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 Michael Morton AIA
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 10-20-2020



TEEL RESIDENCE
 COMPANION UNIT
 414 NAUTILUS STREET
 LA JOLLA, CA 92037

DATE: 11/10/2020
 DRAWN BY: PC
 REVIEWED BY: CAM
 PROJECT NO: 2018-24
 PHASE: COASTAL PHASE

PREPARED BY: MARENGO MORTON ARCHITECTS
 7724 GIRARD AVENUE, SECOND FLOOR, LA JOLLA, CA 92037
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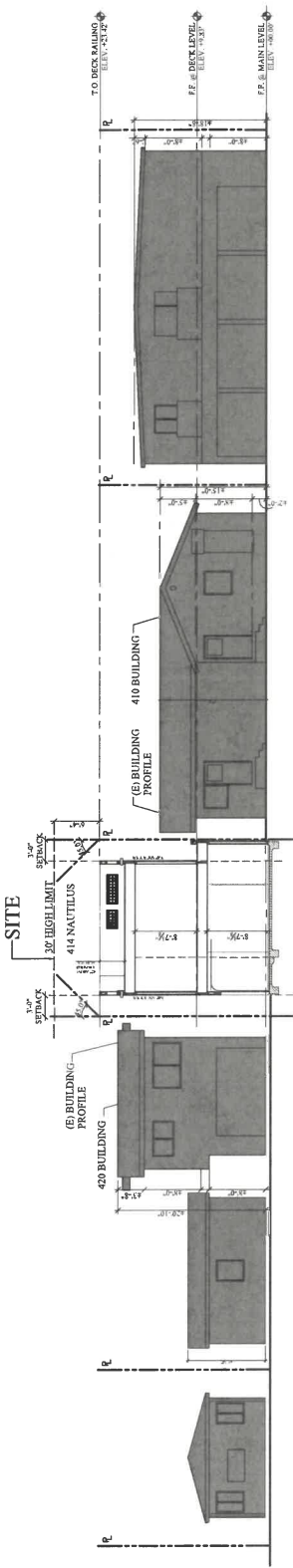
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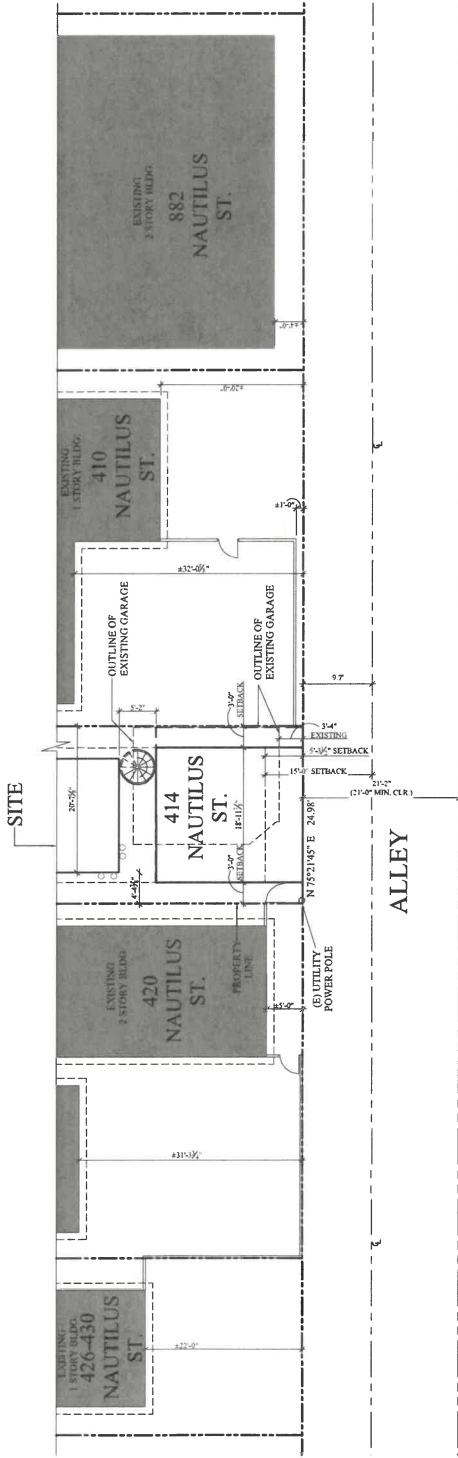
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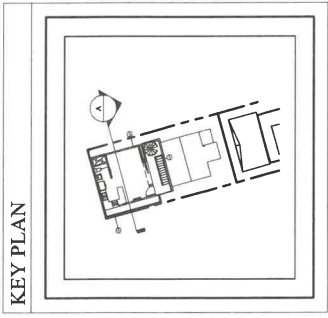
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SCALE: 1/8" = 1'-0"



