

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 Des

04-28-2022

Michael Morton AIA

C-19371

RENEWAL

04/30/2021

STATE OF CALIFORNIA

ARCHITECT

REGISTERED

NO. 19371

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EXTERIOR ELEVATION FINISH KEYNOTES

EXTERIOR FINISH KEYNOTES 2020-27

- 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 "El Dorado" #P-6, Color. 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 (A) #258 and Color (B) #122 (Verify color with Interior Designer color finish schedule)
2. Weatherproof Building Wrap: Two layers of 60-minute grade "D" building paper 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 all corners and horizontal surfaces under building paper. Unless detailed otherwise.
3. Stucco Sereed: Weep screed/ AMEWS-425-780 at balcony use #AMFWS-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "T" termination, use AM66-EZ-780 Stucco Expansion Sereed; Type "M" - AMICM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 859-5363. Install per manufacturer's specifications.
4. Stucco Reveal: 3/4" reveal and 3/4" ground by AMICO - Model # AMSR500-750-prime and Paint - Beige to match stucco
5. Tile Veneer-"A": Stone Veneer - New veneer "Hewn Stone" style-Veneer Stone-by Cultured Stone 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 8" Ancient (AN) finish (TNM01H24) by Aristea 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 DF, Hardie "Trim", 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, Hardie Trim 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.
9. Exterior Metal Fascia System: Material - 16 Oz. Copper or Dark Bronze Anodized Aluminum. All panel seams shall have a factory 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/Beam Member: 6 x 12, 6 x 10 or 4 x 8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance, 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: By Chadsworth Inc. or approved equal. Tuscan Order, Polystone composite Columns - round, tapered, design 200, Class A, Type 1 Exterior Grade Finish, primed painted and sealed. To be fabricated and installed per detail.
12. Painted: Exposed Wood Siding / Trim shall receive Primer & Two Coats of Paint color. Color to follow interior designer paint schedule and samples approved by architect or Interior Designer. Sherwin Williams or Dunn Edwards Paint - Semi Gloss - (4) Four exterior colors- each unit. Provide sample for Owner & Architects approval prior to application.

EXTERIOR ORNAMENT

- 13. Guardrails: "Colonial Style" custom picket railing system. - Constructed per guardrail details. System shall withstand a 200 lbs. load per linear foot. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Sherwin Williams". (See Interior Designers list for specific paint color)

Handrail System: All components shall be by CRL - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufacturers specifications.

ROOFING

- 15(a) Roofing: Asphalt Roofing - See Roofing notes.
15(b) Membrane Roof - by Carlisle - Sure-Weld Reinforced TPO Membrane - See Roofing notes.

Chimney Shroud: Copper - See Roof Notes

Roof Vents: See Roof Notes

Roof Eave Vents: See Roof Notes

Trellis/Beam 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.

Fireplace / Exhaust: 16 Oz Copper - 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

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

- 24. Light Fixture: See electrical fixture schedule and notes
25. Air Conditioner(s): Screened with landscaping. See Mechanical Plan.
26. 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

- 27. New House Numbers: 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.

UTILITIES

- 28. Electric Service Panel / Meter: Verify location with SDG&E, Prime and paint to match stucco color
29. Gas Meter: Verify location with SDG&E, Prime and paint to match stucco color
30. Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco color.

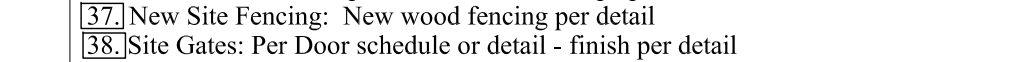
SITE

- 31. Existing Grade: See Site Notes
32. Proposed Finish Grade: See Site/ Hardscape Plan
33. New Site Wall: See Site Hardscape Plan
34. Existing Site Wall: See Site Plan for location and information
35. New Finish Hardscape Level: See Hardscape plan for more information
36. New Site Fencing: New wood fencing per detail
37. 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).
B. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCHMARK OF ELEVATIONS, CITY BENCHMARK
C. 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
E. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
F. FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the chimney flue.
G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes

PROPOSED KEY PLAN

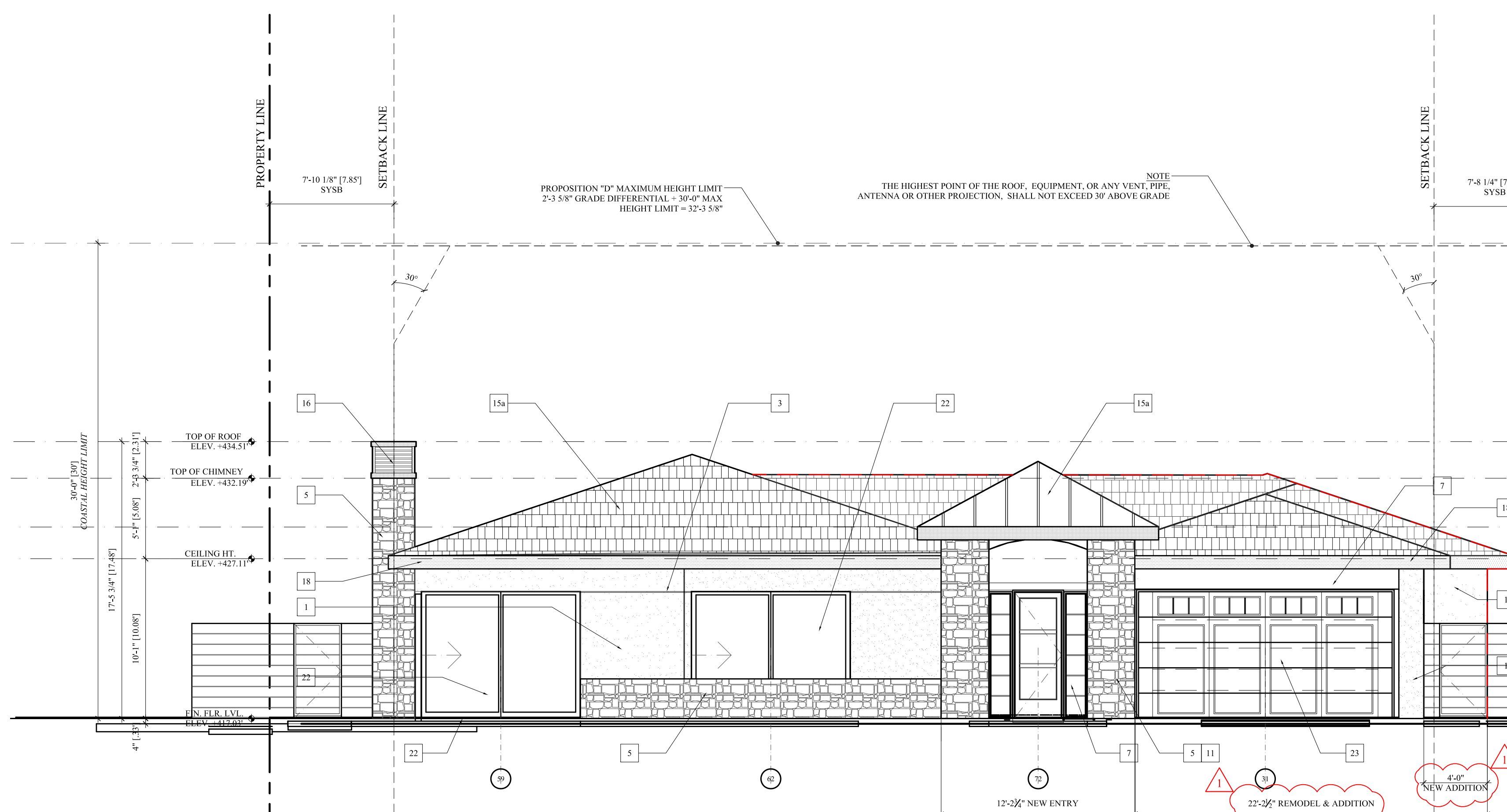


1P PROPOSED KEY PLAN

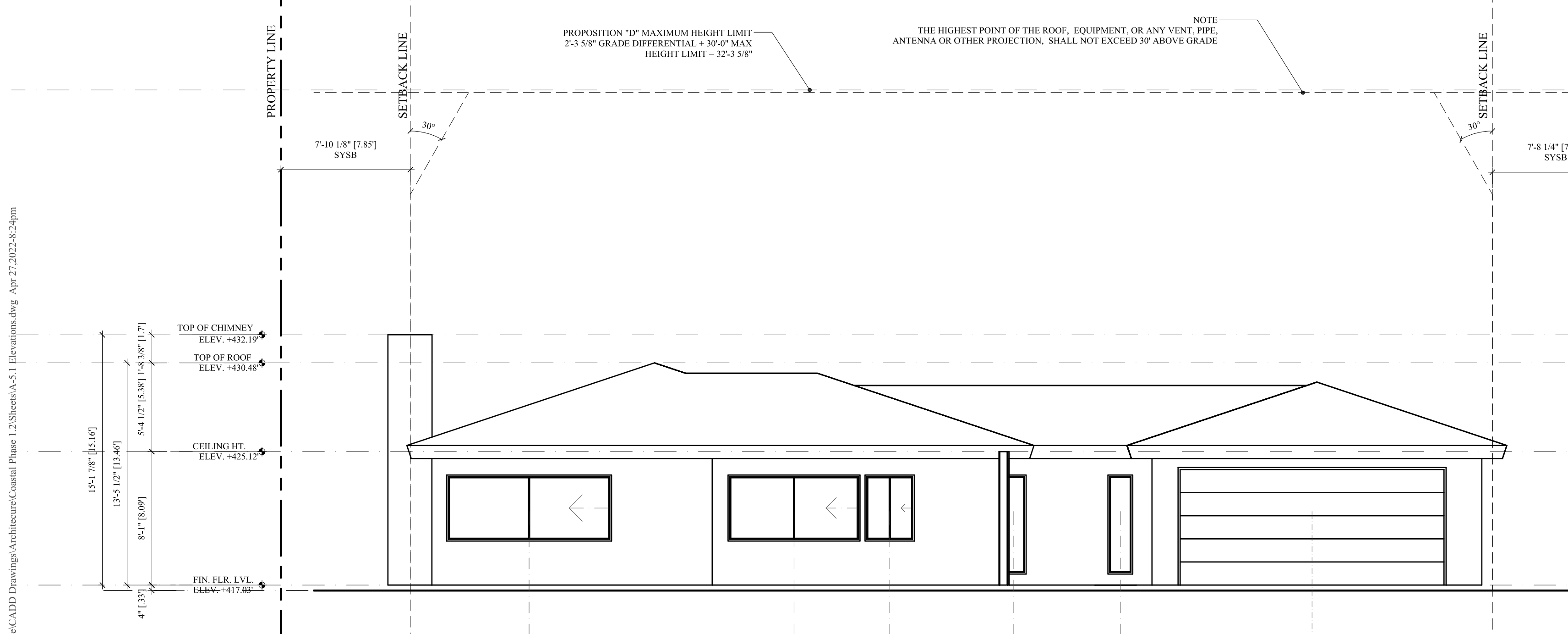
WINDOW SCHEDULE - PROPOSED table with columns: MARK, WIDTH, HEIGHT, UNIT, HEAD HEIGHT, MATERIAL, MANUFACTURER, FINISH, FINISH, U-VALUE, SHADING, Glazing, Glazing, TEMPERED, REMARKS/NOTES.

Notes: All Emergency escape and rescue openings shall have a minimum clear opening of 5.7 square feet per CBC R310.1.1. The minimum clear opening for emergency escape grade-level openings shall be 5.7 square feet. C-10 Maximum height from floor, shall have the bottom of the clear opening not greater than 18 inches measured from the floor per CBC R310.1.

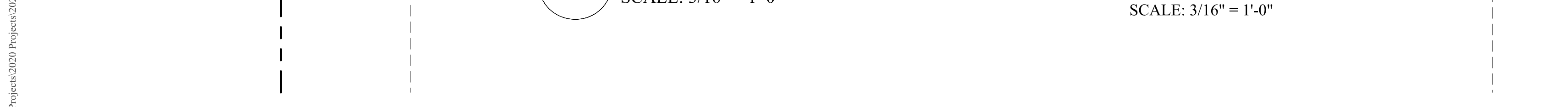
DOOR AND FRAME SCHEDULE - PROPOSED table with columns: MARK, WIDTH, HEIGHT, UNIT, HEAD HEIGHT, MATERIAL, MANUFACTURER, FINISH, FINISH, U-VALUE, SHADING, Glazing, Glazing, TEMPERED, REMARKS/NOTES.



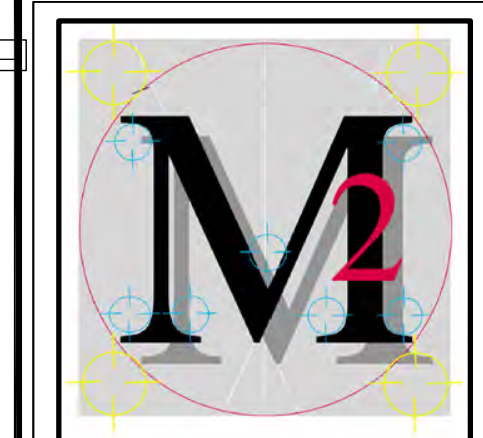
1P EAST ELEVATION - PROPOSED SCALE: 3/16" = 1'-0" 0 2'-8" 5'-4" 10'-8" SCALE: 3/16" = 1'-0"



1E EAST ELEVATION - EXISTING SCALE: 3/16" = 1'-0" 0 2'-8" 5'-4" 10'-8" SCALE: 3/16" = 1'-0"



1P PROPOSED KEY PLAN



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 Coastal Phase 1.2 SCR - 10-28-2021

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 10-28-2021

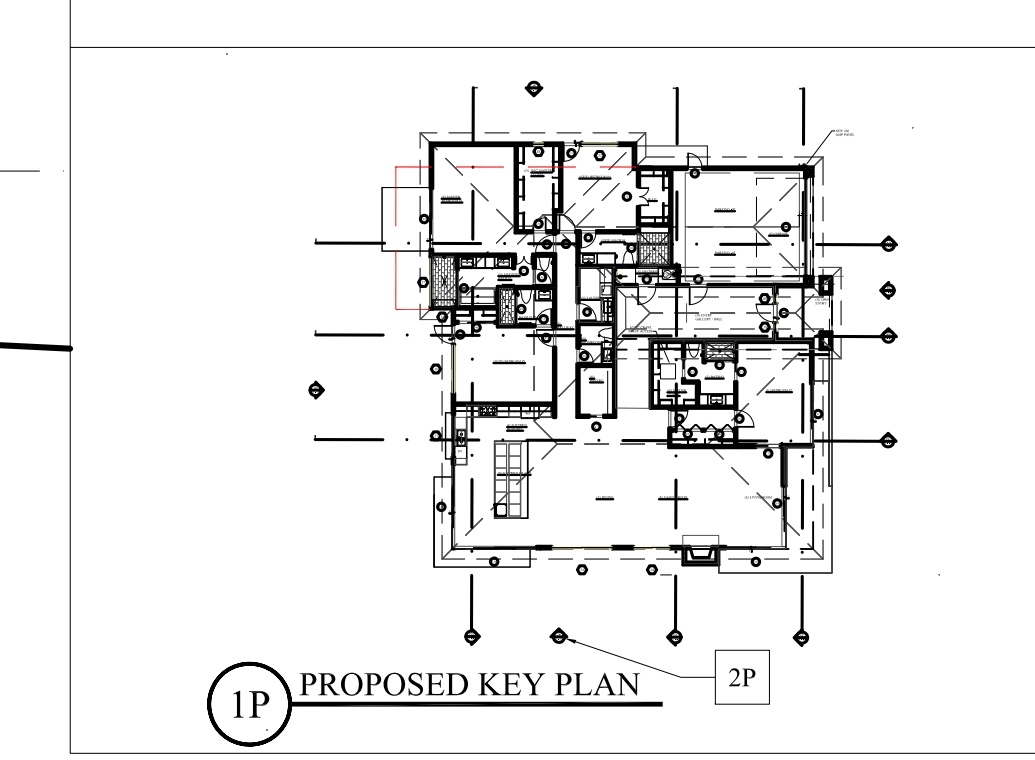
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SHEET TITLE
 BUILDING ELEVATIONS
 EXISTING / PROPOSED
A52
 SHEET 17 OF 29

EXTERIOR ELEVATION FINISH KEYNOTES

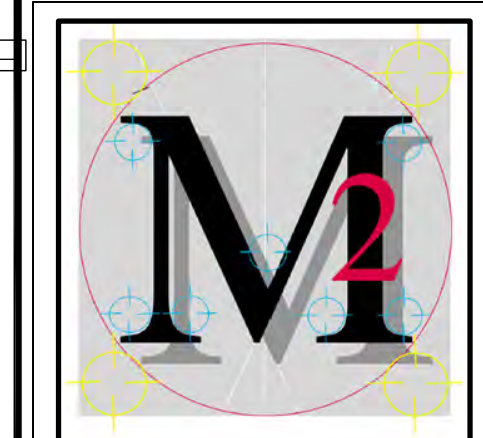
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- ROOFING**
- Roofing: Asphalt Roofing - See Roofing notes.
 - Membrane Roof - By Carlisle - Sure-Weld Reinforced TPO Membrane - See Roofing notes.
 - Chimney Shroud: Copper - See Roof Notes
 - Roof Vents: See Roof Notes
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 - Fireplace / Exhaust: 16 OZ Copper - See Unit detail and manufactures clearance instructions.
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- ELECTRICAL / MECHANICAL**
- Light Fixture: See electrical fixture schedule and notes
 - Air Conditioner(s): Screened with landscaping. See Mechanical Plan.
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- SPECIALTIES**
- New House Numbers: 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
- UTILITIES**
- Electric Service Panel / Meter: Verify location with SDG&E, Prime and paint to match stucco color
 - Gas Meter: Verify location with SDG&E, Prime and paint to match stucco color
 - Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco color.
- SITE**
- Existing Grade: See Site Notes
 - Proposed Finish Grade: See Site/ Hardscape Plan
 - New Site Wall: See Site Hardscape Plan
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 - WINDOW AND DOOR HEIGHT: See Exterior Elevations
 - (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



2P SOUTH ELEVATION - PROPOSED
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"

