

<b>GENERAL PROJECT INFORMATION</b>	7/16/2020	<i>Patel Residence</i>
<b>PROJECT SCOPE OF WORK:</b>	Remodel & Addition for a Coastal Development Permit to Remodel existing 3,963 square foot two story, single-family residence. Remodel & addition for a two-story single-family residence with an addition 1,995 square foot addition for a remodeled total of 5,447 square feet. Portion of project will be and attached new ADU of 1,191 s.f. Including in the scope of work is a new roof deck, roof mounted PV system and 2-car garage. Provide other miscellaneous site improvements as shown on the site plan such as new pool, pool terrace, site walls, fences, new landscape and hardscape.	

PROJECT INFORMATION		2021-27	Patel Residence
PROJECT ADDRESS:	8445 Avenida De Las Ondas La Jolla, CA 92037 346-132-10-00		
ASSESSORS PARCEL NUMBER:	Lot 27 of La Jolla Shores Terrace, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 2996, filed in the Office of the County Recorder of San Diego County, May 29, 1953.		
LEGAL DESCRIPTION:	Property Legal Description	An easement for purposes herein stated, as shown on or dedicated by the map of said tract - The Easterly 10 feet of said land - Map No. 2996 A building set back line as shown on the map of said tract - The Westerly 25 feet of said land - Map No. 2996	
	Easement A	An easement for purposes herein stated, and rights incidental thereto as provided in an instrument - Public Utilities and incidental purposes - 9/25/1953, as Instrument No. 131160, in Book 4998, Page 424,	
	Easement B	An easement for purposes herein stated, and rights incidental thereto as provided in an instrument - Public utilities and incidental purposes - 12/11/1953, as Instrument No. 166235 in Book 5074, Page 453,	
	Easement C	An easement for purposes herein stated, and rights incidental thereto as provided in an instrument - Public Utilities and incidental purposes - 11/15/1966, as Instrument No. 66-180507,	
	Easement D		
	Easement E		
	CC&R's	Covenants, conditions and restrictions in an instrument recorded 4/15/1952 as Instrument No. 46018, in Book 4435, Page 31, Official Records,	
YEAR BUILT:	1955 Permit 11698		
BUILDING CODE:	CALIFORNIA BUILDING CODE (CBC), 2019 EDITION CALIFORNIA RESIDENTIAL CODE (CBC), 2019 EDITION CALIFORNIA ELECTRICAL CODE (NEC), 2019 EDITION CALIFORNIA MECHANICAL CODE (CMC), 2019 EDITION CALIFORNIA PLUMBING CODE (CPC), 2019 EDITION SAN DIEGO MUNICIPAL CODE (CSDMC) 2019 EDITION Single Family Residence: R-3 & U - Private Garage		
OCCUPANCY TYPE:	TYPE V - B - Non Rated		
CONSTRUCTION TYPE:	1.5 Existing - Two Proposed		
NUMBER OF STORIES:	27'-3" (maximum existing height - new)		
BUILDING HEIGHT:	20,128.20 S.F.		
LOT AREA:	0.46 ACRES		
ZONING INFORMATION		Patel Residence	
ZONE:	LJSPD-SF (Single Family) Zone of the La Jolla Shores Planned District		
OVERLAY ZONES:	Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non appealable area-2), Parking Impact Overlay Zone, Fire Hazard Severity Zone, Geological Hazard 26- 53		
NUMBER OF DWELLINGS:	1	Existing Use: Existing One story Residence with attached two-car garage & workroom space	
NUMBER OF STORIES:	One Existing - Two Proposed		
SETBACKS:	FRONT:	25'-0"	Average of the Area - See Setback survey
	SIDE:	9'-6"	Average of the Area Recommend a 10'-0" setback
	SIDE:	9'-6"	Average of the Area Recommend a 10'-0" setback
	REAR:	15'-0"	Average of the Area
