

**La Jolla Shores Planned District Advisory Board**  
**La Jolla Recreation Center**  
**615 Prospect Street, La Jolla CA 92037**

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

**For Information Items**

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): *Price Residence*
- Address and APN(s): *8144 Paseo Del Ocaso, La Jolla, CA 92037 APN: 346-282-12-00*
- Project contact name, phone, e-mail: *David Hall (619) 442-6125 Ext.339*  
*david@jacksondesignandremodeling.com*
- Project description: *Whole home remodel and second level addition.*
- In addition to the project description, please provide the following:
  - Lot size: *5,250 Sf / .12 Acres*
  - Existing structure square footage and FAR (if applicable): *2,119 Sf. (FAR n/a)*
  - Proposed square footage and FAR: *3,528 Sf*
  - Existing and proposed setbacks on all sides: *Front/Back= General conformity Sides=4'-0"*
  - Height if greater than 1-story (above ground): *30 Feet from existing grade.*
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): *N/A*

FIRST FLOOR

EXISTING FIRST FLOOR	= 1,325 SQ FT
PROPOSED NEW	= 68 SQ FT

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TOTAL	= 1,393 SQ FT
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SECOND FLOOR

EXISTING SECOND FLOOR	= 0 SQ FT
PROPOSED NEW	= 1,575 SQ FT

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TOTAL	= 1,575 SQ FT
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GARAGE

EXISTING GARAGE	= 423 SQ FT
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FRONT PORCH

REMODEL FRONT PORCH	= 137 SQ FT
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COMPANION UNIT

EXISTING FLOOR AREA	= 371 SQ FT
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TOTALS

FIRST AND SECOND FLOOR AREAS	= 2,968 SQ FT
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GARAGE	= 423 SQ FT
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FRONT PORCH	= 137 SQ FT
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TOTAL FLOOR AREA	= 3,528 SQ F
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**For Action Items**

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): \_\_\_\_\_
- Address and APN(s): \_\_\_\_\_
- Project contact name, phone, e-mail: \_\_\_\_\_
- Project description: \_\_\_\_\_
- In addition, provide the following: \_\_\_\_\_
  - lot size:
  - existing structure square footage and FAR (if applicable):
  - proposed square footage and FAR:
  - existing and proposed setbacks on all sides:
  - height if greater than 1-story (above ground)

**Exhibits and other materials to provide:**

Please provide the following which will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.)
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association – *Home owner has been in communication with adjacent neighbors.*












**PLEASE DO NOT PROVIDE THE FOLLOWING:**

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

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.

