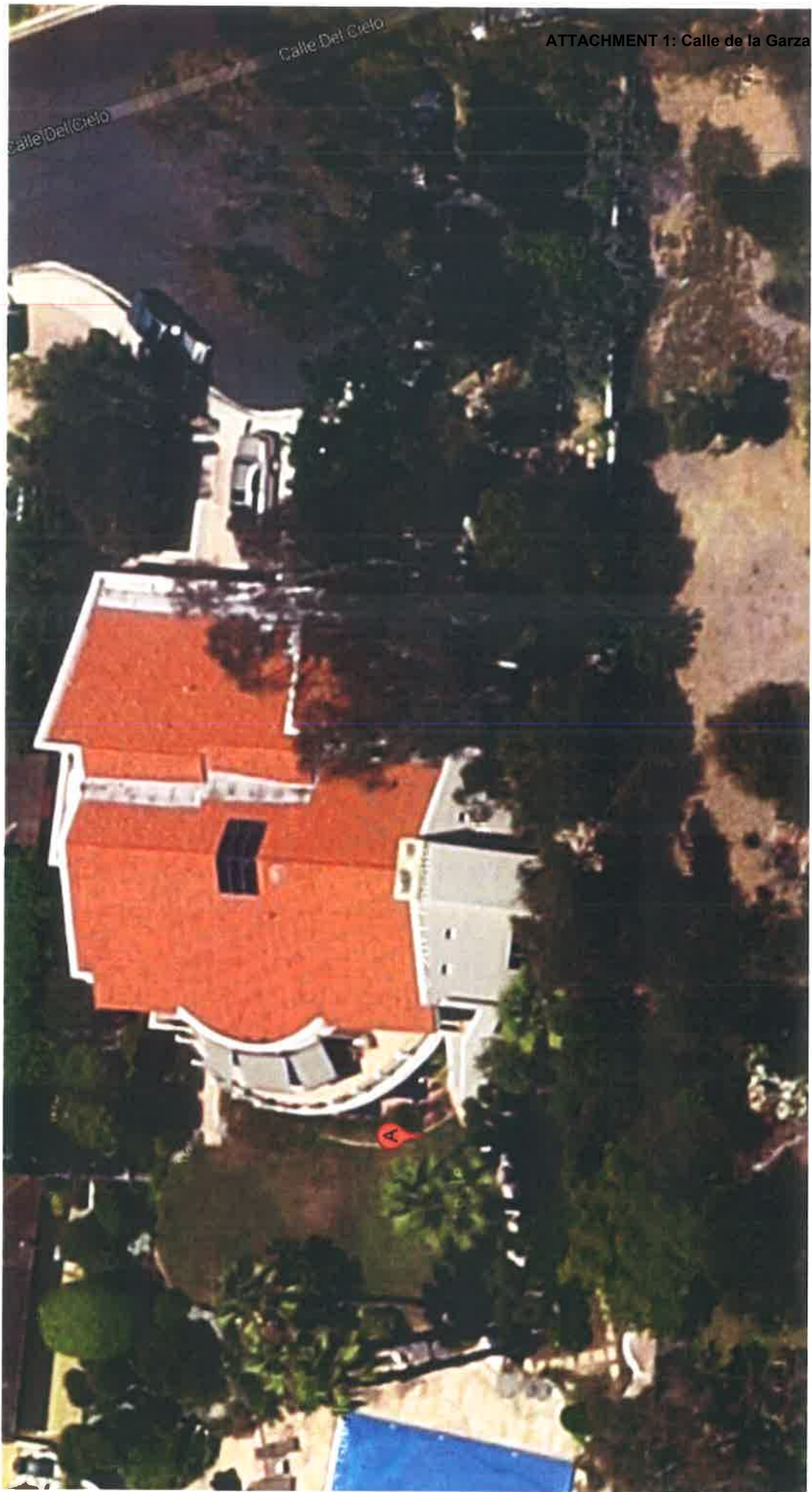
8
8332
Calle del
Cielo



8320 calle del Cielo







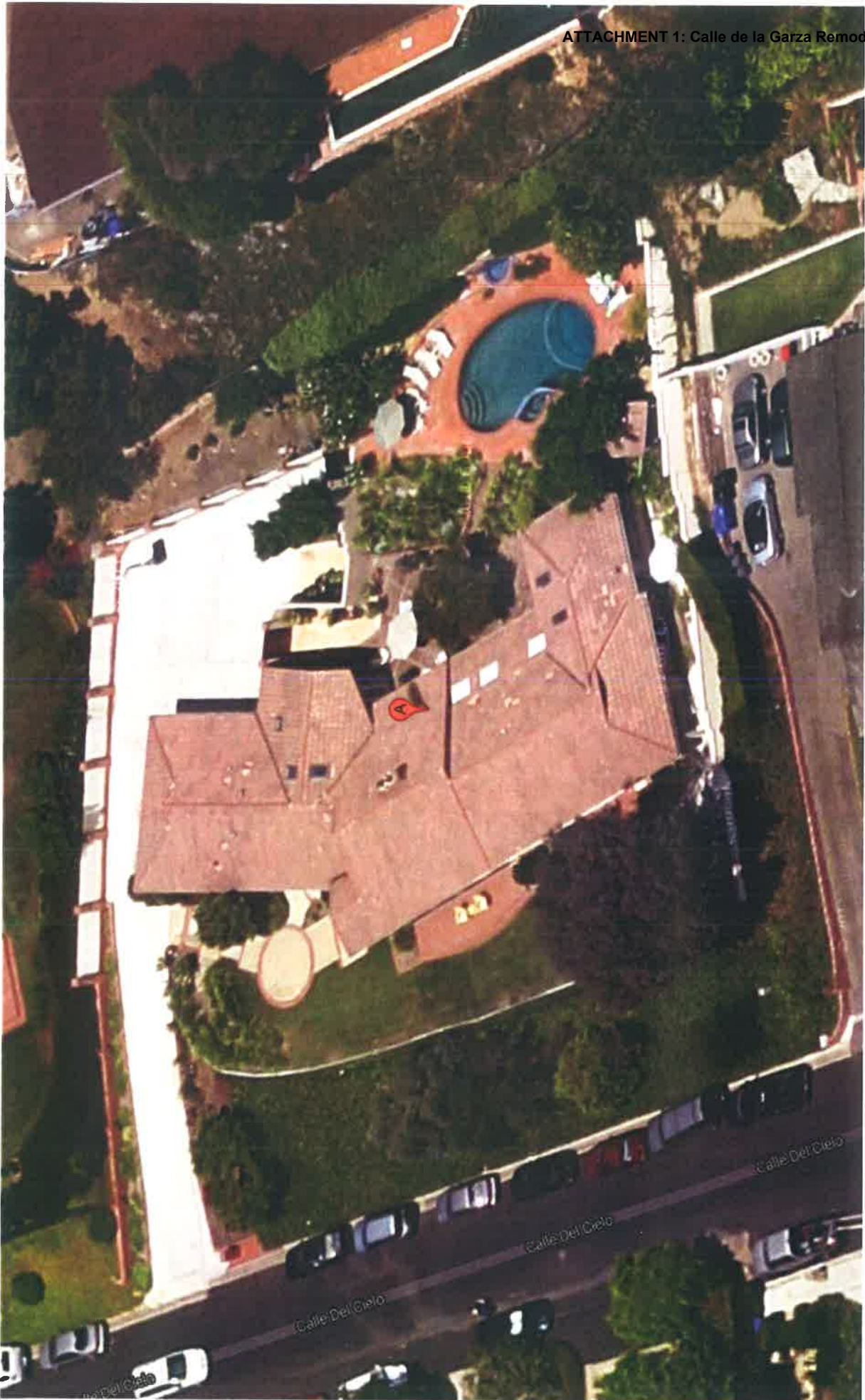
ATTACHMENT 1: Calle de la Garza Remodel

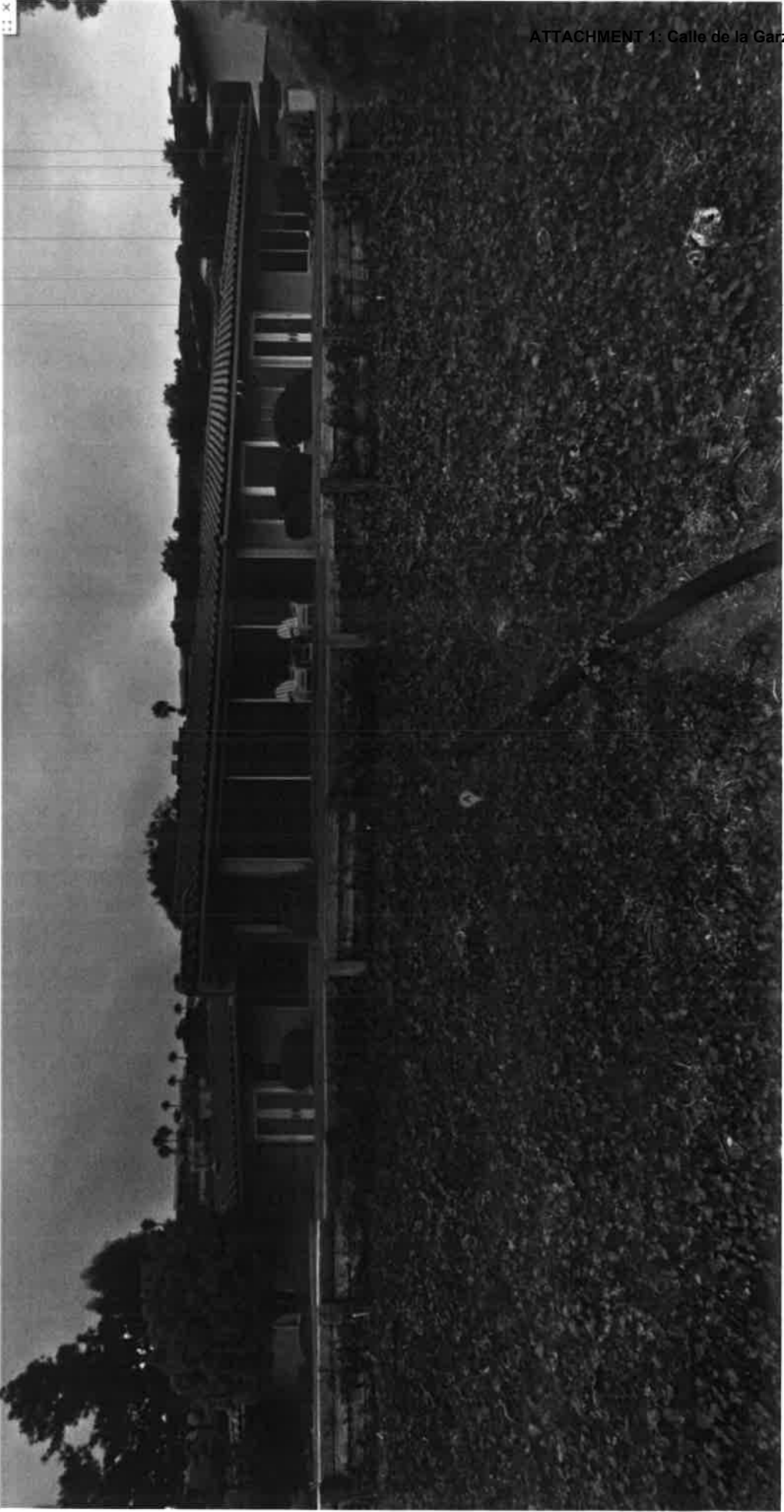
8308
Calle del
Cielo

8308
Calle del
