

ATTACHMENT 4: Brown Residence

Development Data

PTS: 607 035

Brown Residence Addition and Remodel

Address: 8462 La Jolla Shores Dr.

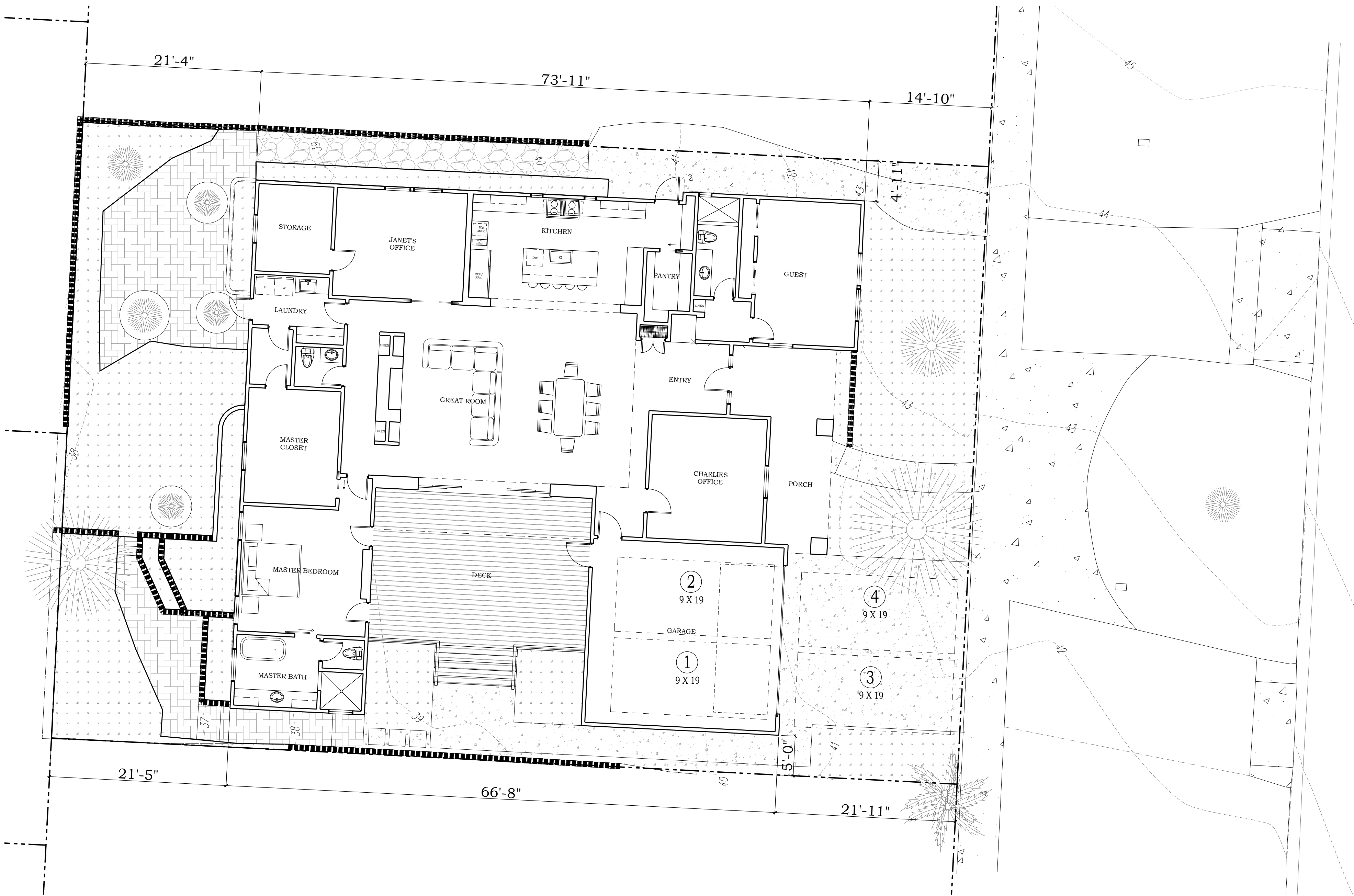
APN: 346-082-24-00

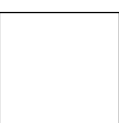
Project Contact/ Architect: William H. Metz (619) 276-1885
1094 Cudahy place #112 San Diego CA 92110

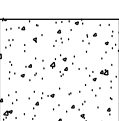
	Existing	Proposed	Totals
Residence GFA	2,376.00	679.60	3,055.60
Garage GFA	390.61	159.60	550.21
Total GFA	2,766.61	839.20	3,605.81
Lot Area	8,250.00		8,250.00
FAR/ Lot Coverage as %	33.53%		43.71%
Landscape Area	2,887.55		35.00%
Front Yard Setback	14-11	22 at new	
Side Yard Setback	4-11	5 at new	
Rear Yard Setback	21-4	No work	
Height	1 story	1 story	
No. of Bedrooms	4	same	4
Required Parking- onsite	2	same	2
Required Parking- offsite	2	same	2
Total required Parking	4	same	4
Parking Provided	4	same	4

Site Areas

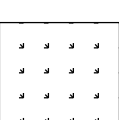
Proposed Building foot print	3,605.81	43.7%
Concrete walkways/ Drive	1,219.00	14.8%
Raised deck	537.64	6.5%
Subtotal Non Permeable	5,362.45	65.0%
Planting/ Landscape Areas	2,212.49	26.8%
Permiable Pavers	675.06	8.2%
Subtotal Permeable	2,887.55	35.0%
Total Site Area	8,250.00	100.0%

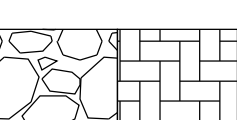


43.7%  BUILDING AREA = 3605.81 S.F.

14.8%  CONCRETE = 1219.00 S.F.

6.5%  DECK = 537.64 S.F.

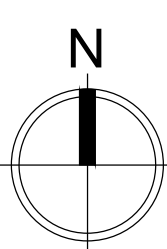
26.8%  PLANTING AREA = 2,212.49 S.F.

8.2%  PERMEABLE PAVERS = 675.06 S.F.

35.0% LANDSCAPE COVERAGE PER LA JOLLA SHORES COMMUNITY PLAN

SITE PLAN

SCALE: $\frac{1}{8}" = 1'-0"$
LOT AREA - 8250.00 SQ FT



- MEETS 30% REQUIRED LANDSCAPE.
- DESIGN PROVIDES REQUIRED 20'-0" PARKING IN FRONT OF GARAGE.
- EXISTING SETBACKS ARE MAINTAINED.
- PROPOSED F.A.R. @43.7% - WELL BELOW NEW DEVELOPMENT* (~ 75%).
- MAINTAINS 1 STORY STRUCTURE.
- EXISTING SWIMMING POOL & CONCRETE DECK REMOVED FOR MORE SOFTSCAPE.

