



PACIFIC OCEAN

EL PASEO GRANDE

PASEO DEL OCASO

SITE

CAMINO DEL ORO

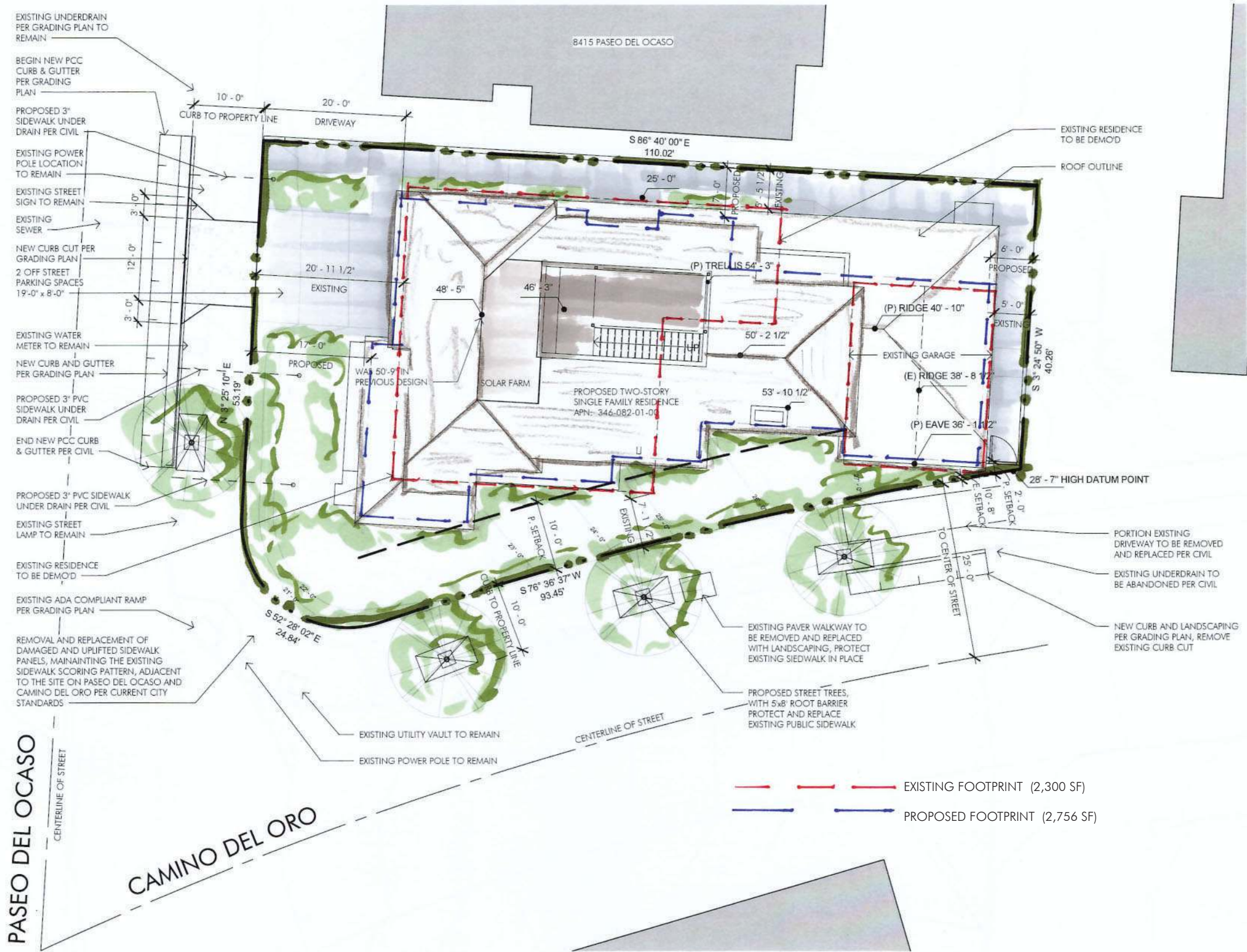
LA JOLLA SHORES DR

AERIAL VIEW

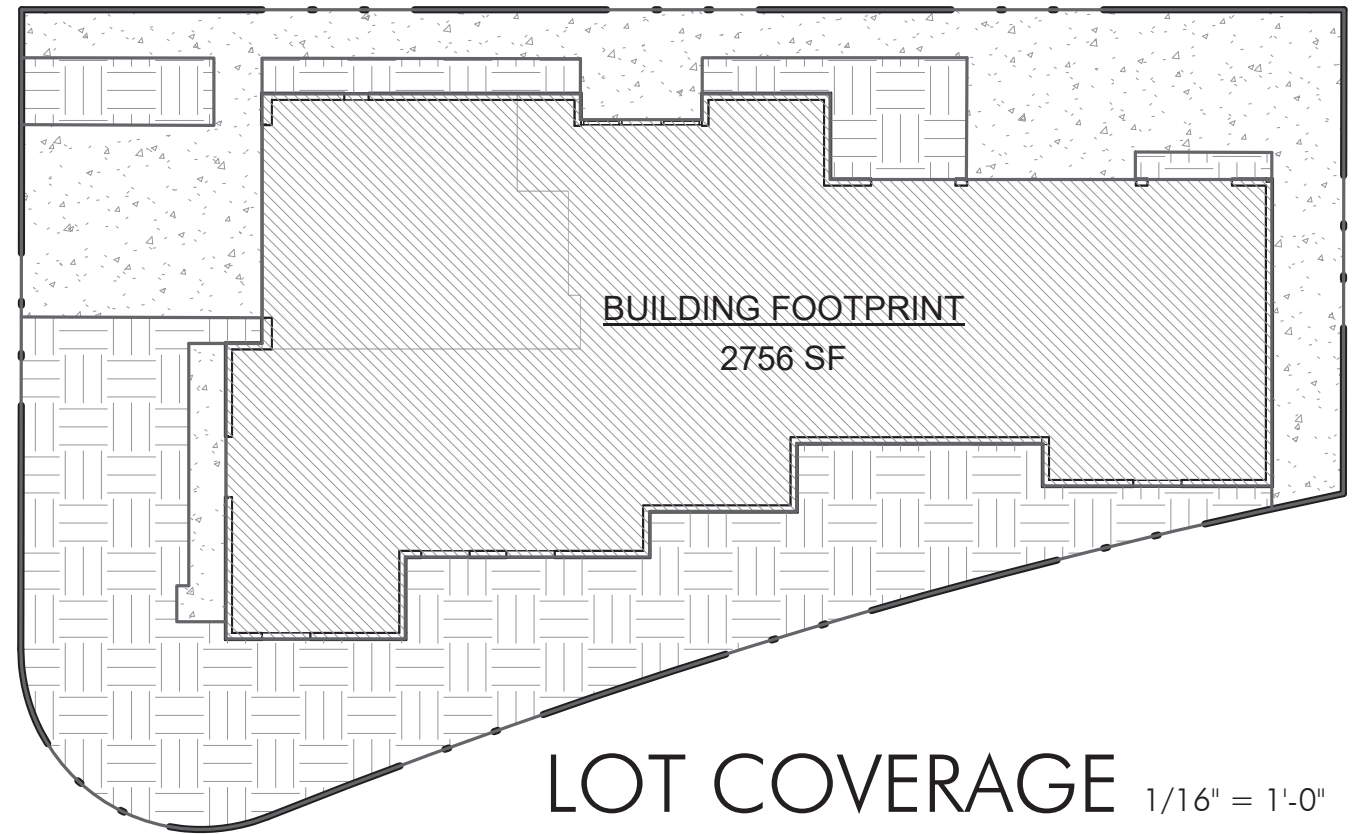
