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):
Address and APN(s):
Project contact name, phone, e-mail:
Project description:
 In addition to the project description, please provide the following:
o lot size:
 existing structure square footage and FAR (if applicable):
o proposed square footage and FAR:
o existing and proposed setbacks on all sides:
o height if greater than 1-story (above ground):
 Project aspect(s) that the applicant team is seeking Trustee direction on. (community character,
aesthetics, design features, etc.):
For Action Items • Project PTS number from Development Services and project name (only submitted projects can be heard as action items): 上によってませる。
• Address and APN(s): 8144 Paseo Del Ocaso 92037 ApJ# 346.282-12-00
• Project contact name, phone, e-mail: David M. Huu (419) 442-4125
· Project description: Lettore House Remoder 1,443 & ADDITION
In addition, provide the following:
late direct S 775 de
o existing structure square footage and FAR (if applicable): 2119 \$ (40% FAR)
o proposed square footage and FAR: 3,762# (74.7% FAR)
o existing structure square footage and FAR (if applicable): _Z_119 + (40.0/o FAR) o proposed square footage and FAR:3_762 + (74.7% FAR) o existing and proposed setbacks on all sides:111-0" FAR)
o height if greater than 1-story (above ground): 29-10" (30' Horast Limit)
Exhibits and other materials to provide:
Please provide the following recommended information which will be attached to the agenda and posted
to the City's website for view by the public:

Exhi

- 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

(CONTINUED ON THE NEXT PAGE)

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

April 10, 2019

To whom it may concern,

We currently reside at 8123 Paseo del Ocaso which is across the street from the proposed renovation at 8144 Paseo del Ocaso in La Jolla, California. The owners of the property have provided us with copies of the proposed floor plans and renderings which we have reviewed. We are providing this letter to illustrate our support for the proposed renovation as-is.

Sincerely,

Kelly and Don Speer

8123 Paseo del Ocaso

To whom it may concern,

Janet and I currently reside at 8139 Paseo del Ocaso, which is located across the street from the proposed renovation at 8144 Paseo del Ocaso in La Jolla, California. The owners of the property have provided us with copies of the proposed floor plans and renderings which we have reviewed. We are providing this letter to illustrate our support for the proposed renovation on an "As-Is" basis.

The proposed renovation appears to be a good fit within the surrounding houses. It exhibits a traditional design and appeal, that is typical for its immediate neighborhood. The depicted renderings illustrate an architectural design, and the use of material elements that will be a welcome addition in The Shores.

Janet and I have been residents of La Jolla Shores since 1997, and we look forward to seeing the completion of this proposed "As-Is" renovation presentation.

Sincerely,

Michael Delaney / gast Selaney

8139 Paseo del Ocaso

April 7, 2019

To whom it may concern,

We currently reside at 8140 Paseo del Ocaso which is adjacent to the proposed renovation at 8144 Paseo del Ocaso in La Jolla, California. The owners of the property have provided us with copies of the proposed floor plans and renderings which we have reviewed. We are providing this letter to illustrate our support for the proposed renovation as-is.

Sincerely

Reuben and Sarah Rosen

8140 Paseo del Ocaso

April 7, 2019

To whom it may concern,

We currently reside at 8166 Paseo del Ocaso which is two houses north from the proposed renovation at 8144 Paseo del Ocaso in La Jolla, California. The owners of the property have provided us with copies of the proposed floor plans and renderings which we have reviewed. We are providing this letter to illustrate our support for the proposed renovation as-is.

Sincerely,

Matt and Mary Cantonis

8166 Paseo del Ocaso









Dear Advisory Board,

Thank you for your time towards reviewing and providing advice for our proposed remodel. We appreciate your suggestions towards scaling back the massing of the 2^{nd} floor by offsetting the 2^{nd} floor walls from 1^{st} floor walls at side yards.

In exploring solutions towards this challenge, we found the following;

Offsetting the upper level / right side wall: The right side is limited, as that is where the stairwell is located. Moving/relocating the stairs inward would force a complete redesign and significantly less desirable floor plan / living space layout.

Offsetting the upper level / left side: The left side has limitations to the overall master suite, as moving this wall in would force considerable reductions in floor area to the master bedroom, master bathroom, and master closet.

Our original goal was to minimize the addition's massing by locating the addition centrally, while preserving as much open space at front and rear yards as possible. We could explore pushing the 2nd floor addition out towards the street or towards the rear yard to provide an offset at 2nd floor side yard walls. However, we believe that this would reduce the overall open volume at the front and/or rear yard, resulting in more harm than good.

We took an additional site visit to get a better idea of the houses in the neighborhood. Upon further investigation, we found 7 houses on our street and within a block that had 2nd floor additions that do not provide the 2nd floor wall offset at side yards that had been recommended. (See pictures and map on sheet A-1.6)

In addition, we noted that the row of houses on our side of the street are dwarfed by the massive 3-story multi-family buildings neighboring our rear property line. It would seem productive to allow and encourage 2nd floor additions, which would help balance out the massing between the to rows of structures, improving the neighborhood's sense of scale. (See pictures provided on sheet A-1.4)

Our client Brandon Price (the homeowner) has reviewed the project with his neighbors and received positive feedback and support towards the project moving forward as designed. Brandon has also gathered letters of approval from some of his neighbors to help communicate neighbor support for this remodel. (See provided neighbor approval letters, and sheet A-1.5)

At this time, we are asking for your consideration based on the challenges listed above, and we are requesting approval for the project as currently designed moving forward.

Once again, thank you for your time and consideration.

David M. Hall

4797 Mercury Street

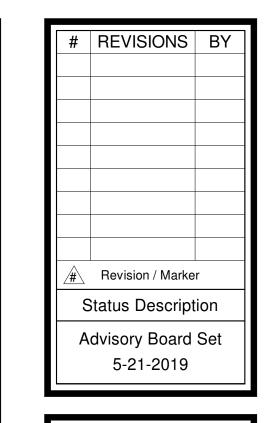
San Diego, CA 92111

(619) 442-3125

BRANDON & JESSICA PRICE RESIDENCE









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DESIGN & REMODELING.

