

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

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

For Information Items

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): _____

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items):
PTS: 629805 PROJECT NAME: MAROUF RESIDENCE
- Address and APN(s):
2465 HIDDEN VALLEY RD. APN: 346-531-11-00
- Project contact name, phone, e-mail:
CLAUDE-ANTHONY MARENGO (619) 417-1111 EMAIL: camarengo@marengomortonarchitects.com
- Project description:
EXPAND COMPANION UNIT BY ENCLDSING EXISTING COVERED DECK.
- In addition, provide the following:
 - lot size: 12,650 S.F.
 - existing structure square footage and FAR (if applicable): 4,412 S.F. (0.35 FAR)
 - proposed square footage and FAR: 4,914 S.F. (0.39 FAR)
 - existing and proposed setbacks on all sides: FRONT: 25'-0", INTERIOR SIDE: 0.8 of P.L., REAR: 25'-0"
 - height if greater than 1-story (above ground): 25'-0"

Exhibits and other materials to provide:

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

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

(CONTINUED ON THE NEXT PAGE)

PLEASE DO NOT PROVIDE THE FOLLOWING:

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

The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects.

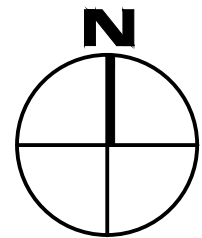
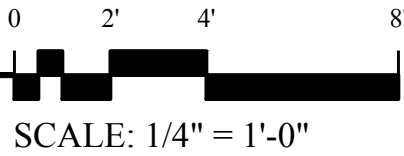
Thank you,

Marlon I. Pangilinan
Senior Planner
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293
www.sandiego.gov/planning

1

EXISTING SECOND FLOOR & DEMO PLAN

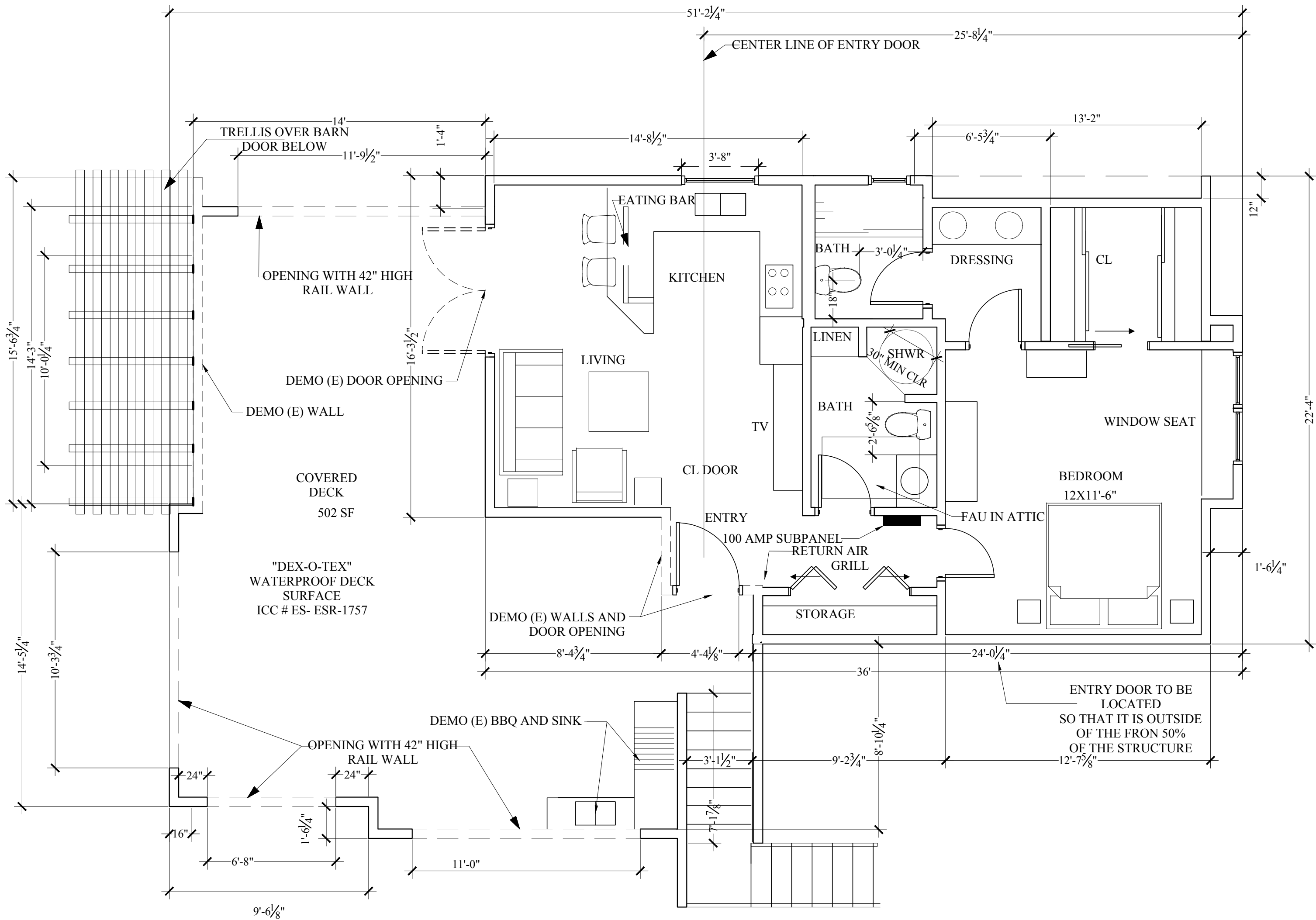
SCALE: 1/4" = 1'-0"



PROVIDE FAUCETS WITH MAX FLOW OF 2.2 GAL PER MINUTE.

ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE "X" GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION.

WATER METERS FOR COMBINED DOMESTIC WATER AND SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.



FLOOR PLAN LEGEND

- 2 X 4 EXISTING INTERIOR WALL - GYP. EACH SIDE
- 2 X 6 EXISTING EXTERIOR WALL - GYP., STUCCO EXTERIOR
- EXISTING 8" THICK CMU WALL
- NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL. FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
- ONE HOUR CONSTRUCTION 2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE. SEE DETAIL 5/A10.3.
- NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON A8.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A8.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE 1/4" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING

NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED

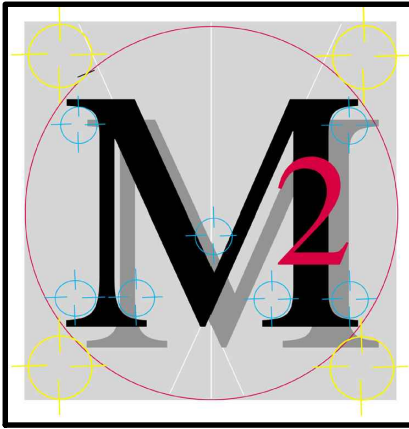
4 1/2" U.O.N.

4 1/2" U.O.N.

EXISTING STRUCTURE DIMENSION

PROPOSED STRUCTURE DIMENSION

EXTERIOR WALL DIMENSIONS TO FACE OF STUD/BDN. WALL. INTERIOR WALL DIMENSIONS TO CENTER LINE OF STUD. FOR ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS.



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



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 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.

MAROUF RESIDENCE
2465 HIDDEN VALLEY RD
LA JOLLA, CA 92037

REVISIONS
2019-02-14 FIRST CITY SUBMITTAL



PHASE AGENCY

PROJECT NO. 2017-31

REVIEWED BY CAM

DRAWN BY AD

DATE 02/14/2019

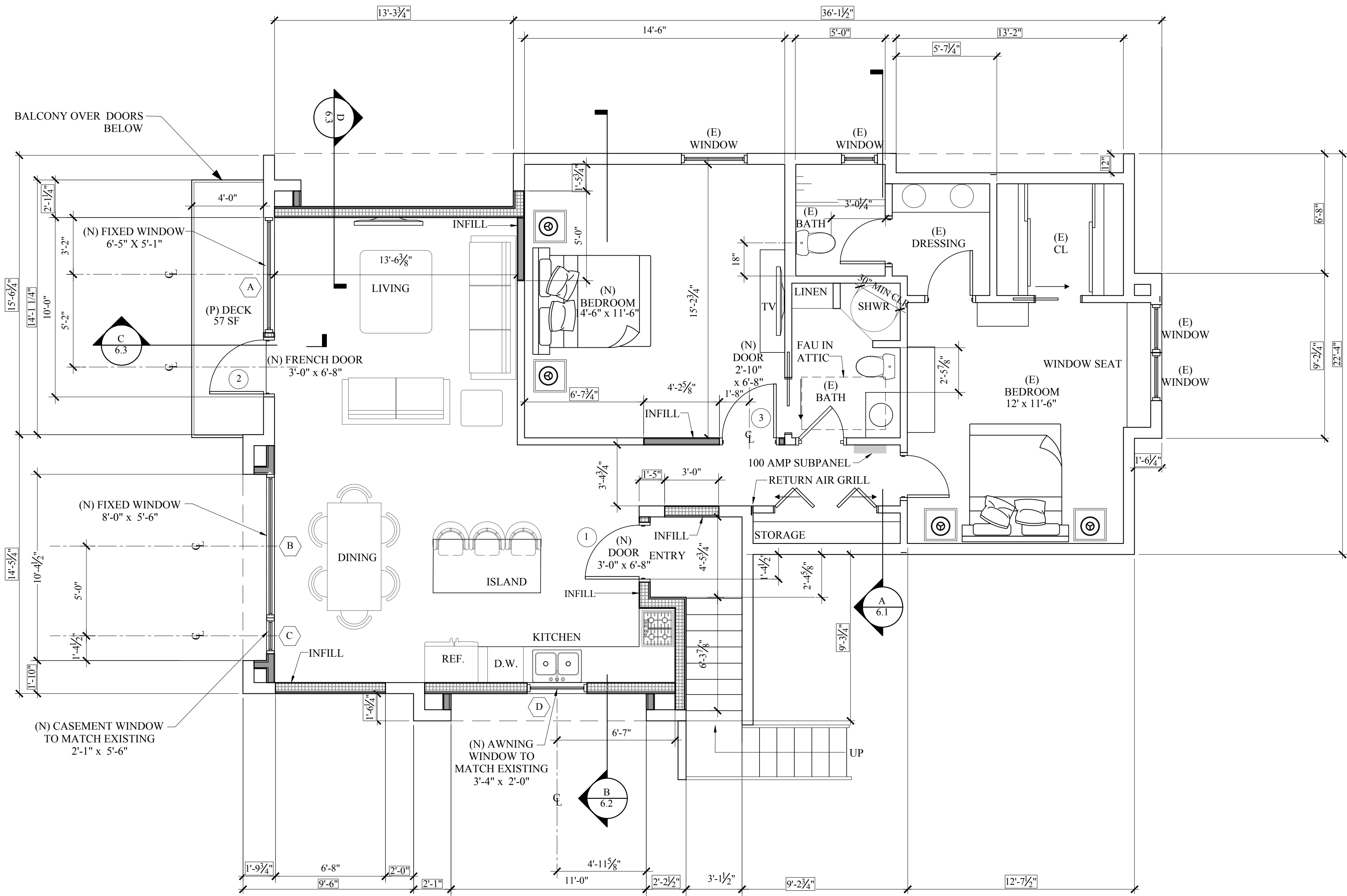
Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties recognize that data, plans, specifications, reports, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD 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, correct documents of record.

SHEET TITLE EXISTING SECOND FLOOR PLAN

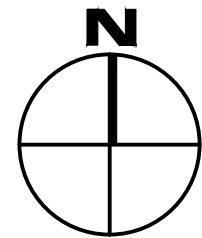
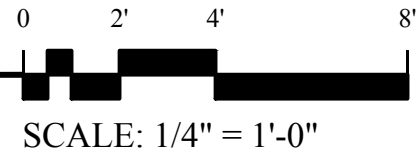
A-2.1

S:\Projects\2017\31 Marouf Residence\CADD Drawings\Architectural\CD Phase (Current)\Sheets\A-2.2 SECOND FLOOR PLAN.dwg Feb 13, 2019 4:02pm

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTE:
OUTLINE OF STRUCTURE IS EXISTING. IN-FILLED ROOFED PATIO OPENINGS WITH
WINDOWS TO CREATE NEW SPACE WITHIN EXISTING STRUCTURE.
MAX. ALLOWED AREA: 1,200 S.F.
PROPOSED AREA: 1,197 S.F.



FLOOR PLAN NOTES

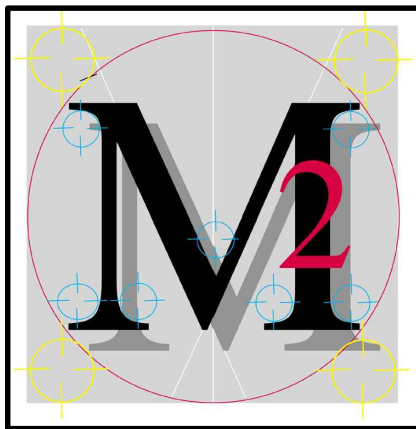
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- REFER TO SITE PLAN FOR SITE AND UTILITY INFO.
- FOR DOOR AND WINDOWS SEE SCHEDULES ON A-8.1
- INSULATION: R-13 BATT INSULATION AT ALL NEW EXTERIOR 2X4 WALLS.
R-19 BATT INSULATION AT ALL NEW 2X6 EXTERIOR WALLS AND RAISED FLOOR AREAS
R-13 BATT INSULATION AT ALL ACCESSIBLE INTERIOR WALLS FOR SOUND CONTROL.
R-30 BATT INSULATION AT CEILING & ROOF AREAS.
R-4.5 INSULATION WRAP ON ALL NEW HOT WATER PIPING.
R-4.5 INSULATION WRAP ON ALL NEW SUPPLY DUCTS.
- SMOKE DETECTORS: SHALL BE INSTALLED IN EACH BEDROOM AND ON ACCESS POINT TO EACH SLEEPING AREA AND ON EACH STORY AND BASEMENTS. DETECTOR SHALL HAVE AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SECTION 310.9.1.2. UNIT SHALL BE PERMANENTLY WIRED AND EQUIPPED WITH BATTERY BACKUP. C.B.C. SEC. 310.9.1.3.
- PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION.
- ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH TYPE X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- WHOLE BUILDING VENTILATION: INDOOR AIR QUALITY EXHAUST FAN WITH VENTILATION RATE OF 120 CFM.
- DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF MINIMUM NO 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE.
- SHOWER COMPARTMENT & BATHTUBS W/ INSTALLED SHOWERHEADS SHALL BE FINISHED W/ A NON-ABSORBENT SURFACE THAT EXTENDS TO A HEIGHT NOT LESS THAN 6 FT ABOVE FLR. CRC R307.2
- WATER METERS FOR COMBINED DOMESTIC WATER & FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BLDG OFFICIAL.
- FIRE-BLOCKING SHALL BE PROVIDED AT VERTICAL FLOOR TO FLOOR PENETRATIONS CONCEALED WITHIN WALL CAVITIES. THROUGH PENETRATION FIRE STOP SYSTEM SHALL BE PROVIDED. BOTH VERTICAL AND THROUGH PENETRATIONS SHALL COMPLY WITH PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CRC, SECTION R302.11, AS APPLICABLE.

