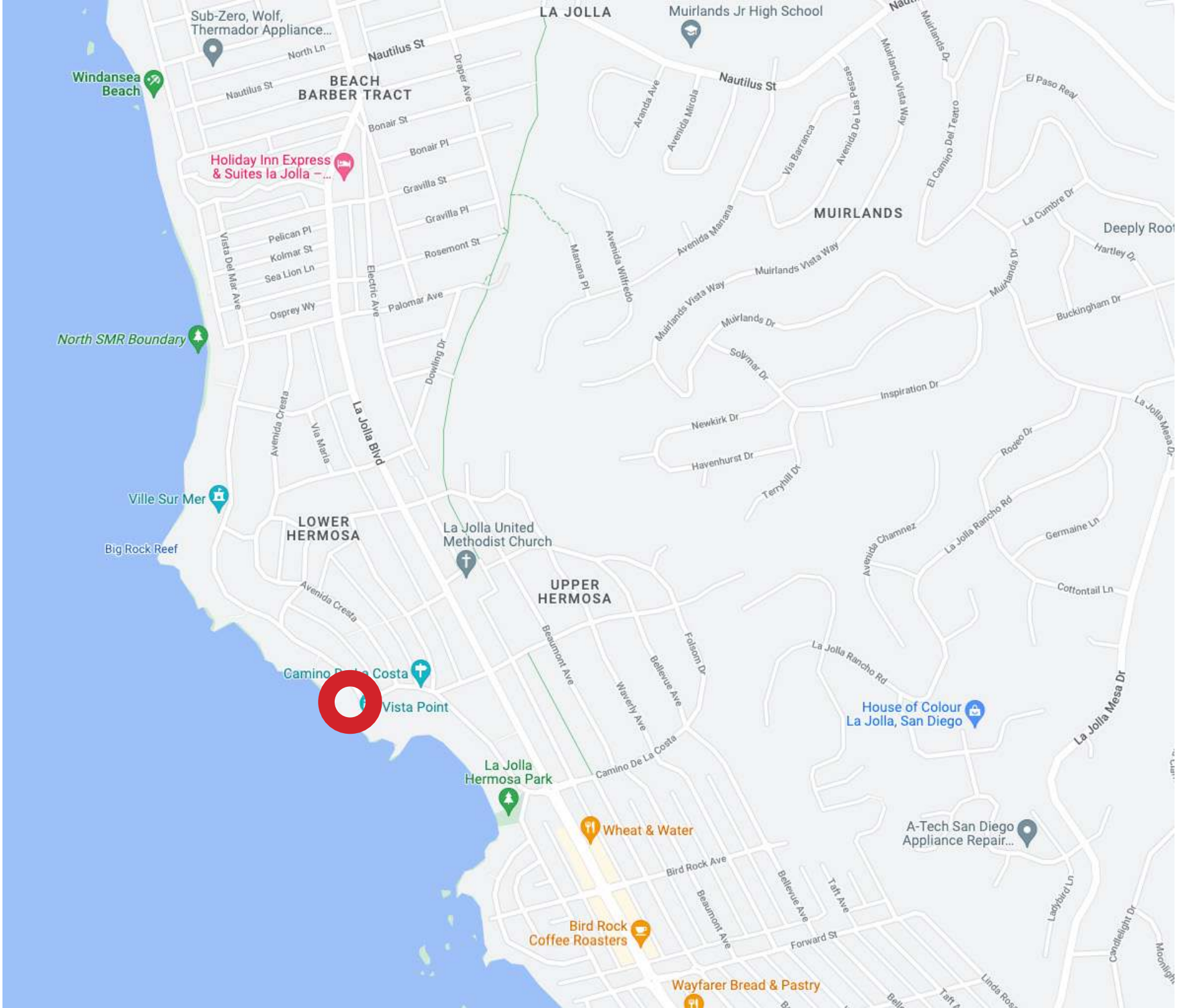
6110 CAMINO DE LA COSTA
PRJ 1066101


LA JOLLA
Muirlands Jr High School
Sub-Zero, Wolf, Thermador Appliance...
Windansea Beach
BEACH BARBER TRACT
Holiday Inn Express & Suites la Jolla –...
MUIRLANDS
Deeply Root
North SMR Boundary
Ville Sur Mer
LOWER HERMOSA
La Jolla United Methodist Church
Big Rock Reef
UPPER HERMOSA
Vista Point
House of Colour La Jolla, San Diego
La Jolla Hermosa Park
Wheat & Water
A-Tech San Diego Appliance Repair...
Bird Rock Coffee Roasters
Wayfarer Bread & Pastry
Nautilus St
North Ln
Draper Ave
Bonair St
Bonair Pl
Gravilla St
Gravilla Pl
Pelican Pl
Kolmar St
Sea Lion Ln
Rosemont St
Osprey Wy
Palomar Ave
Electric Ave
Vista Del Mar Ave
Dowling Dr
Manana Pl
Avenida Wilfredo
Avenida Manana
Muirlands Vista Way
Muirlands Dr
Muirlands Vista Way
Aranda Ave
Avenida Mirola
Via Barranca
Avenida De Las Pescas
El Camino Del Teatro
El Paso Real
La Cumbre Dr
Hartley Dr
Buckingham Dr
Solymar Dr
Inspiration Dr
Newkirk Dr
Havenhurst Dr
Terryhill Dr
Rodeo Dr
La Jolla Mesa Dr
La Jolla Rancho Rd
Germaine Ln
Cottontail Ln
Avenida Chamnez
Avenida Cresta
Via Maria
La Jolla Blvd
Beaumont Ave
Waverly Ave
Bellevue Ave
Folsom Dr
Camino De La Costa
Bird Rock Ave
Taft Ave
Forward St
Ladybird Ln
Candlelight Dr

