

# Bellava Small Lot Subdivision



**7306 DRAPER AVE. LA JOLLA, CA 92037**

CDP / SDP / TM

May 12, 2020

## DESIGN CONDITIONS MET FOR APPROVAL

- Meet or exceed all building setbacks
- Façade articulation and high-quality architectural materials
- FAR compliant
- Compliant with Overall structure height limit and Coastal height limit
- Meets parking requirements
- Increases in housing density and availability
- Homes scale appropriately to the neighborhood.
- Roof decks were located to assure privacy of the adjacent neighbors.
- Scale of existing street on Sea Lane contributes to neighborhood character and meets the La Jolla Community Plan Guidelines.



VIEW FROM CORNER

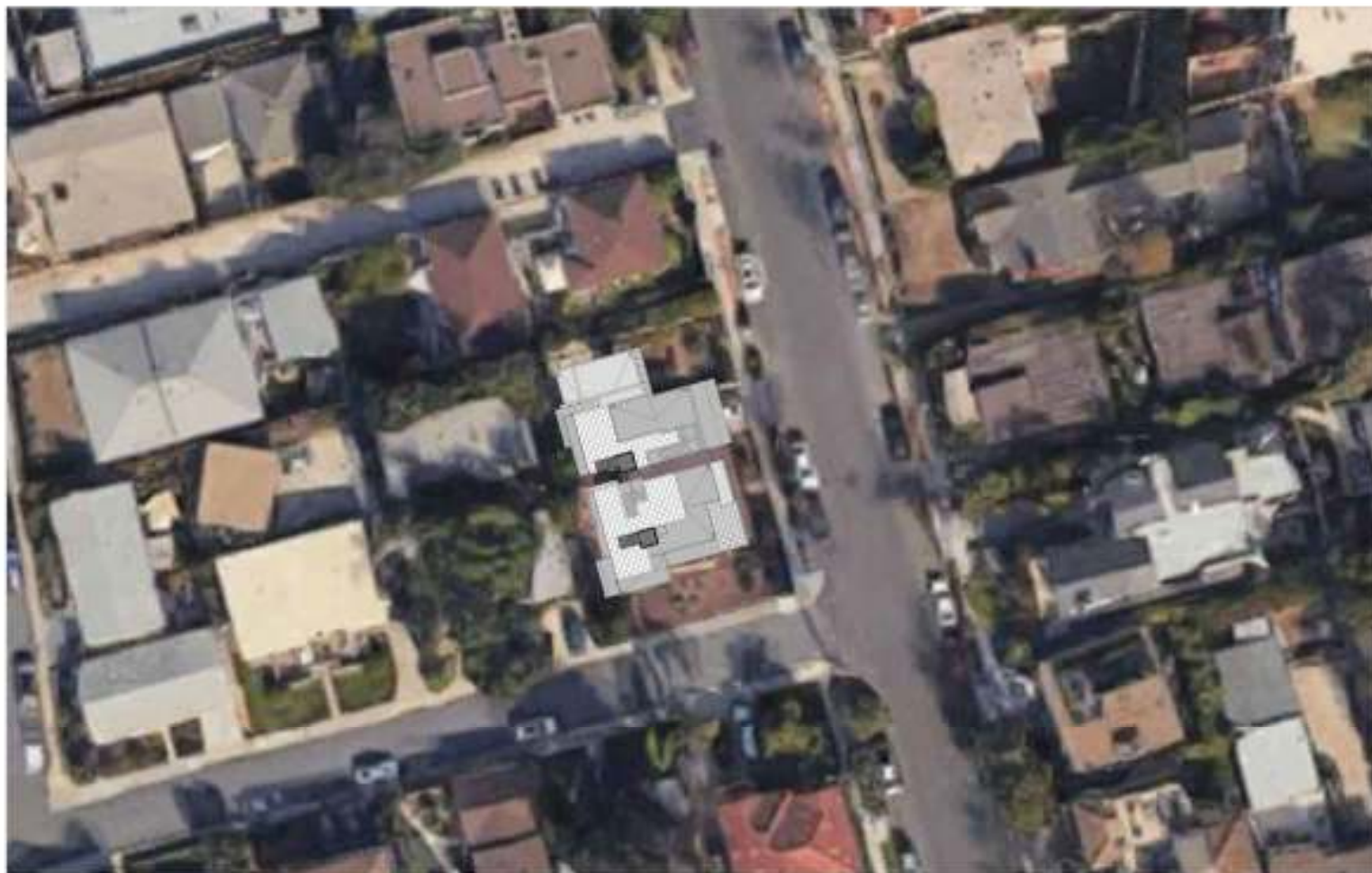


VIEW FROM DRAPER

# Proposed Site Plan



# Neighborhood adjacencies – Roof Plan



SITE PLAN - NEIGHBOR MAP



LEGEND	
	EXISTING ROOF COLOR (AS SHOWN)
	EXISTING ROOF COLOR (AS SHOWN)
	EXISTING ROOF COLOR (AS SHOWN)
	EXISTING ROOF COLOR (AS SHOWN)

## Neighborhood Character

La Jolla Community Plan – Policies:

*“The City should not widen existing streets or construct major roadways into La Jolla which would result in an increase in existing traffic volumes into the community. Improvements to La Jolla’s street system should be made in a manner that facilitates traffic circulation without disruption of the community character”.*

La Jolla Community Plan – Urban Settings:

*“This community plan update does not recommend additional road widenings that would disrupt the community character of La Jolla”.*

# Neighborhood Character



View down Sea Lane

## Neighborhood Character



625 Sea Ln

## Neighborhood Character



545 Sea Ln

## Neighborhood Character



655 Sea Ln

## Neighborhood Character



7221-7223 Draper Ave

# Neighborhood Character



7239 Draper Ave

## Neighborhood Character



7254 Draper Ave

## Neighborhood Character



7255 Draper Ave

## Neighborhood Character



7445 Draper Ave



**BELLAVA SMALL LOT SUB DIVISION**  
 7308 DRAPER AVE  
 LA JOLLA, CA 92037

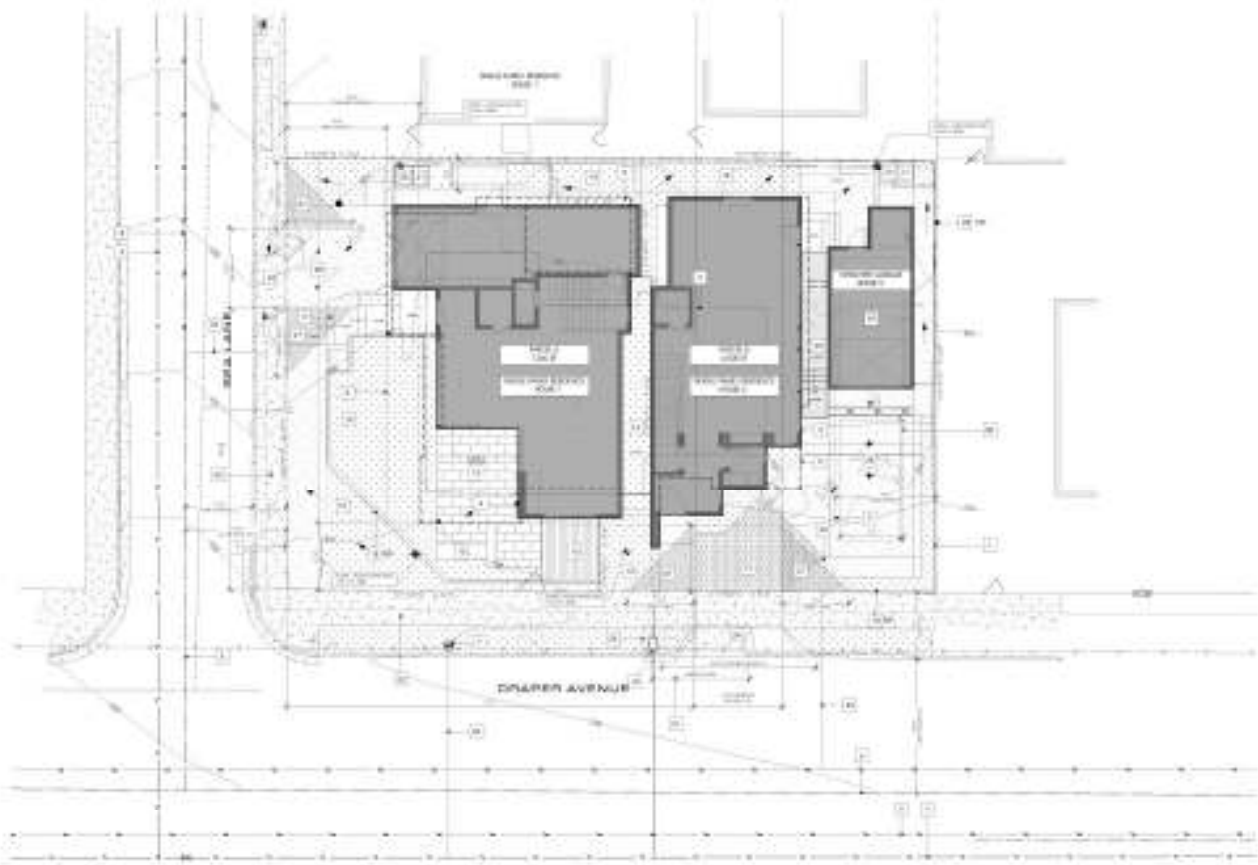


**JENNIFER B. POLYN**

BELLAVA SMALL LOT SUB DIVISION  
 7308 DRAPER AVE  
 LA JOLLA, CA 92037

PROJECT DIRECTORY	PROJECT INFORMATION	FLOOR AREA	VICINITY MAP																										
<p><b>OWNER</b>            BELLAVA SMALL LOT SUB DIVISION            7308 DRAPER AVE            LA JOLLA, CA 92037</p> <p><b>ARCHITECT</b>            JENNIFER B. POLYN            10000 LA JOLLA BLVD            LA JOLLA, CA 92037</p> <p><b>DATE</b>            08/15/2023</p> <p><b>SHEET INDEX</b></p> <p>CS1 - SHEET INDEX            CS2 - FLOOR PLAN            CS3 - SECTION            CS4 - ELEVATION            CS5 - EXTERIOR FINISH            CS6 - INTERIOR FINISH            CS7 - MECHANICAL            CS8 - ELECTRICAL            CS9 - PLUMBING            CS10 - LANDSCAPE ARCHITECTURE</p>	<p><b>PROJECT INFORMATION</b></p> <p><b>ADDRESS</b>            7308 DRAPER AVE            LA JOLLA, CA 92037</p> <p><b>PERMIT NO.</b>            2023-00000-0000</p> <p><b>DATE</b>            08/15/2023</p> <p><b>SCALE</b>            AS SHOWN</p> <p><b>DATE</b>            08/15/2023</p> <p><b>PROJECT INFORMATION</b></p> <p><b>OWNER</b>            BELLAVA SMALL LOT SUB DIVISION            7308 DRAPER AVE            LA JOLLA, CA 92037</p> <p><b>ARCHITECT</b>            JENNIFER B. POLYN            10000 LA JOLLA BLVD            LA JOLLA, CA 92037</p> <p><b>DATE</b>            08/15/2023</p> <p><b>SHEET INDEX</b></p> <p>CS1 - SHEET INDEX            CS2 - FLOOR PLAN            CS3 - SECTION            CS4 - ELEVATION            CS5 - EXTERIOR FINISH            CS6 - INTERIOR FINISH            CS7 - MECHANICAL            CS8 - ELECTRICAL            CS9 - PLUMBING            CS10 - LANDSCAPE ARCHITECTURE</p>	<p><b>FLOOR AREA</b></p> <table border="1"> <tr> <td>Overall Area</td> <td>1,200.00</td> </tr> <tr> <td>Garage Area</td> <td>1,200.00</td> </tr> <tr> <td>Living Area</td> <td>1,200.00</td> </tr> <tr> <td>Bedroom Area</td> <td>1,200.00</td> </tr> <tr> <td>Bathroom Area</td> <td>1,200.00</td> </tr> <tr> <td>Kitchen Area</td> <td>1,200.00</td> </tr> <tr> <td>Dining Area</td> <td>1,200.00</td> </tr> <tr> <td>Breakfast Room Area</td> <td>1,200.00</td> </tr> <tr> <td>Living Room Area</td> <td>1,200.00</td> </tr> <tr> <td>Family Room Area</td> <td>1,200.00</td> </tr> <tr> <td>Office Area</td> <td>1,200.00</td> </tr> <tr> <td>Storage Area</td> <td>1,200.00</td> </tr> <tr> <td>Other Area</td> <td>1,200.00</td> </tr> </table> <p><b>NOTES</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p> <p>4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE LOCAL ORDINANCES.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.</p>	Overall Area	1,200.00	Garage Area	1,200.00	Living Area	1,200.00	Bedroom Area	1,200.00	Bathroom Area	1,200.00	Kitchen Area	1,200.00	Dining Area	1,200.00	Breakfast Room Area	1,200.00	Living Room Area	1,200.00	Family Room Area	1,200.00	Office Area	1,200.00	Storage Area	1,200.00	Other Area	1,200.00	<p><b>VICINITY MAP</b></p>
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**CS1**



SITE PLAN



KEYNOTES	
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- NOTES**
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**PARKING CALCULATION**

NUMBER OF SPACES REQUIRED	1,200
NUMBER OF SPACES PROVIDED	1,200
TOTAL PARKING SPACES PROVIDED	1,200



eos  
ENGINEERING & ARCHITECTURE

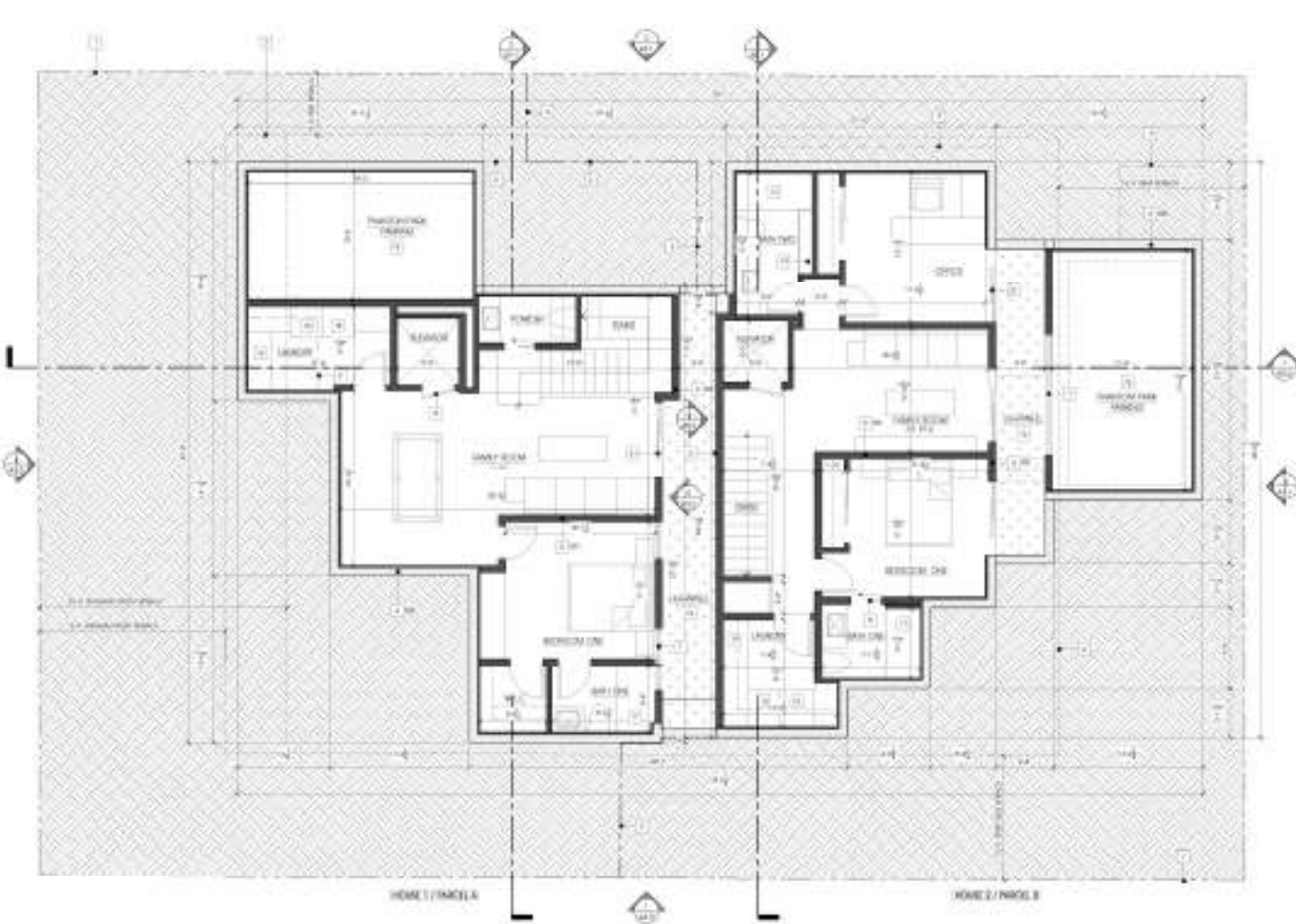


JENNIFER BOLYN  
ARCHITECT

BELUKA SMALL LOT SUB DIVISION  
7800 DRAAPER AVE  
LA JOLLA, CA 92037

DATE: 10/15/2024  
DRAWN BY: J. BOLYN  
CHECKED BY: J. BOLYN  
SCALE: AS SHOWN

PROJECT: BELUKA SMALL LOT SUB DIVISION  
SHEET: SP1



KEYNOTES	
1	SEE SHEET 101-10
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JENNIFER BOLYN ARCHITECTS

HELLA SMALL LOT SUB DIVISION  
 7805 BRAND AVE  
 LA JOLLA, CA 92037

DATE: 10/12/2011  
 DRAWN BY: JLB  
 CHECKED BY: JLB

SCALE: AS SHOWN  
 1" = 1'-0"

BASEMENT FLOOR PLAN

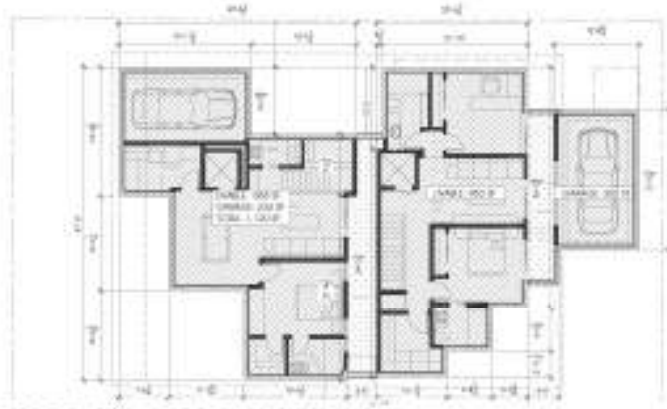
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BASEMENT FLOOR PLAN









**BASEMENT F.A.R. DIAGRAM**



**FIRST FLOOR F.A.R. DIAGRAM**



**SECOND FLOOR F.A.R. DIAGRAM**



**ROOF PLAN F.A.R. DIAGRAM**

PROJECT INFORMATION	FLOOR AREA	LEGEND
<p><b>DATE OF PLAN:</b> 02/15/12</p> <p><b>PROJECT NAME:</b> 2000 BRANKS AVE</p> <p><b>CLIENT:</b> JENNIFER BOLYN</p> <p><b>DESIGNER:</b> JENNIFER BOLYN</p> <p><b>SCALE:</b> 1/8" = 1'-0"</p>	<p><b>AREA:</b> 11,000</p> <p><b>PERCENTAGE:</b> 11.0%</p> <p><b>REMARKS:</b></p>	<p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>REINFORCED CONCRETE</li> <li>STRUCTURAL STEEL</li> </ul>
<p><b>NOTES:</b></p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p> <p>2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.</p> <p>3. ALL FLOORS ARE 4" THICK UNLESS OTHERWISE NOTED.</p> <p>4. ALL ROOFS ARE 4" THICK UNLESS OTHERWISE NOTED.</p>	<p><b>REVISIONS:</b></p> <p>NO. 1. DATE 02/15/12. DESCRIPTION: INITIAL DESIGN.</p>	<p><b>NOTES:</b></p> <p>1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.</p>



JENNIFER BOLYN  
ARCHITECT

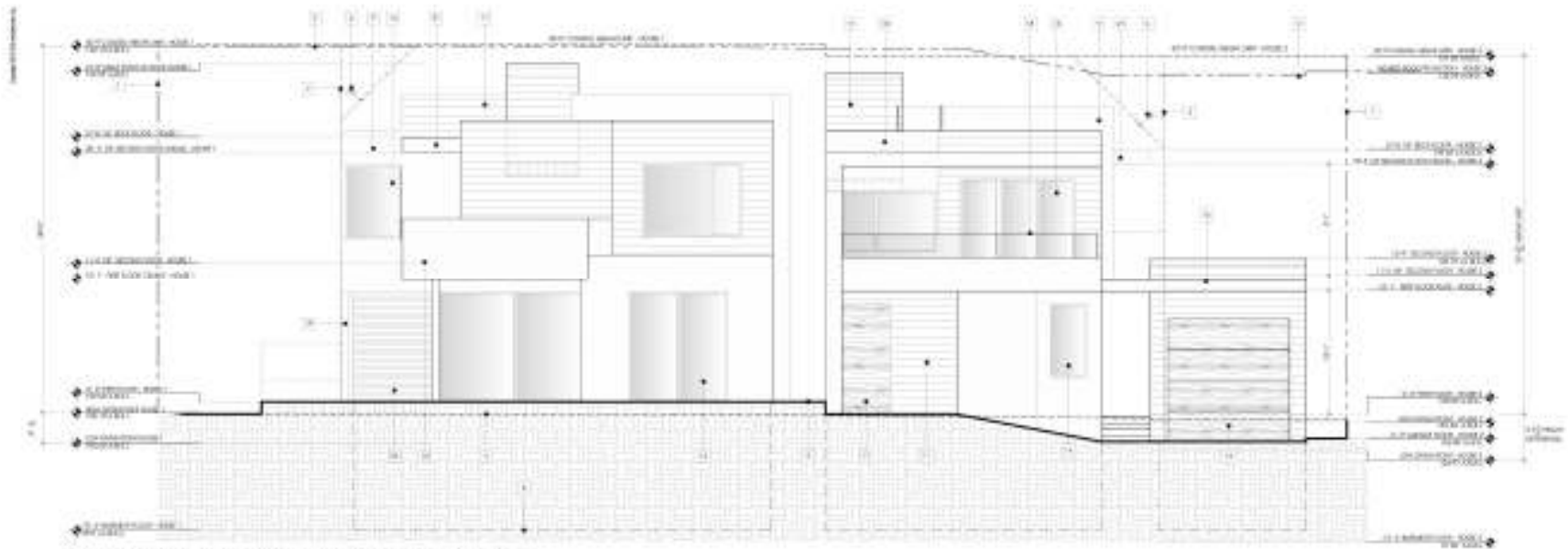
2000 BRANKS AVE  
LOS ANGELES, CA 90037

02/15/12  
JENNIFER BOLYN  
12:00 PM

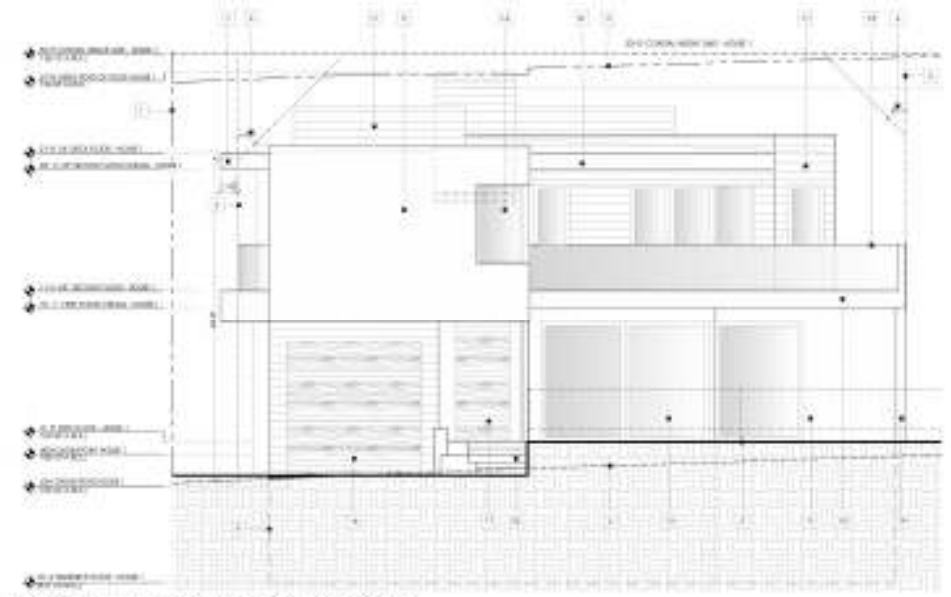
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1 - EAST ELEVATION - HOUSE 1 / HOUSE 2



2 - SOUTH ELEVATION - HOUSE 1

SCALE 1/4" = 1'-0"



ALL DIMENSIONS  
UNLESS NOTED  
ARE IN METERS

JENNIFER  
BOLYN  
ARCHITECT

BELOVA SMALL LOT SUB DIVISION  
7300 DRAWER AVE  
LA JOLLA, CA 92037