Senior Designer

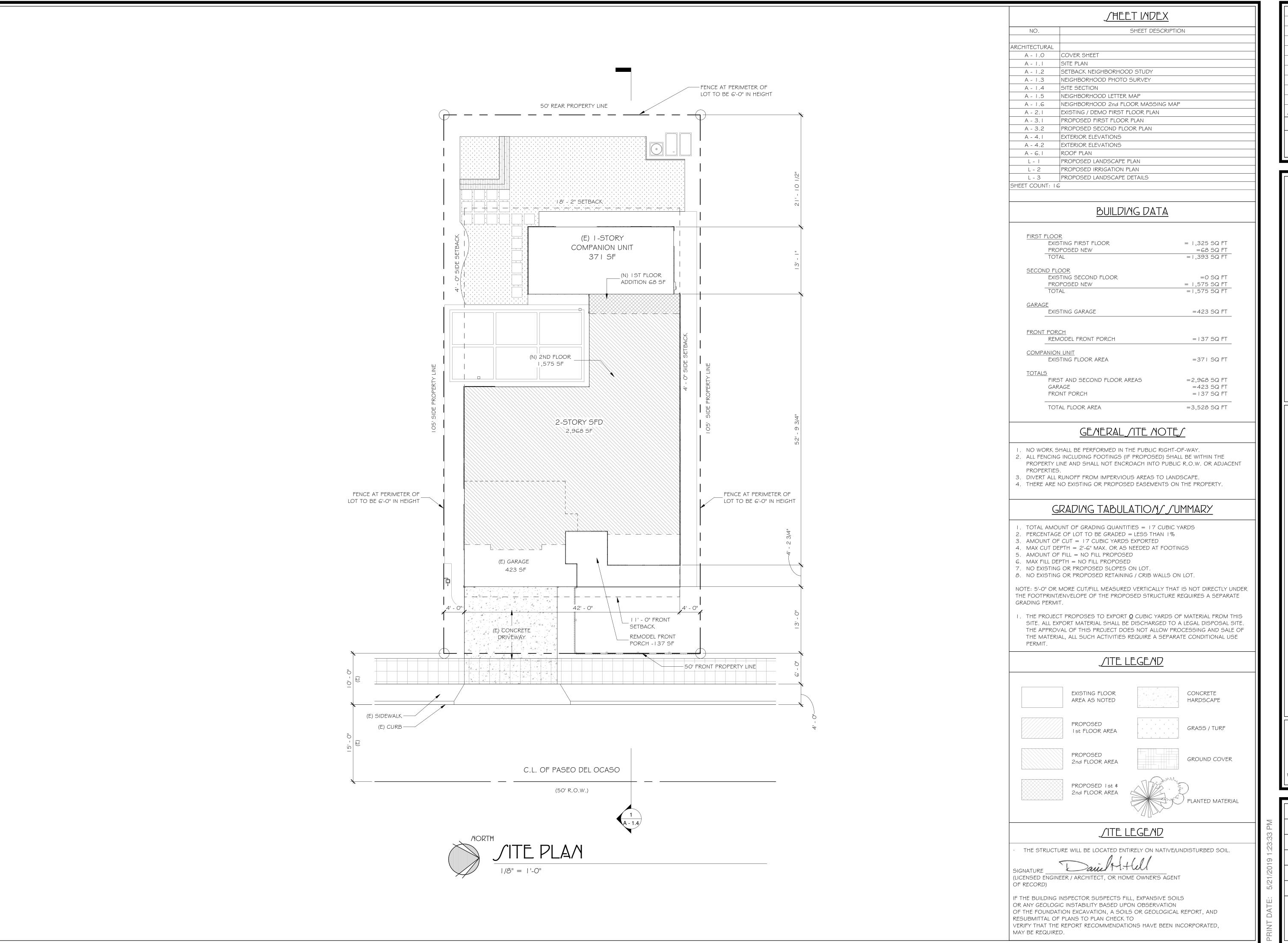
David M. Hall

Junior Designer Anna D. Murillo

Yavar Nanbakhsh

6-22-2018

as noted



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5-21-2019



Sheet 7

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> Senior Designer David M. Hall Junior Designer

Anna D. Murillo Measured By Yavar Nanbakhsh

> Measure Date 6-22-2018

as noted Job Name Price

OF SHEETS



8144 PASEO DEL OCASO FRONT | LEFT SIDE YARD | RIGHT SIDE YARD | REAR | HOUSE SIZE | LOT SIZE | FAR 5216 SF 0.29 34' - 0" 1492 SF 4' - 0" 4' - 0" 20' - 6" 1775 SF 6394 SF 0.28 0 SF 4' - 0" 3' - 3" 2081 SF 5250 SF 4' - 0" 9' - 8" 1762 SF 5641 SF | 0.31 43' - 3" 5' - 0" 27' - 0" 1700 SF 5704 SF 9' - 9" 23' - 0" 2050 SF 5709 SF 24' - 0" 9' - 0" 2994 SF 5586 SF 7' - 0" 44' - 0" 1932 SF 5530 SF 7' - 0" 25' - 7" 1506 SF 5589 SF 19' - 0" 1775 SF 15' - 0" 6394 SF 9' - 6" 6625 SF 0.31 10' - 0" 2059 SF 2' - 0" 9' - 0" 2748 SF 5160 SF 0.53 2' - 0" 9' - 0" 2748 SF 5160 SF 0.53 5' - 0" 30' - 0" 3732 SF 7501 SF 8' - 9" 23' - 0" 2302 SF 5531 SF 23' - 0" 27' - 6" 2860 SF 6127 SF 0.47 0" 0" 0 SF 0 SF O" 0" O SF 0 SF 0 SF 5202 SF 4' - 0" 2' - 0" 1512 SF 0" 0" 11'-0" 7' - 0" 1688 SF 6213 SF 5577 SF 4' - 0" 27' - 6" 1857 SF 0.33 2' - 6" 31' - 0" 1385 SF 5662 SF 0.24 2' - 6" 44' - 3" 1618 SF 5797 SF 0.28 3' - 0" 34' - 0" 1600 SF 5741 SF 3' - 0" 32' - 11" 1332 SF 5580 SF 4' - 3" 22' - 0" 5639 SF 1664 SF 3' - 6" 6' - 2" 5422 SF 0.39 2140 SF 1' - 6" 14' - 0" 1751 SF 5636 SF | 0.31

*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.

3' - 0"

174' - 11"

5'-3"

2189 SF

54252 SF

19' - 6"

608' - 5"

18'-2"

5600 SF 0.39

155186 SF 9.45

1,981 SF 5,770 SF 0.34

F.A.R. NOTE: F.A.R. REQUIREMENTS ARE NOT APPLICABLE TO THIS ZONE PER SDMC / LA JOLLA SHORES PLANNED DISTRICT.

COVERAGE NOTE: MAXIMUM 60% LOT COVERAGE ALLOWED PER SDMC | 5 | 0.0304(d)

LEGEND

EXISTING FIRE HYDRANT

EXISTING TRANSIT STOP

- EXISTING SEWER LINE

Price OF 16

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STUDY

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> David M. Hall Junior Designer Anna D. Murillo

Yavar Nanbakhsh

6-22-2018

as noted

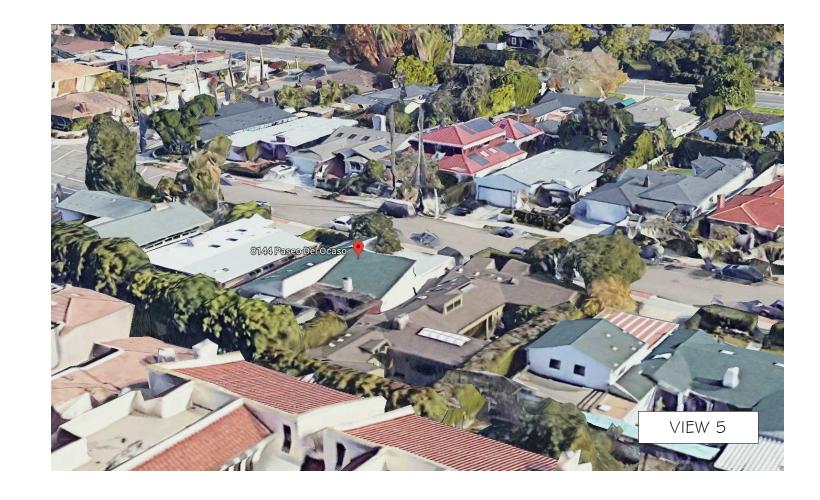
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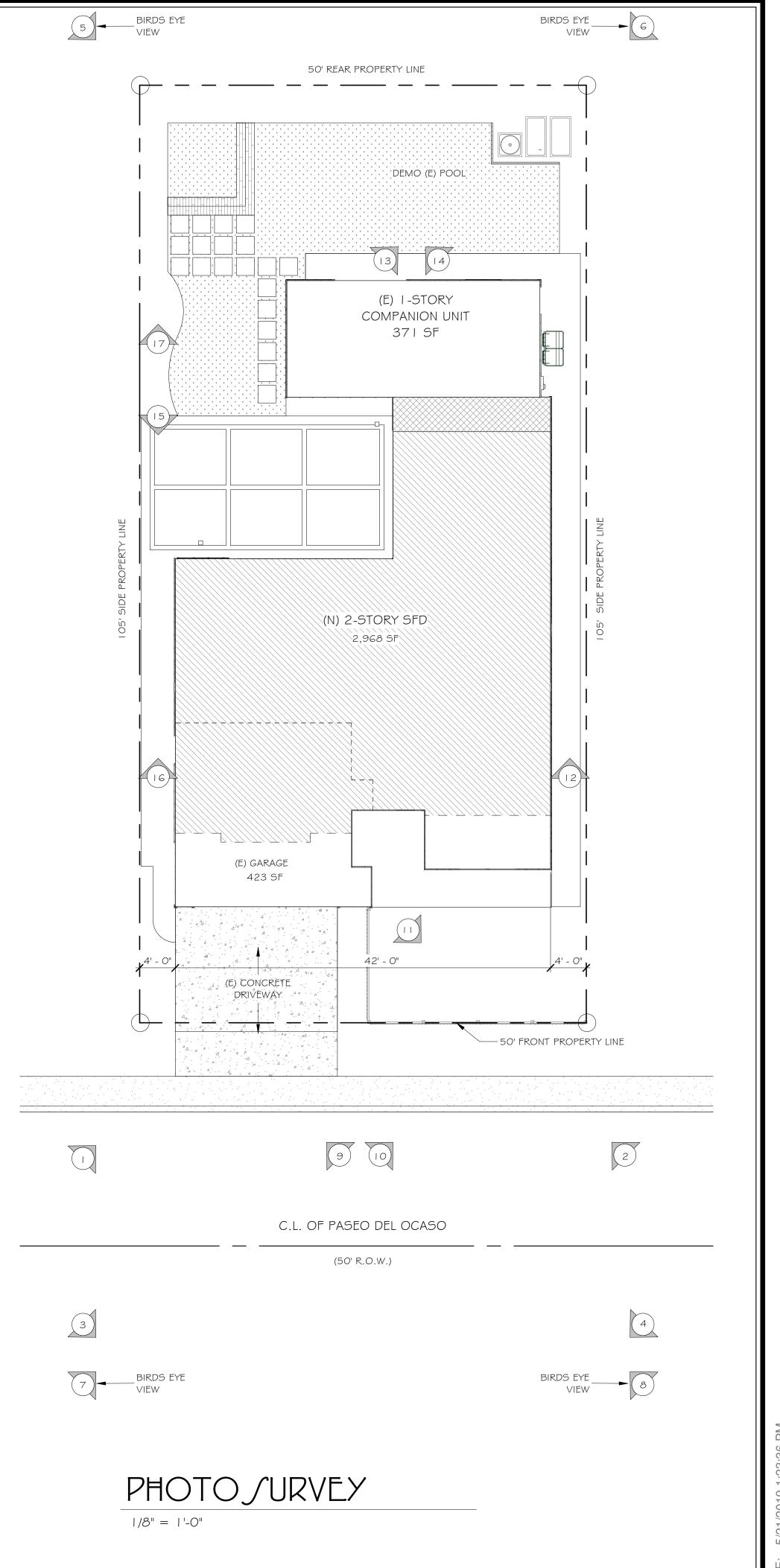












PRINT DATE: 5/21/2019 1:23:36 PM

Scale as noted

Job Name Price
Sheet

A - 1

OF 16 SH

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Senior Designer
David M. Hall

Junior Designer Anna D. Murillo

Yavar Nanbakhsh

6-22-2018

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Status Description

Advisory Board Set



DWELLINGS

STRUCTURES

NOTE: ADDITIONAL PHOTO (SEE LEFT PHOTO) TAKEN FROM THIS LOCATION TO PROVIDE -VIEW OF LACK OF SCALE BETWEEN ROW OF HOUSES AND 3-STORY MULTI-FAMILY STRUCTURES

ROW OF 3-STORY MULTI-FAMILY

STRUCTURES

ROW OF SINGLE FAMILY DWELLINGS

NOTE: OUR ROW OF SINGLE FAMILY DWELLINGS IS DWARFED BY ADJACENT 3-STORY MULTI-FAMILY STRUCTURES

ALLOWING / ENCOURAGING 2ND FLOOR ADDITIONS HELPS BALANCE THE SENSE OF SCALE





Junior Designer Anna D. Murillo Yavar Nanbakhsh

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Senior Designer

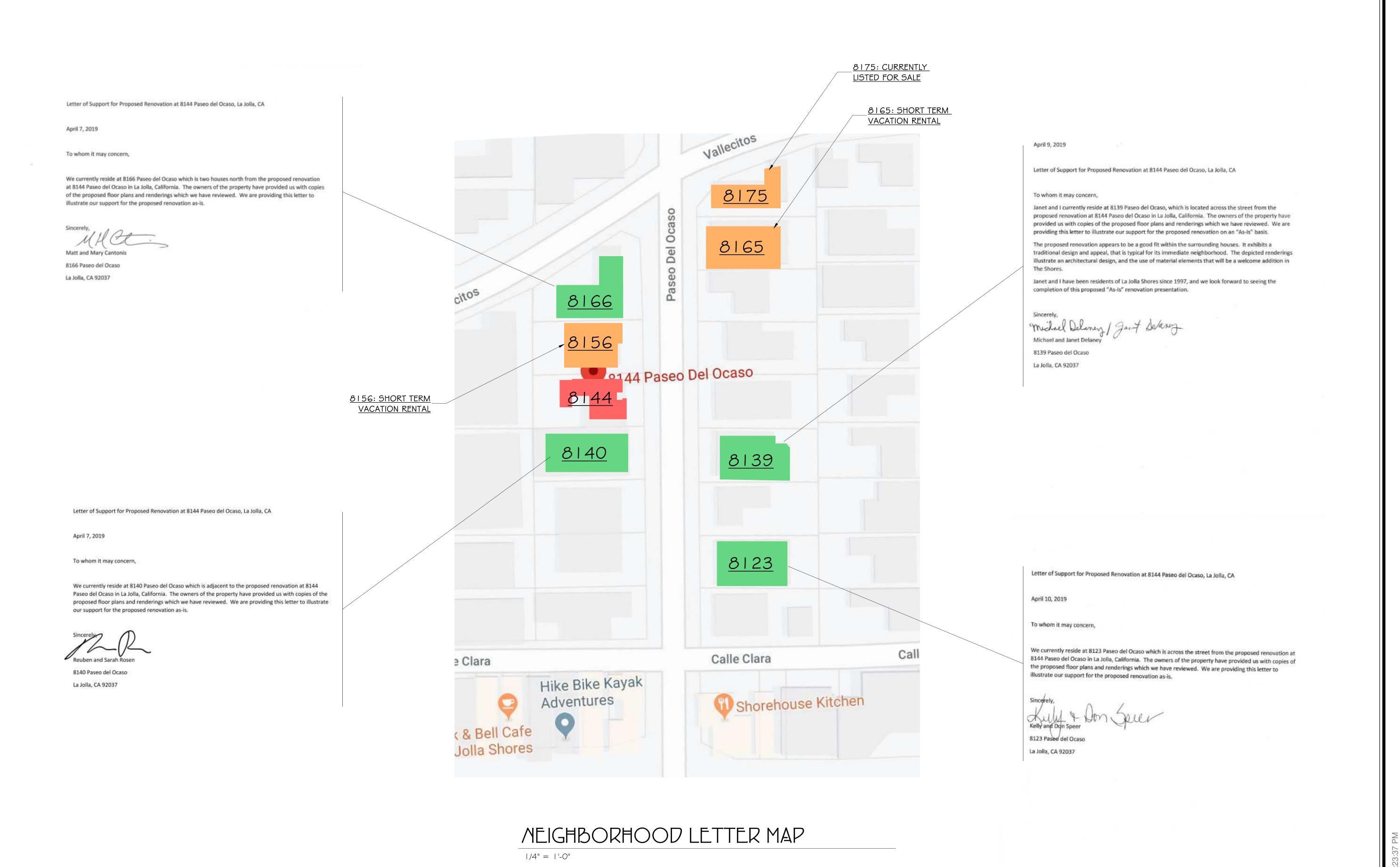
David M. Hall

Measured By

Measure Date 6-22-2018

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as noted Price



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LETTER

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Junior Designer

Measured By

Measure Date 6-22-2018

David M. Hall Anna D. Murillo Yavar Nanbakhsh

as noted Price





Vallecitos











MEIGHBORHOOD 2-/TORY HOU/E/

(WITHOUT PROVIDING ADDITIONAL SETBACK AT 2ND FLOOR WALLS TO PROPERTY LINES)

Junior Designer Anna D. Murillo Yavar Nanbakhsh

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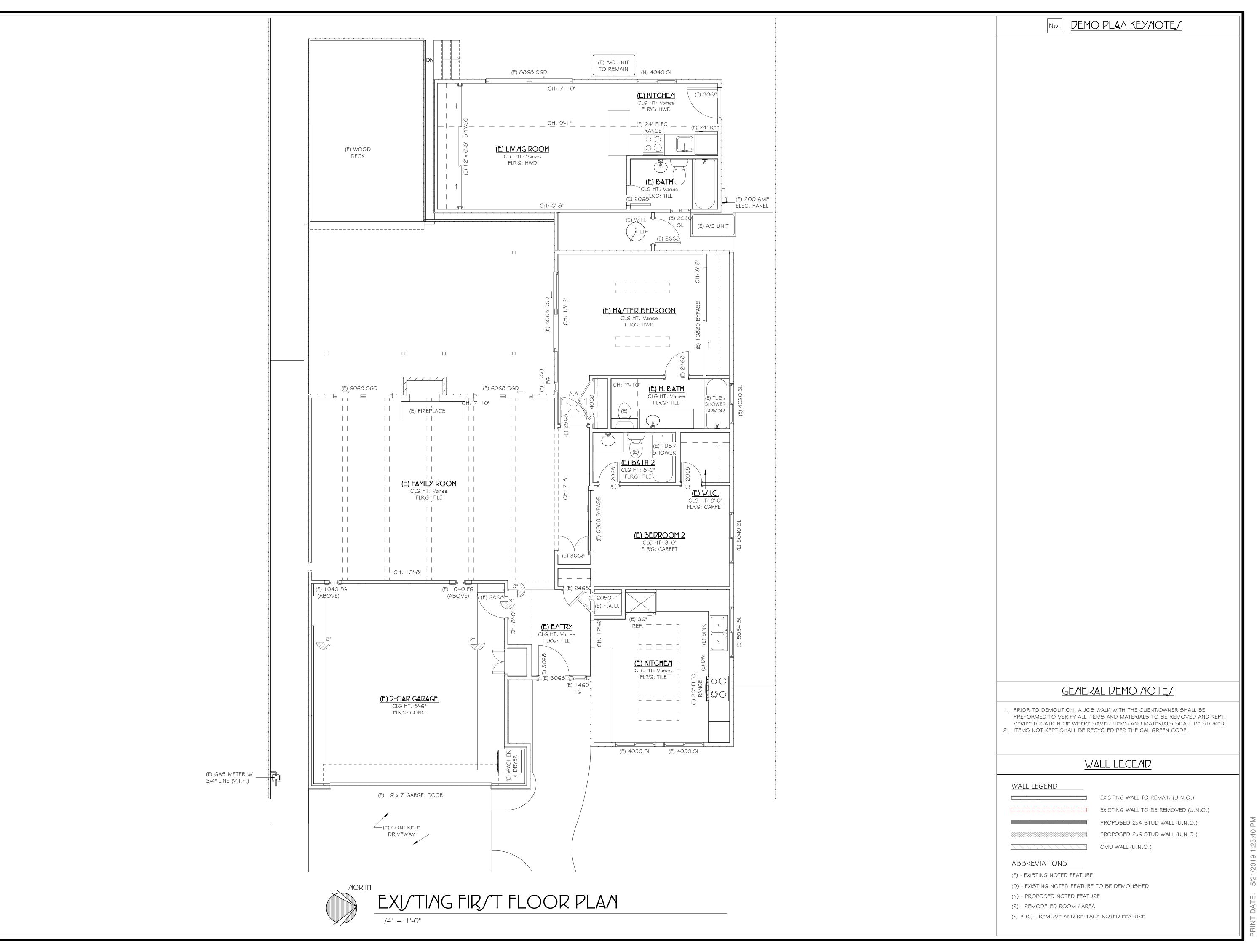
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Advisory Board Set

Senior Designer

David M. Hall

6-22-2018



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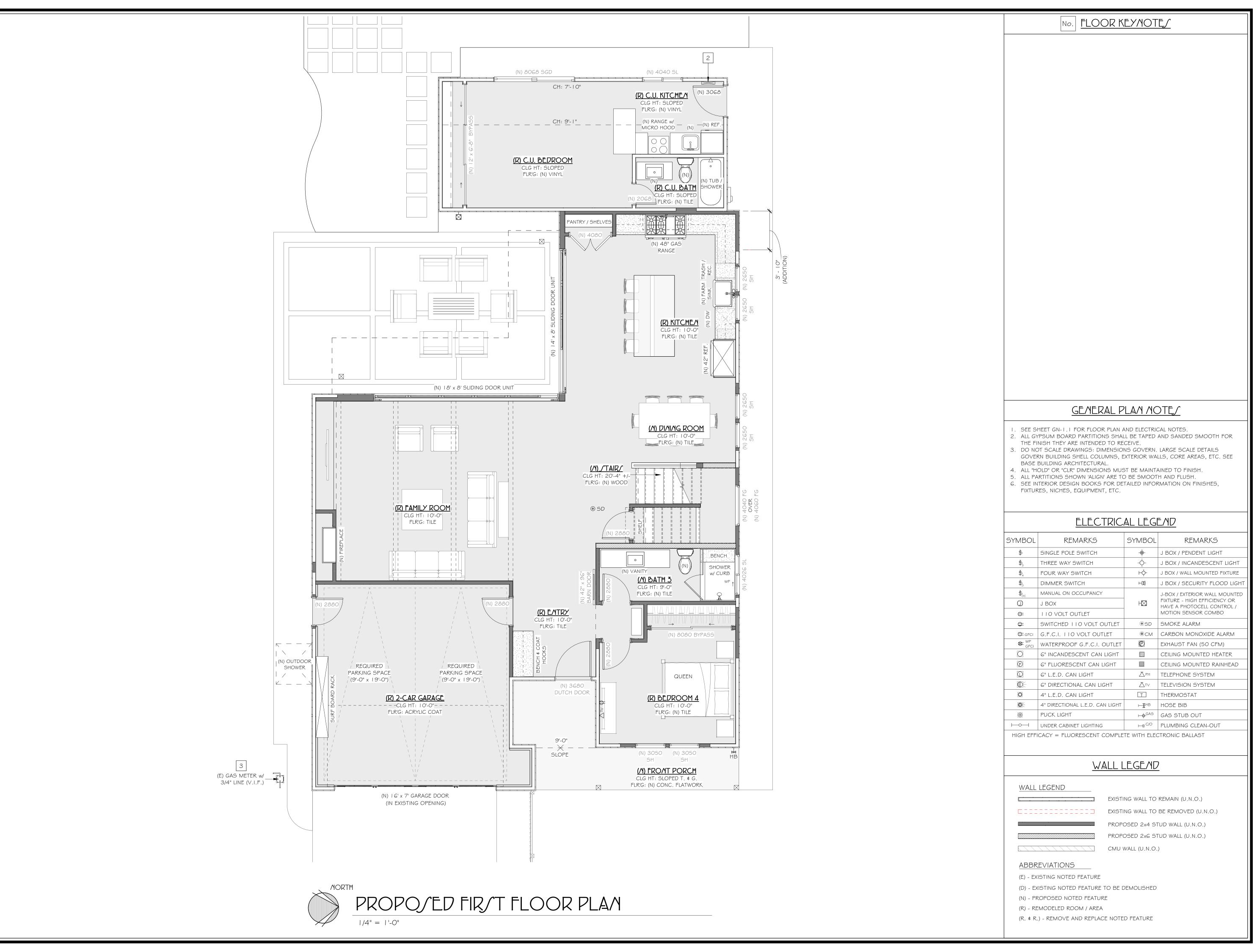
Senior Designer

David M. Hall Junior Designer

Anna D. Murillo

Yavar Nanbakhsh Measure Date 6-22-2018 as noted Price

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David M. Hall Junior Designer

Measured By

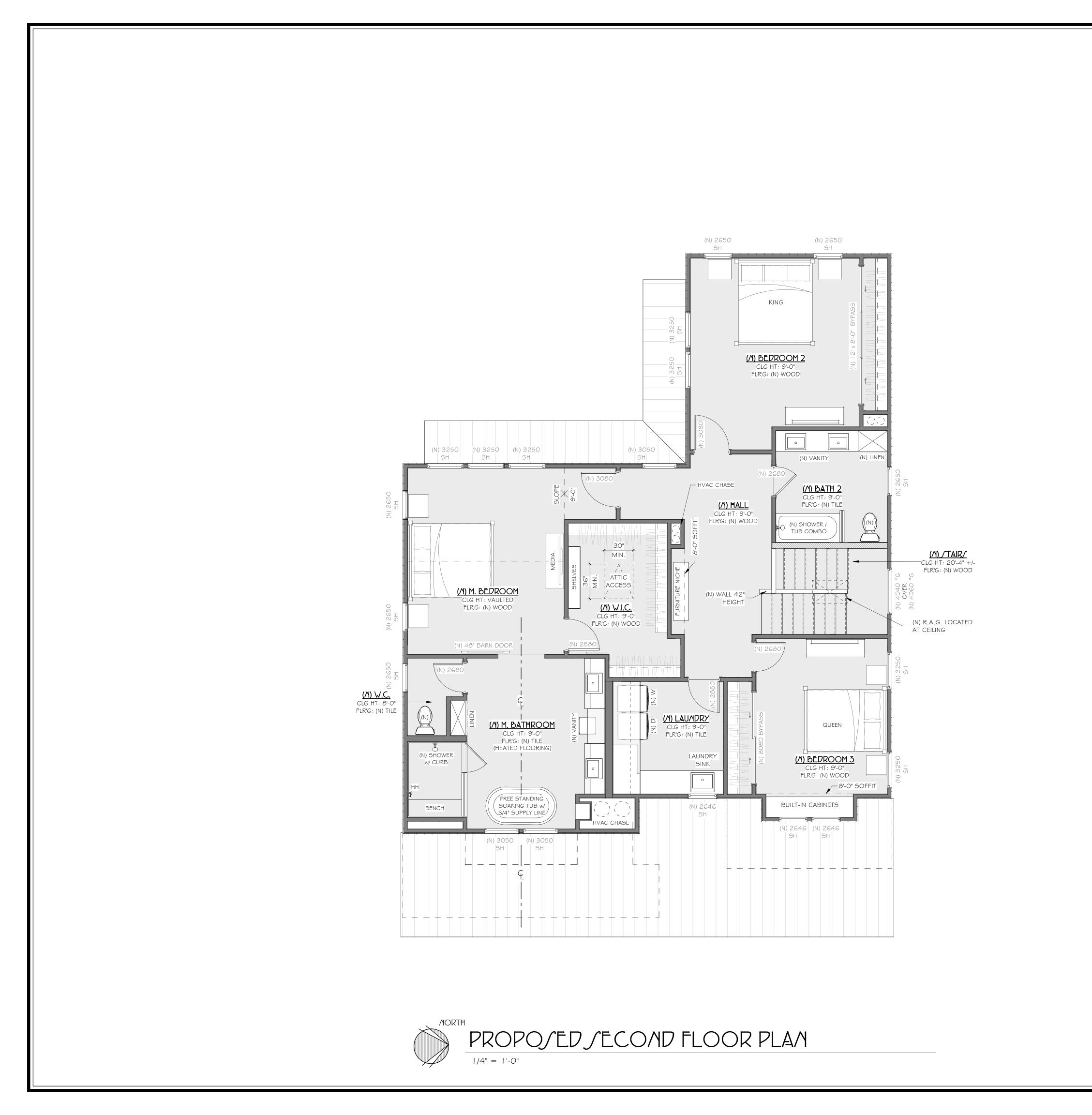
Measure Date 6-22-2018

as noted

Job Name

Anna D. Murillo Yavar Nanbakhsh

Price OF SHEETS





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SECOND

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Senior Designer

David M. Hall Junior Designer

Anna D. Murillo

Measured By Yavar Nanbakhsh

> Measure Date 6-22-2018

as noted

Price

FIXTURES, NICHES, EQUIPMENT, ETC.

GENERAL PLAN NOTE/

2. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH FOR

GOVERN BUILDING SHELL COLUMNS, EXTERIOR WALLS, CORE AREAS, ETC. SEE

3. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. LARGE SCALE DETAILS

6. SEE INTERIOR DESIGN BOOKS FOR DETAILED INFORMATION ON FINISHES,

. SEE SHEET GN-1.1 FOR FLOOR PLAN AND ELECTRICAL NOTES.

4. ALL "HOLD" OR "CLR" DIMENSIONS MUST BE MAINTAINED TO FINISH.

5. ALL PARTITIONS SHOWN 'ALIGN' ARE TO BE SMOOTH AND FLUSH.

THE FINISH THEY ARE INTENDED TO RECEIVE.

BASE BUILDING ARCHITECTURAL.

ELECTRICAL LEGEND SYMBOL REMARKS SYMBOL REMARKS J BOX / PENDENT LIGHT \$ SINGLE POLE SWITCH -- J BOX / INCANDESCENT LIGHT THREE WAY SWITCH FOUR WAY SWITCH ⊢**Ç**- J BOX / WALL MOUNTED FIXTURE HI J BOX / SECURITY FLOOD LIGH DIMMER SWITCH MANUAL ON OCCUPANCY J-BOX / EXTERIOR WALL MOUNTED FIXTURE - HIGH EFFICIENCY OR J BOX HAVE A PHOTOCELL CONTROL / MOTION SENSOR COMBO \Leftrightarrow I I O VOLT OUTLET SWITCHED I 10 VOLT OUTLET ⊕SD SMOKE ALARM GFCI G.F.C.I. I 10 VOLT OUTLET ⊕CM CARBON MONOXIDE ALARM ★ WP WATERPROOF G.F.C.I. OUTLET EXHAUST FAN (50 CFM) 6" INCANDESCENT CAN LIGHT CEILING MOUNTED HEATER 6" FLUORESCENT CAN LIGHT CEILING MOUNTED RAINHEAD 6" L.E.D. CAN LIGHT \triangle PH TELEPHONE SYSTEM 6" DIRECTIONAL CAN LIGHT ∆TV TELEVISION SYSTEM THERMOSTAT 4" L.E.D. CAN LIGHT 4" DIRECTIONAL L.E.D. CAN LIGHT HB HOSE BIB **(** PUCK LIGHT ⊢¢^{GAS} GAS STUB OUT ⊢□ C/O PLUMBING CLEAN-OUT UNDER CABINET LIGHTING

HIGH EFFICACY = FLUORESCENT COMPLETE WITH ELECTRONIC BALLAST

WALL LEGEND

WALL LEGEND

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.)

ABBREVIATIONS

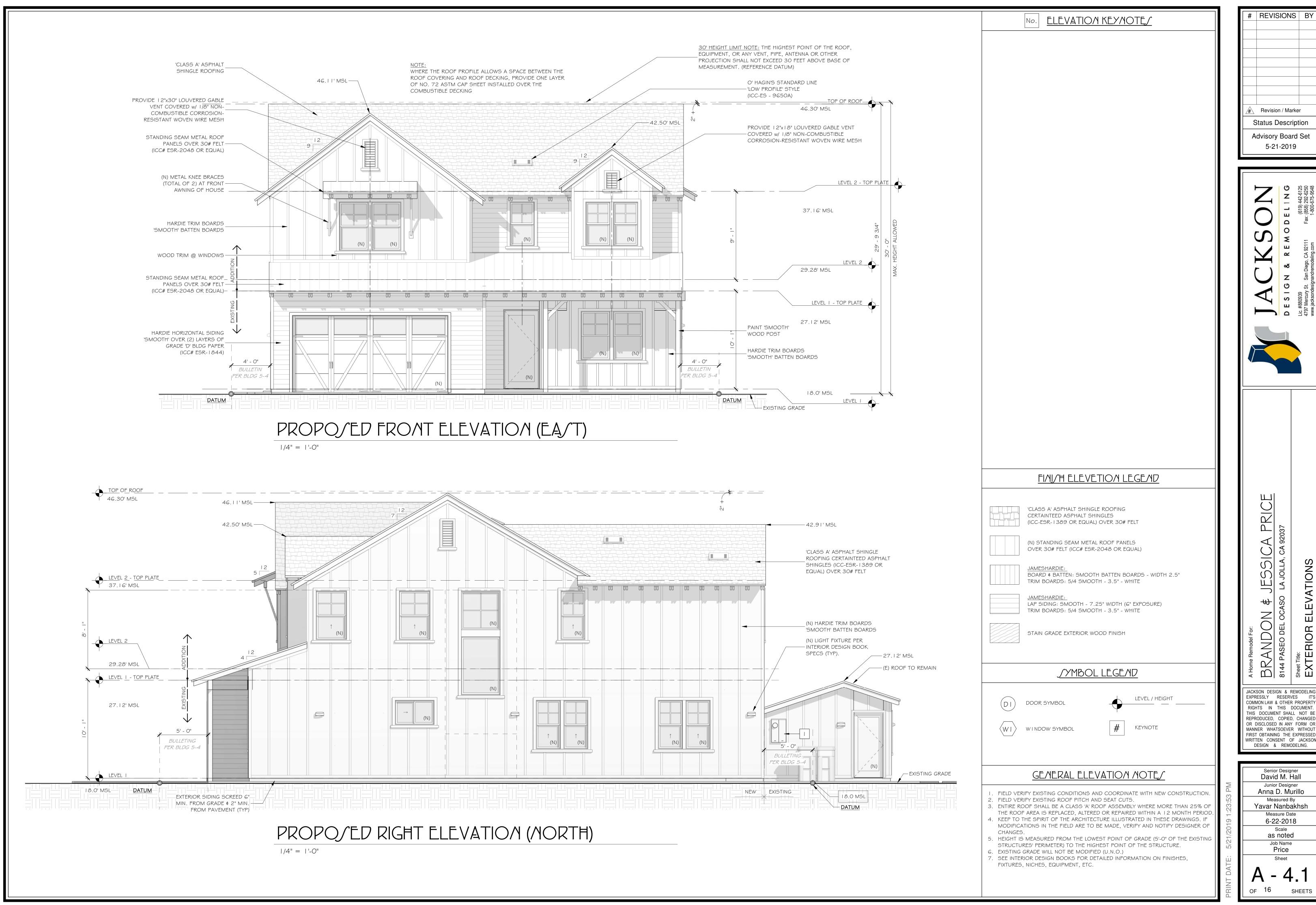
(E) - EXISTING NOTED FEATURE

(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED (N) - PROPOSED NOTED FEATURE

(R) - REMODELED ROOM / AREA

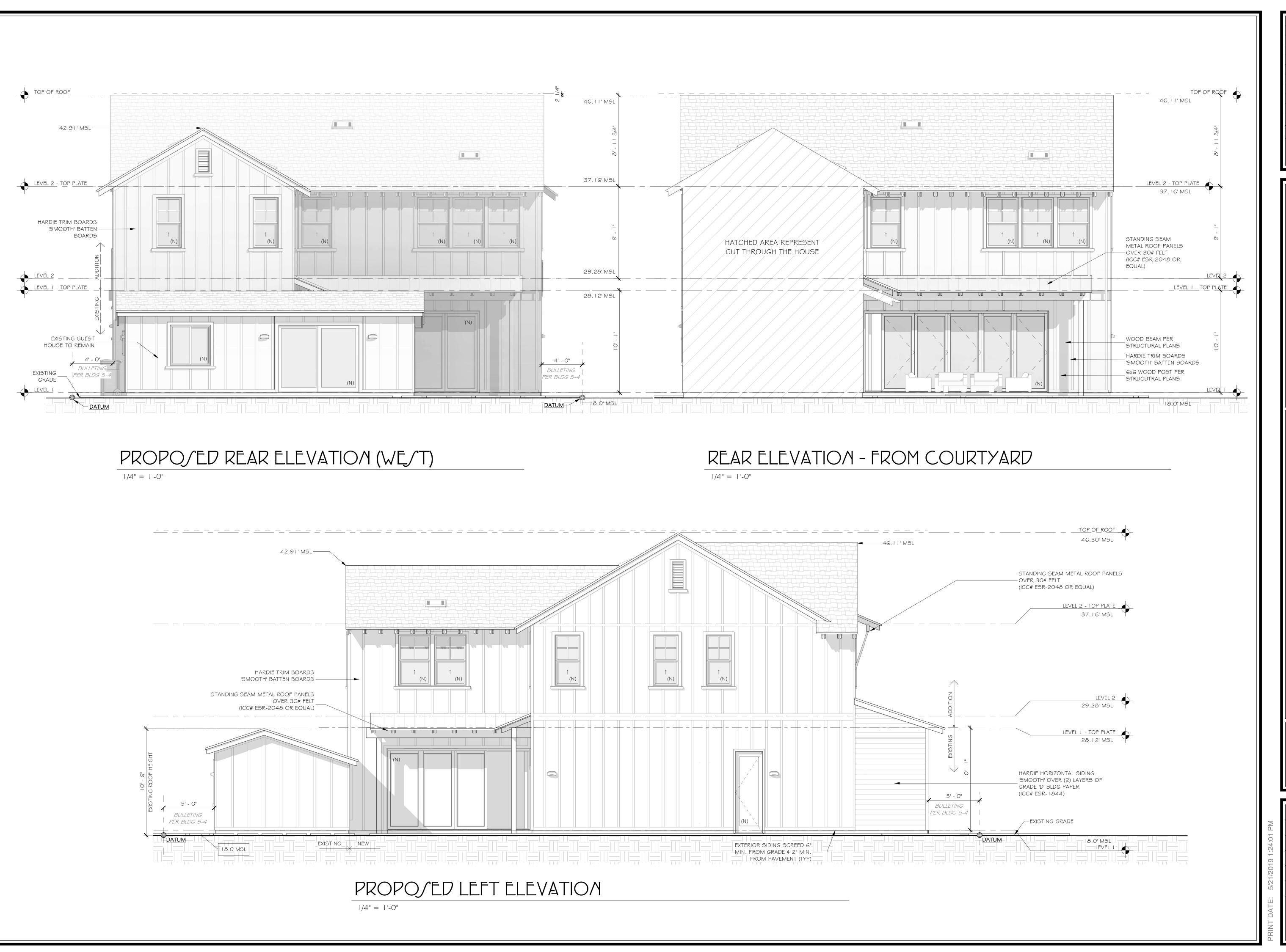
(R. \$ R.) - REMOVE AND REPLACE NOTED FEATURE

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Senior Designer

David M. Hall

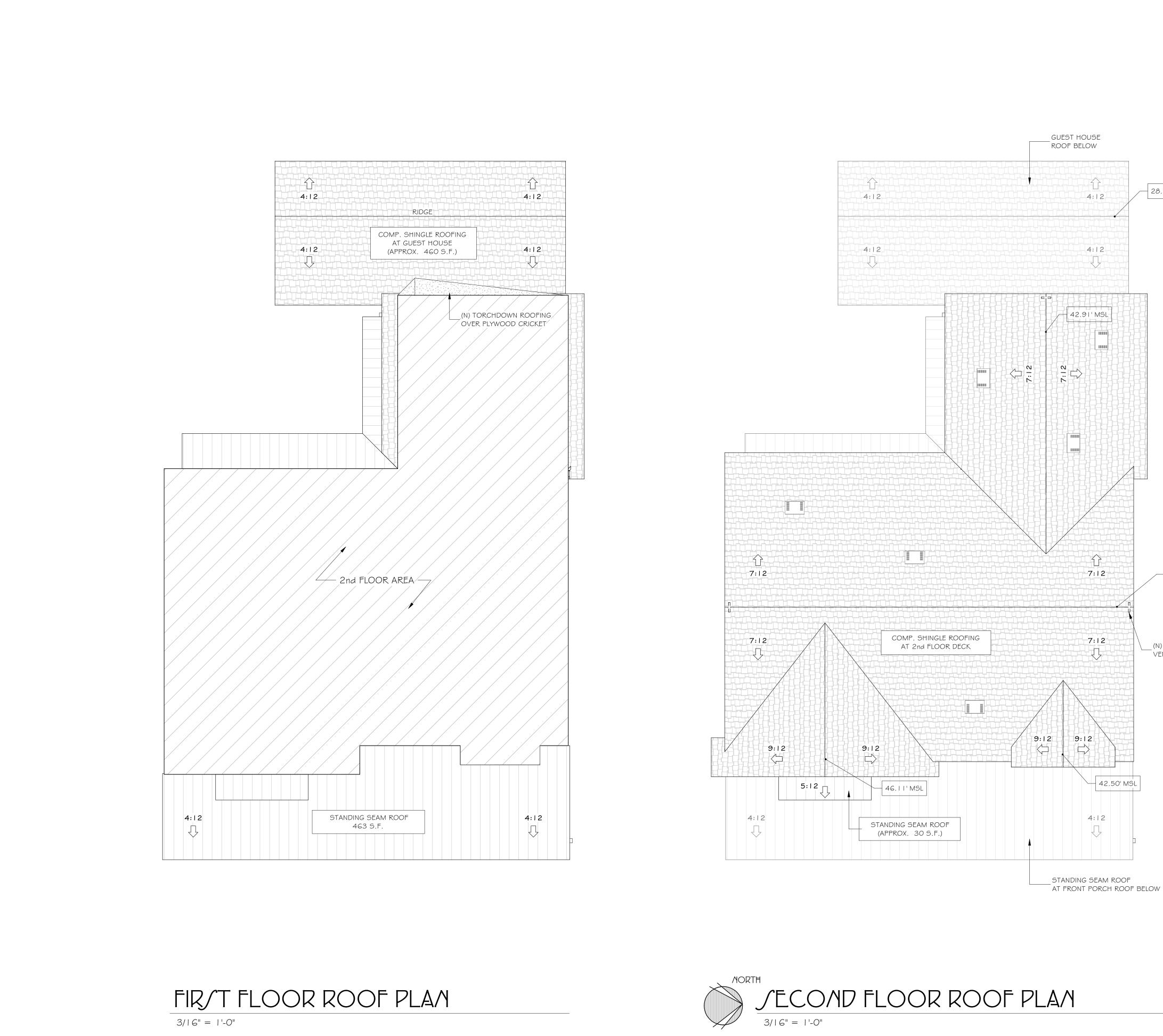
Junior Designer Anna D. Murillo

6-22-2018

as noted

Yavar Nanbakhsh

Price



28.12' MSL ← 46.30' MSL __ (N) | 2" x 30" GABLE VENT (TYP) 42.50' MSL



GENERAL ROOF NOTES

ROOF KEYNOTES

- FIELD VERIFY EXISTING ROOF PITCH AND MATCH, COORDINATE WITH TRUSS MANUFACTURER PRIOR TO ORDERING ANY TRUSSES.
- . FRAMER TO FIELD VERIFY ALL CONDITIONS AND COORDINATE WHERE NEW AND EXISTING FRAMING ALIGN. COORDINATE AND ALIGN WHEN POSSIBLE.