Camino De La Costa
Camino De La Costa
6110 Camino De La Costa

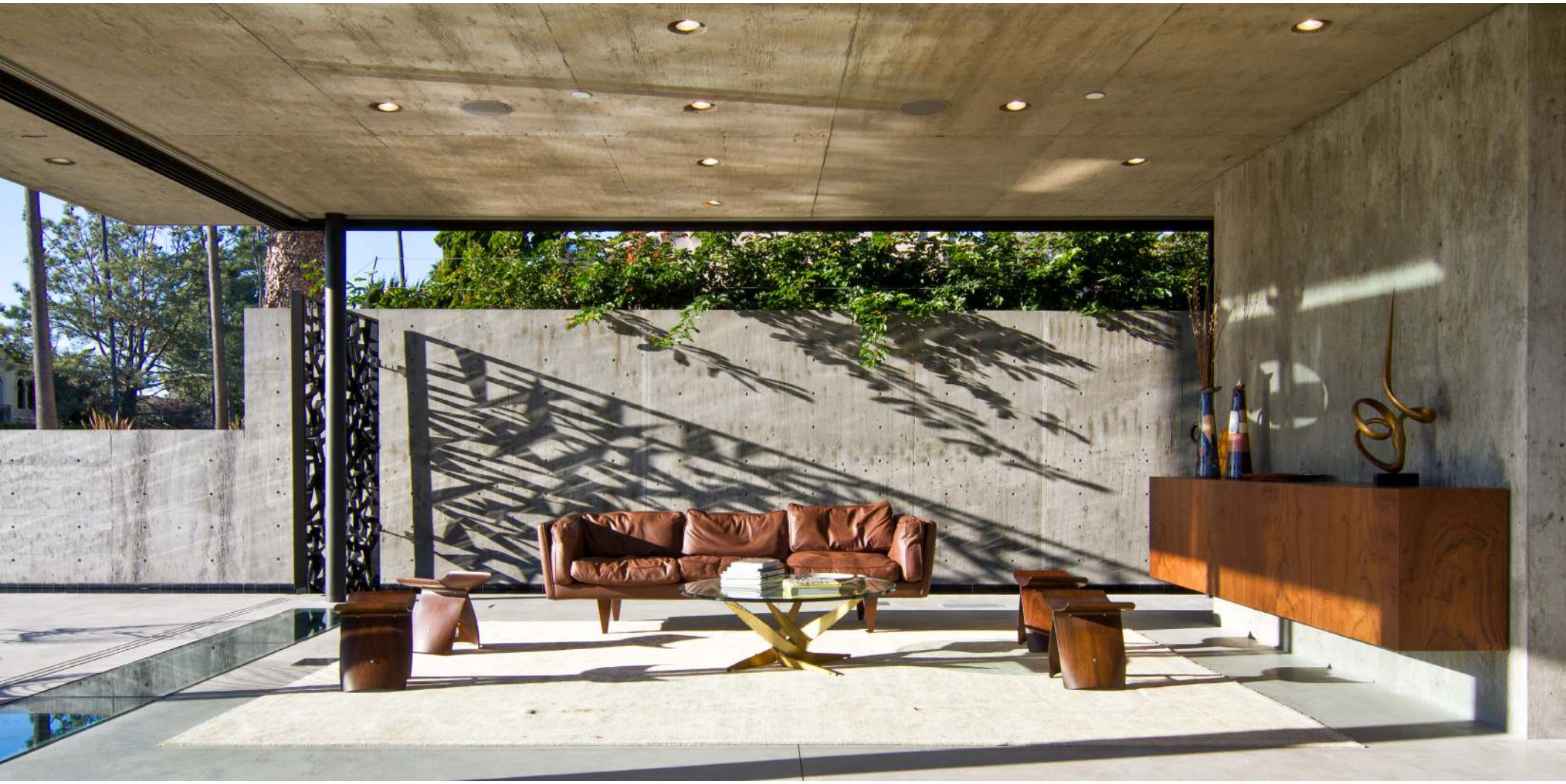
REVISED DESIGN IN RESPONSE TO CITY & COMMUNITY COMMENTS