KEYNOTES	
1	BRICKWORK
2	BRICK CURB
3	GLAZED ALUMINUM WINDOW AND DOOR WITH BRICK FINISH
4	GLAZED ALUMINUM WINDOW
5	GLAZED ALUMINUM DOOR WITH BRICK FINISH
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NO. DATE  
1 11/11/11

FINAL  
PLANS  
FOR  
CONSTRUCTION  
DATE  
11/11/11

SCALE  
1/4" = 1'-0"

A4.0



an architectural  
firm

JENNIFER  
BOLYN  
ARCHITECTS

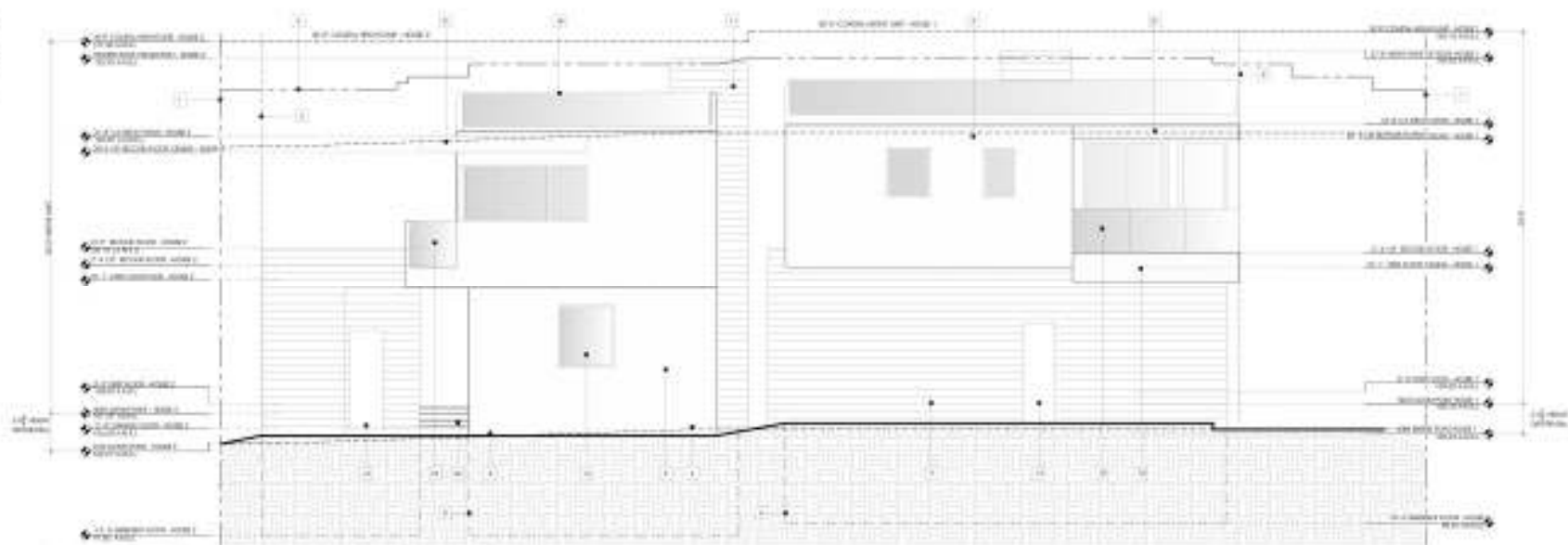
BELLUXIA SMALL LOT SUB DIVISION  
7500 FRANKER AVE  
LA JOLLA, CA 92037