FLOOR PLAN LEGEND

- NEW 2 X 4 STUD WALL @ 16" O.C. W/ PLYWOOD SHEATHING PER STRUCTURAL.
FINISH INTERIOR W/ 5/8" GYP. BD. USE TILE BACKER BOARD AT RESTROOMS.
- NEW 2 X 6 STUD WALL @ 16" O.C. FINISH PER INTERIOR FINISH SCHEDULE
- ONE HOUR CONSTRUCTION**
2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. EACH SIDE. SEE DETAIL 5/A10.3.
- NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON A8.1
- NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON A8.1
- SMOKE DETECTOR - PERM. WIRED TO BUILDING POWER W/ BATTERY BACK-UP, VERIFY IN FIELD FOR EXISTING CONDITIONS
- FLOOR DRAIN (FD) SLOPE 1/4" PER 1'-0"
- FLUSH WASHER AND DRYER CONNECTION PER OX BOX SPECIFICATIONS
- PROPOSED EXTERIOR LIGHTING
- NEW DOOR, INSTALLED 4 1/2" TRADITIONAL JAMB ALLOWANCES FROM ADJACENT WALL UNLESS OTHERWISE NOTED
- EXISTING STRUCTURE DIMENSION
- PROPOSED STRUCTURE DIMENSION

DOOR & WINDOW SCHEDULE

SYM.	SIZE WxH	TYPE/MANUFACTURER	QTY.
1	3'-0"x6'-8"	ENTRY DOOR MANUFACTURER TO BE SELECTED	1
2	3'-0"x6'-8"	FRENCH DOOR MANUFACTURER TO BE SELECTED	1
3	2'-10"x6'-8"	INTERIOR DOOR MANUFACTURER TO BE SELECTED	1
A	6'-5"x5'-1"	FIXED WINDOW MANUFACTURER TO BE SELECTED	1
B	8'-0"x5'-6"	FIXED WINDOW MANUFACTURER TO BE SELECTED	1
C	2'-1"x5'-6"	CASEMENT WINDOW TO MATCH EXISTING	1
D	3'-4"x2'-0"	AWNING WINDOW TO MATCH EXISTING	1



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

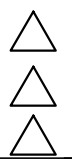


All design, ideas and arrangements as indicated on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without 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.

