



JADE LJ, LLC
2072 Via Casa Alta
Presentation for
La Jolla DPR
Committee

September 9, 2022

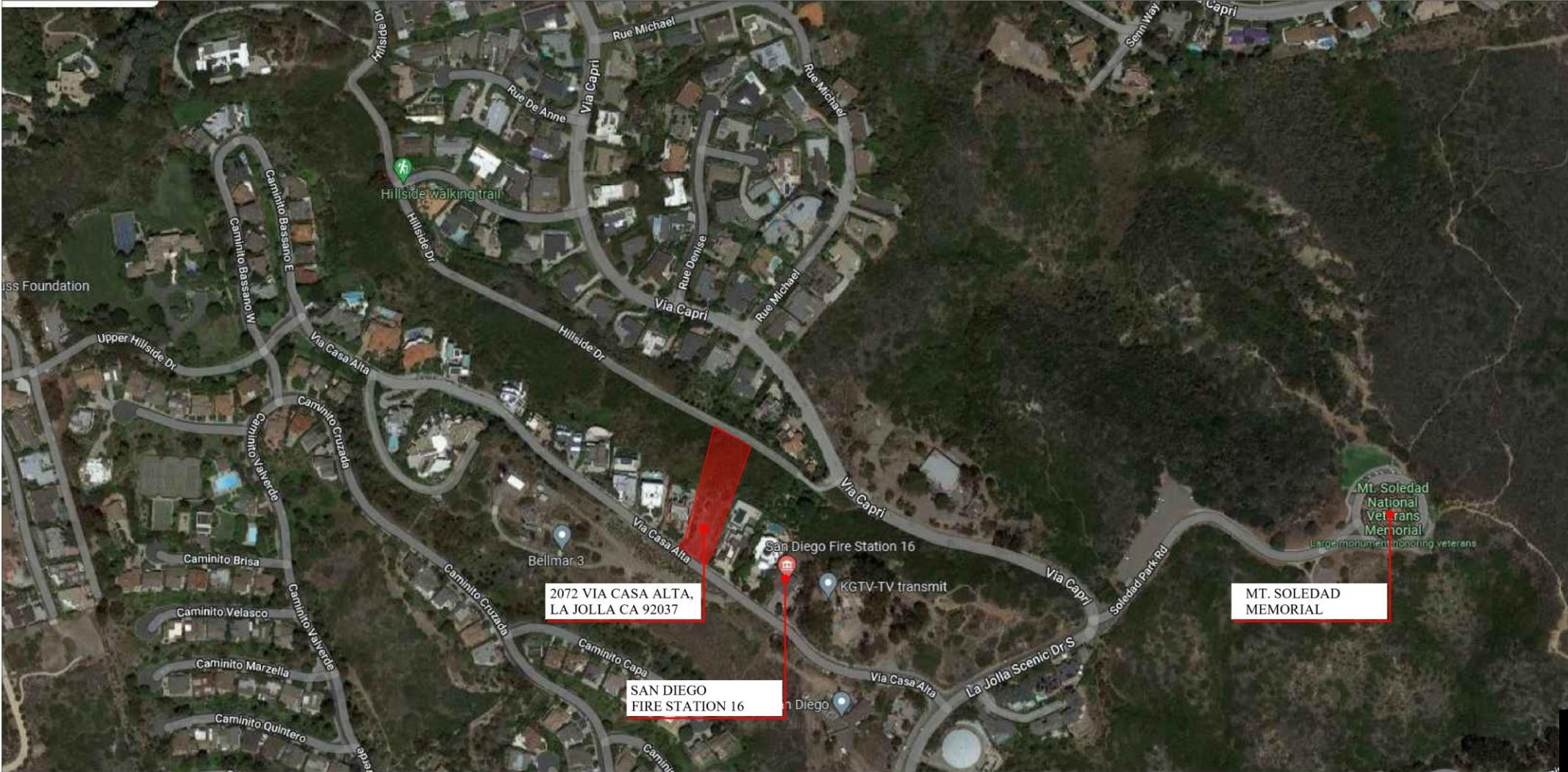


Project Data

PROJECT DATA

PROJECT INFORMATION		
PROJECT ADDRESS:	2072 VIA CASA ALTA, LA JOLLA CA., 92037	
ASSESSORS PARCEL NUMBER:	352-750-15-00	
LEGAL DESCRIPTION:		
LOT 15 OF LA JOLLA SCENIC WEST, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8482 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEB. 2, 1997		
YEAR BUILT		
BUILDING CODE:	CALIFORNIA RESIDENTIAL CODE (CRC), 2019 EDITION & ASSOCIATED AMENDMENTS IN SDMC. CALIFORNIA BLDG. CODE (CBC) BASED ON 2019 IBC. NATIONAL ELECTRICAL CODE (NEC), 2019 EDITION NATIONAL MECHANICAL CODE (CMC), 2019 EDITION CALIFORNIA PLUMBING CODE (CPC), 2019 EDITION SAN DIEGO COUNTY MUNICIPAL CODE (SDC), PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CBC, 2019 CMC AND 2019 SPC AND THE 2019 CEC.	
OCCUPANCY TYPE:	R-3	
NUMBER OF DWELLINGS:	1	
CONSTRUCTION TYPE:	TYPE VB	
NUMBER OF STORIES:	2 OVER BASEMENT	
LOT AREA:	33,349.83 SQ FT	
ZONING INFORMATION		
ZONE:	RS-1-1	
OVERLAY ZONES: COASTAL OVERLAY ZONE, COASTAL HEIGHT LIMITATION OVERLAY ZONE, L.J.C.P.A. , POTENTIAL/SENSITIVE VEGETATION-CHAPARRAL, MHPA, PARKING IMPACT: COASTAL, VERY HIGH SEVERITY ZONE, BRUSH MANAGEMENT		
GEO HAZARD ZONE: 12 AND 22		
SETBACKS	ALLOWED	PROPOSED
FRONT (STREET FRONTAGE):	25'-0"	48'-4"
INTERIOR SIDE (.08 OF LOT WIDTH):	7.04'	7.04'
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REAR:	35'-0"	180'-3 5/8"
BUILDING HEIGHT LIMITATIONS:	30'-0"	29'-11"
Max. FLOOR AREA RATIO (F.A.R.):	0.45 (15,007.42 SQ FT)	0.22 (7,251 SQ FT)
PARKING SPACES:	5	5
BUILDING AREAS:	PROPOSED	
BASEMENT	3,657 SQ FT (NOT COUNTED IN F.A.R)	
LOWER FLOOR	7,125 SQ FT (1,482 SQ FT COUNTED IN F.A.R)	
FIRST FLOOR	3,715 SQ FT	
SECOND FLOOR	1,754 SQ FT	
TOTAL AREA:	16,251 SQ FT (6,951 SQ FT COUNTED IN F.A.R)	
DECK	PROPOSED	
LOWER BASEMENT	697 SQ FT	
BASEMENT	1,462 SQ FT	
FIRST FLOOR	129 SQ FT	
SECOND FLOOR DECK AREA	427 SQ FT	
TOTAL	2,715 SQ FT	
LANDSCAPE REQUIRED:	30% = 10,005 SQ FT	
LANDSCAPE PROVIDED:	56.3% = 18,766 SQ FT	
LOT COVERAGE (MAX):	50% = 16,674.92 SQ FT	
LOT COVERAGE PROPOSED:	23.4% = 7,819.43 SQ FT	
FRONT YARD:	100% = 5,139.72 SQ FT	
MAX FRONT YARD HARDSCAPE (PER SDMC 131.0447):	60% = 3,083.83 SQ FT	
PROPOSED FRONT YARD HARDSCAPE:	57.46% = 2,953.58 SQ FT	

