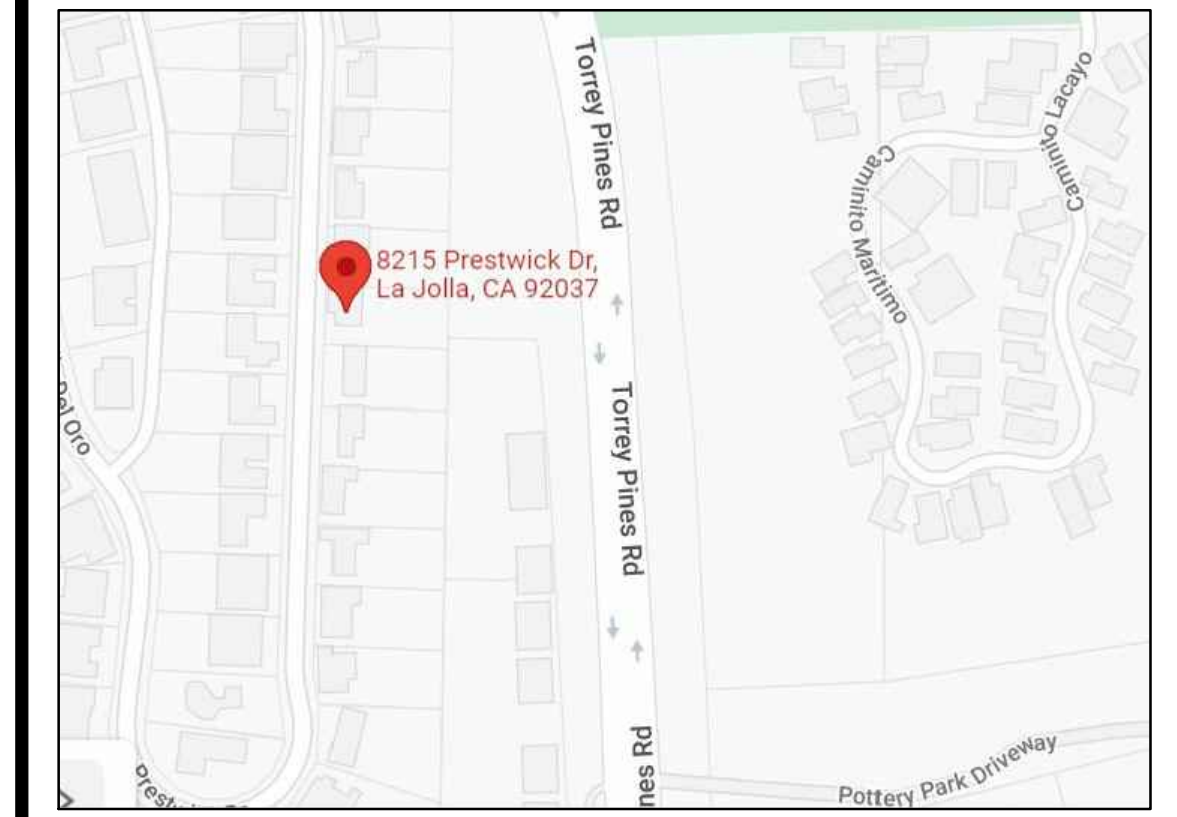




# PLOT PLAN

SCALE: 1" = 20'-0"



VICINITY MAP:

NO SCALE T.B. #, GRID

SITE DATA:

MAP: LOT 31 TR 004392  
 ZONE: L16FD-SF  
 LOT SIZE: 20,304 SQ.FT. = 0.466 AC.  
 YEAR BUILT: 1972/193  
 HEIGHT: 30 FT. MAX  
 SETBACK:  
 F.Y.S.B. 20'-0"  
 S.Y.S.B. 0'-0"  
 R.Y.S.B. 0'-0"

L.C. : 60% MAX  
 (E) HOUSE = 1926 SF.  
 (E) GARAGE = 690 SF.  
 PROPOSED ADDITION = 158 SF.  
 2,714 / 20,306 = 0.13%

F.A.R. 0.45  
 (E) F.A.R. = 4,285 SF.  
 PROPOSED = 158 SF.  
 4,435 / 20,306 = 0.21

EXISTING BUILDING TYPE: TYPE YB  
 OCC: R3/U

PROPOSED CONSTRUCTION TYPE: YB  
 OCCUPANCY GROUP: R3/U

NON SPRINKLERS

COASTAL HEIGHT LIMITATION OVERLAY (CHLOZ)

132.0501- THE PURPOSE OF THE COASTAL HEIGHT LIMIT OVERLAY ZONE IS TO PROVIDE A SUPPLEMENTAL HEIGHT LIMIT FOR SPECIFIC COASTAL AREAS AS ENACTED BY THE VOTERS OF THE CITY OF SAN DIEGO.

COUNCIL DISTRICT 1

VERY HIGH FIRE HAZARD SEVERITY ZONE

GEOLOGICAL HAZARD CATEGORY 26

PARKING IMPACT OVERLAY (PIOZ)

152.0201- THE PURPOSE OF THE PARKING IMPACT OVERLAY ZONE IS TO PROVIDE SUPPLEMENTAL PARKING REGULATIONS FOR SPECIFIED COASTAL BEACH AND CAMPUS AREAS THAT HAVE PARKING IMPACTS. THE INTENT OF THIS OVERLAY ZONE IS TO IDENTIFY AREAS OF HIGH PARKING DEMAND AND INCREASE THE OFF-STREET PARKING REQUIREMENTS ACCORDINGLY.

COMMUNITY PLAN-LA JOLLA

SAN DIEGO UNIFIED SCHOOL DISTRICT (SDUSD)

CITY COASTAL OVERLAY (COZ)-N-APP-2

THE PURPOSE OF THE COASTAL OVERLAY ZONE IS TO PROTECT AND ENHANCE THE QUALITY OF PUBLIC ACCESS AND COASTAL RESOURCES.

