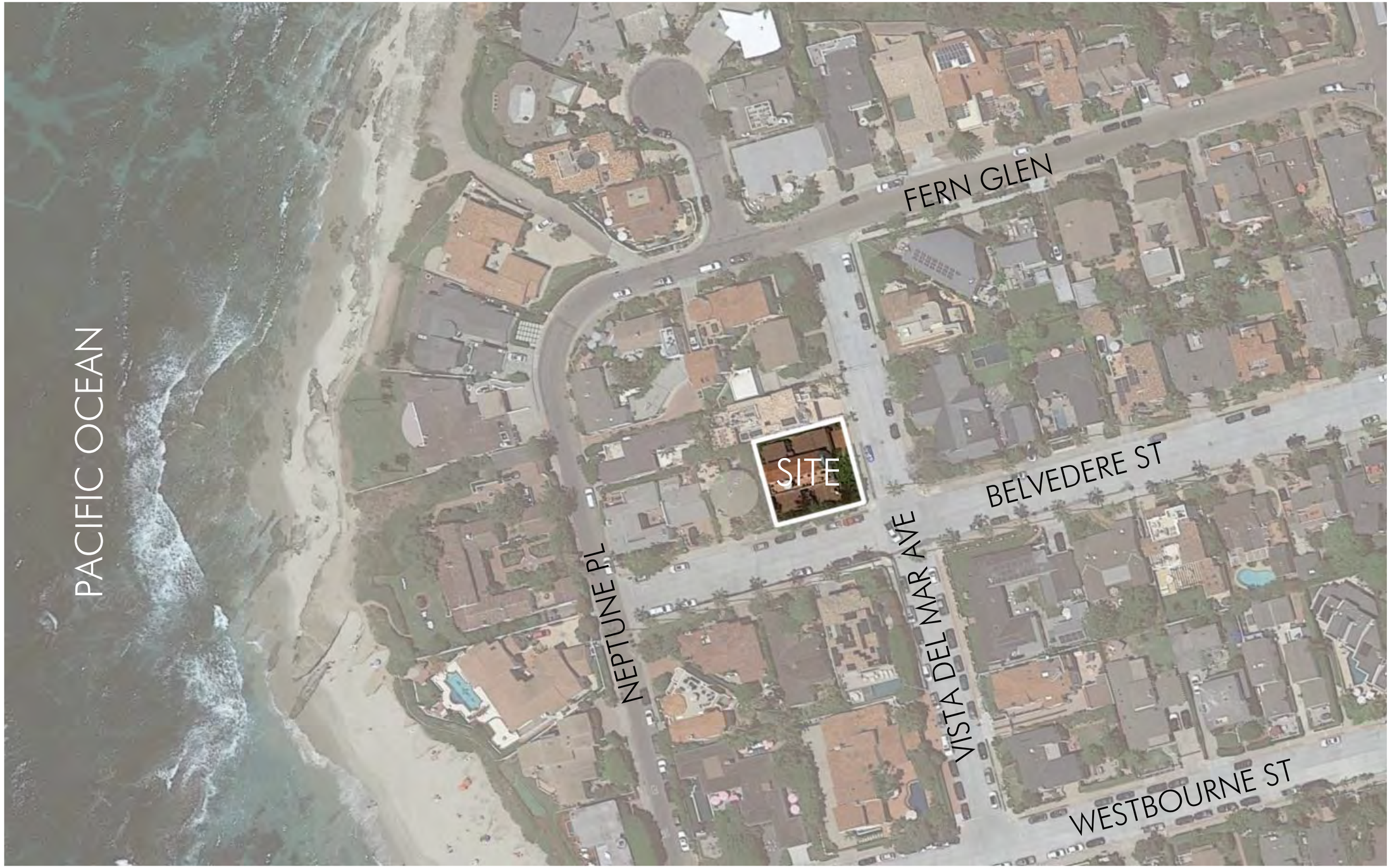


AERIAL VIEW
N.T.S.

MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM

LEGEND
- EXISTING FOOTPRINT
- PROPOSED FOOTPRINT

SITE PLAN
Scale: 3/32" = 1'-0"

MELTZOFF RESIDENCE
7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037
Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM

MAIN LEVEL

Scale: 1" = 20'

UPPER LEVEL

Scale: 1" = 20'

PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION	ALLOWED	PROPOSED	STATUS
HEIGHT			
ADDITION HIGHEST POINT	30'-0"	32'-2 3/8" (EXISTING, TO REMAIN - NO CHANGE) 28'- 0 3/4" (PROPOSED)	Complies
SETBACKS			
FRONT YARD	15'-0"	14'-3 7/8" (EXISTING NON-CONFORMING)	Complies
STREET SIDE YARD	10'-0"	6'-10 3/8" (EXISTING NON-CONFORMING)	Complies
INTERIOR SIDE YARD	5'-2"	5'-2 3/8" (EXISTING CONFORMING) 6'-11 1/4" (PROPOSED @ ADU)	Complies
REAR YARD	7'-8"	7'-10 3/4" (EXISTING CONFORMING)	Complies
FLOOR AREA RATIO (SQUARE FOOTAGE)			
LOT AREA		5,645 SF	
PRIMARY DWELLING FAR (GFA)	.59 (3,330 SF) PER ZONING - NOT APPLICABLE **.62 (3,479 SF) EXISTING NON-CONFORMING**	.00 PROPOSED .62 (3,479 SF) EXISTING NON-CONFORMING	Complies
ADU FAR (GFA)	.14 (800 SF)*	.13 (749 SF)	Complies
TOTAL	**.76 (4,279 SF)**	**.75 (4,228 SF)**	Complies

*ADU ALLOWED TO EXCEED FAR UP TO 800 SF PER SDMC SECTION 141.0302(c)(2)(D)

UPON ADOPTION OF LCP-6-SAN-22-0026-1 (HOUSING ACTION PACKAGE, AN ADDITION TO A PREVIOUSLY CONFORMING STRUCTURE AT MAXIMUM FAR CAN ADD A MAXIMUM 800 SF ADDITION OF AN ACCESSORY DWELLING UNIT WITHIN THE COASTAL ZONE. UPON ADOPTION OF THE NEW CODE PER THE STATE'S MANDATE (SENATE BILL 9), THE NEW CODE WILL BE FOUND AT SDMC 141.0302(c)(2)(D)

AREA DATA

AREA	EXISTING	PROPOSED
BUILDING FOOTPRINT	2,644 SF (47%)	2,863 SF (51%)
LANDSCAPE	2,034 SF (36%)	1,445 SF (26%)
HARDSCAPE	967 SF (17%)	1,337 SF (23%)
LOT TOTAL	5,645 SF (100%)	5,645 SF (100%)

AREA PLANS

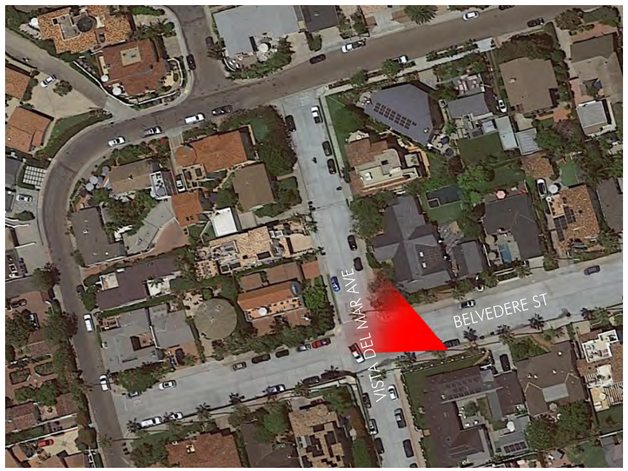
MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM

EXISTING PERSPECTIVE



SITE VIEW LEGEND

PERSPECTIVE

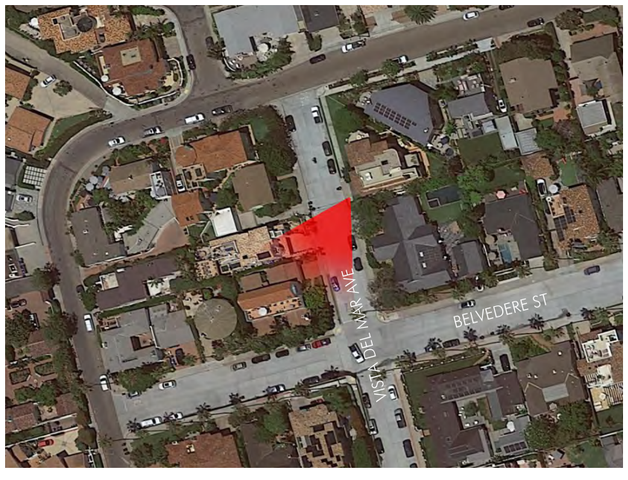
MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM

EXISTING PERSPECTIVE



SITE VIEW LEGEND

PERSPECTIVE

MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM

EAST ELEVATION

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

MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM

SOUTH ELEVATION

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

MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM

WEST ELEVATION

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

MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291
ISLANDARCH.COM

NORTH ELEVATION

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

MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM

MATERIAL SAMPLES

MATERIAL CONCEPT

MELTZOFF RESIDENCE

7056 VISTA DEL MAR AVE., LA JOLLA, CA 92037

Date: 11/18/2022

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM