

**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):

\_\_\_\_\_

- Address and APN(s):

\_\_\_\_\_

- Project contact name, phone, e-mail:

\_\_\_\_\_

- Project description:

\_\_\_\_\_

- 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: \_\_\_\_\_

- existing structure square footage and FAR (if applicable): \_\_\_\_\_

- proposed square footage and FAR: \_\_\_\_\_

- existing and proposed setbacks on all sides: \_\_\_\_\_

- height if greater than 1-story (above ground): \_\_\_\_\_

**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):

MAYER GUEST QUARTERS

- Address and APN(s):

2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

- Project contact name, phone, e-mail:

HALLIE SWENSON, 480-861-8455 HALLIE@WILLANDFOTSCH.COM

- Project description:

729 SF GUEST QUARTERS TO BE LOCATED IN VICINITY OF EXISTING SHED. EXISTING SHED TO BE REMOVED.

- In addition to the project description, please provide the following:

- lot size: 21,413 SF

- existing structure square footage and FAR (if applicable): 3,795 SF, .17 FAR

- proposed square footage and FAR: 4,524 SF, .22 FAR

- existing and proposed setbacks on all sides:

EXIST: FYSB - 62'-7 ¼", RYSB - 10'-0", SYSB 1 - 8'-1 ½", SYSB 2 - 13'-10"

PROPOSED: FYSB - 62'-7 ¼", RYSB - 10'-0", SYSB 1 - 8'-1 ½", SYSB 2 - 13'-10"

- o height if greater than 1-story (above ground): N/A, BUILDING IS 1 STORY.
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (community character, aesthetics, design features, etc.):

-REQUEST FOR LJSPDAB "MINOR" DETERMINATION

**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.

## ATTACHMENT 4: Mayer Guest Quarters (Revised Title Sheet)

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



WILL & FOTSCH ARCHITECTS  
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486



JOB #: REQUEST FOR LISPDB "MINOR" DETERMINATION

MAYER GUEST QUARTERS  
2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

DATE: 02/23/2022  
ISSUE: HOA SUBMITTAL SET  
04/13/2022 ADVISORY BOARD SBMT.  
04/18/2022 REVISION

TS001  
TITLE SHEET

04/18/2022

# MAYER GUEST QUARTERS

## 2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

### REQUEST FOR LISPDB "MINOR" DETERMINATION

#### DRAWING INDEX

- TS001 TITLE SHEET
- A001 SITE PLAN
- A202 GUEST QRTRS FLOOR PLAN
- A206 GUEST QRTRS ROOF PLAN
- A400 EXTERIOR ELEVATIONS
- A500 BUILDING SECTIONS
- A501 SITE SECTION
- PO01 SITE PHOTOS
- PO02 SITE PHOTOS/PROPOSED RENDER

#### PROJECT DATA

SCOPE OF WORK: REMOVING 122 SF ART STUDIO AND REPLACING IT WITH A NEW 729 SF ADU, PROPOSING A TOTAL OF 607 SF GFA INCREASE. NO WORK PROPOSED AT MAIN RESIDENCE.

SITE: 2370 AVENIDA DE LA PLAYA, SAN DIEGO, CA 92037

A.P.N.: 346-310-08-00

LEGAL DESCRIPTION: LOT 3\*, SUBDIVISION SEARS SUB, MAP #005128

LOTE SIZE: 21,413 SF

BASE ZONE: LJSPD-SF

YEAR BUILT (EXIST'G): 2000

SETBACKS: FRONT EXISTING: 62'-7 1/4" PROPOSED: 62'-7 1/4"

SIDE EXISTING: 8'-1 1/2" PROPOSED: 8'-1 1/2"

SIDE EXISTING: 13'-10" PROPOSED: 13'-10"

REAR EXISTING: 98'-3 1/2" PROPOSED: 10'-0"

HEIGHT LIMIT: 30'-0"

USES CATEGORY EXISTING: EXISTING SINGLE FAMILY RESIDENCE PROPOSED: EXISTING SINGLE FAMILY RESIDENCE AND GUEST QUARTERS

#### MINOR DETERMINATION:

HEIGHT: GFA:

