

# ATTACHMENT 3:

## Adler Residence

### La Jolla Shores Planned District Advisory Board

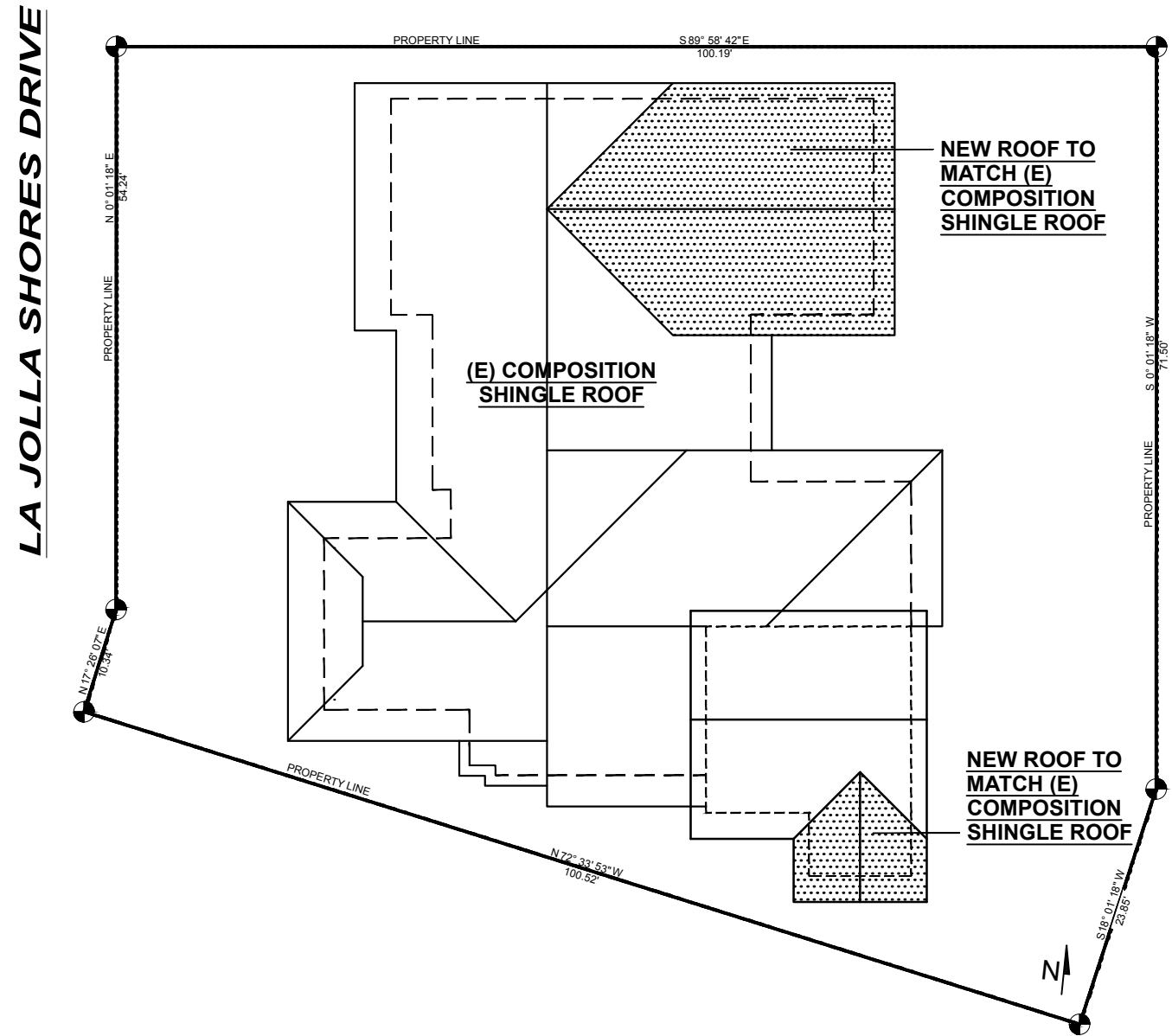
La Jolla Recreation Center  
615 Prospect Street, La Jolla CA 92037

Please provide the following information for calendaring on an upcoming La Jolla Shores Planned District Advisory Board meeting.

#### Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items):  
**#563961**  
**Adler Addition and Remodel**
- Address and APN(s):  
**7989 La Jolla Shores Drive.**  
**APN# 346-372-02-00**
- Project contact name, phone, e-mail  
**Martha Welsh, MC2 Design**  
**619-339-3460**  
**[mcsquaredmartha@gmail.com](mailto:mcsquaredmartha@gmail.com)**
- Project description:  
**Addition & Remodel to the existing two story, 4 bedroom 2.5 bath, 2,330 s.f. residence to result in a two story 4 bedroom 4.5 bath; 2,888 s.f. residence. Additions Scope: 2 new bathrooms, one on the 1st level and one on the 2<sup>nd</sup>. Minor expansion to the kitchen. New family room. Remodel Scope: New laundry room & mud room inside footprint of (e) garage. Renovated kitchen**
  - lot size: **7,682 s.f.**
  - existing structure square footage and FAR: **2,330 s.f. / 0.3 FAR**
  - proposed square footage and FAR **2,866 s.f. / 0.38 FAR**
  - existing and proposed setbacks on all sides  
**front: 20' existing / 20' proposed (no work in front)**  
**back: 23'-7 existing / 20' proposed (@ angled rear/side prop. line south east corner)**  
**north side: 5' existing / 5' proposed**  
**south side: 6' existing / 6' proposed**
  - height if greater than 1-story (above ground) **Existing Height: 21'-8" / Proposed Addition height: 20'-11"**

