

Marengo Morton Architects

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Michael Morton AIA
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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 SECTIONS

A-6.4

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
- 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-30 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

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 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.)
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.

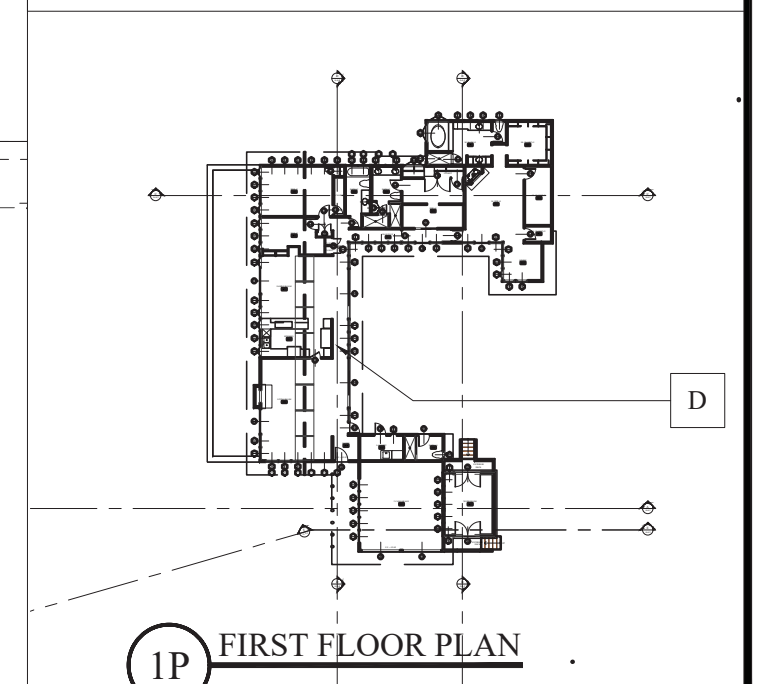
Building Height:

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).

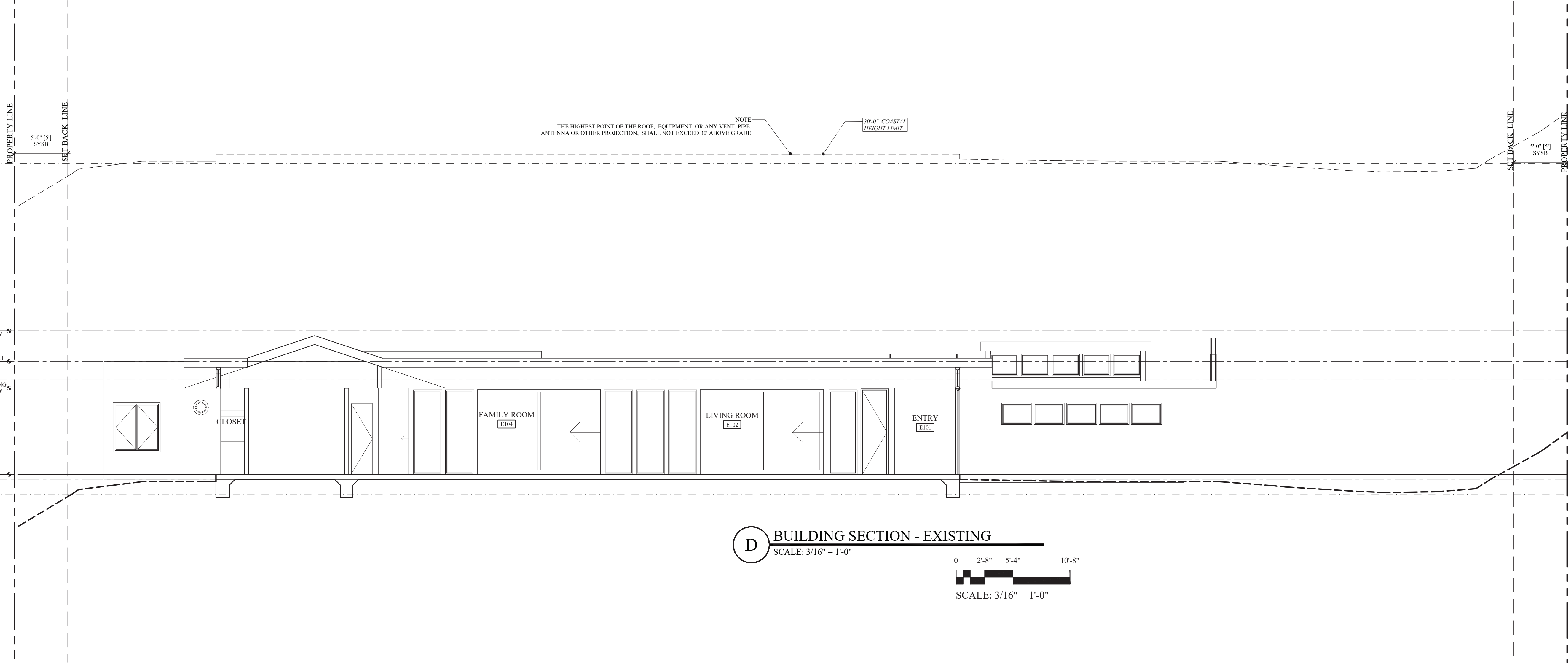
Other Plan Notes:

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.

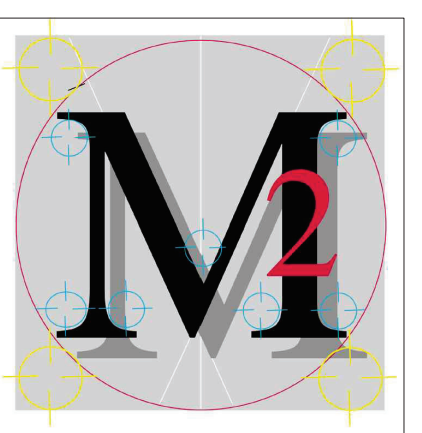
KEY PLAN



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



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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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EXISTING / PROPOSED SECTIONS

A-6.5

SECTION LEGEND

- Existing Site Grade Line
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- 30' High -Coastal Height Limit Line
- Proposition D -Maximum Height Line

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PLAN AND SECTION NOTES

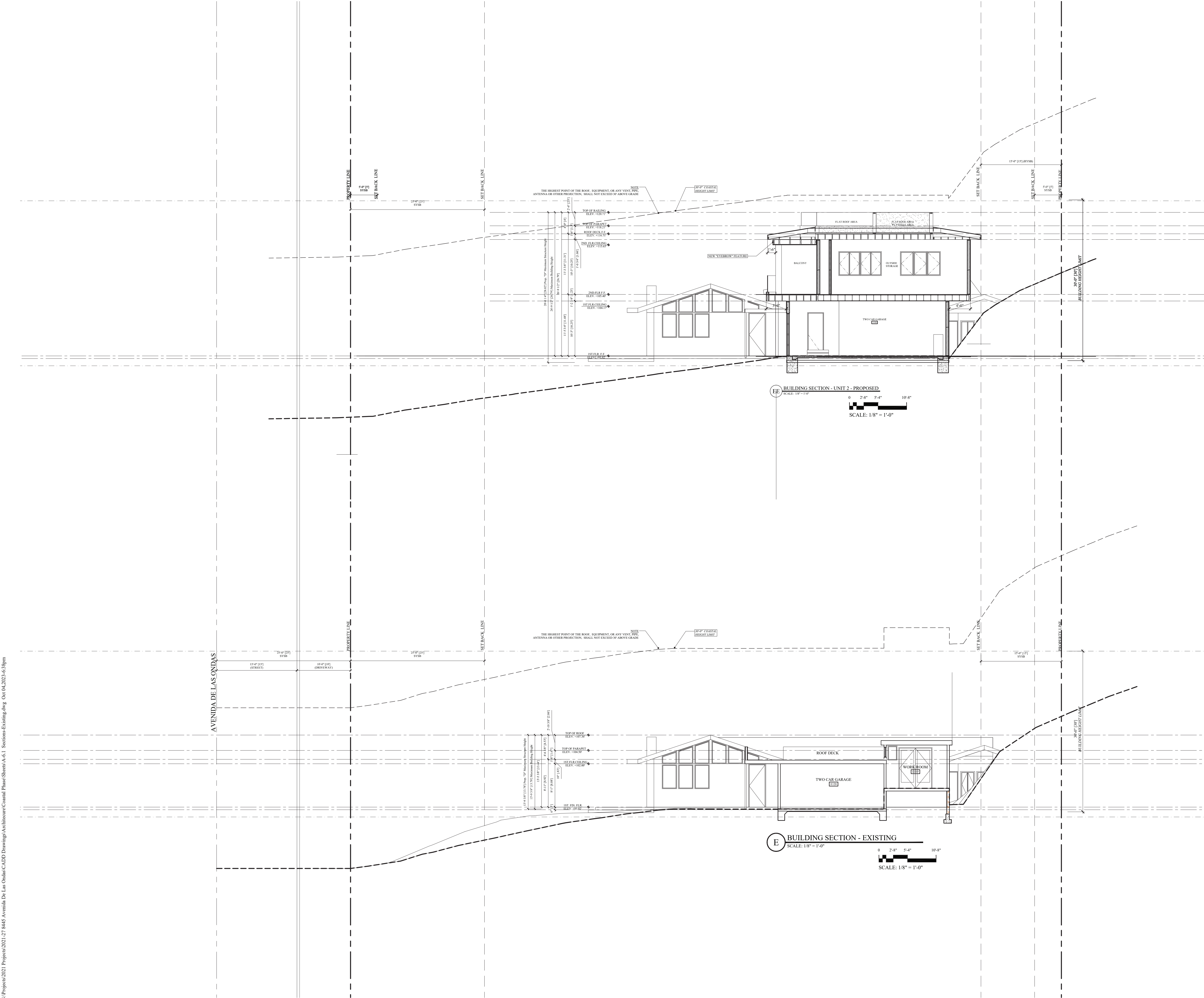
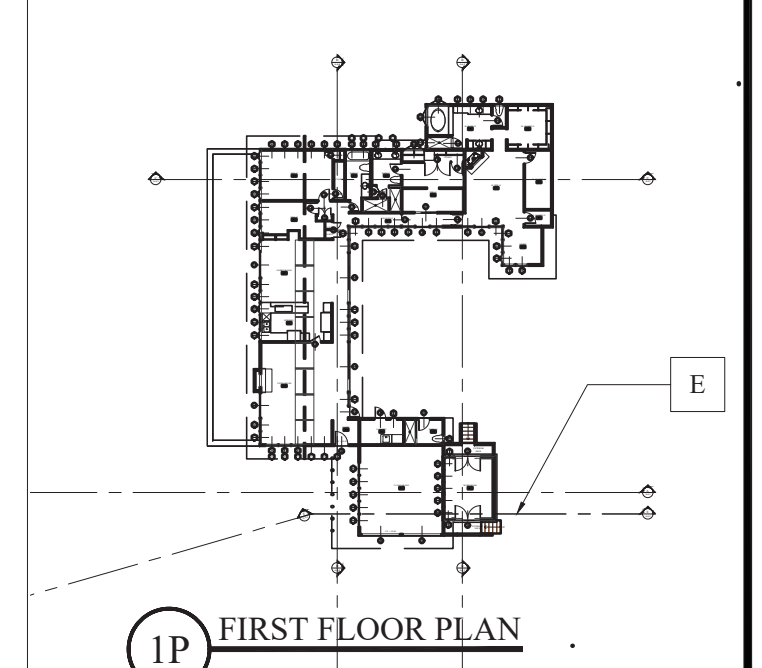
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2. Handrail and Guard Design Loads[®] handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied to in any direction at any point along the top, and have attachment devise and supporting structure to transfer this loading to appropriate structural elements of the building. (CBC 1607.8.1.1)
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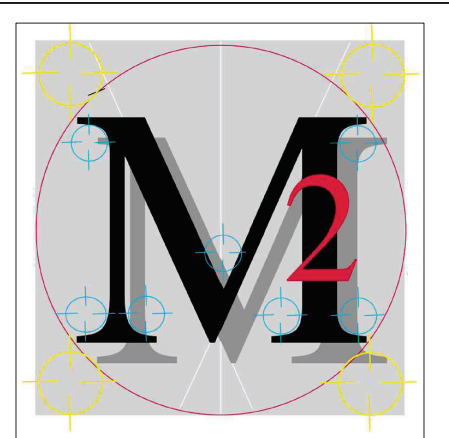
Building Height:

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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



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PHASE COASTAL DEVELOPMENT PHASE

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BUILDING SECTIONS PROPOSED

A-6.6

SECTION LEGEND

- - - Existing Site Grade Line
- Proposed Site Grade Line
- Proposed Finish Floor Elevation Line
- 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

