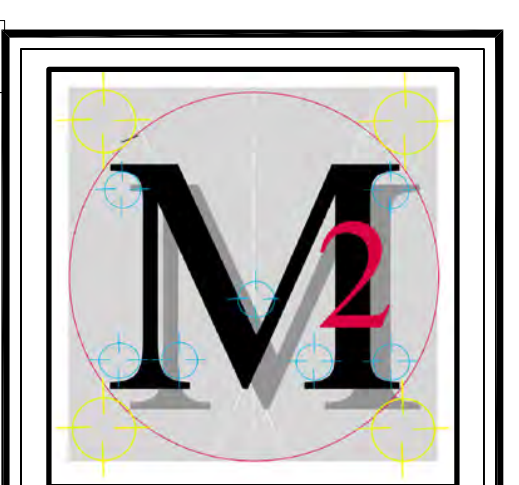


### ROOF PLAN LEGEND

	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 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 MOUNTED PHOTO VOLTAIC PANEL UNIT

### ROOF PLAN KEYNOTES

- 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" CDX 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 rated shingle 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.
  - Parapet, Transitions and other Horizontal Stucco Surface Waterproofing**: Membrane waterproofing shall be JIFFY SEAL 140/60 by Protec to 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 1/4-inch in dimension.
  - New Eave Vents**: by AMICO Vinyl Soffit Serecs, model 3" soffit screed AMSV300-780 for 3 inch wide vented, continuous eave vent were shown on eave. Where eave vents are installed, insulation shall not block the free flow of air. A minimum of 1" of space shall be provided between the insulation and the roof sheathing. Vents shall be painted to match adjacent surfaces
  - Exhaust Vent**: All exposed components shall be 16 OZ. Copper or Stainless Steel with mill finish. See Detail
  - Skylights**: Vellux 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 1/2" thick Plywood Roof Sheathing. Provide roofing underlayment, and 1/4" thick sheathing overlayment of Carlisle/Georgia Pacific "Dens-Deck". Color of membrane to be "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 - color #3046
  - Trellis Members**: Option (A) Aluminum - US Aluminum FF-600 series tubular framing - 2" x 6" or (4" x 8" if available) - dark bronze anodized finish. Provide sample for architects approval  
Option (B) Wood - 6 x 12 - Grade: Tight knot Douglas Fir, S4S, seasoned, hand selected for 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.
  - Mechanical Vents** - Shall be Stainless Steel - mill finish, set in sealant and sealed
- Other Roof Notes:**  
 A. The roofing shall be reviewed with architect and contractor prior to completion of perimeter flashing.  
 B. Roof pitch shall be adequate in all areas to avoid "ponding"  
 C. Conduit for future Photovoltaic system shall be installed to access roof and to electrical system.



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 01-14-2022



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

REVISIONS	A CONCEPT DESIGN - 06-01-2021
	B SCHEMATIC DESIGN - 07-27-2021
	C CLIENT REVISIONS - 10-01-2021
	D COASTAL SUBMITTAL - 01-14-2022
	E
	F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 01-14-2022

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PROPOSED ROOF PLAN

**A42**

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 Project: 2021-27 8445 Avenida De Las Ondas\CADD



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 Expo Stucco "Eggshell" #57, Color (B) to be Expo Stucco "Benavento" #224. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - Color (A) #258 and Color (B) #122.
- 1B. **Weatherproof Building Wrap:** Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by 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 Sereed:** Weep screed/ AMFWS-425-780 at balcony use FAMPWSP-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 Sereed:** 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 (TNM011H24) 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 Hardi 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.
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.

- EXTERIOR ORNAMENT**
13. **Guardrails:** Cable Rail and Design Rail System by Feeney Architectural Products. They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Silver". (See detail for alternate)
  14. **Handrail System:** All components shall be by 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 top. 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.
- 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

**REVISIONS**

- |   |                                |
|---|--------------------------------|
| A | CONCEPT DESIGN - 06-01-2021    |
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**PHASE COASTAL DEVELOPMENT PHASE**

PROJECT NO. 2021-27

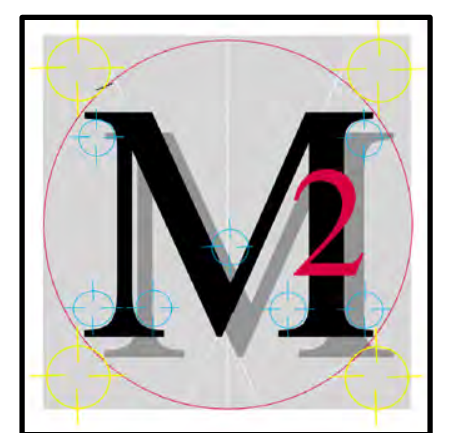
REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 01-14-2022

EXISTING / PROPOSED ELEVATIONS

A51

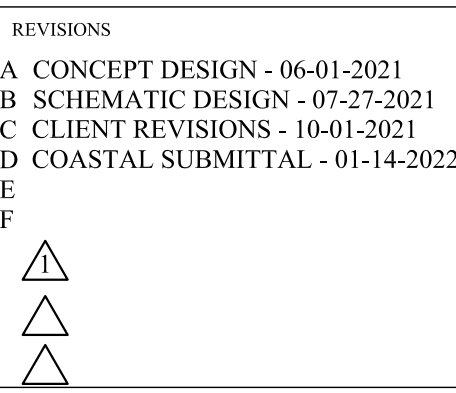


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**PRIVATE RESIDENCE REMODEL**  
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SCALE: 1/8" = 1'-0"

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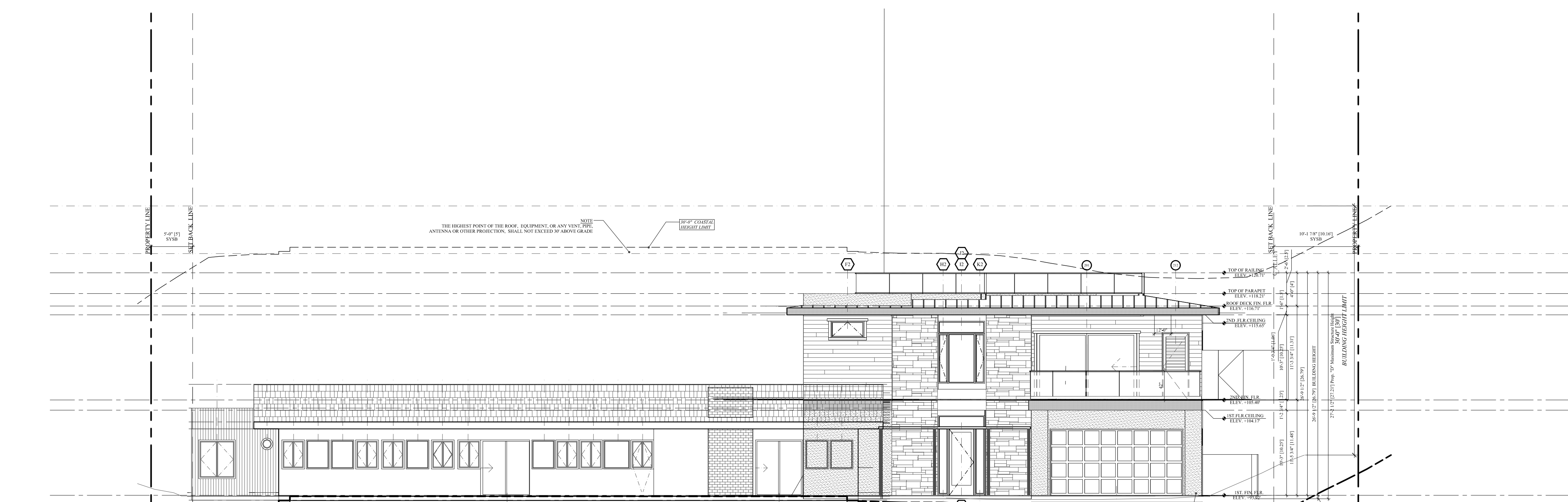
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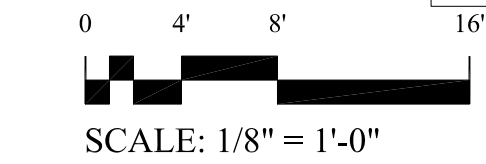
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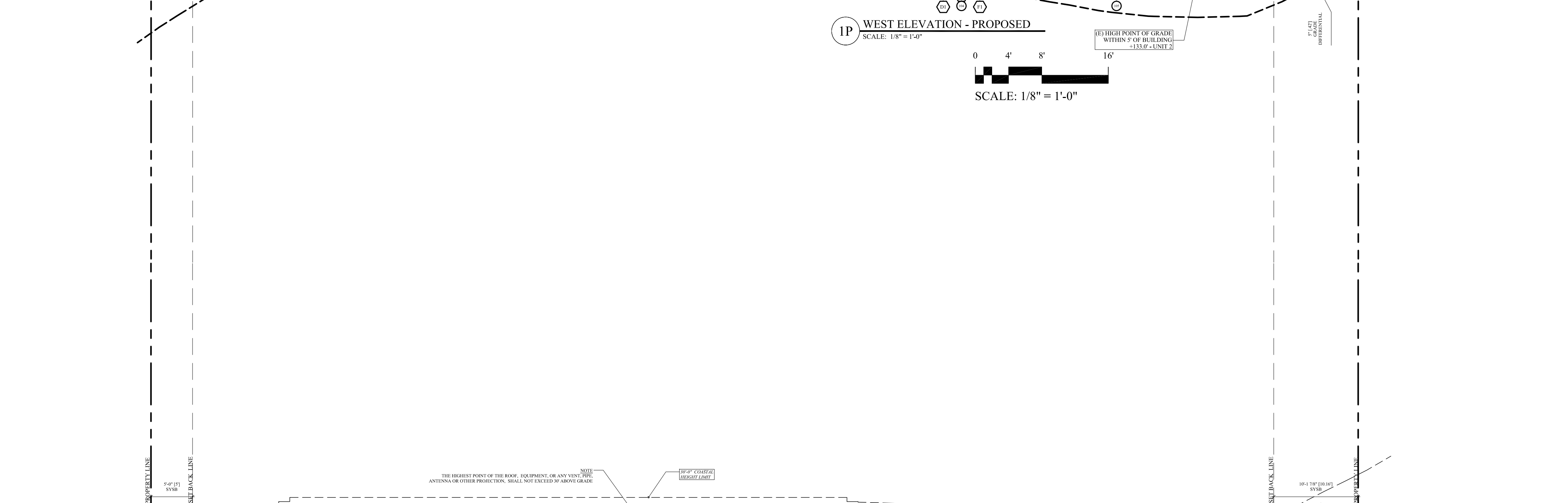
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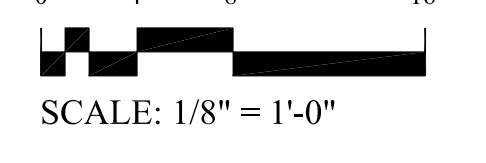
1P WEST ELEVATION - PROPOSED  
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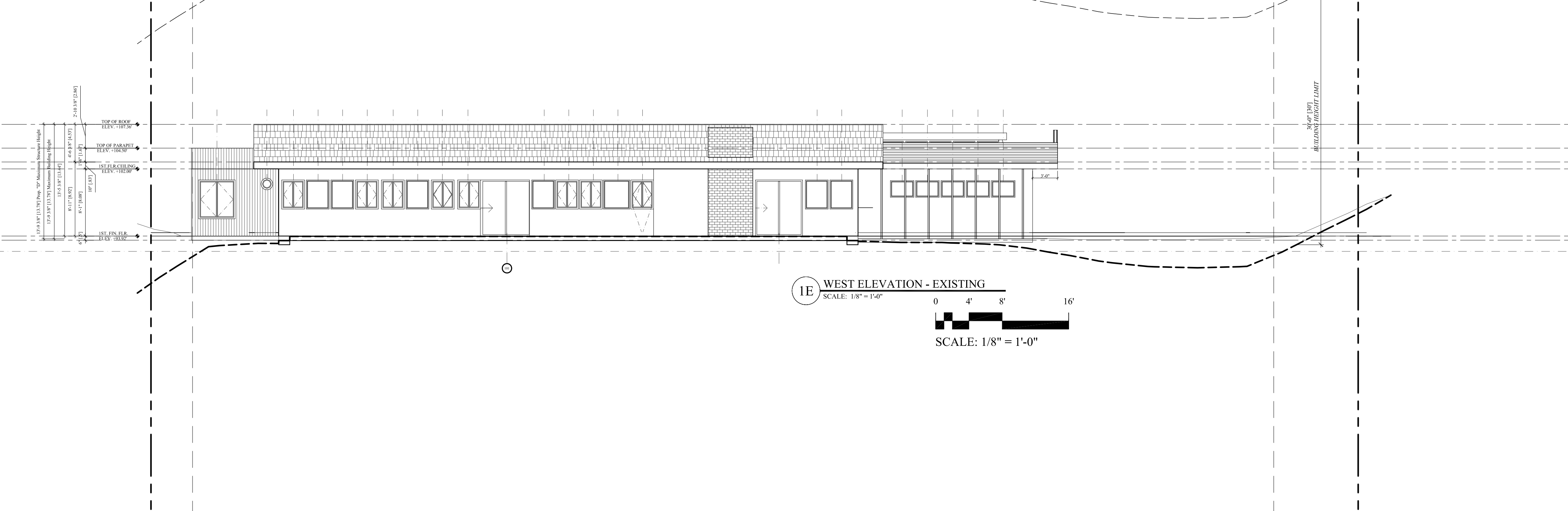
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1E WEST ELEVATION - EXISTING  
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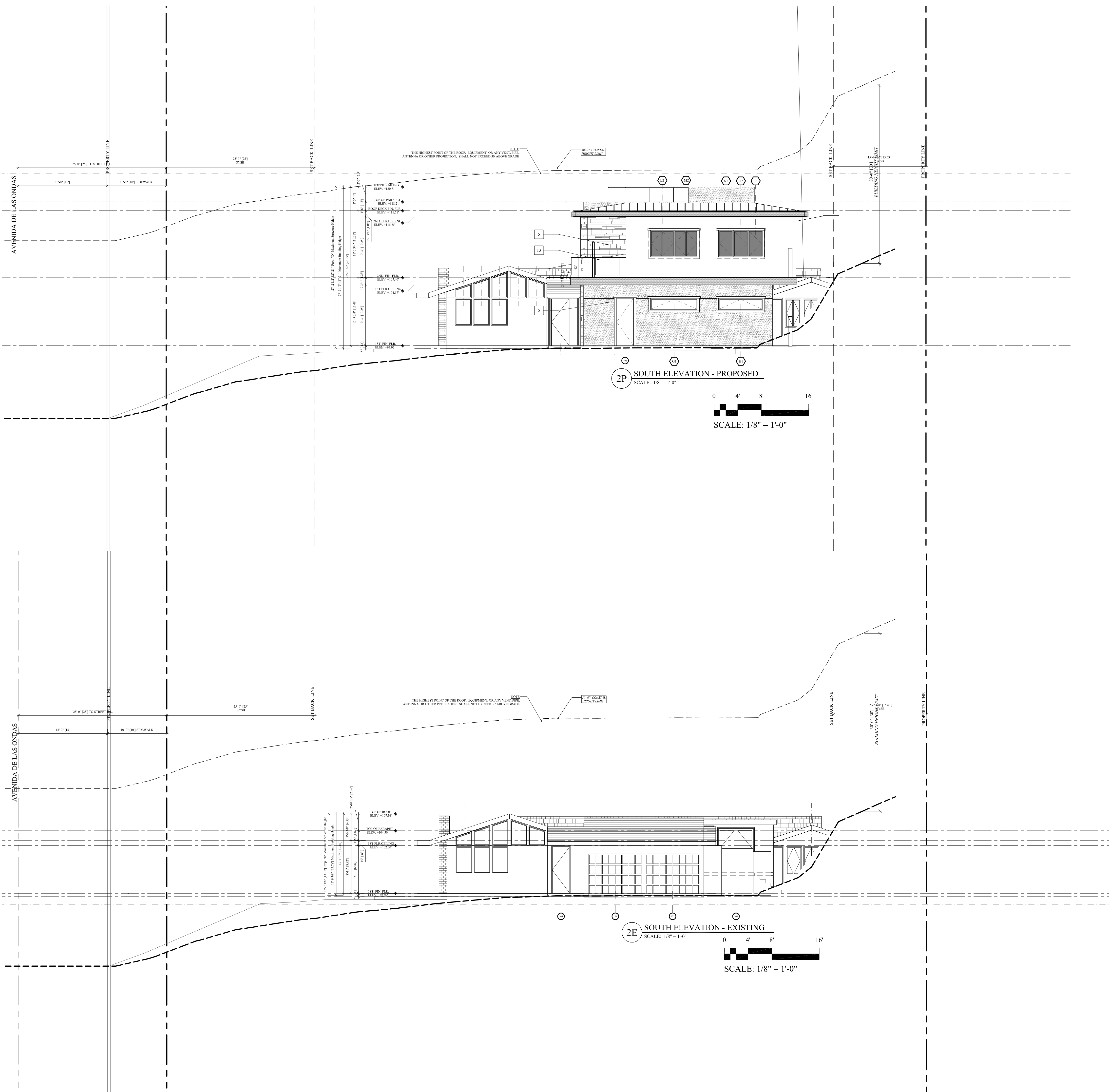


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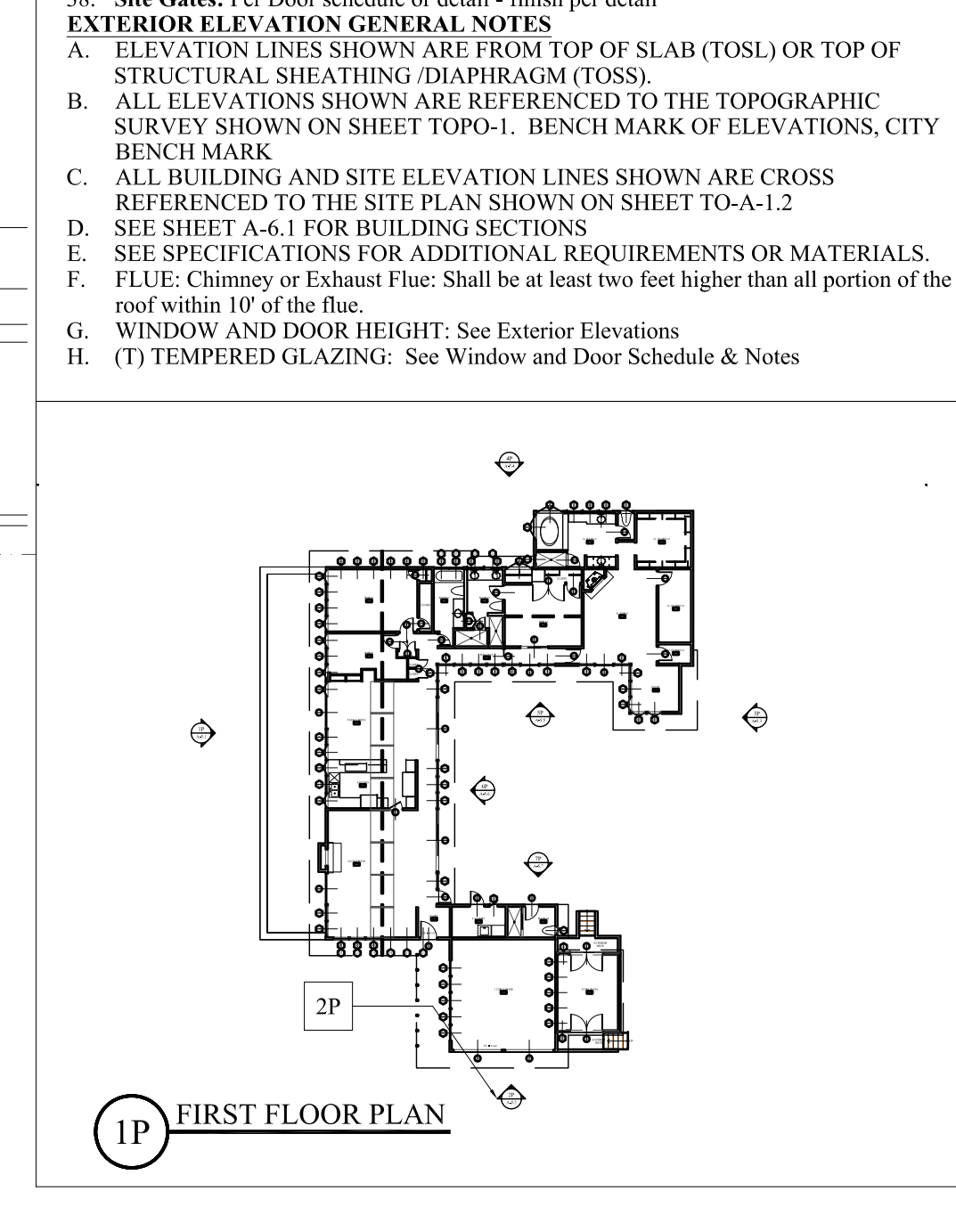
1P FIRST FLOOR PLAN  
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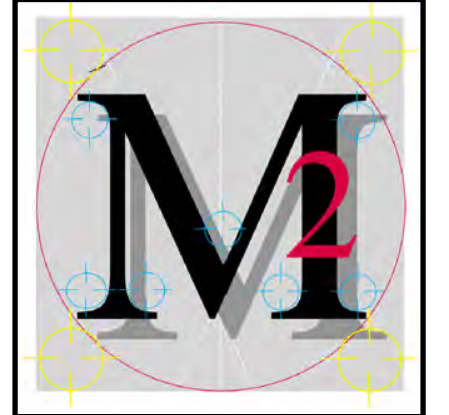





**EXTERIOR ELEVATION FINISH KEYNOTES**

- EXTERIOR FINISH KEYNOTES**
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  - 2. **Stucco Sereed:** Weep screed/ AMFWS-425-780 at balcony use FAMPWSP-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 Sereed:** 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 (TNM011424) 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. 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.
  - 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.
- EXTERIOR ORNAMENT**
- 13. **Guardrails:** Cable Rail and Design Rail System by Feeney Architectural Products. They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Silver". (See detail for alternate)
  - 14. **Handrail System:** All components shall be by 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.
- 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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**PRIVATE RESIDENCE REMODEL**  
8445 Avenida De Las Ondas  
La Jolla, CA 92037

REVISIONS  
A CONCEPT DESIGN - 06-01-2021  
B SCHEMATIC DESIGN - 07-27-2021  
C CLIENT REVISIONS - 10-01-2021  
D COASTAL SUBMITTAL - 01-14-2022  
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F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