PROJECT  
NO. 1712  
DATE: 08/15/17

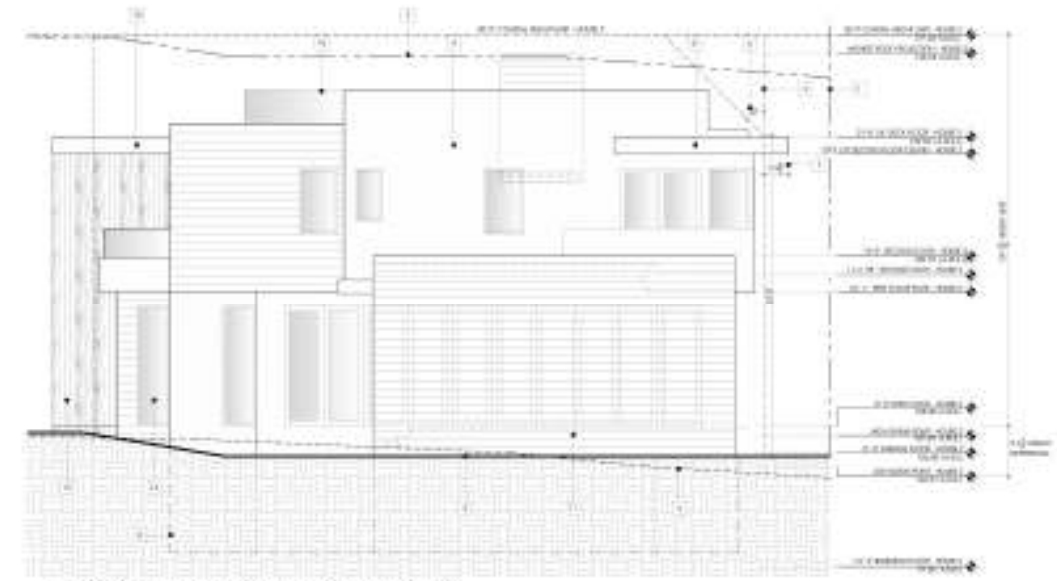
DATE  
08/15/17

VERSION

A4.1



3 - WEST ELEVATION HOUSE 2 / HOUSE 1

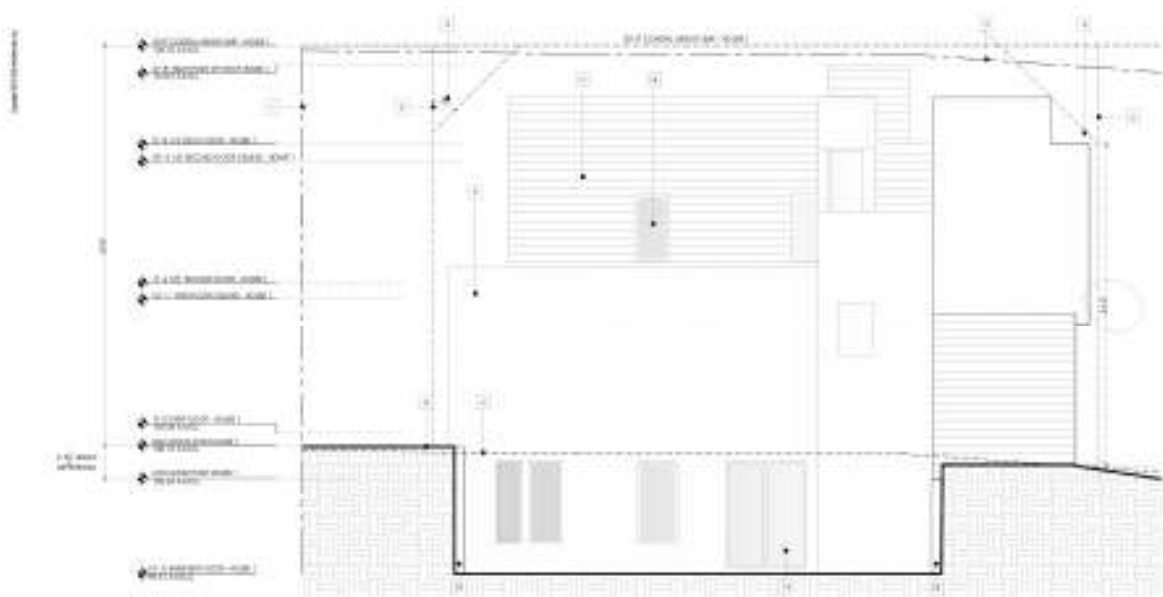


4 - NORTH ELEVATION - HOUSE 2

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

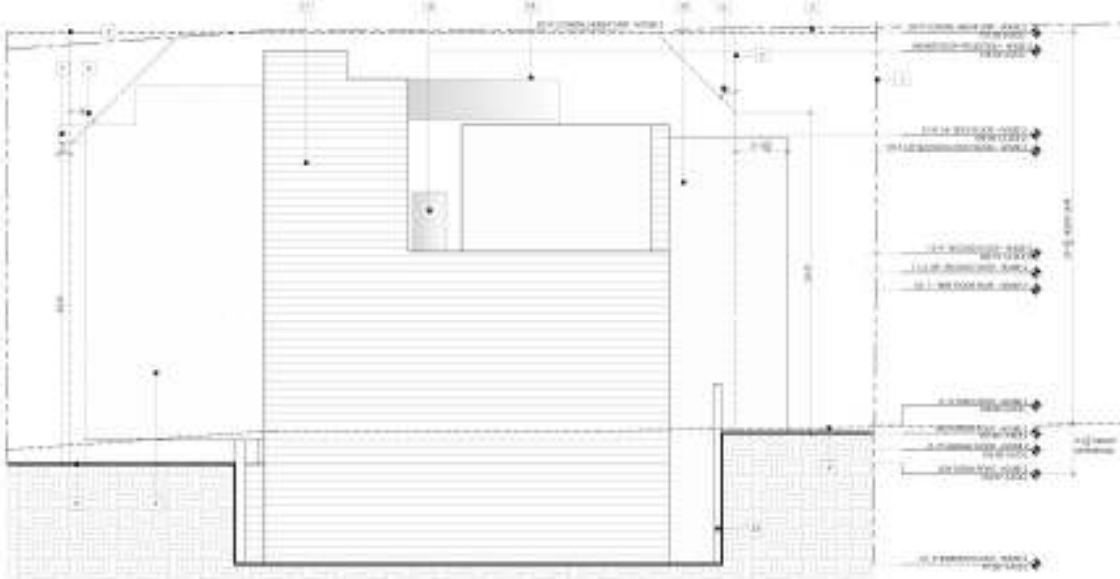
KEYNOTES

1. BRICKWORK
2. STUCCO
3. 1/2" GYP BOARD OVER INSULATION WITH BRICKWORK
4. 1/2" GYP BOARD
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91. 1/2" GYP BOARD OVER INSULATION
92. 1/2" GYP BOARD OVER INSULATION
93. 1/2" GYP BOARD OVER INSULATION
94. 1/2" GYP BOARD OVER INSULATION
95. 1/2" GYP BOARD OVER INSULATION
96. 1/2" GYP BOARD OVER INSULATION
97. 1/2" GYP BOARD OVER INSULATION
98. 1/2" GYP BOARD OVER INSULATION
99. 1/2" GYP BOARD OVER INSULATION
100. 1/2" GYP BOARD OVER INSULATION



6 - NORTH ELEVATION - HOUSE 1

SCALE 1/4" = 1'-0"



6 - SOUTH ELEVATION - HOUSE 2

SCALE 1/4" = 1'-0"

KEYNOTES	
1	WOODEN SHUTTERS
2	WOODEN SHUTTERS
3	WOODEN SHUTTERS
4	WOODEN SHUTTERS
5	WOODEN SHUTTERS
6	WOODEN SHUTTERS
7	WOODEN SHUTTERS
8	WOODEN SHUTTERS
9	WOODEN SHUTTERS
10	WOODEN SHUTTERS



