

**Marengo Morton Architects**

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03-20-2022



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**PRIVATE RESIDENCE  
REMODEL**  
8445 Avenida De Las Ondas  
La Jolla, CA 92037

- REVISIONS
- C CLIENT REVISIONS - 10-01-2021
- D COASTAL SUBMITTAL - 01-14-2022
- E LSPDO PRESENTATION - 06-20-2022
- F CYCLES RESPONSES - 08-22-2022
- G CYCLES RESPONSES - 10-28-2022
- H CYCLES RESPONSES - 03-20-2023
- I CYCLES RESPONSES - 07-31-2023
- J CYCLES RESPONSES - 10-04-2023

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 03-20-2023

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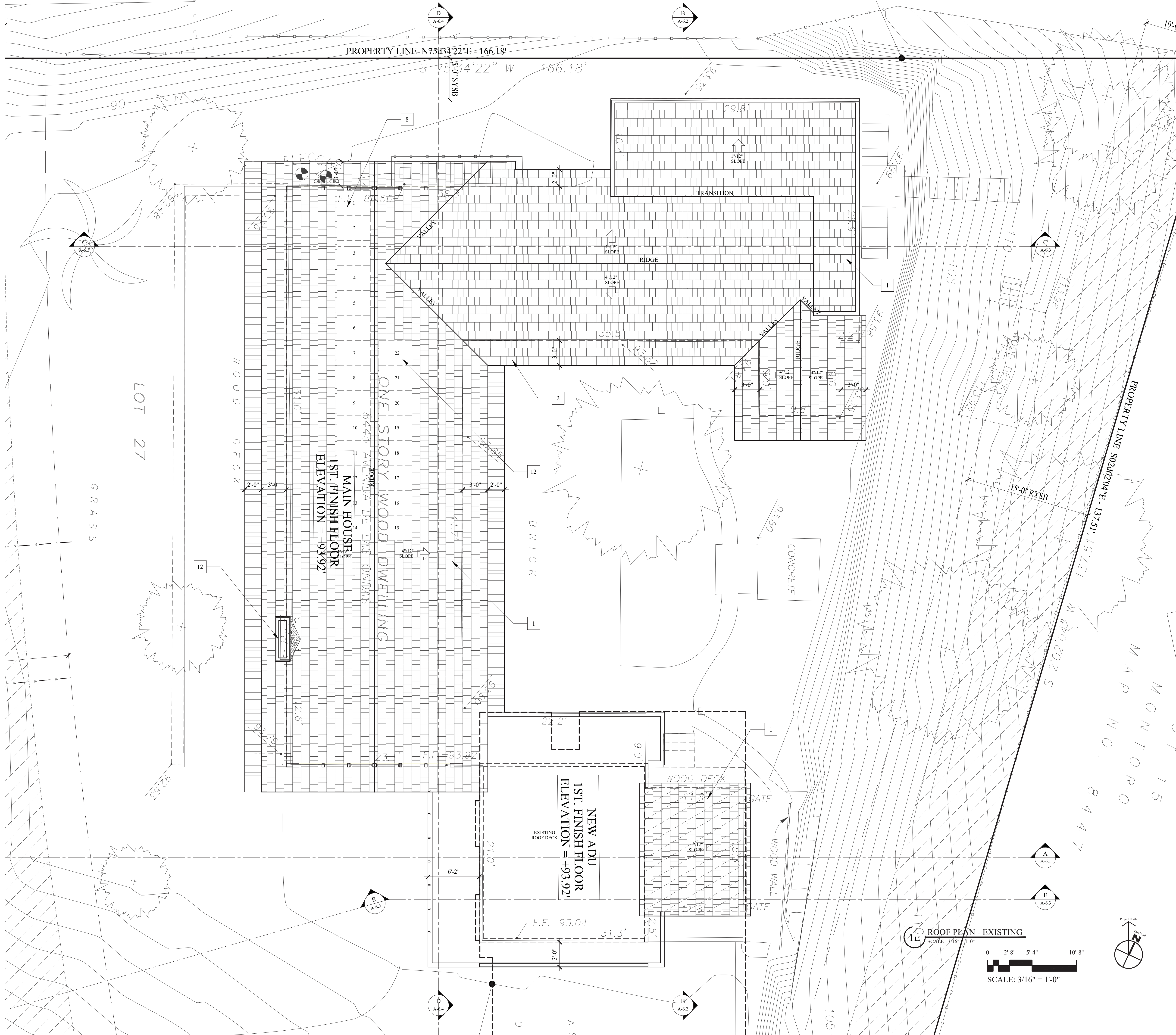
EXISTING ROOF PLAN

**A-4.1**

- ROOF PLAN LEGEND**
- 4/12 SLOPE ROOF SLOPE (SEE PITCH SHOWN ON PLAN)
  - ROOF CRICKET
  - ROOF DRAIN (RD)
  - ROOF OR DECK SCUPPER
  - OUTLINE OF WALLS BELOW
  - SKYLIGHT
  - CHIMNEY
  - PLUMBING VENT OR MISC. "B" VENT
  - ROOF TOP DORMER VENT
  - ROOF EAVE VENT
  - BALCONY DECK DRAIN (DD)
  - BALCONY DECK OVERFLOW DRAIN (ODD)
  - AREA OF NEW ROOFING - SEE ROOF NOTES
  - AREA OF NEW ROOF CRICKET - SEE NOTES
  - ROOF TOP MECHANICAL UNIT

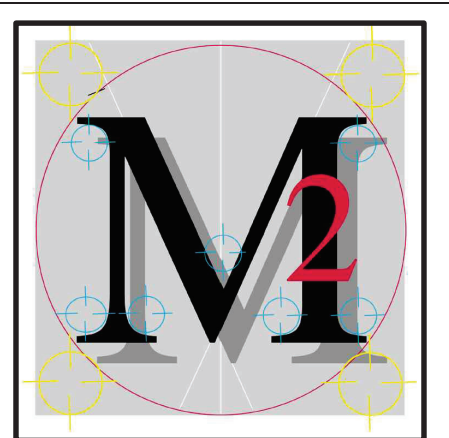
**ROOF PLAN KEYNOTES - EXISTING**

- ROOFING KEYNOTES:**
- Sloped Roof: - Existing Concrete - To Remain
  - Roof Overhang: - Existing - To Remain
  - Mechanical Vents - Existing - To Be Completely Removed
  - Roof Edge Drip, Metal Flashing, and Counter Flashing: - Existing - To Remain
  - Plumbing Vent: - Existing - To Be Completely Removed
  - Roof Cricket: - Existing - To Remain
  - Parapet, Stucco Surface: - Existing - None
  - Existing Roof Mounted P.V. Panel - To Remain
  - Drain and Overflow: - Existing - None
  - Roof Vents: - Existing - To Remain
  - Mechanical Equipment: - Existing - To Remain
  - Skylights: - Existing - To Remain
  - Chimney: - Existing - To Remain
  - Not Used
- Other Existing Roof Notes:**
- All demolished items and materials to be removed from site and safely disposed of in accordance with applicable laws & regulations, unless specified otherwise by owner.
  - Existing Roofing and Roof Structure to be completely removed and recycled.



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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

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DATE 03-20-2023

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PROPOSED ROOF PLAN

**A-4.2**

**ROOF PLAN LEGEND**

- 4/12 SLOPE ROOF SLOPE (SEE PITCH SHOWN ON PLAN)
- ROOF CRICKET
- ROOF DRAIN (RD)
- ROOF OR DECK SCUPPER
- OUTLINE OF WALLS BELOW
- SKYLIGHT UNIT
- CHIMNEY & SPARK ARRESTOR
- PLUMBING VENT OR MISC. "B" VENT
- ROOF TOP DORMER VENT
- ROOF EAVE VENT
- BALCONY DECK OVERFLOW DRAIN (ODD)
- AREA OF NEW ROOFING - SEE ROOF NOTES
- AREA OF NEW ROOF CRICKET - SEE NOTES
- ROOF TOP MECHANICAL UNIT
- ROOF MOUNTED PHOTO VOLTAIC PANEL UNIT

**ROOF PLAN KEYNOTES**

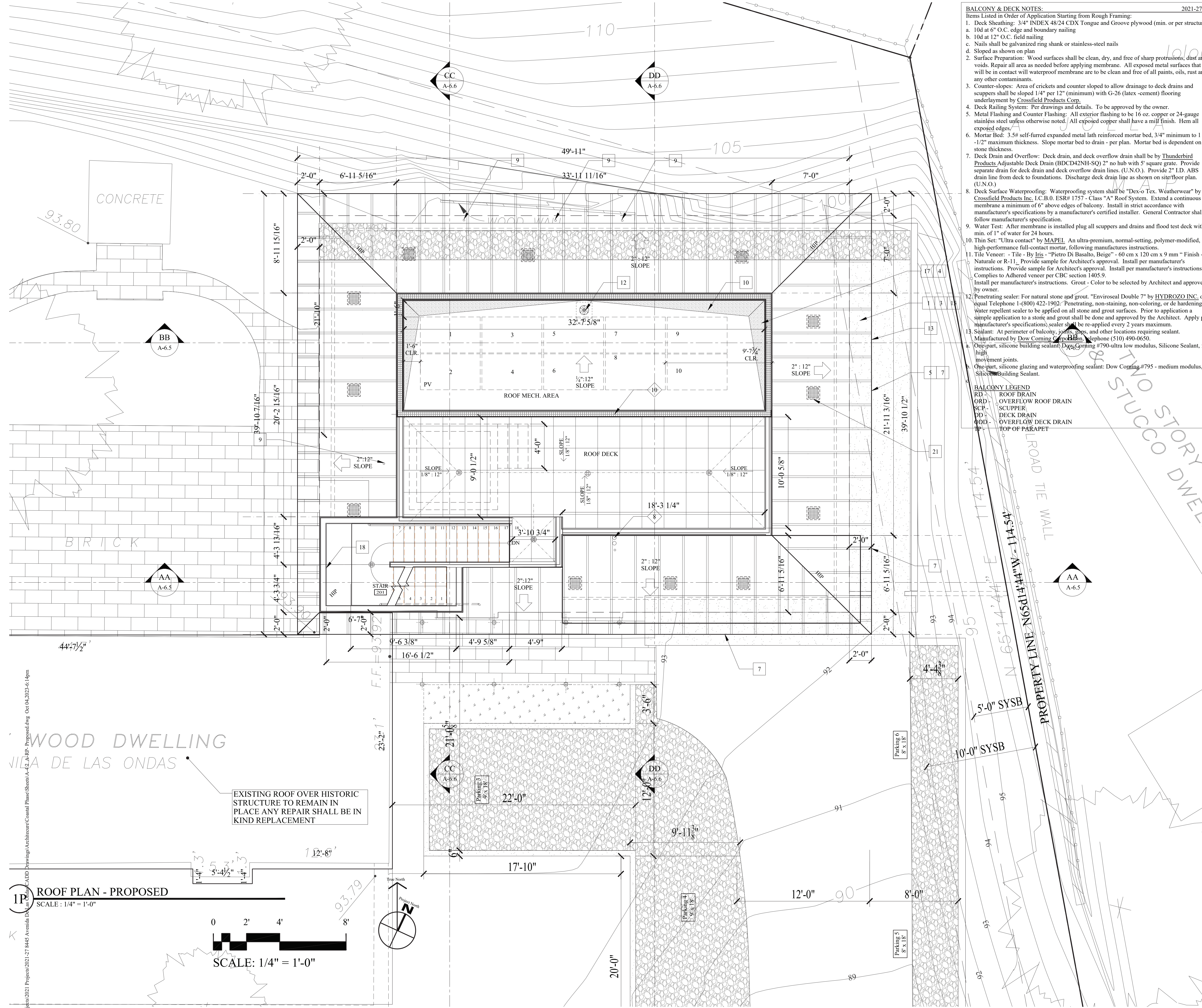
- Metal Roofing System:** Design Span system by AEP SPAN or equal, telephone (800) 272-2466, narrow built-up panel width, roof material - "Cool ZA Crique II" or Approved Equal - Color - Matte Black - Cool Dura Tech 5000. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied finish. Roofing system installed by a certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum roof sheathing. Roofing system shall have a minimum 10-year labor and material warranty. 2:12 Slope or per plan.
  - New Roofing:** Slope 1/2 in 12" as shown on plan. System shall be a double diaphragm system with 5" CD plywood on top layer to create roof slope (or architect approved equal).
  - Roofing Sheathing System:** Roofing system shall be installed by a certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" CD or equal, minimum roof sheathing. Roofing system shall have a minimum 10-year labor and material warranty.
  - Roofing Sheathing Overlay:** 1/4" thick Carlisle/Georgia Pacific - Dens-Deck, UL 790 for class "A" rating. Install per manufacturer's instructions.
  - Roofing Underlayment:** 3:12 or less slopes: "Ice and Water Shield" by W.R. Grace, ESR-1677, or "Winter Guard HT" by Certain Teed Corp. or "Weather Watch" by GAF (or architect approved equal). Install per manufacturer's instructions. Install (1 layer) #40 fiberglass reinforced felt sheet over roof membrane.
  - Roofing Underlayment - 3:12 or greater slope (2) Layers of "Diamond Deck" by Certain Teed Roofing or "Deck-Armor" by GAF (or architect approved equal) Roofing Underlayment.** Classified by UL to be a suitable underlayment for use in any UL Class A fire single system equivalent to #40 fiberglass reinforced felt underlayment sheet. Install per manufacturer's instructions.
  - Roof Edge Drip, Metal Flashing, and Counter Flashing:** All exterior flashing to be 16 OZ. Copper or S.S. unless otherwise noted. Solder or seal all seams. Hem all exposed edges.
  - Metal Drip Edge System:** Material - 16 OZ. Copper or Stainless Steel. All panel seams shall have a field-applied sealant. All metal shall have a factory-applied mill finish. Roofing system installed by a certified roofing contractor. Roofing system shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum roof sheathing. Roofing system shall have a minimum 10-year labor and material warranty.
  - Plumbing Vent:** ABS plastic with 16 OZ. Copper sheet metal primary, secondary flashing and storm collar per notes, sealed to vent. Combine vents in attic for one roof penetration.
  - Roof Cricket:** To be prefabricated foam type or fabricated from 5/8" thick plywood. See Detail 11.
  - Parapet, Transitions and other Horizontal Surfaces:** Surface Waterproofing/Membrane waterproofing shall be JIFFY SEAL 140/60 by Protecto Wrap. Extend membrane a minimum of 6" below edge of parapet, each side. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap. ESR-1677.
  - Roof Drain and Overflow:** Roof drain and roof overflow drain shall be TPO-RD3NH - 3 inch no hub roof drain and TPO-RD2NH - 2" no hub roof overflow drain, by Thunderbird Products with 10" ABS dome strainer (verify) with 16 oz copper base with TOP coating. Telephone (800) 658-2473 Provide separate drain roof overflow drain lines. Provide 3" I.D. ABS drain line and 2" I.D. overflow from roof to foundations. (U.N.O.) - Alternate units - RDCBHZ3NH - 3 inch no hub roof drain & overflow and RDCBHZ2NH - 2" no hub roof drain & overflow
  - Other Vents:** Attic ventilation openings shall be covered with corrosion-resistant (copper) metal mesh with mesh openings of 1/2-inch in dimension.
  - New Eave Vents:** by AMICO Vinyl Soffit Sereed, model 3" soffit screen AMSVS300-780 for 3 inch wide vented, continuous eave vent were shown on air. Where eave vents are installed, insulation shall not block the free flow of air. A minimum of 1" of space shall be provided between the insulation and the roof sheathing. Vents Shall be painted to match adjacent surfaces.
  - Exhaust Vent:** All exposed components shall be 16 OZ. Copper or Stainless Steel with mill finish. See Detail
  - Skylight:** Yes USA - See door and window schedule and notes
  - Single Ply Roofing System:** By Carlisle - Sure-Weld Reinforced TPO Membrane mechanically fastened and Adhered Roofing System. Provide a 1/4" per foot minimum roof slope. Install per manufactures instruction install with 3/4" thick Plywood Roof Sheathing. Provide roofing underlayment, and 1/4" thick sheathing overlayment of Carlisle/Georgia Pacific "Dens-Deck". Color of membrane to be "Light Grey", with an option for a custom color coating. Roofing system shall be a UL class "A" rated ESR-1463 and have a minimum 10-year labor and material warranty. Per specification Division 07050, Section F.
  - Stucco:** New 7/8" thick Exterior Plaster (Stucco): Finish coat to be hand applied. Finish texture to be Synergy Fine "Texture" finish. Color to be Expo Stucco "Ivory" #52. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - architect #3046
  - Trellis Members:** Option (A) Aluminum - US Aluminum FF-600 series tubular framing - 2" x 6" or (4" x 4" if available) - dark bronze anodized finish. Provide sample for architect's approval. Option (B) Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eaved edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
  - Mechanical Vents:** Shall be Stainless Steel - mill finish, set in sealant and sealed.
  - Roof Vents:** Concealed Roof Vents by "Hlagan". Unit vent color shall be installed to match roof color. Attic ventilation openings shall be covered with corrosion-resistant (bronze) metal mesh with mesh openings of 1/2-inch in dimension.
- Other Roof Notes:**
- A. The roofing shall be reviewed with architect and contractor prior to completion of perimeter flashing.
  - B. Roof pitch shall be adequate in all areas to avoid "ponding"
  - C. Conduit for future Photovoltaic system shall be installed to access roof and to electrical system.