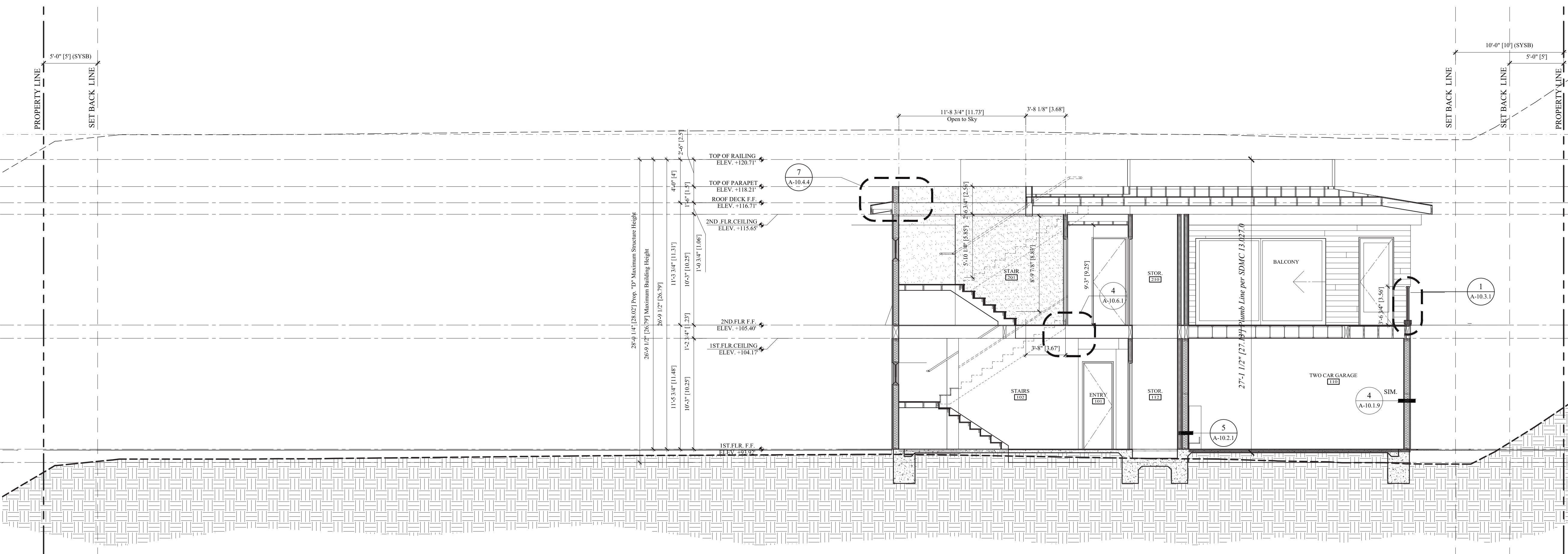
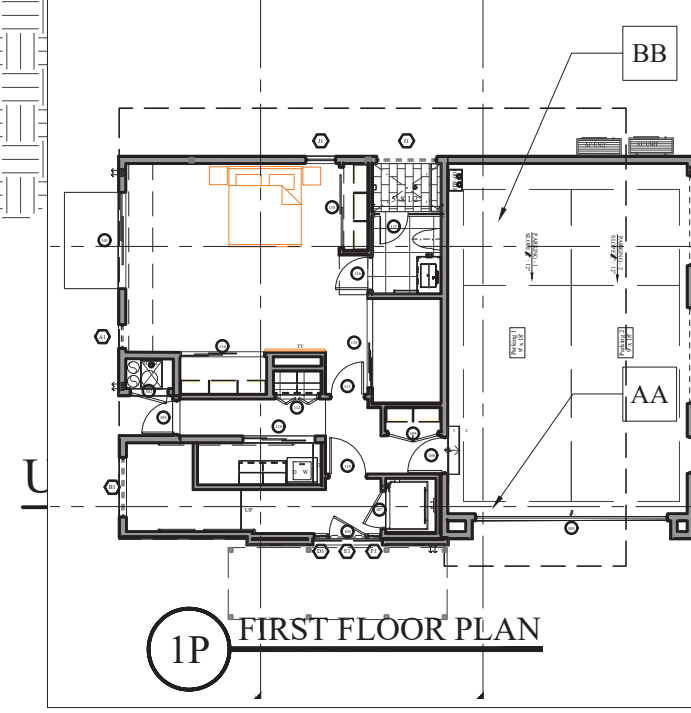
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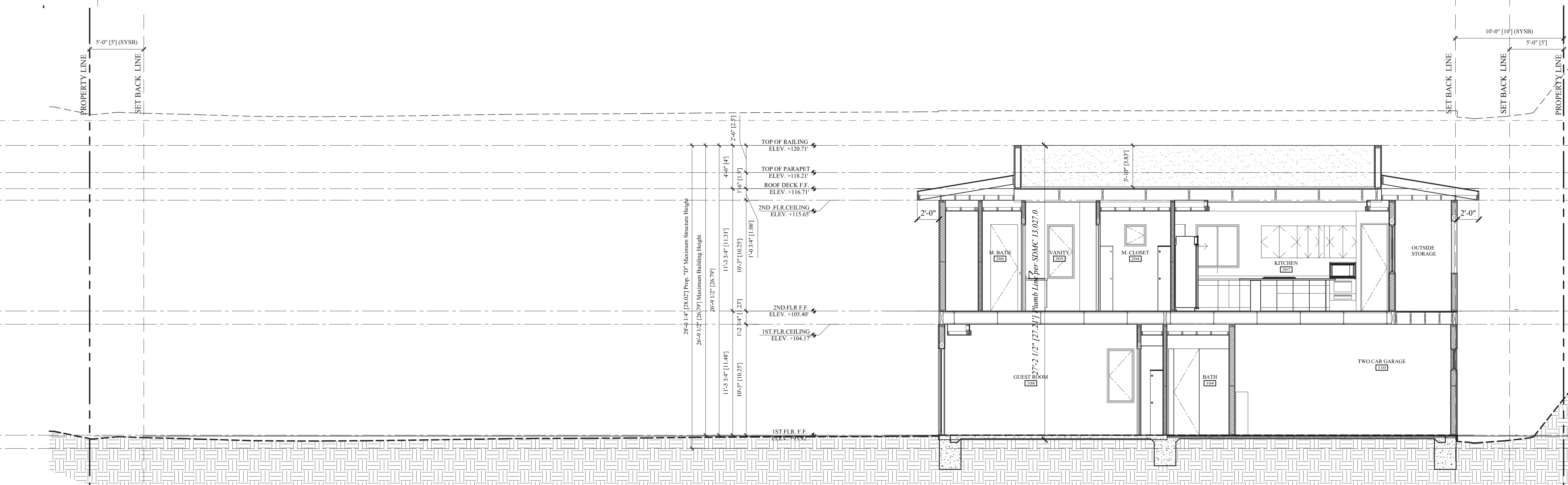
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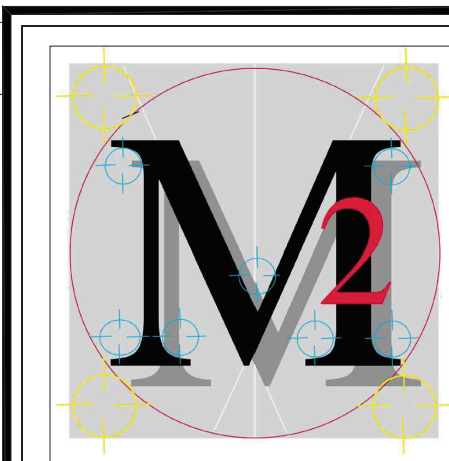
KEY PLAN



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



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



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BUILDING SECTIONS PROPOSED

A-6.7

SECTION LEGEND

- Existing Site Grade Line
- Proposed Site Grade Line
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- Proposed Top of Wall or Top of Structure Line
- 30' High Coastal Height Limit Line
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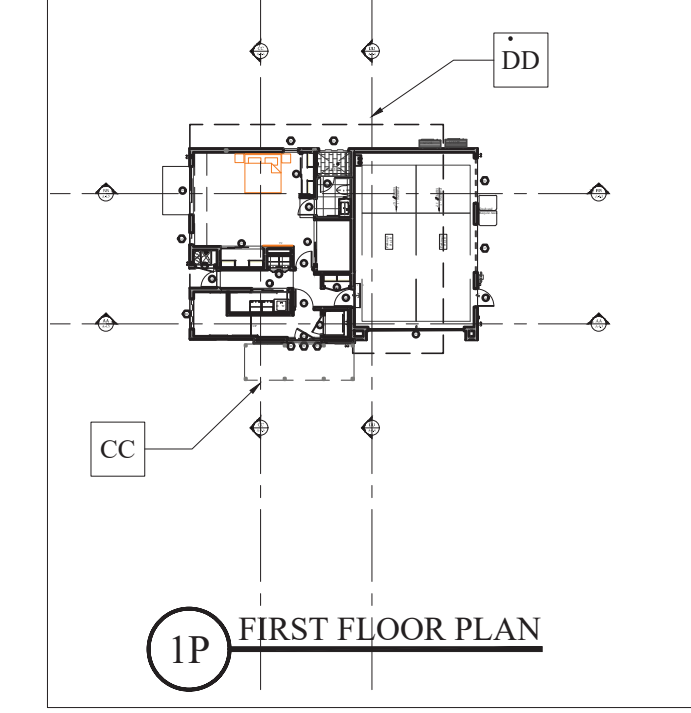
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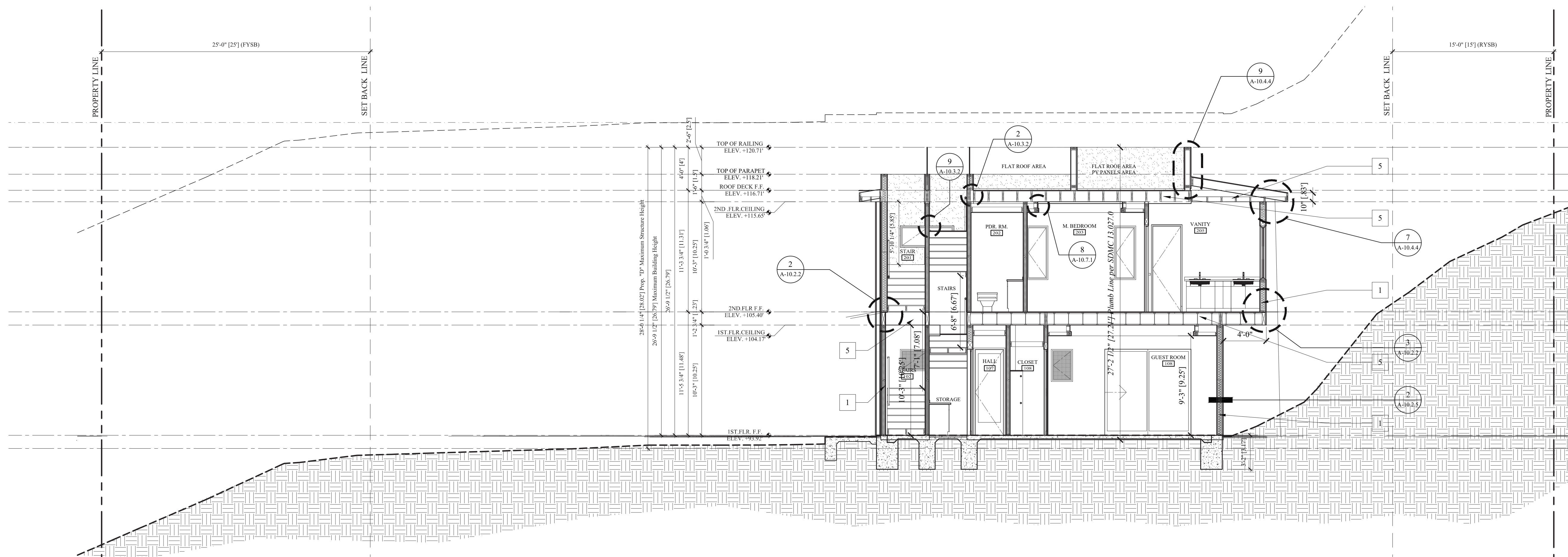
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1. Guard shall be location along open-sided walking surfaces including stairs, ramps and landing, that are location more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
 2. Handrail and Guard Design Loads⁶ 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 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.)
 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.

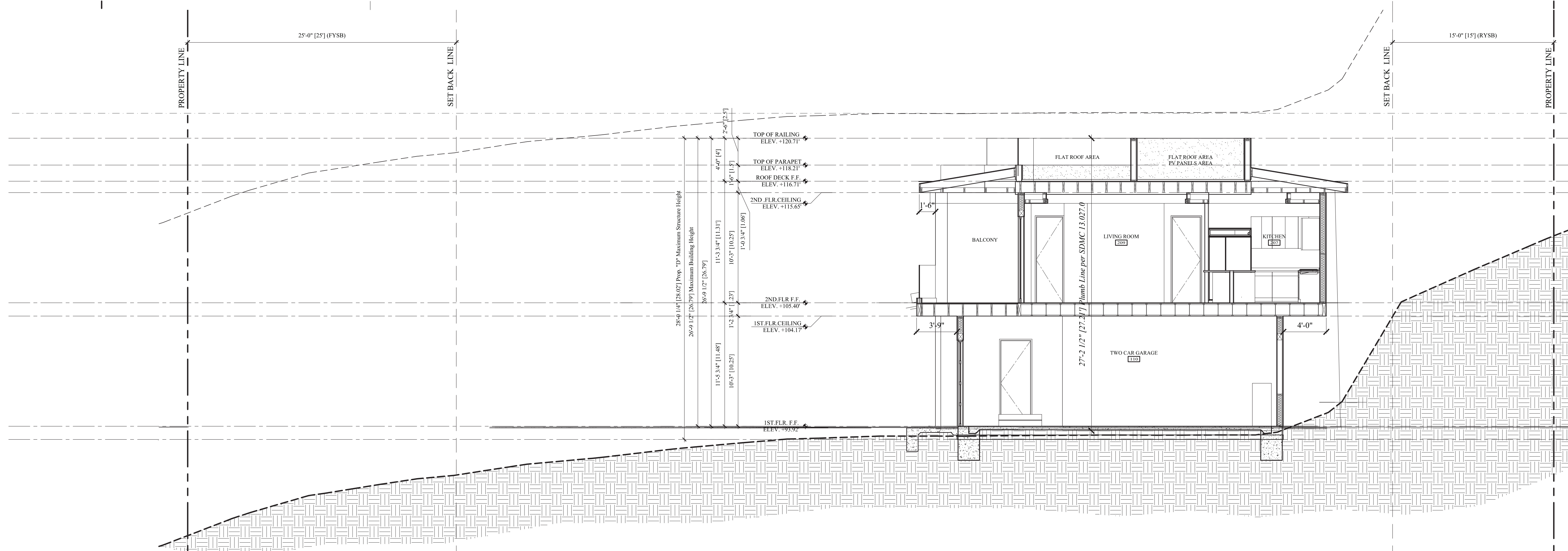
KEY PLAN



IP FIRST FLOOR PLAN



CC BUILDING SECTION - UNIT 2 - PROPOSED



DD BUILDING SECTION - UNIT 2 - PROPOSED



WINDOW SCHEDULE - EXISTING. Table with columns: SYM, MARK, SIZE NOMINAL (WIDTH, HEIGHT), UNIT, FRAME, WINDOW, STYLE, EXT., INT., #, Glazing (S.F., EA., AREA), TEMPERED, RATED. Rows include A1 through P3.

WINDOW SCHEDULE - PROPOSED. Table with columns: SYM, MARK, SIZE NOMINAL (WIDTH, HEIGHT), UNIT, FRAME, WINDOW, STYLE, EXT., INT., #, Glazing (S.F., EA., AREA), TEMPERED, RATED. Rows include A1 through A4.

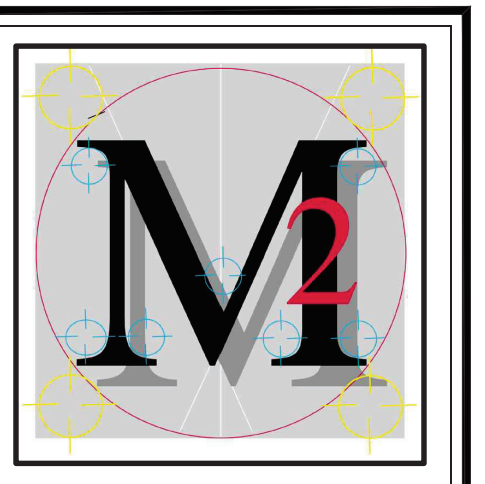
WINDOW & DOOR NOTES - LEGEND Residential

DOOR AND WINDOW NOTES:

- 1. 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 manufacturer's specifications for actual frame size and rough opening.
2. As noted on the window schedule, New Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.40 and SHGC of .35. Exterior glass shall be High Performance - Low-E glass panel with interior clear glass.
3. As noted on the window schedule, New Window Laminated Glazing shall be Single Laminated glazed units with a minimum rated "U" value of 1.04 and SHGC of .63. Exterior glass shall be High Low-E glass panel laminated interior clear glass to form a single unit.
4. As noted on the window schedule, Existing Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.58 and SHGC of .53. Exterior glass shall be - Low-E glass panel with interior clear glass.
5. All Door Glazing shall be as noted on the door schedule, either dual glazed tempered units with a minimum rated "U" value of 0.40 and SHGC of .35. Exterior dual glazed doors shall be Low-E glass panel with interior clear glass.
6. Manufactured skylights shall be by Yellus 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 block screens. ES-0199 approval number
7. Manufactured windows by Fleetwood or approved equal. Window exterior shall be Aluminum with Kynar 500 painted units - color - "Dark Bronze" or approved equal. All units shall have Painted interiors & exteriors. Unit size and type per plan or schedule. All operable units shall have matching screens (if requested by owner). Verify window type and manufacturer with owner and architect.
8. Custom Entry Doors by CRL Lawrence Company components in custom door see Detail. Verify all door types and manufacturer with owner. (Existing to remain)
9. Manufactured Sliding Glass Doors by Fleetwood Norwold 107X MIS 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, manufacture with owner, and architect.
10. 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.
11. All window hardware (lock, openers, and hinges) shall have a Brushed Stainless Steel color finish, finish to match frames, verify with owner. All internal window and door hardware (cranking mechanism, locks, etc.) shall be Corrosion-Resistant Components made with type 306 stainless steel.
12. Mull window units shall be joined with Narrow Transom. Exteriors shall be finished per detail. Verify size and style with schedule and owner.
13. All operable exterior windows and noted doors (verify) shall have screens. Screens shall have a Bronze colored frame and charcoal colored fiberglass screen cloth (Verify with owner).
14. Entry door hardware - lockset and hinges shall be by C. L. Lawrence Company - "Locking Ladder Pulls" - LLP48PS, 84 inch high with Brushed Stainless. With 4" square shape full length door rails, to and bottom - DR45SPS125 with concealed Dorma Door closure. Door shall have a tempered clear glass panel, from Cast Glass Images. Provide an allowance of \$500 per opening for hardware only.
15. New Interior and Exterior door hardware shall be Schlage. Lever style - Manhatta with Satin Chrome finish, as selected by Architect & Interior Designer and approved by Owner. Finish on lockset and hinges shall match. Provide an allowance of \$150 per opening for hardware only.
16. All operable exterior doors and windows, including door to garage, shall be fully weather-stripped. All exterior doors and windows shall have a 20-oz. Copper or Stainless Steel sheet metal head and sill flashing. Doorsill flashing shall be installed under opening & keyed in bottom of threshold.
17. Install windows, doors, and skylights in strict accordance with manufacturers instructions.
18. All new fenestration glazing shall be installed with a certifying label attached, showing "U" value. All glazing 18 inches or less above the finish floor and/or within 24 inches of either vertical edge of a door within the same wall plane shall be tempered glass and shall be so labeled. Tempered glazing is required for all glass adjacent to bathtubs and showers, within 60 inches of the floor.
19. All exterior door hinges and fasteners shall be solid brass or stainless steel with Finish to Match Door hardware. Provide allowance. Contractor shall install Doorstops At Owner-Approved Locations.
20. Interior Wood Doors - Solid Core Slab Door (U.N.O) door, frames and any other related wood surfaces shall be - Style A - Stain Grade Mahogany- stain and seal shall be selected by architect, and approved by the owner. - Style B - Paint Grade Slab doors
21. Drapes and window treatment shall be by owner.
22. All glazing glass must have an NFRC label meeting the requirements as listed above.
23. Also, see Title 24 and Energy Notes for additional requirements for doors and windows.

