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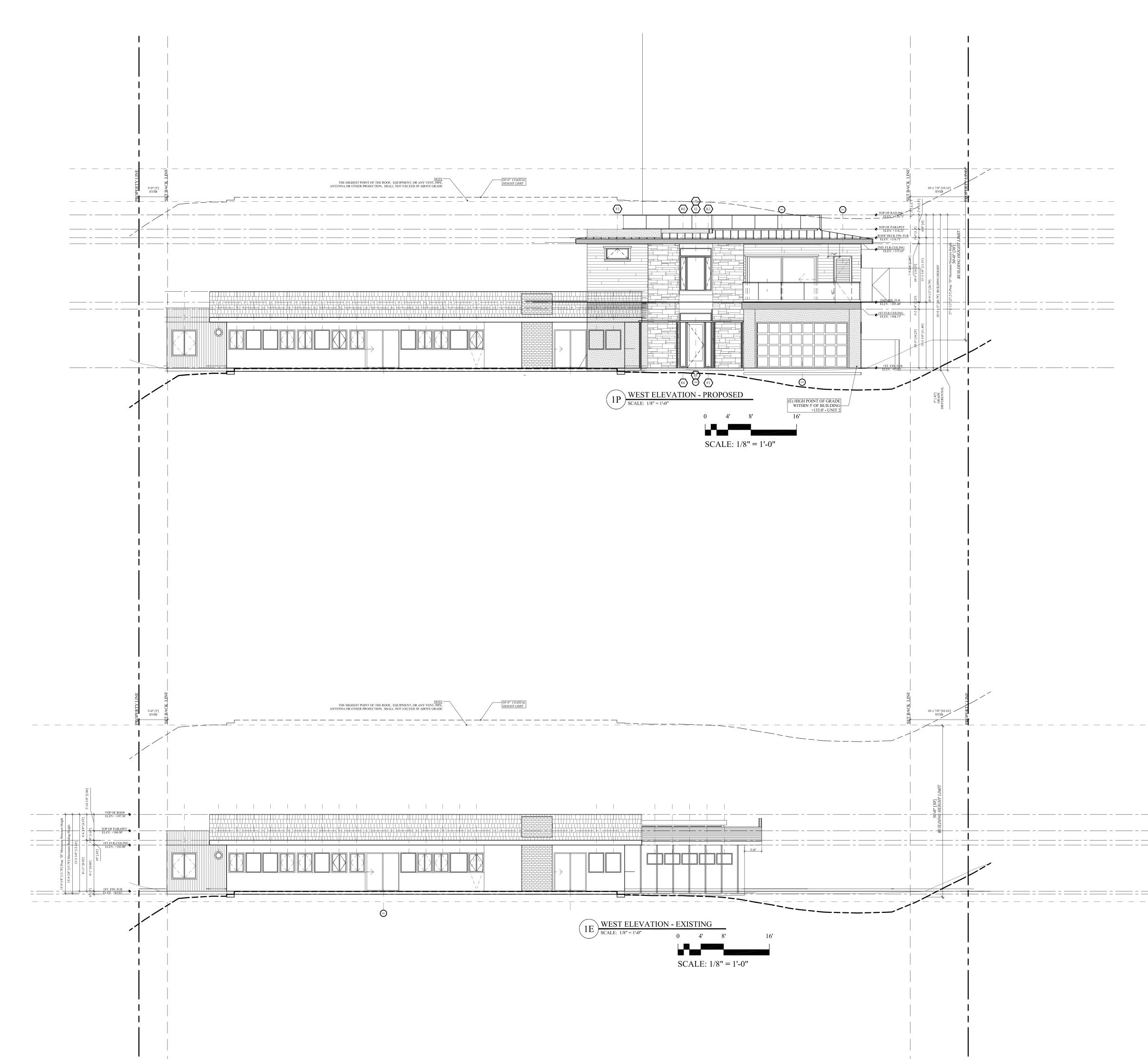
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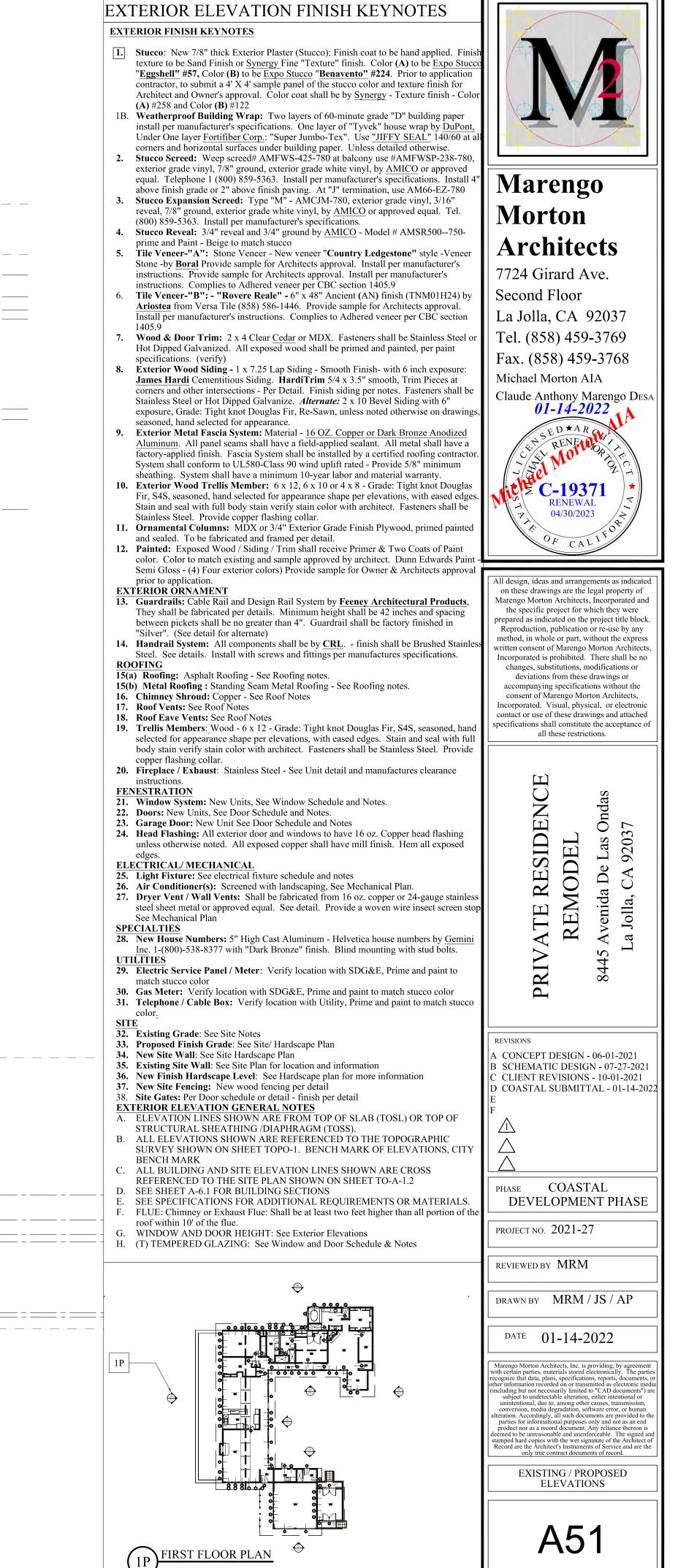
ROOF MOUNTED PHOTO VOLTAIC PANEL

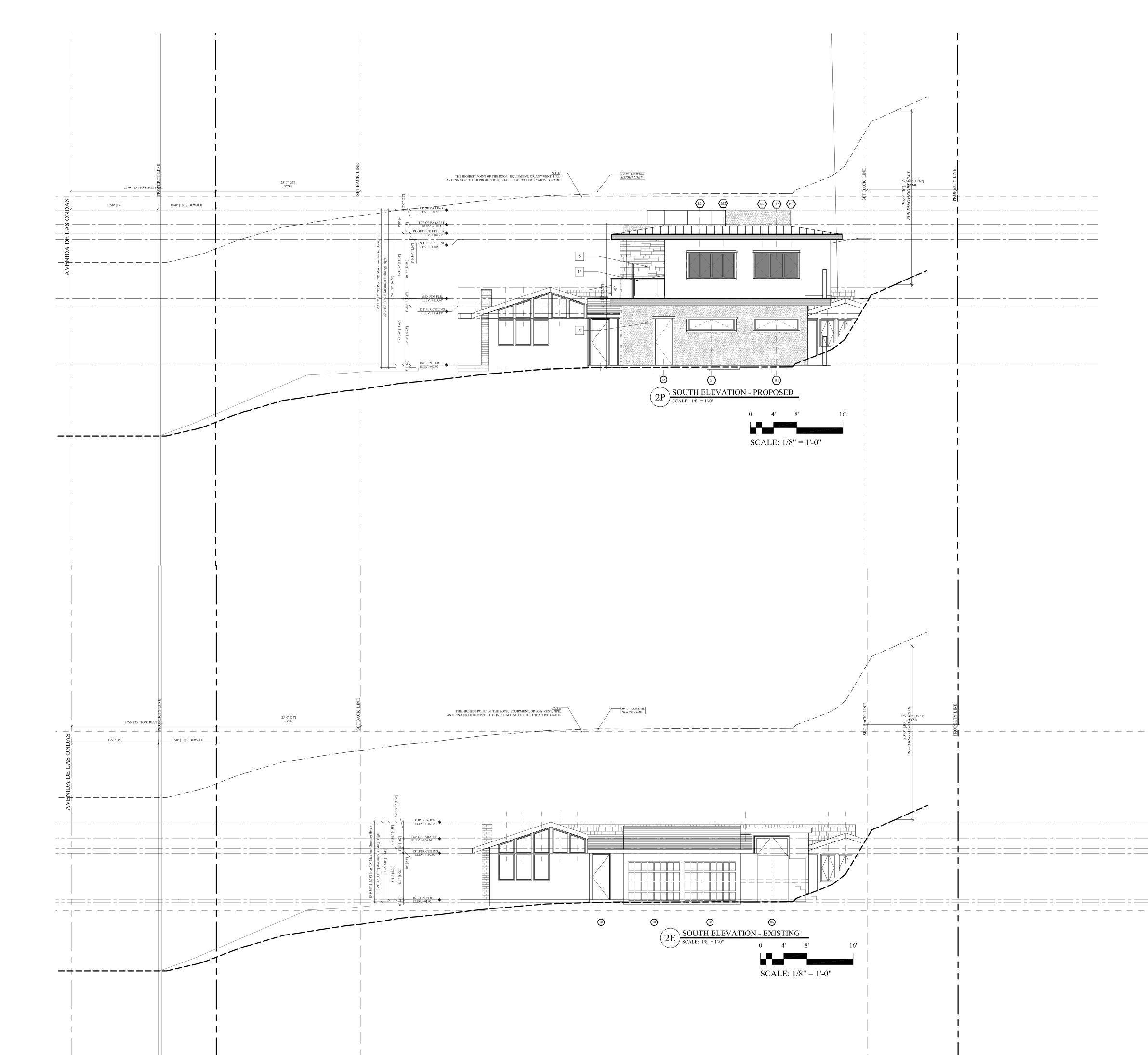
### ROOF PLAN KEYNOTES

- 1. New Roofing Slope ½ 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 Overlapment, 1/4" thick Carliele/Contractor.
- Roofing Sheathing Overlayment: 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. **5. Roofing Underlayment 3:12 or grater slope** (2) Layers of "Diamond Deck" by <u>CertainTeed Roofing</u> or "Deck-Armor" by <u>GAF</u> (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. **6. Roof Edge Drip, Metal Flashing, and Counter Flashing:** All exterior flashing
- 6. Roof Edge Drip, Metal Flashing, and Counter Flashing: All exterior flashing to be <u>16 OZ. Copper</u> or S.S. unless otherwise noted. Solder or seal all seams. Hem all exposed edges.
  7. Metal Drip Edge System: Material <u>16 OZ. Copper or Stainless Steel</u>. All pane
- 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.
- 8. Plumbing Vent: ABS plastic with <u>16 OZ. Copper</u> sheet metal primary, secondary flashing and storm collar per notes, sealed to vent. Combine vents in attic for one roof penetration.
- **9. Roof Cricket**: To be prefabricated foam type or fabricated from 5/8" thick plywood. See Detail
- 10. Parapet, Transitions and other Horizontal Stucco Surface Waterproofing: Membrane waterproofing shall be JIFFY SEAL 140/60 by Protecto Wrap.
   Extend membrane a minimum of 6" below edge of parapet, each side. Provide a minimum end lap of 4" over adjoining membrane sheets. Where membrane abuts vertical surfaces, the membrane shall extend 6" up surface, and be overlapped by building wrap. ESR-1677.
- 11. 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 <u>Thunderbird Products</u> 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
- 12. Other Vents: Attic ventilation openings shall be covered with corrosion-resistant (copper) metal mesh with mesh openings of <sup>1</sup>/<sub>4</sub>-inch in dimension.
  13. New Eave Vents: by <u>AMICO</u> Vinyl Soffit Screed- model 3" soffit screed AMSVS300-780 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
  14. Exhaust Vent: All exposed components shall be <u>16 OZ</u>. Copper or Stainless Steel with mill finish. See Detail
- 15. Skylights: <u>Vellux USA</u> See door and window schedule and notes
  16. Single Ply Roofing System: By <u>Carlisle</u> 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 <u>3/4</u>" thick Plywood Roof Sheathing. Provide roofing underlayment, and 1/4" thick sheathing overlayment of <u>Carlisle/Georgia Pacific</u> "Dens-Deck". Color of membrane to be "Grey", with an option for a custom color coating. <u>Roofing</u> 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.
- 17. Stucco: New 7/8" thick Exterior Plaster (Stucco): Finish coat to be hand applied. Finish texture to be <u>Synergy</u> Fine "Texture" finish. Color to be Expo Stucco "<u>Ivory"</u> #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
- 18. 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 appropriate share per elevations, with season edges. Stein and seel
- 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. **19. 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.
- Marengo Morton Architects 7724 Girard Ave. Second Floor La Jolla, CA 92037 Tel. (858) 459-3769 Fax. (858) 459-3768 Michael Morton AIA Claude Anthony Marengo DESA 01-14-2022  $D \star AR$ RENE **C-19371** RENEWAL 04/30/2023 Il design, ideas and arrangements as indic on these drawings are the legal property of Marengo Morton Architects, Incorporated and the specific project for which they were prepared as indicated on the project title block. Reproduction, publication or re-use by any method, in whole or part, without the express written consent of Marengo Morton Architects Incorporated is prohibited. There shall be no changes, substitutions, modifications or deviations from these drawings or accompanying specifications without the consent of Marengo Morton Architects, Incorporated. Visual, physical, or electronic contact or use of these drawings and attached specifications shall constitute the acceptance of all these restrictions. TT) 5 Avenida De Las On La Jolla, CA 92037 RESIDE REMODEL TE  $\triangleleft$ 5 PRI REVISIONS A CONCEPT DESIGN - 06-01-2021 B SCHEMATIC DESIGN - 07-27-2021 CLIENT REVISIONS - 10-01-2021 COASTAL SUBMITTAL - 01-14-2022 1 $\wedge$ PHASE COASTAL DEVELOPMENT PHASE PROJECT NO. 2021-27 REVIEWED BY MRM DRAWN BY MRM / JS / AP DATE 01-14-2022 Marengo Morton Architects, Inc. is providing, by agreement with certain parties, materials stored electronically. The partie recognize that data, plans, specifications, reports, documents, of other information recorded on or transmitted as electronic medi (including but not necessarily limited to "CAD documents") ar subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, all such documents are provided to the parties for informational purposes only and not as an end parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is eemed to be unreasonable and unenforceable. The signed an tamped hard copies with the wet signature of the Architect o Record are the Architect's Instruments of Service and are the only true contract documents of record. PROPOSED ROOF PLAN

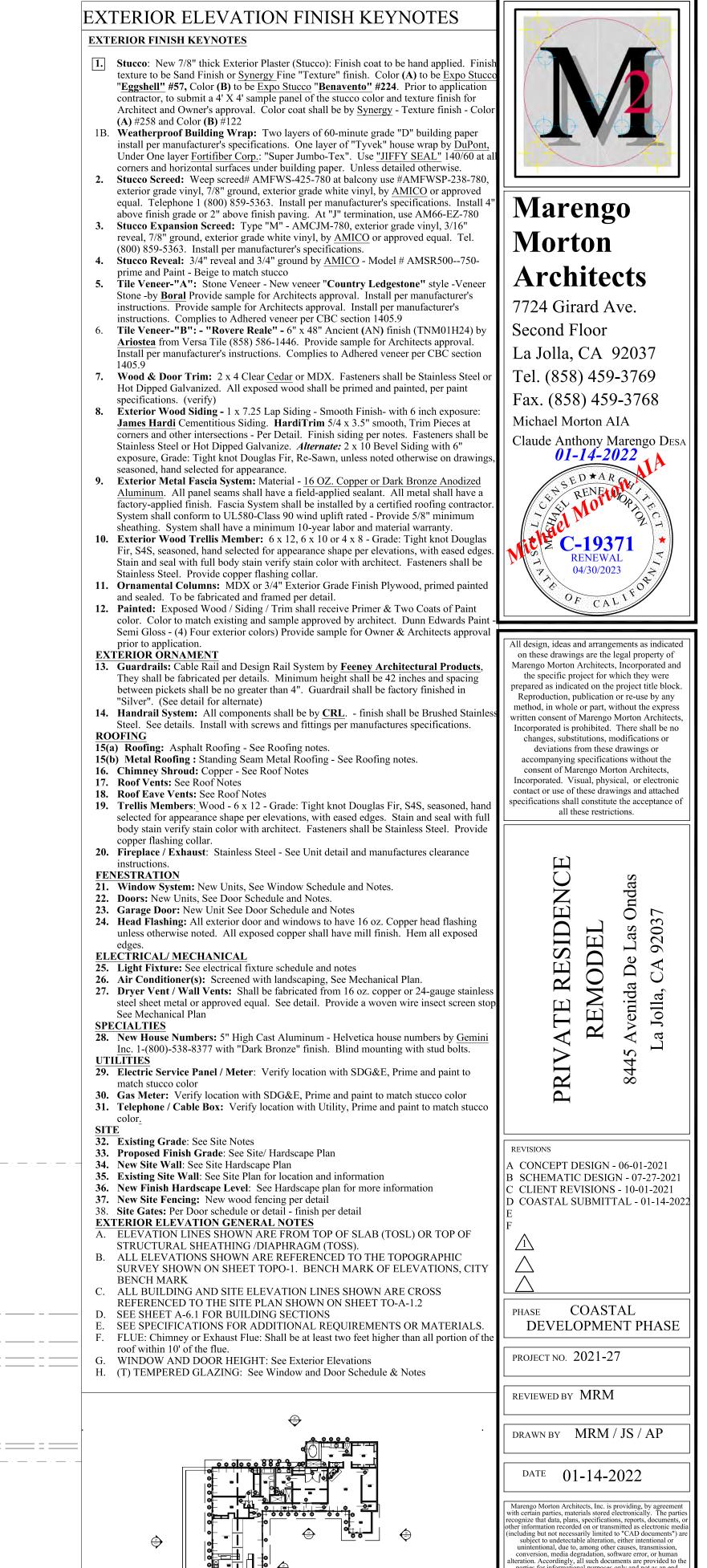


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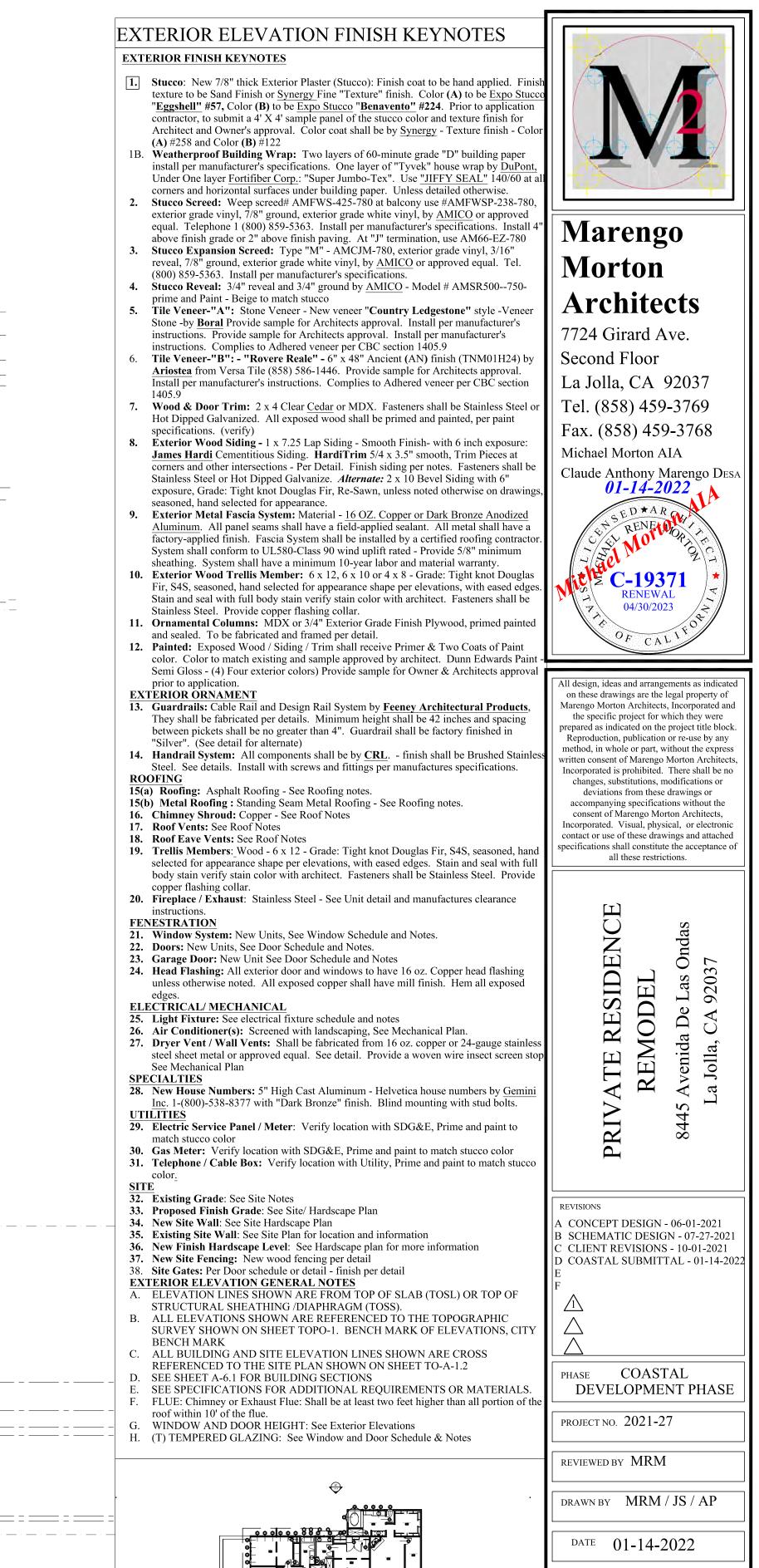


1P FIRST FLOOR PLAN

parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is semed to be unreasonable and unenforceable. The signed an amped hard copies with the wet signature of the Architect o Record are the Architect's Instruments of Service and are the only true contract documents of record.

> EXISTING / PROPOSED ELEVATIONS





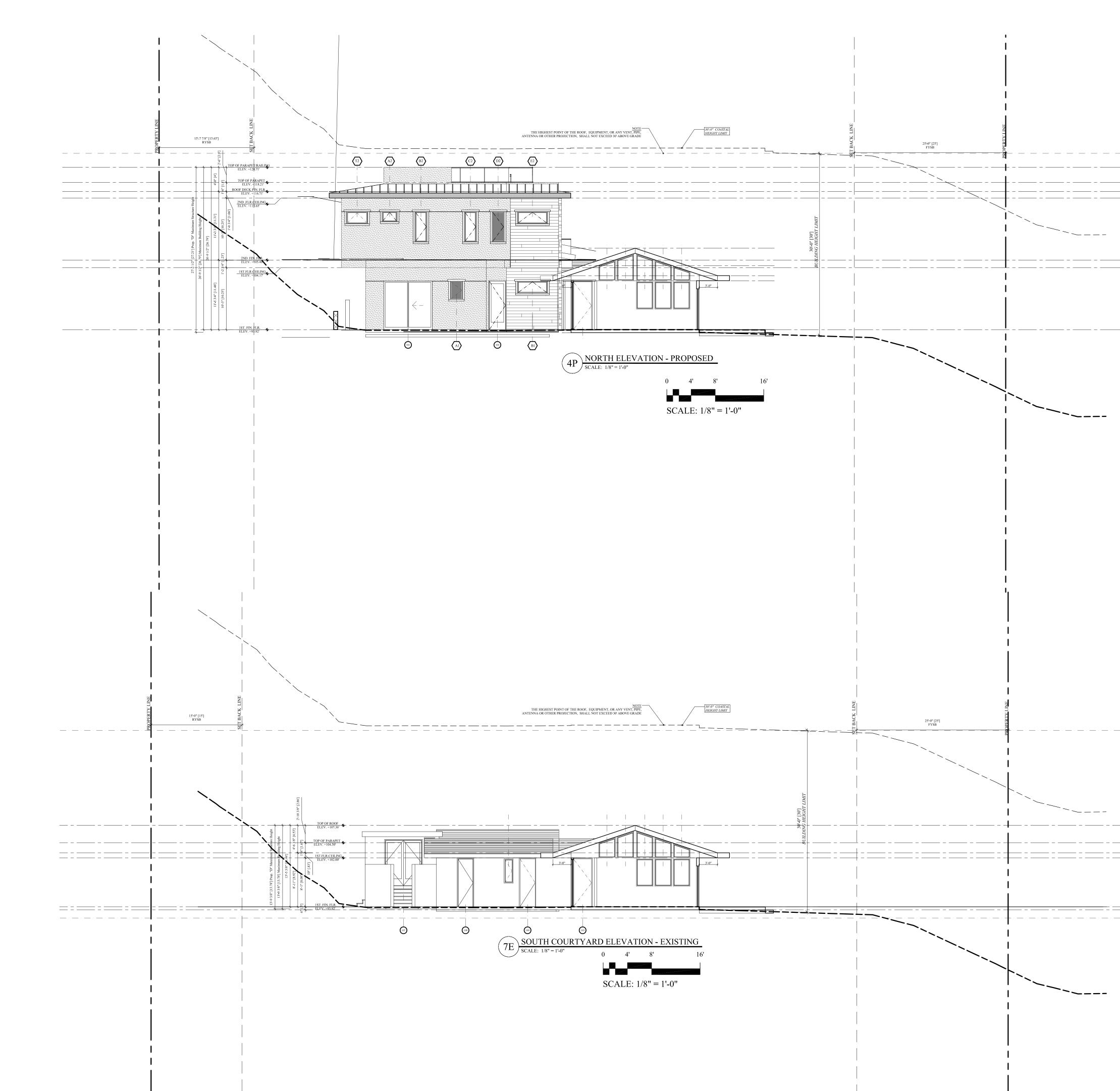
1P FIRST FLOOR PLAN

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Luding but not necessarily limited to "CAD documents") subject to undetectable alteration, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human ration. Accordingly, all such documents are provided to

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> EXISTING / PROPOSED ELEVATIONS