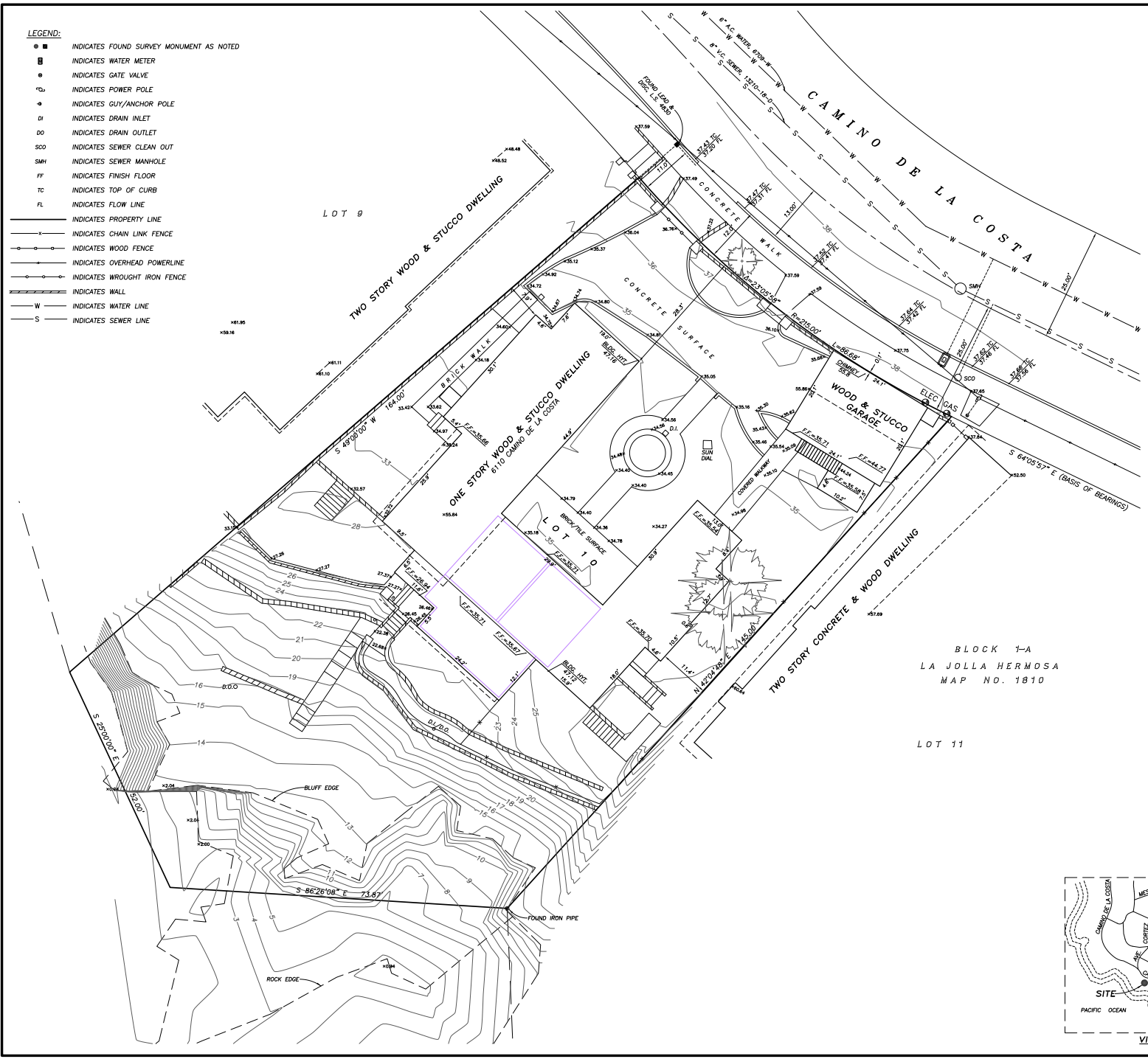
CITY COMMENTS ADDRESSED:

- ONE CURB CUT VS TWO CURB CUTS
- 2 STORY WITH BASEMENT NOT 3 STORY
- 25 FOOT BLUFF EDGE SETBACK INSTEAD OF CANTILIVERING INTO 0 FOOT SETBACK
- FENCE HEIGHT LIMITED TO 6 FEET ADDRESSED TO MAXIMUM 6 FEET
- VIEW CORRIDORS AT PROPERTY LINES TO NORTH AND SOUTH
- GARAGE VARIANCE REDUCED TO ONE STORY FROM TWO

EXISTING RESIDENCE

- CURRENTLY NON CONFORMING WITHIN THE 40 FOOT SETBACK
- FOOTINGS & FOUNDATION IN DISREPAIR





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 INCH = 10 FT.

LEGAL DESCRIPTION:

LOT 10 (10), IN BLOCK ONE-A, IN LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1924; EXCEPTING FROM THE ABOVE-DESCRIBED PROPERTY THAT PORTION THEREOF HERETOFORE OR NOW LYING BELOW THE MEAN HIGH TIDE LINE OF THE PACIFIC OCEAN.

BASIS OF ELEVATION:

WESTERLY BRASS PLUG
CAMINO DE LA COSTA AND AVENIDA CRESTA
ELEVATION = 57.044 M.S.L.

NOTES REGARDING PRELIMINARY REPORT:

THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY IS BASED ON THE DESCRIPTIONS FURNISHED IN LAWYERS TITLE COMPANY, PRELIMINARY REPORT, ORDER NO. 322311061, DATED AS OF JANUARY 27, 2022.

