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ROOF MOUNTED PHOTO VOLTAIC PANEL

ROOF PLAN KEYNOTES

- 1. New Roofing Slope ½ in 12" as shown on plan. System shall be a double diaphragm system with 5/" CD plywood on top layer to create roof slope (or architect approved equal).
- Roofing Sheathing System: Roofing system shall be installed by a certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated Provide 5/8" CDX or equal, minimum roof sheathing. Roofing system shall have a minimum 10-year labor and material warranty.
 Roofing Sheathing Overlapment, 1/4" thick Carliele/Contractor.
- Roofing Sheathing Overlayment: 1/4" thick Carlisle/Georgia Pacific -Dens-Deck. UL 790 for class "A" rating. Install per manufacturer's instructions.
 Roofing Underlayment - 3:12 or less slopes: "Ice and Water Shield" by W.R. Grace, ESR-1677, or "Winter Guard HT" by Certain Teed Corp. or "Weather Watch" by GAF (or architect approved equal). Install per manufacturer's instructions. Install (1 layer) #40 fiberglass reinforced felt sheet
- over roof membrane. **5. Roofing Underlayment 3:12 or grater slope** (2) Layers of "Diamond Deck" by <u>CertainTeed Roofing</u> or "Deck-Armor" by <u>GAF</u> (or architect approved equal) Roofing Underlayment, Classified by UL to be a suitable underlayment for use in any UL Class A fire rated shingle system equivalent to #40 fiberglass reinforced felt underlayment sheet. Install per manufacturer's instructions. **6. Roof Edge Drip, Metal Flashing, and Counter Flashing:** All exterior flashing
- 6. Roof Edge Drip, Metal Flashing, and Counter Flashing: All exterior flashing to be <u>16 OZ. Copper</u> or S.S. unless otherwise noted. Solder or seal all seams. Hem all exposed edges.
 7. Metal Drip Edge System: Material <u>16 OZ. Copper or Stainless Steel</u>. All pane
- seams shall have a field-applied sealant. All metal shall have a factory-applied mill finish. Roofing system installed by a certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated Provide 5/8" minimum roof sheathing. Roofing system shall have a minimum 10-year labor and material warranty.
- 8. Plumbing Vent: ABS plastic with <u>16 OZ. Copper</u> sheet metal primary, secondary flashing and storm collar per notes, sealed to vent. Combine vents in attic for one roof penetration.
- **9. Roof Cricket**: To be prefabricated foam type or fabricated from 5/8" thick plywood. See Detail
- 10. Parapet, Transitions and other Horizontal Stucco Surface Waterproofing: Membrane waterproofing shall be JIFFY SEAL 140/60 by Protecto Wrap.
 Extend membrane a minimum of 6" below edge of parapet, each side. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap. ESR-1677.
- 11. Roof Drain and Overflow: Roof drain and roof overflow drain shall be TPO-RD3NH 3 inch no hub roof drain and TPO-RD2NH- 2" no hub roof overflow drain, by <u>Thunderbird Products</u> with 10" ABS dome strainer (verify) with 16 oz copper base, with TOP coating.. Telephone (800) 658-2473 Provide separate drain roof overflow drain lines. Provide 3" I.D. ABS drain line and 2' I.D. overflow from roof to foundations. (U.N.O.) *Alternate units* RDCBHZ3NH 3 inch no hub roof drain & overflow and RDCBHZ2NH 2" no hub roof drain & overflow
- 12. Other Vents: Attic ventilation openings shall be covered with corrosion-resistant (copper) metal mesh with mesh openings of ¹/₄-inch in dimension.
 13. New Eave Vents: by <u>AMICO</u> Vinyl Soffit Screed- model 3" soffit screed AMSVS300-780 for 3 inch wide vented, continuous eave vent were shown on
- eave. Where eave vents are installed, insulation shall not block the free flow of air. A minimum of 1" of space shall be provided between the insulation and the roof sheathing. Vents Shall be painted to match adjacent surfaces
 14. Exhaust Vent: All exposed components shall be <u>16 OZ</u>. Copper or Stainless Steel with mill finish. See Detail
- 15. Skylights: <u>Vellux USA</u> See door and window schedule and notes
 16. Single Ply Roofing System: By <u>Carlisle</u> Sure-Weld Reinforced TPO Membrane mechanically fastened and Adhered Roofing System. Provide a 1/4" per foot minimum roof slope. Install per manufactures instruction install with <u>3/4</u>" thick Plywood Roof Sheathing. Provide roofing underlayment, and 1/4" thick sheathing overlayment of <u>Carlisle/Georgia Pacific</u> "Dens-Deck". Color of membrane to be "Grey", with an option for a custom color coating. <u>Roofing</u> system shall be a UL class "A" rated ESR-1463 and have a minimum 10-year labor and material warranty. Per specification Division 07050, Section F.
- 17. Stucco: New 7/8" thick Exterior Plaster (Stucco): Finish coat to be hand applied. Finish texture to be <u>Synergy</u> Fine "Texture" finish. Color to be Expo Stucco "<u>Ivory"</u> #52. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy Texture finish color #3046
- 18. Trellis Members: Option (A) Aluminum US Aluminum FF-600 series tubular framing 2" x 6" or (4" x 8" if available) dark bronze anodized finish. Provide sample for architects approval Option (B) Wood 6 x 12 Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appropriate share per elevations, with season edges. Stein and seel
- selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar. **19. Mechanical Vents** Shall be Stainless Steel mill finish, set in sealant and sealed
- Other Roof Notes: A. The roofing shall be reviewed with architect and contractor prior to completion of perimeter flashing.
- B. Roof pitch shall be adequate in all areas to avoid "ponding"C. Conduit for future Photovoltaic system shall be installed to access roof and to electrical system.
- Marengo Morton Architects 7724 Girard Ave. Second Floor La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Marengo DESA 01-14-2022 $D \star AR$ RENE **C-19371** RENEWAL 04/30/2023 Il design, ideas and arrangements as indic on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without the express written consent of Marengo Morton Architects Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance of all these restrictions. TT) 5 Avenida De Las On La Jolla, CA 92037 RESIDE REMODEL TE \triangleleft 5 PRI REVISIONS A CONCEPT DESIGN - 06-01-2021 B SCHEMATIC DESIGN - 07-27-2021 CLIENT REVISIONS - 10-01-2021 COASTAL SUBMITTAL - 01-14-2022 1 \wedge PHASE COASTAL DEVELOPMENT PHASE PROJECT NO. 2021-27 REVIEWED BY MRM DRAWN BY MRM / JS / AP DATE 01-14-2022 Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The partie recognize that data, plans, specifications, reports, documents, of other information recorded on or transmitted as electronic medi (including but not necessarily limited to "CAD documents") ar subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is eemed to be unreasonable and unenforceable. The signed an tamped hard copies with the wet signature of the Architect o Record are the Architect's Instruments of Service and are the only true contract documents of record. PROPOSED ROOF PLAN



\Projects\2021 Projects\2021-27 8445 Avenida De Las Ondas\CADD Drawings\Architecure\Coastal Phase\Sheets\A-5.1 Elevations.dwg Jan 20,2022-7:26





Projects/2021 Projects/2021-27 8445 Avenida De Las Ondas/CADD Drawings/Architecure/Coastal Phase/Sheets/A-5.1 Elevations.dwg Jan 20,2022-7:27pm



1P FIRST FLOOR PLAN

parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is semed to be unreasonable and unenforceable. The signed an amped hard copies with the wet signature of the Architect o Record are the Architect's Instruments of Service and are the only true contract documents of record.

> EXISTING / PROPOSED ELEVATIONS





1P FIRST FLOOR PLAN

Marengo Morton Architects, Inc. is providing, by agreement vith certain parties, materials stored electronically. The partic cognize that data, plans, specifications, reports, documents, ther information recorded on or transmitted as electronic med

Luding but not necessarily limited to "CAD documents") subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human ration. Accordingly, all such documents are provided to

parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is semed to be unreasonable and unenforceable. The signed an amped hard copies with the wet signature of the Architect Record are the Architect's Instruments of Service and are th only true contract documents of record.

> EXISTING / PROPOSED ELEVATIONS





EXTERIOR ELEVATION FINISH KEYNOTES

EXTERIOR FINISH KEYNOTES

- Stucco: New 7/8" thick Exterior Plaster (Stucco): Finish coat to be hand applied. Finish texture to be Sand Finish or <u>Synergy</u> Fine "Texture" finish. Color (A) to be <u>Expo Stucco</u> "<u>Eggshell"</u> #57, Color (B) to be <u>Expo Stucco</u> "<u>Benavento"</u> #224. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by <u>Synergy</u> Texture finish Color (A) #258 and Color (B) #122
- 1B. Weatherproof Building Wrap: Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by <u>DuPont</u>, Under One layer <u>Fortifiber Corp</u>.: "Super Jumbo-Tex". Use "JIFFY SEAL" 140/60 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
- Stucco Screed: Weep screed# AMFWS-425-780 at balcony use #AMFWSP-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by <u>AMICO</u> or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4' above finish grade or 2" above finish paving. At "J" termination, use AM66-EZ-780
 Stucco Expansion Screed: Type "M" AMCJM-780, exterior grade vinyl, 3/16"
- reveal, 7/8" ground, exterior grade white vinyl, by <u>AMICO</u> or approved equal. Tel. (800) 859-5363. Install per manufacturer's specifications. **4.** Stucco Reveal: 3/4" reveal and 3/4" ground by <u>AMICO</u> Model # AMSR500--750-
- prime and Paint Beige to match stucco **5.** Tile Veneer-"A": Stone Veneer New veneer "Country Ledgestone" style -Veneer Stone -by <u>Boral</u> Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's
- instructions. Complies to Adhered veneer per CBC section 1405.9
 6. Tile Veneer-"B": "Rovere Reale" 6" x 48" Ancient (AN) finish (TNM01H24) by Ariostea from Versa Tile (858) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
- 7. Wood & Door Trim: 2 x 4 Clear <u>Cedar</u> or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (verify)
- 8. Exterior Wood Siding 1 x 7.25 Lap Siding Smooth Finish- with 6 inch exposure: James Hardi Cementitious Siding. HardiTrim 5/4 x 3.5" smooth, Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize. *Alternate:* 2 x 10 Bevel Siding with 6" exposure, Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings seasoned, hand selected for appearance.
- Exterior Metal Fascia System: Material <u>16 OZ</u>. Copper or Dark Bronze Anodized <u>Aluminum</u>. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied finish. Fascia System shall be installed by a certified roofing contractor. System shall conform to UL580-Class 90 wind uplift rated Provide 5/8" minimum sheathing. System shall have a minimum 10-year labor and material warranty.
- **10.** Exterior Wood Trellis Member: 6 x 12, 6 x 10 or 4 x 8 Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
- 11. Ornamental Columns: MDX or 3/4" Exterior Grade Finish Plywood, primed painted and sealed. To be fabricated and framed per detail.
- Painted: Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to match existing and sample approved by architect. Dunn Edwards Paint Semi Gloss (4) Four exterior colors) Provide sample for Owner & Architects approval prior to application.
 EXTERIOR ORNAMENT
- 13. Guardrails: Cable Rail and Design Rail System by Feeney Architectural Products, They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Silver". (See detail for alternate)
- 14. Handrail System: All components shall be by <u>CRL</u>. finish shall be Brushed Stainly Steel. See details. Install with screws and fittings per manufactures specifications.
 <u>ROOFING</u>
 15(a) Roofing: Asphalt Roofing See Roofing notes.
- 15(a) Rooting: Asphalt Rooting See Rooting notes.15(b) Metal Roofing : Standing Seam Metal Roofing See Roofing notes.
- 16. Chimney Shroud: Copper See Roof Notes
- Roof Vents: See Roof Notes
 Roof Eave Vents: See Roof Notes
- **19.** Trellis Members: Wood 6 x 12 Grade: Tight knot Douglas Fir, S4S, seasoned, hand
- selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
 20. Fireplace / Exhaust: Stainless Steel See Unit detail and manufactures clearance
- instructions. FENESTRATION
- **21. Window System:** New Units, See Window Schedule and Notes.
- 22. Doors: New Units, See Door Schedule and Notes.
- 23. Garage Door: New Unit See Door Schedule and Notes
 24. Head Flashing: All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.
- **ELECTRICAL/ MECHANICAL**
- **25.** Light Fixture: See electrical fixture schedule and notes
- 26. Air Conditioner(s): Screened with landscaping, See Mechanical Plan.
 27. Dryer Vent / Wall Vents: Shall be fabricated from 16 oz. copper or 24-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop See Mechanical Plan
 SPECIALTIES
- 28. New House Numbers: 5" High Cast Aluminum Helvetica house numbers by <u>Gemini</u> Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
 UTILITIES
- 29. Electric Service Panel / Meter: Verify location with SDG&E, Prime and paint to match stucco color
 20. Can Metern Verify location with SDC &E. Prime and paint to match stucco color
- 30. Gas Meter: Verify location with SDG&E, Prime and paint to match stucco color
 31. Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco color.
- SITE
- 32. Existing Grade: See Site Notes33. Proposed Finish Grade: See Site/ Hardscape Plan
- 34. New Site Wall: See Site Hardscape Plan
- **35.** Existing Site Wall: See Site Plan for location and information
- 36. New Finish Hardscape Level: See Hardscape plan for more information
- 37. New Site Fencing: New wood fencing per detail38. Site Gates: Per Door schedule or detail finish per detail
- EXTERIOR ELEVATION GENERAL NOTES
- A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING /DIAPHRAGM (TOSS).
- ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCH MARK OF ELEVATIONS, CITY BENCH MARK
- ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS
- REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1.2 D. SEE SHEET A-6.1 FOR BUILDING SECTIONS
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS
- FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of th
- roof within 10' of the flue. G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
- H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes







rojects/2021 Projects/2021-27 8445 Avenida De Las Ondas/CADD Drawings/Architecure/Coastal Phase/Sheets/A-5.1 Elevations.dwg Jan 20,2022-7:37pr











- **1. Stucco**: New 7/8" thick Exterior Plaster (Stucco): Finish coat to be hand applied. Finish texture to be Sand Finish or Synergy Fine "Texture" finish. Color (A) to be Expo Stucco "Eggshell" #57, Color (B) to be Expo Stucco "Benavento" #224. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - Color
- install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont, Under One layer Fortifiber Corp.: "Super Jumbo-Tex". Use "JIFFY SEAL" 140/60 at al corners and horizontal surfaces under building paper. Unless detailed otherwise. . Stucco Screed: Weep screed# AMFWS-425-780 at balcony use #AMFWSP-238-780,
- exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by <u>AMICO</u> or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4' above finish grade or 2" above finish paving. At "J" termination, use AM66-EZ-780 Stucco Expansion Screed: Type "M" - AMCJM-780, exterior grade vinyl, 3/16"
- 4. Stucco Reveal: 3/4" reveal and 3/4" ground by AMICO Model # AMSR500--750-
- Tile Veneer-"A": Stone Veneer New veneer "Country Ledgestone" style Veneer Stone -by **Boral** Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's
- Tile Veneer-"B": "Rovere Reale" 6" x 48" Ancient (AN) finish (TNM01H24) by Ariostea from Versa Tile (858) 586-1446. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section
- Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint
- James Hardi Cementitious Siding. HardiTrim 5/4 x 3.5" smooth, Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize. *Alternate:* 2 x 10 Bevel Siding with 6" exposure, Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings
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- 10. Exterior Wood Trellis Member: 6 x 12, 6 x 10 or 4 x 8 Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be
- 11. Ornamental Columns: MDX or 3/4" Exterior Grade Finish Plywood, primed painted 12. Painted: Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint
- color. Color to match existing and sample approved by architect. Dunn Edwards Paint Semi Gloss - (4) Four exterior colors) Provide sample for Owner & Architects approval
- **13.** Guardrails: Cable Rail and Design Rail System by Feeney Architectural Products, They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in
- Steel. See details. Install with screws and fittings per manufactures specifications.

- 19. Trellis Members: Wood 6 x 12 Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide

- 24. Head Flashing: All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed

- 27. Dryer Vent / Wall Vents: Shall be fabricated from 16 oz. copper or 24-gauge stainles steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop
- **28.** New House Numbers: 5" High Cast Aluminum Helvetica house numbers by <u>Gemini</u> Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
- 31. Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco

- SURVEY SHOWN ON SHEET TOPO-1. BENCH MARK OF ELEVATIONS, CITY
- REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1.2

- H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes











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	SECTION LEGEND	
	Existing Site Grade Line Proposed Site Grade Line	
	Proposed Finish Floor Elevation Line	
	TOP OF PARPET -2 Proposed Building Datum Point — — Proposed Top of Wall or Top of Structure	
	Line — — — — — 30;' High -Coastal Height Limit Line	t y ty
	— Proposition D -Maximum Height Line	Marengo
		Morton
		Architects
	SECTION NOTES	7724 Girard Ave. Second Floor
	A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL	La Jolla, CA 92037
	FLOOR SHEATHING DIAPHRAGM (TOSS). B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON	Tel. (858) 459-3769 Fax. (858) 459-3768
	SITE PLAN ON SHEET A 1.2 OR FLOOR PLAN C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS AND FOR EXTERIOR FINISH NOTES.	Michael Morton AIA Claude Anthony Marengo DESA
	D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS	01-14-2022
<u> </u>	SECTION KEYNOTES I. R-19 BATT INSULATION - AT 2 X 6 EXTERIOR	CANS RENELOOP I P
	 WALLS, AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE. PROVIDE R-19 BATT INSULATION - AT ALL 	
	INTERIOR 2X6 WALLS OR R-13 FOR SOUND INSULATION. 3. R-15 BATT INSULATION - AT 2 X 4 EXTERIOR	$\frac{1}{7} \frac{04/30/2023}{0F CALIFOR}$
	 WALLS AND/OR WALLS OF CONDITIONED SPACE. PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION. R-30 BATT INSULATION - AT CEILINGS AND ROOF 	
	ATTIC AREAS AS SHOWN. 6. R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS	All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were
	 7. R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS 8. PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CELLING TARED AND 	prepared as indicated on the project tile block. Reproduction, publication or re-use by any method, in whole or part, without the express written consent of Marengo Morton Architects,
	BOARD AT WALLS AND CEILING TAPED AND MUDDED (1-HOUR RATED WALLS & CEILINGS) (CBC Sec. 406.1.4)	Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or
	PLAN AND SECTION NOTES Guards and Glass Handrails: 1. Guard shall be location along open-sided walking surfaces	accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached
	including stairs, ramps and landing, that are location more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the	specifications shall constitute the acceptance of all these restrictions.
	edge of the open side.Handrail and Guard Design Loads" handrail assemblies and guards shall be able to resists a single concentrated	
	load of 200 pounds, applied to in any direction at any point along the top, and have attachment devise and supporting structure to transfer this loading to appropriate structural	NC] ndas
	 elements of the building. (CBC 1607.8.1.1) Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed 	IDENC EL Las Ondas 2037
	of either single fully tempered glass, laminated full tempered glass or laminated heat-strengthened glass. Glazing in railing in fill panels shall be of an approved	
	safety glazing material that conforms to the provisions of Section 2406.1.1 (C.B.C.) for all Gazing types, the minimum nominal thickness shall be ¹ / ₄ inch (1/2 shall be	ATE RJ REMO Avenida I La Jolla, C
	used). Full temper glass and laminated glass shall comply with Category II of C.P.S.C. 16 CFR 1201, listing in Chapter 25 (Sec. 2407.1 - C.B.C.)	RIVATE RE REMOE 8445 Avenida De La Jolla, CA
	4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (30 glass balusters or shall be otherwise supported to remain in place	844 844
	 should on baluster panel fail. Glass balusters shall not be installed with an attached handrail or guard. 5. Glass Panels design loads: the glass panel in handrails and guarda and their support system shall be designed to 	
	guards and, their support system, shall be designed to withstand the loads specified in section 1607.7. A safety factor of four (4) shall be used. Provide structural calculations to justify design of support and connections.	REVISIONS A CONCEPT DESIGN - 06-01-2021
	 6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop 	B SCHEMATIC DESIGN - 07-27-2021 C CLIENT REVISIONS - 10-01-2021 D COASTAL SUBMITTAL - 01-14-2022
	D (attention to height issues issue will be added the tier in inspections). Other Plan Notes:	F T
4EIGHT LIM	 Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be construction of minimum No. 26 gauge sheet steel or other 	
■	approved material and shall have no opening in the garage.8. Garage floor surfaces shall be of approved non-combustible material and the area of the floor used for	PHASE COASTAL
	parking of automobiles and other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.	DEVELOPMENT PHASE PROJECT NO. 2021-27
	9. Clothes dryer in a closet: when a closet is designed for the installation of a clothes dryer, a minimum opening of 100 square inches for makeup air shall be provide in the door or by other approved means.	REVIEWED BY MRM
		DRAWN BY MRM / JS / AP
	KEY PLAN	DATE 01-14-2022
		Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties
		recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human
		alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the
		only true contract documents of record. EXISTING / PROPOSED
		SECTIONS
	FIRST FLOOR PLAN	A65
	(1P) HIRST FLOOR PLAN .	





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SAG	25'-0" [25'] (FYSB)		25'-0" [25'] (FYSB)	
CALLE DE LAS ONDAS	15'-0" [15'] (TO STREET CENTER LINE)	10'-0" [10'] (DRIVEWAY)		k
LAS	1	2 10'-0" [10'] (DRIVEWAY)	LINE LINE	
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WINDOW SCHEDULE - EXISTING SYM. SIZE NOMINAL UNIT FRAME WINDOW STYLE	EXT.	INT.	# Glazing	Glazing	TEMPERED	HARDWARE / REMARKS	WINDO SYM.	W SCHE SIZE NOM	DULE - PRO		WINDOW	STYLE	EXT.	INT.			Glazing	Glazing	TEMPERED	HARDWARE / REMARKS	WINDOW & DOOR NOTES - LEGEN
MARK WIDTH HEIGHT HEAD HEIGHT MATERIAL MATERIAL MANUFACTURER	FINISH	FINISH	adfr S.F. EA.	AREA	RATED	Avenida De Las Ondas	MARK	WIDTH	HEIGHT HEAD HEIGH	T	MATERIAL	MANUFACTURE	R FINISH	FINISH	U Value SHGC	Type Type Number	S.F. EA.	AREA	RATED	NOTES - 8445 Avenida De Las Ond	das DOOR AND WINWDOW NOTES:
First Floor A1 2'-9" 3'-6" 6'-9" Wood Wood Dbl. Casement 33 42 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze	ed 9.63	Yes - T No	Existing - Conditioned Space	First Fl	Floor 2'-0" 24	<u>3'-0" 8'-0"</u>	Aluminum Dark Bronze	Aluminum Dark Bronze	Casement Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	2	Dual Glazed 6.00	6.00	Yes - T	New Unit- Conditioned Space Coastal Hardware	DOOK AND WIN WDOW INVIES. 1. Door, window & skylight sizes on schedule are approximate only. Co
B12'-9"3'-6"6'-9"WoodWoodPicture3342StainedStainedExisting	Wood Stained	Wood Stained	I Single Glaze 1 9.63 Single Glaze	ed 9.63	Yes - T No	Existing - Conditioned Space	B1	5'-0" 60	2'-0" 8'-0" 24		Aluminum Dark Bronze	Glider Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	1	Dual Glazed 10.00	0.00	Yes - T No	New Unit- Conditioned Space Coastal Hardware	field measure each opening and review with architect and owner prior to c Refer to manufacturers specifications for actual frame size and rough open
3342StainedStainedExistingD12'-9"3'-6"6'-9"WoodWoodDbl. Casement	Wood Stained Wood	Wood Stained Wood	1 9.63 Single Glaze	9.63 ed	Yes - T <u>No</u> Yes - T	Existing - Conditioned Space	C1	1'-2"	10T USED 8'-0" 8'-1-1/4	" Aluminum	Aluminum	Fixed	Aluminum	Aluminum	0.52 0.30 3	2	Dual Glazed		Not Required	New Unit- Conditioned Space	2. As noted on the window schedule, New Window Glazing shall be Dual g a minimum rated "U" value of 0.40 and SHGC of .35. Exterior glass sh
3342StainedStainedExistingE12'-9"3'-6"6'-9"WoodWoodDbl. Casement3342StainedStainedExisting	Stained Wood Stained	Stained Wood Stained	1 9.63 Single Glaze 1 9.63 9.63	9.63 ed 9.63	<u>No</u> Yes - T No	Existing - Conditioned Space	E1	14 5'-7"	96 1'-6" 9'-7-1/4	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	Milgard or #7 Fixed Milgard or #7	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	0.52 0.30 3	1	9.33 Dual Glazed 8.38	9.33	No Yes - T	Coastal Hardware New Unit- Conditioned Space Coastal Hardware / Obscure Glass	 Performance - Low-E glass panel with interior clear glass. 3. As noted on the window schedule, New Window Laminated Glazing shares a structure of the struct
F1 2'-9" 3'-6" 6'-9" Wood Wood Picture 33 42 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze	9.63	Yes - T No	Existing - Conditioned Space	F1	1'-2" 14	8'-0" 8'-1-1/4 96		Aluminum Dark Bronze	Milgard or #7 Fixed Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	1	Dual Glazed 9.33	9.33	Yes - T No	New Unit- Conditioned Space Coastal Hardware / Obscure Glass	Laminated glazed units with a minimum rated "U" value of 1.04 and S Exterior glass shall be High Low-E glass panel laminated interior clear gla
G1 2'-9" 3'-6" 6'-9" Wood Wood Dbl. Casement 33 42 Stained Stained Existing H1 2'-9" 3'-6" 6'-9" Wood Dbl. Casement	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 9.63 Single Glaze Single Glaze	9.63	Yes - T <u>No</u> Yes - T	Existing - Conditioned Space	G1 H1	8'-0" 96 7'-6"	2'-0" 8'-0" 24	Dark Bronze	Aluminum Dark Bronze	Awning Milgard or #7	Aluminum Dark Bronze Aluminum	Aluminum Dark Bronze Aluminum	0.52 0.30 3	1	Dual Glazed 16.00 Dual Glazed	16.00	Not Required No Yes - T	New Unit- Conditioned Space Coastal Hardware / Obscure Glass New Unit- Conditioned Space	 single unit. 4. As noted on the window schedule, Existing Window Glazing shall be Du with a minimum rated "U" value of 0.58 and SHGC of .53. Exterior glassical schedule in the schedule of the schedule in the schedule in
III 2-9 3-6 6-9 wood wood box casement 33 42 Stained Stained Existing I1 2'-9" 3'-6" 6'-9" Wood Wood Picture	Stained Wood	Stained Wood	1 9.63 Single Glaze	9.63	No Yes - T	Existing - Conditioned Space	I1	90 5'-0"	24 2'-0" 8'-0"	Dark Bronze Aluminum	Dark Bronze	Milgard or #7 Awning	Dark Bronze Aluminum	Dark Bronze Aluminum	0.52 0.30 3	1	15.00 Dual Glazed	15.00	No Yes - T	Coastal Hardware New Unit- Conditioned Space	 Low-E glass panel with interior clear glass. All Door Glazing shall as noted on the door schedule, either dual glazed to
33 42 Stained Stained Existing J1 2'-9" 3'-6" 6'-9" Wood Wood Dbl. Casement	Stained Wood	Stained Wood	1 9.63 Single Glaze		No Yes - T	Existing - Conditioned Space	J1	30 2'-6" 30	60 5'-0" 8'-0" 60	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	Milgard or #7 Casement Milgard or #7	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	0.52 0.30 3	1	12.50 Dual Glazed 12.50	12.50	No Not Required No	Coastal Hardware New Unit- Conditioned Space Coastal Hardware	with a minimum rated " U " value of 0.40 and SHGC of .35,. Exterior du glass shall be Low-E glass panel with interior clear glass.
33 42 Stained Stained Existing K1 2'-9" 3'-6" 6'-9" Wood Wood Dbl. Casement 33 42 Stained Stained Existing	Stained Wood Stained	Stained Wood Stained	1 9.63 Single Glaze	9.63 ed 9.63	No Yes - T No	Existing - Conditioned Space	Second I A2	Floor 2'-6" 30	1'-8" 8'-0" 20	Aluminum Dark Bronze	Aluminum Dark Bronze	Awning Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	2	Dual Glazed	4 17	Yes - T No	New Unit- Conditioned Space	6. Manufactured skylights shall be by Vellux USA or approved equal. U model as noted on the schedule, skylight glazing shall be at minimum dua
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	Wood Stained	Wood Stained	1 9.03 Single Glaze 1 1 11.08	,	Yes - T No	Existing - Conditioned Space	B2	2'-0" 24	60	Aluminum Dark Bronze	Aluminum Dark Bronze	Casement Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	1	Dual Glazed 10.00	10.00	Yes - T No	New Unit- Conditioned Space Coastal Hardware	with a minimum rated "U" value of 0.43 and SHGC of .23, unit size and All units motorize with remote with motorized internal blackout screens.
M12'-9"3'-6"6'-9"WoodWoodDbl. Casement3342StainedStainedExisting	Wood Stained	Wood Stained	Single Glaze	9.63	Yes - T No	Existing - Conditioned Space	C2 D2	2'-0" 24 2'-0"	5'-0" 8'-0" 60	Dark Bronze	Aluminum Dark Bronze Aluminum	Casement Milgard or #7 Casement	Aluminum Dark Bronze Aluminum	Aluminum Dark Bronze Aluminum	0.52 0.30 3	1	Dual Glazed 10.00 Dual Glazed	10.00	Yes - T No Not Required	New Unit- Conditioned Space Coastal Hardware New Unit- Conditioned Space	 approval number 7. Manufactured windows by Fleetwood or approved equal. Window ex
N1 2'-9" 3'-6" 6'-9" Wood Wood Picture 33 42 Stained Stained Existing O1 2'-9" 3'-6" 6'-9" Wood Picture	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 9.63 Single Glaze Single Glaze	9.63	Yes - T <u>No</u> Yes - T	Existing - Conditioned Space Existing - Conditioned Space	E2	24 5'-0" 60	60 2'-0" 8'-0"	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	Milgard or #7 Glider Milgard or #7	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	0.52 0.30 3	1	10.00 Dual Glazed 10.00	10.00	No Not Required	Coastal Hardware New Unit- Conditioned Space Coastal Hardware	Aluminum with Kynar 500 painted units - color - "Dark Bronze" or a equal. All units shall have Painted interiors & exteriors. Unit size and ty schedule. All operable units shall have matching screens (if requested by
B1 2'-9" 4'-6" 7'-11" Wood Wood Rear P1 2'-9" 4'-6" 7'-11" Wood Wood Picture	Stained Wood	Stained Wood	1 9.63 Single Glaze	9.63	No Yes - T	Existing - Conditioned Space	F2	4'-0" 48	24 2'-0" 9'-6" 24		Aluminum Dark Bronze	Milgard or #7 Casement Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	12	Dual Glazed 8.00	8.00	Yes - T No	New Unit- Conditioned Space Coastal Hardware	 window type and manufacturer with owner and architect. Custom Entry Doors by CRL Lawrence Company components in custom
33 54 Stained Stained Existing Q1 2'-9" 4'-6" 7'-11" Wood Wood Picture	Stained Wood	Stained Wood Stained	1 12.38 Single Glaze		No Yes - T	Existing - Conditioned Space	G2 H2		OT USED 6'-0" 8'-0"	Aluminum	Aluminum	Casement	Aluminum	Aluminum	0.52 0.30 3	12	Dual Glazed		Yes - T	New Unit- Conditioned Space	 <u>Detail.</u> Verify all door types and manufacture with owner. (Existing to re 9. Manufactured Sliding Glass Doors by Fleetwood Norwood 1070 EX N
3354StainedStainedExistingR12'-9"4'-6"7'-11"WoodWoodPicture3354StainedStainedExisting	Stained Wood Stained	Stained Wood Stained	1 12.38 Single Glaze	ed 12.38	<u>No</u> Yes - T No	Existing - Conditioned Space	12	14 3'-3"	72	Dark Bronze Aluminum	Dark Bronze Aluminum	Milgard or #7 Fixed	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	0.52 0.30 3	1	7.00 Dual Glazed 19.50	7.00	No Yes - T	Coastal Hardware New Unit- Conditioned Space Coastal Hardware	approved equal. Doors shall be Aluminum - color - "Dark Bronze" o equal. All units shall have Concealed finger pull. All units shall have P
S1 2'-9" 2'-4" 10'-5" Wood Wood Picture - Trapezoid 33 28 Stained Stained Existing	Wood Stained	Wood Stained	I IIIIII Single Glaze 1 6.42 1	ed 6.42	Yes - T No	Existing - Conditioned Space	J2	5'-7" 67	12 1'-6" 9'-6" 18	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	Milgard or #7 Fixed Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	12	Dual Glazed 8.38	8.38	Yes - T No	New Unit- Conditioned Space Coastal Hardware / Obscure Glass	&exteriors. Unit size and type per plan or schedule. All units shall have a screens. Verify all door types, manufacture with owner, and architect.
T1 2'-9" 3'-4" 11'-5" Wood Wood Picture - Trapezoid 33 40 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze	9.17	Yes - T No	Existing - Conditioned Space	K2	1'-2" 14 4'-0"	6'-0" 8'-0" 72 4'-6" 8'-0"	Dark Bronze	Aluminum Dark Bronze	Casement Milgard or #7 Casement Dbl.	Aluminum Dark Bronze Aluminum	Aluminum Dark Bronze Aluminum	0.52 0.30 3	1	Dual Glazed 7.00 Dual Glazed	7.00	Yes - T No Yes - T	New Unit- Conditioned Space Coastal Hardware / Obscure Glass New Unit- Conditioned Space	10. All Exterior sliding, folding or other doors shall have Standard Hardway Stainless Steel Finish or as selected by owner. All exterior doors shall have Image: All door block Image: All door block
U1 2'-9" 4'-4" 12'-5" Wood Wood Picture - Trapezoid 33 52 Stained Stained Existing V1 2'-9" 4'-4" 12'-5" Wood Wood Picture - Trapezoid	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 11.92 Single Glaze Single Glaze	11.92	Yes - T No Yes - T	Existing - Conditioned Space Existing - Conditioned Space	M2	48 4'-0"	54	Dark Bronze Aluminum	Dark Bronze	Milgard or #7 Casement Dbl.	Dark Bronze Aluminum	Dark Bronze Aluminum	0.52 0.30 3	1	18.00 Dual Glazed	18.00	No Yes - T	Coastal Hardware / Obscure Glass New Unit- Conditioned Space	 keyed deadbolt with trim to match door hardware. All door hardware sha Resistant Components made with 306 stainless steel. Verify door hardwa with owner prior to ordering.
W1 2'-9" 3'-4" 12'-5 wood wood include - fragezoid W1 2'-9" 3'-4" 11'-5" Wood Wood Picture - Trapezoid	Stained Wood	Stained Wood	1 11.92 Single Glaze	11.92	No Yes - T	Existing - Conditioned Space	N2	48 2'-6" 30	54 4'-6" 8'-0" 54	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	Milgard or #7 Casement Milgard or #7	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	0.52 0.30 3	1	18.00 Dual Glazed 11.25	18.00	No Yes - T No	Coastal Hardware New Unit- Conditioned Space Coastal Hardware	 11. All window hardware (lock, openers, and hinges) shall have a <i>Brushed Sta</i> color handle, finish to match frames, verify with owner. All internal window hardware
33 40 Stained Stained Existing X1 2'-9" 2'-4" 10'-5" Wood Wood Picture - Trapezoid	Stained Wood	Stained Wood	1 9.17 Single Glaze		No Yes - T	Existing - Conditioned Space	02	2'-6" 30	54	Aluminum Dark Bronze	Aluminum Dark Bronze	Casement Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	1	Dual Glazed 11.25	11.25	Yes - T No	New Unit- Conditioned Space Coastal Hardware	hardware (cranking mechanism, locks, etc.) shall be Corrosion-Resistant (made with type 306 stainless steel.
33 28 Stained Stained Existing Y1 2'-10" 2'-0" 7'-0" Wood Wood Picture 34 24 Stained Stained Existing	Stained Wood Stained	Stained Vood	1 6.42 Single Glaze	6.42 ed 5.67	<u>No</u> Yes - T No	Existing - Conditioned Space	P2	2'-6" 30 4'-0"	4'-6" 8'-0" 54 -0" 4'-0" 8'-0"	Aluminum Dark Bronze Aluminum	Aluminum Dark Bronze Aluminum	Casement Milgard or #7 Glider	Aluminum Dark Bronze Aluminum	Aluminum Dark Bronze Aluminum	0.52 0.30 3	1	Dual Glazed 11.25 Dual Glazed	11.25	Yes - T No Yes - T	New Unit- Conditioned Space Coastal Hardware New Unit- Conditioned Space	12. Mulled Window units shall be joined with Narrow Transom. Exteriors sh per detail. Verify size and style with schedule and owner.
	Wood Stained	Wood Stained	1 5.67 Single Glaze	5.07	Yes - T No	Existing - Conditioned Space		48 2'-0" 24	48 2'-0" 8'-0" 24	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	Milgard or #7 Casement Milgard or #7	Dark Bronze Aluminum Dark Bronze	Dark Bronze Aluminum Dark Bronze	0.52 0.30 3	1	16.00 Dual Glazed 4.00	4 00	No Yes - T No	Coastal Hardware New Unit- Conditioned Space Coastal Hardware	13. All operable exterior windows and noted doors (verify) shall have screens have a <i>Bronze</i> colored frame and charcoal colored fiberglass screen cloth
A2 2'-10" 2'-0" 7'-0" Wood Wood Picture 34 24 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze15.67	5.67	Yes - T No	Existing - Conditioned Space	<u> </u>	2'-6" 30	60	Aluminum Dark Bronze	Aluminum Dark Bronze	Milgard or #7 Casement Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	12	Dual Glazed 12.50		Yes - T No	New Unit- Conditioned Space Coastal Hardware	owner). 14. Entry door hardware - lockset and hinges shall be by <u>C. L. Lawrence Con</u>
B2 2'-10" 2'-0" 7'-0" Wood Wood Picture 34 24 Stained Stained Existing C2 2'-10" 2'-0" 7'-0" Wood Wood Picture	Wood Stained Wood	Wood Stained	Single Glaze 1 5.67	5.67	Yes - T No	Existing - Conditioned Space Existing - Conditioned Space		42	2'-0" 8'-0" 24 EXTERIOR / INTER	Aluminum Dark Bronze IOR GLAZING	Aluminum Dark Bronze	Awning Milgard or #7	Aluminum Dark Bronze	Aluminum Dark Bronze	0.52 0.30 3	1 1 28	Dual Glazed 7.00	7.00	Yes - T No SQUARE FEET 7	New Unit- Conditioned Space Coastal Hardware TOTAL EXTERIOR GLAZING	"Locking Ladder Pulls" - LLP84PS, 84 inch high with Brushed Stainly square shape full length door rails, to and bottom - DR4SPS12S with cond Door clean clean page shall have a term and east clean page form. Cast Chem.
C2 2'-10" 2'-0" 7'-0" Wood Wood Picture 34 24 Stained Stained Existing D2 1'-9" 2'-8" 7'-11" Wood Wood Picture	Stained Wood	Wood Stained Wood	Single Glaze 1 5.67 Single Glaze	5.67	Yes - T <u>No</u> Yes - T	Existing - Conditioned Space	Notes: a) Eme net area of 5 so		e and rescue opening	s shall have a minir	mum net clear open	ing of 5.7 square feet.	The minimum net clear of	opening for emergen	ncy escape grade-	-level openings s	hall be 5 square			nd rescue opening shall have a minim	Door closure. Door shall have a tempered cast glass panel, from <u>Cast Glass</u> Provide an allowance of \$500 per opening for hardware only. 15. New Interior and Exterior door hardware shall be Schlage. Lever style - I
21 32 Stained Stained Existing E2 2'-7" 2'-0" 7'-11" Wood Wood Picture	Stained Wood	Stained Wood	1 4.67 Single Glaze	4.67 ed	No Yes - T	Existing - Conditioned Space															Satin Chrome finish, as selected by Architect & Interior Designer and ap Owner. Finish on lockset and hinges shall match. Provide an allowance of
31 24 Stained Stained Existing F2 2'-7" 2'-0" 7'-11" Wood Wood Picture 31 24 Stained Stained Existing	Stained Wood Stained	Stained Wood Stained	1 5.17 Single Glaze	ed 5.17	No Yes - T	Existing - Conditioned Space															opening for hardware only.16. All operable exterior doors and windows, including door to garage, shall be
3124StainedStainedExistingG22'-7"2'-0"7'-11"WoodWoodPicture3124StainedStainedExisting	Wood Stained	Stained Wood Stained	1 5.17 Single Glaze	5.17	Yes - T No	Existing - Conditioned Space															weather-stripped. All exterior doors and windows shall have a 20-oz. Con Steel sheet metal head and sill flashing. Doorsill flashing shall be installe
H2 2'-7" 2'-0" 7'-11" Wood Wood Picture 31 24 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze	ed 5.17	Yes - T No	Existing - Conditioned Space															& keyed in bottom of threshold.17. Install windows, doors, and skylights in strict accordance with manufacture.
I2 2'-7" 2'-0" 7'-11" Wood Wood Picture 31 24 Stained Stained Existing J2 1'-9" 2'-8" 7'-11" Wood Wood Picture	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 5.17 Single Glaze	5.17	Yes - T <u>No</u> Yes - T	Existing - Conditioned Space Existing - Conditioned Space															18. All new fenestration glazing shall be installed with a certifying label attac "U" value. All glazing 18 inches or less above the finish floor and /or wit either vertical edge of a door within the same wall plane shall be tempered
32 1-5 2-6 7-11 wood wood Ficure 21 32 Stained Stained Existing K2 1'-6" 4'-6" 7'-11" Wood Wood Casement	Stained Wood	Stained Wood	1 4.67 Single Glaze	4.67	No Yes - T	Existing - Conditioned Space															be so labeled. Tempered glazing is required for all glass adjacent to batht showers, within 60 inches of the floor.
18 54 Stained Stained Existing L2 1'-6" 4'-0" 7'-11" Wood Wood Casement	Stained Wood	Stained Wood	1 6.75 Single Glaze		No Yes - T	Existing - Conditioned Space															19. All exterior door hinges and fasteners shall be solid brass or stainless stee Match Door hardware. Provide allowance. Contractor shall install Doors
18 48 Stained Stained Existing M2 2'-8" 7'-11" 7'-11" Wood Wood Picture 32 95 Stained Stained Stained Existing	Stained Wood Stained	Stained Wood	1 6.00 Single Glaze	ed 21.11	<u>No</u> Yes - T No	Existing - Conditioned Space															Owner-Approved Locations. 20. Interior Wood Doors - Solid Core Slab Door (U.N.O) door, frames and an
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	Wood Stained	Wood Stained	1 21.11 Single Glaze 1 1 21.11	ed 21.11	Yes - T No	Existing - Conditioned Space															wood surfaces shall be - Style A - <u>Stain Grade Mahogany</u> - stain and seal s by architect, and approved by the owner, - Style B - <u>Paint Grade Slab doc</u>
O2 2'-8" 7'-11" 7'-11" Wood Wood Picture 32 95 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze	21.11	Yes - T No	Existing - Conditioned Space															 Drapes and window treatment shall be by owner. All glazing glass must have an NFRC label meeting the requirements as l Also, see Title 24 and Energy Notes for additional requirements for doors
P2 2'-8" 7'-11" 7'-11" Wood Wood Picture 32 95 Stained Stained Existing Q2 2'-8" 7'-11" 7'-11" Wood Wood Picture	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 21.11 Single Glaze Single Glaze	21.11	Yes - T <u>No</u> Yes - T	Existing - Conditioned Space															GLAZING SAFTEY NOTES
32 95 Stained Existing R2 2'-8" 7'-11" 7'-11" Wood Wood Picture	Stained Wood	Stained Wood	1 21.11 Single Glaze	21.11	No Yes - T	Existing - Conditioned Space															SAFETY GLAZING - Per CBC Section 2406 and /or CRC R308
32 95 Stained Stained Existing S2 2'-9" 7'-11" 7'-11" Wood Wood Picture	Stained Wood	Stained Wood Grained	1 21.11 Single Glaze	ed	No Yes - T	Existing - Conditioned Space															1. Identification of safety Glazing: Each panel of safety glazing installed in locations shall be identified by a manufacturer's designation specifying where the safety of the safety o
3395StainedStainedExistingT22'-9"7'-11"7'-11"WoodWoodPicture3395StainedStainedExisting	Stained Wood Stained	Stained Wood Stained	1 21.77 Single Glaze	ed	<u>No</u> Yes - T No	Existing - Conditioned Space															designation, the manufacture or installer and the safety glazing standard w complies as well as the information specified in CBC section 2403.1. and R308.4 The designation shall be acid etched, sand blaster, ceramic fired, l
U2 2'-9" 7'-11" You Wood Wood Picture 33 95 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze121.77	ed 21.77	Yes - T No	Existing - Conditioned Space															embossed or of a type that once applied, cannot be removed without being2. Hazardous Locations:
V2 2'-9" 7'-11" 7'-11" Wood Wood Picture 33 95 Stained Stained Existing W2 2'-9" 7'-11" 7'-11" Wood Wood Picture	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 21.77 Single Glaze Single Glaze	21.77	Yes - T <u>No</u> Yes - T	Existing - Conditioned Space															 a.) Glazing in swinging doors except jalousies. b.) Glazing in fixed and sliding panels of sliding door assemblies and panels in bifold closet door assemblies.
X2 2-9 7-11 7-11 wood wood Ficure 33 95 Stained Stained Existing X2 2'-9" 7'-11" 7'-11" Wood Wood Picture	Stained Wood	Stained Wood	1 21.77 Single Glaze	21.77	No Yes - T	Existing - Conditioned Space															c.) Glazing in storm doors.d.) Glazing in unframed swinging doors.
33 95 Stained Stained Existing Y2 2'-9" 7'-11" 7'-11" Wood Wood Picture	Stained Wood	Stained Wood	1 21.77 Single Glaze		No Yes - T	Existing - Conditioned Space															e.) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam roo and showers. Glazing in any portion of a building wall enclosing these com
33 95 Stained Stained Existing Z2 2'-9" 7'-11" 7'-11" Wood Wood Picture 33 95 Stained Stained Existing	Stained Wood Stained	Stained Wood Stained	1 21.77 Single Glaze		<u>No</u> Yes - T No	Existing - Conditioned Space															where the bottom exposed edge of the glazing is less than 60 inches above surface.
A3 2'-8" 7'-11" Y'-11" Wood Wood Picture 32 95 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze121.11	ed 21.11	Yes - T No	Existing - Conditioned Space	WINDO SYM.		EDULE - E			W STYL	E EX	Т. I	INT.	# Glazi	ing Glazin	Ig TEMPE	RED HARI	DWARE / REMARKS	f.) Glazing in an individual fixed or operable panel adjacent to a door were th exposed edge of the glazing is within a 24-inch are of either vertical edge of closed position and where the bottom exposed edge of the glazing is less the set of the
B3 2'-8" 7'-11" 7'-11" Wood Wood Picture 32 95 Stained Stained Existing C3 2'-8" 4'-10" 7'-11" Wood Wood Casement	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 21.11 Single Glaze Single Glaze	21.11	Yes - T No Yes - T	Existing - Conditioned Space	MARK	WIDTH	HEIGHT HI HEI	EAD IGHT MATER	IAL MATERI	AL MANUFAC	TURER FINI	ISH FI	INISH	s.F.	EA. AREA	A RATI	ED Aveni	ida De Las Ondas	above the walking surface.Glazing in an individual fixed or operable panel which meets all of the following the surface.
32 58 Stained Stained Existing D3 2'-8" 4'-10" 7'-11" Wood Wood Casement	Stained Wood	Stained Wood	1 12.89 Single Glaze	12.89 ed	No Yes - T	Existing - Conditioned Space	Q3		<u>1'-3-1/2"</u> 7'-7 15.5	7-1/2" Wood Stained	Wood Stained	P icture Existing	Wood Stained	Wood Stained		Single G	and a first plant of the same second s	Yes - No	T Existin	ng - Conditioned Space	conditionsa.) Exposed area of an individual pane greater than 9 square feet.
32 58 Stained Stained Existing E3 2'-8" 4'-10" 7'-11" Wood Wood Casement 32 58 Stained Stained Existing	Stained Wood Stained	Stained Wood Stained	1 12.89 Single Glaze 1 1 12.89	12.89	No Yes - T No	Existing - Conditioned Space		2'-8-1/4" 32.25	2'-6" 6' 30	-4" Wood Stained	Wood Stained	P icture Existing	Wood Stained	Wood Stained		Single G 1 6.7	lazed 2 6.72	Yes - No		ng - Conditioned Space	 b.) Exposed bottom edge less than 18 inches above the floor. c.) Exposed top edge greater than 36 inches above the floor and d.) One or more walking surfaces within 36 inches horizontally of the plane or
F3 2'-0-1/2" 2'-0-1/2" 6'-11-3/4" Wood Wood Casement 24.5 24.5 Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze	4.17	Yes - T No	Existing - Conditioned Space		32.25	1'-3-1/2" 7'-7 15.5	Stained	Wood Stained	Picture Existing	Wood Stained	Wood Stained		Single G 1 3.4'	7 3.47			ng - Conditioned Space ng - Conditioned Space	 d.) One or more walking surfaces within 36 inches horizontally of the plane of d. Glazing in guards and railings, including structural baluster panels and nor in-fill panel, regardless of area or height above a walking surface.
G3 2'-4-1/2" 0'-8-1/2" 6'-11-1/4" Wood Wood Picture 28.5 8.5 Stained Stained Existing H3 2'-4-1/2" 0'-8-1/2" 6'-11-1/4" Wood Wood Picture	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 1.68 Single Glaze	1.68	Yes - T No Yes - T	Existing - Conditioned Space Existing - Conditioned Space		2'-8-1/4" 32.25 2'-8-1/4"	2'-6" 6' 30	-4" Wood Stained 7-1/2" Wood	Wood Stained Wood	Picture Existing Picture	Wood Stained Wood	Wood Stained Wood		Single G 1 6.7 Single G	2 6.72	Yes - No Yes -		ng - Conditioned Space	5. Glazing in walls and fences enclosing indoor and outdoor swimming pools spas where all of the flowing conditions are present.
28.5 8.5 Stained Stained Existing I3 2'-4-1/2" 0'-8-1/2" 6'-11-1/4" Wood Wood Picture	Stained Wood	Stained Wood	1 1.68 Single Glaze	1.68 ed	No Yes - T	Existing - Conditioned Space		32.25 2'-9"	15.5	Stained D'-5" Wood	Stained Wood	Existing Picture - Trapez	Stained zoid Wood	Stained Wood		1 3.4 Single G	7 3.47 ilazed	No Yes -		ng - Conditioned Space	6. Gazing adjacent to stairways, landings and ramps within 36 inches horizon walking surface; when the exposed surface of the glass is less than 60 inch
28.5 8.5 Stained Stained Existing J3 4'-8" 5'-0" 7'-4" Wood Wood Dbl. Casement 56 60 Stained Stained Stained Existing	Stained Wood Stained	Stained Wood Stained	1 1.68 Single Glaze		No Yes - T	Existing - Conditioned Space	W3	33 2'-9" 33	28 3'-4" 11	'-5" Wood Stained	Stained Wood Stained	Existing Picture - Trapez	zoid Stained Stained	Stained Wood Stained		1 6.42 Single G	lazed	No Yes - No	T Existin	ng - Conditioned Space	plane of the adjacent walking surface.7. Glazing adjacent to stairways within 60 inches horizontally of the bottom to stairway in any direction when the exposed surface of the glass is less than
56 60 Stained Stained Existing K3 4'-5" 4'-8" 6'-9" Wood Wood Dbl. Casement 53 56 Stained Stained Existing	Stained Wood Stained	Stained Wood Stained	1 23.33 Single Glaze 1 20.61 1	23.33 ed 20.61	<u>No</u> Yes - T No	Existing - Conditioned Space	X3	33 2'-9" 33	40 4'-4" 12 52	"-5" Wood Stained	Wood Stained	Existing Picture - Trapez Existing		Wood Stained		1 9.1 Single G 1 1 11.9	lazed	2 No	T Existin	ng - Conditioned Space	above the nose of the tread. EGRESS REQUIREMENTS - Per CBC Section 1029 and /or CRC R310
L3 1'-5" 1'-5" 6'-11-3/4" Wood Wood Picture - Round 17 17 Stained Stained Stained Existing	Wood Stained	Wood Stained	Single Glaze	ed 2.01	Yes - T No	Existing - Conditioned Space	¥3	2'-9" 33	52	2'-5" Wood Stained	Wood Stained	Picture - Trapez Existing	Stained	Wood Stained		Single G 1 11.9	lazed 2 11.92	Yes - 2 No		ng - Conditioned Space	8. Emergency escape and rescue openings shall have a minimum net clear op square feet-Per CRC-R310.1.1
M3 4'-10-1/2" 4'-1" 7'-7-3/4" Wood Wood Dbl. Casement 58.5 49 Stained Stained Existing	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 19.91 Single Glaze	19.91	Yes - T No Yes - T	Existing - Conditioned Space	Z3 	2'-9" 33 2'-9"	40	"-5" Wood Stained "-5" Wood	Wood Stained Wood	Picture - Trapez Existing Picture - Trapez	Stained	Wood Stained Wood		Single G 1 9.1° Single G	7 9.17	Yes - No Yes -		ng - Conditioned Space	 9. The minimum net clear opening for emergency escape grade-level opening square feet. 10. Maximum height from floor, shall have the bettom of the clear opening no
N3 1'-6" 2'-6-1/2" 6'-4" Wood Wood Picture 18 30.5 Stained Stained Existing O3 3'-2-1/4" 1'-3-1/2" 7'-7-1/2" Wood Wood Picture	Wood Stained Wood	Wood Stained Wood	Single Glaze 1 3.81 Single Glaze	3.81	Yes - T No Yes - T	Existing - Conditioned Space		33	2-4 10 28 W EXTERIOR / IN	Stained	Stained	Existing	Stained	Stained		1 6.42 79	2 6.42	No	·	EXTERIOR GLAZING	 10. Maximum height from floor, shall have the bottom of the clear opening no 44 inches measured from the floor Per CRC-R310.1 11. Minimum Dimensions - The minimum new opening height dimensions shall be a statement of the state
38.25 15.5 Stained Stained Existing P3 1'-6" 2'-6-1/2" 6'-4" Wood Wood Picture	Stained Wood	Stained Wood	1 4.12 Single Glaze	4.12 ed	No Yes - T	Existing - Conditioned Space		• •	ape and rescue oper mum net area of	nings shall have a	minimum net clea	ar opening of 5.7 squ	uare feet. The minimun	n net clear opening	for emergency	escape grade-lo	evel openings s	shall be 5 squ	are feet. b) Er	mergency escape and rescue	inches. The minimum net clear opening width dimension shall be 20 inche clear opening dimension shall be the result of normal operations of the op
18 30.5 Stained Stained Existing	Stained	Stamed	1 3.81	3.81	No			, • u mmm													Sec. 1029.2 and /or CRC R-310.1.2 and R-310.1.3

VINDOW & DOOR NOTES - LEGEND Residenti

l. Door, window & skylight sizes on schedule are approximate only. Contractor shall field measure each opening and review with architect and owner prior to ordering unit. Refer to manufacturers specifications for actual frame size and rough opening. 2. As noted on the window schedule, New Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.40 and SHGC of .35. Exterior glass shall be High Performance - Low-E glass panel with interior clear glass.

3. As noted on the window schedule, New Window Laminated Glazing shall be Single Laminated glazed units with a minimum rated "U" value of 1.04 and SHGC of .63. Exterior glass shall be High Low-E glass panel laminated interior clear glass to form a single unit.

4. As noted on the window schedule, Existing Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.58 and SHGC of .53. Exterior glass shall be -Low-E glass panel with interior clear glass.

All Door Glazing shall as noted on the door schedule, either dual glazed tempered units with a minimum rated "U" value of 0.40 and SHGC of .35,. Exterior dual glazed doors glass shall be Low-E glass panel with interior clear glass.

- Manufactured skylights shall be by Vellux USA or approved equal. Unit size and model as noted on the schedule, skylight glazing shall be at minimum dual glazed units with a minimum rated "U" value of 0.43 and SHGC of .23, unit size and type per plan. All units motorize with remote with motorized internal blackout screens. ES-0199 approval number
- Manufactured windows by Fleetwood or approved equal. Window exterior shall be Aluminum with Kynar 500 painted units - color - "Dark Bronze" or approved equal. All units shall have Painted interiors & exteriors. Unit size and type per plan or schedule. All operable units shall have matching screens (if requested by owner). Verify window type and manufacturer with owner and architect.
- **Custom Entry Doors** by CRL Lawrence Company components in custom door see **Detail.** Verify all door types and manufacture with owner. (Existing to remain) Manufactured Sliding Glass Doors by Fleetwood Norwood 1070 EX M/S or
- approved equal. Doors shall be Aluminum color "Dark Bronze" or approved equal. All units shall have Concealed finger pull. All units shall have Painted interior & exteriors. Unit size and type per plan or schedule. All units shall have matching screens. Verify all door types, manufacture with owner, and architect.
- 10. All Exterior sliding, folding or other doors shall have Standard Hardware with Brushe Stainless Steel Finish or as selected by owner. All exterior doors shall have exterior keyed deadbolt with trim to match door hardware. All door hardware shall be Corrosion Resistant Components made with 306 stainless steel. Verify door hardware and finish with owner prior to ordering.

11. All window hardware (lock, openers, and hinges) shall have a *Brushed Stainless Steel* color handle, finish to match frames, verify with owner. All internal window and door hardware (cranking mechanism, locks, etc.) shall be Corrosion-Resistant Components made with type 306 stainless steel.

- 12. Mulled Window units shall be joined with Narrow Transom. Exteriors shall be finished per detail. Verify size and style with schedule and owner.
- 13. All operable exterior windows and noted doors (verify) shall have screens. Screens shall have a *Bronze* colored frame and charcoal colored fiberglass screen cloth (Verify with owner). 14. Entry door hardware - lockset and hinges shall be by C. L. Lawrence Company-
- "Locking Ladder Pulls" LLP84PS, 84 inch high with Brushed Stainless. With 4" square shape full length door rails, to and bottom - DR4SPS12S with concealed Dorma Door closure. Door shall have a tempered cast glass panel, from <u>Cast Glass Images</u>. Provide an allowance of \$500 per opening for hardware only.
- 15. New Interior and Exterior door hardware shall be Schlage. Lever style Manhattn with Satin Chrome finish, as selected by Architect & Interior Designer and approved by Owner. Finish on lockset and hinges shall match. Provide an allowance of \$150 per opening for hardware only.
- **16.** All operable exterior doors and windows, including door to garage, shall be fully weather-stripped. All exterior doors and windows shall have a 20-oz. Copper or Stainles Steel sheet metal head and sill flashing. Doorsill flashing shall be installed under openin & keved in bottom of threshold.
- 17. Install windows, doors, and skylights in strict accordance with manufactures instructions 18. All new fenestration glazing shall be installed with a certifying label attached, showing "U" value. All glazing 18 inches or less above the finish floor and /or within 24 inches of either vertical edge of a door within the same wall plane shall be tempered glass and shall be so labeled. Tempered glazing is required for all glass adjacent to bathtubs and showers, within 60 inches of the floor.
- 19. All exterior door hinges and fasteners shall be solid brass or stainless steel with Finish -Match Door hardware. Provide allowance. Contractor shall install Doorstops At Owner-Approved Locations.
- 20. Interior Wood Doors Solid Core Slab Door (U.N.O) door, frames and any other related wood surfaces shall be - Style A - Stain Grade Mahogany- stain and seal shall be selected by architect, and approved by the owner, - Style B - Paint Grade Slab doors
- **21.** Drapes and window treatment shall be by owner.
- 22. All glazing glass must have an NFRC label meeting the requirements as listed above. 23. Also, see Title 24 and Energy Notes for additional requirements for doors and windows **GLAZING SAFTEY NOTES**

AFETY GLAZING - Per CBC Section 2406 and /or CRC R308

- Identification of safety Glazing: Each panel of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacture or installer and the safety glazing standard with which it complies as well as the information specified in CBC section 2403.1. and CRC section R308.4 The designation shall be acid etched, sand blaster, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed. **Hazardous Locations:**
- **.)** Glazing in swinging doors except jalousies.
- **b.)** Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- **c.)** Glazing in storm doors.
- d.) Glazing in unframed swinging doors. e.) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
- **f.**) Glazing in an individual fixed or operable panel adjacent to a door were the nearest exposed edge of the glazing is within a 24-inch are of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
- Glazing in an individual fixed or operable panel which meets all of the following conditions
- **a.)** Exposed area of an individual pane greater than 9 square feet. **b.)** Exposed bottom edge less than 18 inches above the floor.
- c.) Exposed top edge greater than 36 inches above the floor and
- d.) One or more walking surfaces within 36 inches horizontally of the plane of the glazing. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panel, regardless of area or height above a walking surface.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the flowing conditions are present.
- Gazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.
- **CGRESS REQUIREMENTS Per CBC Section 1029 and /or CRC R310** Emergency escape and rescue openings shall have a minimum net clear opening of 5.7
- square feet-Per CRC-R310.1.1 The minimum net clear opening for emergency escape grade-level openings shall be 5
- square feet. **10.** Maximum height from floor, shall have the bottom of the clear opening not greater than 44 inches measured from the floor Per CRC-R310.1
- **11.** Minimum Dimensions The minimum new opening height dimensions shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The new clear opening dimension shall be the result of normal operations of the opening. (CBC Sec. 1029.2 and /or CRC R-310.1.2 and R-310.1.3



REVISIONS A CONCEPT DESIGN - 06-01-2021 B SCHEMATIC DESIGN - 07-27-2021 C CLIENT REVISIONS - 10-01-2021 O COASTAL SUBMITTAL - 01-14-2022 $\underline{/1}$ \square PHASE COASTAL DEVELOPMENT PHASE PROJECT NO. 2021-27 REVIEWED BY MRM DRAWN BY MRM / JS / AP DATE 01-14-2022

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semed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record. PROJECT

