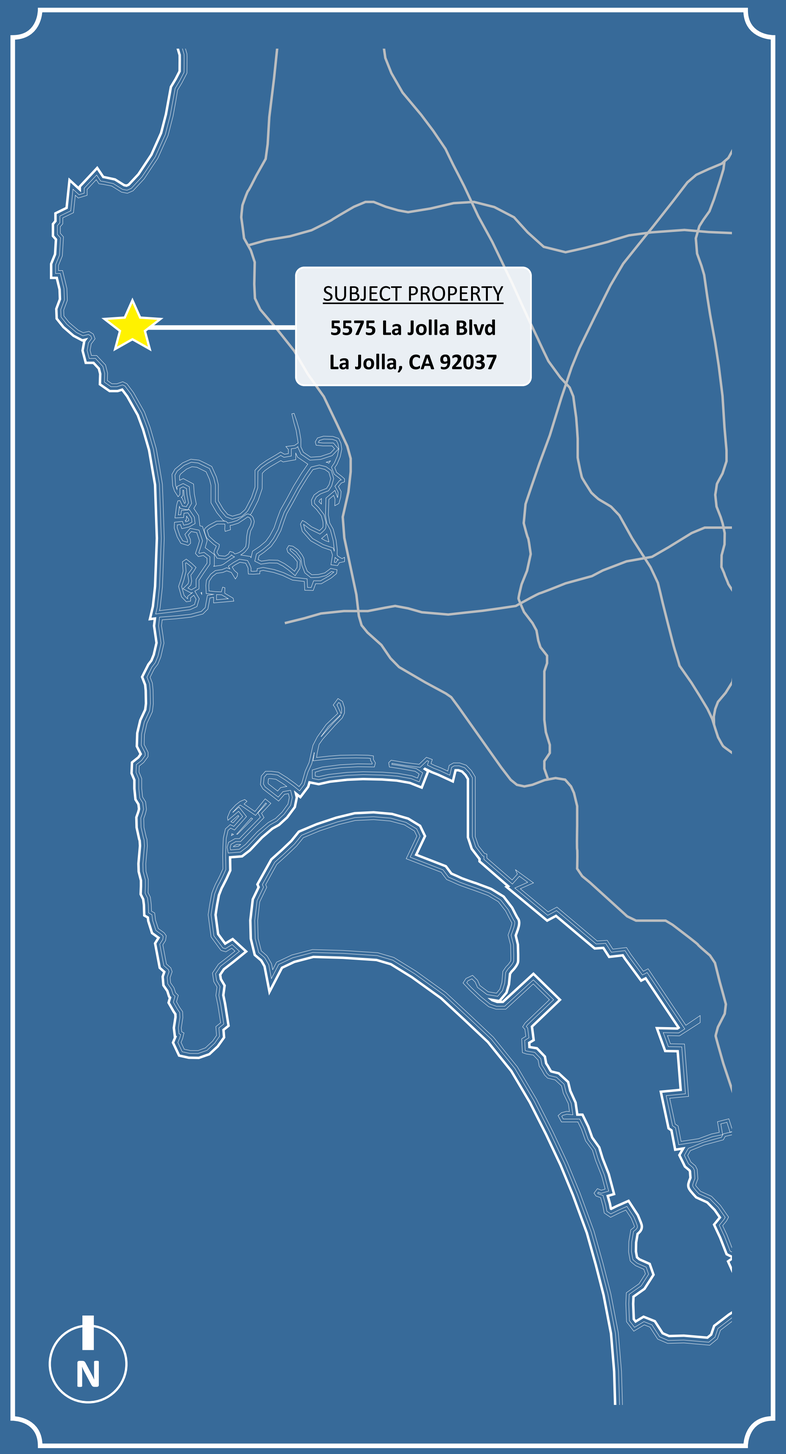
¡Adelante!
TOWNHOMES

MURFEY COMPANY INC. 2009

DEVELOPMENT PERMIT REVIEW (DPR) PRESENTATION

DECEMBER 20, 2022



Project Overview:	
Location:	5575 La Jolla Blvd, La Jolla, CA. 92037
Site Size:	13,020 SF
Parcel Numbers:	357-532-29-00
Stories:	2-Stories with Rooftop Decks
Building Height:	< 30'-0"
Zoning:	LJPD-4
Floor Area Ratio (By-Right / Actual):	1.0 / 1.3
Residential SF:	16,006 SF
Parking SF:	5,479 SF
Circulation SF:	0 SF
TOTAL SF:	**21,485 SF**
TOTAL UNITS:	**13 Units**
Average Unit Size:	1,231 SF