MAROUF RESIDENCE

2465 HIDDEN VALLEY RD
LA JOLLA, CA 92037

REVISIONS
2019-02-14 FIRST CITY SUBMITTAL



PHASE AGENCY

PROJECT NO. 2017-31

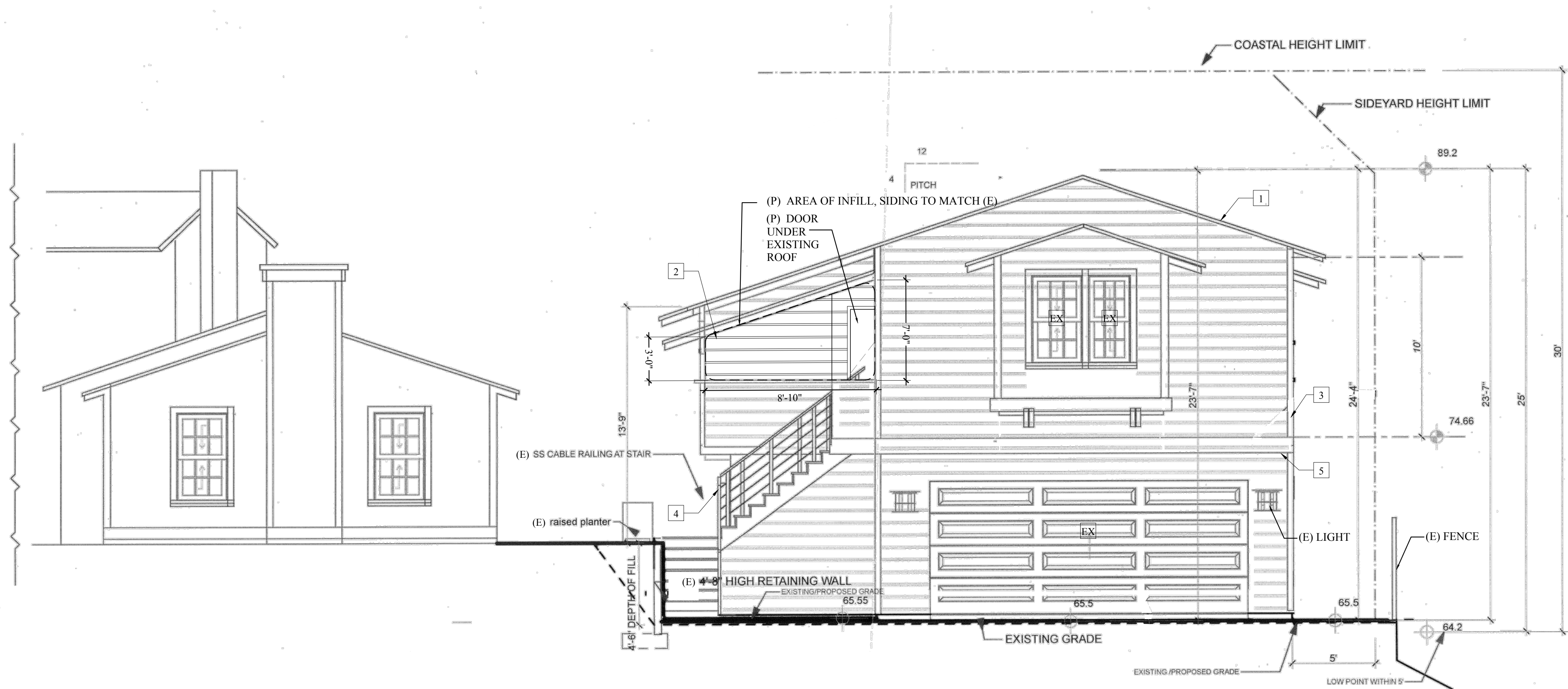
REVIEWED BY CAM

DRAWN BY AD

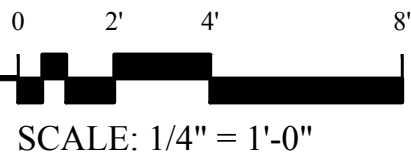
DATE 02/14/2019

SHEET TITLE PROPOSED SECOND FLOOR PLAN

A-2.2



1 PROPOSED FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



ELEVATION NOTES

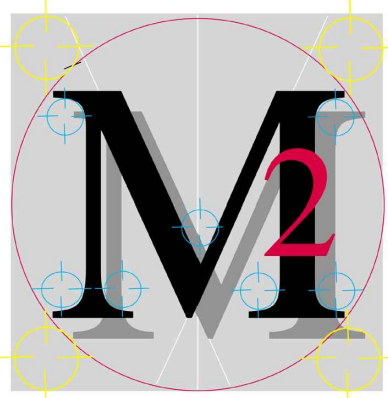
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION.
- REFER TO SHEET A-6.1 AND A-6.2 FOR BUILDING SECTIONS.
- FOR DOOR AND WINDOWS SEE SCHEDULES ON SHEET A-8.1 AND A-8.2. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER C.B.C. SHALL BE VERIFIED BY THE WINDOW SUBCONTRACTOR, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY REVISIONS TO WINDOW SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.
- INSTALL PLASTER CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS. IF JOINTS ARE NOT SHOWN, SEE SHEET SP-2 DIV. 09-200 3B CRITERIA WITH THE APPROVAL OF THE ARCHITECT FOR LOCATIONS.
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN TWO FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED.

EXTERIOR MATERIALS

- (E) ROOF
- HORIZONTAL WOOD SIDING; COLOR TO MATCH EXISTING; PROPOSED TO INFILL AROUND OPENINGS AND (E) WINDOWS
- (E) 1X4 WOOD TRIM; PAINTED
- (E) STAINLESS STEEL CABLE RAILING
- (E) 1X10 WOOD TRIM

PROPOSED WORK

- NEW ENTRY DOOR UNDER EXISTING ROOF
- NEW AREA OF INFILL TO MATCH EXISTING SIDING



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



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 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.