GLAZING SAFETY NOTES

- SAFETY GLAZING - Per CBC Section 2406 and /or CRC R308
1. 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 of the glazing standard with which it complies as well as the information specified in CBC section 2403.1 and CRC section R308.4. The designation shall be acid etched, sand blaster, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed.
2. Hazardous Locations:
a) Glazing in swinging doors except jalousies.
b) Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
c) Glazing in storm doors.
d) Glazing in unframed swinging doors.
e) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
f) Glazing in an individual fixed or operable panel adjacent to a door 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.
3. Glazing in an individual fixed or operable panel which meets all of the following conditions
a) Exposed area of an individual pane greater than 9 square feet.
b) Exposed top edge greater than 18 inches above the floor.
c) Exposed top edge greater than 36 inches above the floor and
d) One or more walking surfaces within 36 inches horizontally of the plane of the glazing.
4. Glazing in guards and railings, including structural balustrade panels and nonstructural in-fill panels, regardless of area or height above a walking surface.
5. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following conditions are present.
6. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
7. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction; when the exposed surface of the glass is less than 60 inches above the nose of the tread.
8. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet-Per CRC-R310.1.1
9. The minimum net clear opening for emergency escape grade-level openings shall be 5 square feet.
10. Maximum height from floor, shall have the bottom of the clear opening not greater than 44 inches measured from the top of the door-Per CRC-R-310.1.1
11. Minimum Dimensions - The minimum net opening height dimensions shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The new clear opening dimension shall be the result of normal operations of the opening. (CBC Sec. 1029.2 and /or CRC-R-310.1.2 and R-310.1.3



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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

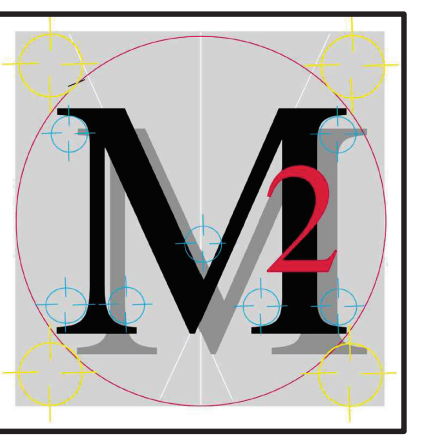
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EGRESS REQUIREMENTS - Per CBC Section 1029 and /or CRC R310

PROJECT SCHEDULES
A-8.1

DOOR AND FRAME SCHEDULE - EXISTING																
SYM.	DOOR SIZE - Inches nominal			DOOR TYPE/STYLE		MANUF.	RATING	DOOR FRAME MAT.	GLAZING	HARDWARE	NUMBER	OPEN GL.	TOTAL	REMARKS		
	Width	Height	Thickness	Door Material	Type										Style	Fire Label
First Floor																
101	5'-11"	6'-9"	1.34"	Wood Glass	Stained	Exterior Door	1-Siding Wood Glass Door	-	Wood Frame - Stained	Yes	Lever Keypad	Used	1.0	39.94	39.94	Existing - To Remain
102	5'-8"	6'-9"	1.34"	Wood Glass	Stained	Exterior Door	1-Siding Wood Glass Door	-	Wood Frame - Stained	Yes	Lever Keypad	Used	1.0	38.25	38.25	Existing - To Remain
103	3'-0"	7'-11"	1.34"	Wood Solid	Stained	Exterior Door	1-Swinging Wood Door	-	Wood Frame - Stained	No	Lever Keypad	Used	1.0	23.75	23.75	Existing - To Remain
104	9'-0"	7'-0"	2"	Aluminum	Painted	Exterior Garage Door	Rollup Door	-	Wood Frame - Painted	No	Passage Lever	Used	1.0	63.00	63.00	Remove for New Addition
105	9'-0"	7'-0"	2"	Aluminum	Painted	Exterior Garage Door	Rollup Door	-	Wood Frame - Painted	No	Passage Lever	Used	1.0	63.00	63.00	Remove for New Addition
106	6'-0"	7'-6"	1.34"	Wood Glass	Stained	Exterior Door	Dbl. Swinging Wood Glass Door	-	Wood Frame - Stained	Yes	Lever Keypad	Used	1.0	45.00	45.00	Remove for New Addition
107	6'-0"	7'-6"	1.34"	Wood Glass	Stained	Exterior Door	Dbl. Swinging Wood Glass Door	-	Wood Frame - Stained	Yes	Lever Keypad	Used	1.0	45.00	45.00	Remove for New Addition
108	2'-6"	7'-11"	1.34"	Wood Solid	Stained	Exterior Door	1-Swinging Wood Door	-	Wood Frame - Stained	No	Privacy Hardware	Used	1.0	19.79	19.79	Remove for New Addition
109	2'-6"	7'-11"	1.34"	Wood Solid	Stained	Exterior Door	1-Swinging Wood Door	-	Wood Frame - Stained	No	Lever Keypad	Used	1.0	19.79	19.79	Remove for New Addition
110	2'-4"	7'-11"	1.34"	Wood Solid	Stained	Exterior Door	1-Swinging Wood Door	-	Wood Frame - Stained	No	Lever Keypad	Used	1.0	18.47	18.47	Existing - To Remain
111	11'-6"	7'-11"	1.34"	Wood Glass	Stained	Exterior Door	Dbl. Sliding Wood Glass Door	-	Wood Frame - Stained	Yes	Lever Keypad	Used	1.0	91.04	91.04	Existing - To Remain
112	11'-6"	7'-11"	1.34"	Wood Glass	Stained	Exterior Door	Dbl. Sliding Wood Glass Door	-	Wood Frame - Stained	Yes	Lever Keypad	Used	1.0	91.04	91.04	Existing - To Remain
113	2'-2"	7'-11"	1.34"	Wood Glass	Stained	Exterior Door	1-Siding Wood Glass Door	-	Wood Frame - Stained	Yes	Lever Keypad	Used	1.0	9.79	9.79	Existing - To Remain
114	3'-3"	7'-11"	1.34"	Wood Glass	Stained	Exterior Door	1-Siding Wood Glass Door	-	Wood Frame - Stained	Yes	Lever Keypad	Used	1.0	19.79	19.79	Existing - To Remain
115	2'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Passage Lever	Used	1.0	16.67	16.67	Existing - To Remain
116	3'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	Dbl. Swinging Wood Door	-	Wood Frame - Stained	No	Passage Lever	Used	1.0	23.33	23.33	Existing - To Remain
117	3'-0"	6'-8"	1.34"	Wood	Stained	Interior Door	Dbl. Swinging Wood Door	-	Wood Frame - Stained	No	Passage Lever	Used	1.0	20.00	20.00	Existing - To Remain
118	2'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Privacy Hardware	Used	1.0	16.67	16.67	Existing - To Remain
119	2'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Privacy Hardware	Used	1.0	16.67	16.67	Existing - To Remain
120	2'-0"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Passage Lever	Used	1.0	13.33	13.33	Existing - To Remain
121	1'-8"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Passage Lever	Used	1.0	11.11	11.11	Existing - To Remain
122	2'-0"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Privacy Hardware	Used	1.0	13.33	13.33	Existing - To Remain
123	2'-4"	6'-8"	1.34"	Wood	Stained	Interior Door	Dbl. Swinging Wood Door	-	Wood Frame - Stained	No	Passage Lever	Used	1.0	15.56	15.56	Existing - To Remain
124	2'-0"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Privacy Hardware	Used	1.0	13.33	13.33	Existing - To Remain
125	2'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Privacy Hardware	Used	1.0	16.67	16.67	Existing - To Remain
126	2'-8"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Pocket Unit	-	No Frame	No	Passage Lever	Used	1.0	17.78	17.78	Existing - To Remain
127	5'-0"	6'-8"	1.34"	Wood	Stained	Interior Door	Dbl. Sliding Wood Door	-	Wood Frame - Stained	No	Passage Lever	Used	1.0	33.33	33.33	Existing - To Remain
128	2'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Stained	No	Privacy Hardware	Used	1.0	16.67	16.67	Existing - To Remain
129	6'-0"	6'-8"	1.34"	Wood	Stained	Interior Door	Dbl. Swinging Wood Door	-	Wood Frame - Stained	No	Passage Lever	Used	1.0	40.00	40.00	Existing - To Remain
130	2'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Passage Lever	Used	1.0	16.67	16.67	Existing - To Remain
131	2'-4"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Privacy Hardware	Used	1.0	15.56	15.56	Existing - To Remain
132	2'-4"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Privacy Hardware	Used	1.0	15.56	15.56	Existing - To Remain
133	2'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Passage Lever	Used	1.0	16.67	16.67	Existing - To Remain
134	2'-6"	6'-8"	1.34"	Wood	Stained	Interior Door	1-Swinging Unit	-	Wood Frame - Painted	No	Passage Lever	Used	1.0	16.67	16.67	Existing - To Remain
Panel Remodel																
Total Existing Doors												34	963.22			

DOOR AND FRAME SCHEDULE - PROPOSED														8445 Avenida de las Ondas													
SYM.	DOOR SIZE - Inches nominal			DOOR TYPE/STYLE		MANUF.	RATING	DOOR FRAME MAT.	GLAZING	HARDWARE	NUMBER	OPEN GL.	TOTAL	REMARKS													
	Width	Height	Thickness	Door Material	Type										Style	Fire Label	Type / Style	Tempered	Type	Notes	U-Value	SHGC	STC Rating	NUMBER	Glazing	S.F.	8445 Avenida De Las Ondas
New Floor																											
101	6'-0"	6'-0"	1.34"	Aluminum Glass	Or Equal	Exterior Door	Dbl. Sliding Aluminum Door	-	Fleetwood	No	Aluminum Frame-Painted	Yes	Lever Keypad	New	0.52	0.30	30	1	64.00	64.00	New Aluminum Glass Exterior Door						
102	3'-0"	6'-0"	1.34"	Solid Core	Or Equal	Exterior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Lever Keypad	New				1	0.00	0.00	New Exterior Door						
103	2'-8"	6'-0"	1.34"	Wood Glass	Or Equal	Exterior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	Yes	Lever Keypad	New	0.52	0.30	30	1	0.00	0.00	New Wood/Glass Exterior Door						
104	3'-0"	6'-0"	1.34"	Wood Glass	Or Equal	Exterior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	Tempered	Lever Keypad	New				1	21.33	21.33	New Wood/Glass Exterior Door						
105	16'-0"	6'-0"	1.34"	Aluminum Glass	Or Equal	Exterior Garage Door	Rollup Door	-	HP	No	Aluminum Frame - Painted	Tempered	Lever Keypad	New	0.52	0.30	30	1	24.00	24.00	New Sectional Exterior Door						
106	2'-10"	6'-0"	1.34"	Solid Core	Or Equal	Exterior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Lever Keypad	New				1	0.00	0.00	New Exterior Door						
107	3'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Interior Door						
108	2'-10"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Interior Door						
109	4'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	Dbl. Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
110	6'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Closet Door	Tpl. Sliding Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
111	Not Used																										
112	3'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	Dbl. Sliding Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
113	2'-8"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Privacy Hardware	New				1	0.00	0.00	New Panel Interior Door						
114	7'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Closet Door	Tpl. Sliding Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
115	7'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Closet Door	Tpl. Sliding Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
116	3'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
117	2'-4"	6'-0"	1.34"	Glass	Or Equal	Interior Shower Door	1-Swinging Unit	-	Downline	No	Frameless	Tempered	Passage Lever	New				1	18.67	18.67	New Shower Door						
118	6'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Closet Door	Tpl. Sliding Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
119	3'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Lever Keypad	New				1	0.00	0.00	New Panel Interior Door						
Second Floor																											
201	12'-0"	6'-0"	1.34"	Aluminum Glass	Or Equal	Exterior Door	Dbl. Sliding Aluminum Door	-	Fleetwood	No	Aluminum Frame-Painted	Yes	Lever Keypad	New	0.52	0.30	30	1	96.00	96.00	New Aluminum Glass Exterior Door						
202	2'-10"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
203	3'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
204	3'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
205	2'-4"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
206	2'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Passage Lever	New				1	0.00	0.00	New Panel Interior Door						
207	2'-8"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Privacy Hardware	New				1	0.00	0.00	New Panel Interior Door						
208	2'-8"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Privacy Hardware	New				1	0.00	0.00	New Panel Interior Door						
209	2'-8"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Privacy Hardware	New				1	0.00	0.00	New Panel Interior Door						
210	2'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Privacy Hardware	New				1	0.00	0.00	New Panel Interior Door						
211	2'-4"	6'-0"	1.34"	Glass	Or Equal	Interior Shower Door	1-Swinging Unit	-	Downline	No	Frameless	Tempered	Passage Lever	New				1	20.00	20.00	New Shower Door						
212	3'-0"	6'-0"	1.34"	Solid Core	Or Equal	Interior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	No	Privacy Hardware	New				1	0.00	0.00	New Panel Interior Door						
213	3'-0"	6'-0"	1.34"	Wood Glass	Or Equal	Exterior Door	1-Swinging Unit	-	Truslow	No	Wood Frame - Painted	Yes	Lever Keypad	New	0.52	0.30	30	1	24.00	24.00	New Wood/Glass Exterior Door						
TOTAL NEW EXTERIOR / INTERIOR GLAZING												39															
Notes: a) Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. The minimum net clear opening for emergency escape grade-level openings shall be 5 square feet. b) Emergency escape and rescue openings shall have a minimum																											