Cielo



8361
Calle del
Cielo





ATTACHMENT 1: Calle de la Garza Remodel

8361 Calle del Cielo

x
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8347 Calle del Cielo

ATTACHMENT 1: Calle de la Garza Remodel



8347 calle del Cielo

ATTACHMENT 1: Calle de la Garza Remodel



8333 Calle del
Garza Remodel
Cielo



Calle Del Cielo

Cielo



8315 Calle del Cielo

ATTACHMENT 1: Calle de la Garza Remodel



RealNetEats

Calle

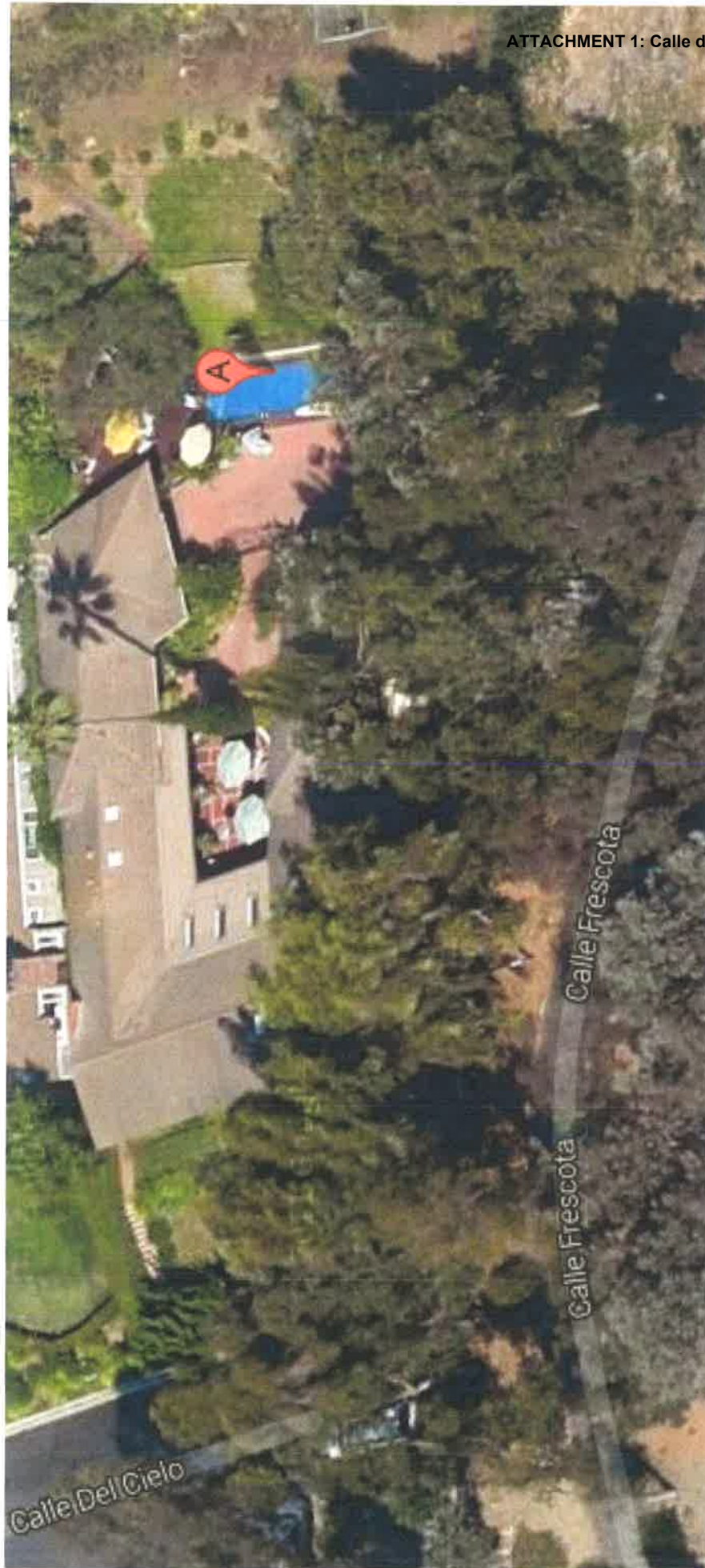
8315 Calledel Cielo

ATTACHMENT 1: Calle de la Garza Remodel