MAROUF RESIDENCE

2465 HIDDEN VALLEY RD
LA JOLLA, CA 92037

REVISIONS
2019-02-14 FIRST CITY SUBMITTAL



PHASE AGENCY

PROJECT NO. 2017-31

REVIEWED BY CAM

DRAWN BY AD

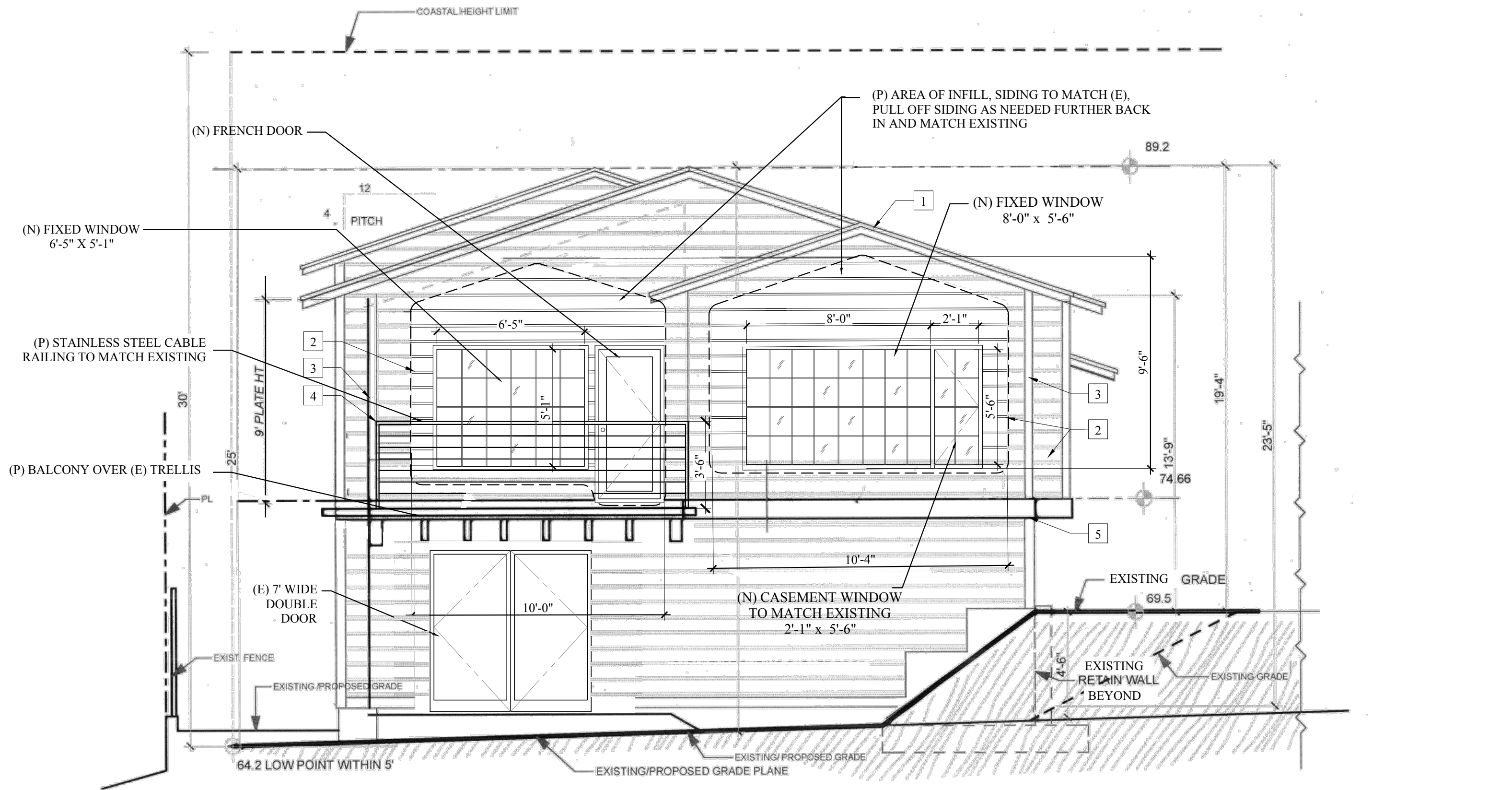
DATE 02/14/2019

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, correct documents of record.

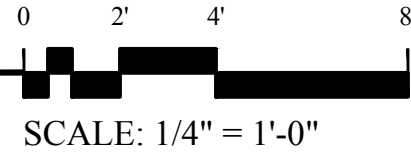
SHEET TITLE PROPOSED
EXTERIOR
ELEVATIONS

A-5.1

S:\Projects\2017\31 Marouf Residence\CADD Drawings\Architectural\CD Phase (Current)\Sheets\A-5.1 ELEV.dwg Feb 13, 2019 4:04pm



1 PROPOSED REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



ELEVATION NOTES

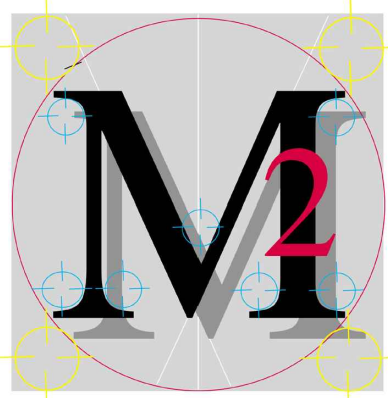
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION.
- REFER TO SHEET A-6.1 AND A-6.2 FOR BUILDING SECTIONS.
- FOR DOOR AND WINDOWS SEE SCHEDULES ON SHEET A-8.1 AND A-8.2. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER C.B.C. SHALL BE VERIFIED BY THE WINDOW SUBCONTRACTOR, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY REVISIONS TO WINDOW SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.
- INSTALL PLASTER CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS. IF JOINTS ARE NOT SHOWN, SEE SHEET SP-2 DIV. 09-200 3B CRITERIA WITH THE APPROVAL OF THE ARCHITECT FOR LOCATIONS.
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN TWO FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED.

EXTERIOR MATERIALS

- (E) ROOF
- HORIZONTAL WOOD SIDING; COLOR TO MATCH EXISTING; PROPOSED TO INFILL AROUND OPENINGS AND (E) WINDOWS
- (E) 1X4 WOOD TRIM; PAINTED
- (P) STAINLESS STEEL CABLE RAILING TO MATCH EXISTING
- (E) 1X10 WOOD TRIM

PROPOSED WORK

- NEW AREA OF INFILL TO MATCH EXISTING SIDING
- NEW FIXED WINDOW (6'-5"x5'-1")
- NEW FRENCH DOOR (3'-0"x6'-8")
- NEW 4' WIDE DECK WITH STAINLESS STEEL CABLE RAILING TO MATCH EXISTING
- NEW FIXED WINDOW (8'-0"x5'-6")
- NEW CASEMENT WINDOW (2'-1"x5'-6")



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



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 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.