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A-6.2

PREPARED BY: MARENGO MORTON ARCHITECTS



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COMPANION UNIT
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LA JOLLA, CA 92037**

PROJECT NO. 2018-24
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PHASE COASTAL PHASE

REVIEWED BY CAM

DRAWN BY FC

DATE 11/10/2020

PROJECT NO. 2018-24
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A-5.3




1 PANORAMIC VIEW @ NORT LN (ALLEY)
N.T.S.

PROJECT NO. 2018-24
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TEEL RESIDENCE
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DATE: 1/1/2020
 DRAWN BY: RMC
 REVIEWED BY: CAM
 PROJECT NO: 2018-24
 PHASE: COASTAL PHASE

PROJECT TITLE: A-1.1
 PROPOSED SITE PLAN

GENERAL SITE NOTES

- SEE THESE NOTES FOR ALL PROJECT REQUIREMENTS AND REFERENCES TO OTHER CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF WORK.
- THESE NOTES SHALL BE CONSIDERED TO BE A PART OF THE CONTRACT. ANY NEW OR ALTERNATE MATERIALS SHALL BE APPROVED BY THE ARCHITECT IN WRITING.
- BEFORE COMMENCING ANY SITE FOUNDATION OR SLAB CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXISTING UTILITIES AND CONDITIONS. THESE INCLUDE BUT ARE NOT LIMITED TO: WATER, GAS, SANITARY, AND TELEPHONE. THE CONTRACTOR SHALL MARK ALL EXISTING UTILITIES AND CONDITIONS WITH REFLECTOR PINS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LA JOLLA AND THE COUNTY OF SAN DIEGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LA JOLLA AND THE COUNTY OF SAN DIEGO.
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IMPERVIOUS AREAS