EXISTING OVERALL HEIGHT: 16'-8" EXISTING GFA: 3,917 SF

PROPOSED STRUCTURE HEIGHT: 13'-0" PROPOSED GFA: 4,524 SF

PROPOSED INCREASE: NONE PROPOSED INCREASE: 15%

#### ABBREVIATIONS

|          |   |          |                        |
|----------|---|----------|------------------------|
| ⊕        | CENTERLINE                              | MEMB.    | MEMBRANE               |
| ∅        | DIAMETER OR ROUND                       | MFG      | MANUFACTURING          |
| EX       | EXISTING                                | MFR.     | MANUFACTURER           |
| ABV.     | ABOVE                                   | MH.      | MANHOLE                |
| ACOUS.   | ACOUSTICAL                              | MIN.     | MINIMUM                |
| AD.      | AREA DRAIN                              | MIR.     | MIRROR                 |
| ADJ.     | ADJUSTABLE                              | MISC.    | MISCELLANEOUS          |
| A.F.F.   | ABOVE FINISH FLOOR                      | MTL.     | METAL                  |
| A.F.G.   | ADJACENT FINISH GRADE                   | MULL.    | MULLION                |
| AGGR.    | AGGREGATE                               | N.       | NORTH                  |
| AL.      | ALUMINUM                                | NJ.C.    | NOT IN CONTRACT        |
| ALUM.    | ALUMINUM                                | NO. OR # | NUMBER                 |
| APPROX.  | APPROXIMATE                             | N.I.P.   | NOTICE TO PROCEED      |
| ARCH.    | ARCHITECT                               | N.T.S.   | NOT TO SCALE           |
| BD.      | BOARD                                   | O.       | OVER                   |
| B.I.     | BUILT-IN                                | O.A.     | OVERALL                |
| BLDG.    | BUILDING                                | OBS.     | OBSOLETE               |
| BLK.     | BLOCK                                   | O.C.     | ON CENTER              |
| BLKG.    | BLOCKING                                | O.D.     | OUTSIDE DIAMETER       |
| BLT.     | BOLT                                    | O.D.     | OVERFLOW DRAIN         |
| BM.      | BEAM                                    | OFF.     | OFFICE                 |
| BOT.     | BOTTOM                                  | O.H.     | OVERHEAD               |
| C.       | CONDUIT                                 | O.H.C.   | OVERHEAD CABINET       |
| CAB.     | CABINET                                 | OPNG.    | OPENING                |
| CEM.     | CEMENT                                  | OPP.     | OPPOSITE               |
| CER.     | CERAMIC                                 | PL.      | PROPERTY LINE OR PLATE |
| CLG.     | CEILING                                 | PLSH     | POLE AND SHEET         |
| CLO.     | CLOSET                                  | PL.LAM.  | PLASTIC LAMINATE       |
| CLR.     | CLEAR                                   | PLSTR.   | PLASTER                |
| C.M.U.   | CONCRETE MASONRY UNIT                   | PLUMB.   | PLUMBING               |
| CNTE.    | COUNTER                                 | PLYWD.   | PLYWOOD                |
| COL.     | COLUMN                                  | PNL.     | PANEL                  |
| CONC.    | CONCRETE                                | PNTRY.   | PANTRY                 |
| CONN.    | CONNECTION                              | P.P.     | PLANTING POCKET        |
| CONSTR.  | CONSTRUCTION                            | PR.      | PAIR                   |
| CONT.    | CONTINUOUS                              | PRECAST  | PRECAST                |
| CSMT.    | CASHEMENT WINDOW                        | PREFAB.  | PREFABRICATED          |
| CIR.     | CENTER                                  | PT.      | POINT                  |
| CTSK.    | COUNTERSINK                             | PTN.     | PARTITION              |
| D.       | DRYER                                   | PTD.     | PAINTED                |
| DBL.     | DOUBLE                                  | R.       | RISER                  |
| DEPT.    | DEPARTMENT                              | RAD.     | RADIUS                 |
| DETAI.   | DETAIL                                  | R.       | RADIUS                 |
| DIA.     | DIAMETER                                | R.D.     | ROOF DRAIN             |
| DIM.     | DIMENSION                               | REF.     | REFERENCE              |
| DN.      | DOWN                                    | REFR.    | REFRIGERATOR           |
| D.O.     | DOOR OPENING                            | REV      | REVERSE                |
| DR       | DOOR                                    | REINF.   | REINFORCE, REINFORCED  |
| DS       | DOWNSPOUT                               | REGTR.   | REGISTER               |
| DW       | DISH WASHER                             | REQ.     | REQUIRED               |
| DWGS     | DRAWINGS                                | REST.    | RESISTANT              |
| DWR.     | DRAWER                                  | RESIL.   | RESILIENT              |
| E.       | EAST                                    | RM.      | ROOM                   |
| EA.      | EACH                                    | R.O.     | ROUGH OPENING          |
| E.J.     | EXPANSION JOINT                         | R.V.     | ROOF VENT              |
| EL.      | ELEVATION                               | S.       | SOUTH                  |
| ELEC.    | ELECTRICAL                              | S.C.     | SOLID CORE             |
| ENCL.    | ENCLOSED                                | SCHED.   | SCHEDULE               |
| EQ.      | EQUAL                                   | S.D.     | STORM DRAIN            |
| EQUIP.   | EQUIPMENT                               | SECT.    | SECTION                |
| EXIST.   | EXISTING                                | S.F.     | SQUARE FEET            |
| EXP.     | EXPANSION                               | SH.      | SHelf                  |
| EXPO.    | EXPOSED                                 | SHR.     | SHOWER                 |
| EXT.     | EXTERIOR                                | SHT.     | SHEET                  |
| EXT.     | EXTERIOR AIR UNIT                       | SIM.     | SIMILAR                |
| F.D.     | FLOOR DRAIN                             | SKYLT.   | SKYLIGHT               |
| FDN.     | FOUNDATION                              | SL.      | SLOPE/SLOPER (WINDOW)  |
| FF.      | FINISH FLOOR                            | SLDR.    | SLIDING GLASS DOOR     |
| F.G.     | FINISH GRADE                            | SPEC.    | SPECIFICATIONS         |
| F.H.     | FIRE HYDRANT                            | SQ.      | SQUARE                 |
| FIN.     | FINISH                                  | S.S.     | STAINLESS STEEL        |
| FIXED    | FIXED WINDOW                            | S.S.     | STAINLESS STEEL        |
| FL.      | FLOOR                                   | ST.      | STONE                  |
| FLASH.   | FLASHING                                | STD.     | STANDARD               |
| F.O.C.   | FACE OF CONCRETE                        | STL.     | STORAGE                |
| F.O.F.   | FACE OF FINISH                          | STOR.    | STORAGE                |
| F.O.H.   | FACE OF MILLION                         | STRUC.   | STRUCTURE              |
| F.O.S.   | FACE OF STUD                            | STRUC.   | STRUCTURE              |
| F.P.     | FIREPLACE                               | SUSP.    | SUSPENDED              |
| FRFR.    | FIREPROOF                               | SYM.     | SYMMETRICAL            |
| FRAMG.   | FRAMING                                 | T.       | TREAD                  |
| FT.      | FOOT OR FEET                            | T.B.     | TOWEL BAR              |
| FIG.     | FOOTING                                 | T.C.     | TRASH COMPACTOR        |
| FUR.     | FURRING                                 | TEL.     | TELEPHONE              |
| FUT.     | FUTURE                                  | TEMP.    | TEMPERED GLASS         |
| G.       | GAS                                     | T.&G.    | TONGUE AND GROOVE      |
| GA.      | GALVE                                   | THIN.    | THICK                  |
| GALV.    | GALVANIZED                              | THR.     | THRESHOLD              |
| G.B.     | GRAB BAR                                | T.O.C.   | TOP OF CURB            |
| G.D.     | GARBAGE DISPOSAL                        | T.P.D.   | TOILET PAPER DISPENSER |
| GFCI     | GROUND FAULT CIRCUIT INTERRUPTER        | T.V.     | TELEVISION             |
| GL.      | GLASS                                   | T.W.     | TOP OF WALL            |
| GRD.     | GROUND                                  | TRICAL.  | TYPICAL                |
| GR.      | GRADE                                   | UNF.     | UNFINISHED             |
| GYP.     | GYPSPUM                                 | UDC.     | UNDERGROUND            |
| GYP.BD.  | GYPSPUM BOARD                           | UNO.     | UNLESS NOTED OTHERWISE |
| H.B.     | HOSE BIBB                               | VERT.    | VERTICAL               |
| HDR.     | HEADER                                  | V.P.     | VAPOR PROOF            |
| HDND.    | HARDWOOD                                | W.C.     | WATER CLOSET           |
| HDWE.    | HARDWARE                                | WD.      | WOOD                   |
| H.M.     | HOLLOW METAL                            | W.H.     | WATER HEATER           |
| HORIZ.   | HORIZONTAL                              | W/O.     | WITHOUT                |
| HR.      | HOUR                                    | W.P.     | WATERPROOF             |
| HT.      | HEIGHT                                  | WT.      | WEIGHT                 |
| H.V.A.C. | HEATING, VENTILATION & AIR CONDITIONING | WTR.     | WATER                  |
| HORIZ.   | HORIZONTAL                              |          |                        |
| INSUL.   | INSULATION                              |          |                        |
| INT.     | INTERIOR                                |          |                        |
| LN.      | LINE                                    |          |                        |
| LAM.     | LAMINATE                                |          |                        |
| LAV.     | LAVATORY                                |          |                        |
| LT.      | LIGHT                                   |          |                        |
| L.V.     | LOW VOLTAGE                             |          |                        |
| MAX.     | MAXIMUM                                 |          |                        |
| M.C.     | MEDICINE CABINET                        |          |                        |
| MECH.    | MECHANICAL                              |          |                        |

#### SYMBOLS AND LEGEND

**ELEVATION MARKER**  
DIRECTION OF VIEW  
DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING  
SHEET THAT ELEVATION APPEARS ON

**DETAIL MARKER**  
DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING  
SHEET THAT DETAIL APPEARS ON

**SECTION MARKER**  
DETAIL LETTER, CORRESPONDS TO COORDINATES ON THE BORDER OF THE DRAWING  
DIRECTION OF CUT  
SHEET THAT SECTION APPEARS ON

**WINDOW TYPE INDICATOR**  
WINDOW TYPE NUMBER

**DOOR TYPE INDICATOR**  
DOOR TYPE NUMBER

**MATCH LINE/DATUM POINT**  
DATUM POINT

**REVISION INDICATOR**  
REVISION NUMBER

**OTHER**  
GLASS  
PLYWOOD  
CONT. WOOD PLATE  
WOOD BLKG. BETWEEN MEMBERS  
GRAVEL OR AGGREGATE BASE COURSE (ABC)  
INSULATION (BATT OR BLANKET)  
INSULATION (RIGID)  
METAL  
PLASTER OR GYPBOARD (AS NOTED)  
SOIL  
TILE (GLAZED/UNGLAZED OR PAVER)

**WALLS**  
EXISTING WALL TO REMAIN  
2 X . STUD WALL U.N.O.  
CONCRETE  
STEEL STUD WALLS

#### CONSTRUCTION REQUIREMENTS

- SHOP DRAWING SUBMITTAL SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:
  - WINDOWS AND DOORS
  - CABINET WORK
  - MECHANICAL SYSTEMS, WATER HEATING SYSTEMS
- ALL GYPSUM WALL BOARD SHALL RECEIVE LEVEL 5 SMOOTH FINISH AND STRAIGHT CORNERS UNLESS OTHERWISE APPROVED BY ARCHITECT.
- SIZING MECHANICAL DUCTWORK SHALL BE DESIGN BUILD, SYSTEMS DESIGN SHALL BE COORDINATED WITH OWNER PRIOR TO BID.
- REFER TO STRUCTURAL DRAWINGS FOR PLYWOOD AND SHEAR WALL INFORMATION. ALL PLYWOOD NOT NOTED ON STRUCTURAL DRAWINGS SHALL BE 3/8" EXTERIOR GRADE PLYWOOD.
- ALL NEW WALLS NOT SPECIFIED ON STRUCTURAL DRAWINGS TO BE 2X6 STUDS U.O.N. @ 16" O.C. W/ 5/8" GYP.BD. EA SIDE, TAPED AND SANDED. USE GREEN BOARD AT ALL WET WALL LOCATIONS. ALL SHEAR WALLS W/ PLYWD EXPOSED AT INTERIOR SIDE TO RECEIVE (1) LAYER OF 5/8" G.W.B., TAPED & SANDED AND READY TO PAINT.

#### CODE ANALYSIS

**OCCUPANCY**  
R3  
TYPE V-B NON-SPRINKLERED

**APPLICABLE CODES**  
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:  
2019 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2019 CALIFORNIA ELECTRICAL CODE (CEC), 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE (CPC), 2019 CALIFORNIA FIRE CODE (CFC), 2019 CALIFORNIA ENERGY CODE (CEC), 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)

THIS PROJECT SHALL COMPLY WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24).

THE HIGHEST POINT OF THE ROOF EQUIPMENT OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS).