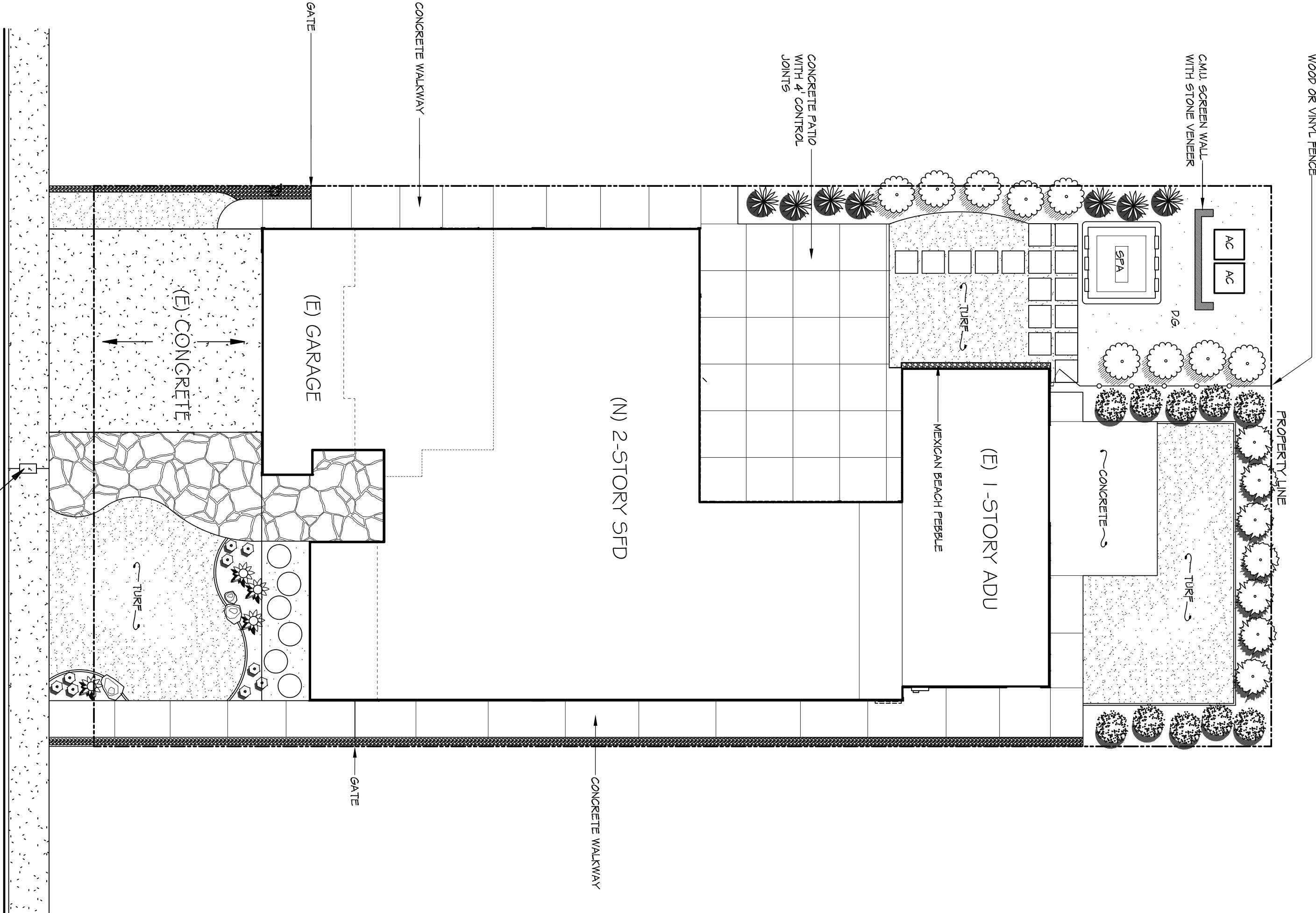
Thank you,  
Marlon I. Pangilinan  
Senior Planner  
Planning Department  
9485 Aero Drive MS 413  
San Diego CA 92123  
619-235-5293  
[www.sandiego.gov/planning](http://www.sandiego.gov/planning)

PLANT LEGEND

SYM	COMMON NAME	BOTANICAL NAME
	SEDUM 'TRAGONS BLOOD' 1 GAL	SEDUM SPURium 'RED LEAF'
	AGAVE 'BLUE FLAME' 1 GAL	AGAVE SP.
	KANGAROO PAW 'YELLOW' 5 GAL	ANIGONANTHOS
	LEUCADENDRON 'SUMMER' REP' 5 GAL	LEUCADENDRON
	DANIELLA 'LITTLE REV' 5 GAL	DANIELLA
	LEUCADENDRON 'SUMMER' REP' 5 GAL	LEUCADENDRON
	NEW ZEALAND FLAX 'DUSKY CHIEF' (3' TALL) 5 GAL	PHORUM TENAX
	'GOLD STRIKE' PITTOSPORUM 5 GAL	PITTOSPORUM TENUIFOLIUM
	ACACIA 'COUSHATT' 5 GAL	ACACIA COGNATA
	MEDITERRANEAN FAN PALM 15 GAL	CHAMAEOPUS HUMILIS
	EXISTING SHRUBS TO REMAIN	N/A