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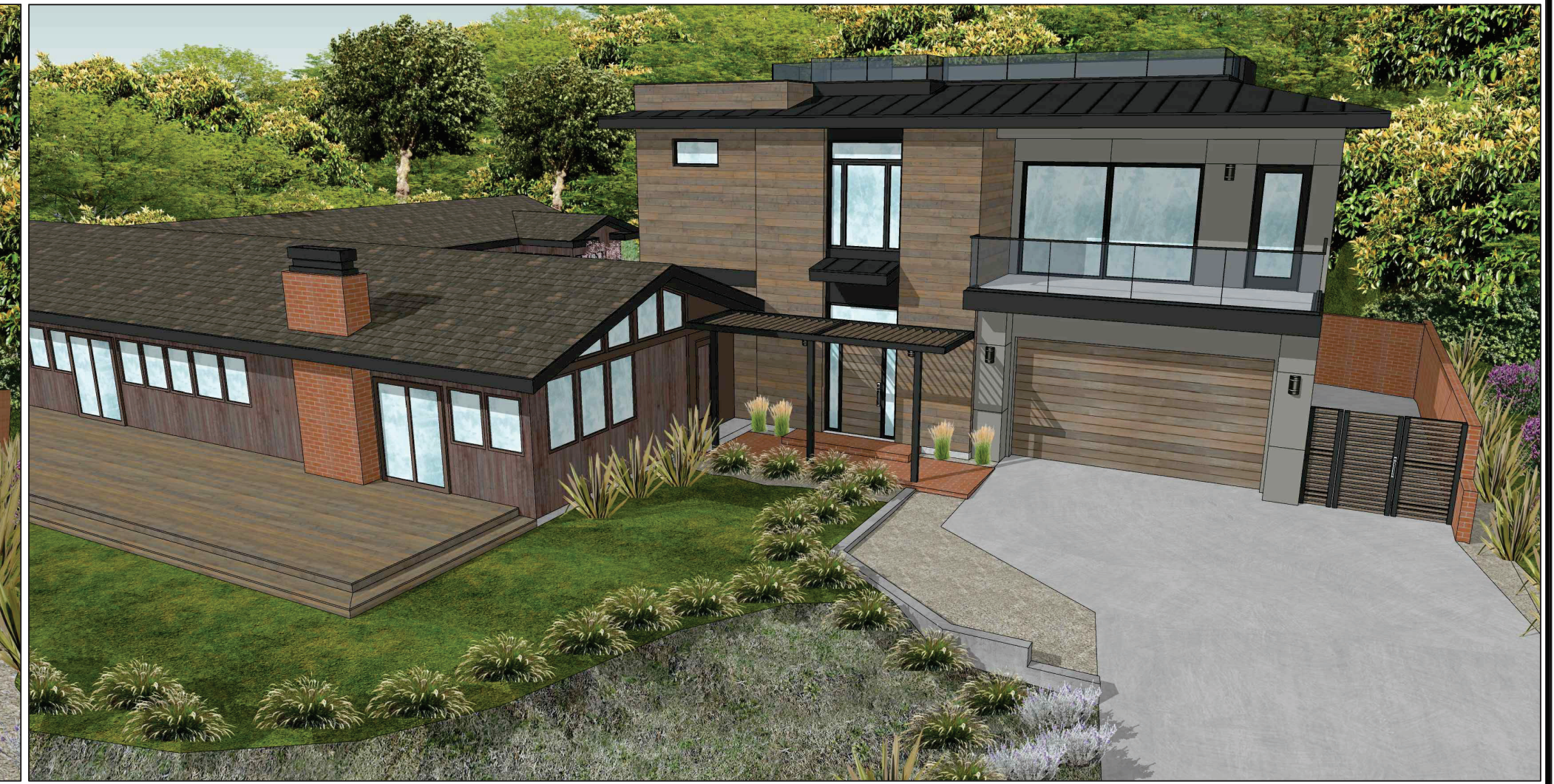
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03-20-2022



PROPOSED ELEVATION #1



PROPOSED ELEVATION #2



PROPOSED ELEVATION #3



PROPOSED ELEVATION #4



Note :
Samples of the proposed siding, proposed garage door veneer and hardscape materials will be provided to DSD-Historic staff upon request during the application of a future permit for approval.

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 .

SAMPLES WERE PROVIDED TO HISTORICAL UPON REQUEST.

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- 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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PROPOSED EXTERIOR RENDERINGS

A-9.1

S:\Projects\2021\Project\2021-27 8445 Avenida De Las Ondas\CAD Drawings\Architecture\Counal\Phase\Sheet\A-9.1 - Rendering_Materials_Proposed.dwg Oct 10, 2023 4:53:30pm



PROPOSED ELEVATION #7



PROPOSED ELEVATION #8



PROPOSED ELEVATION #9



PROPOSED ELEVATION #10



PROPOSED ELEVATION #11



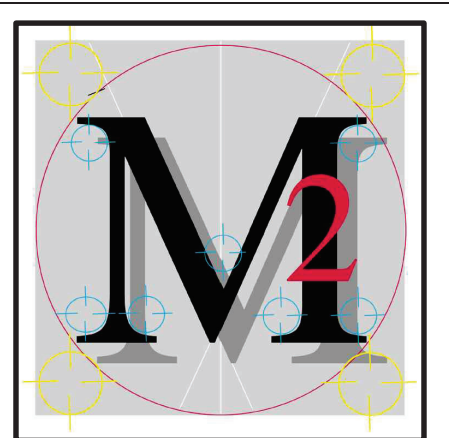
PROPOSED ELEVATION #13

1 PERSPECTIVE RENDERINGS
SCALE: NONE

Note :
Samples of the proposed siding, proposed garage door veneer and hardscape materials will be provided to DSD-Historic staff upon request during the application of a future permit for approval.

Note :
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PHASE COASTAL
DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

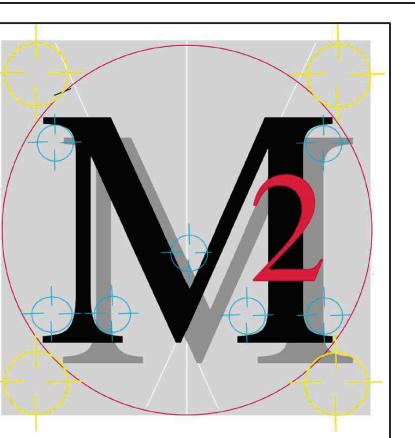
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PROPOSED
EXTERIOR RENDERINGS

A-9.2



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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