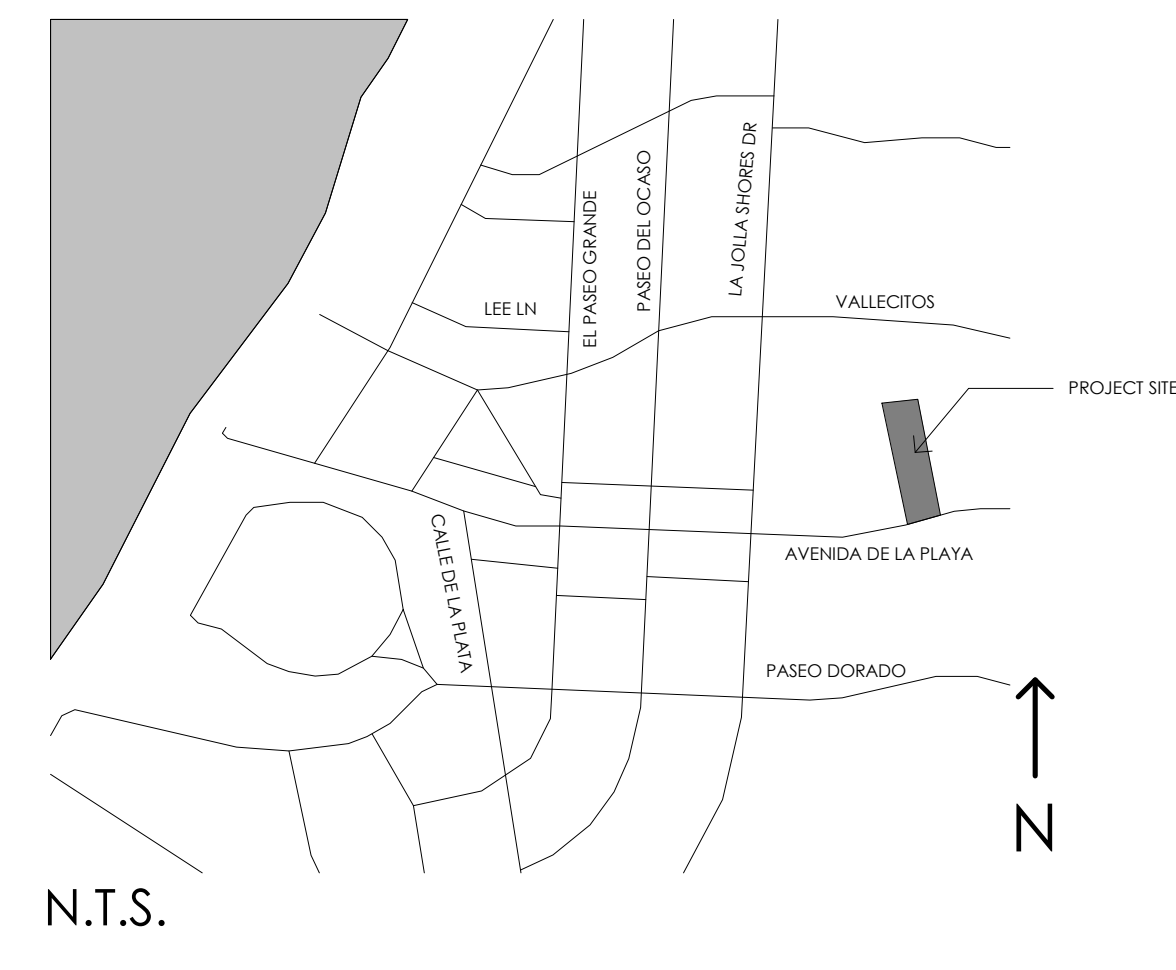
ALL REQ. PERMITS MUST BE OBTAINED FROM THE FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.

#### PROJECT DIRECTORY

**ARCHITECT**  
WILL & FOTSCH ARCHITECTS  
CONTACT: BRIAN WILL  
1298 PROSPECT ST, SUITE 2S,  
LA JOLLA, CA 92037  
PH. 619-204-3739  
XXXX@WILLANDFOTSCH.COM

#### VICINITY MAP



N.T.S.



**WILL & FOTSCH ARCHITECTS**  
 1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486



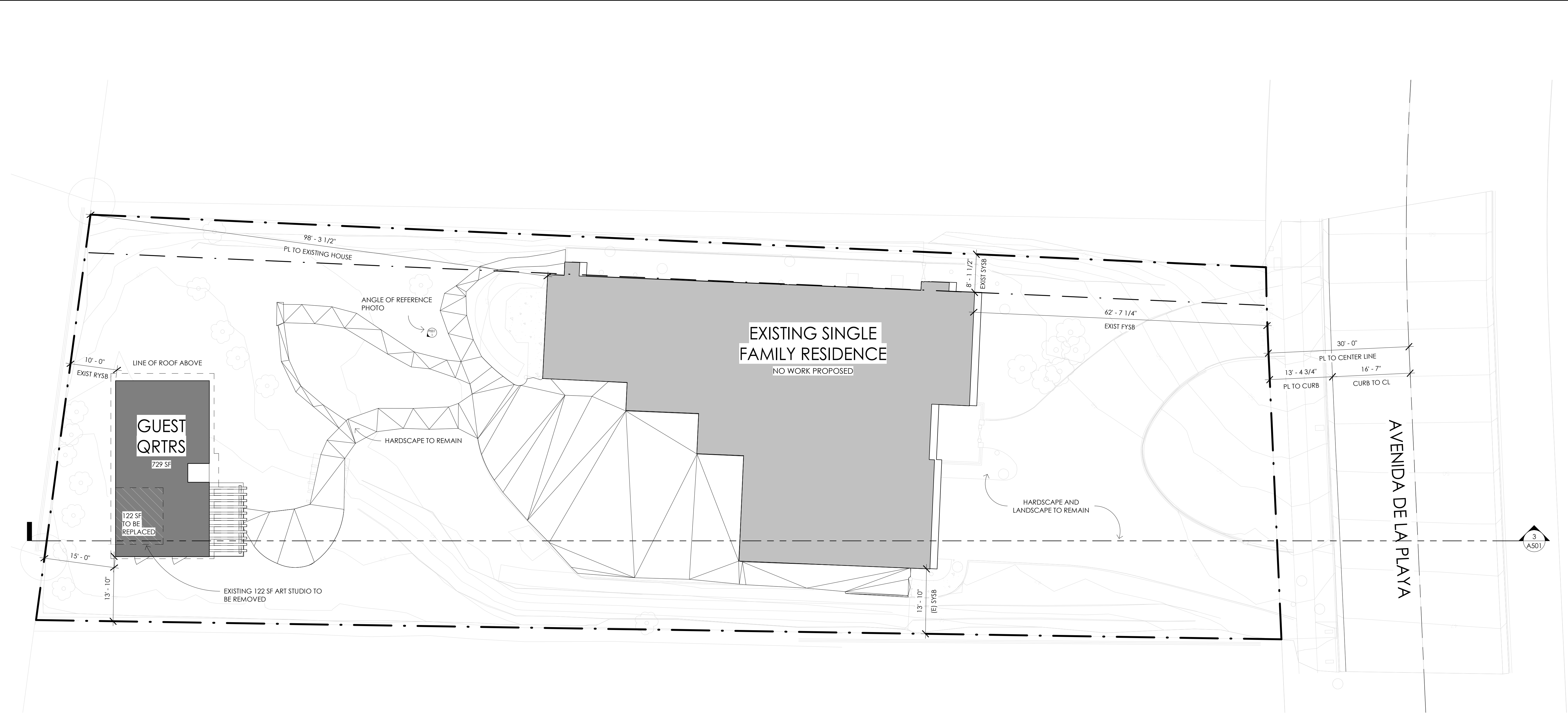
JOB #: REQUEST FOR LISP/DAB "MINOR" DETERMINATION

**MAYER GUEST QUARTERS**  
 2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

|            |                      |
|------------|----------------------|
| DATE:      | ISSUE:               |
| 02/23/2022 | HOA SUBMITTAL SET    |
| 04/13/2022 | ADVISORY BOARD SBMT. |
| 04/18/2022 | REVISION             |

**A001**  
 SITE PLAN

04/18/2022



**1 SITE PLAN**  
 SCALE = 3/32" = 1'-0"

**SITE NOTES**

- THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
- PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
- ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
- FIRE HYDRANTS, **01 @ 175'-0" FROM PROPERTY** SEE SITE PLAN.
- REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMP'S, AND WCPC.
- WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
- AUTOMATIC IRRIGATION SYSTEM. CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
  - CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE
  - WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

**STORM WATER QUALITY NOTES CONSTRUCTION BMP'S**

- THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL PERMIT ISSUED BY SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB) AND MUNICIPAL STORM WATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ON JANUARY 24, 2007 ([http://www.swrcb.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml)) AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE (<http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Ar102Division02.pdf>) AND STORM WATER MANUAL (<http://www.sandiego.gov/development-services/pdf/news/stormwatermanual.pdf>)
- NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S) DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
  - ALL STOCKPILES OF UNCOMPACTED SOIL AND / OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
  - A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
  - THE CONTRACTOR SHALL RESPOND ALL EROSION / SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
  - ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
  - THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.