BUILDING DATA

PROJECT DATA-		Job #1705				
Project:	Brown Residence					
Owner:	Charlie Brown 8462 La Jolla Shores Dr. La Jolla, CA 92037					
Job Address:	Charlie Brown 8462 La Jolla Shores Dr. La Jolla, CA 92037					
Zone:	LJSPD-SF					
Permits:	Combination Building Permit					
Setbacks:		Existing	Proposed			
	Front	14'-10"	14'-10"			
	Side Yard	4'-11"	4'-11"			
	Rear	21'-4"	21'-4"			
	Height (max)	-	17'-4"			
*Average of Neighborhood						
Occupancy:	R-3 and U					
Construction:	Type V-B					
Year Built:	1952					
Floor Areas:	First Floor	Total Existing	Removed	Existing to Remain	Proposed/ Added	Total
		2376.03	0	2376.03	679.59	3055.62
	Total Habitable					3,055.62
	Garage	390.61	0.00	390.61	159.63	550.24
	Total			2,766.64		3,605.86
Other Areas Reviewed:	Main House	1st Floor	Open Deck	537.64		
			537.64	Total		
Lot Area:	110.00	75	=	8,250.00		
Existing Floor Area Ratio	2,766.64		Total Building Area		33.54%	Actual FAR
	8,250.00		Total Lot Area			
Proposed Floor Area Ratio	3,605.86		Total Building Area		43.71%	Actual FAR
	8,250.00		Total Lot Area			
Scope of Work:	First Floor Remodel & Addition New deck and covered entry porch a part of this permit.					
PlanFile #						
Architect:	Primary Design William H. Metz 1094 Oudaly Place #112 San Diego, CA 92110		Tel: 619-276-1885			
APN:	346-082-24-00					
Legal:	001913 Block 17 Lot 8 Lot 7 & N 1/2					

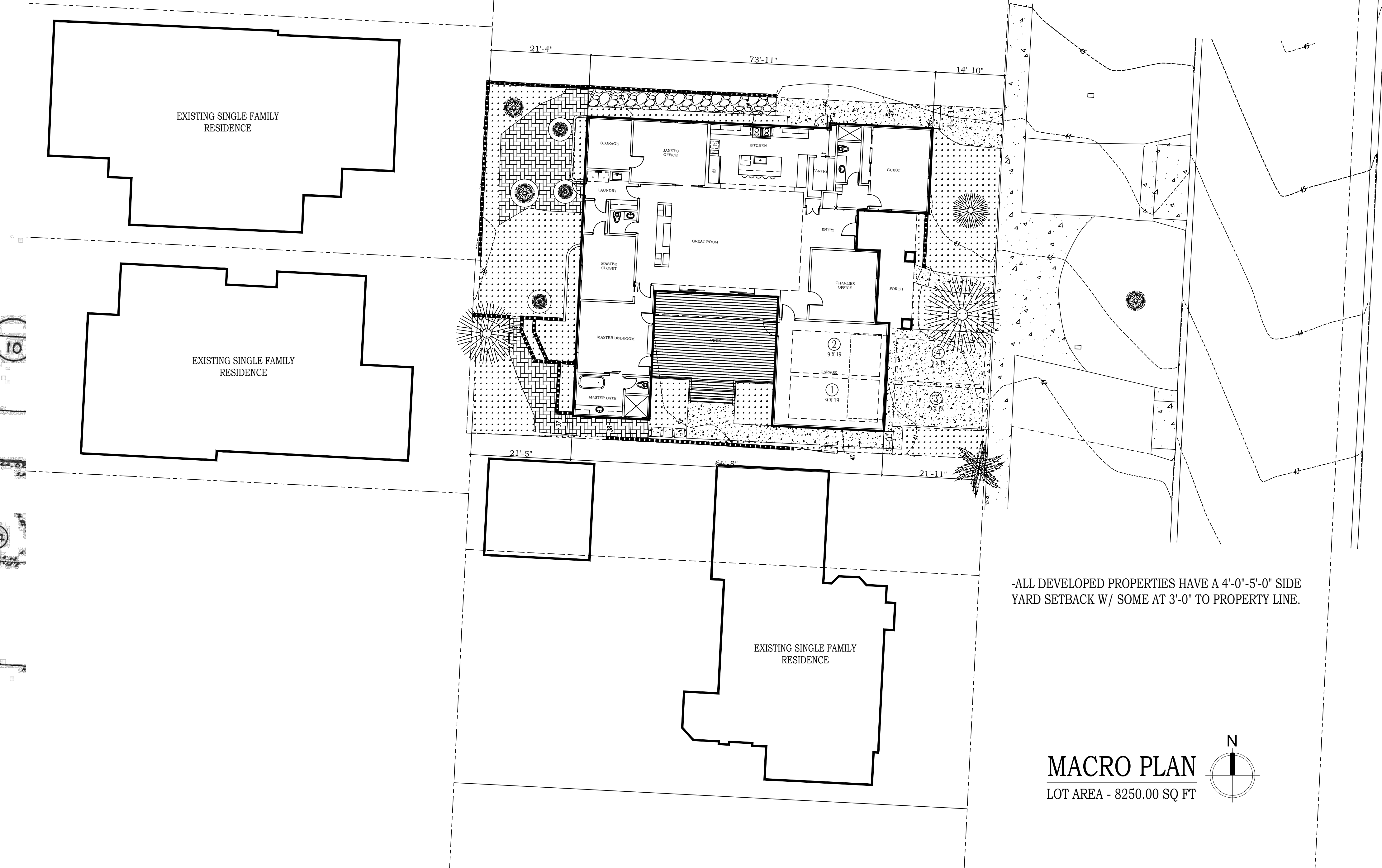
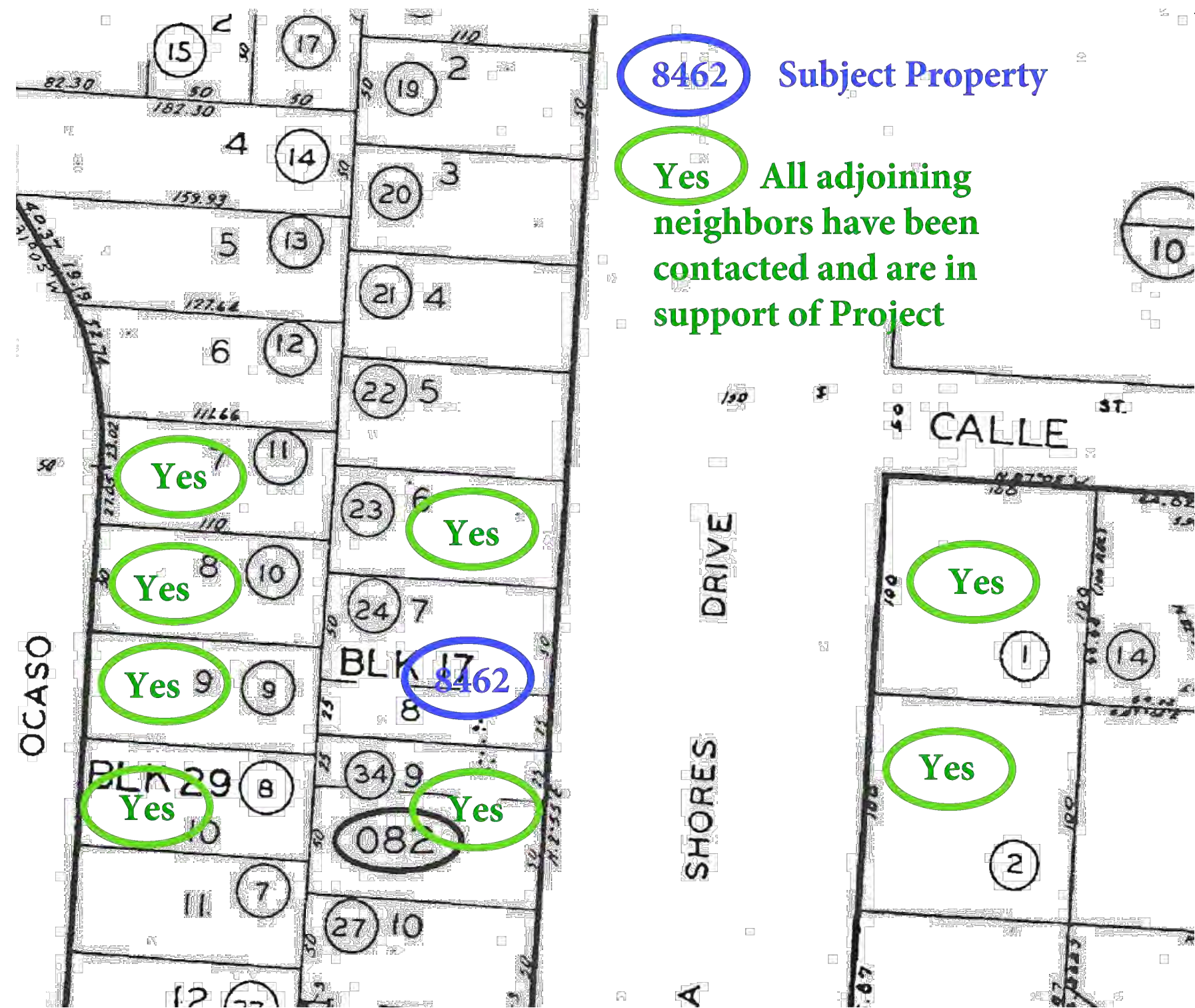
Brown Residence
8462 La Jolla Shores Dr.
La Jolla, CA 92036