10000 WILSON AVENUE  
LA JOLLA, CA 92037

JENNIFER  
BOLYN  
ARCHITECT

PELLUXIA SMALL LOT SUB DIVISION  
7500 BUNKER AVE  
LA JOLLA, CA 92037

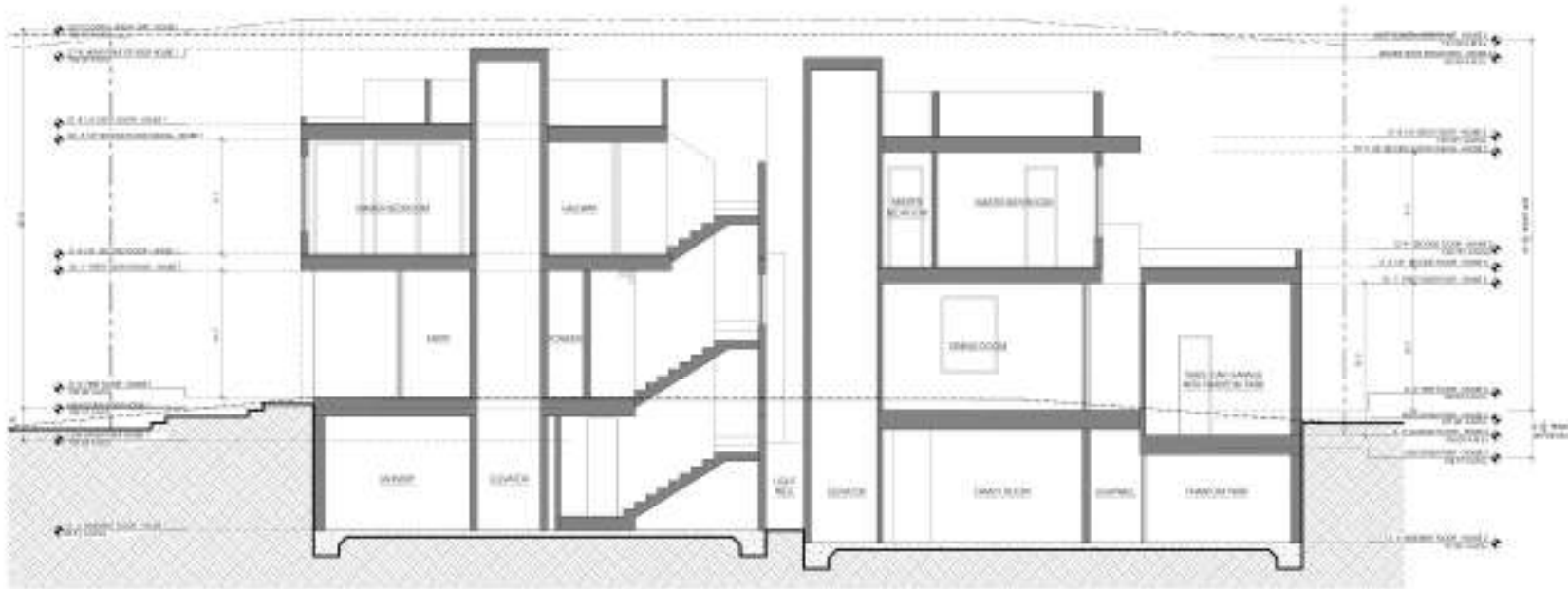
PROJECT  
SOUTH  
ELEVATION  
HOUSE 2

DATE  
11/11/11

SCALE

A4.2

1-1



1- BUILDING SECTION HOUSE 1 / HOUSE 2



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JENNIFER  
BOLYN  
ARCHITECTS

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**PLANT SCHEDULE**

	12" DBH	SEITZGAUL, NINE	12" DBH
	10" DBH	WALNUT	10" DBH
	8" DBH	LAUREL	8" DBH
	6" DBH	SEITZGAUL, NINE	6" DBH
	4" DBH	AGAVE	4" DBH
	2" DBH	AGAVE	2" DBH
	1" DBH	AGAVE	1" DBH
	1/2" DBH	AGAVE	1/2" DBH
	1/4" DBH	AGAVE	1/4" DBH
	1/8" DBH	AGAVE	1/8" DBH
	1/16" DBH	AGAVE	1/16" DBH
	1/32" DBH	AGAVE	1/32" DBH
	1/64" DBH	AGAVE	1/64" DBH
	1/128" DBH	AGAVE	1/128" DBH
	1/256" DBH	AGAVE	1/256" DBH
	1/512" DBH	AGAVE	1/512" DBH
	1/1024" DBH	AGAVE	1/1024" DBH
	1/2048" DBH	AGAVE	1/2048" DBH
	1/4096" DBH	AGAVE	1/4096" DBH
	1/8192" DBH	AGAVE	1/8192" DBH
	1/16384" DBH	AGAVE	1/16384" DBH
	1/32768" DBH	AGAVE	1/32768" DBH
	1/65536" DBH	AGAVE	1/65536" DBH
	1/131072" DBH	AGAVE	1/131072" DBH
	1/262144" DBH	AGAVE	1/262144" DBH
	1/524288" DBH	AGAVE	1/524288" DBH
	1/1048576" DBH	AGAVE	1/1048576" DBH
	1/2097152" DBH	AGAVE	1/2097152" DBH
	1/4194304" DBH	AGAVE	1/4194304" DBH
	1/8388608" DBH	AGAVE	1/8388608" DBH
	1/16777216" DBH	AGAVE	1/16777216" DBH
	1/33554432" DBH	AGAVE	1/33554432" DBH
	1/67108864" DBH	AGAVE	1/67108864" DBH
	1/134217728" DBH	AGAVE	1/134217728" DBH
	1/268435456" DBH	AGAVE	1/268435456" DBH
	1/536870912" DBH	AGAVE	1/536870912" DBH
	1/1073741824" DBH	AGAVE	1/1073741824" DBH
	1/2147483648" DBH	AGAVE	1/2147483648" DBH
	1/4294967296" DBH	AGAVE	1/4294967296" DBH
	1/8589934592" DBH	AGAVE	1/8589934592" DBH
	1/17179869184" DBH	AGAVE	1/17179869184" DBH
	1/34359738368" DBH	AGAVE	1/34359738368" DBH
	1/68719476736" DBH	AGAVE	1/68719476736" DBH
	1/137438953472" DBH	AGAVE	1/137438953472" DBH
	1/274877906944" DBH	AGAVE	1/274877906944" DBH
	1/549755813888" DBH	AGAVE	1/549755813888" DBH
	1/1099511627776" DBH	AGAVE	1/1099511627776" DBH
	1/2199023255552" DBH	AGAVE	1/2199023255552" DBH
	1/4398046511104" DBH	AGAVE	1/4398046511104" DBH
	1/8796093022208" DBH	AGAVE	1/8796093022208" DBH
	1/17592186044416" DBH	AGAVE	1/17592186044416" DBH
	1/35184372088832" DBH	AGAVE	1/35184372088832" DBH
	1/70368744177664" DBH	AGAVE	1/70368744177664" DBH
	1/140737488355328" DBH	AGAVE	1/140737488355328" DBH
	1/281474976710656" DBH	AGAVE	1/281474976710656" DBH
	1/562949953421312" DBH	AGAVE	1/562949953421312" DBH
	1/1125899906842624" DBH	AGAVE	1/1125899906842624" DBH
	1/2251799813685248" DBH	AGAVE	1/2251799813685248" DBH
	1/4503599627370496" DBH	AGAVE	1/4503599627370496" DBH
	1/9007199254740992" DBH	AGAVE	1/9007199254740992" DBH
	1/18014398509481984" DBH	AGAVE	1/18014398509481984" DBH
	1/36028797018963968" DBH	AGAVE	1/36028797018963968" DBH
	1/72057594037927936" DBH	AGAVE	1/72057594037927936" DBH
	1/144115188075855872" DBH	AGAVE	1/144115188075855872" DBH
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	1/9444732965739290427392" DBH	AGAVE	1/9444732965739290427392" DBH
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