**BALCONY & DECK NOTES:** 2021-27

- Items Listed in Order of Application Starting from Rough Framing:
- Deck Sheathing: 3/4" INDEX 48/24 CDX Tongue and Groove plywood (min. or per structural)
  - 10d at 6" O.C. edge and boundary nailing
  - 10d at 12" O.C. field nailing
  - Nails shall be galvanized ring shank or stainless-steel nails
  - Sloped as shown on plan
  - Surface Preparation: Wood surfaces shall be clean, dry, and free of sharp protrusions, dust and voids. Repair all areas as needed before applying membrane. All exposed metal surfaces that will be in contact with waterproof membrane are to be clean and free of all paints, oils, rust and any other contaminants.
  - Counter-slopes: Area of crickets and counter slope to allow drainage to deck drains and scuppers shall be sloped 1/4" per 12" (minimum) with G-26 (latex -cement) flooring underlayment by Crossfield Products Corp.
  - Deck Railing System: Per drawings and details. To be approved by the owner.
  - Metal Flashing and Counter Flashing: All exterior flashing to be 16 oz. copper or 24-gauge stainless steel unless otherwise noted. All exposed copper shall have a mill finish. Hem all exposed edges.
  - Mortar Bed: 3.5" self-furred expanded metal lath reinforced mortar bed, 3/4" minimum to 1 -1/2" maximum thickness. Slope mortar bed to drain - per plan. Mortar bed is dependent on stone thickness.
  - Deck Drain and Overflow: Deck drain, and deck overflow drain shall be by Thunderbird Products Adjustable Deck Drain (BDCD24NH-SQ) 2" no hub with 5' square grate. Provide separate drain for deck drain and deck overflow drain lines. (U.N.O.). Provide 2" I.D. ABS drain line from deck to foundations. Discharge deck drain line as shown on site floor plan. (U.N.O.)
  - Deck Surface Waterproofing: Waterproofing system shall be "Dex-o-Tex. Weatherwear" by Crossfield Products Inc. I.C.B.O. ESR# 1757 - Class "A" Roof System. Extend a continuous membrane a minimum of 6" above edges of balcony. Install in strict accordance with manufacturer's specifications by a manufacturer's certified installer. General Contractor shall follow manufacturer's specification.
  - Water Test: After membrane is installed plug all scuppers and drains and flood test deck with a min. of 1" of water for 24 hours.
  - Thin Set: "Ultra contact" by MAPEI. An ultra-premium, normal-setting, polymer-modified, high-performance full-contact mortar, following manufactures instructions.
  - Tile Vener: - Tile - By Isis - "Pietro Di Basalo, Beige" - 60 cm x 120 cm x 9 mm "Finish - Naturale or R-11. Provide sample for Architect's approval. Install per manufacturer's instructions. Provide sample for Architect's approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9. Install per manufacturer's instructions. Grout - Color to be selected by Architect and approved by owner.
  - Penetrating sealer: For natural stone and grout. "Enviroseal Double 7" by HYDROZO INC. or equal Telephone 1-(800)-422-1902. Penetrating, non-staining, non-coloring, or de-hardening. Water repellent sealer to be applied on all stone and grout surfaces. Prior to application a sample application to stone and grout shall be done and approved by the Architect. Apply per manufacturer's specifications; sealer shall be re-applied every 2 years maximum.
  - Sealant: At perimeter of balcony, joints, gaps, and other locations requiring sealant.
  - Manufactured by Dow Corning Telephone (510) 490-0650
  - One-part, silicone building sealant: Dow Corning #790-ultra low modulus, Silicone Sealant, for high movement joints.
  - One-part, silicone glazing and waterproofing sealant: Dow Corning #795 - medium modulus, Silicone Building Sealant.

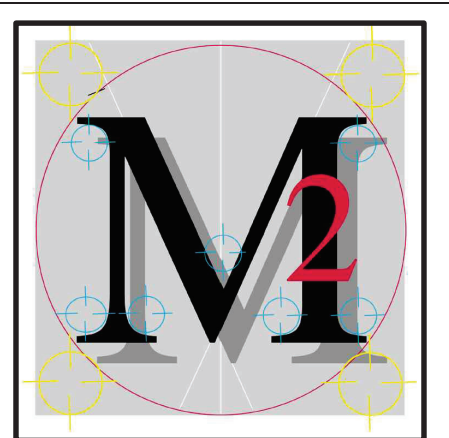
**BALCONY LEGEND**

- RD - ROOF DRAIN
- ODD - OVERFLOW ROOF DRAIN
- SCP - SCUPPER
- DD - DECK DRAIN
- ODD - OVERFLOW DECK DRAIN
- TOP OF PARAPET



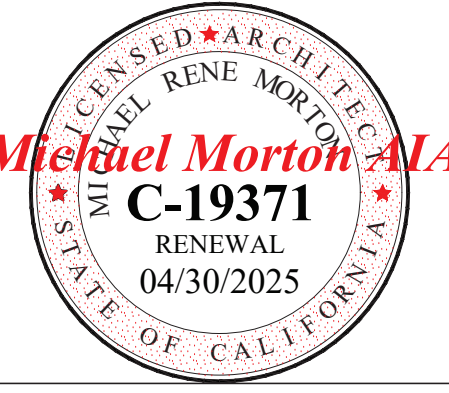
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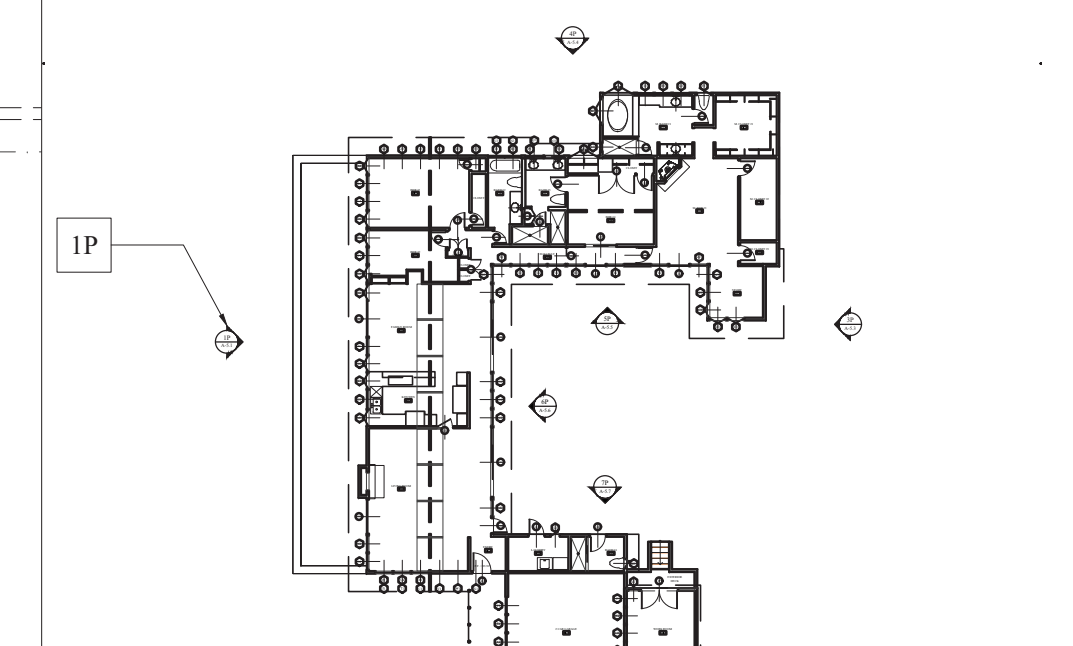
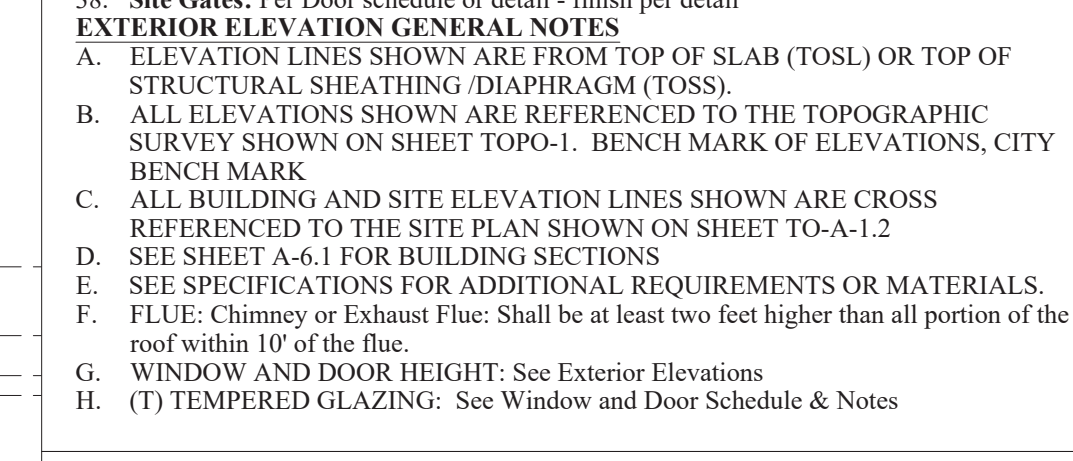
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EXISTING / PROPOSED ELEVATIONS

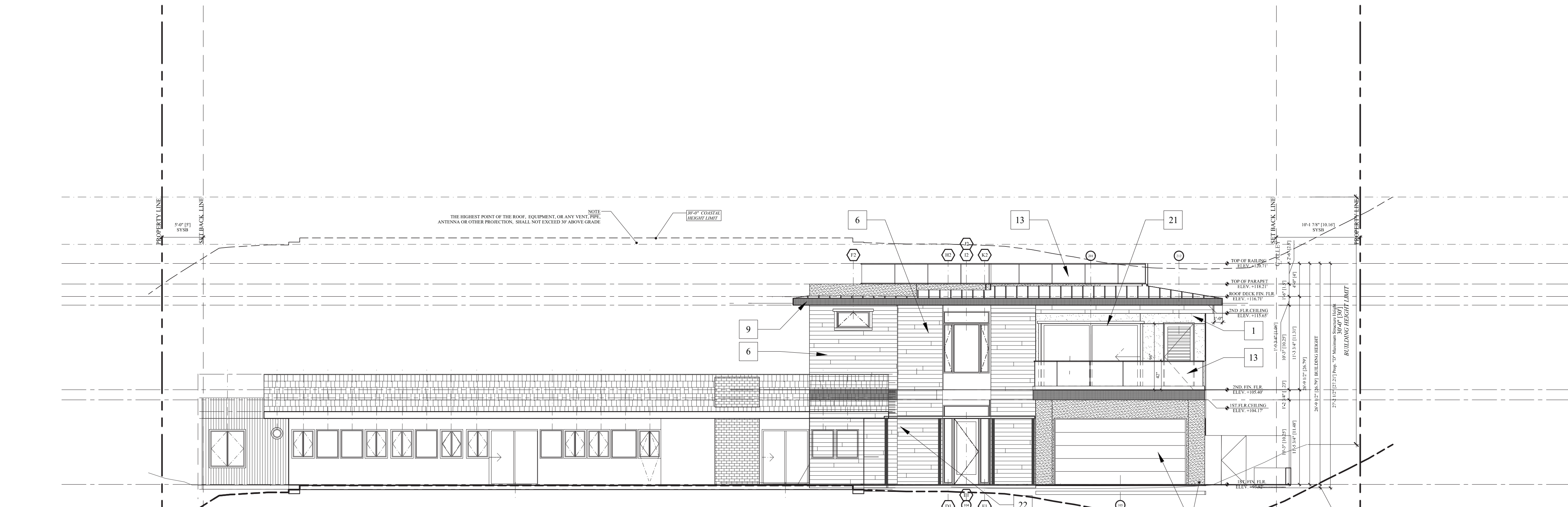
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EXTERIOR ELEVATION FINISH KEYNOTES

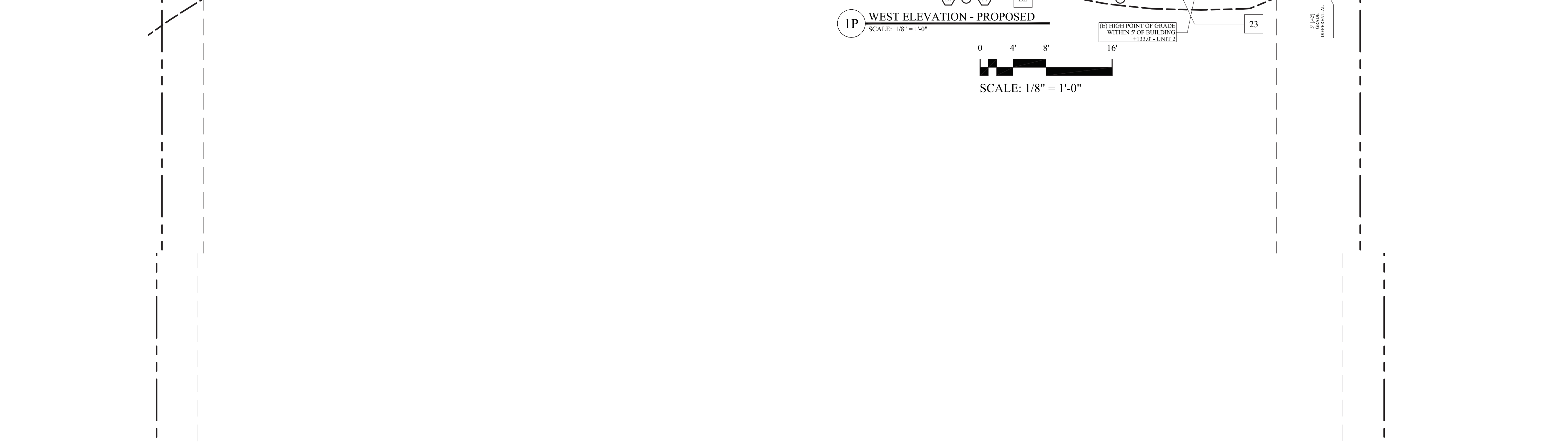
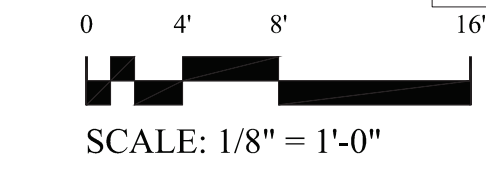
- EXTERIOR FINISH KEYNOTES**
- Stucco:** New 7/8" thick Exterior Plaster (Stucco): Finish coat to be hand applied. Finish texture to be Sand Finish or Synergy Fine "Texture" finish. Color (A) to be LaHabra "Titanium-P1661" #57, Color (B) to be LaHabra "Midnight-MC046". Prior to application contractor, 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) Gray White #3013L (61) and Color (B) Tuxedo #3033L (12) (800) 859-5363. Install per manufacturer's specifications.
  - 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 Expansion Scribed:** Type "M" - AMCJM-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 "Country LedgeStone" style -Veneer Stone -by Boral Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
  - Tile Veneer-"B":** - "Rovere Real" - 6" x 48" 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
  - Wood & Door Trim:** 2 x 4 Clear Cedar 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 Hardie Cementitious Siding. Hard 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.
  - 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 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:** MDX or 3/4" Exterior Grade Finish Plywood, primed painted and sealed. To be fabricated and framed per detail.
  - Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to match existing and sample approved by architect. Dunn Edwards Paint-Semi Gloss - (4) Four exterior colors) Provide sample for Owner & Architects approval prior to application.
- EXTERIOR ORNAMENT**
- Guardrails:** All Metal and Glass guardrail system by CRL or Glass Rail System by CRL Inc., they shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". All components - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufactures specifications.
- ROOFING:**
- Roofing:** Asphalt Roofing - See Roofing notes.
  - Metal Roofing:** Standing Seam Metal Roofing - See Roofing notes.
  - Chimney Shroud:** Copper - See Roof Notes
  - Roof Vents:** See Roof Notes
  - Roof Eave Vents:** See Roof Notes
  - Trellis Members:** Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
  - Fireplace / Exhaust:** Stainless Steel - 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.
  - 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
- EXTERIOR ELEVATION GENERAL NOTES**
- ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING / DIAPHRAGM (TOSS).
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  - SEE SHEET A-6.1 FOR BUILDING SECTIONS
  - SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
  - FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the flue.
  - WINDOW AND DOOR HEIGHT: See Exterior Elevations
  - (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