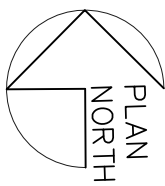
GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD.
2. ALL LANDSCAPE AND IRRIGATION INSTALLATION SHALL CONFORM AND FULLY COMPLY WITH THE CITY GUIDE TO LANDSCAPE REQUIREMENTS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH THE DOCUMENT.
3. ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIER INSTALLED ADJACENT TO HARDSCAPE, NOT ENCIRCLING THE ROOTBALL.
4. PERMANENT AUTOMATIC IRRIGATION SYSTEMS WILL BE INSTALLED TO PROVIDE SUPPLEMENTAL APPLIED WATER FOR ALL LANDSCAPE AREAS. ALL SYSTEMS WILL BE DESIGNED WITH LOW PRECIPITATION HEADS. THIS WILL FACILITATE MAXIMUM EFFICIENCY, PERCOLATION, AND USE OF APPLIED WATER WASTE AND RUN-OFF.
5. ALL PLANTERS TO CONTAIN 2" DEEP WESTERN BARK MULCH, OR EQUAL.
6. ALL DRAINAGE SHALL SLOPE AWAY FROM HOUSE WITH MIN. 2% SLOPE.
7. LANDSCAPE PLAN & DETAILS ARE ONLY CONCEPTUAL. FINAL DIMENSIONS AND IMPLEMENTATION OF SHALL BE DETERMINED BY CONTRACTOR OR OTHER.
8. PLANTS ARE NOT TO ENDOACH ON WALKWAYS OR BLOCK WALKWAY LIGHTING.
9. IRRIGATION LINES MUST BE SUBTERRANEAN EXCEPT 'DRIP' SYSTEMS. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO OPERATE DIFFERENT LANDSCAPE ZONES (IE: SUN, SHADE, LAWN AND SHRUBS)



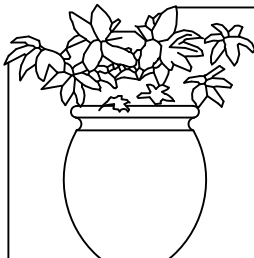
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1/8"=1'0"



PRICE RESIDENCE - LANDSCAPE

XXX



1

OF 1 SHEETS

LIC# 942177  
C27,C53,C8




TONY VITALE  
www.MyLandscapeLogic.com

4455 MORENA BLVD. #110  
SAN DIEGO, CA 92117  
PH: 619.446.6482

ALL IDEAS, DESIGN ARRANGEMENTS, & PLANS INDICATED OR REPRESENTED BY THIS DOCUMENT ARE THE PROPERTY OF TONY VITALE AND HIS COMPANY. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF TONY VITALE.



## A two-story white house with a dark grey roof. The house features a large dark wooden barn door on the left side of the ground floor, a central entrance with a dark door, and a covered porch area on the right. The exterior is white with vertical siding on the upper level and horizontal siding on the lower level. The house has multiple windows with dark frames and a small dormer window on the roof. The house is surrounded by greenery and a clear blue sky.

#	REVISIONS	BY
<div> <div></div> <div>Revision / Marker</div> </div>		
Status Description		
LJSPDAB MEETING 3-18-2019		



BRANDON & JESSICA PRICE  
8144 PASEO DEL OCASO LA JOLLA, CA 92037

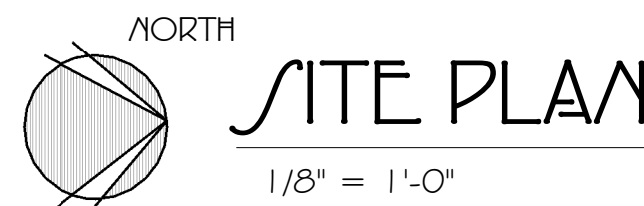
COVER SHEET

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Senior Designer <b>David M. Hall</b>
Junior Designer <b>Anna D. Murillo</b>
Measured By <b>Yavar Nanbakhsh</b>
Measure Date <b>6-22-2018</b>
Scale <b>as noted</b>
Job Name <b>Price</b>
Sheet

A - 1.0





**SITE LEGEND**

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THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE/UNDISTURBED SOIL.

SIGNATURE *Daniel H. Hill*  
(LICENSED ENGINEER / ARCHITECT, OR HOME OWNER'S AGENT  
OF RECORD)

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS  
OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION  
OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND  
RESUBMITTAL OF PLANS TO PLAN COMMISSION TO  
VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE  
REQUIRED.

Senior Designer David M. Hall
Junior Designer Anna D. Murillo
Measured By Yavar Nanbakhsh
Measure Date 6-22-2018
Scale as noted
Job Name Price
Sheet
A - 1.1

PRINT DATE: 3/8/2019 3:02:44 PM





\*NOTE: UNITS 3, 4, 6, 19, 20, 21, AND 23 ARE MULTI UNIT LOTS AND ARE IN A DIFFERENT ZONE, THUS NOT INCLUDED IN THE RADIUS STUDY.