TOTAL IMPERVIOUS AREA: 1,150 SQ FT
 TOTAL PERVIOUS AREA: 2,300 SQ FT
 TOTAL SITE AREA: 3,450 SQ FT

EARTHWORK QUANTITIES

EXCAVATION: 100 CYD
 FILL: 50 CYD
 TOTAL: 150 CYD

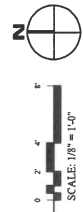
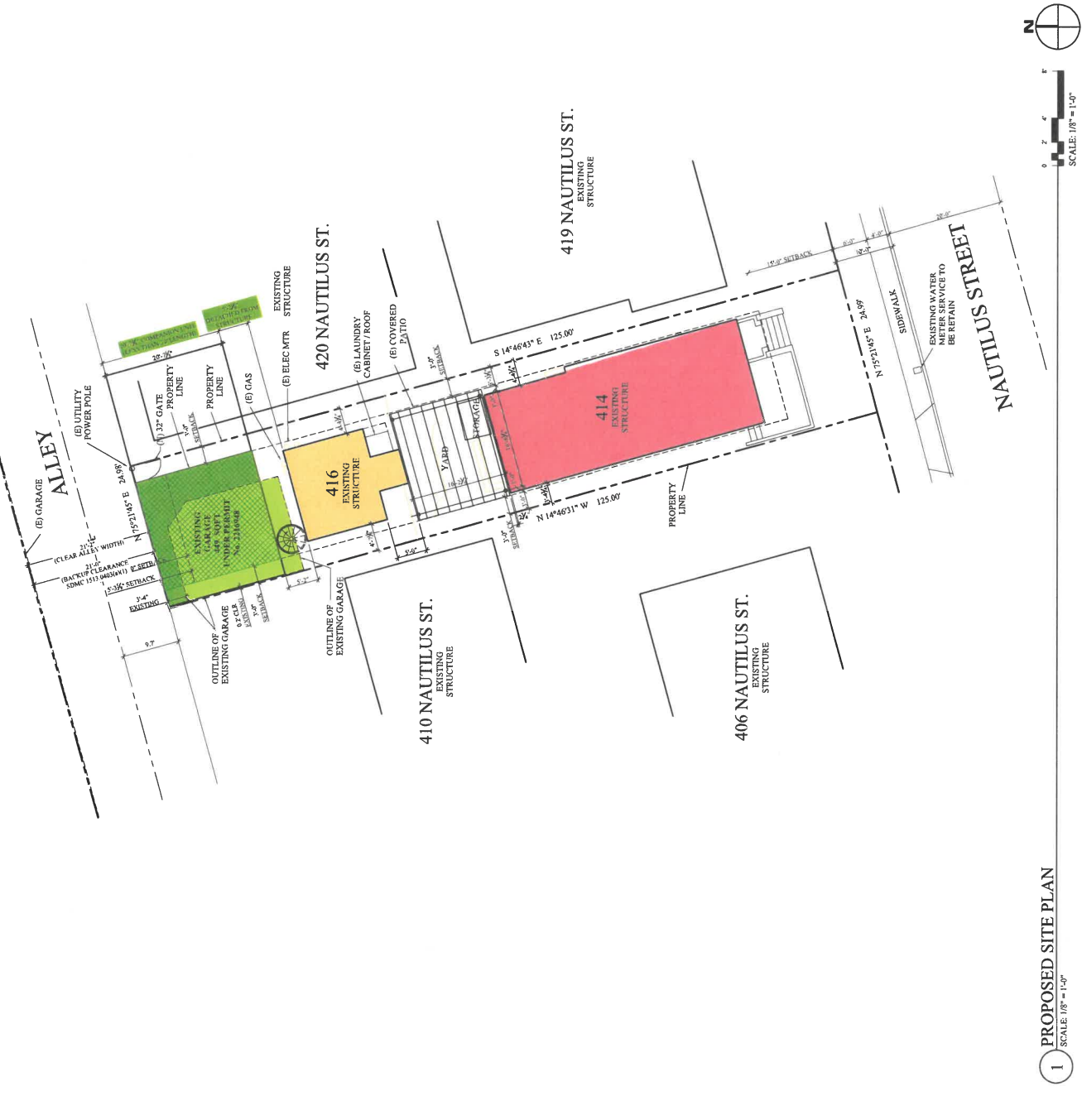
WATER AND SEWER NOTES

- EXISTING SEWER LATERAL TO BE REPAIRED.
- THE WHOLE FAMILY RESIDENTIAL DEVELOPMENT PROJECT WILL BE DESIGNED TO UTILIZE A PASSIVE STORAGE SYSTEM FOR WATER STORAGE AND TREATMENT.

BUILDING LEGEND

- EXISTING BUILDING 44 NAUTILUS BUILT IN 1931
- EXISTING BUILDING 48 NAUTILUS BUILT IN 1949
- OLD GARAGE BUILDING
- NEW GARAGE BUILDING
- NEW COMPANION UNIT BUILDING AT 414 NAUTILUS ST. SEE SITE PLAN FOR DIMENSIONS AND FOOTPRINT.

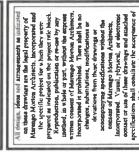
BUILDING AREA	EXISTING	PROPOSED	DIFFERENCE	ALLOW FLOOR AREA
414 RESIDENCE AND WATER	500 SF	500 SF	0 SF	500 SF
416 RESIDENCE AND WATER	440 SF	440 SF	0 SF	440 SF
414 GARAGE	440 SF	440 SF	0 SF	440 SF
416 GARAGE	440 SF	440 SF	0 SF	440 SF
414 COMPANION UNIT	0 SF	440 SF	440 SF	440 SF
416 COMPANION UNIT	0 SF	440 SF	440 SF	440 SF
414 GARAGE	440 SF	440 SF	0 SF	440 SF
416 GARAGE	440 SF	440 SF	0 SF	440 SF
TOTAL GARAGE	880 SF	880 SF	0 SF	880 SF
TOTAL RESIDENCE	940 SF	940 SF	0 SF	940 SF
TOTAL COMPANION UNIT	0 SF	880 SF	880 SF	880 SF
TOTAL VARIATION	0 SF	0 SF	0 SF	0 SF