MAROUF RESIDENCE

2465 HIDDEN VALLEY RD
LA JOLLA, CA 92037

REVISIONS
2019-02-14 FIRST CITY SUBMITTAL



PHASE AGENCY

PROJECT NO. 2017-31

REVIEWED BY CAM

DRAWN BY AD

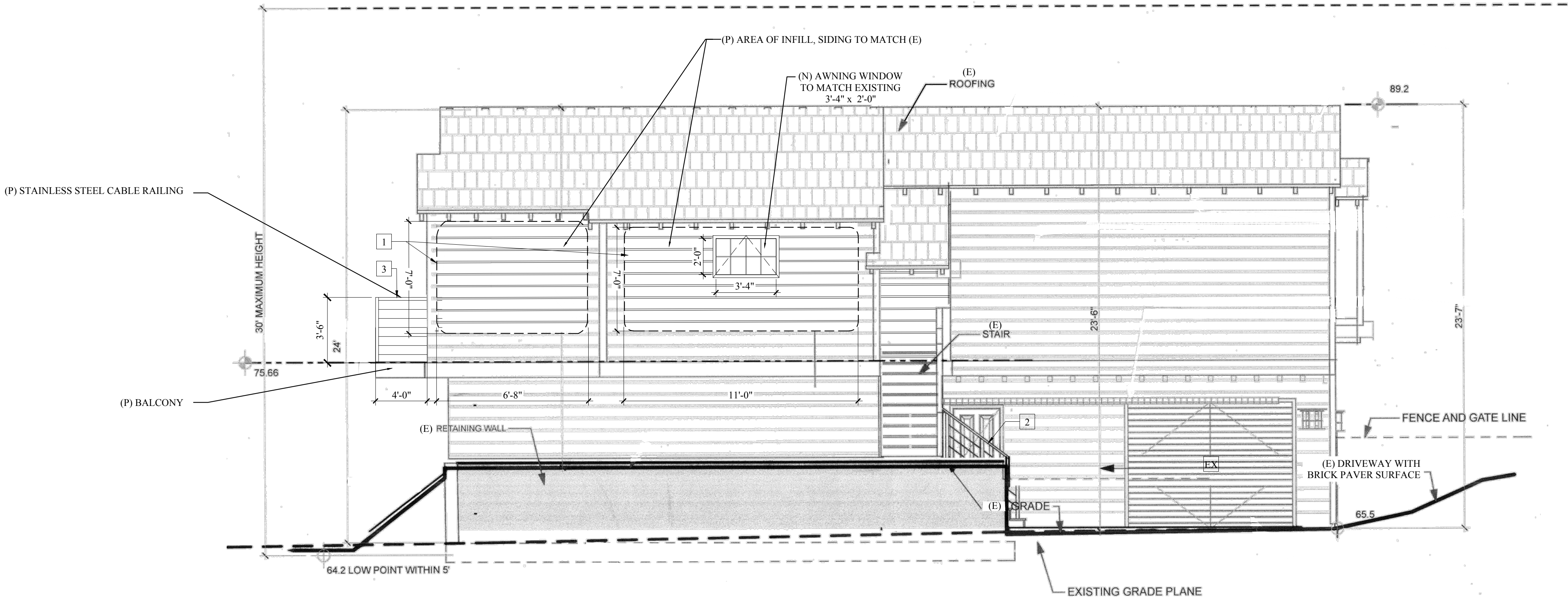
DATE 02/14/2019

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, correct documents of record.

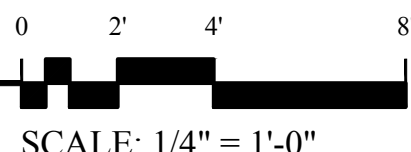
SHEET TITLE PROPOSED
EXTERIOR
ELEVATIONS

A-5.2

S:\Projects\2017\21 Manor Residence\CADD Drawings\Architectural\CD Phase (Current)\Sheets\A-5.1 ELEV.dwg Feb 13, 2019 4:01pm



1 PROPOSED SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



ELEVATION NOTES

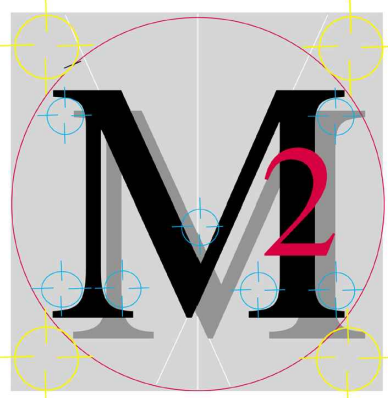
- ALL DIMENSIONS SHALL BE FIELD VERIFIED. ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION.
- REFER TO SHEET A-6.1 AND A-6.2 FOR BUILDING SECTIONS.
- FOR DOOR AND WINDOWS SEE SCHEDULES ON SHEET A-8.1 AND A-8.2. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER C.B.C. SHALL BE VERIFIED BY THE WINDOW SUBCONTRACTOR, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY REVISIONS TO WINDOW SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.
- INSTALL PLASTER CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS. IF JOINTS ARE NOT SHOWN, SEE SHEET SP-2 DIV. 09-200 3B CRITERIA WITH THE APPROVAL OF THE ARCHITECT FOR LOCATIONS.
- A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN TWO FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED.

EXTERIOR MATERIALS

- HORIZONTAL WOOD SIDING; COLOR TO MATCH EXISTING; PROPOSED TO INFILL AROUND OPENINGS AND (E) WINDOWS
- (E) STAINLESS STEEL CABLE RAILING
- (P) STAINLESS STEEL CABLE RAILING TO MATCH EXISTING

PROPOSED WORK

- NEW AREA OF INFILL TO MATCH EXISTING SIDING
- NEW 4' WIDE DECK WITH STAINLESS STEEL CABLE RAILING TO MATCH EXISTING
- NEW AWNING WINDOW (3'-4"x2'-0")



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



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 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.

MAROUF RESIDENCE

2465 HIDDEN VALLEY RD
LA JOLLA, CA 92037

REVISIONS
2019-02-14 FIRST CITY SUBMITTAL



PHASE AGENCY

PROJECT NO. 2017-31

REVIEWED BY CAM

DRAWN BY AD

DATE 02/14/2019

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, correct documents of record.