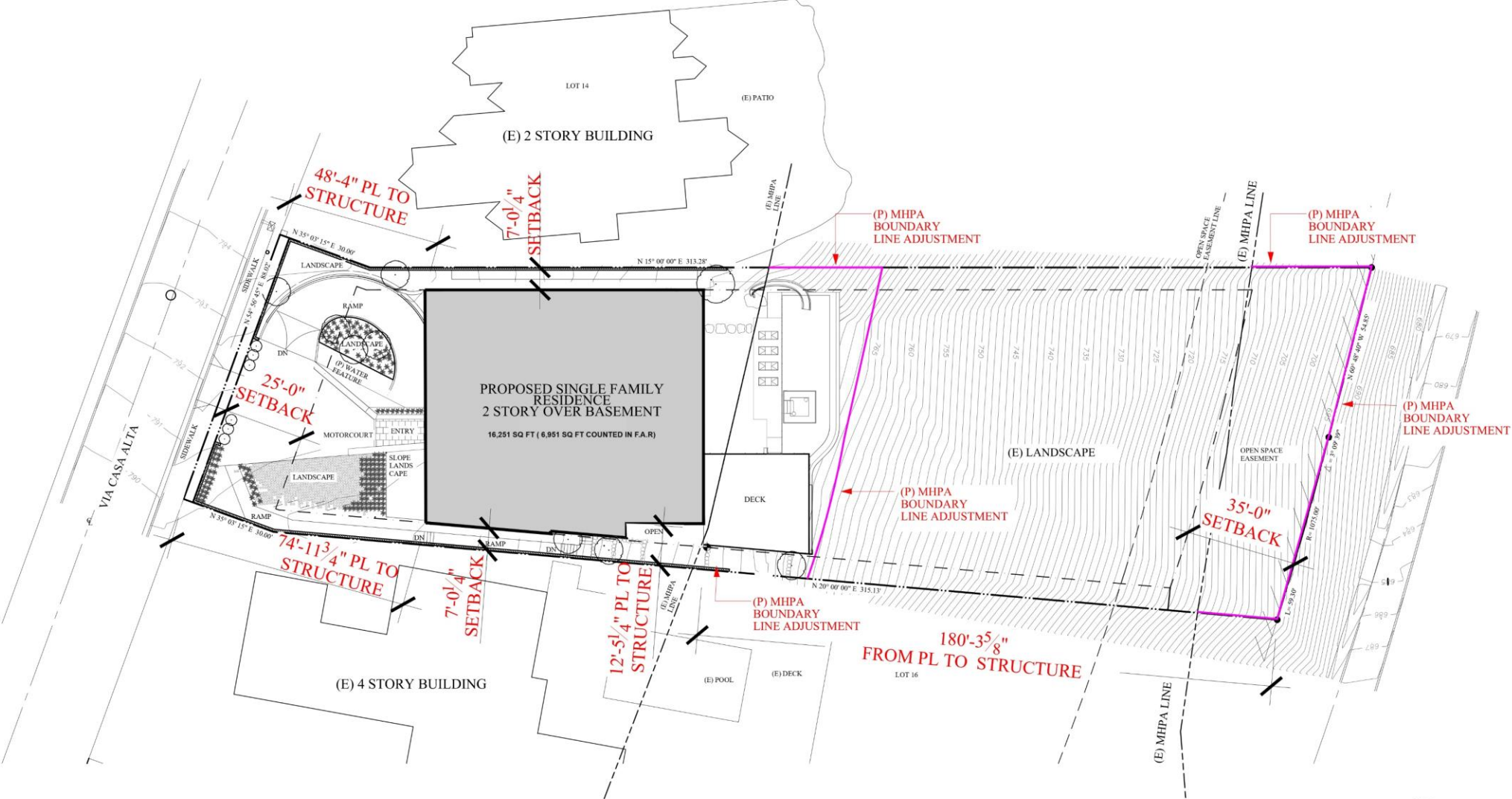
Overall Aerial View



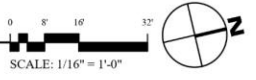
Aerial View



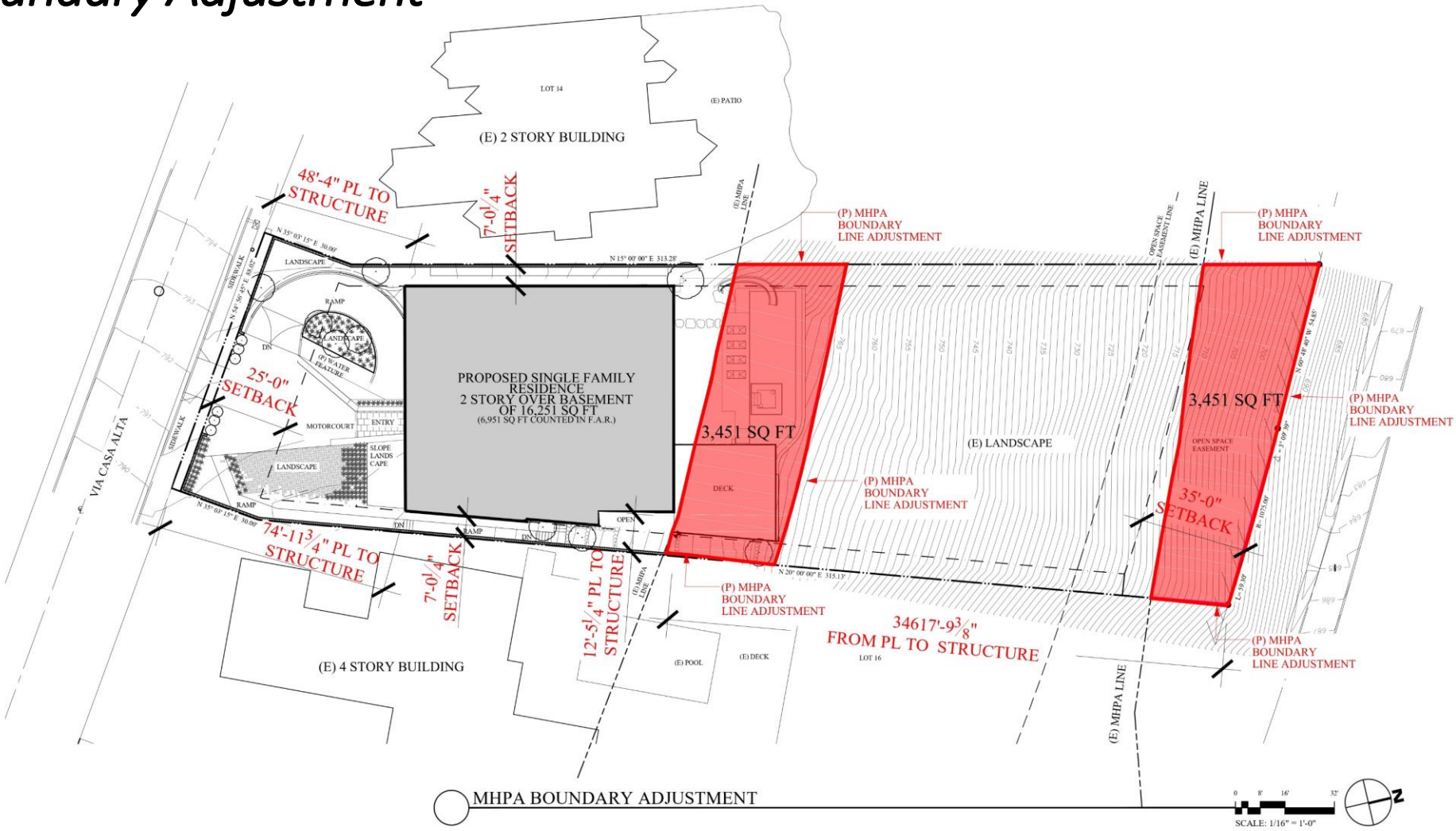
Site Plan





○ PROPOSED SITE PLAN

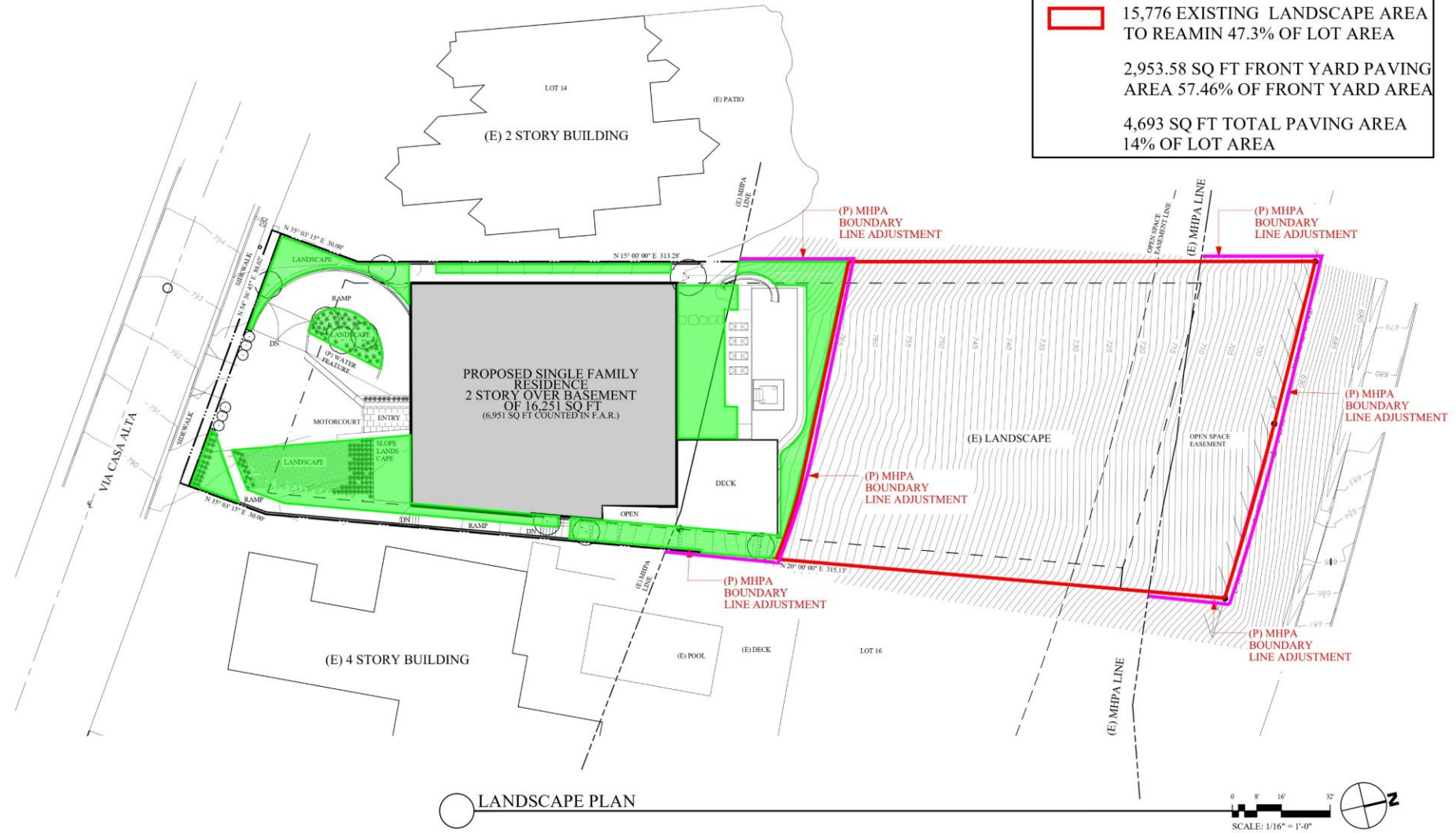


MHPA Boundary Adjustment