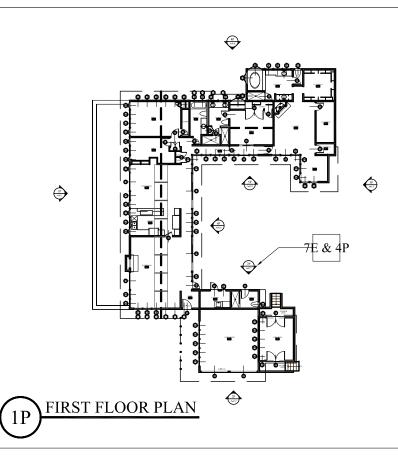


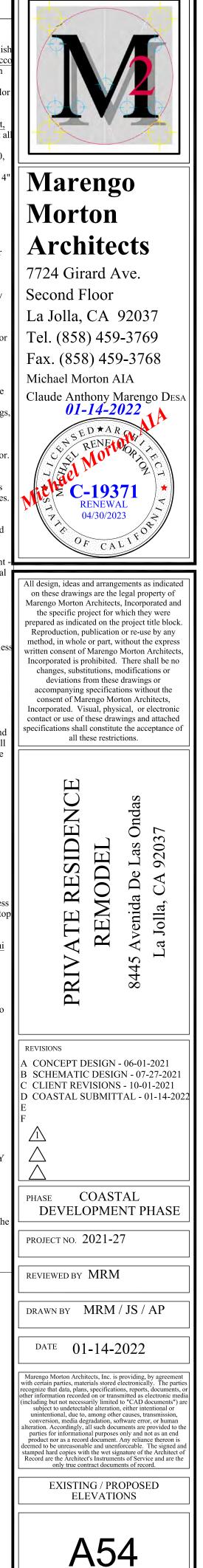


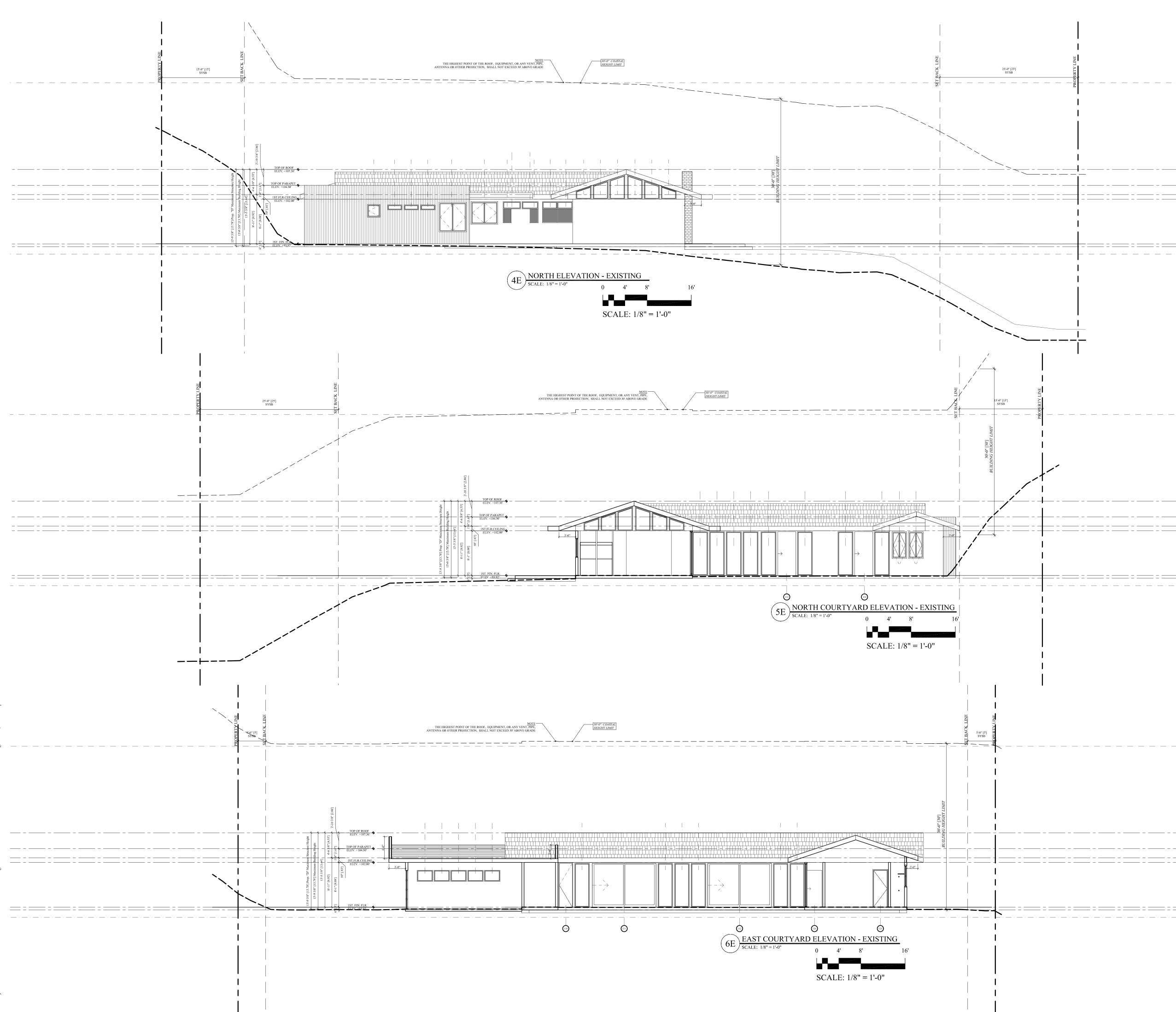
#### EXTERIOR ELEVATION FINISH KEYNOTES

**EXTERIOR FINISH KEYNOTES** 

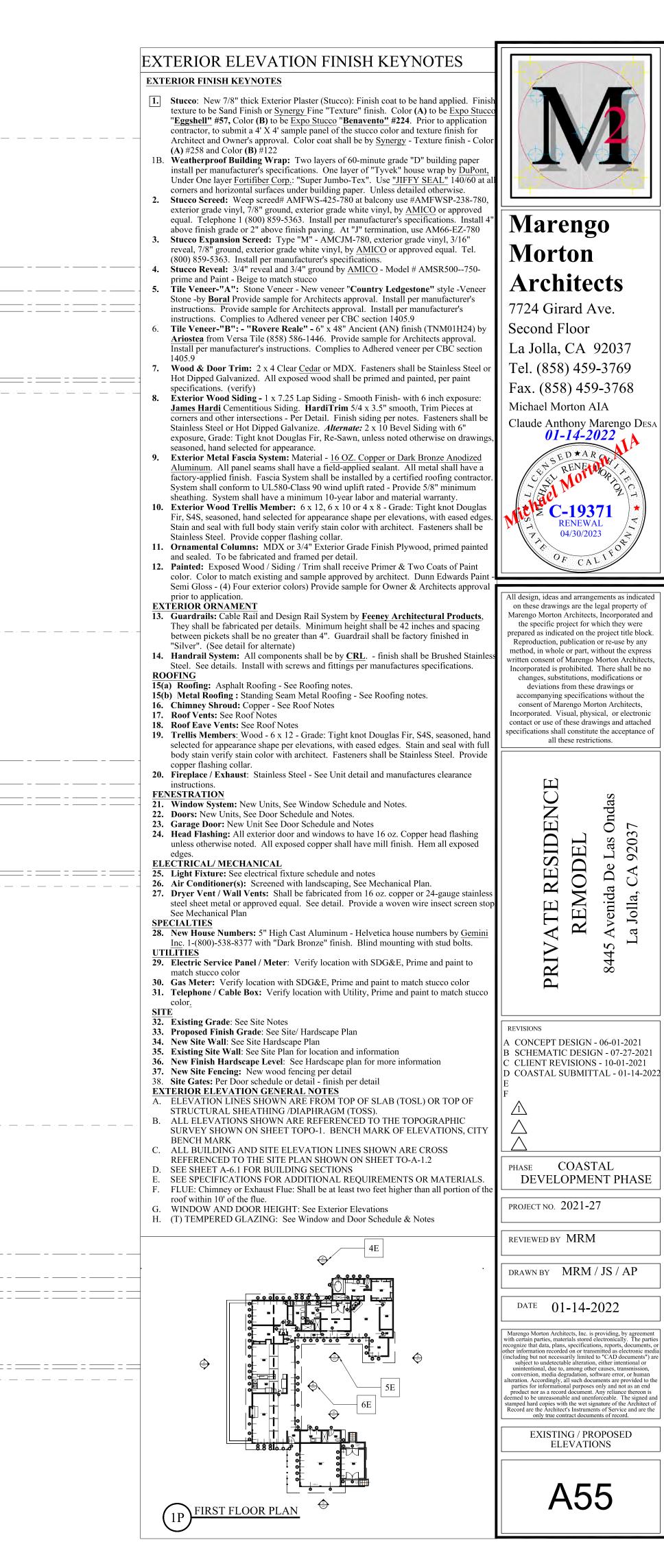
- Stucco: New 7/8" thick Exterior Plaster (Stucco): Finish coat to be hand applied. Finish texture to be Sand Finish or <u>Synergy</u> Fine "Texture" finish. Color (A) to be <u>Expo Stucco</u> "<u>Eggshell"</u> #57, Color (B) to be <u>Expo Stucco</u> "<u>Benavento"</u> #224. Prior to application contractor, 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 <u>Synergy</u> 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 <u>DuPont</u>, Under One layer <u>Fortifiber Corp</u>.: "Super Jumbo-Tex". Use "JIFFY SEAL" 140/60 at all corners and horizontal surfaces under building paper. Unless detailed otherwise.
- Stucco Screed: Weep screed# AMFWS-425-780 at balcony use #AMFWSP-238-780, exterior grade vinyl, 7/8" ground, exterior grade white vinyl, by <u>AMICO</u> 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 Screed: Type "M" AMCJM-780, exterior grade vinyl, 3/16"
- reveal, 7/8" ground, exterior grade white vinyl, by <u>AMICO</u> or approved equal. Tel. (800) 859-5363. Install per manufacturer's specifications. **4.** Stucco Reveal: 3/4" reveal and 3/4" ground by <u>AMICO</u> Model # AMSR500--750-
- prime and Paint Beige to match stucco **5.** Tile Veneer-"A": Stone Veneer New veneer "Country Ledgestone" style -Veneer Stone -by <u>Boral</u> 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 Reale" 6" x 48" Ancient (AN) finish (TNM01H24) by Ariostea 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 <u>Cedar</u> 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. 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.
- Exterior Metal Fascia System: Material <u>16 OZ</u>. Copper or Dark Bronze Anodized <u>Aluminum</u>. 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.
- 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 <u>CRL</u>. finish shall be Brushed Stainly Steel. See details. Install with screws and fittings per manufactures specifications.
   <u>ROOFING</u>
   15(a) Roofing: Asphalt Roofing See Roofing notes.
- 15(a) Rooting: Asphalt Rooting See Rooting notes.15(b) Metal Roofing : Standing Seam Metal Roofing See Roofing notes.
- 16. Chimney Shroud: Copper See Roof Notes
- Roof Vents: See Roof Notes
   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 <u>Gemini</u> 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
  20. Can Metern Verify location with SDC &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 Notes33. 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 detail38. 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).
- 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 D. 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 th
- roof within 10' of the flue. G. WINDOW AND DOOR HEIGHT: See Exterior Elevations
- H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes

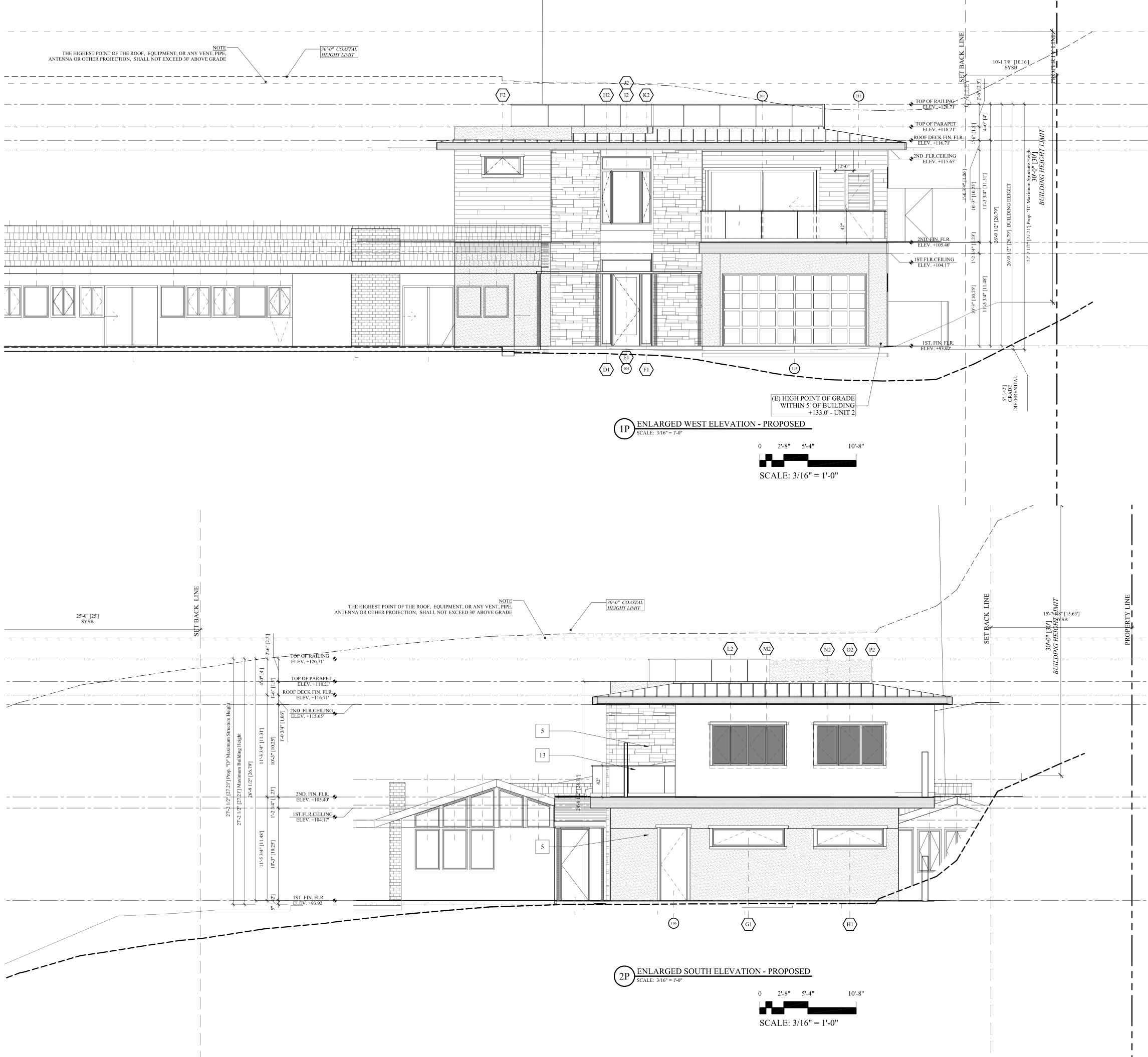


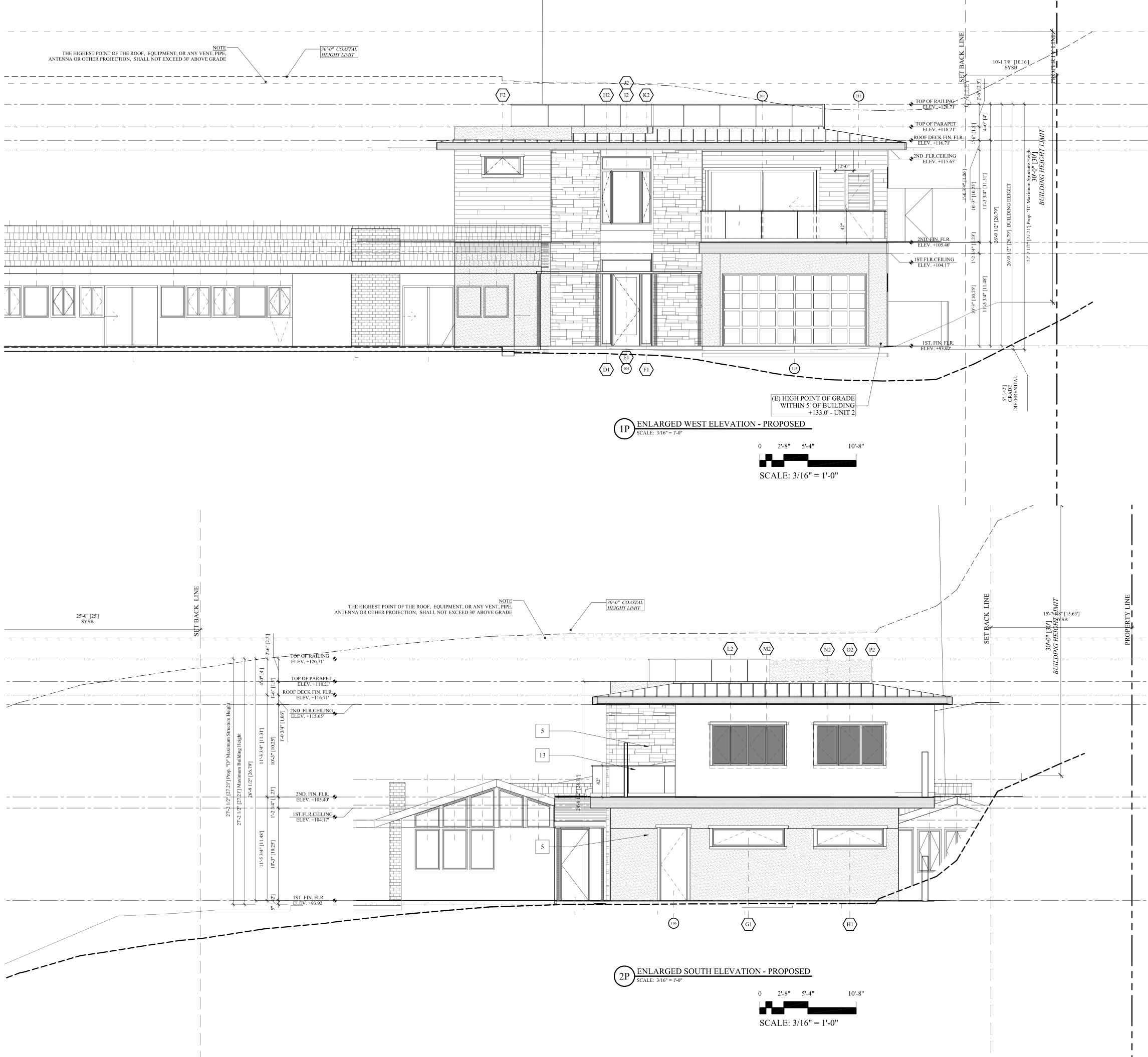


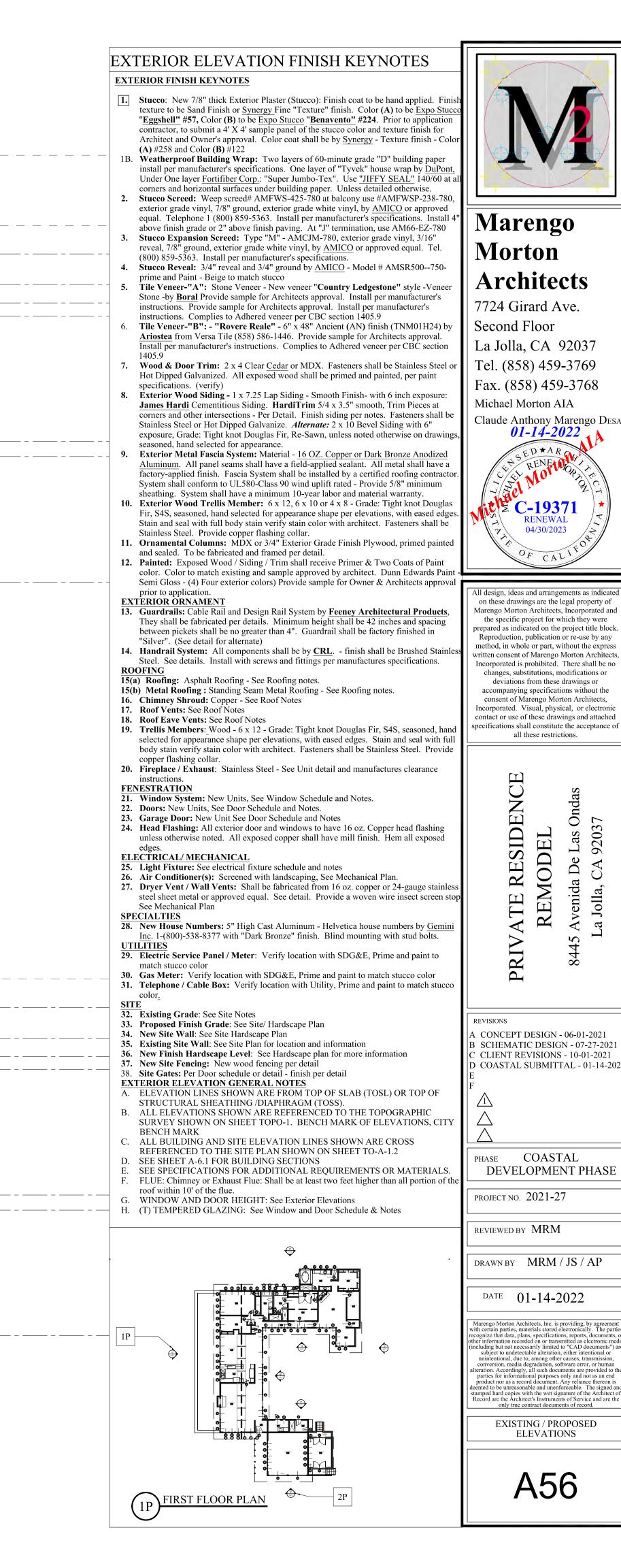


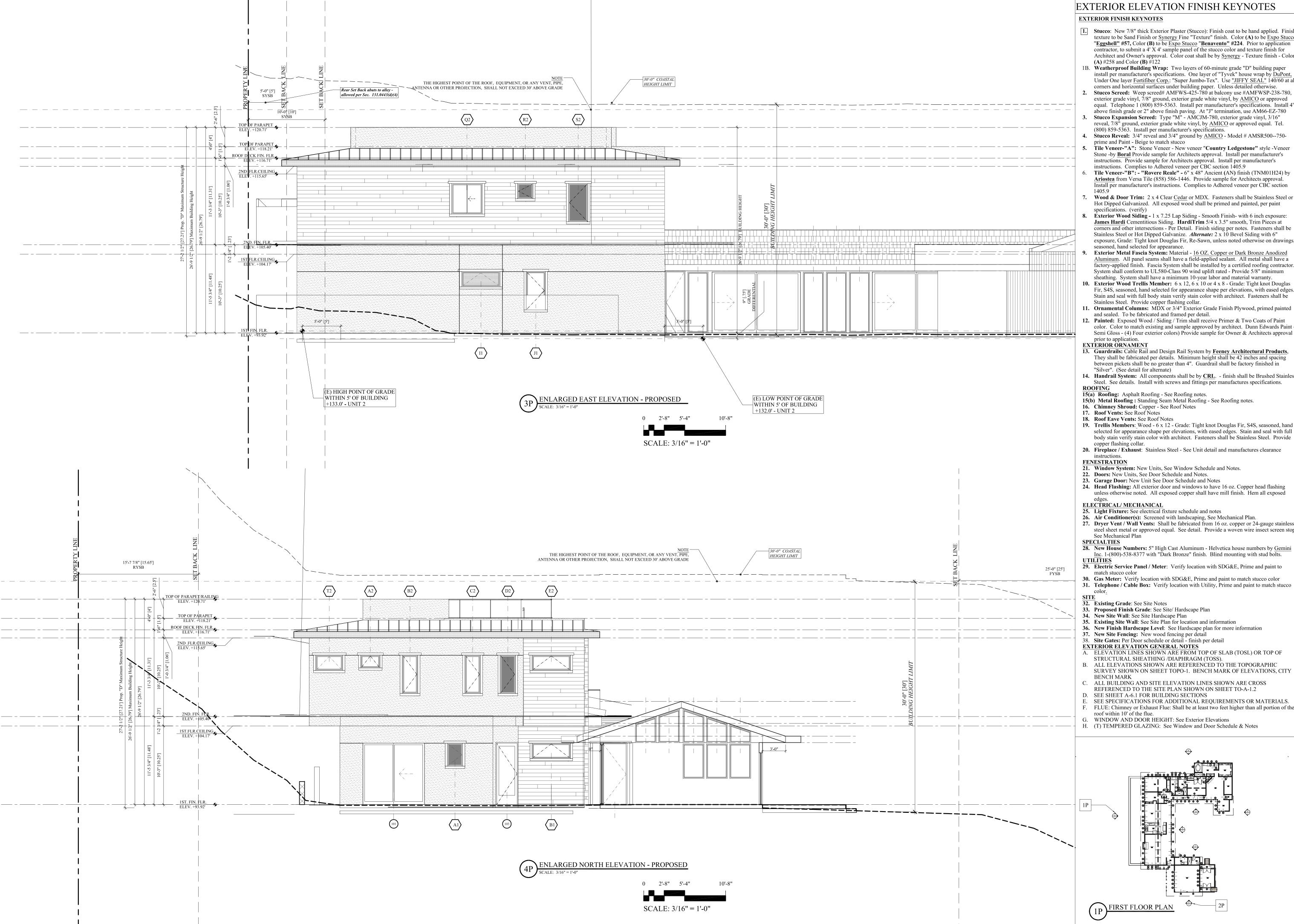
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- Hot Dipped Galvanized. All exposed wood shall be primed and painted, per paint
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- 11. Ornamental Columns: MDX or 3/4" Exterior Grade Finish Plywood, primed painted 12. Painted: Exposed Wood / Siding / 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
- **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
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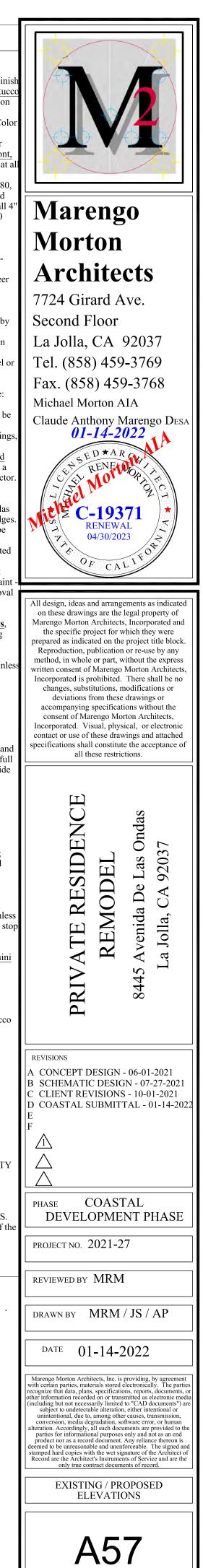
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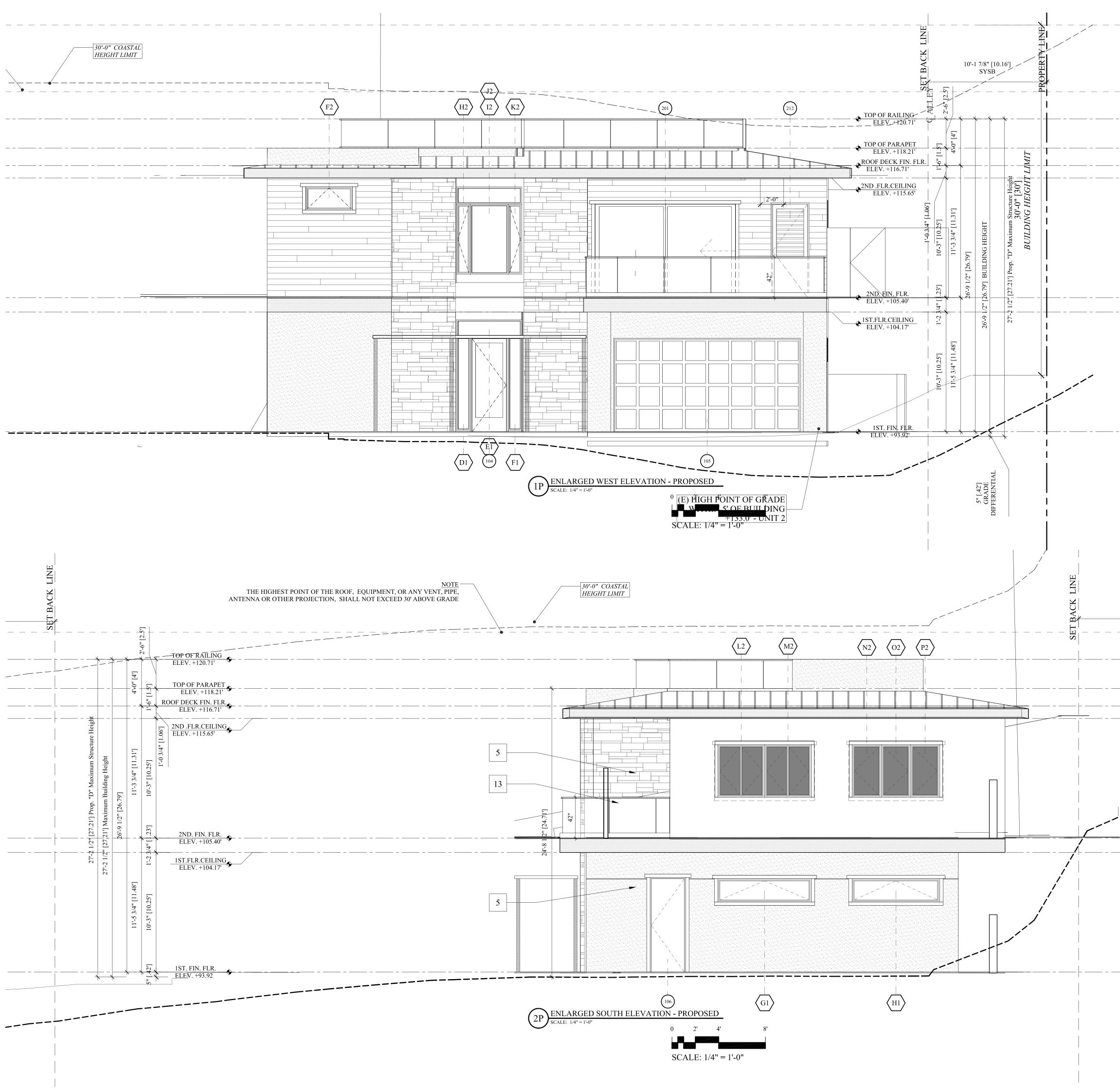
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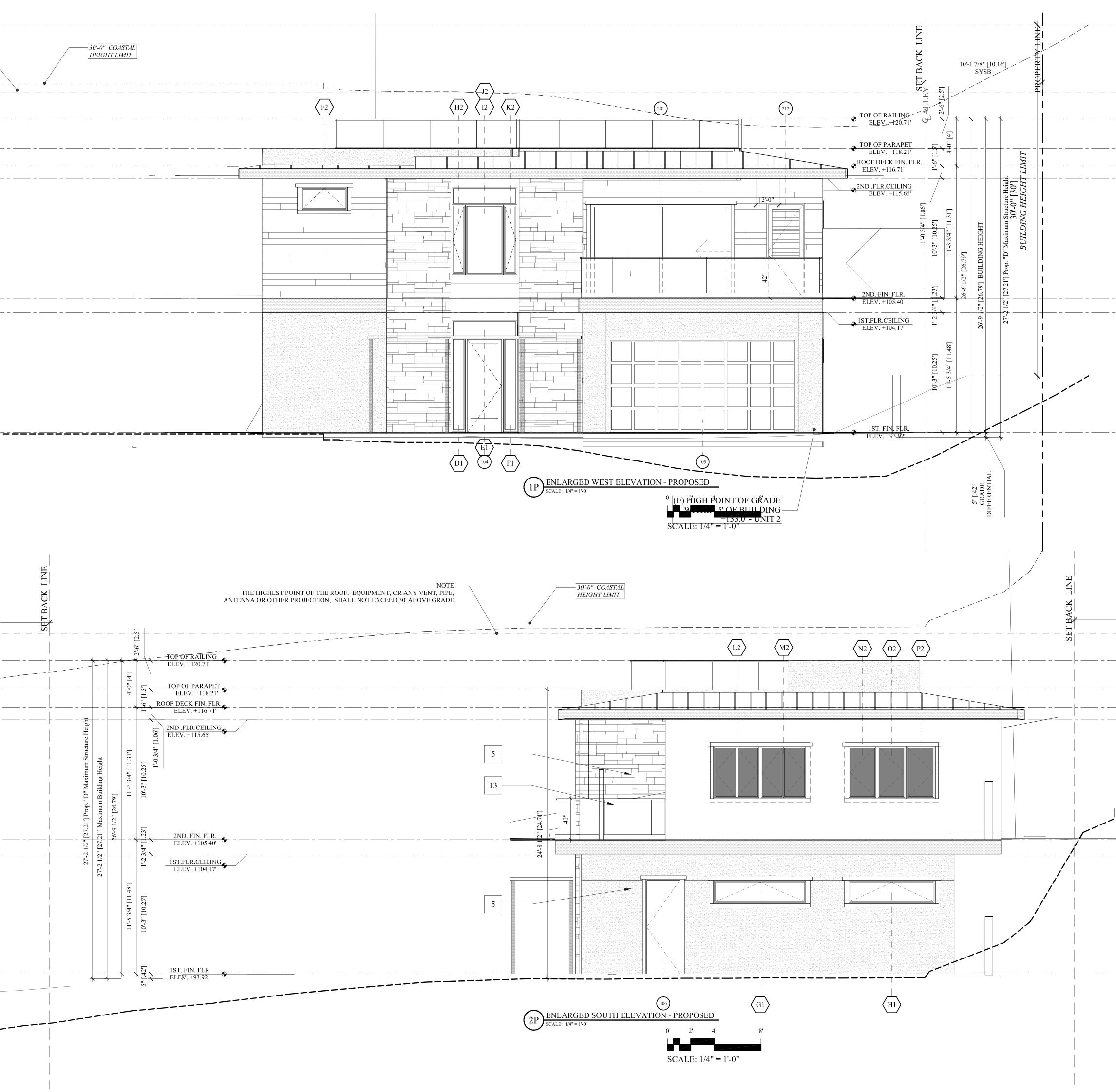
- 27. Dryer Vent / Wall Vents: Shall be fabricated from 16 oz. copper or 24-gauge stainles steel sheet metal or approved equal. See detail. Provide a woven wire insect screen stop
- **28.** New House Numbers: 5" High Cast Aluminum Helvetica house numbers by <u>Gemini</u> Inc. 1-(800)-538-8377 with "Dark Bronze" finish. Blind mounting with stud bolts.
- 31. Telephone / Cable Box: Verify location with Utility, Prime and paint to match stucco