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



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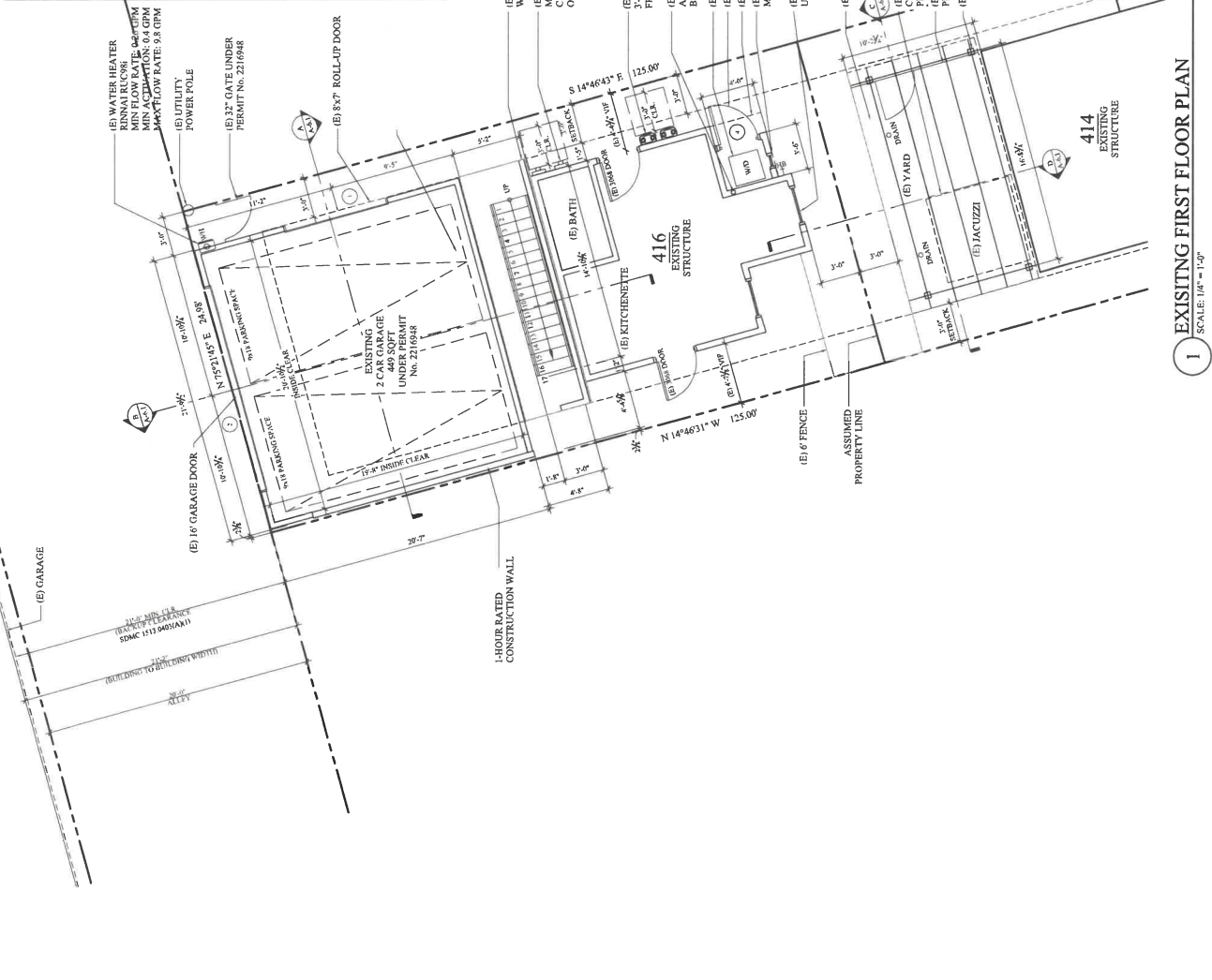
DATE: 11/10/2020
 DRAWN BY: JC
 REVISIONS: CAM
 PROJECT NO: 2018-24
 PHASE: COASTAL
 PREPARED BY: PROPOSED FIRST FLOOR
 SHEET TITLE: A-2.1