2E SOUTH ELEVATION - EXISTING
 SCALE: 3/16" = 1'-0"
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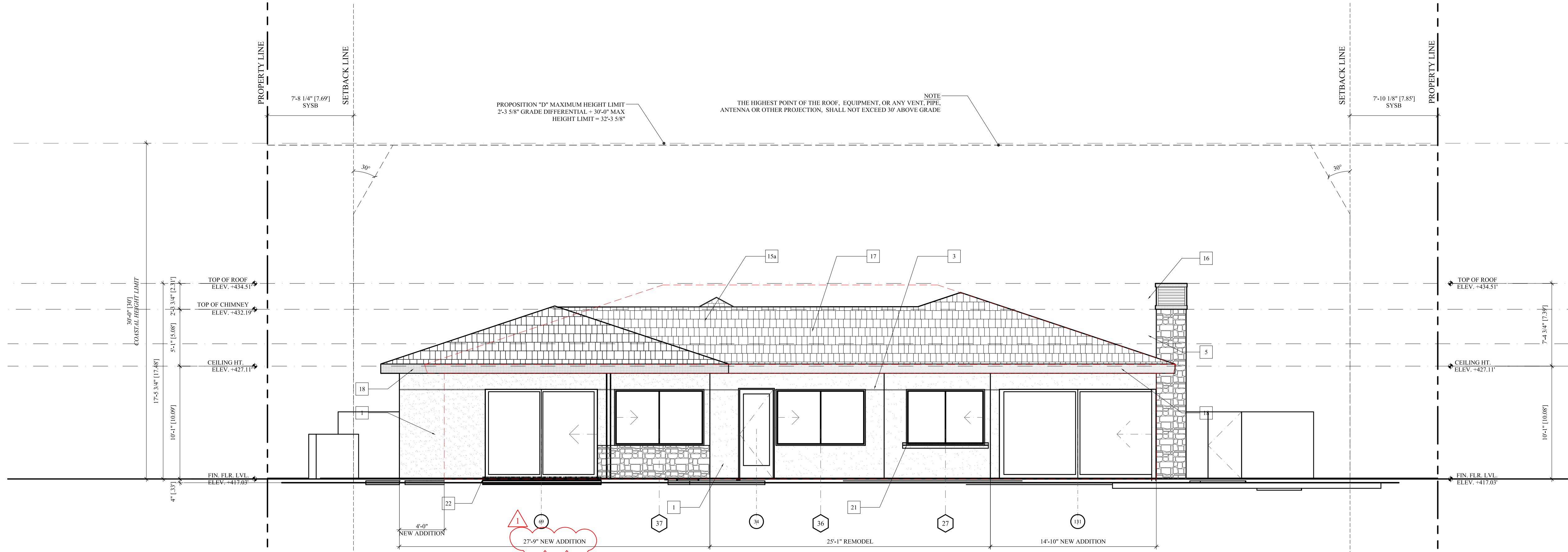
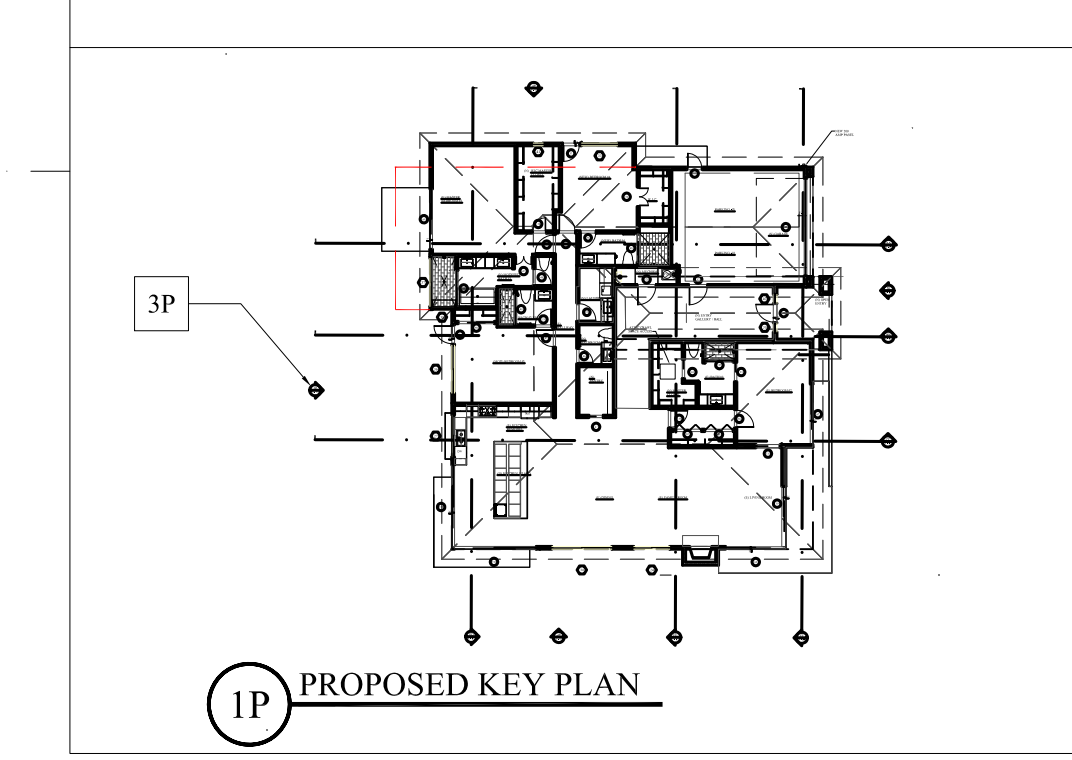
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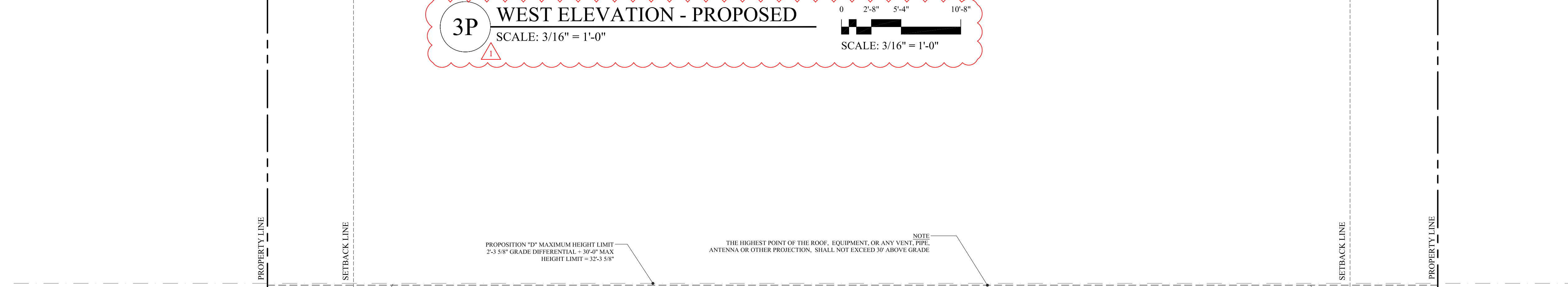
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 - Exterior Metal Fascia System: Material - 16 OZ. Copper or Dark Bronze Anodized Aluminum. All panel seams shall have a field applied sealant. All metal shall have a factory-applied finish. Fascia System shall be installed by a certified roofing contractor. 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.
 - Exterior Wood Trellis/Beam 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.
 - Ornamental Columns: By Chadsworth Inc. or approved equal. Tuscan Order, Polystone composite Columns , round , tapered , design 200, Class A, Type I Exterior Grade Finish, primed painted and sealed. To be fabricated and installed per detail.
 - Paint: Exposed Wood Siding / Trim shall receive Primer & Two Coats of Paint color. Color to follow Interior designer paint schedule and samples approved by architect or Interior Designer. Sherwin William or Dunn Edwards Paint - Semi Gloss - (4) Four exterior colors- each unit. Provide sample for Owner & Architects approval prior to application.
- EXTERIOR ORNAMENT**
- Guardrails: "Colonial Style" custom picket railing system, - Constructed per guardrail details. System shall withstand a 200 lbs. load per linear foot. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Sherwin Williams". (See Interior Designers list for specific paint color)
 - Handrail System: All components shall be by C.R.L. - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufactures specifications.
- ROOFING**
- Roofing: Asphalt Roofing - See Roofing notes.
 - Membrane Roof - By Carlisle - Sure-Weld Reinforced TPO Membrane - See Roofing notes.
 - Chimney Shroud: Copper - See Roof Notes
 - Roof Vents: See Roof Notes
 - Roof Eave Vents: See Roof Notes
 - Trellis/Beam 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.
 - Fireplace / Exhaust: 16 OZ Copper - See Unit detail and manufactures clearance instructions.
- FENESTRATION**
- Window System: New Units, See Window Schedule and Notes.
 - Doors: New Units, See Door Schedule and Notes.
 - Garage Door: New Unit See Door Schedule and Notes
 - 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**
- Light Fixture: See electrical fixture schedule and notes
 - Air Conditioner(s): Screened with landscaping, See Mechanical Plan.
 - 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**
- New House Numbers: 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
- UTILITIES**
- Electric Service Panel / Meter: Verify location with SDG&E, Prime and paint to match stucco color
 - Gas Meter: Verify location with SDG&E, Prime and paint to match stucco color
 - Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco color.
- SITE**
- Existing Grade: See Site Notes
 - Proposed Finish Grade: See Site/ Hardscape Plan
 - New Site Wall: See Site Hardscape Plan
 - Existing Site Wall: See Site Plan for location and information
 - New Finish Hardscape Level: See Hardscape plan for more information
 - New Site Fencing: New wood fencing per detail
 - Site Gates: Per Door schedule or detail - finish per detail

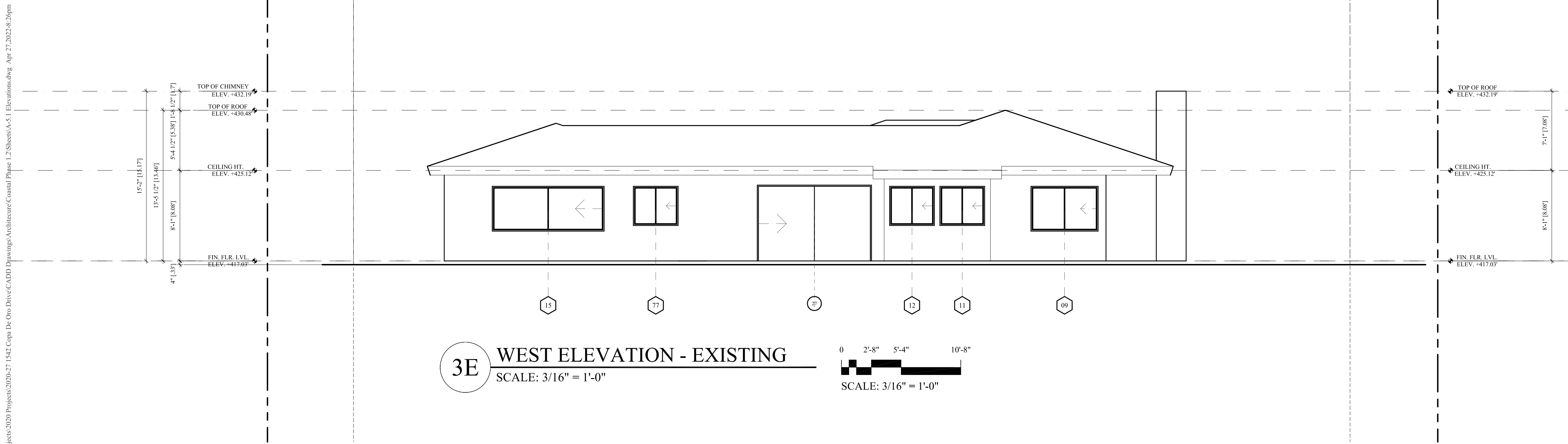
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 - SEE SHEET A-6.1 FOR BUILDING SECTIONS
 - SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
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 - WINDOW AND DOOR HEIGHT: See Exterior Elevations
 - (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



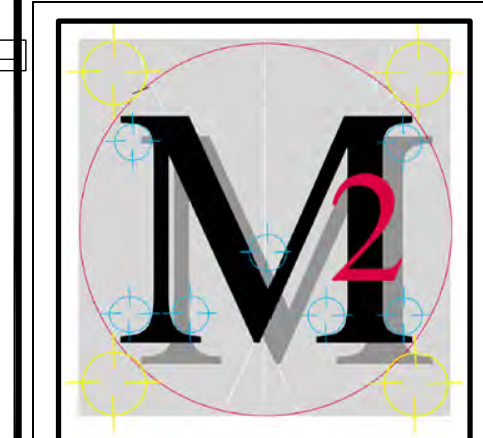
3P WEST ELEVATION - PROPOSED
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"



3E WEST ELEVATION - EXISTING
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"



3E WEST ELEVATION - EXISTING
 SCALE: 3/16" = 1'-0"
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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 Des
 04-28-2022



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 K Coastal Phase 1.2 SCR - 10-28-2022

PHASE COASTAL
 DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 10-28-2021

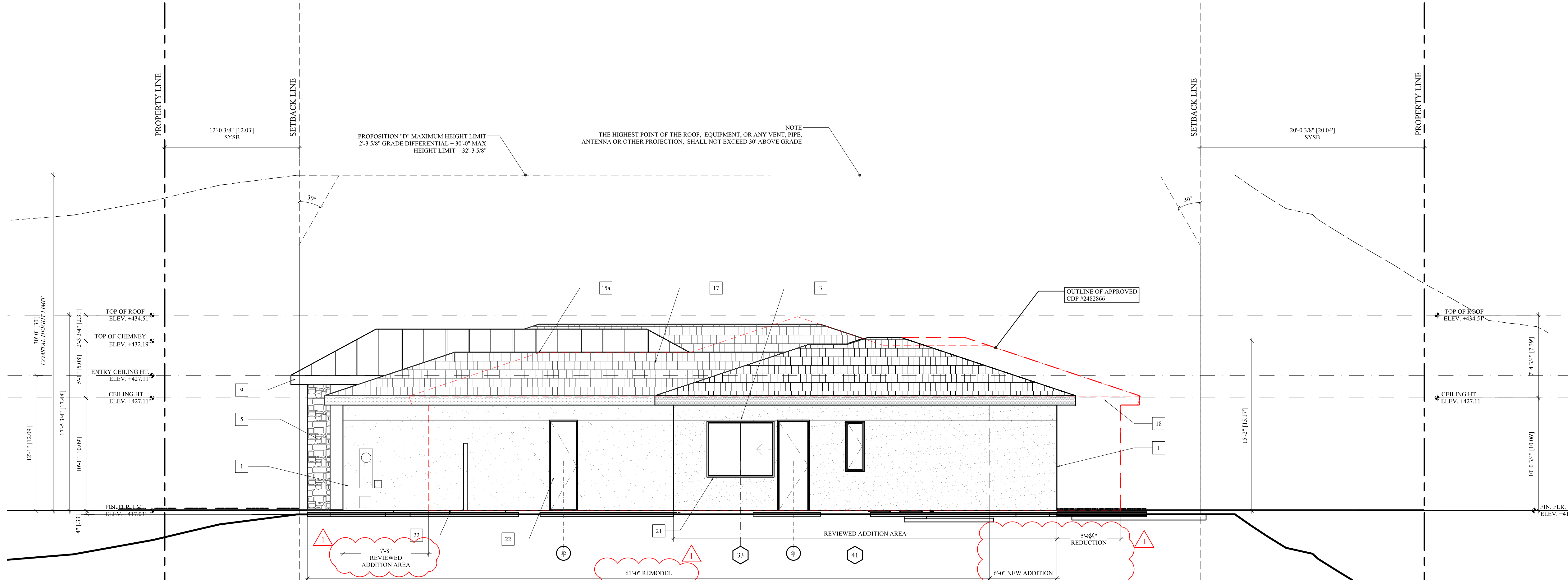
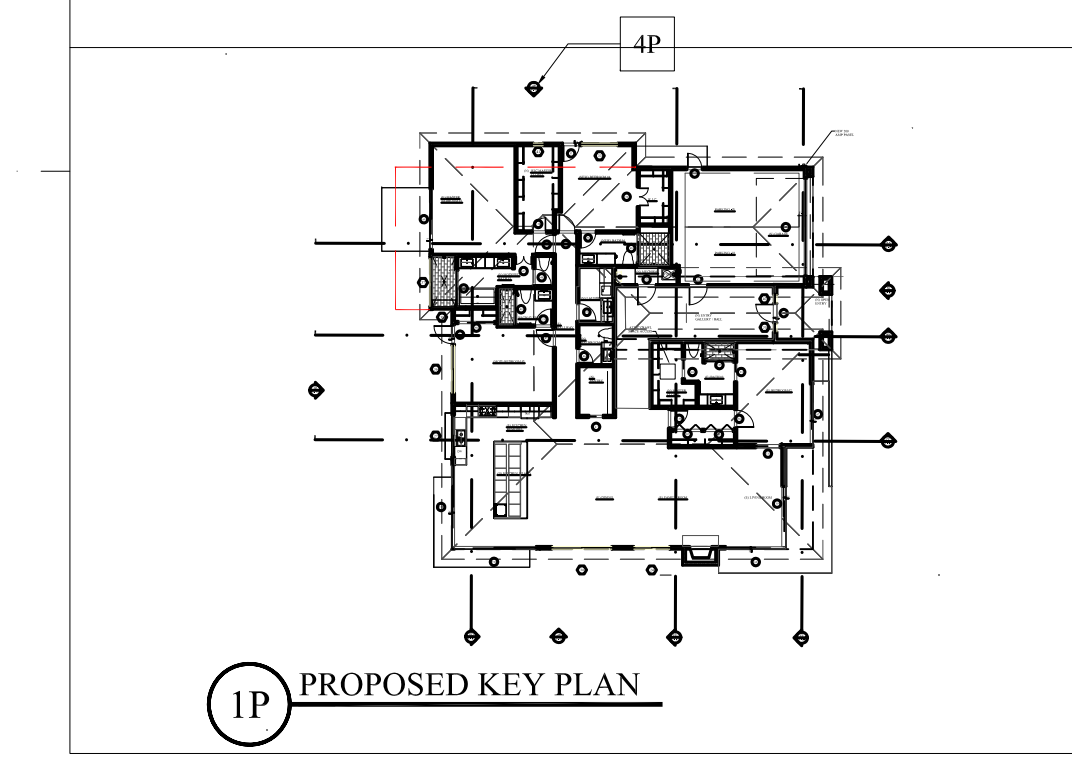
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SHEET TITLE
 BUILDING ELEVATIONS
 EXISTING / PROPOSED
A54
 SHEET 19 OF 29

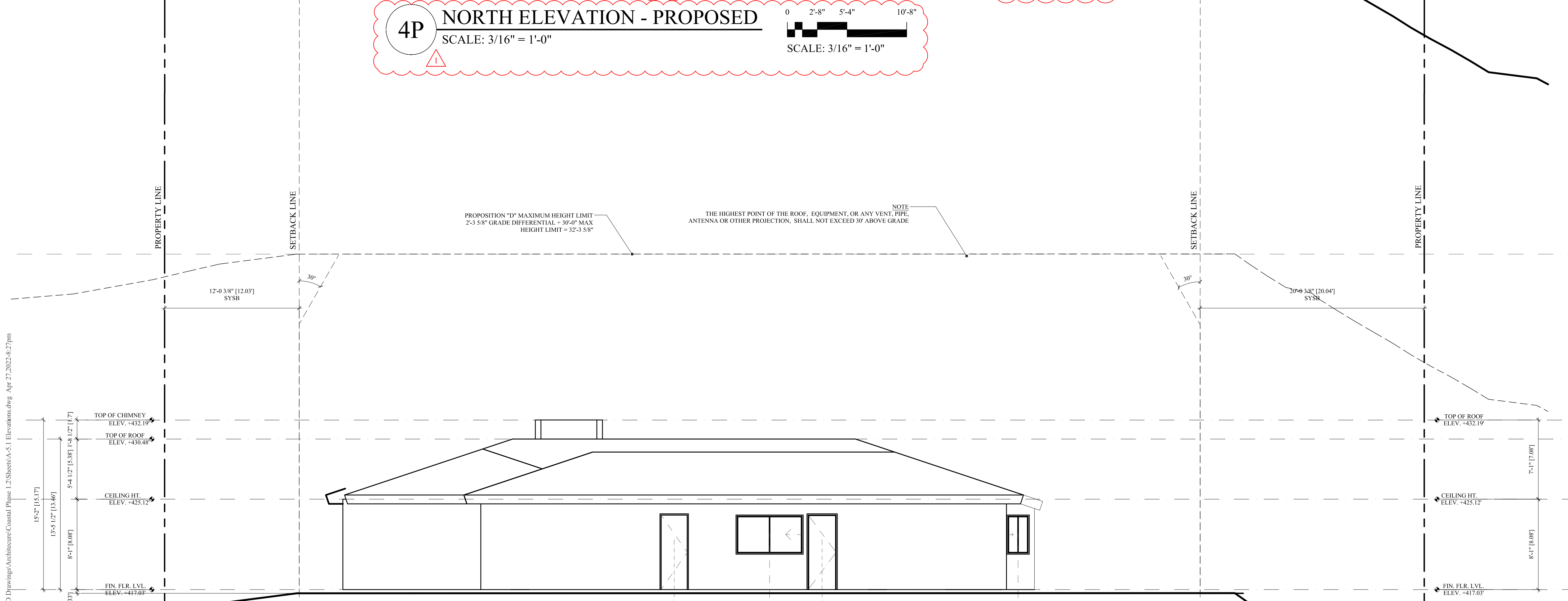
EXTERIOR ELEVATION FINISH KEYNOTES

- EXTERIOR FINISH KEYNOTES** 2020-27
- 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 "El Dorado" #P-6, Color. 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 (A) #258 and Color (B) #122 (Verify color with Interior Designer color finish schedule)
 - Weatherproof Building Wrap: Two layers of 60-minute grade "D" building paper 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 all corners and horizontal surfaces under building paper. Unless detailed otherwise.
 - Stucco Sereed: Weep screed/ AMEWS-425-780 at balcony use #AMEWSP-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO 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 Sereed; Type "M" - AM/CM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Tel. (800) 859-5363. Install per manufacturer's specifications.
 - Stucco Reveal: 3/4" reveal and 3/4" ground by AMICO - Model # AMSR500-750-prime and Paint - Beige to match stucco
 - Tile Veneer-"A": Stone Veneer - New veneer "Hewn Stone" style -Veneer Stone -by Cultured Stone 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
 - Tile Veneer-"B": "Rovere Reale" - 6" x 48" Ancient (AN) finish (TNM01H24) by Aristostea 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
 - Wood & Door Trim: 2 x 4 Clear DF, Hardie "Trim", or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (Verify)
 - Exterior Wood Siding - 1 x 7.25 Lap Siding - Smooth Finish- with 6-inch exposure: James Hardi Cementitious Siding, Hardie Trim 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 Galvanized. 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 - 16 OZ. Copper or Dark Bronze Anodized Aluminum. 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.
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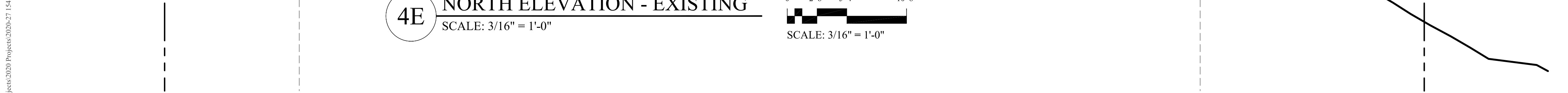
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 - SEE SHEET A-6.1 FOR BUILDING SECTIONS
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 - FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the chimney flue.
 - WINDOW AND DOOR HEIGHT: See Exterior Elevations
 - (T) TEMPERED GLAZING: See Window and Door Schedule & Notes

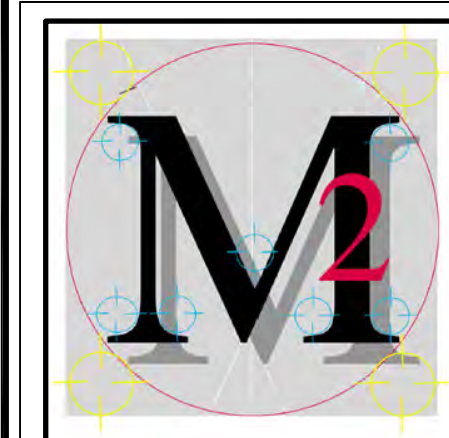


4P NORTH ELEVATION - PROPOSED
 SCALE: 3/16" = 1'-0"
 0 2'-8" 5'-4" 10'-8"
 SCALE: 3/16" = 1'-0"

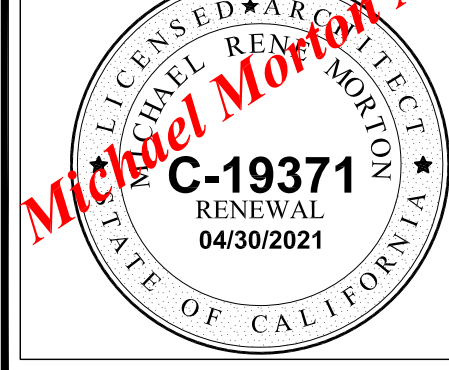


4E NORTH ELEVATION - EXISTING
 SCALE: 3/16" = 1'-0"
 0 2'-8" 5'-4" 10'-8"
 SCALE: 3/16" = 1'-0"





Marengo Morton Architects
 7724 Girard Ave.
 Second Floor
 La Jolla, CA 92037
 Tel. (858) 459-3769
 Fax. (858) 459-3768
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04-28-2022 AIA



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 Coastal Phase 1.2 SCR - 10-28-2021

PHASE COASTAL
 DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 10-28-2021

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SHEET TITLE
 BUILDING SECTIONS
 EXISTING / PROPOSED
A61
 SHEET 20 OF 29

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- TOP OF PARPET -2
ELEV. = +116.00' → Proposed Building Datum Point
- Proposed Top of Wall or Top of Structure Line
- 30' High -Coastal Height Limit Line
- Proposition D -Maximum Height Line

SECTION NOTES

- A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOSS).
- B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON SITE PLAN ON SHEET A.1.2 OR FLOOR PLAN AND FOR EXTERIOR FINISH NOTES.
- C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS AND FOR EXTERIOR FINISH NOTES.
- D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.

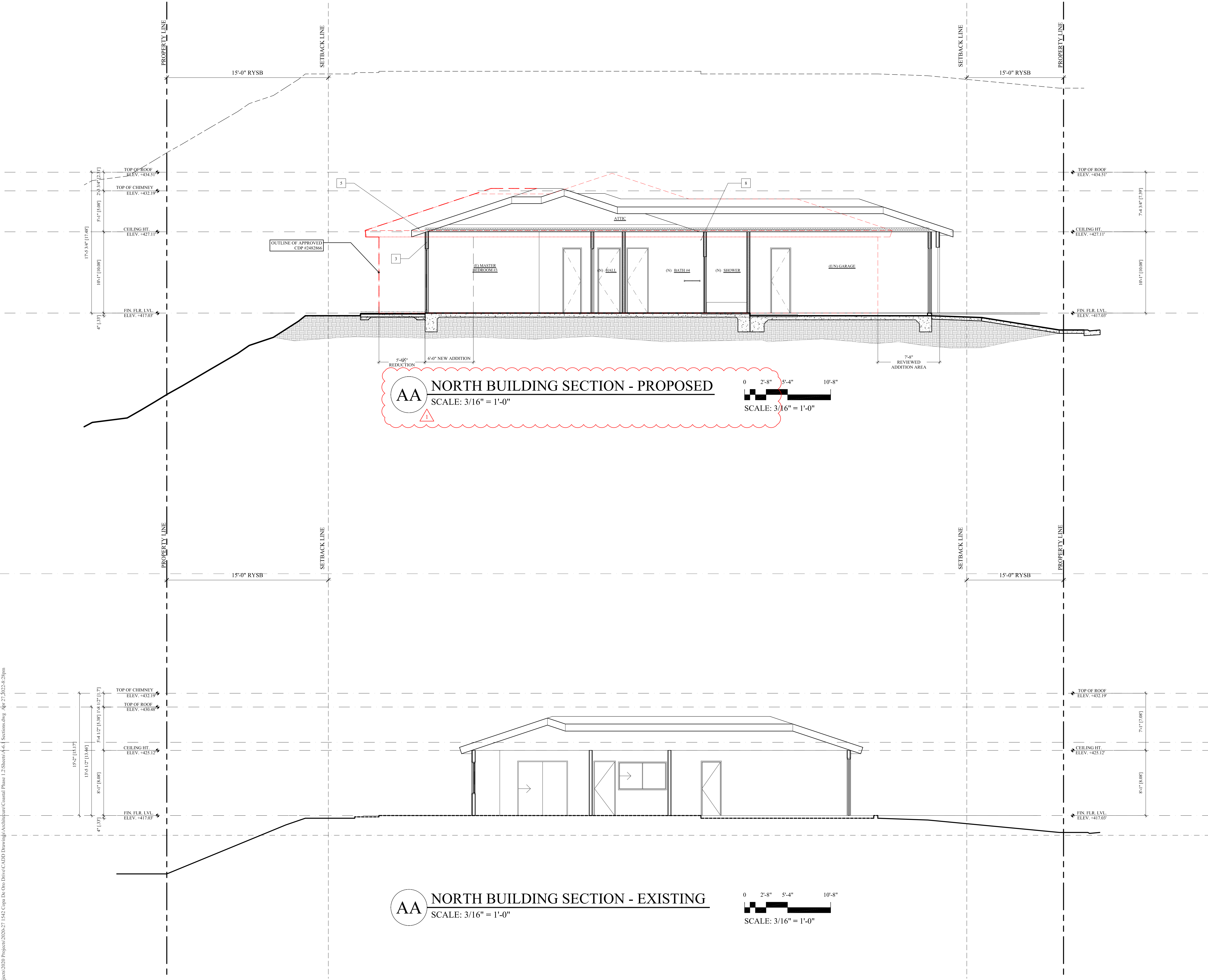
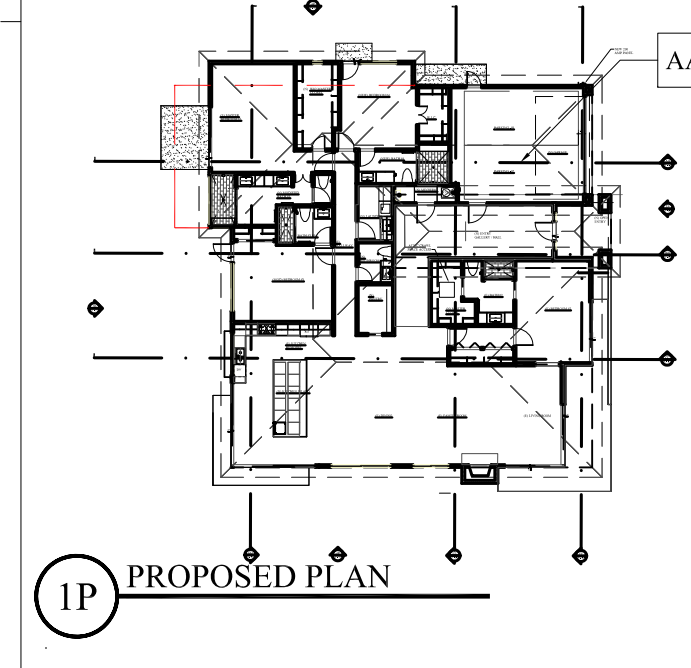
SECTION KEYNOTES

1. R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS, AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE.
2. 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 WALLS AND/OR WALLS OF CONDITIONED SPACE.
4. PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION.
5. R-38 BATT INSULATION - AT CEILINGS AND ROOF ATTIC AREAS AS SHOWN.
6. R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS.
7. R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS.
8. PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDED (1-HOUR RATED WALLS & CEILINGS) (CBC Sec. 406.1.4)

PLAN AND SECTION NOTES

- Guards and Glass Handrails:**
1. Guard shall be location along open-sided walking surfaces 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 edge of the open side.
 2. Handrail and Guard Design Loads" handrail assemblies and guards shall be able to resist 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 elements of the building. (CBC 1607.8.1.1)
 3. Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed 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 1/2 inch (1/2 shall be 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.)
 4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place 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 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.
- Building Height:**
6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).
- Other Plan Notes:**
7. 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. Garage floor surfaces shall be of approved non-combustible material and the area of the floor used for 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.
 8. 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.

KEY PLAN



AA NORTH BUILDING SECTION - PROPOSED
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"

AA NORTH BUILDING SECTION - EXISTING
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- - - Proposed Finish Floor Elevation Line
- TOP OF PARPET ELEV. = 116.00' Proposed Building Datum Point
- - - Proposed Top of Wall or Top of Structure Line
- - - 30' High - Coastal Height Limit Line
- - - Proposition D - Maximum Height Line

SECTION NOTES

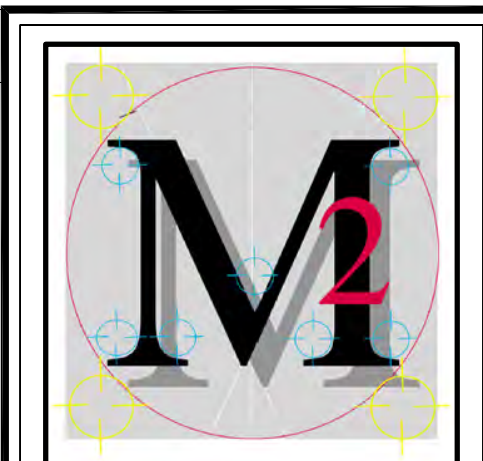
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PLAN AND SECTION NOTES

- Guards and Glass Handrails:**
1. Guard shall be location along open-sided walking surfaces 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 edge of the open side.
 2. Handrail and Guard Design Loads* handrail assemblies and guards shall be able to resist 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 elements of the building. (CBC 1607.8.1.1)
 3. Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed 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 3/4 inch (1/2 shall be 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.)
 4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place 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 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.
- Building Height:**
6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).
- Other Plan Notes:**
7. 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 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.
 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.



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 Des
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PRIVATE RESIDENCE
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 LA JOLLA, CA 92037

- A. Coastal Submittal - 09/30/2020
 - B. Coastal Cycle, Owner Rev. 11/16/2020
- REVISIONS
- C. Coastal Cycle Response - 12/08/2020
 - D. Coastal Cycle, Owner Rev. 12/16/2020
 - E. Coastal Cycle Response - 01/14/2021
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 - I. Coastal Cycle Response - 03/28/2022
 - J. Coastal Cycle Response - 04/28/2022

Coastal Phase 1.2 SCR - 10-28-2021

PHASE COASTAL
 DEVELOPMENT PHASE

PROJECT NO. 2020-27

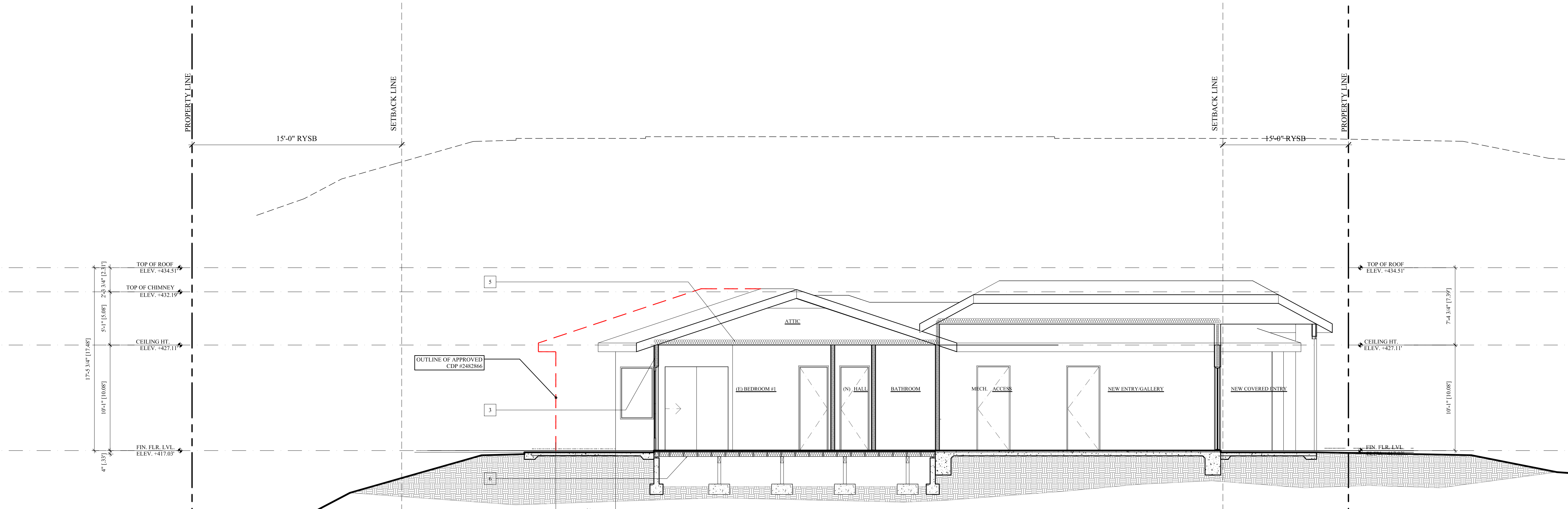
REVIEWED BY MRM

DRAWN BY APM / MRM

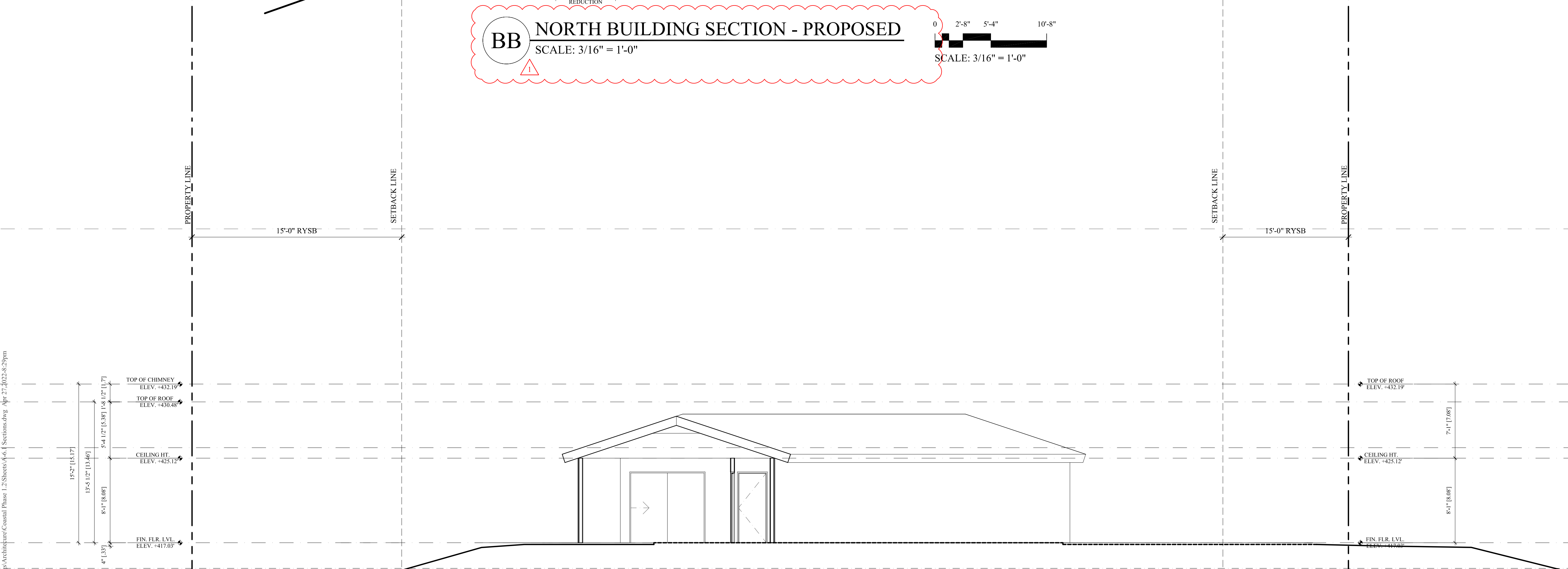
DATE 10-28-2021

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SHEET TITLE
 BUILDING SECTIONS
 EXISTING / PROPOSED
A62
 SHEET 21 OF 29

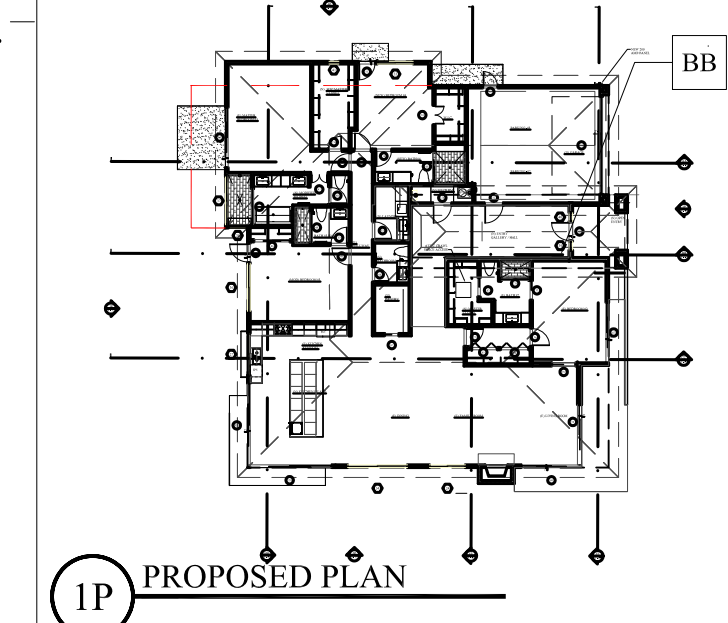


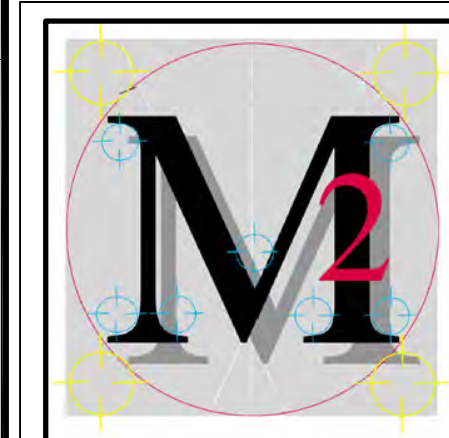
BB NORTH BUILDING SECTION - PROPOSED
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"



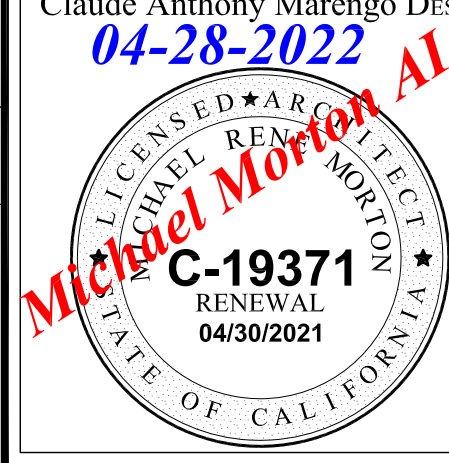
BB NORTH BUILDING SECTION - EXISTING
 SCALE: 3/16" = 1'-0"
 SCALE: 3/16" = 1'-0"

KEY PLAN





Marengo Morton Architects
 7724 Girard Ave.
 Second Floor
 La Jolla, CA 92037
 Tel. (858) 459-3769
 Fax. (858) 459-3768
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PHASE COASTAL
 DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 10-28-2021

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SHEET TITLE
 BUILDING SECTIONS
 EXISTING / PROPOSED
A63
 SHEET 22 OF 29

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- - - Proposed Finish Floor Elevation Line
- TOP OF PARPET ELEV. = 116.00' Proposed Building Datum Point
- - - Proposed Top of Wall or Top of Structure Line
- - - 30' High - Coastal Height Limit Line
- - - Proposition D - Maximum Height Line

SECTION NOTES

- A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOSS).
- B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON 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.
- D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.

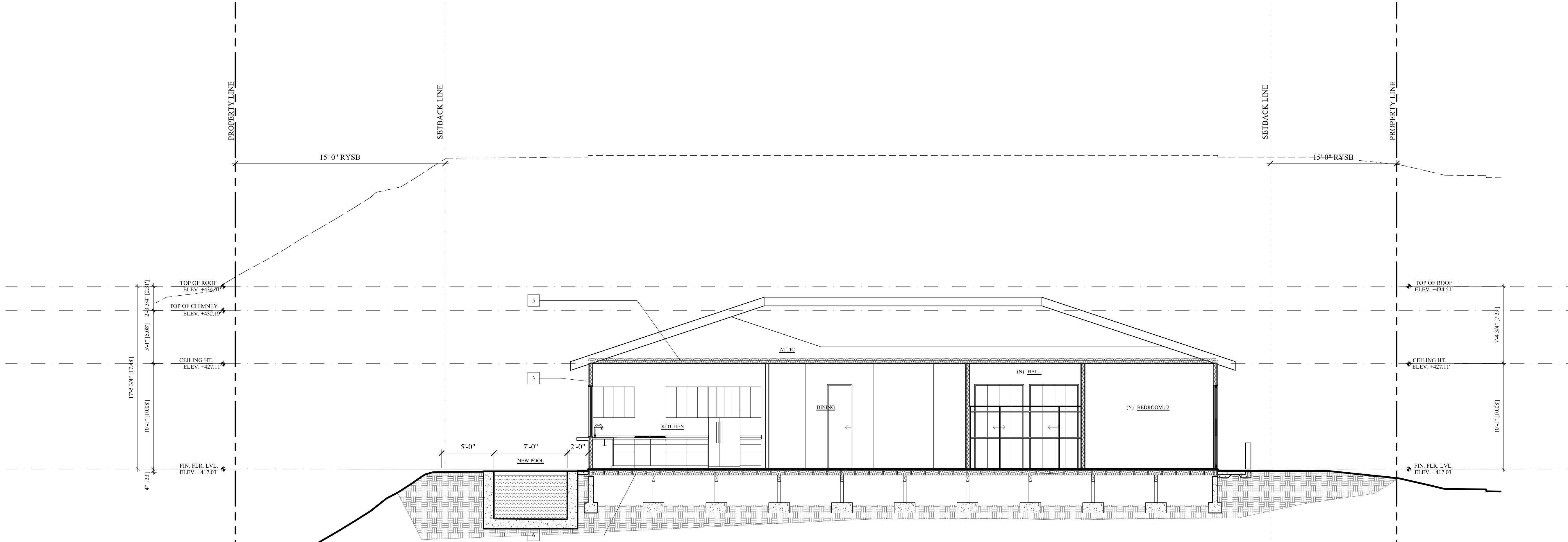
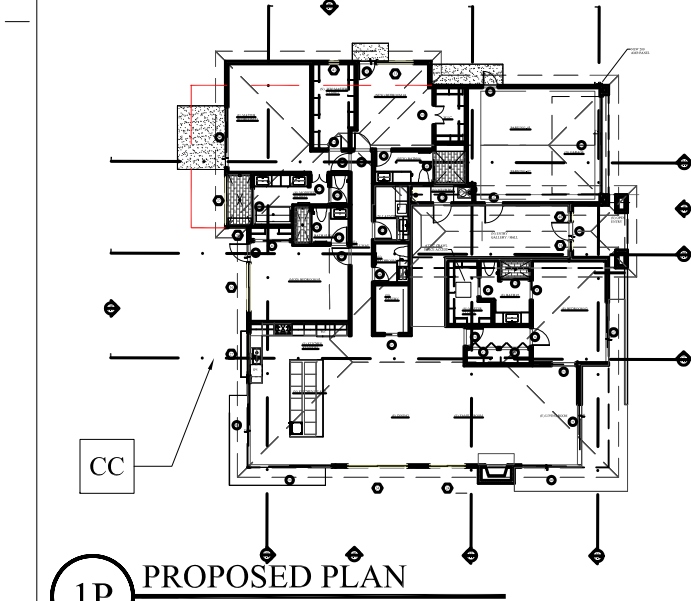
SECTION KEYNOTES

1. R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE.
2. 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 WALLS AND/OR WALLS OF CONDITIONED SPACE.
4. PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION.
5. R-38 BATT INSULATION - AT CEILINGS AND ROOF ATTIC AREAS AS SHOWN ON THIS SHEET.
6. R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS
7. R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS
8. PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDER (1-HOUR RATED WALLS & CEILINGS) (CBC Sec. 406.1.4)

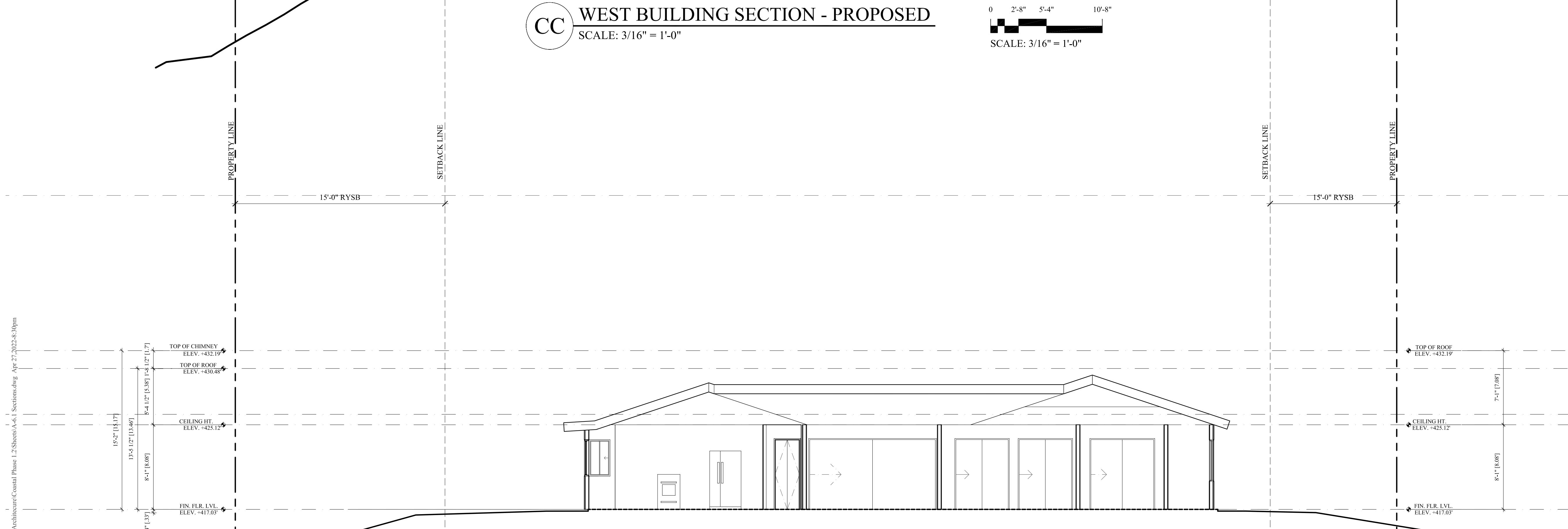
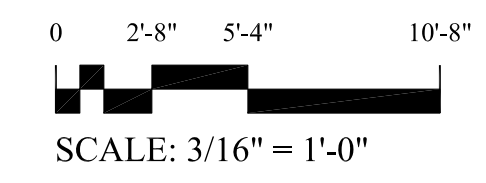
PLAN AND SECTION NOTES

- Guards and Glass Handrails:**
1. Guard shall be location along open-sided walking surfaces 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 edge of the open side.
 2. Handrail and Guard Design Loads* handrail assemblies and guards shall be able to resist 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 elements of the building. (CBC 1607.8.1.1)
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- Building Height:**
6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).
- Other Plan Notes:**
7. 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.
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 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.

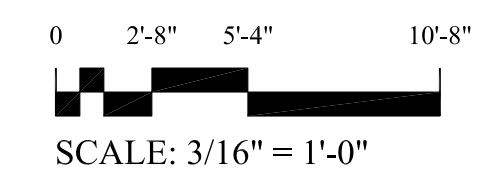
KEY PLAN



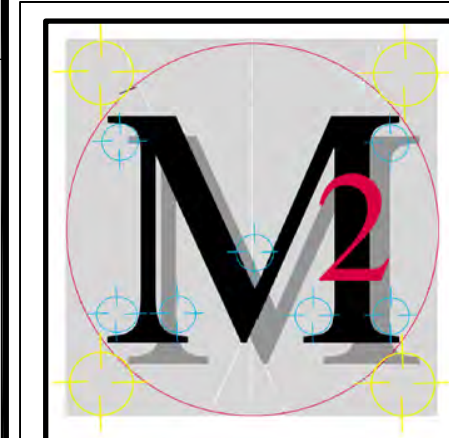
CC WEST BUILDING SECTION - PROPOSED
 SCALE: 3/16" = 1'-0"



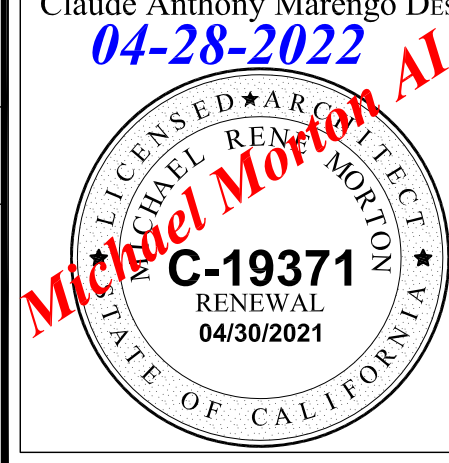
CC WEST BUILDING SECTION - EXISTING
 SCALE: 3/16" = 1'-0"



S:\Projects\2020\Projects\2020-27_1542_Copa De Oro Drive\CADD Drawings\Architecture\Coastal Phase 1.2\Sheets\A63 - Sections.dwg Apr 27, 2022 8:30pm
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Marengo Morton Architects
 7724 Girard Ave.
 Second Floor
 La Jolla, CA 92037
 Tel. (858) 459-3769
 Fax. (858) 459-3768
 Michael Morton AIA



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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 10-28-2021

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SHEET TITLE
 BUILDING SECTIONS
 EXISTING / PROPOSED
A64
 SHEET 23 OF 29

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- Proposed Building Datum Point
- TOP OF PARPET - ELEV. +116.00'
- Proposed Top of Wall or Top of Structure Line
- 30' High - Coastal Height Limit Line
- Proposition D - Maximum Height Line