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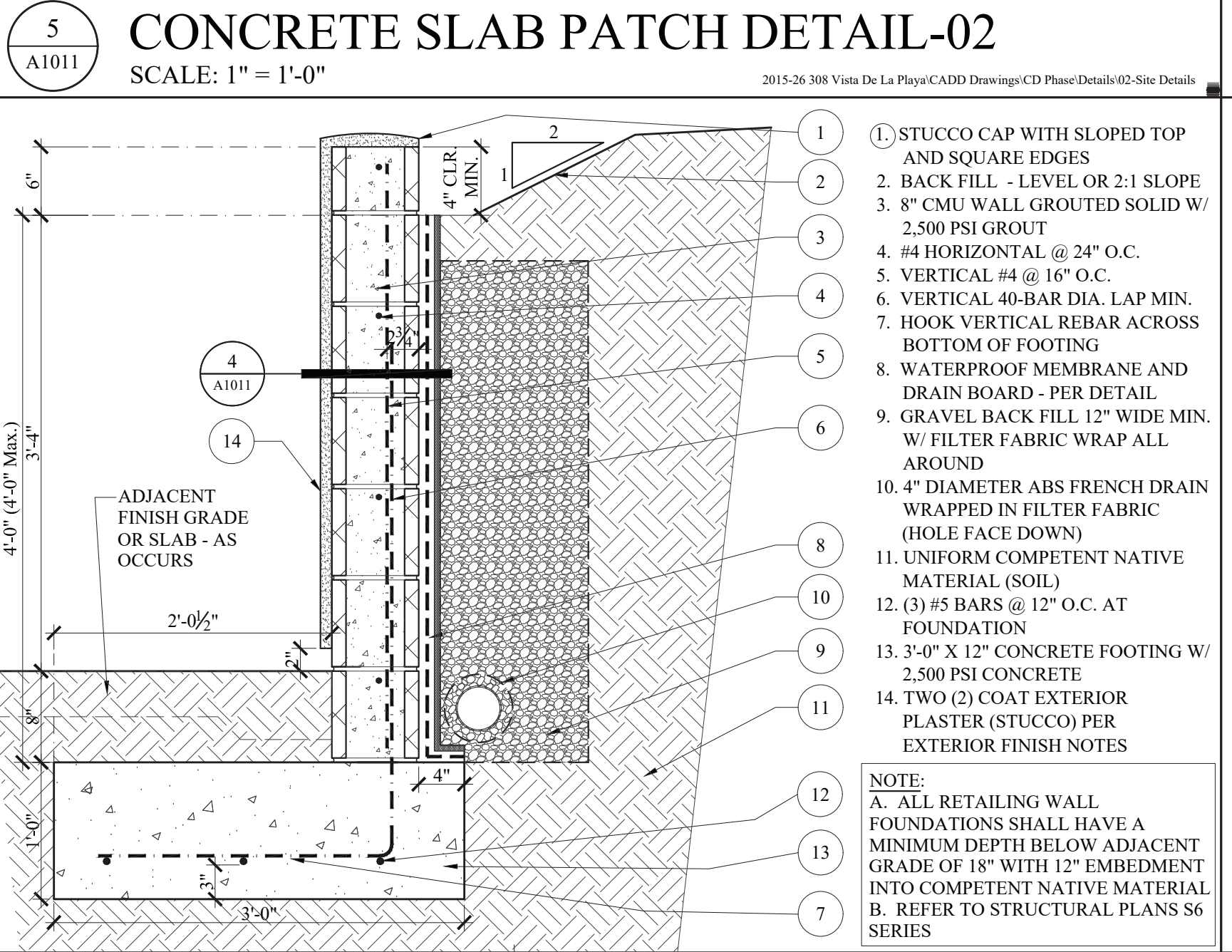
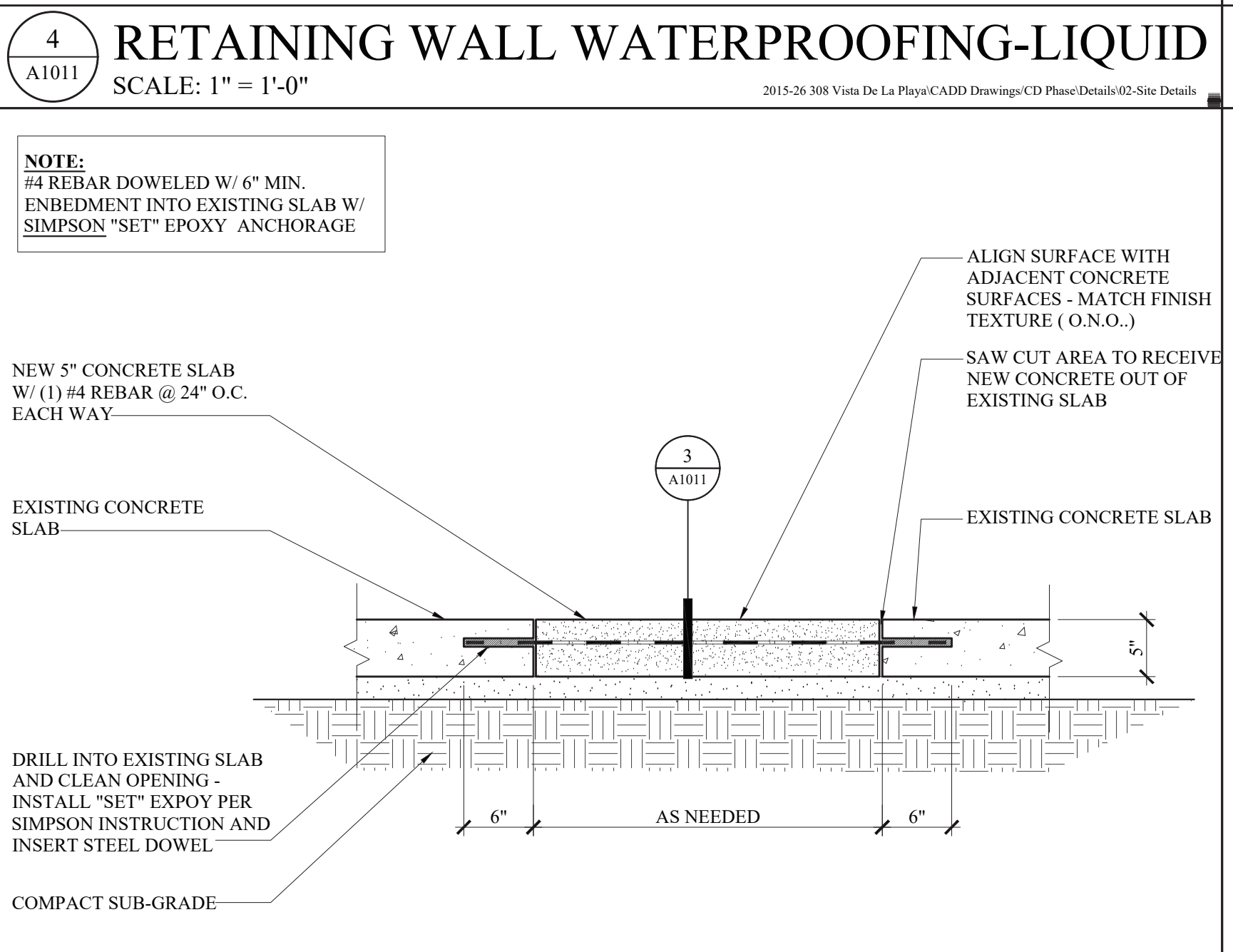
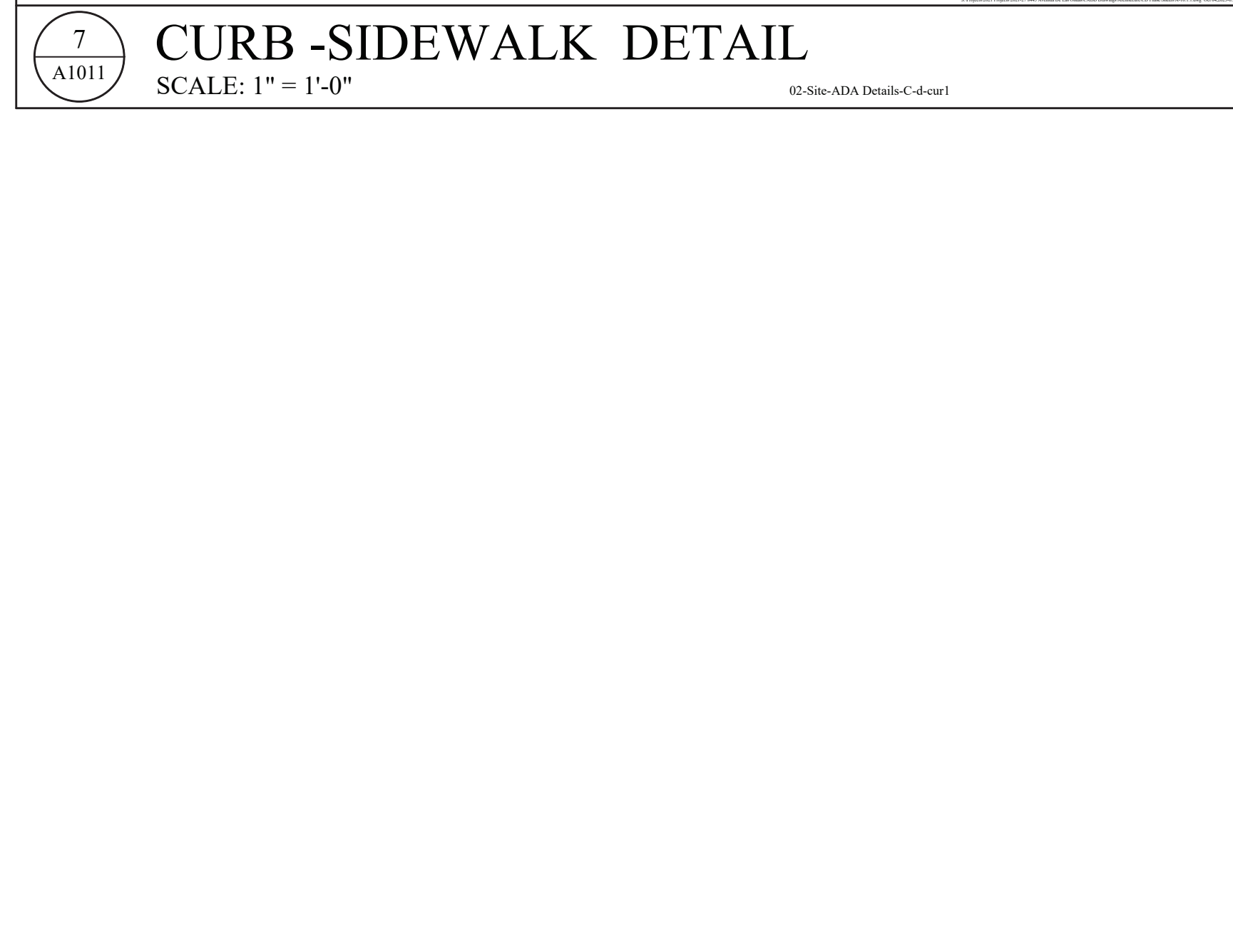
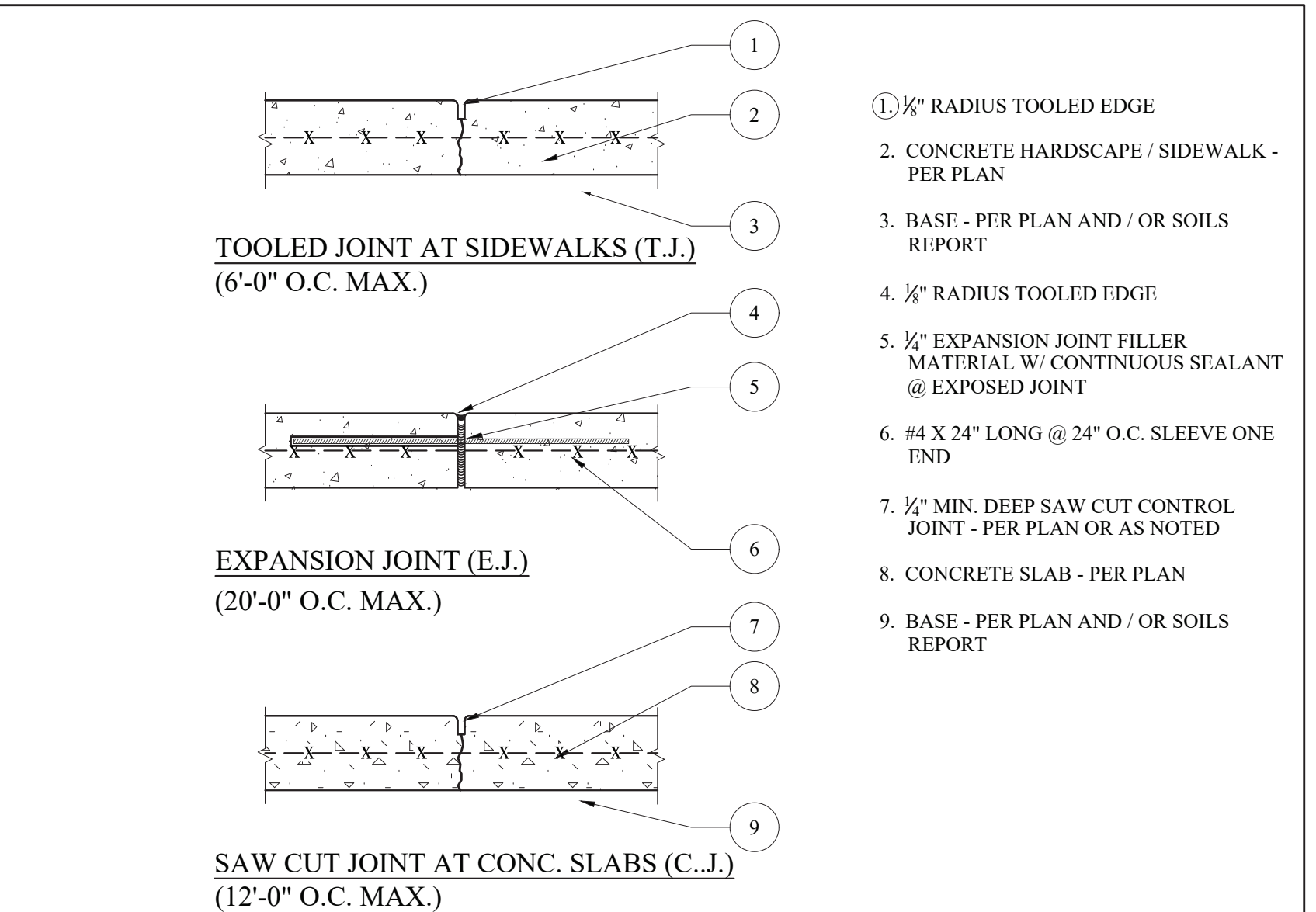
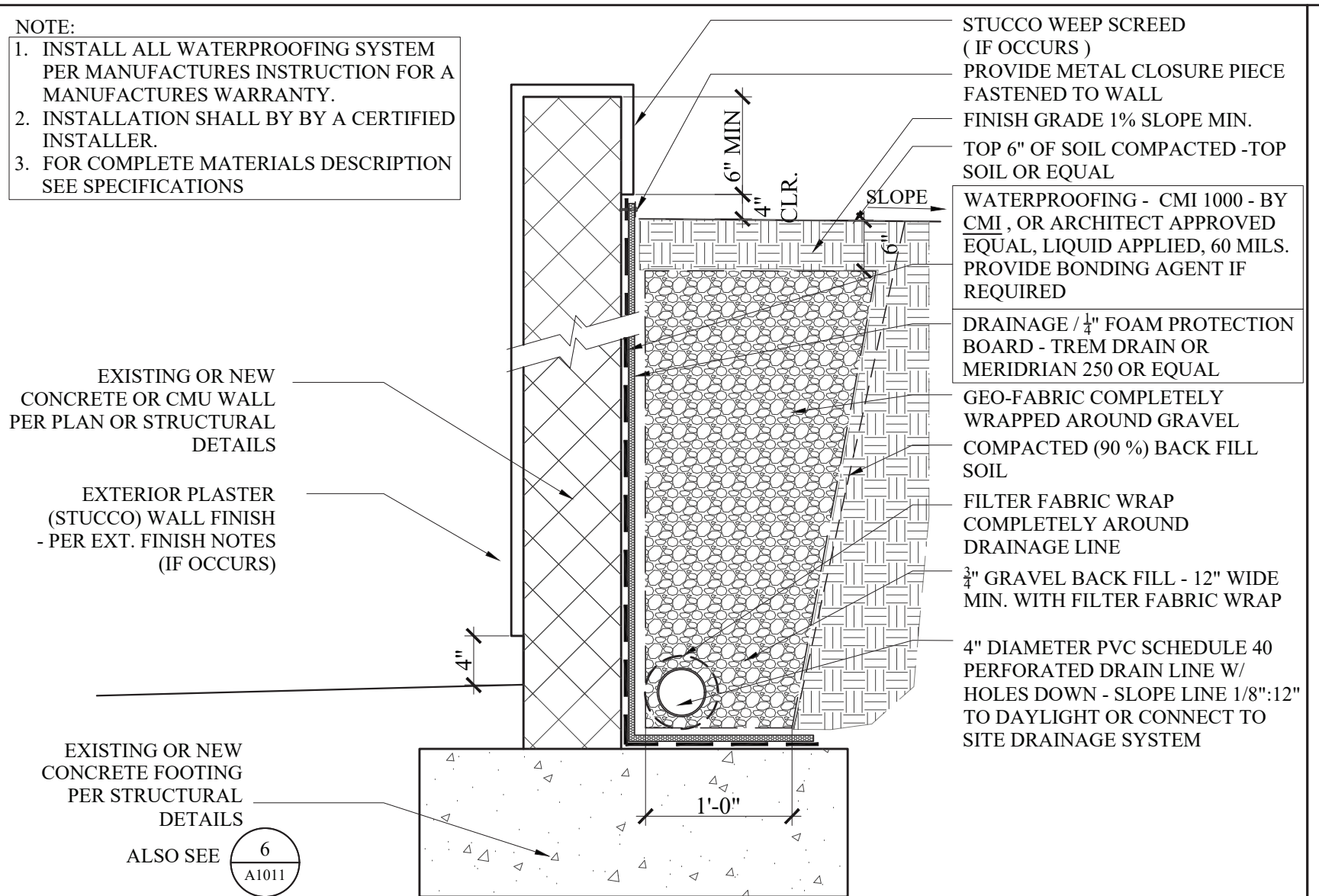
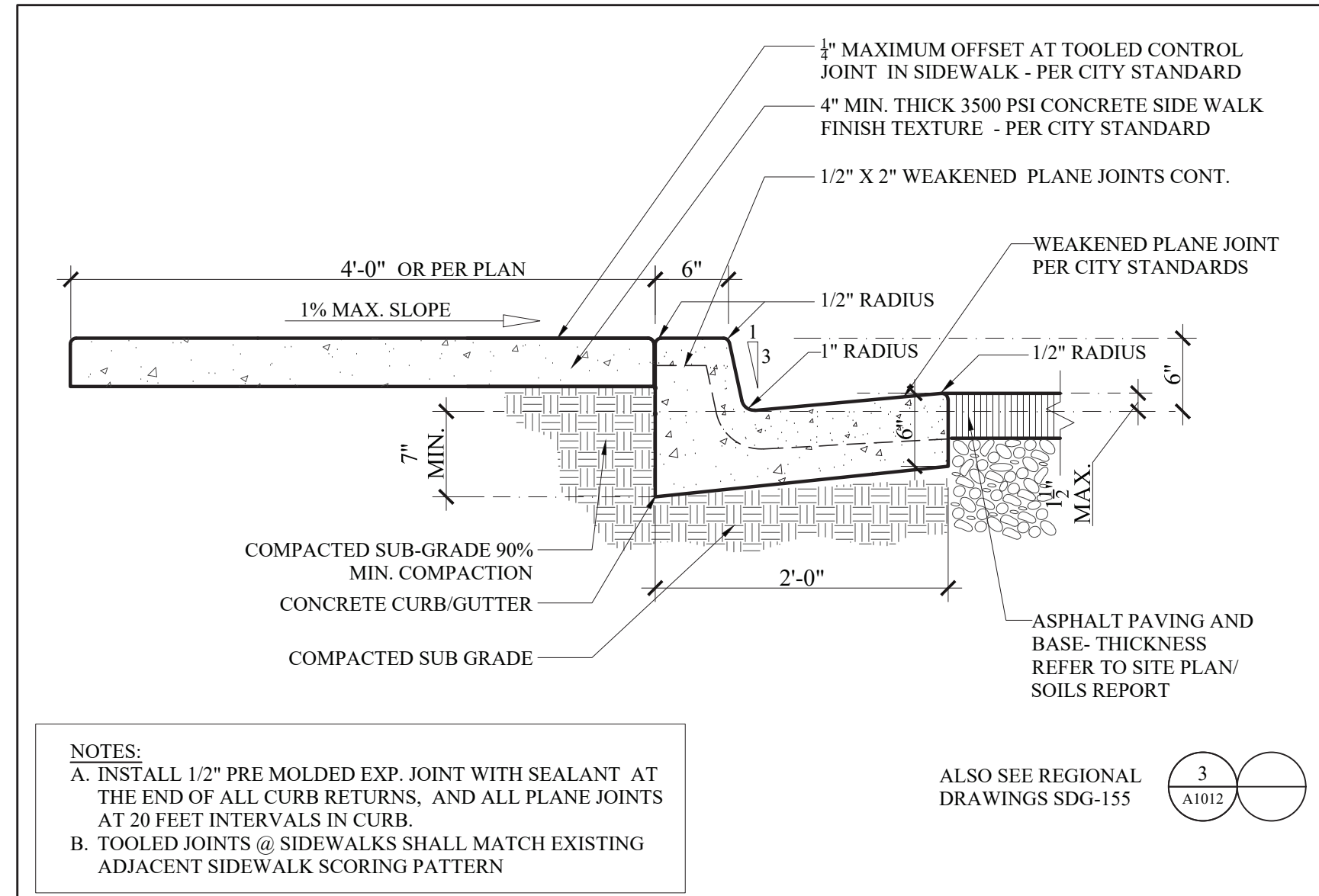
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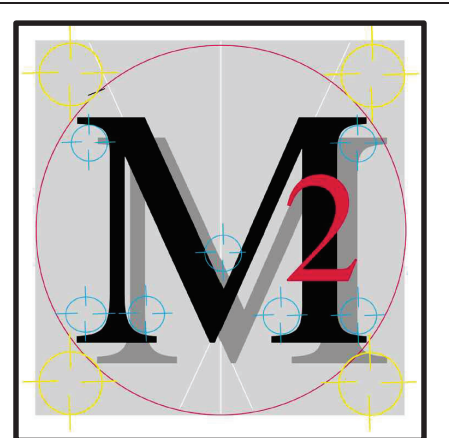
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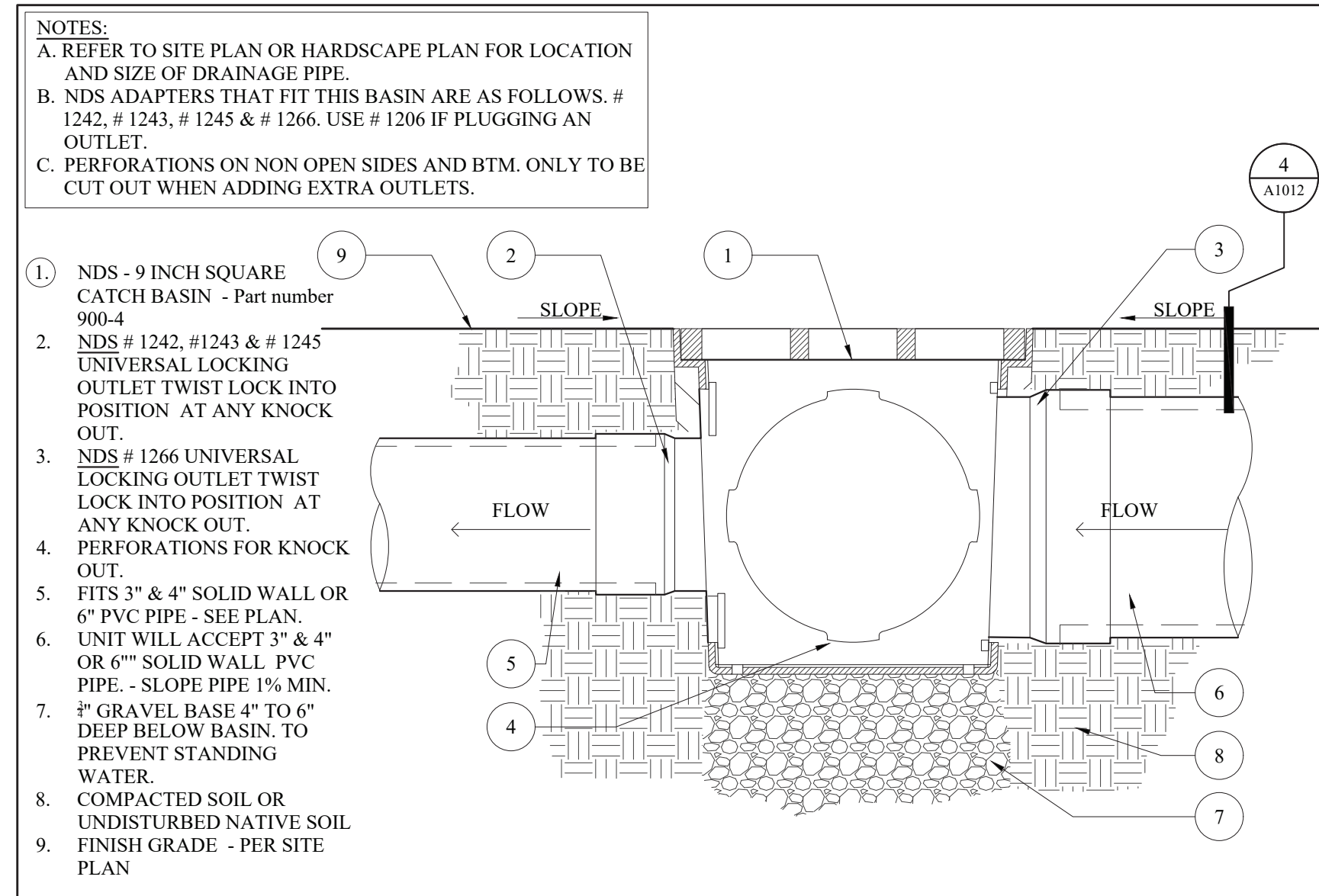
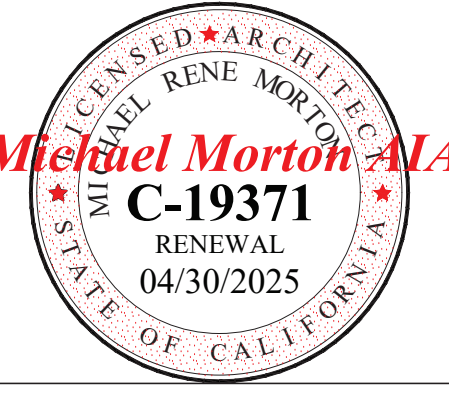
DETAILS