ITEM NO. 5 OF SAID REPORT INDICATES THE PROPERTY IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED DECEMBER 19, 1924 IN BOOK 1038, PAGE 423 OF DEEDS. NOT PLOTTABLE.

PROPERTY NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHWESTERLY RIGHT OF WAY LINE OF CAMINO DE LA COSTA PER MAP NO. 1810, I.E. S 64°05'57" E
2. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAWYERS TITLE COMPANY PRELIMINARY REPORT ORDER NO. 322311061, WITH AN EFFECTIVE DATE OF JANUARY 27, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID PRELIMINARY REPORT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT OF THE SUBJECT PROPERTY.
3. THE NUMBER OF STRIPED PARKING SPACES WITHIN THE BOUNDARY OF THE PROPERTY IS 0.
4. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'X' (NON-SPECIAL FLOOD HAZARD AREA) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 06073C1584H, WITH A DATE OF IDENTIFICATION OF DECEMBER 20, 2019, FOR COMMUNITY NO. 060295, IN SAN DIEGO COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
5. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 16,058.31 SQUARE FEET / 0.368 ACRES.
6. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.

SURVEYORS CERTIFICATE:

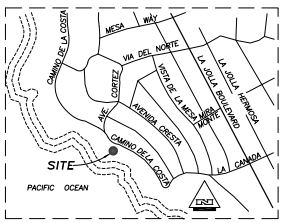
TO: JMAN INVESTMENTS AND LAWYERS TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7, 2022.

DATE OF PLAT: FEBRUARY 14, 2022

ROBERT J. BATEMAN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 7046
EMAIL: rbateman@sdlse.com

PROFESSIONAL LAND SURVEYOR
ROBERT J. BATEMAN
No. 7046
CALIFORNIA



VICINITY MAP
NO SCALE

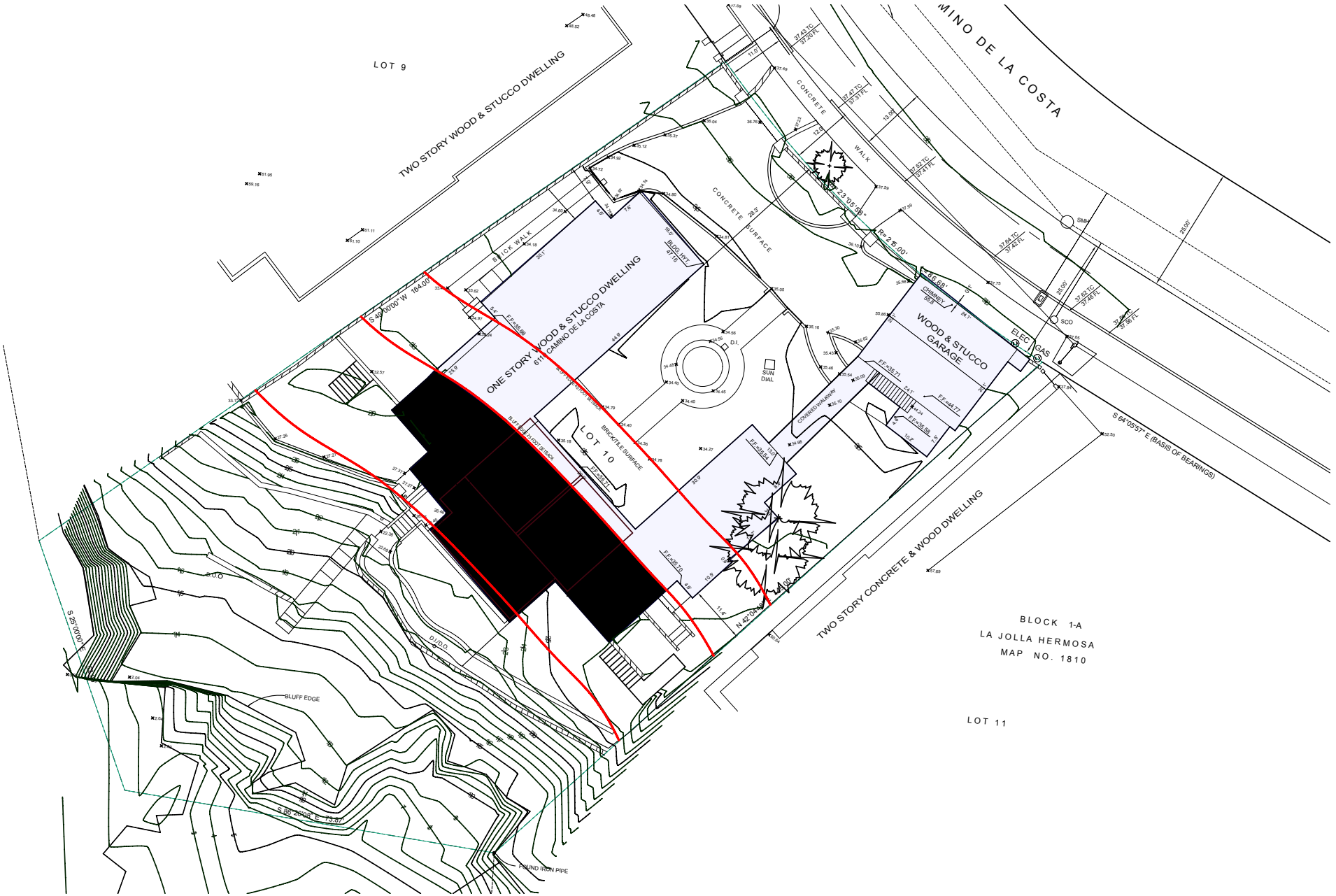
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