The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk& scale, and articulation are key discussion points on all projects. **Owners have notified neighbors. No views will be blocked or altered. Bulk, scale, materials, articulation, and colors will match existing residence and are consistent with neighborhood character. Proposed additions honor existing setbacks.**



PROPOSED ROOF PLAN

SCALE: 1/16" = 1'-0"

PROJECT INFO

ADLER ADDITION AND REMODEL  
2989 LA JOLLA SHORES DRIVE, LA JOLLA, CA 92037  
CITY OF SAN DIEGO DEVELOPMENT SERVICES PROJECT #563961  
APN: 346-372-02-00  
LOT SIZE: 0.18 ACRES / 7,682 SF

PROJECT DESCRIPTION: ADDITION & REMODEL TO THE EXISTING TWO STORY, 4 BEDROOM 2.5 BATH, 2,330 S.F. SINGLE FAMILY RESIDENCE TO RESULT IN A TWO STORY 4 BEDROOM 4.5 BATH; 2,888 S.F. RESIDENCE.

ADDITIONS SCOPE:  
- 2 NEW BATHROOMS, ONE ON THE 1ST LEVEL AND ONE ON THE 2ND  
- MINOR EXPANSION TO THE KITCHEN  
- NEW FAMILY ROOM

REMODEL SCOPE:  
- NEW LAUNDRY ROOM & MUD ROOM INSIDE FOOTPRINT OF (E) GARAGE  
- RENOVATED KITCHEN

PROPOSED ADDITIONS:

386 S.F. FAMILY ROOM  
52 S.F. KITCHEN  
60 S.F. FIRST FLOOR BATHROOM  
60 S.F. SECOND FLOOR BATHROOM  
558 S.F. TOTAL ADDITIONS

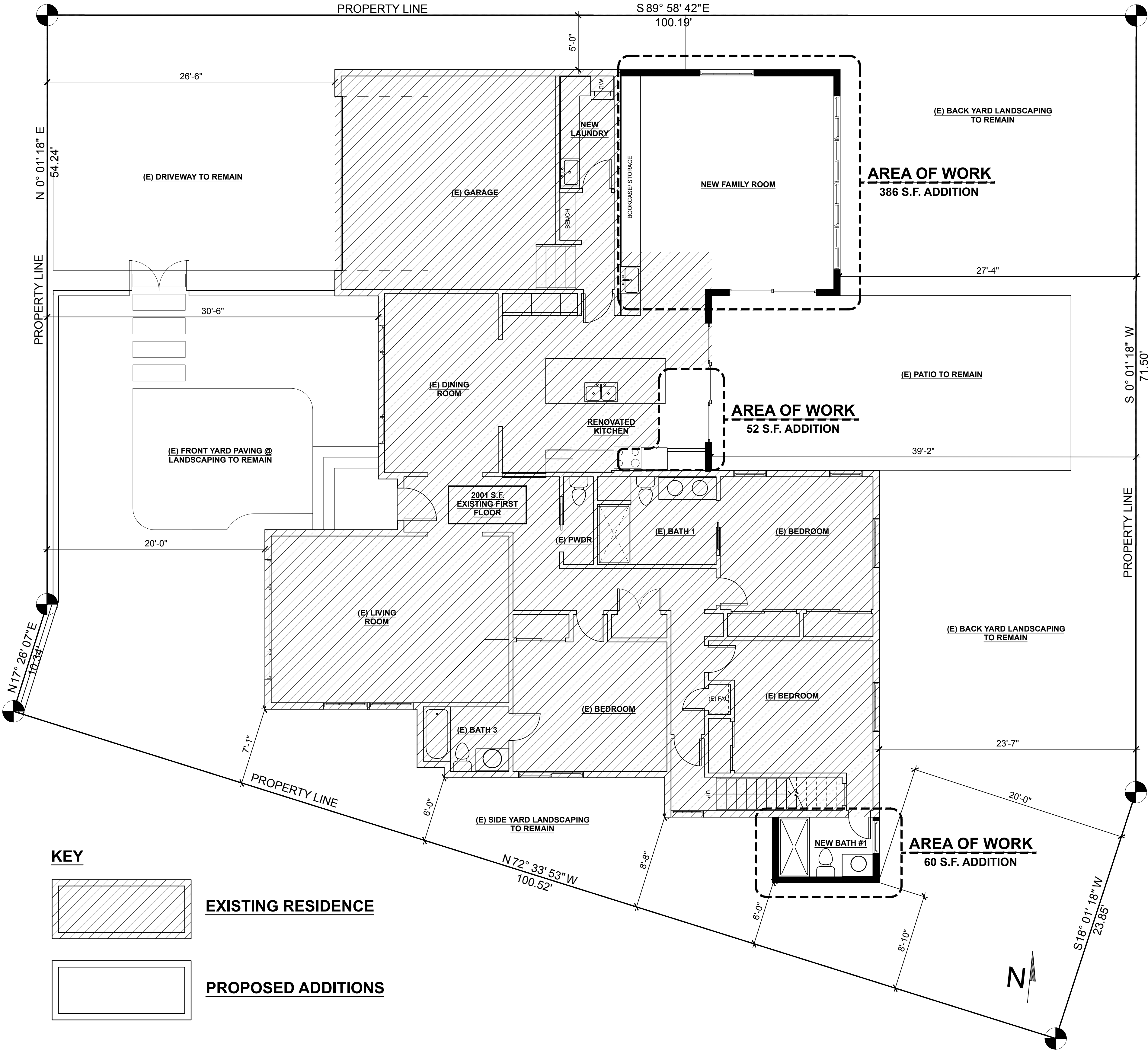
2,130 S.F. EXISTING + 558 S.F. ADDITIONS = 2,888 S.F. TOTAL RESULTING RESIDENCE