8305 Calle del Cielo

ATTACHMENT 1: Calle de la Garza Remodel



Calle Del Cielo

Calle Frescota

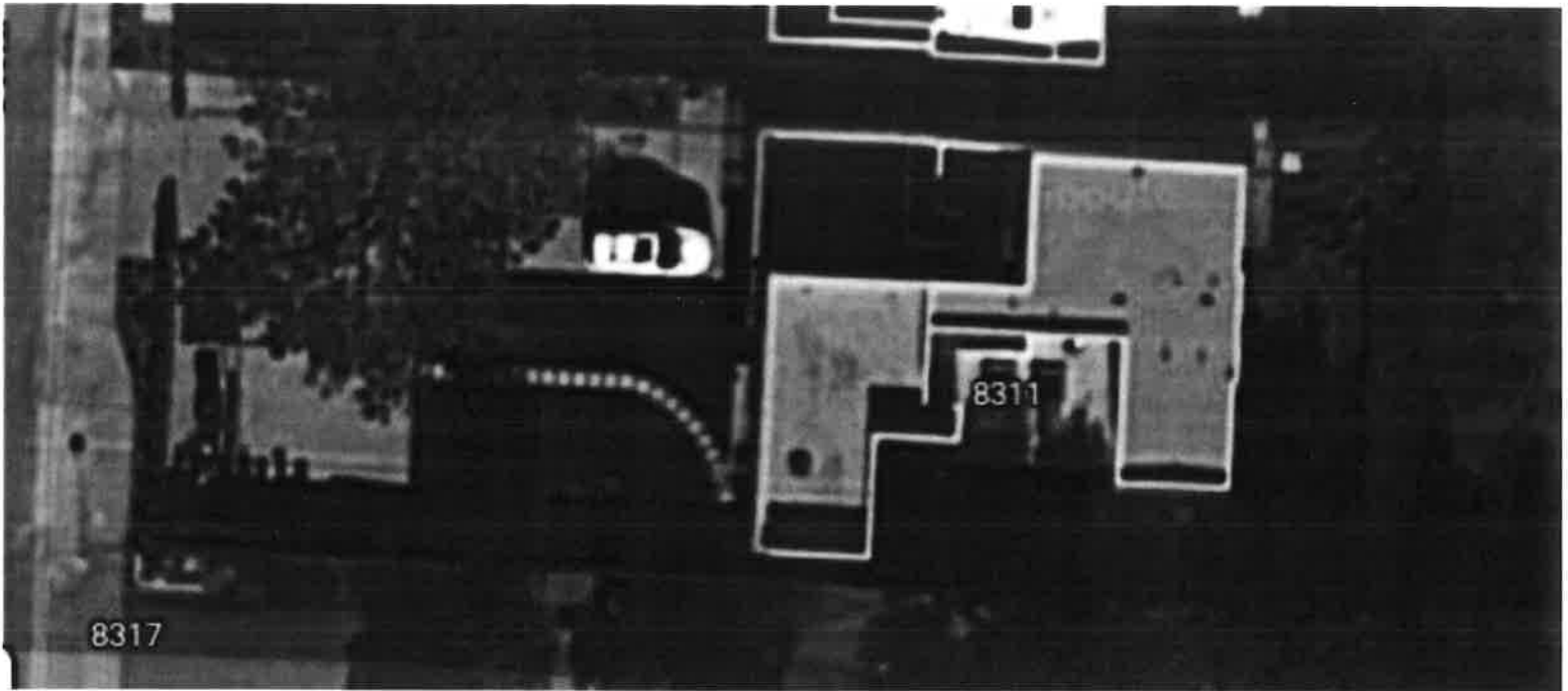
Calle Frescota

8305 Calle del Cielo

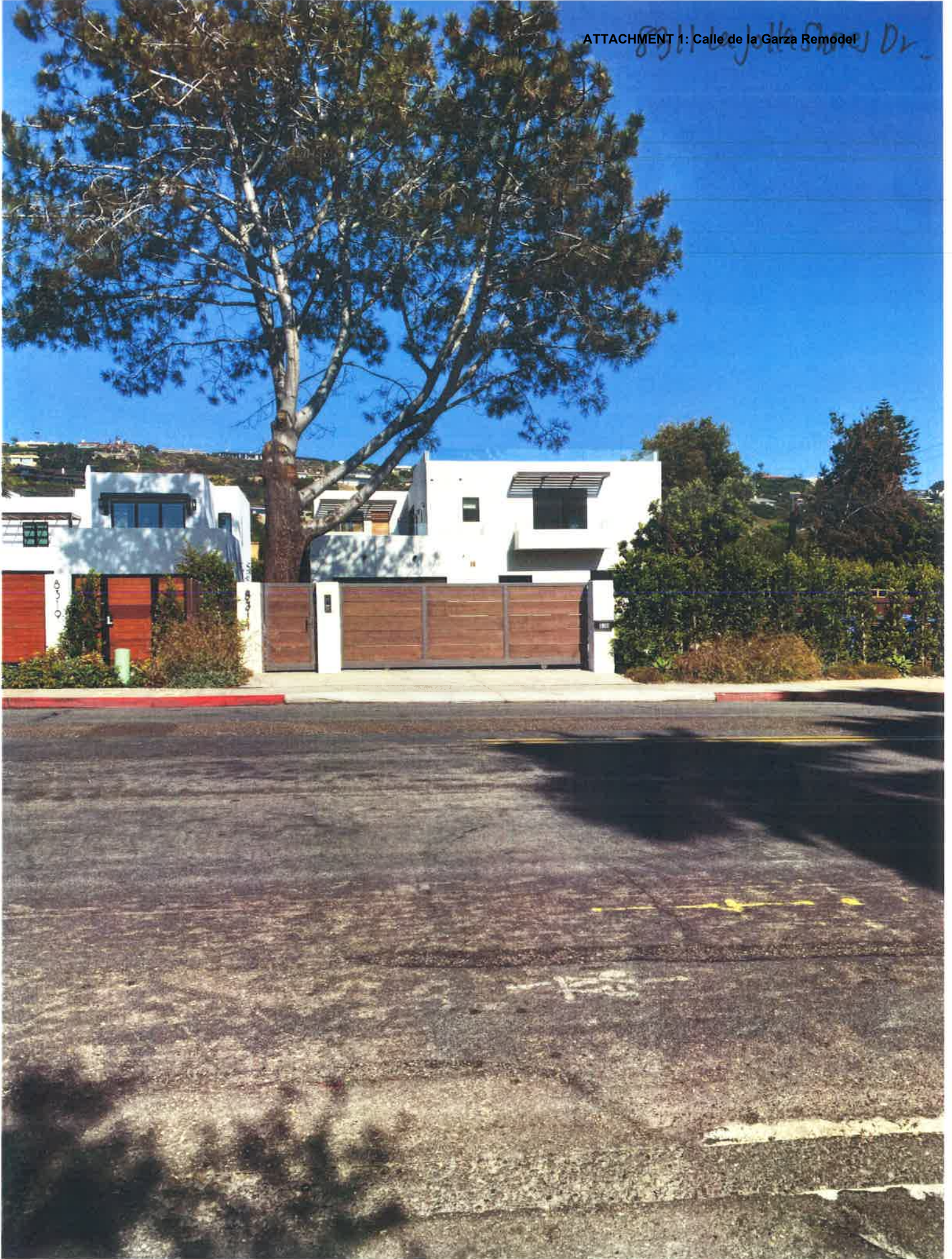
ATTACHMENT 1: Calle de la Garza Remodel