SECTION NOTES

- A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOSS).
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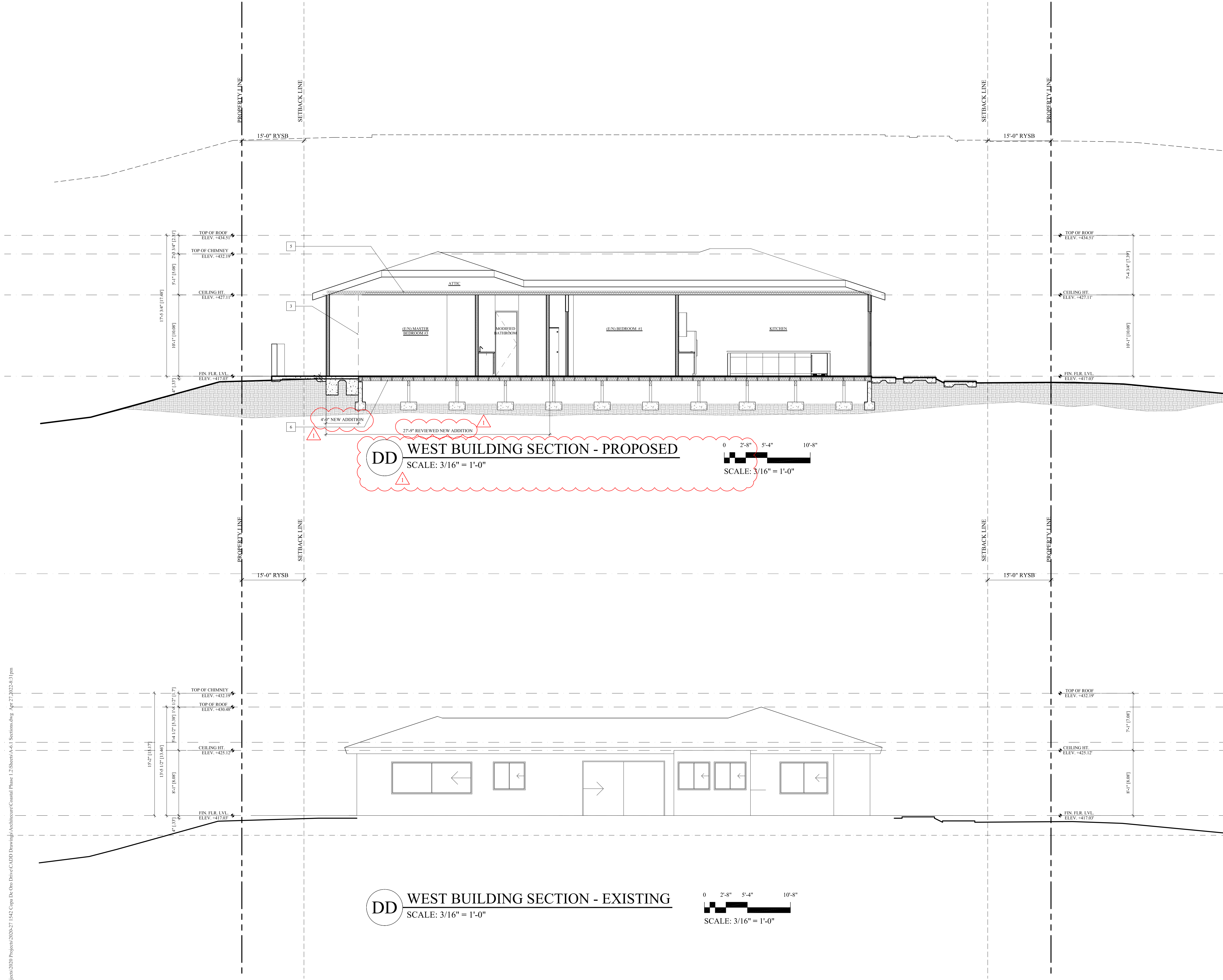
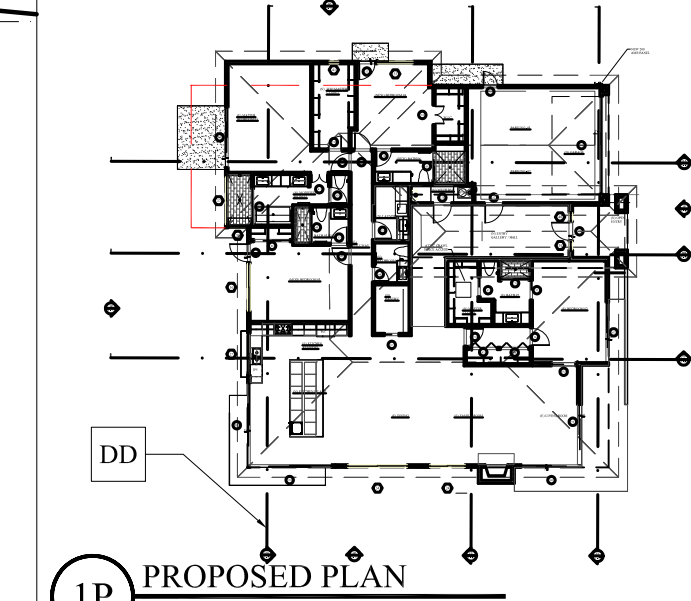
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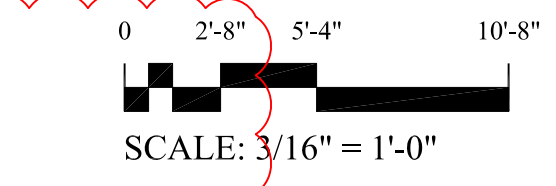
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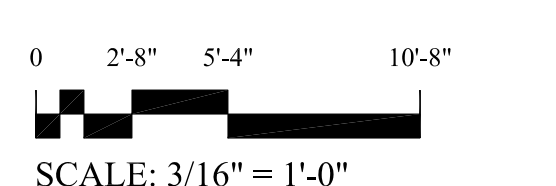
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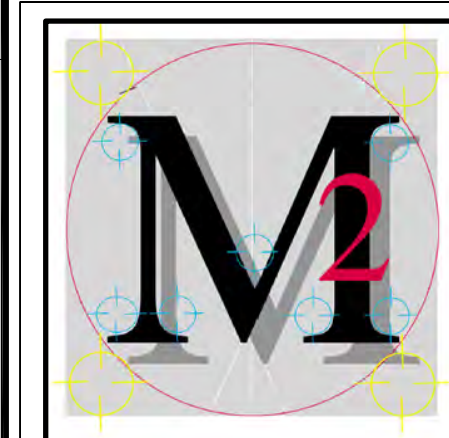


DD WEST BUILDING SECTION - PROPOSED
 SCALE: 3/16" = 1'-0"



DD WEST BUILDING SECTION - EXISTING
 SCALE: 3/16" = 1'-0"





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DEVELOPMENT PHASE

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SHEET TITLE
BUILDING SECTIONS
EXISTING / PROPOSED

A65
SHEET 24 OF 29

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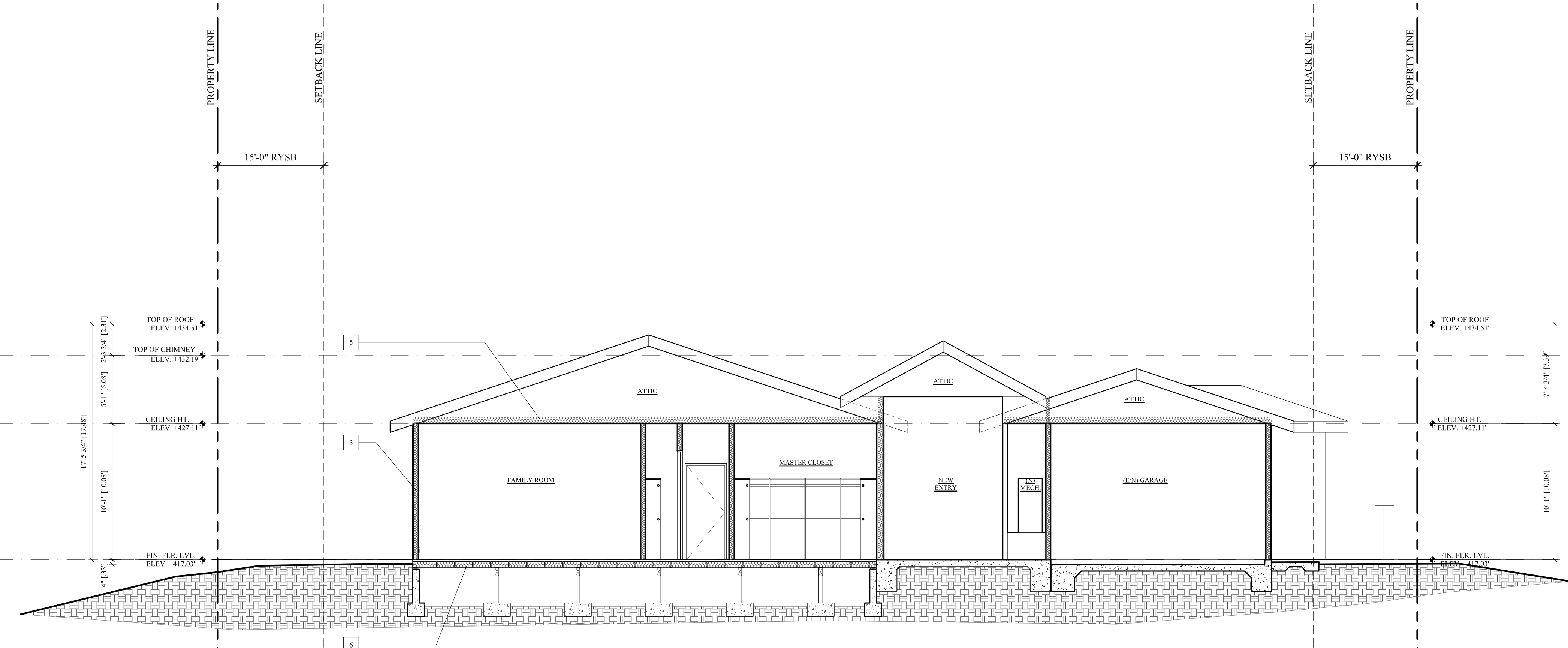
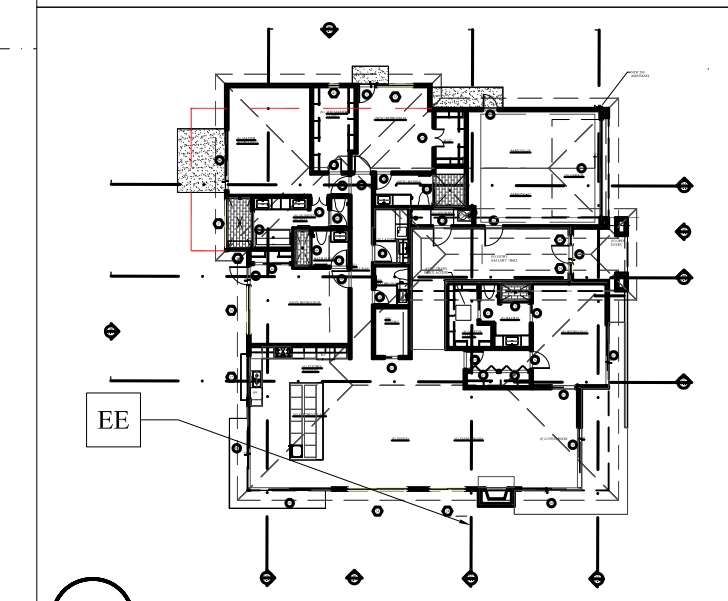
SECTION KEYNOTES

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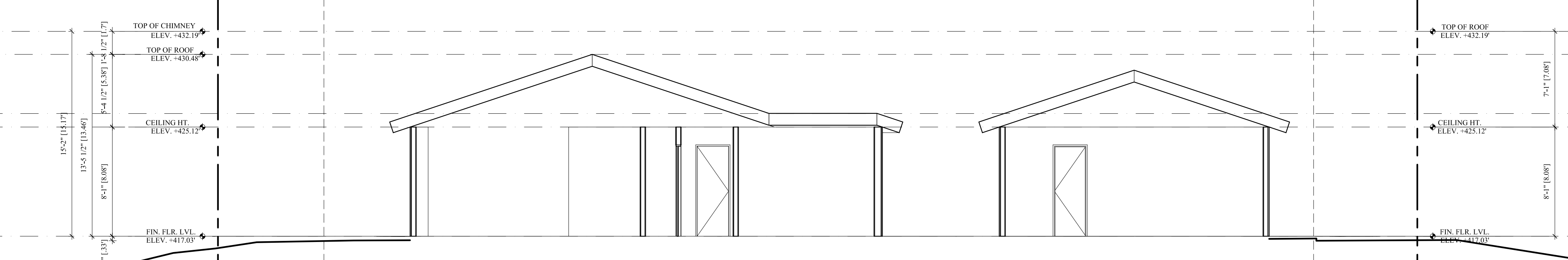
PLAN AND SECTION NOTES

- Guards and Glass Handrails:**
1. Guard shall be location along open-sided walking surfaces 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 edge of the open side.
 2. Handrail and Guard Design Loads* handrail assemblies and guards shall be able to resist 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 elements of the building. (CBC 1607.8.1.1)
 3. Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed 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 3/4 inch (1/2 shall be 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.)
 4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place 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 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.
- Building Height:**
- A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).
- Other Plan Notes:**
7. 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. Garage floor surfaces shall be of approved non-combustible material and the area of the floor used for 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.
 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.

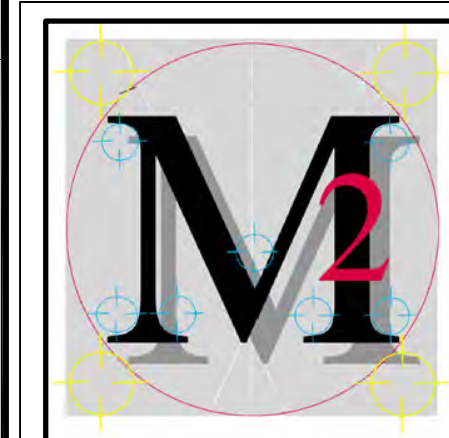
KEY PLAN



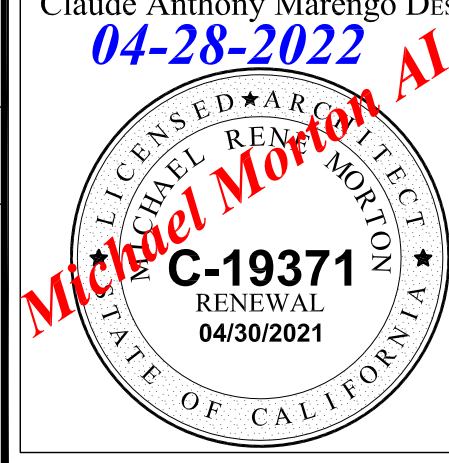
EE NORTH BUILDING SECTION - PROPOSED
SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



EE NORTH BUILDING SECTION - EXISTING
SCALE: 3/16" = 1'-0"
0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"



Marengo Morton Architects
 7724 Girard Ave.
 Second Floor
 La Jolla, CA 92037
 Tel. (858) 459-3769
 Fax. (858) 459-3768
 Michael Morton AIA



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PRIVATE RESIDENCE
 1542 COPA DE ORO DRIVE
 LA JOLLA, CA 92037

A Coastal Submittal - 09/30/2020
 B Coastal Cycle, Owner Rev. 11/16/2020
 REVISIONS
 C Coastal Cycle Response - 12/08/2020
 D Coastal Cycle, Owner Rev. 12/16/2020
 E Coastal Cycle Response - 01/14/2021
 F Owner Request, Changes - 04/01/2021
 G Owner Request, Changes - 09/17/2021
 H Coastal Rev. Submittal - 09/27/2021
 I Coastal Cycle Response - 03/28/2022
 J Coastal Cycle Response - 04/28/2022
 Coastal Phase 1.2 SCR - 10-28-2021

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 10-28-2021

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SHEET TITLE
 BUILDING SECTIONS
 EXISTING / PROPOSED
A66
 SHEET 25 OF 29

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- TOP OF PARPET ELEV. = 116.00' --- Proposed Building Datum Point
- Proposed Top of Wall or Top of Structure Line
- 30' High - Coastal Height Limit Line
- Proposition D - Maximum Height Line

SECTION NOTES

- A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL FLOOR SHEATHING DIAPHRAGM (TOSS).
- B. ELEVATIONS SHOWN ON THIS SHEET CROSS-REFERENCED TO ELEVATIONS SHOWN ON 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.
- D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS

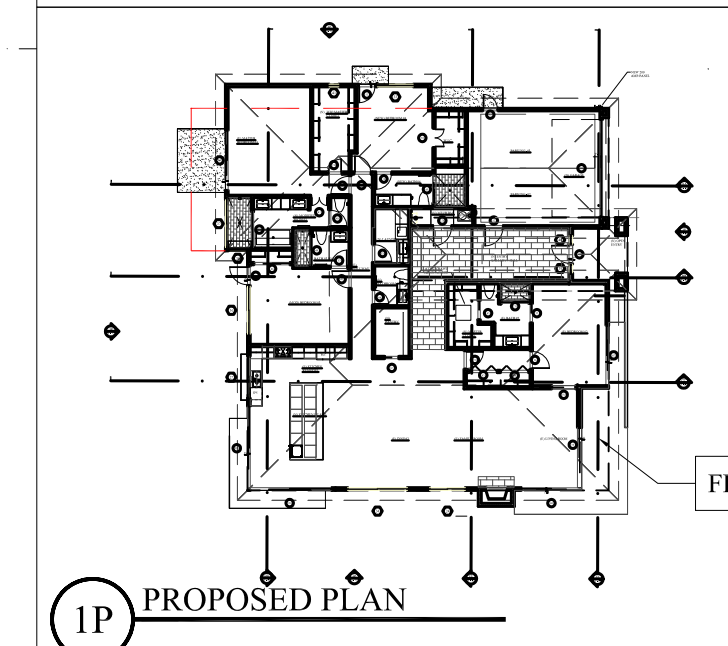
SECTION KEYNOTES

1. R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE.
2. 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 WALLS AND/OR WALLS OF CONDITIONED SPACE.
4. PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION.
5. R-38 BATT INSULATION - AT CEILINGS AND ROOF ATTIC AREAS AS SHOWN.
6. R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS
7. R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS
8. PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM BOARD AT WALLS AND CEILING TAPED AND MUDDER (1-HOUR RATED WALLS & CEILINGS) (CBC Sec. 406.1.4)

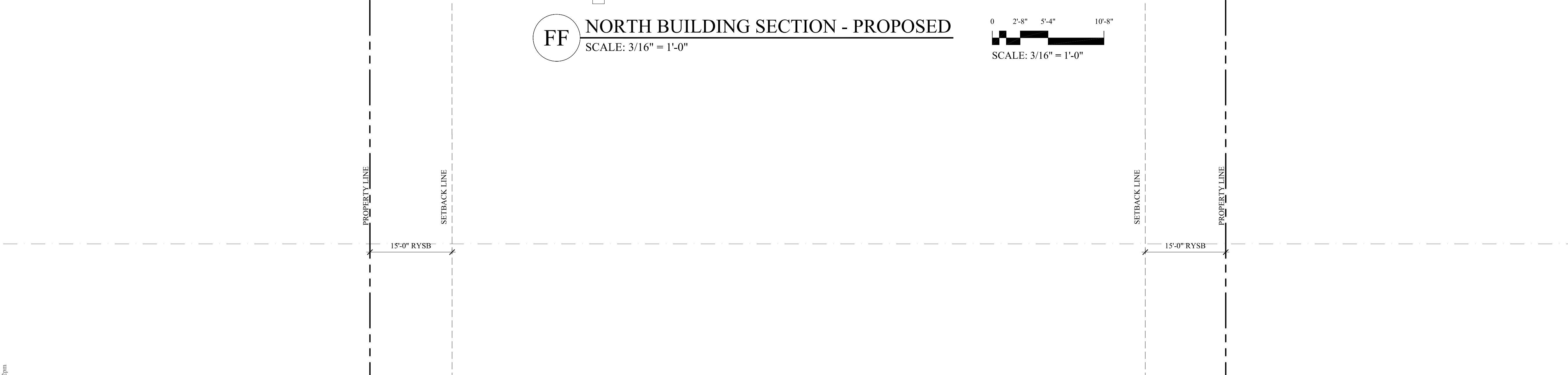
PLAN AND SECTION NOTES

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1. Guard shall be location along open-sided walking surfaces 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 edge of the open side.
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 4. Glass balusters support: Each handrail or guard section shall be supported by a minimum of three (3) glass balusters or shall be otherwise supported to remain in place 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 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.
- Building Height:**
6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).
- Other Plan Notes:**
7. 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 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.
 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.