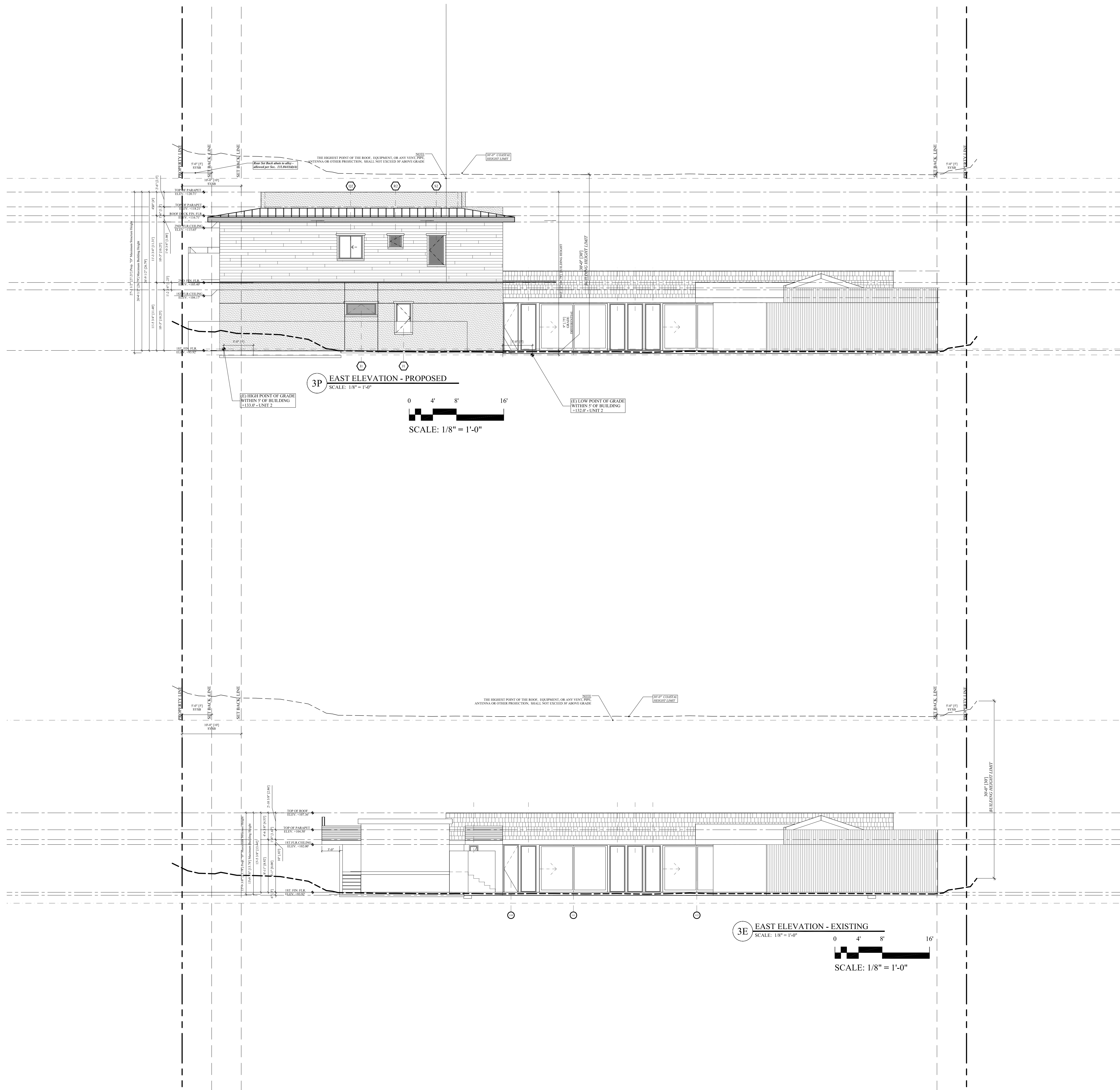
DATE 01-14-2022

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EXISTING / PROPOSED ELEVATIONS

**A52**





**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 Expo Stucco "Eggshell" #57, Color (B) to be Expo Stucco "Benavento" #224. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco coat and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - Color (A) #258 and Color (B) #122.
  - 1B. **Weatherproof Building Wrap:** Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by 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 Sereed:** Weep screed/ AMFWS-425-780 at balcony use FAMPWSP-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
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  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. **HardiTrim** 5/4 x 3.5" smooth, Trim Pieces at corners and other intersections - Per Detail. Finish siding per notes. Fasteners shall be Stainless Steel or Hot Dipped Galvanize. **Alternate:** 2 x 10 Bevel Siding with 6" exposure, Grade: Tight knot Douglas Fir, Re-Sawn, unless noted otherwise on drawings, seasoned, hand selected for appearance.
  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.
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  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.
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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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  33. **Proposed Finish Grade:** See Site/ Hardscape Plan
  34. **New Site Wall:** See Site Hardscape Plan
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PHASE COASTAL  
 DEVELOPMENT PHASE

PROJECT NO. 2021-27

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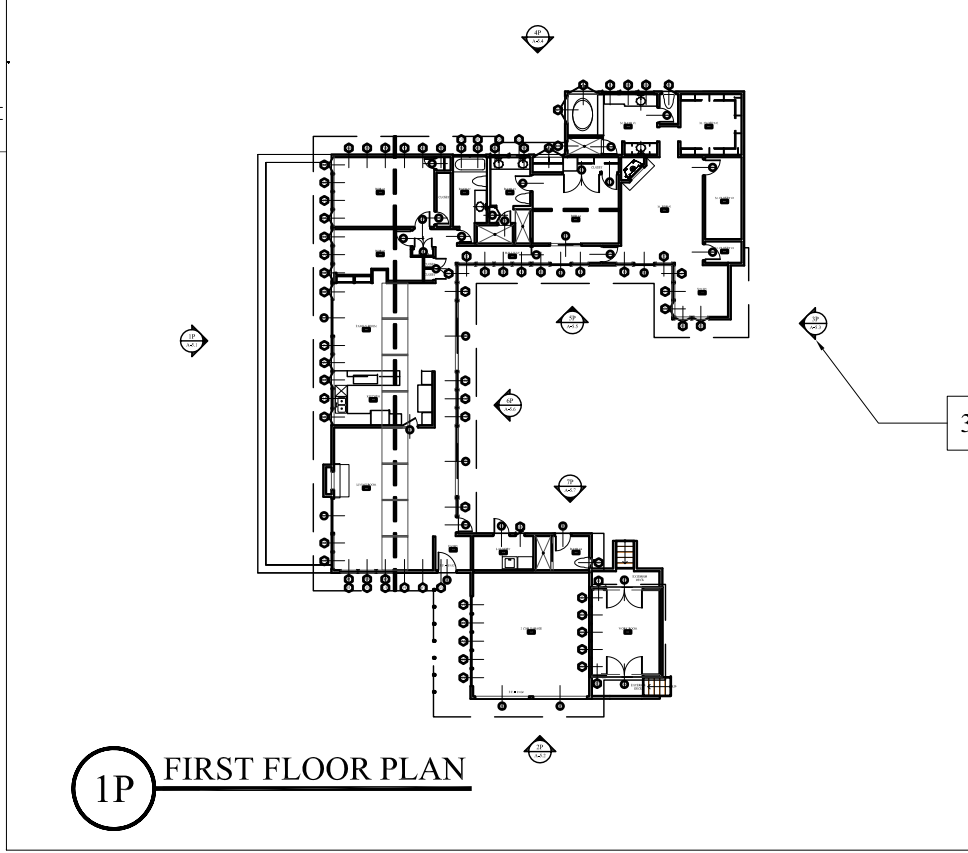
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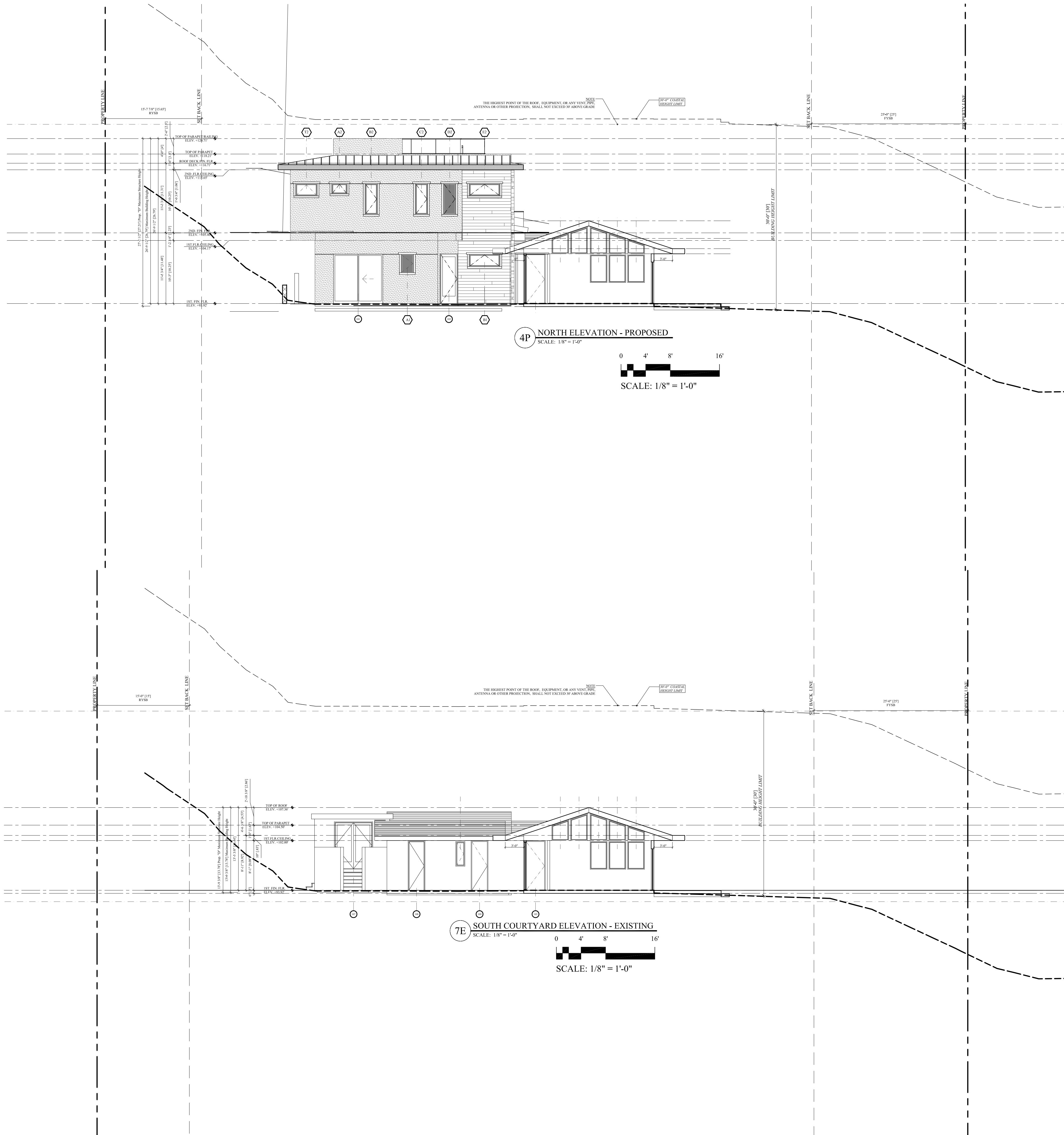
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EXISTING / PROPOSED  
 ELEVATIONS

**A53**



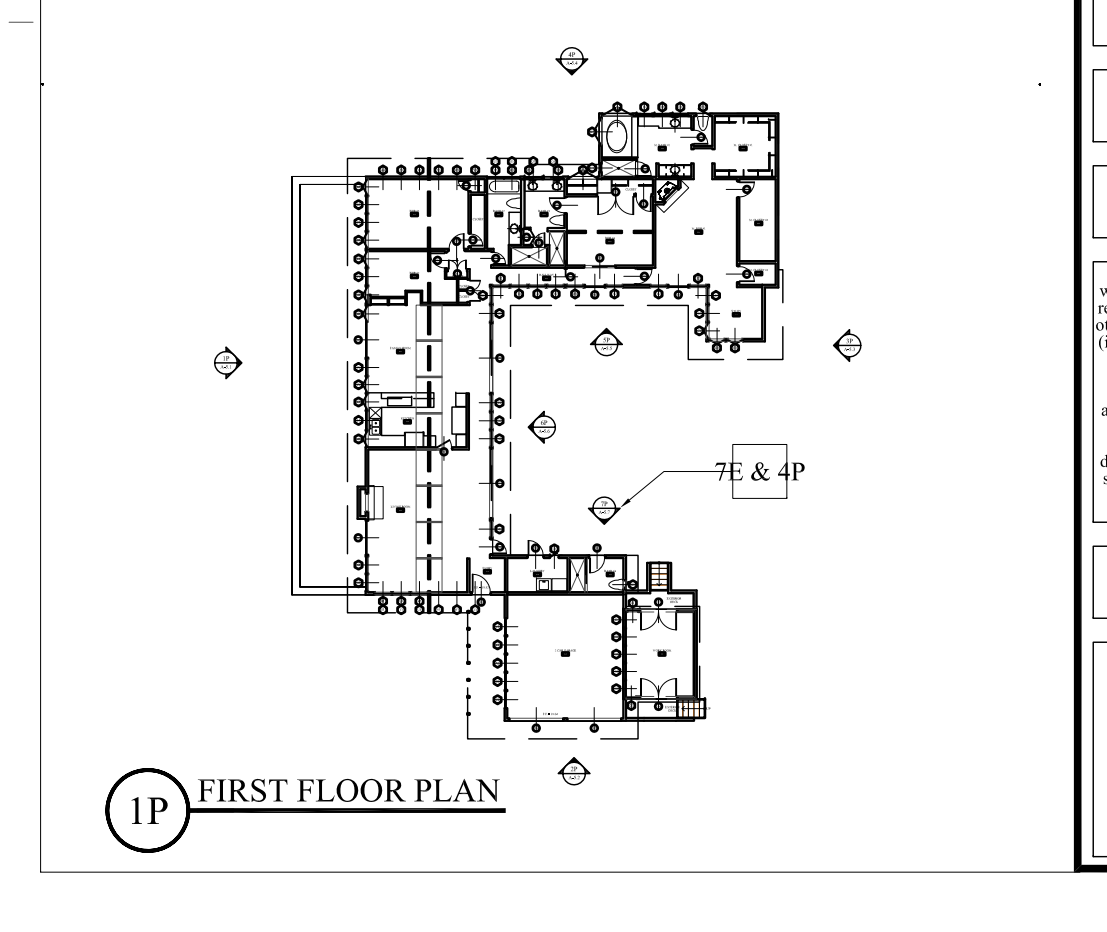




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- EXTERIOR FINISH KEYNOTES**
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- EXTERIOR ELEVATION GENERAL NOTES**
- A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING (DIAPHRAGM (TOSS).
  - B. ALL ELEVATIONS SHOWN 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



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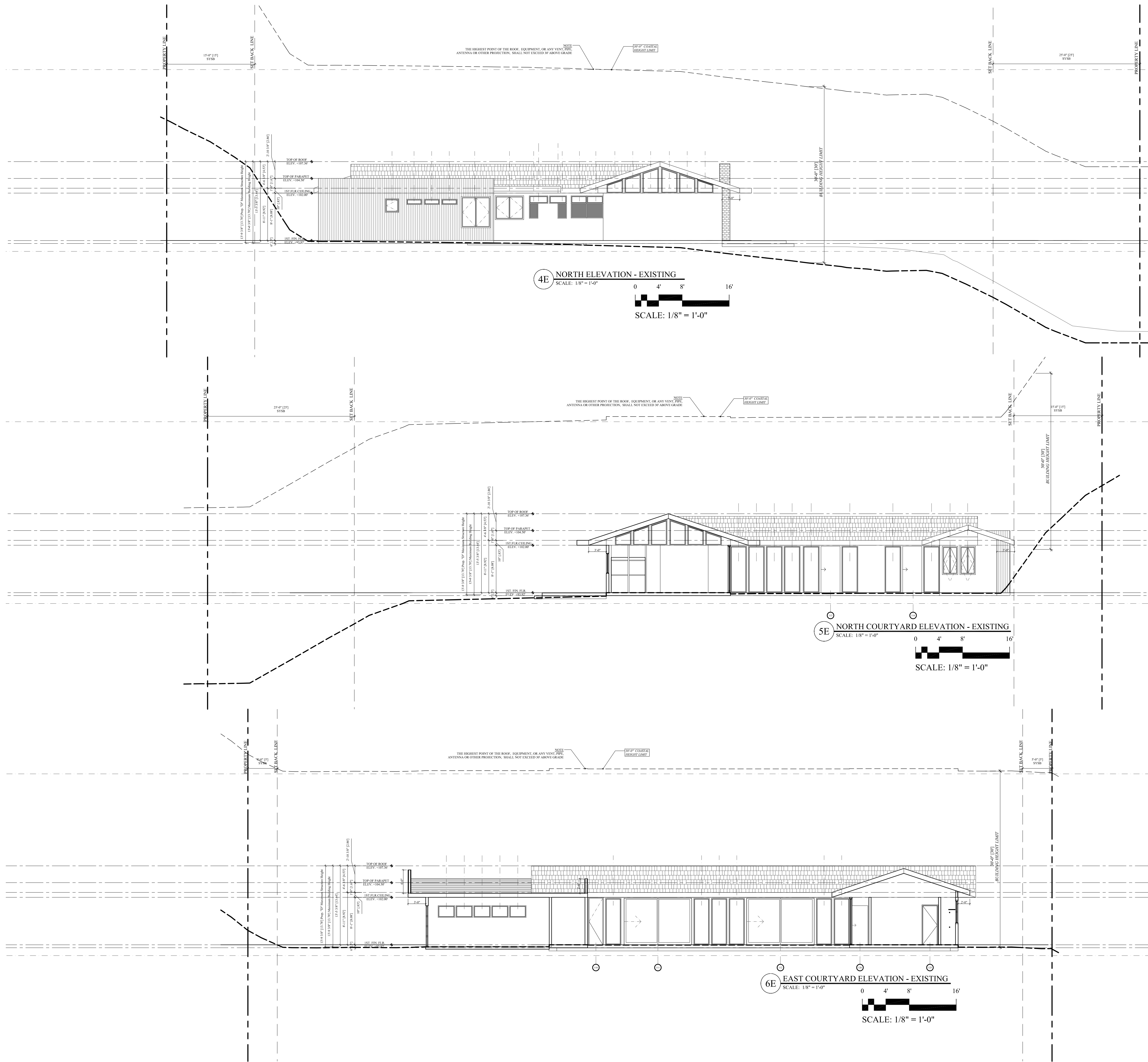
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**A54**



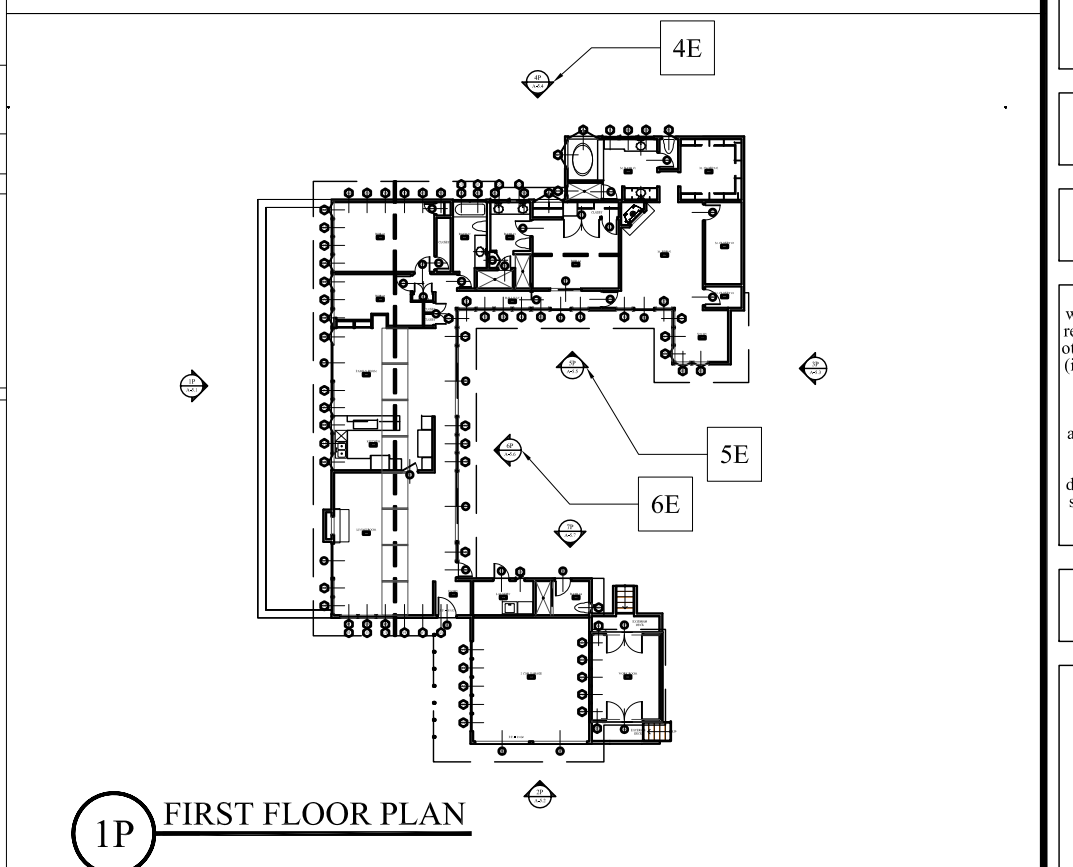


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- UTILITIES**
29. **Electric Service Panel / Meter:** Verify location with SDG&E, Prime and paint to match stucco color
  30. **Gas Meter:** Verify location with SDG&E, Prime and paint to match stucco color
  31. **Telephone / Cable Box:** Verify location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

- EXTERIOR ELEVATION GENERAL NOTES**
- A. ELEVATION LINES SHOWN ARE FROM TOP OF SLAB (TOSL) OR TOP OF STRUCTURAL SHEATHING (DAPHRACGM) ON SHEET TO-A-1.2
  - 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





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**PRIVATE RESIDENCE  
REMODEL**

8445 Avenida De Las Ondas  
La Jolla, CA 92037

REVISIONS

- A CONCEPT DESIGN - 06-01-2021
- B SCHEMATIC DESIGN - 07-27-2021
- C CLIENT REVISIONS - 10-01-2021
- D COASTAL SUBMITTAL - 01-14-2022
- E
- F
- G
- H