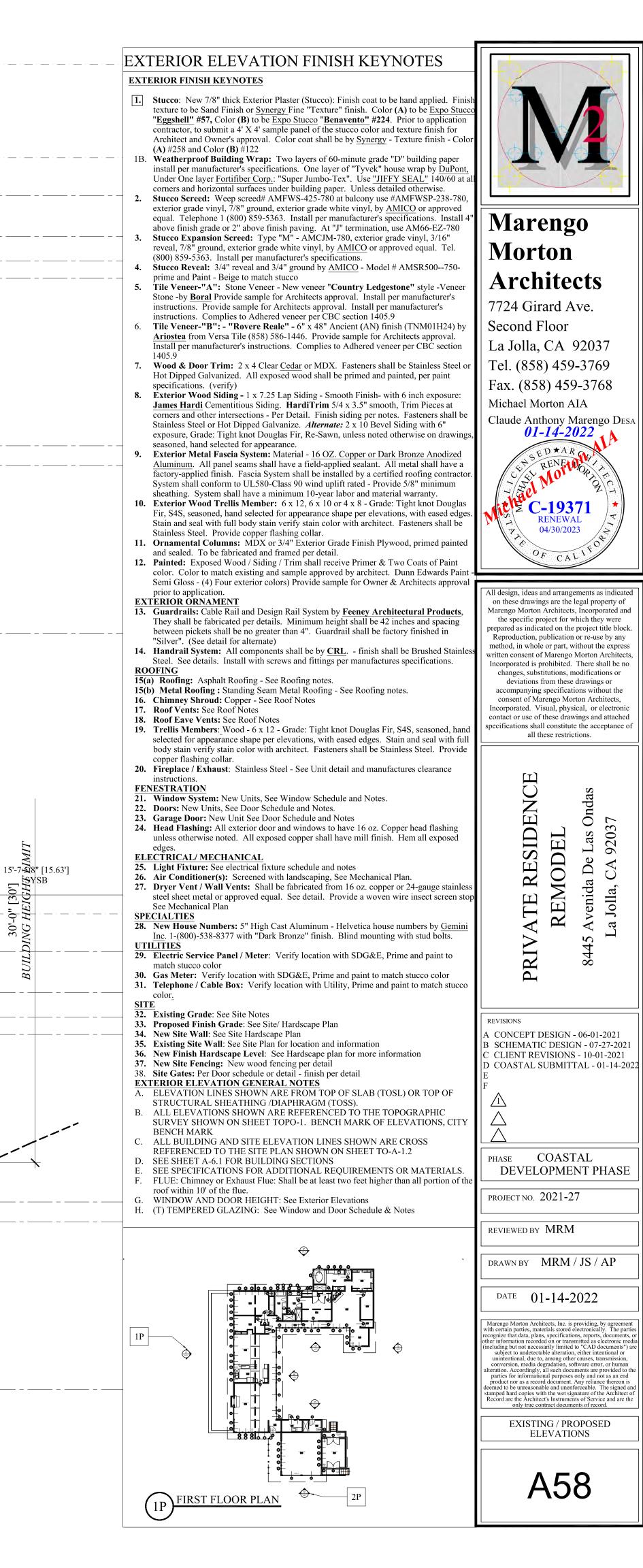
- SURVEY SHOWN ON SHEET TOPO-1. BENCH MARK OF ELEVATIONS, CITY
- REFERENCED TO THE SITE PLAN SHOWN ON SHEET TO-A-1.2

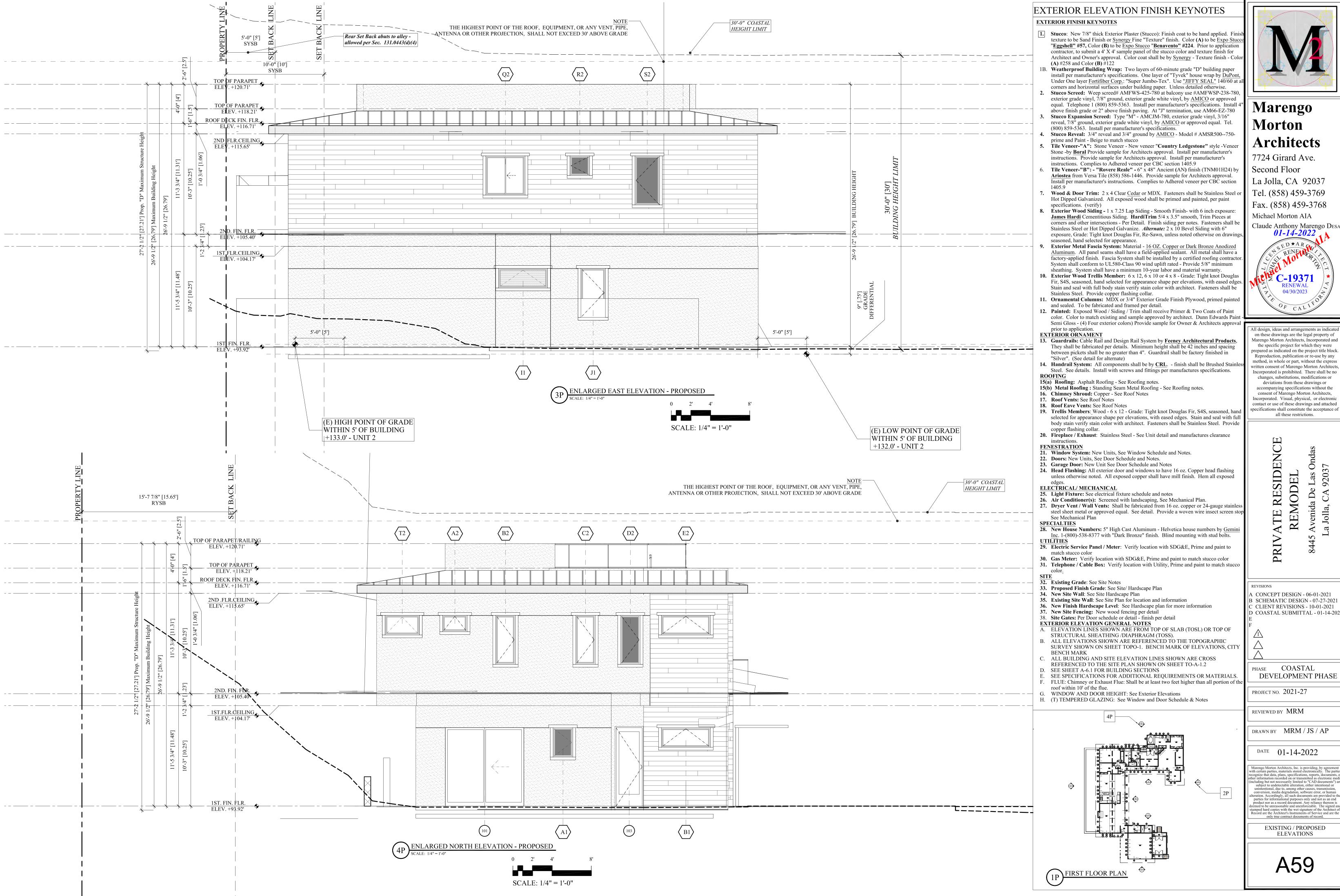
- H. (T) TEMPERED GLAZING: See Window and Door Schedule & Notes











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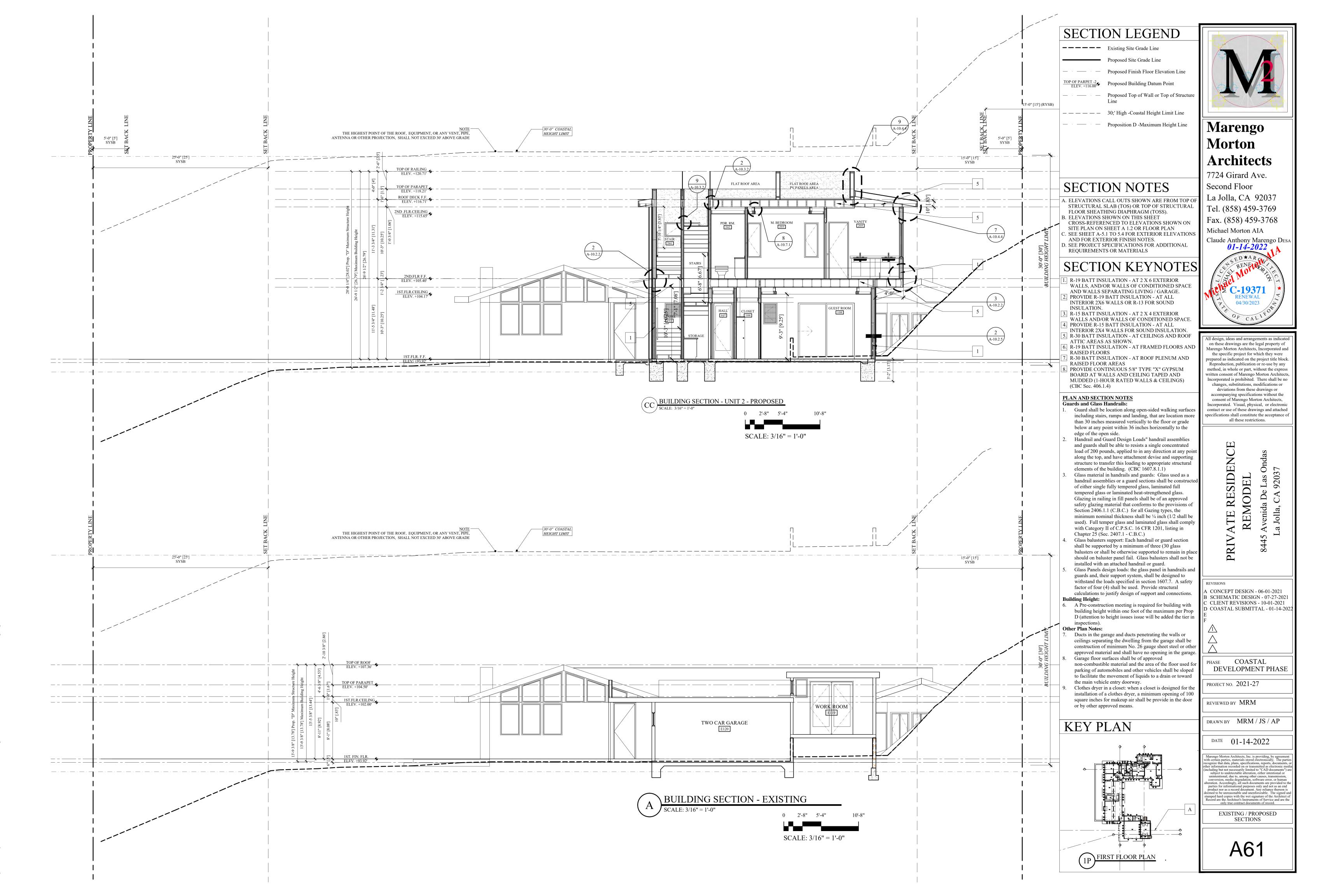
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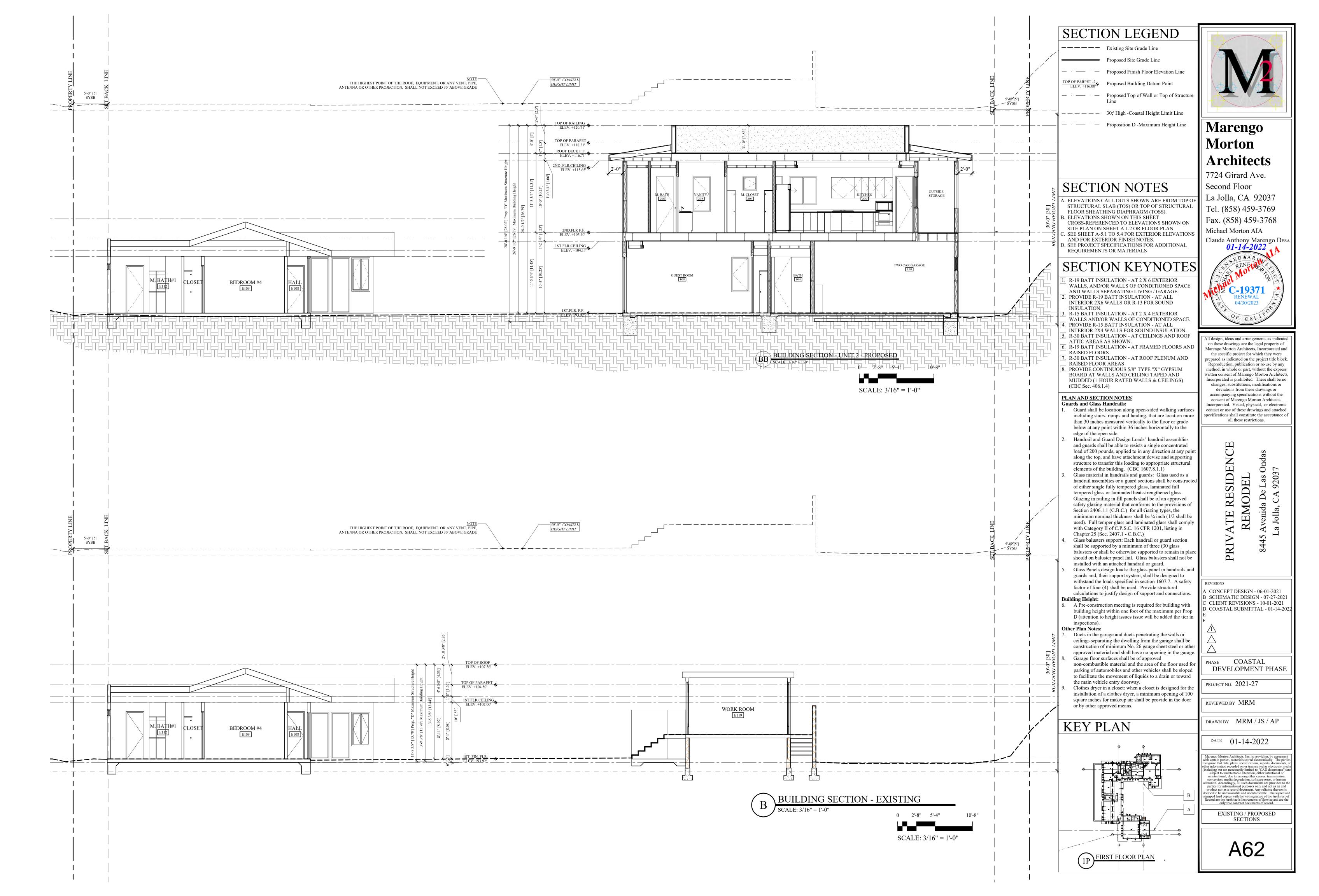
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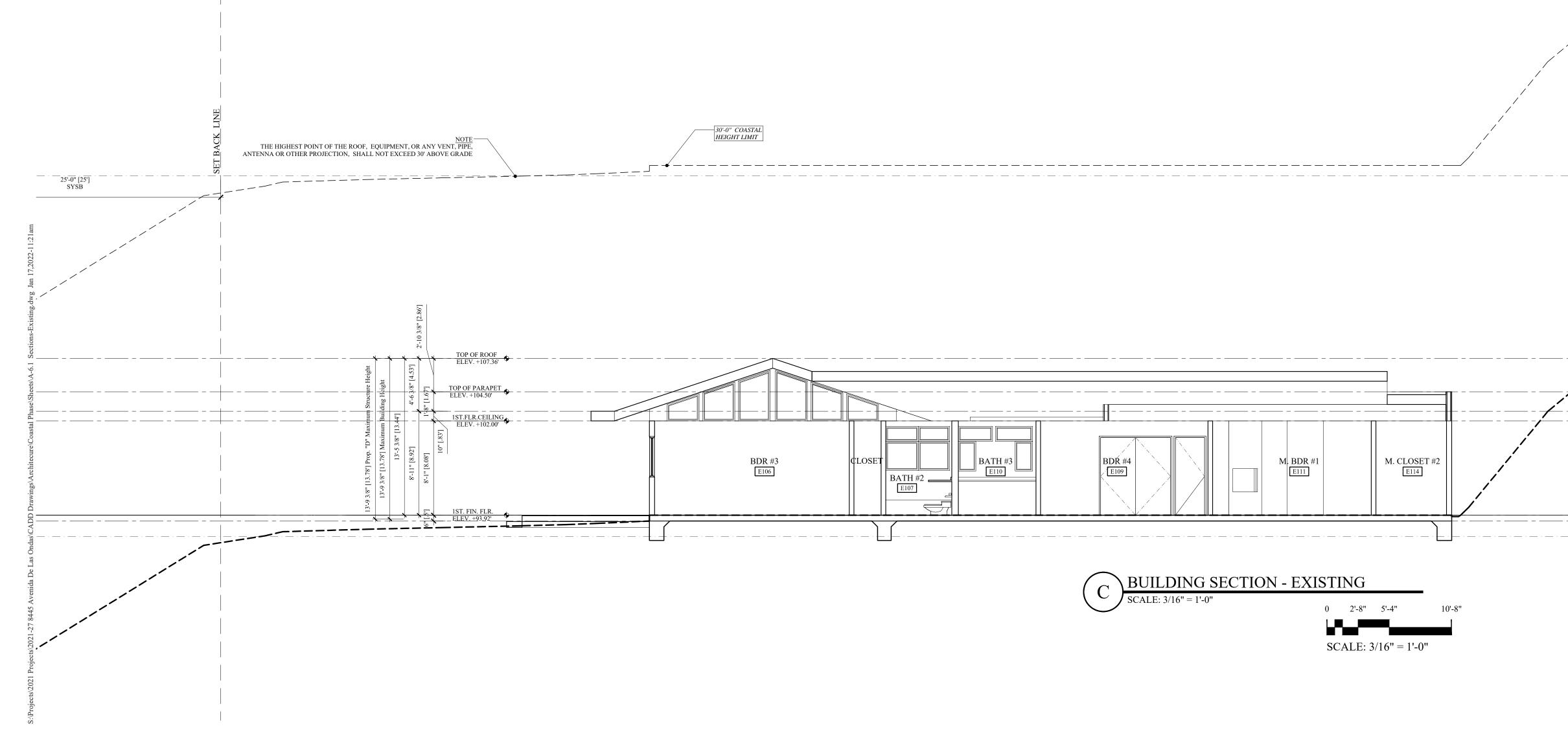
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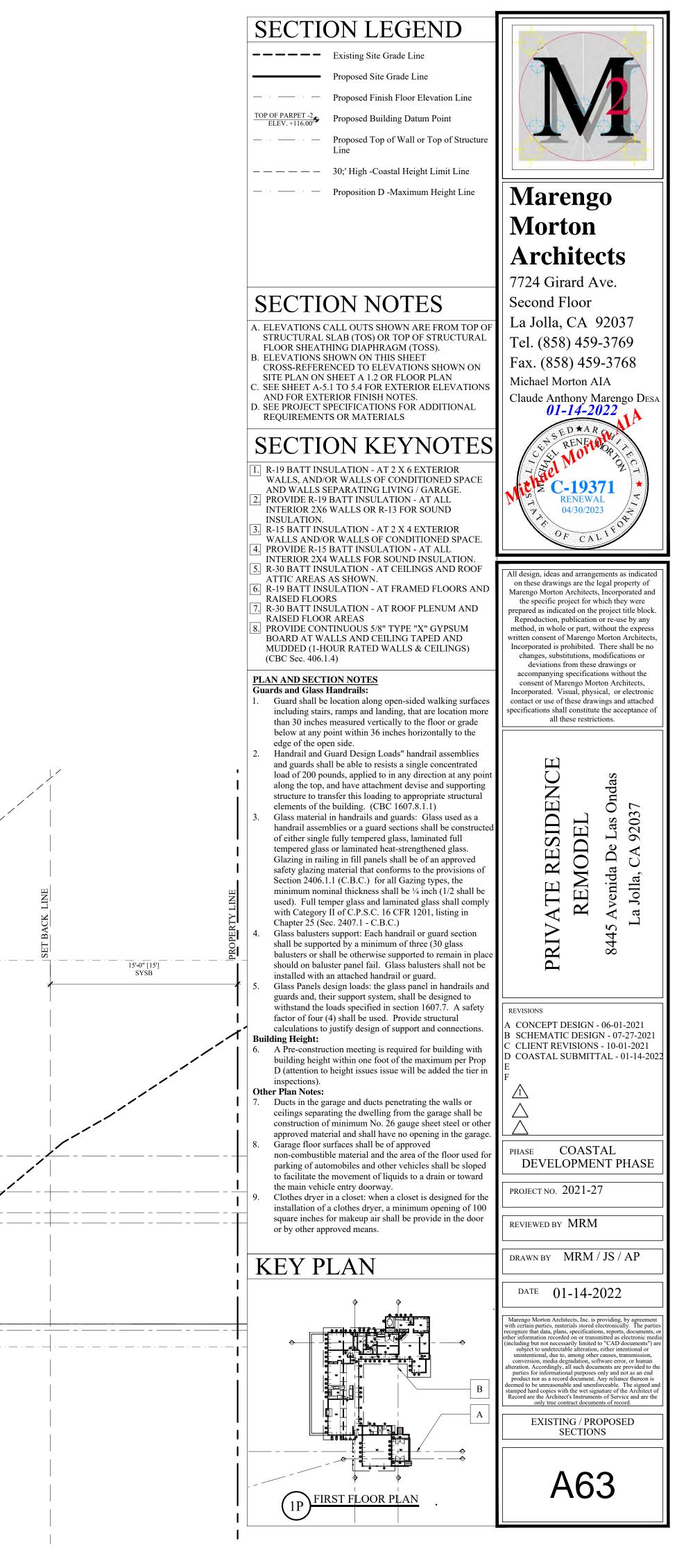
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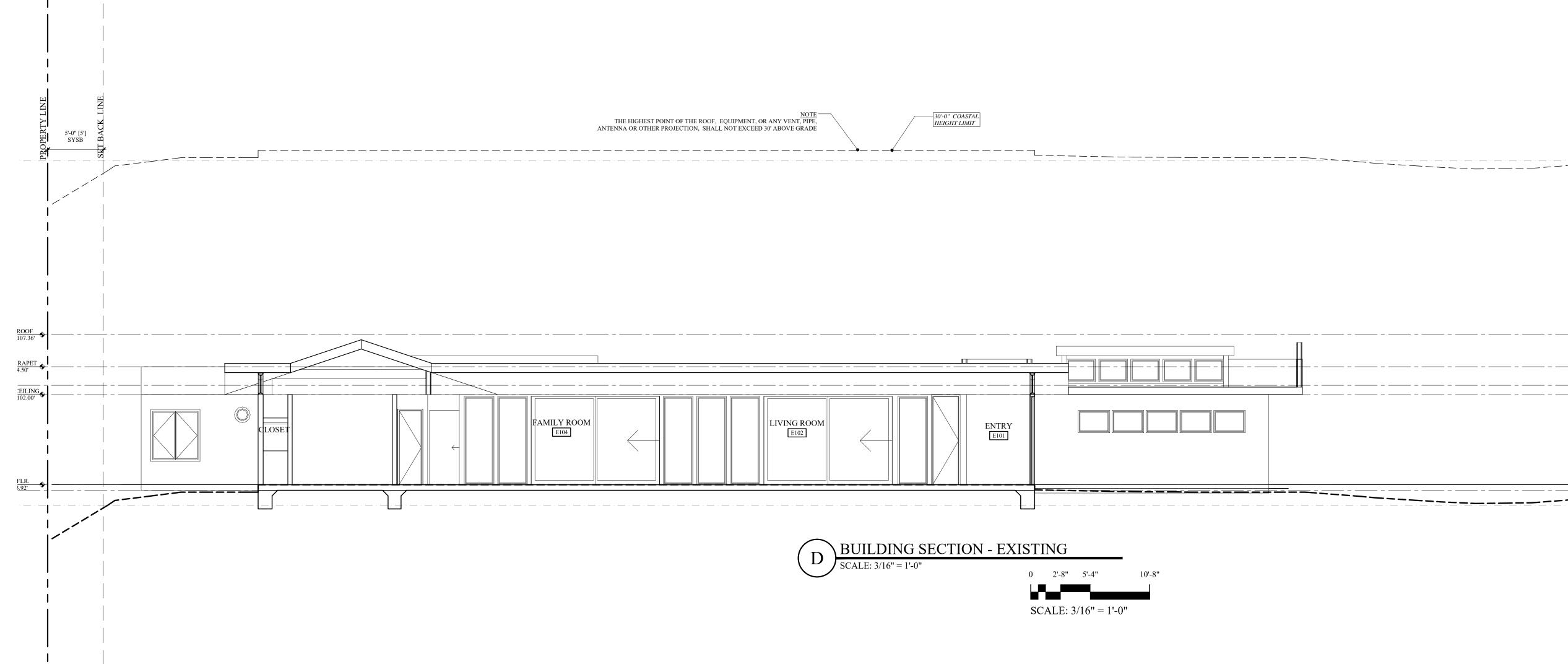
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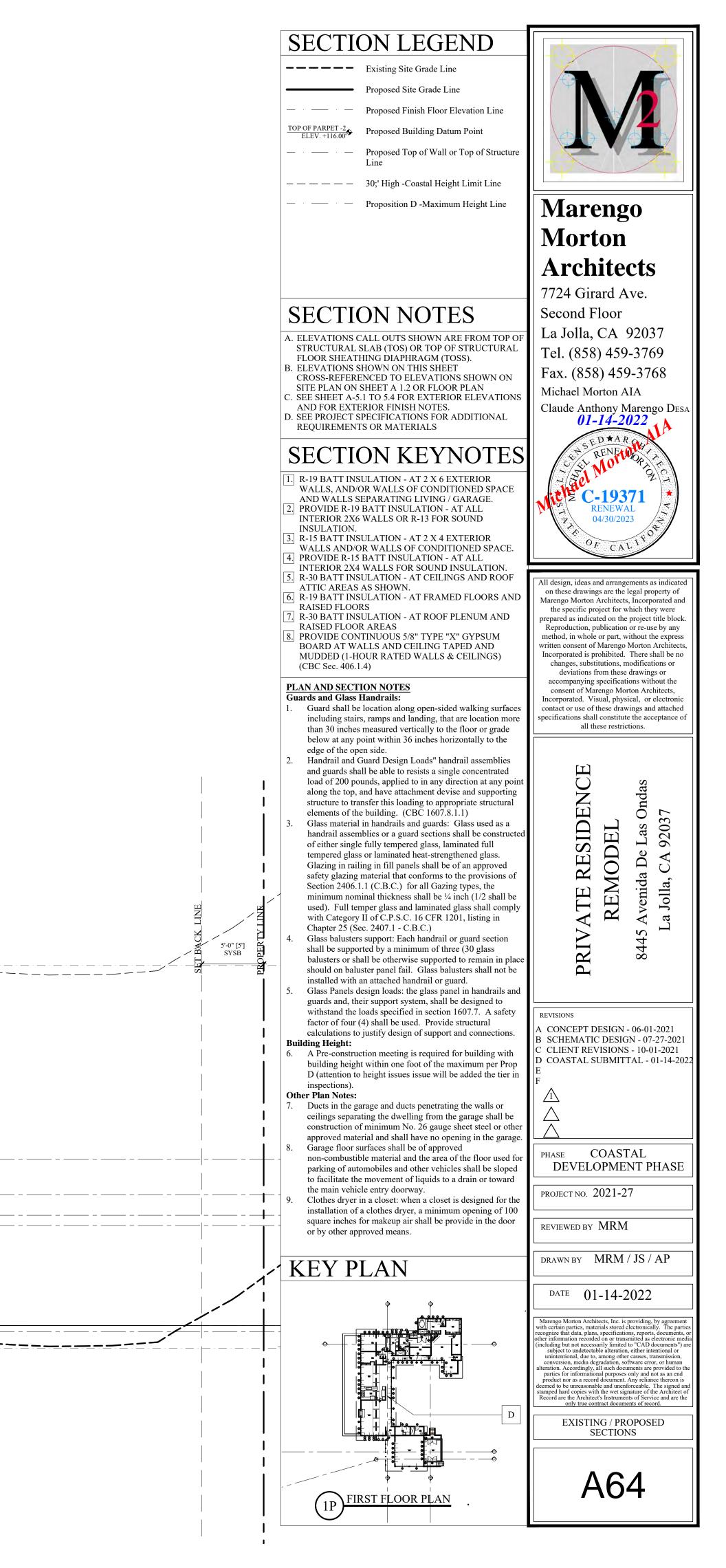