ATTIC VENT CALCULATIONS

THE MINIMUM VENT AREA IS 1/150 OF ATTIC AREA (OR 1/300 OF ATTIC AREA IF AT LEAST 40% (BUT NOT MORE THAT 50%) OF THE REQUIRED VENT IS LOCATED NO MORE THAN 3' BELOW THE RIDGE:

I. MAIN HOUSE ROOF ATTIC VENTILATION:

MAIN HOUSE ATTIC AREA = 1,538 SQ. FT. ATTIC VENT CALCULATION: 1,538 SQ. FT. / 300 =5.13 SQ. FT. 5.13 SQ. FT. x 144 = 739 SQ. IN. REQ. VENT AREA

USE O' HAGIN'S STANDARD LINE - 'LOW PROFILE' STYLE (ICC-ES - 9650A*) NET FREE VENTILATION AREA 72 SQ. IN EACH (72 SQ. IN EACH = .5 SQ.FT. EACH)

 $(.5 \text{ S.F. EACH}) \times 6 = 3 \text{ S.F. OF NFVA}$

VENTS TO PROVIDE HIGH: 2 VENTS TO PROVIDE LOW: 4

I 2x24 SQ.IN METAL GABLE VENTS - NET FREE VENT AREA 93 SQ.IN. (93 SQ. IN. EACH= 0.65 SQ.FT. EACH)

METAL MESH WITH 1/16" MINIMUM TO 1/8" MAXIMUM OPENINGS)

 $(0.65 \text{ S.F. EACH}) \times 4 = 2.6 \text{ S.F. OF NFVA}$

TOTAL AREA VENT PROVIDED = 5.6 S.F.

. ATTIC VENTS TO BE LOCATED TO PROVIDE CROSS VENTILATION, INCLUDING HIGH AND LOW LOCATIONS WHEN APPLICABLE. . ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT

JYMBOL LEGEND

(N) ROOF VENT PER VENTILATION CALCS (TYP.)



DIRECTION OF ROOF SLOPE

PITCH AT ROOF SLOPE (SEE EXTERIOR ELEVATIONS \$ V.I.F.)

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Senior Designer

David M. Hall

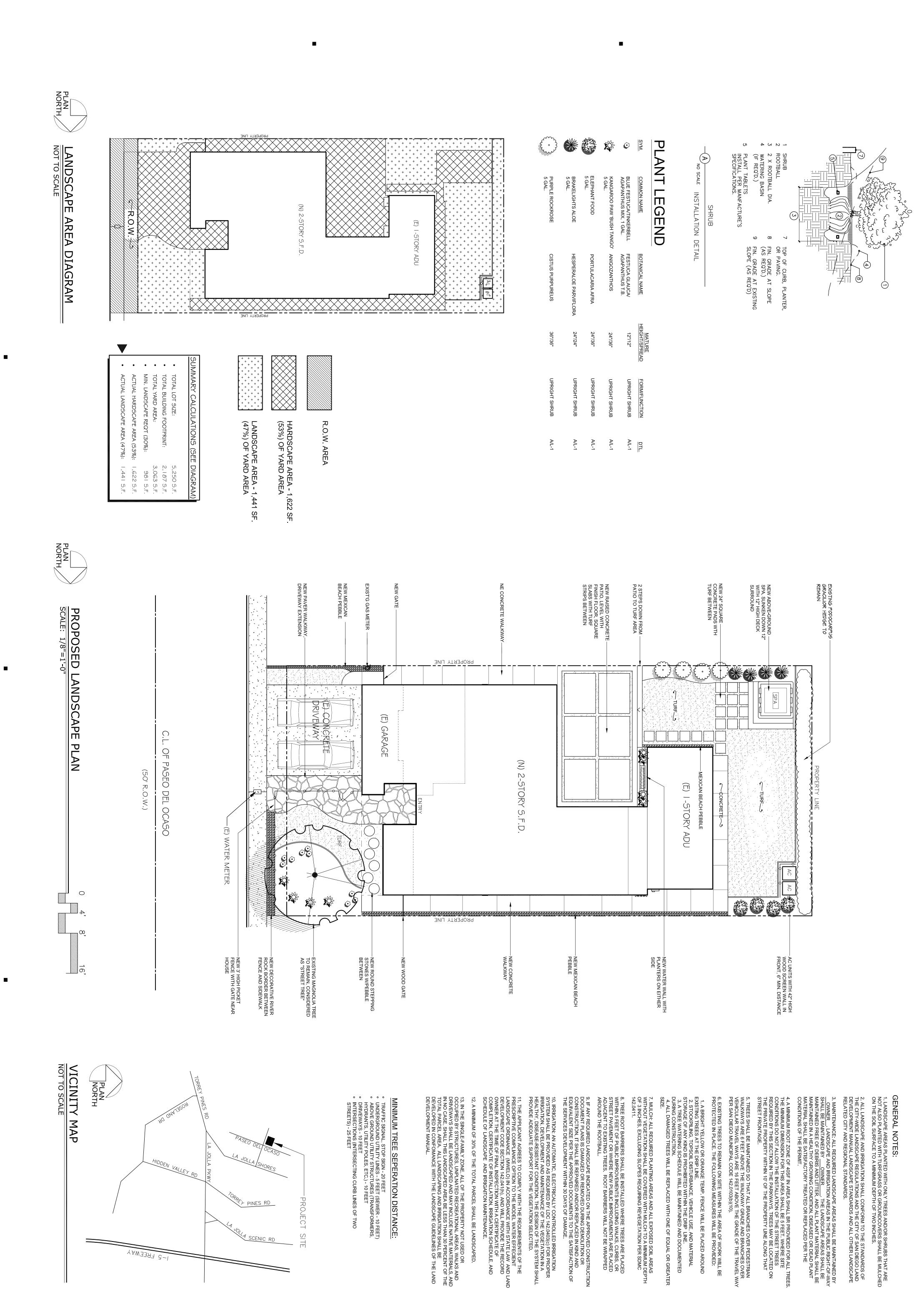
Junior Designer
Anna D. Murillo

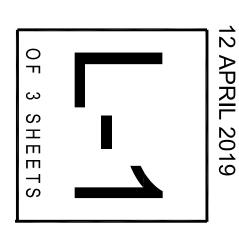
Yavar Nanbakhsh

6-22-2018

as noted

Price





PRICE - LANDSCAPE PLAN FOR:

8144 PASEO DEL OCASO
LA JOLLA, 92037

LIDEAS, DESIGN ARRANGEMENTS, & PLANS DICATED OR REPRESENTED BY THIS AWING ARE OWNED BY AND ARE THE OPERTY OF LANDSCAPE LOGIC AND WERE EATED, EVOLVED, & DEVELOPED FOR USE I, AND IN CONNECTION WITH, THE SPECIFIED OJECT. NONE OF SUCH IDEAS, RANGEMENTS OR PLANS SHALL BE USED BY DISCLOSED TO ANY PERSON, FIRM, OR RPORATION FOR ANY PURPOSE INTO ANY PURPOSE INTO ANY PURPOSE INTO OF LANDSCAPE LOGIC.

AL IDEAS, DESIGN ARRAY

AL IDEAS, DESIGN ARRAY

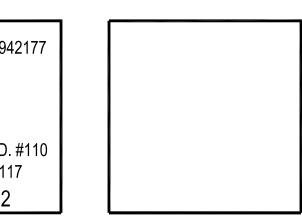
LANDSCAPE

LOGIC

LIC# 942177

TONY VITALE

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





PROPOSED IRRIGATION PLAN

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

9

PASEO DEL OCASO

(50' R.O.W.)

Hydrozone Category is based on

n the feature or plant v PF - Plant Factor

within the

hydrozone with the highest plant factor.