MOBILITY ZONE 4

100 FOOT SETBACK

SCOPE OF WORK:

BUILD A SECOND STORY ADDITION (158 SF.) WITH NEW BATHROOM AND INTERIOR REMODEL 212 SF.

SHEET INDEX:

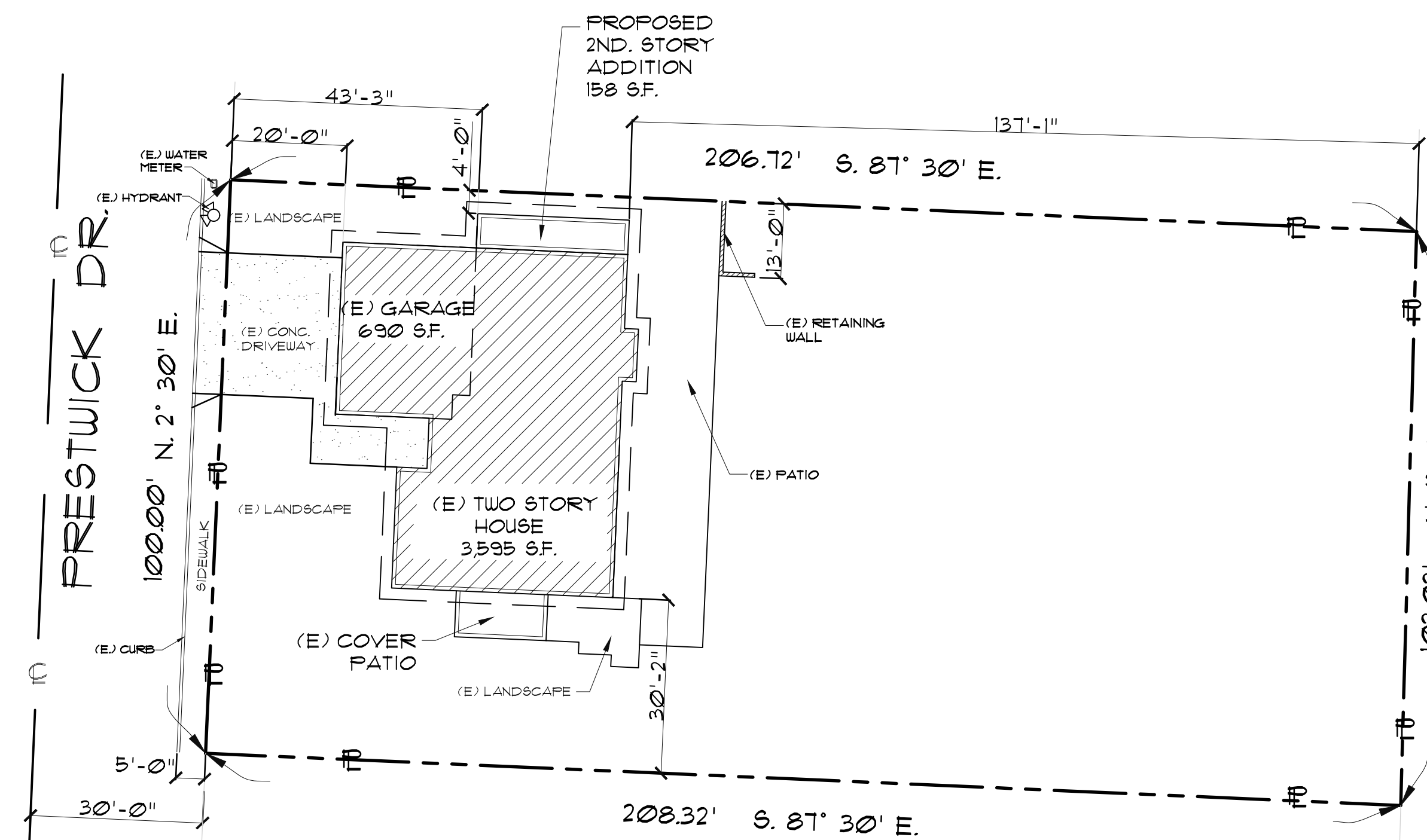
- P - PLOT PLAN
- A-1 - EXISTING 1 DEM. FLOOR PLAN
- A-2 - PROPOSED FIRST & SECOND FLOOR PLAN
- A-3 - PROPOSED ELEVATIONS

LEGAL:

AP.N. : 346-334-02-00  
 MAP NO.: LOT 31 TR. 004392  
 SITE ADDRESS: 8215 PRESTWICK DR.  
 LA JOLLA, CA. 92031

OWNER:

RAYMOND F. & BEVERLY RAE BEULIGMANN  
 8215 PRESTWICK DR.  
 LA JOLLA, CA. 92031  
 (858) 937-5811



THIS PROJECT HAS BEEN IDENTIFIED AS BEING WITHIN AN AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE (ASBS) WATERSHED ACCORDING TO THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).

In accordance with RWQCB Resolution No. 2012-0031, existing storm water discharges into an ASBS are allowed only under the following conditions:

1. The discharges are authorized by an NPDES permit issued by the RWQCB;
2. The discharges comply with all of the applicable terms, prohibitions, and special conditions contained in these Special Protections; and
3. The discharges:
  - a. Are essential for flood control or slope stability, including roof, landscape, road, and parking lot drainage;
  - b. Are designed to prevent soil erosion;
  - c. Occur only during wet weather; and
  - d. Are composed of only storm water runoff.

Non-storm water discharges (i.e. hydrostatic testing, potable water, etc.) to ASBS areas is prohibited as defined in Order No. R9-2010-0003. Discharges shall be located a sufficient distance from such designated areas to assure maintenance of natural water quality conditions in these areas. If discharging to the sanitary sewer within the ASBS, a Request for Authorization must be submitted to the City Public Utilities Department for review and approval.

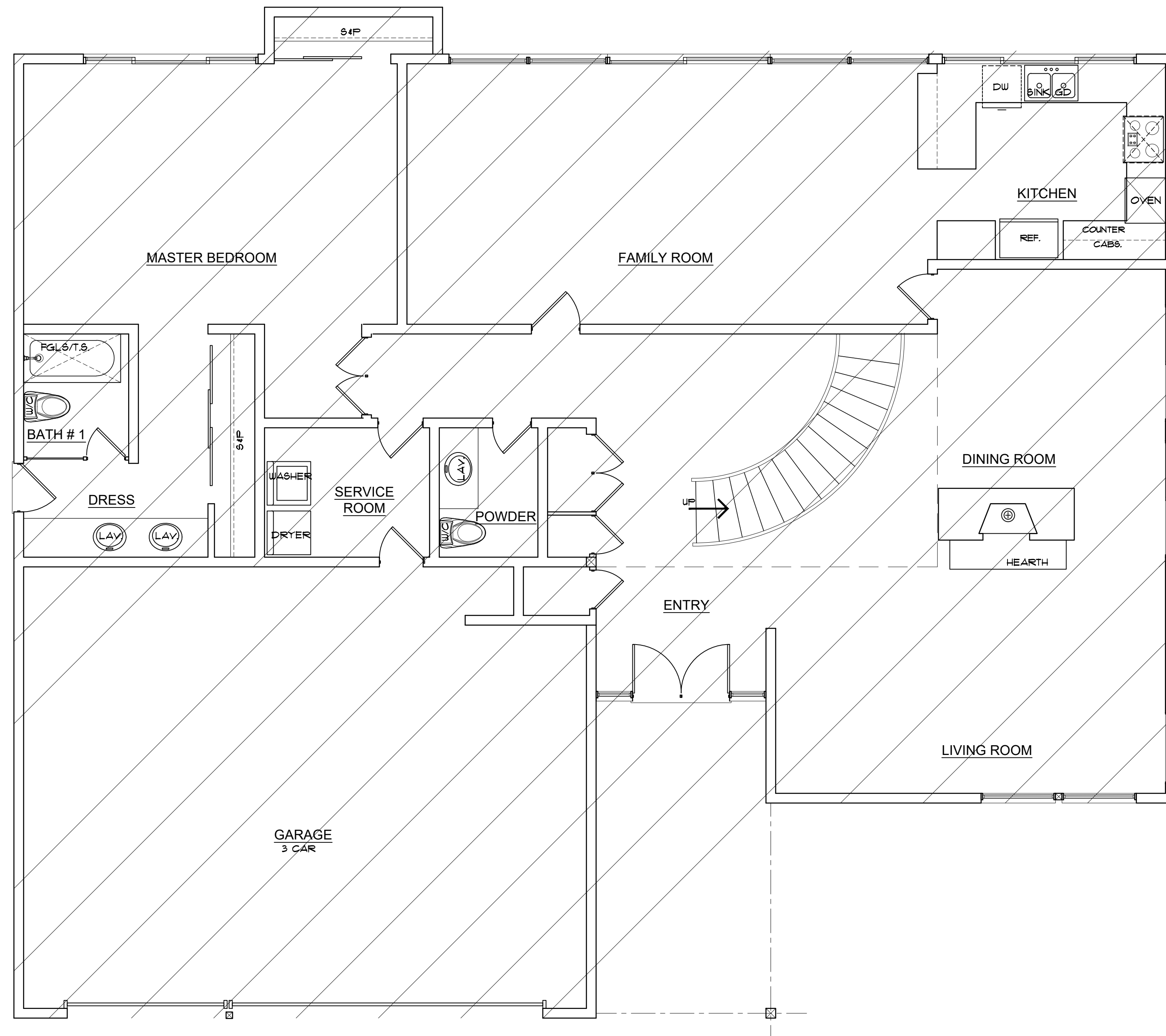
REVISION	BY

**AUSTIN & ASSOCIATES**  
 ALAN LLOYD AUSTIN  
 1622 PIONEER WAY, EL CAJON, CA 92020  
 RESIDENTIAL & COMMERCIAL PLANNING AND DESIGN  
 PH. (619) 440-3624