[illegible]

<p>A Home Remodel For:</p> <p><b>BRANDON &amp; JESSICA PRICE</b></p> <p>8144 PASEO DEL OCASO LA JOLLA, CA 92037</p>	<p>Sheet Title:</p> <p><b>SETBACK NEIGHBORHOOD STUDY</b></p>
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A - 1.2



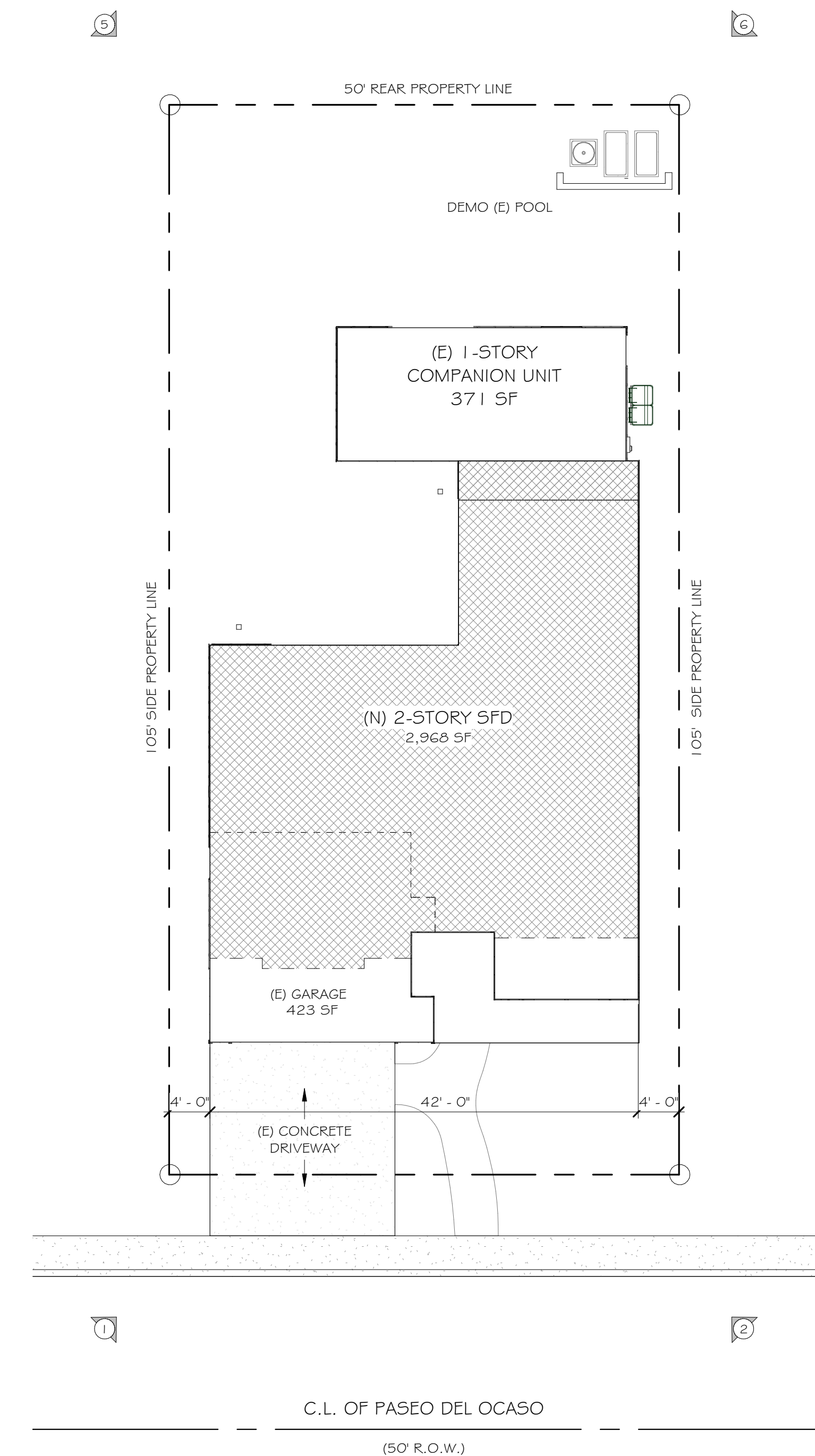
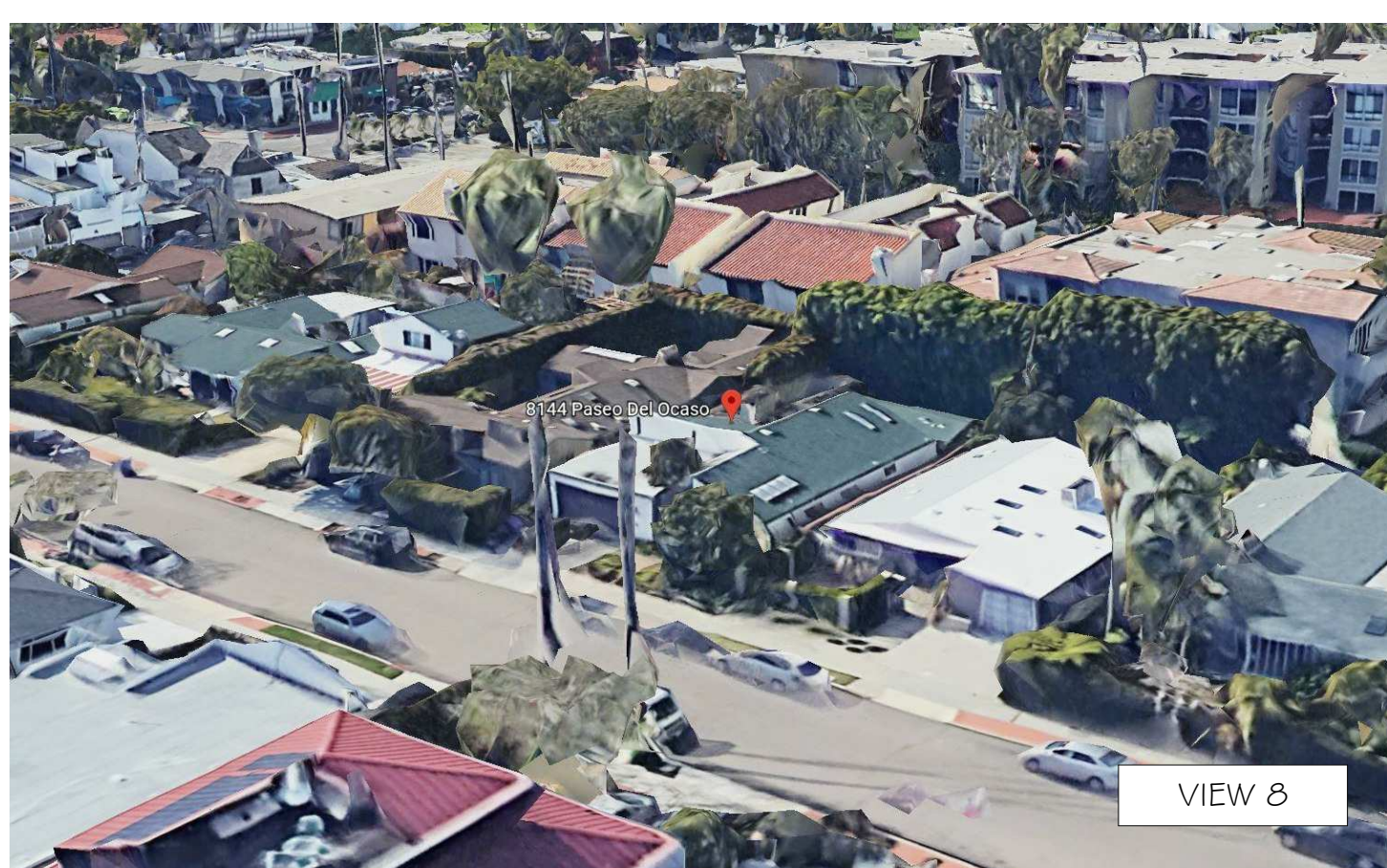
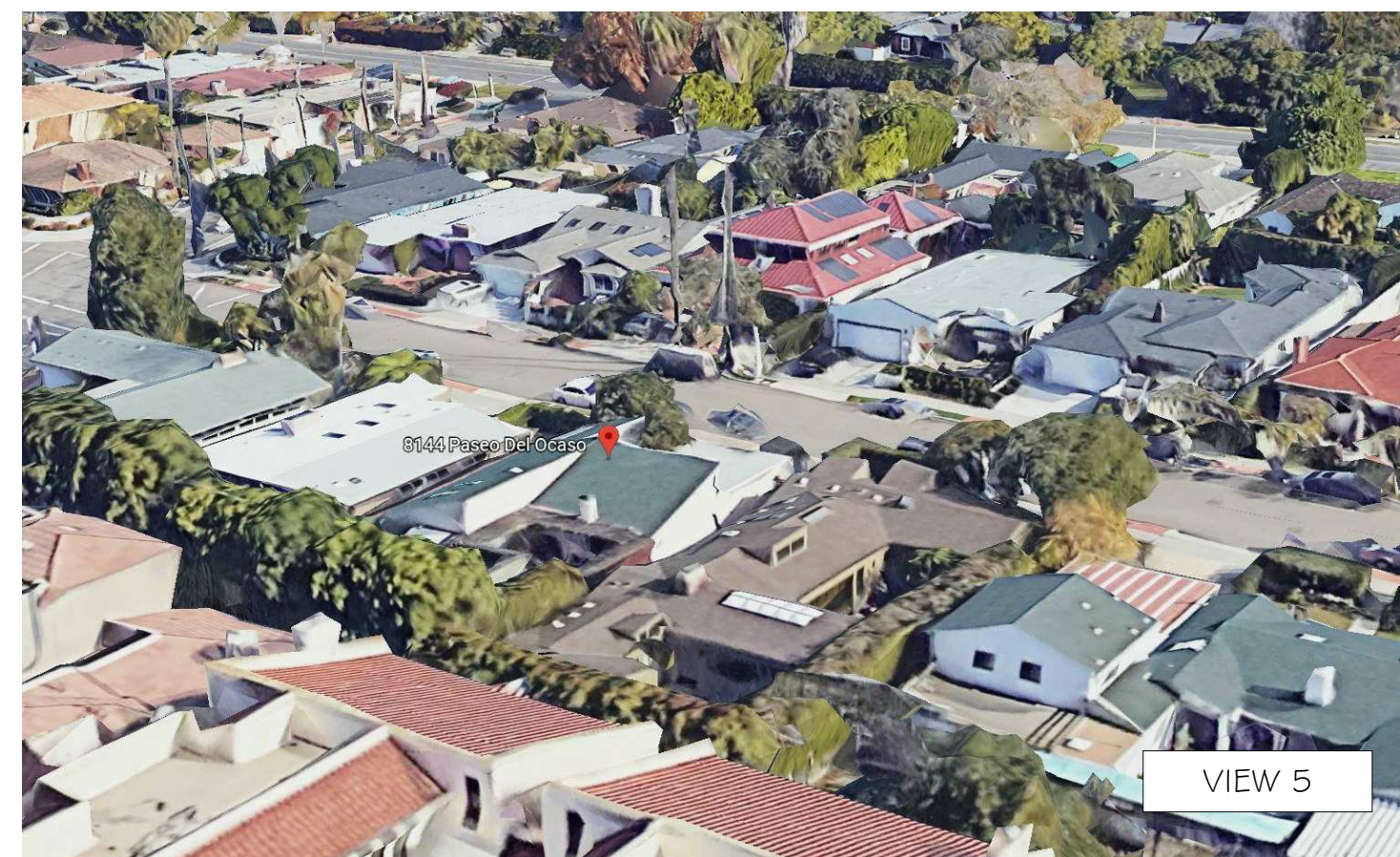