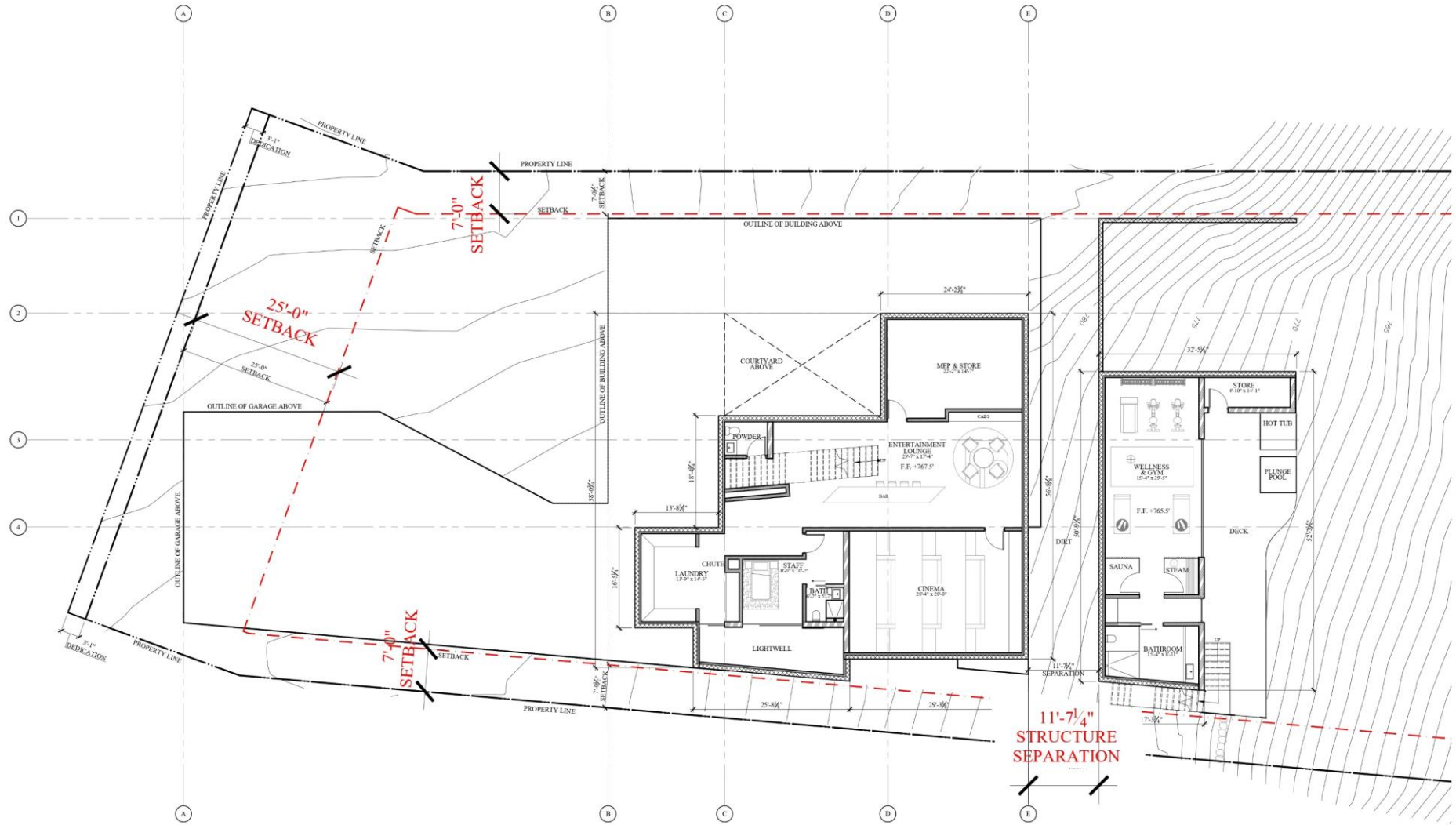


Proposed Landscape Plan

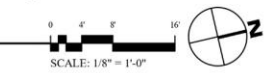
LEGEND	
	2,990 PROPOSED LANDSCAPE AREA 9.0% OF LOT AREA
	15,776 EXISTING LANDSCAPE AREA TO REMAIN 47.3% OF LOT AREA