For the exclusive use of:
JMAN INVESTMENTS
3000 UPAS STREET, SUITE 101
SAN DIEGO, CALIFORNIA 92104

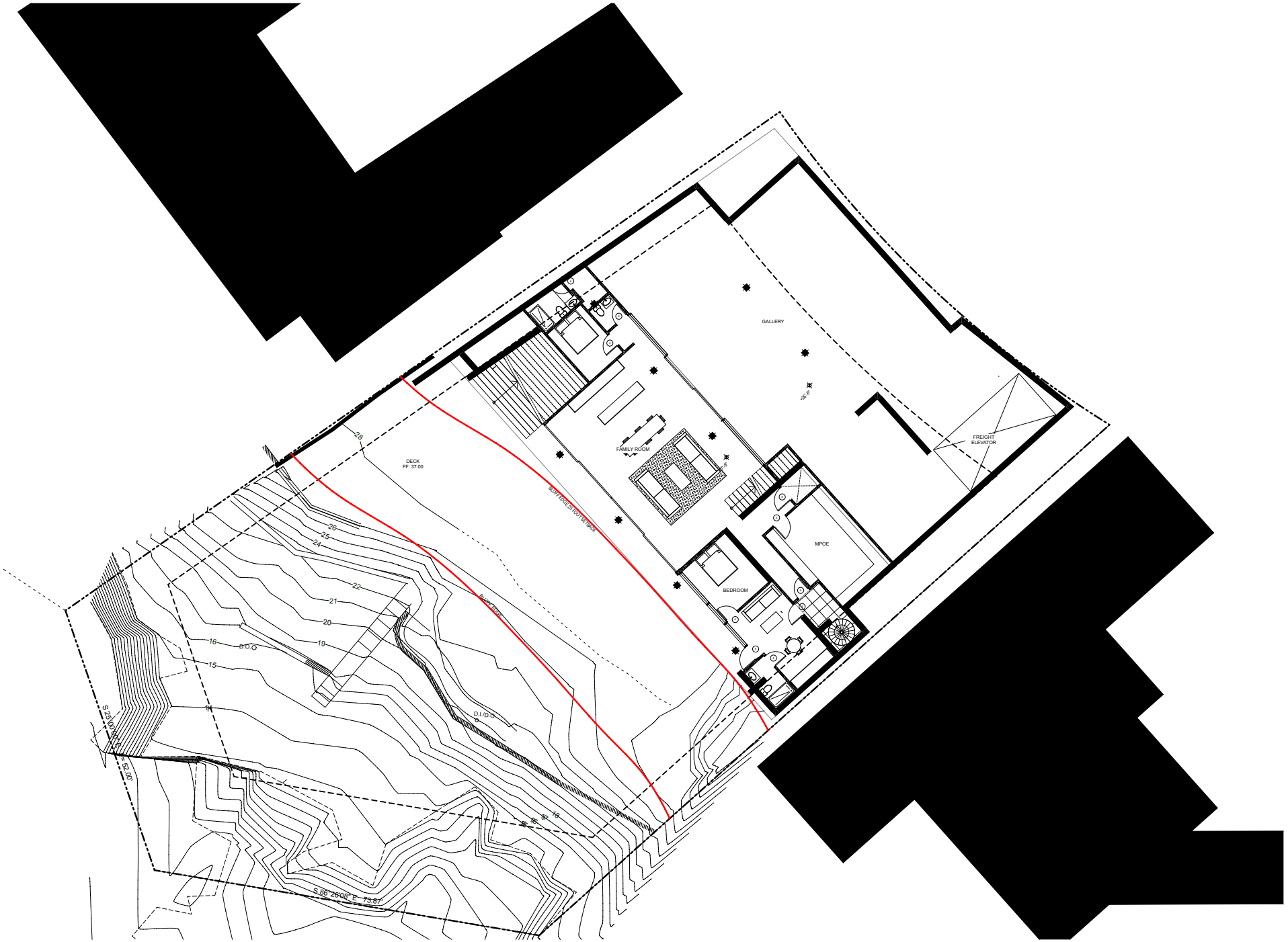
San Diego Land Surveying & Engineering, Inc.
7028 Convoy Court, San Diego, CA 92111-1017
Phone: (858) 565-8362 Fax: (858) 565-4354

Date: 2/14/2022	Revised:	Revised:
Scale: 1"=10'	Drawn by: R.J.B.	Sheet 1 of 1 Sheet
Drawing: Camino De La Costa 6110	A.P.N. 357-141-05	