FLOOR PLAN LEGEND

- (E) SHEETING 2 X 4 STUD WALL @ 16" O.C. W/ 1/2" GYPSUM BOARD
- (E) NEW DOORS AND DOOR SYMBOLS SEE SCHEDULES ON ALL
- (E) NEW WINDOWS AND WINDOW SYMBOLS SEE SCHEDULES ON ALL
- (E) SMOKE DETECTOR - PERMANENTLY WIRED TO BUILDING POWER W/ BATTERY BACK-UP, 1" MIN. IN FIELD OR EXISTING CONDITIONS
- (E) FLOOR DRAIN (F/D) SLOPE 1/4" PER 1'-0"
- (E) ELASTIC WASHER AND DRYER CONNECTION PER FOR SIPS SPECIFICATIONS
- (E) PROPOSED EXTERIOR LIGHTING
- (E) EXISTING GAS METER
- (E) EXISTING ELECTRICAL METER
- (E) NEW DRYER INSTALLED A 1/2" TRADITIONAL WALL DIMENSIONS TO FACE OF STUDENT WALL UNLESS OTHERWISE NOTED
- (E) EXISTING STRUCTURE DIMENSION
- (E) PROPOSED STRUCTURE DIMENSION
- (E) EXTERIOR WALL DIMENSIONS TO FACE OF STUDENT WALL PER ADDITIONAL PROJECT INFORMATION SEE ADDITIONAL SHEETS

FLOOR PLAN NOTES

- A. ALL DIMENSIONS SHALL BE FIELD VERIFIED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE ISSUES RESOLVED PRIOR TO PROCEEDING WITH THE WORK. CONSULT THE ARCHITECT FOR THE LOCATION OF ALL UTILITIES AND UTILITY INFO. FOR DOOR AND WINDOWS SEE SCHEDULES ON A-2.1 FOR DEMOLITION. SEE A-2.0
- B. EXTERIOR 2X4 WALLS
- C. R-19 BATT INSULATION AT ALL NEW EXTERIOR WALLS AND RAISED FLOOR AREAS
- D. R-30 BATT INSULATION AT ALL NEW HOT WATER WALLS FOR SOUND CONTROL
- E. R-4.5 INSULATION WRAP ON ALL NEW HOT WATER WALLS AND RAISED FLOOR AREAS
- F. R-4.5 INSULATION WRAP ON ALL NEW SHIPPLY DUCTS BEDROOM AND ON ACCESS POINT TO EACH SLEEPING DETECTOR SHALL HAVE AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT. SECTION 310.9.1.2 UNIT SHALL BE PERMANENTLY WIRED AND EQUIPPED WITH SECTIONS 904, 908, AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC)
- G. EXHAUST FAN WITH VENTILATION RATE OF 120 CFM, DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM ADJACENT AREAS SHALL BE INSTALLED WITH A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING WATER METERS FOR COMBINED DOMESTIC WATERING AND LAUNDRY ROOM VENTILATION SHALL BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN INSTALLED
- H. FIRE-LOCKING SHALL BE PROVIDED AT VERTICAL THROUGH PENETRATIONS CONCEALED WITHIN WALL CAVITIES THROUGH PENETRATION FIRE STOP PROVISIONS SPECIFIED IN CBC, SECTION 714 AND CBC, SECTION 802.11, AS APPLICABLE
- I. VENTS SHALL BE ENVIRONMENTAL AIR DUCTS AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 7 FEET FROM THE 1" LINE AND 7' FROM OPENINGS INTO THE BUILDING
- J. LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LED LIGHTING. ALL LIGHTS SHALL BE CONTROLLED BY A VACANCY SENSOR
- K. ALL LIGHTS SHALL BE MONITORED TO BE CONTROLLED BY A MANUAL ON AND OFF SWITCH, BE CONTROLLED BY A PHOTO CONTROL AND A MOTION SENSOR OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) WITH SECTIONS 904, 908 AND 909 OF THE CALIFORNIA MECHANICAL CODE (CMC)
- L. DURING CONSTRUCTION, AT LEAST ONE PERSON SHALL BE ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION AREAS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED PRESENT PER CBC SECTION 331.1.1. ALL HAZARDOUS ARE BUILDINGS UNDERGOING CONSTRUCTION, CHAPTER 33 BUILDING SHALL CONFORM TO CHAPTER 35. BUILDING SHALL CONFORM TO CHAPTER 35. WORK SHALL BE IN CONFORMANCE WITH CBC CHAPTER 35.



1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