	2,953.58 SQ FT FRONT YARD PAVING AREA 57.46% OF FRONT YARD AREA
	4,693 SQ FT TOTAL PAVING AREA 14% OF LOT AREA



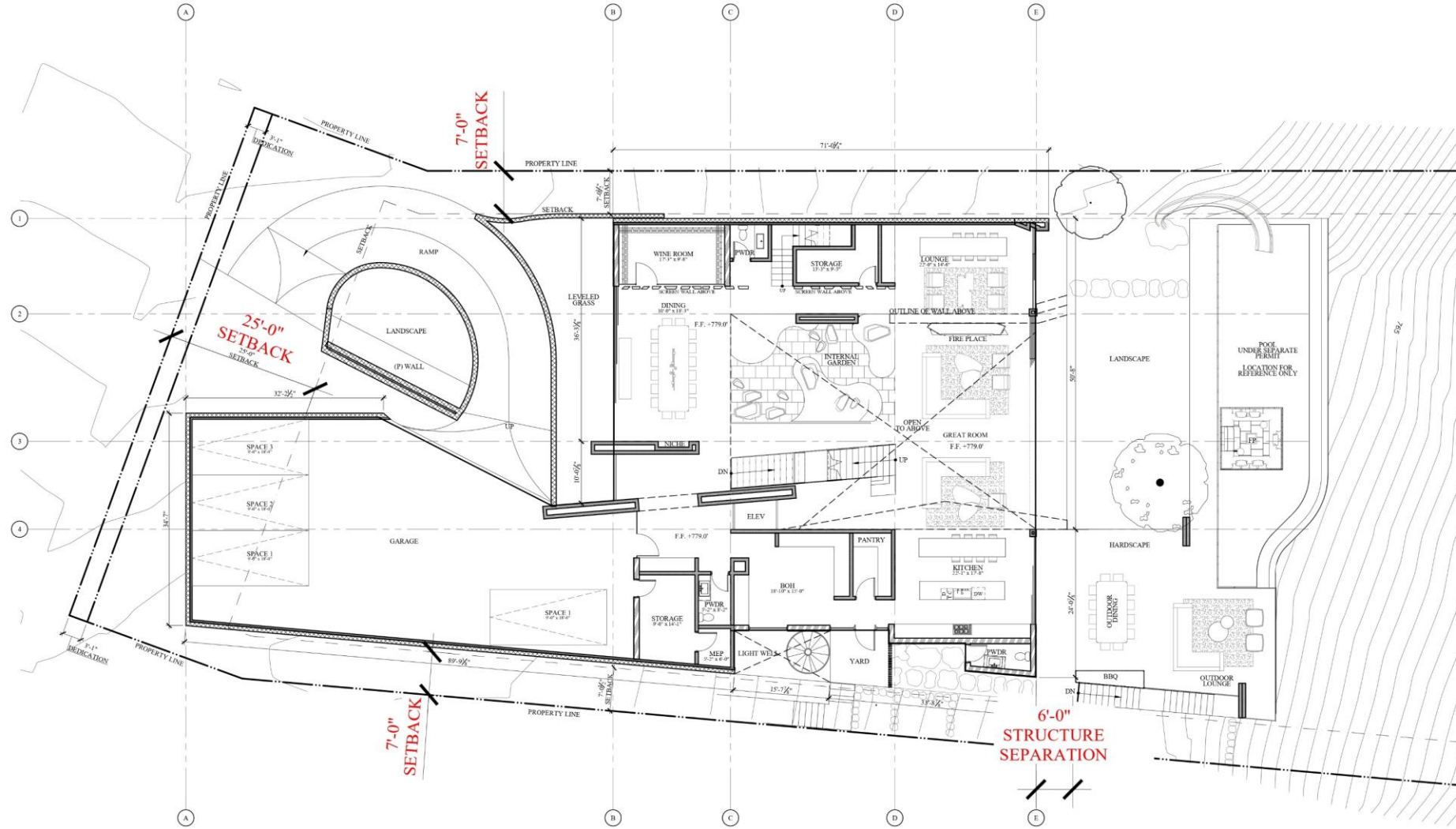
Proposed Basement Plan



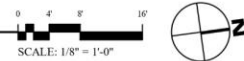
PROPOSED BASEMENT FLOOR PLAN
3,657 SQ FT (NOT COUNTED IN GFA)