BUILDING HEIGHT LIMITATIONS:	30'-0" 27'- 3" Proposed		
MAXIMUM FLOOR AREA RATIO:	100% No maximum FAR requirement in La Jolla Shores PDO		
PAVING & HARDSCAPE:	60% Minimal grading of the site, new hardscape, new pool and new driveway		
LOT AREA:	20,128.20 S.F.		
MAXIMUM ALLOWED DENSITY:	One Unit per Lot DU/ACRES		
DENSITY:	2.16 DU/ACRES		
ALLOWABLE FAR (no limit)	20,128.20 S.F.	100.0%	396.30 10% Max. Addition for Exemptio
ACTUAL FAR:	5,447.44 S.F.	27.1%	1,995.98 50% Proposed
MAXIMUM BUILDING, COVERAGE:	12,076.9 S.F.	60.0%	
ACTUAL BUILDING COVERAGE:	4,256.0 S.F.	21.1%	7,820.92
MINIMUM LANDSCAPE COVERAGE:	6,038.5 S.F.	30.0%	
ACTUAL LANDSCAPE COVERAGE:	11,886.6 S.F.	59.1%	5,848.15
BUILDING AREAS	Pre-Existing	New	New Total Area
LIST	EXISTING ATTACHED 1ST FLOOR HABITABLE AREA :	2,910.5 S.F.	-129.04 2,781.43 S.F.
	NEW FIRST FLOOR ATTACHED HABITABLEAREA :	0.0 S.F.	847.28 847.28 S.F. New Ground Floor Addition
	EXISTING SECOND FLOOR HABITABLE AREA:	182.5 S.F.	-182.47 0.00 S.F. To Be Demolished
	NEW SECOND FLOOR AREA :	0.0 S.F.	1,191.44 1,191.44 S.F. New ADU Area
RESIDENTIAL AREA:	3,092.9 S.F.	2,038.72	4,820.15 S.F.
	GARAGE MECHANICAL AREA:	254.1 S.F.	-254.11 0.00 S.F. To be Demolished
	BASEMENT STORAGE AREA:	200.0 S.F.	0.00 0.00 S.F. Non-FAR Area - Basement
	EXISTING GARAGE AREA:	415.9 S.F.	-415.9 0.00 S.F. To be Demolished
	NEW GARAGE AREA	0.0 S.F.	627.29 627.29 S.F. New Garage Area
NON-RESIDENTIAL AREA:	870.0 S.F.	-42.74	627.29 S.F.
PROJECT TOTAL:	3,963.0 S.F.	1,995.98	5,447.44 S.F. FAR Area
	New Second Floor Balcony/Stair #2 Area:	0.0 S.F.	205.0 204.99 S.F. Not Included in FAR
	New Second Floor Balcony #1 Area:	0.0 S.F.	357.26 357.26 S.F. Not Included in FAR
	New Roof Deck Balcony #3 Area:	0.0 S.F.	330.28 330.28 S.F. Not Included in FAR
	Total of Other Residence Areas	0.0 S.F.	687.54 687.54 S.F.
(A)	Landscape Area - Western Front Yard	5,895.1 S.F.	5,439.08 S.F. Revised Landscape Area
(B)	Landscape Area - Northern Side Yard	732.5 S.F.	725.93 S.F. Revised Landscape Area
(C)	Landscape Area - Eastern Rear Yard - L-6, 7 & 8	4,761.2 S.F.	4,518.38 S.F. Revised Landscape Area
(C)	Landscape Area - Southern Side Yard - L-5	770.8 S.F.	803.47 S.F. Revised Landscape Area
(D)	Landscape Area - Other Areas - New Permeable Parking	0.0 S.F.	399.75 S.F. Revised Landscape Area
	Total of Landscape Areas	12,159.6 S.F.	11,886.61 S.F. Proposed Landscape Area
	Hardscape Area - Driveway Area - Front Driveway Area	1,908.9 S.F.	1,108.70 S.F. Proposed Non-permeable Area
	Hardscape Area - Entry walkway Area	118.2 S.F.	191.20 S.F. New Hardscape Area
	Hardscape Area - Southeast Side Yard & Stair Area	129.5 S.F.	158.00 S.F. Remodeled Hardscape Area
	Hardscape Area - Wood Deck Courtyard Area	1,130.3 S.F.	1,130.30 S.F. Not Included in Landscape Area
	Hardscape Area - Rear Courtyard Area	77.2 S.F.	77.20 S.F. Not Included in Landscape Area
	Hardscape Area -Front Yard Wood Deck Area	968.7 S.F.	846.70 S.F. Not Included in Landscape Area
	Hardscape Area -North Yard & Stair Area	87.8 S.F.	87.80 S.F. Not Included in Landscape Area
	Hardscape Area -Northeast Stair Area	98.3 S.F.	98.30 S.F. Not Included in Landscape Area
	Area of Total Hardscape	4,518.9 S.F.	3,698.20 S.F. Remodeled Hardscape Area
PARKING:	REQUIRED:	2	* All Parking Spaces are 9'-6" Wide & 19'-0" Long
	PROVIDED:	4	3 - First Floor Garage + 2 Spaces in driveway & co