**WILL & FOTSCH ARCHITECTS**  
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486

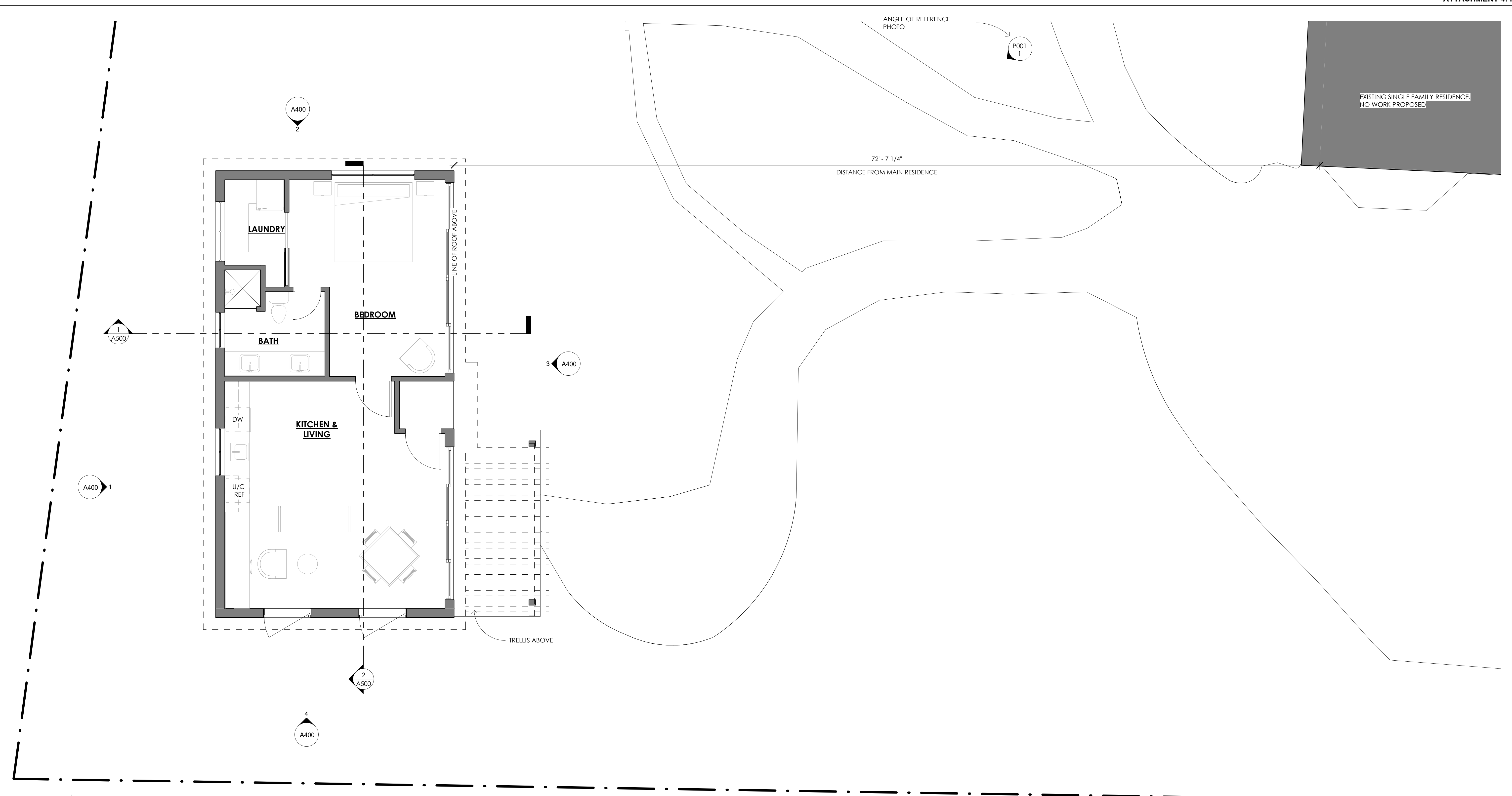


JOB #: REQUEST FOR LISP/DAB "MINOR" DETERMINATION

**MAYER GUEST QUARTERS**  
2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

|            |                      |
|------------|----------------------|
| DATE:      | ISSUE:               |
| 02/23/2022 | HOA SUBMITTAL SET    |
| 04/13/2022 | ADVISORY BOARD SBMT. |
| 04/18/2022 | REVISION             |

**A202**  
GUEST QRTRS FLOOR PLAN  
04/18/2022



**1 (P)-GUEST QRTRS FLOOR PLAN**  
SCALE = 1/4" = 1'-0"

**PLAN NOTES**

- FOR TYPICAL WALL PENETRATION SEE DETAILS
- PENETRATIONS OF FIRE-RESISTIVE WALLS, FLOOR-CEILINGS, AND ROOF-CEILINGS SHALL BE PROTECTED AS REQUIRED IN CRC SECTION R302.4.
- PROVIDE LEVEL 5 DRYWALL THROUGHOUT.
- PREP ALL SURFACES TO RECEIVE FINISH PER PLAN.
- EXTERIOR DOORS MAY SWING OUTWARD ONLY OF THE EXTERIOR LANDING IS NOT MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. R311.3.1
- 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.
- GARAGE AND HABITABLE SPACE ABOVE TO HAVE 1-HOUR FIRE RATING BETWEEN PER CRC R302.3, AND SOUND INSULATION WITH MINIMUM 50 STC RATING AND IMPACT SOUND INSULATION WITH MINIMUM 50 IIC PER CBC 1207.2, CBC 1207.3.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
- ATTIC / UNDERFLOOR INSTALLATION MUST COMPLY WITH SECTIONS 904, 908, AND 909 OF CMC.
- FIRE BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATION SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.
- PROPERLY COMPLETED AND SIGNED CERTIFICATES OF INSTALLATION (CF2R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
- PROPERLY COMPLETED CERTIFICATES OF VERIFICATION (CF3R FORMS) SHALL BE PROVIDED TO THE INSPECTOR IN THE FIELD FOR ITEMS REQUIRING HER VERIFICATION. CF3R FORMS SHALL BE REGISTERED WITH A CALIFORNIA-APPROVED HERS PROVIDER DATA REGISTRY.
- EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING METHODS: (CRC R337.8.4.CBC 708A.4)  
A. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4.

- DOOR OVERLAPS ONTO JAMBS AND HEADERS.  
C. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
- A. COUNTER SURFACES SHALL NOT EXCEED 10 FEET IN TOTAL LENGTH, NOR SHALL WALL CABINETS, (THIS COUNTER SIZE STANDARD SHALL APPLY TO POOL HOUSES, ETC. AND TO DWELLING ROOMS THAT ARE DISTANT, OR ISOLATED, FROM THE MAIN LIVING AREA OF A HOME.)
- ONLY ONE SINGLE SINK IS ALLOWED, 18" MAXIMUM LENGTH, WITH A MAXIMUM 1 1/2 INCH DRAIN.
- ONLY ONE COMPACT REFRIGERATOR, FREEZER OR ICE MAKER (5 CUBIC FEET MAXIMUM CAPACITY) DESIGNED FOR PLACEMENT UNDER A COUNTER AND SO INSTALLED.
- NO GAS OR 220-VOLT AC POWER OUTLETS ARE ALLOWED IN THE VICINITY OF THE WET BAR.
- NO OTHER FACILITY (INCLUDING, BUT NOT LIMITED TO, STOVE, RANGE, DISHWASHER, MICROWAVE, GARBAGE DISPOSAL OR TRASH COMPACTOR) USED FOR THE PREPARATION OF FOOD SHALL BE LOCATED WITHIN OR NEAR A WET BAR. "THE PROPOSED WET BAR WILL COMPLY WITH THE ABOVE WET BAR LIMITATIONS".