PHOTO SURVEY

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1" = 10'-0"

#	REVISIONS	BY
 Revision / Marker		
Status Description		
LJSPDAB MEETING 3-18-2019		

The logo for Jackson Design & Remodeling features a stylized, abstract graphic on the left. It consists of a dark blue, curved shape at the bottom, a yellow, curved shape in the middle, and a grey, curved shape at the top, all overlapping to form a modern, architectural look. To the right of this graphic, the company name is written in a clean, sans-serif font. "JACKSON" is in a large, bold, dark blue font. Below it, "DESIGN & REMODELING" is in a smaller, grey font, with the words separated by a thin vertical line. At the bottom, the contact information is listed in a small, dark blue font: "LIC #880339", "10010 Wilshire Blvd., Suite 1000", "Beverly Hills, CA 90211", and the website "www.jacksondesignandremodeling.com".

**JACKSON**  
DESIGN & REMODELING

LIC #880339  
10010 Wilshire Blvd., Suite 1000  
Beverly Hills, CA 90211  
www.jacksondesignandremodeling.com

(619) 442-6125  
Fax: (619) 442-6125  
1-301-675-5948

A Home Remodel For:

**BRANDON & JESSICA PRICE**

8144 PASEO DEL OCASO LA JOLLA, CA 92037

Sheet Title:

**NEIGHBORHOOD PHOTO SURVEY**

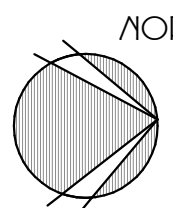
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Senior Designer <b>David M. Hall</b>
Junior Designer <b>Anna D. Murillo</b>
Measured By <b>Yavar Nanbakhsh</b>
Measure Date <b>6-22-2018</b>
Scale <b>as noted</b>
Job Name <b>Price</b>
Sheet

A - 1.3

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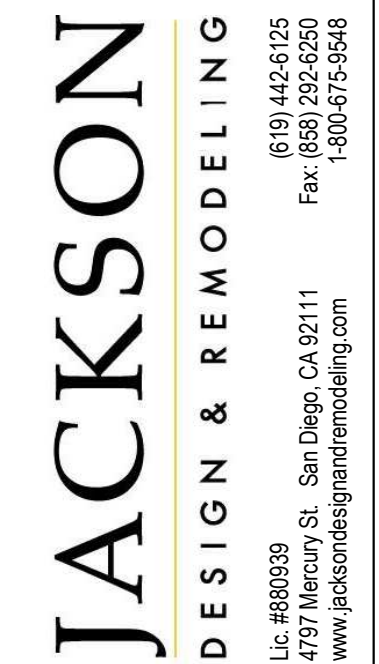



$$1/4'' = 1'-0''$$

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[illegible]

LJSPDAB MEETING  
3-18-2019



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Scale <b>as noted</b>
Job Name <b>Price</b>
Sheet

## A - 2.1

PRINT DATE: 3/8/2019 3:02:50 PM

1. PRIOR TO DEMOLITION, A JOB WALK WITH THE CLIENT/OWNER SHALL BE PERFORMED TO VERIFY ALL ITEMS AND MATERIALS TO BE REMOVED AND KEPT. VERIFY LOCATION OF WHERE SAVED ITEMS AND MATERIALS SHALL BE STORED.
2. ITEMS NOT KEPT SHALL BE RECYCLED PER THE CAL GREEN CODE.

EXISTING WALL TO REMAIN (U.N.O.)  
EXISTING WALL TO BE REMOVED (U.N.O.)  
PROPOSED 2x4 STUD WALL (U.N.O.)  
PROPOSED 2x6 STUD WALL (U.N.O.)  
CMU WALL (U.N.O.)

(E) - EXISTING NOTED FEATURE  
(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED  
(N) - PROPOSED NOTED FEATURE  
(R) - REMODELED ROOM / AREA  
(R + R) - REMOVE AND REPLACE NOTED FEATURE

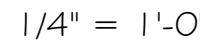
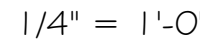












1. FIELD VERIFY EXISTING CONDITIONS AND COORDINATE WITH NEW CONSTRUCTION.
2. FIELD VERIFY EXISTING ROOF PITCH AND SEAT CUTS.
3. ENTIRE ROOF SHALL BE A CLASS 'A' ROOF ASSEMBLY WHERE MORE THAN 25% OF THE ROOF AREA IS REPLACED, ALTERED OR REPAIRED WITHIN A 12 MONTH PERIOD.
4. KEEP TO THE SPIRIT OF THE ARCHITECTURE ILLUSTRATED IN THESE DRAWINGS. IF MODIFICATIONS IN THE FIELD ARE TO BE MADE, VERIFY AND NOTIFY DESIGNER OF CHANGES.
5. HEIGHT IS MEASURED FROM THE LOWEST POINT OF GRADE (5'-0" OF THE EXISTING STRUCTURES' PERIMETER) TO THE HIGHEST POINT OF THE STRUCTURE.
6. EXISTING GRADE WILL NOT BE MODIFIED (U.N.O.)
7. SEE INTERIOR DESIGN BOOKS FOR DETAILED INFORMATION ON FINISHES, FIXTURES, NICHES, EQUIPMENT, ETC.

A - 4.1

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