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

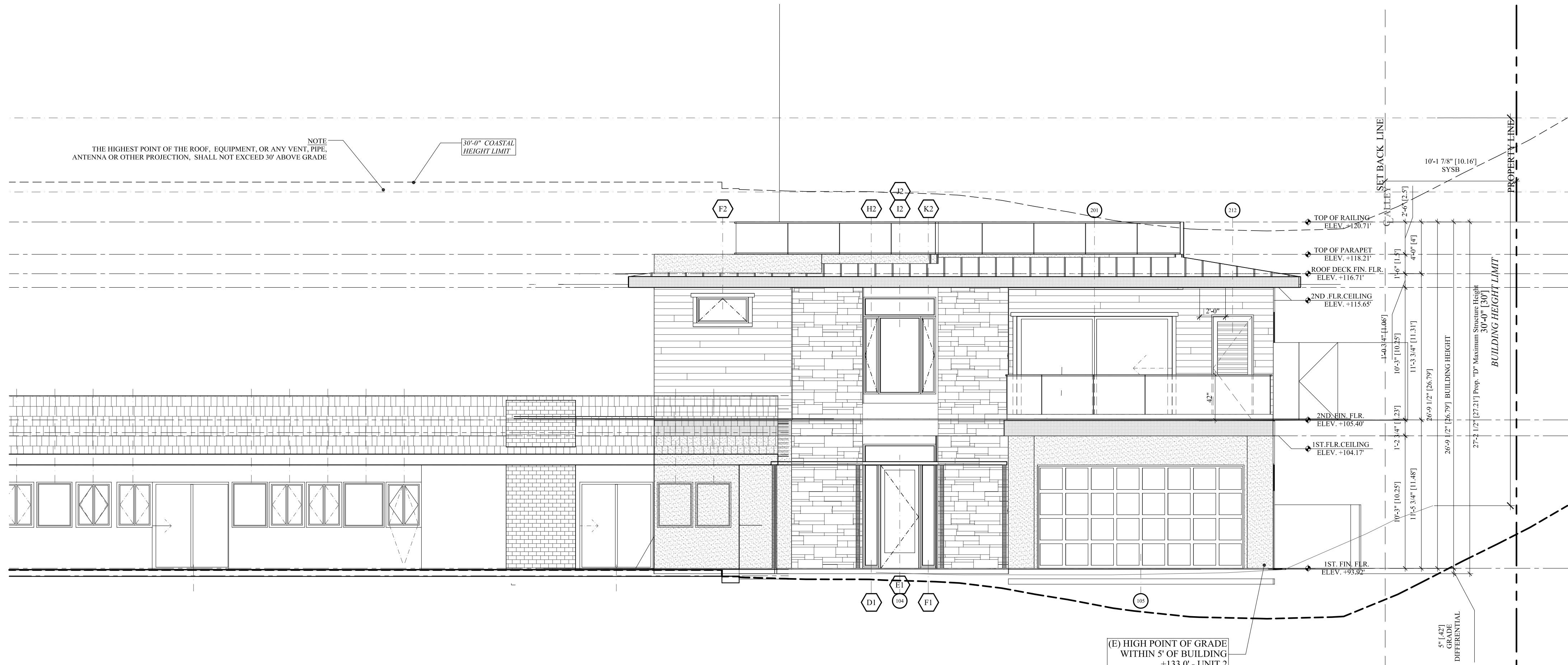
DATE 01-14-2022

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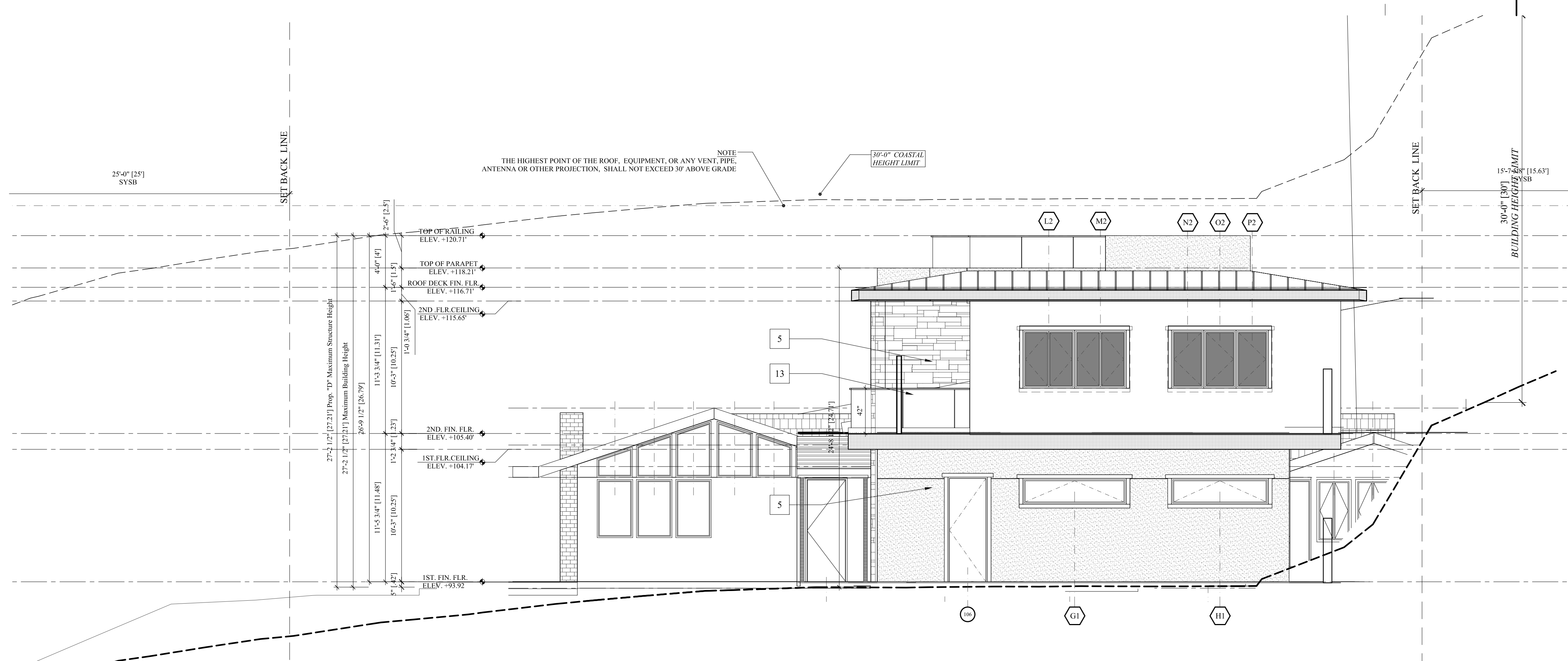
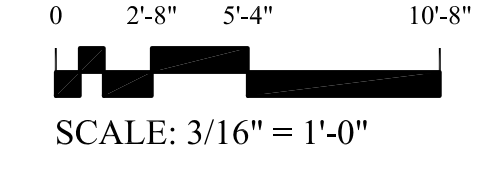
EXISTING / PROPOSED ELEVATIONS

**A55**

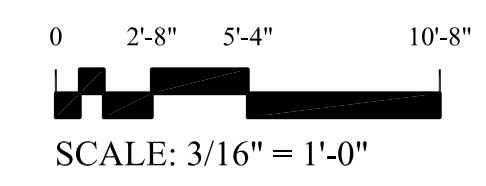




1P ENLARGED WEST ELEVATION - PROPOSED  
SCALE: 3/16" = 1'-0"

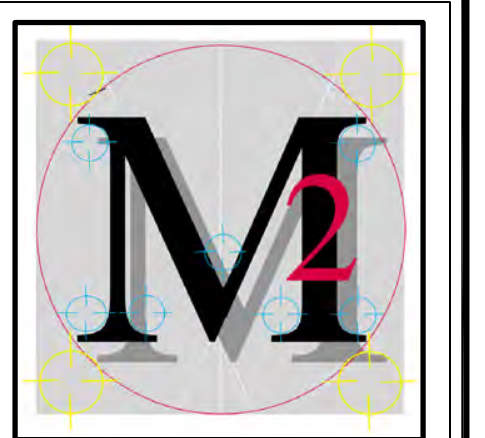


2P ENLARGED SOUTH ELEVATION - PROPOSED  
SCALE: 3/16" = 1'-0"



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 Expo Stucco "Eggshell" #57, Color (B) to be Expo Stucco "Benavento" #224. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - Color (A) #258 and Color (B) #122.
  - 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 or balcony use FAMPWSP-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "J" termination, use AM66-EZ-780
  - Stucco Expansion Sereed:** Type "M" - 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 (TNM01124) 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:** Cable Rail and Design Rail System by Feeney Architectural Products. They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Silver". (See detail for alternate)
  - 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**
- 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.
  - WINDOW AND DOOR HEIGHT: See Exterior Elevations
  - (T) TEMPERED GLAZING: See Window and Door Schedule & Notes



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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

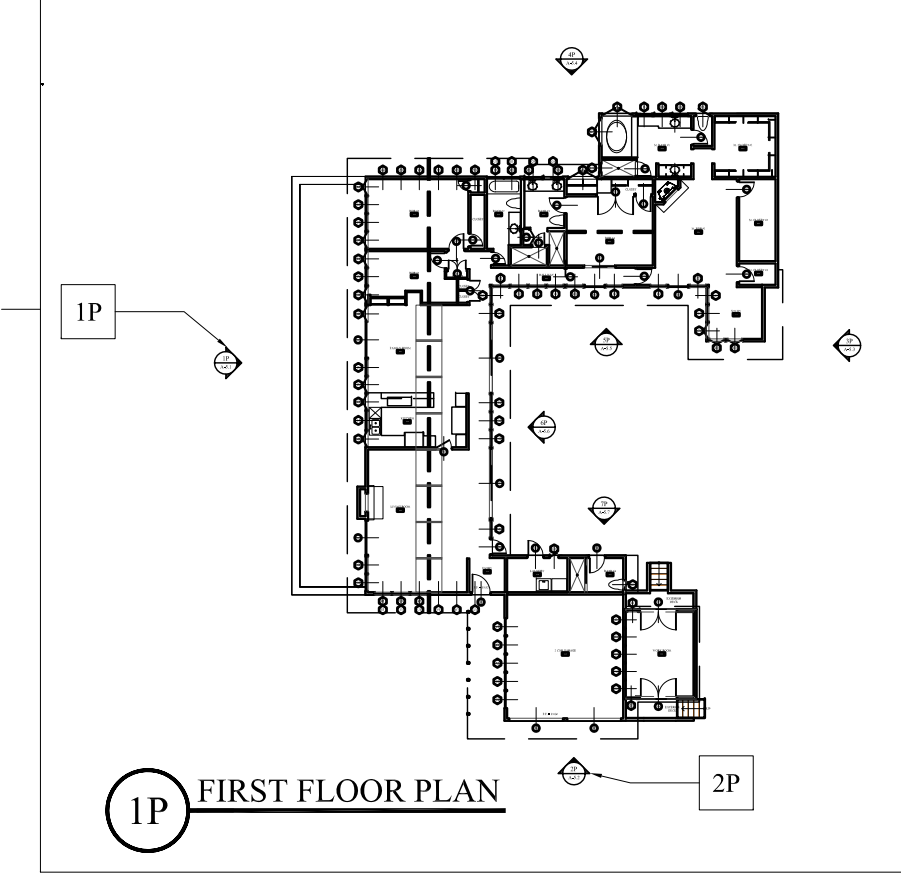
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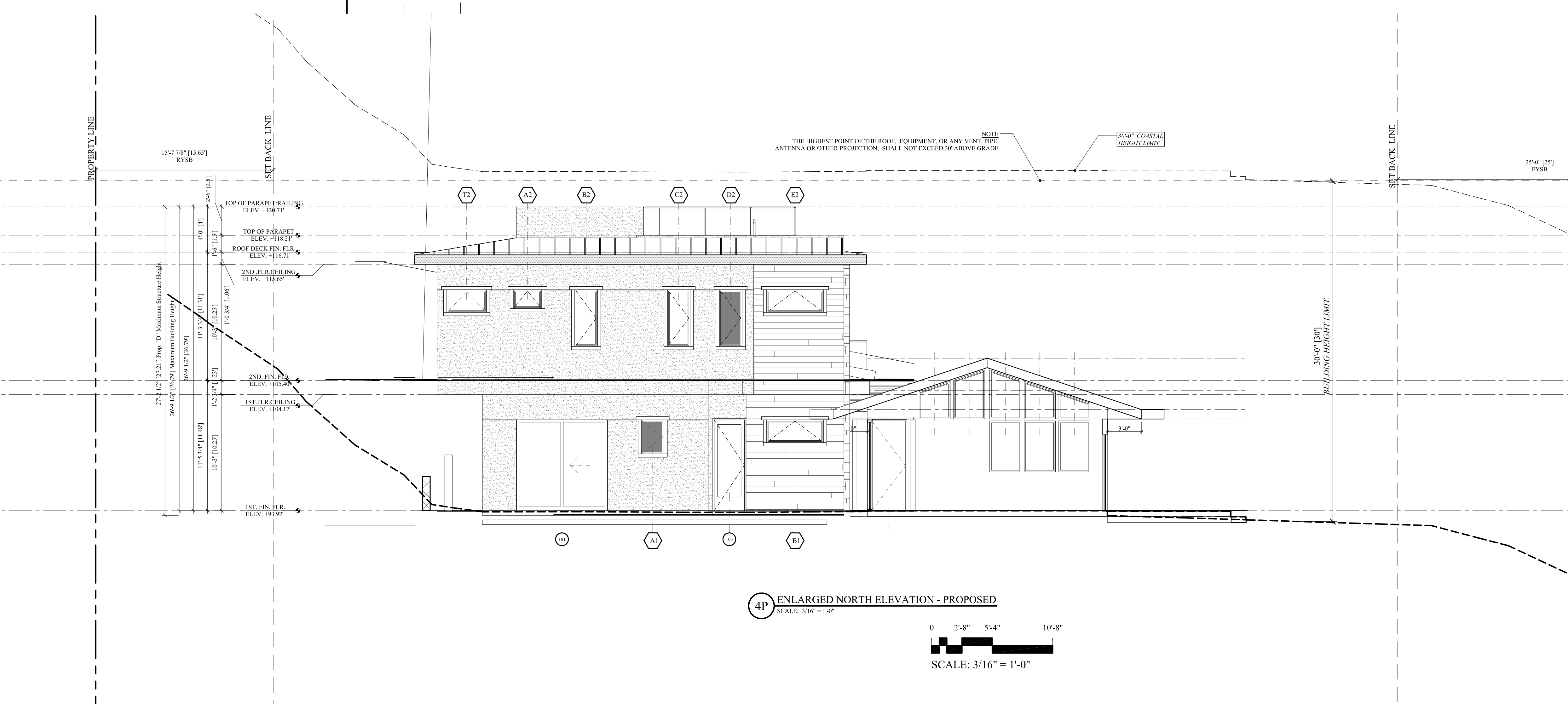
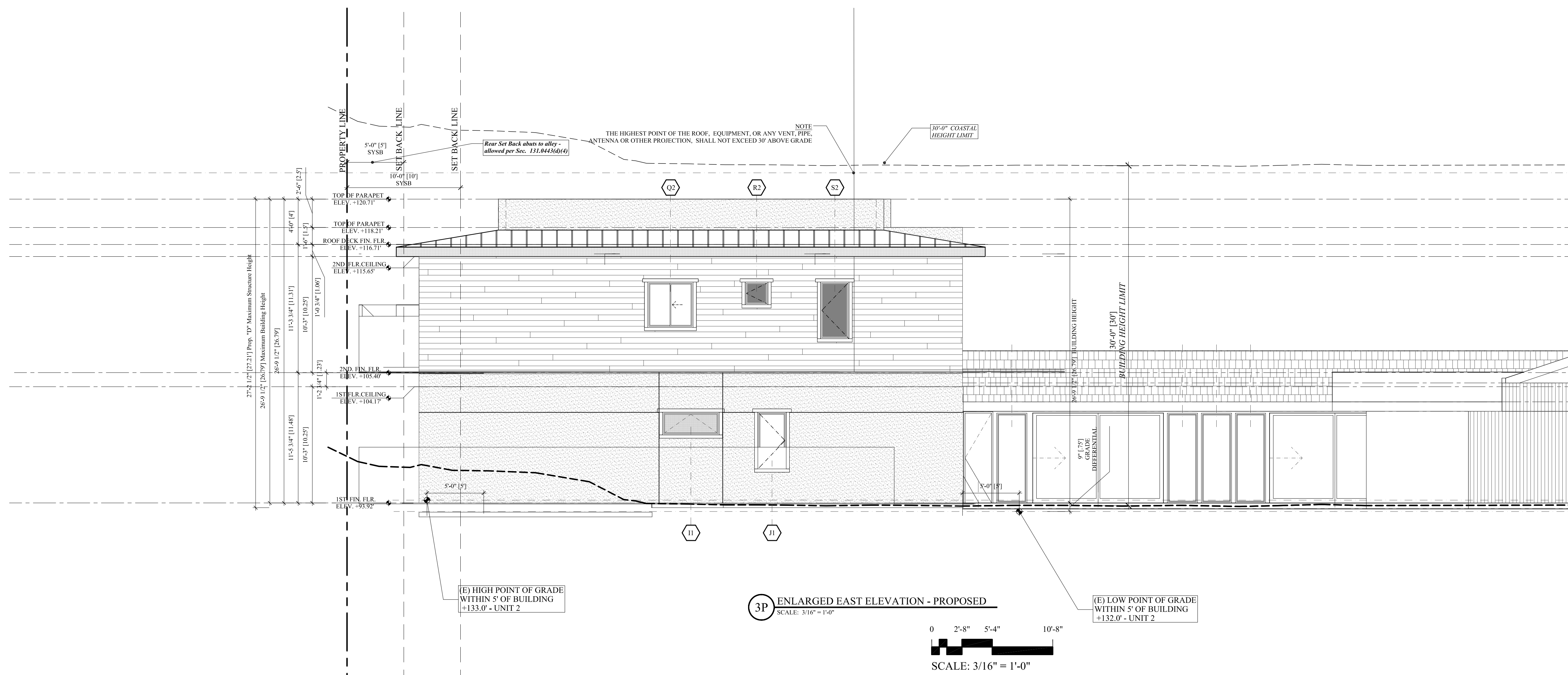
EXISTING / PROPOSED ELEVATIONS

**A56**





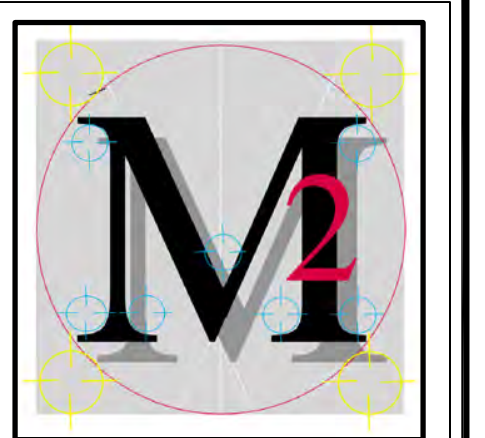
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**EXTERIOR ELEVATION FINISH KEYNOTES**

**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 Expo Stucco "Eggshell" #57, Color (B) to be Expo Stucco "Benavento" #224. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - Color (A) #258 and Color (B) #122.
  - 1B. **Weatherproof Building Wrap:** Two layers of 60-minute grade "D" building paper install per manufacturer's specifications. One layer of "Tyvek" house wrap by DuPont, Under One layer Fortifiber Corp. "Super Jumbo-Tex". Use "JEFFY SEAL" 140/60 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
  2. **Stucco Sereed:** Weep screed/ AMFWS-425-780 at balcony use FAMPWSP-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 Sereed:** 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. **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.
  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.
- EXTERIOR ORNAMENT**
13. **Guardrails:** Cable Rail and Design Rail System by Feeney Architectural Products. They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Silver". (See detail for alternate)
  14. **Handrail System:** All components shall be by 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**
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- 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
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- SITE**
32. **Existing Grade:** See Site Notes
  33. **Proposed Finish Grade:** See Site/ Hardscape Plan
  34. **New Site Wall:** See Site Plan for location
  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 TOS).
  - 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



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PROJECT NO. 2021-27

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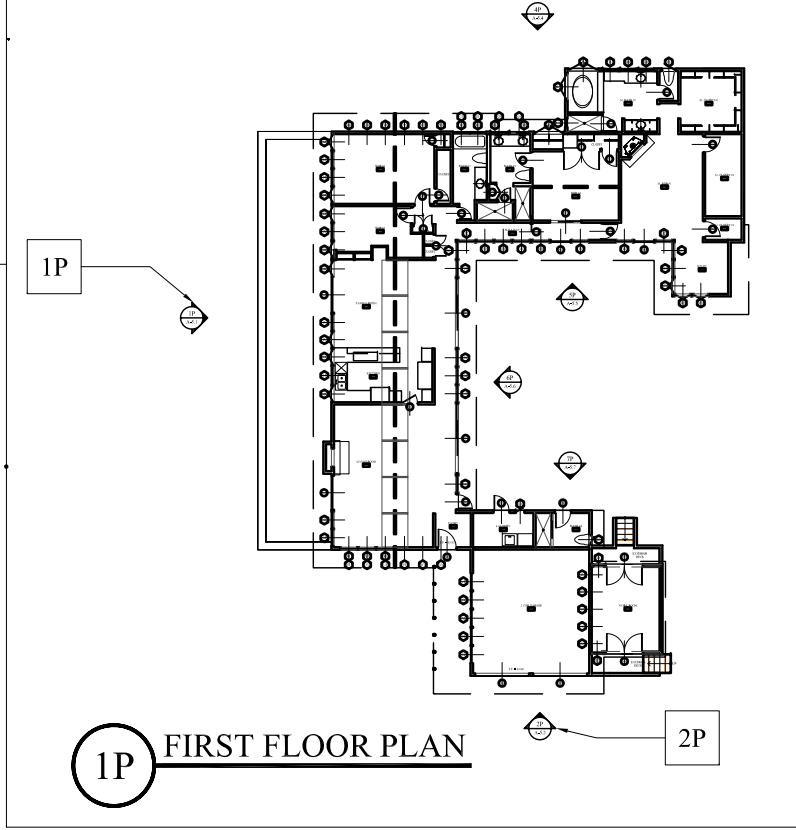
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DATE 01-14-2022

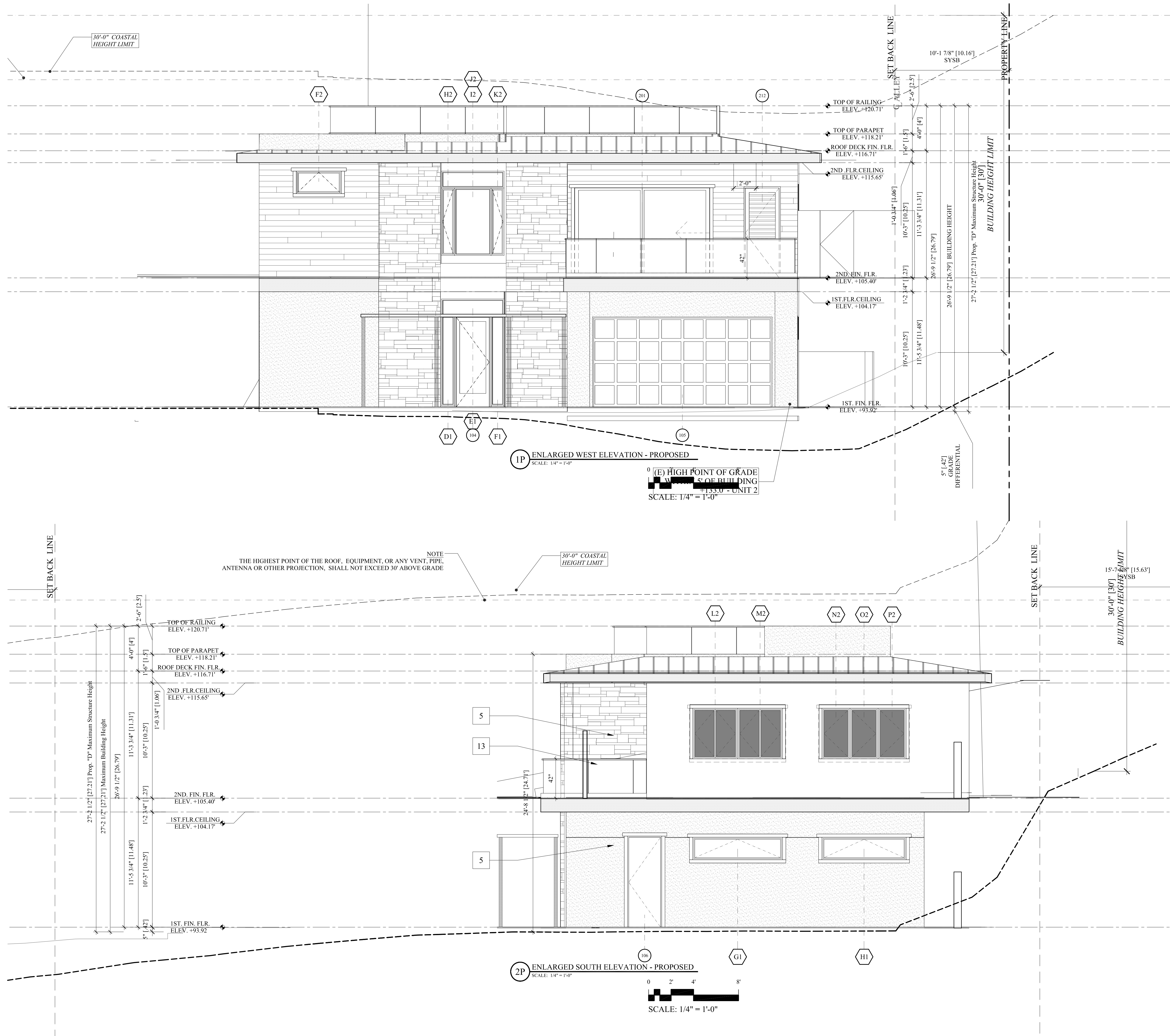
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EXISTING / PROPOSED ELEVATIONS

**A57**







**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 Sereed:** Weep screed/ AMFWS-425-780 or 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 above finish grade or 2" above finish paving. 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.
  - 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 (TNM01124) 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. Hardifin 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:** Cable Rail and Design Rail System by Feeney Architectural Products. They shall be fabricated per details. Minimum height shall be 42 inches and spacing between pickets shall be no greater than 4". Guardrail shall be factory finished in "Silver". (See detail for alternate)
  - 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.

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 Claude Anthony Marengo DESA  
 01-14-2022

LICENSED ARCHITECT  
 MICHAEL MORTON AIA  
 C-19371  
 RENEWAL  
 04/30/2023  
 STATE OF CALIFORNIA

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

REVISIONS

A	CONCEPT DESIGN - 06-01-2021
B	SCHEMATIC DESIGN - 07-27-2021
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F	

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

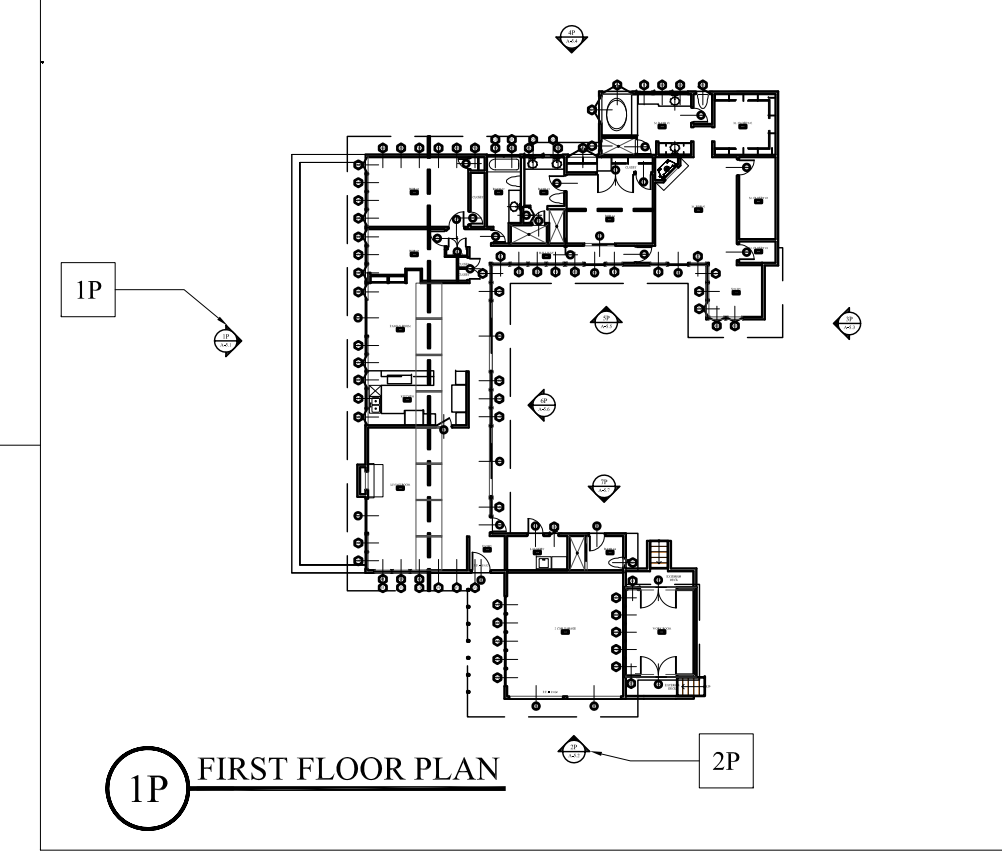
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DATE 01-14-2022

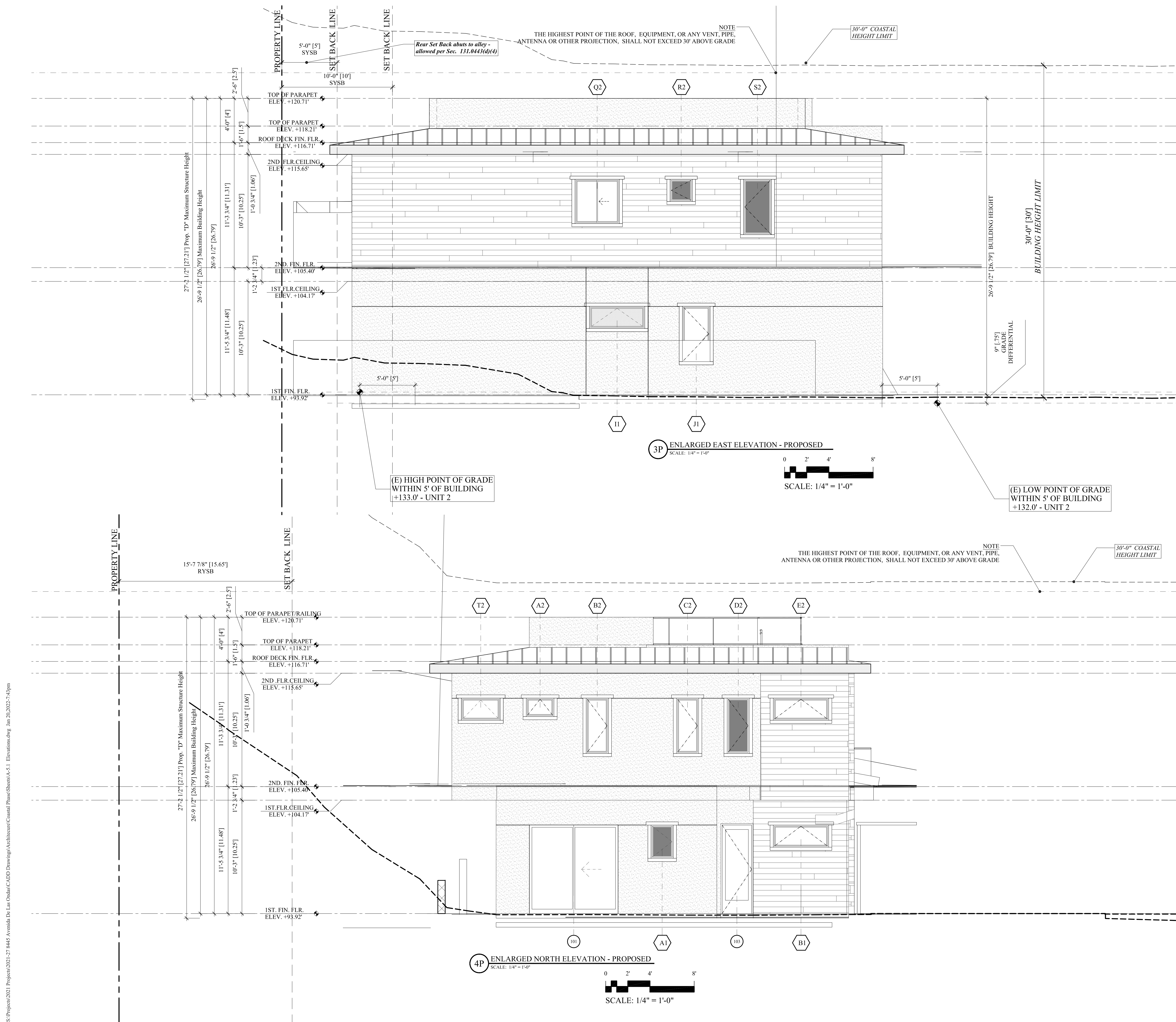
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EXISTING / PROPOSED ELEVATIONS

**A58**







**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 Expo Stucco "Eggshell" #57, Color (B) to be Expo Stucco "Benavento" #24. Prior to application contractor, to submit a 4' X 4' sample panel of the stucco color and texture finish for Architect and Owner's approval. Color coat shall be by Synergy - Texture finish - Color (A) #258 and Color (B) #122.
  - 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 FAMPWSP-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by AMICO or approved equal. Telephone 1 (800) 859-5363. Install per manufacturer's specifications. Install 4" above finish grade or 2" above finish paving. At "J" termination, use AM66-EZ-780
  - Stucco Expansion Sereed:** Type "M" - 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
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  - 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.
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  - Ornamental Columns:** MDX or 3/4" Exterior Grade Finish Plywood, primed painted and sealed. To be fabricated and framed per detail.
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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.
  - WINDOW AND DOOR HEIGHT: See Exterior Elevations
  - TEMPERED GLAZING: See Window and Door Schedule & Notes



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PHASE: COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY: MRM

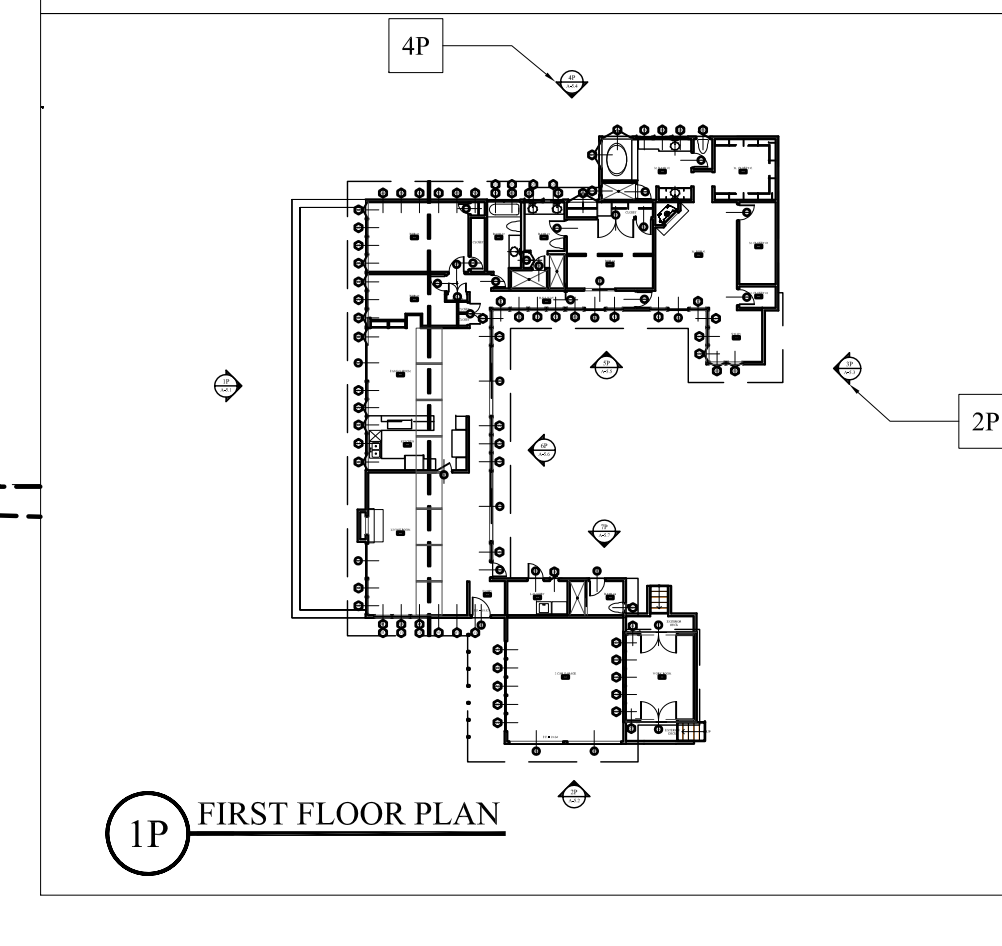
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DATE: 01-14-2022

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EXISTING / PROPOSED ELEVATIONS

**A59**





### SECTION LEGEND

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

### SECTION NOTES

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

### SECTION KEYNOTES

1. R-19 BATT INSULATION - AT 2 X 6 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE AND WALLS SEPARATING LIVING / GARAGE.
2. PROVIDE R-19 BATT INSULATION - AT ALL INTERIOR 2X6 WALLS OR R-13 FOR SOUND INSULATION.
3. R-15 BATT INSULATION - AT 2 X 4 EXTERIOR WALLS AND/OR WALLS OF CONDITIONED SPACE.
4. PROVIDE R-15 BATT INSULATION - AT ALL INTERIOR 2X4 WALLS FOR SOUND INSULATION.
5. R-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 MUDD (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.

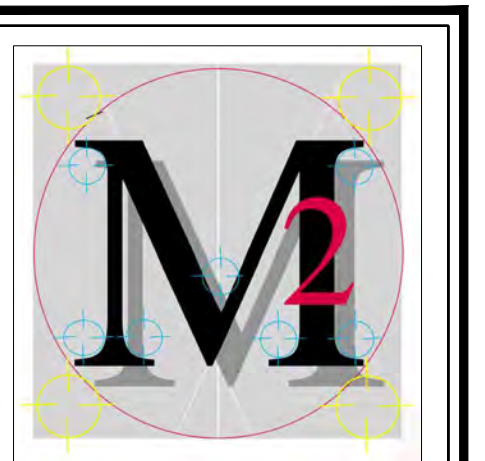
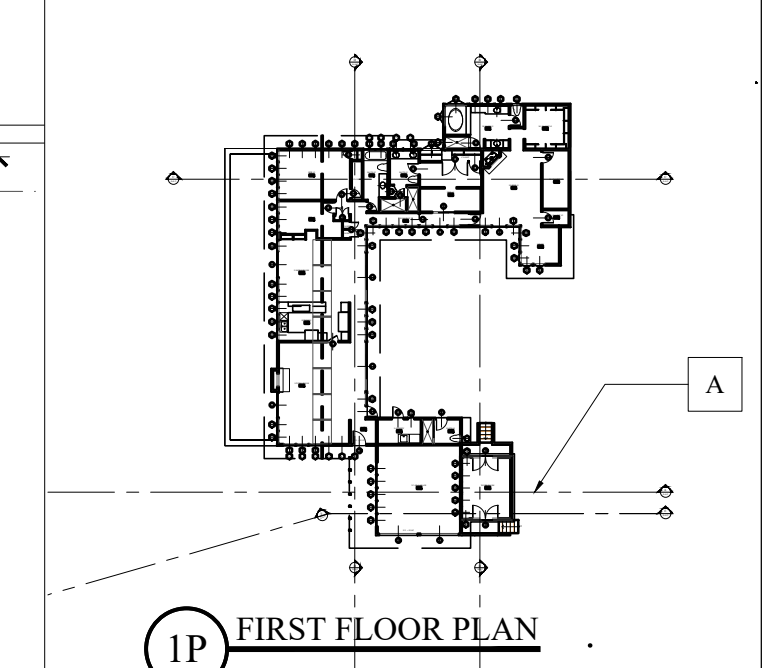
#### Building Height:

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).

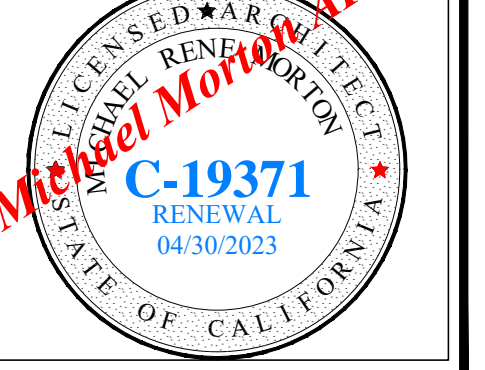
#### Other Plan Notes:

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 make-up 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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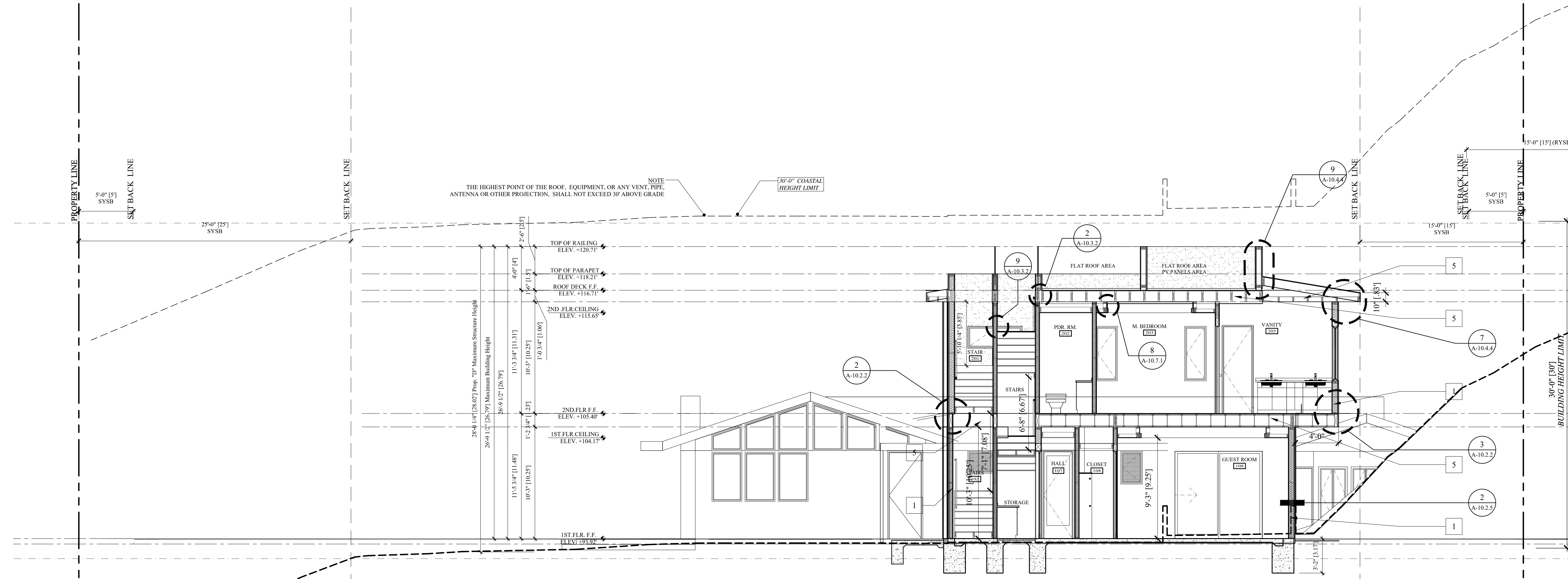
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DATE 01-14-2022

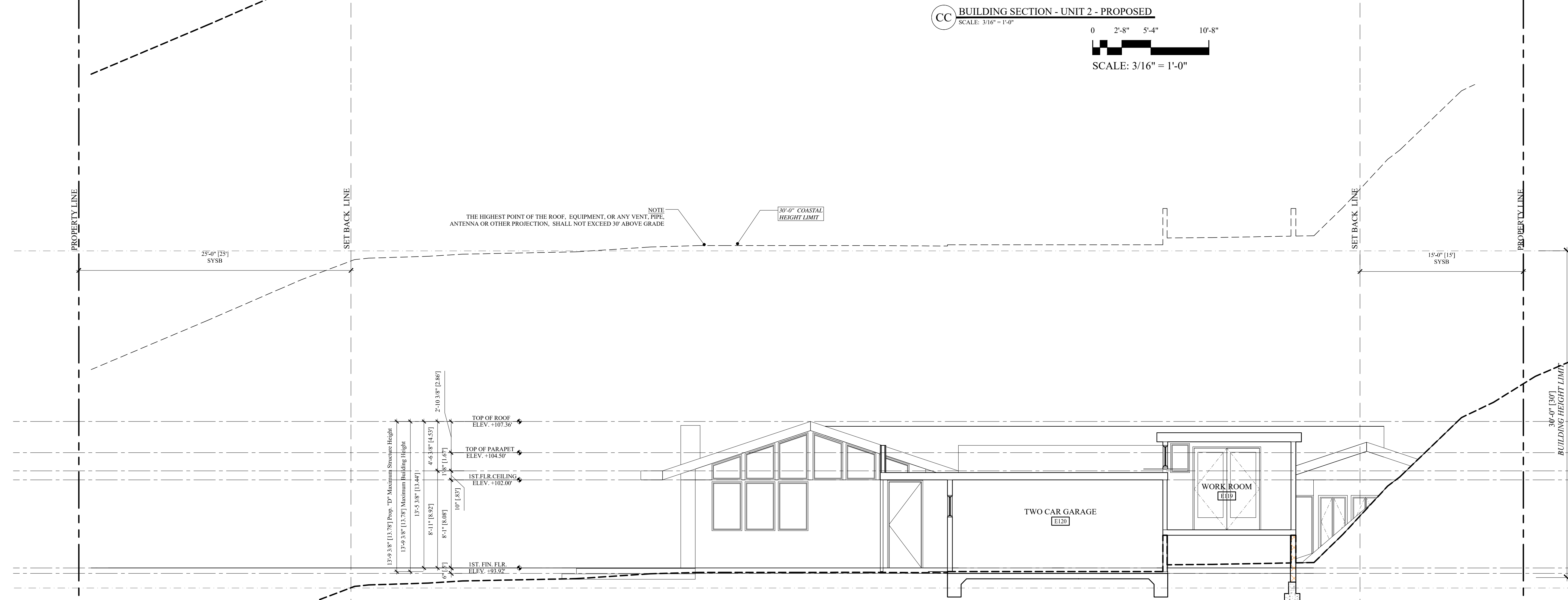
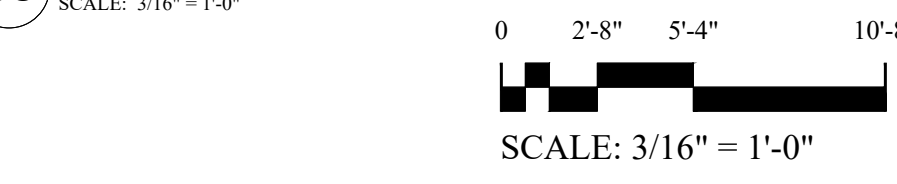
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EXISTING / PROPOSED SECTIONS