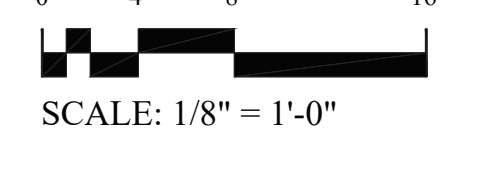
1P FIRST FLOOR PLAN



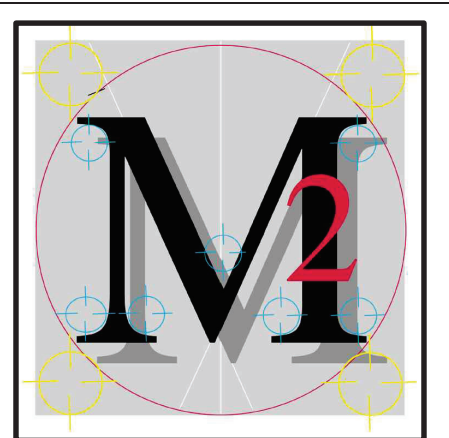
1P WEST ELEVATION - PROPOSED  
 SCALE: 1/8" = 1'-0"



1E WEST ELEVATION - EXISTING  
 SCALE: 1/8" = 1'-0"







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PHASE COASTAL  
DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 03-20-2023

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EXISTING / PROPOSED ELEVATIONS

**A-5.2**

**EXTERIOR ELEVATION FINISH KEYNOTES**

**EXTERIOR FINISH KEYNOTES**

- 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 LaHabra "Titanium-P1661" #57, Color (B) to be LaHabra "Midnight-MC046". 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) Gray White #3013L (61) and Color (B) Tuxedo #3033L (12)
- 1B. **Weatherproof Building Wrap:** Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by 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.
- 2. **Stucco Scream:** Weep screed/ AMFWS-425-780 at balcony use #AMFWSP-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
- 3. **Stucco Expansion Scream:** Type "M" - AMCJM-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 "Country LedgeStone" style -Veneer Stone -by Boral Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
- 6. **Tile Veneer-"B":** - "Rovere Real" - 6" x 48" 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 Cedar 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 Hardie 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 field-applied sealant. All metal shall have a factory-applied finish. Fascia System shall be installed by a certified roofing contractor. System shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum sheathing. System shall have a minimum 10-year labor and material warranty.
- 10. **Exterior Wood Trellis Member:** 6 x 12, 6 x 10 or 4 x 8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
- 11. **Ornamental Columns:** MDX or 3/4" Exterior Grade Finish Plywood, primed painted and sealed. To be fabricated and framed per detail.
- 12. **Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to match existing and sample approved by architect. Dunn Edwards Paint-Semi Gloss - (4) Four exterior colors) Provide sample for Owner & Architects approval prior to application.
- 13. **Guardrails:** All Metal and Glass guardrail system by CRL or Glass Rail System by CRL Inc., they shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". All components - finish shall be Brushed Stainless Steel.
- 14. **Handrail System:** All components shall be by CRL. - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufactures specifications.

**ROOFING:**

- 15(a) **Roofing:** Asphalt Roofing - See Roofing notes.
- 15(b) **Metal Roofing:** Standing Seam Metal Roofing - See Roofing notes.
- 16. **Chimney Shroud:** Copper - See Roof Notes
- 17. **Roof Vents:** See Roof Notes
- 18. **Roof Eave Vents:** See Roof Notes
- 19. **Trellis Members:** Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
- 20. **Fireplace / Exhaust:** Stainless Steel - See Unit detail and manufactures clearance instructions.

**FENESTRATION**

- 21. **Window System:** New Units, See Window Schedule and Notes.
- 22. **Doors:** New Units, See Door Schedule and Notes;
- 23. **Garage Door:** New Unit See Door Schedule and Notes
- 24. **Head Flashing:** All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.

**ELECTRICAL / MECHANICAL**

- 25. **Light Fixture:** See electrical fixture schedule and notes
- 26. **Air Conditioner(s):** Screened with landscaping. See Mechanical Plan.
- 27. **Dryer Vent / Wall Vents:** Shall be fabricated from 16 oz. copper or 24-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop See Mechanical Plan

**SPECIALTIES**

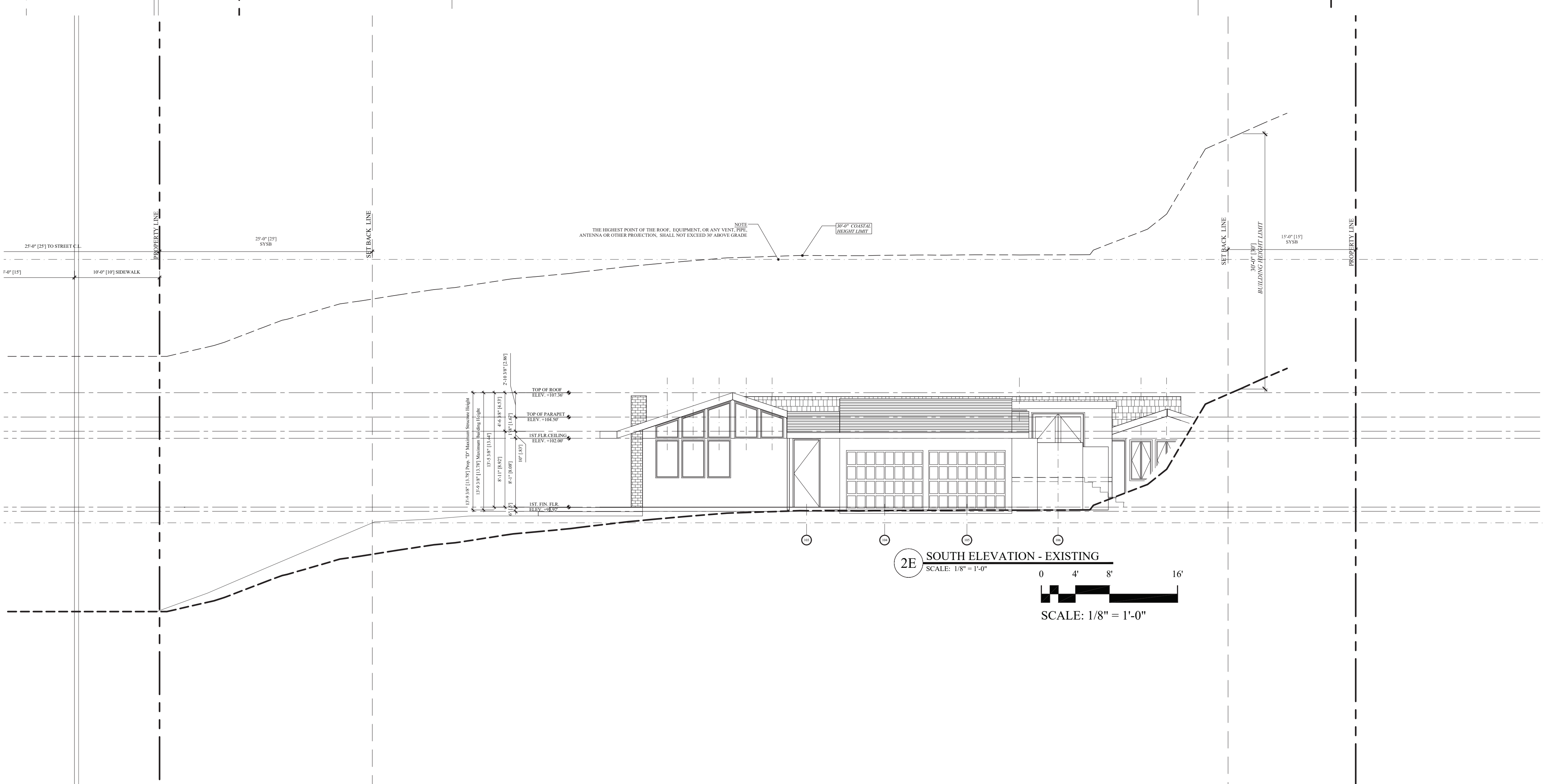
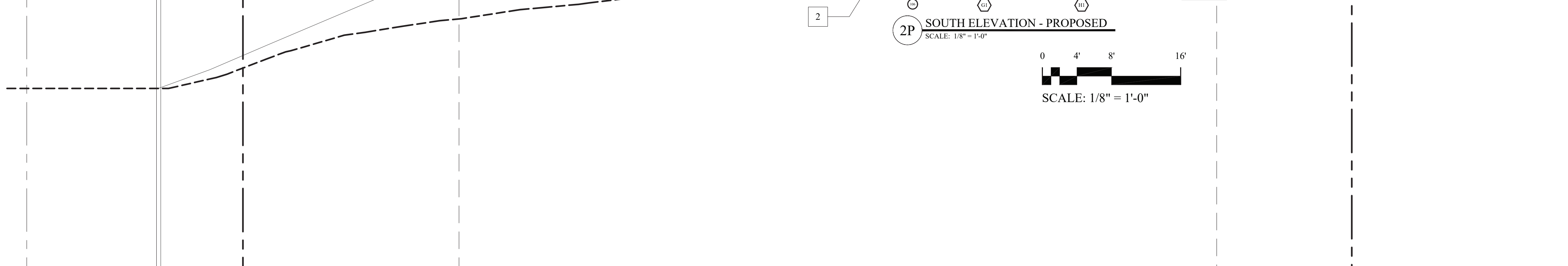
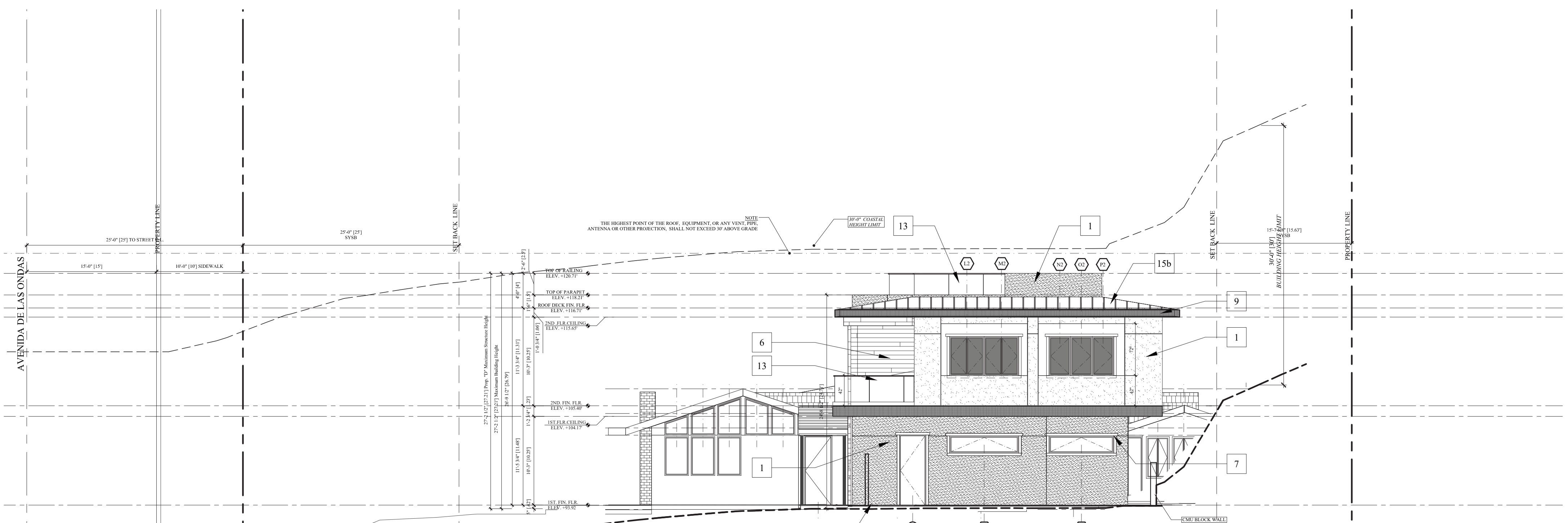
- 28. **New House Numbers:** 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
- 29. **Electric Service Panel / Meter:** Verify location with SDG&E. Prime and paint to match stucco color
- 30. **Gas Meter:** Verify location with SDG&E. Prime and paint to match stucco color
- 31. **Telephone / Cable Box:** Verify location with Utility, Prime and paint to match stucco color.

**UTILITIES**

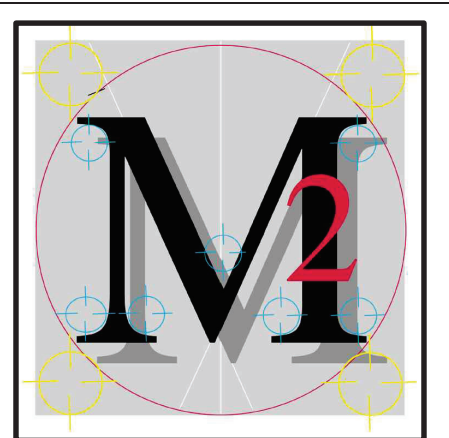
- 32. **Existing Grade:** See Site Notes
- 33. **Proposed Finish Grade:** See Site/ Hardscape Plan
- 34. **New Site Wall:** See Site Hardscape Plan
- 35. **Existing Site Wall:** See Site Plan for location and information
- 36. **New Finish Hardscape Level:** See Hardscape plan for more information
- 37. **New Site Fencing:** New wood fencing per detail
- 38. **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. BENCH MARK OF ELEVATIONS, CITY BENCH MARK
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- 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 flue.
- G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
- H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes







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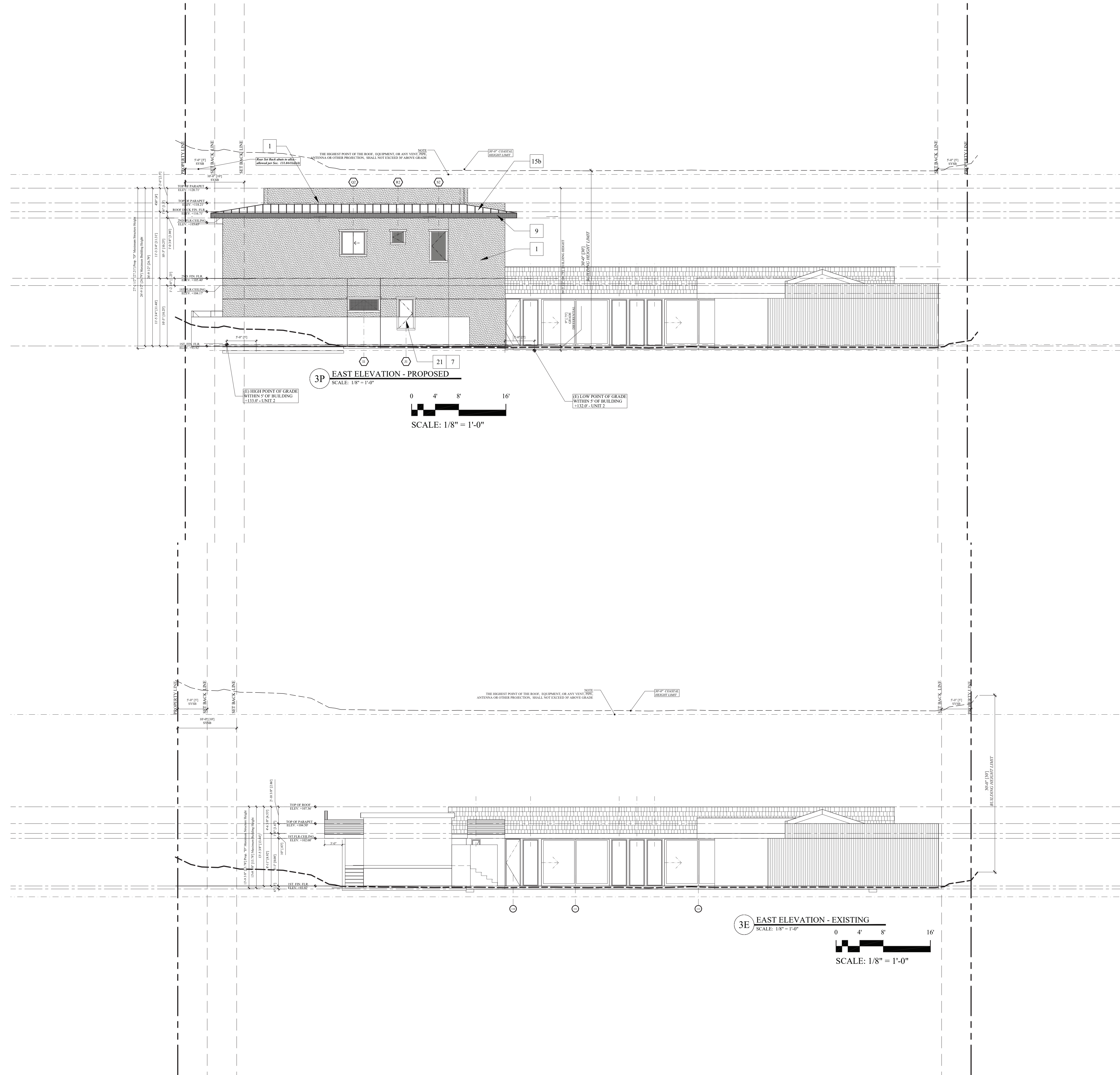
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EXISTING / PROPOSED ELEVATIONS

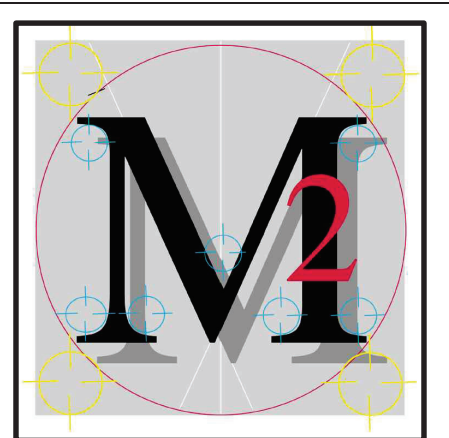
**A-5.3**

**EXTERIOR ELEVATION FINISH KEYNOTES**

- EXTERIOR FINISH KEYNOTES**
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  - 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.
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- UTILITIES**
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- SITE**
- Existing Grade:** See Site Notes
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EXISTING / PROPOSED ELEVATIONS

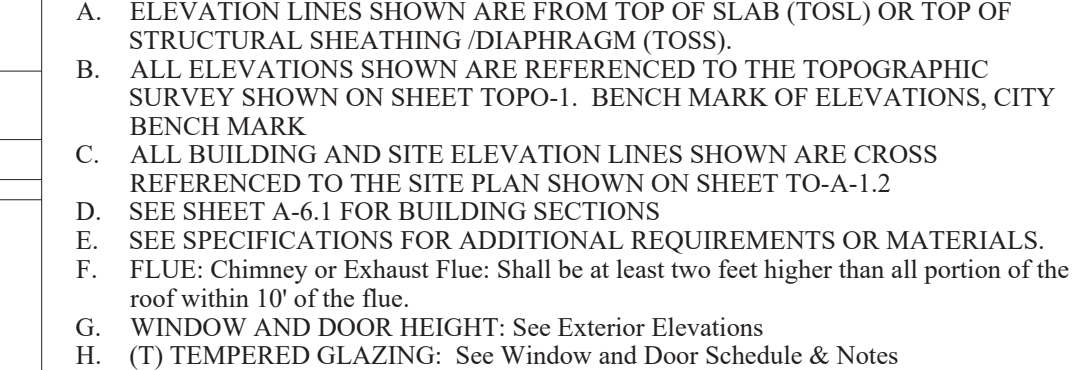
**A-5.4**

**EXTERIOR ELEVATION FINISH KEYNOTES**

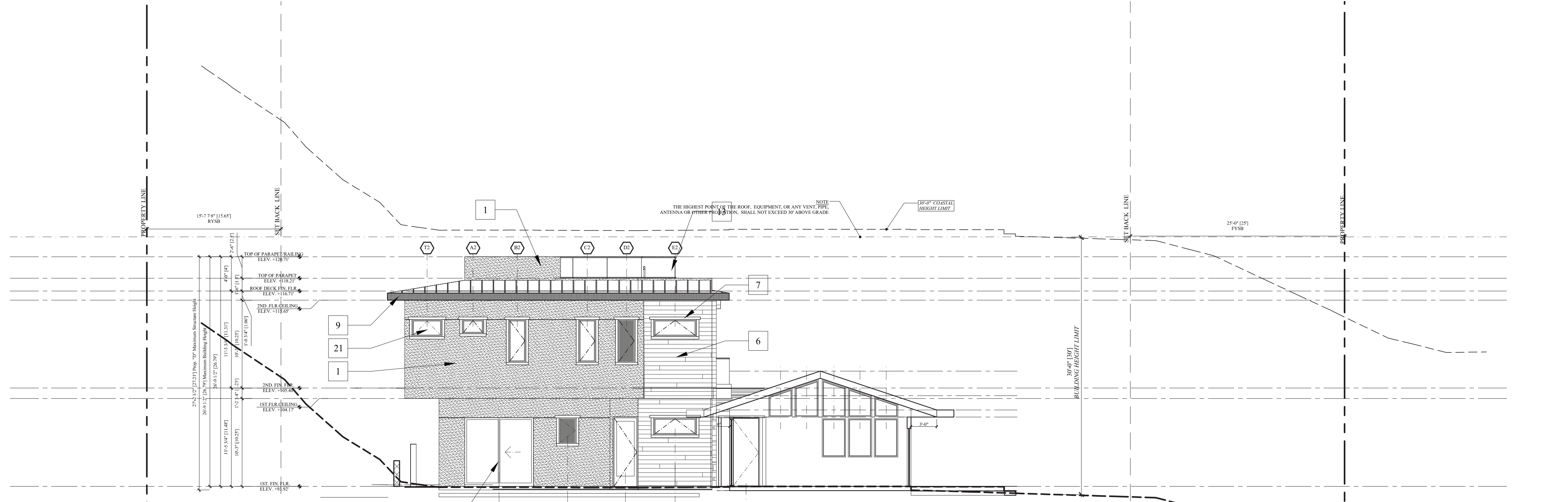
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  - Wood & Door Trim:** 2 x 4 Clear Cedar or MDX. Fasteners shall be Stainless Steel or Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint specifications. (verify)
  - Exterior Wood Siding - 1 x 7.25 Lap Siding - Smooth Finish- with 6 inch exposure:** James Hardie Cementitious Siding. Hardifit 5/4 x 3.5" smooth, Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize. **Alternate:** 2 x 10 Bevel Siding with 6" exposure, Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance.
  - Exterior Metal Fascia System:** Material - 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 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:** MDX or 3/4" Exterior Grade Finish Plywood, primed painted and sealed. To be fabricated and framed per detail.
  - Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to match existing and sample approved by architect. Dunn Edwards Paint-Semi Gloss - (4) Four exterior colors) Provide sample for Owner & Architects approval prior to application.
  - Guardrails:** All Metal and Glass guardrail system by CRL or Glass Rail System by CRL Inc., they shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". All components - finish shall be Brushed Stainless Steel.
  - Handrail System:** All components shall be by CRL. - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufactures specifications.
- ROOFING:**
- Roofing:** Asphalt Roofing - See Roofing notes.
  - Metal Roofing:** Standing Seam Metal Roofing - See Roofing notes.
  - Chimney Shroud:** Copper - See Roof Notes
  - Roof Vents:** See Roof Notes
  - Roof Eave Vents:** See Roof Notes
  - Trellis Members:** Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
  - Fireplace / Exhaust:** Stainless Steel - 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

**EXTERIOR ELEVATION GENERAL NOTES**

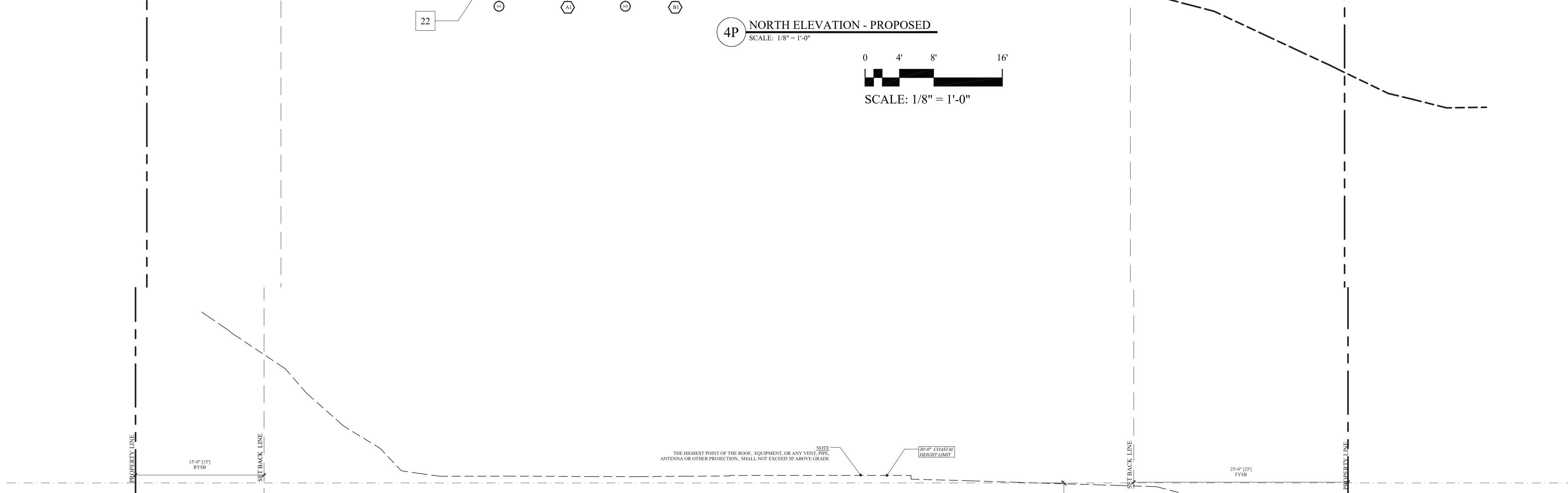
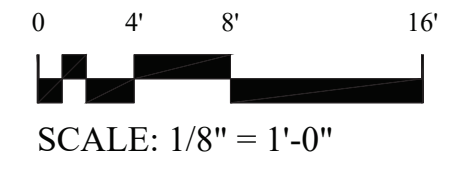
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- ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1.2
- SEE SHEET A-6.1 FOR BUILDING SECTIONS
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
- FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the flue.
- WINDOW AND DOOR HEIGHT: See Exterior Elevations
- (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



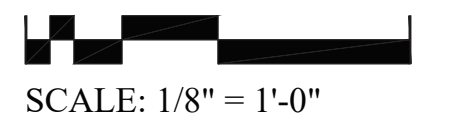
1P FIRST FLOOR PLAN



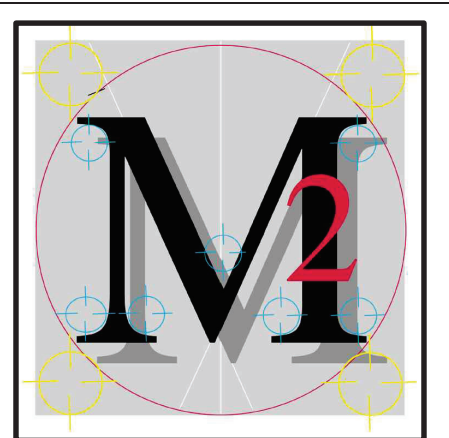
**4P NORTH ELEVATION - PROPOSED**  
 SCALE: 1/8" = 1'-0"



**7E SOUTH COURTYARD ELEVATION - EXISTING**  
 SCALE: 1/8" = 1'-0"

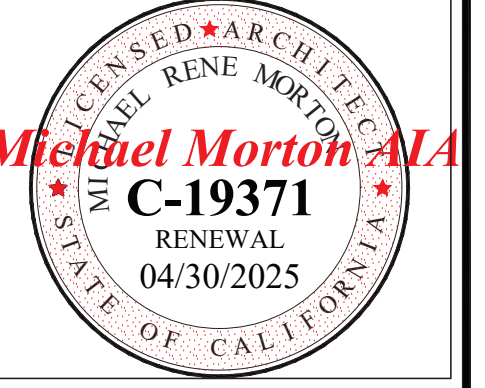






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Michael Morton AIA  
Claude Anthony Marengo DESA  
03-20-2022



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**PRIVATE RESIDENCE  
REMODEL**  
8445 Avenida De Las Ondas  
La Jolla, CA 92037

REVISIONS	
C	CLIENT REVISIONS - 10-01-2021
D	COASTAL SUBMITTAL - 01-14-2022
E	LJSPDO PRESENTATION - 06-20-2022
F	CYCLES RESPONSES - 08-22-2022
G	CYCLES RESPONSES - 10-28-2022
H	CYCLES RESPONSES - 03-20-2023
I	CYCLES RESPONSES - 07-31-2023
J	CYCLES RESPONSES - 10-04-2023



PHASE **COASTAL DEVELOPMENT PHASE**

PROJECT NO. 2021-27

REVIEWED BY **MRM**

DRAWN BY **MRM / JS / AP**

DATE **03-20-2023**

Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The parties responsible for data, plan, specification, systems, documents, or other information recorded on or transmitted as electronic media (including but not necessarily limited to "CAD documents") are subject to undetectable alteration, either intentional or unintentional, due to many other causes, transmission, conversion, media degradation, software error, or human situation. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record.

EXISTING / PROPOSED ELEVATIONS

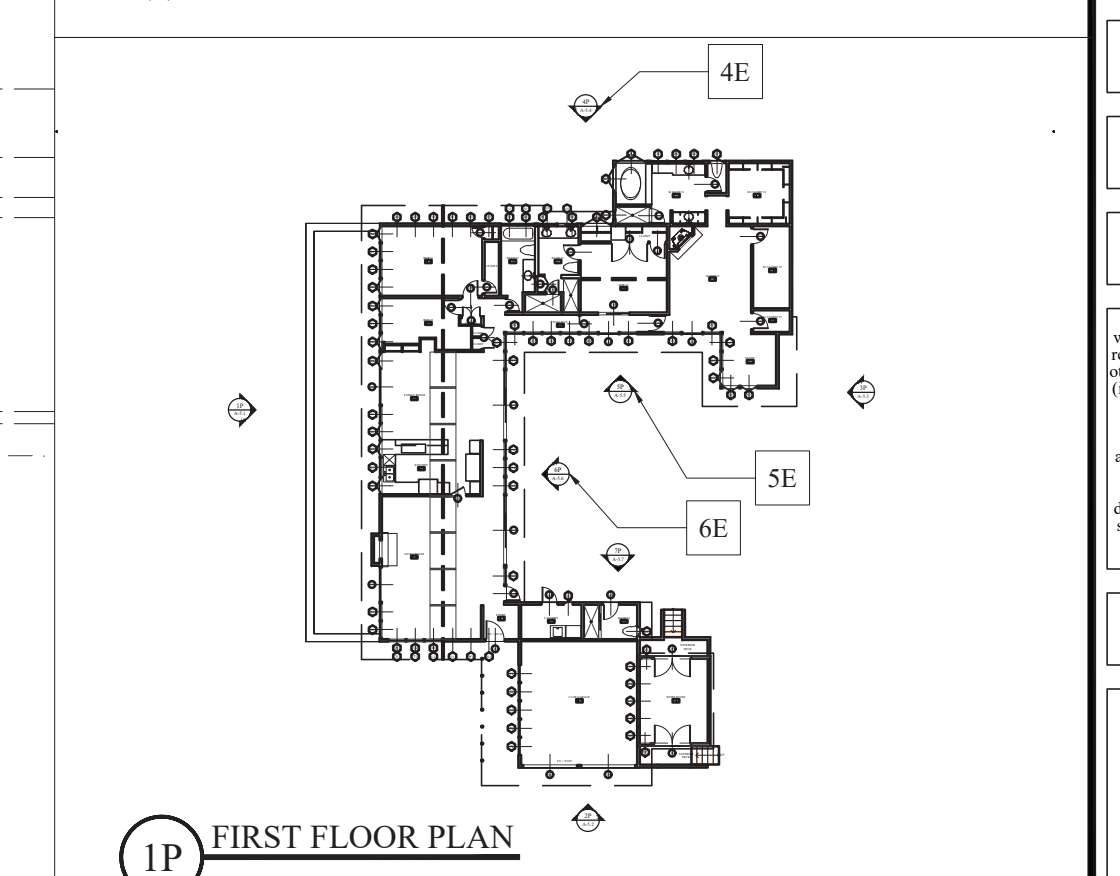
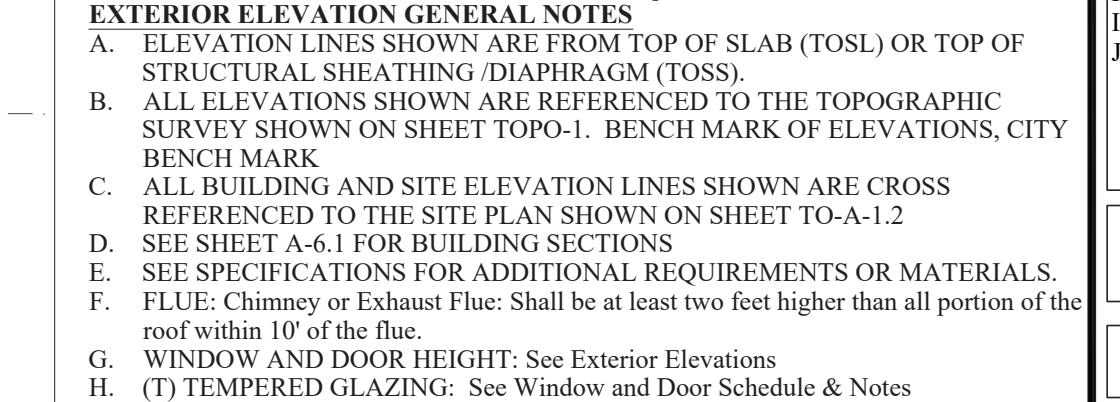
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**EXTERIOR ELEVATION FINISH KEYNOTES**