**WALL LEGEND**

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

\_\_\_\_\_  
SIGNATURE DATE



**WILL & FOTSCH ARCHITECTS**  
 1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486

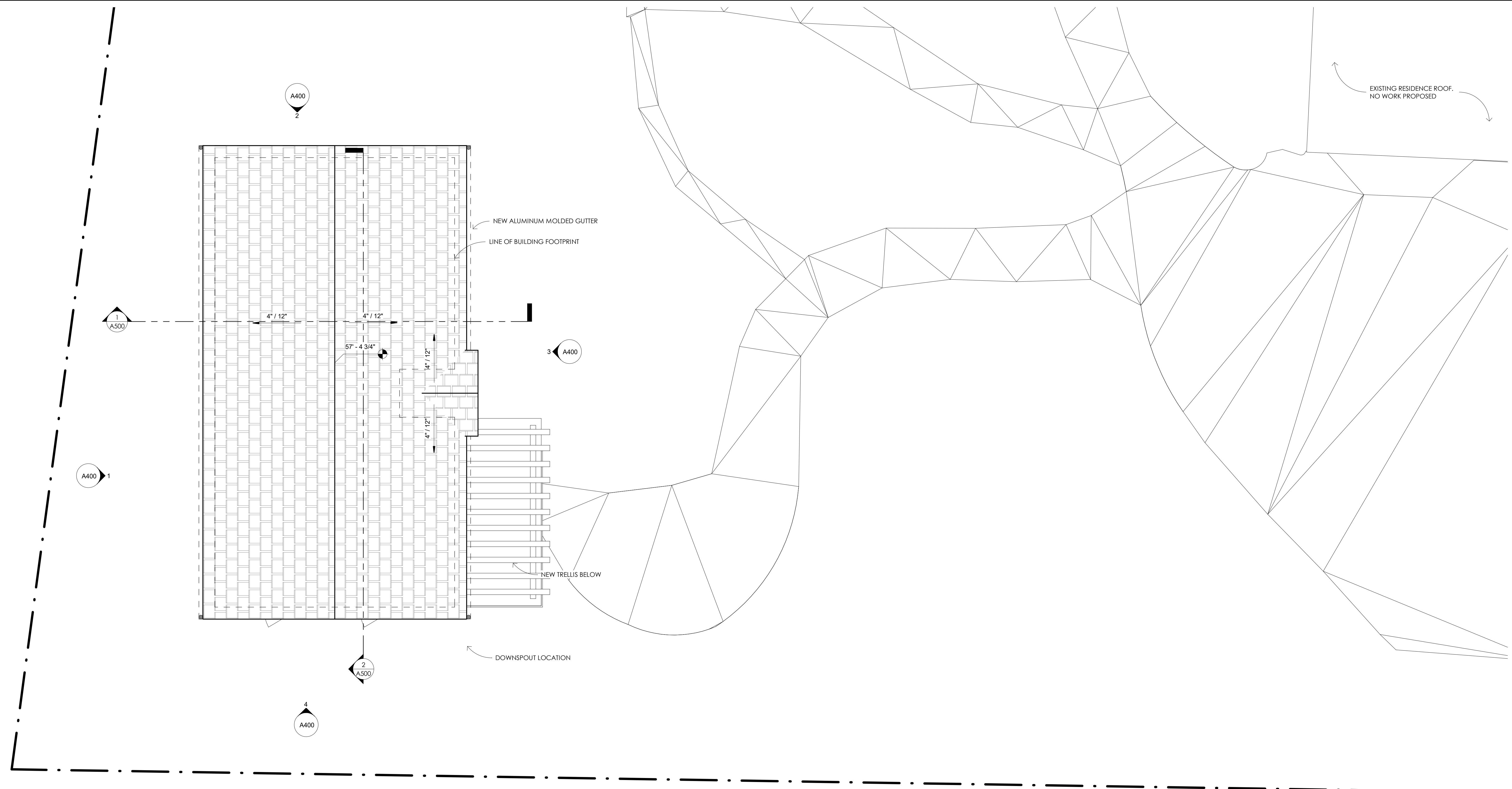


JOB #: REQUEST FOR LISP/DAB "MINOR" DETERMINATION

**MAYER GUEST QUARTERS**  
 2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

|            |                      |
|------------|----------------------|
| DATE:      | ISSUE:               |
| 02/23/2022 | HOA SUBMITTAL SET    |
| 04/13/2022 | ADVISORY BOARD SBMT. |
| 04/18/2022 | REVISION             |

**A206**  
 GUEST QRTS  
 ROOF PLAN  
 04/18/2022



**1 | GUEST QRTS ROOF PLAN**  
 SCALE = 1/4" = 1'-0"

**ROOF NOTES**

- TWO LAYERS OF UNDERLAYMENT REQUIRED FOR LOW SLOPED ROOFS PER CRC SECTION R9-5.3.3.1
- ROOF GUTTERS SHALL PROVIDE WITH THE MEANS TO PREVENT ACCUMULATION OF LEAVE AND DEBRIS IN THE GUTTER. ALL ROOF GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. THEY SHALL ALSO HAVE ZINCALUME COATING.
- DROP EDGE FLASHING USED AT THE FREE EDGES OF ROOFING MATERIALS SHALL BE NON-COMBUSTIBLE.
- CHIMNEYS, FLUES OR STOVEPIPES ATTACHED TO ANY FIREPLACE, STOVE, BARBEQUE OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTOR.
- OVERFLOW DRAINS SHALL HAVE THE SAME SIZE AS THE ROOF DRAIN AND SHALL BE INSTALLED WITH THE FLOW LINE LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
- OVERFLOW SCUPPERS SHALL HAVE AN OPENING AREA THREE TIMES THE SIZE OF THE ROOF DRAIN; HAVE A MINIMUM OPENING HEIGHT OF 4"; BE INSTALLED IN AN ADJACENT PARAPET WALL AND WITH THE INLET FLOW LOCATED 2" ABOVE THE LOW POINT OF THE ROOF.
- OVERFLOW DRAINS AND SCUPPERS MUST HAVE SEPARATE OUTLETS FROM THE ROOF DRAINS / SCUPPERS.
- FOR TYPICAL PIPE PENETRATION SEE DETAIL 4/A7.1
- ALL FLAT ROOFS TO COMPLY WITH CRC R906.5
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- SOLAR ZONE AREA MINIMUM 250 S.F. CUMULATIVE AREA COMPROMISED OF MINIMUM 80 S.F. AREAS WITH MINIMUM 5-FOOT DIMENSIONS. NO OBSTRUCTIONS - INCLUDING VENTS, CHIMINEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF-MOUNTED EQUIPMENT - LOCATED WITHIN SOLAR ZONE.
- THE MAIN ELECTRICAL SERVICE PANEL SHALL NOT BE OF A TYPE WITH A CENTER-FED MAIN CIRCUIT BREAKER AND SHALL INCLUDE RESERVED SPACE ALLOWING FOR INSTALLATION OF DOUBLE-POLE CIRCUIT BREAKERS FOR A FUTURE SOLAR PHOTOVOLTAIC SYSTEM. SUCH RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER OR MAIN CIRCUIT BREAKER LOCATION. THE RESERVED SPACE SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
- ELECTRICAL JUNCTION BOX AND SEGMENT OF METALLIC RACEWAY IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
- PROVIDE TO ACCOMMODATE INSTALLATION OF ROOF-MOUNTED SOLAR PHOTOVOLTAIC SYSTEM:
  - APPROVED MINIMUM 4-INCH-SQUARE ELECTRICAL JUNCTION BOX LOCATED WITHIN 72 INCHES HORIZONTALLY AND 12 INCHES VERTICALLY OF MAIN ELECTRICAL SERVICE PANEL.
  - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO SOLAR ZONE AREA AND TERMINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX.
  - MINIMUM 1-INCH-DIAMETER LISTED ELECTRICAL METALLIC RACEWAY ORIGINATING AT THE REQUIRED ELECTRICAL JUNCTION BOX AND TERMINATING AT THE MAIN ELECTRICAL SERVICE PANEL.
- ALL EXPOSED STRUCTURAL MEMBERS TO BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL. EXTERIOR FIRE-RETARDANT-TREATED WOOD, ONE-HOUR FIRE-RESISTANT MATERIAL OR BY USING HEAVY TIMBER CONSTRUCTION METHODS
- PREVENT INTRUSION OF FLAME AND EMBERS (EMBER RESISTANT "ER" APPROVED MODELS ONLY) INTO THE ATTIC.