May 15, 2018
Project 1705
PRIMARY DESIGN
1094 Oudaly Pl, Suite 112, San Diego, California 92110
(619) 276-1885

NEIGHBORHOOD PROPERTY INFORMATION

Neighbor Property info												
LJS = La Jolla Shores Dr												
PDO = Paseo del Ocaso									FAR	FAR w/		
Address	Parcel No.	Location	Lot Dim	Lot SqFt	Side Setbacks	Approx Height	Stories	House Sq Ft	w/o Garage	500sf Garage	Year	Bd/Ba
8463 PDO	3460820800	rear south	50 x 110	5500	4' N, 4' S	28	2	1760	0.32	0.41	1946	3/2
8469 PDO	3460820900	rear center	50 x 110	5500	5' N, 5' S	28	2	3870	0.70	0.79	2014	5/5
8475 PDO	3460821000	rear north	50 x 110	5500	4' N, 4' S	30	2	3222	0.59	0.68	2007	3/4
8481 PDO	3460821100	rear 2 north	50 x 111	5550	2' N, 4' S	14	1	1414	0.25	0.34	1947	3/2
8476 LJS	3460822200	adjacent 2 north	50 x 110	5500	4' N, 4' S	30	2	3478	0.63	0.72	1987	3/3
Vacant Lot	3460822300	adjacent north	50 x 110	5500	n/a	n/a	n/a	lot				
8462 LJS	3460822400	subject	75 x 110	8250	5' N, 5' S	15	1	2311	0.28	0.34	1952	4/3
8452 LJS	3460823400	adjacent south	75 x 110	8250	4' N, 3' S	30	2	3790	0.46	0.52	2005	4/3
8465 LJS	3461200100	across north	100 x 100	10000		15	1	2454	0.25	0.30	1965	4/3
8445 LJS	3461200200	across center	100 x 100	10000		15	1	1126	0.11	0.16	1947	3/2

ADJOINING NEIGHBORS - PARCEL MAP

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Brown Residence
8462 La Jolla Shores Dr.
La Jolla, CA 92036

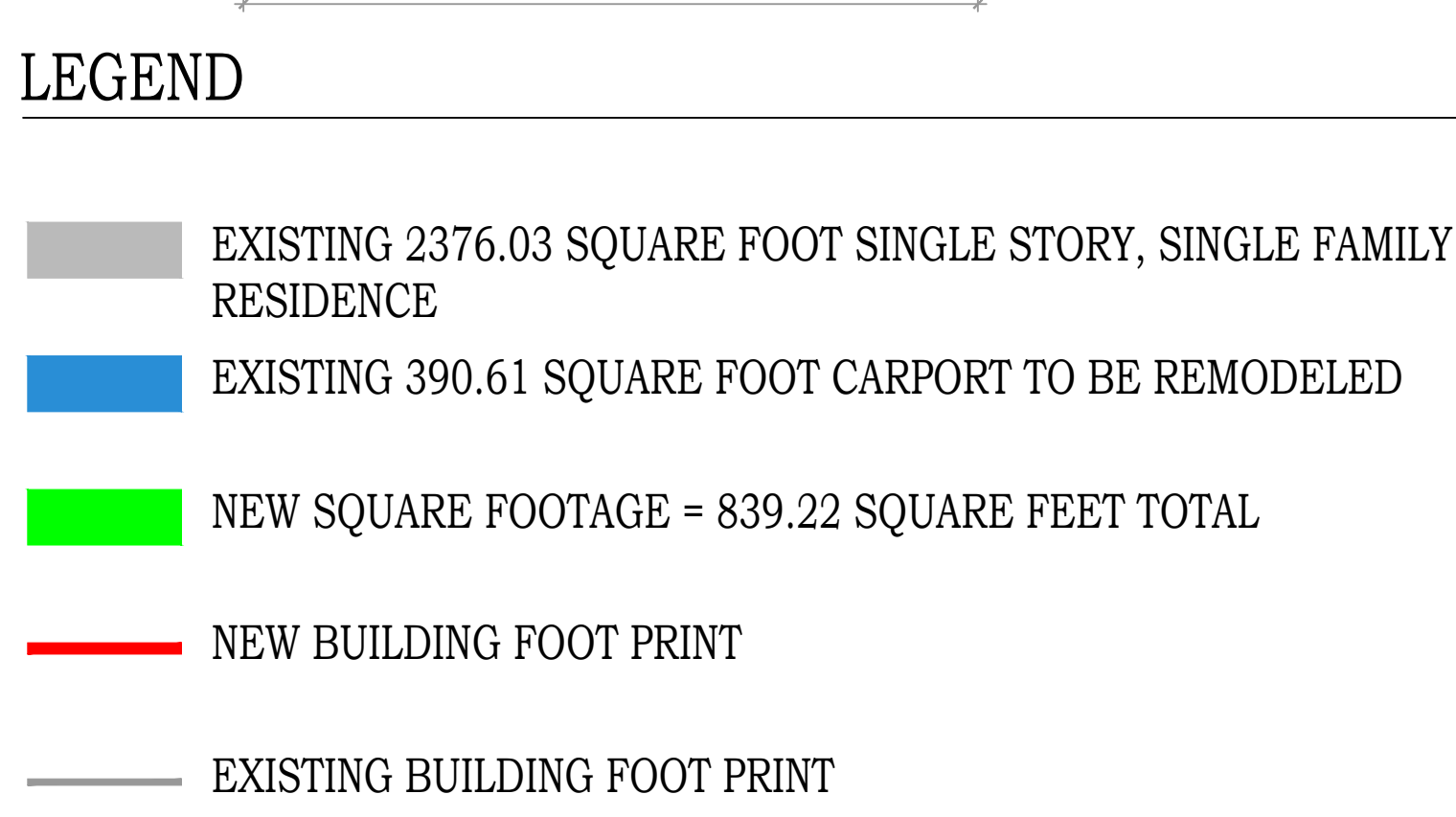
May 11, 2018 Project 1705

PRIMARY DESIGN
1094 Cudahy Pl. Suite 112, San Diego, California
(619) 276-1885

2000 6/27 (6/1)