COVERAGE  
EXISTING: 2,001 S.F. / 7,682 S.F. = 26%  
PROPOSED: 2,499 S.F. / 7,682 = 33% (60% ALLOWABLE)

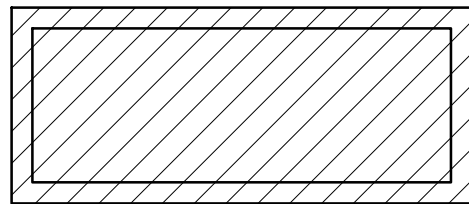
F.A.R.  
EXISTING: 2,330 S.F. / 7,682 S.F. = 0.3  
PROPOSED: 2,866 S.F. / 7,682 = 0.38

LANDSCAPE %  
EXISTING: 3,364 S.F. / 7,682 S.F. = 44%  
PROPOSED: 2,888 S.F. / 7,682 = 37% (30% MINIMUM REQUIRED)

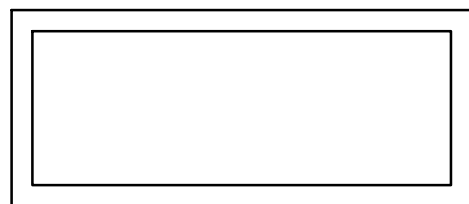
LA JOLLA SHORES DRIVE



KEY



EXISTING RESIDENCE



PROPOSED ADDITIONS

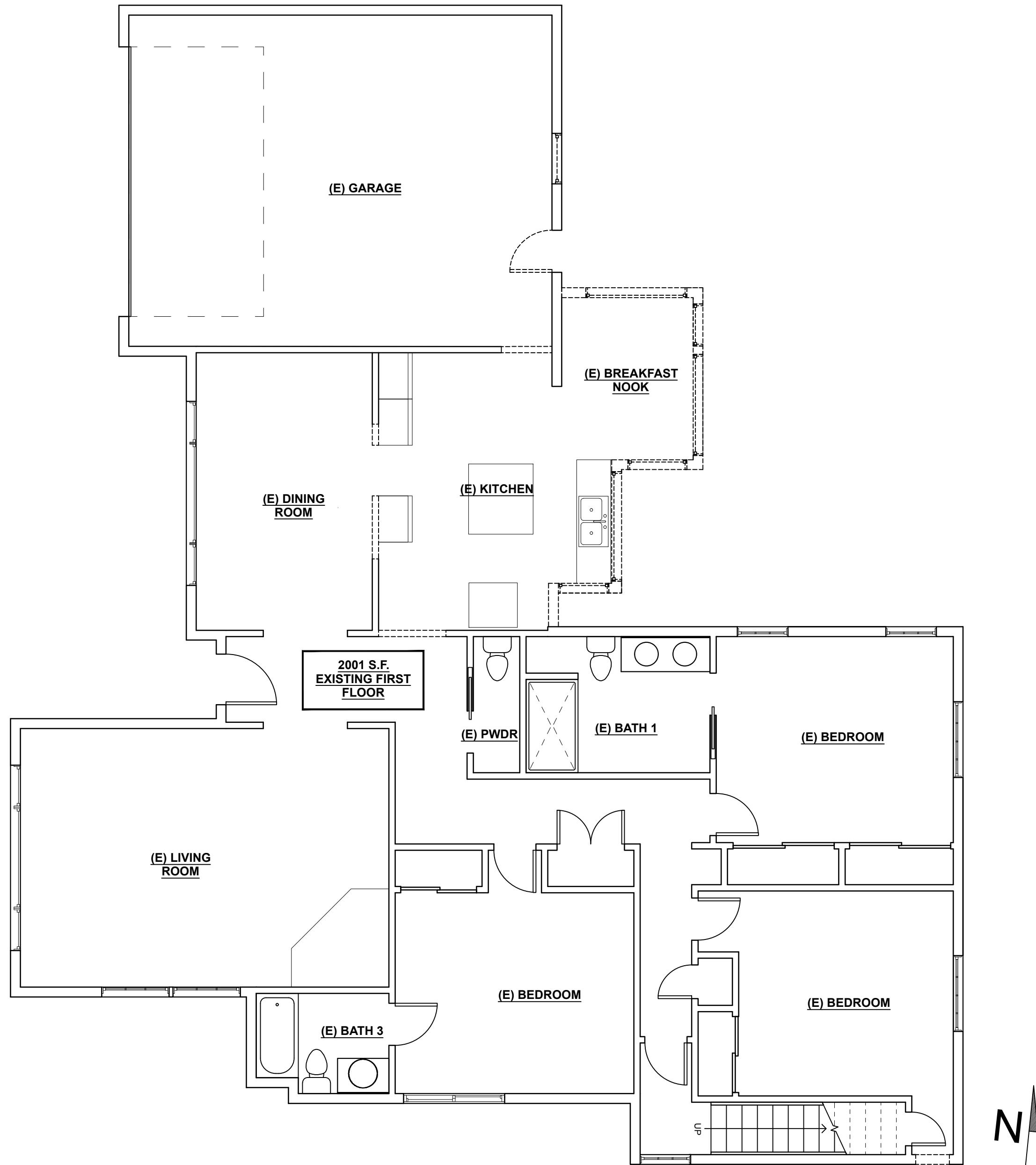
PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"