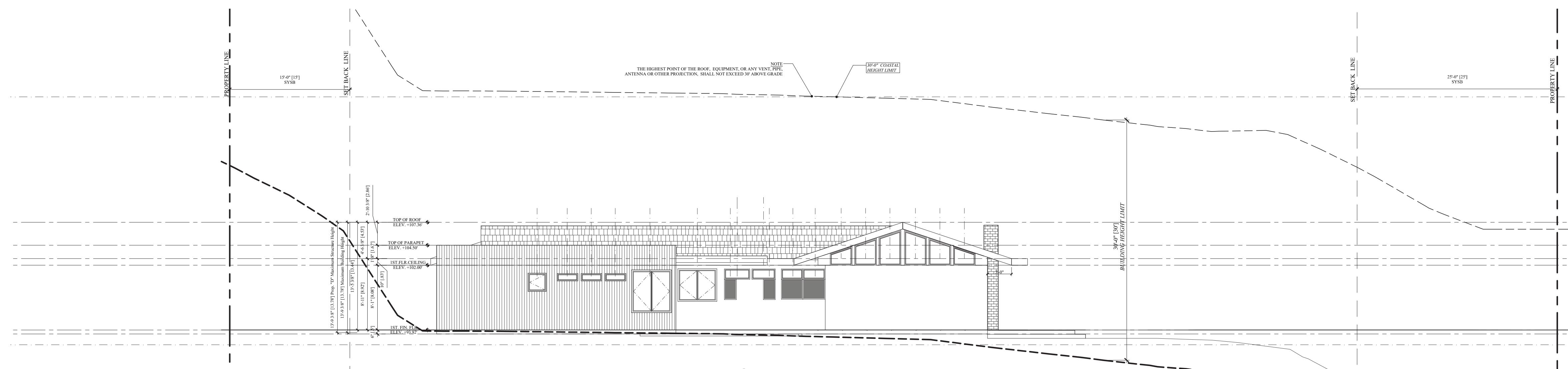
**EXTERIOR FINISH KEYNOTES**

- Stucco:** New 7/8" thick Exterior Plaster (Stucco). Finish coat to be hand applied. Finish texture to be Sand Finish or Synergy Fine "Texture" finish. Color (A) to be LaHabra "Titanium-P1661" #57, Color (B) to be LaHabra "Midnight-MC046". 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) Gray White #3013L (61) and Color (B) Tuxedo #5033L (12)
  - 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/ AMFWS-425-780 at balcony use #AMPWSP-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 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 Expansion Sereed:** Type "M" - AMCM-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.
  - Tile Veneer-"A":** Stone Veneer - New veneer "Country Ledgestone" style -Veneer Stone -by Boral Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
  - Tile Veneer-"B":** - "Rovere Real" - 6" x 48" 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
  - Wood & Door Trim:** 2 x 4 Clear Cedar 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. Hardifit 5/4 x 3.5" smooth, Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize. **Alternate:** 2 x 10 Bevel Siding with 6" exposure, Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance.
  - Exterior Metal Fascia System:** Material - 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 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:** MDX or 3/4" Exterior Grade Finish Plywood, primed painted and sealed. To be fabricated and framed per detail.
  - Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to match existing and sample approved by architect. Dunn Edwards Paint-Semi Gloss - (4) Four exterior colors) Provide sample for Owner & Architects approval prior to application.
  - Guardrails:** All Metal and Glass guardrail system by **CRL** or Glass Rail System by **CRL Inc.**, they shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". All components - finish shall be Brushed Stainless Steel.
  - Handrail System:** All components shall be by **CRL**. - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufactures specifications.
- ROOFING:**  
**15(a) Roofing:** Asphalt Roofing - See Roofing notes.  
**15(b) Metal Roofing :** Standing Seam Metal Roofing - See Roofing notes.  
**16. Chimney Shroud:** Copper - See Roof Notes  
**17. Roof Vents:** See Roof Notes  
**18. Roof Eave Vents:** See Roof Notes  
**19. Trellis Members:** Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.  
**20. Fireplace / Exhaust:** Stainless Steel - See Unit detail and manufactures clearance instructions.  
**21. Window System:** New Units, See Window Schedule and Notes.  
**22. Door:** New Units, See Door Schedule and Notes.  
**23. Garage Door:** New Unit See Door Schedule and Notes  
**24. Head Flashing:** All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.  
**ELECTRICAL/ MECHANICAL**  
**25. Light Fixture:** See electrical fixture schedule and notes  
**26. Air Conditioner(s):** Screened with landscaping. See Mechanical Plan.  
**27. Dryer Vent / Wall Vents:** Shall be fabricated from 16 oz. copper or 24-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop See Mechanical Plan  
**SPECIALTIES**  
**28. New House Numbers:** 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.  
**UTILITIES**  
**29. Electric Service Panel / Meter:** Verify location with SDG&E. Prime and paint to match stucco color  
**30. Gas Meter:** Verify location with SDG&E. Prime and paint to match stucco color  
**31. Telephone / Cable Box:** Verify location with Utility. Prime and paint to match stucco color.

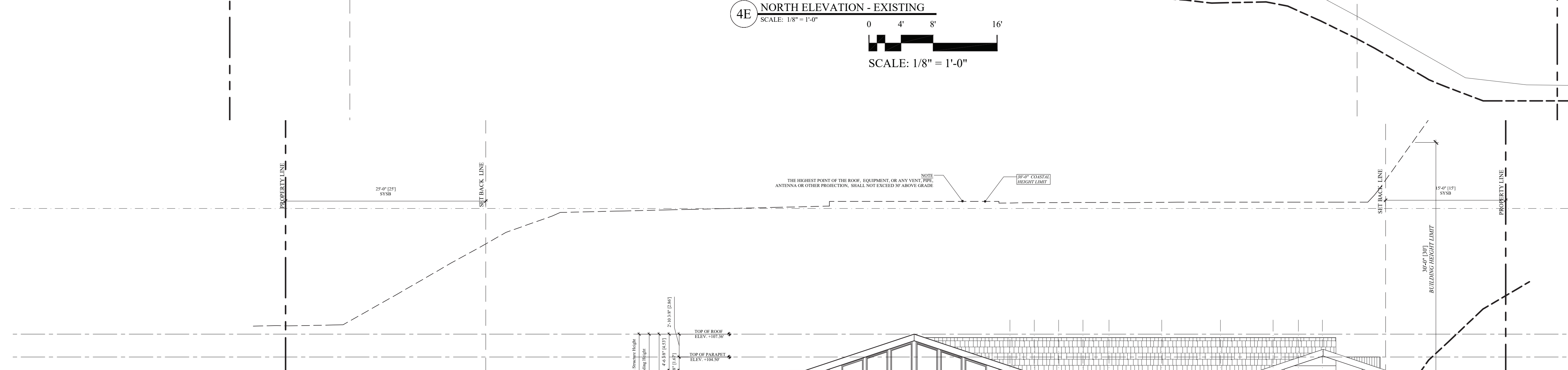
- EXTERIOR ELEVATION GENERAL NOTES**  
A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING / DIAPHRAGM (TOSS).  
B. ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCH MARK OF ELEVATIONS, CITY BENCH MARK.  
C. ALL BUILDING AND SITE 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 flue.  
G. WINDOW AND DOOR HEIGHT: See Exterior Elevations  
H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



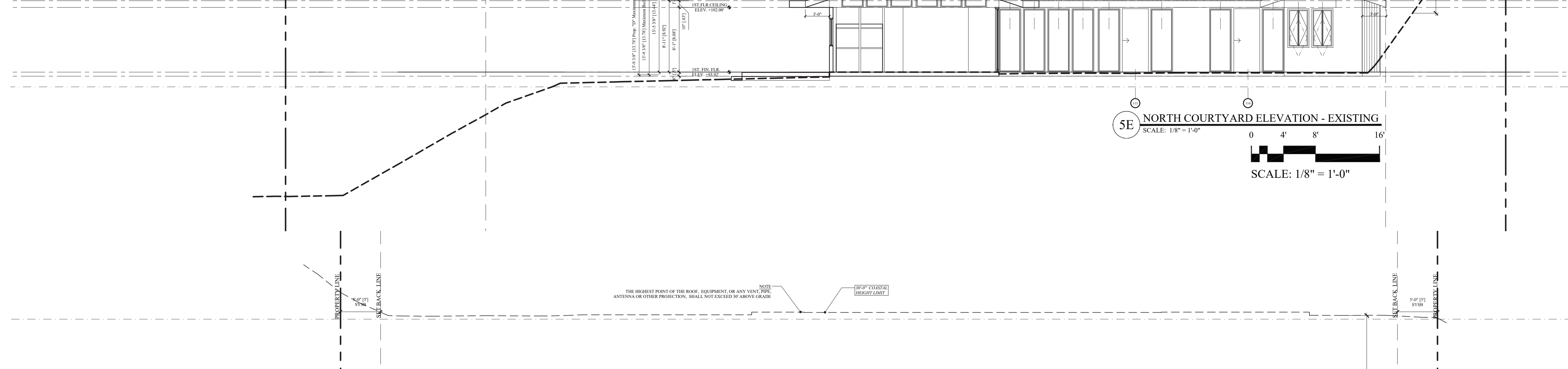
**1P FIRST FLOOR PLAN**



**4E NORTH ELEVATION - EXISTING**  
SCALE: 1/8" = 1'-0"

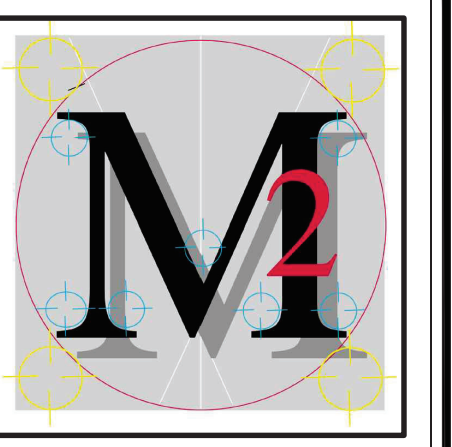


**5E NORTH COURTYARD ELEVATION - EXISTING**  
SCALE: 1/8" = 1'-0"

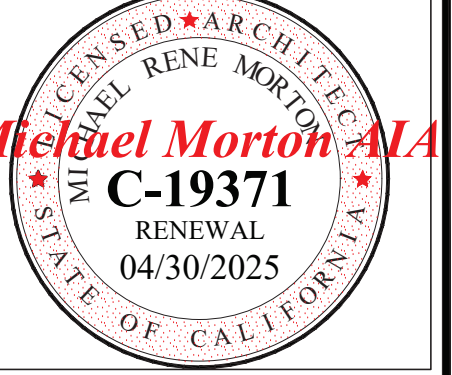


**6E EAST COURTYARD ELEVATION - EXISTING**  
SCALE: 1/8" = 1'-0"





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 03-20-2022



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 J CYCLES RESPONSES - 10-04-2023

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 03-20-2023

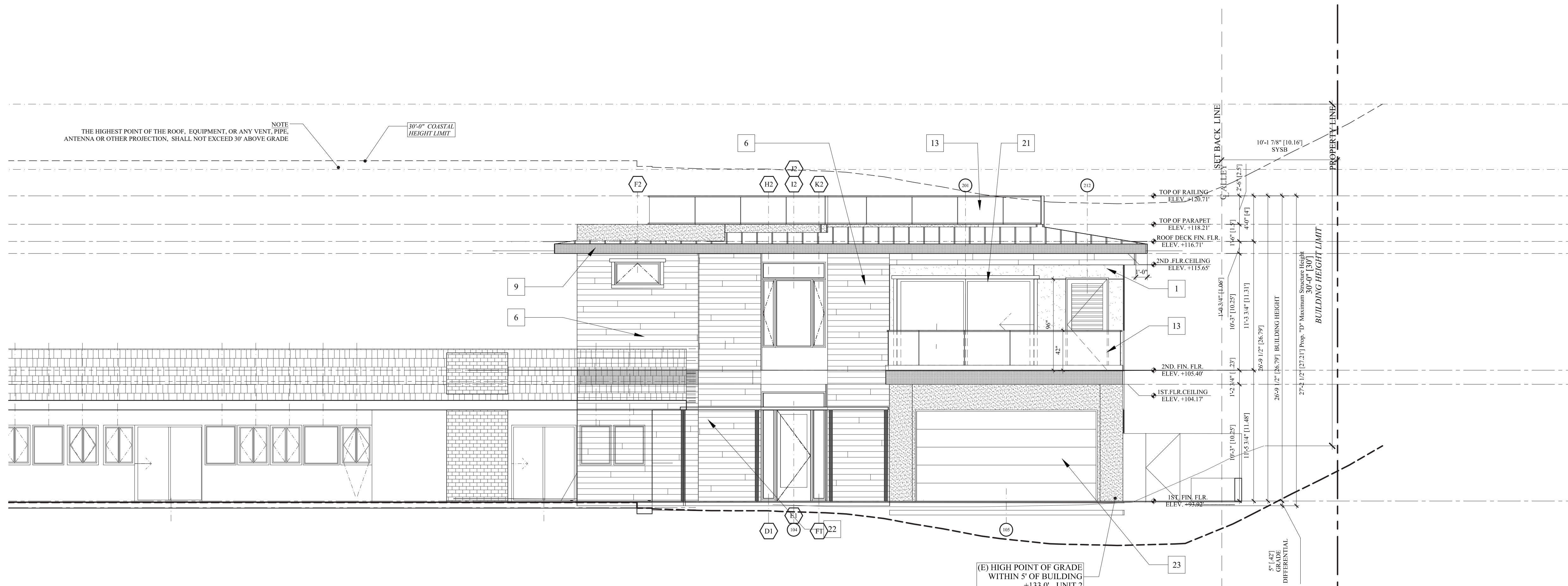
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EXISTING / PROPOSED ELEVATIONS

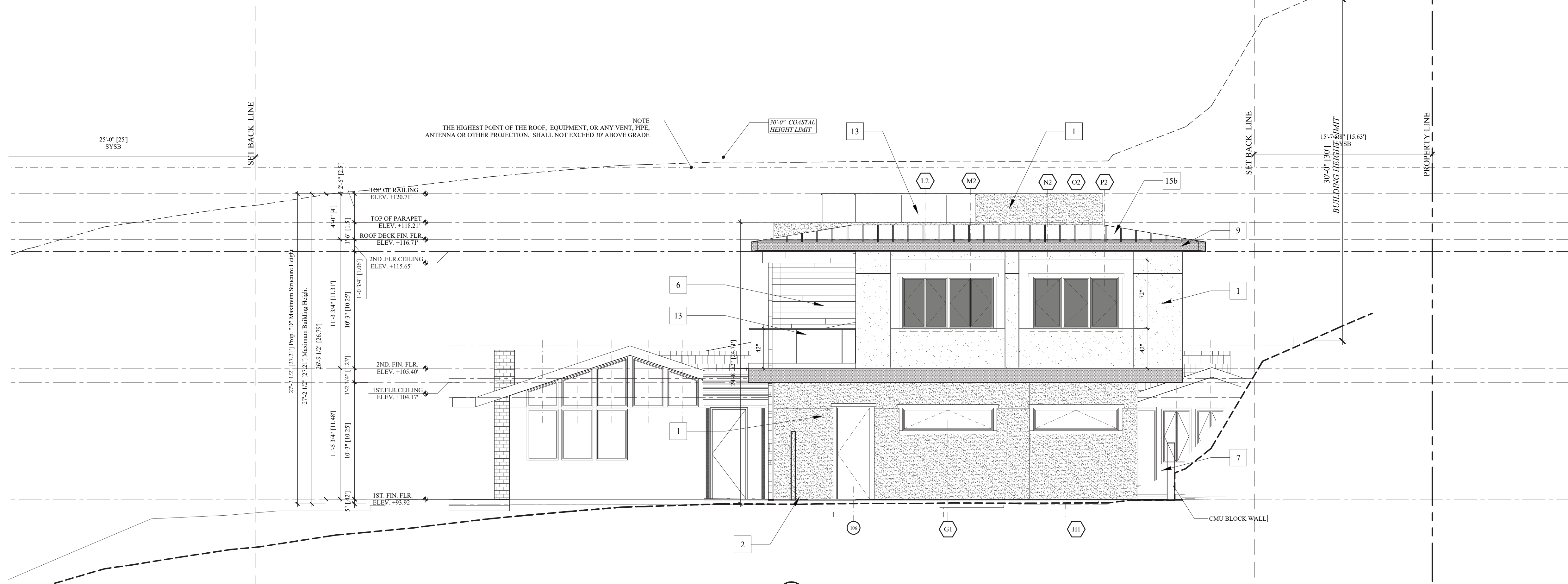
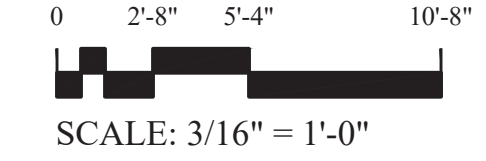
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**EXTERIOR ELEVATION FINISH KEYNOTES**

