

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:
 - 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): _____
- 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): 612206 – Mardoun SDP
- Address and APN(s): 7830 Roseland Ave / 346-523-0400
- Project contact name, phone, e-mail: Denisse Prado-Liendo (Jackson Design and Remodeling) 619-442-6125, Denisse@JacksonDesignAndRemodeling.com
- Project description: Site Development Permit for additions and alteration to existing 1,933 square feet single-family dwelling within the La Jolla Shores Planned District area at 7830 Roseland Drive. Work includes alterations and a 54 square-foot addition to the first floor and a 1,377 square-foot second floor addition.
- In addition, provide the following:
 - lot size: 0.23 acres / 10,140 sf
 - existing structure square footage and FAR (if applicable): 1933 sf / 0.19
 - proposed square footage and FAR: 3620 sf / 0.36
 - existing and proposed setbacks on all sides: 15' front, 17' rear, 5' sides
 - height if greater than 1-story (above ground): 28'-9.5" at chimney

Riad Mardoum and Valerie Sussman Residence



#	Description	Date
REVISION TAG / MARKER		
PROJECT STATUS		
LJSPDAB REVIEW		
10/15/18		



JACKSON

DESIGN & REMODELING

Lic. #880939

San Diego, CA 92111

www.jacksondesignremodeling.com

(619) 462-6125

(619) 462-6125

(619) 462-6125

A Home Remodel For:

Riad Mardoum and Valerie Sussman

7830 Roseland Drive, La Jolla, CA 92037

Sheet Title:

COVER SHEET

JACKSON DESIGN & REMODELING EXPRESSLY RESERVES ITS COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING.

DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUM
SHEET	
A 00	



APB	ANCHOR BOLTS	FD	FLOOR DRAIN	MISC	MISCELLANEOUS	SAC	SUSPENDED ACOUSTICAL CEILING
APF	ABOVE FINISH FLOOR	FON	FOUNDATION	MO	MASONRY OPENING	SAT	SUSPENDED ACOUSTIC TILE
ALT	ALTERNATE	FIN	FINISH	MTL	METAL	SB	SPLASH BLOCK
ALUM	ALUMINUM	FLR	FLOOR	N	NORTH	SC	SOLID CORE
ANOD	ANODIZED	FLUOR	FLUORESCENT	NIC	NOT IN CONTRACT	S CONC	SEALED CONCRETE
ARCH	ARCHITECT	FP	FIREPROOF	NOM	NOMINAL	SD	STORM DRAIN
AT	ACOUSTIC TILE	FRP	FIBERGLASS REIN. PLASTIC	NON	NON-COMBUSTIBLE	SECT	SECTION
BD	BOARD	FURR	FURRING	COM		SIM	SIMILAR
BFC	BELOW FINISHED CEILING	GA	GAUGE	NTS	NOT TO SCALE	SND	SANITARY NAPKIN DISPENSER
BUILD	BUILDING	GAL	GALVANIZED	OC	ON CENTER	SN DPL	SANITARY NAPKIN DISPOSAL
BLK	BLOCK	GYP BD	GYPSON BOARD	OD	OVERFLOW DRAIN	SPECS	SPECIFICATIONS
BLKG	BLOCKING	GC	GENERAL CONTRACTOR	OH	OPPOSITE HAND	SS	STAINLESS STEEL
BOT	BOTTOM	GI	GALVANIZED IRON	OPN	OPENING	S/S	SERVICE SINK
BTWN	BETWEEN	GL	GLASS	OPP	OPPOSITE	STD	STANDARD
BUR	BUILT-UP ROOF	GR	GRADE	OVDH	OVERHEAD	STL	STEEL
CB	CONCRETE BLOCK	GMMU	GLASS MESH MORTAR UNIT	PART	PARTITION	STRUCT	STRUCTURE
CHAN	CHANNEL	HDCP	HANDICAPPED	PART BD	PARTICLE BOARD	SUSP	SUSPENDED
CI	CAST IRON	HDWR	HARDWARE	PC	PRECAST CONCRETE	T	TREAD
CLG	CEILING	HORIZ	HORIZONTAL	PIP	POURED IN PLACE	T&G	TONGUE AND GROOVE
CMP	CORRUGATED METAL PIPE	HR	HOUR	PL	PLATE	TEL	TELEPHONE
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	P LAM	PLASTIC LAMINATE	TEMP	TEMPERED
COL	COLOR	HVAC	HEATING, VENT. AIR COND.	PLYWOD	PLYWOOD	TD	TRASH DISPOSAL
CONC	CONCRETE	HW	HOT WATER HEATER	PNL	PANEL	TJ	TOOLED JOINT
CONST	CONSTRUCTION	IDU	INSIDE DIAMETER	PR	PAIR	TLT	TOILET
CONT	CONTINUOUS	INSUL	INSULATION	PSF	POUNDS PER SQUARE FOOT	TOC	TOP OF CONCRETE
CONTR	CONTRACTOR	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	TOM	TOP OF MASONRY
CPT/C	CARPET	INV	INVERT	PT	POST TENSIONED	TOS	TOP OF STEEL
CT	CERAMIC TILE	JAN	JANITOR	QT	QUARRY TILE	TOW	TOP OF WALL
DBL	DOUBLE	JST	JOIST	R	RISER OR RADIUS	TRANS	TRANSFORMER
DET	DETAIL	JT	JOINT	RA	RETURN AIR	TY	TYPICAL
DM	DOWN	KNO	KNOCKOUT	RB	RUBBER BASE	VT	VINYL TILE
DN	DOWN	LAM	LAMINATE	RD	ROOF DRAIN	VB	VAPOR BARRIER
DR	DOOR	LAV	LAVATORY	RE:	REFER/REFERENCE	VERT	VERTICLE
DWG	DRAWING	LH	LEFT HAND	REFL	REFLECTIVE OR REFLECTIVE	VIF	VERIFY IN FIELD
E	EXISTING	LL	LIVE LOAD	REINF	REINFORCING	VWC	VINYL WALL COVERING
EA	EACH	LWC	LIGHT WEIGHT CONCRETE	REQD	REQUIRED	W/	WITH
EJ	EXPANSION JOINT	MAS	MASONRY	RET	RETAINING	WO	WITHOUT
EL	ELEVATION	MAT	MATERIAL	REV	REVISE, REVISED	WC	WATER CLOSET
ELTC	ELECTRICAL	MAX	MAXIMUM	RF	RAISED FLOOR	WO	WOOD
EQ	EQUAL	MECH	MECHANICAL	RM	ROOM	WF	WALL FABRIC
EQUIP	EQUIPMENT	MFR	MANUFACTURER	RO	ROUGH OPENING	WP	WATERPROOF
EXP	EXPANSION	MH	MANHOLE	ROW	RIGHT OF WAY	WDW	WINDOW
EXT	EXTERIOR	MIN	MINIMUM	RT DPL	RECESSED TRASH DISPOSAL	WFLD	WELDED WIRE FABRIC

A 1.1

PRINT DATE: 10/9/2018 2:52:47 PM

(E) FIRST FLOOR

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

KEYNOTES

[illegible]

JACKSON
DESIGN & REMODELING

TEL: 439-9399
(619) 419-4125
Fax: (619) 292-0250
1-800-675-9548

4797 Mercury St., San Diego, CA 92111
www.jacksonsandesignremodeling.com

A Home Remodel For:
Riad Mardoum and Valerie Sussman
7830 Roseland Drive, La Jolla, CA 92037

Sheet Title:
EXISTING FIRST FLOOR PLAN

JACKSON DESIGN & REMODELING EXPRESSLY RESERVES ITS COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING

DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUM
SHEET	

A 2.1

PRINT DATE: 10/9/2018 2:53:20 PM

GENERAL NOTES




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.

BUILDING DATA

(SEE A-1.1 FOR DETAIL DATA)

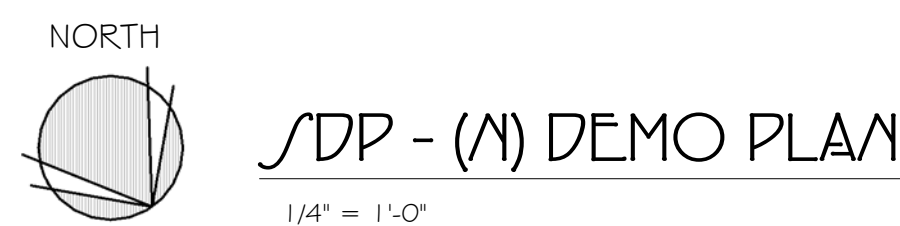
FIRST FLOOR:
EXISTING LIVING AREA: 1,933 SQ FT

WALL LEGEND

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

ABBREVIATIONS

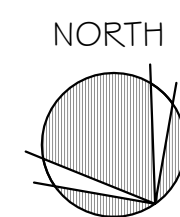
- (E) - EXISTING NOTED FEATURE
(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED
(N) - PROPOSED NOTED FEATURE
(R) - REMODELED ROOM / AREA
(R, # R.) - REMOVE AND REPLACE NOTED FEATURE



(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

A 2.2

PRINT DATE: 10/9/2018 2:53:50 PM


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

A 2.3

PRINT DATE: 10/9/2018 2:54:02 PM



7830 ROSELAND DRIVE							
Number	ADDRESS	FRONT	REAR	SIDE YARD	LOT SIZE	HOUSE SIZE	FAR
1	7810 ROSELAND DR	5' - 0"	5' - 0"	15' - 0"	10,698 SF	2,789 SF	0.26
2	7840 ROSELAND DR	15' - 0"	5' - 0"	5' - 0"	9,738 SF	2,727 SF	0.28
3	7820 ROSELAND DR	10' - 0"	10' - 0"	20' - 0"	10,607 SF	3,400 SF	0.32
4	7843 ROSELAND DR	5' - 0"	5' - 0"	5' - 0"	6,899 SF	3,272 SF	0.47
5	7826 ROSELAND DR	15' - 0"	5' - 0"	5' - 0"	8,899 SF	3,194 SF	0.36
6	1 E ROSELAND DR	20' - 0"	20' - 0"	15' - 0"	30,927 SF	3,968 SF	0.13
7	7863 ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	17,737 SF	3,946 SF	0.22
8	7865 ROSELAND DR	20' - 0"	10' - 0"	10' - 0"	36,590 SF	3,733 SF	0.10
9	7885 ROSELAND DR	10' - 0"	10' - 0"	5' - 0"	13,467 SF	2,242 SF	0.17
10	2037 TORREY PINES RD	10' - 0"	20' - 0"	5' - 0"	9,190 SF	1,768 SF	0.19
11	7872 LOOKOUT DR	20' - 0"	20' - 0"	5' - 0"	24,393 SF	3,790 SF	0.16
12	7878 LOOKOUT DR	10' - 0"	15' - 0"	5' - 0"	26,136 SF	3,518 SF	0.13
13	7884 LOOKOUT DR	10' - 0"	15' - 0"	10' - 0"	35,283 SF	8,926 SF	0.25
14	7860 ROSELAND DR	15' - 0"	10' - 0"	5' - 0"	29,620 SF	2,925 SF	0.10
15	2075 SOLEDAD AVE	20' - 0"	15' - 0"	2' - 0"	52,707 SF	9,219 SF	0.17
16	7887 LOOKOUT DR	10' - 0"	10' - 0"	5' - 0"	9,842 SF	2,349 SF	0.24
17	7800 ROSELAND DR	15' - 0"	10' - 0"	5' - 0"	4,957 SF	0 SF	0.00
18	7768 ROSELAND PL	15' - 0"	10' - 0"	5' - 0"	14,148 SF	2,802 SF	0.20
19	7770 ROSELAND PL	10' - 0"	10' - 0"	5' - 0"	12,732 SF	3,018 SF	0.24
20	7777 ROSELAND PL	15' - 0"	20' - 0"	5' - 0"	13,863 SF	2,082 SF	0.15
21	7785 ROSELAND DR	5' - 0"	20' - 0"	10' - 0"	15,802 SF	3,152 SF	0.20
22	11 E ROSELAND DR	10' - 0"	20' - 0"	5' - 0"	18,936 SF	3,634 SF	0.19
23	7750 ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	21,144 SF	5,567 SF	0.26
24	7740 ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	23,522 SF	3,879 SF	0.16
25	12 E ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	24,153 SF	1,994 SF	0.06
26	10 E ROSELAND DR	20' - 0"	10' - 0"	10' - 0"	21,034 SF	2,547 SF	0.12
27	7780 ROSELAND DR	10' - 0"	10' - 0"	5' - 0"	7,540 SF	2,390 SF	0.32
28	5 E ROSELAND DR	10' - 0"	30' - 0"	10' - 0"	10,823 SF	1,378 SF	0.13
29	4 E ROSELAND DR	25' - 0"	5' - 0"	5' - 0"	12,532 SF	1,700 SF	0.14
30	7850 ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	7,548 SF	1,124 SF	0.15
31	7860 CALLE JUELA	5' - 0"	20' - 0"	10' - 0"	6,042 SF	1,496 SF	0.25
32	3 E ROSELAND DR	15' - 0"	20' - 0"	5' - 0"	11,349 SF	5,076 SF	0.45
33	2 E ROSELAND DR	20' - 0"	5' - 0"	5' - 0"	8,508 SF	3,702 SF	0.44
34	7866 ROSELAND DR	15' - 0"	5' - 0"	15' - 0"	10,879 SF	3,822 SF	0.35
35	7892 ROSELAND DR	5' - 0"	10' - 0"	5' - 0"	4,263 SF	2,021 SF	0.17
36	7888 ROSELAND DR	15' - 0"	15' - 0"	15' - 0"	14,922 SF	1,801 SF	0.42
37	2075 TORREY PINES RD	15' - 0"	10' - 0"	5' - 0"	8,809 SF	3,667 SF	0.42
38	2107 TORREY PINES RD	10' - 0"	20' - 0"	5' - 0"	12,510 SF	2,098 SF	0.17
39	7870 CALLE JUELA	10' - 0"	20' - 0"	5' - 0"	9,340 SF	1,638 SF	0.18
40	2105 TORREY PINES RD	15' - 0"	20' - 0"	5' - 0"	6,026 SF	1,080 SF	0.18
41	7869 CALLE JUELA	15' - 0"	15' - 0"	5' - 0"	10,894 SF	1,432 SF	0.13
42	7855 CALLE JUELA	20' - 0"	20' - 0"	10' - 0"	18,510 SF	1,786 SF	0.10
		565' - 0"	600' - 0"	297' - 0"	663,509 SF	126,652 SF	9.14
	AVERAGE	13'-0"	14'-0"	7'-0"	16,062 SF	3,089 SF	0.21

* 17 UNDER CONSTRUCTION

[illegible]

JACKSON

DESIGN & REMODELING

Lic. #880839
 10000 Wilshire St., San Diego, CA 92111
 Fax: (619) 442-6125
 www.jacksondesignremodeling.com
 (619) 442-6125
 1-800-675-9548

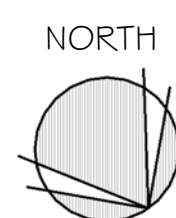
A Home Remodel For: Riad Mardoum and Valerie Sussman
7830 Roseland Drive, La Jolla, CA 92037