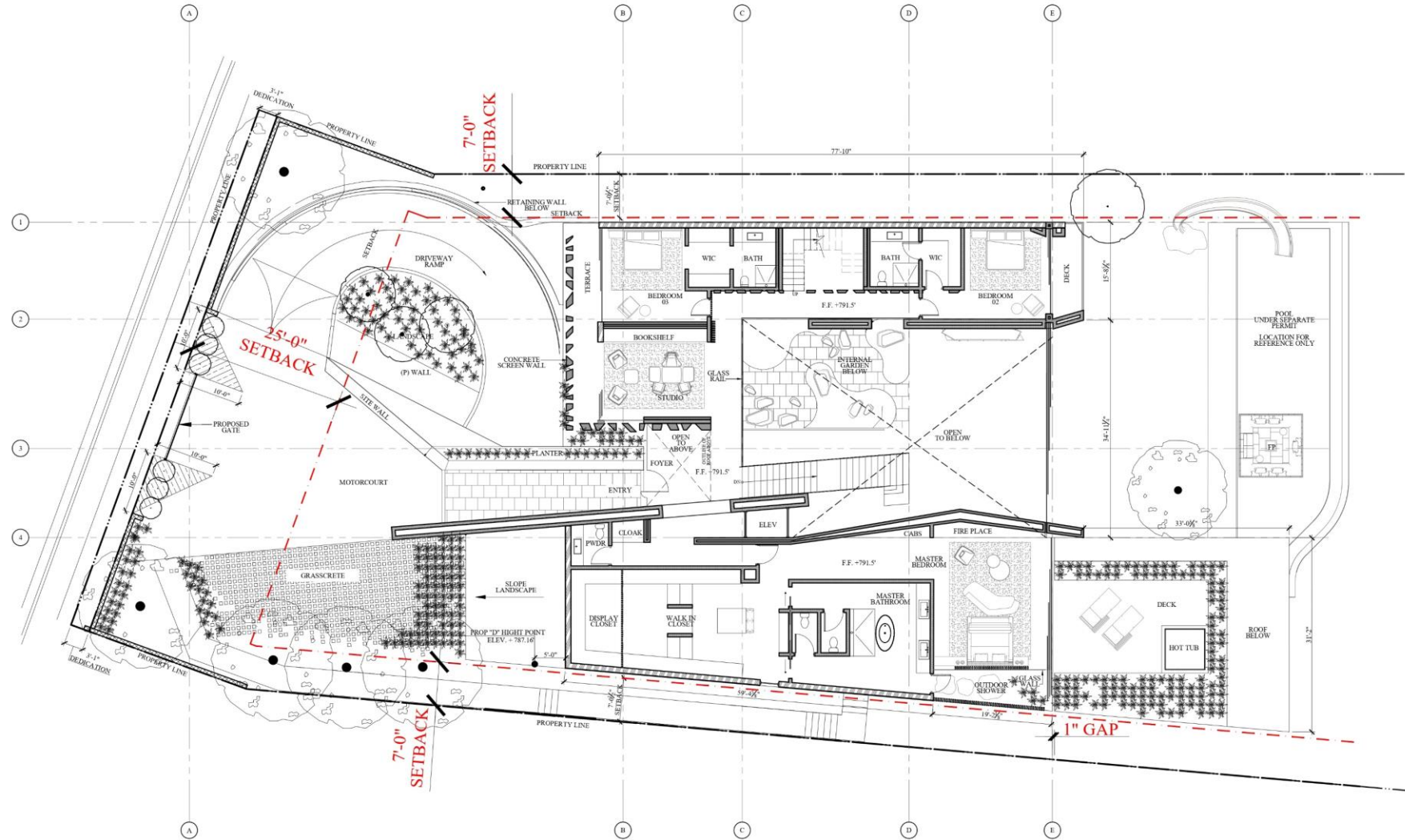
Proposed Lower Floor Plan



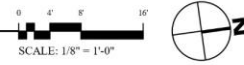
PROPOSED LOWER FLOOR PLAN
 7,125 SQ FT (1,482 SQ FT COUNTED IN G.F.A.)