ADLER RESIDENCE ADDITION + REMODEL  
7989 LA JOLLA SHORES DRIVE. LA JOLLA, CA 92037

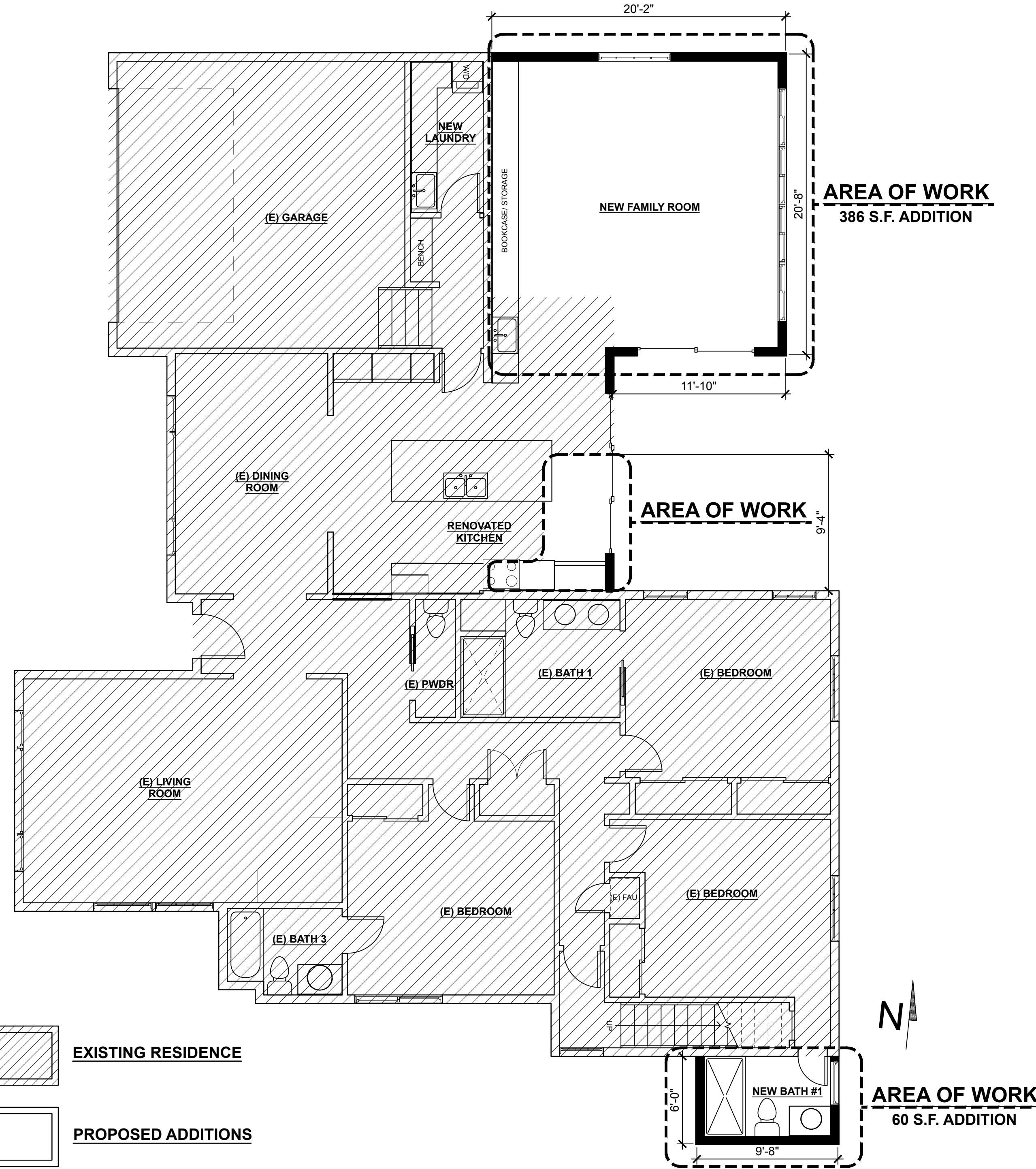
JOB NUMBER:  
REVISIONS:

DATE: 16 OCTOBER 2017  
TYPE: LA JOLLA SHORES  
ADVISORY BOARD  
SHEET:

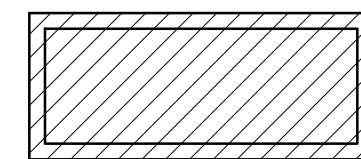


EXISTING FIRST FLOOR PLAN

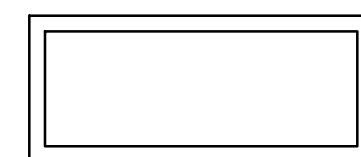
SCALE: 3/16" = 1'-0"