**BEULINGMANN**  
 8215 PRESTWICK DR. LA JOLLA, CA. 92037

Alan Austin  
 JOB NAME: BEULINGMANN  
 DATE: 2022  
 DR BY: OA  
 CK BY: ALA  
 SCALE: AS SHOWN

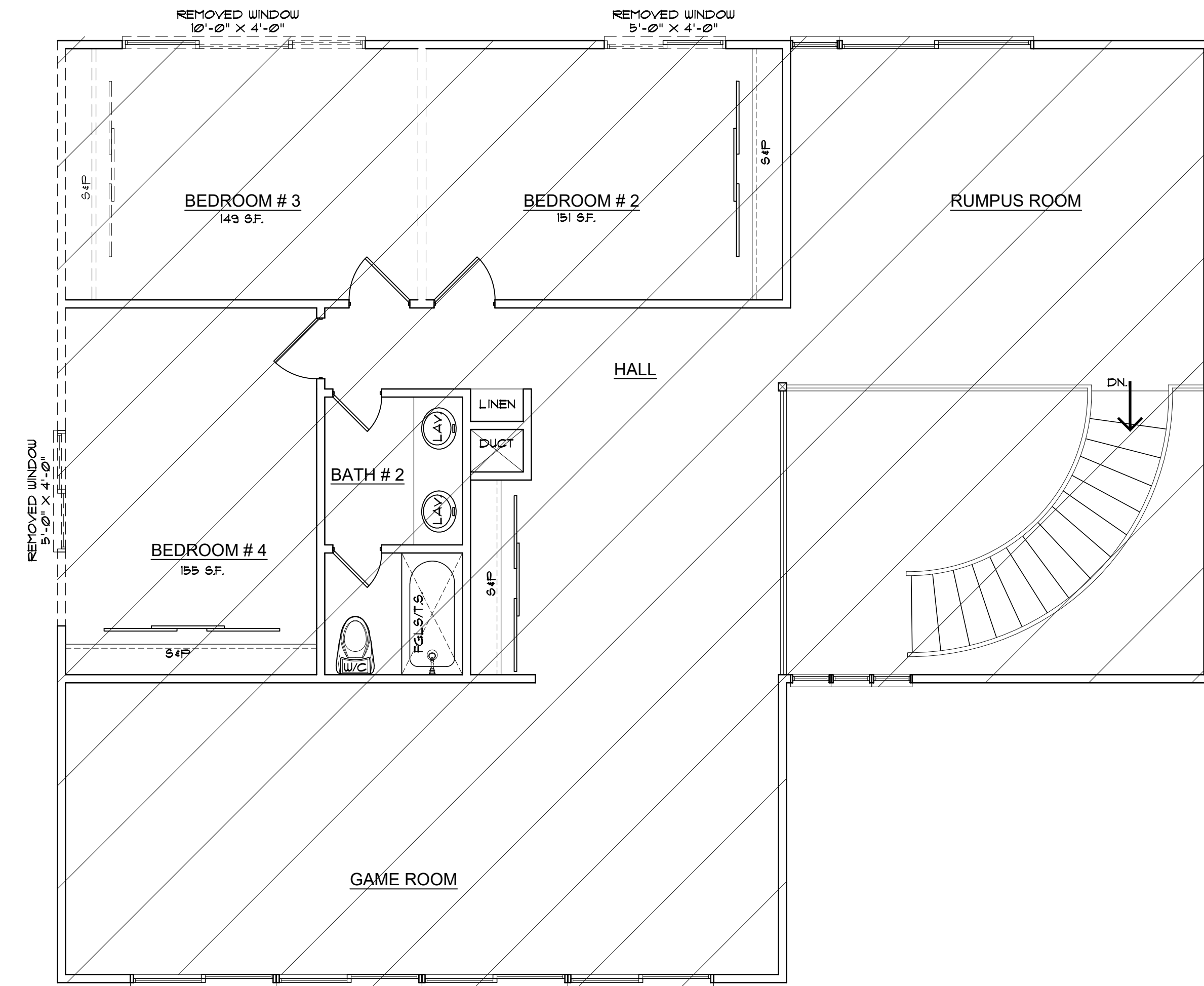
SHEET NUMBER  
**P**  
 OF SHEETS  
 BEULIGMANN



EXISTING & DEMO. FIRST FLOOR PLAN

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

<p><b>WALL LEGEND:</b></p> <p>— = NEW WALLS, 2x4 STUDS @ 16" O/C</p> <p>- - - = (E) WALLS, 2x STUDS @ 16" O/C</p> <p>- · - · - = WALLS TO BE DEMO</p>	<p>FIRST FLOOR = 1,926 S.F.</p> <p>SECOND FLOOR = 1,669 S.F.</p> <p>GARAGE = 690 S.F.</p>
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EXISTING & DEMO. SECOND FLOOR PLAN

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

<p><b>WALL LEGEND:</b></p> <p>— = NEW WALLS, 2x4 STUDS @ 16" O/C</p> <p>- - - = (E) WALLS, 2x STUDS @ 16" O/C</p> <p>- · - · - = WALLS TO BE DEMO</p>	<p>FIRST FLOOR = 1,926 S.F.</p> <p>SECOND FLOOR = 1,669 S.F.</p> <p>GARAGE = 690 S.F.</p>
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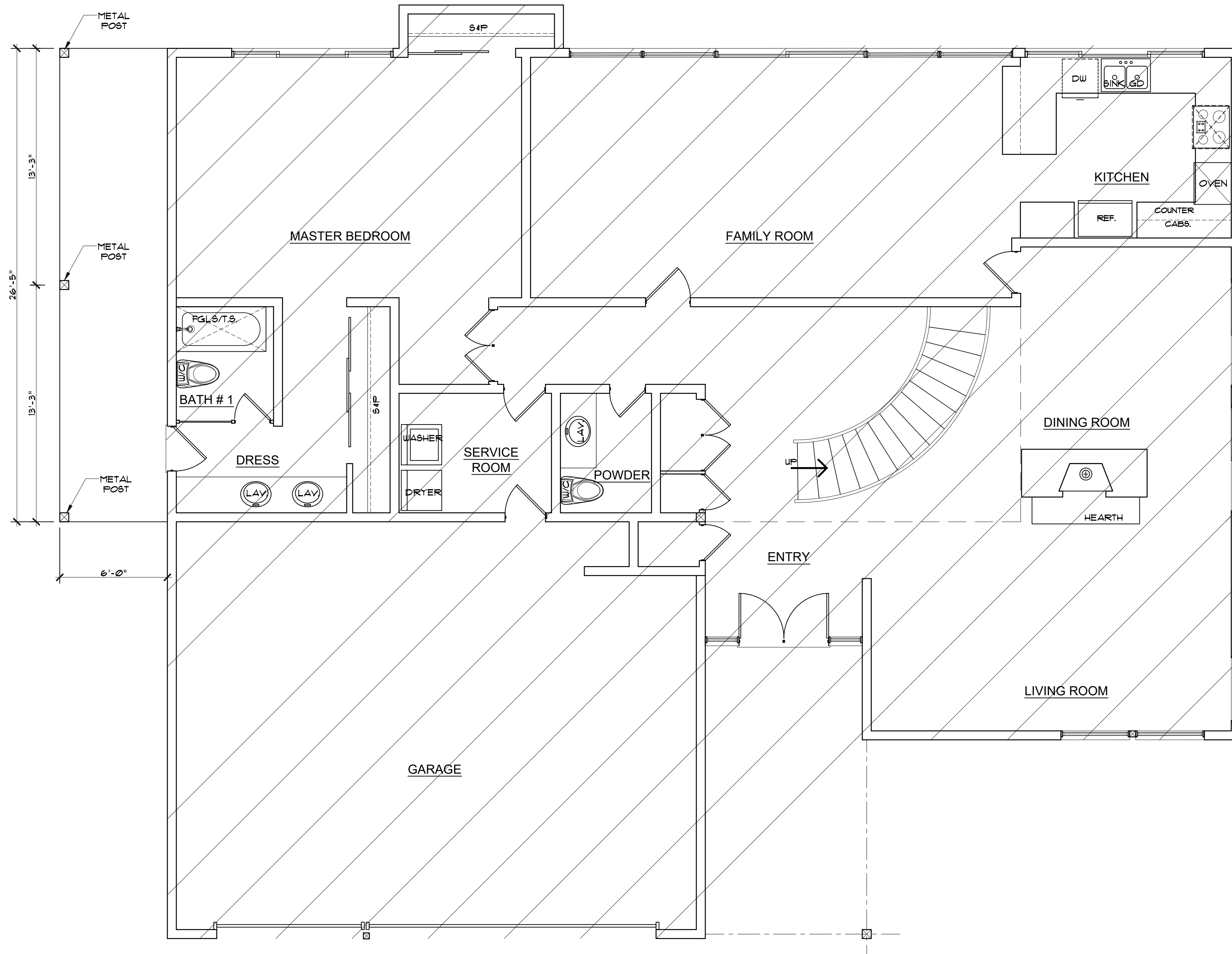
**AUSTIN & ASSOCIATES**  
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 CAIBD  
 CALIFORNIA INSTITUTE OF BUILDING DESIGN