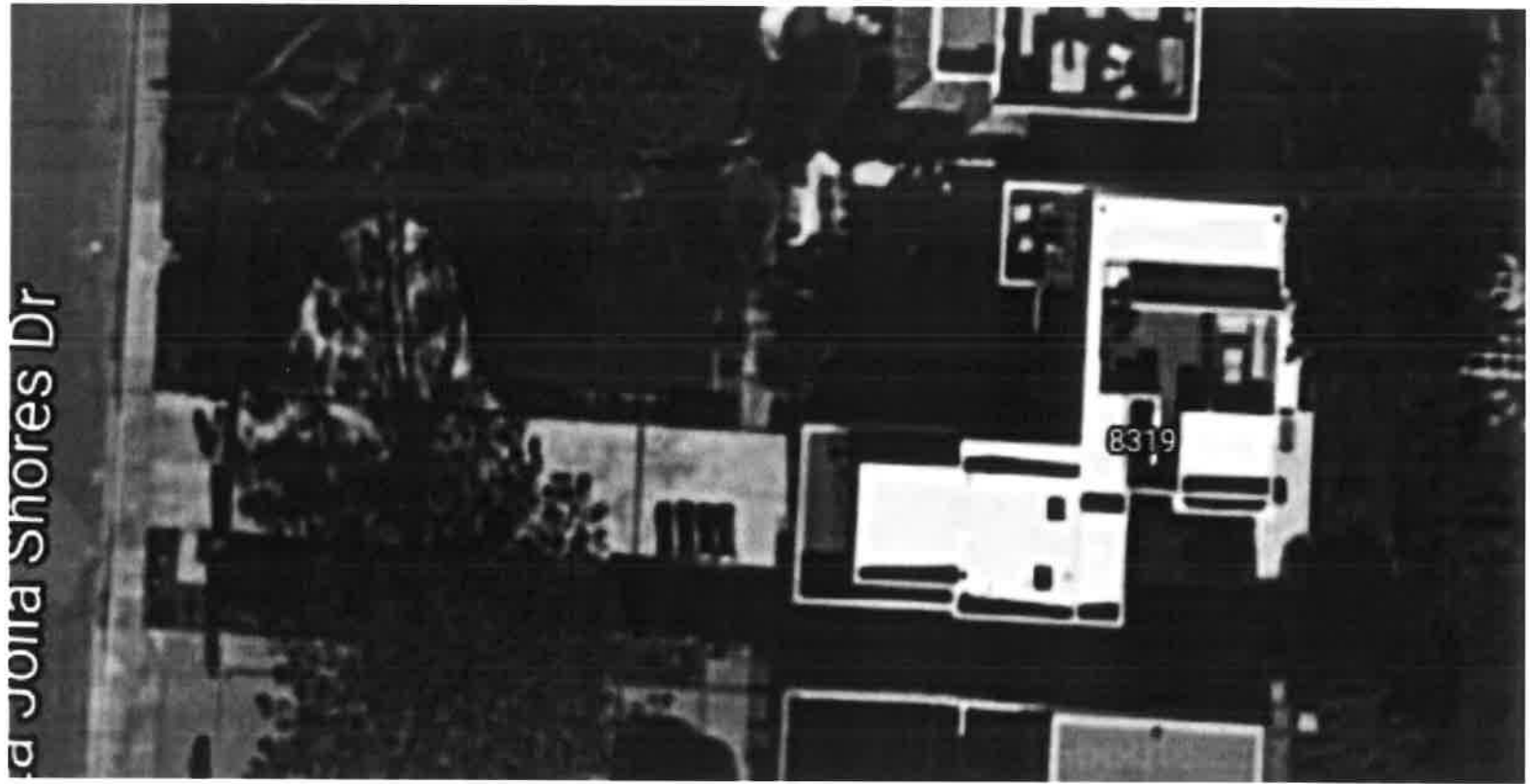
8311 La Jolla Shores Dr



8311 Calle de la Garza Dr.

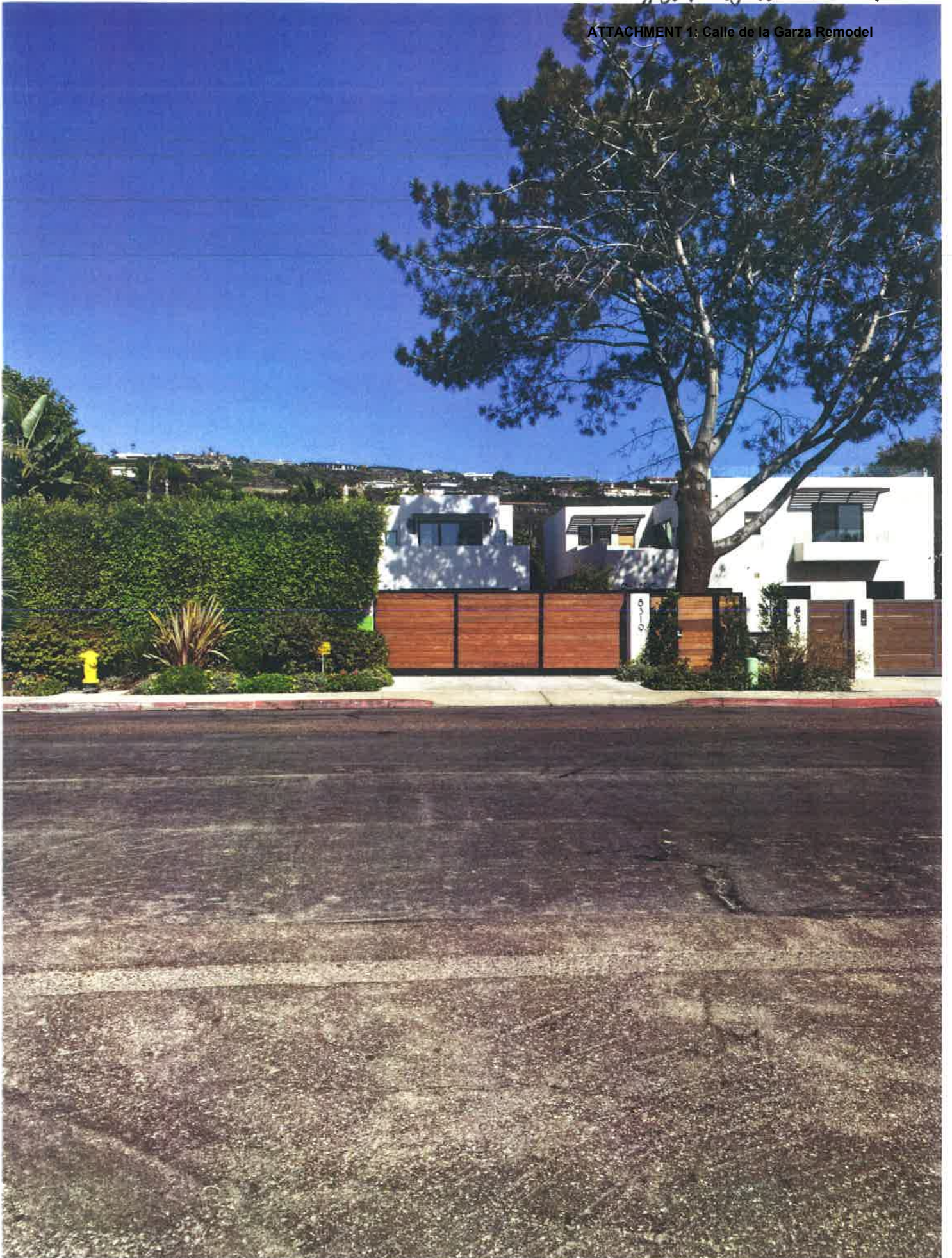


8319 La Jolla Shores Dr.

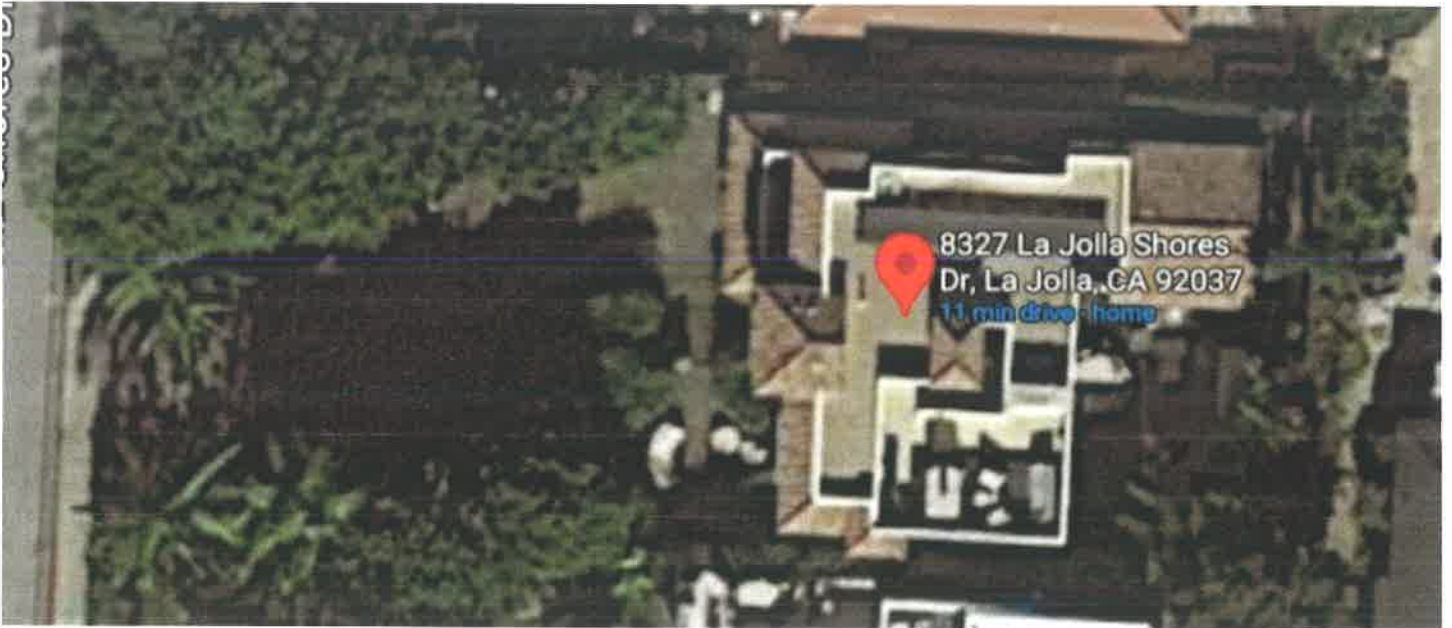


8319 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8327 La Jolla Shores Dr.



8327 La Jolla Shores Dr.



8355 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8355 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8371 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel

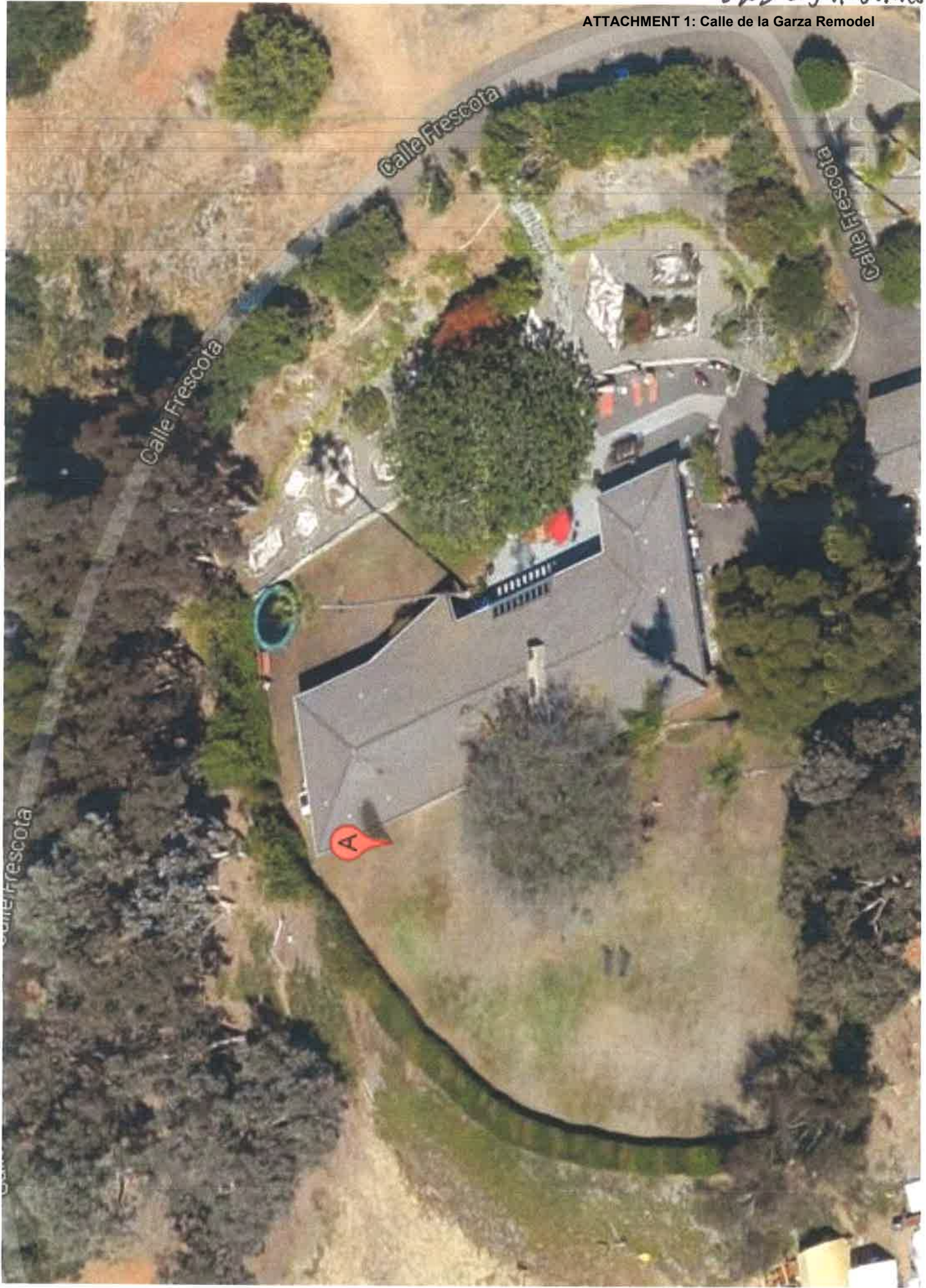


8371 La Jolla Shores Dr.



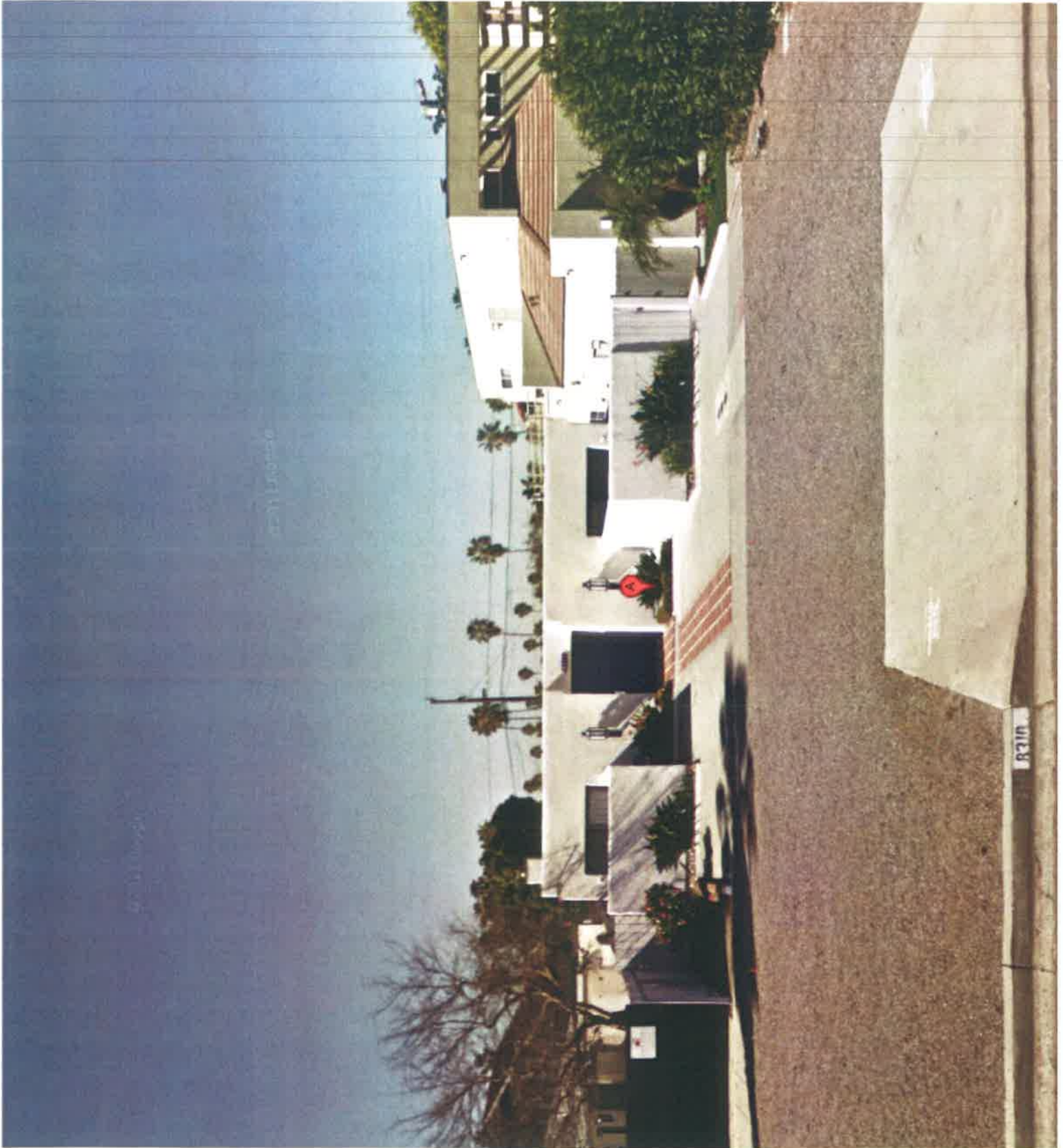
8303 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8310 La Jolla
Shores Dr.







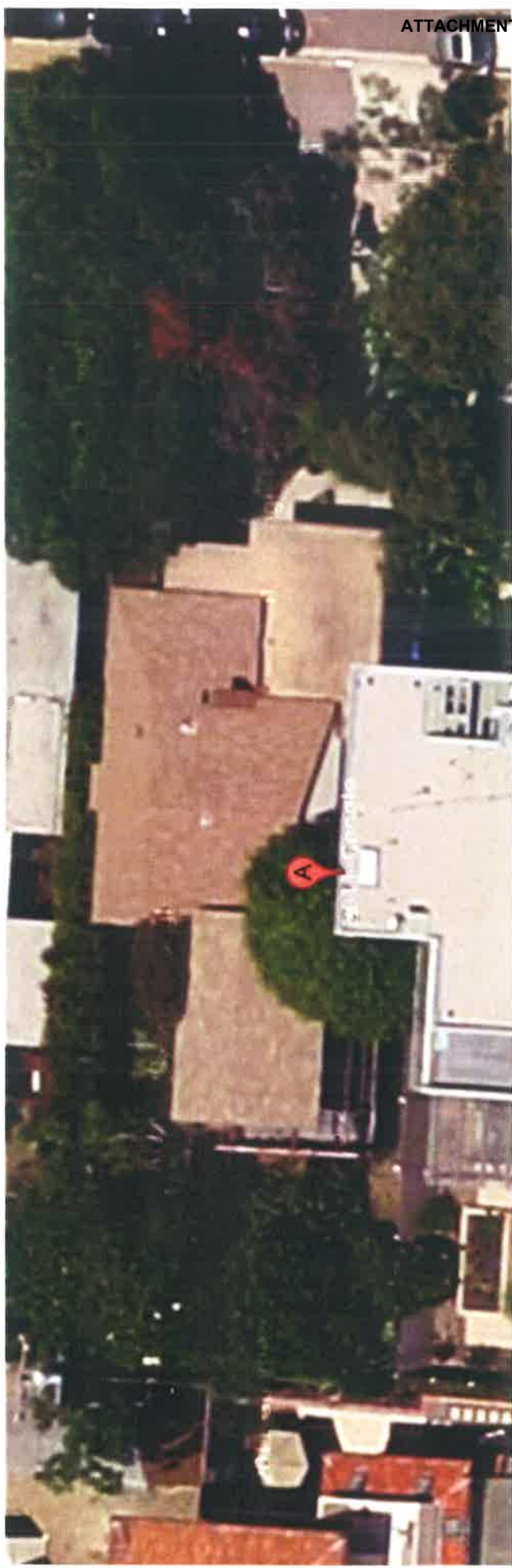
8320 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8328 La Jolla Shores Dr

ATTACHMENT 1: Calle de la Garza Remodel



8328 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel





8338 Lajolla Shores Rd.





8344 La Jolla Shores Dr

ATTACHMENT 1: Calle de la Garza Remodel



8852 La Jolla Shores Dr

ATTACHMENT 1: Calle de la Garza Remodel



8352 La Jolla Shores Dr

ATTACHMENT 1: Calle de la Garza Remodel



8360 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8340 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8275 La Jolla
Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8215 La Jolla
Shower Dr.



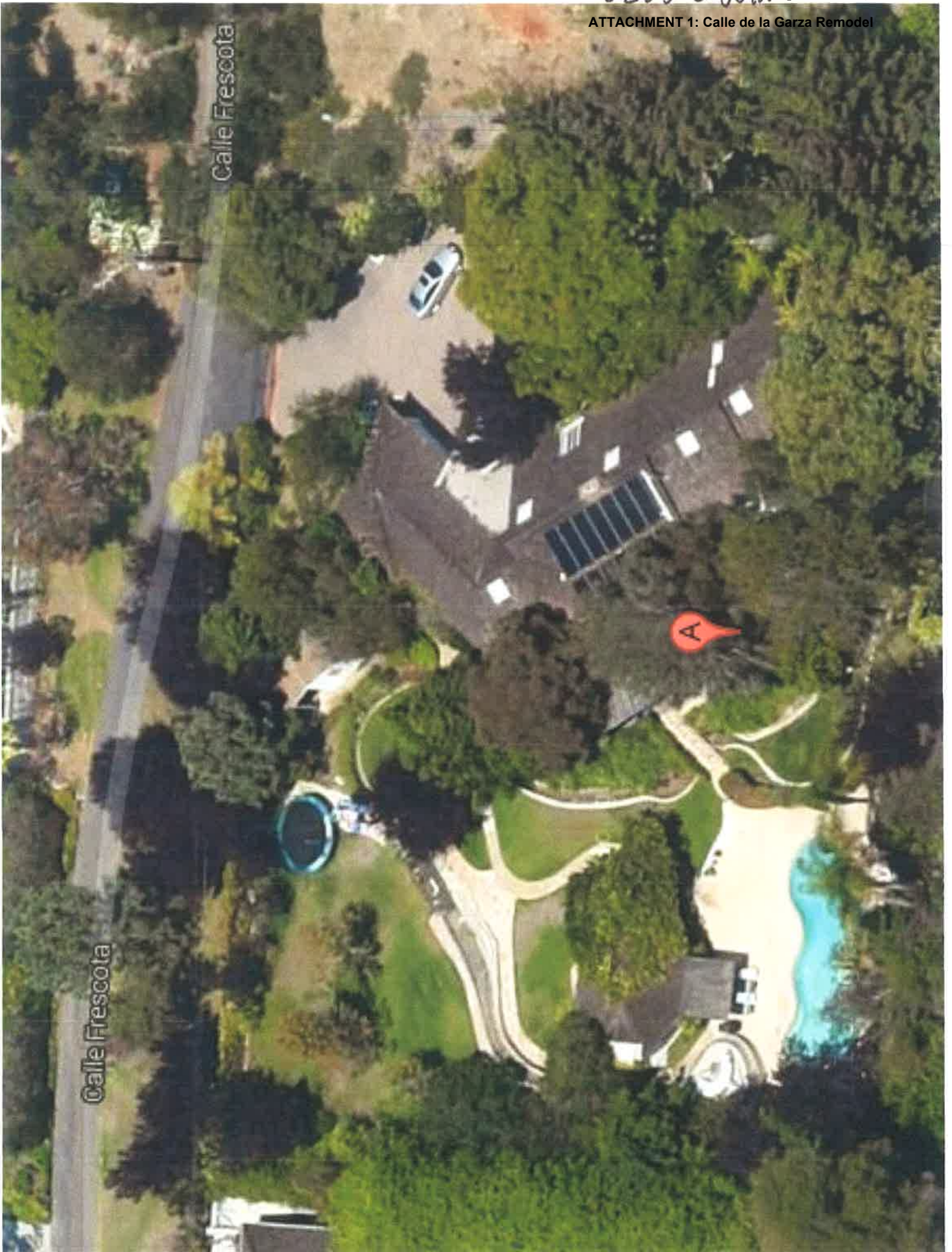
8317 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



8283 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



Calle Frescota

Calle Frescota

8283 La Jolla Shores Dr.

ATTACHMENT 1: Calle de la Garza Remodel



2220 Calle Prescottta

ATTACHMENT 1: Calle de la Garza Remodel



2220 Calle Prescott

ATTACHMENT 1: Calle de la Garza Remodel