CAMINO DE LA COSTA
(E) CURBCUT TO BE REMOVED
HARDSCAPE ENTRY WALKWAY
R&R SIDEWALK PER CITY STANDARDS
PROPOSED TREES & LANDSCAPE
PROPOSED 18-0" CURBCUT
(E) 1" WATER SERVICE TO BE KILLED
(E) 4" SEWER LATERAL TO REMAIN
(E) SEWER CLEANOUT
STORM WATER UNDER SIDEWALK DRAIN
(E) SDGE POWER POLE
(E) GAS METER
VISIBILITY TRIANGLE TYP
PROPERTY LINE
LAP POOL
OVERHANG ABOVE
6'-0" SITEWALL TOW: +43.75
6'-0" TALL SLIDING GATE
6" V.C. SEWER 3210-18-D
2 CAR GARAGE FF:38.00
KITCHEN
(E) HOUSE FOOTPRINT
LINE OF BASEMENT BELOW
LINE OF NEIGHBORING RESIDENCE ROOF EDGE
NEIGHBOR RESIDENCE LOT NUMBER 3 BLOCK 1-A OF LOWER HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF No. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 21, 1904
NEIGHBOR RESIDENCE LOT 11, IN BLOCK 1A OF LA JOLLA HERMOSA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF No. 1810, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, NOVEMBER 21, 1904
S 86°26'08" E 73.87'
S 25°00'00" E 52.00'
D.I./D.O.



LOT 9
TWO STORY WOOD & STUCCO DWELLING
MINO DE LA COSTA
CONCRETE WALK
CONCRETE SURFACE
BRICK WALK
ONE STORY WOOD & STUCCO DWELLING
611 CAMINO DE LA COSTA
BLDG. HYT.
LOT 10
BRICK/TILE SURFACE
BLUFF EDGE 20 FOOT SETBACK
D.I.
SUN DIAL
COVERED WALKWAY
WOOD & STUCCO GARAGE
CHIMNEY
ELEC
GAS
SCO
SMH
S 64°05'57" E (BASIS OF BEARINGS)
TWO STORY CONCRETE & WOOD DWELLING
BLOCK 1-A
LA JOLLA HERMOSA
MAP NO. 1810
LOT 11
BLUFF EDGE
FOUND IRON PIPE
S 86°26'08" E 73.87'
S 25°00'00" E
D.I./D.O.



T/BASEMENT LEVEL
SCALE: 1/8" = 1'-0"

N

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT JONATHAN SEGAL AIA No. C-22228 STATE OF CALIFORNIA

PROJECT #	1066101
SHEET TITLE:	BASEMENT LEVEL
SCALE:	
DATE:	6/15/2022
REVISION 1:	11/17/2022
REVISION 2:	
REVISION 3:	
REVISION 4:	
REVISION 5:	
REVISION 6:	
SHEET:	__ OF __
SHEET NAME:	A1.0

T/GROUND LEVEL
SCALE: 1/8" = 1'-0"
A1.1

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL, FAIA
NO. C-9228
REN
STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
GROUND LEVEL

SCALE:

DATE:
6/15/2022

REVISION 1:
11/17/2022

REVISION 2:

REVISION 3:

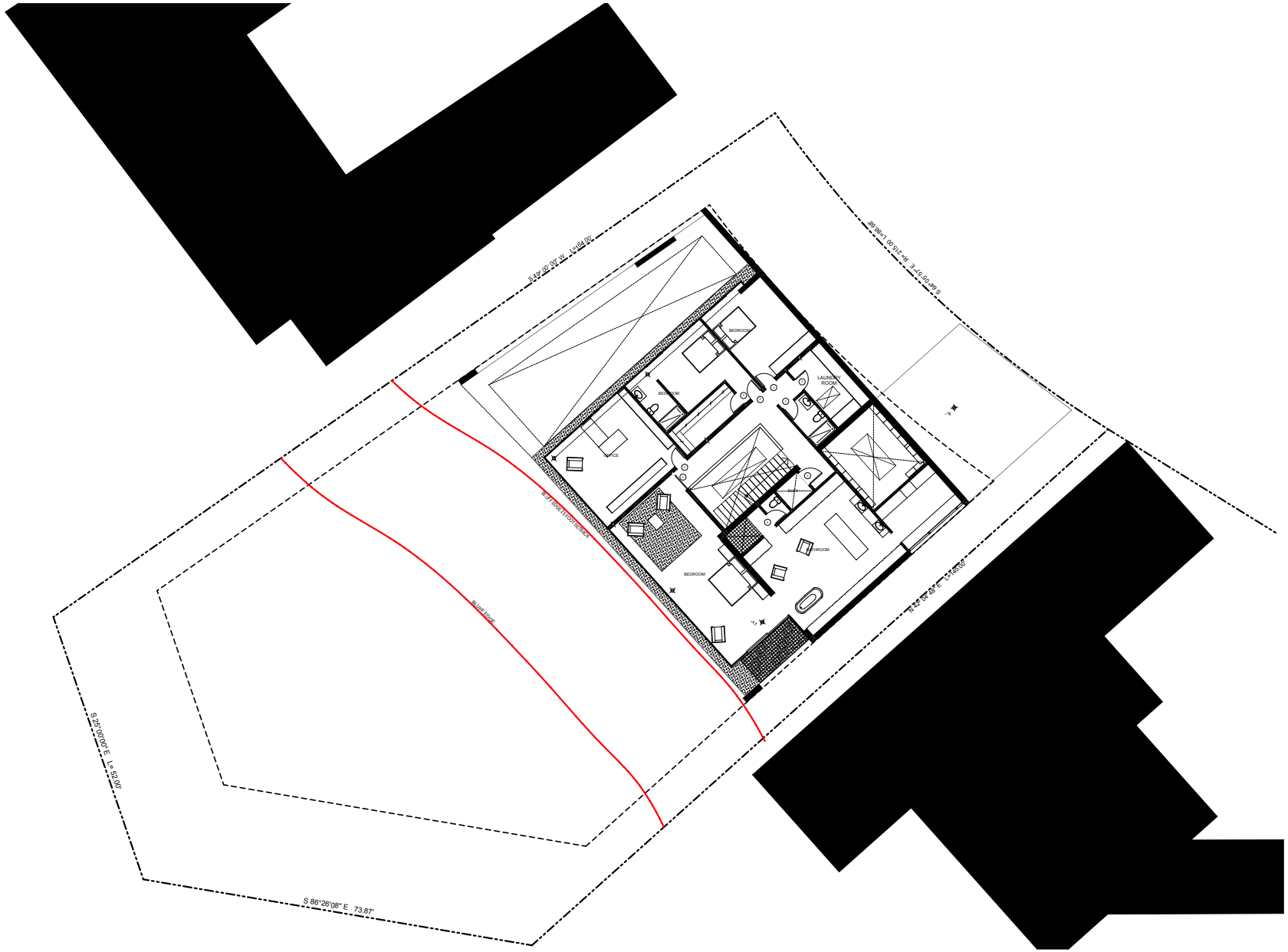
REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A1.1