**BEULINGMANN**  
 8215 PRESTWICK DR. LA JOLLA, CA. 92037

Alan Austin  
 JOB NAME: BEULINGMANN  
 DATE: 7/22  
 DR BY: OA  
 CK BY: ALA  
 SCALE: AS SHOWN

SHEET NUMBER  
**A1**  
 OF SHEETS  
 BEULINGMANN

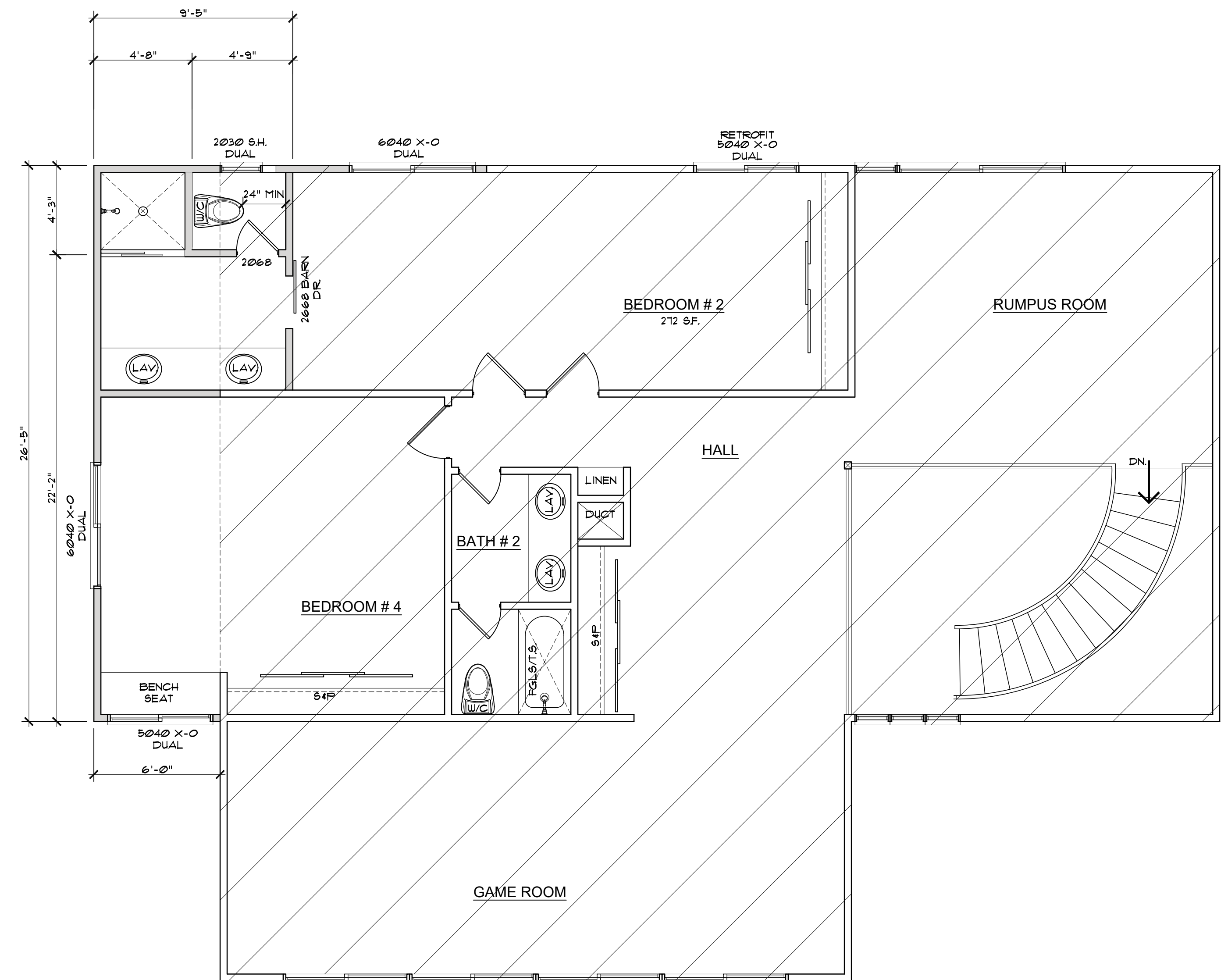
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PROPOSED FIRST FLOOR PLAN