SHEET TITLE PROPOSED
EXTERIOR
ELEVATIONS

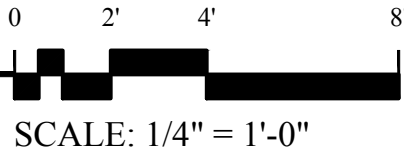
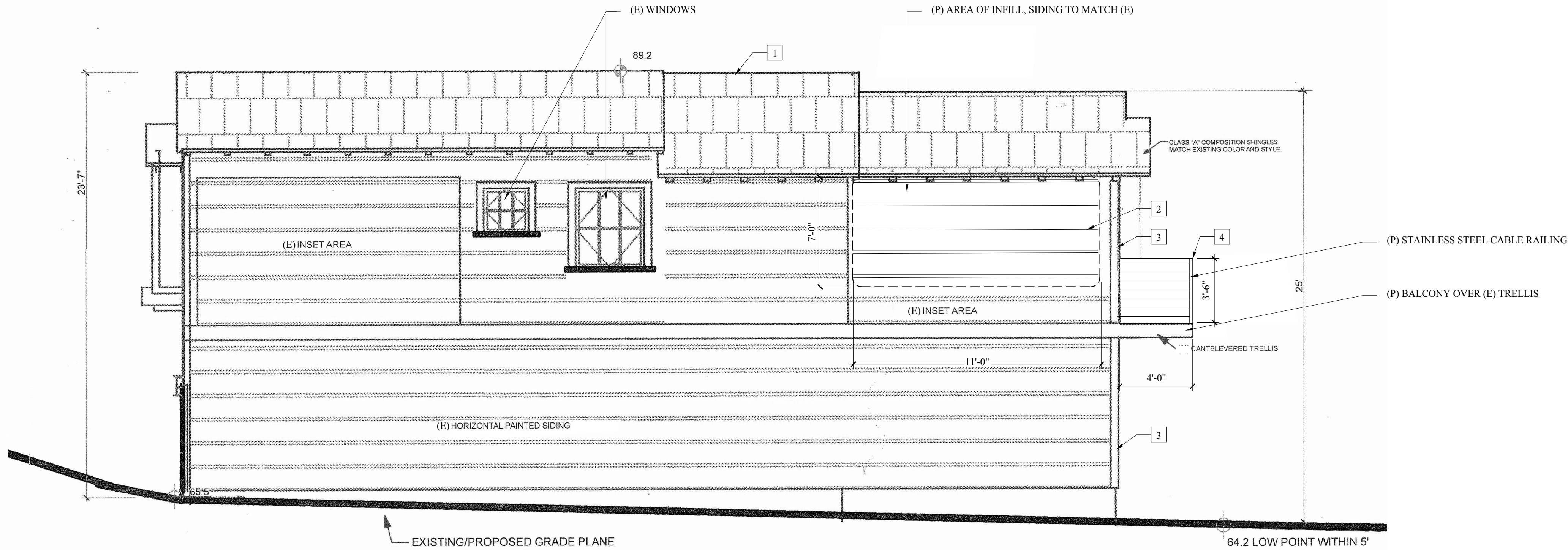
A-5.3

S:\Projects\2017\21 Manor Residence\CADD Drawings\Architecture\CD Phase (Current)\Sheets\A-5.1 ELEV.dwg Feb 13, 2019 4:05pm

1

PROPOSED SIDE ELEVATION (NORTH)

SCALE: 1/4" = 1'-0"



ELEVATION NOTES

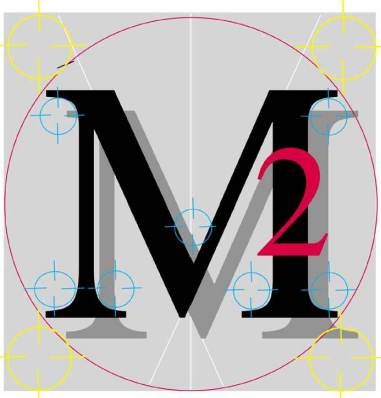
- A. ALL DIMENSIONS SHALL BE FIELD VERIFIED. ANY DISCREPANCIES AFFECTING PROJECT LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
- B. REFER TO SITE PLAN FOR SITE AND UTILITY INFORMATION.
- C. REFER TO SHEET A-6.1 AND A-6.2 FOR BUILDING SECTIONS.
- D. FOR DOOR AND WINDOWS SEE SCHEDULES ON SHEET A-8.1 AND A-8.2. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER C.B.C. SHALL BE VERIFIED BY THE WINDOW SUBCONTRACTOR, AND THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY IF ANY REVISIONS TO WINDOW SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.
- E. INSTALL PLASTER CONTROL JOINTS PER MANUFACTURER'S INSTRUCTIONS. IF JOINTS ARE NOT SHOWN, SEE SHEET SP-2 DIV. 09-200 3B CRITERIA WITH THE APPROVAL OF THE ARCHITECT FOR LOCATIONS.
- F. A PRE-CONSTRUCTION INSPECTION IS REQUIRED DUE TO THE HEIGHT OF THE PROPOSED STRUCTURE BEING WITHIN TWO FOOT OF THE MAXIMUM HEIGHT ALLOWED IN THE COASTAL HEIGHT LIMIT OVERLAY ZONE (PROPOSITION D). PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED.

EXTERIOR MATERIALS

- 1 (E) ROOF
- 2 HORIZONTAL WOOD SIDING; COLOR TO MATCH EXISTING; PROPOSED TO INFILL AROUND OPENINGS AND (E) WINDOWS
- 3 (E) 1X4 WOOD TRIM; PAINTED
- 4 (P) STAINLESS STEEL CABLE RAILING TO MATCH EXISTING

PROPOSED WORK

1. NEW AREA OF INFILL TO MATCH EXISTING SIDING
2. NEW 4' WIDE DECK WITH STAINLESS STEEL CABLE RAILING TO MATCH EXISTING



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



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 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.

MAROUF RESIDENCE

2465 HIDDEN VALLEY RD
LA JOLLA, CA 92037

REVISIONS
2019-02-14 FIRST CITY SUBMITTAL



PHASE AGENCY

PROJECT NO. 2017-31

REVIEWED BY CAM

DRAWN BY AD

DATE 02/14/2019

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, correct documents of record.

SHEET TITLE PROPOSED
EXTERIOR
ELEVATIONS

A-5.4