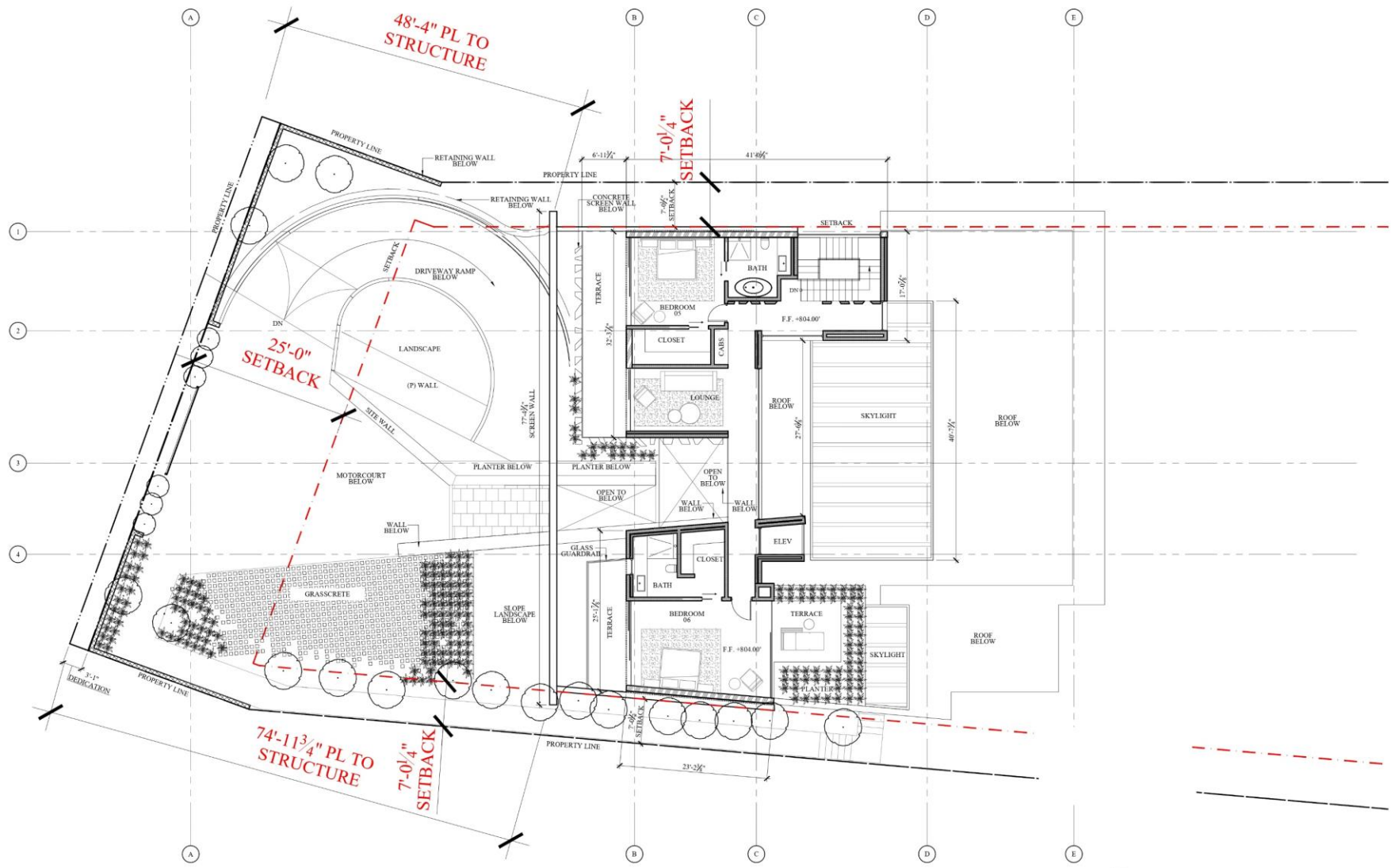
Proposed First Floor Plan



○ PROPOSED FIRST FLOOR PLAN
 PROPOSED 3,715 SQ FT



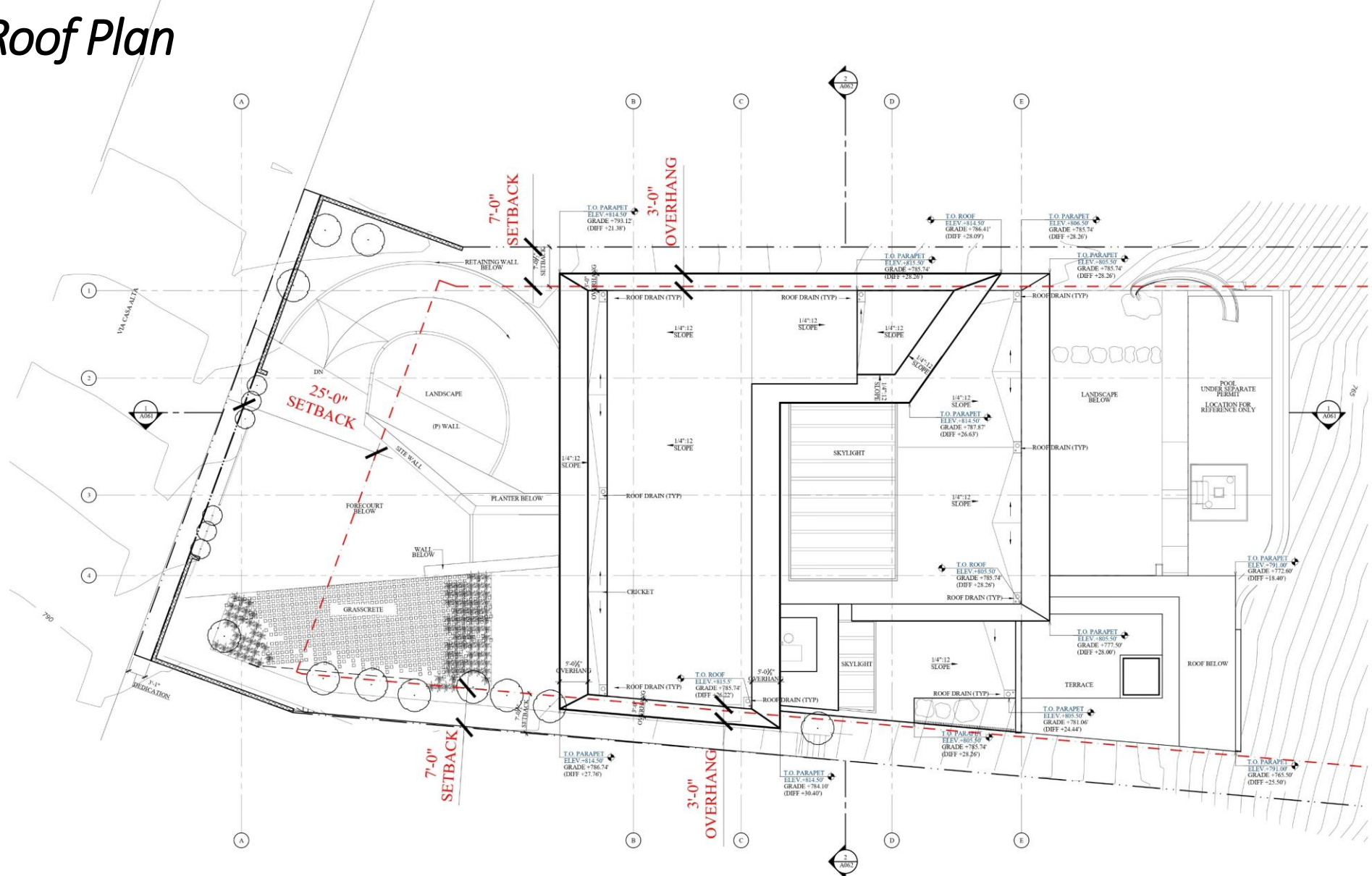
Proposed Second Floor Plan



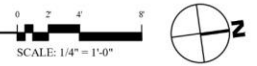
○ PROPOSED SECOND FLOOR PLAN
 PROPOSED 1,754 SQ FT