**A61**



**CC BUILDING SECTION - UNIT 2 - PROPOSED**

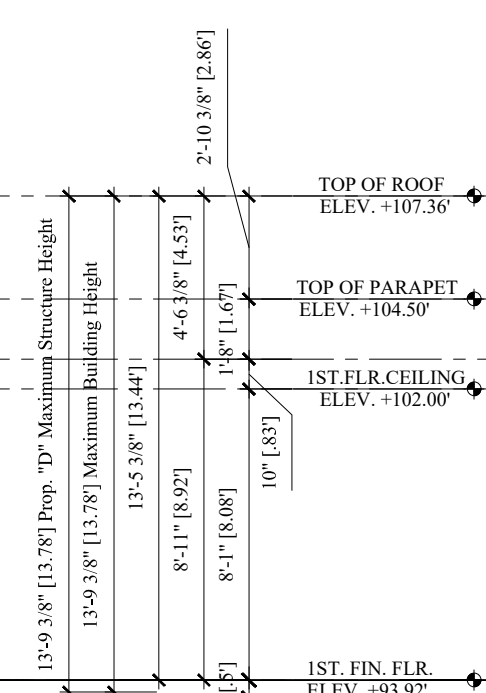
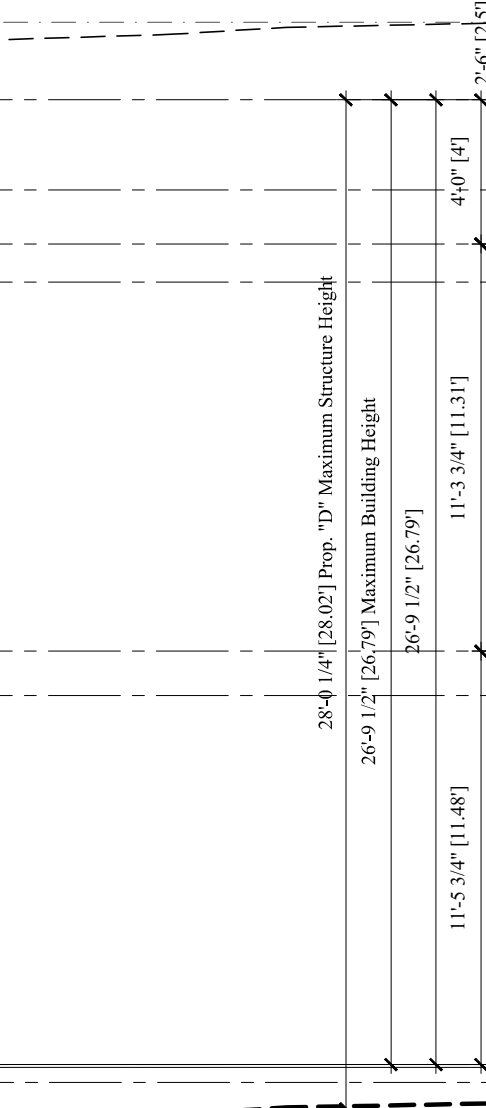


**A BUILDING SECTION - EXISTING**



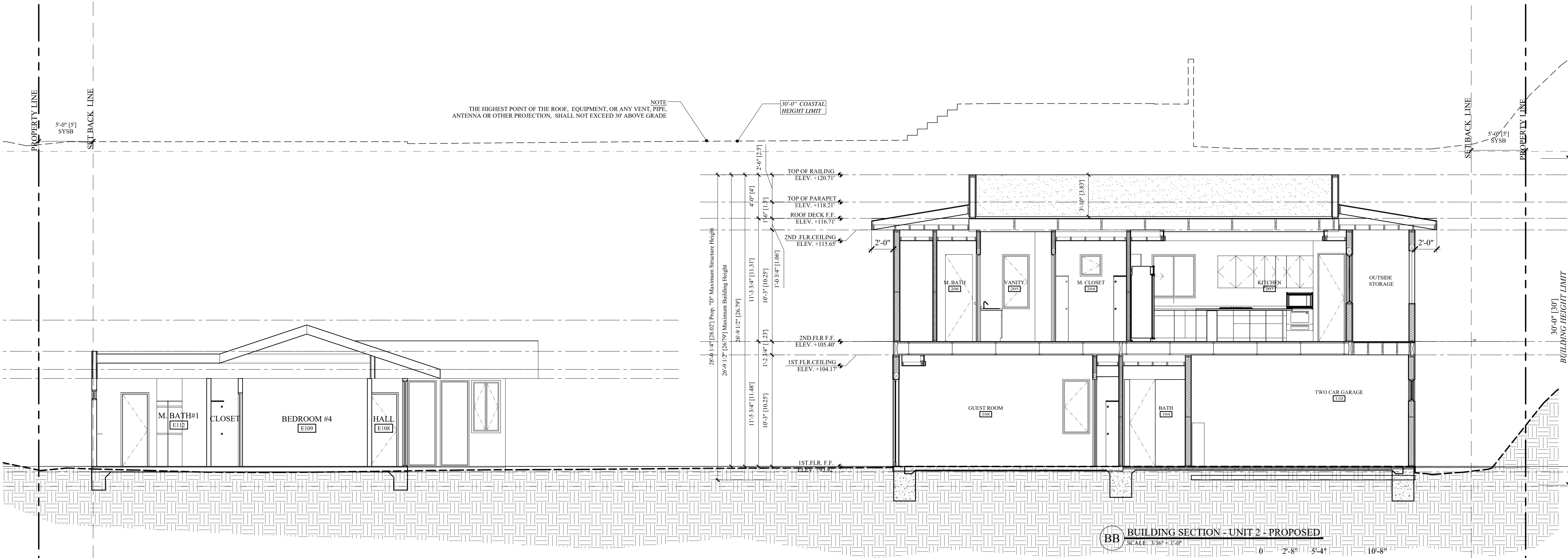
NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.

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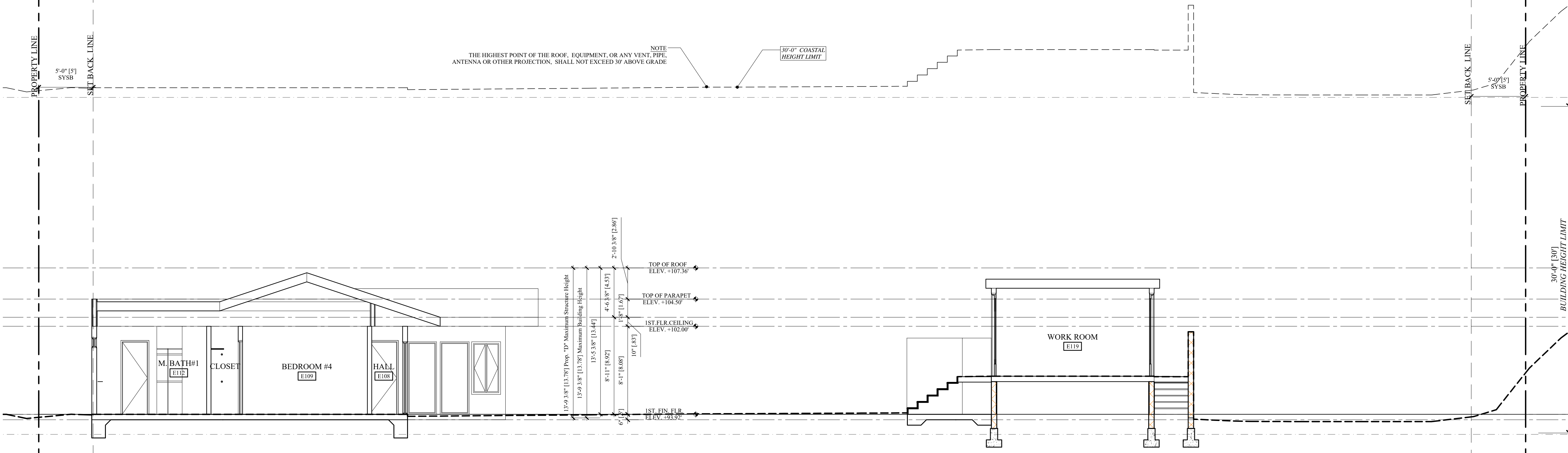




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**BB BUILDING SECTION - UNIT 2 - PROPOSED**  
SCALE: 3/16" = 1'-0"  
0 2'-8" 5'-4" 10'-8"



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

**SECTION LEGEND**

- - - Existing Site Grade Line
- - - Proposed Site Grade Line
- - - Proposed Finish Floor Elevation Line
- - - TOP OF PARAPET - 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

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**PLAN AND SECTION NOTES**

**Guards and Glass Handrails:**

1. Guard shall be location along open-sided walking surfaces including stairs, ramps and landing, that are location more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.
2. Handrail and Guard Design Loads" handrail assemblies and guards shall be able to resist a single concentrated load of 200 pounds, applied to in any direction at any point along the top, and have attachment devise and supporting structure to transfer this loading to appropriate structural elements of the building. (CBC 1607.8.1.1)
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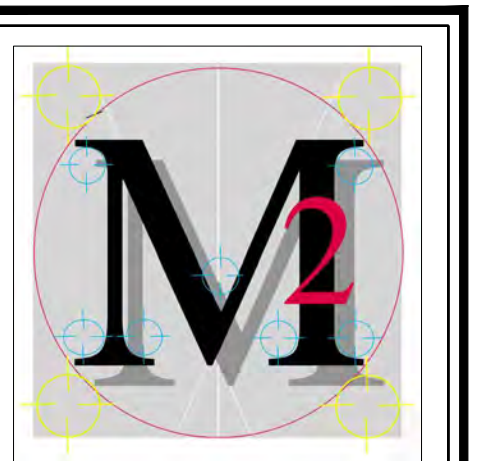
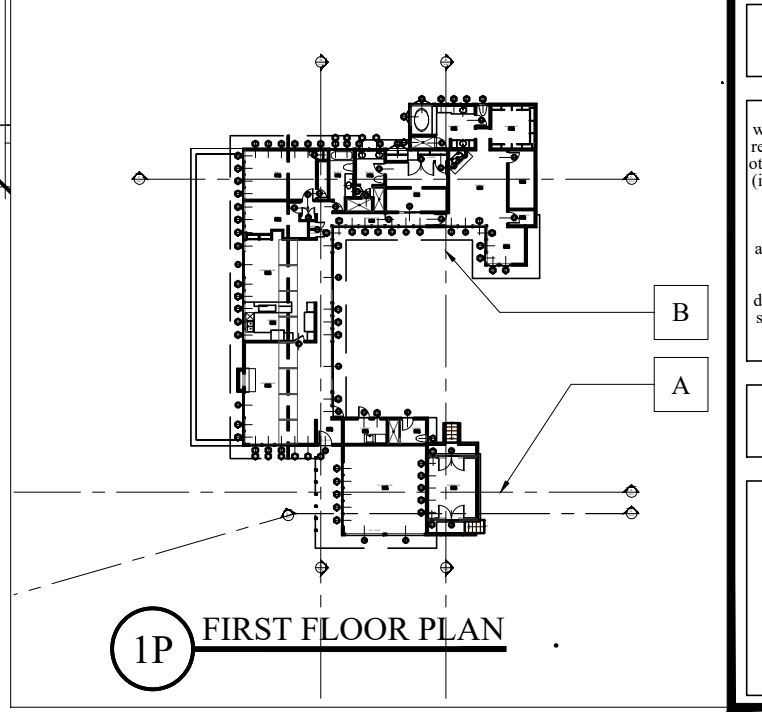
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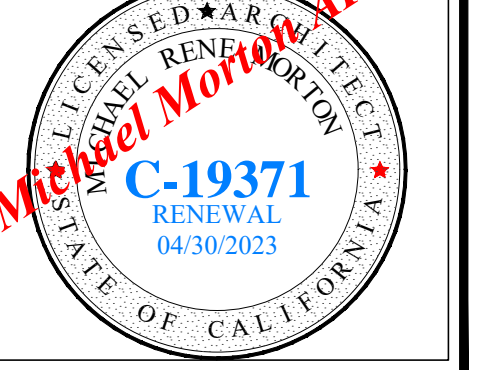
**Other Plan Notes:**

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**KEY PLAN**



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

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B	SCHEMATIC DESIGN - 07-27-2021
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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 01-14-2022

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EXISTING / PROPOSED SECTIONS

**A62**



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**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

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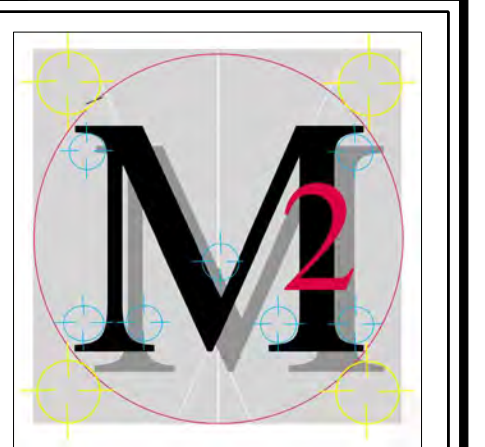
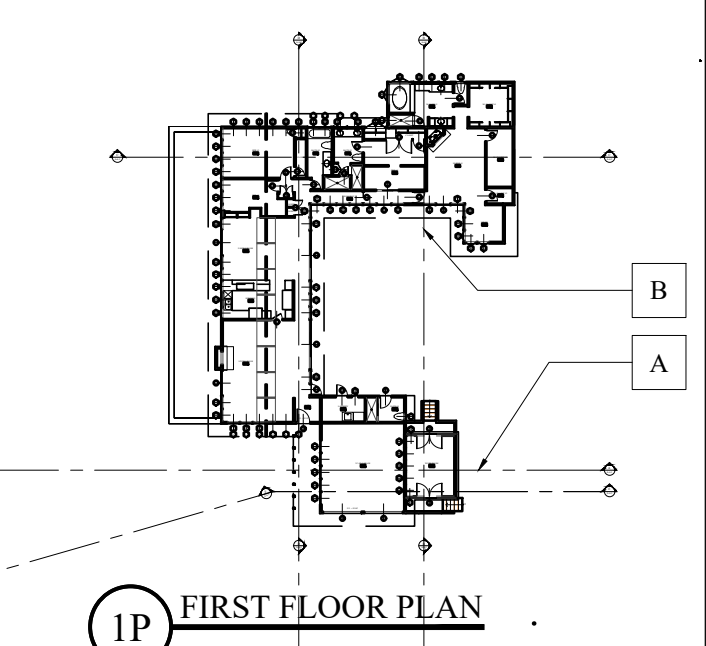
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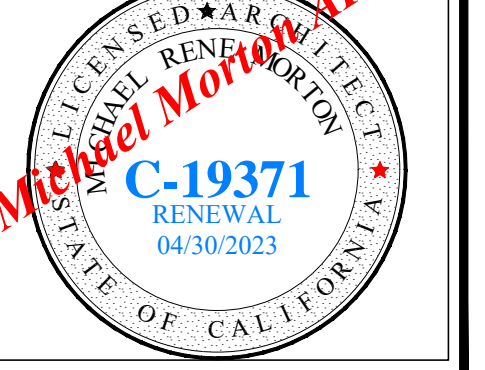
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PHASE COASTAL  
 DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

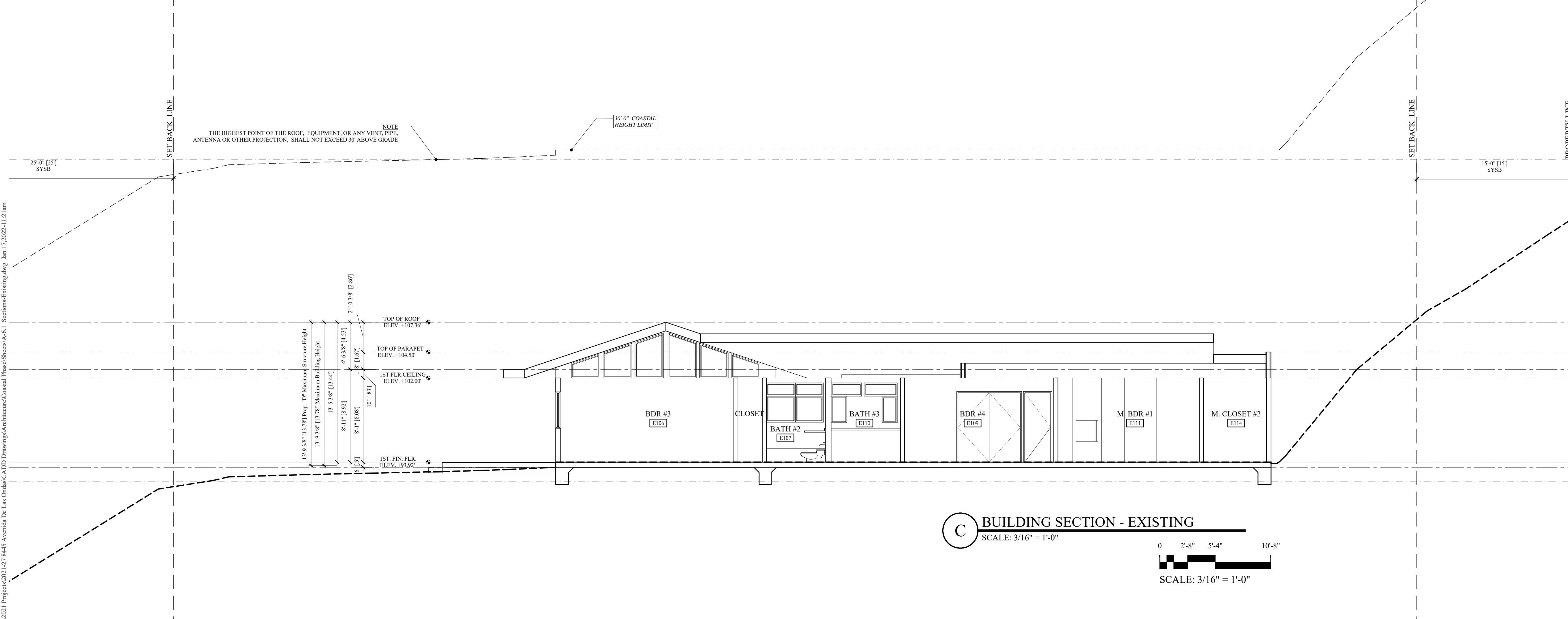
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DATE 01-14-2022

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EXISTING / PROPOSED SECTIONS

**A63**



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

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### 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

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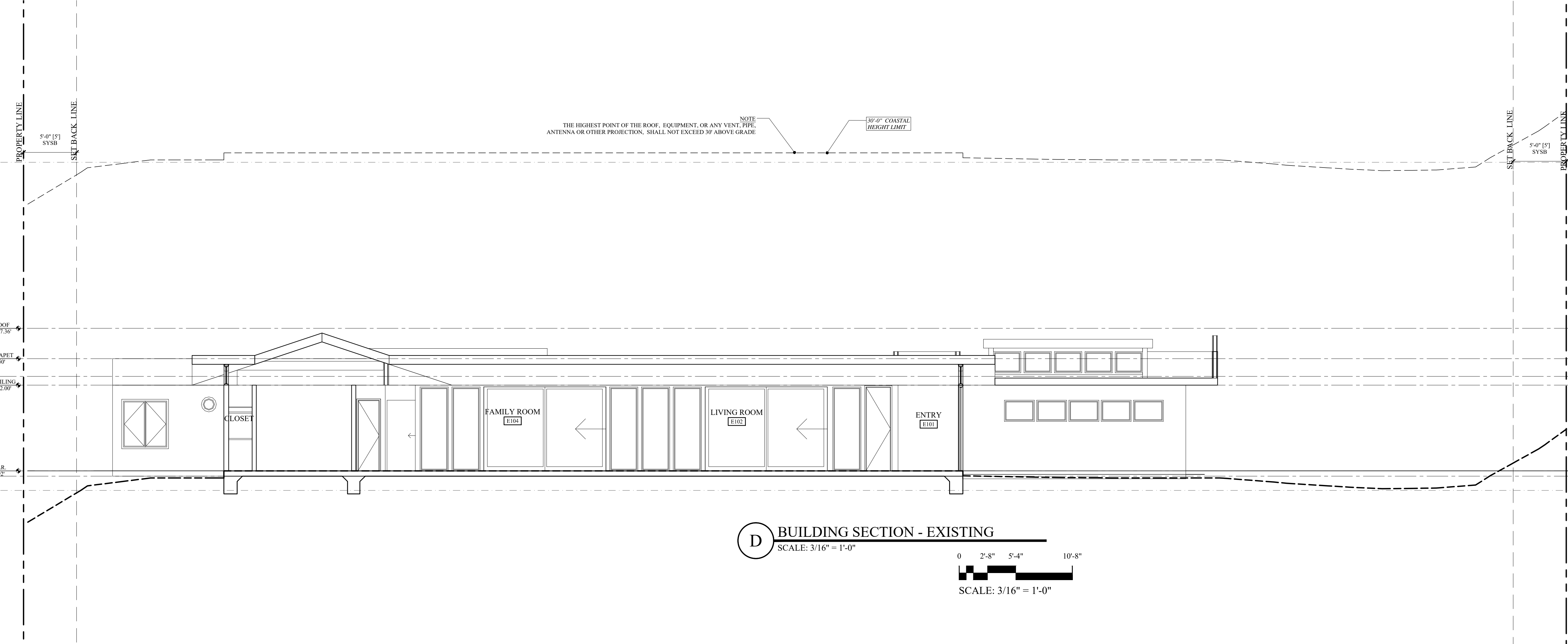
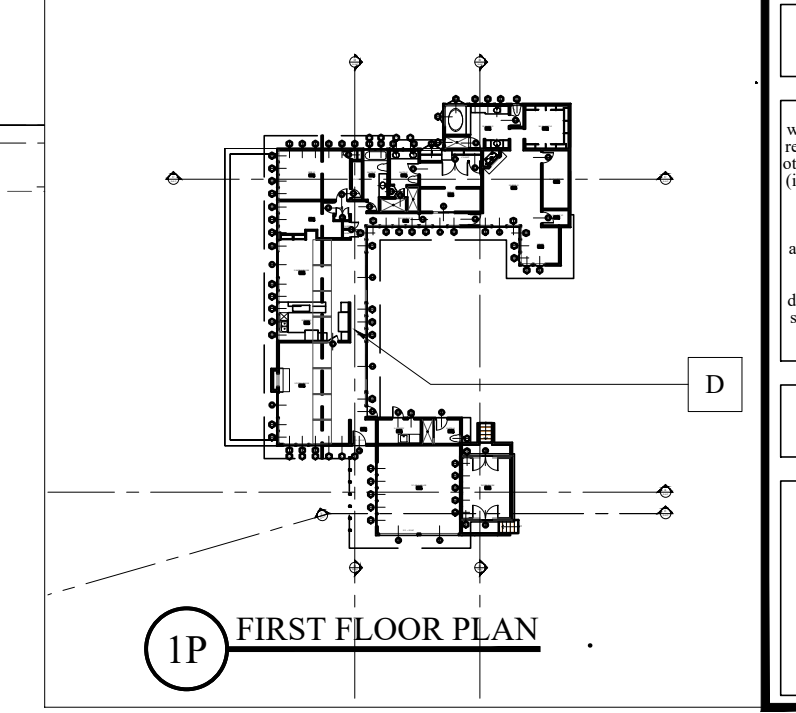
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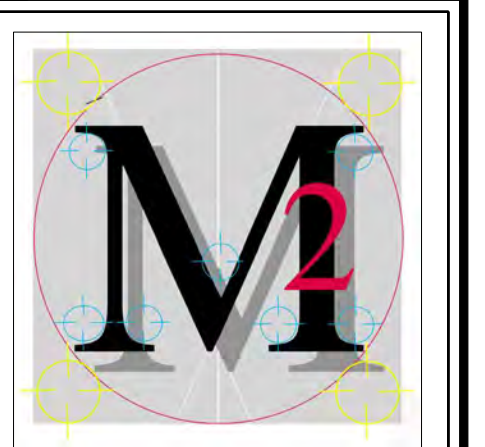
### KEY PLAN