T/SECOND LEVEL

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

A1.2

N

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. C-29228
REN
STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
LEVEL 2

SCALE:

DATE:
6/15/2022

REVISION 1:
11/17/2022

REVISION 2:

REVISION 3:

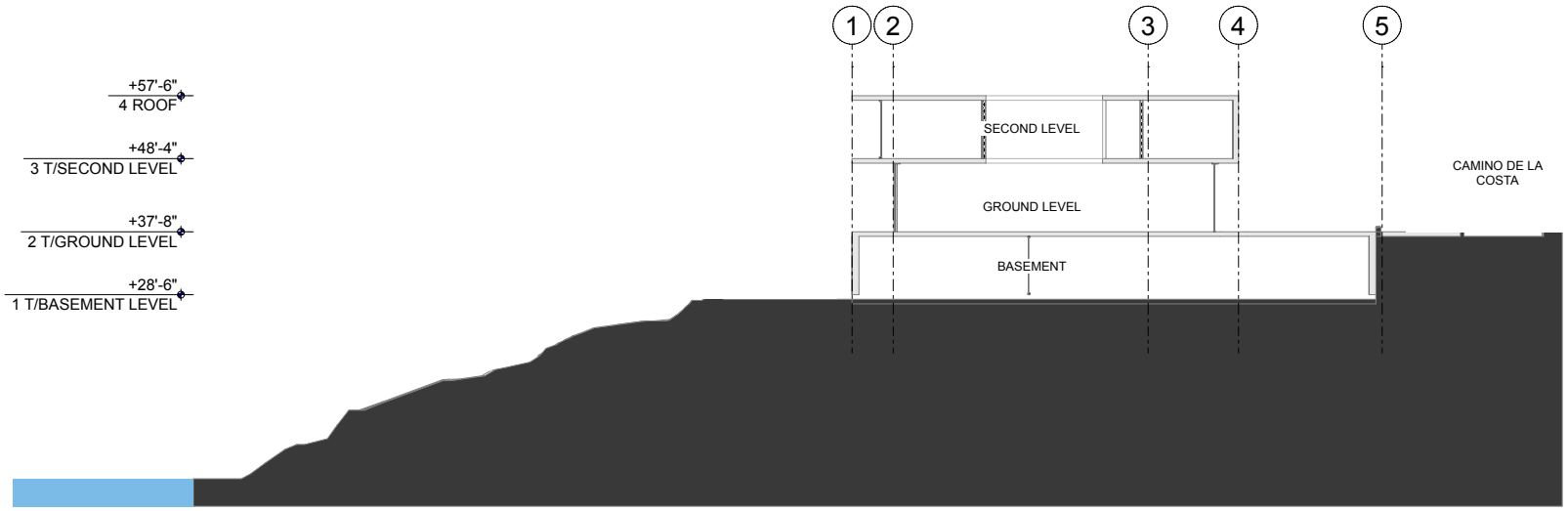
REVISION 4:

REVISION 5:

REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A1.2



N

CAMINO DE LA COSTA

6110 CAMINO DE LA COSTA

JONATHAN SEGAL / FAIA
3000 Upas Street Suite 101 San Diego, CA 92104

LICENSED ARCHITECT
JONATHAN SEGAL FAIA
NO. CA 9226
REN
STATE OF CALIFORNIA

PROJECT #
1066101

SHEET TITLE:
SECTION EAST WEST

SCALE:

