

Q&A with Renowned Coastal Specialist Claude-Anthony Marengo Marengo-Morton Architects Inc.

1620 Torrey Pines Road Oceanfront Masterpiece

Q: How large of an estate can be built and what features / rooms will it include.

A: The project is currently entitled for 9014 sq ft 3 story residence on a 13,452 sq ft lot. The house boasts an elevator and wrap around decks with an indoor outdoor pool area. There is a media room and wine room with tasting area. Then there is an entertainment room for large gatherings and an exercise area. This 6 bedroom 6-1/2 bath also has a motor court and a 2 car garage. The rooms are sun washed with 16 ft sky lights going through the core of the house and 2 others for the main level of the home

Q: What type of changes can be made to the existing plans by a new buyer?

A: The changes within the outlines are not regulated. If the exterior shape were to shift, it would have to be through a substantial conformance review which can be discussed with the Coastal commission and represented on how what we are proposing has less of an impact. If it should be to add then we would need to do an amendment and go through the review process to verify that the approval can still be defended

Q: What has been done to the lot to this point in preparation for construction and to your knowledge approximately how much has been spent on the storm drain, foundation wall and other improvements?

A: We do not have contact with the Owner at this time to get a breakdown of those items but there was extensive amount of dollars spent to relocate the storm drain to the side of the property and to drill it down to the sea floor in a never before done for private venture (the only other example was at Point Loma treatment center). We believe that all of the structure is in place and that we were ready to go to the next step which was grade the site for the house and the shoring walls to start construction of the house.

Q: Based on the way you designed the home, what views will be captured throughout?

A: This site is very unique; most homes in La Jolla only look at one beach and are either focused on La Jolla shores or Windansea beach. On this property we are looking at two major view beaches, la Jolla Shores and La Jolla Cove's Bluffs. With this north facing view you have a view that is unable to be compared anywhere else.

Q: How will vehicle access be provided to the home?

A: Access has been established off an easement through the adjacent property connecting to Coast walk which is a small street off the large collector street at Torrey Pines. We felt for egress and ingress that this was the best solution for getting in and out of the property. It also allowed for a gentler slope down to the pad level. If the new Home owner prefers access off Torrey Pines, this too can be accomplished. By taking access off of Coast walk it allows for guest parking on the motor court and a more dramatic approach to the building

Q: Can balconies extend beyond the building line?

A: This depends, we currently have several balconies that wrap around the structure and project as is reasonable with cantilevering. However if there is more desire to extended in one place more than another we can look into that very quickly and give an answer on whether or not it is feasible. It is all a factor of the coastal height limit and how it is measured. In this case instead of one height limit you have 3 intersecting height limits

Q: Approximately how long will it take to complete the home once construction commences?

A: The home is estimated to take 18-24 months to build based on the foundation work and accessibility to the site at the time of the year that construction starts.

Q: What design features had been included to minimize / eliminate the road noise from Torrey Pines Road?

A: This project unlike all the houses on this bluff has needed very little for noise remediation due to its placement relative to the street. Sound typically emanates upward and for a visual reference it travels in an approximate 45 degree angle. The house and its entire outdoor areas sit below the road level and therefore will not be impacted in our belief from the road noise above. We believe that there will be more ambiance from the ocean below emanating upward to act as white noise to any news you might hear from the road above. To insure minimum impact we have put the garage as a buffer and very little openings on the south side. To make up for that closure we opened up the whole north side in an L formation to maximize light and views. We can add for reassurance sound board and treated glass but we feel that these items are not a necessity and that a desire for those types of materials would be considered a desire rather than a necessity.

Q: The existing plans include a pool. Where will that be located and how will it be incorporated into the home?

A: The pool is on the lower level of the building and is incorporated into the building with access from an elevator and wrapped with a nana bi-fold door system to have an indoor out door environment. All of this pool also gives on to a deck and directly to the view of the ocean. Included with this pool is an integrated Jacuzzi.

Q: What permits are you aware of such as Coastal Commission and Building Permits have already been obtained and how long did it take to get them?

A: City Coastal permits, State Coastal permits, building permits and Water quality permits have all been applied for and some have been partially vested and others have to be renewed due to lapse in time.

Q: At this stage, how quickly can construction commence for a new buyer?

A: At this stage, we would have to reactivate the permits and go through the process to put the drawings into play and any items that were not vested during the permit time. This should not take more than a month to two months to get back on line depending on any changes proposed.

Claude-Anthony Morengo D.E.S.A, is a world-renowned architect with a focus on innovation. He has designed award winning homes in La Jolla and throughout the world. He US office is located at 7724 Girard, La Jolla, CA 92037.

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