KEY PLAN



FF NORTH BUILDING SECTION - PROPOSED
 SCALE: 3/16" = 1'-0"
 0 2'-8" 5'-4" 10'-8"
 SCALE: 3/16" = 1'-0"



FF NORTH BUILDING SECTION - EXISTING
 SCALE: 3/16" = 1'-0"
 0 2'-8" 5'-4" 10'-8"
 SCALE: 3/16" = 1'-0"

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DOOR AND FRAME SCHEDULE - PROPOSED

SYM.	DOOR SIZE - Inches nominal			DOOR TYPE/STYLE		MANUF.	RATING	DOOR FRAME MAT.	GLAZING	HARDWARE		U Value	SHGC	VT Visual Trans.	NUMBER	OPEN GL.	TOTAL	REMARKS	
	Width	Height	Thickness	Door Material	Type					Style	Fire Label								Type
First Floor																			
30	3'-0"	8'-0"	1 3/8"	Wood Panel	27	Interior Door - Solid Core Dbl. Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To W.I.C.
31	16'-0"	8'-0"	1 3/4"	Wood Panel	8	Exterior Garage Door Operator	Copay Or Equal	No	Wood Frame - Painted Panel Door - Painted	Yes	Garage Door Operator	New	0.32	0.25	0.43	1.0	0.00	0.00	New Roll-up Garage Door See Elevation
32	2'-4"	8'-0"	1 3/4"	Fiberglass Panel	26	Exterior Utility Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Wood Door - Painted	No	Keyed Entry Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Exterior Door To Garage
33	3'-0"	8'-0"	1 3/4"	Wood Panel	26	Interior Door - Solid Core Single Pocket Door	Simpson Or Equal	No	Wood Frame - Painted Fiberglass Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Sliding Pocket Door To Bathroom
34	3'-0"	8'-0"	1 3/4"	Wood Panel	6	Exterior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Wood Door - Painted	No	Keyed Entry Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Exterior SC Door To Bedroom
36	2'-10"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bedroom
45	2'-10"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bedroom
46	6'-0"	8'-0"	1 1/2"	Wood Panel	23	Interior Door - Solid Core Sliding Two Panel Closet Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Finger Pull Recessed	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Closet Door Overhead Sliding Doors
47	2'-8"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Dbl. Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bathroom
48	2'-8"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bedroom
49	5'-0"	8'-0"	1 1/2"	Aluminum Anodized	29	Interior Shower Door - Tempered Glass Sliding Shower Door Unit	CRL Or Equal	No	Aluminum Frame - Anodized Glass Sliding Door - Tempered	Yes - 1/2"	Towel Bar Overhead Slider	New	0.32	0.25	0.43	1.00	0.00	0.00	New Tempered Shower Door To Shower
50	2'-8"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bedroom
51	2'-8"	8'-0"	1 3/4"	Wood Panel	6	Exterior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Keyed Entry Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Exterior SC Door To Bedroom
52	3'-0"	8'-0"	1 3/4"	Wood Panel	6	Exterior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Keyed Entry Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Gallery
53	2'-8"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bathroom
54	2'-8"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bathroom
55	6'-0"	8'-0"	1 1/2"	Aluminum Anodized	29	Interior Shower Door - Tempered Glass Sliding Shower Door Unit	CRL Or Equal	No	Aluminum Frame - Anodized Glass Sliding Door - Tempered	Yes - 1/2"	Towel Bar Overhead Slider	New	0.32	0.25	0.43	1.00	0.00	0.00	New Tempered Shower Door To Shower
59	10'-0"	8'-0"	1 1/2"	Aluminum Anodized	2	Exterior Sliding Glass Door Sliding Double Unit	Fleetwood Or Equal	No	Aluminum Frame - Dark Bronze Anodized Low E - Dual Glazed - Tempered Glass	Yes	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	80.00	80.00	New Two Panel Sliding Door Exterior Door
60	10'-0"	8'-0"	1 1/2"	Aluminum Anodized	2	Exterior Sliding Glass Door Sliding Double Unit	Fleetwood Or Equal	No	Aluminum Frame - Dark Bronze Anodized Low E - Dual Glazed - Tempered Glass	Yes	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	80.00	80.00	New Two Panel Sliding Door Exterior Door
62	10'-0"	8'-0"	1 1/2"	Aluminum Anodized	2	Exterior Sliding Glass Door Sliding Double Unit	Fleetwood Or Equal	No	Aluminum Frame - Dark Bronze Anodized Low E - Dual Glazed - Tempered Glass	Yes	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	80.00	80.00	New Two Panel Sliding Door Exterior Door
63	3'-0"	8'-0"	1 3/4"	Wood Panel	26	Interior Door - Solid Core Single Pocket Door	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Finger Pull Recessed	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Pocket Door Overhead Sliding Doors
64	4'-6"	8'-0"	1 3/8"	Wood Panel	23	Interior SC-Bi-Fold Door Double Bi-Fold Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	NA	Fixed Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior Closet Door Top Hung Bi-Fold Doors
65	4'-6"	8'-0"	1 3/8"	Wood Panel	23	Interior SC-Bi-Fold Door Double Bi-Fold Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	NA	Fixed Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior Closet Door Top Hung Bi-Fold Doors
66	2'-4"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bathroom
67	2'-2"	8'-0"	1 3/4"	Wood Panel	26	Interior Door - Solid Core Single Pocket Door	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Finger Pull Recessed	New	0.32	0.25	0.43	1.0	0.00	0.00	New Sliding Pocket Door To Pantry
68	4'-8"	7'-0"	1 1/2"	Aluminum Anodized	29	Interior Shower Door - Tempered Glass Sliding Shower Door Unit	CRL Or Equal	No	Aluminum Frame - Anodized Glass Sliding Door - Tempered	Yes - 1/2"	Towel Bar Overhead Slider	New	0.32	0.25	0.43	1.00	0.00	0.00	New Tempered Shower Door To Shower
69	10'-0"	8'-0"	1 1/2"	Aluminum Anodized	2	Exterior Sliding Glass Door Sliding Double Unit	Fleetwood Or Equal	No	Aluminum Frame - Dark Bronze Anodized Low E - Dual Glazed - Tempered Glass	Yes	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	80.00	80.00	New Two Panel Sliding Door Exterior Door
72	3'-0"	8'-0"	1 3/4"	Wood Panel	1	Custom Exterior SC Entry Door Swinging Entry Door	Clad Marvin Or Equal	No	Wood Frame - Clad Wood Door - Painted	Yes	Keyed Entry Lever	New	0.32	0.25	0.43	1.0	24.00	24.00	New Custom Tempered Glass Entry Door
127	3'-0"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	NA	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bedroom
128	3'-0"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	NA	Passage Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Bedroom
129	2'-10"	8'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Laundry
130	14'-0"	8'-0"	1 1/2"	Aluminum Anodized	2	Exterior Sliding Glass Door Sliding Double Unit	Fleetwood Or Equal	No	Aluminum Frame - Dark Bronze Anodized Low E - Dual Glazed - Tempered Glass	Yes	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	112.00	112.00	New Two Panel Sliding Door Exterior Door
131	14'-0"	8'-0"	1 1/2"	Aluminum Anodized	2	Exterior Sliding Glass Door Sliding Double Unit	Fleetwood Or Equal	No	Aluminum Frame - Dark Bronze Anodized Low E - Dual Glazed - Tempered Glass	Yes	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	112.00	112.00	New Two Panel Sliding Door Exterior Door
132	4'-0"	7'-0"	1 3/4"	Wood Panel	26	Interior Door - Solid Core Single Pocket Door	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Finger Pull Recessed	New	0.32	0.25	0.43	1.0	0.00	0.00	New Sliding Pocket Door To Bedroom
133	2'-10"	7'-0"	1 3/4"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Closet
134	2'-2"	8'-0"	1 3/8"	Wood Panel	27	Interior Door - Solid Core Swinging Unit	Simpson Or Equal	No	Wood Frame - Painted Panel Door - Painted	No	Privacy Latch Lever	New	0.32	0.25	0.43	1.0	0.00	0.00	New Interior SC Door To Closet
135	4'-6"	8'-0"	1 1/2"	Aluminum Anodized	29	Interior Shower Door - Tempered Glass Sliding Shower Door Unit	CRL Or Equal	No	Aluminum Frame - Anodized Glass Sliding Door - Tempered	Yes - 1/2"	Towel Bar Overhead Slider	New	0.32	0.25	0.43	1.0	0.00	0.00	New Tempered Shower Door To Shower
Private Residence																			
Total Existing Doors																			

WINDOW & DOOR NOTES - NOTES Residential

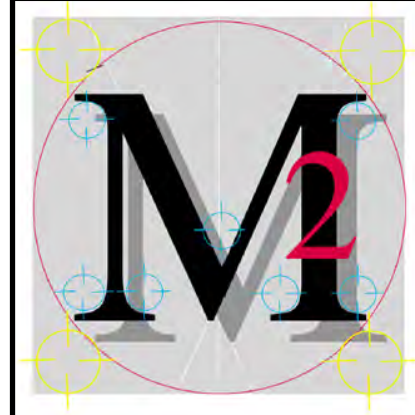
- Door, window & skylight sizes on schedule are approximate only. Contractor shall field measure each opening and review with architect and owner prior to ordering unit. Refer to manufacturers specifications for actual frame size and rough opening.
- As noted on the window schedule, **New Window Glazing shall be Dual** glazed units with a minimum rated "U" value of 0.32 and SHGC of .25. Exterior glass shall be High Performance - Low-E glass panel with interior clear glass.
- As noted on the window schedule, **New Window Laminated Glazing shall be Single Laminated** glazed units with a minimum rated "U" value of 0.32 and SHGC of .25. Exterior glass shall be High Low-E glass panel laminated interior clear glass to form a single unit.
- As noted on the window schedule, **New Awning Window Glazing shall be Dual** glazed units with a minimum rated "U" value of 0.32 and SHGC of .25. Exterior glass shall be Low-E glass panel with interior clear glass.
- All window glazing shall be as noted on the door schedule, exterior dual glazed tempered units with a minimum rated "U" value of 0.32 and SHGC of .25. Exterior dual glazed doors shall be Low-E glass panel with interior clear glass.
- Manufactured skylights shall be 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 lintel/bulkhead screens. ES-0199 approval number
- Manufactured windows - Clad Units by Marvin 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 door types and manufacturer with owner and architect.
- Custom Entry Doors** by Trustyle or Equal components in custom door see Detail. Verify all door types and manufacturer with owner.
- Manufactured Sliding Glass Doors by Clad Marvin 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 interiors. Exteriors. Unit size and type per plan or schedule. All units shall have matching screens. Verify all door types, manufacturer with owner, and architect.
- All Exterior sliding, folding or other doors shall have **Standard Hardware** with **Brushed 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.
- All window hardware (locks, openers, hinges) shall have a **Brushed Stainless Steel color handle**, finish to match frames, with finger with owner. All internal window and door hardware (cranking mechanism, locks, etc.) shall be Corrosion-Resistant Components made with type 306 stainless steel.
- Mull'd Window units shall be joined with Narrow Transom. Exteriors shall be finished per detail. Verify size and style with schedule and owner.
- 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 **Baldwin-Mortise Style** Provide an allowance of \$500 per opening for hardware only.
- New Interior and Exterior door hardware shall be Baldwin, Lever style - 5112 Estate Lever with Dark Bronze** 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.
- Incorporated or Michael Morton AIA 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.
- Interior Sliding, folding or other doors 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.O. Door), frames and any other related wood surfaces shall be - **Style A - Stain Grade Mahogany**- grain 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 SAFETY 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 manufacturer or installer and the safety glazing standard with which it complies as well as the information specified in CBC sections 2403.1 and CRC section R308.4 The designation shall be acid etched, sand blasted, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed.
 - Glazing in loadings doors except jalousies.
 - Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
 - Glazing in storm doors.
 - Glazing in unframed swinging doors.
 - 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 the standing surface.
 - Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc 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
 - Exposed area of an individual pane greater than 9 square feet.
 - Exposed bottom edge less than 18 inches above the floor.
 - Exposed top edge greater than 36 inches above the floor and
 - One or more walking surfaces within 36 inches horizontally of the plane of the glazing, 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 following 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.
 - EGRESS 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.
 - 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
 - New Windows - Minimum Dimensions:
 - The minimum net opening height dimensions shall be 24 inches.
 - Minimum 20-inch net clear opening width.
 - 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
 - R312.2 Window Fall Protection**
 - Window fall protection shall be provided in accordance with Sections R 312.2.1 and R 312.2.2.
 - R312.2.1 Window Sills**
 - In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grad or other surface below on the exterior of the building, the operable window shall comply with one of the following:
 - Operable windows with openings that will not allow a 4-inch diameter (102 mm) sphere to pass through the opening where the opening is in its largest open position.
 - Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
 - Operable windows that are provided with window opening control devices that comply with Section R 312.2.2.

WINDOW SCHEDULE - PROPOSED

SYM.	SIZE NOMINAL		UNIT	FRAME	WINDOW	STYLE	EXT.	INT.	U Value	SHGC	VT Visual Trans.	#	Glazing	Glazing	TEMPERED	HARDWARE / REMARKS	
	MARK	WIDTH															HEIGHT
First Floor																	
24	6'-0"	5'-0"	8'-0"	Aluminum	Aluminum	Glider Unit	Aluminum	Aluminum	0.32	0.25	0.53	1	Dual Glazed	30.00		Yes - T	New - Conditioned Space Clear Dual Glazed
	72	60	60	Dark Bronze	Dark Bronze	New Fleetwood or Equal	Aluminum	Aluminum								No	
27	7'-0"	5'-0"	8'-0"	Aluminum	Aluminum	Glider Unit	Aluminum	Aluminum	0.32	0.25	0.53	1	Dual Glazed	35.00	35.00	Yes - T	New - Conditioned Space Clear Dual Glazed
	84	60	60	Dark Bronze	Dark Bronze	New Fleetwood or Equal	Aluminum	Aluminum								No	
33	6'-0"	5'-0"	8'-0"	Aluminum	Aluminum	Glider Unit - Egress	Aluminum	Aluminum	0.32	0.25	0.53	1	Dual Glazed	30.00	30.00	Yes - T	New - Conditioned Space Clear Dual Glazed
	72	60	60	Dark Bronze	Dark Bronze	New Fleetwood or Equal	Aluminum	Aluminum								No	
34	10'-0"	5'-0"	8'-0"	Aluminum	Aluminum	Glider Unit	Aluminum	Aluminum	0.32	0.25	0.53	1	Dual Glazed	50.00	50.00	Yes - T	New - Conditioned Space Clear Dual Glazed
	120	60	60	Dark Bronze	Dark Bronze	New Fleetwood or Equal	Aluminum	Aluminum								No	
36	8'-0"	5'-0"	8'-0"	Aluminum	Aluminum	Glider Unit - Egress	Aluminum	Aluminum	0.32	0.25	0.53	1	Dual Glazed	40.00	40.00		



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 Des.
10-28-2021



PROPOSED STREET VIEW #1



PROPOSED STREET VIEW #2



PROPOSED STREET PATIO #3



PROPOSED REAR PATIO #4



PROPOSED REAR YARD #5



PROPOSED REAR YARD PATIO #6

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PRIVATE RESIDENCE
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- A. Coastal Submittal - 09/30/2020
- B. Coastal Cycle, Owner Rev. 11/16/2020
- REVISIONS
- C. Coastal Cycle Response - 12/08/2020
- D. Coastal Cycle, Owner Rev. 12/16/2020
- E. Coastal Cycle Response - 01/14/2021
- F. Owner Request - Changes - 04/01/2021
- G. Owner Request - Changes - 09/17/2021
- H. Coastal Rev. Submittal - 09/27/2021
- I. Coastal Cycle Response - 03/28/2022
- J. Coastal Cycle Response - 04/28/2022
- Coastal Phase 1.2 SCR - 10-28-2021

PHASE	COASTAL DEVELOPMENT PHASE
PROJECT NO.	2020-27
REVIEWED BY	MRM
DRAWN BY	APM / MRM
DATE	10-28-2021

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SHEET TITLE: PROPOSED EXTERIOR RENDERINGS
A91
 SHEET 26 OF 29

1 PERSPECTIVE RENDERINGS
 SCALE: NONE

Note :
THESE RENDERINGS REPRESENT THE OVERALL DESIGN INTENT AND DO NOT REFLECT THE CURRENT UPDATED PLANS AND ELEVATIONS . THESE SHOULD ONLY REFERENCED TO FOR GENERAL SITE CONTEXT AND SCALE .



PROPOSED INTERIOR VIEW #1



PROPOSED INTERIOR VIEW #2

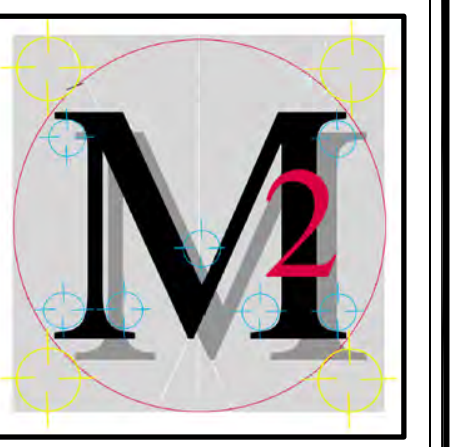


PROPOSED INTERIOR VIEW #3



PROPOSED INTERIOR VIEW #4

1 PERSPECTIVE RENDERINGS
SCALE: NONE



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 Des.
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PHASE COASTAL
DEVELOPMENT PHASE

PROJECT NO. 2020-27

REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 10-28-2021

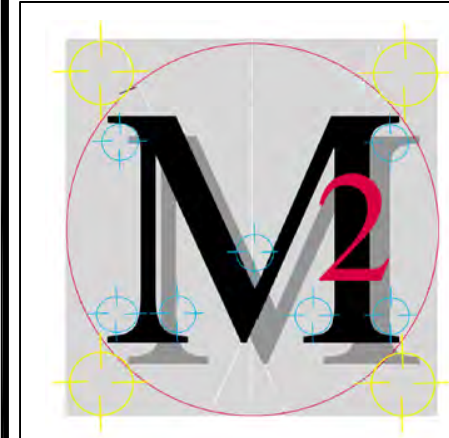
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SHEET TITLE PROPOSED EXTERIOR RENDERINGS

A92
SHEET 27 OF 29

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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
 04-28-2022
 Michael Morton AIA
 LICENSED ARCHITECT
 MICHAEL MORTON
 STATE OF CALIFORNIA
 C-19371
 RENEWAL
 04/30/2021

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PHASE COASTAL
 DEVELOPMENT PHASE
 PROJECT NO. 2020-27
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 SHEET TITLE
 SITE PLAN
 PROPOSED
 LANDSCAPE
 AL11
 SHEET 28 OF 29

LANDSCAPE LEGEND

PALMS	SHRUBS
Windmill Palm <i>Trachycarpus fortunei</i> 12'-0" min. tall [S11] 6' Box - 5 foot brown trunk	Tiny Tower Italian Cypress <i>Cupressus s. 'Tiny Tower'</i> 15 gallon [S1]
KENTIA PALM <i>Chorizanthe forsteriana</i> 25'-0" max. tall [P2] 48" Box - 5 foot brown trunk	LAVANDER <i>HETEROPHYLLUS</i> 3 GALLON - TYPE - SCREEN [S2]
MEDITERRANEAN FAN PALM <i>Chamaecyparis humilis</i> [K1] 20'-0" max. tall 48" Box - 5 foot brown trunk	Glossy Privet <i>Ligustrum lucidum - Patio Tree / Standard</i> 15 gallon [S2]
PYGMY DATE PALM <i>Phoenix roebelenii</i> [P4] 10'-0" max. tall 48" Box - 5 foot brown trunk	NEW ZEALAND FLAX <i>Phormium tenax</i> 3 gallon - Screen 48" max. tall [S-4]
KING PALM MULTI-TRUNK <i>Archonophoenix alexandrinae</i> 20'-0" max. tall - Type - Screen 48" Box - 5 foot brown trunk	MYRTUS C. COMPACTA <i>Compacta Myrtle</i> 3 gallon [S-2]
QUEEN PALM <i>Adiantum renatum</i> 50'-0" max. tall - Type - Accent [P4] 48" Box - 5 foot brown trunk	RAPHIOLEPIS 'PINKIE' <i>Raphiolepis 'Pinkie'</i> 3 gallon [S-2]
ORNAMENTAL PEAR <i>Pyrus kawakami - Evergreen Pear</i> 15-30' tall - Accent [T-2] 48" Box	GIANT BIRD OF PARADISE <i>Strelitzia reginae</i> 10 gallon - Type - Accent [S-7]
FLAEGANUS AUCUSTIFOLIA <i>Russian Olive</i> 30'-0" max. tall [T-2] 48" Box	BIRD OF PARADISE <i>Strelitzia reginae</i> 5 gallon - Type - Screen [S-3]
ITALIAN STONE PINE <i>Pinus pinea</i> [T-4] 24" Box	Morning Light Coastal Rosemary <i>Waringia s. 'Morning Light'</i> 1 gallon [S-3]
ALEPPO PINE <i>Pinus halepensis</i> 30'-0" min. tall [T-2] 24" Box	ELEPHANT EARS <i>Colocasia esculenta</i> 5 Gallon - Type - Screen [S-10]
MYOPORUM <i>Myoporum laetum</i> 30'-0" max. tall [T-2] 24" Box	CARDBOARD PALM <i>Zamia furfuracea</i> 14" Pot [S-11]
CANARY ISLAND PINE <i>Pinus canariensis</i> [T-2] 24" Box	RHAPS HEMELIS <i>Skunk Lark Palm</i> 7 Gallon [S-12]
MONTEREY PINE <i>Pinus radiata</i> 20-30 feet tall [T-4] 24" Box	ESPALERS / TRELLIS
DWARF CITRUS	BOUGAINVILLEA <i>Bougainvillea</i> Type - Trellis, espalier to wall or fence [L-1]
DWARF VALENCIA ORANGE <i>Citrus spp.</i> 15 gallon [C-1]	TRACHELOSPERMUM JASMINOIDES <i>Sour Jasmine - Ground Cover</i> 1 gallon - [C-3]
DWARF BEARS LIME <i>Citrus spp.</i> 15 gallon [C-2]	JASMINE - Common White <i>Jasmine officinale - Ground Cover Type - Medium Small Screening Shrub</i> 1 gallon - [C-3]
CITRUS SPP. DWARF SALEM MANDARIN 15 gallon [C-3]	ZOYSIA TENUIFOLIA PLATINUM <i>Platinum Zoysia Grass Sodded</i> [C-4]
CITRUS SPP. DWARF SALEM ORANGE 15 gallon [C-3]	CARPOBROTUS EDLIS <i>Honey Fig</i> 6-8" tall [C-2]
	TURF BLOCK <i>Fire Department driving surface</i> w/ 8" Thick Glass 2 Base [C-4]
	USE LEGEND YES, USED IN THIS PROJECT NO, NOT USED IN THIS PROJECT

LANDSCAPE & IRRIGATION NOTES:

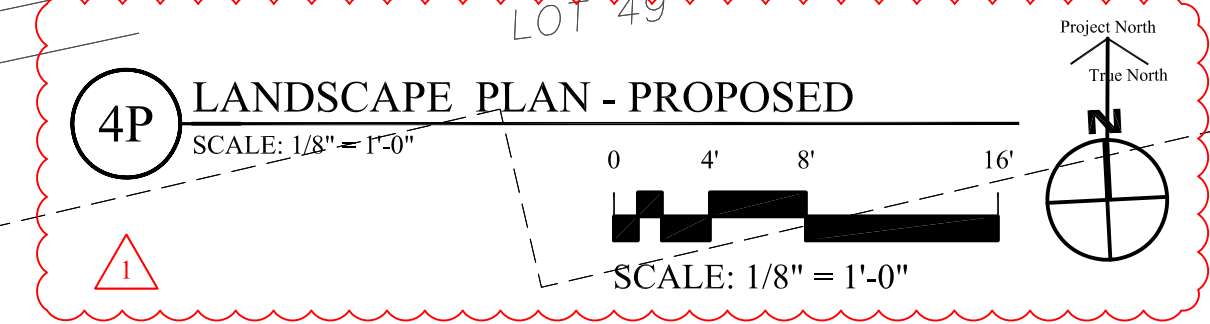
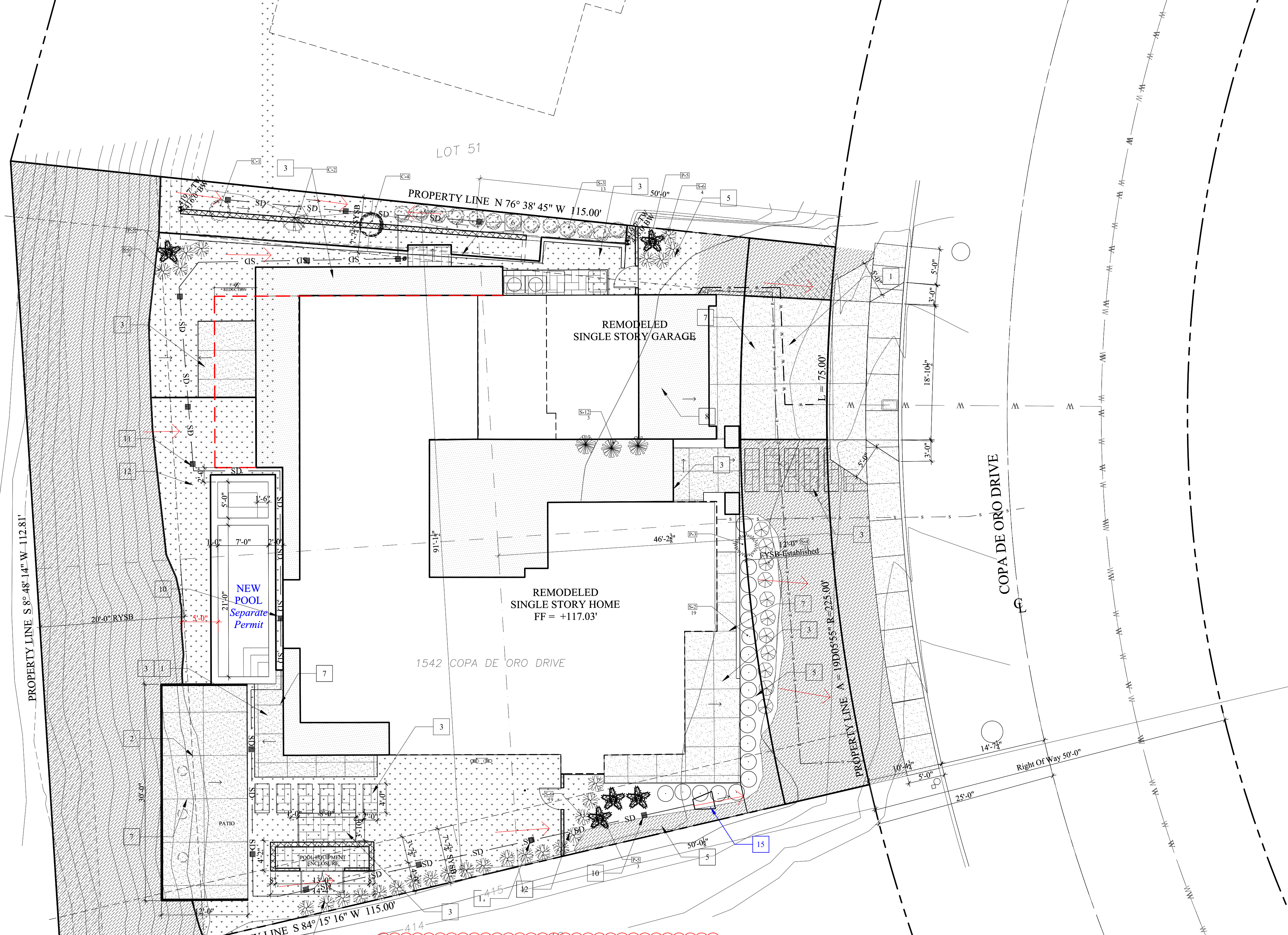
- All landscape and irrigation shall conform to the standards of the City of San Diego Landscape Ordinance, the La Jolla Community plan and the city-wide landscape regulations and the City of San Diego Land Development manual landscape standards and all other landscape related city and regional standards.
- All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence [LDC 1510.0304(h) (2)].
- All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material (LDC 1510.0304(h) (3)).
- All of the landscape to meet the landscape requirement shall be installed as required by the San Diego Landscape Ordinance [LDC 1510.0304(i)] prior to final inspection.
- All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees to meet the standards specifically noted in this Permit, landscape features, etc.) indicated on the approved construction document plans is approved or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size for the approved documents to the satisfaction of the Development Services Department within 10 days of damage or final inspection.
- Long term maintenance: all required landscape areas shall be maintained by the property owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be removed and replaced with new material of the same species and size as required by the permit. All landscape and irrigation in the public right of way shall also be maintained by the owner.
- Tree root barriers shall be installed where trees are placed within 5' of public improvements including walls, curbs or street pavement.
- Tree grates around street trees shall be a minimum of 40 S.F. with a minimum 5" inside dimension.
- All required planting areas shall be covered with mulch to a minimum depth of 2" excluding areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
- Minimum tree separation distance:
 - Traffic signals (stop sign) 20 feet
 - Underground utility lines 5 feet
 - Above ground utility structures 10 feet
 - Driveway (entrance) 10 feet
 - Street intersections 25 feet
 - Sever lines 10 feet
- Prior to issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the city manager for approval. The landscaping and irrigation plans shall be in conformance with the requirements of the San Diego Landscape Ordinance, the La Jolla Community plan and the landscape guidelines of the land development manual.
- All required landscaped areas shall be permanently irrigated and maintained in accordance with the landscape guidelines of the land development manual.
- An automatic, water-efficient irrigation system shall be provided to establish and maintain landscaping.
- Landscape and irrigation maintenance is the responsibility of the owner.
- Minimum tree / improvement separation distance: traffic signals / stop signs - 20 feet; underground utility lines - 5 feet; above ground utility structures - 10 feet; driveways - 10 feet.
- All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related city and regional standards.
- Long term maintenance: all required landscape areas shall be maintained by the property owner SKA & holding Inc. landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be removed and replaced per the conditions of the permit.

General Landscape Notes or Requirements

- Install all irrigation components in conformance with current City of San Diego requirements and current A.P.W.A. Standards Plans.
- The Contractor shall bring any discrepancies found or encountered in the plans or in the actual field conditions to the attention of the landscape architect immediately and receive written direction prior to proceeding further with the work in question.
- Install all sprinklers risers with double swing joint assemblies utilizing Marx or Orbit. Swing Elbow Joint and a minimum 8" long PVC sch. 80 nipple arm. Use Teflon tape on all threaded pipe connections.
- Install all controls valves in new green plastic valve boxes as manufactured by NDS or equal.
- Refer to the Irrigation Notes for additional project requirements.
- Big Alert:** Before excavating, contractor shall verify the location of all utilities at least two (2) working days prior to excavation by calling Underground Service Alert (1-800-227-2600). Contractor shall request the mark-out of underground utilities including but not limited to gas, electric, telephone, water, sewer, lighting, television. Contractor shall be responsible to verify exact location of utilities following mark-out.
- Rain Sensor Location: Contractor to install backflow preventer adjacent building wall 18" above finish grade in side yard area. Contractor shall obtain owner's approval of location prior to commencing work.
- Pressure Regulating Valve Location: Contractor to install pressure regulating valve immediately downstream of backflow preventer assembly 18" above finish grade.
- Master Valve Location: Contractor to install master valve downstream of proposed backflow preventer and pressure regulating valve in yard area (see plan).
- Rain Sensor Location: Contractor to install rain sensor on upper roof eave (per plan). Contractor shall obtain owner's approval for sensor location prior to installation.
- Proposed Sleeve Location: Proposed 3" DIA. PVC schedule, 40 sleeve, per architect plans. Verify exact location in field.
- Existing Domestic Water Meter Location: Existing potable water meter located in right of way in concrete box.
- Extra Control Wires: Contractor shall pull two (2) extra wires #14 wires from the irrigation controller to last remote-control valve and coil wire neatly in valve box.
- Irrigation Point of Connection: Irrigation contractor to install Copper Tee (line size) - per plan in existing potable water service pipe per plan 18" above finish grade. Install brass ball valve immediately downstream of Tee prior to backflow assembly.

LANDSCAPE DESIGNER STATEMENT:

- The landscape design intent of this plan is to create a multiple planular landscape zone that reinforce and compliment the project architecture. The Architecture creates multiple volumes and valleys and multiple edge conditions and transitions zones that will be softened with landscape screening elements. The perimeter landscaping is meant to create dramatic silhouette and by the use of large specimen plants to create a focal point in the small or confined specific volumes.
- The landscape species chosen represent a Semi-tropical plant palette and valley and broad leaf plants. Large potted plants and small slit planting of vines and creeping vine material to soften the wall or pool area, smaller ground covering material and shrubs will punctuate the smaller planting area.
- Plant selection will be Semi-tropical and drought resistant planting; if native species are available, they may be substituted.
- Irrigation will carefully design to be water efficient as possible. Small plant areas, specimen plants and large potted plants will be drip or micro-irrigated. The entire system will be time managed.



LANDSCAPE CALCULATIONS

	2020-27
LOT AREA:	10,474.4 S.F. 0.24 ACRES
MINIMUM LANDSCAPE COVERAGE:	3,142.3 S.F. 30.0%
ACTUAL LANDSCAPE COVERAGE:	5,136.1 S.F. 49.0% 1,993.8 Balance
Landscaping Areas	Existing New Total
Landscaping Area - Front Yard Landscape Area A1+A2+A3	0.0 S.F. 965.9 965.85 S.F. B-1
Landscaping Area - South Side Yard Area	0.0 S.F. 1,013.4 1,013.40 S.F. B-2
Landscaping Area - North Side Yard Area	0.0 S.F. 798.1 798.13 S.F. B-3
Landscaping Area - Rear Yard & Raised Planter Area	0.0 S.F. 335.8 335.78 S.F. B-4
Landscaping Area - Existing Rear Yard Slope Area- Rear Yard	2,022.9 S.F. 2,022.9 2,022.90 S.F. B-5
Area of New Total Landscape	2,022.9 S.F. 5,136.06 5,136.06 S.F.