Parking:	18 Stalls
Construction Type:	Type-V
Utilities	All Available at the Site
Site Access	Accessible from the West & North of the parcel

Unit Matrix:

TYPE:	BR / BA:	# UNITS:	AVG. SF:	TOTAL SF:
FLAT (affordable)	1BR / 1BA	1	814	814 SF
FLAT	1BR / 1BA	7	884	6,189 SF
TOWNHOME A	2BR / 2BA	2	1,528	3,056 SF
TOWNHOME B	2BR / 2BA	2	1,827	3,654 SF
TOWNHOME D	3BR / 2BA	1	2,293	2,293 SF
TOTALS:		**13 UNITS**	**1,231 AVG SF**	**16,006 TOTAL RSF**

EXISTING CONDITION

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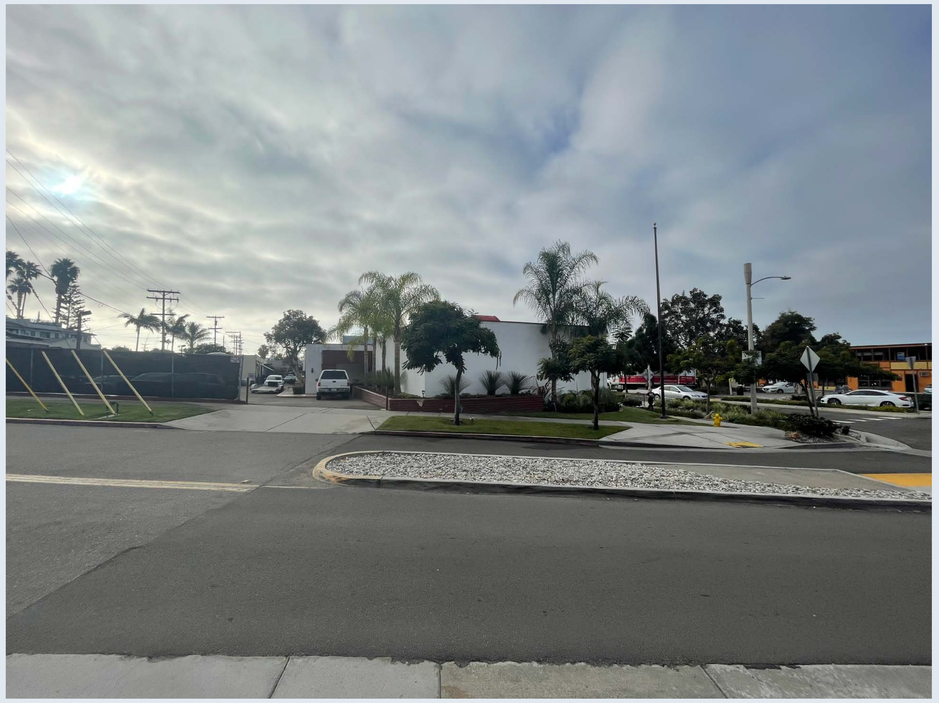