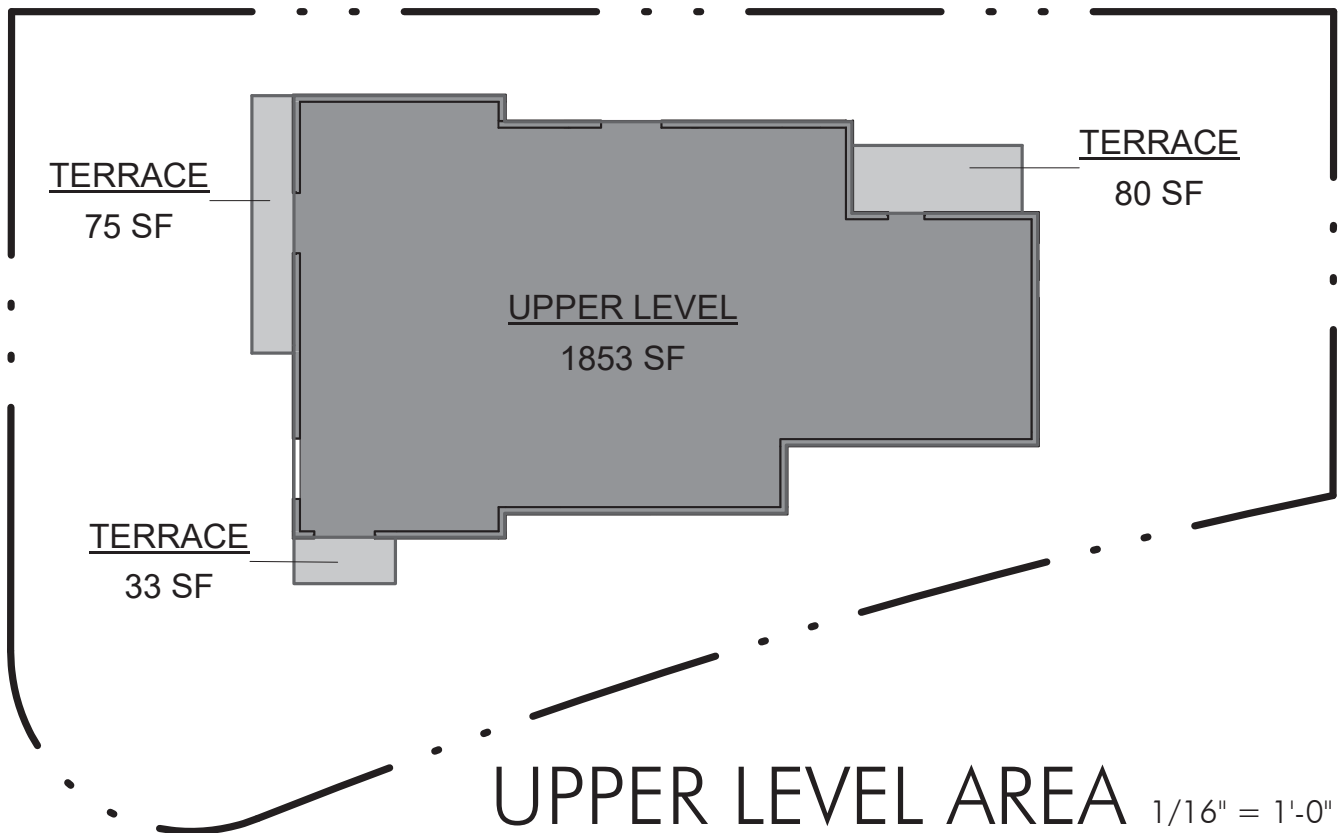
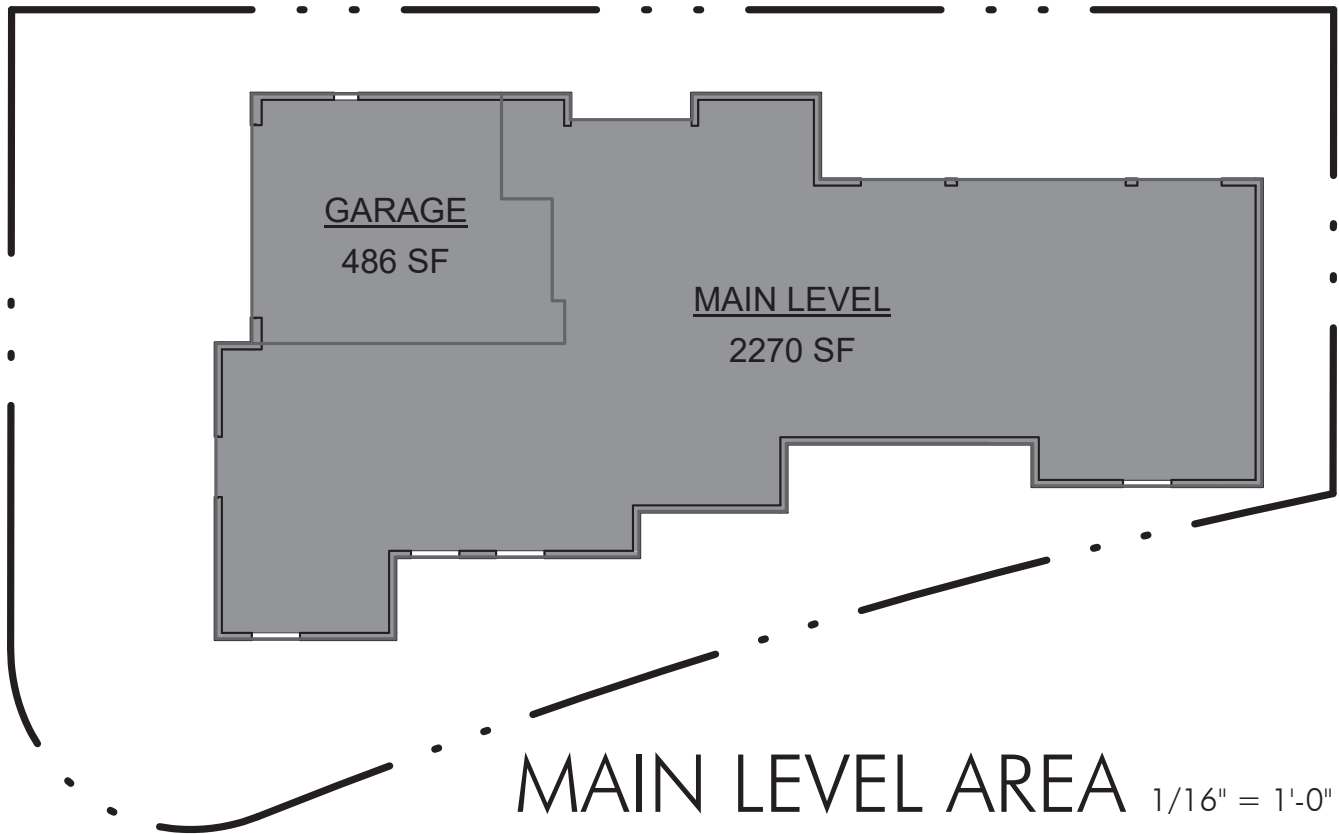
1 OF 13