SCHEDULES

<u>DOOR</u> AN	D FRAME SO	HEDUI	<u>le - e</u> xis	STING							DO	OR AND	FRAME SCI	HEDUL	JE - P	PROPOSED		-					1.1	
YM. DOOR	SIZE - Inches nomin	1	00	OR TYPE/STYLE	MANUF.	RATING DOOR FRAME MAT. GLAZ	ING HARDWAI	RE HE	OPEN GL.	TOTAL REMARKS	SYM.	DOOR SI	ZE - Inches nomina		1	DOOR TYPE/STYLE	MANUF.	RATING	DOOR FRAME MAT.	GLAZING	HARDWARE			OPEN O
Widt		ess Door M	laterial Type	Style		Fire Label Type / Style Temp	ered Type N	lotes	Glazing	S.F. Avenida De Las Ondas		1 Such		1				-	16.01			SC Inc	ating	
First Floo	i	" Wood/@	Glass	Exterior Door		No Wood Frame-Stained Y	s Lever U	Jsed		Existing	-	Width	Height Thickne	ess Door M	faterial T	Гуре Style		Fire Label	Type / Style	Tempered	Type Notes	U Va SHC	TC R	Glazin
71	81	Stain		1 -Sliding Wood/Glass Door		- Wood Door - Stained	Keyed	1.0	39.94	39.94		First Floor		-			-	1 1	Contraction in the local division of the loc				is z	1
102 5'-8"				Exterior Door		No Wood Frame- Stained Y		Jsed		Existing	101	8'-0"	8'-0" 1 3/4	" Alumi	inun	02 Exterior Door	Fleetwood	No	Ahunimum Frame- Painted	Yes	Lever New	0.52 0.30	0 30	
68 103 3'-0"	81 7'-11" 13/-	Stain Wood 3		I -Sliding Wood/Glass Door Exterior Door		- Wood Door - Stained No Wood Frame- Stained N	Keyed	Jsed 1.0	38.25	38.25 Existing	102	96	96	Glas		Dbl. Sliding Aluminum Door	Or Equal		Ahuninum/Glass Door	Tempered	Keyed Entry	_	1	64.00
36	95	Stain		L-Swinging Wood Door		- Wood Door - Stained	b Lever U Keved	1.0	23.75	23.75	102	3'-0"	8'-0" 1 3/4 96	" Solid C Wood P		32 Exterior Door 1 -Swinging Unit	TruStile Or Equal		Wood Frame- Painted Solid Door - Painted	No	Lever New Keyed Entry	_	1	0.00
104 9'-0"	7'-0" 2"	Alumi		Exterior Garage Door		No Wood Frame-Painted N	· · ·	Jsed		Existing	103	2'-8"	8'-0" 1 3/4		- C.	09 Exterior Door	TruStile	+ +	Wood Frame- Painted	Yes	Lever New	0.52 0.30	0 30	
108	84	Paint	licd	Rollup Door		- Aluminum Door - Painted	Lever	1,0	63,00	63.00		32	96	Wood P	272 AV7 2 4	1 -Swinging Unit	Or Equal		Solid / Glass Door	Tempered	Keyed Entry		1	21.33
105 9'-0"	7'-0" 2"	Alumi Paint		Exterior Garage Door Rollup Door		No Wood Frame- Painted N - Aluminum Door - Painted	Ű	Jsed 10	63 00	Existing 63.00	104	3'-0"	8'-0" 1 3/4 96	" Wood/ Wood P		09 Exterior Door 1 -Swinging Unit	TruStile Or Equal		Wood Frame- Painted Solid / Glass Door	Yes Tempered	Lever New Keved Entry	0.52 0.30	0 30	24.00
106 6'-0"	7'-6" 3/-			Exterior Door		No Wood Frame- Stained Y	s Lever U	Jsed	05,00	Existing	105	16'-0"	8'-0" 1 3/8			8 Exterior Garage Door	BP	No	Ahminum Frame - Painted	No	Electronic New	0.52 0.30	0 30	
72	90	Stain		Dbl. Swinging Wood/Glass Door		- Wood Door - Stained	Keyed	1.0	45.00	45.00	106	192	96	Glas		Overhead Sectional Unit	Garage Doo		Ahmimum Garage Door	N.	Hardware Entry	_	1	0.00
107 6'-0"	7'-6" 1 3/-			Exterior Door		No Wood Frame-Stained Ye		Jsed		Existing	100	2'-10"	8'-0" 1 3/8 96	" Solid C Wood P		32 Exterior Door 1 -Swinging Unit	TruStile Or Equal		Wood Frame- Painted Solid Door - Painted	No	Lever New Keyed Entry		1	0.00
72 108 2'-6"	90 7'-11" 13/-	Stain Wood :		Dbl. Swinging Wood/Glass Door Exterior Door	_	- Wood Door - Stained No Wood Frame- Stained N	Keyed Privacy U	l,0 Jsed	45,00	45,00 Existing	107	3'-0"	8'-0" 1 3/4			28 Interior Door	TruStile	No	Wood Frame- Painted	No	Passage New			1.00
30	95	Stain		1 -Swinging Wood Door		- Wood Door - Stained	Hardware	1,0	19,79	19,79	108	36 2'-10"	96	Wood P Solid C		1 -Swinging Unit 28 Interior Door	Or Equal		Solid Door - Painted Wood Frame- Painted	No	Hardware Passage New		1	0.00
109 2'-6"	7'-11" 1 3/-			Exterior Door		No Wood Frame- Stained N	D Lever U	Jsed		Existing	108	34	8'-0" 1 3/4 96	Wood P		1 -Swinging Unit	TruStile Or Equal		Solid Door - Painted	No	Hardware		1	0.00
30	95	Stain		1 -Swinging Wood Door		- Wood Door - Stained	Keyed	1.0	19,79	19.79	109	4'-0"	8'-0" 1 3/4			28 Interior Door	TruStile		Wood Frame- Painted	No	Passage New			
110 2'-4"	<u> </u>	" Wood : Stain		Exterior Door		No Wood Frame-Stained N		Jsed	18.47	Existing 18.47	110	48 6'-0"	96 8'-0" 1 3/4	Wood P Solid C		Dbl. Swinging Unit Interior Closet Door	Or Equal		Solid Door - Painted Wood Frame- Painted	No	Hardware New	_	1	0.00
28 111 11'-6				I -Swinging Wood Door Exterior Door		- Wood Door - Stained No Wood Frame-Stained Ye	Keyed s Lever U	Jsed 1.0	18.47	Existing	110	72	96	Wood P	and the second second	Tpl. Sliding Unit	TruStile Or Equal		Solid Door - Painted	No	Passage New Hardware		1	0.00
138	95	Stain		Dbl. Sliding Wood/Glass Door		- Wood Door - Stained	Keyed	1,0	91.04	91.04	111	Not Used												
112 11'-6				Exterior Door		No Wood Frame- Stained Y		Jsed		Existing	112	3'-6"	8'-0" 1 3/4	" Solid (Cora	28 Interior Door	TruStile	No	Wood Frame- Painted	No	Passage New			+
138	95 7'-11" 1-3/-	Stain		Dbl. Sliding Wood/Glass Door		- Wood Door - Stained	Keyed	1.0	91.04	91.04 Evision	112	42	96	Wood P		Dbl. Bifold Unit	Or Equal		Solid Door - Painted	INO	Hardware		1	0.00
113 3'-3"	<u> </u>	Wood/C Stain		Exterior Door I -Sliding Wood/Glass Door		- No Wood Frame- Stained Yi - Wood Door - Stained	s Lever U Keved	Jsed	19.79	Existing	113	2'-8"	8'-0" 1 3/4	" Solid C	Core	28 Interior Door	TruStile	-	Wood Frame- Painted	No	Privacy New			
114 3'-3"				Exterior Door		No Wood Frame-Stained Y		Jsed		Existing	114	32 7'-0"	96 8'-0" 1 3/4	Wood P Solid C		1 -Swinging Unit Interior Closet Door	Or Equal TruStile	-	Solid Door - Painted Wood Frame- Painted	No	Hardware Passage New	-	1	0.00
30	95	Stain	ned	1 -Sliding Wood/Glass Door		- Wood Door - Stained	Keyed	1.0	19.79	19.79	114	84	96	Wood P	1111111	Tpl. Sliding Unit	Or Equal		Solid Door - Painted	NO	Hardware	_	1	0.00
15 2'-6"	6'-8" 1 3/-			Interior Door		No Wood Frame-Painted N		Jsed		Existing	115	7'-6"	8'-0" 1 3/4	" Solid C	Core	Interior Door	TruStile		Wood Frame- Painted	No	Passage New			
30 16 3'-6"	80 6'-8" 1 3/-	Stain "Wox		1 -Swinging Unit Interior Door		- Wood Door - Stained No Wood Frame- Stained N	Lever D Passage U	Jsed L.0	16.67	16.67 Existing	116	90 2'-8"	96 8'-0" 1 3/4	Wood P Solid C		Tpl. Sliding Unit 28 Interior Door	Or Equal TruStile		Solid Door - Painted Wood Frame- Painted	No	Hardware Privacy New		1	0.00
42	80	Stain		Dbl. Swinging Wood Door		- Wood Door - Stained	Lever	1.0	23.33	23.33	110	32	96	Wood P		1 -Swinging Unit	Or Equal		Solid Door - Painted	NO	Hardware	-	1	0.00
17 3'-0"	6'-8" 3/-	" Woo	od	Interior Door		No Wood Frame- Stained N	o Passage U	Jsed		Existing	117	2'-4"	8'-0" 1/2"			31 Interior Shower Door	DreamLine		Frameless	Yes	Passage New			
36	80	Stain		Dbl. Swinging Wood Door		- Wood Door - Stained	Lever	1,0	20,00	20.00	110	28 6'-6"	96 8'-0" 1 3/4	Glas Solid C		1 -Swinging Unit Interior Closet Door	Or Equal TruStile	-	Blass Shower Door Wood Frame- Painted	Tempered	Lever Passage New		1	18.67
18 2'-6"	<u> </u>	" Woo Stain		Interior Door I -Swinging Unit		No Wood Frame- Painted N - Wood Door - Stained	D Privacy U Hardware	Jsed 10	16.67	Existing	110	78	96	Wood P	and the second se	Dbl. Sliding Door	Or Equal		Solid Door - Painted	No	Lever		1	0.00
119 2'-6"				Interior Door		No Wood Frame- Painted N		Jsed	10,07	Existing		Second Floor												
30	80	Stain	ıed	1 -Swinging Unit		- Wood Door - Stained	Hardware	1.0	16,67	16.67	201	12'-0"	8'-0" 1 3/4 96	" Alumi Glas	and the second se	03 Exterior Door Dbl. Sliding Aluminum Door	Fleetwood Or Equal	and the second se	Ahuninum Frame-Painted Ahuninum/Glass Door	Yes Tempered	Lever New Keyed	0.52 0.30	0 30	96.00
20 2'-0"				Interior Door		No Wood Frame- Painted N	U V	Jsed		Existing	202	2'-10"	8'-0" 1 3/4			28 Interior Door	TruStile	-	Wood Frame- Painted		Passage New		+ +	50.00
24 21 1'-8"	80 6'-8" 1 3/-	Stain "Woo		I -Swinging Unit Interior Door		- Wood Door - Stained No Wood Frame- Painted N	Lever D Passage U	Jsed 1.0	13.33	13.33 Existing	10.0	34	96	Wood P		1 -Swinging Unit	Or Equal	+ +	Solid Door - Painted		Lever		1	0.00
20	80	Stain		1 -Swinging Unit		- Wood Prance Fained	Lever	1.0	11.11		203	3'-0"	8'-0" 1 3/4 96	" Solid C Wood P	and the second second second	28 Interior Door 1 -Swinging Unit	TruStile Or Equal		Wood Frame- Painted Solid Door - Painted	No	Passage New Lever			0.00
22 2'-0"	6'-8" 1 3/-	" Wox	od bo	Interior Door		No Wood Frame- Painted N	o Privacy U	Jsed		Existing	204	3'-0"	8'-0" 1 3/4		_	28 Interior Door	TruStile		Wood Frame- Painted	No	Passage New	+		0.00
24	80	Stain		1 -Swinging Unit		- Wood Door - Stained	Hardware	1.0	13.33	13.33		36	96	Wood P		1 -Swinging Unit	Or Equal		Solid Door - Painted		Lever		1	0.00
23 2'-4"	<u>6'-8" 1-3/-</u> 80	" Woo Stain		Interior Door Dbl. Swinging Wood Door		No Wood Frame- Stained N - Wood Door - Stained	D Passage U Lever	Jsed	15.56	Existing 15.56	205	2'-4" 28	8'-0" 1 3/4 96	" Solid C Wood P	and the second sec	28 Interior Door 1 -Swinging Unit	TruStile Or Equal		Wood Frame- Painted Solid Door - Painted	No	Passage New Lever		1	0.00
20				Interior Door		No Wood Frame-Painted N		Jsed	10.00	Existing	206	2'-6"	8'-0" 1 3/4			28 Interior Door	TruStile	+ +	Wood Frame- Painted	No	Passage New	+	+ + +	0.00
24	80	Stain	ned	1 -Swinging Unit		- Wood Door - Stained	Hardware	1.0	13.33	13.33		30	96	Wood P		1 -Swinging Unit	Or Equal		Solid Door - Painted		Lever	- 0	1	0.00
25 2'-6"	- + +			Interior Door		No Wood Frame- Painted N		Jsed		Existing	207	2'-8"	8'-0" 1 3/4 96	" Solid C Wood P		28 Interior Door 1 -Swinging Unit	TruStile Or Equal		Wood Frame- Painted Solid Door - Painted	No	Privacy New Hardware		1	0.00
30 126 2'-8"	80 6'-8" 3/-	Stain "Wox		1 -Swinging Unit Interior Door		- Wood Door - Stained No No Frame N	Hardware Passage U	Jsed L.0	16.67	16.67 Existing	208	2'-8"	8'-0" 1 3/4			28 Interior Door	TruStile	No	Wood Frame- Painted	No	Passage New			1.00
32	80	Stain		I -Pocket Unit		- Wood Door - Stained	Lever	1.0	17.78	17.78	209	32	96	Wood P		1 -Swinging Unit	Or Equal	++	Solid Door - Painted	No	Lever		1	0.00
127 5'-0"				Interior Door		No Wood Frame- Stained N		Jsed		Existing	209	2'-8"	8'-0" 1 3/4 96	" Solid C Wood P	and the second sec	28 Interior Door 1 -Swinging Unit	TruStile Or Equal		Wood Frame- Painted Solid Door - Painted		Privacy New Hardware		1	0.00
60	80	Stain		Dbl. Sliding Wood Door		- Wood Door - Stained	Lever	1.0	33.33	33.33 Evintinu	210	2'-6"	8'-0" 1/2"	-		30 Interior Shower Door	DreamLine	No 1	Frameless	Yes	Passage New			
128 2'-6"	<u> </u>	" Wox Stain		Interior Door I -Swinging Unit		No Wood Frame- Painted N - Wood Door - Stained	 Privacy U Hardware 	Used	16.67	Existing		30	96	Glas		Dbl. Sliding Unit	Or Equal	-	Blass Shower Door	Tempered	Lever Driver	-	1	20.00
129 6'-0"				Interior Door		No Wood Frame- Stained N		Jsed	10.97	Existing	211	2'-8" 32	8'-0" 1 3/4 96	" Solid C Wood P	and the second se	28 Interior Door 1 -Swinging Unit	TruStile Or Equal		Wood Frame- Painted Solid Door - Painted		Privacy New Hardware		1	0.00
72	80	Stain	red	Dbl. Swinging Wood Door		- Wood Door - Stained	Lever	1.0	40.00	40.00	212	3'-0"	8'-0" 1 3/4	" Wood/	Glass	09 Exterior Door	TruStile	No	Wood Frame- Painted	Yes	Lever New	0.52 0.30	0 30	
30 2'-6"				Interior Door		No Wood Frame- Painted N		Jsed		Existing		36 TOTAL NEX	96 WEXTERIOR / INT	Wood P		1 -Swinging Unit	Or Equal	- 1	Solid / Glass Door	Tempered	Keyed Entry	_	1	24.00
30 31 2'-4"	80 6'-8" 3/4	Stain Woo		I -Swinging Unit Interior Door		- Wood Door - Stained No Wood Frame- Painted N	Dever Dever	l.0 Jsed	16.67	16.67 Existing						inimum net clear opening of 5.7 squar	e feet. The mini	num net clear	opening for emergency escape gra	de-level openings	shall be 5 square fee	et. b) En	nergency e	cape and
28	80	Stain		I -Swinging Unit		- Wood Door - Stained	Hardware	1,0	15,56	15,56														
32 2'-4"				Interior Door		No Wood Frame- Painted N		Jsed		Existing														
28	80	Stain		1 -Swinging Unit		- Wood Door - Stained	Hardware	1.0	15,56	15,56	_													
33 <u>2'-6"</u> 30		" Wox Stain		Interior Door I -Swinging Unit		No Wood Frame- Painted N - Wood Door - Stained		Jsed 1.0	16.67	Existing 16.67														
				I -Swinging Unit Interior Door		No Wood Frame- Painted No	Dever Dever Dever	Jsed 1.0	10.07	Existing	-													
	/								14.47															
	80	Stain	1ed	1 -Swinging Unit		- Wood Door - Stained	Lever	1.0	16,67	16,67														

8445 Avenida de las Ondas TOTAL REMARKS S.F. 8445 Avenida De Las Ondas New Ahminum/Glass Exterior Door 64 00 New Exterior Door 0.00 Model - TM9000 New Wood/Glass Exterior Door 21 33 New Wood/Glass Exterior Door 24.00 New Sectional Exterior Door 0.00 New Exterior Door 0.00 Model - TM9000 New Panel Interior Door 0.00 Model - TM9000 New Shower Door 18.67 Model - SHDR-20287210F-HFR New Panel Interior Door 0.00 Model - TM9000 New Ahuminum/Glass Exterior Door 96.00 New Panel Interior Door 0.00 Model - TM9000 New Panel Interior Door 0.00 Model - TM9000

New Panel Interior Door

20.00 Model - SHDR-20287210F-HFR

New Panel Interior Door

244 S.F. TOTAL EXTERIOR GLAZING

New Wood/Glass Exterior Door

New Shower Door

0.00 Model - TM9000

DOOR AND WINWDOW NOTES:

- . **Door, window & skylight sizes on schedule are approximate only.** Contractor shall field measure each opening and review with architect and owner prior to ordering unit. Refer to manufacturers specifications for actual frame size and rough opening.
- As noted on the window schedule, New Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.40 and SHGC of .35. Exterior glass shall be High Performance Low-E glass panel with interior clear glass.
- 3. As noted on the window schedule, New Window Laminated Glazing shall be Single Laminated glazed units with a minimum rated "U" value of 1.04 and SHGC of .63. Exterior glass shall be High Low-E glass panel laminated interior clear glass to form a single unit.
- As noted on the window schedule, Existing Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.58 and SHGC of .53. Exterior glass shall be -Low-E glass panel with interior clear glass.
- 5. All **Door Glazing** shall as noted on the door schedule, either dual glazed tempered units with a minimum **rated** "**U**" **value of 0.40 and SHGC of .35,.** Exterior dual glazed doors glass shall be Low-E glass panel with interior clear glass.
- . Manufactured skylights shall be by Vellux USA or approved equal. Unit size and model as noted on the schedule, skylight glazing shall be at minimum dual glazed units with a minimum rated "U" value of 0.43 and SHGC of .23, unit size and type per plan. All units motorize with remote with motorized internal blackout screens. ES-0199 approval number
- 7. Manufactured windows by Fleetwood or approved equal. Window exterior shall be Aluminum with Kynar 500 painted units - color - "Dark Bronze" or approved equal. All units shall have Painted interiors & exteriors. Unit size and type per plan or schedule. All operable units shall have matching screens (if requested by owner). Verify window type and manufacturer with owner and architect.
- Custom Entry Doors by CRL Lawrence Company components in custom door see <u>Detail</u>. Verify all door types and manufacture with owner. (Existing to remain)
 Manufactured Sliding Glass Doors by <u>Fleetwood Norwood 1070 EX M/S or</u> <u>approved equal</u>. <u>Doors shall be Aluminum - color - "Dark Bronze" or approved</u> <u>equal</u>. All units shall have Concealed finger pull. All units shall have Painted interior
- &exteriors. Unit size and type per plan or schedule. All units shall have matching screens. Verify all door types, manufacture with owner, and architect.
 10. All Exterior sliding, folding or other doors shall have Standard Hardware with Brushed Staiplass Staal Finish or as selected by owner. All exterior doors shall have exterior
- <u>Stainless Steel</u> Finish or as selected by owner. All exterior doors shall have exterior keyed deadbolt with trim to match door hardware. All door hardware shall be Corrosion-Resistant Components made with 306 stainless steel. Verify door hardware and finish with owner prior to ordering.
- All window hardware (lock, openers, and hinges) shall have a <u>Brushed Stainless Steel</u> <u>color handle</u>, finish to match frames, verify with owner. All internal window and door hardware (cranking mechanism, locks, etc.) shall be Corrosion-Resistant Components made with type 306 stainless steel.
- 12. Mulled Window units shall be joined with Narrow Transom. Exteriors shall be finished per detail. Verify size and style with schedule and owner.
 13 All operable exterior windows and noted doors (verify) shall have screens. Screens shall
- All operable exterior windows and noted doors (verify) shall have screens. Screens shall have a *Bronze* colored frame and charcoal colored fiberglass screen cloth (Verify with owner).
 Entry door hardware lockset and hinges shall be by C. L. Lawrence Company-
- 4. Entry door hardware lockset and hinges shall be by <u>C. L. Lawrence Company-</u> <u>"Locking Ladder Pulls" - LLP84PS</u>, 84 inch high with Brushed Stainless. With 4" square shape full length door rails, to and bottom - DR4SPS12S with concealed Dorma Door closure. Door shall have a tempered cast glass panel, from <u>Cast Glass Images</u>. Provide an allowance of \$500 per opening for hardware only.
- 15. New Interior and Exterior door hardware shall be <u>Schlage</u>. Lever style <u>Manhattn</u> with Satin Chrome finish, as selected by Architect & Interior Designer and approved by Owner. Finish on lockset and hinges shall match. Provide an allowance of \$150 per opening for hardware only.
- 16. All operable exterior doors and windows, including door to garage, shall be fully weather-stripped. All exterior doors and windows shall have a <u>20-oz</u>. Copper or Stainless <u>Steel sheet metal</u> head and sill flashing. Doorsill flashing shall be installed under opening & keyed in bottom of threshold.
- 17. Install windows, doors, and skylights in strict accordance with manufactures instructions.
 18. All new fenestration glazing shall be installed with a certifying label attached, showing "U" value. All glazing 18 inches or less above the finish floor and /or within 24 inches of either vertical edge of a door within the same wall plane shall be tempered glass and shall be so labeled. Tempered glazing is required for all glass adjacent to bathtubs and showers, within 60 inches of the floor.
- 19. All exterior door hinges and fasteners shall be solid brass or stainless steel with Finish to Match Door hardware. Provide allowance. Contractor shall install Doorstops At Owner-Approved Locations.
- Interior Wood Doors Solid Core Slab Door (U.N.O) door, frames and any other related wood surfaces shall be Style A Stain Grade Mahogany- stain and seal shall be selected by architect, and approved by the owner, Style B Paint Grade Slab doors
- Drapes and window treatment shall be by owner.
 All glazing glass must have an NFRC label meeting the requirements as listed above.
 Also, see Title 24 and Energy Notes for additional requirements for doors and windows