Irrigation Method IE - Irrigation
Code Efficiency *

S = Spray 0.55

* Turf and Landscape Irrigation Best Management Pracitices, April 2005, Water Management Committee of the Irrigation Association

Hydrozone Category

PROPERTY LINE GARAGE (N) 2-STORY S.F.D. -STORY ADU (E) WATER METER \bigcirc SHOWN HERE FOR CLARITY

HYDROZONE XEY

HYDROZONE #2 - 294 SF. (NEW DRIP)

HYDROZONE #1 - 208 SF. (DRIP)

IRRIGATION NOTES

DRIP

IRRIGATION

LEGEND

PEPCO PEPCO RAINBIRD

FLUSH END CAP
(XERI-BUG) XB-05 OR XB-10 EMITTERS*

SINGLE OR MULTI OUTLET PRESSURE COMENSATING – INSTALL (2) 0.5 GPH/1 OR 2 GAL, (2) 1 GPH/5 GAL, (3) 1 GPH/15 (4) 1 GPH/24" BOX OR 2" CAL.

DRIP GAL,

3/4" DRIP TUBING

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.

THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTUAL PLANS BEFORE BEGINNING WORK.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS NECESSARY.

EXISTING

WATER METER

NUFACTURER

DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE THEOWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.

ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING. ALL SLEEVES TO BE AS SHOWN ON THE PLANS. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER—AS NOTED.

 \bigcirc

RAIN BIRD

RAIN BIRD

NIBCO

4660-S PVC

SCHEDULE

40 BALL

PLASTIC

REMOTE-

VALVE

AUTOMATIC

CONTROLLER

Z

AS APPROVED

APPROVED

AS SLEEVING; AS NOTED; TWICE THE DIAMETER OF PIPE UNDER PAVING SHALL BE INSTALLED INSIDE A SEPARATE SLEEVE

-STATION G.P.H.

VALVE SIZE

12

ALL VALVE BOXES TO BE GREEN IN COLOR, SIZED AS INDICATED BY DETAILS, AND HOT BRANDED AS INDICATED ON THE PLANS OR DETAILS.

ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE.

ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPARY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

13

ALL HEADS INDICATED ON THE PLANS AT A SPACING LESS THAN 75% OF FULL OPEN THROW, AS PER MANUFACTURER'S RECOMMENDATIONS, ARE TO RECEIVE A PCS SCREEN OF APPROPRIATE SIZE TO REDUCE THE RADIUS TO MORE CLOSELY MATCH THE SPACING. REFER TO THE MANUFACTURER'S CHARTS PROVIDED WITH PCS SCREENS FOR SIZING OF SCREENS

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION B. WATER CALCULATIONS

SECTION B1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

The project's Maximum Applied Water Allowance calculated using this equation:

 $MAWA = (Eto)(0.62)[(0.55 \times LA) + (0.45 \times SLA)]$

Maximum Applied Water Allowance (gallons per year)
 Reference Evapotranspiration Appendix A (inches per year)

ET Adjustment FactorLandscaped Area including Special Landscape Area (square feet)Conversion factor (to gallons per square foot) Additional ET adjustment Factor s Special Landscape / Landscape Area

eTo LA SLA in./yr. sq. ft. (Total from (sq. ft. Column F of Hydro:

Show calculation: (40.0) (0.62) [(0.55) × (502) + (0.45)(1.0)] = 6,858

Applied Water Allowance

WATER EFFICIENT LANDSCAPE WORKSHEET

WATER EFFICIENT LANDSCAPE WORKSHEET

SECTION A. HYDROZONE INFORMATION TABLE

Plant Factor (average) (.2

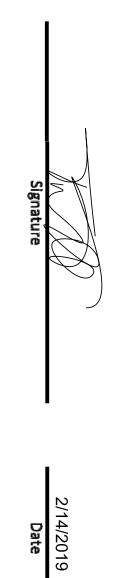
% of Total Landscaped Area

SECTION B2. **ESTIMATED TOTAL WATER USE (ETWU)**

The project's Estimated Total Water Use is calculated using the following formula:

ETWU = (Eto)(0.62)(Total of Column J fromthe Hydrozone

Show calculation: (40.0) (0.62) (127) Estimated total water use per year (gallons)
Reference Evapotranspiration (inches) 40.0 in./yr.



stimated Total Water Use

LANDSCAPE PLAN FOR:

LANDSCAPE REMODEL PRICE -

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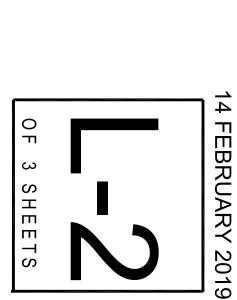
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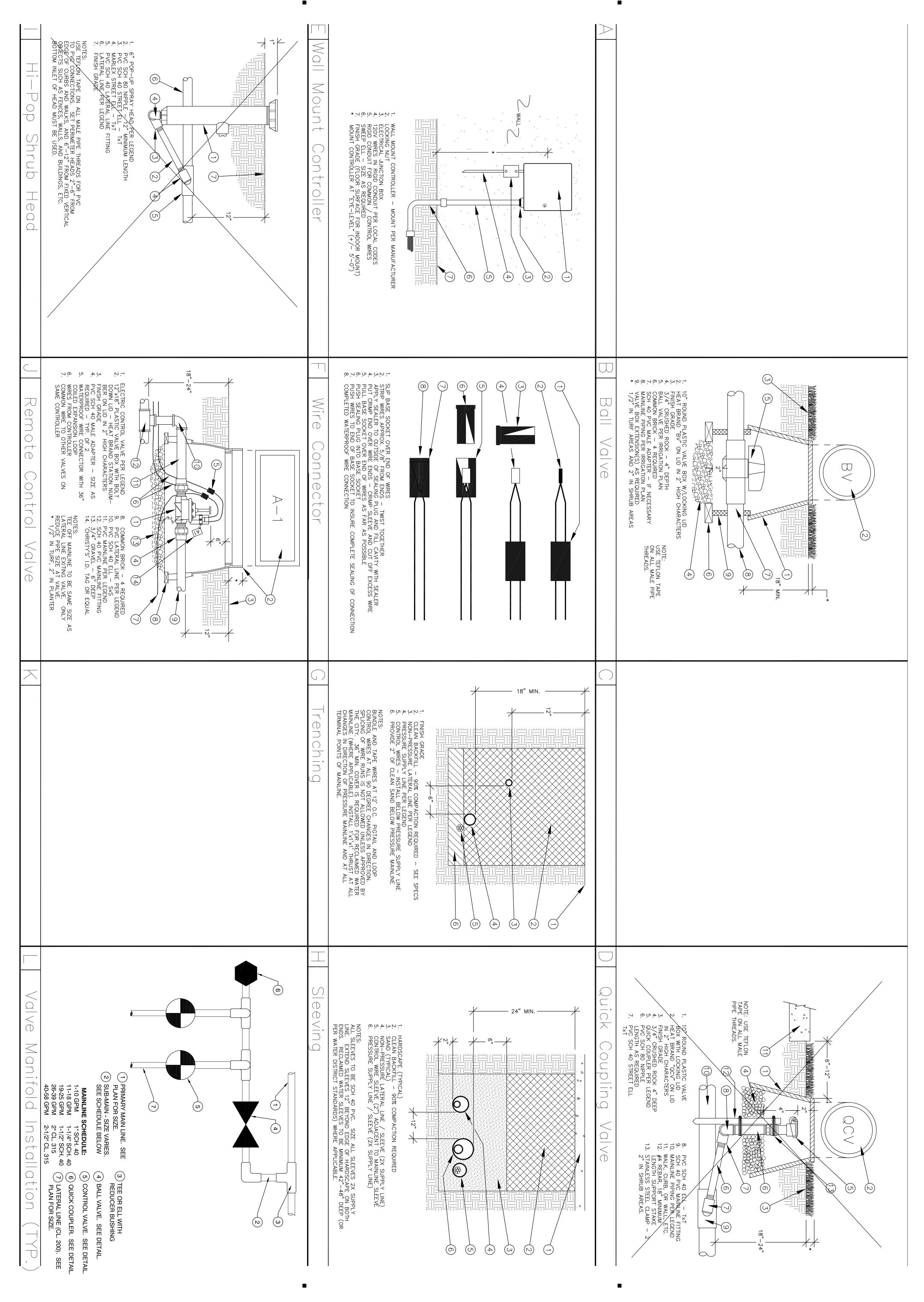
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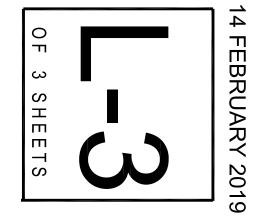
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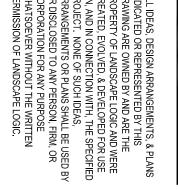




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