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

0 2'-8" 5'-4" 10'-8"

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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 01-14-2022

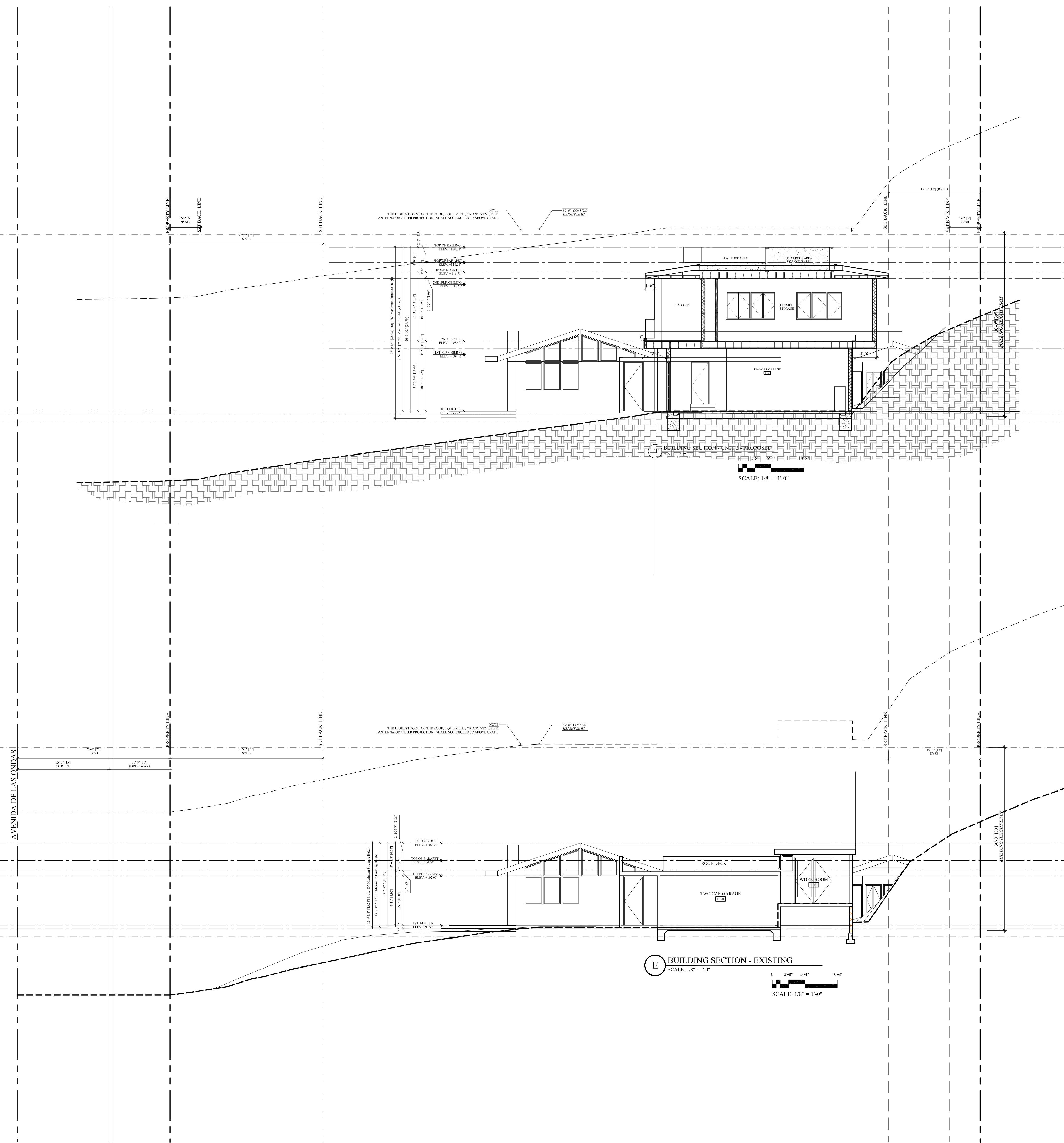
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EXISTING / PROPOSED SECTIONS

**A64**



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**SECTION LEGEND**

- Existing Site Grade Line
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- Proposed Finish Floor Elevation Line
- TOP OF PARPET -2  
ELEV. -116.00' Proposed Datum Point
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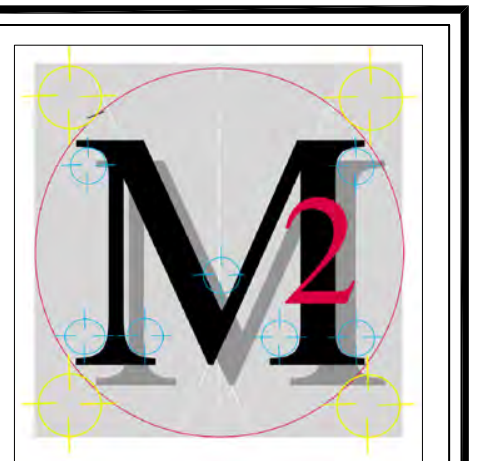
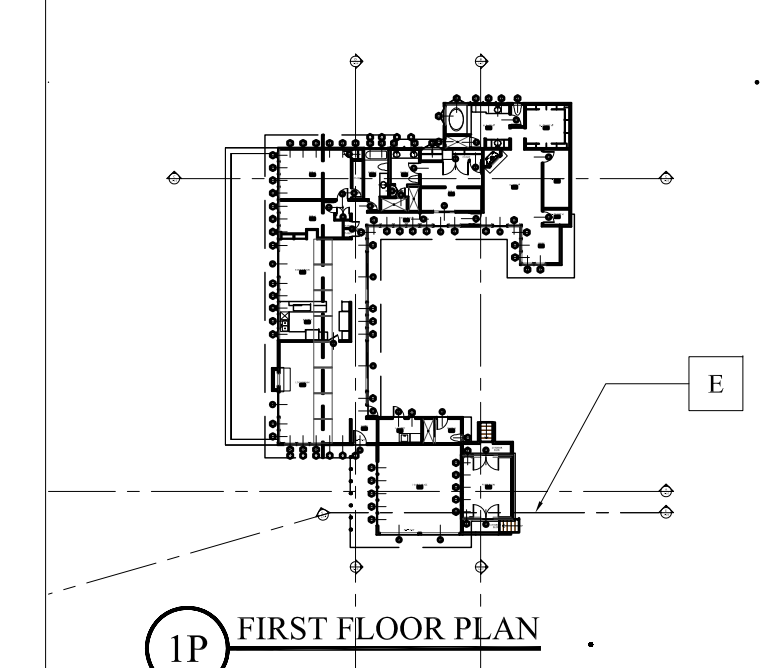
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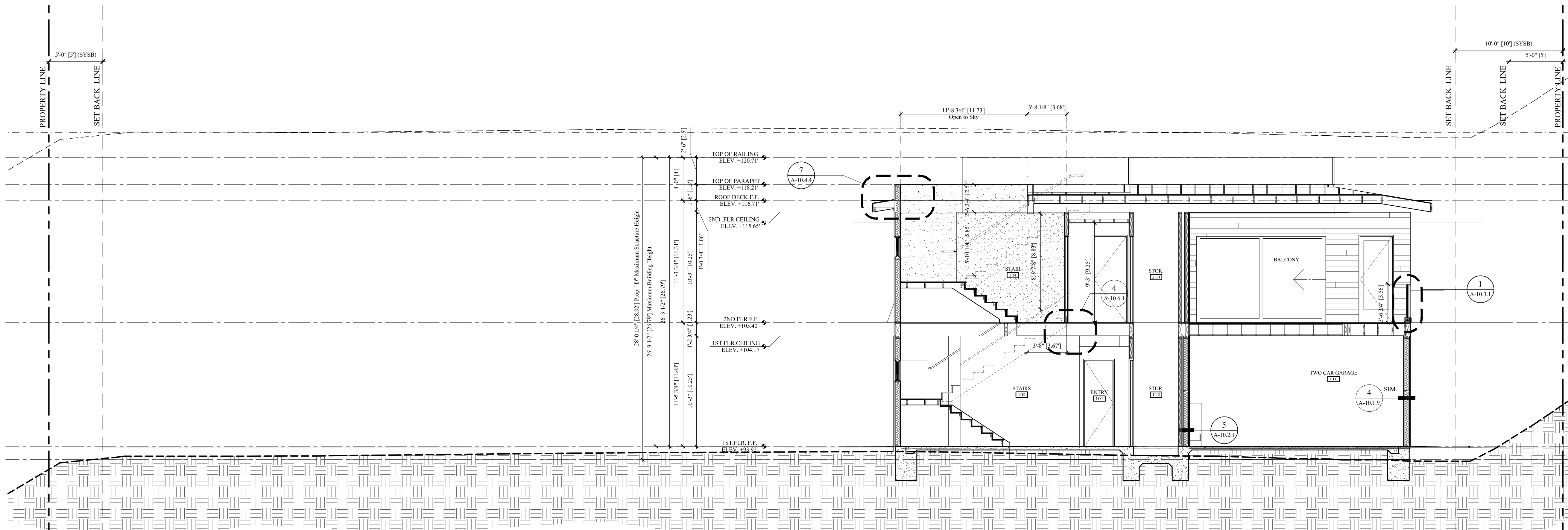
DATE 01-14-2022

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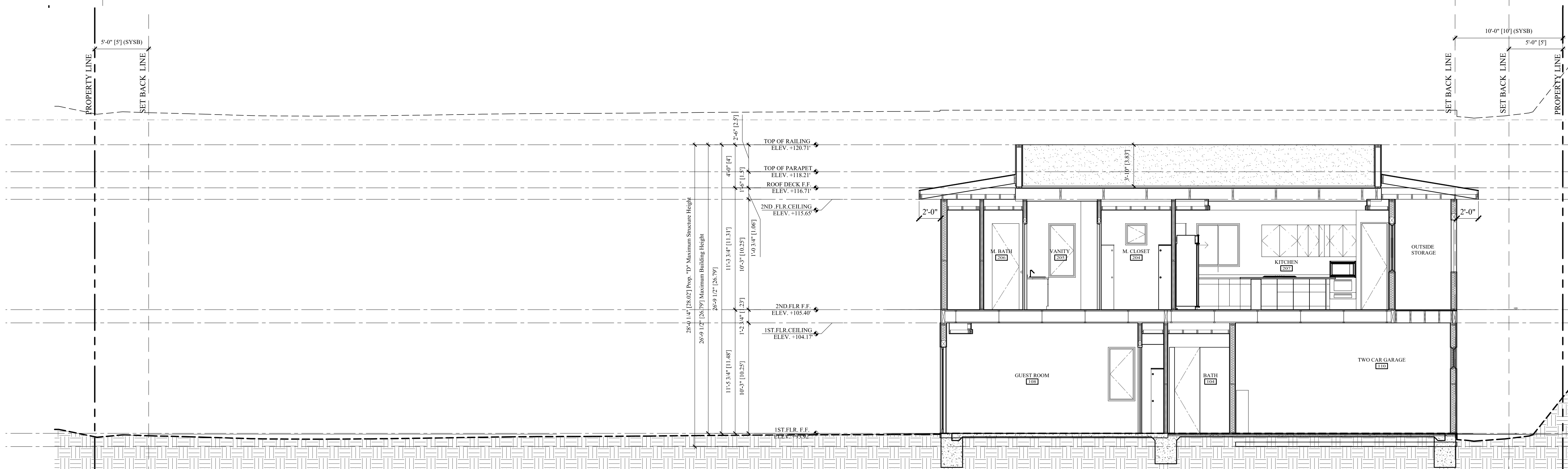
EXISTING / PROPOSED SECTIONS

**A65**





**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"

### 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

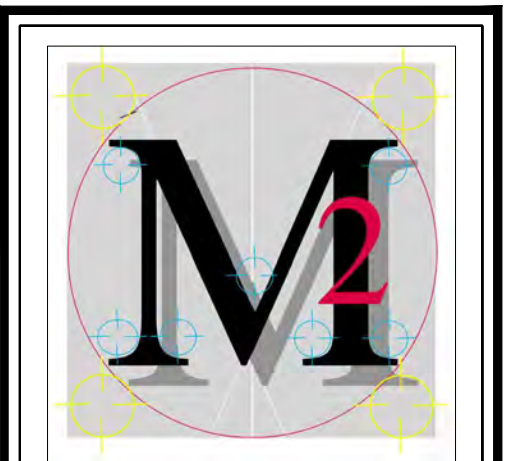
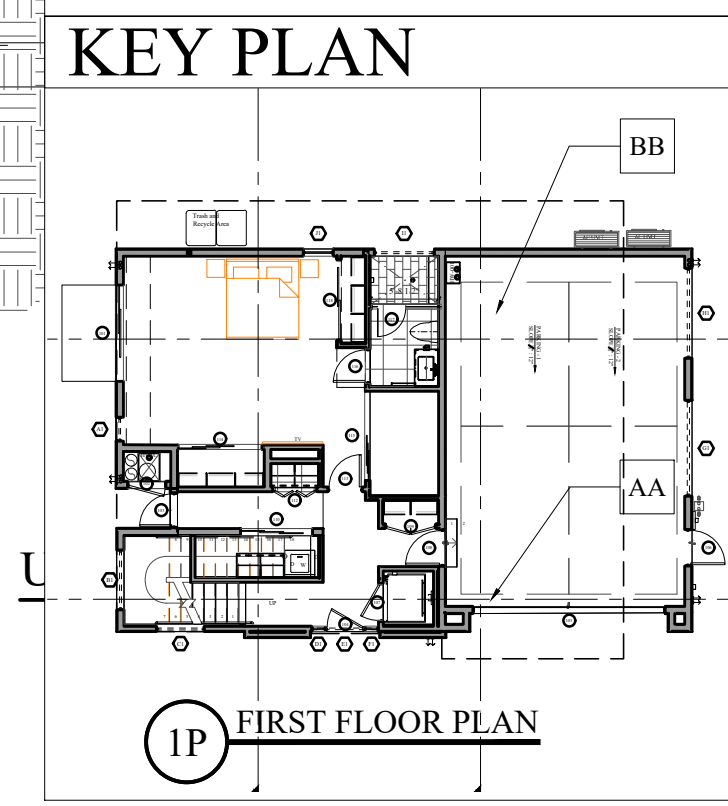
### SECTION NOTES

- 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 issue 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.



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 01-14-2022



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

REVISIONS	
A	CONCEPT DESIGN - 06-01-2021
B	SCHEMATIC DESIGN - 07-27-2021
C	CLIENT REVISIONS - 10-01-2021
D	COASTAL SUBMITTAL - 01-14-2022
E	
F	

PHASE	COASTAL DEVELOPMENT PHASE
PROJECT NO.	2021-27
REVIEWED BY	MRM
DRAWN BY	MRM / JS / AP
DATE	01-14-2022

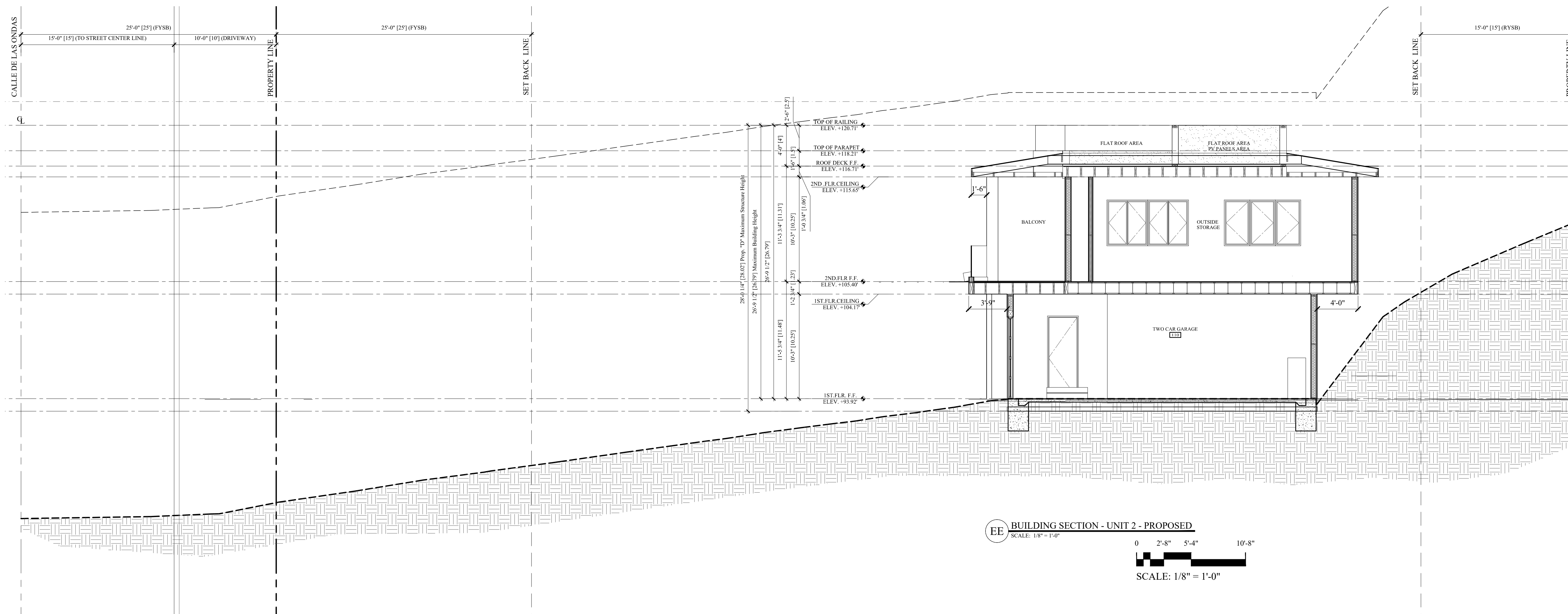
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**BUILDING SECTIONS PROPOSED**  
**A66**









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

### 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).
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  6. 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)

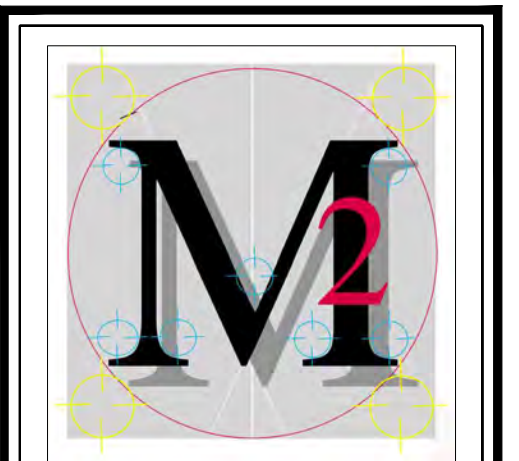
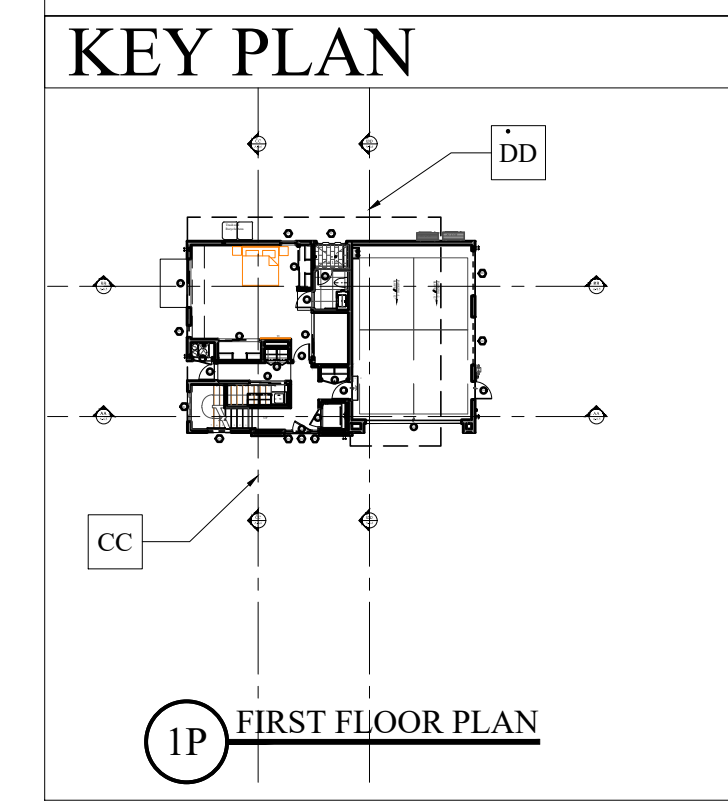
### PLAN AND SECTION NOTES

#### 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.
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**Building Height:**  
 6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop D (attention to height issues issue will be added the tier in inspections).

- Other Plan Notes:**
7. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be construction of minimum No. 26 gauge sheet steel or other approved material and shall have no opening in the garage.
  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.