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EXISTING WOOD FRAMED WALL

EXISTING WALL TO BE REMOVED

EXISTING WINDOW / DOOR TO BE FILLED

PERIMETER OF PROPOSED RESIDENCE

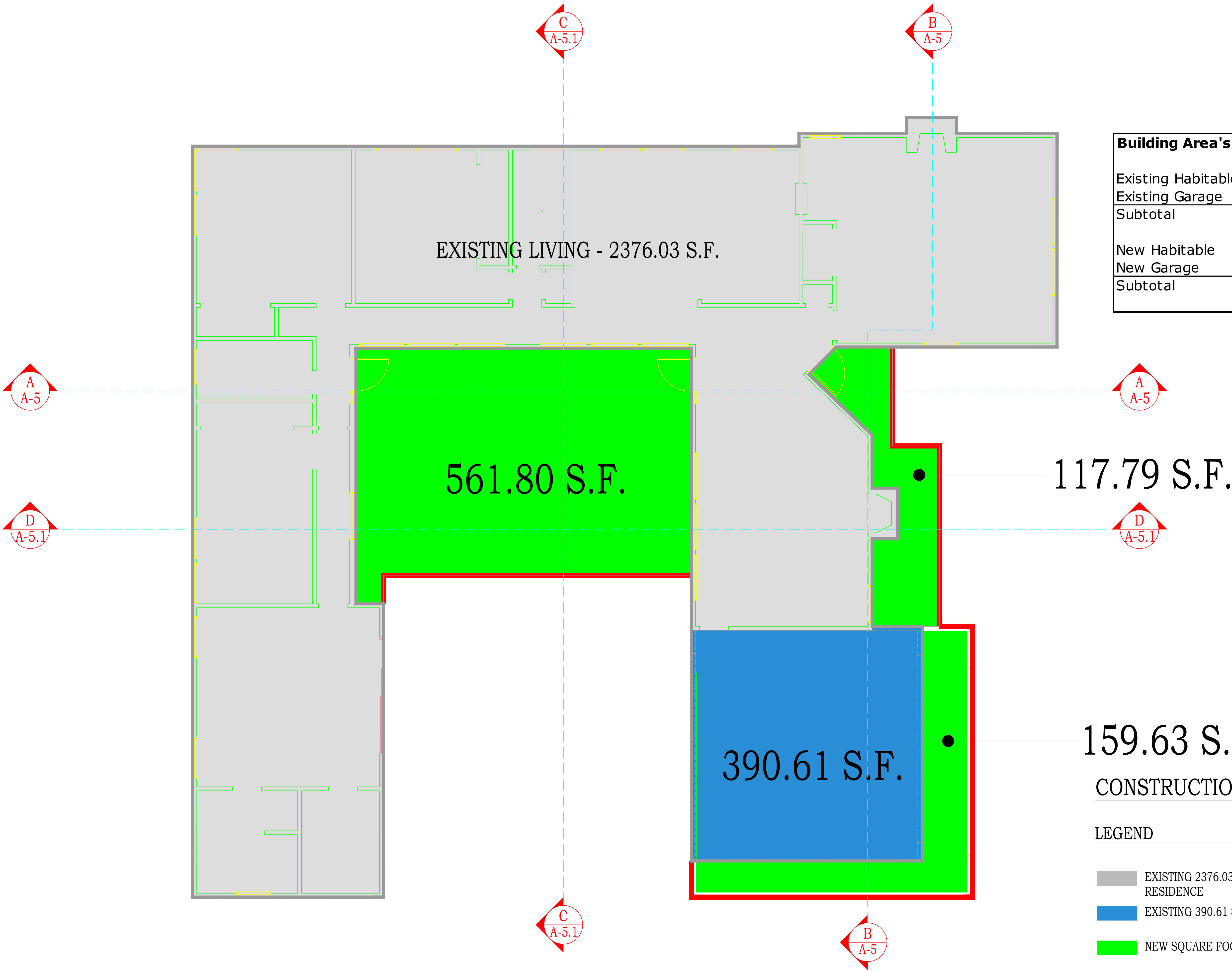
Wall ID	Total	Wall	Lenth	Remaining	Removed **	Description
	FT	IN	Decimal			
1	22	- 1.0	22.08	22.08	0.00	
2	1	- 1.0	1.08	1.08	0.00	
3	51	- 10.0	51.83	48.39	3.44	
4	64	- 2.0	64.17	57.50	6.67	
5	16	- 4.0	16.33	13.33	3.00	
6	25	- 1.0	25.08	23.33	1.75	
7	1	- 11.0	1.92	0.00	1.92	
8	21	- 10.0	21.83	0.00	21.83	
9	28	- 8.0	28.67	0.00	28.67	
10	24	- 2.0	24.17	4.75	19.42	
11	15	- 5.0	15.42	0.00	15.42	
12	16	- 4.0	16.33	0.00	16.33	
13	7	- 6.0	7.50	0.00	7.50	
14	3	- 4.0	3.33	0.00	3.33	
15	18	- 10.0	18.83	14.98	3.85	
16	18	- 3.0	18.25	18.25	0.00	

Actual length removed: 39.5% 133.13
(any amount greater than 40% will require a site inspection
from the City of San Diego Planning Department.)
Additional allowed to be removed: 35.29
(Difference of Maximum less Actual)

New Windows shall only be cut into existing walls when all other structural aspects of the construction have been met and the 50% to remain has been demonstrated to be in adherence.

-MAJORITY OF INCREASED AREA IS WITHIN COURTYARD - NOT PERCIEVABLE FROM STREET OR NEIGHBORS

Brown Residence
8462 La Jolla Shores Dr.
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Building Area's		Sq. Feet	% increase
Existing Habitable		2376.03	
Existing Garage		390.61	
Subtotal		2766.64	
New Habitable		679.59	24.56%
New Garage		159.63	5.77%
Subtotal		839.22	30.33%

- LEGEND
- EXISTING 2376.03 SQUARE FOOT SINGLE STORY, SINGLE FAMILY RESIDENCE
 - EXISTING 390.61 SQUARE FOOT CARPORT TO BE REMODELED
 - NEW SQUARE FOOTAGE = 839.22 SQUARE FEET TOTAL
 - NEW BUILDING FOOT PRINT
 - EXISTING BUILDING FOOT PRINT

REVISION		DATE	DRAWN BY	CHECKED BY
NO.				