GLAZING SAFTEY NOTES

SAFETY GLAZING - Per CBC Section 2406 and /or CRC R308 Identification of safety Glazing: Each panel of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation , the manufacture or installer and the safety glazing standard with which it complies as well as the information specified in CBC section 2403.1. and CRC section R308.4 The designation shall be acid etched, sand blaster, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed.

- 2. Hazardous Locations:a.) Glazing in swinging doors except jalousies.
- b.) Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- **c.**) Glazing in storm doors.
- d.) Glazing in unframed swinging doors.
 e.) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing
- surface.
 f.) Glazing in an individual fixed or operable panel adjacent to a door were the nearest exposed edge of the glazing is within a 24-inch are of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
- **3.** Glazing in an individual fixed or operable panel which meets all of the following conditions
- a.) Exposed area of an individual pane greater than 9 square feet.b.) Exposed bottom edge less than 18 inches above the floor.
- c.) Exposed top edge greater than 36 inches above the floor and
- d.) One or more walking surfaces within 36 inches horizontally of the plane of the glazing.
 4. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panel, regardless of area or height above a walking surface.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the flowing conditions are present.
 Gazing adjacent to stairways, landings and ramps within 36 inches horizontally of a
- walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.7. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a
- stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.
- <u>EGRESS REQUIREMENTS</u> Per CBC Section 1029 and /or CRC R310
 8. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7
- square feet-Per CRC-R310.1.19. The minimum net clear opening for emergency escape grade-level openings shall be 5 square feet.
- Maximum height from floor, shall have the bottom of the clear opening not greater than 44 inches measured from the floor Per CRC-R310.1
- **11.** Minimum Dimensions The minimum new opening height dimensions shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The new clear opening dimension shall be the result of normal operations of the opening. (CBC Sec. 1029.2 and /or CRC R-310.1.2 and R-310.1.3



REVISIONS

<u>/1</u>

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A CONCEPT DESIGN - 06-01-2021

B SCHEMATIC DESIGN - 07-27-2021

CLIENT REVISIONS - 10-01-2021

PHASE COASTAL

PROJECT NO. 2021-27

REVIEWED BY MRM

D COASTAL SUBMITTAL - 01-14-2022

DEVELOPMENT PHASE

DRAWN BY MRM / JS / AP

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parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record.

PROJECT

SCHEDULES

A82

DATE 01-14-2022



PROPOSED ELEVATION #1



PROPOSED ELEVATION #4



PROPOSED ELEVATION #2

PROPOSED ELEVATION #3

PROPOSED ELEVATION #5

Note : TO FOR GENERAL SITE CONTEXT AND SCALE .





:\Projects\2021 Projects\2021-27 8445 Avenida De Las Ondas\CADD Drawings\Architecure\Coastal Phase\Sheets\AL-1.1 Landscape Plan-Existing.dwg Jan 18,2022-6:13pm

\sim	LANDSCAPE	LEGEND	
\sim	PALMS Windmill Palm Trachycarpus fortunei 12'-0" min. tall [ST-1]	SHRUBS Tiny Tower Italian Cypress Cupressus s. Tiny Tower' 15 gallon [S-1]	
× -	6' Box - 6 foot brown trunk KENTIA PALM Howea forsteriana 25"-0" max. tall - P-2	$ \begin{array}{c c} & & & \\ & & \\ \hline & & \\ & & \\ & \\ & \\ & \\$	
*`	48" Box - 5 foot brown trunk	SCREEN - <u>S-2</u> Glossy Privet Ligustrum lucidum - Patio Tree / Standard	
	48" Box - 5 foot brown trunk	15 gallon S-3 NEW ZEALAND FLAX Phormium tenax	ty ty
	PYGMY DATE PALM Phoenix roebelenii P-4 10'-0" max.tall - 48" Box - 2 foot brown trunk	5 gallon - Screen 8'-0" max. tall -[S-4]	Marengo
	KING PALM MULTY-TRUNK Archontophoenix alexandrae 20'-0" max. tall - Type - P-5 Specimen -	5 gailon <u>-</u> <u>[S-5]</u> RAPHIOLEPIS I. 'PINKIE' Pinkie India Hawthorn 5 gallon <u>-</u> [<u>S-6]</u>	Morton
	A8" Box - 5 foot brown trunk	GIANT BIRD OF PARADISE Strelitzia nicolai	Architects 7724 Girard Ave.
	50'-0" max. tall - Type - Accent- $P-648'' box - 5 foot brown tunk$	$\overrightarrow{10 \text{ gallon - Type - Accent - [S-7]}}$ $\overrightarrow{\text{BIRD OF PARADISE}}$ $\overrightarrow{\text{Strelitzia Reginae}}$ $\overrightarrow{5 \text{ gallon - Type - Screen - [S-8]}}$	Second Floor
	TREE SPECIES	Morning Light Coastal Rosemary Westringia r. 'Morning Light'	La Jolla, CA 92037 Tel. (858) 459-3769
	$\bigcirc Olea e. 'Wilsonii' \\ 12'-0'' min.tall - \boxed{\mathbf{T}-1} \\ 36'' Box Multi Trunck$	$I \text{ gallon}_{\overline{S-9}}$ $\square \text{ ELEPHANT EARS}_{\underline{Colocasia esculenta}}$ $- 5 \text{ Gallon - Type - Shrub}_{\overline{S-10}}$	Fax. (858) 459-3768 Michael Morton AIA
	Pyrus Kawakamii - Evergreen Pear 15'-30' tall - Accent - <u>T-2</u> 48'' Box	CARDBOARD PALM Zamia Fufuracea 14" Pot [S-11]	Claude Anthony Marengo DESA 01-14-2022
	ELAEAGNUS AUGUSTIFOLIA Russian Olive 2010 Uren dell Teol	$\bigotimes_{i=1}^{[3-1]} \bigotimes_{i=1}^{[3-1]} \operatorname{RHAPIS HUMILIS}_{\overline{Slender Lady Palm}}_{\overline{7 \ Gallon}}$	SED*AR RENELOOP
	$20'-0'' max. tall - \underline{T-3}$ $48'' Box$ $ITALIAN STONE PINE$ $Pinus pinea - \underline{T-4}$ $24'' Box$	$\underbrace{\text{ESPALIERS / TRELLIS}}_{\text{BOUGAINVILLEA}}$	C-19371 ★
	$\square ALEPPO PINE Pinus halepensis 30'-0'' min. tall - __________________________________$	BRASILIENSIS <u>Purple Bougainvillea</u> - 5 gallon Type - Trellis, espalier to wall or fence - [E-1]	$\begin{array}{c} & \begin{array}{c} & \begin{array}{c} & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & $
	$\square MYOPORUM$ $Myoporum \ laetum$ $30'-0'' \ max. \ tall \ _T-6$	CAMELLIA S. 'KANJIRO' Kanjiro Sun Camellia 5 gallon - E-2	OF CALIF
	24" Box	TURF /GRASS/GROUND COVER Image: Cover in the second secon	All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and
	24" Box	Mondo Grass- grid pattern 6" max. tall - [GC-1] VVVVVVVVVVV VVVVVVVVVVVVV VVVVVVVVVVVVVV VVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVV	the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without the express
	20- 30 feet tall - T-8 24" Box DWARF CITRUS	Star Jasmine - <u>Ground</u> Cover 1'-0" min. tall <u>GC-2</u> JASMINE - Common White Jasmine officinale - Ground	written consent of Marengo Morton Architects, Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or
	DWARF VALENCIA ORANGE <i>Citrus spp.</i> <i>15 gallon</i> C-1	Cover Type - Medium /Small Screening Shrubs 1 gallon - GC-3	accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached
	DWARF BEARSS LIME Citrus spp. 15 gallon - C-2	ZOYSIA TENUFOLIA 'PLATINUM' Platinum Zoysia Grass Sodded GC-4	specifications shall constitute the acceptance of all these restrictions.
(CITRUS SPP. DWARF SATSUMA MANDARIN 15 gallon - C-3	$\square \square $	Γ
	$\bigcup_{\substack{V \in V \\ V \in V}} CITRUS SPP.$ $DWARF NAVEL ORANGE$ $15 gallon - C-4$	Fire Deparment driving surface w/8" Thick Glass 2 Base USE LEGEND: YES, USED IN THIS PROJECT	DENC L 337
	LANDSCAPE & IRRIGATION N	o the standards of the City of San Diego Landscape Ordinance, the La Jolla	
A	 Community plan and the city-wide landscap standards and all other landscape related city All landscaping shall be completed within 6 residence" [LDC 1510.0304(h) (2)]. 	e regulations and the City of San Diego Land Development manual landscape y and regional standards. months of occupancy or within one year of the notice of completion of a	ATE RESU REMODE Avenida De La a Jolla, CA 92
	 appropriate to the landscaping material [LD0 All of the landscape to meet the landscape ro [LDC 1510.0304(h)] prior to final inspection 	equirement shall be installed as required by the San Diego Landscape Ordinanc	ATE RE REMOE Avenida De La Jolla, CA
	 "topping" of trees is not permitted unless spe The Permittee or Subsequent Owner shall be right-of-way consistent with the Land Devel If any required landscape (including existing 	ecifically noted in this Permit. e responsible for the maintenance of all landscape improvements in the lopment Manual, Landscape Standards. g or new plantings, hardscape, landscape features, etc.) indicated on the	ΓV_{I}
	replaced in kind and equivalent size per the Department within 30 days of damage or Fir 8. Long term maintenance: all required landsca	maged or removed during demolition or construction, it shall be repaired and/or approved documents to the satisfaction of the Development Services nal Inspection. ape areas shall be maintained the property owner. The landscape areas shall be lant material shall be maintained in a healthy growing condition. Diseased or	PR 84
	dead plant material shall be satisfactorily tre the public right of way shall also be maintain	ated or replaced per the conditions of the permit. All landscape and irrigation in	
	 Tree grates around street trees shall be a mir All required planting areas shall be covered groundcover. All exposed soil areas withou Minimum tree separation distance: 	nimum of 40 S.F. with a minimum 5' inside dimension. with mulch to a minimum depth of 2", excluding areas planted with t vegetation shall also be mulched to this minimum depth.	A CONCEPT DESIGN - 06-01-2021 B SCHEMATIC DESIGN - 07-27-2021 C CLIENT REVISIONS - 10-01-2021
	 a. Traffic signals (stop sign) b. Underground utility lines c. Above ground utility structures d. Driveway (entries) e. Street intersections 	20 feet 5 feet 10 feet 10 feet 25 feet	D COASTAL SUBMITTAL - 01-14-2022 E F
	 f. Sewer lines Prior to issuance of any building permits, a c manager for approval. The landscaping and 	10 feet complete set of landscaping and irrigation plans shall be submitted to the city irrigation plans shall be in conformance with the requirements of the San ommunity plan and the landscape guidelines of the land development manual. anently irrigated and maintained in accordance with the landscape guidelines of	Δ
	the land development manual.15. An automatic, water-efficient irrigation syst16. Landscape and irrigation maintenance is the	em shall be provided to establish and maintain landscaping.	PHASE COASTAL
itching)	 above ground utility structures - 10 feet; driv All landscape and irrigation shall conform to Land Development Manual Landscape Stand 	veways - 10 feet. o the standards of the city-wide landscape regulations and the City of San Diego dards and all other landscape related city and regional standards. ape areas shall be maintained by property owner <u>SKA holding Inc.</u> landscape	DEVELOPMENT PHASE PROJECT NO. 2021-27
en truck	areas shall be free of debris and litter and all dead plant material shall be satisfactorily tre General Landscape Notes or Requirements 1. Install all irrigation components in conforma	ance with current City of San Diego requirements and current A.P.W.A.	REVIEWED BY MRM
vn truck	attention of the landscape /architect immedia question.	s found or encountered in the plans or in the actual field conditions to the ately and receive written direction prior to proceeding further with the work in	DRAWN BY MRM / JS / AP
wall or fence	 8" long PVC sch. 80 nipple arm. Use Teflor Install all controls valves in new green plast Refer to the Irrigation Notes for additional p 	ic valve boxes as manufactured by NDS or equal.	DATE 01-14-2022
	excavation by calling Underground Service utilities including but not limited to: gas, ele responsible to pothole to verify exact locatio	Alert @ 1-800-227-2600. Contractor shall request the mark-out of underground ectric, telephone, water, sewer, lighting, television. Contractor shall be	Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or
	 yard area. Contractor shall obtain owner's ar Pressure Regulating Valve Location: Contra preventer assembly 18" above finish grade. Master Valve Location: Contractor to install 	pproval of location prior to commencing work. Locor to install pressure regulating valve immediately downstream of backflow I master valve downstream of proposed backflow preventer and pressure	other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the
	approval for sensor location prior to installat 11. Proposed Sleeve Location: Proposed 3" DIA	rain sensor on upper roof eave (per plan). Contractor shall obtain owner's ion. A. PVC schedule. 40 sleeve, per architect plans. Verify exact location in field. existing potable water meter located in right of way in concrete box.	parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record.
	 Extra Control Wires: Contractor shall pull tw valve and coil wire neatly in valve box. Irrigation Point of Connection: Irrigation con service pipe per plan 18" above finish grade. 	vo (2) extra wires #14 wires from the irrigation controller to last remote-control ntractor to install Copper Tee (line size)- per plan in existing potable water . Install brass ball valve immediately downstream of Tee prior to backflow	SITE PLAN EXISTING LANDSCAPE
nted plugs(a) 3" o.c.	assembly. LANDSCAPE DESIGNER STATEMENT: 1. The landscape design intent of this plan is to project architecture. The Architecture creates	create at multiple planular landscape zone that reinforce and compliment the s multiple volumes and valleys and multiple edge conditions and transitions	
r spacing r spacing s Sod, cut and laid	silhouette and by the use of large specimen pl 2. The landscape species chosen to represent a S	reening elements. The perimeter landscaping is meant to create dramatic lanning to create a focal point in the small or confined special volumes. Semi-Tropical plant pallet of deep green and broad leaf plans. Large potted creeping vine material to soften the wall or pool area, smaller ground covering r planting area.	AL11
	Plant selection will be Semi-tropical and drou	ught resistant planting; if native species are available, they may be substituted. ficient as possible. Small plant areas, specimen plans and large potted plants	