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E	
F	



PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

DATE 01-14-2022

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BUILDING SECTIONS PROPOSED

**A68**







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

DOOR AND FRAME SCHEDULE - PROPOSED																		
SYM.	DOOR SIZE - Inches nominal			DOOR TYPE/STYLE		MANUF.	RATING	DOOR FRAME MAT.	GLAZING	HARDWARE	NUMBER	OPEN GL.		REMARKS				
	Width	Height	Thickness	Door Material	Style							Fire Label	Type / Style		Tempered	Type	Notes	Glazing
<b>First Floor</b>																		
101	9'-0"	8'-0"	1 3/4"	Aluminum	Exterior Door	-	No	Aluminum Frame- Painted	Yes	Lever Keyed	New	0.52	0.30	30	1	64.00	64.00	New Aluminum Glass Exterior Door
102	3'-0"	8'-0"	1 3/4"	Solid Core	Exterior Door	-	No	Wood Frame- Painted	No	Lever Keyed	New							New Exterior Door
103	2'-8"	8'-0"	1 3/4"	Wood Glass	Exterior Door	-	No	Wood Frame- Painted	Yes	Lever Keyed	New	0.52	0.30	30	1	0.00	0.00	New Wood/Glass Exterior Door
104	3'-0"	8'-0"	1 3/4"	Wood Glass	Exterior Door	-	No	Wood Frame- Painted	Yes	Lever Keyed	New	0.52	0.30	30	1	21.33	21.33	New Wood/Glass Exterior Door
105	16'-0"	8'-0"	1 3/8"	Aluminum	Exterior Garage Door	-	No	Aluminum Frame - Painted	No	Hardware	New	0.52	0.30	30	1	24.00	24.00	New Sectional Exterior Door
106	2'-10"	8'-0"	1 3/8"	Solid Core	Exterior Door	-	No	Wood Frame- Painted	No	Lever Keyed	New							New Exterior Door
107	2'-0"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
108	2'-10"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
109	2'-0"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
110	6'-0"	8'-0"	1 3/4"	Solid Core	Interior Closet Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
111	Not Used																	
112	3'-6"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
113	2'-8"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Privacy Hardware	New							New Panel Interior Door
114	7'-0"	8'-0"	1 3/4"	Wood Panel	Interior Closet Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
115	7'-0"	8'-0"	1 3/4"	Wood Panel	Interior Closet Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
116	2'-8"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Privacy Hardware	New							New Panel Interior Door
117	2'-8"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Privacy Hardware	New							New Panel Interior Door
118	6'-0"	8'-0"	1 3/4"	Solid Core	Interior Closet Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
<b>Second Floor</b>																		
201	12'-0"	8'-0"	1 3/4"	Aluminum	Exterior Door	-	No	Aluminum Frame- Painted	Yes	Lever Keyed	New	0.52	0.30	30	1	96.00	96.00	New Aluminum Glass Exterior Door
202	2'-10"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
203	2'-0"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
204	3'-0"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
205	2'-4"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Privacy Hardware	New							New Panel Interior Door
206	2'-6"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
207	2'-8"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Privacy Hardware	New							New Panel Interior Door
208	2'-8"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Privacy Hardware	New							New Panel Interior Door
209	2'-8"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Privacy Hardware	New							New Panel Interior Door
210	2'-6"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Passage Lever	New							New Panel Interior Door
211	2'-8"	8'-0"	1 3/4"	Solid Core	Interior Door	-	No	Wood Frame- Painted	No	Privacy Hardware	New							New Panel Interior Door
212	3'-0"	8'-0"	1 3/4"	Wood Glass	Exterior Door	-	No	Wood Frame- Painted	Yes	Lever Keyed	New	0.52	0.30	30	1	0.00	0.00	New Wood/Glass Exterior Door
<b>TOTAL NEW EXTERIOR / INTERIOR GLAZING</b>																		
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																		

WINDOW & DOOR NOTES - LEGEND Residential

DOOR AND WINDOW NOTES:

- Door, window & skylight sizes on schedule are approximate only. Contractor shall field measure each opening and review with architect and owner prior to ordering unit. Refer to manufacturer specifications for actual frame size and rough opening.
- As noted on the window schedule, **New Window Glazing** shall be **Dual** glazed units with a minimum rated "U" value of 0.40 and SHGC of .35. Exterior glass shall be High Performance - Low-E glass panel with interior clear glass.
- As noted on the window schedule, **New Window Laminated Glazing** shall be **Single Laminated** glazed units with a minimum rated "U" value of 0.104 and SHGC of .63. Exterior glass shall be High-Low-E glass panel laminated interior clear glass to form a single unit.
- As noted on the window schedule, **Existing Window Glazing** shall be **Dual** glazed units with a minimum rated "U" value of 0.58 and SHGC of .53. Exterior glass shall be - Low-E glass panel with interior clear glass.
- 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 glass shall be Low-E glass panel with interior clear glass.
- Manufactured skylights** shall be by **Vellux USA** or approved equal. Unit size and model as noted on the schedule, skylight glazing shall be at minimum dual glazed units with a minimum rated "U" value of 0.43 and SHGC of .23, unit size and type per plan. All units motorize with remote with motorized internal blackout screens. ES-0199 approval number
- Manufactured windows** by **Fleetwood** or approved equal. **Window exterior shall be Aluminum with Kynar 500 painted units - color - "Dark Bronze" or approved equal.** All units shall have **Painted** interiors & exteriors. Unit size and type per plan or schedule. All operable units shall have matching screens (if requested by owner). Verify window type and manufacturer with owner and architect.
- Custom Entry Doors** by C.R.L. Lawrence Company components in custom door see **Detail**. Verify all door types and manufacturer with owner. (Existing to remain)
- Manufactured Sliding Glass Doors** by **Fleetwood Norwood 107X EX MS** 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.
- All Exterior Sliding, folding or other doors shall have **Standard Hardware** with **Brushed Stainless Steel** Finish or as selected by owner. All exterior doors shall have exterior keyed deadbolt with trim to match door hardware. All door hardware shall be Corrosion-Resistant Components made with 306 stainless steel. Verify door hardware and finish with owner prior to ordering.
- All window hardware (lock, openers, and hinges) shall have a **Brushed Stainless Steel color handle**, finish to match frames, verify with owner. All internal window and door hardware (cranking mechanism, locks, etc.) shall be Corrosion-Resistant Components made with type 306 stainless steel.
- Mulled Window units shall be joined with **Narrow Transom**. Exteriors shall be finished per detail. Verify size and style with schedule and owner.
- All operable exterior windows and noted doors (verify) shall have screens. Screens shall have a **Bronze** colored frame and charcoal colored fiberglass screen cloth (Verify with owner).
- Entry door hardware - lockset and hinges shall be by **C. L. Lawrence Company - "Locking Ladder Pulls" - L1P84PS**, 84 inch high with **Brushed Stainless**. With 4" square shape full length door rails, to and bottom - DR45PS125 with concealed Dorma Door closure. Door shall have a tempered cast glass panel, from **Cast Glass Images**. Provide an allowance of \$500 per opening for hardware only.
- New Interior and Exterior door hardware shall be **Schlage**. Lever style - **Manhattan** with **Satin Chrome** finish, as selected by Architect & Interior Designer and approved by architect, and approved by the owner. - **Style B - Paint Grade Slab doors**
- 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.
- Install windows, doors, and skylights in strict accordance with manufacturers instructions.
- 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.
- All exterior door hinges and fasteners shall be solid brass or stainless steel with Finish - to Match Door hardware. Provide allowance. Contractor shall install Doorstops At Owner-Approved Locations.
- Interior Wood Doors - Solid Core Slab Door (U.N.O) door, frames and any other related wood surfaces shall be - **Style A - Stain Grade Mahogany**- stain and seal shall be selected by architect, and approved by the owner. - **Style B - Paint Grade Slab doors**
- Drapes and window treatment shall be by owner.
- All glazing glass must have an NFRC label meeting the requirements as listed above.
- Also, see Title 24 and Energy Notes for additional requirements for doors and windows.

GLAZING SAFETY NOTES

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

- Identification of safety Glazing:** Each panel of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard with which it complies as well as the information specified in CBC section 2403.1 and CRC section R308.4. The designation shall be acid etched, sand blaster, ceramic fired, laser etched, embossed or of a type that once applied, cannot be removed without being destroyed.
- Hazardous Locations:**
  - Glazing in swinging doors except jalousies.
  - Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
  - Glazing in storm doors.
  - Glazing in unframed swinging doors.
  - Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
  - Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
- Gl





PROPOSED ELEVATION #1



PROPOSED ELEVATION #2



PROPOSED ELEVATION #3



PROPOSED ELEVATION #4

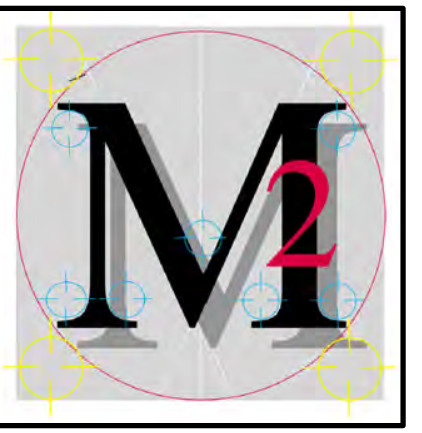


PROPOSED ELEVATION #5



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 .



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PRIVATE RESIDENCE  
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  - F



PHASE COASTAL  
DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

DRAWN BY MRM / JS / AP

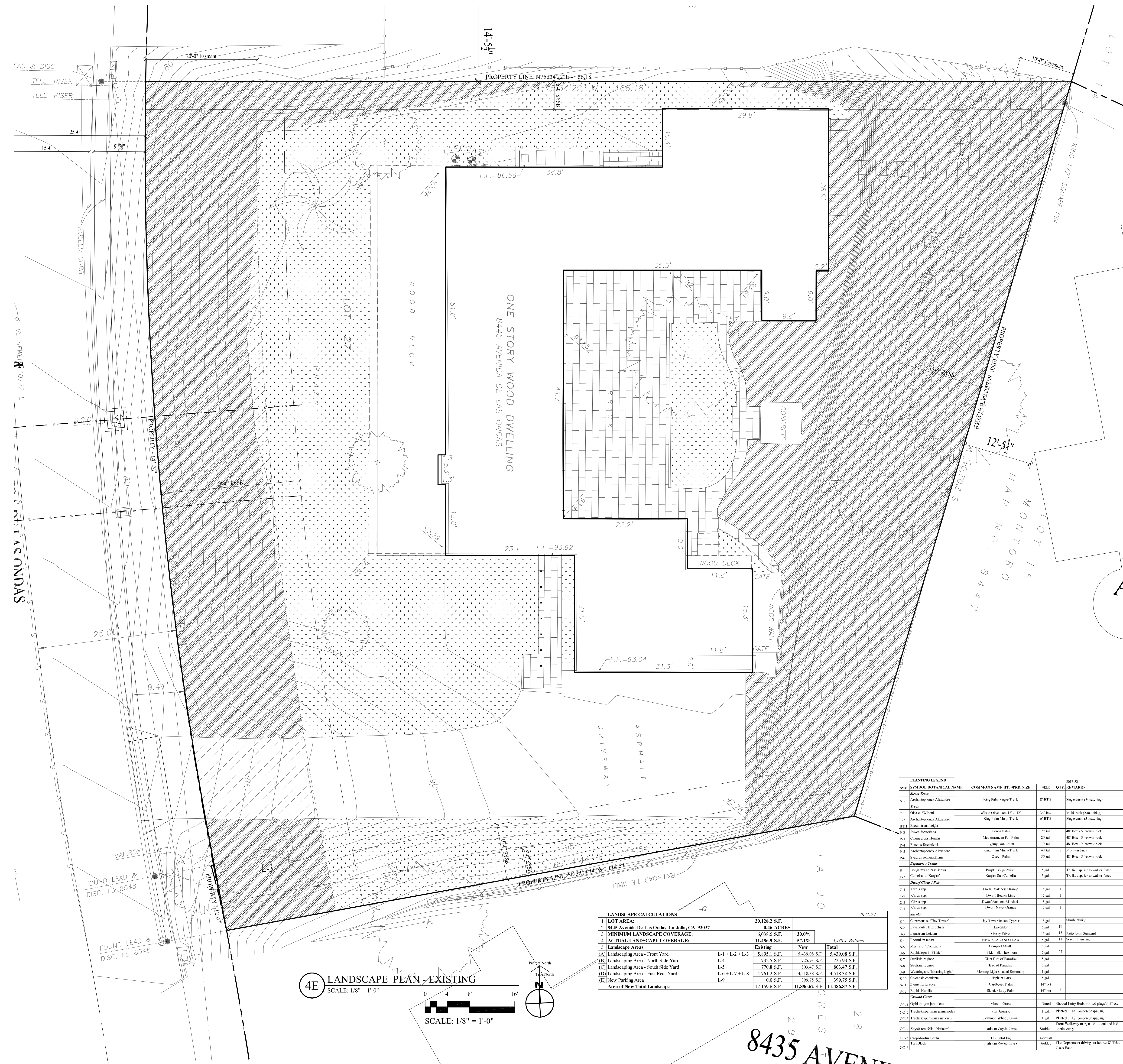
DATE 01-14-2022

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PROPOSED  
EXTERIOR RENDERINGS

A91





### LANDSCAPE LEGEND

- |   |   |
|---|---|
| <b>PALMS</b>  | <b>SHRUBS</b>   |
| <ul style="list-style-type: none"> <li>WINDHILL PALM<br/><i>Trachycarpus fortunei</i><br/>12'-0" min. tall [S11]<br/>6' Box - 5 foot brown trunk</li> <li>KENTIA PALM<br/><i>Howea forsteriana</i><br/>25'-0" max. tall [P2]<br/>48" Box - 5 foot brown trunk</li> <li>MEDITERRANEAN FAN PALM<br/><i>Chamaecyparis hamata</i> [K1]<br/>25'-0" max. tall<br/>48" Box - 5 foot brown trunk</li> <li>PYGMY DATE PALM<br/><i>Phoenix roebelenii</i> [P4]<br/>10'-0" max. tall<br/>48" Box - 5 foot brown trunk</li> <li>KING PALM MULTI-TRUNK<br/><i>Archonophoenix alexandrinae</i><br/>20'-0" max. tall - Type - [P5]<br/>Specimen -<br/>48" Box - 5 foot brown trunk</li> <li>QUEEN PALM<br/><i>Syagrus romoanoffiana</i><br/>50'-0" max. tall - Type - Accent - [P6]<br/>48" Box - 5 foot brown trunk</li> <li>ORNAMENTAL PEAR<br/><i>Pyrus kawakumii</i> - Evergreen<br/>Fruit<br/>15-30' tall - Accent [T2]<br/>48" Box</li> <li>FLAEGANUS<br/><i>Alcornoquea</i><br/>Rustian Olive<br/>30'-0" max. tall [T-3]<br/>48" Box</li> <li>ITALIAN STONE PINE<br/><i>Pinus pinea</i> [T-4]<br/>24" Box</li> <li>ALEPPO PINE<br/><i>Pinus halepensis</i><br/>30'-0" min. tall [T-2]<br/>24" Box</li> <li>MYOPORUM<br/><i>Myoporum laetum</i><br/>30'-0" max. tall [T-6]<br/>24" Box</li> <li>CANARY ISLAND PINE<br/><i>Pinus canariensis</i> [T-7]<br/>24" Box</li> <li>MONTEREY PINE<br/><i>Pinus radiata</i><br/>20-30 feet tall [T-8]<br/>24" Box</li> <li><b>DWARF CITRUS</b></li> <li>DWARF VALENCIA<br/>ORANGE<br/><i>Citrus spp.</i><br/>15 gallon - [C-1]</li> <li>DWARF BEARSS LIMING<br/><i>Citrus spp.</i><br/>15 gallon - [C-2]</li> <li>CITRUS SPP.<br/>DWARF SALEM<br/>MANDARIN<br/>15 gallon - [C-3]</li> <li>CITRUS SPP.<br/>DWARF NAJAZZ ORANGE<br/>15 gallon - [C-4]</li> </ul> | <ul style="list-style-type: none"> <li>Tiny Tower Italian Cypress<br/><i>Cupressus s. 'Tiny Tower'</i><br/>15 gallon [S-1]</li> <li>LAVANDER<br/><i>LAVANDER</i><br/>HYPERICUM<br/>GALLIEN - TYPE -<br/>SCREEN [S-2]</li> <li>Glossy Privet<br/><i>Ligustrum lucidum - Patio Tree</i> (Shaded)<br/>18 gallon [S-3]</li> <li>NEW ZEALAND FLAX<br/><i>Phormium tenax</i><br/>3 gallon - Screen<br/>48" max. tall [S-4]</li> <li>MYRTUS C. COMPACTA<br/>Compact Myrtle<br/>3 gallon [S-5]</li> <li>RAPHIOLEPIS 'PINKIE'<br/><i>Raphiolepis</i> (Shaded)<br/>3 gallon [S-6]</li> <li>GIANT BIRD OF PARADISE<br/><i>Strelitzia reginae</i><br/>10 gallon - Type - Accent [S-7]</li> <li>BIRD OF PARADISE<br/><i>Strelitzia reginae</i><br/>3 gallon - Type - Screen [S-8]</li> <li>Morning Light Coastal Rosemary<br/><i>Westringia s. 'Morning Light'</i><br/>1 gallon [S-9]</li> <li>ELEPHANT EARS<br/><i>Colocasia esculenta</i><br/>- 5 Gallon - Type - Shrub [S-10]</li> <li>CARDBOARD PALM<br/><i>Zamia furfuracea</i><br/>14" Pot [S-11]</li> <li>RHAPS HUMBLES<br/><i>Rhapidozamia</i><br/>7 gallon [S-12]</li> <li>ESPALEERS / TRELLIS</li> <li>BOUGAINVILLEA<br/>BRASILENSIS<br/><i>Bougainvillea</i> - 5<br/>Purple Bougainvillea - 5<br/>Type - Trellis, espalier to wall or fence [L-1]</li> <li>CAMELLIA S. 'KANIRO'<br/><i>Camellia</i><br/>24" Box [L-2]</li> <li>TURF GRASS/GROUND COVER</li> <li>OPIHOPONG JAPONICUS<br/><i>Ophiopogon japonicus</i><br/>Mondo Grass, gold pattern<br/>9" max. tall [G-1]</li> <li>TRACHELOPERMUM JASMINOIDES<br/><i>Trachelopermum</i><br/>Star Jasmine - Emerald Cover<br/>9" max. tall [G-2]</li> <li>JASMINE - Common White<br/><i>Jasminum officinale</i> - Ground Cover Type - Medium/Small Screening Shrub<br/>1 gallon - [G-3]</li> <li>ZOYSIA TENUIFOLIA<br/>PLATINUM<br/><i>Zoysia tenuifolia</i><br/>Platinum Zoysia Grass Sodded<br/>1 gallon [G-4]</li> <li>CARPOBROTUS EDULIS<br/><i>Carpobrotus</i><br/>Ice Plant<br/>6" x 6" [G-5]</li> <li>TURF BLOCK<br/>Fire Department driving surface<br/>18" Thick x 24" x 24" Base</li> </ul> |

### LANDSCAPE & IRRIGATION NOTES:

- All landscape and irrigation shall conform to the standards of the City of San Diego Landscape Ordinance, the La Jolla Community Plan and the city-wide landscape regulations and the City of San Diego Land Development manual landscape standards and all other landscape related city and regional standards.
- All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence [LDC 1510.0304(h)(2)].
- All of the landscape to be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material [LDC 1510.0304(h)(3)].
- All of the landscape to meet the landscape requirement shall be installed as required by the San Diego Landscape Ordinance [LDC 1510.0304(i)] prior to final inspection.
- All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted specifically noted in this Permit.
- 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.
- If any required landscape (including existing or new plantings, landscape, landscape features, etc.) 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 10 days of damage or final inspection.
- Long term maintenance: all required landscape areas shall be maintained by the property owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be 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 grades around street trees shall be a minimum of 40 S.F. with a minimum 5' inside dimension.
- All required planting areas shall be covered with mulch to a minimum depth of 2", excluding areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
- Minimum tree separation distance:
  - Traffic signals (stop sign) 20 feet
  - Underground utility lines 5 feet
  - Above ground utility structures 10 feet
  - Driveway (entrance) 10 feet
  - Street intersections 25 feet
  - 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 San Diego Landscape Ordinance, the La Jolla Community Plan and the landscape guidelines of the land development manual. All required landscape areas shall be permanently irrigated and maintained in accordance with the landscape guidelines of the land development manual.
- An automatic, water-efficient irrigation system shall be provided to establish and maintain landscape.
- Landscape and irrigation maintenance is the responsibility of the owner.
- Minimum tree / improvement separation distance: traffic signals / stop signs - 20 feet; underground utility lines - 5 feet; above ground utility structures - 10 feet; driveways - 10 feet.
- All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related city and regional standards.
- Long term maintenance: all required landscape areas shall be maintained by 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

- 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 Marlex or Orbit. Provide Elbow Joint and a minimum 8' long PVC sch. 80 nipple arm. Use Teflon tape on all threaded pipe connections.
- Install all controls valves in new green plastic valve boxes as manufactured by NDS or equal.
- Refer to the Irrigation Notes for additional project requirements.
- Big Alert:** Before excavating, contractor shall verify the location of all utilities at least two (2) working days prior to excavation by calling Underground Service Alert at 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 probe to verify exact location of utilities following mark-out.
- 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.
- Pressure Regulating Valve Location: Contractor to install pressure regulating valve immediately downstream of backflow preventer assembly 18" above finish grade. Contractor shall obtain owner's approval of location prior to commencing work.
- Master Valve Location: Contractor to install master valve downstream of proposed backflow preventer and pressure regulating valve in yard area (see plan).
- Rain Sensor Location: Contractor to install rain sensor on upper roof eave (per plan). Contractor shall obtain owner's approval for sensor location prior to installation.
- Proposed Sleeve Location: Proposed 3" DIA. PVC schedule 40 sleeve, per architect plans. Verify exact location in field.
- Existing Domestic Water Meter Location: Existing potable water meter located in right of way in concrete box.
- Extra Control Wires: Contractor shall pull two (2) extra wires #14 wires from the irrigation controller to last remote-control valve and coil wire neatly in valve box.
- Irrigation Point Location: Irrigation contractor to install Copper Tee (line size) per plan in existing potable water service per plan 18" above finish grade. Install brass ball valve immediately downstream of Tee prior to backflow assembly.