Brown Residence
8462 La Jolla Shores Dr.
La Jolla, CA 92036

May 2, 2018

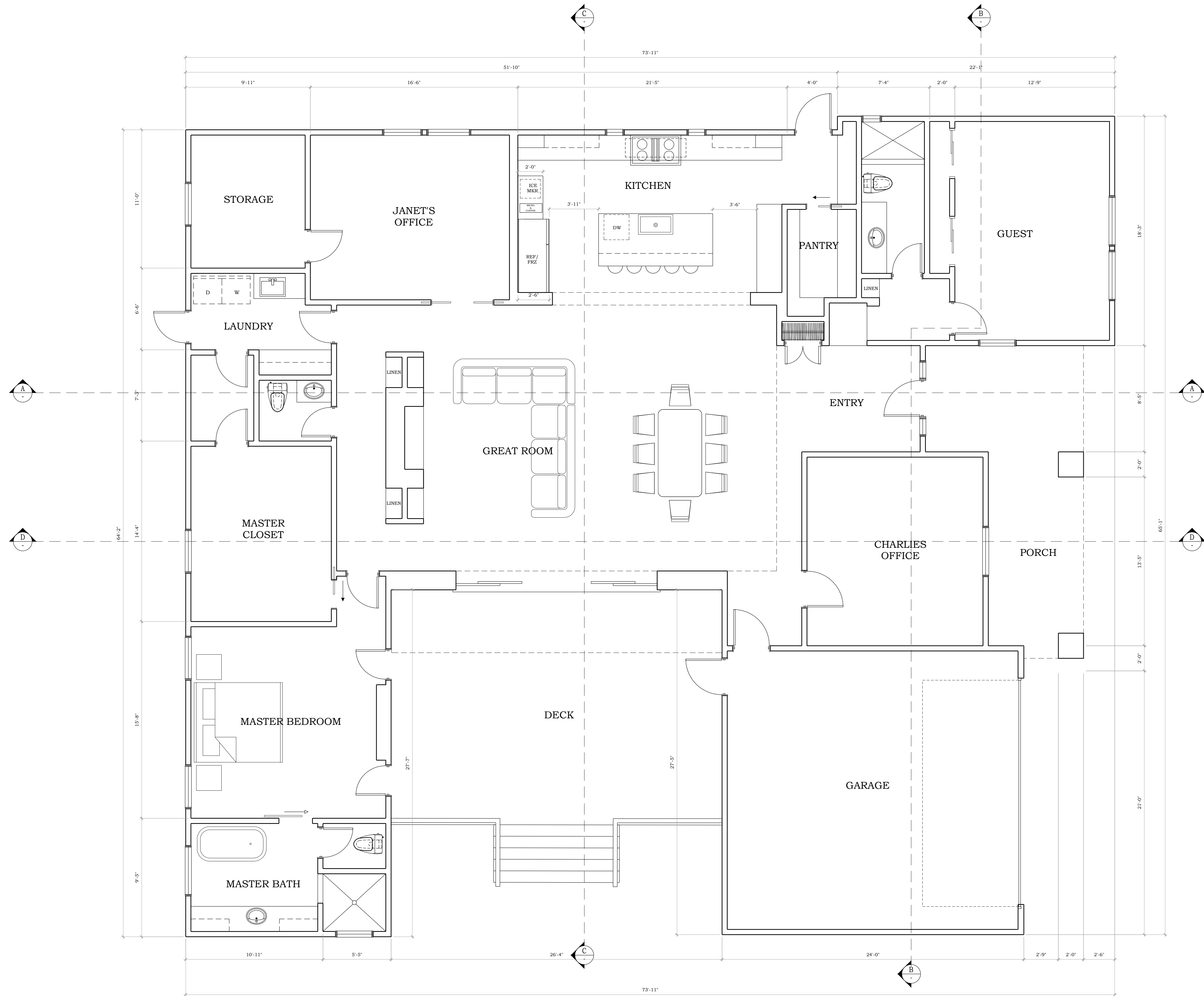
Project 1705

PRIMARY DESIGN

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(619) 276-1885

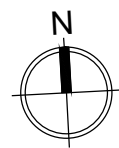
Construction Plan

A-3



FIRST FLOOR PLAN

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



Brown Residence
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Project 1705