A-10.1.1

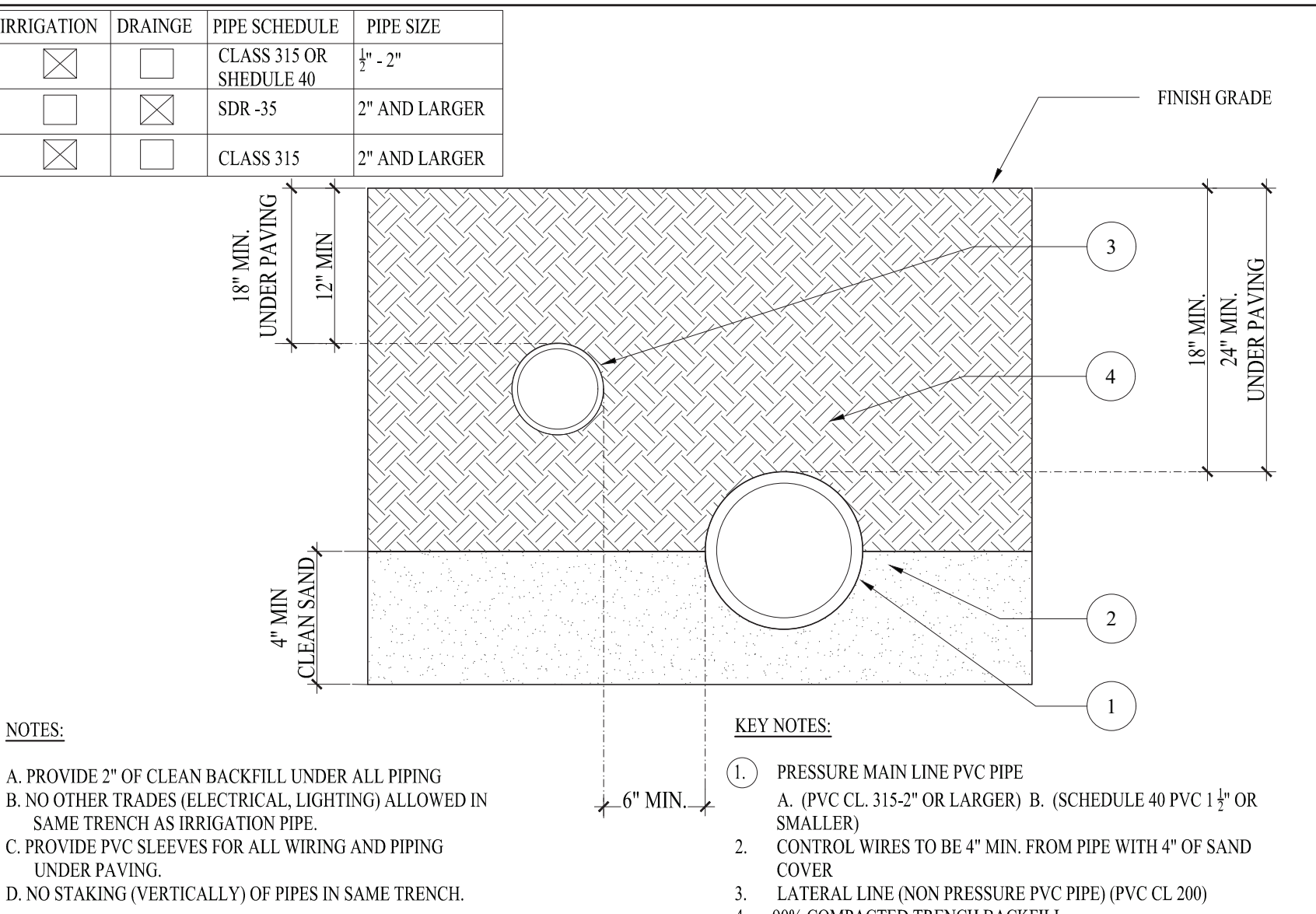




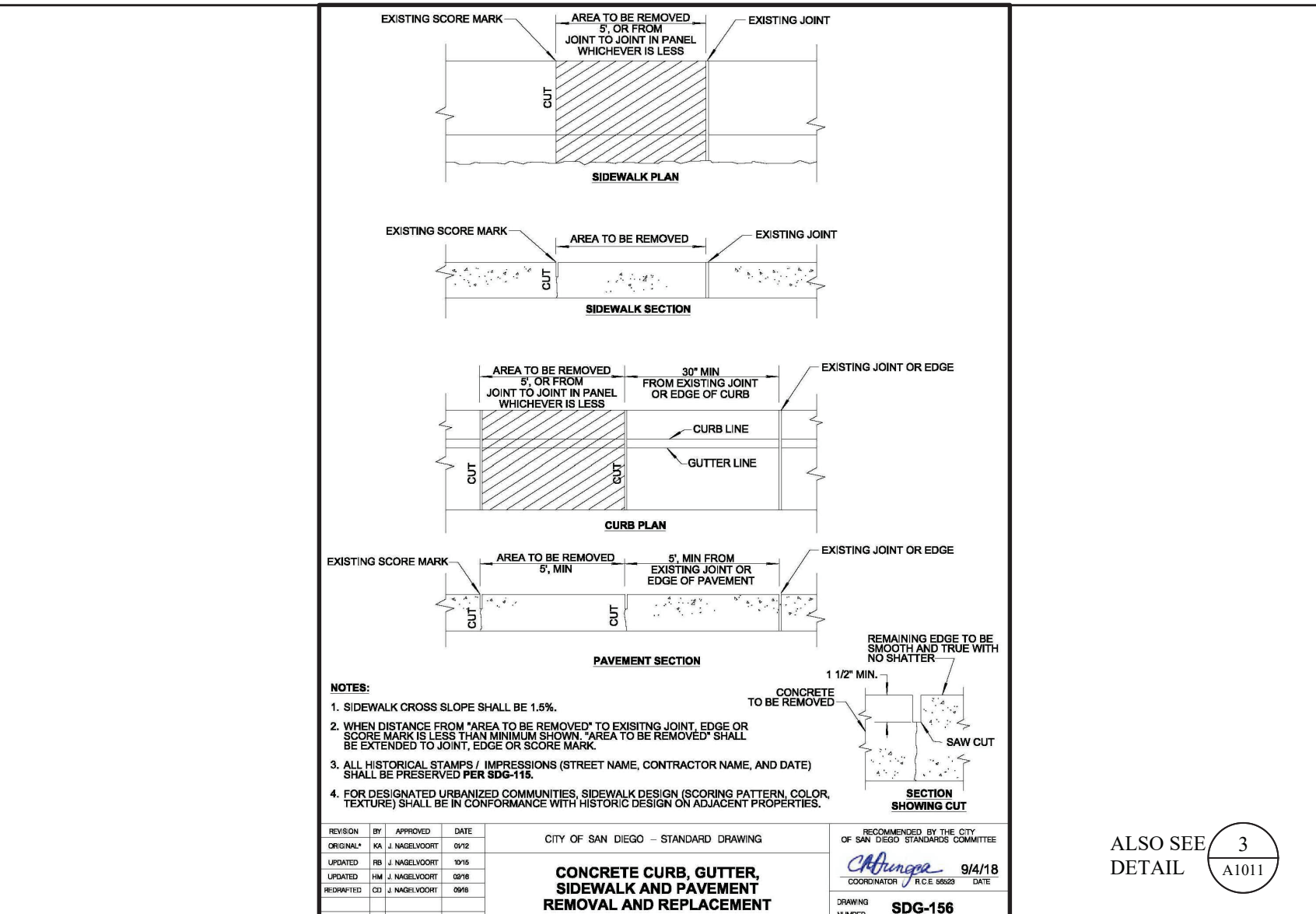
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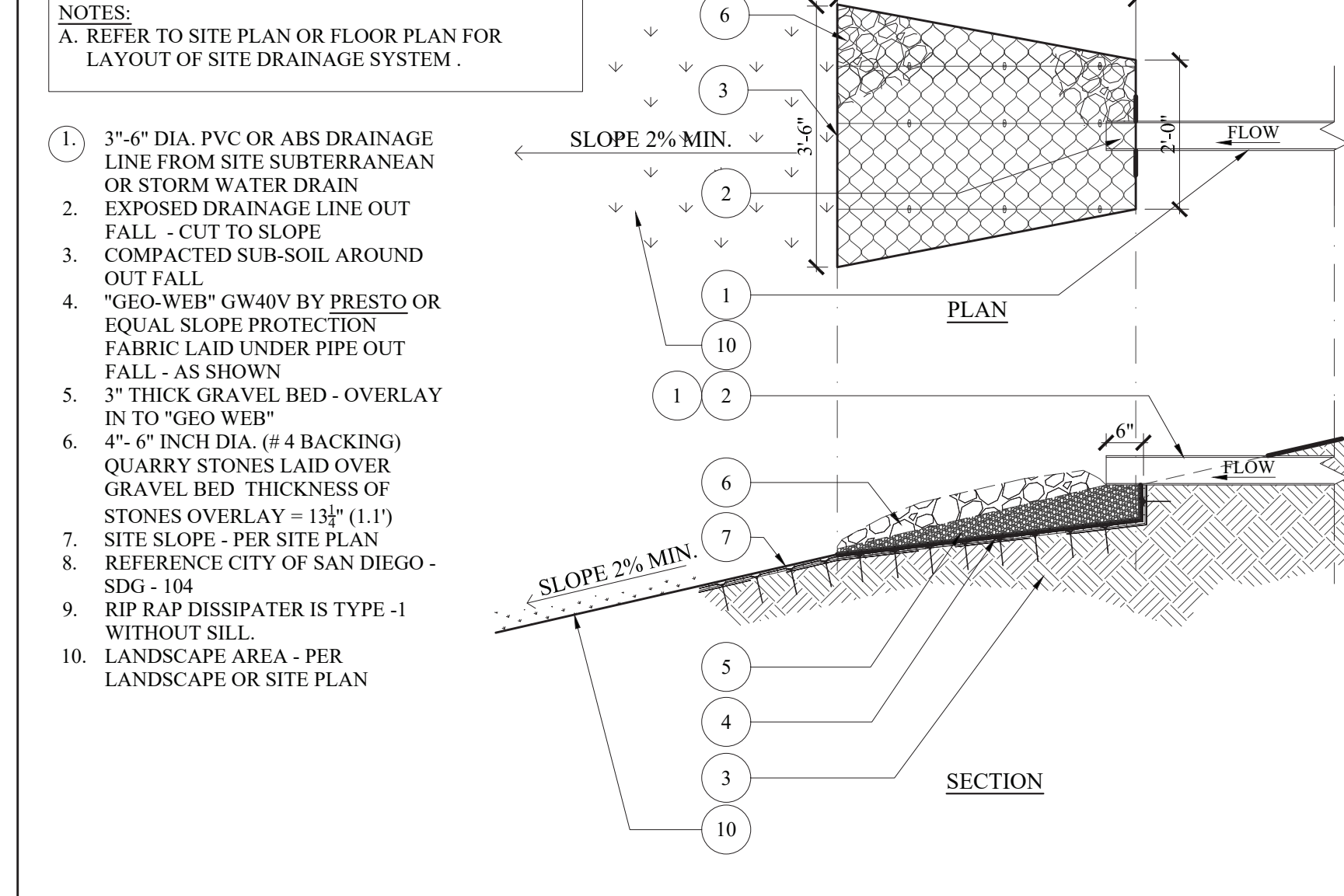
7 9" SQUARE LANDSCAPE CATCH BASIN
SCALE: 3" = 1'-0"



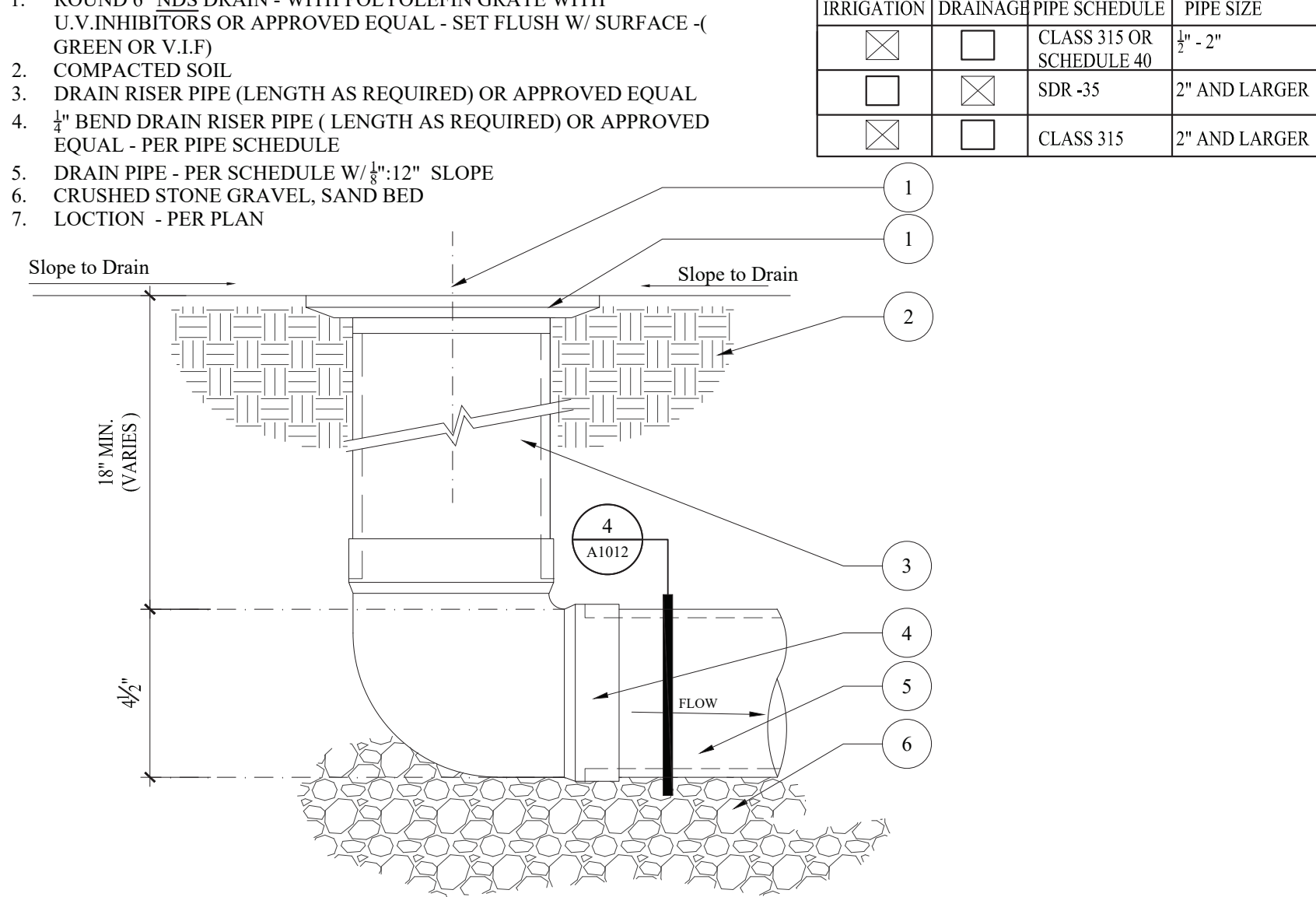
4 PIPE DEPTH & TRENCHING DETAIL
SCALE: 1 1/2" = 1'-0"