HICKS RESIDENCE

8405 Paseo Del Ocaso, La Jolla, CA 92037
Date: 09/28/2020






SITE PLAN
 Scale: 1/16" = 1'-0"



2

1

SITE COVERAGE LEGEND

-  BUILDING FOOTPRINT
-  HARDSCAPE
-  LANDSCAPE

AREA SCHEDULE

BUILDING FOOTPRINT	2,756 SF	46%
LANDSCAPE/ PVIOUS AREA	1,911 SF	32%
HARDSCAPE	1,364 SF	22%
LOT TOTAL:	6,031 SF	100%

BUILDING AREA CALCULATION

MAIN LEVEL	2,756 SF
LIVING AREA	2,270 SF
GARAGE AREA	486 SF

UPPER LEVEL	2,041 SF
LIVING AREA	1,853 SF
TERRACE	188 SF



EXCLUDED FROM GFA	<188 SF>
TERRACE (SDMC 113.0234)	<188 SF>

SUBTOTAL	4,609 SF
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TOTAL BUILDING AREA COUNTED TOWARDS FAR	4,609 SF
SITE AREA	6,031 SF

FAR	.76
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AREA LEGEND

-  EXCLUDED FROM GFA
-  INCLUDED IN GFA

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EXISTING



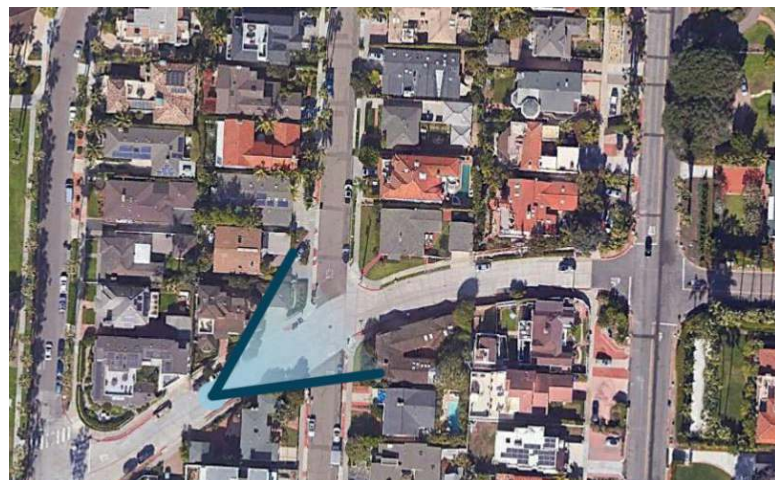
SITE VIEW LEGEND



CAMINO DEL ORO LOOKING WEST



EXISTING



SITE VIEW LEGEND



CAMINO DEL ORO LOOKING EAST



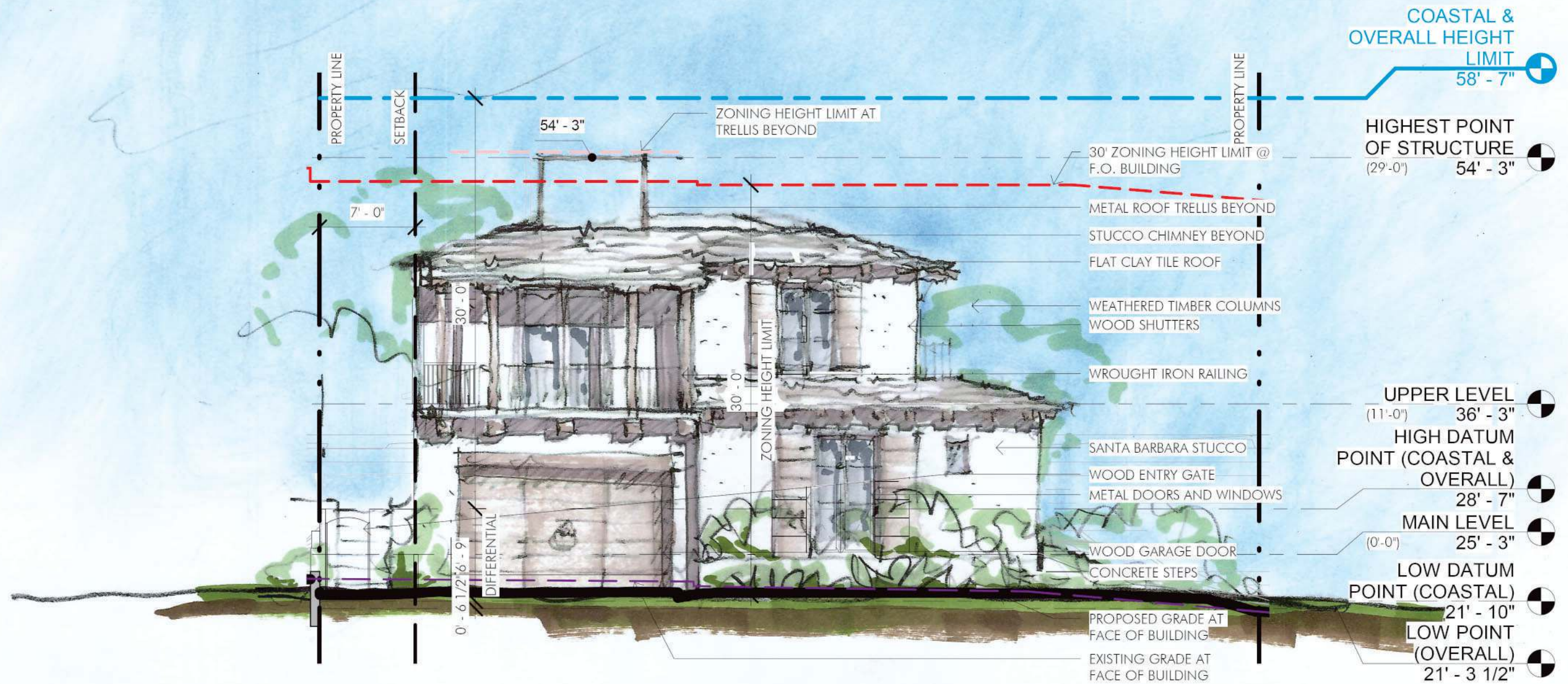
EXISTING



SITE VIEW LEGEND



PASEO DEL OCASO LOOKING NORTH



WEST ELEVATION

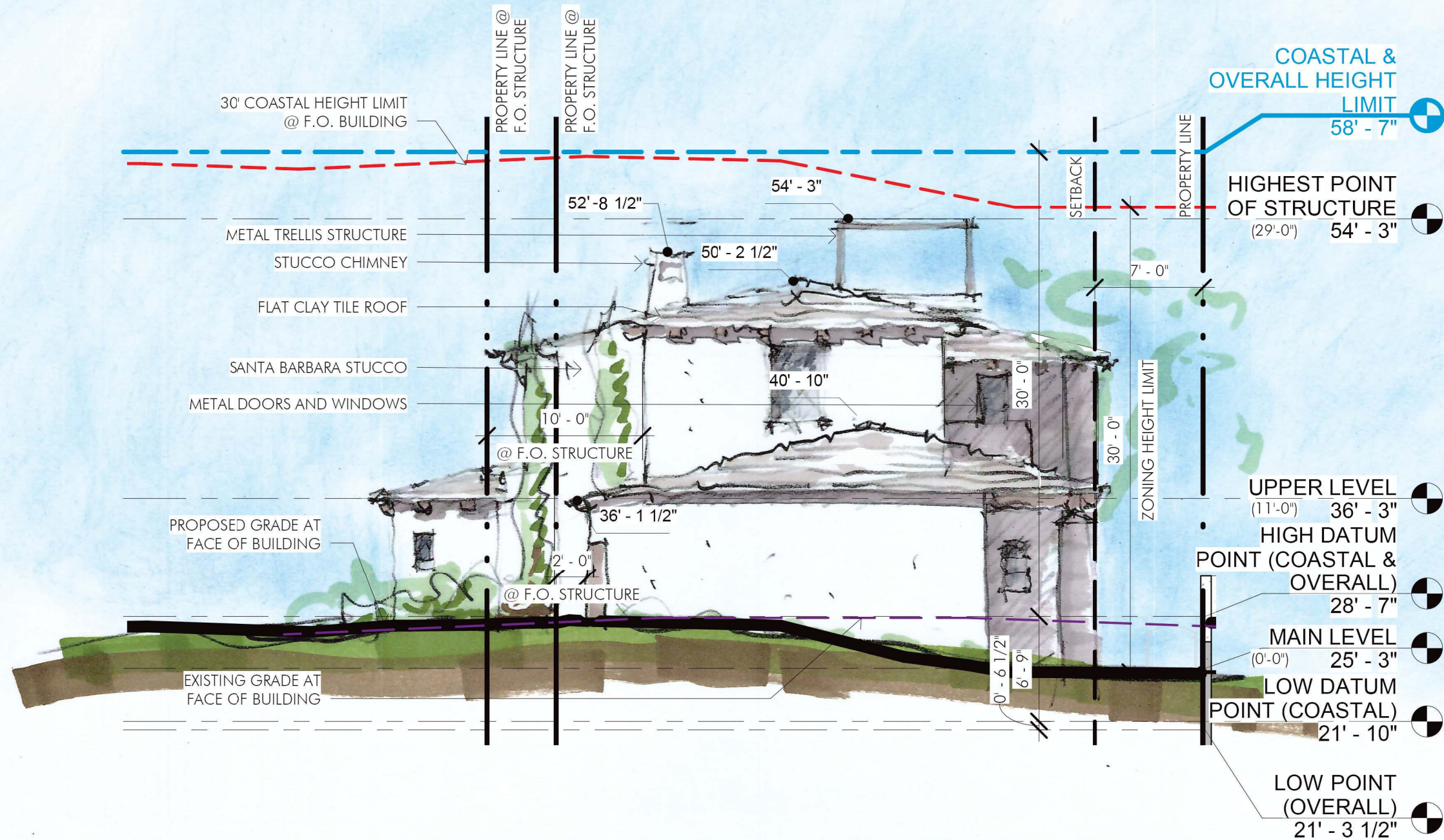
Scale: 1/8" = 1'-0"

HICKS RESIDENCE

8405 Paseo Del Ocaso, La Jolla, CA 92037
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SOUTH ELEVATION
Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"

HICKS RESIDENCE

8405 Paseo Del Ocaso, La Jolla, CA 92037
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COASTAL & OVERALL HEIGHT LIMIT
58' - 7"

HIGHEST POINT OF STRUCTURE
54' - 3"

30' ZONING HEIGHT LIMIT @ F.O. BUILDING

METAL TRELLIS STRUCTURE

FLAT CLAY TILE

WOOD SHUTTERS

WEATHERED TIMBER COLUMNS

METAL DOORS AND WINDOWS

WROUGHT IRON RAILING

17' - 0"

SETBACK 20' - 0"

DRIVEWAY

SANTA BARBARA STUCCO

EXISTING GRADE AT FACE OF BUILDING

PROPOSED GRADE AT FACE OF BUILDING

UPPER LEVEL
(11'-0") 36' - 3"

HIGH DATUM POINT (COASTAL & OVERALL)
28' - 7"

MAIN LEVEL
(0'-0") 25' - 3"

LOW DATUM POINT (COASTAL)
21' - 10"