DATE:
6/15/2022

REVISION 1:
11/7/2022

REVISION 2:

REVISION 3:

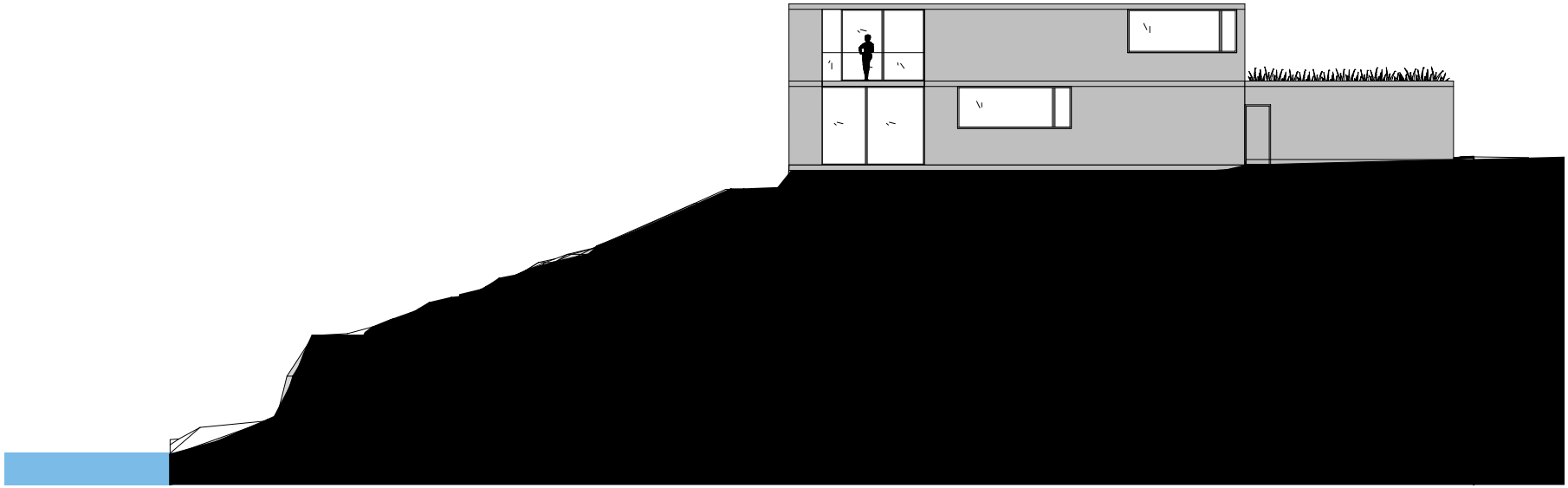
REVISION 4:

REVISION 5:

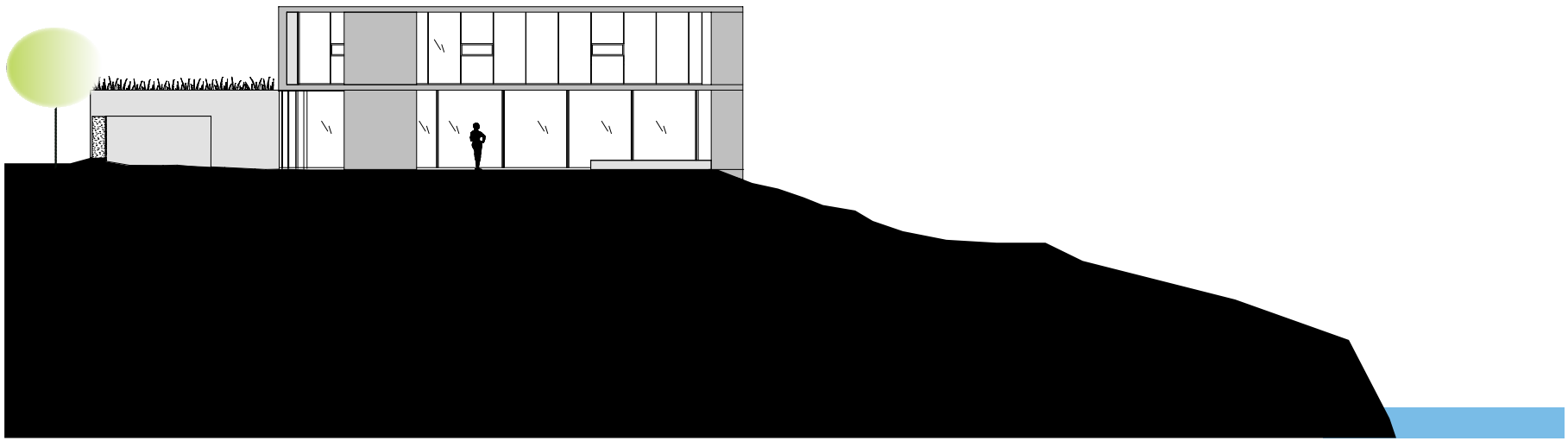
REVISION 6:

SHEET:
___ OF ___

SHEET NAME:
A3.1



SOUTH ELEVATION



NORTH ELEVATION