PROPOSED PROJECT IN CONTEXT

PROPOSED PROJECT IN CONTEXT

PROPOSED PROJECT SITE PLAN

CORNER OF FORWARD & LA JOLLA BLVD

VIEW EAST FROM LA JOLLA BLVD

VIEW FROM FORWARD LOOKING SOUTH

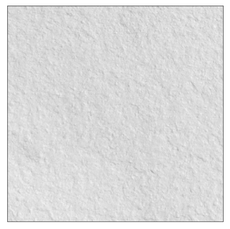
VIEW FROM FORWARD LOOKING SOUTH

VIEW EAST FROM LA JOLLA BOULEVARD

VIEW NORTH FROM NEIGHBOR

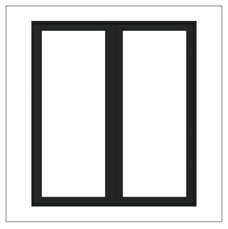
VIEW EAST FROM LA JOLLA BOULEVARD

A. RED TILE ROOF



B. WHITE STUCCO

C. WOOD TRELLIS



D. PAINTED CASEMENT WINDOWS

E. WROUGHT IRON RAILING

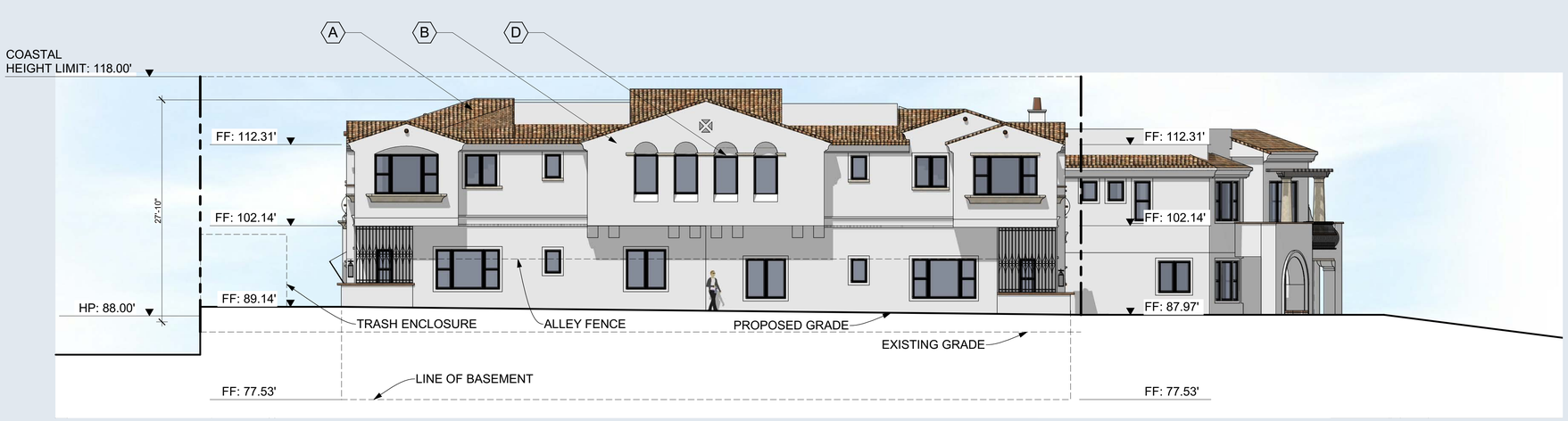
F. STACKED BARREL TILES

G. ACCENT TILE

H. AWNING

MATERIAL PALETTE

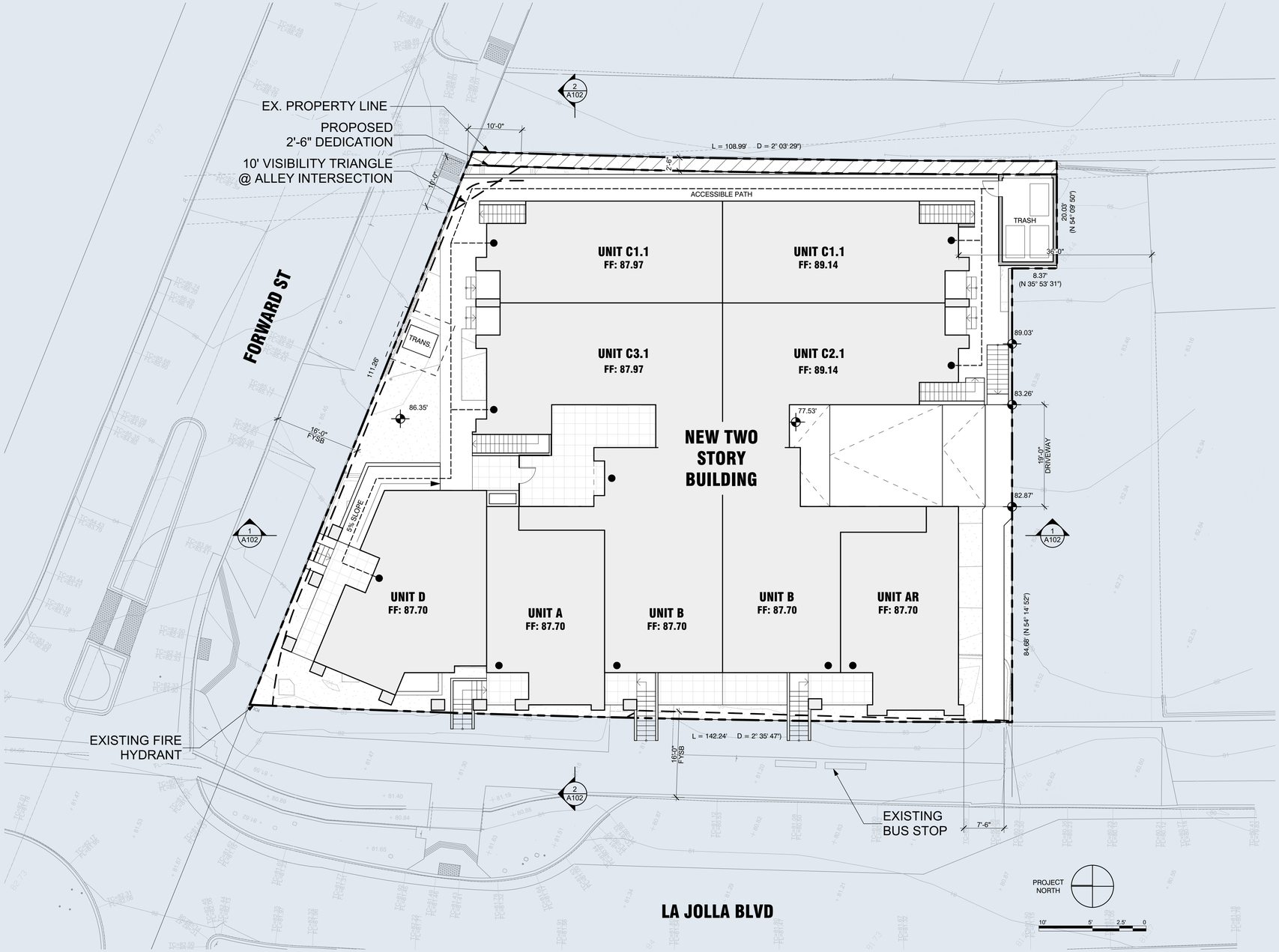
WEST ELEVATION