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

<p><b>WALL LEGEND:</b></p> <p>— = NEW WALLS, 2x4 STUDS @ 16" O/C</p> <p>- - - = (E) WALLS, 2x STUDS @ 16" O/C</p> <p>--- = WALLS TO BE DEMO</p>	<p>FIRST FLOOR = 1,926 S.F.</p> <p>SECOND FLOOR = 1,669 S.F.</p> <p>GARAGE = 690 S.F.</p>
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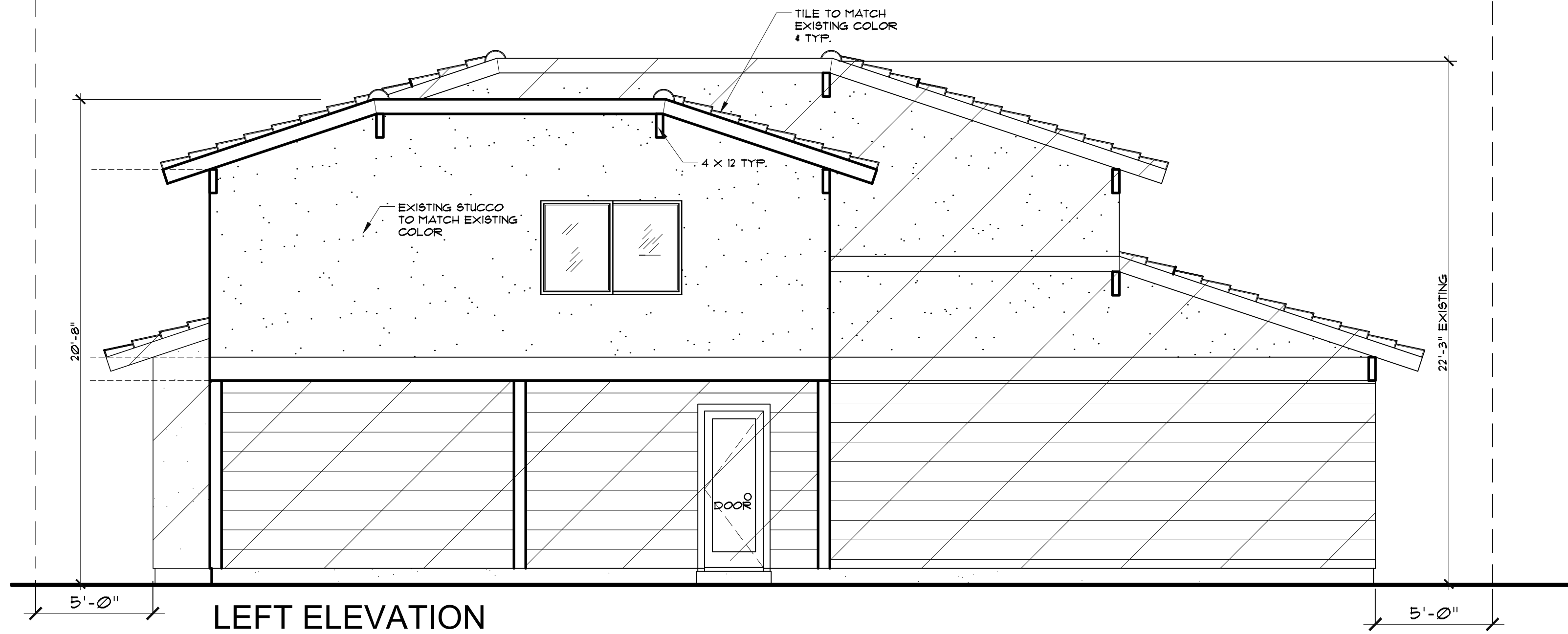
PROPOSED SECOND FLOOR PLAN

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

<p><b>WALL LEGEND:</b></p> <p>— = NEW WALLS, 2x4 STUDS @ 16" O/C</p> <p>- - - = (E) WALLS, 2x STUDS @ 16" O/C</p> <p>--- = WALLS TO BE DEMO</p>	<p>FIRST FLOOR = 1,926 S.F.</p> <p>SECOND FLOOR = 1,669 S.F.</p> <p>GARAGE = 690 S.F.</p> <p>ADD. = 158 S.F.</p>
---	--

REVISION	BY
<p><b>AUSTIN &amp; ASSOCIATES</b>                  ALAN LLOYD AUSTIN                  1622 PIONEER WAY, EL CAJON, CA 92020                  PH: (619) 440-3624</p>	
<p><b>BEULINGMANN</b>                  8215 PRESTWICK DR. LA JOLLA, CA. 92037</p>	
<p>Alan Austin                  JOB NAME: BEULINGMANN                  DATE: 2022                  DR BY: OG                  CK BY: ALA                  SCALE: AS SHOWN</p>	
<p>SHEET NUMBER  <b>A-2</b>                  OF SHEETS</p>	