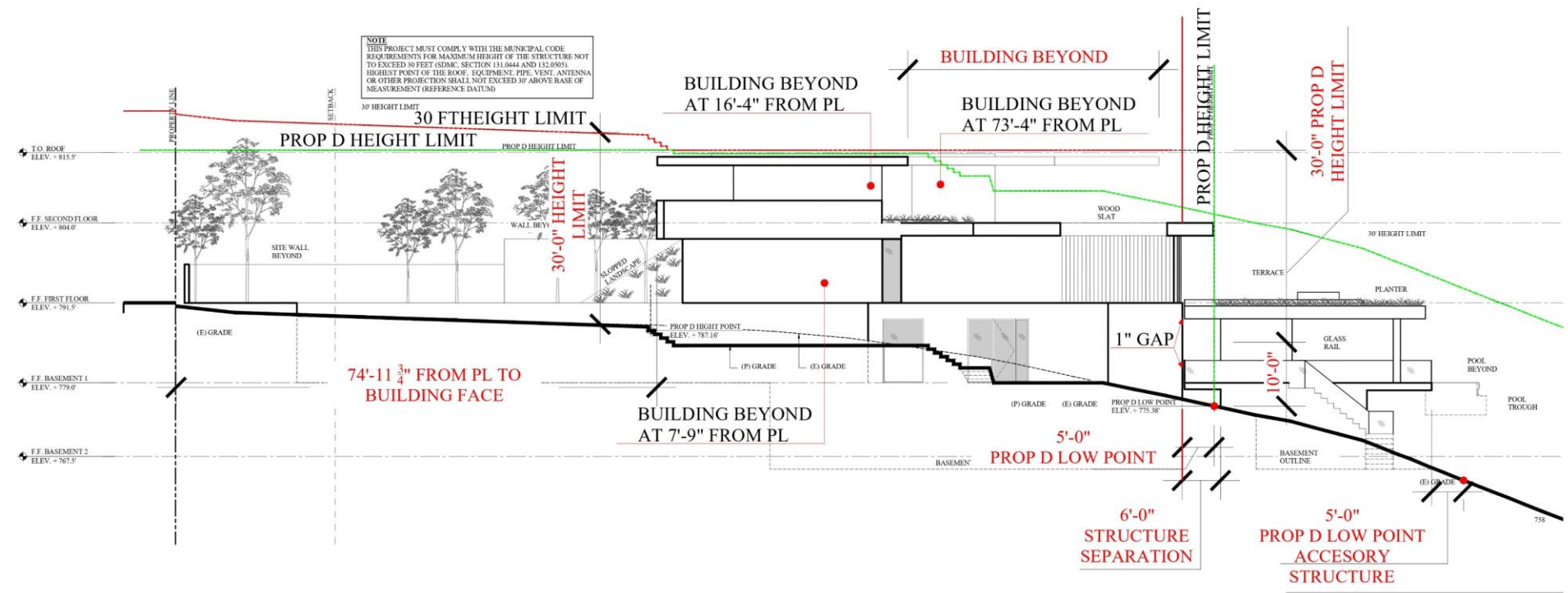
Proposed Roof Plan



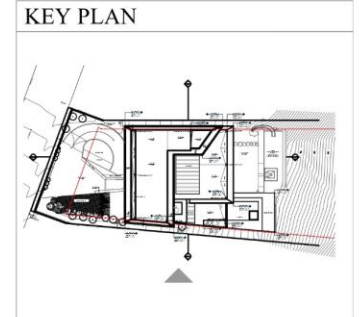
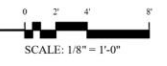
1 PROPOSED ROOF PLAN



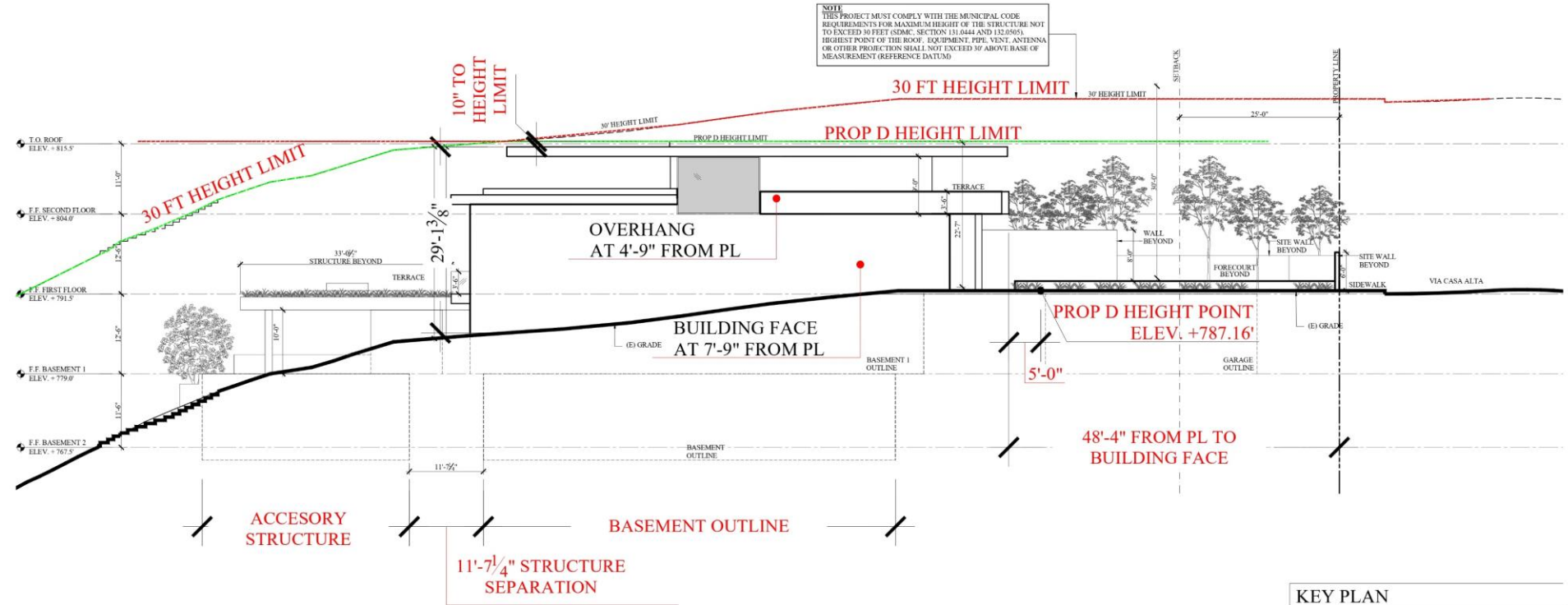
Proposed East Elevation



PROPOSED EAST ELEVATION

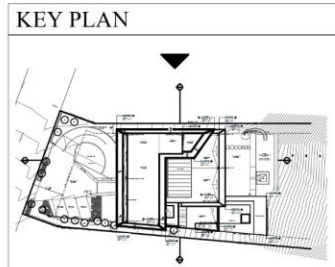
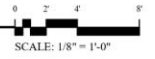