**WILL & FOTSCH ARCHITECTS**  
 1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (O) 858-224-2486

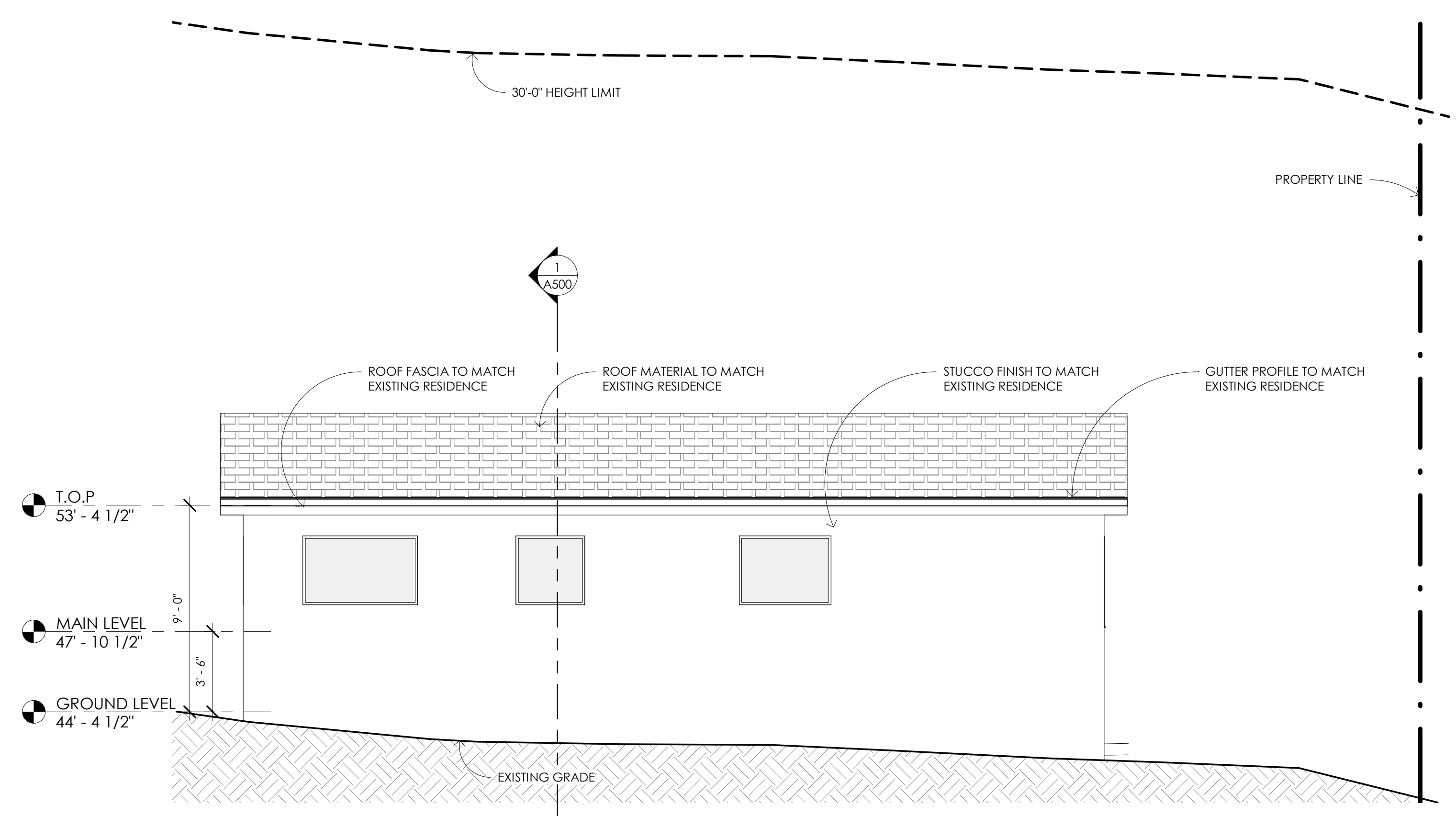


JOB #: REQUEST FOR LISP/DAB "MINOR" DETERMINATION

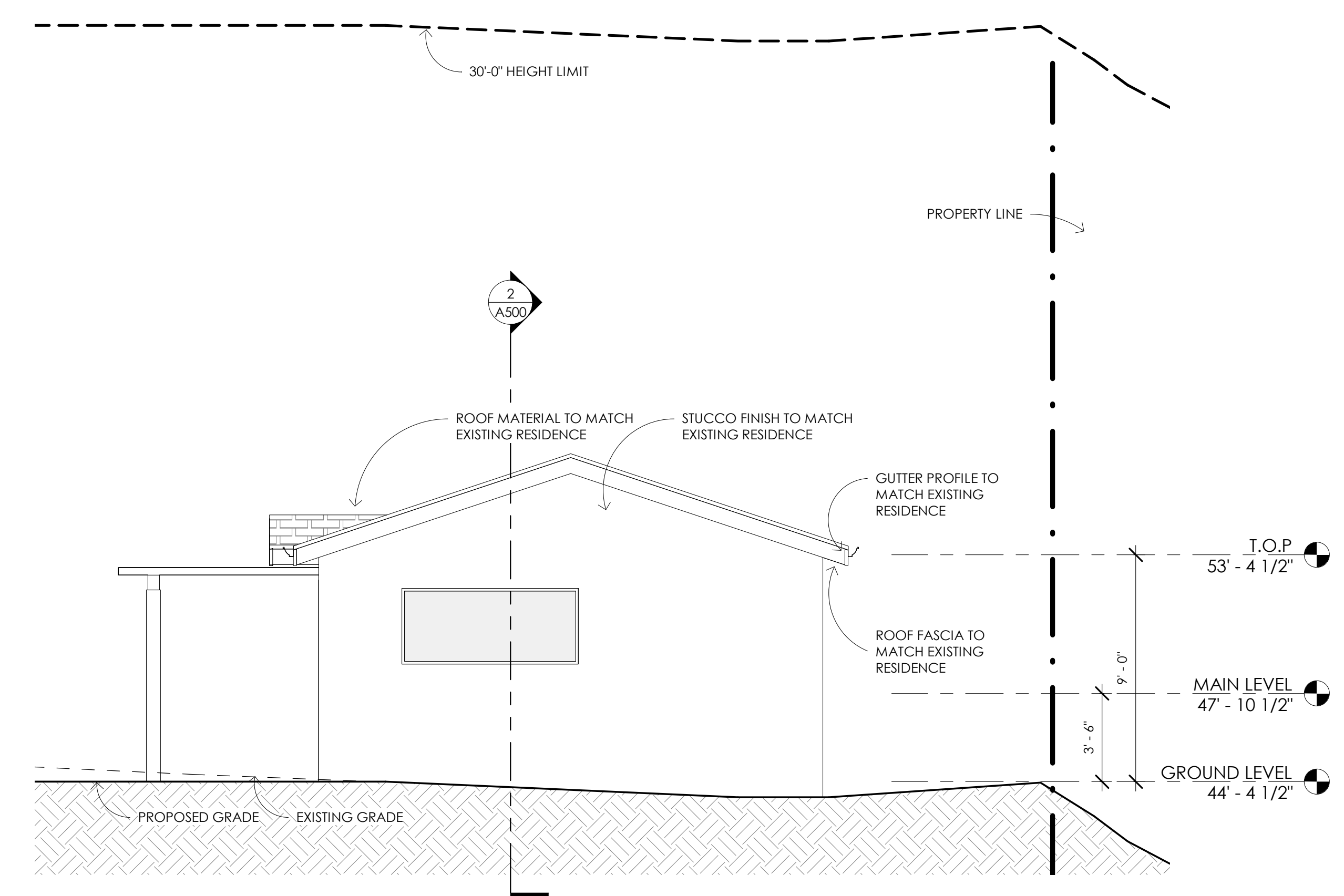
**MAYER GUEST QUARTERS**  
 2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

DATE: 02/23/2022  
 ISSUE: HOA SUBMITTAL SET  
 04/13/2022 ADVISORY BOARD SBMT.  
 04/18/2022 REVISION

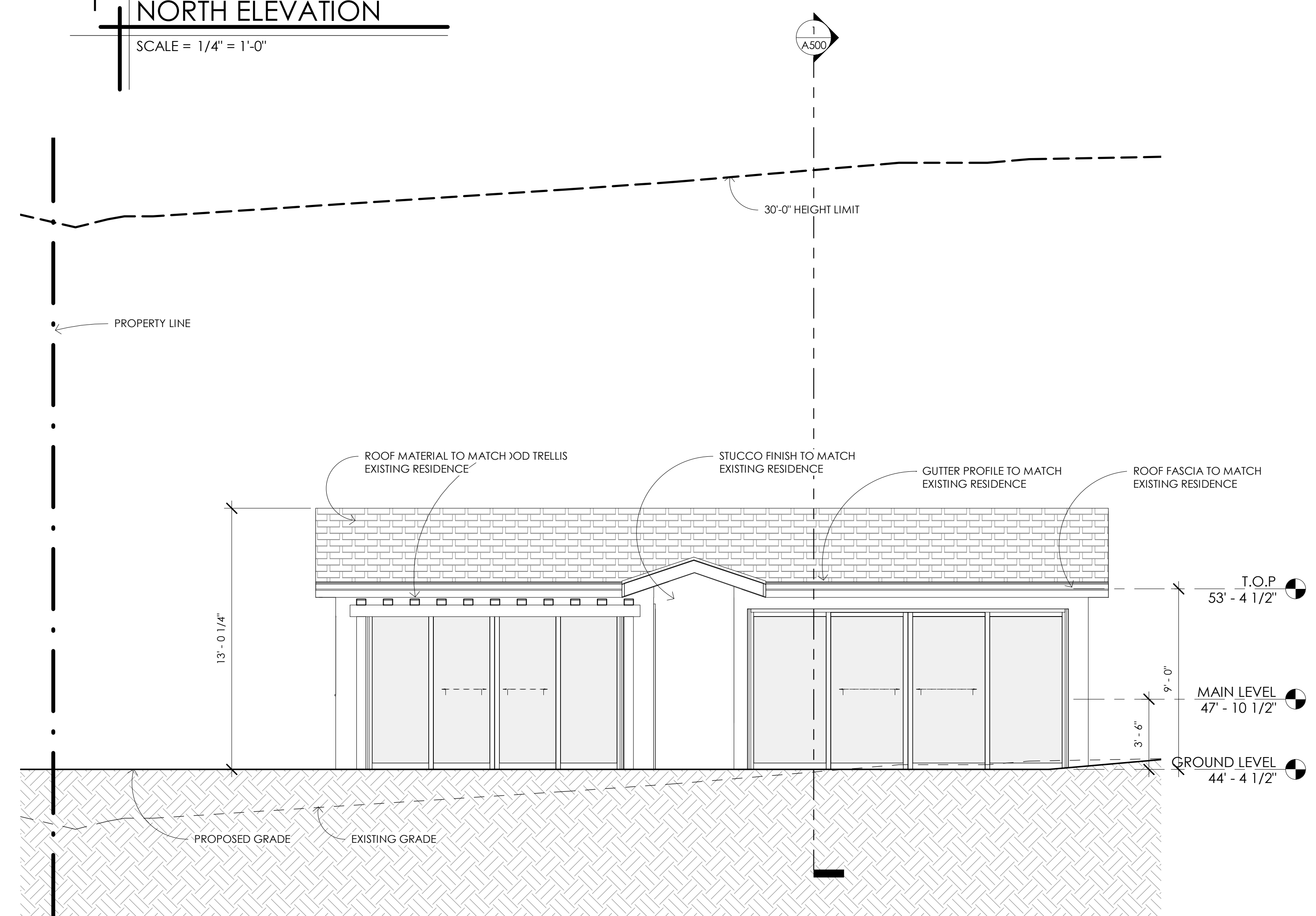
**A400**  
 EXTERIOR ELEVATIONS  
 04/18/2022