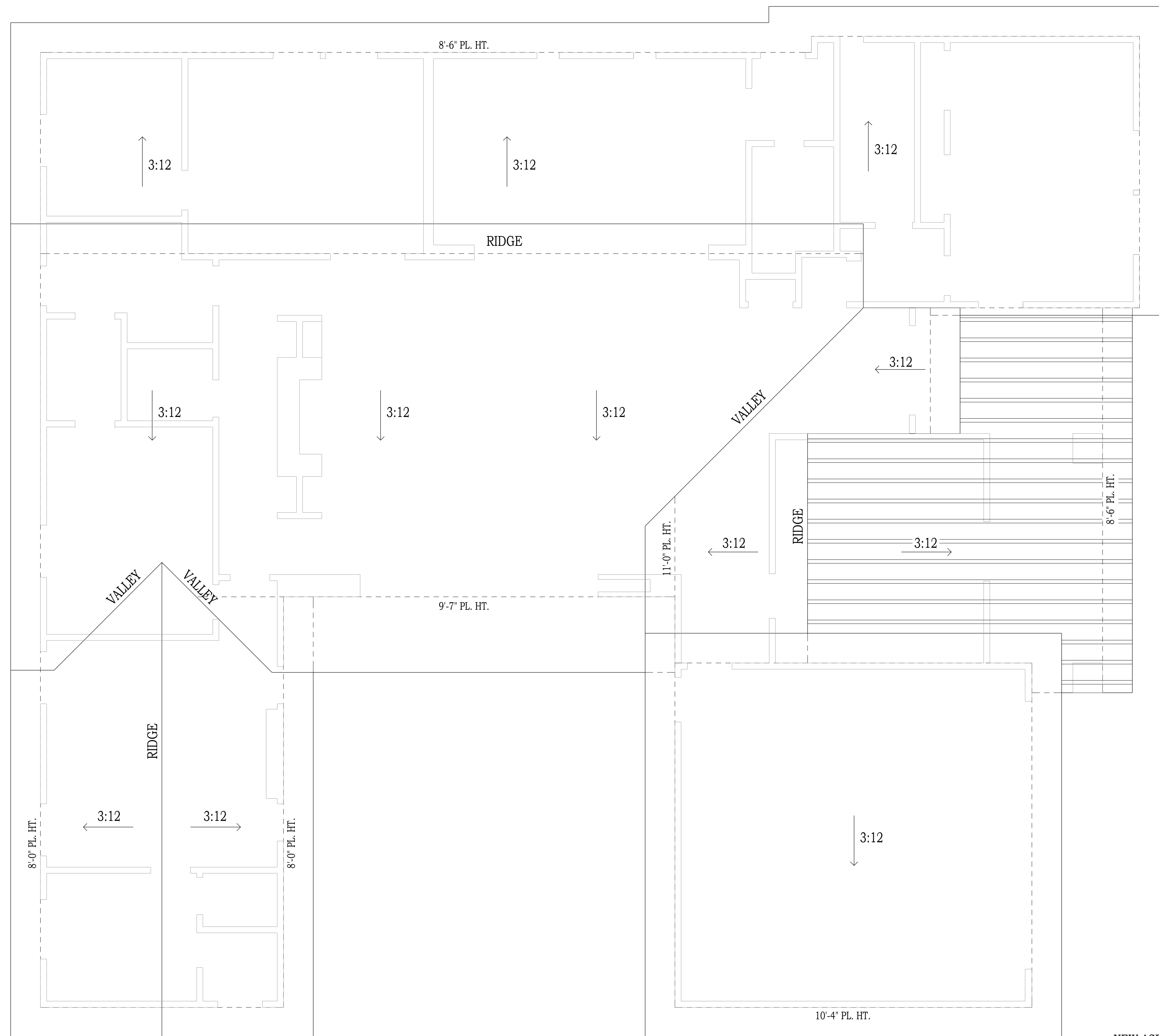
May 2, 2018

PRIMARY DESIGN

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(619) 276-8865

Floor Plan

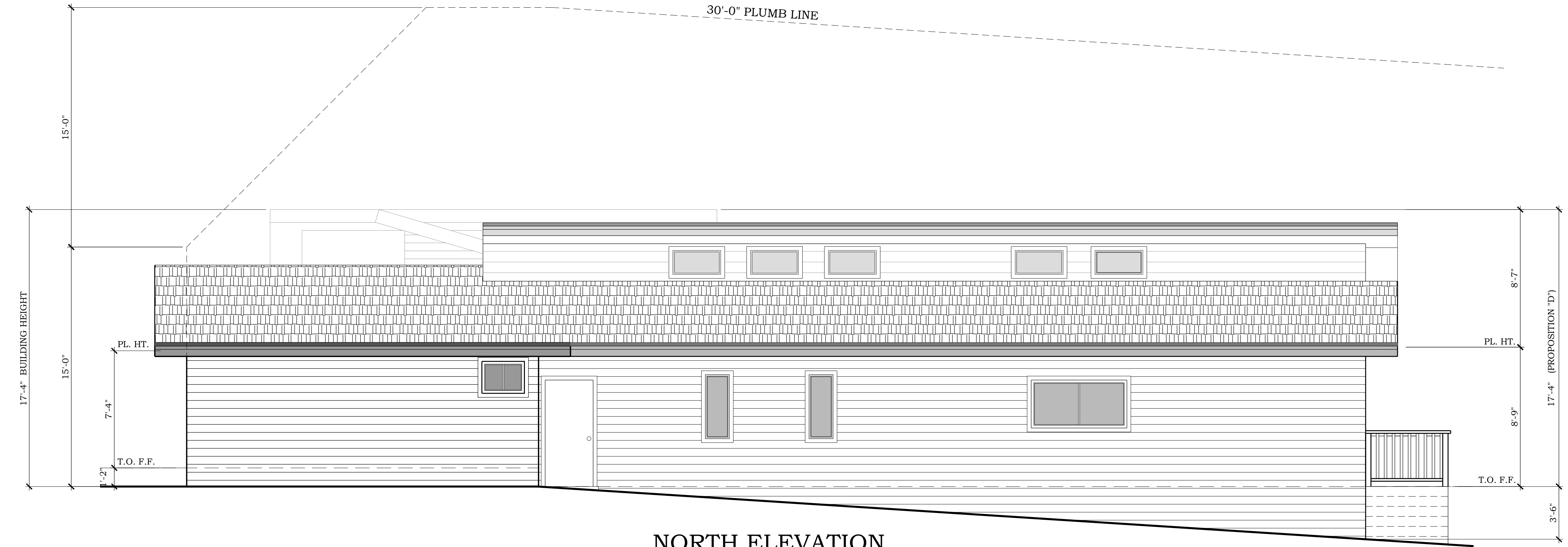
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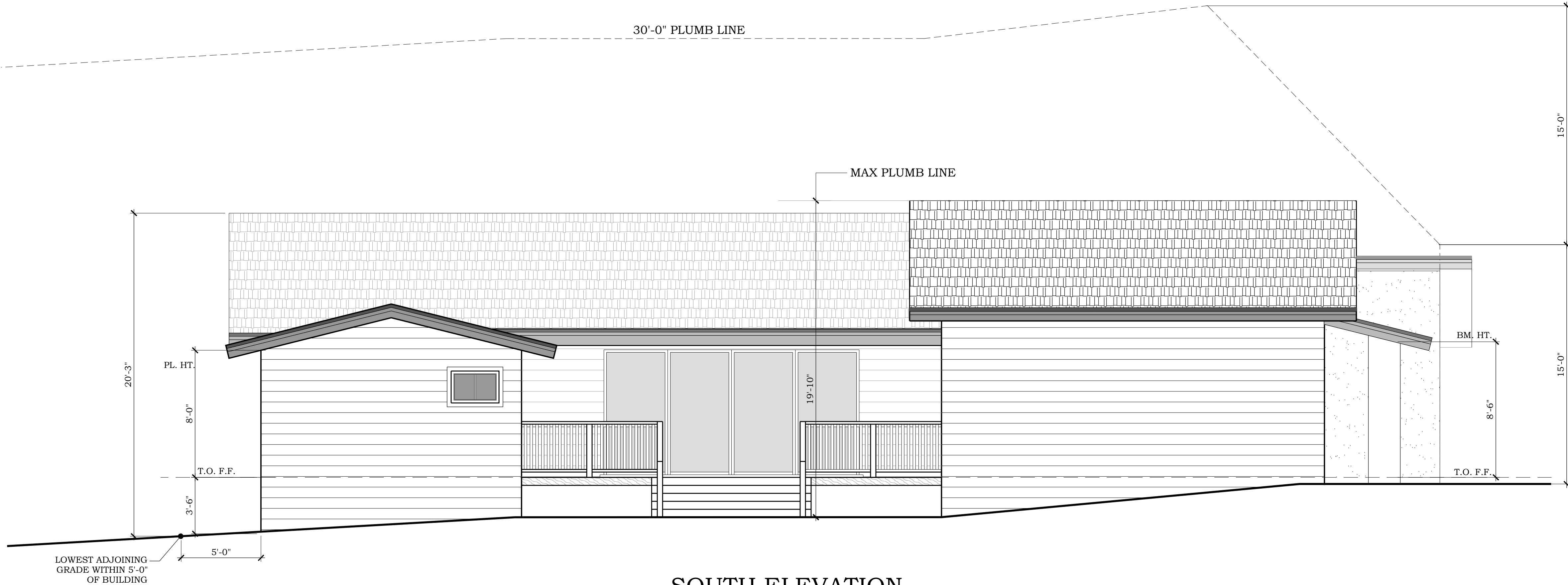
Brown Residence
8462 La Jolla Shores Dr.
La Jolla, CA 92036



May 15, 2018	Project 1704	
PRIMARY DESIGN	1094 Cuddey Pl, Suite 112, San Diego, California 92110	(619) 276-1885
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NORTH ELEVATION



SOUTH ELEVATION

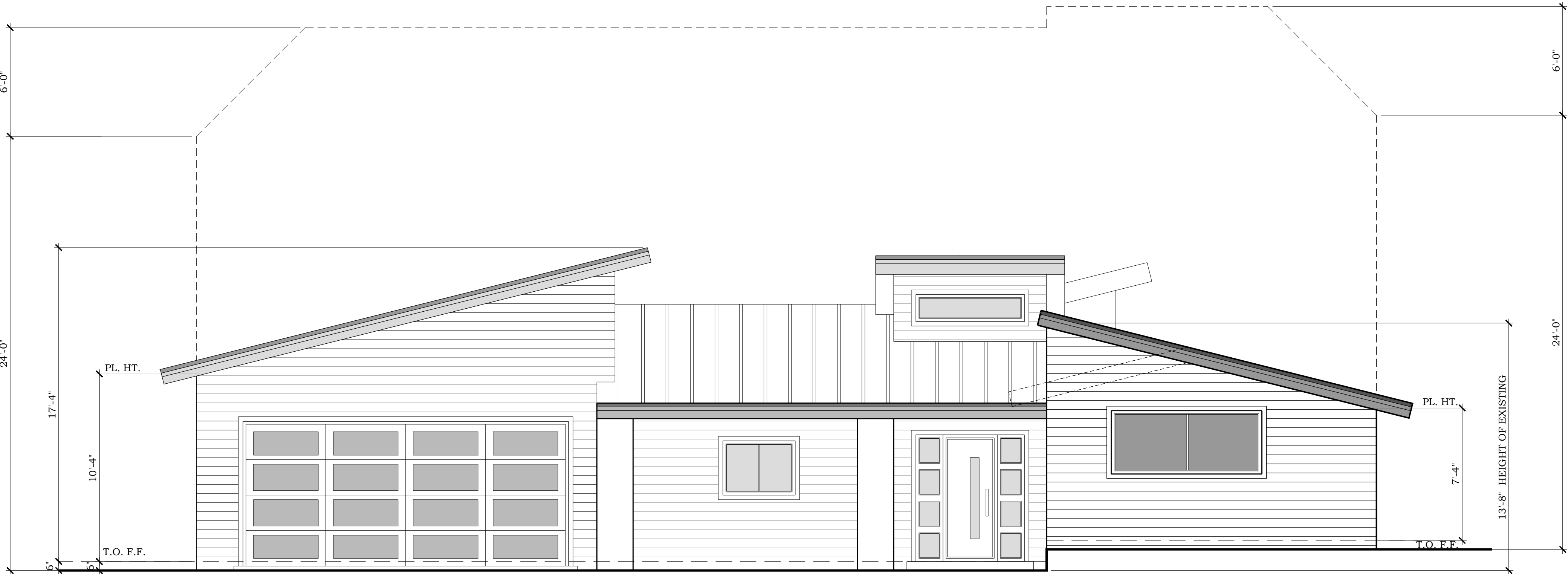
- STYLE PROVIDES UNITY W/ VARIETY AS IS NOT SIMILAR TO ADJOINING LOTS.
- SAME MODERN RANCH STYLE W/ SHED ROOFS & CLERESTORY WINDOWS.
- MAINTAINS 1 STORY ELEVATION.
- ADDITION OF METAL ROOF AT ENTRY FOR UPDATED APPEARANCE.