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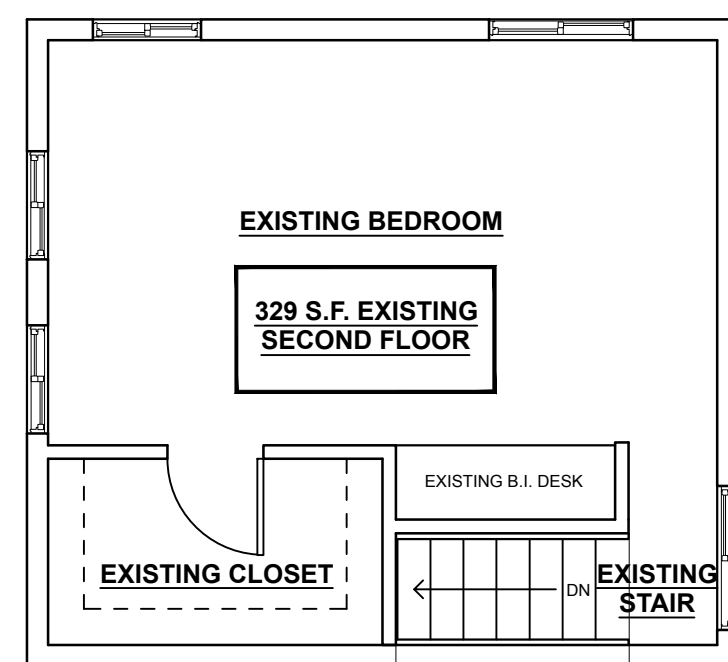
EXISTING RESIDENCE



PROPOSED ADDITIONS

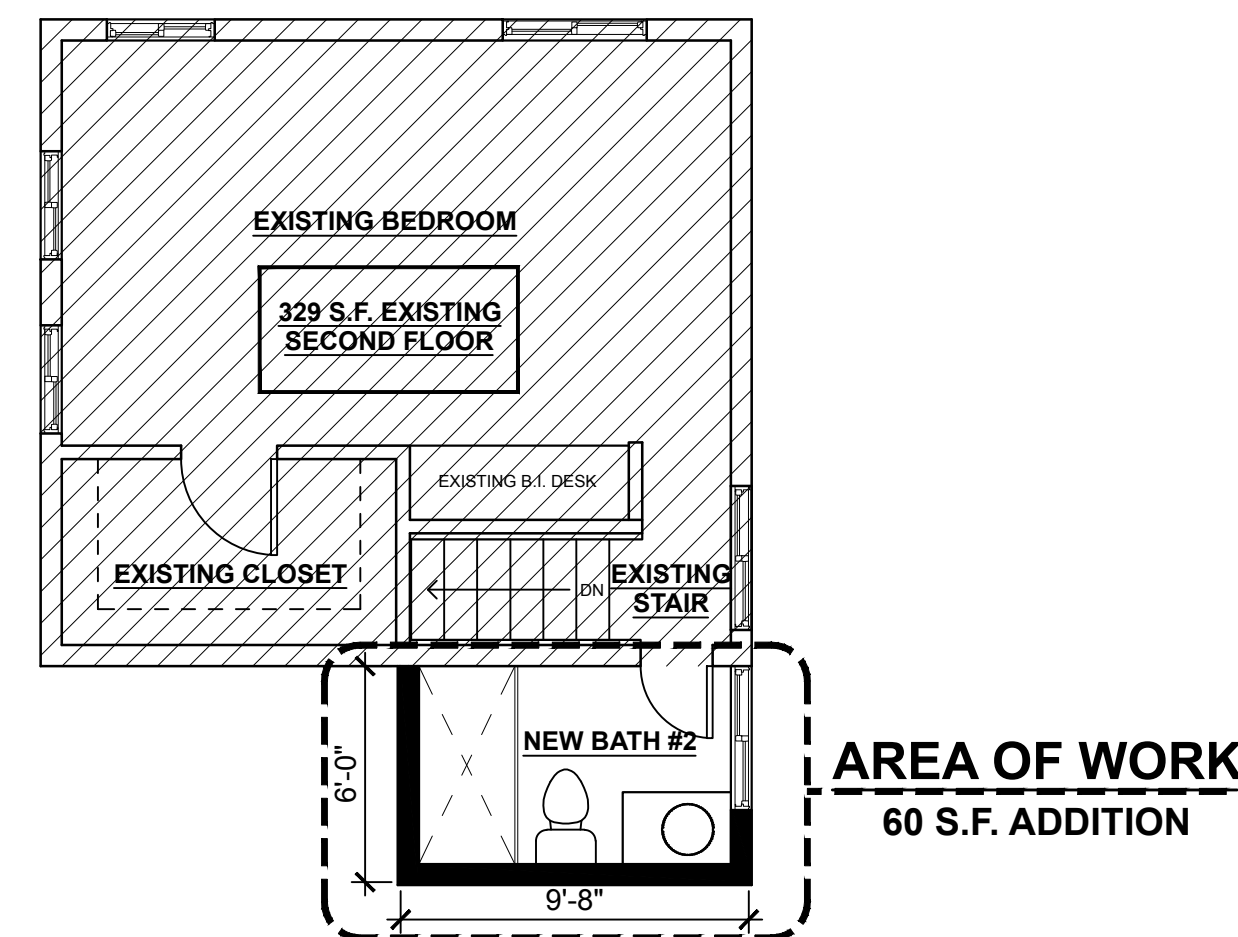
PROPOSED FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