PLANTING LEGEND

SYM	BOTANICAL NAME	COMMON NAME HT. SP. PR. SIZE	SIZE	QTY	REMARKS
SW-1	Aschmannia Alexandria	King Palm Single-Trunk	8' HT11	1	Single trunk (3-onching)
T-1	Oliva e. 'Wilson'	Wilson Olive Tree 12' x 12'	36" box	1	Multi-trunk (2-onching)
B111	Aschmannia Alexandria	King Palm Multi-Trunk	6' HT11	1	Single-trunk (3-onching)
P-1	Junos forsteriana	Kentia Palm	20" tall	40	48" Box - 5 brown trunk
P-2	Chamaecyparis humilis	Mediterranean Fan Palm	20" tall	40	48" Box - 5 brown trunk
P-3	Phoenix roebelenii	Pygmy Date Palm	10" tall	40	48" Box - 2 brown trunk
P-4	Aschmannia Alexandria	King Palm Multi-Trunk	40" tall	5	5 brown trunk
P-6	Syagrus romanzoffiana	Queen Palm	50" tall	40	48" Box - 5 brown trunk
Egularis / Trellis					
S-1	Bougainvillea	Purple Bougainvillea	5 gal.	1	Exhib. container to wall or fence
S-2	Candelia 'Kandy'	Skunk Lark Palm	5 gal.	1	Exhib. container to wall or fence
Dwarf Citrus / Fan					
C-1	Citrus spp.	Dwarf Valencia Orange	15 gal.	1	
C-2	Citrus spp.	Dwarf Bears Lime	15 gal.	1	
C-3	Citrus spp.	Dwarf Salem Mandarin	15 gal.	1	
C-4	Citrus spp.	Dwarf Navel Orange	15 gal.	1	
Shrubs					
S-1	Cupressus s. 'Tiny Tower'	Tiny Tower Italian Cypress	15 gal.	1	Shrub Planting
S-2	Lavandera	Lavender	5 gal.	10	
S-3	Ligustrum lucidum	Glossy Privet	15 gal.	13	Patio trees, Standard
S-4	Phormium tenax	NEW ZEALAND FLAX	5 gal.	11	Screening Planting
S-5	Myrtus c. 'Compacta'	Compact Myrtle	5 gal.	11	
S-6	Raphiolepis 'Pinkie'	Raphiolepis 'Pinkie'	3 gal.	27	
S-7	Strelitzia reginae	Bird of Paradise	5 gal.	1	
S-8	Strelitzia reginae	Bird of Paradise	5 gal.	1	
S-9	Waringia s. 'Morning Light'	Morning Light Coastal Rosemary	1 gal.	1	
S-10	Elephant ears	Elephant ears	5 gal.	1	
S-11	Zamia furfuracea	Cardboard Palm	14" pot	1	
S-12	Rhapis humilis	Skunk Lark Palm	14" pot	3	
Ground Cover					
GC-1	Trachelospermum jasminoides	Sour Jasmine	1 gal.	1	Shaded 1/4" deep 17" x 11" x 11"
GC-2	Trachelospermum jasminoides	Sour Jasmine	1 gal.	1	Placed at 18" on center spacing
GC-3	Trachelospermum jasminoides	Sour Jasmine	1 gal.	1	Placed at 12" on center spacing
GC-4	Zoysia tenuifolia 'Platinum'	Platinum Zoysia Grass	Staked		Free Walkways, Stairs, Sid. cut and laid continuously
GC-5	Carpobrotus edulis	Honey Fig	4.5" tall		
GC-6	Turf Block	Turfgrass Zoysia Grass	Staked		Free Department driving surface w/ 8" Thick Glass 2 Base

LANDSCAPE NOTES

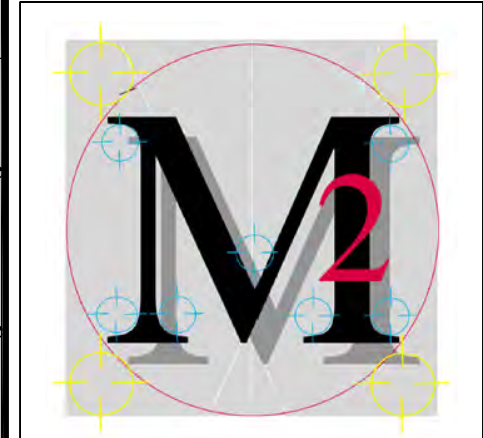
- Landscape & Irrigation Notes**
- All landscape and irrigation shall conform to the standards of the La Jolla Shores planned district ordinance, the La Jolla Community plan and the city-wide landscape regulations and the City of San Diego Land Development manual landscape standards and all other landscape related city and regional standards.
 - All landscaping shall be completed within 6 months of the occupancy or within one year of the notice of completion of a residence.
 - Long term maintenance: all required landscape areas shall be maintained the property owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. All landscape and irrigation in the public right of way shall also be maintained by the owner.
 - Tree root barriers shall be installed where trees are placed within 5' of public improvements including walks, curbs or street pavement.
 - Tree grates around street trees shall be a minimum of 40 S.F. with a minimum 5' inside dimension.
 - All required planting areas shall be covered with mulch to a minimum depth of 2", excluding areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
 - Minimum tree separation distance:
 - a. Traffic signals (stop sign) 20 feet
 - b. Underground utility lines 05 feet
 - c. Above ground utility structures 10 feet
 - d. Driveway (entries) 10 feet
 - e. Street intersections 25 feet
 - f. Sewer lines 10 feet
 - Prior to issuance of any building permits, a complete set of landscaping and irrigation plans shall be submitted to the city manager for approval. The landscaping and irrigation plans shall be in conformance with the requirements of the La Jolla planned district ordinance, the La Jolla Community plan and the landscape guidelines of the land development manual.
 - All required landscape areas shall be permanently irrigated and maintained in accordance with the landscape guidelines of the land development manual.
 - An automatic, water-efficient irrigation system shall be provided to establish and maintain landscaping.
 - Landscape and irrigation maintenance is the responsibility of the owner.
 - a. All landscape material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material.
 - Minimum tree / improvement separation distance: traffic signals / stop signs - 20 feet; underground utility lines - 5 feet; above ground utility structures - 10 feet; driveways - 10 feet.
 - All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related city and regional standards.
 - Long term maintenance: all required landscape areas shall be maintained by the owner and landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

General Irrigation Notes

- Install all irrigation components in conformance with current City of San Diego requirements and current A.P.W.A. Standards Plans.
- The Contractor shall bring any discrepancies found or encountered in the plans or in the actual field conditions to the attention of the landscape architect immediately and receive written direction prior to proceeding further with the work in question.
- Install all sprinklers risers with double swing joint assemblies utilizing Marx Street Ells and a minimum 8" long PVC sch. 80 nipple arm. Use Teflon tape on all threaded pipe connections.
- Install all controls valves in new green plastic valve boxes as manufactured by NDS or equal.
- Refer to the Irrigation Notes for additional project requirements.
- Dig Alert: Before excavating, contractor shall verify the location of all utilities at least two (2) working days prior to excavation by calling Underground Service Alert @ 1-800-227-2600. Contractor shall request the mark-out of underground utilities including but not limited to: gas, electric, telephone, water, sewer, lighting, television. Contractor shall be responsible to pothole to verify exact location of utilities following mark-out.
- Backflow Preventer Location: Contractor to install backflow preventer adjacent building wall 18" above finish grade inside yard area. Contractor shall obtain owner's approval of location prior to commencing work.
- Pressure Regulating Valve Location: Contractor to install pressure regulating valve immediately downstream of backflow preventer assembly 18" above finish grade.
- Master Valve Location: Contractor to install master valve downstream of proposed backflow preventer and pressure regulating valve in yard area (see plan).
- Rain Sensor Location: Contractor to install rain sensor on upper roof eave (per plan). Contractor shall obtain owner's approval for sensor location prior to installation.
- Proposed Sleeve Location: Proposed 3" DIA. PVC schedule 40 sleeves, per architect plans. Verify exact location in field.
- Existing Domestic Water Meter Location: Existing potable water meter located in right of way in concrete box.
- Extra Control Wires: Contractor shall pull two (2) extra wires #14 wires from the irrigation controller to last remote-control valve and coil wire neatly in valve box.
- Irrigation Point of Connection: Irrigation contractor to install Copper Tee (line size)- per plan in existing potable water service pipe per plan 18" above finish grade. Install brass ball valve immediately downstream of Tee prior to backflow assembly.

IRRIGATION EQUIP. SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER
W	WATER SOURCE	EXISTING WATER METER
C	AUTOMATIC CONTROLLER	RAIN BIRD ESP-12LX+ WITH WCS RAIN GUARD RAIN SENSOR
RP	REDUCED PRESSURE TYPE BACK FLOW PREVENTION DEVICE	1" WILKINS 975XL W/ 1" WILKINS 70 AND PRESSURE REGULATOR
RV	REMOTE CONTROL VALVE & LOW VOLUME VALVE ASSEMBLY	RAIN BIRD DV SERIES
HB	HOSE BIB ASSEMBLY	CHAMPION B-402
B	BUBBLER IN STANDPIPE WITH OBSERVATION WELL	RAIN BIRD 1401 BUBBLER IN 18" DEEP STANDPIPE W/3" OBSERVATION WELL
BV	BALL VALVE	DURA T1-010W
P	PVC LATERAL LINE PIPE	PACIFIC WESTERN PIPE OR EQUAL
PS	PRESSURE SUPPLY LINE	PACIFIC WESTERN PIPE OR EQUAL
S	PVC SLEEVE	PACIFIC WESTERN PIPE OR EQUAL
SH	FULL SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
SL	HALF SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
SP	1/4" SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
SS	SIDE STRIP SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
SD	SITE SUBTERRANEAN DRAINAGE LINE - 3" DIA. PVC LINE, SLOPED 1/8" PER 12"	PACIFIC WESTERN PIPE OR EQUAL



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 DES
 04-28-2022



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PRIVATE RESIDENCE
 1542 COPA DE ORO DRIVE
 LA JOLLA, CA 92037

A Coastal Submittal - 09/30/2020
 B Coastal Cycle/Owner Rev. 11/16/2020
 REVISIONS
 C Coastal Cycle Response - 12/08/2020
 D Coastal Cycle/Owner Rev. 12/16/2020
 E Coastal Cycle Response - 01/14/2021
 F Owner Request, Changes - 04/01/2021
 G Owner Request, Changes - 09/17/2021
 H Coastal Rev. Submittal - 09/27/2021
 I Coastal Cycle Response - 03/28/2022
 J Coastal Cycle Response - 04/28/2022
 Coastal Phase 1.2 SCR - 10-28-2021

PHASE COASTAL
 DEVELOPMENT PHASE

PROJECT NO. 2020-27

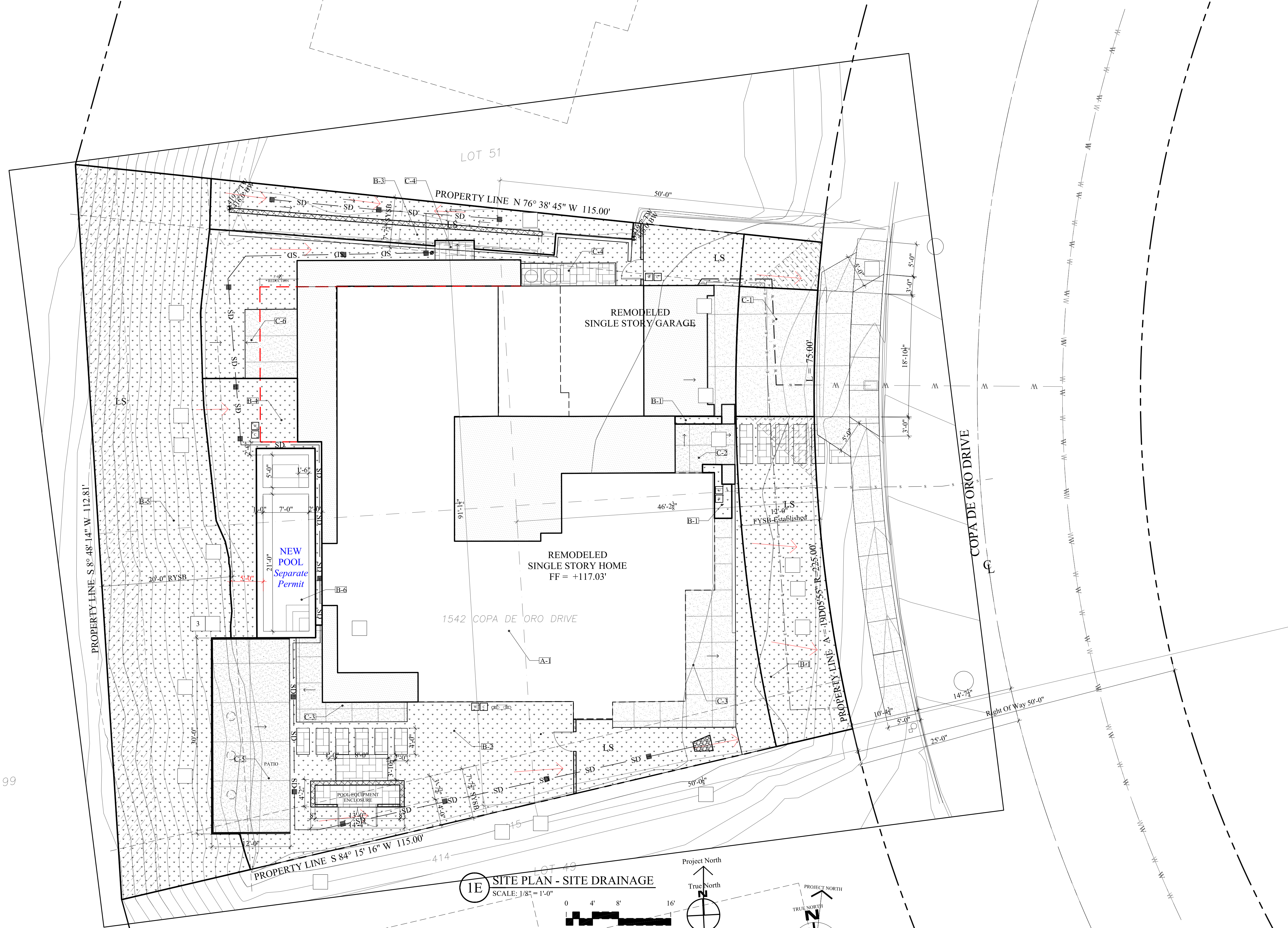
REVIEWED BY MRM

DRAWN BY APM / MRM

DATE 10-28-2021

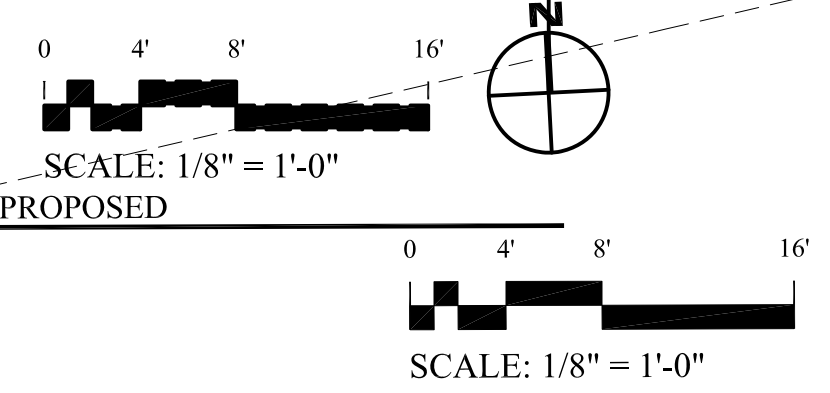
SHEET TITLE
 CONCEPT LANDSCAPE
 PLAN PROPOSED

AL12
 SHEET 29 OF 29



1E SITE PLAN - SITE DRAINAGE
 SCALE: 1/8" = 1'-0"

1P SITE PLAN - PROPOSED
 SCALE: 1/8" = 1'-0"



NOTE:
 SEE A-1.4 FOR HARDSCAPE KEYNOTES

LANDSCAPE / IMPERVIOUS CALCULATIONS

Category	Existing	New	Total
LOT AREA:	10,474.4 S.F.		
1542 Copa de Oro Drive, La Jolla, CA 92037	0.24 ACRES		
TOTAL DISTURBANCE AREA:	1,929.8 S.F.	18.4%	4.4%
EXISTING IMPERVIOUS AREA:	4,028.6 S.F.	38.5%	
PROPOSED AMOUNT IMPERVIOUS AREA:	5,229.6 S.F.	49.9%	
TOTAL IMPERVIOUS AREA:	5,229.6 S.F.	49.9%	
IMPERVIOUS % INCREASE:	Increase	S.F.	-11.5%
TOTAL LANDSCAPE / PERMEABLE AREA:	5,335.5 S.F.	50.9%	
Total Composite Area	10,565.1 S.F.	100.9%	90.7 Balance
Hardscape Areas - Non Permeable			
Hardscape Area - Front Driveway Area	C-1	521.2 S.F.	319.0 S.F.
Hardscape Area - Entry walkway Area	C-2	305.1 S.F.	84.3 S.F.
Hardscape Area - South Side Yard Area	C-3	9.0 S.F.	353.6 S.F.
Hardscape Area - North Side Yard Area	C-4	12.3 S.F.	92.7 S.F.
Hardscape Area - Rear Yard Area	C-5	260.1 S.F.	360.0 S.F.
Hardscape Area - Retaining Wall - Rear North Yard Area	C-6	47.7 S.F.	84.8 S.F.
Area of New Total Site Hardscape - Non-Permeable		1,155.5 S.F.	1,294.4 S.F.
Building Areas - Non Permeable			
One Story Existing Structure (A-1)		2,873.1 S.F.	1,062.1 S.F.
Accessory Structure		0.0 S.F.	0.0 S.F.
Total Structure Area on Site		2,873.1 S.F.	1,062.1 S.F.
Landscape Areas			
Landscape Area - Front Yard	B-1	860.7 S.F.	1,012.57 S.F.
Landscape Area - South Side Yard	B-2	869.0 S.F.	940.82 S.F.
Landscape Area - North Side Yard	B-3	772.0 S.F.	762.43 S.F.
Landscape Area - Rear Yard	B-4	1,962.8 S.F.	335.78 S.F.
Landscape Area - Existing Rear Yard Slope Area- Rear Yard/B-5		2,022.9 S.F.	2,022.90 S.F.
Landscape Area -New Pool/Spa- Rear Yard	B-6	0.0 S.F.	261.00 S.F.
Area of New Total Landscape		6,487.4 S.F.	5,335.5 S.F.