**MARENGO MORTON ARCHITECTS, INC**

7724 Girard Avenue, Suite 200  
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**La Jolla Shores Setback Analysis**

For 8445 Paseo De Las Ondas, La Jolla, CA 92037

	Parcel Number	Site Address	City	State	Zip	Year Built	Gross Area	Lot Area	FAR	Front Setback	Right Side Setback	Left Side Setback	Rear Setback	Street Side Setback	Number of Stories
1	346-110-02-00	8530 Avenida De Las Ondas	LA JOLLA	CA	92037	2000	3,464	20,299	17%	2.83	6.41	12.08	81.21		
2	346-110-01-00	8520 Avenida De Las Ondas	LA JOLLA	CA	92037	1989	3,385	20,824	16%	2.25	11.50	3.88	90.96		
3	346-132-02-00	8434 Avenida De Las Ondas	LA JOLLA	CA	92037	1954	1,925	20,762	9%	72.04	11.75	23.54	45.04	27.63	
4	346-132-03-00	8424 Avenida De Las Ondas	LA JOLLA	CA	92037	1954	2,895	20,276	14%	18.46	9.00	2.25	54.25		
5	346-132-04-00	8414 Avenida De Las Ondas	LA JOLLA	CA	92037	1956	2,281	23,086	10%	31.46	3.54	32.67	28.42		
6	346-132-07-00	8415 Avenida De Las Ondas	LA JOLLA	CA	92037	1954	2,484	26,136	10%	16.46	15.33	28.71	49.29		
7	346-132-08-00	8425 Avenida De Las Ondas	LA JOLLA	CA	92037	1953	2,634	25,264	10%						
8	346-132-09-00	8435 Avenida De Las Ondas	LA JOLLA	CA	92037	2014	5,650	22,215	25%						
9	<b>346-132-10-00</b>	<b>8445 Avenida De Las Ondas</b>	LA JOLLA	CA	92037	1955	2,747	20,175	14%	25.00	10.00	5.00	15.00		2
10	346-132-11-00	8501 Avenida De Las Ondas	LA JOLLA	CA	92037	1975	5,062	20,244	25%	14.33	21.67	3.13	107.67		
11	346-110-13-00	8511 Avenida De Las Ondas	LA JOLLA	CA	92037	1955	2,411	17,574	14%	92.46	21.38	2.75	10.13		
12	346-110-18-00	8521 Avenida De Las Ondas	LA JOLLA	CA	92037	1975	3,519	23,086	15%	102.17	10.08	5.17	9.42		
13	346-102-08-00	2330 Calle Corta	LA JOLLA	CA	92037	2002	2,123	6,703	32%	20.33	1.58	9.96	2.46		
14	346-120-15-00	2331 Calle Corta	LA JOLLA	CA	92037	1953	1,586	7,475	21%	11.38	2.67	3.21	20.83		
15	346-102-09-00	2340 Calle Corta	LA JOLLA	CA	92037	1952	1,416	7,595	19%	16.96	0.79	5.58	45.42		
16	346-120-16-00	2341 Calle Corta	LA JOLLA	CA	92037	1953	1,687	9,798	17%	11.58	7.54	12.58	35.63		
17	346-131-01-00	2350 Calle Corta	LA JOLLA	CA	92037	1990	3,952	20,301	19%	27.38	36.71	13.38	7.79		
18	346-132-01-00	2351 Calle Corta	LA JOLLA	CA	92037	1990	3,305	20,825	16%	14.13	18.96	38.33	20.04		
19	346-120-13-00	2337 Calle Corta	LA JOLLA	CA	92037	-	4,133	31,798	13%	1.88	178.33	5.38	36.17		1
20	346-102-07-00	2335 Camino Del Collado	LA JOLLA	CA	92037	1980	2,791	8,525	33%	17.17	6.08	3.08	12.88		
21	346-120-10-00	2360 Calle Del Oro	LA JOLLA	CA	92037	1955	3,079	24,393	13%						
22	346-690-03-00	8456 Westway Drive	LA JOLLA	CA	92037	2000	5,264	20,096	26%						
23	346-690-02-01	8476 Westway Drive	LA JOLLA	CA	92037	1973	6,306	20,082	31%						
24	346-690-01-00	8496 Westway Drive	LA JOLLA	CA	92037	1981	2,750	19,674	14%						
25	346-831-39-00	0 Ruelle Monte Carlo	LA JOLLA	CA	92037	-	0	19,953	0%						
26	346-831-13-00	8508 Ruelle Monte Carlo	LA JOLLA	CA	92037	2009	9,766	21,087	46%						
27	346-831-14-00	8518 Ruelle Monte Carlo	LA JOLLA	CA	92037	1988	8,988	14,037	64%						
28	346-831-12-00	8528 Ruelle Monte Carlo	LA JOLLA	CA	92037	1990	6,926	14,805	47%						
29	346-831-11-00	8538 Ruelle Monte Carlo	LA JOLLA	CA	92037	1988	10,113	15,349	66%						
30	346-831-10-00	8548 Ruelle Monte Carlo	LA JOLLA	CA	92037	1993	4,859	19,765	25%						
31	346-831-45-00	8560 Ruelle Monte Carlo	LA JOLLA	CA	92037	2004	6,761	14,343	47%						
															Total Two-Stories
<b>Setback Averages</b>		<b>31</b>	<b>Properties with in 300 feet</b>				#####	#####	23%	<b>16.07</b>	12.04	6.80	21.70		<b>% of Two-Stories</b>
		17	<b>Properties along Paseo Del Ocaso</b>							<b>5.24</b>	<b>14.61</b>	<b>4.61</b>	<b>9.29</b>		0.00%
Letter	Parcel Number	Site Address	City	State	Zip	Year Built	Gross Area	Lot Area	FAR	Front Setback	Right Side Setback	Left Side Setback	Rear Setback	Street Side Setback	Number of Stories