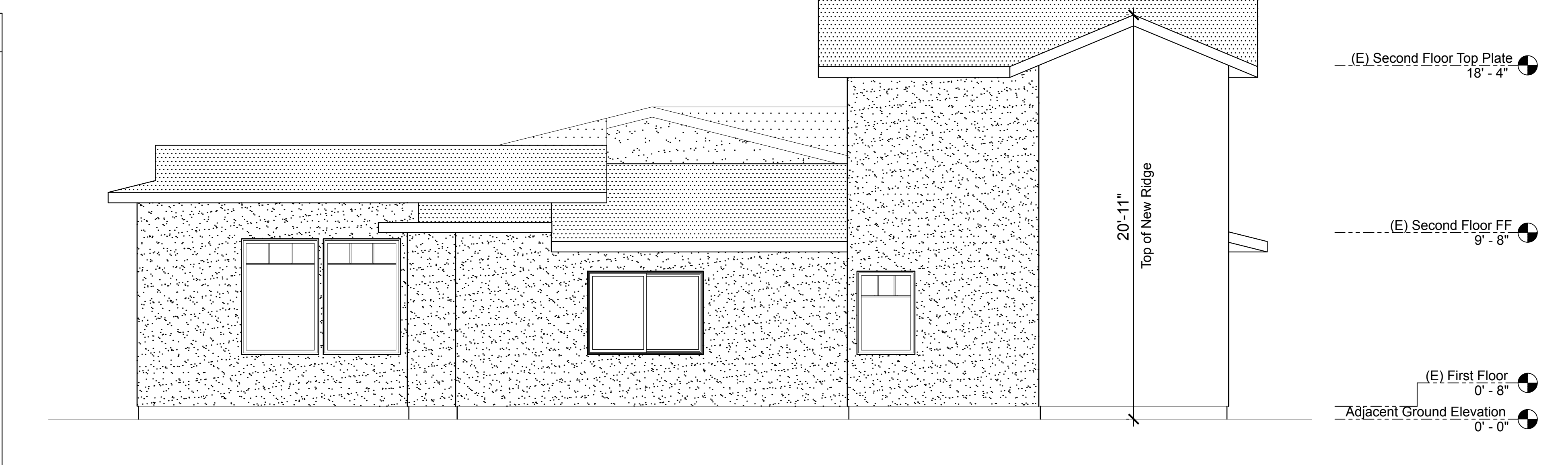
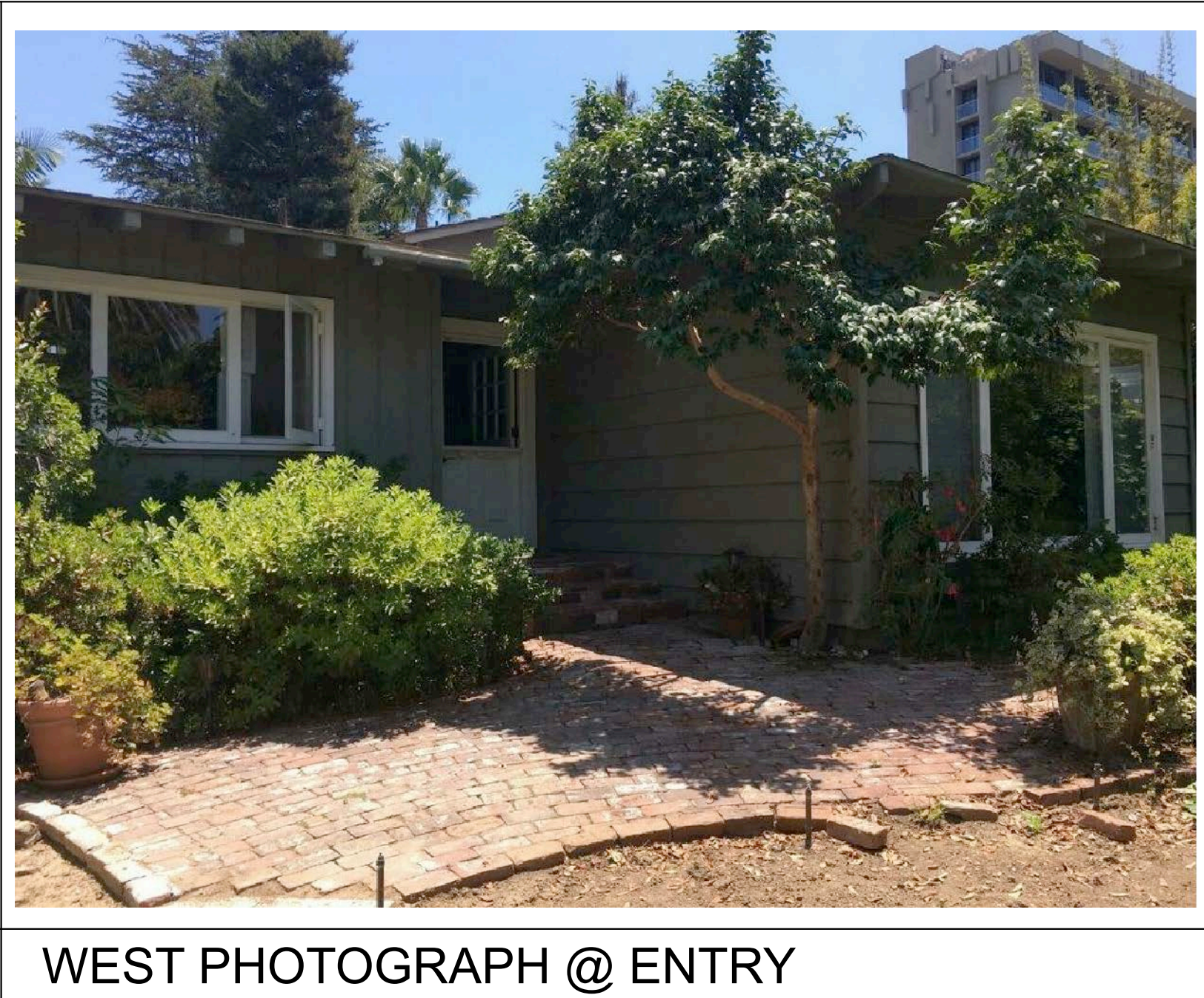