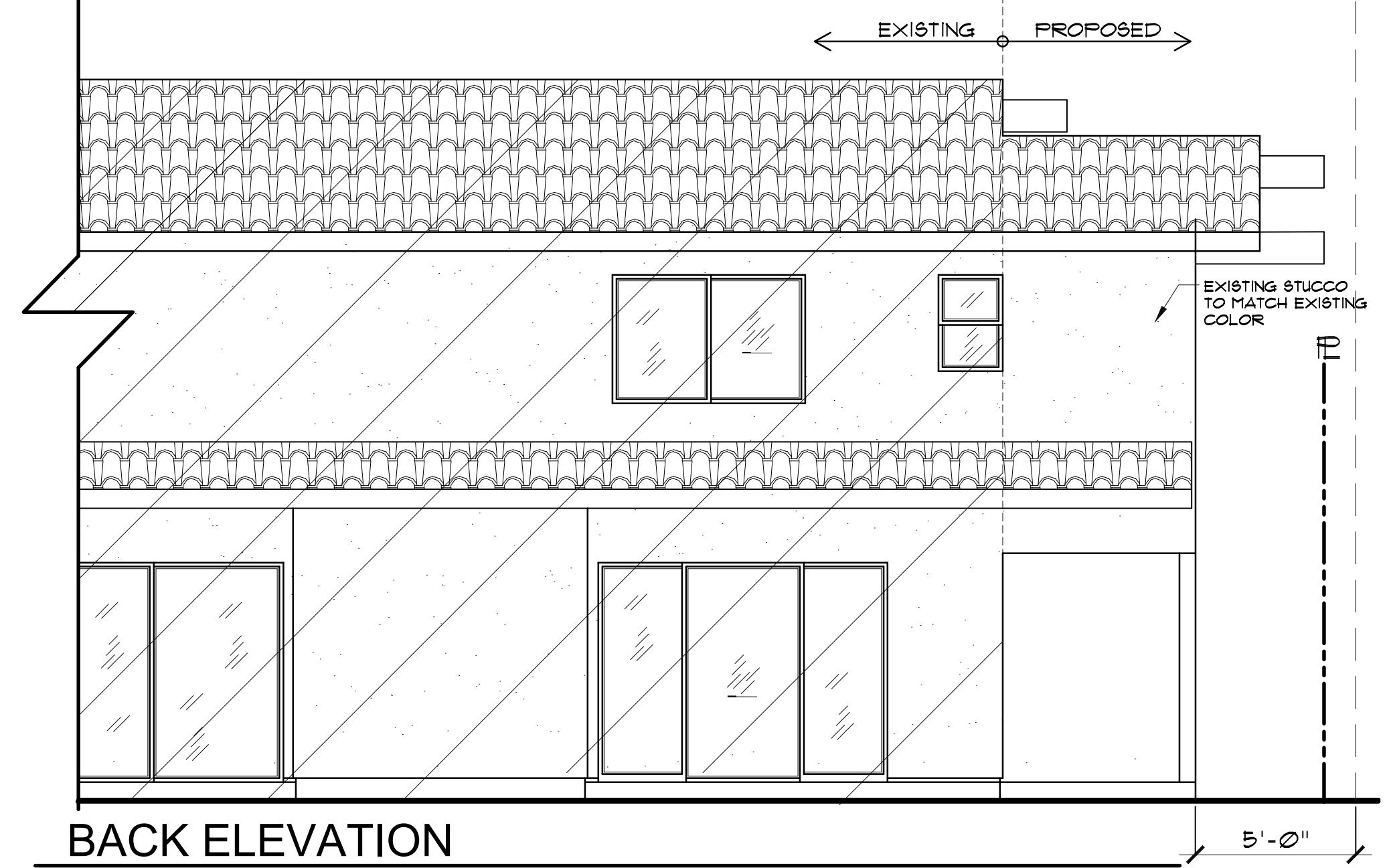
30'-0" MAX. HT.



LEFT ELEVATION

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

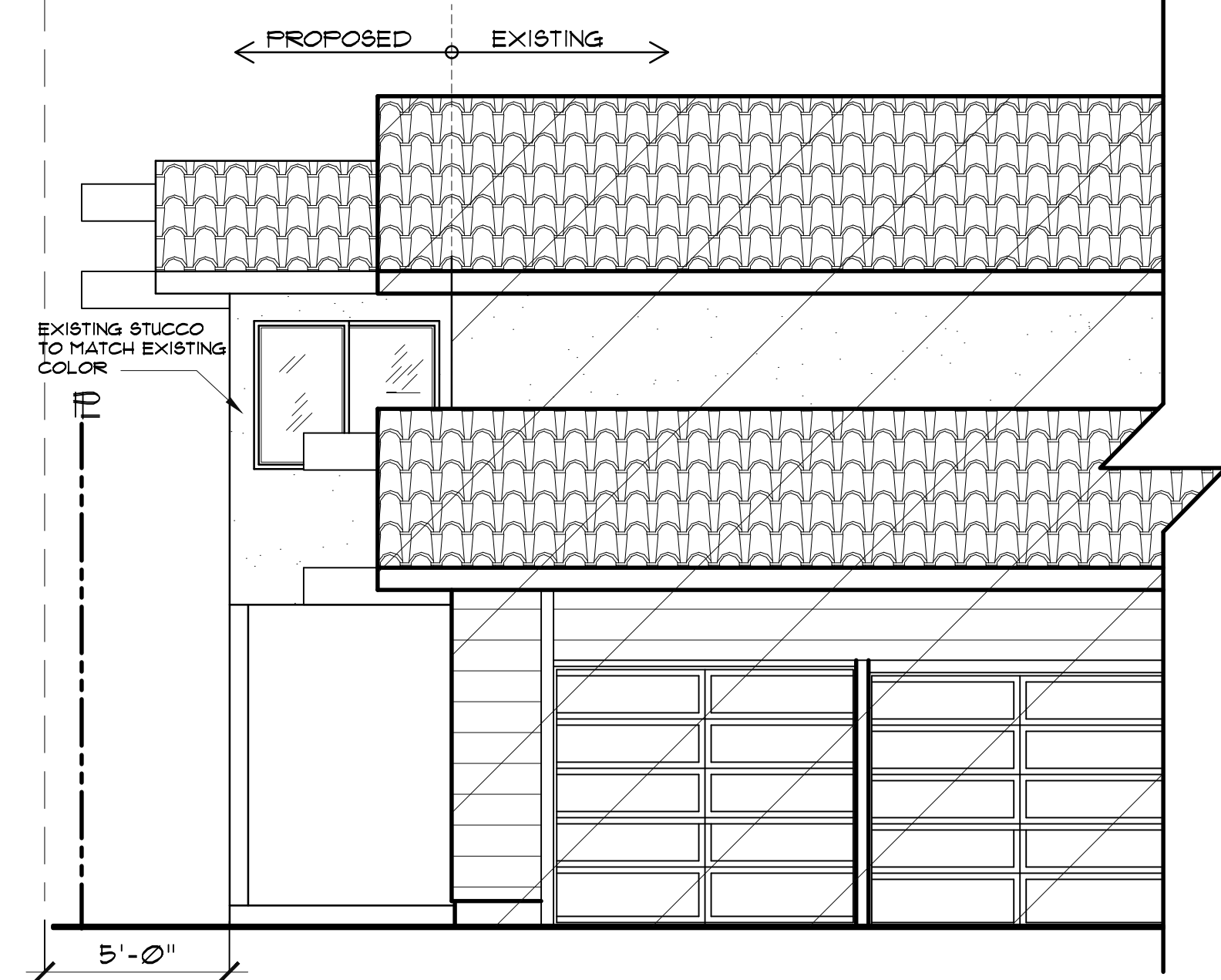
30'-0" MAX. HT.