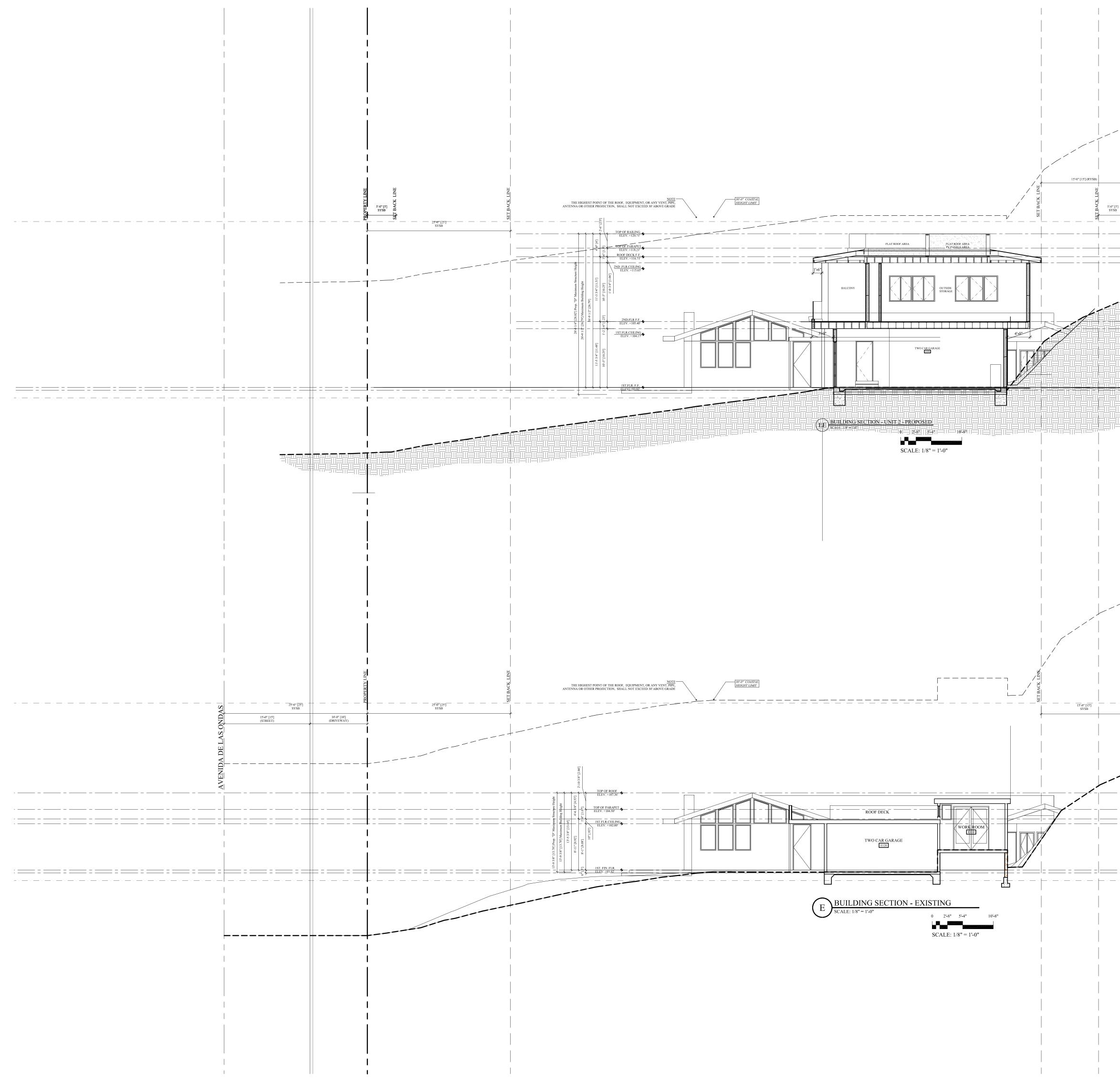




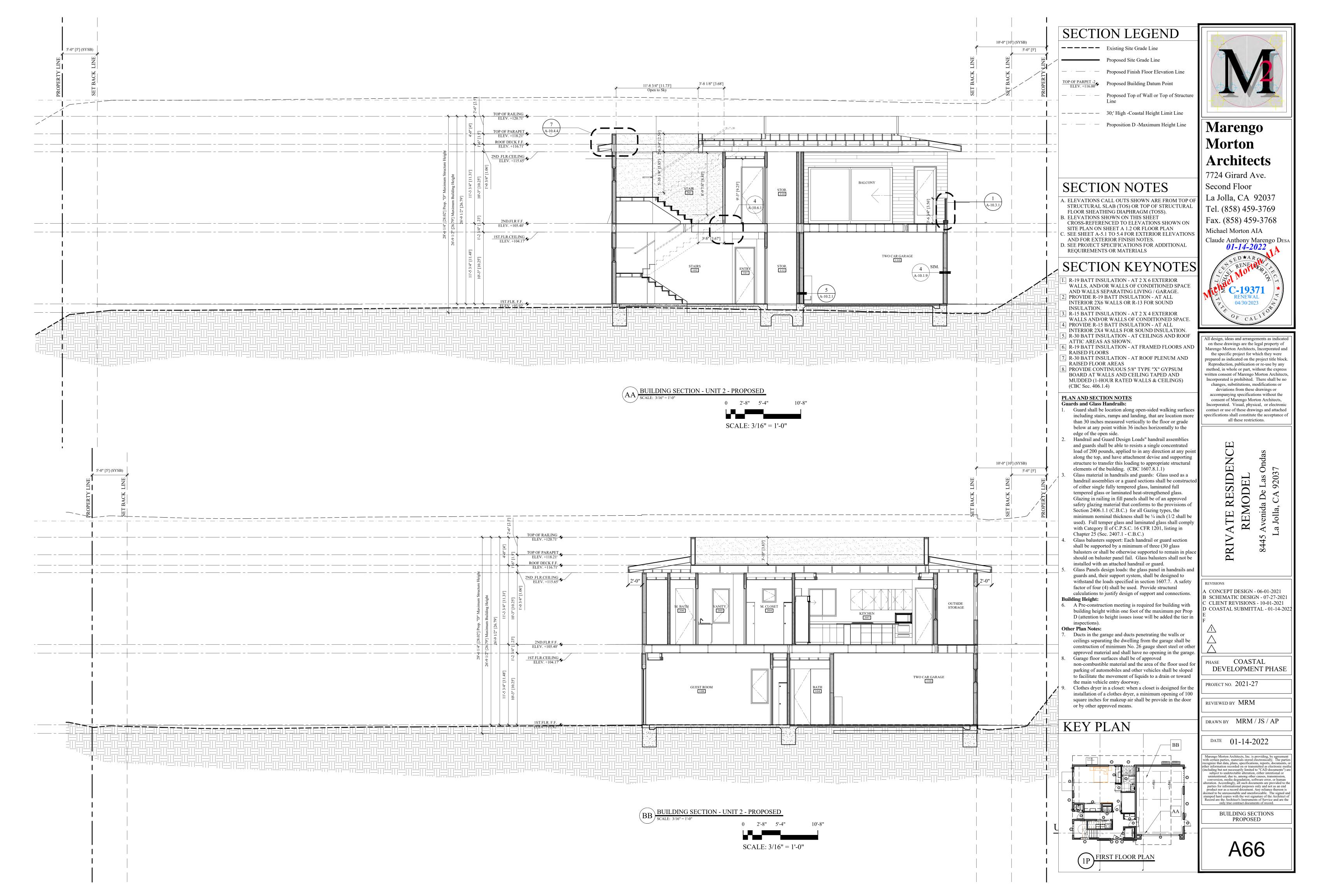


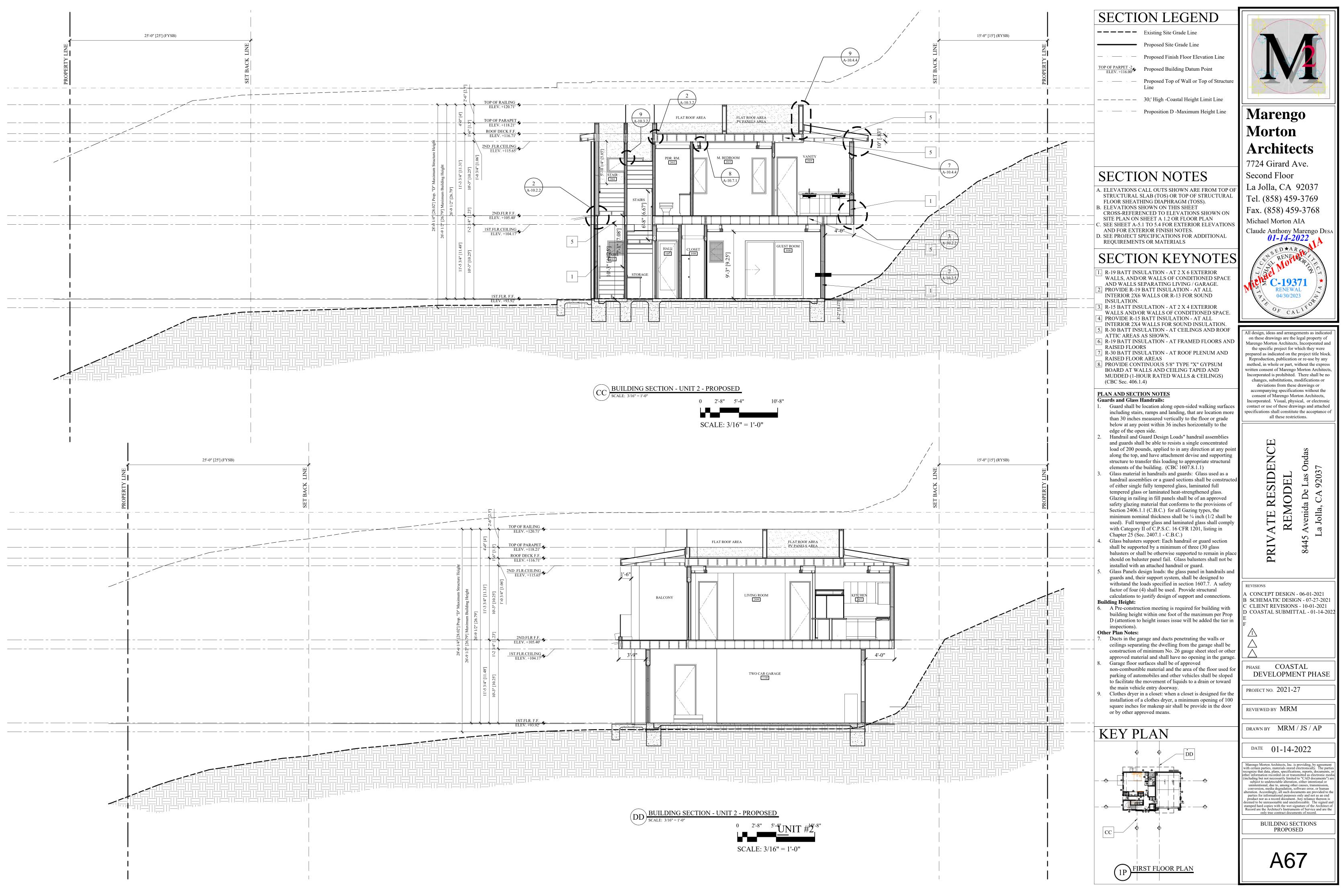




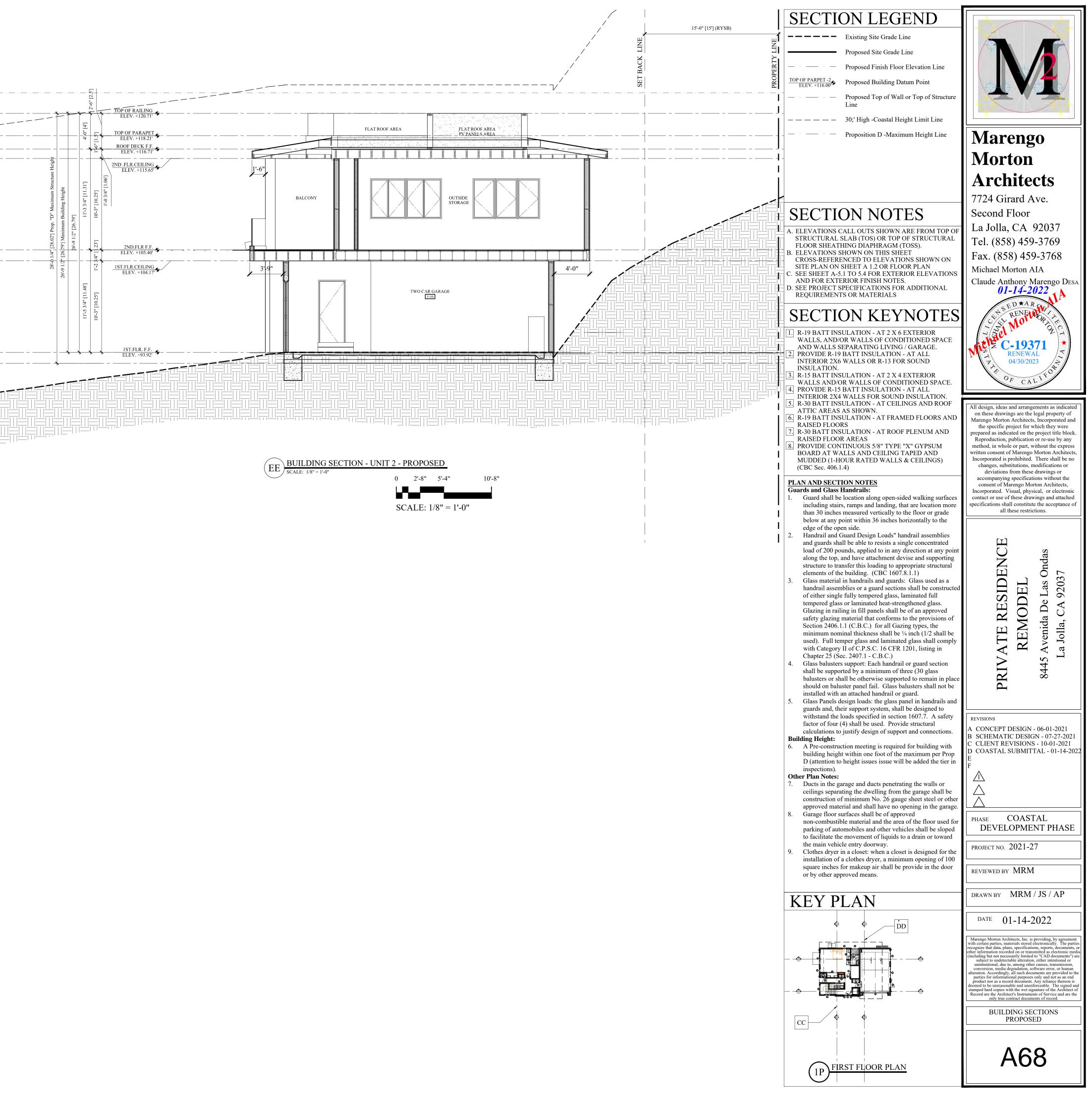


|            | SECTION LEGEND   |  |
|------------|--|--|
|            | Existing Site Grade Line     Proposed Site Grade Line  |  |
|            | Proposed Finish Floor Elevation Line   |  |
|            | TOP OF PARPET -2       Proposed Building Datum Point         —       —       Proposed Top of Wall or Top of Structure  |  |
|            | Line<br>— — — — — 30;' High -Coastal Height Limit Line   | t <del>y ty</del>  |
|            | — Proposition D -Maximum Height Line   | Marengo  |
|            |  | Morton   |
|            |  | Architects   |
|            | SECTION NOTES  | 7724 Girard Ave.<br>Second Floor   |
|            | A. ELEVATIONS CALL OUTS SHOWN ARE FROM TOP OF<br>STRUCTURAL SLAB (TOS) OR TOP OF STRUCTURAL  | La Jolla, CA 92037   |
|            | FLOOR SHEATHING DIAPHRAGM (TOSS).<br>B. ELEVATIONS SHOWN ON THIS SHEET<br>CROSS-REFERENCED TO ELEVATIONS SHOWN ON  | Tel. (858) 459-3769<br>Fax. (858) 459-3768   |
|            | SITE PLAN ON SHEET A 1.2 OR FLOOR PLAN<br>C. SEE SHEET A-5.1 TO 5.4 FOR EXTERIOR ELEVATIONS<br>AND FOR EXTERIOR FINISH NOTES.  | Michael Morton AIA<br>Claude Anthony Marengo DESA  |
|            | D. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL<br>REQUIREMENTS OR MATERIALS  | 01-14-2022   |
| <u> </u>   | <b>SECTION KEYNOTES</b><br><b>I.</b> R-19 BATT INSULATION - AT 2 X 6 EXTERIOR  | CANS RENELOOP I P  |
|            | <ul> <li>WALLS, AND/OR WALLS OF CONDITIONED SPACE<br/>AND WALLS SEPARATING LIVING / GARAGE.</li> <li>PROVIDE R-19 BATT INSULATION - AT ALL</li> </ul>  |  |
|            | INTERIOR 2X6 WALLS OR R-13 FOR SOUND<br>INSULATION.<br>3. R-15 BATT INSULATION - AT 2 X 4 EXTERIOR   | $\frac{1}{7} \frac{04/30/2023}{0F CALIFOR}$  |
|            | <ul> <li>WALLS AND/OR WALLS OF CONDITIONED SPACE.</li> <li>PROVIDE R-15 BATT INSULATION - AT ALL<br/>INTERIOR 2X4 WALLS FOR SOUND INSULATION.</li> <li>R-30 BATT INSULATION - AT CEILINGS AND ROOF</li> </ul>  |  |
|            | ATTIC AREAS AS SHOWN.<br>6. R-19 BATT INSULATION - AT FRAMED FLOORS AND<br>RAISED FLOORS   | All design, ideas and arrangements as indicated<br>on these drawings are the legal property of<br>Marengo Morton Architects, Incorporated and<br>the specific project for which they were  |
|            | <ul> <li>7. R-30 BATT INSULATION - AT ROOF PLENUM AND<br/>RAISED FLOOR AREAS</li> <li>8. PROVIDE CONTINUOUS 5/8" TYPE "X" GYPSUM<br/>BOARD AT WALLS AND CELLING TARED AND</li> </ul>   | prepared as indicated on the project tile block.<br>Reproduction, publication or re-use by any<br>method, in whole or part, without the express<br>written consent of Marengo Morton Architects,   |
|            | BOARD AT WALLS AND CEILING TAPED AND<br>MUDDED (1-HOUR RATED WALLS & CEILINGS)<br>(CBC Sec. 406.1.4)   | Incorporated is prohibited. There shall be no<br>changes, substitutions, modifications or<br>deviations from these drawings or   |
|            | PLAN AND SECTION NOTES         Guards and Glass Handrails:         1.       Guard shall be location along open-sided walking surfaces  | accompanying specifications without the<br>consent of Marengo Morton Architects,<br>Incorporated. Visual, physical, or electronic<br>contact or use of these drawings and attached   |
|            | including stairs, ramps and landing, that are location more<br>than 30 inches measured vertically to the floor or grade<br>below at any point within 36 inches horizontally to the   | specifications shall constitute the acceptance of all these restrictions.  |
|            | <ul><li>edge of the open side.</li><li>Handrail and Guard Design Loads" handrail assemblies<br/>and guards shall be able to resists a single concentrated</li></ul>  |  |
|            | load of 200 pounds, applied to in any direction at any point<br>along the top, and have attachment devise and supporting<br>structure to transfer this loading to appropriate structural   | NC]<br>ndas  |
|            | <ul> <li>elements of the building. (CBC 1607.8.1.1)</li> <li>Glass material in handrails and guards: Glass used as a handrail assemblies or a guard sections shall be constructed</li> </ul>   | IDENC<br>EL<br>Las Ondas<br>2037   |
|            | of either single fully tempered glass, laminated full<br>tempered glass or laminated heat-strengthened glass.<br>Glazing in railing in fill panels shall be of an approved   |  |
|            | safety glazing material that conforms to the provisions of<br>Section 2406.1.1 (C.B.C.) for all Gazing types, the<br>minimum nominal thickness shall be <sup>1</sup> / <sub>4</sub> inch (1/2 shall be   | ATE RJ<br>REMO<br>Avenida I<br>La Jolla, C   |
|            | used). Full temper glass and laminated glass shall comply<br>with Category II of C.P.S.C. 16 CFR 1201, listing in<br>Chapter 25 (Sec. 2407.1 - C.B.C.)   | RIVATE RE<br>REMOE<br>8445 Avenida De<br>La Jolla, CA  |
|            | 4. Glass balusters support: Each handrail or guard section<br>shall be supported by a minimum of three (30 glass<br>balusters or shall be otherwise supported to remain in place   | 844 844  |
|            | <ul> <li>should on baluster panel fail. Glass balusters shall not be installed with an attached handrail or guard.</li> <li>5. Glass Panels design loads: the glass panel in handrails and guarda and their support system shall be designed to</li> </ul> |  |
|            | guards and, their support system, shall be designed to<br>withstand the loads specified in section 1607.7. A safety<br>factor of four (4) shall be used. Provide structural<br>calculations to justify design of support and connections.                  | REVISIONS<br>A CONCEPT DESIGN - 06-01-2021   |
|            | <ul> <li>6. A Pre-construction meeting is required for building with building height within one foot of the maximum per Prop</li> </ul>  | B SCHEMATIC DESIGN - 07-27-2021<br>C CLIENT REVISIONS - 10-01-2021<br>D COASTAL SUBMITTAL - 01-14-2022   |
|            | D (attention to height issues issue will be added the tier in inspections).<br>Other Plan Notes:   | F<br>T   |
| 4EIGHT LIM | <ol> <li>Ducts in the garage and ducts penetrating the walls or<br/>ceilings separating the dwelling from the garage shall be<br/>construction of minimum No. 26 gauge sheet steel or other</li> </ol>   |  |
| ■          | <ul><li>approved material and shall have no opening in the garage.</li><li>8. Garage floor surfaces shall be of approved<br/>non-combustible material and the area of the floor used for</li></ul>   | PHASE COASTAL  |
|            | parking of automobiles and other vehicles shall be sloped<br>to facilitate the movement of liquids to a drain or toward<br>the main vehicle entry doorway.   | DEVELOPMENT PHASE<br>PROJECT NO. 2021-27   |
|            | 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.  | REVIEWED BY MRM  |
|            |  | DRAWN BY MRM / JS / AP   |
|            | KEY PLAN   | DATE 01-14-2022  |
|            |  | Marengo Morton Architects, Inc. is providing, by agreement<br>with certain parties, materials stored electronically. The parties   |
|            |  | recognize that data, plans, specifications, reports, documents, or<br>other information recorded on or transmitted as electronic media<br>(including but not necessarily limited to "CAD documents") are<br>subject to undetectable alteration, either intentional or<br>unintentional, due to, among other causes, transmission,<br>conversion, media degradation, software error, or human |
|            |  | alteration. Accordingly, all such documents are provided to the<br>parties for informational purposes only and not as an end<br>product nor as a record document. Any reliance thereon is<br>deemed to be unreasonable and unenforceable. The signed and<br>stamped hard copies with the wet signature of the Architect of<br>Record are the Architect's Instruments of Service and are the  |
|            |  | only true contract documents of record.           EXISTING / PROPOSED  |
|            |  | SECTIONS   |
|            | FIRST FLOOR PLAN   | A65  |
|            | (1P) HIRST FLOOR PLAN .  |  |