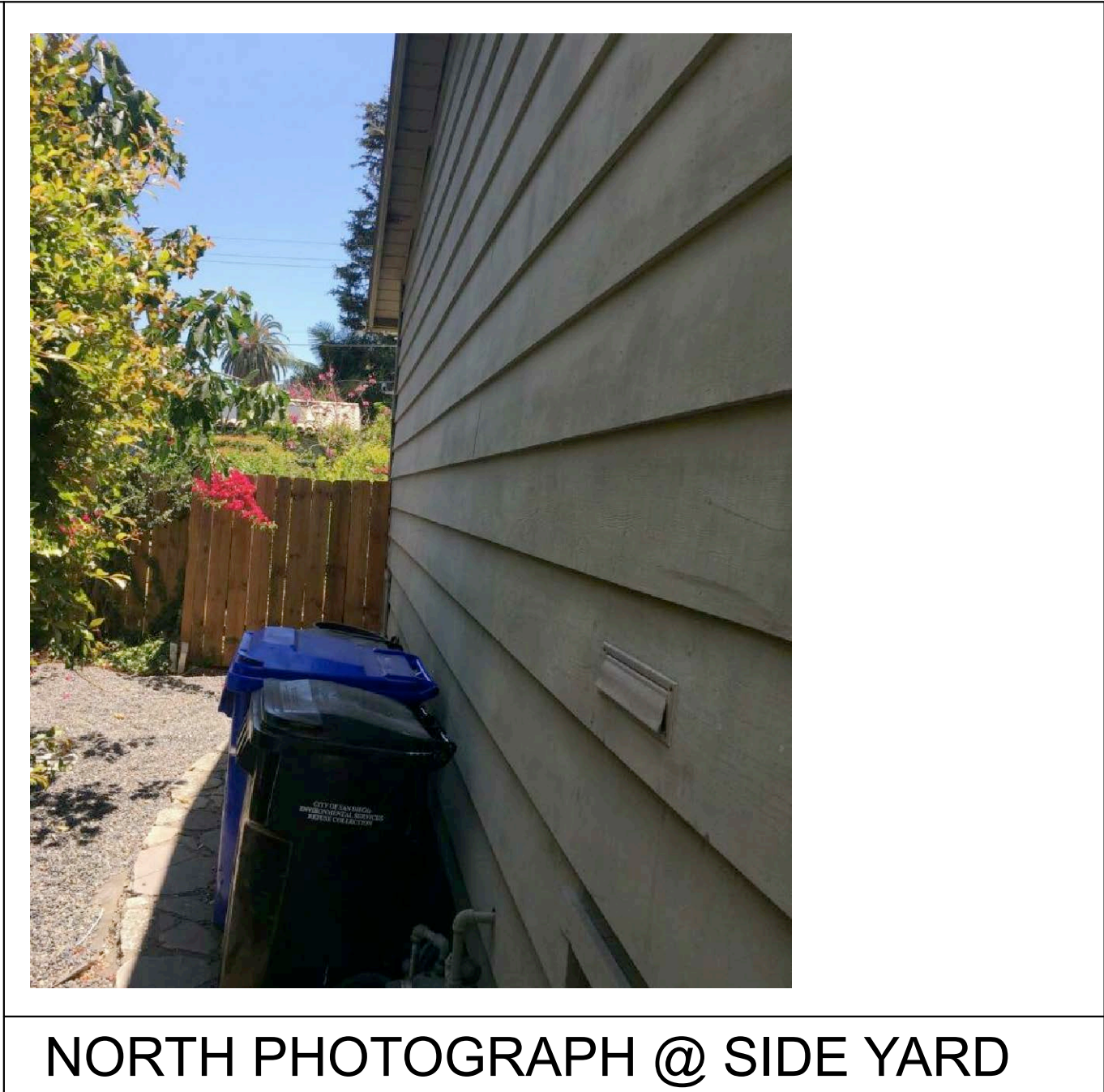
EXISTING SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"