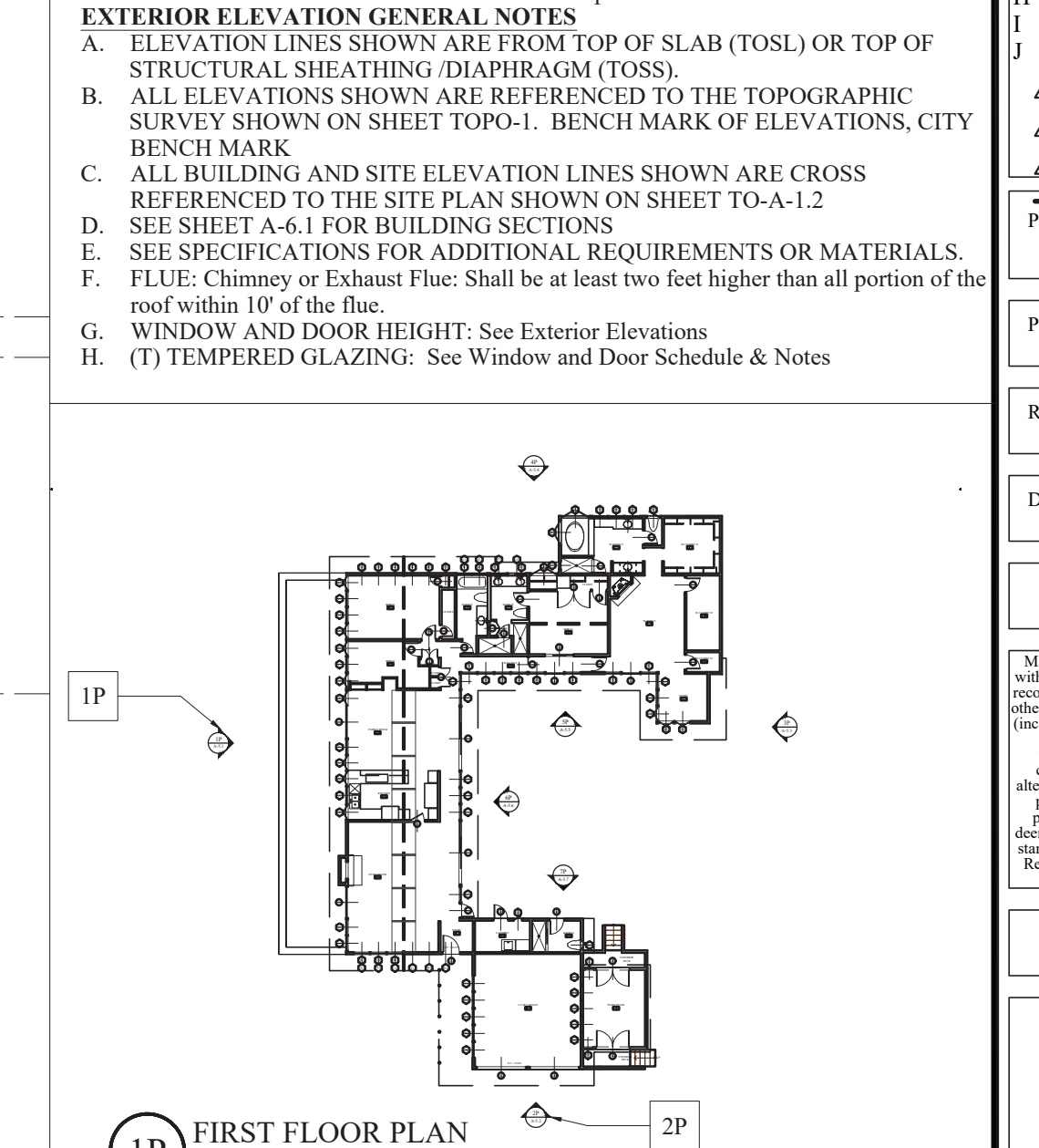
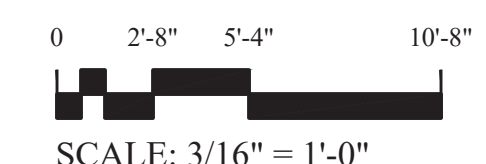
- EXTERIOR FINISH KEYNOTES**
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  - Weatherproof Building Wrap:** Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont, Under One Layer Fortifiber Corp. "Super Jumbo-Tex". Use "JIFFY SEAL" 140/60 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
  - Stucco Expansion Scream:** Type "M" - AMCM-780, exterior grade vinyl, 3/16" reveal, 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 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 "Country LedgeStone" style -Veneer Stone -by Boral Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
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- UTILITIES**
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  - 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
- EXTERIOR ELEVATION GENERAL NOTES**
- ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING (DIAPHRAGM (TOSS))
  - ALL ELEVATIONS SHOWN ARE REFERENCED TO THE TOPOGRAPHIC SURVEY SHOWN ON SHEET TOPO-1. BENCH MARK OF ELEVATIONS, CITY BENCH MARK
  - ALL BUILDING AND SITE ELEVATION LINES SHOWN ARE CROSS REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1.2
  - SEE SHEET A-6.1 FOR BUILDING SECTIONS
  - SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS OR MATERIALS.
  - FLUE: Chimney or Exhaust Flue: Shall be at least two feet higher than all portion of the roof within 10' of the flue.
  - WINDY AND DOOR HEIGHT: See Exterior Elevations
  - (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



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



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

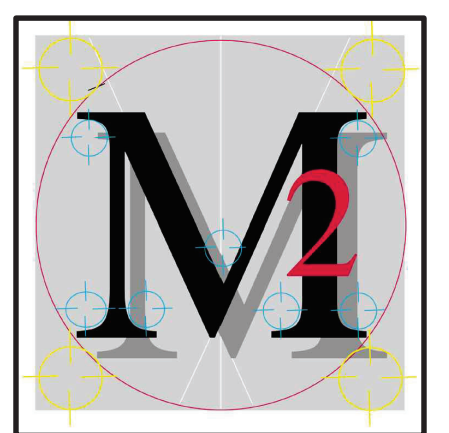


**1P FIRST FLOOR PLAN**



EXTERIOR ELEVATION FINISH KEYNOTES

- EXTERIOR FINISH KEYNOTES**
- 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 LaHabra "Titanium-P1661" #57, Color (B) to be LaHabra "Midnight-MC046". 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) Gray White #3013L (61) and Color (B) Tuxedo #3033L (12)
  - 1B. **Weatherproof Building Wrap:** Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by 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.
  - 2. **Stucco Screed:** Weep screed/ AMFWS-425-780 at balcony use #AMFWSP-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
  - 3. **Stucco Expansion Screed:** Type "M" - AMCM-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 "Country LedgeStone" style -Veneer Stone -by Boral Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
  - 6. **Tile Veneer-"B":** - "Rovere Real" - 6" x 48" Ancient (AN) finish (TNM01H24) by Arioste 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 Cedar 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. HardiFim 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 field-applied sealant. All metal shall have a factory-applied finish. Fascia System shall be installed by a certified roofing contractor. System shall conform to UL580-Class 90 wind uplift rated - Provide 5/8" minimum sheathing. System shall have a minimum 10-year labor and material warranty.
  - 10. **Exterior Wood Trellis Member:** 6 x 12, 6 x 10 or 4 x 8 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.
  - 11. **Ornamental Columns:** MDX or 3/4" Exterior Grade Finish Plywood, primed painted and sealed. To be fabricated and framed per detail.
  - 12. **Painted:** Exposed Wood / Siding / Trim shall receive Primer & Two Coats of Paint color. Color to match existing and sample approved by architect. Dunn Edwards Paint-Semi Gloss - (4) Four exterior colors) Provide sample for Owner & Architects approval prior to application.



**Marengo Morton Architects**  
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 03-20-2022



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**PRIVATE RESIDENCE REMODEL**  
 8445 Avenida De Las Ondas  
 La Jolla, CA 92037

- REVISIONS**
- C CLIENT REVISIONS - 10-01-2021
  - D COASTAL SUBMITTAL - 01-14-2022
  - E LSPDO PRESENTATION - 06-20-2022
  - F CYCLES RESPONSES - 08-22-2022
  - G CYCLES RESPONSES - 10-28-2022
  - H CYCLES RESPONSES - 03-20-2023
  - I CYCLES RESPONSES - 07-31-2023
  - J CYCLES RESPONSES - 10-04-2023

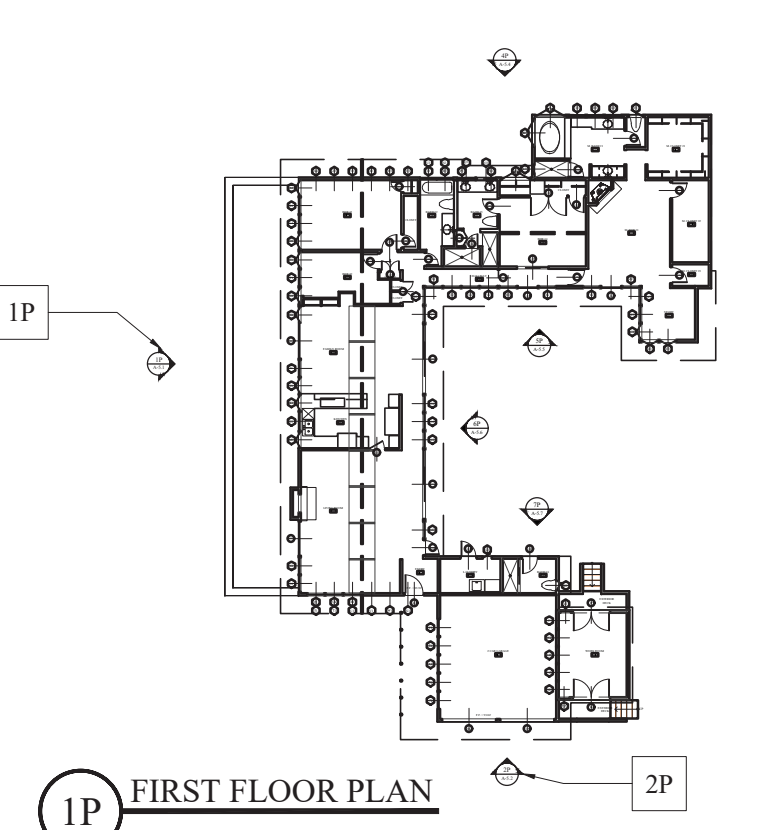
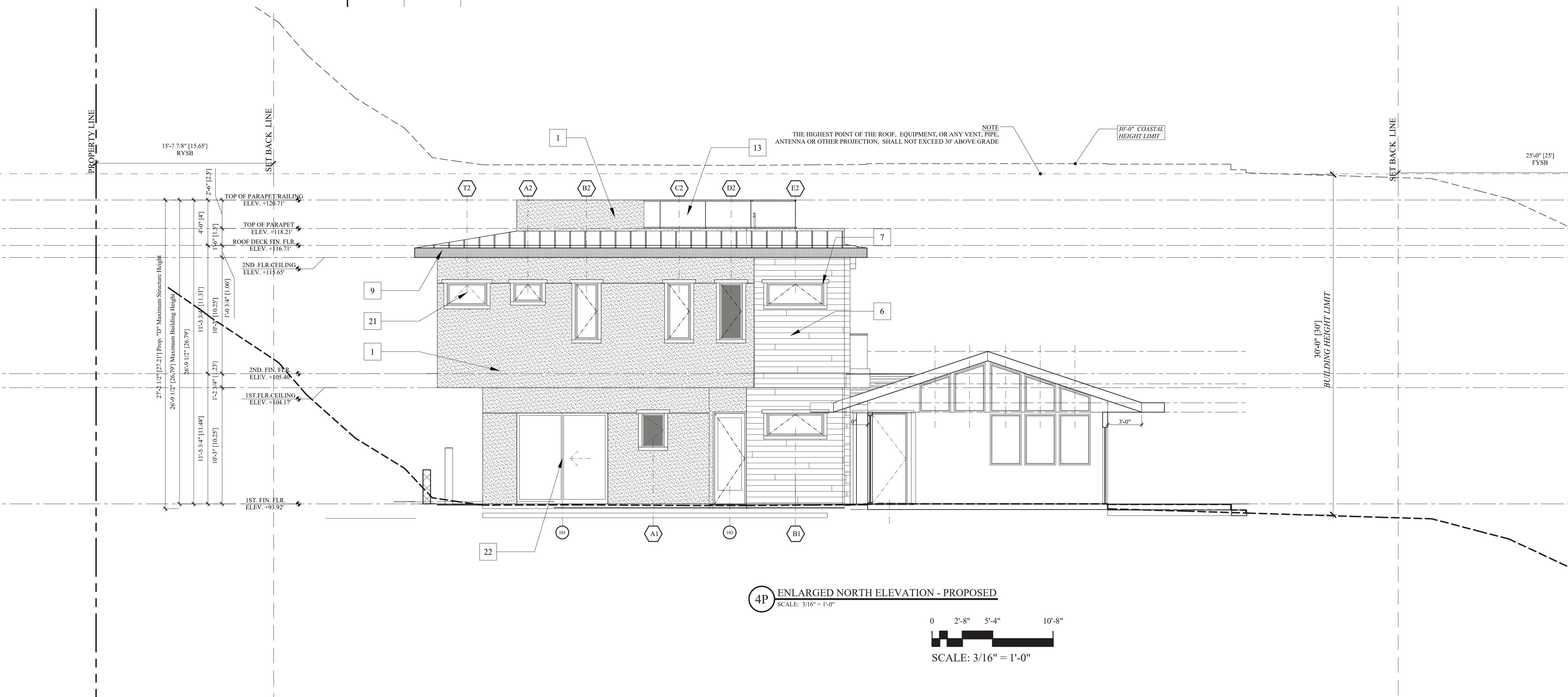
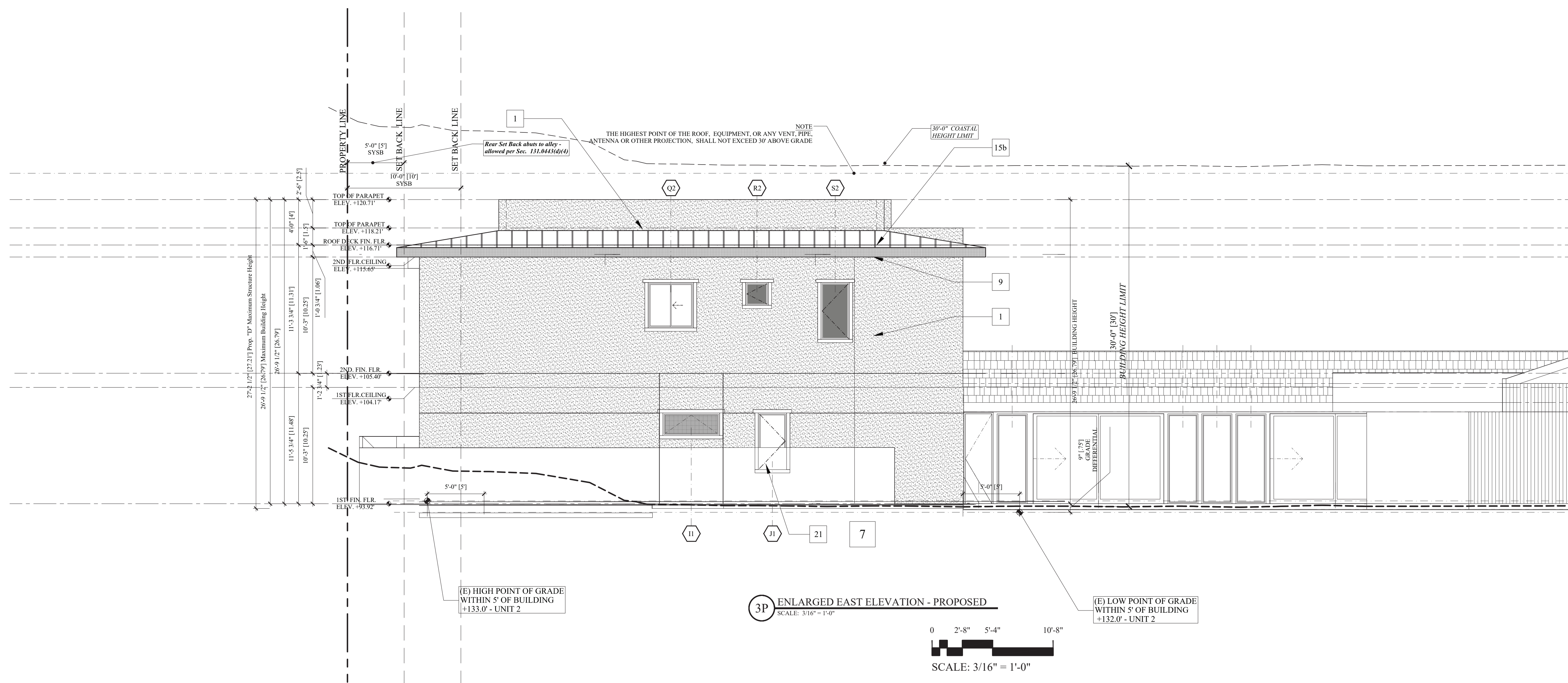
**PHASE COASTAL DEVELOPMENT PHASE**