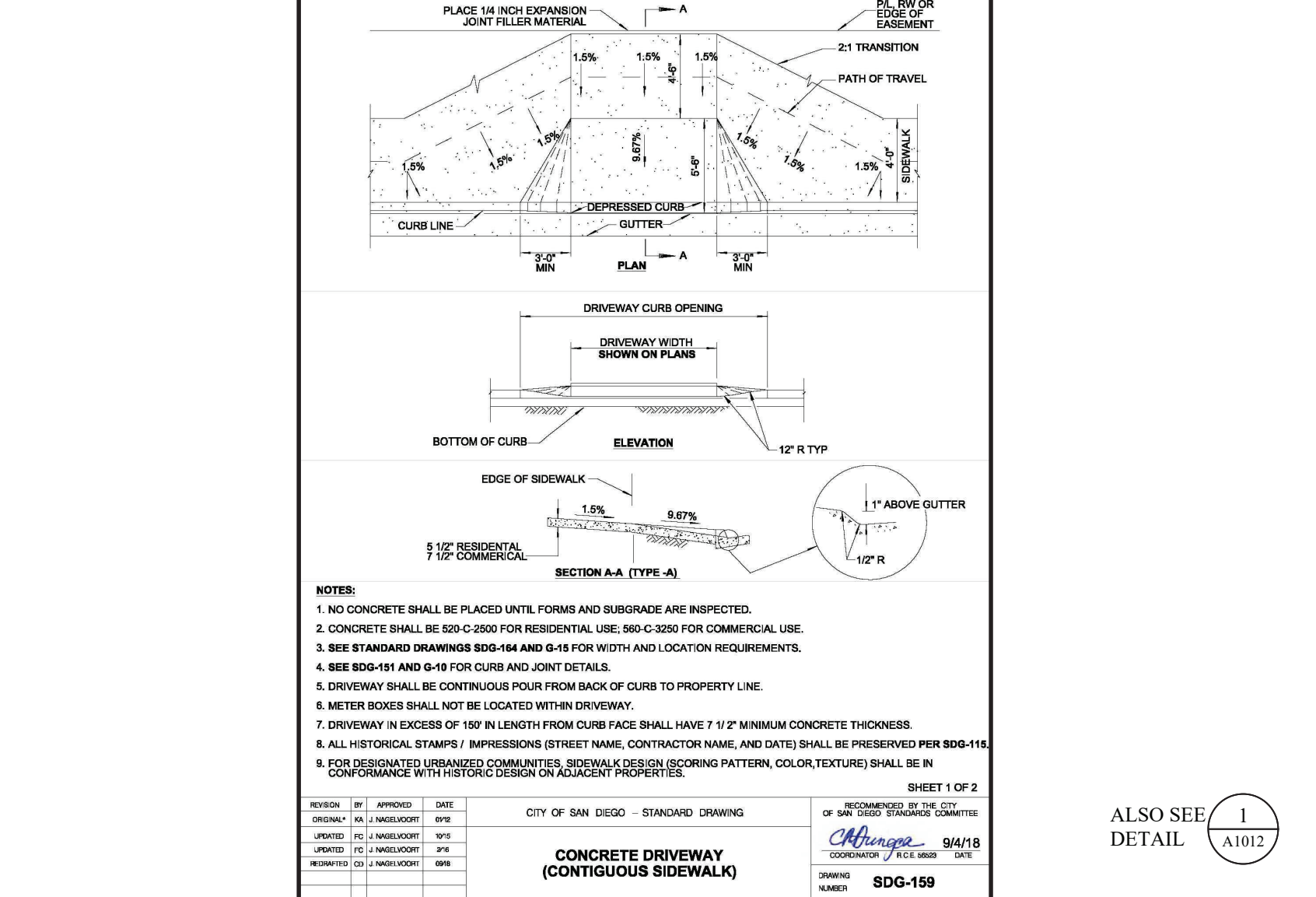
1 STANDARD CITY SIDEWALK DETAIL
SCALE: 1" = 1'-0"



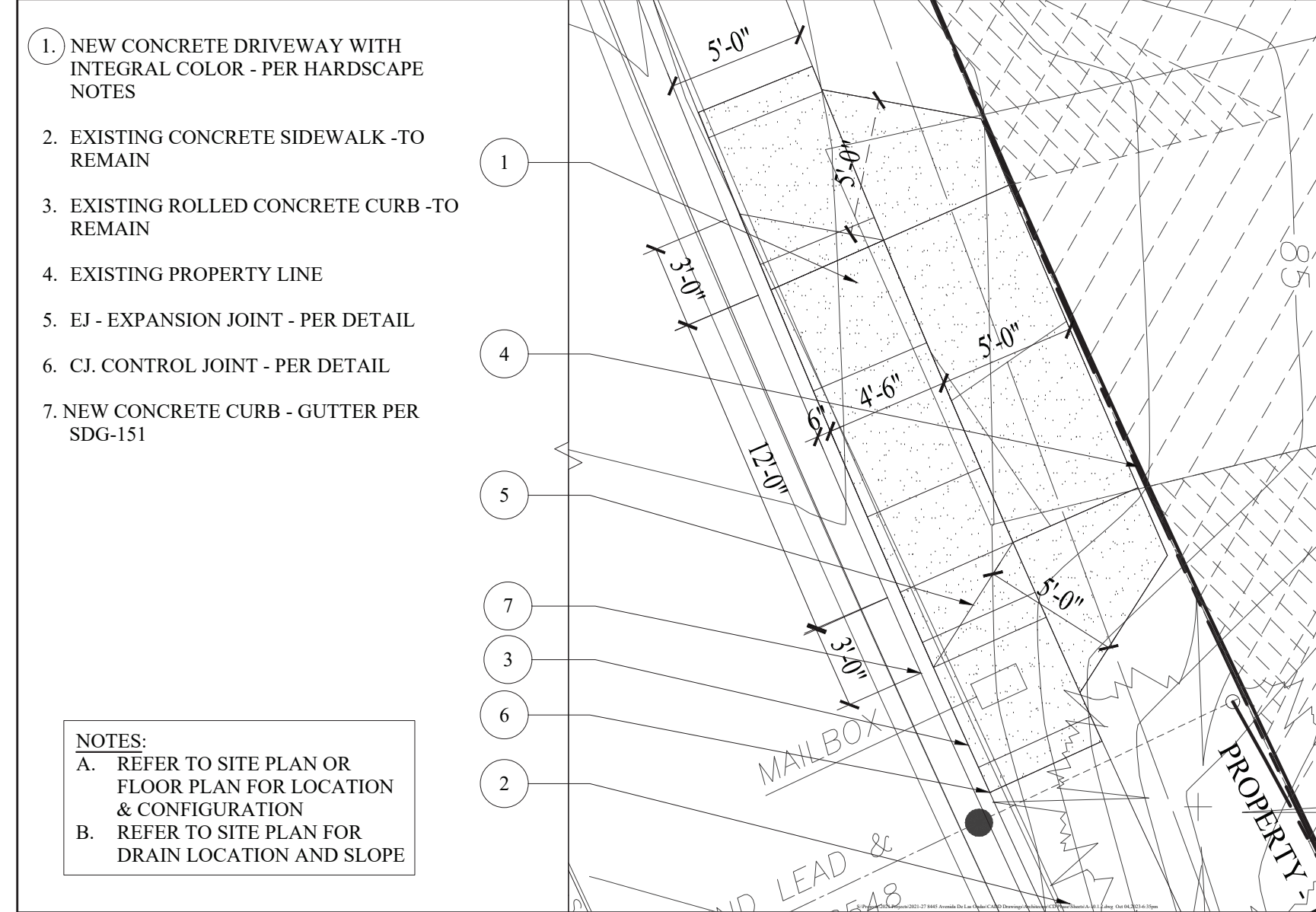
8 RIP - WRAP AT DRAINAGE OUTLET AT SLOPE
SCALE: 1/2" = 1'-0"



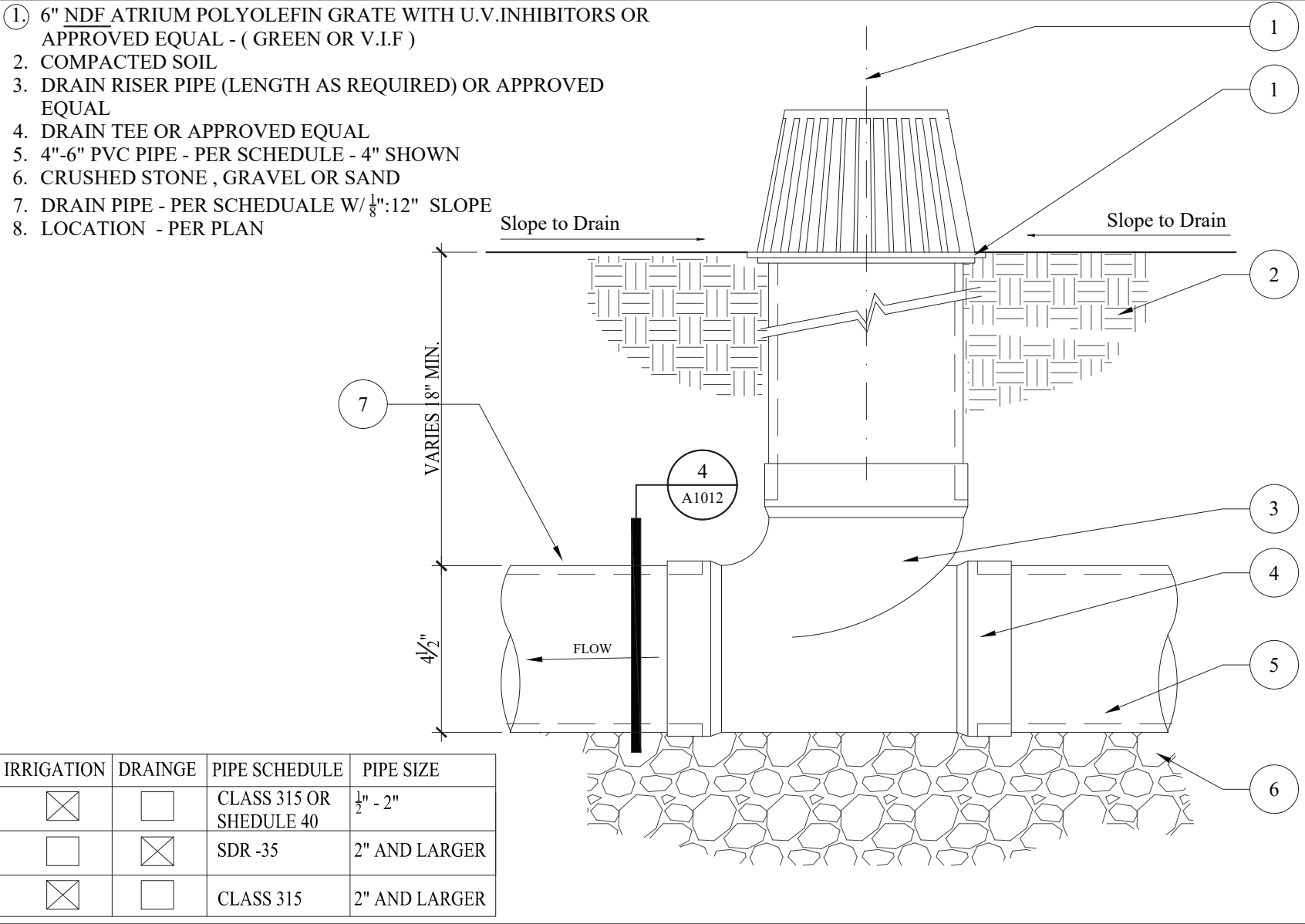
5 ROUND DROP IN - LAWN DRAIN
SCALE: 3" = 1'-0"



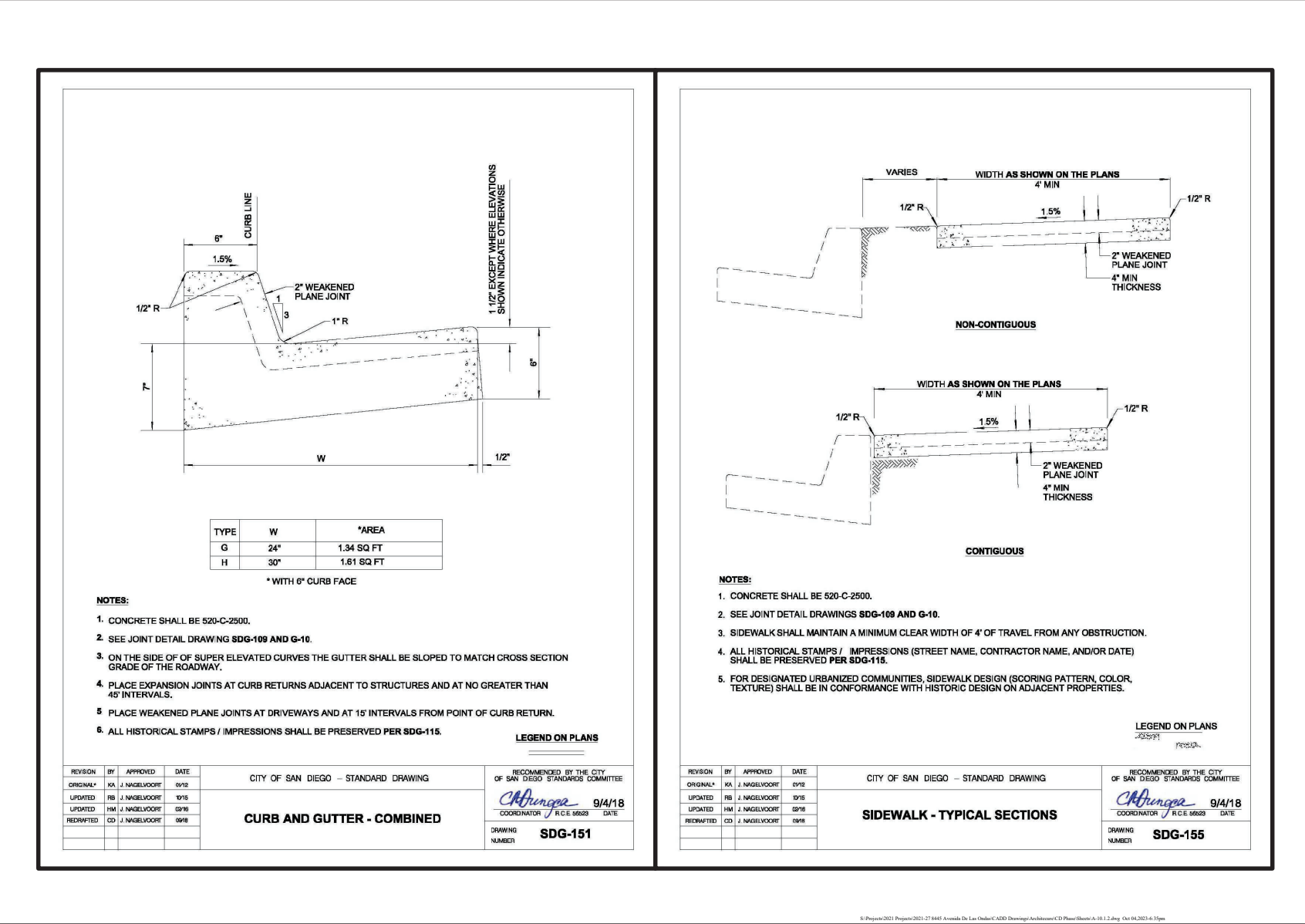
2 STD. CITY DRIVEWAY-SDG-159
SCALE: AS NOTED



9 ENLARGED DRIVEWAY LAYOUT
SCALE: 3/16" = 1'-0"



6 ROUND ATRIUM PLANTER DRAIN
SCALE: 3" = 1'-0"



3 STANDARD CITY CURB/SIDEWALK
SCALE: 1" = 1'-0"

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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

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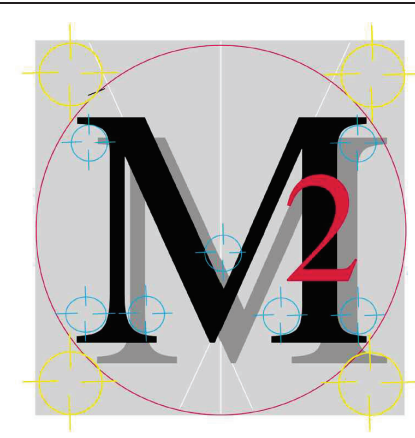
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ADA DETAILS

A-10.1.2



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SITE PLAN EXISTING LANDSCAPE