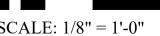




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|--------------------|---|---|---|---|
| SAG                | 25'-0" [25'] (FYSB)                     |   | 25'-0" [25'] (FYSB)                     |   |
| CALLE DE LAS ONDAS | 15'-0" [15'] (TO STREET CENTER LINE)    | 10'-0" [10'] (DRIVEWAY)                       |   | k                                       |
| LAS                | 1                                       | 2 10'-0" [10'] (DRIVEWAY)                     | LINE LINE                               |   |
| DE I               |   | KTY KTY                                       | BACK                                    |   |
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| CA                 |   | PRO   | SET                                     |   |
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| WINDOW SCHEDULE - EXISTING         SYM.       SIZE NOMINAL       UNIT       FRAME       WINDOW       STYLE  | EXT.                       | INT.                             | # Glazing  | Glazing           | TEMPERED                        | HARDWARE / REMARKS   | WINDO<br>SYM.                            | W SCHE<br>SIZE NOM              | DULE - PRO   |  | WINDOW                                 | STYLE  | EXT.                                   | INT.                                   |                   |   | Glazing   | Glazing              | TEMPERED                       | HARDWARE / REMARKS   | WINDOW & DOOR NOTES - LEGEN   |
|---|----------------------------|----------------------------------|--|-------------------|---------------------------------|--|--|---------------------------------|--|--|--|--|--|--|-------------------|---|---|----------------------|--------------------------------|--|---|
| MARK WIDTH HEIGHT HEAD HEIGHT MATERIAL MATERIAL MANUFACTURER  | FINISH                     | FINISH                           | adfr S.F. EA.  | AREA              | RATED                           | Avenida De Las Ondas   | MARK                                     | WIDTH                           | HEIGHT HEAD<br>HEIGH   | T                                      | MATERIAL                               | MANUFACTURE                                      | R FINISH                               | FINISH                                 | U Value<br>SHGC   | Type<br>Type<br>Number  | S.F. EA.  | AREA                 | RATED                          | NOTES - 8445 Avenida De Las Ond  | das DOOR AND WINWDOW NOTES:   |
| First Floor           A1         2'-9"         3'-6"         6'-9"         Wood         Wood         Dbl. Casement           33         42         Stained         Stained         Existing   | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze   | ed 9.63           | Yes - T<br>No                   | Existing - Conditioned Space                                 | First Fl                                 | Floor<br>2'-0"<br>24            | <u>3'-0" 8'-0"</u>   | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | Casement<br>Milgard or #7                        | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 2   | Dual Glazed<br>6.00   | 6.00                 | Yes - T                        | New Unit- Conditioned Space<br>Coastal Hardware  | <b>DOOK AND WIN WDOW INVIES.</b><br>1. Door, window & skylight sizes on schedule are approximate only. Co   |
| B12'-9"3'-6"6'-9"WoodWoodPicture3342StainedStainedExisting  | Wood<br>Stained            | Wood<br>Stained                  | I     Single Glaze       1     9.63       Single Glaze                             | ed 9.63           | Yes - T<br>No                   | Existing - Conditioned Space                                 | B1                                       | 5'-0"<br>60                     | 2'-0" 8'-0"<br>24  |  | Aluminum<br>Dark Bronze                | Glider<br>Milgard or #7                          | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 1   | Dual Glazed<br>10.00  | 0.00                 | Yes - T<br>No                  | New Unit- Conditioned Space<br>Coastal Hardware  | field measure each opening and review with architect and owner prior to c<br>Refer to manufacturers specifications for actual frame size and rough open   |
| 3342StainedStainedExistingD12'-9"3'-6"6'-9"WoodWoodDbl. Casement  | Wood<br>Stained<br>Wood    | Wood<br>Stained<br>Wood          | 1     9.63       Single Glaze  | 9.63<br>ed        | Yes - T<br><u>No</u><br>Yes - T | Existing - Conditioned Space                                 | C1                                       | 1'-2"                           | 10T USED<br>8'-0" 8'-1-1/4   | " Aluminum                             | Aluminum                               | Fixed  | Aluminum                               | Aluminum                               | 0.52 0.30 3       | 2   | Dual Glazed   |                      | Not Required                   | New Unit- Conditioned Space  | 2. As noted on the window schedule, New Window Glazing shall be Dual g<br>a minimum rated "U" value of 0.40 and SHGC of .35. Exterior glass sh  |
| 3342StainedStainedExistingE12'-9"3'-6"6'-9"WoodWoodDbl. Casement3342StainedStainedExisting  | Stained<br>Wood<br>Stained | Stained<br>Wood<br>Stained       | 1         9.63           Single Glaze         1           9.63         9.63        | 9.63<br>ed 9.63   | <u>No</u><br>Yes - T<br>No      | Existing - Conditioned Space                                 | E1                                       | 14<br>5'-7"                     | 96<br>1'-6" 9'-7-1/4   | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | Milgard or #7<br>Fixed<br>Milgard or #7          | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | 0.52 0.30 3       | 1   | 9.33<br>Dual Glazed<br>8.38   | 9.33                 | No<br>Yes - T                  | Coastal Hardware<br>New Unit- Conditioned Space<br>Coastal Hardware / Obscure Glass            | <ul> <li>Performance - Low-E glass panel with interior clear glass.</li> <li><b>3.</b> As noted on the window schedule, New Window Laminated Glazing shares a structure of the struct</li></ul> |
| F1         2'-9"         3'-6"         6'-9"         Wood         Wood         Picture           33         42         Stained         Stained         Existing   | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze   | 9.63              | Yes - T<br>No                   | Existing - Conditioned Space                                 | F1                                       | 1'-2"<br>14                     | 8'-0" 8'-1-1/4<br>96   |  | Aluminum<br>Dark Bronze                | Milgard or #7       Fixed       Milgard or #7    | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 1   | Dual Glazed<br>9.33   | 9.33                 | Yes - T<br>No                  | New Unit- Conditioned Space<br>Coastal Hardware / Obscure Glass                                | Laminated glazed units with a minimum rated "U" value of 1.04 and S<br>Exterior glass shall be High Low-E glass panel laminated interior clear gla  |
| G1         2'-9"         3'-6"         6'-9"         Wood         Wood         Dbl. Casement           33         42         Stained         Stained         Existing           H1         2'-9"         3'-6"         6'-9"         Wood         Dbl. Casement                               | Wood<br>Stained<br>Wood    | Wood<br>Stained<br>Wood          | Single Glaze           1         9.63           Single Glaze         Single Glaze  | 9.63              | Yes - T<br><u>No</u><br>Yes - T | Existing - Conditioned Space                                 | G1<br>H1                                 | 8'-0"<br>96<br>7'-6"            | 2'-0"         8'-0"           24   | Dark Bronze                            | Aluminum<br>Dark Bronze                | Awning<br>Milgard or #7                          | Aluminum<br>Dark Bronze<br>Aluminum    | Aluminum<br>Dark Bronze<br>Aluminum    | 0.52 0.30 3       | 1   | Dual Glazed<br>16.00<br>Dual Glazed   | 16.00                | Not Required<br>No<br>Yes - T  | New Unit- Conditioned Space<br>Coastal Hardware / Obscure Glass<br>New Unit- Conditioned Space | <ul> <li>single unit.</li> <li>4. As noted on the window schedule, Existing Window Glazing shall be Du with a minimum rated "U" value of 0.58 and SHGC of .53. Exterior glassical schedule in the schedule of the schedule in the schedule in</li></ul>       |
| III         2-9         3-6         6-9         wood         wood         box casement           33         42         Stained         Stained         Existing           I1         2'-9"         3'-6"         6'-9"         Wood         Wood         Picture                              | Stained<br>Wood            | Stained Wood                     | 1 9.63<br>Single Glaze   | 9.63              | No<br>Yes - T                   | Existing - Conditioned Space                                 | I1                                       | 90<br>5'-0"                     | 24<br>2'-0" 8'-0"  | Dark Bronze<br>Aluminum                | Dark Bronze                            | Milgard or #7 Awning                             | Dark Bronze<br>Aluminum                | Dark Bronze<br>Aluminum                | 0.52 0.30 3       | 1   | 15.00<br>Dual Glazed  | 15.00                | No<br>Yes - T                  | Coastal Hardware New Unit- Conditioned Space   | <ul> <li>Low-E glass panel with interior clear glass.</li> <li>All Door Glazing shall as noted on the door schedule, either dual glazed to</li> </ul>   |
| 33         42         Stained         Stained         Existing           J1         2'-9"         3'-6"         6'-9"         Wood         Wood         Dbl. Casement   | Stained<br>Wood            | Stained Wood                     | 1     9.63       Single Glaze  |                   | No<br>Yes - T                   | Existing - Conditioned Space                                 | J1                                       | 30<br>2'-6"<br>30               | 60<br>5'-0" 8'-0"<br>60  | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | Milgard or #7<br>Casement<br>Milgard or #7       | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | 0.52 0.30 3       | 1   | 12.50<br>Dual Glazed<br>12.50   | 12.50                | No<br>Not Required<br>No       | Coastal Hardware<br>New Unit- Conditioned Space<br>Coastal Hardware                            | with a minimum <b>rated</b> " <b>U</b> " <b>value of 0.40 and SHGC of .35,.</b> Exterior du<br>glass shall be Low-E glass panel with interior clear glass.  |
| 33     42     Stained     Stained     Existing       K1     2'-9"     3'-6"     6'-9"     Wood     Wood     Dbl. Casement       33     42     Stained     Stained     Existing  | Stained<br>Wood<br>Stained | Stained<br>Wood<br>Stained       | 1 9.63<br>Single Glaze   | 9.63<br>ed 9.63   | No<br>Yes - T<br>No             | Existing - Conditioned Space                                 | Second I<br>A2                           | Floor<br>2'-6"<br>30            | 1'-8" 8'-0"<br>20  | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | Awning<br>Milgard or #7                          | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 2   | Dual Glazed   | 4 17                 | Yes - T<br>No                  | New Unit- Conditioned Space  | 6. Manufactured skylights shall be by Vellux USA or approved equal. U model as noted on the schedule, skylight glazing shall be at minimum dua  |
| $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$  | Wood<br>Stained            | Wood<br>Stained                  | 1         9.03           Single Glaze         1           1         11.08          | ,                 | Yes - T<br>No                   | Existing - Conditioned Space                                 | B2                                       | 2'-0"<br>24                     | 60   | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | Casement<br>Milgard or #7                        | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 1   | Dual Glazed<br>10.00  | 10.00                | Yes - T<br>No                  | New Unit- Conditioned Space<br>Coastal Hardware  | with a minimum rated "U" value of 0.43 and SHGC of .23, unit size and         All units motorize with remote with motorized internal blackout screens.  |
| M12'-9"3'-6"6'-9"WoodWoodDbl. Casement3342StainedStainedExisting  | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze   | 9.63              | Yes - T<br>No                   | Existing - Conditioned Space                                 | C2<br>D2                                 | 2'-0"<br>24<br>2'-0"            | 5'-0"         8'-0"           60   | Dark Bronze                            | Aluminum<br>Dark Bronze<br>Aluminum    | Casement<br>Milgard or #7<br>Casement            | Aluminum<br>Dark Bronze<br>Aluminum    | Aluminum<br>Dark Bronze<br>Aluminum    | 0.52 0.30 3       | 1   | Dual Glazed<br>10.00<br>Dual Glazed   | 10.00                | Yes - T<br>No<br>Not Required  | New Unit- Conditioned Space         Coastal Hardware         New Unit- Conditioned Space       | <ul> <li>approval number</li> <li>7. Manufactured windows by Fleetwood or approved equal. Window ex</li> </ul>  |
| N1         2'-9"         3'-6"         6'-9"         Wood         Wood         Picture           33         42         Stained         Stained         Existing           O1         2'-9"         3'-6"         6'-9"         Wood         Picture   | Wood<br>Stained<br>Wood    | Wood       Stained       Wood    | Single Glaze           1         9.63           Single Glaze         Single Glaze  | 9.63              | Yes - T<br><u>No</u><br>Yes - T | Existing - Conditioned Space Existing - Conditioned Space    | E2                                       | 24<br>5'-0"<br>60               | 60<br>2'-0" 8'-0"  | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | Milgard or #7<br>Glider<br>Milgard or #7         | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | 0.52 0.30 3       | 1   | 10.00<br>Dual Glazed<br>10.00   | 10.00                | No<br>Not Required             | Coastal Hardware<br>New Unit- Conditioned Space<br>Coastal Hardware                            | Aluminum with Kynar 500 painted units - color - "Dark Bronze" or a           equal.         All units shall have Painted interiors & exteriors. Unit size and ty schedule. All operable units shall have matching screens (if requested by  |
| B1         2'-9"         4'-6"         7'-11"         Wood         Wood         Rear           P1         2'-9"         4'-6"         7'-11"         Wood         Wood         Picture  | Stained<br>Wood            | Stained<br>Wood                  | 1         9.63           Single Glaze  | 9.63              | No<br>Yes - T                   | Existing - Conditioned Space                                 | F2                                       | 4'-0"<br>48                     | 24<br>2'-0" 9'-6"<br>24  |  | Aluminum<br>Dark Bronze                | Milgard or #7       Casement       Milgard or #7 | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 12  | Dual Glazed<br>8.00   | 8.00                 | Yes - T<br>No                  | New Unit- Conditioned Space<br>Coastal Hardware  | <ul> <li>window type and manufacturer with owner and architect.</li> <li>Custom Entry Doors by CRL Lawrence Company components in custom</li> </ul>   |
| 33     54     Stained     Stained     Existing       Q1     2'-9"     4'-6"     7'-11"     Wood     Wood     Picture  | Stained<br>Wood            | Stained       Wood       Stained | 1 12.38<br>Single Glaze  |                   | No<br>Yes - T                   | Existing - Conditioned Space                                 | G2<br>H2                                 |                                 | OT USED<br>6'-0" 8'-0"   | Aluminum                               | Aluminum                               | Casement   | Aluminum                               | Aluminum                               | 0.52 0.30 3       | 12  | Dual Glazed   |                      | Yes - T                        | New Unit- Conditioned Space  | <ul> <li><u>Detail.</u> Verify all door types and manufacture with owner. (Existing to re</li> <li><b>9.</b> Manufactured Sliding Glass Doors by Fleetwood Norwood 1070 EX N</li> </ul>   |
| 3354StainedStainedExistingR12'-9"4'-6"7'-11"WoodWoodPicture3354StainedStainedExisting   | Stained<br>Wood<br>Stained | Stained Wood Stained             | 1 12.38<br>Single Glaze  | ed 12.38          | <u>No</u><br>Yes - T<br>No      | Existing - Conditioned Space                                 | 12                                       | 14<br>3'-3"                     | 72   | Dark Bronze<br>Aluminum                | Dark Bronze<br>Aluminum                | Milgard or #7 Fixed                              | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | 0.52 0.30 3       | 1   | 7.00<br>Dual Glazed<br>19.50  | 7.00                 | No<br>Yes - T                  | Coastal Hardware<br>New Unit- Conditioned Space<br>Coastal Hardware                            | approved equal. Doors shall be Aluminum - color - "Dark Bronze" o<br>equal. All units shall have Concealed finger pull. All units shall have P  |
| S1         2'-9"         2'-4"         10'-5"         Wood         Wood         Picture - Trapezoid           33         28         Stained         Stained         Existing  | Wood<br>Stained            | Wood           Stained           | I         IIIIII           Single Glaze         1           6.42         1         | ed 6.42           | Yes - T<br>No                   | Existing - Conditioned Space                                 | J2                                       | 5'-7"<br>67                     | 12<br>1'-6" 9'-6"<br>18  | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | Milgard or #7<br>Fixed<br>Milgard or #7          | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 12  | Dual Glazed<br>8.38   | 8.38                 | Yes - T<br>No                  | New Unit- Conditioned Space           Coastal Hardware / Obscure Glass                         | &exteriors. Unit size and type per plan or schedule. All units shall have a screens. Verify all door types, manufacture with owner, and architect.  |
| T1         2'-9"         3'-4"         11'-5"         Wood         Wood         Picture - Trapezoid           33         40         Stained         Stained         Existing  | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze   | 9.17              | Yes - T<br>No                   | Existing - Conditioned Space                                 | K2                                       | 1'-2"<br>14<br>4'-0"            | 6'-0" 8'-0"<br>72<br>4'-6" 8'-0"   | Dark Bronze                            | Aluminum<br>Dark Bronze                | Casement<br>Milgard or #7<br>Casement Dbl.       | Aluminum<br>Dark Bronze<br>Aluminum    | Aluminum<br>Dark Bronze<br>Aluminum    | 0.52 0.30 3       | 1   | Dual Glazed<br>7.00<br>Dual Glazed  | 7.00                 | Yes - T<br>No<br>Yes - T       | New Unit- Conditioned Space<br>Coastal Hardware / Obscure Glass<br>New Unit- Conditioned Space | 10. All Exterior sliding, folding or other doors shall have Standard Hardway         Stainless Steel         Finish or as selected by owner. All exterior doors shall have         Image: All door block         Image: All door block  |
| U1         2'-9"         4'-4"         12'-5"         Wood         Wood         Picture - Trapezoid           33         52         Stained         Stained         Existing           V1         2'-9"         4'-4"         12'-5"         Wood         Wood         Picture - Trapezoid    | Wood<br>Stained<br>Wood    | Wood<br>Stained<br>Wood          | Single Glaze           1         11.92           Single Glaze         Single Glaze | 11.92             | Yes - T<br>No<br>Yes - T        | Existing - Conditioned Space<br>Existing - Conditioned Space | M2                                       | 48<br>4'-0"                     | 54   | Dark Bronze<br>Aluminum                | Dark Bronze                            | Milgard or #7<br>Casement Dbl.                   | Dark Bronze<br>Aluminum                | Dark Bronze<br>Aluminum                | 0.52 0.30 3       | 1   | 18.00<br>Dual Glazed  | 18.00                | No<br>Yes - T                  | Coastal Hardware / Obscure Glass<br>New Unit- Conditioned Space                                | <ul> <li>keyed deadbolt with trim to match door hardware. All door hardware sha</li> <li>Resistant Components made with 306 stainless steel. Verify door hardwa</li> <li>with owner prior to ordering.</li> </ul>   |
| W1     2'-9"     3'-4"     12'-5     wood     wood     include - fragezoid       W1     2'-9"     3'-4"     11'-5"     Wood     Wood     Picture - Trapezoid  | Stained<br>Wood            | Stained Wood                     | 1         11.92           Single Glaze   | 11.92             | No<br>Yes - T                   | Existing - Conditioned Space                                 | N2                                       | 48<br>2'-6"<br>30               | 54<br>4'-6" 8'-0"<br>54  | Dark Bronze Aluminum Dark Bronze       | Dark Bronze<br>Aluminum<br>Dark Bronze | Milgard or #7<br>Casement<br>Milgard or #7       | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | 0.52 0.30 3       | 1   | 18.00<br>Dual Glazed<br>11.25   | 18.00                | No<br>Yes - T<br>No            | Coastal Hardware<br>New Unit- Conditioned Space<br>Coastal Hardware                            | <ul> <li>11. All window hardware (lock, openers, and hinges) shall have a <i>Brushed Sta</i> color handle, finish to match frames, verify with owner. All internal window hardware</li> </ul>   |
| 33         40         Stained         Stained         Existing           X1         2'-9"         2'-4"         10'-5"         Wood         Wood         Picture - Trapezoid  | Stained<br>Wood            | Stained Wood                     | 1     9.17       Single Glaze  |                   | No<br>Yes - T                   | Existing - Conditioned Space                                 | 02                                       | 2'-6"<br>30                     | 54   | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | Casement<br>Milgard or #7                        | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 1   | Dual Glazed<br>11.25  | 11.25                | Yes - T<br>No                  | New Unit- Conditioned Space<br>Coastal Hardware  | hardware (cranking mechanism, locks, etc.) shall be Corrosion-Resistant (<br>made with type 306 stainless steel.  |
| 33     28     Stained     Stained     Existing       Y1     2'-10"     2'-0"     7'-0"     Wood     Wood     Picture       34     24     Stained     Stained     Existing   | Stained<br>Wood<br>Stained | Stained Vood                     | 1 6.42<br>Single Glaze   | 6.42<br>ed 5.67   | <u>No</u><br>Yes - T<br>No      | Existing - Conditioned Space                                 | P2                                       | 2'-6"<br>30<br>4'-0"            | 4'-6"         8'-0"           54         -0"           4'-0"         8'-0" | Aluminum Dark Bronze Aluminum          | Aluminum<br>Dark Bronze<br>Aluminum    | Casement<br>Milgard or #7<br>Glider              | Aluminum<br>Dark Bronze<br>Aluminum    | Aluminum<br>Dark Bronze<br>Aluminum    | 0.52 0.30 3       | 1   | Dual Glazed<br>11.25<br>Dual Glazed   | 11.25                | Yes - T<br>No<br>Yes - T       | New Unit- Conditioned Space         Coastal Hardware         New Unit- Conditioned Space       | 12. Mulled Window units shall be joined with Narrow Transom. Exteriors sh per detail. Verify size and style with schedule and owner.  |
|   | Wood<br>Stained            | Wood<br>Stained                  | 1 5.67<br>Single Glaze   | 5.07              | Yes - T<br>No                   | Existing - Conditioned Space                                 |  | 48<br>2'-0"<br>24               | 48<br>2'-0" 8'-0"<br>24  | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze<br>Aluminum<br>Dark Bronze | Milgard or #7<br>Casement<br>Milgard or #7       | Dark Bronze<br>Aluminum<br>Dark Bronze | Dark Bronze Aluminum Dark Bronze       | 0.52 0.30 3       | 1   | 16.00<br>Dual Glazed<br>4.00  | 4 00                 | No<br>Yes - T<br>No            | Coastal Hardware<br>New Unit- Conditioned Space<br>Coastal Hardware                            | 13. All operable exterior windows and noted doors (verify) shall have screens have a <i>Bronze</i> colored frame and charcoal colored fiberglass screen cloth   |
| A2         2'-10"         2'-0"         7'-0"         Wood         Wood         Picture           34         24         Stained         Stained         Existing  | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze15.67  | 5.67              | Yes - T<br>No                   | Existing - Conditioned Space                                 | <u> </u>                                 | 2'-6"<br>30                     | 60   | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | Milgard or #7       Casement       Milgard or #7 | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 12  | Dual Glazed<br>12.50  |                      | Yes - T<br>No                  | New Unit- Conditioned Space<br>Coastal Hardware  | owner).<br><b>14.</b> Entry door hardware - lockset and hinges shall be by <u>C. L. Lawrence Con</u>  |
| B2         2'-10"         2'-0"         7'-0"         Wood         Wood         Picture           34         24         Stained         Stained         Existing           C2         2'-10"         2'-0"         7'-0"         Wood         Wood         Picture                            | Wood<br>Stained<br>Wood    | Wood<br>Stained                  | Single Glaze           1         5.67  | 5.67              | Yes - T<br>No                   | Existing - Conditioned Space<br>Existing - Conditioned Space |  | 42                              | 2'-0" 8'-0"<br>24<br>EXTERIOR / INTER                                      | Aluminum Dark Bronze IOR GLAZING       | Aluminum<br>Dark Bronze                | Awning<br>Milgard or #7                          | Aluminum<br>Dark Bronze                | Aluminum<br>Dark Bronze                | 0.52 0.30 3       | 1 1 <b>28</b>   | Dual Glazed<br>7.00   | 7.00                 | Yes - T<br>No<br>SQUARE FEET 7 | New Unit- Conditioned Space<br>Coastal Hardware<br>TOTAL EXTERIOR GLAZING                      | "Locking Ladder Pulls" - LLP84PS, 84 inch high with Brushed Stainly square shape full length door rails, to and bottom - DR4SPS12S with cond Door clean clean page shall have a term and east clean page form. Cast Chem.   |
| C2         2'-10"         2'-0"         7'-0"         Wood         Wood         Picture           34         24         Stained         Stained         Existing           D2         1'-9"         2'-8"         7'-11"         Wood         Wood         Picture                            | Stained<br>Wood            | Wood       Stained       Wood    | Single Glaze       1     5.67       Single Glaze                                   | 5.67              | Yes - T<br><u>No</u><br>Yes - T | Existing - Conditioned Space                                 | <b>Notes: a)</b> Eme<br>net area of 5 so |                                 | e and rescue opening   | s shall have a minir                   | mum net clear open                     | ing of 5.7 square feet.                          | The minimum net clear of               | opening for emergen                    | ncy escape grade- | -level openings s   | hall be 5 square  |                      |                                | nd rescue opening shall have a minim   | Door closure. Door shall have a tempered cast glass panel, from <u>Cast Glass</u><br>Provide an allowance of \$500 per opening for hardware only.<br><b>15.</b> New Interior and Exterior door hardware shall be Schlage. Lever style - I   |
| 21         32         Stained         Stained         Existing           E2         2'-7"         2'-0"         7'-11"         Wood         Wood         Picture  | Stained<br>Wood            | Stained<br>Wood                  | 1     4.67       Single Glaze  | 4.67<br>ed        | No<br>Yes - T                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | Satin Chrome finish, as selected by Architect & Interior Designer and ap<br>Owner. Finish on lockset and hinges shall match. Provide an allowance of  |
| 31     24     Stained     Stained     Existing       F2     2'-7"     2'-0"     7'-11"     Wood     Wood     Picture       31     24     Stained     Stained     Existing   | Stained<br>Wood<br>Stained | Stained<br>Wood<br>Stained       | 1 5.17<br>Single Glaze   | ed 5.17           | No<br>Yes - T                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | <ul><li>opening for hardware only.</li><li>16. All operable exterior doors and windows, including door to garage, shall be</li></ul>  |
| 3124StainedStainedExistingG22'-7"2'-0"7'-11"WoodWoodPicture3124StainedStainedExisting   | Wood<br>Stained            | Stained       Wood       Stained | 1 5.17<br>Single Glaze   | 5.17              | Yes - T<br>No                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | weather-stripped. All exterior doors and windows shall have a 20-oz. Con<br>Steel sheet metal head and sill flashing. Doorsill flashing shall be installe   |
| H2         2'-7"         2'-0"         7'-11"         Wood         Wood         Picture           31         24         Stained         Stained         Existing  | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze   | ed 5.17           | Yes - T<br>No                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | <ul><li>&amp; keyed in bottom of threshold.</li><li>17. Install windows, doors, and skylights in strict accordance with manufacture.</li></ul>  |
| I2         2'-7"         2'-0"         7'-11"         Wood         Wood         Picture           31         24         Stained         Stained         Existing           J2         1'-9"         2'-8"         7'-11"         Wood         Wood         Picture                            | Wood<br>Stained<br>Wood    | Wood       Stained       Wood    | Single Glaze           1         5.17           Single Glaze                       | 5.17              | Yes - T<br><u>No</u><br>Yes - T | Existing - Conditioned Space<br>Existing - Conditioned Space |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | 18. All new fenestration glazing shall be installed with a certifying label attac<br>"U" value. All glazing 18 inches or less above the finish floor and /or wit<br>either vertical edge of a door within the same wall plane shall be tempered   |
| 32         1-5         2-6         7-11         wood         wood         Ficure           21         32         Stained         Stained         Existing           K2         1'-6"         4'-6"         7'-11"         Wood         Wood         Casement                                  | Stained<br>Wood            | Stained Wood                     | 1 4.67<br>Single Glaze   | 4.67              | No<br>Yes - T                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | be so labeled. Tempered glazing is required for all glass adjacent to batht<br>showers, within 60 inches of the floor.  |
| 18         54         Stained         Stained         Existing           L2         1'-6"         4'-0"         7'-11"         Wood         Wood         Casement   | Stained<br>Wood            | Stained<br>Wood                  | 1 6.75<br>Single Glaze   |                   | No<br>Yes - T                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | <ul><li>19. All exterior door hinges and fasteners shall be solid brass or stainless stee<br/>Match Door hardware. Provide allowance. Contractor shall install Doors</li></ul>  |
| 18     48     Stained     Stained     Existing       M2     2'-8"     7'-11"     7'-11"     Wood     Wood     Picture       32     95     Stained     Stained     Stained     Existing  | Stained<br>Wood<br>Stained | Stained Wood                     | 1 6.00<br>Single Glaze   | ed 21.11          | <u>No</u><br>Yes - T<br>No      | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | Owner-Approved Locations.<br>20. Interior Wood Doors - Solid Core Slab Door (U.N.O) door, frames and an   |
| $\begin{array}{c c c c c c c c c c c c c c c c c c c $  | Wood<br>Stained            | Wood           Stained           | 1         21.11           Single Glaze         1           1         21.11         | ed 21.11          | Yes - T<br>No                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | wood surfaces shall be - <b>Style A</b> - <u>Stain Grade Mahogany</u> - stain and seal s<br>by architect, and approved by the owner, - <b>Style B</b> - <u>Paint Grade Slab doc</u>   |
| O2         2'-8"         7'-11"         7'-11"         Wood         Wood         Picture           32         95         Stained         Stained         Existing   | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze   | 21.11             | Yes - T<br>No                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | <ol> <li>Drapes and window treatment shall be by owner.</li> <li>All glazing glass must have an NFRC label meeting the requirements as l</li> <li>Also, see Title 24 and Energy Notes for additional requirements for doors</li> </ol>  |
| P2         2'-8"         7'-11"         7'-11"         Wood         Wood         Picture           32         95         Stained         Stained         Existing           Q2         2'-8"         7'-11"         7'-11"         Wood         Wood         Picture                          | Wood<br>Stained<br>Wood    | Wood       Stained       Wood    | Single Glaze           1         21.11           Single Glaze         Single Glaze | 21.11             | Yes - T<br><u>No</u><br>Yes - T | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | GLAZING SAFTEY NOTES  |
| 32         95         Stained         Existing           R2         2'-8"         7'-11"         7'-11"         Wood         Wood         Picture   | Stained<br>Wood            | Stained<br>Wood                  | 1   21.11     Single Glaze   | 21.11             | No<br>Yes - T                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | <b>SAFETY GLAZING</b> - Per CBC Section 2406 and /or CRC R308   |
| 32     95     Stained     Stained     Existing       S2     2'-9"     7'-11"     7'-11"     Wood     Wood     Picture   | Stained<br>Wood            | Stained       Wood       Grained | 1 21.11<br>Single Glaze  | ed                | No<br>Yes - T                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | 1. Identification of safety Glazing: Each panel of safety glazing installed in locations shall be identified by a manufacturer's designation specifying where the safety of the safety o                |
| 3395StainedStainedExistingT22'-9"7'-11"7'-11"WoodWoodPicture3395StainedStainedExisting  | Stained<br>Wood<br>Stained | Stained<br>Wood<br>Stained       | 1 21.77<br>Single Glaze  | ed                | <u>No</u><br>Yes - T<br>No      | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | designation, the manufacture or installer and the safety glazing standard w<br>complies as well as the information specified in CBC section 2403.1. and<br>R308.4 The designation shall be acid etched, sand blaster, ceramic fired, l  |
| U2         2'-9"         7'-11"         You         Wood         Wood         Picture           33         95         Stained         Stained         Existing  | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze121.77   | ed 21.77          | Yes - T<br>No                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | <ul><li>embossed or of a type that once applied, cannot be removed without being</li><li>2. Hazardous Locations:</li></ul>  |
| V2         2'-9"         7'-11"         7'-11"         Wood         Wood         Picture           33         95         Stained         Stained         Existing           W2         2'-9"         7'-11"         7'-11"         Wood         Wood         Picture                          | Wood<br>Stained<br>Wood    | Wood<br>Stained<br>Wood          | Single Glaze           1         21.77           Single Glaze         Single Glaze | 21.77             | Yes - T<br><u>No</u><br>Yes - T | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | <ul> <li>a.) Glazing in swinging doors except jalousies.</li> <li>b.) Glazing in fixed and sliding panels of sliding door assemblies and panels in bifold closet door assemblies.</li> </ul>  |
| X2         2-9         7-11         7-11         wood         wood         Ficure           33         95         Stained         Stained         Existing           X2         2'-9"         7'-11"         7'-11"         Wood         Wood         Picture                                 | Stained<br>Wood            | Stained Wood                     | 1 21.77<br>Single Glaze  | 21.77             | No<br>Yes - T                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | <ul><li>c.) Glazing in storm doors.</li><li>d.) Glazing in unframed swinging doors.</li></ul>   |
| 33         95         Stained         Stained         Existing           Y2         2'-9"         7'-11"         7'-11"         Wood         Wood         Picture   | Stained<br>Wood            | Stained Wood                     | 1 21.77<br>Single Glaze  |                   | No<br>Yes - T                   | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | e.) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam roo<br>and showers. Glazing in any portion of a building wall enclosing these com   |
| 33         95         Stained         Stained         Existing           Z2         2'-9"         7'-11"         7'-11"         Wood         Wood         Picture           33         95         Stained         Stained         Existing  | Stained<br>Wood<br>Stained | Stained<br>Wood<br>Stained       | 1 21.77<br>Single Glaze  |                   | <u>No</u><br>Yes - T<br>No      | Existing - Conditioned Space                                 |  |                                 |  |  |  |  |  |  |                   |   |   |                      |                                |  | where the bottom exposed edge of the glazing is less than 60 inches above surface.  |
| A3         2'-8"         7'-11"         Y'-11"         Wood         Wood         Picture           32         95         Stained         Stained         Existing   | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze121.11   | ed 21.11          | Yes - T<br>No                   | Existing - Conditioned Space                                 | WINDO<br>SYM.                            |                                 | EDULE - E  |  |  | W STYL   | E EX                                   | Т. I                                   | INT.              | # Glazi   | ing Glazin  | Ig TEMPE             | RED HARI                       | DWARE / REMARKS  | <b>f.)</b> Glazing in an individual fixed or operable panel adjacent to a door were th exposed edge of the glazing is within a 24-inch are of either vertical edge of closed position and where the bottom exposed edge of the glazing is less the set of the           |
| B3         2'-8"         7'-11"         7'-11"         Wood         Wood         Picture           32         95         Stained         Stained         Existing           C3         2'-8"         4'-10"         7'-11"         Wood         Wood         Casement                         | Wood<br>Stained<br>Wood    | Wood<br>Stained<br>Wood          | Single Glaze           1         21.11           Single Glaze         Single Glaze | 21.11             | Yes - T<br>No<br>Yes - T        | Existing - Conditioned Space                                 | MARK                                     | WIDTH                           | HEIGHT HI<br>HEI   | EAD<br>IGHT MATER                      | IAL MATERI                             | AL MANUFAC                                       | TURER FINI                             | ISH FI                                 | INISH             | s.F.  | EA. AREA  | A RATI               | ED Aveni                       | ida De Las Ondas   | <ul><li>above the walking surface.</li><li>Glazing in an individual fixed or operable panel which meets all of the following the surface.</li></ul>   |
| 32         58         Stained         Stained         Existing           D3         2'-8"         4'-10"         7'-11"         Wood         Wood         Casement  | Stained<br>Wood            | Stained Wood                     | 1 12.89<br>Single Glaze  | 12.89<br>ed       | No<br>Yes - T                   | Existing - Conditioned Space                                 | Q3                                       |                                 | <u>1'-3-1/2"</u> 7'-7<br>15.5  | 7-1/2" Wood<br>Stained                 | Wood<br>Stained                        | P icture<br>Existing                             | Wood<br>Stained                        | Wood<br>Stained                        |                   | Single G  | and a first plant of the same second s | Yes -<br>No          | T Existin                      | ng - Conditioned Space   | <ul><li>conditions</li><li>a.) Exposed area of an individual pane greater than 9 square feet.</li></ul>   |
| 32         58         Stained         Stained         Existing           E3         2'-8"         4'-10"         7'-11"         Wood         Wood         Casement           32         58         Stained         Stained         Existing   | Stained<br>Wood<br>Stained | Stained Wood Stained             | 1         12.89           Single Glaze         1           1         12.89         | 12.89             | No<br>Yes - T<br>No             | Existing - Conditioned Space                                 |  | 2'-8-1/4"<br>32.25              | 2'-6" 6'<br>30   | -4" Wood<br>Stained                    | Wood<br>Stained                        | P icture<br>Existing                             | Wood<br>Stained                        | Wood<br>Stained                        |                   | Single G           1         6.7                                    | lazed 2 6.72  | Yes -<br>No          |                                | ng - Conditioned Space   | <ul> <li>b.) Exposed bottom edge less than 18 inches above the floor.</li> <li>c.) Exposed top edge greater than 36 inches above the floor and</li> <li>d.) One or more walking surfaces within 36 inches horizontally of the plane or</li> </ul>   |
| F3         2'-0-1/2"         2'-0-1/2"         6'-11-3/4"         Wood         Wood         Casement           24.5         24.5         Stained         Stained         Existing   | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze   | 4.17              | Yes - T<br>No                   | Existing - Conditioned Space                                 |  | 32.25                           | 1'-3-1/2" 7'-7<br>15.5   | Stained                                | Wood<br>Stained                        | Picture<br>Existing                              | Wood<br>Stained                        | Wood<br>Stained                        |                   | Single G       1     3.4'   | 7 3.47  |                      |                                | ng - Conditioned Space<br>ng - Conditioned Space   | <ul> <li>d.) One or more walking surfaces within 36 inches horizontally of the plane of</li> <li>d. Glazing in guards and railings, including structural baluster panels and nor in-fill panel, regardless of area or height above a walking surface.</li> </ul>  |
| G3         2'-4-1/2"         0'-8-1/2"         6'-11-1/4"         Wood         Wood         Picture           28.5         8.5         Stained         Stained         Existing           H3         2'-4-1/2"         0'-8-1/2"         6'-11-1/4"         Wood         Wood         Picture | Wood<br>Stained<br>Wood    | Wood       Stained       Wood    | Single Glaze           1         1.68           Single Glaze                       | 1.68              | Yes - T<br>No<br>Yes - T        | Existing - Conditioned Space<br>Existing - Conditioned Space |  | 2'-8-1/4"<br>32.25<br>2'-8-1/4" | 2'-6"         6'           30  | -4" Wood<br>Stained<br>7-1/2" Wood     | Wood<br>Stained<br>Wood                | Picture<br>Existing<br>Picture                   | Wood<br>Stained<br>Wood                | Wood<br>Stained<br>Wood                |                   | Single G       1     6.7       Single G                             | 2 6.72  | Yes -<br>No<br>Yes - |                                | ng - Conditioned Space   | 5. Glazing in walls and fences enclosing indoor and outdoor swimming pools spas where all of the flowing conditions are present.  |
| 28.5         8.5         Stained         Stained         Existing           I3         2'-4-1/2"         0'-8-1/2"         6'-11-1/4"         Wood         Wood         Picture   | Stained<br>Wood            | Stained       Wood               | 1 1.68<br>Single Glaze   | 1.68<br>ed        | No<br>Yes - T                   | Existing - Conditioned Space                                 |  | 32.25<br>2'-9"                  | 15.5   | Stained<br>D'-5" Wood                  | Stained<br>Wood                        | Existing<br>Picture - Trapez                     | Stained<br>zoid Wood                   | Stained<br>Wood                        |                   | 1 3.4<br>Single G   | 7 3.47<br>ilazed  | No<br>Yes -          |                                | ng - Conditioned Space   | 6. Gazing adjacent to stairways, landings and ramps within 36 inches horizon walking surface; when the exposed surface of the glass is less than 60 inch  |
| 28.5     8.5     Stained     Stained     Existing       J3     4'-8"     5'-0"     7'-4"     Wood     Wood     Dbl. Casement       56     60     Stained     Stained     Stained     Existing   | Stained<br>Wood<br>Stained | Stained<br>Wood<br>Stained       | 1 1.68<br>Single Glaze   |                   | No<br>Yes - T                   | Existing - Conditioned Space                                 | W3                                       | 33<br>2'-9"<br>33               | 28<br>3'-4" 11   | '-5" Wood<br>Stained                   | Stained<br>Wood<br>Stained             | Existing<br>Picture - Trapez                     | zoid Stained<br>Stained                | Stained<br>Wood<br>Stained             |                   | 1 6.42<br>Single G  | lazed   | No<br>Yes -<br>No    | T Existin                      | ng - Conditioned Space   | <ul><li>plane of the adjacent walking surface.</li><li>7. Glazing adjacent to stairways within 60 inches horizontally of the bottom to stairway in any direction when the exposed surface of the glass is less than</li></ul>   |
| 56     60     Stained     Stained     Existing       K3     4'-5"     4'-8"     6'-9"     Wood     Wood     Dbl. Casement       53     56     Stained     Stained     Existing  | Stained<br>Wood<br>Stained | Stained       Wood       Stained | 1         23.33           Single Glaze         1           20.61         1         | 23.33<br>ed 20.61 | <u>No</u><br>Yes - T<br>No      | Existing - Conditioned Space                                 | X3                                       | 33<br>2'-9"<br>33               | 40<br>4'-4" 12<br>52   | "-5" Wood<br>Stained                   | Wood<br>Stained                        | Existing<br>Picture - Trapez<br>Existing         |  | Wood<br>Stained                        |                   | 1         9.1           Single G         1           1         11.9 | lazed   | 2 No                 | T Existin                      | ng - Conditioned Space   | above the nose of the tread.<br>EGRESS REQUIREMENTS - Per CBC Section 1029 and /or CRC R310   |
| L3         1'-5"         1'-5"         6'-11-3/4"         Wood         Wood         Picture - Round           17         17         Stained         Stained         Stained         Existing  | Wood<br>Stained            | Wood<br>Stained                  | Single Glaze   | ed 2.01           | Yes - T<br>No                   | Existing - Conditioned Space                                 | ¥3                                       | 2'-9"<br>33                     | 52   | 2'-5" Wood<br>Stained                  | Wood<br>Stained                        | Picture - Trapez<br>Existing                     | Stained                                | Wood<br>Stained                        |                   | Single G           1         11.9                                   | lazed<br>2 11.92  | Yes -<br>2 No        |                                | ng - Conditioned Space   | 8. Emergency escape and rescue openings shall have a minimum net clear op square feet-Per CRC-R310.1.1  |
| M3         4'-10-1/2"         4'-1"         7'-7-3/4"         Wood         Wood         Dbl. Casement           58.5         49         Stained         Stained         Existing  | Wood<br>Stained<br>Wood    | Wood<br>Stained<br>Wood          | Single Glaze       1     19.91       Single Glaze                                  | 19.91             | Yes - T<br>No<br>Yes - T        | Existing - Conditioned Space                                 | Z3<br>                                   | 2'-9"<br>33<br>2'-9"            | 40   | "-5" Wood<br>Stained<br>"-5" Wood      | Wood<br>Stained<br>Wood                | Picture - Trapez<br>Existing<br>Picture - Trapez | Stained                                | Wood<br>Stained<br>Wood                |                   | Single G       1     9.1°       Single G                            | 7 9.17  | Yes -<br>No<br>Yes - |                                | ng - Conditioned Space   | <ul> <li>9. The minimum net clear opening for emergency escape grade-level opening square feet.</li> <li>10. Maximum height from floor, shall have the bettom of the clear opening no</li> </ul>  |
| N3         1'-6"         2'-6-1/2"         6'-4"         Wood         Wood         Picture           18         30.5         Stained         Stained         Existing           O3         3'-2-1/4"         1'-3-1/2"         7'-7-1/2"         Wood         Wood         Picture            | Wood<br>Stained<br>Wood    | Wood       Stained       Wood    | Single Glaze       1     3.81       Single Glaze                                   | 3.81              | Yes - T<br>No<br>Yes - T        | Existing - Conditioned Space                                 |  | 33                              | 2-4 10<br>28<br>W EXTERIOR / IN  | Stained                                | Stained                                | Existing   | Stained                                | Stained                                |                   | 1 6.42<br>79  | 2 6.42  | No                   | ·                              | EXTERIOR GLAZING   | <ul> <li>10. Maximum height from floor, shall have the bottom of the clear opening no 44 inches measured from the floor Per CRC-R310.1</li> <li>11. Minimum Dimensions - The minimum new opening height dimensions shall be a statement of the state</li></ul>      |
| 38.25         15.5         Stained         Stained         Existing           P3         1'-6"         2'-6-1/2"         6'-4"         Wood         Wood         Picture  | Stained<br>Wood            | Stained<br>Wood                  | 1     4.12       Single Glaze  | 4.12<br>ed        | No<br>Yes - T                   | Existing - Conditioned Space                                 |  | • •                             | ape and rescue oper<br>mum net area of                                     | nings shall have a                     | minimum net clea                       | ar opening of 5.7 squ                            | uare feet. The minimun                 | n net clear opening                    | for emergency     | escape grade-lo   | evel openings s   | shall be 5 squ       | are feet. b) Er                | mergency escape and rescue   | inches. The minimum net clear opening width dimension shall be 20 inche<br>clear opening dimension shall be the result of normal operations of the op   |
| 18     30.5     Stained     Stained     Existing  | Stained                    | Stamed                           | 1 3.81   | 3.81              | No                              |  |  | , • u mmm                       |  |  |  |  |  |  |                   |   |   |                      |                                |  | Sec. 1029.2 and /or CRC R-310.1.2 and R-310.1.3   |

#### VINDOW & DOOR NOTES - LEGEND Residenti

l. Door, window & skylight sizes on schedule are approximate only. Contractor shall field measure each opening and review with architect and owner prior to ordering unit. Refer to manufacturers specifications for actual frame size and rough opening. 2. As noted on the window schedule, New Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.40 and SHGC of .35. Exterior glass shall be High Performance - Low-E glass panel with interior clear glass.

3. As noted on the window schedule, New Window Laminated Glazing shall be Single Laminated glazed units with a minimum rated "U" value of 1.04 and SHGC of .63. Exterior glass shall be High Low-E glass panel laminated interior clear glass to form a single unit.

4. As noted on the window schedule, Existing Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.58 and SHGC of .53. Exterior glass shall be -Low-E glass panel with interior clear glass.

All Door Glazing shall 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.

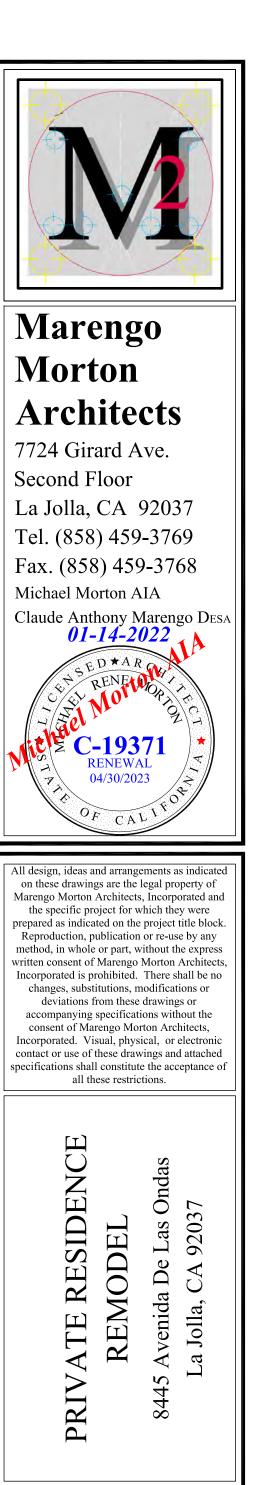
- Manufactured skylights shall be by Vellux USA or approved equal. Unit size and model as noted on the schedule, skylight glazing shall be at minimum dual glazed units with a minimum rated "U" value of 0.43 and SHGC of .23, unit size and type per plan. All units motorize with remote with motorized internal 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 CRL Lawrence Company components in custom door see **Detail.** Verify all door types and manufacture with owner. (Existing to remain) Manufactured Sliding Glass Doors by Fleetwood Norwood 1070 EX M/S 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 interior & exteriors. Unit size and type per plan or schedule. All units shall have matching screens. Verify all door types, manufacture with owner, and architect.
- 10. All Exterior sliding, folding or other doors shall have Standard Hardware with Brushe Stainless Steel Finish or as selected by owner. All exterior doors shall have exterior keyed deadbolt with trim to match door hardware. All door hardware shall be Corrosion Resistant Components made with 306 stainless steel. Verify door hardware and finish with owner prior to ordering.

11. All window hardware (lock, openers, and hinges) shall have a *Brushed Stainless Steel* color 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.

- 12. Mulled Window units shall be joined with Narrow Transom. Exteriors shall be finished per detail. Verify size and style with schedule and owner.
- 13. All operable exterior windows and noted doors (verify) shall have screens. Screens shall have a *Bronze* colored frame and charcoal colored fiberglass screen cloth (Verify with owner). 14. Entry door hardware - lockset and hinges shall be by C. L. Lawrence Company-
- "Locking Ladder Pulls" LLP84PS, 84 inch high with Brushed Stainless. With 4" square shape full length door rails, to and bottom - DR4SPS12S with concealed Dorma Door closure. Door shall have a tempered cast glass panel, from <u>Cast Glass Images</u>. Provide an allowance of \$500 per opening for hardware only.
- 15. New Interior and Exterior door hardware shall be Schlage. Lever style Manhattn with Satin Chrome finish, as selected by Architect & Interior Designer and approved by Owner. Finish on lockset and hinges shall match. Provide an allowance of \$150 per opening for hardware only.
- **16.** All operable exterior doors and windows, including door to garage, shall be fully weather-stripped. All exterior doors and windows shall have a 20-oz. Copper or Stainles Steel sheet metal head and sill flashing. Doorsill flashing shall be installed under openin & keved in bottom of threshold.
- 17. Install windows, doors, and skylights in strict accordance with manufactures instructions 18. All new fenestration glazing shall be installed with a certifying label attached, showing "U" value. All glazing 18 inches or less above the finish floor and /or within 24 inches of either vertical edge of a door within the same wall plane shall be tempered glass and shall be so labeled. Tempered glazing is required for all glass adjacent to bathtubs and showers, within 60 inches of the floor.
- 19. All exterior door hinges and fasteners shall be solid brass or stainless steel with Finish -Match Door hardware. Provide allowance. Contractor shall install Doorstops At Owner-Approved Locations.
- 20. Interior Wood Doors Solid Core Slab Door (U.N.O) door, frames and any other related wood surfaces shall be - Style A - Stain Grade Mahogany- stain and seal shall be selected by architect, and approved by the owner, - Style B - Paint Grade Slab doors
- **21.** Drapes and window treatment shall be by owner.
- 22. All glazing glass must have an NFRC label meeting the requirements as listed above. 23. Also, see Title 24 and Energy Notes for additional requirements for doors and windows **GLAZING SAFTEY NOTES**

#### AFETY 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 manufacture 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.
- **b.)** Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- **c.)** Glazing in storm doors.
- d.) Glazing in unframed swinging doors. e.) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
- **f.**) Glazing in an individual fixed or operable panel adjacent to a door were the nearest exposed edge of the glazing is within a 24-inch are of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
- Glazing in an individual fixed or operable panel which meets all of the following conditions
- **a.)** Exposed area of an individual pane greater than 9 square feet. **b.)** Exposed bottom edge less than 18 inches above the floor.
- c.) Exposed top edge greater than 36 inches above the floor and
- d.) One or more walking surfaces within 36 inches horizontally of the plane of the glazing. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panel, regardless of area or height above a walking surface.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the flowing conditions are present.
- Gazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
- Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.
- **CGRESS REQUIREMENTS Per CBC Section 1029 and /or CRC R310** Emergency escape and rescue openings shall have a minimum net clear opening of 5.7
- square feet-Per CRC-R310.1.1 The minimum net clear opening for emergency escape grade-level openings shall be 5
- square feet. **10.** Maximum height from floor, shall have the bottom of the clear opening not greater than 44 inches measured from the floor Per CRC-R310.1
- **11.** Minimum Dimensions The minimum new opening height dimensions shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The new clear opening dimension shall be the result of normal operations of the opening. (CBC Sec. 1029.2 and /or CRC R-310.1.2 and R-310.1.3



REVISIONS A CONCEPT DESIGN - 06-01-2021 B SCHEMATIC DESIGN - 07-27-2021 C CLIENT REVISIONS - 10-01-2021 O COASTAL SUBMITTAL - 01-14-2022  $\underline{/1}$  $\square$ PHASE COASTAL DEVELOPMENT PHASE PROJECT NO. 2021-27 REVIEWED BY MRM DRAWN BY MRM / JS / AP DATE 01-14-2022

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semed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record. PROJECT

SCHEDULES

| <u>DOOR</u> AN        | D FRAME SO               | HEDUI             | <u>le - e</u> xis | STING  |        |  |   |             |          |                           | DO   | OR AND          | FRAME SCI             | HEDUL               | <b>JE - P</b>  | PROPOSED                                       |                       | -   |  |                   |                          |             | 1.1        |          |
|-----------------------|--------------------------|-------------------|-------------------|--|--------|--|---|-------------|----------|---------------------------|------|-----------------|-----------------------|---------------------|--|--|-----------------------|---|--|-------------------|--------------------------|-------------|------------|----------|
| YM. DOOR              | SIZE - Inches nomin      | 1                 | 00                | OR TYPE/STYLE                                  | MANUF. | RATING DOOR FRAME MAT. GLAZ                          | ING HARDWAI                                     | RE HE       | OPEN GL. | TOTAL REMARKS             | SYM. | DOOR SI         | ZE - Inches nomina    |                     | 1  | DOOR TYPE/STYLE                                | MANUF.                | RATING  | DOOR FRAME MAT.  | GLAZING           | HARDWARE                 |             |            | OPEN O   |
| Widt                  |                          | ess Door M        | laterial Type     | Style  |        | Fire Label         Type / Style         Temp         | ered Type N                                     | lotes       | Glazing  | S.F. Avenida De Las Ondas |      | 1 Such          |                       | 1                   |  |  |                       | -   | 16.01  |                   |                          | SC Inc      | ating      |          |
| First Floo            | i                        | " Wood/@          | Glass             | Exterior Door                                  |        | No Wood Frame-Stained Y                              | s Lever U                                       | Jsed        |          | Existing                  | -    | Width           | Height Thickne        | ess Door M          | faterial T   | Гуре Style                                     |                       | Fire Label  | Type / Style   | Tempered          | Type Notes               | U Va<br>SHC | TC R       | Glazin   |
| 71                    | 81                       | Stain             |                   | 1 -Sliding Wood/Glass Door                     |        | - Wood Door - Stained                                | Keyed   | 1.0         | 39.94    | 39.94                     |      | First Floor     |                       | -                   |  |  | -                     | 1 1   | Contraction in the local division of the loc |                   |                          |             | is z       | 1        |
| 102 5'-8"             |                          |                   |                   | Exterior Door                                  |        | No Wood Frame- Stained Y                             |   | Jsed        |          | Existing                  | 101  | 8'-0"           | 8'-0" 1 3/4           | " Alumi             | inun   | 02 Exterior Door                               | Fleetwood             | No  | Ahunimum Frame- Painted  | Yes               | Lever New                | 0.52 0.30   | 0 30       |          |
| 68<br>103 3'-0"       | 81<br>7'-11" 13/-        | Stain<br>Wood 3   |                   | I -Sliding Wood/Glass Door<br>Exterior Door    |        | - Wood Door - Stained No Wood Frame- Stained N       | Keyed   | Jsed 1.0    | 38.25    | 38.25<br>Existing         | 102  | 96              | 96                    | Glas                |  | Dbl. Sliding Aluminum Door                     | Or Equal              |   | Ahuninum/Glass Door  | Tempered          | Keyed Entry              | _           | 1          | 64.00    |
| 36                    | 95                       | Stain             |                   | L-Swinging Wood Door                           |        | - Wood Door - Stained                                | b Lever U<br>Keved                              | 1.0         | 23.75    | 23.75                     | 102  | 3'-0"           | 8'-0" 1 3/4<br>96     | " Solid C<br>Wood P |  | 32 Exterior Door<br>1 -Swinging Unit           | TruStile<br>Or Equal  |   | Wood Frame- Painted<br>Solid Door - Painted  | No                | Lever New<br>Keyed Entry | _           | 1          | 0.00     |
| 104 9'-0"             | 7'-0" 2"                 | Alumi             |                   | Exterior Garage Door                           |        | No Wood Frame-Painted N                              | · · ·   | Jsed        |          | Existing                  | 103  | 2'-8"           | 8'-0" 1 3/4           |                     | - C.   | 09 Exterior Door                               | TruStile              | + +   | Wood Frame- Painted  | Yes               | Lever New                | 0.52 0.30   | 0 30       |          |
| 108                   | 84                       | Paint             | licd              | Rollup Door                                    |        | - Aluminum Door - Painted                            | Lever   | 1,0         | 63,00    | 63.00                     |      | 32              | 96                    | Wood P              | 272 AV7 2 4  | 1 -Swinging Unit                               | Or Equal              |   | Solid / Glass Door   | Tempered          | Keyed Entry              |             | 1          | 21.33    |
| 105 9'-0"             | 7'-0" 2"                 | Alumi<br>Paint    |                   | Exterior Garage Door<br>Rollup Door            |        | No Wood Frame- Painted N - Aluminum Door - Painted   | Ű   | Jsed 10     | 63 00    | Existing<br>63.00         | 104  | 3'-0"           | 8'-0" 1 3/4<br>96     | " Wood/<br>Wood P   |  | 09 Exterior Door<br>1 -Swinging Unit           | TruStile<br>Or Equal  |   | Wood Frame- Painted<br>Solid / Glass Door  | Yes Tempered      | Lever New Keved Entry    | 0.52 0.30   | 0 30       | 24.00    |
| 106 6'-0"             | 7'-6"   3/-              |                   |                   | Exterior Door                                  |        | No Wood Frame- Stained Y                             | s Lever U                                       | Jsed        | 05,00    | Existing                  | 105  | 16'-0"          | 8'-0" 1 3/8           |                     |  | 8 Exterior Garage Door                         | BP                    | No  | Ahminum Frame - Painted  | No                | Electronic New           | 0.52 0.30   | 0 30       |          |
| 72                    | 90                       | Stain             |                   | Dbl. Swinging Wood/Glass Door                  |        | - Wood Door - Stained                                | Keyed   | 1.0         | 45.00    | 45.00                     | 106  | 192             | 96                    | Glas                |  | Overhead Sectional Unit                        | Garage Doo            |   | Ahmimum Garage Door  | N.                | Hardware Entry           | _           | 1          | 0.00     |
| 107 6'-0"             | 7'-6" 1 3/-              |                   |                   | Exterior Door                                  |        | No Wood Frame-Stained Ye                             |   | Jsed        |          | Existing                  | 100  | 2'-10"          | 8'-0" 1 3/8<br>96     | " Solid C<br>Wood P |  | 32 Exterior Door<br>1 -Swinging Unit           | TruStile<br>Or Equal  |   | Wood Frame- Painted<br>Solid Door - Painted  | No                | Lever New<br>Keyed Entry |             | 1          | 0.00     |
| 72<br>108 2'-6"       | 90 7'-11" 13/-           | Stain<br>Wood :   |                   | Dbl. Swinging Wood/Glass Door<br>Exterior Door | _      | - Wood Door - Stained<br>No Wood Frame- Stained N    | Keyed<br>Privacy U                              | l,0<br>Jsed | 45,00    | 45,00<br>Existing         | 107  | 3'-0"           | 8'-0" 1 3/4           |                     |  | 28 Interior Door                               | TruStile              | No  | Wood Frame- Painted  | No                | Passage New              |             |            | 1.00     |
| 30                    | 95                       | Stain             |                   | 1 -Swinging Wood Door                          |        | - Wood Door - Stained                                | Hardware  | 1,0         | 19,79    | 19,79                     | 108  | 36<br>2'-10"    | 96                    | Wood P<br>Solid C   |  | 1 -Swinging Unit<br>28 Interior Door           | Or Equal              |   | Solid Door - Painted<br>Wood Frame- Painted  | No                | Hardware<br>Passage New  |             | 1          | 0.00     |
| 109 2'-6"             | 7'-11" 1 3/-             |                   |                   | Exterior Door                                  |        | No Wood Frame- Stained N                             | D Lever U                                       | Jsed        |          | Existing                  | 108  | 34              | 8'-0" 1 3/4<br>96     | Wood P              |  | 1 -Swinging Unit                               | TruStile<br>Or Equal  |   | Solid Door - Painted   | No                | Hardware                 |             | 1          | 0.00     |
| 30                    | 95                       | Stain             |                   | 1 -Swinging Wood Door                          |        | - Wood Door - Stained                                | Keyed   | 1.0         | 19,79    | 19.79                     | 109  | 4'-0"           | 8'-0" 1 3/4           |                     |  | 28 Interior Door                               | TruStile              |   | Wood Frame- Painted  | No                | Passage New              |             |            |          |
| 110 2'-4"             | <u> </u>                 | " Wood :<br>Stain |                   | Exterior Door                                  |        | No Wood Frame-Stained N                              |   | Jsed        | 18.47    | Existing<br>18.47         | 110  | 48<br>6'-0"     | 96<br>8'-0" 1 3/4     | Wood P<br>Solid C   |  | Dbl. Swinging Unit<br>Interior Closet Door     | Or Equal              |   | Solid Door - Painted<br>Wood Frame- Painted  | No                | Hardware New             | _           | 1          | 0.00     |
| 28<br>111 11'-6       |                          |                   |                   | I -Swinging Wood Door<br>Exterior Door         |        | - Wood Door - Stained     No Wood Frame-Stained Ye   | Keyed<br>s Lever U                              | Jsed 1.0    | 18.47    | Existing                  | 110  | 72              | 96                    | Wood P              | and the second second  | Tpl. Sliding Unit                              | TruStile<br>Or Equal  |   | Solid Door - Painted   | No                | Passage New<br>Hardware  |             | 1          | 0.00     |
| 138                   | 95                       | Stain             |                   | Dbl. Sliding Wood/Glass Door                   |        | - Wood Door - Stained                                | Keyed   | 1,0         | 91.04    | 91.04                     | 111  | Not Used        |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |
| 112 11'-6             |                          |                   |                   | Exterior Door                                  |        | No Wood Frame- Stained Y                             |   | Jsed        |          | Existing                  | 112  | 3'-6"           | 8'-0" 1 3/4           | " Solid (           | Cora   | 28 Interior Door                               | TruStile              | No  | Wood Frame- Painted  | No                | Passage New              |             |            | +        |
| 138                   | 95<br>7'-11" 1-3/-       | Stain             |                   | Dbl. Sliding Wood/Glass Door                   |        | - Wood Door - Stained                                | Keyed   | 1.0         | 91.04    | 91.04<br>Evision          | 112  | 42              | 96                    | Wood P              |  | Dbl. Bifold Unit                               | Or Equal              |   | Solid Door - Painted   | INO               | Hardware                 |             | 1          | 0.00     |
| 113 3'-3"             | <u> </u>                 | Wood/C<br>Stain   |                   | Exterior Door<br>I -Sliding Wood/Glass Door    |        | - No Wood Frame- Stained Yi<br>- Wood Door - Stained | s Lever U<br>Keved                              | Jsed        | 19.79    | Existing                  | 113  | 2'-8"           | 8'-0" 1 3/4           | " Solid C           | Core   | 28 Interior Door                               | TruStile              | -   | Wood Frame- Painted  | No                | Privacy New              |             |            |          |
| 114 3'-3"             |                          |                   |                   | Exterior Door                                  |        | No Wood Frame-Stained Y                              |   | Jsed        |          | Existing                  | 114  | 32<br>7'-0"     | 96<br>8'-0" 1 3/4     | Wood P<br>Solid C   |  | 1 -Swinging Unit<br>Interior Closet Door       | Or Equal<br>TruStile  | -   | Solid Door - Painted<br>Wood Frame- Painted  | No                | Hardware<br>Passage New  | -           | 1          | 0.00     |
| 30                    | 95                       | Stain             | ned               | 1 -Sliding Wood/Glass Door                     |        | - Wood Door - Stained                                | Keyed   | 1.0         | 19.79    | 19.79                     | 114  | 84              | 96                    | Wood P              | 1111111  | Tpl. Sliding Unit                              | Or Equal              |   | Solid Door - Painted   | NO                | Hardware                 | _           | 1          | 0.00     |
| 15 2'-6"              | 6'-8" 1 3/-              |                   |                   | Interior Door                                  |        | No Wood Frame-Painted N                              |   | Jsed        |          | Existing                  | 115  | 7'-6"           | 8'-0" 1 3/4           | " Solid C           | Core   | Interior Door                                  | TruStile              |   | Wood Frame- Painted  | No                | Passage New              |             |            |          |
| 30<br>16 3'-6"        | 80<br>6'-8" 1 3/-        | Stain<br>"Wox     |                   | 1 -Swinging Unit<br>Interior Door              |        | - Wood Door - Stained     No Wood Frame- Stained N   | Lever<br>D Passage U                            | Jsed L.0    | 16.67    | 16.67 Existing            | 116  | 90<br>2'-8"     | 96<br>8'-0" 1 3/4     | Wood P<br>Solid C   |  | Tpl. Sliding Unit<br>28 Interior Door          | Or Equal<br>TruStile  |   | Solid Door - Painted<br>Wood Frame- Painted  | No                | Hardware<br>Privacy New  |             | 1          | 0.00     |
| 42                    | 80                       | Stain             |                   | Dbl. Swinging Wood Door                        |        | - Wood Door - Stained                                | Lever   | 1.0         | 23.33    | 23.33                     | 110  | 32              | 96                    | Wood P              |  | 1 -Swinging Unit                               | Or Equal              |   | Solid Door - Painted   | NO                | Hardware                 | -           | 1          | 0.00     |
| 17 3'-0"              | 6'-8"   3/-              | " Woo             | od                | Interior Door                                  |        | No Wood Frame- Stained N                             | o Passage U                                     | Jsed        |          | Existing                  | 117  | 2'-4"           | 8'-0" 1/2"            |                     |  | 31 Interior Shower Door                        | DreamLine             |   | Frameless  | Yes               | Passage New              |             |            |          |
| 36                    | 80                       | Stain             |                   | Dbl. Swinging Wood Door                        |        | - Wood Door - Stained                                | Lever   | 1,0         | 20,00    | 20.00                     | 110  | 28<br>6'-6"     | 96<br>8'-0" 1 3/4     | Glas<br>Solid C     |  | 1 -Swinging Unit     Interior Closet Door      | Or Equal<br>TruStile  | -   | Blass Shower Door<br>Wood Frame- Painted   | Tempered          | Lever<br>Passage New     |             | 1          | 18.67    |
| 18 2'-6"              | <u> </u>                 | " Woo<br>Stain    |                   | Interior Door<br>I -Swinging Unit              |        | No Wood Frame- Painted N - Wood Door - Stained       | D Privacy U<br>Hardware                         | Jsed 10     | 16.67    | Existing                  | 110  | 78              | 96                    | Wood P              | and the second se  | Dbl. Sliding Door                              | Or Equal              |   | Solid Door - Painted   | No                | Lever                    |             | 1          | 0.00     |
| 119 2'-6"             |                          |                   |                   | Interior Door                                  |        | No Wood Frame- Painted N                             |   | Jsed        | 10,07    | Existing                  |      | Second Floor    |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |
| 30                    | 80                       | Stain             | ıed               | 1 -Swinging Unit                               |        | - Wood Door - Stained                                | Hardware  | 1.0         | 16,67    | 16.67                     | 201  | 12'-0"          | 8'-0" 1 3/4<br>96     | " Alumi<br>Glas     | and the second se  | 03 Exterior Door<br>Dbl. Sliding Aluminum Door | Fleetwood<br>Or Equal | and the second se | Ahuninum Frame-Painted<br>Ahuninum/Glass Door  | Yes Tempered      | Lever New Keyed          | 0.52 0.30   | 0 30       | 96.00    |
| 20 2'-0"              |                          |                   |                   | Interior Door                                  |        | No Wood Frame- Painted N                             | U V   | Jsed        |          | Existing                  | 202  | 2'-10"          | 8'-0" 1 3/4           |                     |  | 28 Interior Door                               | TruStile              | -   | Wood Frame- Painted  |                   | Passage New              |             | + +        | 50.00    |
| 24<br>21 1'-8"        | 80<br>6'-8" 1 3/-        | Stain<br>"Woo     |                   | I -Swinging Unit<br>Interior Door              |        | - Wood Door - Stained     No Wood Frame- Painted N   | Lever<br>D Passage U                            | Jsed 1.0    | 13.33    | 13.33<br>Existing         | 10.0 | 34              | 96                    | Wood P              |  | 1 -Swinging Unit                               | Or Equal              | + +   | Solid Door - Painted   |                   | Lever                    |             | 1          | 0.00     |
| 20                    | 80                       | Stain             |                   | 1 -Swinging Unit                               |        | - Wood Prance Fained                                 | Lever   | 1.0         | 11.11    |                           | 203  | 3'-0"           | 8'-0" 1 3/4<br>96     | " Solid C<br>Wood P | and the second second second   | 28 Interior Door<br>1 -Swinging Unit           | TruStile<br>Or Equal  |   | Wood Frame- Painted<br>Solid Door - Painted  | No                | Passage New<br>Lever     |             |            | 0.00     |
| 22 2'-0"              | 6'-8" 1 3/-              | " Wox             | od bo             | Interior Door                                  |        | No Wood Frame- Painted N                             | o Privacy U                                     | Jsed        |          | Existing                  | 204  | 3'-0"           | 8'-0" 1 3/4           |                     | _  | 28 Interior Door                               | TruStile              |   | Wood Frame- Painted  | No                | Passage New              | +           |            | 0.00     |
| 24                    | 80                       | Stain             |                   | 1 -Swinging Unit                               |        | - Wood Door - Stained                                | Hardware  | 1.0         | 13.33    | 13.33                     |      | 36              | 96                    | Wood P              |  | 1 -Swinging Unit                               | Or Equal              |   | Solid Door - Painted   |                   | Lever                    |             | 1          | 0.00     |
| 23 2'-4"              | <u>6'-8" 1-3/-</u><br>80 | " Woo<br>Stain    |                   | Interior Door<br>Dbl. Swinging Wood Door       |        | No Wood Frame- Stained N - Wood Door - Stained       | D Passage U<br>Lever                            | Jsed        | 15.56    | Existing<br>15.56         | 205  | 2'-4"<br>28     | 8'-0" 1 3/4<br>96     | " Solid C<br>Wood P | and the second sec | 28 Interior Door<br>1 -Swinging Unit           | TruStile<br>Or Equal  |   | Wood Frame- Painted<br>Solid Door - Painted  | No                | Passage New<br>Lever     |             | 1          | 0.00     |
| 20                    |                          |                   |                   | Interior Door                                  |        | No Wood Frame-Painted N                              |   | Jsed        | 10.00    | Existing                  | 206  | 2'-6"           | 8'-0" 1 3/4           |                     |  | 28 Interior Door                               | TruStile              | + +   | Wood Frame- Painted  | No                | Passage New              | +           | + + +      | 0.00     |
| 24                    | 80                       | Stain             | ned               | 1 -Swinging Unit                               |        | - Wood Door - Stained                                | Hardware  | 1.0         | 13.33    | 13.33                     |      | 30              | 96                    | Wood P              |  | 1 -Swinging Unit                               | Or Equal              |   | Solid Door - Painted   |                   | Lever                    | - 0         | 1          | 0.00     |
| 25 2'-6"              | - + +                    |                   |                   | Interior Door                                  |        | No Wood Frame- Painted N                             |   | Jsed        |          | Existing                  | 207  | 2'-8"           | 8'-0" 1 3/4<br>96     | " Solid C<br>Wood P |  | 28 Interior Door<br>1 -Swinging Unit           | TruStile<br>Or Equal  |   | Wood Frame- Painted<br>Solid Door - Painted  | No                | Privacy New<br>Hardware  |             | 1          | 0.00     |
| 30<br>126 2'-8"       | 80<br>6'-8"   3/-        | Stain<br>"Wox     |                   | 1 -Swinging Unit<br>Interior Door              |        | - Wood Door - Stained<br>No No Frame N               | Hardware<br>Passage U                           | Jsed L.0    | 16.67    | 16.67 Existing            | 208  | 2'-8"           | 8'-0" 1 3/4           |                     |  | 28 Interior Door                               | TruStile              | No  | Wood Frame- Painted  | No                | Passage New              |             |            | 1.00     |
| 32                    | 80                       | Stain             |                   | I -Pocket Unit                                 |        | - Wood Door - Stained                                | Lever   | 1.0         | 17.78    | 17.78                     | 209  | 32              | 96                    | Wood P              |  | 1 -Swinging Unit                               | Or Equal              | ++  | Solid Door - Painted   | No                | Lever                    |             | 1          | 0.00     |
| 127 5'-0"             |                          |                   |                   | Interior Door                                  |        | No Wood Frame- Stained N                             |   | Jsed        |          | Existing                  | 209  | 2'-8"           | 8'-0" 1 3/4<br>96     | " Solid C<br>Wood P | and the second sec | 28 Interior Door<br>1 -Swinging Unit           | TruStile<br>Or Equal  |   | Wood Frame- Painted<br>Solid Door - Painted  |                   | Privacy New<br>Hardware  |             | 1          | 0.00     |
| 60                    | 80                       | Stain             |                   | Dbl. Sliding Wood Door                         |        | - Wood Door - Stained                                | Lever   | 1.0         | 33.33    | 33.33<br>Evintinu         | 210  | 2'-6"           | 8'-0" 1/2"            | -                   |  | 30 Interior Shower Door                        | DreamLine             | No 1  | Frameless  | Yes               | Passage New              |             |            |          |
| 128 2'-6"             | <u> </u>                 | " Wox<br>Stain    |                   | Interior Door<br>I -Swinging Unit              |        | No Wood Frame- Painted N - Wood Door - Stained       | <ul> <li>Privacy U</li> <li>Hardware</li> </ul> | Used        | 16.67    | Existing                  |      | 30              | 96                    | Glas                |  | Dbl. Sliding Unit                              | Or Equal              | -   | Blass Shower Door  | Tempered          | Lever<br>Driver          | -           | 1          | 20.00    |
| 129 6'-0"             |                          |                   |                   | Interior Door                                  |        | No Wood Frame- Stained N                             |   | Jsed        | 10.97    | Existing                  | 211  | 2'-8"<br>32     | 8'-0" 1 3/4<br>96     | " Solid C<br>Wood P | and the second se  | 28 Interior Door<br>1 -Swinging Unit           | TruStile<br>Or Equal  |   | Wood Frame- Painted<br>Solid Door - Painted  |                   | Privacy New<br>Hardware  |             | 1          | 0.00     |
| 72                    | 80                       | Stain             | red               | Dbl. Swinging Wood Door                        |        | - Wood Door - Stained                                | Lever   | 1.0         | 40.00    | 40.00                     | 212  | 3'-0"           | 8'-0" 1 3/4           | " Wood/             | Glass  | 09 Exterior Door                               | TruStile              | No  | Wood Frame- Painted  | Yes               | Lever New                | 0.52 0.30   | 0 30       |          |
| 30 2'-6"              |                          |                   |                   | Interior Door                                  |        | No Wood Frame- Painted N                             |   | Jsed        |          | Existing                  |      | 36<br>TOTAL NEX | 96<br>WEXTERIOR / INT | Wood P              |  | 1 -Swinging Unit                               | Or Equal              | - 1   | Solid / Glass Door   | Tempered          | Keyed Entry              | _           | 1          | 24.00    |
| 30<br>31 2'-4"        | 80<br>6'-8"   3/4        | Stain<br>Woo      |                   | I -Swinging Unit<br>Interior Door              |        | - Wood Door - Stained<br>No Wood Frame- Painted N    | Dever<br>Dever                                  | l.0<br>Jsed | 16.67    | 16.67<br>Existing         |      |                 |                       |                     |  | inimum net clear opening of 5.7 squar          | e feet. The mini      | num net clear   | opening for emergency escape gra   | de-level openings | shall be 5 square fee    | et. b) En   | nergency e | cape and |
| 28                    | 80                       | Stain             |                   | I -Swinging Unit                               |        | - Wood Door - Stained                                | Hardware  | 1,0         | 15,56    | 15,56                     |      |                 |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |
| 32 2'-4"              |                          |                   |                   | Interior Door                                  |        | No Wood Frame- Painted N                             |   | Jsed        |          | Existing                  |      |                 |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |
| 28                    | 80                       | Stain             |                   | 1 -Swinging Unit                               |        | - Wood Door - Stained                                | Hardware  | 1.0         | 15,56    | 15,56                     | _    |                 |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |
| 33 <u>2'-6"</u><br>30 |                          | " Wox<br>Stain    |                   | Interior Door<br>I -Swinging Unit              |        | No Wood Frame- Painted N - Wood Door - Stained       |   | Jsed 1.0    | 16.67    | Existing<br>16.67         |      |                 |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |
|                       |                          |                   |                   | I -Swinging Unit<br>Interior Door              |        | No Wood Frame- Painted No                            | Dever<br>Dever<br>Dever                         | Jsed 1.0    | 10.07    | Existing                  | -    |                 |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |
|                       | /                        |                   |                   |  |        |  |   |             | 14.47    |                           |      |                 |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |
|                       | 80                       | Stain             | 1ed               | 1 -Swinging Unit                               |        | - Wood Door - Stained                                | Lever   | 1.0         | 16,67    | 16,67                     |      |                 |                       |                     |  |  |                       |   |  |                   |                          |             |            |          |