SOUTH WEST CORNER PHOTOGRAPH

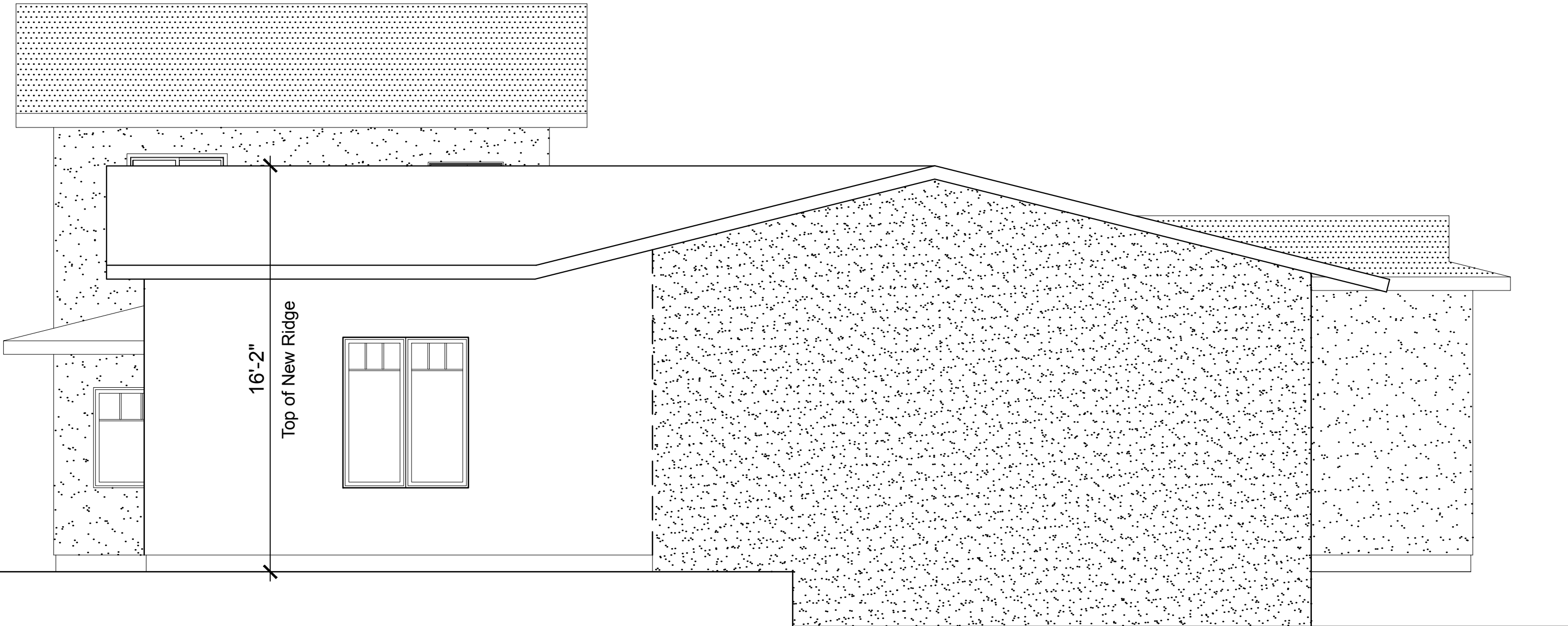


EAST PHOTOGRAPH @ GARAGE



- KEY**
- EXISTING RESIDENCE**
- EXISTING WOOD SIDING
  - PAINTED "EARTHY GREEN."
  - EXISTING "BROWN" COMPOSITION SHINGLE ROOF
- PROPOSED ADDITIONS**
- PROPOSED WOOD SIDING TO MATCH EXISTING MATERIAL & COLOR.
  - PROPOSED COMPOSITION SHINGLE ROOF TO MATCH EXISTING MATERIAL & COLOR

- Top of Existing Ridge  
21' - 8"
- (E) Second Floor Top Plate  
18' - 4"
- (E) Second Floor FF  
9' - 8"
- (E) First Floor  
0' - 8"
- Adjacent Ground Elevation  
0' - 0"



PROPOSED NORTH ELEVATION

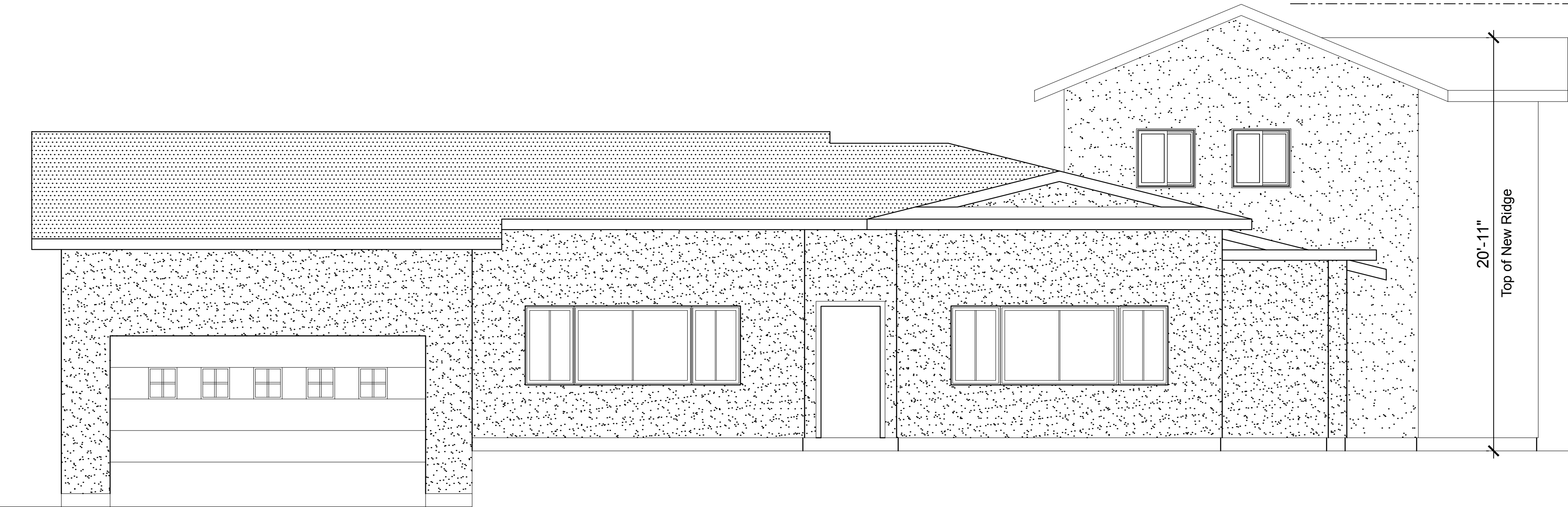
SCALE: 3/16" = 1'-0"

PROPOSED NORTH EAST PERSPECTIVE

NTS



NORTH EAST CORNER PHOTOGRAPH



PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"

- Top of Existing Ridge  
21' - 8"
- (E) Second Floor Top Plate  
18' - 4"
- (E) Second Floor FF  
9' - 8"
- (E) First Floor  
0' - 8"
- Adjacent Ground Elevation  
0' - 0"



NORTH WEST CORNER PHOTOGRAPH