Brown Residence
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La Jolla, CA 92036

May 2, 2018
Project 1705
PRIMARY DESIGN
1094 Cuddey Pl, Suite 112, San Diego, California 92110
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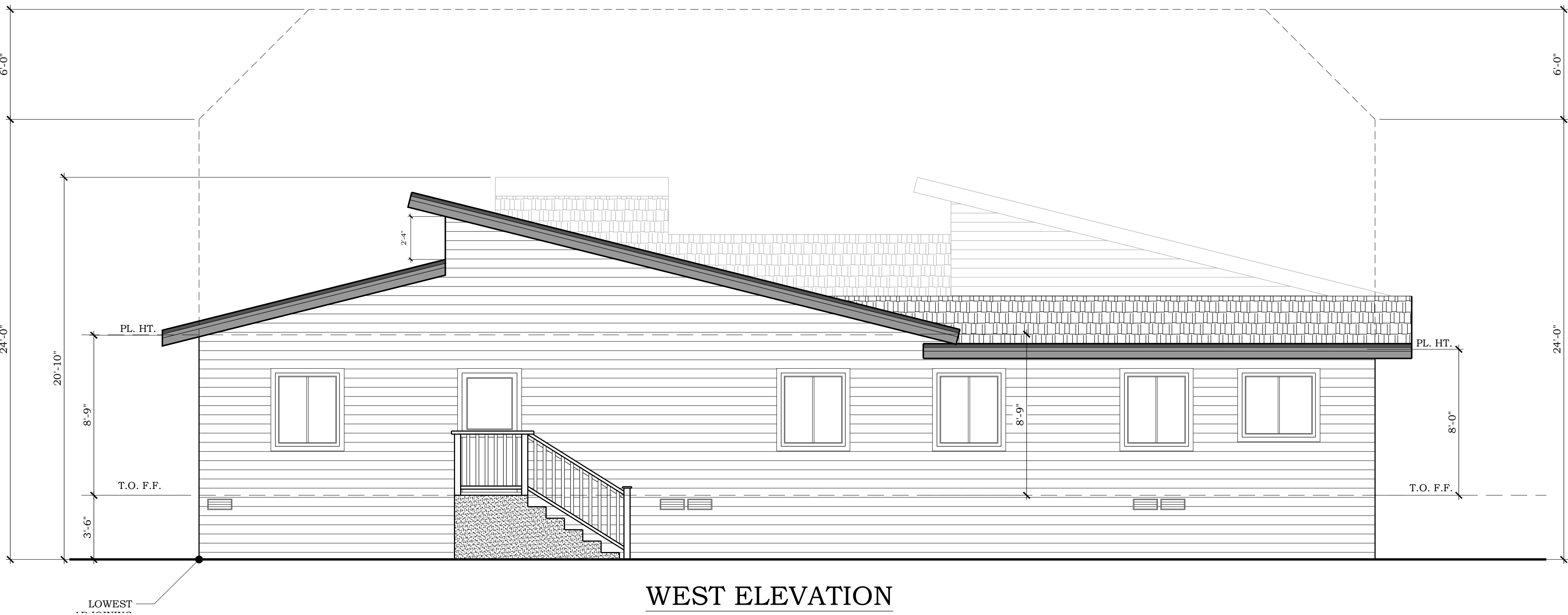
A-4

Elevations



EAST ELEVATION

- STYLE PROVIDES UNITY W/ VARIETY AS IS NOT SIMILAR TO ADJOINING LOTS.
- SAME MODERN RANCH STYLE W/ SHED ROOFS & CLERESTORY WINDOWS.
- MAINTAINS 1 STORY ELEVATION.
- ADDITION OF METAL ROOF AT ENTRY FOR UPDATED APPEARANCE.



WEST ELEVATION

REVISION		DATE	DRAWN BY	CHECKED BY
NO.				

Brown Residence
8462 La Jolla Shores Dr.
La Jolla, CA 92036

May 2, 2018

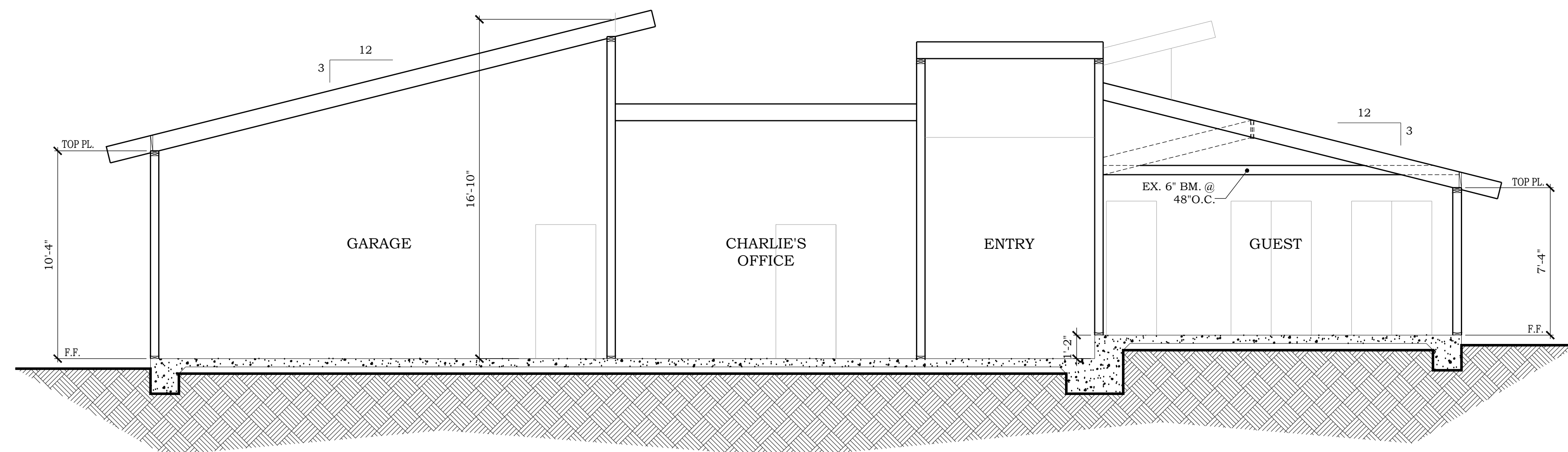
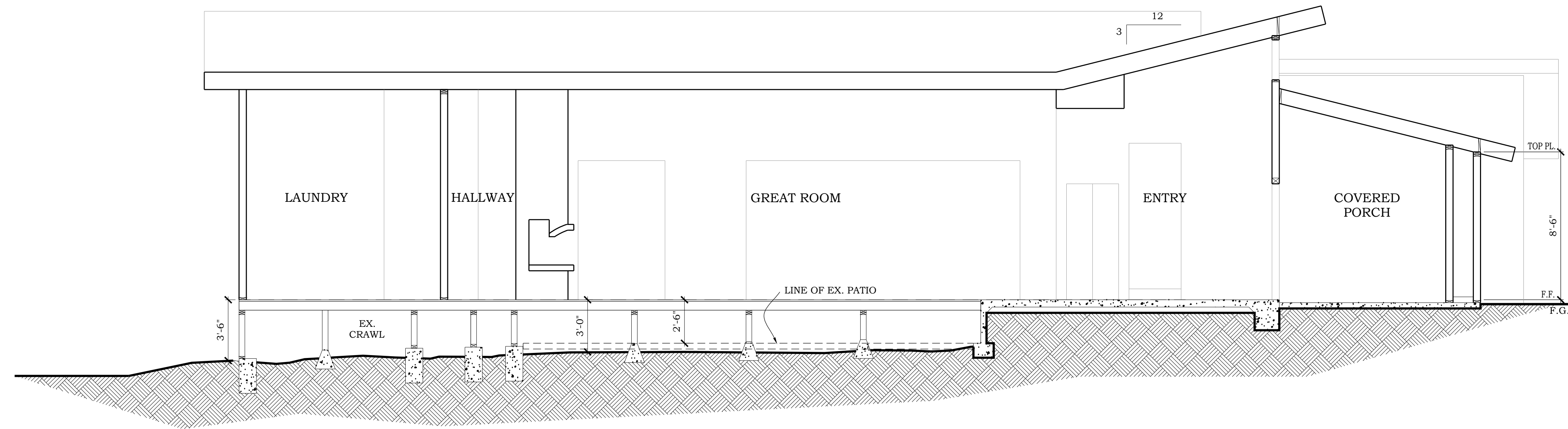
Project 1705