\* New homes to be built

# **Patel Remodel & Addition**

## **Project Design**

### **Exterior Renderings**

**March 10, 2022**

**Marengo Morton Architects, Inc.**  
7724 Girard Avenue, Suite 200  
La Jolla, CA 92037

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**Patel Residence & Addition**

8445 Avenida de las Ondas,  
La Jolla, CA 92037

**Michael Morton AIA**



Good evening, Smit and Irene,

This is the preliminary presentation of our designed concept for the two-story addition and ADU with roof deck.

This preliminary rendering package shows an additional exterior storage area off the south side of the second floor. This area is covered with a roof and partial walls with opening for light. We are looking forward for your comments on these new preliminary renderings.

Thank you very much,

[Michael Morton AIA](#)  
Licensed Architect

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## Patel Residence & Addition

8445 Avenida de las Ondas,  
La Jolla, CA 92037

**Michael Morton AIA**





PROPOSED RENDERING DESIGN EXTERIOR - CONCEPT IMAGE 1

## Patel Residence & Addition

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**Michael Morton AIA**





PROPOSED RENDERING DESIGN EXTERIOR – IMAGE 2

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PROPOSED RENDERING DESIGN EXTERIOR – IMAGE 3

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PROPOSED RENDERING DESIGN EXTERIOR – IMAGE 4

## Patel Residence & Addition

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PROPOSED RENDERING DESIGN EXTERIOR – IMAGE 5

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PROPOSED RENDERING DESIGN EXTERIOR – IMAGE 6

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**Michael Morton AIA**



Marengo Morton  
Architects