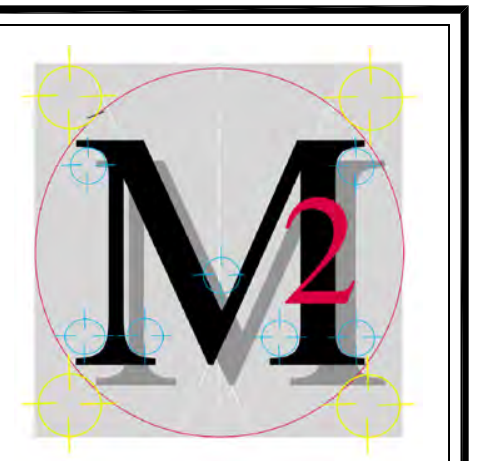
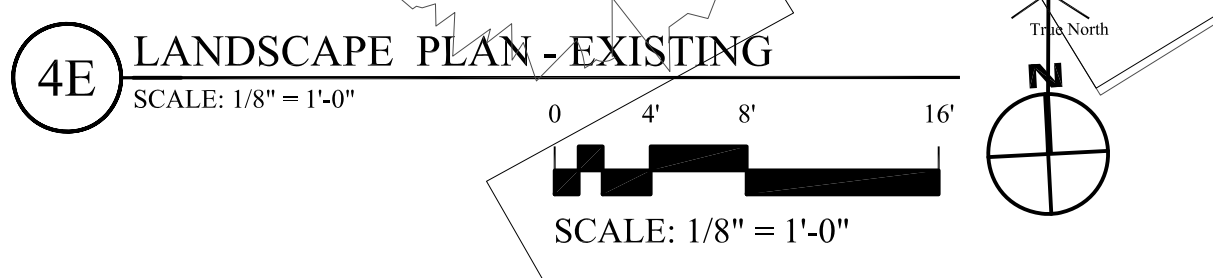
### LANDSCAPE DESIGNER STATEMENT:

The landscape design intent of this plan is to create a multiple planular landscape zone that reinforce and complement the project architecture. The Architecture creates multiple volumes and valleys at multiple edge conditions and transitions zones that will be softened with landscape screening elements. The perimeter landscaping is meant to create dramatic silhouette and by the use of large specimen planting to create a focal point in the small or confined special location. The landscape palette of deep green and broad leaf plants. Large potted planting and small slit planting of vines and creeping vine material to soften the wall or pool area, smaller ground covering material and shrubs will punctuate the smaller planting area.

Plant selection will be Semi-tropical and drought resistant planting; if native species are available, they may be substituted.

Irrigation will carefully design to be water efficient as possible. Small plant areas, specimen plants and large potted plants will be drip or micro-irrigated. The entire system will be time managed.

LANDSCAPE CALCULATIONS				
1	LOT AREA:	20,128.2 S.F.	0.46 ACRES	
2	MINIMUM LANDSCAPE COVERAGE:	6,038.5 S.F.	30.0%	5,448.4 Balance
3	ACTUAL LANDSCAPE COVERAGE:	11,486.9 S.F.	57.1%	
Landscape Areas		Existing	New	Total
(A)	Landscape Area - Front Yard	L-1 + L-2 + L-3 5,295.5 S.F.	5,439.08 S.F.	5,439.08 S.F.
(B)	Landscape Area - North Side Yard	L-4 772.5 S.F.	725.92 S.F.	725.92 S.F.
(C)	Landscape Area - South Side Yard	L-5 770.8 S.F.	803.47 S.F.	803.47 S.F.
(D)	Landscape Area - East Rear Yard	L-6 + L-7 + L-8 4,761.2 S.F.	4,518.38 S.F.	4,518.38 S.F.
(E)	New Parking Area	L-9 0.0 S.F.	399.75 S.F.	399.75 S.F.
Area of New Total Landscape		L-9	12,159.6 S.F.	11,886.62 S.F.



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PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

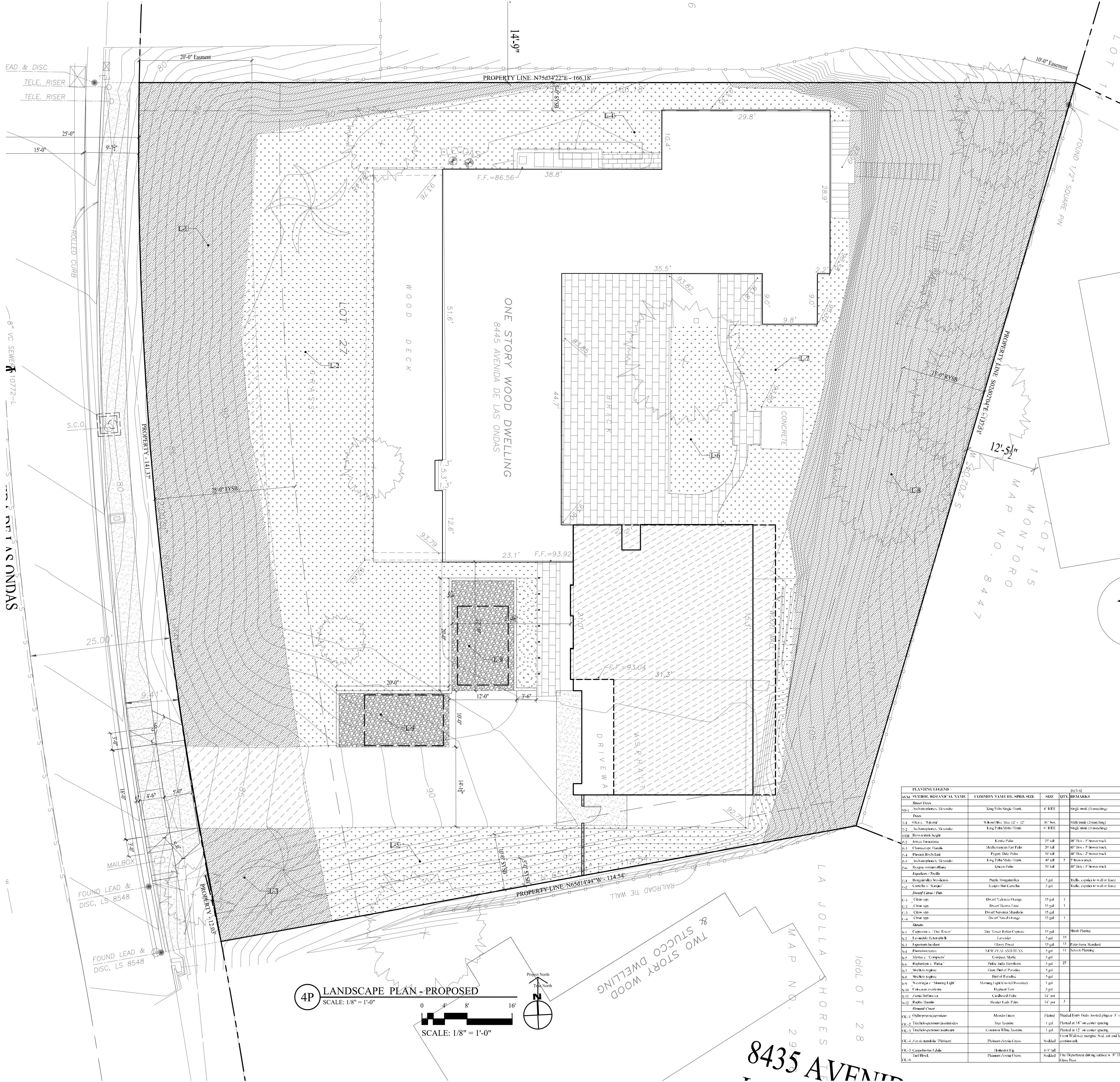
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DATE 01-14-2022

SITE PLAN EXISTING LANDSCAPE

**AL11**





### LANDSCAPE LEGEND

PALMS	SHRUBS
Washburn Palm <i>Trachycarpus fortunei</i> 12'-0" min. tall [S1]	Tiny Tower Indian Cypress <i>Caryota</i> 15 gallon [S1]
KENTIA PALM <i>Howea forsteriana</i> 25'-0" max. tall [P2]	LAVENDER <i>HETEROPHYLLIS</i> 5 GALLON - TYPE - SCUBIN [S2]
MEDITERRANEAN FAN PALM <i>Chamaecyparis hamata</i> [K3]	Glossy Privet <i>Ligustrum lucidum - Patio Tree</i> Standard 15 gallon [S2]
PYGMY DATE PALM <i>Phoenix roebelenii</i> [P4]	NEW ZEALAND FLAX <i>Phormium tenax</i> 5 gallon - Screen 6'-0" max. tall [S2]
KING PALM MULTI-TRUNK <i>Archonophoenix alexandrina</i> 20'-0" max. tall - Type - [P5]	MYRTUS C. COMPACTA Compact Myrtle 5 gallon [S2]
QUEEN PALM <i>Spathoglottis plicata</i> 50'-0" max. tall - Type - Accent - [P6]	RAPHIDOLEPSIS F. FINKIE <i>Palafoxia floribunda</i> 5 gallon [S6]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	GIANT BIRD OF PARADISE <i>Strelitzia reginae</i> 10 gallon - Type - Accent - [S7]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	BIRD OF PARADISE <i>Strelitzia reginae</i> 5 gallon - Type - Screen - [S8]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	Morning Light Coastal Rosemary <i>Westringia r. Morning Light</i> 1 gallon [S9]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	ELEPHANT EARS <i>Colocasia esculenta</i> 5 Gallon - Type - Shrub [S10]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	CARDBOARD PALM <i>Zamia furfuracea</i> 14" Pot [S11]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	RHAPIS HUMILIS <i>Rhapis humilis</i> 7 Gallon [S12]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	ESPALEERS / TRELLIS
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	BOUGAINVILLEA <i>Bougainvillea</i> Purple Bougainvillea - 5 Type - Trellis, espalier to wall or fence [L1]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	CAMELLIA S. 'KANIRO' <i>Camellia</i> 24" Pot [L2]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	TURF GRASS/GROUND COVER
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	OPHIPOGON JAPONICUS <i>Ophiopogon japonicus</i> 9" min. tall [GC1]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	TRACHELOSPERMUM JASMINOIDES <i>Trachelospermum jasminoides</i> Star Jasmine - Ground Cover 10" min. tall [GC2]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	JASMINE - Common White <i>Jasminum officinale</i> - Ground Cover Type - Medium/Small Screening Shrub 1 gallon - [GC3]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	ZOYSIA TENUIFOLIA PLATINUM <i>Zoysia tenuifolia</i> Platinum Zoysia Grass Sodded [GC4]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	CARPOBROTUS EDULIS <i>Carpobrotus edulis</i> Hottentot Fig [GC5]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	TURF BLOCK <i>Fire Department driving surface</i> 4'-5" Thick Class 2 Base [GC6]
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	USE LEGEND
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	YES, USED IN THIS PROJECT
ORANGE OLEA <i>Elaeagnus</i> 12'-0" min. tall - [T3]	NO, NOT USED IN THIS PROJECT

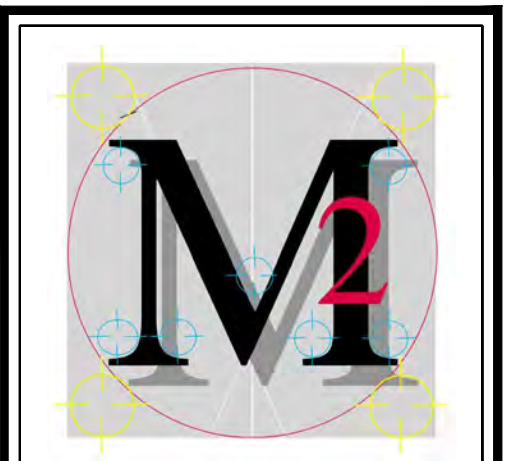
- ### LANDSCAPE & IRRIGATION NOTES:
- All landscape and irrigation shall conform to the standards of the City of San Diego Landscape Ordinance, the La Jolla Community plan and the city-wide landscape regulations and the City of San Diego Land Development manual landscape standards and all other landscape related city and regional standards.
  - All landscaping shall be completed within 6 months of occupancy or within one year of the notice of completion of a residence [LDC 1510.0304(b) (2)].
  - All of the landscape to meet the landscape requirement shall be permanently maintained in a growing and healthy condition including trimming as appropriate to the landscaping material (LDC 1510.0304(b) (3)).
  - All of the landscape to meet the landscape requirement shall be installed as required by the San Diego Landscape Ordinance [LDC 1510.0304(b)] prior to final inspection.
  - All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted unless specifically noted in this Permit.
  - 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.
  - If any required landscape (including existing or new plantings, landscape, landscape features, etc.) 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 damage or final inspection.
  - Long term maintenance: all required landscape areas shall be maintained the property owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. All landscape and irrigation in the public right of way shall also be maintained by the owner.
  - Tree root barriers shall be installed where trees are placed within 5' of public improvements including walkways, curbs or street pavement.
  - Tree grates around street trees shall be a minimum of 40 S.F. with a minimum 5" inside dimension.
  - All required planting areas shall be covered with mulch to a minimum depth of 2", excluding areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
  - Minimum tree separation distance:
    - Traffic signals (stop sign) 20 feet
    - Underground utility lines 5 feet
    - Above ground utility structures 10 feet
    - Driveway (entrance) 10 feet
    - Street intersections 25 feet
    - 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 San Diego Landscape Ordinance, the La Jolla Community plan and the landscape guidelines of the land development manual. All required landscape areas shall be permanently irrigated in accordance with the landscape guidelines of the land development manual.
  - An automatic, water-efficient irrigation system shall be provided to establish and maintain landscaping.
  - Landscape and irrigation maintenance is the responsibility of the owner.
  - Minimum tree / improvement separation distance: traffic signals / stop signs - 20 feet; underground utility lines - 5 feet; above ground utility structures - 10 feet; driveways - 10 feet.
  - All landscape and irrigation shall conform to the standards of the city-wide landscape regulations and the City of San Diego Land Development Manual Landscape Standards and all other landscape related city and regional standards.
  - Long term maintenance: all required landscape areas shall be maintained by the property owner SKA holding inc. landscape areas shall be free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.

- ### General Landscape Notes or Requirements
- Install all irrigation components in conformance with current City of San Diego requirements and current A.P.W.A. Standards Plans.
  - The Contractor shall bring any discrepancies found or encountered in the plans or in the actual field conditions to the attention of the landscape architect immediately and receive written direction prior to proceeding further with the work in question.
  - Install all sprinklers risers with double swing joint assemblies utilizing Madex or Orbit Swivel Elbow Joint and a minimum 8" long PVC sch. 80 nipple arm. Use Teflon tape on all threaded pipe connections.
  - Install all control 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 (6) 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 verify exact location of utilities following mark-out.
  - Backflow Prevention Location: Contractor to install backflow preventer adjacent building wall 18" above finish grade in side yard area. Contractor shall obtain owner's approval of location prior to commencing work.
  - Pressure Regulating Valve Location: Contractor to install pressure regulating valve immediately downstream of backflow preventer assembly 18" above finish grade.
  - Rain Sensor Location: Contractor to install rain sensor on upper roof eave (per plan). Contractor shall obtain owner's approval for sensor location prior to installation.
  - Proposed Sleeve Location: Proposed 3" DIA. PVC schedule 40 sleeve, per architect plans. Verify exact location in field. Existing Domestic Water Meter Location: Existing potable water meter located in right of way in concrete box.
  - Extra Control Wires: Contractor shall pull two (2) extra wires #14 wires from the irrigation controller to last remote-control valve and coil wire nearby 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 backflow valve immediately downstream of Tee prior to backflow assembly.

### LANDSCAPE DESIGNER STATEMENT:

The landscape design intent of this plan is to create a multiple planular landscape zone that reinforce and compliment the project architecture. The Architecture creates multiple edge conditions and transitions zones and will be softened with landscape screening elements. The perimeter landscaping is meant to create dramatic silhouettes that by the use of large specimen planting to create a focal point in the small or confined special volumes. The landscape palette of deep green and broad leaf plants. Large potted planting and small slit planting of vines and creeping vine material to soften the wall or pool area, smaller ground covering material and shrubs will punctuate the smaller planting area.

Plant selection will be Semi-tropical and drought resistant planting; if native species are available, they may be substituted. Irrigation will carefully design to be water efficient as possible. Small plant areas, specimen plants and large potted plants will be drip or micro-irrigated. The entire system will be time managed.



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01-14-2022



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E  
F

PHASE COASTAL DEVELOPMENT PHASE

PROJECT NO. 2021-27

REVIEWED BY MRM

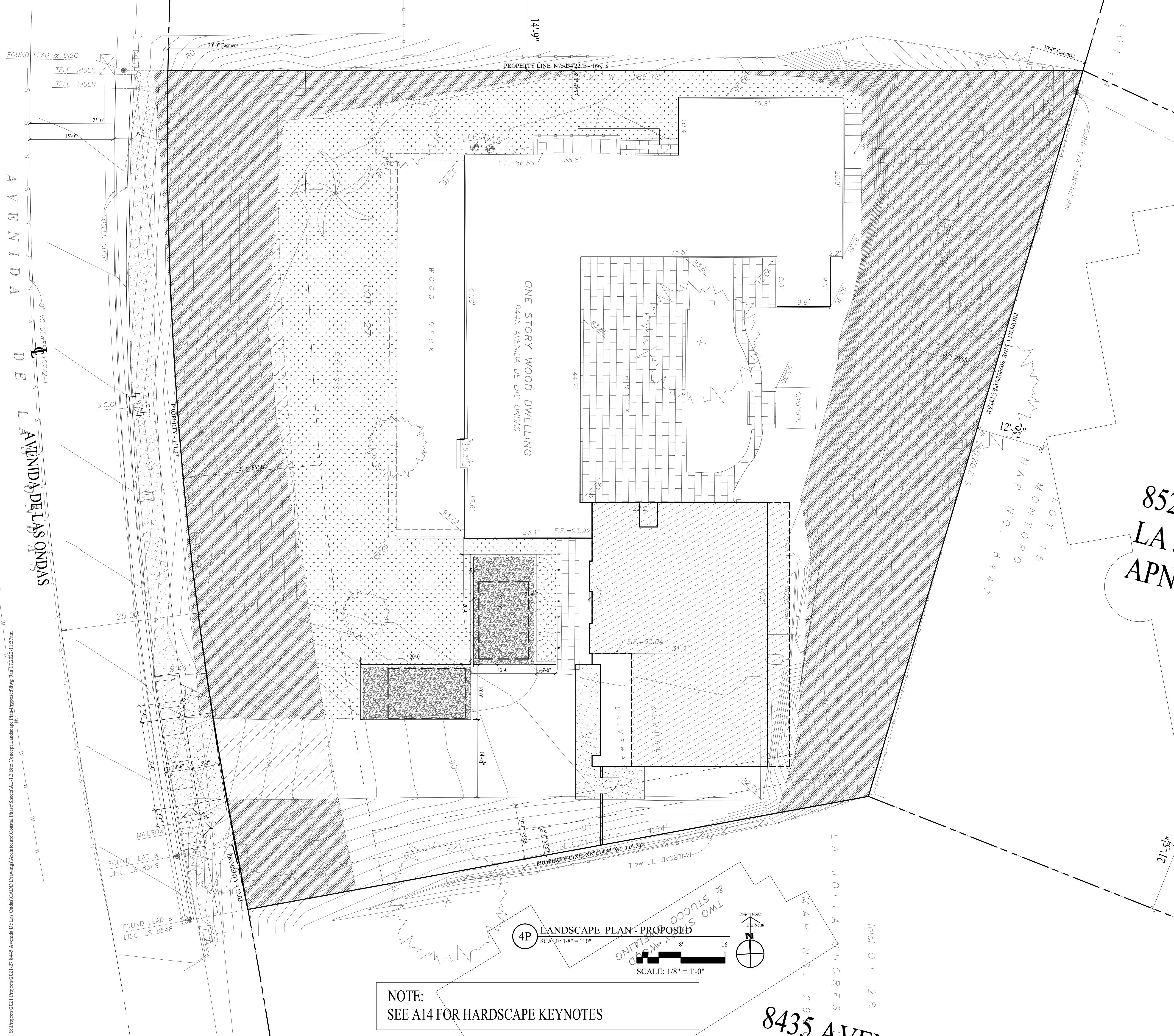
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DATE 01-14-2022

SITE PLAN PROPOSED LANDSCAPE

**AL12**





### LANDSCAPE NOTES

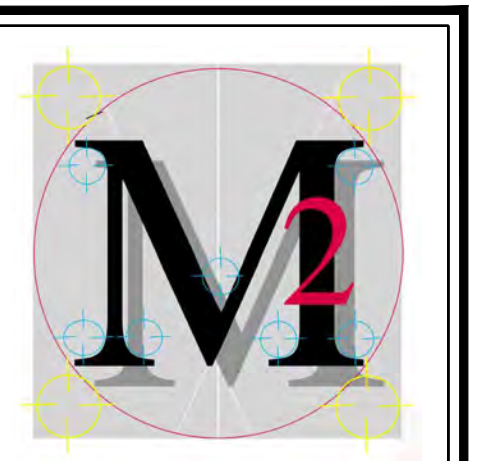
- Landscape & Irrigation Notes**
- All landscape and irrigation shall conform to the standards of the La Jolla Shores planned district ordinance, the La Jolla Community plan and the city-wide landscape regulations and the City of San Diego Land Development manual landscape standards and all other landscape related city and regional standards.
  - All landscaping shall be completed within 6 months of the occupancy or within one year of the notice of completion of a residence.
  - Long term maintenance: all required landscape areas shall be maintained the property owner. The landscape areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit. All landscape and irrigation in the public right of way shall also be maintained by the owner.
  - Tree root barriers shall be installed where trees are placed within 5' of public improvements including walks, curbs or street pavement.
  - Tree grates around street trees shall be a minimum of 40 S.F. with a minimum 5' inside dimension.
  - All required planting areas shall be covered with mulch to a minimum depth of 2", excluding areas planted with groundcover. All exposed soil areas without vegetation shall also be mulched to this minimum depth.
  - Minimum tree separation distance:
    - Traffic signals (stop sign) 20 feet
    - Underground utility lines 05 feet
    - Above ground utility structures 10 feet
    - Driveway (entries) 10 feet
    - Street intersections 25 feet
    - 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.
    - 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

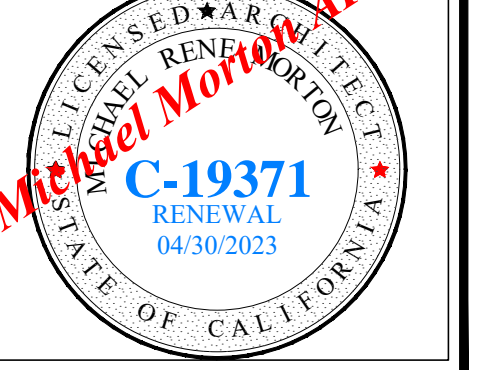
- Install all irrigation components in conformance with current City of San Diego requirements and current A.P.W.A. Standards Plans.
- The Contractor shall bring any discrepancies found or encountered in the plans or in the actual field conditions to the attention of the landscape architect immediately 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 Eells 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 BUBBLER IN STANDPIPE WITH OBSERVATION WELL	CHAMPION B-402 RAIN BIRD 1401 BUBBLER IN 18" DEEP STANDPIPE W/3" OBSERVATION WELL
BV	BALL VALVE PVC LATERAL LINE PIPE	DURA T1-010W 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



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 DRAWN BY MRM / JS / AP

DATE 01-14-2022  
 CONCEPT LANDSCAPE PLAN PROPOSED

**AL13**

NOTE:  
SEE A14 FOR HARDSCAPE KEYNOTES



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