Proposed West Elevation

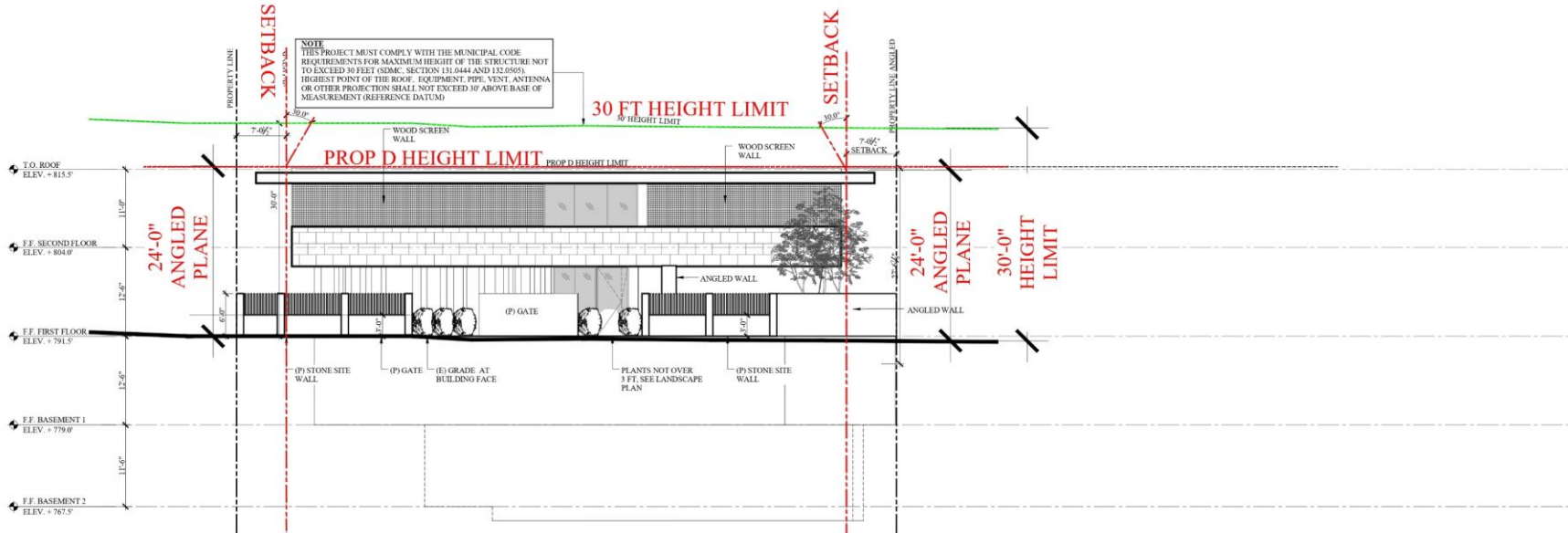


NOTE:
 THIS PROJECT MUST COMPLY WITH THE MUNICIPAL CODE
 REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT
 TO EXCEED 30 FEET (SDMC, SECTION 131.0444 AND 132.0505).
 HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE VENT, ANTENNA
 OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE BASE OF
 MEASUREMENT REFERENCE DATUM

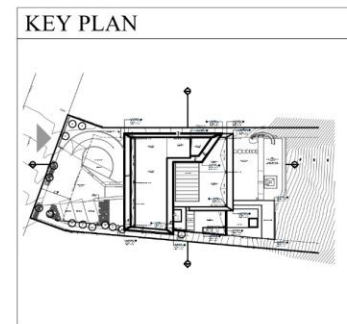
PROPOSED WEST ELEVATION



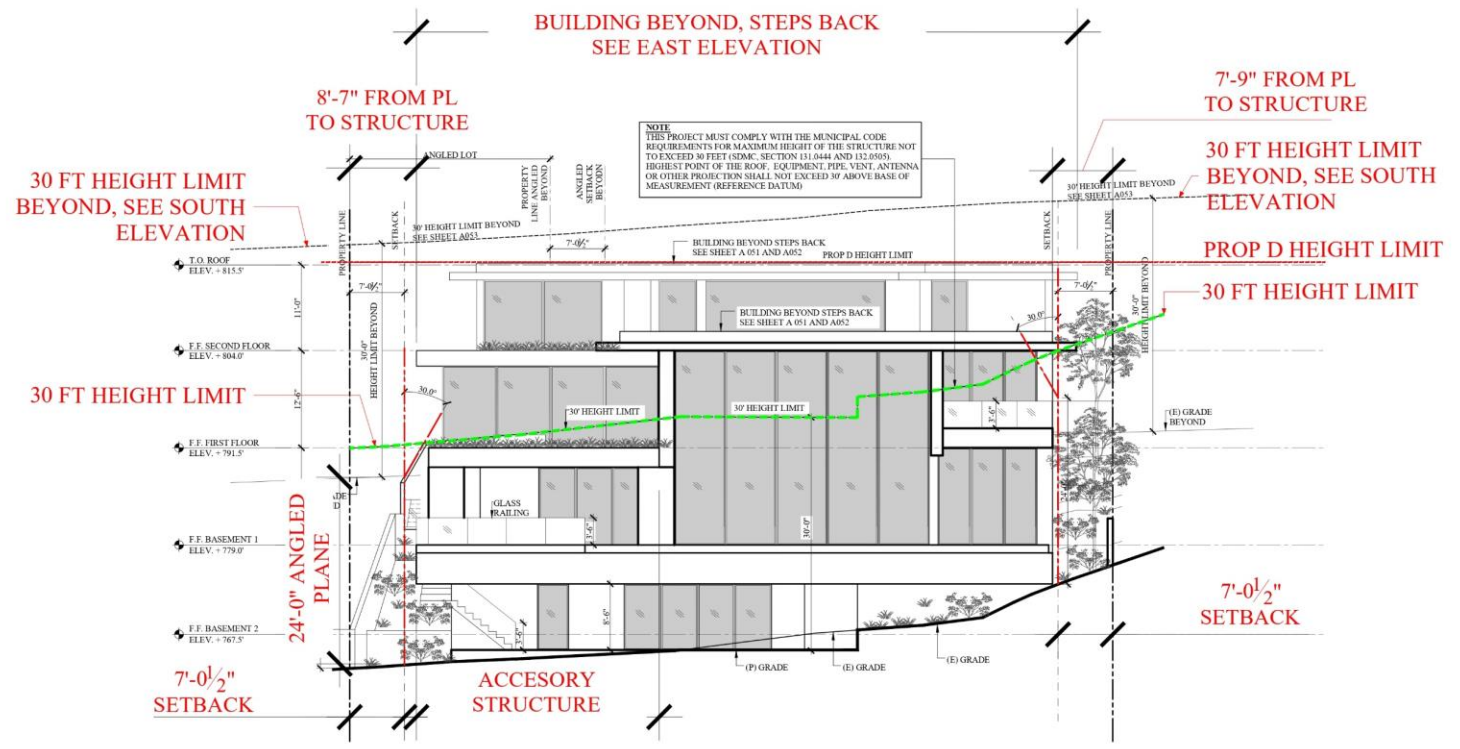
Proposed South Elevation



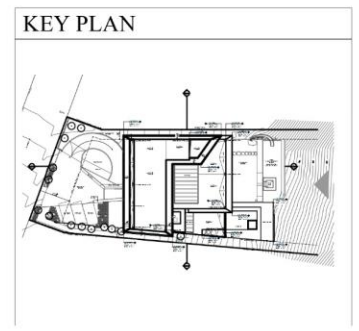
PROPOSED SOUTH ELEVATION



Proposed North Elevation



PROPOSED NORTH ELEVATION



Proposed Bulk & Scale South View



Proposed Bulk & Scale North View