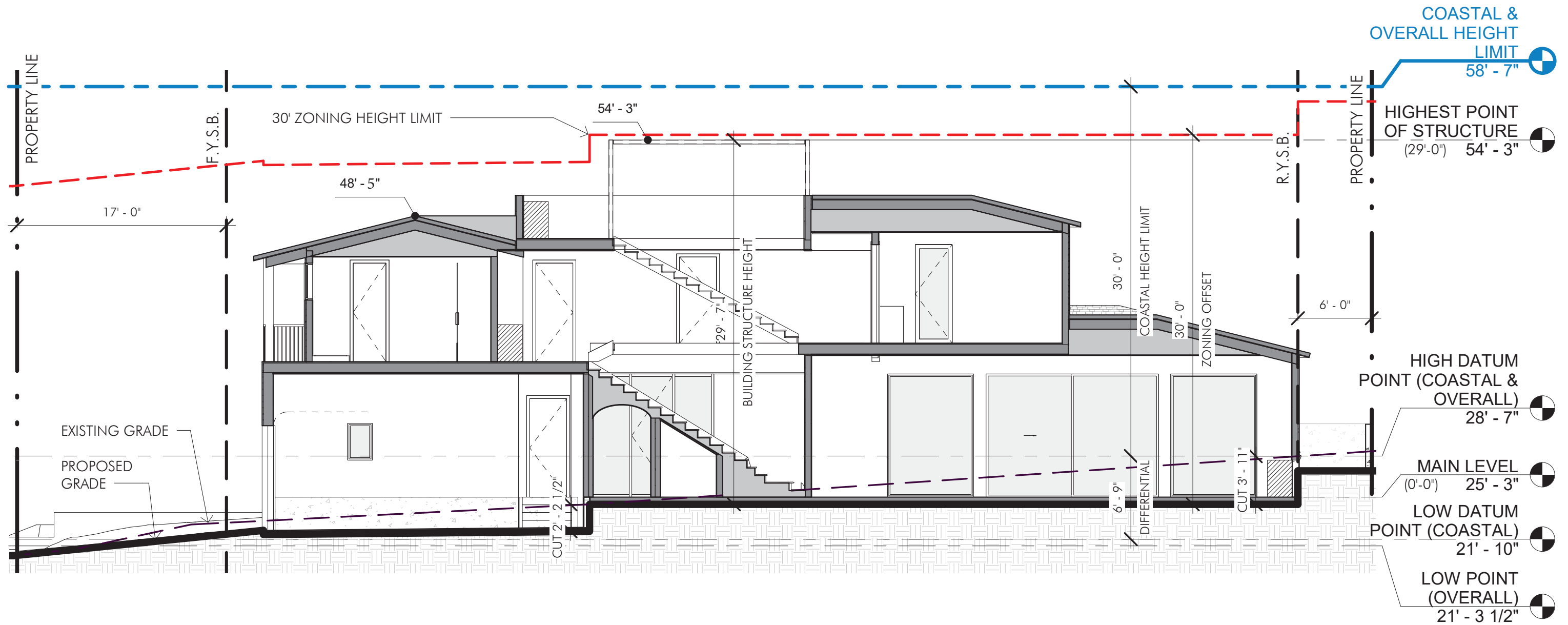
LOW POINT (OVERALL)
21' - 3 1/2"

NORTH ELEVATION

Scale: 1/8" = 1'-0"