AL-1.1

LANDSCAPE LEGEND

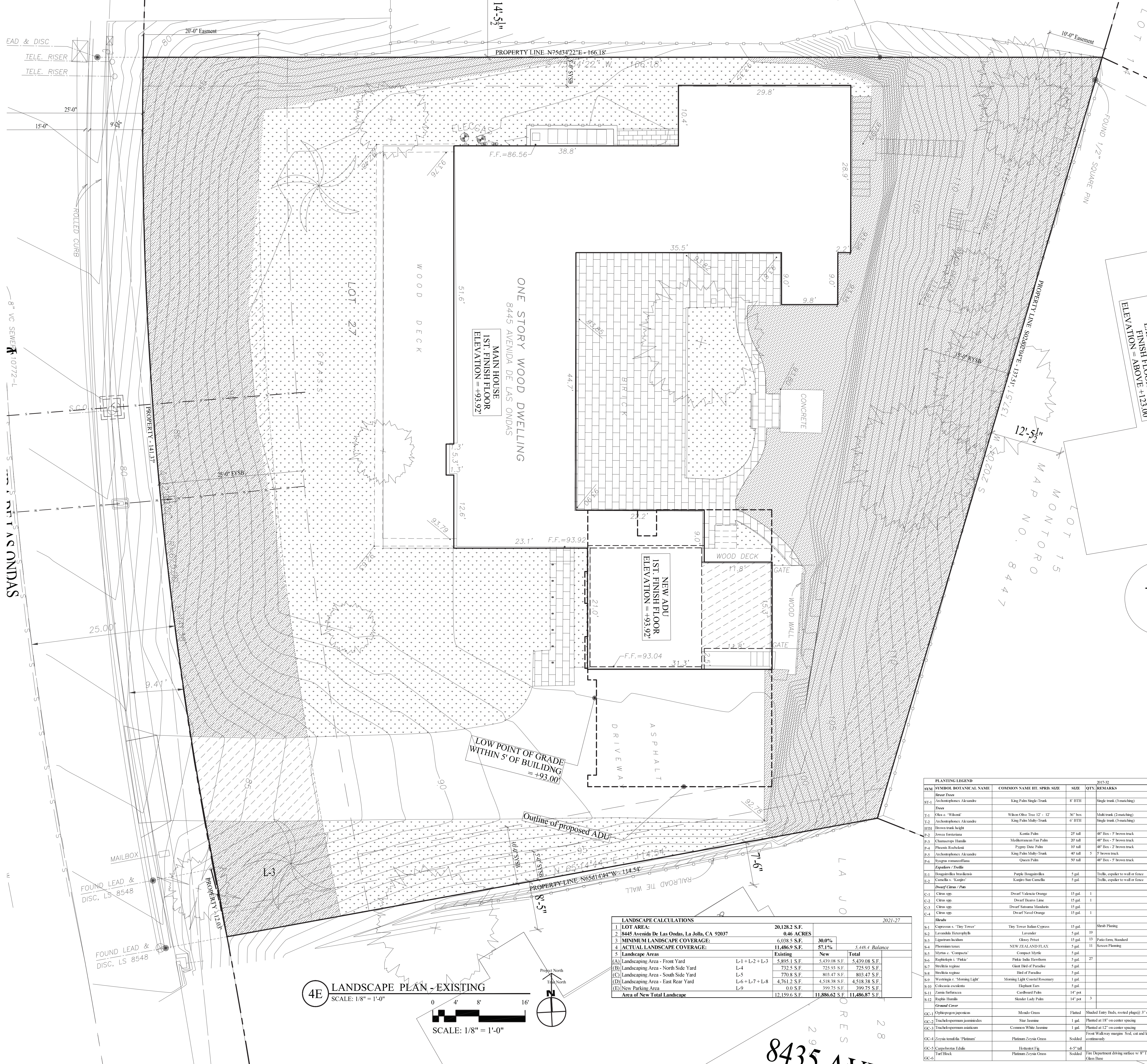
- LANDSCAPE LEGEND
PALMS: Windmill Palm, Kentia Palm, Mediterranean Fan Palm, Papyrus Date Palm, King Palm, Queen Palm, Ornamental Pear, Elaeagnus, Italian Stone Pine, Aleppo Pine, Myoporum, Canary Island Pine, Monterey Pine, Dwarf Citrus, Dwarf Valencia Orange, Dwarf Bearss Lime, Citrus spp. Dwarf Satsuma, Citrus spp. Dwarf Navel Orange.
SHRUBS: Tinny Tower Italian Cypress, Lavender, Glossy Privet, New Zealand Flax, Myrtle, Rhipidophora, Giant Bird of Paradise, Bird of Paradise, Morning Light Coastal Rosemary, Elephant Ears, Cardboard Palm, Rhipidophora, Espalier/Trellis, Borage, Trachelospermum, Jasmine, Zoyaia Tenuffolia, Carobrotus Edulis, Turf Block.
TREE SPECIES: Wilson Olive Tree, Ornamental Pear, Elaeagnus, Italian Stone Pine, Aleppo Pine, Myoporum, Canary Island Pine, Monterey Pine, Dwarf Citrus, Dwarf Valencia Orange, Dwarf Bearss Lime, Citrus spp. Dwarf Satsuma, Citrus spp. Dwarf Navel Orange.

LANDSCAPE & IRRIGATION NOTES:

- LANDSCAPE & IRRIGATION NOTES:
1. 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.
2. All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence.
3. All landscaped material shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material (LDC 1510.0304(b) (2)).
4. All of the landscape to meet the landscaping requirement shall be installed as required by the San Diego Landscape Ordinance (LDC 1510.0304) prior to final inspection.
5. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
6. The Permittee or Subsequent Owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual, Landscape Standards.
7. If any required landscape (including existing or new plantings, landscape features, etc.) is indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of the date of damage or final inspection.
8. 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.
9. Tree root barriers shall be installed where trees are placed within 5' of public improvements including walls, curbs or street pavement.
10. Tree grates around street trees shall be a minimum of 40 S.F. with a minimum 5' in diameter.
11. 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.
12. Minimum tree separation distance:
a. Traffic signals (stop sign) 20 feet
b. Underground utility lines 5 feet
c. Above ground utility structures 10 feet
d. Driveway (entrance) 10 feet
e. Street intersections 25 feet
f. Sewer lines 10 feet
13. 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.
14. All required landscaped areas shall be permanently irrigated and maintained in accordance with the landscape guidelines of the land development manual.
15. An automatic, water-efficient irrigation system shall be provided to establish and maintain landscaping.
16. Landscape and irrigation maintenance is the responsibility of the owner.
17. 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.
18. 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.
19. Long term maintenance: all required landscape areas shall be maintained by 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 satisfactorily treated or replaced per the conditions of the permit.
General Landscape Notes or Requirements:
1. Install all irrigation components in conformance with current City of San Diego requirements and current A.P.W.A. Standards Plans.
2. 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.
3. Install all sprinklers risers with double swing joint assemblies utilizing Marlex or OrbiL. Provide Elbow Joint and a minimum 8" long PVC sch. 80 nipple arm. Use Teflon tape on all threaded pipe connections.
4. Install all controls valves in new green plastic valve boxes as manufactured by NDS or equal.
5. Refer to the Irrigation Notes for additional project requirements.
6. 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 (8) 1-800-227-2600. Contractor shall request the marking-out of underground utilities including but not limited to gas, electric, telephone, water, sewer, lighting, television. Contractor shall be responsible to notify exact location of utilities following mark-out.
7. Backflow Preventer 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.
8. Pressure Regulating Valve Location: Contractor to install pressure regulating valve immediately downstream of backflow preventer assembly 18" above finish grade.
9. Master Valve Location: Contractor to install master valve downstream of proposed backflow preventer and pressure regulating valve in yard area (see plan).
10. Rain Sensor Installation: Contractor to install rain sensor on upper roof eave (per plan). Contractor shall obtain owner's approval for sensor location prior to installation.
11. Proposed Sze Valve Location: Proposed 3" DIA. PVC schedule 40 sleeve, per architect plans. Verify exact location in field.
12. Existing Domestic Water Meter Location: Existing potable water meter located in right of way in concrete box.
13. 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.
14. Irrigation Point of Connection: Irrigation controller 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 preventer.

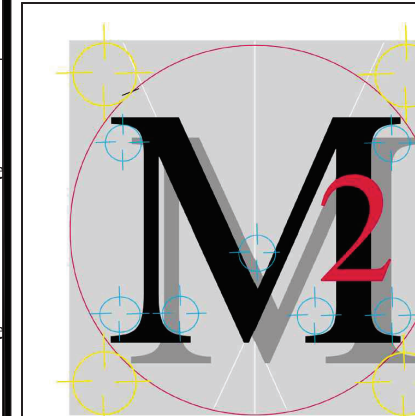
LANDSCAPE DESIGNER STATEMENT:

- LANDSCAPE DESIGNER STATEMENT:
1. The landscape design intent of this plan is to create a multiple planular landscape zone that reinforce and complement 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 silhouettes and by the use of large specimen plants to create a focal point in the small or confined specific volumes.
2. The landscape palette of deep green 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.
3. Plant selection will be Semi-tropical and drought resistant planting; if native species are available, they may be substituted.
4. 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
Table with columns: #, Description, Existing, New, Total.
1. LOT AREA: 20,283 S.F.
2. 8445 Avenida De Las Ondas, La Jolla, CA 92037: 0.46 ACRES
3. MINIMUM LANDSCAPE COVERAGE: 6,038 S.F. 30.0%
4. ACTUAL LANDSCAPE COVERAGE: 11,486.6 S.F. 57.1%
5. Landscape Areas: Existing, New, Total.
(a) Landscaping Area - Front Yard: 5,895 S.F.
(b) Landscaping Area - North Side Yard: 732 S.F.
(c) Landscaping Area - South Side Yard: 770.8 S.F.
(d) Landscaping Area - East Rear Yard: 4,518.38 S.F.
(e) New Parking Area: 0.0 S.F.
Area of New Total Landscape: 11,886.62 S.F.

PLANTING LEGEND
Table with columns: SYM, BOTANICAL NAME, COMMON NAME BT. SPD. SIZE, SIZE, QTY, REMARKS.
Includes items like King Palm Single-Trunk, Wilson Olive Tree, King Palm Multi-Trunk, Kentia Palm, etc.



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Claude Anthony Marengo DESA
03-20-2022



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

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 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 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.
 - a. All Landscaped 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 Eils 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 TI-010W
PL	PVC LATERAL LINE PIPE	PACIFIC WESTERN PIPE OR EQUAL
PS	PRESSURE SUPPLY LINE	PACIFIC WESTERN PIPE OR EQUAL
SL	PVC SLEEVE	PACIFIC WESTERN PIPE OR EQUAL
SH	FULL SPRINKLER HEAD	RAIN BIRD POP-UP SPRAY HEAD-XXX SERIES OR EQUAL
HS	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

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

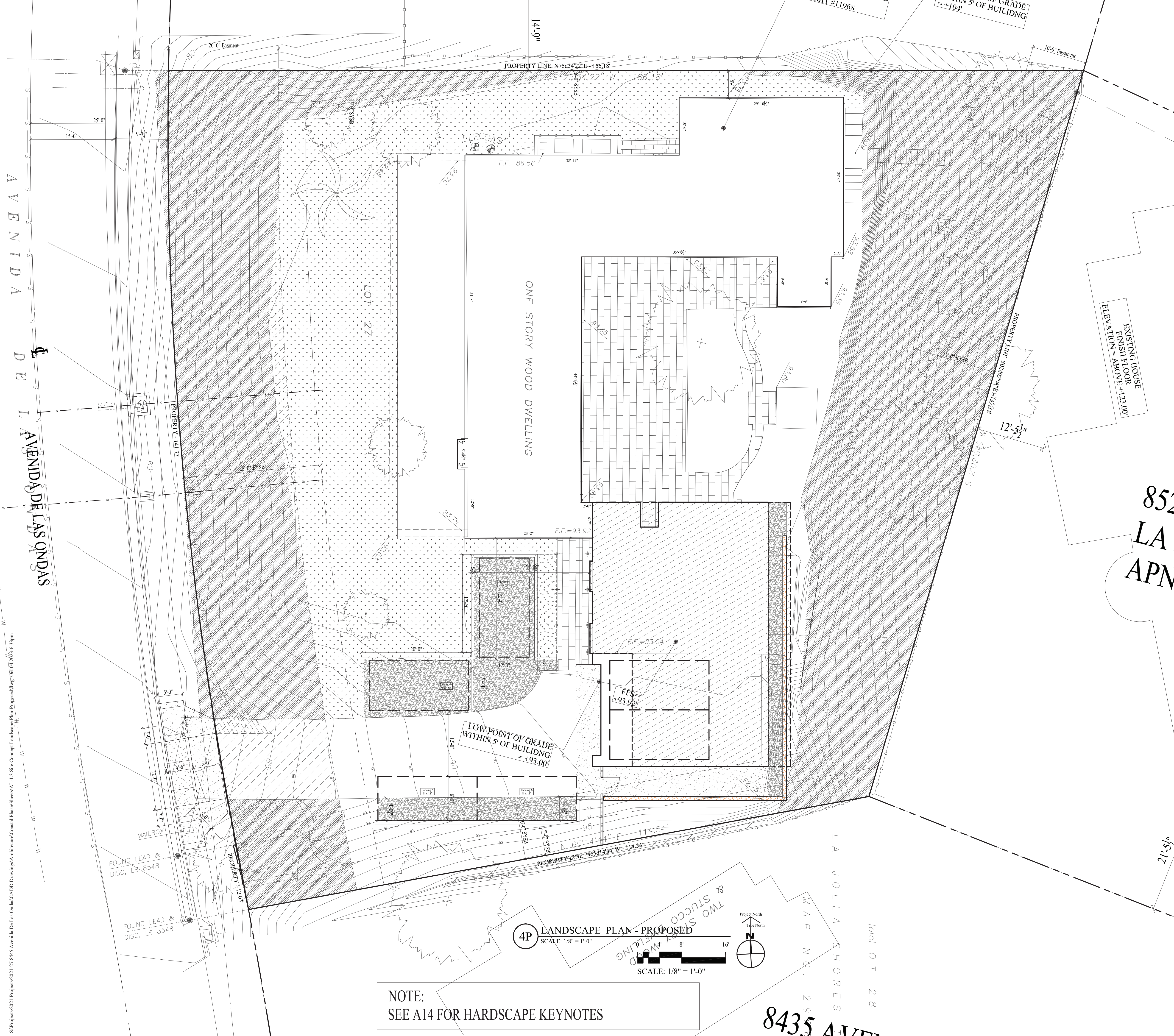
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DATE 03-20-2023

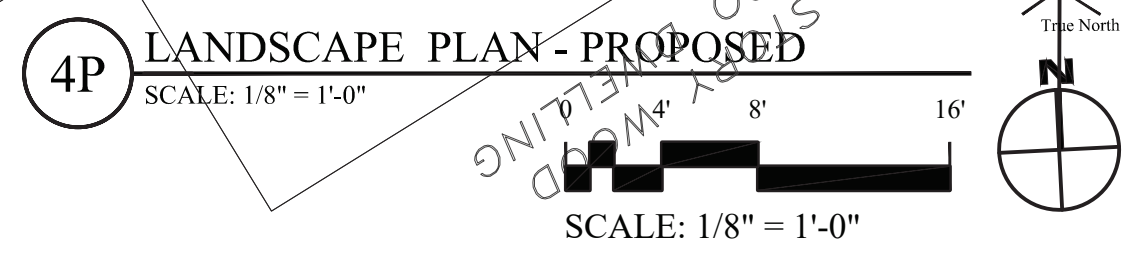
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CONCEPT LANDSCAPE PLAN PROPOSED

AL-1.3



NOTE:
SEE A14 FOR HARDSCAPE KEYNOTES



S:\Projects\2021\Project\2021-27 8445 Avenida De Las Ondas\CA\DD Drawings\Architecture\Cool Plan\Sheet\AL-1.3 Site Concept Landscape Plan\Proposed.dwg Doc 04/20/2023 06:33pm