BACK ELEVATION

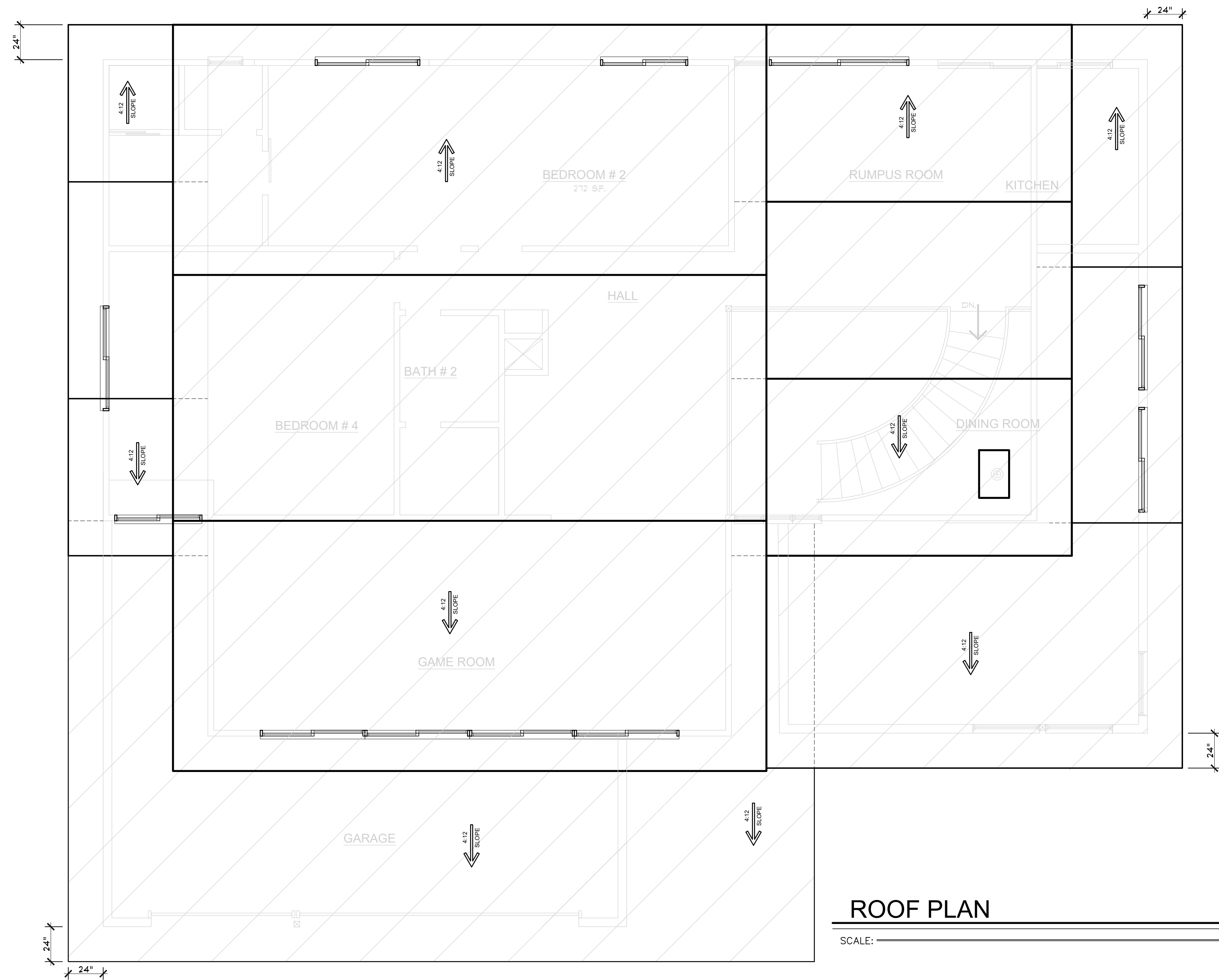
SCALE: 1/4" = 1'-0"

30'-0" MAX. HT.



FRONT ELEVATION

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



ROOF PLAN

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

ATTACHMENT 1: 8215 Prestwick Drive

REVISION	BY

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**BEULINGMANN**  
 8215 PRESTWICK DR. LA JOLLA, CA. 92037

Alan Austin  
 JOB NAME: BEULINGMANN  
 DATE: 2022  
 DR BY: OG  
 CK BY: ALA  
 SCALE: AS SHOWN

SHEET NUMBER  
**A-3**  
 OF SHEETS  
 BEULINGMANN

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