#### 8445 Avenida de las Ondas TOTAL REMARKS S.F. 8445 Avenida De Las Ondas New Ahminum/Glass Exterior Door 64 00 New Exterior Door 0.00 Model - TM9000 New Wood/Glass Exterior Door 21 33 New Wood/Glass Exterior Door 24.00 New Sectional Exterior Door 0.00 New Exterior Door 0.00 Model - TM9000 New Panel Interior Door 0.00 Model - TM9000 New Shower Door 18.67 Model - SHDR-20287210F-HFR New Panel Interior Door 0.00 Model - TM9000 New Ahuminum/Glass Exterior Door 96.00 New Panel Interior Door 0.00 Model - TM9000 New Panel Interior Door 0.00 Model - TM9000

New Panel Interior Door

20.00 Model - SHDR-20287210F-HFR

New Panel Interior Door

244 S.F. TOTAL EXTERIOR GLAZING

New Wood/Glass Exterior Door

New Shower Door

0.00 Model - TM9000

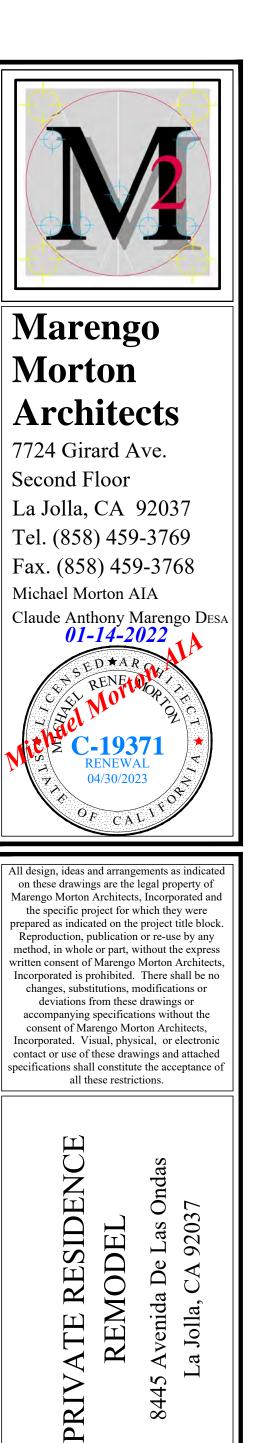
#### DOOR AND WINWDOW NOTES:

- . **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 manufacturers specifications for actual frame size and rough opening.
- As noted on the window schedule, New Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.40 and SHGC of .35. Exterior glass shall be High Performance Low-E glass panel with interior clear glass.
- 3. As noted on the window schedule, New Window Laminated Glazing shall be Single Laminated glazed units with a minimum rated "U" value of 1.04 and SHGC of .63. Exterior glass shall be High Low-E glass panel laminated interior clear glass to form a single unit.
- As noted on the window schedule, Existing Window Glazing shall be Dual glazed units with a minimum rated "U" value of 0.58 and SHGC of .53. Exterior glass shall be -Low-E glass panel with interior clear glass.
- 5. All **Door Glazing** shall 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
- 7. Manufactured windows by Fleetwood or approved equal. Window exterior shall be Aluminum with Kynar 500 painted units - color - "Dark Bronze" or approved equal. All units shall have Painted interiors & exteriors. Unit size and type per plan or schedule. All operable units shall have matching screens (if requested by owner). Verify window type and manufacturer with owner and architect.
- Custom Entry Doors by CRL Lawrence Company components in custom door see <u>Detail</u>. Verify all door types and manufacture with owner. (Existing to remain)
   Manufactured Sliding Glass Doors by <u>Fleetwood Norwood 1070 EX M/S or</u> <u>approved equal</u>. <u>Doors shall be Aluminum - color - "Dark Bronze" or approved</u> <u>equal</u>. All units shall have Concealed finger pull. All units shall have Painted interior
- &exteriors. Unit size and type per plan or schedule. All units shall have matching screens. Verify all door types, manufacture with owner, and architect.
  10. All Exterior sliding, folding or other doors shall have Standard Hardware with Brushed Staiplass Staal Finish or as selected by owner. All exterior doors shall have exterior
- <u>Stainless Steel</u> 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 <u>Brushed Stainless Steel</u> <u>color handle</u>, finish to match frames, verify with owner. All internal window and door hardware (cranking mechanism, locks, etc.) shall be Corrosion-Resistant Components made with type 306 stainless steel.
- 12. Mulled Window units shall be joined with Narrow Transom. Exteriors shall be finished per detail. Verify size and style with schedule and owner.
  13 All operable exterior windows and noted doors (verify) shall have screens. Screens shall
- 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-
- 4. Entry door hardware lockset and hinges shall be by <u>C. L. Lawrence Company-</u> <u>"Locking Ladder Pulls" - LLP84PS</u>, 84 inch high with Brushed Stainless. With 4" square shape full length door rails, to and bottom - DR4SPS12S with concealed Dorma Door closure. Door shall have a tempered cast glass panel, from <u>Cast Glass Images</u>. Provide an allowance of \$500 per opening for hardware only.
- 15. New Interior and Exterior door hardware shall be <u>Schlage</u>. Lever style <u>Manhattn</u> with Satin Chrome finish, as selected by Architect & Interior Designer and approved by Owner. Finish on lockset and hinges shall match. Provide an allowance of \$150 per opening for hardware only.
- 16. All operable exterior doors and windows, including door to garage, shall be fully weather-stripped. All exterior doors and windows shall have a <u>20-oz</u>. Copper or Stainless <u>Steel sheet metal</u> head and sill flashing. Doorsill flashing shall be installed under opening & keyed in bottom of threshold.
- 17. Install windows, doors, and skylights in strict accordance with manufactures instructions.
  18. All new fenestration glazing shall be installed with a certifying label attached, showing "U" value. All glazing 18 inches or less above the finish floor and /or within 24 inches of either vertical edge of a door within the same wall plane shall be tempered glass and shall be so labeled. Tempered glazing is required for all glass adjacent to bathtubs and showers, within 60 inches of the floor.
- 19. All exterior door hinges and fasteners shall be solid brass or stainless steel with Finish to Match Door hardware. Provide allowance. Contractor shall install Doorstops At Owner-Approved Locations.
- 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 SAFTEY 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 manufacture 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.

- 2. Hazardous Locations:a.) Glazing in swinging doors except jalousies.
- b.) Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- **c.**) Glazing in storm doors.
- d.) Glazing in unframed swinging doors.
  e.) Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing
- surface.
  f.) Glazing in an individual fixed or operable panel adjacent to a door were the nearest exposed edge of the glazing is within a 24-inch are of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
- **3.** Glazing in an individual fixed or operable panel which meets all of the following conditions
- a.) Exposed area of an individual pane greater than 9 square feet.b.) Exposed bottom edge less than 18 inches above the floor.
- c.) Exposed top edge greater than 36 inches above the floor and
- d.) One or more walking surfaces within 36 inches horizontally of the plane of the glazing.
  4. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panel, regardless of area or height above a walking surface.
- Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the flowing conditions are present.
   Gazing adjacent to stairways, landings and ramps within 36 inches horizontally of a
- walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.7. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a
- stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.
- <u>EGRESS REQUIREMENTS</u> Per CBC Section 1029 and /or CRC R310
  8. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7
- square feet-Per CRC-R310.1.19. The minimum net clear opening for emergency escape grade-level openings shall be 5 square feet.
- Maximum height from floor, shall have the bottom of the clear opening not greater than 44 inches measured from the floor Per CRC-R310.1
- **11.** Minimum Dimensions The minimum new opening height dimensions shall be 24 inches. The minimum net clear opening width dimension shall be 20 inches. The new clear opening dimension shall be the result of normal operations of the opening. (CBC Sec. 1029.2 and /or CRC R-310.1.2 and R-310.1.3



REVISIONS

<u>/1</u>

 $\wedge$ 

A CONCEPT DESIGN - 06-01-2021

B SCHEMATIC DESIGN - 07-27-2021

CLIENT REVISIONS - 10-01-2021

PHASE COASTAL

PROJECT NO. 2021-27

REVIEWED BY MRM

D COASTAL SUBMITTAL - 01-14-2022

DEVELOPMENT PHASE

DRAWN BY MRM / JS / AP

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parties for informational purposes only and not as an end product nor as a record document. Any reliance thereon is deemed to be unreasonable and unenforceable. The signed and stamped hard copies with the wet signature of the Architect of Record are the Architect's Instruments of Service and are the only true contract documents of record.

PROJECT

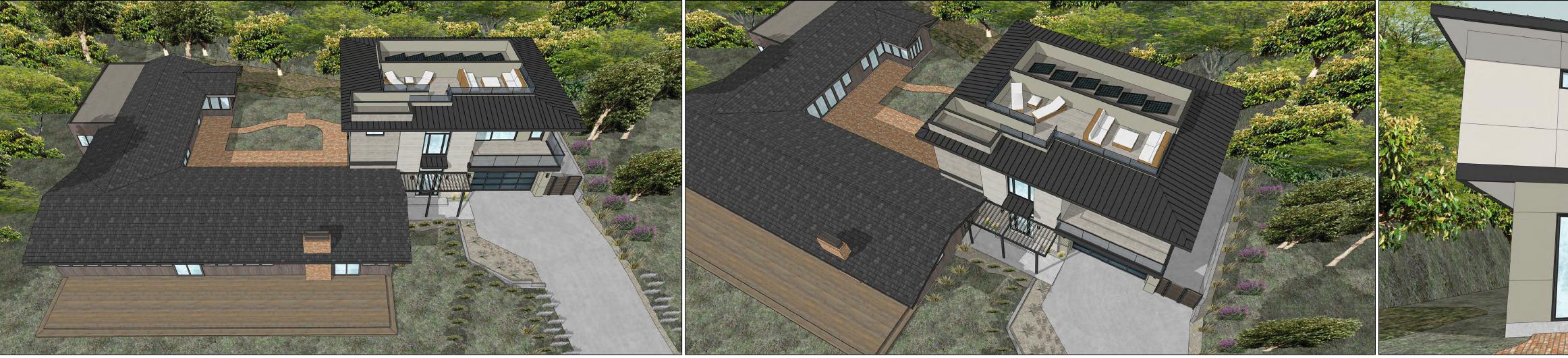
SCHEDULES

A82

DATE 01-14-2022



### **PROPOSED ELEVATION #1**



## **PROPOSED ELEVATION #4**



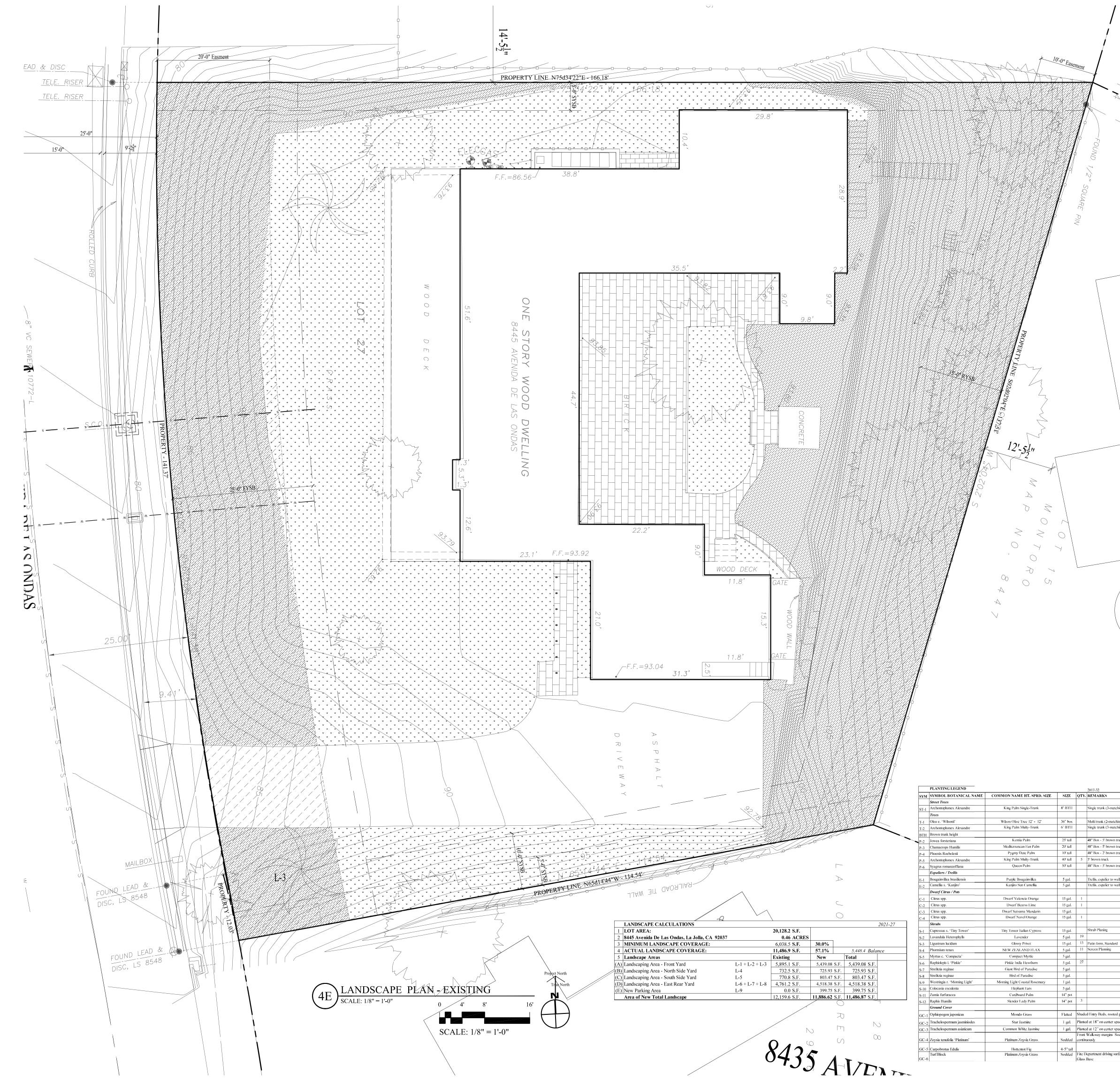
#### PROPOSED ELEVATION #2

PROPOSED ELEVATION #3

PROPOSED ELEVATION #5

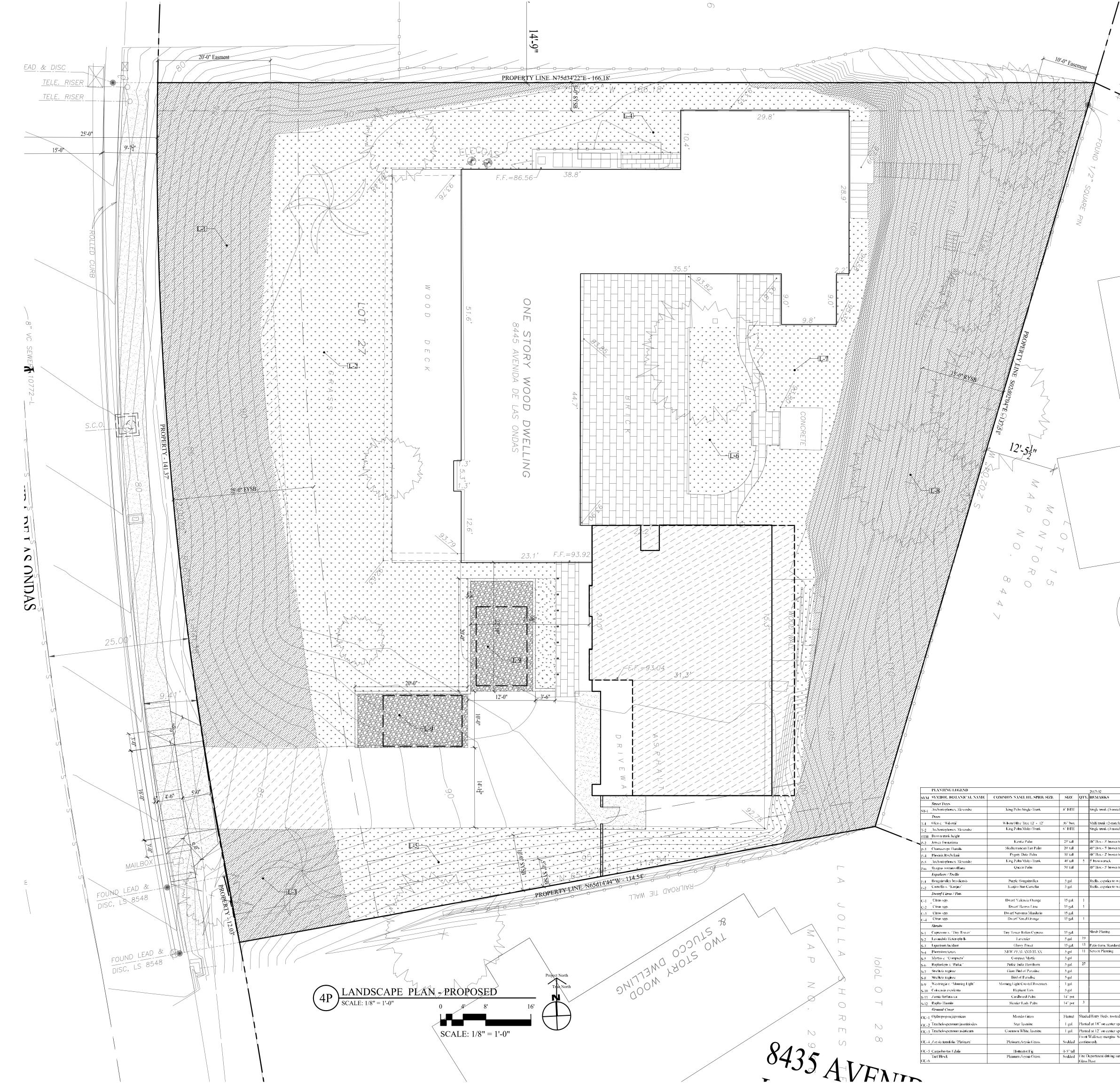
*Note* : TO FOR GENERAL SITE CONTEXT AND SCALE .





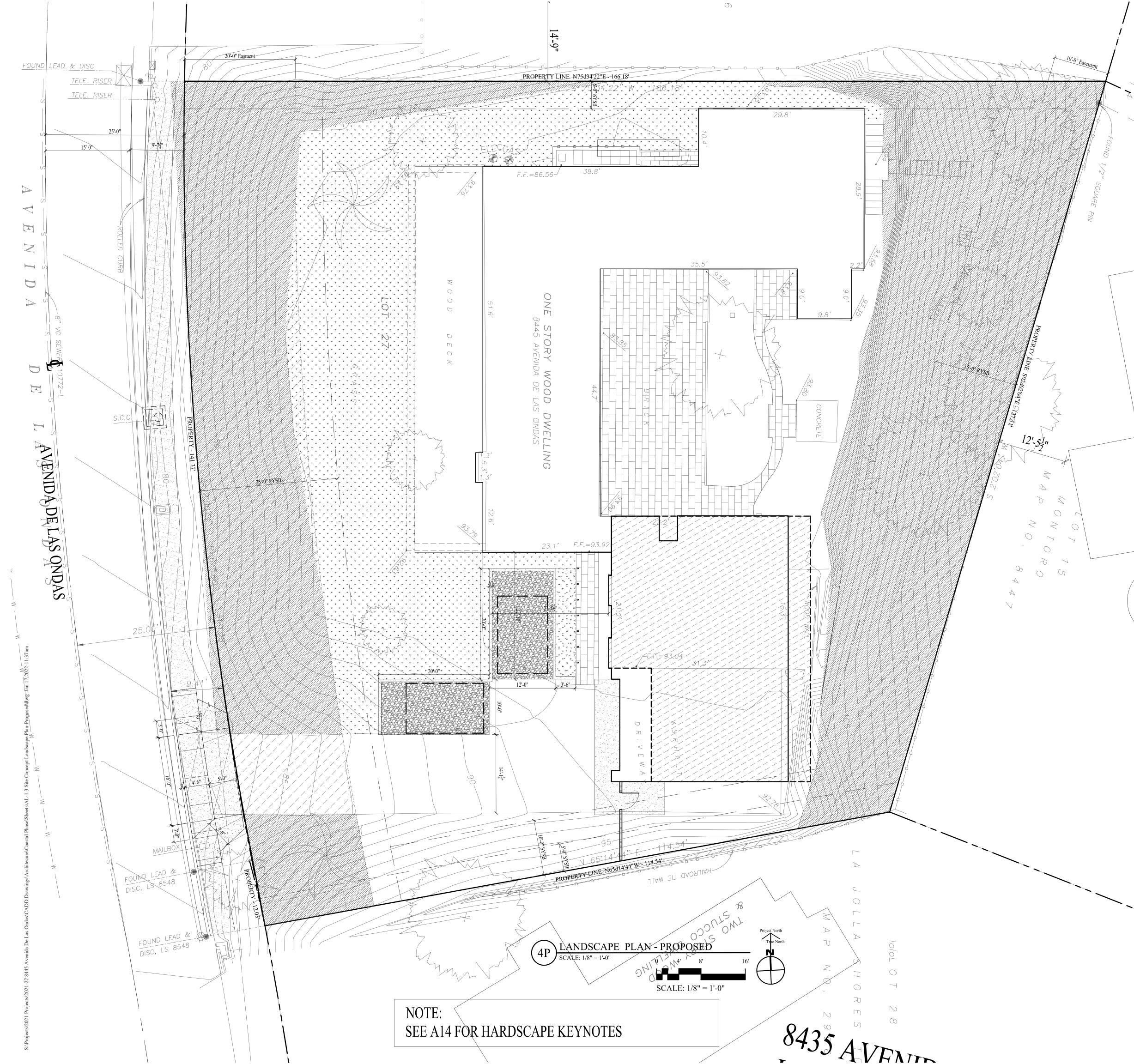
:\Projects\2021 Projects\2021-27 8445 Avenida De Las Ondas\CADD Drawings\Architecure\Coastal Phase\Sheets\AL-1.1 Landscape Plan-Existing.dwg Jan 18,2022-6:13pm

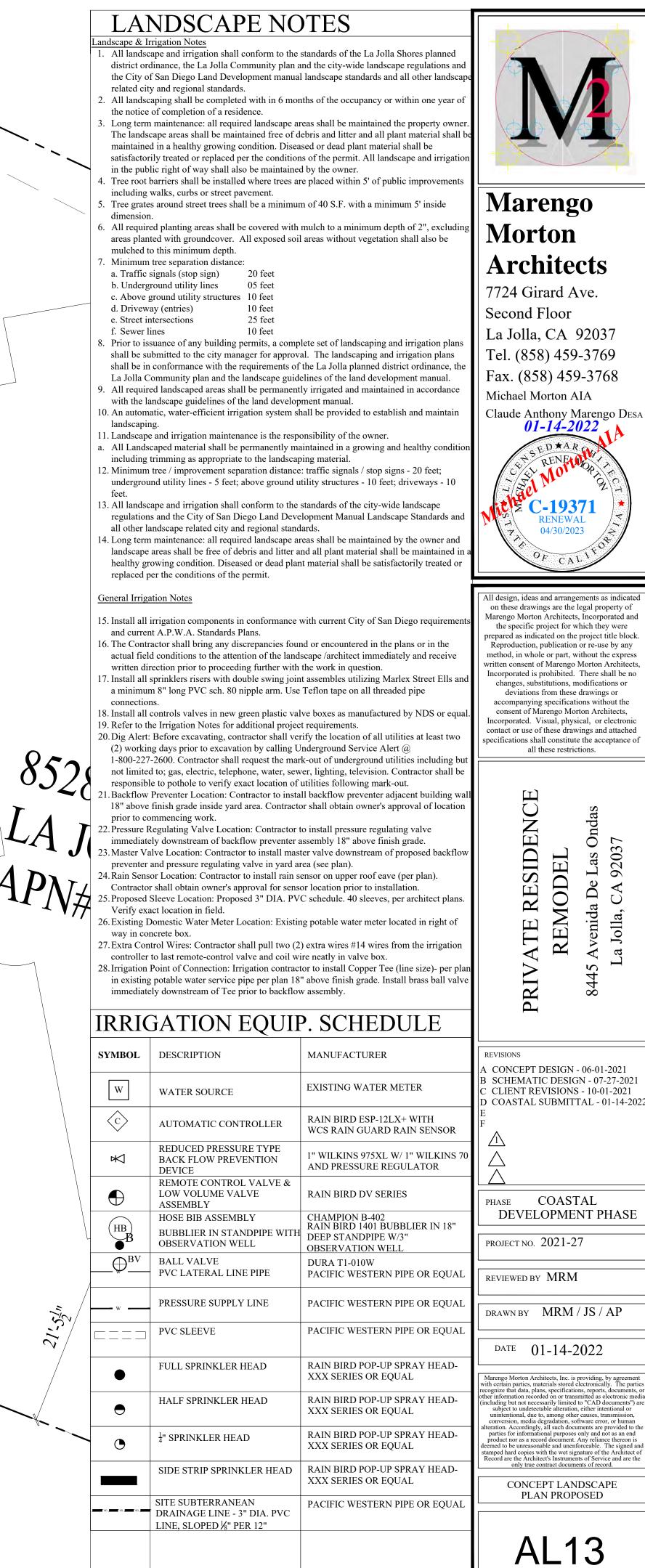
| $\sim$  | LANDSCAPE   | LEGEND  |   |
|---|---|---|---|
| $\sim$  | PALMS Windmill Palm Trachycarpus fortunei 12'-0" min. tall [ST-1]   | SHRUBS<br>Tiny Tower Italian Cypress<br>Cupressus s. Tiny Tower'<br>15 gallon [S-1]   |   |
| × -   | 6' Box - 6 foot brown trunk<br>KENTIA PALM<br>Howea forsteriana<br>25"-0" max. tall - P-2   | $ \begin{array}{c c} & & & \\ & & \\ \hline & & \\ & & \\ & \\ & \\ & \\$   |   |
| *`  | 48" Box - 5 foot brown trunk  | SCREEN - <u>S-2</u><br>Glossy Privet<br>Ligustrum lucidum - Patio<br>Tree / Standard  |   |
|   | 48" Box - 5 foot brown trunk  | 15 gallon S-3<br>NEW ZEALAND FLAX<br>Phormium tenax   | ty ty   |
|   | PYGMY DATE PALM<br>Phoenix roebelenii P-4<br>10'-0" max.tall -<br>48" Box - 2 foot brown trunk  | 5 gallon - Screen<br>8'-0" max. tall -[S-4]   | Marengo   |
|   | KING PALM<br>MULTY-TRUNK<br>Archontophoenix alexandrae<br>20'-0" max. tall - Type - P-5<br>Specimen -   | 5 gailon <u>-</u> <u>[S-5]</u><br>RAPHIOLEPIS I. 'PINKIE'<br>Pinkie India Hawthorn<br>5 gallon <u>-</u> [ <u>S-6]</u>   | Morton  |
|   | A8" Box - 5 foot brown trunk  | GIANT BIRD OF<br>PARADISE<br>Strelitzia nicolai   | <b>Architects</b><br>7724 Girard Ave.   |
|   | 50'-0" max. tall - Type - Accent- $P-648'' box - 5 foot brown tunk$   | $\overrightarrow{10 \text{ gallon - Type - Accent - [S-7]}}$ $\overrightarrow{\text{BIRD OF PARADISE}}$ $\overrightarrow{\text{Strelitzia Reginae}}$ $\overrightarrow{5 \text{ gallon - Type - Screen - [S-8]}}$  | Second Floor  |
|   | TREE SPECIES  | Morning Light Coastal<br>Rosemary<br>Westringia r. 'Morning<br>Light'   | La Jolla, CA 92037<br>Tel. (858) 459-3769   |
|   | $\bigcirc Olea e. 'Wilsonii' \\ 12'-0'' min.tall - \boxed{\mathbf{T}-1} \\ 36'' Box Multi Trunck$   | $I \text{ gallon}_{\overline{S-9}}$ $\square \text{ ELEPHANT EARS}_{\underline{Colocasia esculenta}}$ $- 5 \text{ Gallon - Type - Shrub}_{\overline{S-10}}$   | Fax. (858) 459-3768<br>Michael Morton AIA   |
|   | Pyrus Kawakamii - Evergreen<br>Pear<br>15'-30' tall - Accent - <u>T-2</u><br>48'' Box   | CARDBOARD PALM<br>Zamia Fufuracea<br>14" Pot [S-11]   | Claude Anthony Marengo DESA<br>01-14-2022   |
|   | ELAEAGNUS<br>AUGUSTIFOLIA<br>Russian Olive<br>2010 Uren dell Teol   | $\bigotimes_{i=1}^{[3-1]} \bigotimes_{i=1}^{[3-1]} \operatorname{RHAPIS HUMILIS}_{\overline{Slender Lady Palm}}_{\overline{7 \ Gallon}}$  | SED*AR<br>RENELOOP  |
|   | $20'-0'' max. tall - \underline{T-3}$ $48'' Box$ $ITALIAN STONE PINE$ $Pinus pinea - \underline{T-4}$ $24'' Box$  | $\underbrace{\text{ESPALIERS / TRELLIS}}_{\text{BOUGAINVILLEA}}$  | C-19371 ★   |
|   | $\square ALEPPO PINE  Pinus halepensis  30'-0'' min. tall - \_$   | BRASILIENSIS <u>Purple Bougainvillea</u> - 5 gallon Type - Trellis, espalier to wall or fence - [E-1]   | $\begin{array}{c} & \begin{array}{c} & \begin{array}{c} & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & \\ & $  |
|   | $\square MYOPORUM$ $Myoporum \ laetum$ $30'-0'' \ max. \ tall \ \_T-6$  | CAMELLIA S. 'KANJIRO'<br>Kanjiro Sun Camellia<br>5 gallon - E-2   | OF CALIF  |
|   | 24" Box   | TURF /GRASS/GROUND         COVER         Image: Cover in the second secon | All design, ideas and arrangements as indicated<br>on these drawings are the legal property of<br>Marengo Morton Architects, Incorporated and   |
|   | 24" Box   | Mondo Grass- grid pattern         6" max. tall - [GC-1]         VVVVVVVVVVV         VVVVVVVVVVVVV         VVVVVVVVVVVVVV         VVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVV   | the specific project for which they were<br>prepared as indicated on the project title block.<br>Reproduction, publication or re-use by any<br>method, in whole or part, without the express  |
|   | 20- 30 feet tall - T-8<br>24" Box<br>DWARF CITRUS   | Star Jasmine - <u>Ground</u> Cover<br>1'-0" min. tall <u>GC-2</u><br>JASMINE - Common White<br>Jasmine officinale - Ground  | written consent of Marengo Morton Architects,<br>Incorporated is prohibited. There shall be no<br>changes, substitutions, modifications or<br>deviations from these drawings or   |
|   | DWARF VALENCIA<br>ORANGE<br><i>Citrus spp.</i><br><i>15 gallon</i> C-1  | Cover Type - Medium /Small<br>Screening Shrubs<br>1 gallon - GC-3   | accompanying specifications without the<br>consent of Marengo Morton Architects,<br>Incorporated. Visual, physical, or electronic<br>contact or use of these drawings and attached  |
|   | DWARF BEARSS LIME<br>Citrus spp.<br>15 gallon - C-2   | ZOYSIA TENUFOLIA<br>'PLATINUM'<br>Platinum Zoysia Grass Sodded<br>GC-4  | specifications shall constitute the acceptance of all these restrictions.   |
| (   | CITRUS SPP.<br>DWARF SATSUMA<br>MANDARIN<br>15 gallon - C-3   | $\square \square $  | Γ   |
|   | $\bigcup_{\substack{V \in V \\ V \in V}} CITRUS SPP.$ $DWARF NAVEL ORANGE$ $15 gallon - C-4$  | Fire Deparment driving surface<br>w/8" Thick Glass 2 Base<br>USE LEGEND:<br>YES, USED IN THIS PROJECT   | DENC<br>L<br>337  |
|   | LANDSCAPE & IRRIGATION N  | o the standards of the City of San Diego Landscape Ordinance, the La Jolla  |   |
| A   | <ul> <li>Community plan and the city-wide landscap<br/>standards and all other landscape related city</li> <li>All landscaping shall be completed within 6<br/>residence" [LDC 1510.0304(h) (2)].</li> </ul>                  | e regulations and the City of San Diego Land Development manual landscape<br>y and regional standards.<br>months of occupancy or within one year of the notice of completion of a   | ATE RESU<br>REMODE<br>Avenida De La<br>a Jolla, CA 92   |
|   | <ul> <li>appropriate to the landscaping material [LD0</li> <li>All of the landscape to meet the landscape ro<br/>[LDC 1510.0304(h)] prior to final inspection</li> </ul>  | equirement shall be installed as required by the San Diego Landscape Ordinanc   | ATE RE<br>REMOE<br>Avenida De<br>La Jolla, CA   |
|   | <ul> <li>"topping" of trees is not permitted unless spe</li> <li>The Permittee or Subsequent Owner shall be<br/>right-of-way consistent with the Land Devel</li> <li>If any required landscape (including existing</li> </ul> | ecifically noted in this Permit.<br>e responsible for the maintenance of all landscape improvements in the<br>lopment Manual, Landscape Standards.<br>g or new plantings, hardscape, landscape features, etc.) indicated on the   | $\Gamma V_{I}$  |
|   | replaced in kind and equivalent size per the<br>Department within 30 days of damage or Fir<br>8. Long term maintenance: all required landsca  | maged or removed during demolition or construction, it shall be repaired and/or<br>approved documents to the satisfaction of the Development Services<br>nal Inspection.<br>ape areas shall be maintained the property owner. The landscape areas shall be<br>lant material shall be maintained in a healthy growing condition. Diseased or   | PR<br>84  |
|   | dead plant material shall be satisfactorily tre<br>the public right of way shall also be maintain   | ated or replaced per the conditions of the permit. All landscape and irrigation in  |   |
|   | <ol> <li>Tree grates around street trees shall be a mir</li> <li>All required planting areas shall be covered<br/>groundcover. All exposed soil areas withou</li> <li>Minimum tree separation distance:</li> </ol>            | nimum of 40 S.F. with a minimum 5' inside dimension.<br>with mulch to a minimum depth of 2", excluding areas planted with<br>t vegetation shall also be mulched to this minimum depth.  | A CONCEPT DESIGN - 06-01-2021<br>B SCHEMATIC DESIGN - 07-27-2021<br>C CLIENT REVISIONS - 10-01-2021   |
|   | <ul> <li>a. Traffic signals (stop sign)</li> <li>b. Underground utility lines</li> <li>c. Above ground utility structures</li> <li>d. Driveway (entries)</li> <li>e. Street intersections</li> </ul>                          | 20 feet<br>5 feet<br>10 feet<br>10 feet<br>25 feet  | D COASTAL SUBMITTAL - 01-14-2022<br>E<br>F  |
|   | <ul> <li>f. Sewer lines</li> <li>Prior to issuance of any building permits, a c<br/>manager for approval. The landscaping and</li> </ul>  | 10 feet<br>complete set of landscaping and irrigation plans shall be submitted to the city<br>irrigation plans shall be in conformance with the requirements of the San<br>ommunity plan and the landscape guidelines of the land development manual.<br>anently irrigated and maintained in accordance with the landscape guidelines of  | $\Delta$  |
|   | <ul><li>the land development manual.</li><li>15. An automatic, water-efficient irrigation syst</li><li>16. Landscape and irrigation maintenance is the</li></ul>  | em shall be provided to establish and maintain landscaping.   | PHASE COASTAL   |
| itching)                                      | <ul> <li>above ground utility structures - 10 feet; driv</li> <li>All landscape and irrigation shall conform to<br/>Land Development Manual Landscape Stand</li> </ul>  | veways - 10 feet.<br>o the standards of the city-wide landscape regulations and the City of San Diego<br>dards and all other landscape related city and regional standards.<br>ape areas shall be maintained by property owner <u>SKA holding Inc.</u> landscape  | DEVELOPMENT PHASE<br>PROJECT NO. 2021-27  |
| en truck                                      | areas shall be free of debris and litter and all<br>dead plant material shall be satisfactorily tre<br>General Landscape Notes or Requirements<br>1. Install all irrigation components in conforma                            | ance with current City of San Diego requirements and current A.P.W.A.   | REVIEWED BY MRM   |
| vn truck                                      | attention of the landscape /architect immedia question.   | s found or encountered in the plans or in the actual field conditions to the ately and receive written direction prior to proceeding further with the work in   | DRAWN BY MRM / JS / AP  |
| wall or fence                                 | <ol> <li>8" long PVC sch. 80 nipple arm. Use Teflor</li> <li>Install all controls valves in new green plast</li> <li>Refer to the Irrigation Notes for additional p</li> </ol>  | ic valve boxes as manufactured by NDS or equal.   | DATE 01-14-2022   |
|   | excavation by calling Underground Service<br>utilities including but not limited to: gas, ele<br>responsible to pothole to verify exact locatio   | Alert @ 1-800-227-2600. Contractor shall request the mark-out of underground ectric, telephone, water, sewer, lighting, television. Contractor shall be   | Marengo Morton Architects, Inc. is providing, by agreement<br>with certain parties, materials stored electronically. The parties<br>recognize that data, plans, specifications, reports, documents, or  |
|   | <ul> <li>yard area. Contractor shall obtain owner's ar</li> <li>Pressure Regulating Valve Location: Contra<br/>preventer assembly 18" above finish grade.</li> <li>Master Valve Location: Contractor to install</li> </ul>    | pproval of location prior to commencing work.<br>Locor to install pressure regulating valve immediately downstream of backflow<br>I master valve downstream of proposed backflow preventer and pressure   | other information recorded on or transmitted as electronic media<br>(including but not necessarily limited to "CAD documents") are<br>subject to undetectable alteration, either intentional or<br>unintentional, due to, among other causes, transmission,<br>conversion, media degradation, software error, or human<br>alteration. Accordingly, all such documents are provided to the |
|   | approval for sensor location prior to installat<br>11. Proposed Sleeve Location: Proposed 3" DIA  | rain sensor on upper roof eave (per plan). Contractor shall obtain owner's<br>ion.<br>A. PVC schedule. 40 sleeve, per architect plans. Verify exact location in field.<br>existing potable water meter located in right of way in concrete box.   | parties for informational purposes only and not as an end<br>product nor as a record document. Any reliance thereon is<br>deemed to be unreasonable and unenforceable. The signed and<br>stamped hard copies with the wet signature of the Architect of<br>Record are the Architect's Instruments of Service and are the<br>only true contract documents of record.                       |
|   | <ol> <li>Extra Control Wires: Contractor shall pull tw<br/>valve and coil wire neatly in valve box.</li> <li>Irrigation Point of Connection: Irrigation con<br/>service pipe per plan 18" above finish grade.</li> </ol>      | vo (2) extra wires #14 wires from the irrigation controller to last remote-control<br>ntractor to install Copper Tee (line size)- per plan in existing potable water<br>. Install brass ball valve immediately downstream of Tee prior to backflow  | SITE PLAN<br>EXISTING LANDSCAPE   |
| nted plugs(a) 3" o.c.                         | assembly.<br>LANDSCAPE DESIGNER STATEMENT:<br>1. The landscape design intent of this plan is to<br>project architecture. The Architecture creates   | create at multiple planular landscape zone that reinforce and compliment the s multiple volumes and valleys and multiple edge conditions and transitions  |   |
| r spacing<br>r spacing<br>s Sod, cut and laid | silhouette and by the use of large specimen pl<br>2. The landscape species chosen to represent a S  | reening elements. The perimeter landscaping is meant to create dramatic<br>lanning to create a focal point in the small or confined special volumes.<br>Semi-Tropical plant pallet of deep green and broad leaf plans. Large potted<br>creeping vine material to soften the wall or pool area, smaller ground covering<br>r planting area.  | AL11  |
|   | <ol><li>Plant selection will be Semi-tropical and drou</li></ol>  | ught resistant planting; if native species are available, they may be substituted.<br>ficient as possible. Small plant areas, specimen plans and large potted plants  |   |



\Projects\2021 Projects\2021-27 8445 Avenida De Las Ondas\CADD Drawings\Architecure\Coastal Phase\Sheets\AL-1.2 Landscape Plan-Proposed.dwg Jan 17,2022-11:36am

| $\sim$   | LA  | <b>NDSCAPE I</b>  | LEGEND   |  | $h \rightarrow h$   |
|--|---|---|--|--|---|
| Y  | <b>*</b> ⊂  | PALMS<br>Windmill Palm<br>Trachycarpus fortunei<br>12'-0" min. tall [ST-1]  | $\bigcirc$   | SHRUBS<br>Tiny Tower Italian Cypress<br><i>Cupressus s. 'Tiny Tower'</i><br>15 gallon S-1  |   |
| 1 N  |   | 6' Box - 6 foot brown trunk<br>KENTIA PALM<br>Howea forsteriana<br>25"-0" max. tall - P-2   | $\odot^{\boxtimes}$  | LAVANDER<br>LAVANDULA<br>HETEROPHYLLS<br>5 GALLON - TYPE -<br>SCREEN - S-2   |   |
|  | MWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWWW  | 48" Box - 5 foot brown trunk<br>MEDITERRANEAN FAN<br>PALM<br>Chamaerops humilis P-3   | $\bigcirc$ $\boxtimes$   | Glossy Privet<br>Ligustrum lucidum - Patio<br>Tree / Standard<br>15 gallon S-3   |   |
|  |   | 20'-0" max. tall -<br>48" Box - 5 foot brown trunk<br>PYGMY DATE PALM<br>Phoenix roebelenii P-4   | $\bigotimes^{\boxtimes}$   | NEW ZEALAND FLAX<br>Phormium tenax<br>5 gallon - Screen<br>8'-0" max. tall - [S-4]   |   |
|  |   | 10'-0" max.tall -<br>48" Box - 2 foot brown trunk<br>KING PALM<br>MULTY-TRUNK   | $\odot^{\square}$  | MYRTUS C. 'COMPACTA'<br>Compact Myrtle<br>5 gallon - [S-5]   | Marengo<br>Morton   |
|  |   | MULTY-TRUNK<br>Archontophoenix alexandrae<br>20'-0" max. tall - Type - P-5<br>Specimen -<br>48" Box - 5 foot brown trunk  | * ∞  | RAPHIOLEPIS I. 'PINKIE'<br><i>Pinkie India Hawthorn</i><br>5 gallon - S-6<br>GIANT BIRD OF   | Architects  |
|  |   | QUEEN PALM<br>Syagrus romanzoffiana<br>50'-0" max. tall - Type - Accent<br>- P-6  |  | PARADISE<br><u>Strelitzia nicolai</u><br>10 gallon - Type - Accent - <u>S-7</u><br>BIRD OF PARADISE  | 7724 Girard Ave.  |
|  |   | 48" box - 5 foot brown tunk TREE SPECIES  |  | Strelitzia Reginae<br>5 gallon - Type - Screen - S-8<br>Morning Light Coastal<br>Rosemary  | Second Floor<br>La Jolla, CA 92037  |
|  |   | Wilson Olive Tree<br>Olea e. 'Wilsonii'<br>12'-0'' min.tall - [T-1]<br>36'' Box Multi Trunck  | <i>م</i> ہ   | Vestringia r. 'Morning<br>Light'<br>I gallon S-9<br>ELEPHANT EARS  | Tel. (858) 459-3769<br>Fax. (858) 459-3768  |
|  |   | ORNAMENTAL PEAR<br>Pyrus Kawakamii - Evergreen<br>Pear<br>15'-30' tall - Accent - [T-2]   |  | <u>Colocasia esculenta</u><br>- 5 Gallon - Type - Shrub<br>S-10<br>CARDBOARD PALM<br>Zamia Fufuracea   | Michael Morton AIA<br>Claude Anthony Marengo DESA<br>01-14-2022   |
|  |   | 48" Box<br>ELAEAGNUS<br>AUGUSTIFOLIA  |  | 14" Pot S-11<br>RHAPIS HUMILIS<br>Slender Lady Palm-<br>7 Gallon S-12  | $S = D \star A_R$<br>R = N = T = T = T = T = T = T = T = T = T  |
|  | 2000 - 2000<br>2000 | Russian Olive<br>20'-0" max. tall -T-3<br>48" Box<br>ITALIAN STONE PINE<br>Pinus pinea - T-4  |  | ESPALIERS / TRELLIS<br>BOUGAINVILLEA   | The NIC 2   |
|  | - 289444  | 24" Box<br>ALEPPO PINE<br>Pinus halepensis<br>30'-0" min. tall - [T-5]  |  | BRASILIENSIS<br><u>Purple Bougainvillea</u> - 5<br>gallon<br>Type - Tr <u>ellis,</u> espalier to wall  | C-19371<br>RENEWAL<br>04/30/2023  |
|  |   | 24" Box<br>MYOPORUM<br>Myoporum laetum<br>30'-0" max. tall [T-6]  |  | or fence -[E-1]<br>CAMELLIA S. 'KANJIRO'<br><u>Kanjiro Sun Camellia</u><br>5 gallon - [E-2]  | $\begin{array}{c} RENEWAL \\ \hline \hline \\$  |
|  |   | 24" Box<br>CANARY ISLAND PINE<br>Pinus canariensis - [T-7]  |  | TURF /GRASS/GROUND<br>COVER<br>OPHIOPOGON JAPONICUS  | All design, ideas and arrangements as indicated<br>on these drawings are the legal property of<br>Marengo Morton Architects, Incorporated and   |
|  |   | 24" Box<br>MONTEREY PINE<br>Pinus radiata<br>20- 30 feet tall - T-8   |  | <u>Mondo Grass- grid pattern</u><br>6" max. tall - <u>GC-1</u><br>TRACHELOSPERMUM<br>JASMINOIDES   | the specific project for which they were<br>prepared as indicated on the project title block.<br>Reproduction, publication or re-use by any<br>method, in whole or part, without the express  |
|  | 2   | 24" Box<br>DWARF CITRUS<br>DWARF VALENCIA   |  | Star Jasmine - <u>Ground</u> Cover<br>1'-0" min. tall <u>GC-2</u><br>JASMINE - Common White<br>Jasmine officinale - Ground<br>Cover Trace Medium Screell                               | written consent of Marengo Morton Architects,<br>Incorporated is prohibited. There shall be no<br>changes, substitutions, modifications or<br>deviations from these drawings or   |
|  |   | ORANGE<br>Citrus spp.<br>15 gallon <u>C-1</u><br>DWARF BEARSS LIME  |  | Cover Type - Medium /Small<br>Screening Shrubs<br>1 gallon - GC-3<br>ZOYSIA TENUFOLIA<br>'PLATINUM'  | accompanying specifications without the<br>consent of Marengo Morton Architects,<br>Incorporated. Visual, physical, or electronic<br>contact or use of these drawings and attached  |
|  |   | Citrus spp.<br>15 gallon - C-2<br>CITRUS SPP.<br>DWARF SATSUMA  | (77777777777777777   | Platinum Zoysia Grass Sodded<br>GC-4<br>CARPOBROTUS EDULIS<br>Hottentot Fig GC-5   | specifications shall constitute the acceptance of all these restrictions.   |
| T  |   | MANDARIN<br>15 gallon - C-3<br>CITRUS SPP.<br>DWARF NAVEL ORANGE  | ······································   | 4-5" tall<br>TURF BLOCK GC-6<br>Fire Deparment driving surface<br>w/8" Thick Glass 2 Base  | as CE   |
|  |   | 15 gallon - C-4   | <u>r</u>   | ISE LEGEND:<br>TES, USED IN THIS PROJECT<br>NO, NOT USED IN THIS PROJECT   | DENC<br>L<br>137<br>037   |
| A  | 1. All lan<br>Comm<br>standar   | CAPE & IRRIGATION NOT<br>dscape and irrigation shall conform to the<br>unity plan and the city-wide landscape reginds<br>and all other landscape related city and<br>dscaping shall be completed within 6 mon                     | standards of the City of San<br>ulations and the City of San<br>regional standards.  | Diego Land Development manual landscape  | SII 52  |
|  | <ul> <li>resider</li> <li>3. All lan approp</li> <li>4. All of</li> </ul>   | nce" [LDC 1510.0304(ĥ) (2)].<br>dscaped material shall be permanently mai<br>riate to the landscaping material [LDC 151<br>the landscape to meet the landscape require  | ntained in a growing and he<br>0.0304(h) (3)].   |  | ATE RESU<br>REMODE<br>Avenida De La<br>La Jolla, CA 92  |
|  | <ol> <li>All rec<br/>"toppin</li> <li>The Period</li> </ol>   | 1510.0304(h)] prior to final inspection.<br>uired landscape shall be maintained in a di<br>og" of trees is not permitted unless specific<br>rmittee or Subsequent Owner shall be resp<br>f-way consistent with the Land Developme | ally noted in this Permit.<br>onsible for the maintenance  | of all landscape improvements in the   | RIVATE<br>REN<br>8445 Avenic<br>La Jolla  |
|  | 7. If any approv<br>replace<br>Depart   | required landscape (including existing or n<br>ed construction document plans is damage<br>ed in kind and equivalent size per the appro-<br>ment within 30 days of damage or Final In   | ew plantings, hardscape, lan<br>d or removed during demoli<br>ved documents to the satisfa<br>spection.                        | dscape features, etc.) indicated on the tion or construction, it shall be repaired and/or  | PRI<br>84   |
|  | mainta<br>dead p<br>the pul<br>9. Tree ro   | ined free of debris and litter and all plant n<br>lant material shall be satisfactorily treated oblic right of way shall also be maintained b<br>bot barriers shall be installed where trees ar                                   | naterial shall be maintained i<br>or replaced per the condition<br>y the owner.  | in a healthy growing condition. Diseased or<br>is of the permit. All landscape and irrigation in<br>improvements including walks, curbs or street                                      | REVISIONS   |
|  | <ol> <li>All rec<br/>ground</li> <li>Minim</li> </ol>   | rates around street trees shall be a minimur<br>uired planting areas shall be covered with<br>cover. All exposed soil areas without vego<br>um tree separation distance:  | mulch to a minimum depth of  | of 2", excluding areas planted with  | A CONCEPT DESIGN - 06-01-2021<br>B SCHEMATIC DESIGN - 07-27-2021<br>C CLIENT REVISIONS - 10-01-2021   |
|  | b. Un<br>c. Ab<br>d. Dr   | affic signals (stop sign)<br>derground utility lines<br>ove ground utility structures<br>iveway (entries)<br>eet intersections  | 20 feet<br>5 feet<br>10 feet<br>10 feet<br>25 feet   |  | D COASTAL SUBMITTAL - 01-14-2022<br>E<br>F  |
|  | f. Sev<br>13. Prior to<br>manag<br>Diego  | wer lines<br>o issuance of any building permits, a comp<br>er for approval. The landscaping and irrig<br>Landscape Ordinance, the La Jolla Commu  | 10 feet<br>lete set of landscaping and in<br>ation plans shall be in confor<br>unity plan and the landscape                    | guidelines of the land development manual.   |   |
|  | the lan<br>15. An aut<br>16. Landso<br>17. Minim  | d development manual.<br>omatic, water-efficient irrigation system sheape and irrigation maintenance is the respo<br>um tree / improvement separation distance  | hall be provided to establish<br>possibility of the owner.<br>: traffic signals / stop signs -                                 |  | PHASE COASTAL<br>DEVELOPMENT PHASE  |
|  | 18. All lan<br>Land I<br>19. Long   | Development Manual Landscape Standards<br>term maintenance: all required landscape a  | standards of the city-wide la<br>and all other landscape relat<br>reas shall be maintained by                                  | ndscape regulations and the City of San Diego<br>ted city and regional standards.<br>property owner <u>SKA holding Inc.</u> landscape<br>d in a healthy growing condition. Diseased or | ргојест но. 2021-27   |
| n truck<br>n truck<br>n truck                                    | dead p<br>General La<br>1. Install<br>Standa  | lant material shall be satisfactorily treated on<br><b>ndscape Notes or Requirements</b><br>all irrigation components in conformance w<br>rds Plans.  | or replaced per the condition<br>with current City of San Die  | is of the permit.<br>go requirements and current A.P.W.A.  | REVIEWED BY MRM   |
| n truck wall or fence  | attentio<br>questio<br>3. Install<br>8" long  | on.<br>all sprinklers risers with double swing join<br>3 PVC sch. 80 nipple arm. Use Teflon tape  | and receive written direction<br>t assembles utilizing <u>Marlex</u><br>on all threaded pipe connec                            | prior to proceeding further with the work in<br>or Orbit Swing Elbow Joint and a minimum tions.  | DRAWN BY MRM / JS / AP  |
|  | <ol> <li>Install</li> <li>Refer t</li> <li>Dig All<br/>excava</li> </ol>  | all controls valves in new green plastic val<br>to the Irrigation Notes for additional projec<br>ert: Before excavating, contractor shall ve  | ve boxes as manufactured by<br>t requirements.<br>rify the location of all utilitie<br>@ 1-800-227-2600. Contract              | y NDS or equal.<br>es at least two (2) working days prior to<br>ctor shall request the mark-out of underground   | DATE 01-14-2022   |
|  | 7. Backfl<br>yard an<br>8. Pressu   | sible to pothole to verify exact location of<br>ow Preventer Location: Contractor to insta<br>ea. Contractor shall obtain owner's approv<br>re Regulating Valve Location: Contractor t  | utilities following mark-out.<br>Il backflow preventer adjace<br>al of location prior to comm                                  | nt building wall 18" above finish grade in side  | Marengo Morton Architects, Inc. is providing, by agreement<br>with certain parties, materials stored electronically. The parties<br>recognize that data, plans, specifications, reports, documents, or<br>other information recorded on or transmitted as electronic media<br>(including but not necessarily limited to "CAD documents") are<br>subject to undetectable alteration, either intentional or |
| rrd  | <ol> <li>Master<br/>regulat</li> <li>Rain S<br/>approv</li> </ol>   | ter assembly 18" above finish grade.<br>Valve Location: Contractor to install mast<br>ing valve in yard area (see plan).<br>ensor Location: Contractor to install rain so<br>al for sensor location prior to installation.        | ensor on upper roof eave (pe   | or plan). Contractor shall obtain owner's  | unintentional, due to, among other causes, transmission,<br>conversion, media degradation, software error, or human<br>alteration. Accordingly, all such documents are provided to the<br>parties for informational purposes only and not as an end<br>product nor as a record document. Any reliance thereon is<br>deemed to be unreasonable and unenforceable. The signed and                           |
|  | <ol> <li>Propos</li> <li>Existin</li> <li>Extra (<br/>valve a</li> </ol>  | ed Sleeve Location: Proposed 3" DIA. PV<br>g Domestic Water Meter Location: Existin<br>Control Wires: Contractor shall pull two (2<br>and coil wire neatly in valve box.  | g potable water meter locate<br>) extra wires #14 wires from   | the irrigation controller to last remote-control   | stamped hard copies with the wet signature of the Architect of<br>Record are the Architect's Instruments of Service and are the<br>only true contract documents of record.  |
|  | service<br>assemb<br>LANDSCA<br>1. The lan  | PÉ DESIGNER STATEMENT:<br>dscape design intent of this plan is to create  | all brass ball valve immediat<br>e at multiple planular landsca  | ely downstream of Tee prior to backflow<br>ape zone that reinforce and compliment the  | PROPOSED LANDSCAPE  |
| ted plugs a (3° o.e.)<br>spacing<br>spacing<br>Sod, cut and laid | project<br>zones th<br>silhouet<br>2. The lan   | architecture. The Architecture creates mul<br>nat will be softened with landscape screenin<br>te and by the use of large specimen plannin<br>dscape species chosen to represent a Semi-   | tiple volumes and valleys an<br>ng elements. The perimeter<br>ng to create a focal point in t<br>Tropical plant pallet of deep | d multiple edge conditions and transitions<br>landscaping is meant to create dramatic<br>he small or confined special volumes.   | AL12  |
|  | materia<br>3. Plant se<br>4. Irrigatio  | and shrubs will punctuate the smaller plan<br>lection will be Semi-tropical and drought r   | nting area.<br>esistant planting; if native sp<br>t as possible. Small plant ar  | becies are available, they may be substituted.<br>reas, specimen plans and large potted plants   |   |





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