\Projects\2021 Projects\2021-27 8445 Avenida De Las Ondas\CADD Drawings\Architecure\Coastal Phase\Sheets\AL-1.2 Landscape Plan-Proposed.dwg Jan 17,2022-11:36am

\sim	LA	NDSCAPE I	LEGEND		$h \rightarrow h$
Y	* ⊂	PALMS Windmill Palm Trachycarpus fortunei 12'-0" min. tall [ST-1]	\bigcirc	SHRUBS Tiny Tower Italian Cypress <i>Cupressus s. 'Tiny Tower'</i> 15 gallon S-1	
1 N		6' Box - 6 foot brown trunk KENTIA PALM Howea forsteriana 25"-0" max. tall - P-2	\odot^{\boxtimes}	LAVANDER LAVANDULA HETEROPHYLLS 5 GALLON - TYPE - SCREEN - S-2	
	MWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWW	48" Box - 5 foot brown trunk MEDITERRANEAN FAN PALM Chamaerops humilis P-3	\bigcirc \boxtimes	Glossy Privet Ligustrum lucidum - Patio Tree / Standard 15 gallon S-3	
		20'-0" max. tall - 48" Box - 5 foot brown trunk PYGMY DATE PALM Phoenix roebelenii P-4	\bigotimes^{\boxtimes}	NEW ZEALAND FLAX Phormium tenax 5 gallon - Screen 8'-0" max. tall - [S-4]	
		10'-0" max.tall - 48" Box - 2 foot brown trunk KING PALM MULTY-TRUNK	\odot^{\square}	MYRTUS C. 'COMPACTA' Compact Myrtle 5 gallon - [S-5]	Marengo Morton
		MULTY-TRUNK Archontophoenix alexandrae 20'-0" max. tall - Type - P-5 Specimen - 48" Box - 5 foot brown trunk	* ∞	RAPHIOLEPIS I. 'PINKIE' <i>Pinkie India Hawthorn</i> 5 gallon - S-6 GIANT BIRD OF	Architects
		QUEEN PALM Syagrus romanzoffiana 50'-0" max. tall - Type - Accent - P-6		PARADISE <u>Strelitzia nicolai</u> 10 gallon - Type - Accent - <u>S-7</u> BIRD OF PARADISE	7724 Girard Ave.
		48" box - 5 foot brown tunk TREE SPECIES		Strelitzia Reginae 5 gallon - Type - Screen - S-8 Morning Light Coastal Rosemary	Second Floor La Jolla, CA 92037
		Wilson Olive Tree Olea e. 'Wilsonii' 12'-0'' min.tall - [T-1] 36'' Box Multi Trunck	<i>م</i> ہ	Vestringia r. 'Morning Light' I gallon S-9 ELEPHANT EARS	Tel. (858) 459-3769 Fax. (858) 459-3768
		ORNAMENTAL PEAR Pyrus Kawakamii - Evergreen Pear 15'-30' tall - Accent - [T-2]		<u>Colocasia esculenta</u> - 5 Gallon - Type - Shrub S-10 CARDBOARD PALM Zamia Fufuracea	Michael Morton AIA Claude Anthony Marengo DESA 01-14-2022
		48" Box ELAEAGNUS AUGUSTIFOLIA		14" Pot S-11 RHAPIS HUMILIS Slender Lady Palm- 7 Gallon S-12	$S = D \star A_R$ R = N = T = T = T = T = T = T = T = T = T
	2000 - 2000 2000	Russian Olive 20'-0" max. tall -T-3 48" Box ITALIAN STONE PINE Pinus pinea - T-4		ESPALIERS / TRELLIS BOUGAINVILLEA	The NIC 2
	- 289444	24" Box ALEPPO PINE Pinus halepensis 30'-0" min. tall - [T-5]		BRASILIENSIS <u>Purple Bougainvillea</u> - 5 gallon Type - Tr <u>ellis,</u> espalier to wall	C-19371 RENEWAL 04/30/2023
		24" Box MYOPORUM Myoporum laetum 30'-0" max. tall [T-6]		or fence -[E-1] CAMELLIA S. 'KANJIRO' <u>Kanjiro Sun Camellia</u> 5 gallon - [E-2]	$\begin{array}{c} RENEWAL \\ \hline \hline \\$
		24" Box CANARY ISLAND PINE Pinus canariensis - [T-7]		TURF /GRASS/GROUND COVER OPHIOPOGON JAPONICUS	All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and
		24" Box MONTEREY PINE Pinus radiata 20- 30 feet tall - T-8		<u>Mondo Grass- grid pattern</u> 6" max. tall - <u>GC-1</u> TRACHELOSPERMUM JASMINOIDES	the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without the express
	2	24" Box DWARF CITRUS DWARF VALENCIA		Star Jasmine - <u>Ground</u> Cover 1'-0" min. tall <u>GC-2</u> JASMINE - Common White Jasmine officinale - Ground Cover Trace Medium Screell	written consent of Marengo Morton Architects, Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or
		ORANGE Citrus spp. 15 gallon <u>C-1</u> DWARF BEARSS LIME		Cover Type - Medium /Small Screening Shrubs 1 gallon - GC-3 ZOYSIA TENUFOLIA 'PLATINUM'	accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached
		Citrus spp. 15 gallon - C-2 CITRUS SPP. DWARF SATSUMA	(77777777777777777	Platinum Zoysia Grass Sodded GC-4 CARPOBROTUS EDULIS Hottentot Fig GC-5	specifications shall constitute the acceptance of all these restrictions.
T		MANDARIN 15 gallon - C-3 CITRUS SPP. DWARF NAVEL ORANGE	······································	4-5" tall TURF BLOCK GC-6 Fire Deparment driving surface w/8" Thick Glass 2 Base	as CE
		15 gallon - C-4	<u>r</u>	ISE LEGEND: TES, USED IN THIS PROJECT NO, NOT USED IN THIS PROJECT	DENC L 137 037
A	1. All lan Comm standar	CAPE & IRRIGATION NOT dscape and irrigation shall conform to the unity plan and the city-wide landscape reginds and all other landscape related city and dscaping shall be completed within 6 mon	standards of the City of San ulations and the City of San regional standards.	Diego Land Development manual landscape	SII 52
	 resider 3. All lan approp 4. All of 	nce" [LDC 1510.0304(ĥ) (2)]. dscaped material shall be permanently mai riate to the landscaping material [LDC 151 the landscape to meet the landscape require	ntained in a growing and he 0.0304(h) (3)].		ATE RESU REMODE Avenida De La La Jolla, CA 92
	 All rec "toppin The Period 	1510.0304(h)] prior to final inspection. uired landscape shall be maintained in a di og" of trees is not permitted unless specific rmittee or Subsequent Owner shall be resp f-way consistent with the Land Developme	ally noted in this Permit. onsible for the maintenance	of all landscape improvements in the	RIVATE REN 8445 Avenic La Jolla
	7. If any approv replace Depart	required landscape (including existing or n ed construction document plans is damage ed in kind and equivalent size per the appro- ment within 30 days of damage or Final In	ew plantings, hardscape, lan d or removed during demoli ved documents to the satisfa spection.	dscape features, etc.) indicated on the tion or construction, it shall be repaired and/or	PRI 84
	mainta dead p the pul 9. Tree ro	ined free of debris and litter and all plant n lant material shall be satisfactorily treated oblic right of way shall also be maintained b bot barriers shall be installed where trees ar	naterial shall be maintained i or replaced per the condition y the owner.	in a healthy growing condition. Diseased or is of the permit. All landscape and irrigation in improvements including walks, curbs or street	REVISIONS
	 All rec ground Minim 	rates around street trees shall be a minimur uired planting areas shall be covered with cover. All exposed soil areas without vego um tree separation distance:	mulch to a minimum depth of	of 2", excluding areas planted with	A CONCEPT DESIGN - 06-01-2021 B SCHEMATIC DESIGN - 07-27-2021 C CLIENT REVISIONS - 10-01-2021
	b. Un c. Ab d. Dr	affic signals (stop sign) derground utility lines ove ground utility structures iveway (entries) eet intersections	20 feet 5 feet 10 feet 10 feet 25 feet		D COASTAL SUBMITTAL - 01-14-2022 E F
	f. Sev 13. Prior to manag Diego	wer lines o issuance of any building permits, a comp er for approval. The landscaping and irrig Landscape Ordinance, the La Jolla Commu	10 feet lete set of landscaping and in ation plans shall be in confor unity plan and the landscape	guidelines of the land development manual.	
	the lan 15. An aut 16. Landso 17. Minim	d development manual. omatic, water-efficient irrigation system sheape and irrigation maintenance is the respo um tree / improvement separation distance	hall be provided to establish possibility of the owner. : traffic signals / stop signs -		PHASE COASTAL DEVELOPMENT PHASE
	18. All lan Land I 19. Long	Development Manual Landscape Standards term maintenance: all required landscape a	standards of the city-wide la and all other landscape relat reas shall be maintained by	ndscape regulations and the City of San Diego ted city and regional standards. property owner <u>SKA holding Inc.</u> landscape d in a healthy growing condition. Diseased or	ргојест но. 2021-27
n truck n truck n truck	dead p General La 1. Install Standa	lant material shall be satisfactorily treated on ndscape Notes or Requirements all irrigation components in conformance w rds Plans.	or replaced per the condition with current City of San Die	is of the permit. go requirements and current A.P.W.A.	REVIEWED BY MRM
n truck wall or fence	attentio questio 3. Install 8" long	on. all sprinklers risers with double swing join 3 PVC sch. 80 nipple arm. Use Teflon tape	and receive written direction t assembles utilizing <u>Marlex</u> on all threaded pipe connec	prior to proceeding further with the work in or Orbit Swing Elbow Joint and a minimum tions.	DRAWN BY MRM / JS / AP
	 Install Refer t Dig All excava 	all controls valves in new green plastic val to the Irrigation Notes for additional projec ert: Before excavating, contractor shall ve	ve boxes as manufactured by t requirements. rify the location of all utilitie @ 1-800-227-2600. Contract	y NDS or equal. es at least two (2) working days prior to ctor shall request the mark-out of underground	DATE 01-14-2022
	7. Backfl yard an 8. Pressu	sible to pothole to verify exact location of ow Preventer Location: Contractor to insta ea. Contractor shall obtain owner's approv re Regulating Valve Location: Contractor t	utilities following mark-out. Il backflow preventer adjace al of location prior to comm	nt building wall 18" above finish grade in side	Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or
rrd	 Master regulat Rain S approv 	ter assembly 18" above finish grade. Valve Location: Contractor to install mast ing valve in yard area (see plan). ensor Location: Contractor to install rain so al for sensor location prior to installation.	ensor on upper roof eave (pe	or plan). Contractor shall obtain owner's	unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and
	 Propos Existin Extra (valve a 	ed Sleeve Location: Proposed 3" DIA. PV g Domestic Water Meter Location: Existin Control Wires: Contractor shall pull two (2 and coil wire neatly in valve box.	g potable water meter locate) extra wires #14 wires from	the irrigation controller to last remote-control	stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record.
	service assemb LANDSCA 1. The lan	PÉ DESIGNER STATEMENT: dscape design intent of this plan is to create	all brass ball valve immediat e at multiple planular landsca	ely downstream of Tee prior to backflow ape zone that reinforce and compliment the	PROPOSED LANDSCAPE
ted plugs a (3° o.e.) spacing spacing Sod, cut and laid	project zones th silhouet 2. The lan	architecture. The Architecture creates mul nat will be softened with landscape screenin te and by the use of large specimen plannin dscape species chosen to represent a Semi-	tiple volumes and valleys an ng elements. The perimeter ng to create a focal point in t Tropical plant pallet of deep	d multiple edge conditions and transitions landscaping is meant to create dramatic he small or confined special volumes.	AL12
	materia 3. Plant se 4. Irrigatio	and shrubs will punctuate the smaller plan lection will be Semi-tropical and drought r	nting area. esistant planting; if native sp t as possible. Small plant ar	becies are available, they may be substituted. reas, specimen plans and large potted plants	





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