PROJECT NO. 2021-27  
 REVIEWED BY MRM  
 DRAWN BY MRM / JS / AP  
 DATE 03-20-2023

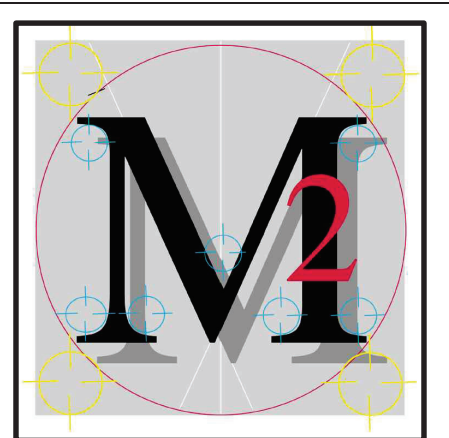
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EXISTING / PROPOSED ELEVATIONS

**A-5.7**







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REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 03-20-2023

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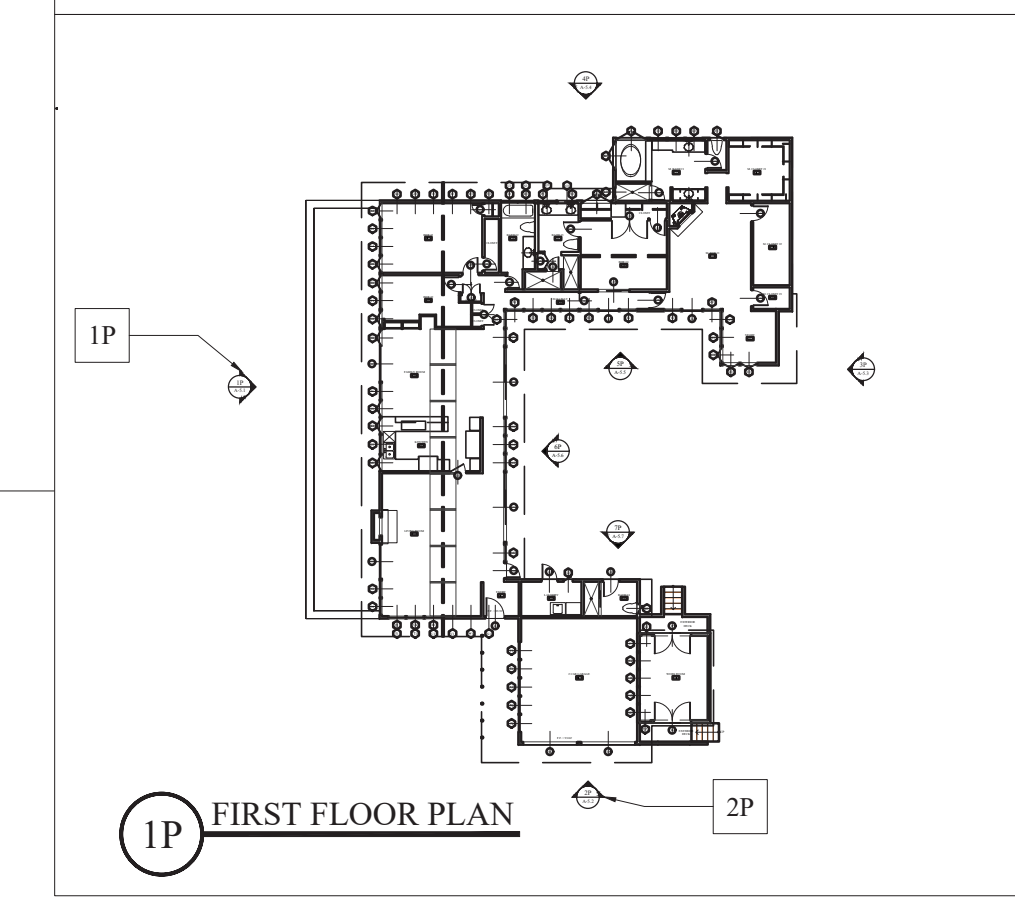
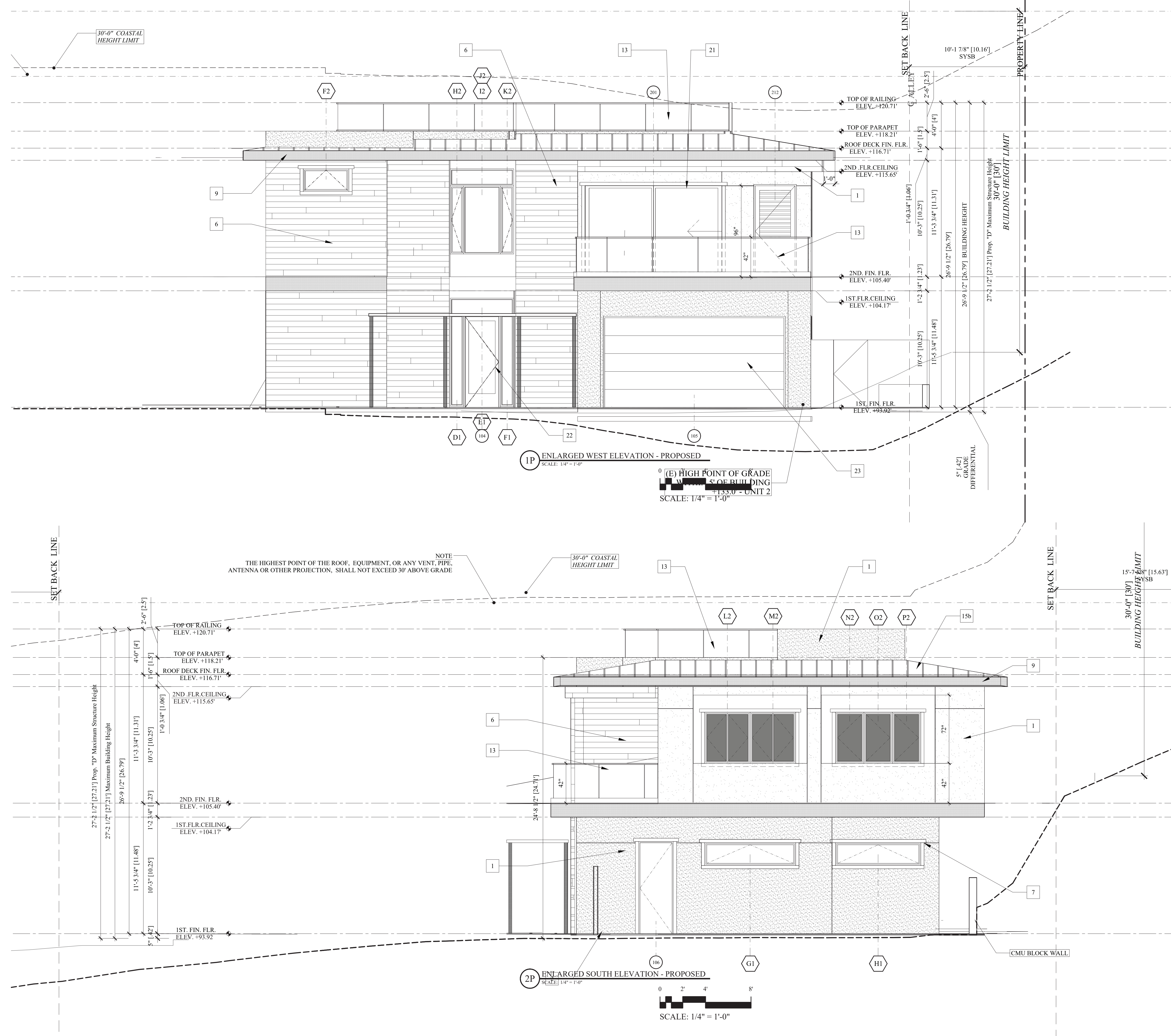
EXISTING / PROPOSED ELEVATIONS

**A-5.8**

**EXTERIOR ELEVATION FINISH KEYNOTES**

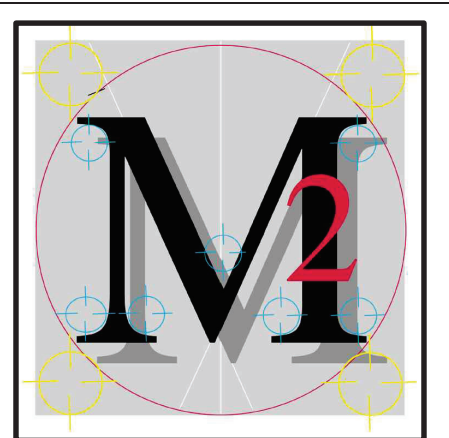
**EXTERIOR FINISH KEYNOTES**

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  - 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 Expansion Scream: Type "M" - AMCJM-780, exterior grade vinyl, 3/16" reveal, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. (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 "Country LedgeStone" style -Veneer Stone -by Boral Provide sample for Architects approval. Install per manufacturer's instructions. Provide sample for Architects approval. Install per manufacturer's instructions. Complies to Adhered veneer per CBC section 1405.9
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  - Exterior Wood Siding - 1 x 7.25 Lap Siding - Smooth Finish- with 6 inch exposure: James Hardie Cementitious Siding. Hardie 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.
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  - Guardrails: All Metal and Glass guardrail system by CRL or Glass Rail System by CRL Inc., they shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". All components - finish shall be Brushed Stainless Steel.
  - Handrail System: All components shall be by CRL - finish shall be Brushed Stainless Steel. See details. Install with screws and fittings per manufactures specifications.
- ROOFING:**  
 15(a) Roofing: Asphalt Roofing - See Roofing notes.  
 15(b) Metal Roofing : Standing Seam Metal Roofing - See Roofing notes.  
 16 Chimney Shroud: Copper - See Roof Notes  
 17 Roof Vents: See Roof Notes  
 18 Roof Eave Vents: See Roof Notes  
 19 Trellis Members: Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.  
 20 Fireplace / Exhaust: Stainless Steel - See Unit detail and manufactures clearance instructions.  
**FENESTRATION**  
 21 Window System: New Units, See Window Schedule and Notes.  
 22 Doors: New Units, See Door Schedule and Notes.  
 23 Garage Door: New Unit See Door Schedule and Notes  
 24 Head Flashing: All exterior door and windows to have 16 oz. Copper head flashing unless otherwise noted. All exposed copper shall have mill finish. Hem all exposed edges.  
**ELECTRICAL / MECHANICAL**  
 25 Light Fixture: See electrical fixture schedule and notes  
 26 Air Conditioner(s): Screened with landscaping, See Mechanical Plan.  
 27 Dryer Vent / Wall Vents: Shall be fabricated from 16 oz. copper or 24-gauge stainless steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop See Mechanical Plan  
**SPECIALTIES**  
 28 New House Numbers: 5" High Cast Aluminum - Helvetica house numbers by Gemini Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.  
**UTILITIES**  
 29 Electric Service Panel / Meter: Verify location with SDG&E, Prime and paint to match stucco color  
 30 Gas Meter: Verify location with SDG&E, Prime and paint to match stucco color  
 31 Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco color.

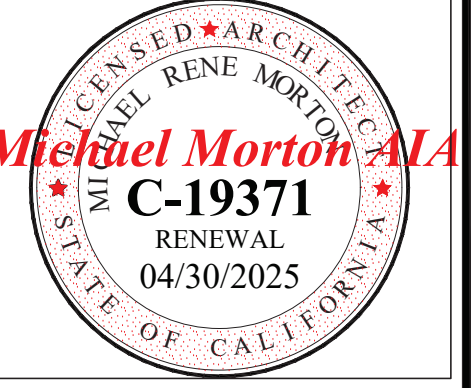


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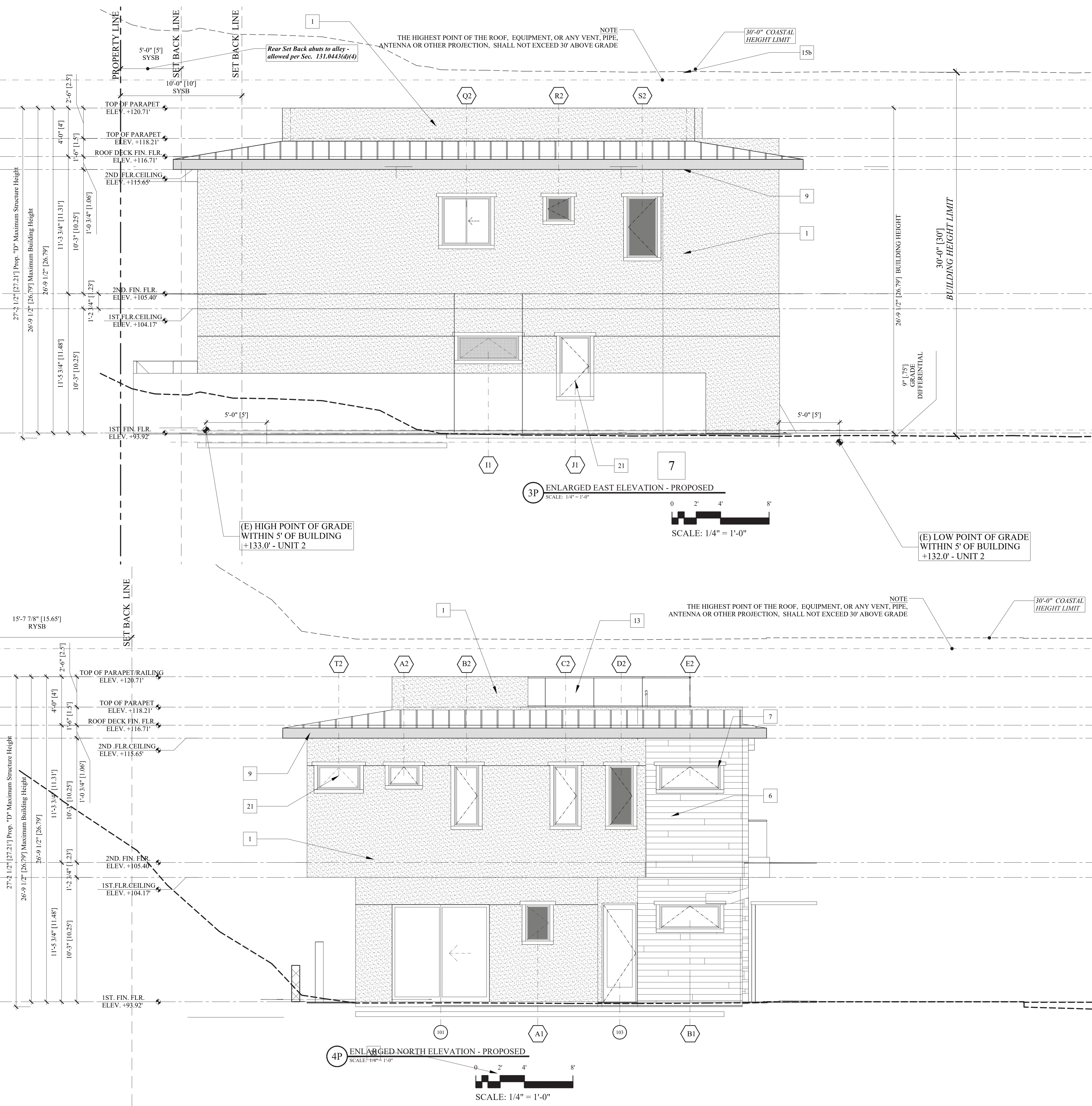
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EXISTING / PROPOSED ELEVATIONS