Sheet Title: **SETBACK NEIGHBORHOOD STUDY**

JACKSON DESIGN & REMODELING EXPRESSLY RESERVES ITS COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING

DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUM
SHEET	
A 2.4	

PRINT DATE: 10/9/2018 3:06:56 PM

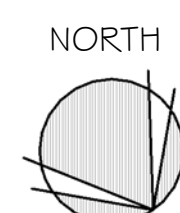

$$1/4^* = 1'-0'$$
[illegible]

(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

JACKSON DESIGN & REMODELING EXPRESSLY RESERVES ITS COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING

A 3.1

PRINT DATE: 10/9/2018 2:54:39 PM


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


- (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

A 3.2

PRINT DATE: 10/9/2018 2:54:53 PM



	Description	Date
A	REVISION TAG / MARKER	
PROJECT STATUS		
FIRST SUBMITTAL		
04/11/18		



JACKSON

DESIGN & REMODELING

LIC. #880939
 4797 Mercuri St. San Diego, CA 92111
 (619) 441-6725
 Fax: (619) 292-6250
www.jacksonsdesignandremodeling.com
 1-800-675-9548

A Home Remodel For:

Riad Mardoum and Valerie Sussman

7630 Roseland Drive, La Jolla, CA 92037

Sheet Title:

PERSPECTIVES

JACKSON DESIGN & REMODELING EXPRESSLY RESERVES ITS COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING

DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUN
SHEET	

A-4.3



(N) NORTH ELEVATION

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


(N) WEST ELEVATION

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










KEYNOTES

[illegible]

ELEVATION NOTES

1. FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF WORK. IF A CONFLICT ARISES THE ARCHITECTURAL DESIGNER SHALL BE NOTIFIED
2. THE INTENT OF THESE ILLUSTRATIONS ARE TO SHOW DESIGN INTENT AND THE SPIRIT OF THE ARCHITECTURE. IF ANY CHANGES ARE REQUIRED OR REQUESTED BY THE OWNER WHICH AFFECTS THE DESIGN INTENT, THE CONSTRUCTOR SHALL NOTIFY THE ARCHITECTURAL DESIGNER OF THE CHANGES AND A REVIEW SHALL BE DONE
3. THESE LINES ILLUSTRATED ON PLAN AND SECTION ARE ONLY PLACEMENT TO SHOW THE IMPORTANCE OF HOLDING CENTER. WHEN CONFLICTS ARISE HOLDING CENTER SHALL BE THE RULE. CONTACT DESIGNER BEFORE ANY DEVIATIONS ARE MADE.

WALL LEGEND

	PLASTER / STUCCO		LEVEL / HEIGHT
	HORIZONTAL WOOD SIDING		KEYNOTE
	VERTICAL WOOD SIDING		DOOR SYMBOL
	FINISH WOOD		WINDOW SYMBOL
			ELEVATION POINT

Riad Mardoum and Valerie Sussman
7830 Roseland Drive, La Jolla, CA 92037

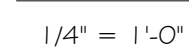
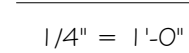
Sheet Title:
EXTERIOR ELEVATIONS

JACKSON DESIGN & REMODELING EXPRESSLY RESERVES ITS COMMON LAW & OTHER PROPERTY RIGHTS IN THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE REPRODUCED, COPIED, CHANGED OR DISCLOSED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN CONSENT OF JACKSON DESIGN & REMODELING

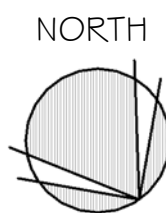
PRINT DATE: 10/9/2018 2:58:12 PM

DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUM
SHEET	

A 4.1



A 4.2


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

3" : 12" PITCH AT ROOF SLOPE
 DIRECTION OF ROOF SLOPE

DRAWN	DPL
CHECKED	JEK
MEASURE DATE	12/19/17
SCALE	as noted
JOB NAME	MARDOUM
SHEET	

A 6.1