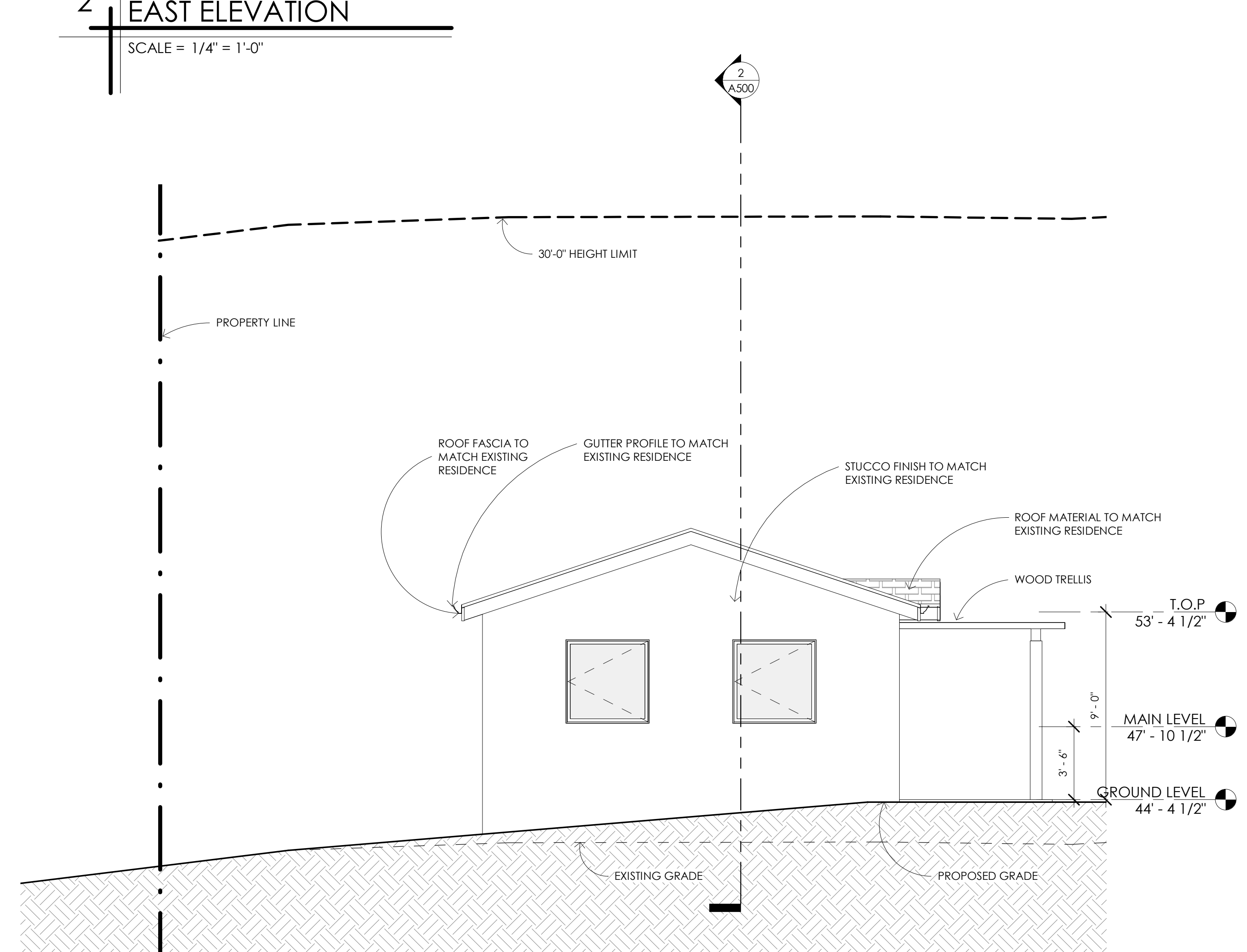
**1 NORTH ELEVATION**  
 SCALE = 1/4" = 1'-0"



**2 EAST ELEVATION**  
 SCALE = 1/4" = 1'-0"



**3 SOUTH ELEVATION**  
 SCALE = 1/4" = 1'-0"



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





WILL & FOTSCH ARCHITECTS  
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486

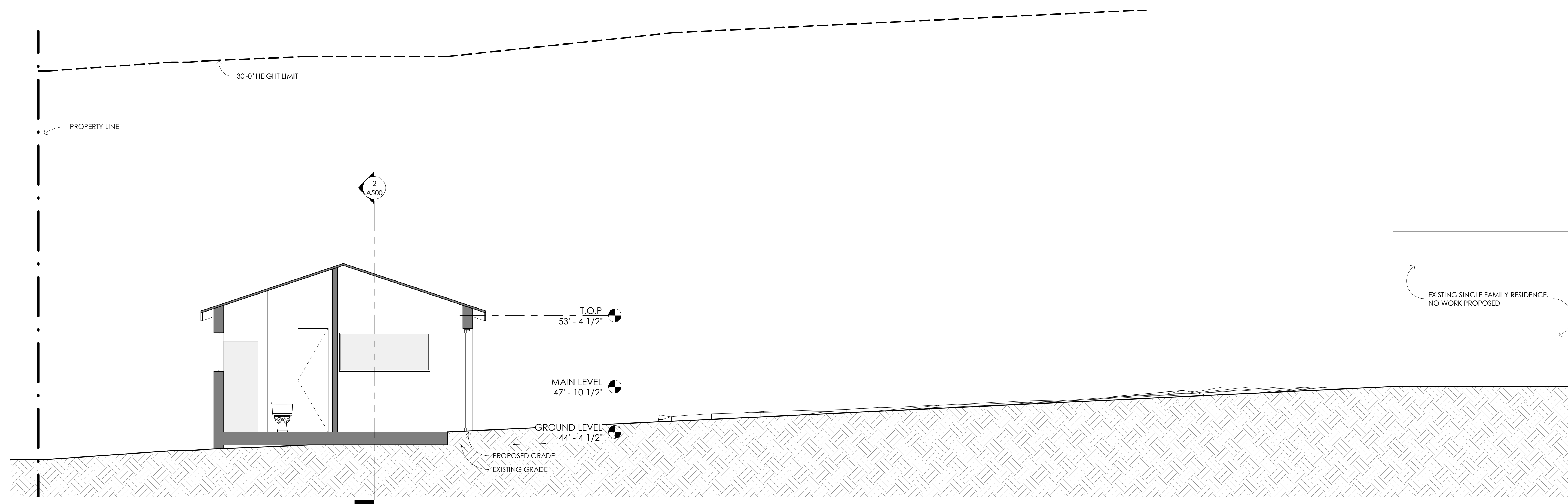


JOB #: REQUEST FOR LISP/DAB "MINOR" DETERMINATION

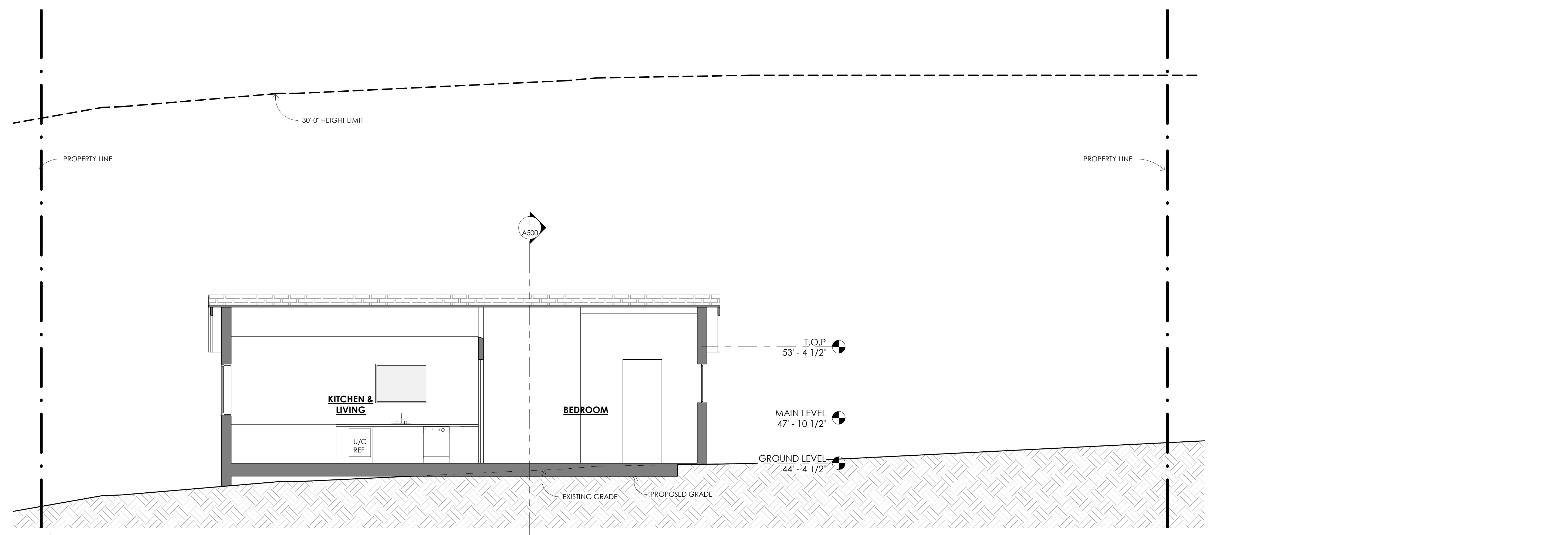
MAYER GUEST QUARTERS  
2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

DATE: 02/23/2022  
ISSUE: HOA SUBMITTAL SET  
04/13/2022 ADVISORY BOARD SBMT.  
04/18/2022 REVISION

**A500**  
BUILDING SECTIONS  
04/18/2022



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



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



**WILL & FOTSCH ARCHITECTS**  
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486



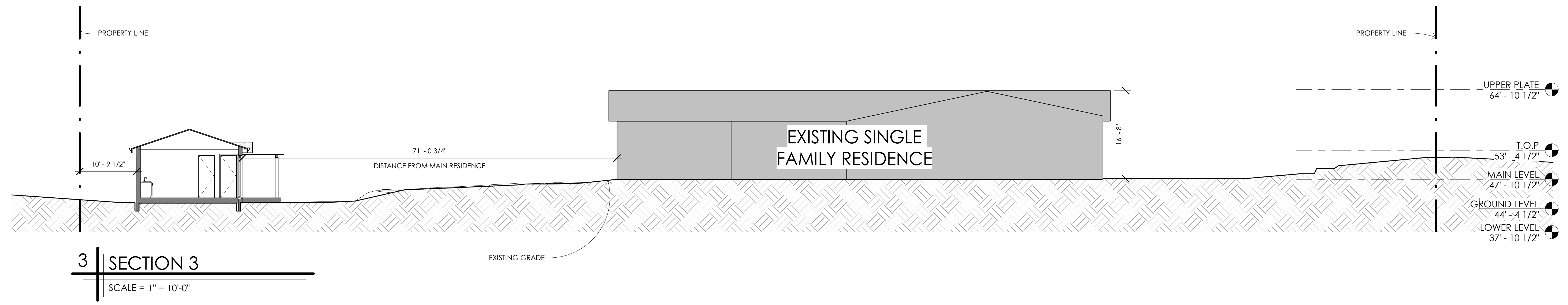
JOB #: REQUEST FOR  
LISP/DAB  
MINOR  
DETERMINATION

**MAYER GUEST QUARTERS**  
2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

| DATE:      | ISSUE:               |
|------------|----------------------|
| 02/23/2022 | HOA SUBMITTAL SET    |
| 04/13/2022 | ADVISORY BOARD SBMT. |
| 04/18/2022 | REVISION             |

**A501**  
SITE SECTION

04/18/2022



TDT:DATE AND TIME - 4/18/2022 15:30:58 BNA:360/27/19 Ave 5813 P105 - Courtyard0209 - COURTYARDANCE.PLT



WILL & FOTSCH ARCHITECTS  
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486



JOB #: REQUEST FOR LISP/DAB "MINOR" DETERMINATION

MAYER GUEST QUARTERS  
2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

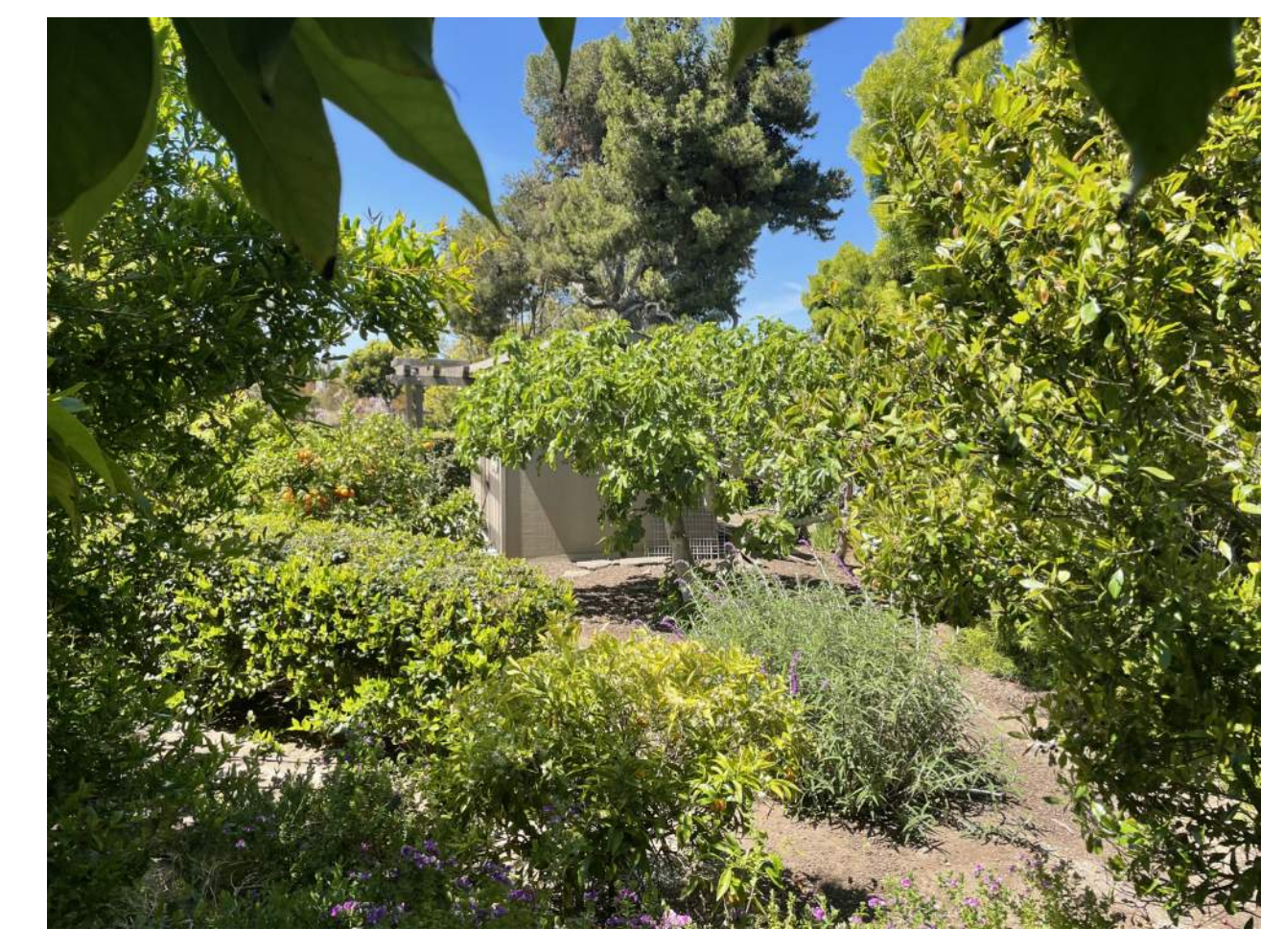
| DATE:      | ISSUE:               |
|------------|----------------------|
| 02/23/2022 | HOA SUBMITTAL SET    |
| 04/13/2022 | ADVISORY BOARD SBMT. |
| 04/18/2022 | REVISION             |

**P001**  
SITE PHOTOS

04/18/22



P001 PHOTO 1: NEIGHBOR'S POINT OF VIEW OF EXISTING ART STUDIO



ADDITIONAL VIEWS

Copyright Will & Fotsch Architects 2022



WILL & FOTSCH ARCHITECTS  
1298 PROSPECT STREET, SUITE 2S, LA JOLLA, CA 92037 - (o) 858-224-2486



JOB #: REQUEST FOR LISP/DAB™ MINOR™ DETERMINATION

MAYER GUEST QUARTERS  
2370 AVENIDA DE LA PLAYA, LA JOLLA, CA 92037

| DATE:      | ISSUE:               |
|------------|----------------------|
| 02/23/2022 | HOA SUBMITTAL SET    |
| 04/13/2022 | ADVISORY BOARD SBMT. |
| 04/18/2022 | REVISION             |



EXISTING RESIDENCE STREET VIEW



RENDER OF PROPOSED GUEST QUARTERS

**P002**  
SITE PHOTOS/PROPOSED RENDER  
04/18/2022

COURTESY: WILL & FOTSCH ARCHITECTS, P.C.