HICKS RESIDENCE

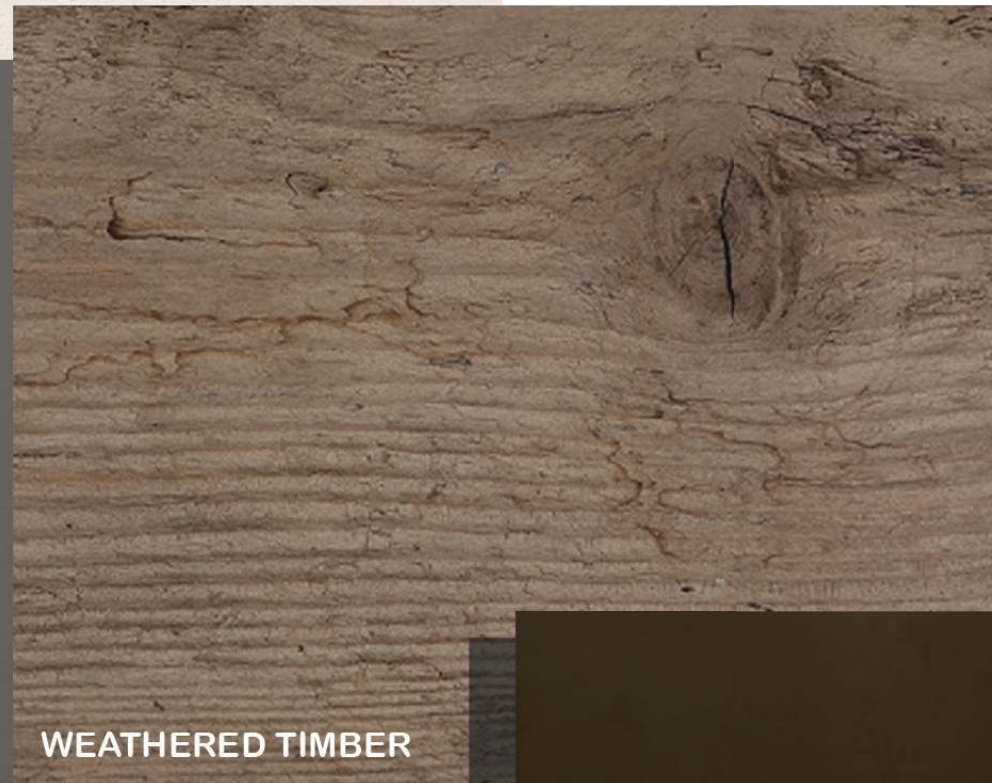
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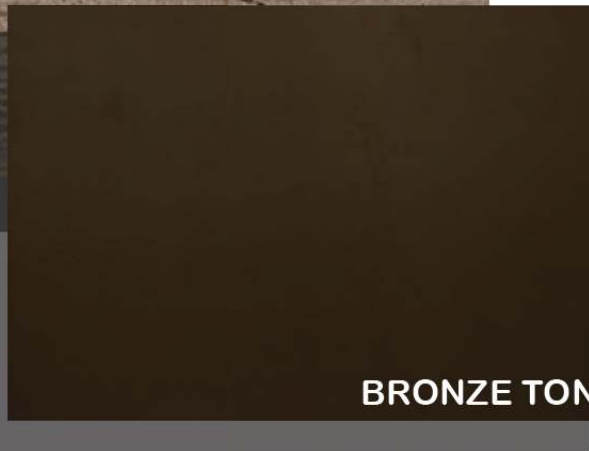
BUILDING SECTION
Scale: 1/8" = 1'-0"



FLAT CLAY TILE ROOF



WEATHERED TIMBER



BRONZE TON



OFF WHITE SANTA BARBARA STUCCO

MATERIAL SAMPLES



MATERIAL CONCEPT

PROJECT INFORMATION

Address:
 8405 Paseo Del Ocaso
 La Jolla, CA 92037

Legal: 002061 BLK 29 LOT 18

Year Built: 1950

Zoning: LJSPD-SF

APN: 346-082-01-00

Lot Size: 6,031 SF

Proposed GFA: 4,609 sf

Overlay Zones:
 Coastal Height Limit
 Parking Impact
 Coastal (Non-appealable area)
 Residential Tandem Parking
 La Jolla Shores Archeological Study Area

Geologic Hazard Category: 52

SQUARE FOOTAGE CALCULATIONS

Level	Habitable (sf)	Non-Habitable (sf)	Total Enclosed (sf)	Unenclosed Space (sf)	Total (sf)
Main Level	2,270	486	2,756	-	2,756
Upper Level	1,853	188	1,853	188	2,041
Total	4,123	674	4,609	188	4,797

COMPLIANCE CHART

Rules/ Regulations	Allowed	Proposed	Status
Height			
Ridge	30'-0"	24'-11 1/2"	Complies
Chimney	30'-0"	27'-8 1/2"	Complies
Roof Trellis	30'-0"	29'-7"	Complies
Setback			
Front Yard	N/A	17'-0"	Conforms
Street Side Yard	N/A	2'-0"	Increased
Interior Side Yard	N/A	7'-0"	Increased
Rear Yard	N/A	6'-0"	Increased
Lot Coverage			
Building Footprint	max. 3,619 sf / 60%	2,756 sf / 46%	Complies
Landscape	min. 1,809 sf / 30%	1,911 sf / 32%	Complies
Hardscape	N/A	1,364 sf / 22%	
FAR		0.76	

FAR CALCULATIONS

Location	Countable to GFA (sf)	Not Countable to GFA (sf)	Total (sf)
Garage	486	-	486
Habitable	4,123	-	4,123
Terrace	-	188	188
Total	4,609	188	4,797

COMPLIANCE SHEET