PRIMARY DESIGN

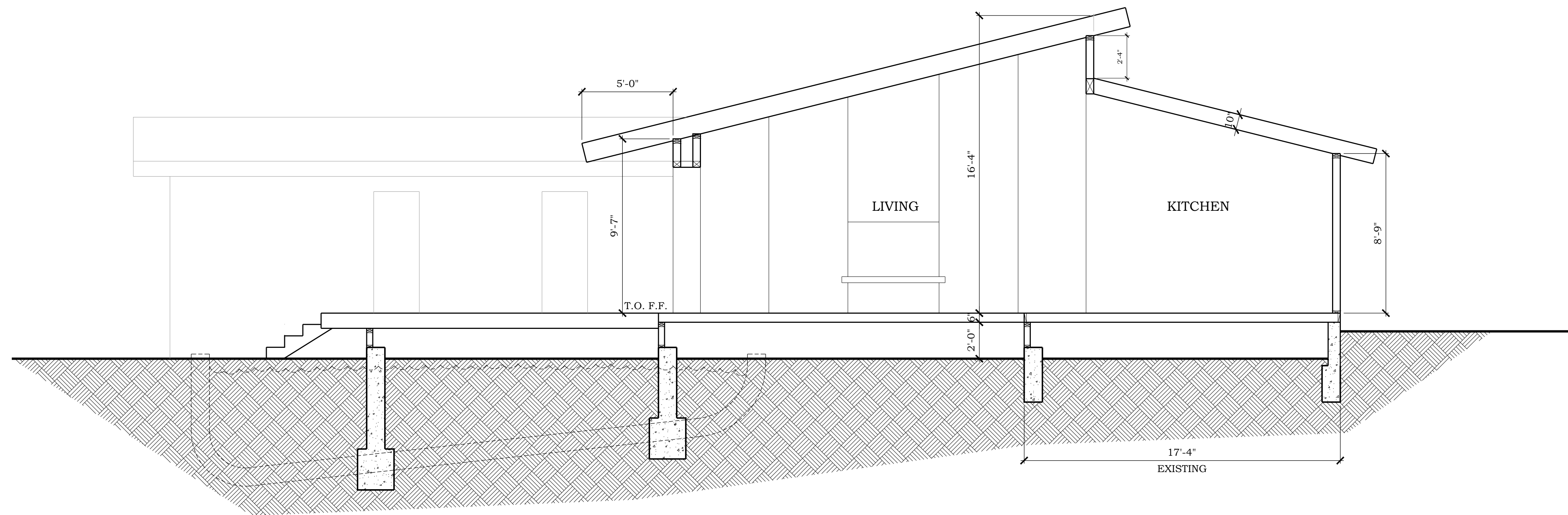
1094 Cuddey Pl, Suite 112, San Diego, California 92110
(619) 276-8855

Elevations

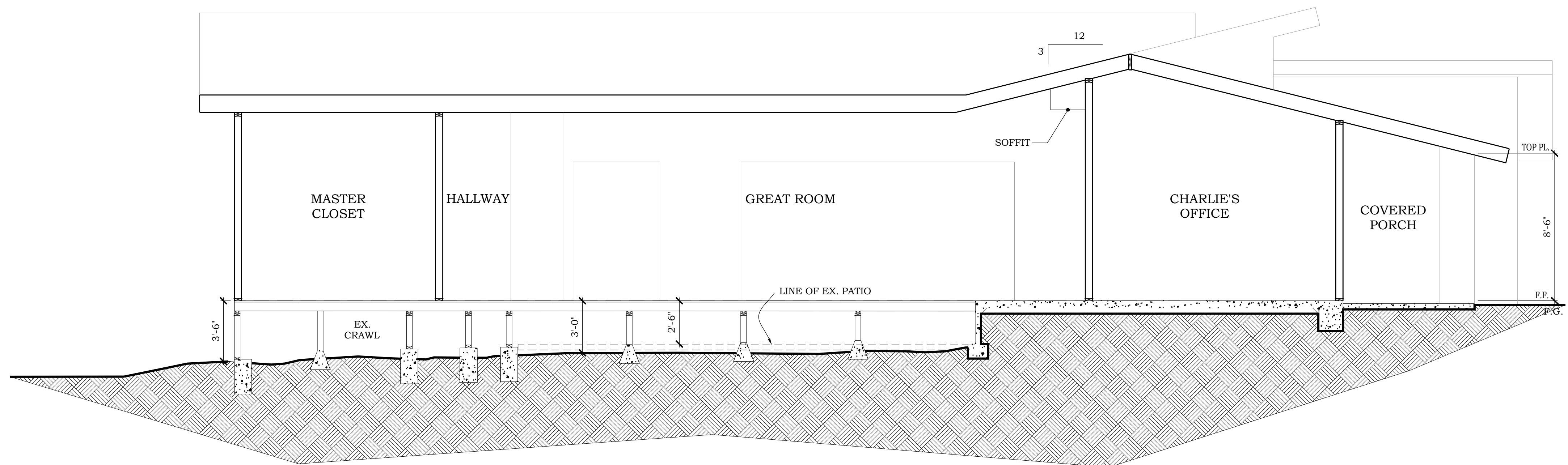
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Brown Residence
8462 La Jolla Shores Dr.
La Jolla, CA 92036



SECTION C



SECTION D

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Brown Residence
8462 La Jolla Shores Dr.
La Jolla, CA 92036

May 2, 2010

Project 1703

Project 1703

PRIMARY DESIGN
1094 Cuyahoga Pl. Suite 112 San Diego, California

(619) 276-1885

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Building Sections

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