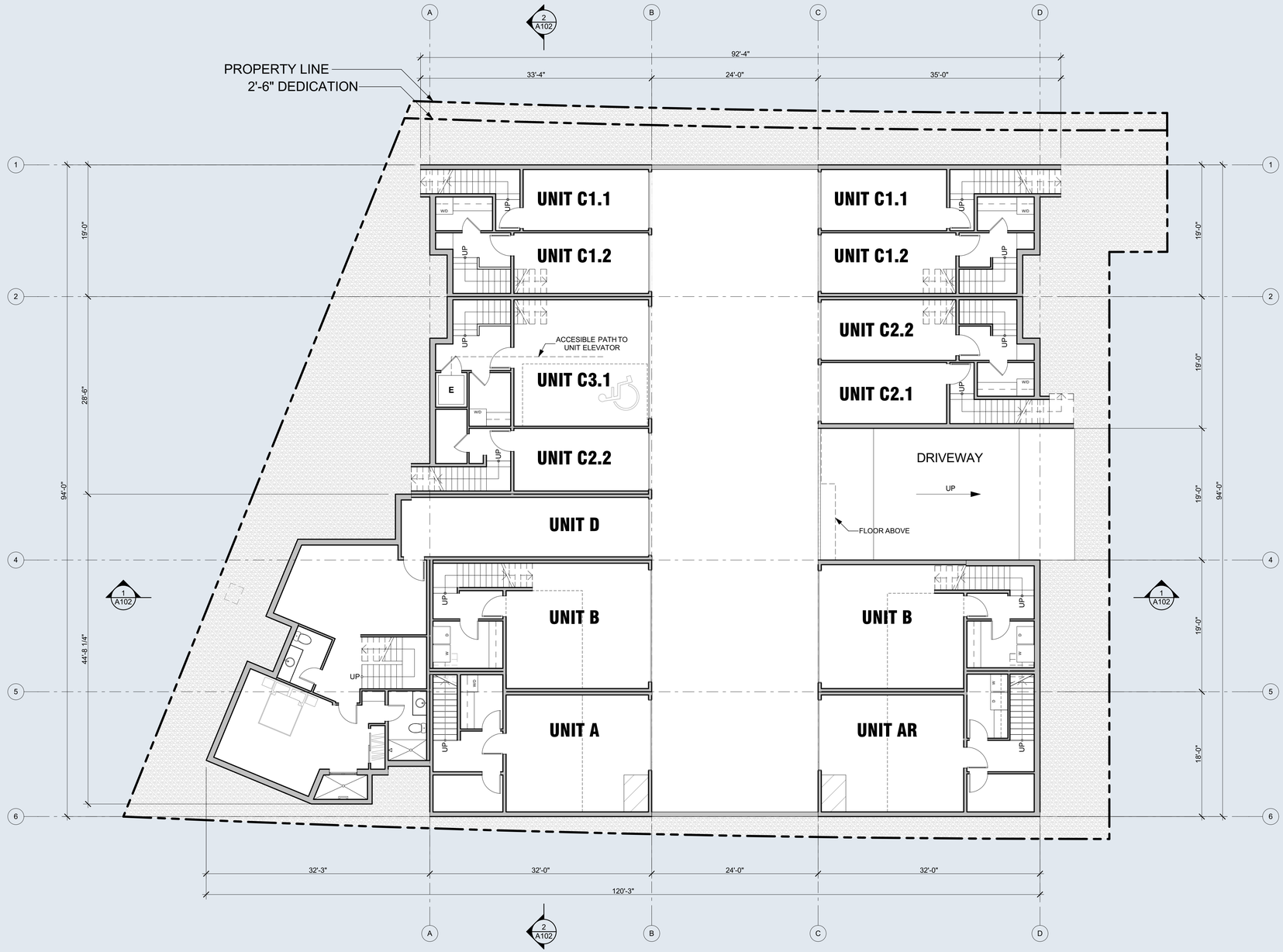
EAST ELEVATION

NORTH ELEVATION

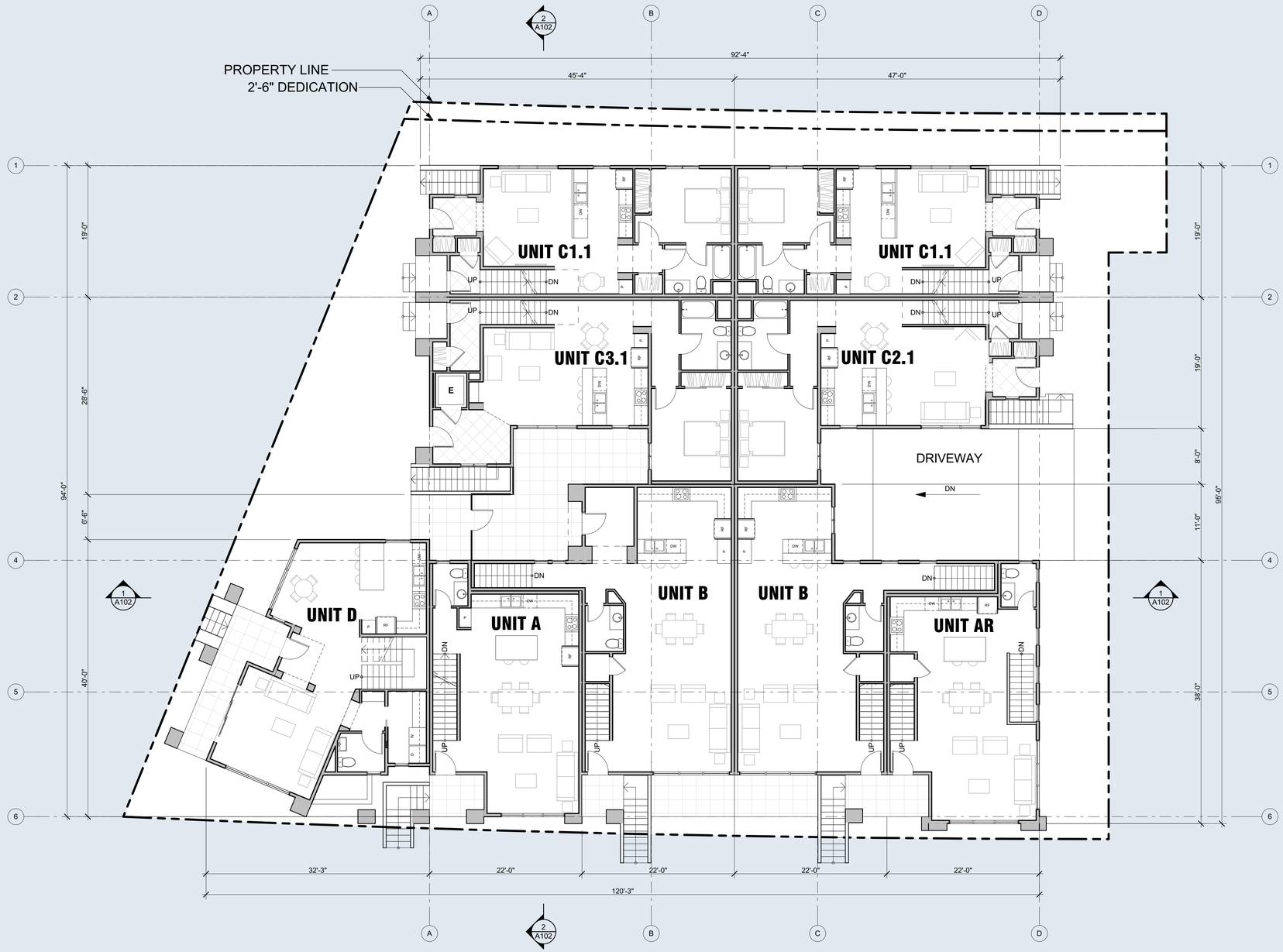
SOUTH ELEVATION



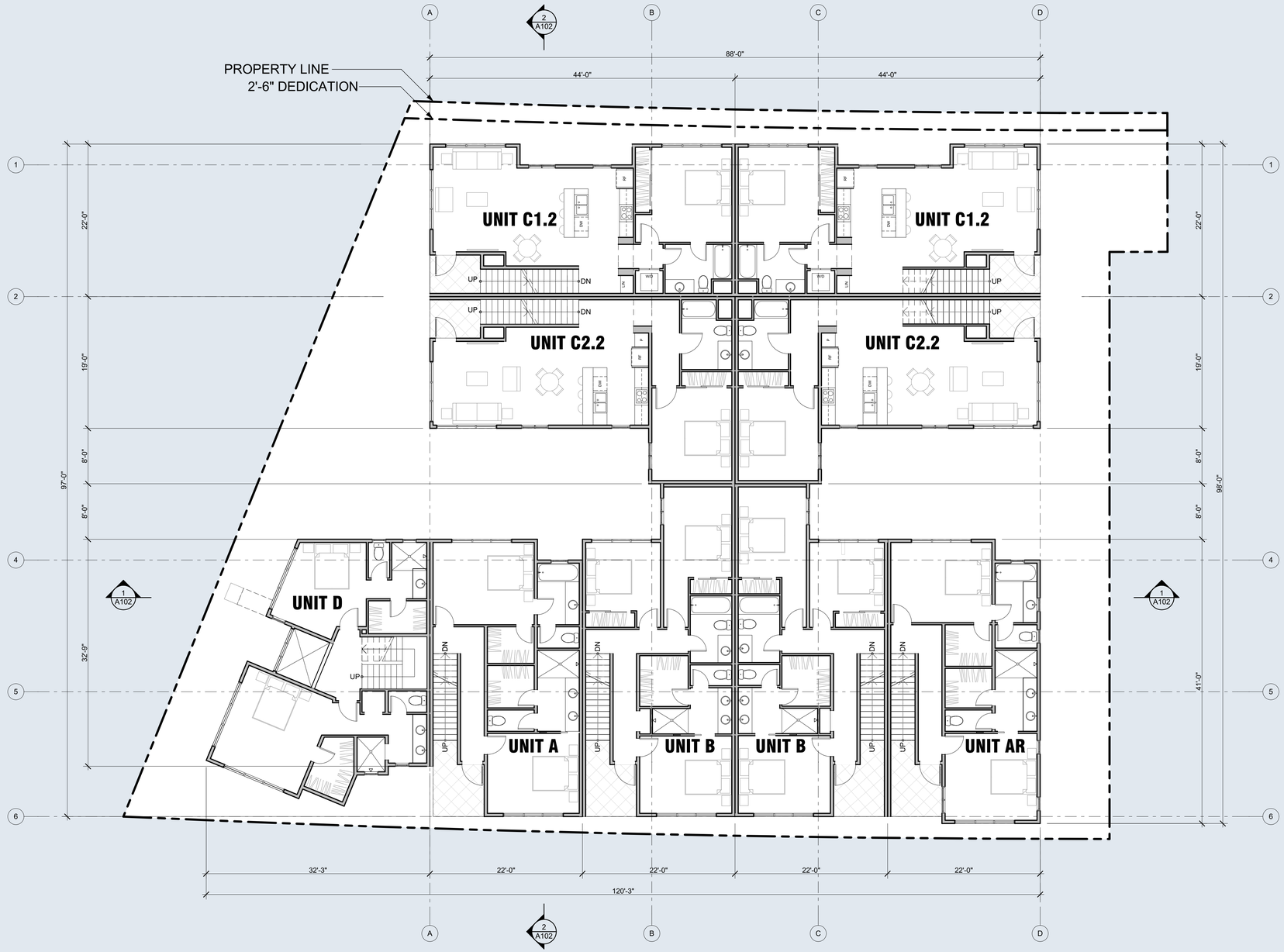
ARCHITECTURAL SITE PLAN



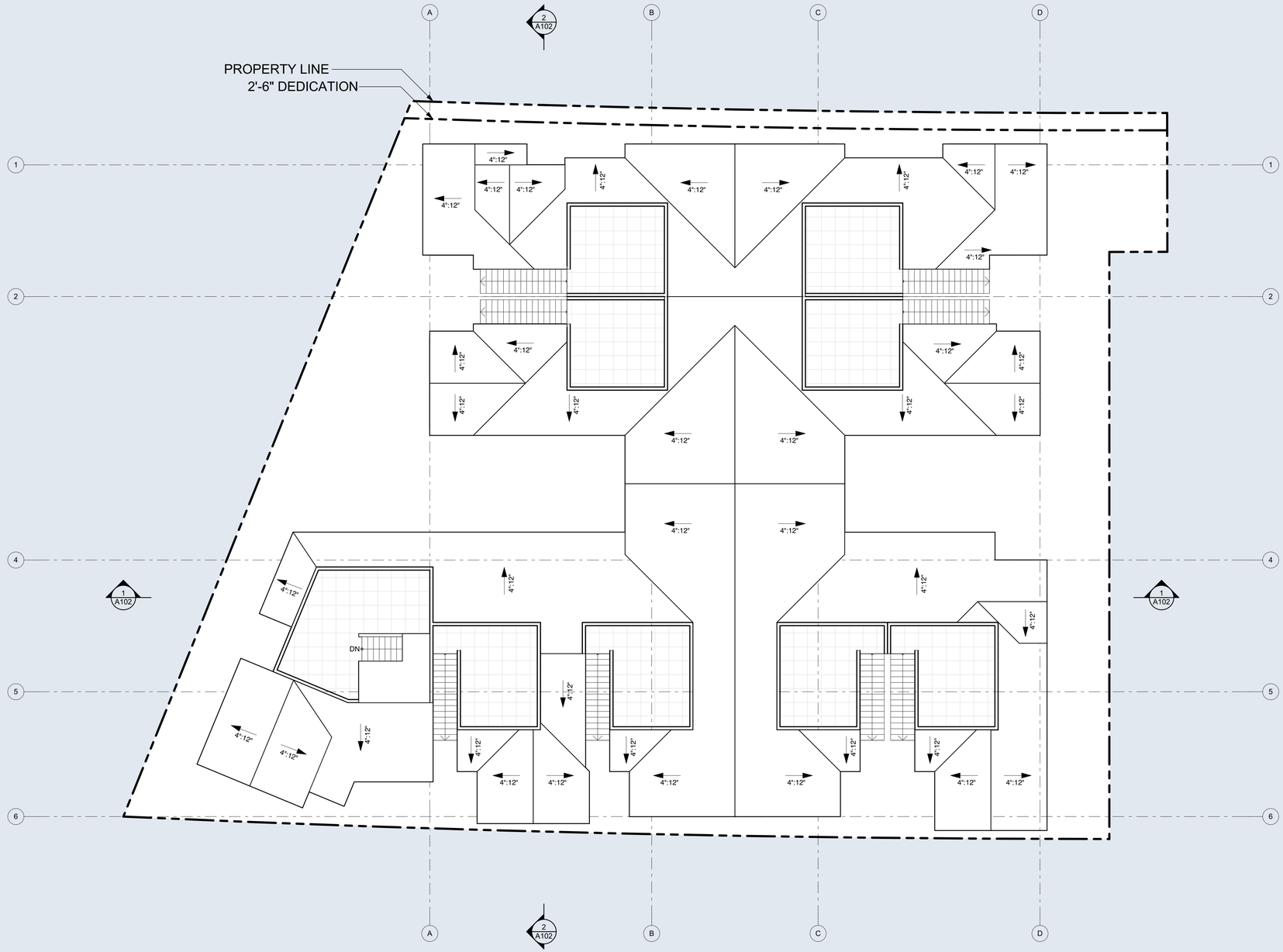
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

DEVELOPER - MURFEY COMPANY

Murfey Company is a vertically integrated developer of mixed-income, mixed-use developments. Based in San Diego, the firm was founded to fill a growing need for creative solutions in the urban landscape. With a long history in multifamily and commercial development, the firm's principals Scott Murfey and Russ Murfey have a passion for quality design and efficient construction. Since its formation in 2009, Murfey Company has acquired and successfully executed on a host of multifamily developments throughout San Diego-many of which are depicted herein. The majority of these developments utilized the State's affordable housing density bonus provisions and were mixed-income communities with units set aside for lower income residents.

Crest Urban Apartments San Diego, CA

The Collins La Jolla, CA

The Point San Diego, CA

Secoya San Diego, CA

The Californian San Diego, CA

¡Thank You!

NEXT STEPS:

We kindly request that **DPR** submit its recommendation for this project to the **La Jolla Community Planning Association (LJCPA)** for ratification.