EXTERIOR ELEVATION FINISH KEYNOTES

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 15(b) **Metal Roofing:** Standing Seam Metal Roofing - See Roofing notes.  
 16. **Chimney Shroud:** Copper - See Roof Notes  
 17. **Roof Vents:** See Roof Notes  
 18. **Roof Eave Vents:** See Roof Notes  
 19. **Trellis Members:** Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for appearance shape per elevations, with eased edges. Stain and seal with full body stain verify stain color with architect. Fasteners shall be Stainless Steel. Provide copper flashing collar.  
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 23. **Garage Door:** New Unit See Door Schedule and Notes  
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 26. **Air Conditioner(s):** Screened with landscaping. See Mechanical Plan.  
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- UTILITIES**  
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 30. **Gas Meter:** Verify location with SDG&E. Prime and paint to match stucco color  
 31. **Telephone / Cable Box:** Verify location with Utility. Prime and paint to match stucco color.
- SITE**  
 32. **Existing Grade:** See Site Notes  
 33. **Proposed Finish Grade:** See Site/ Hardscape Plan  
 34. **New Site Wall:** See Site Hardscape Plan  
 35. **Existing Site Wall:** See Site Plan for location and information  
 36. **New Finish Hardscape Level:** See Hardscape plan for more information  
 37. **New Site Fencing:** New wood fencing per detail  
 38. **Site Gates:** Per Door schedule or detail - finish per detail
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 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 flue.  
 G. WINDOW AND DOOR HEIGHT: See Exterior Elevations  
 H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes

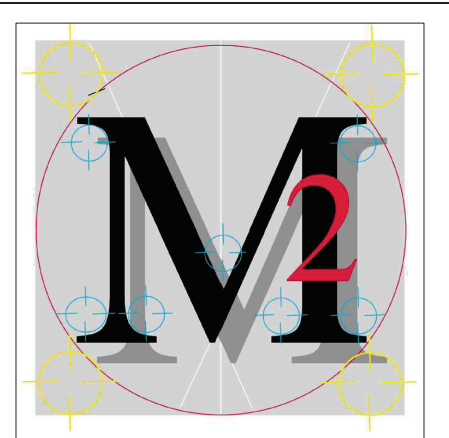


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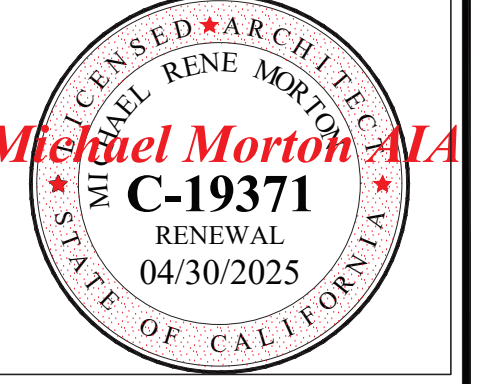




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03-20-2022



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PHASE COASTAL  
DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 03-20-2023

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EXISTING / PROPOSED SECTIONS

**A-6.2**

**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**

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

**SECTION KEYNOTES**

- R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE.
- PROVIDE R-19 BATT INSULATION - AT ALL INTERIOR 2X6 WALLS OR R-13 FOR SOUND INSULATION.
- R-15 BATT INSULATION - AT 2 X 4 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE.
- PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION.
- R-30 BATT INSULATION - AT CEILINGS AND ROOF ATTIC AREAS AS SHOWN.
- R-19 BATT INSULATION - AT FRAMED FLOORS AND RAISED FLOORS.
- R-30 BATT INSULATION - AT ROOF PLENUM AND RAISED FLOOR AREAS.
- 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**

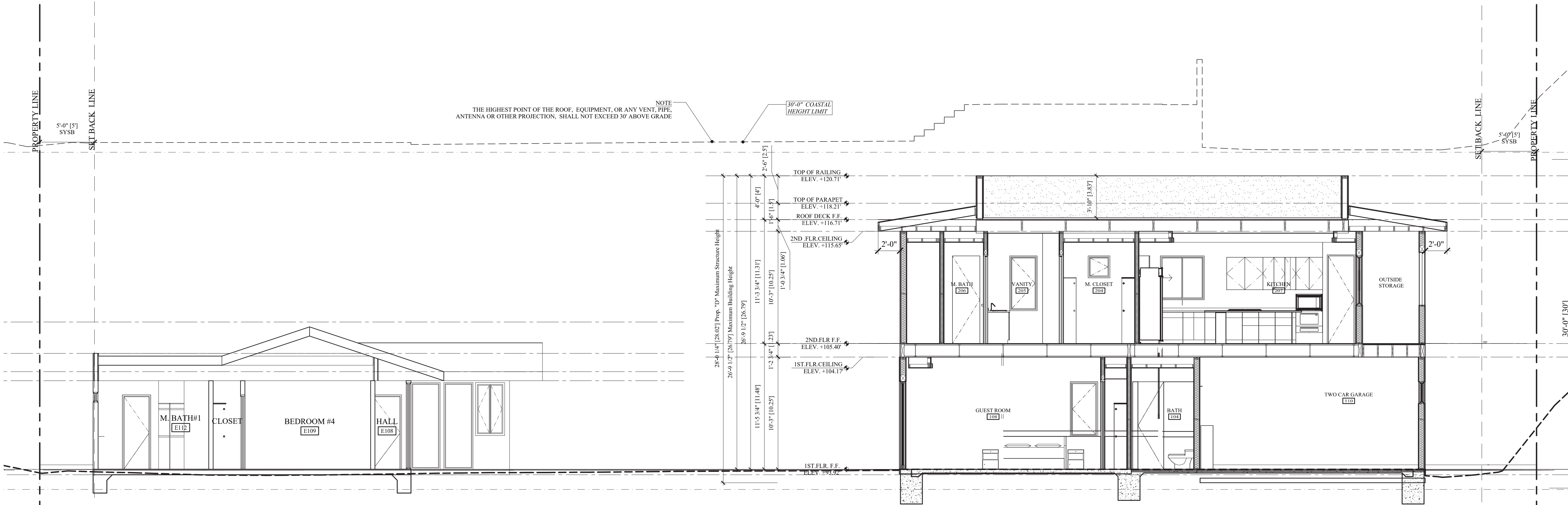
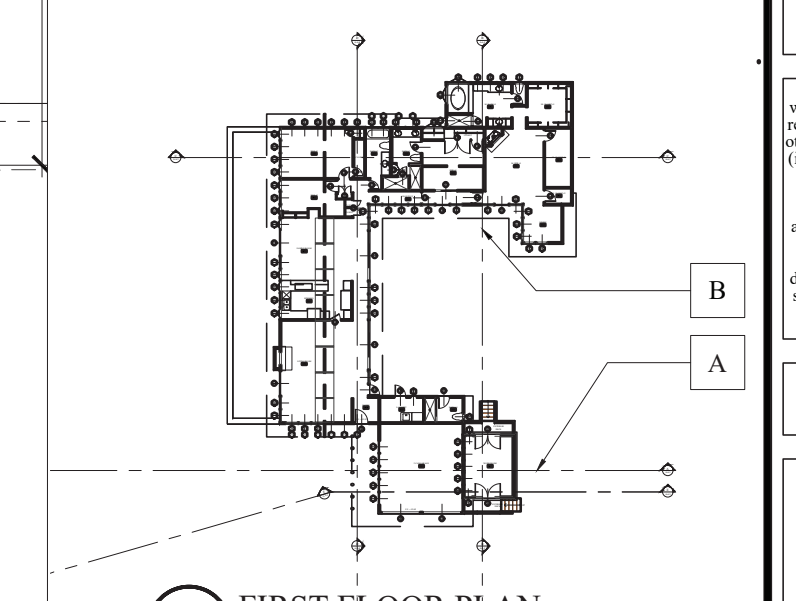
**Guards and Glass Handrails:**

- 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.
- Handrail and Guard Design Loads<sup>h</sup> 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)
- 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 Glazing 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.)
- 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.
- 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.

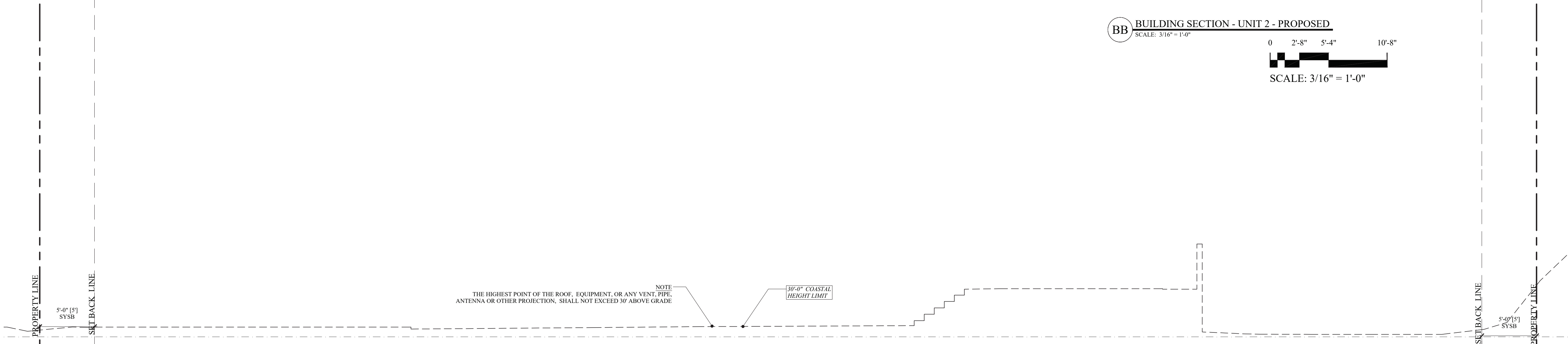
**Building Height:**

- 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).
- 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.
- 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.

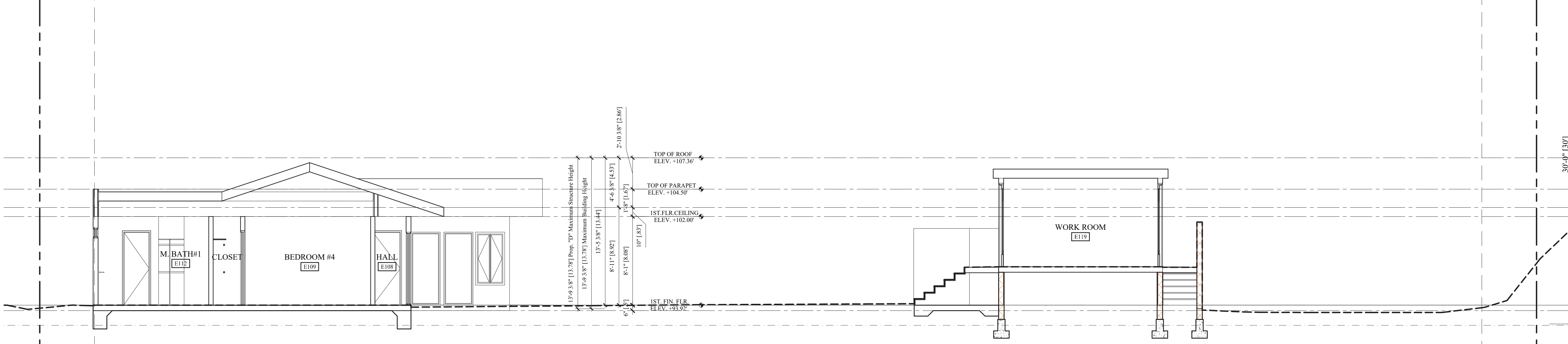
**KEY PLAN**



**BB BUILDING SECTION - UNIT 2 - PROPOSED**  
SCALE: 3/16" = 1'-0"  
0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"

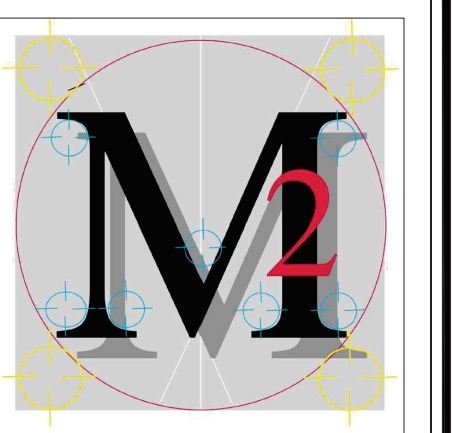


**B BUILDING SECTION - EXISTING**  
SCALE: 3/16" = 1'-0"  
0 2'-8" 5'-4" 10'-8"  
SCALE: 3/16" = 1'-0"



**1P FIRST FLOOR PLAN**





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EXISTING / PROPOSED SECTIONS

**A-6.3**

**SECTION LEGEND**

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- TOP OF PARPET 2  
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**PLAN AND SECTION NOTES**

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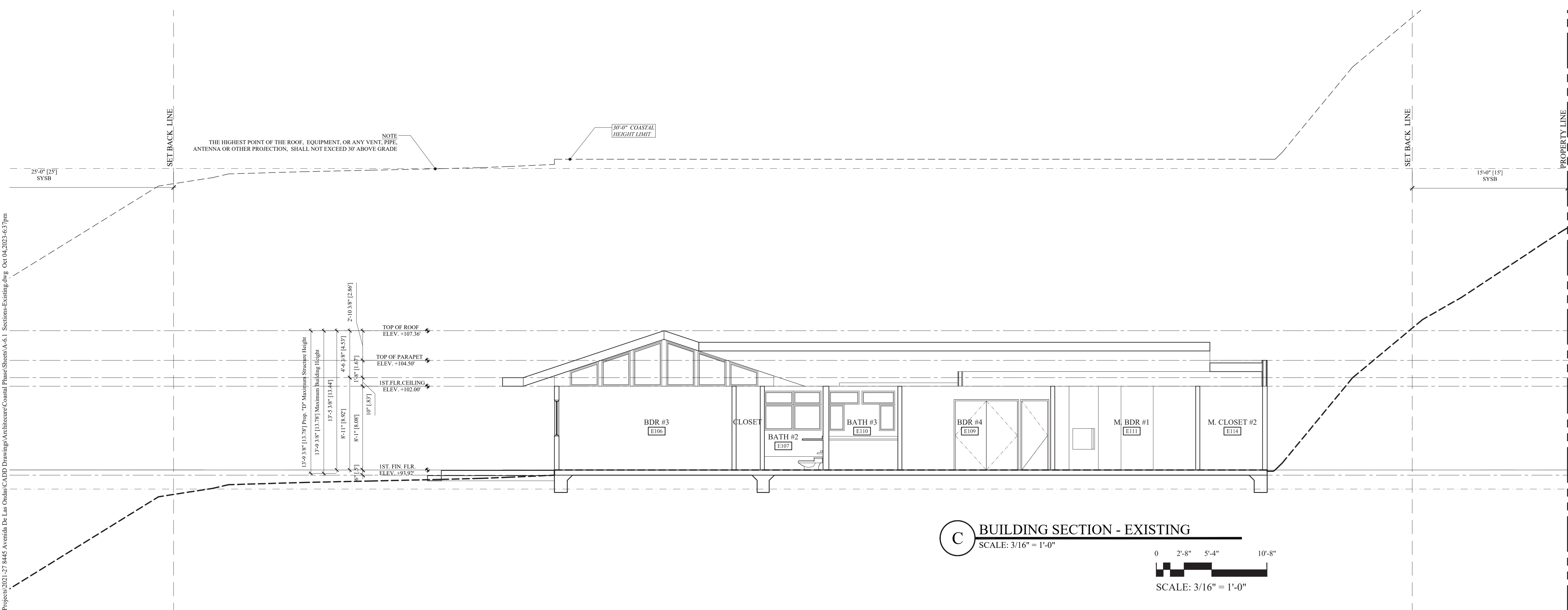
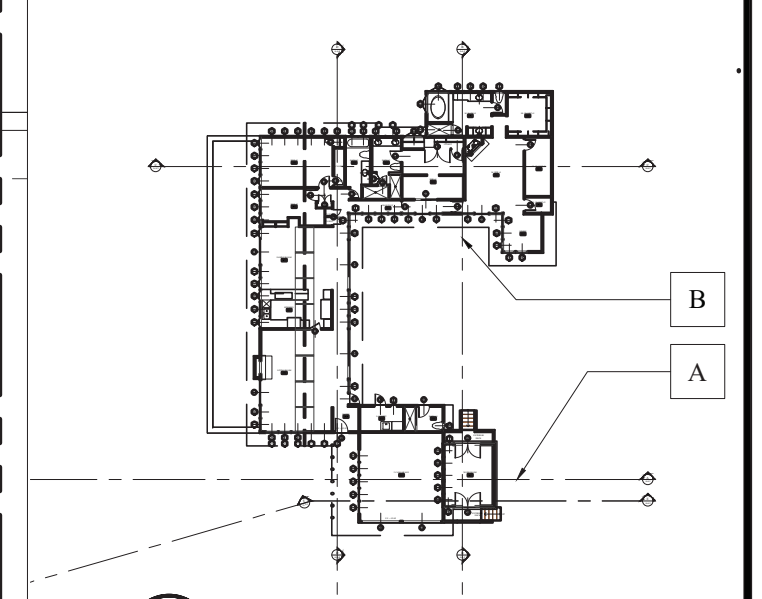
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**Other Plan Notes:**

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**KEY PLAN**



**C BUILDING SECTION - EXISTING**  
SCALE: 3/16" = 1'-0"  
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SCALE: 3/16" = 1'-0"