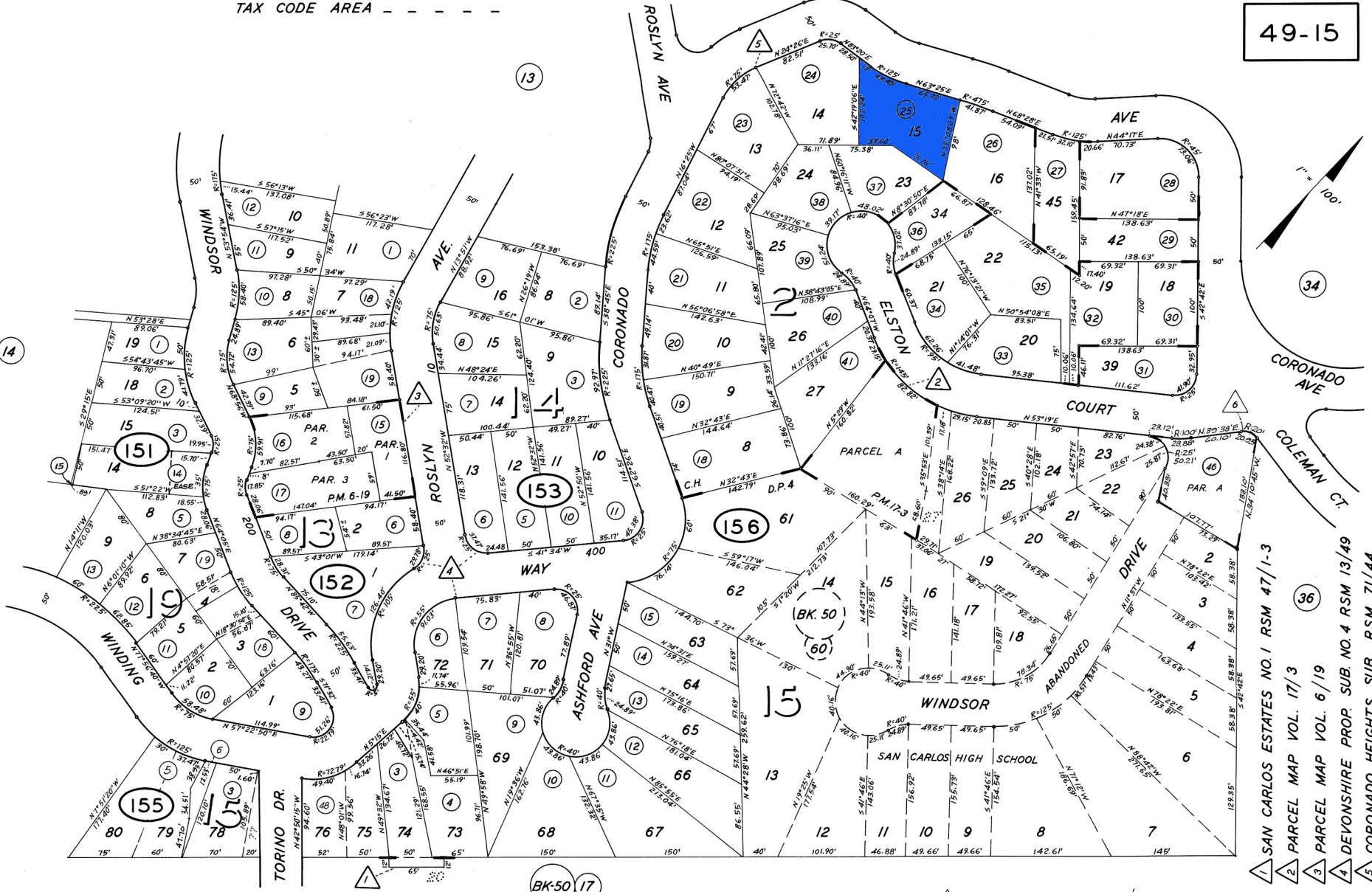
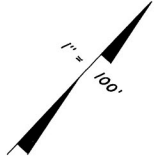
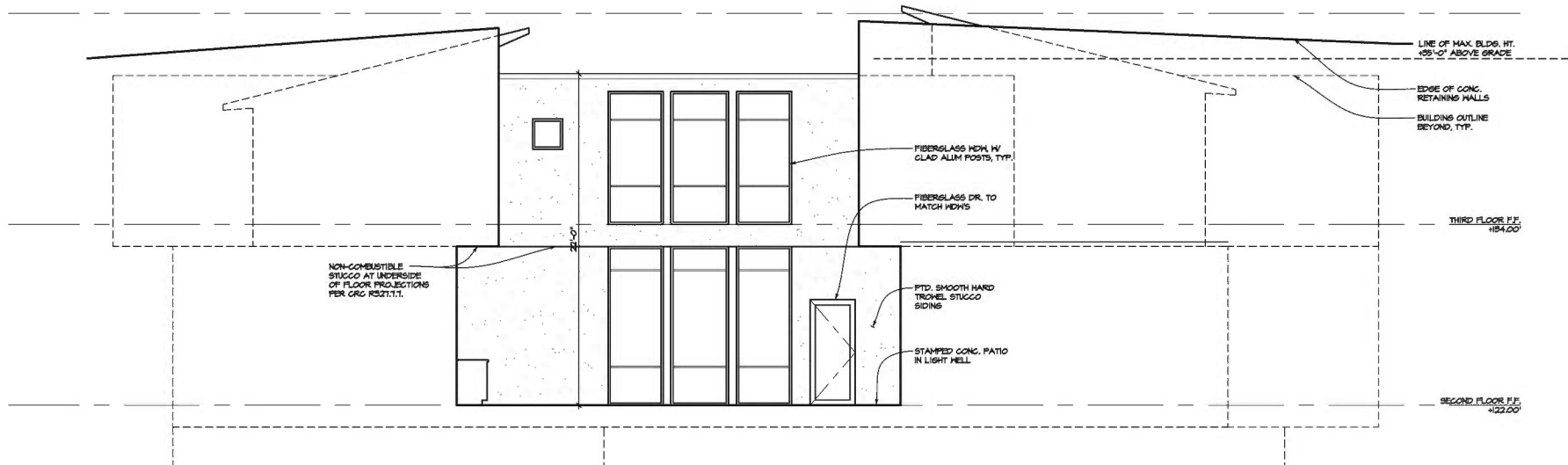


TAX CODE AREA - - - - -

49-15

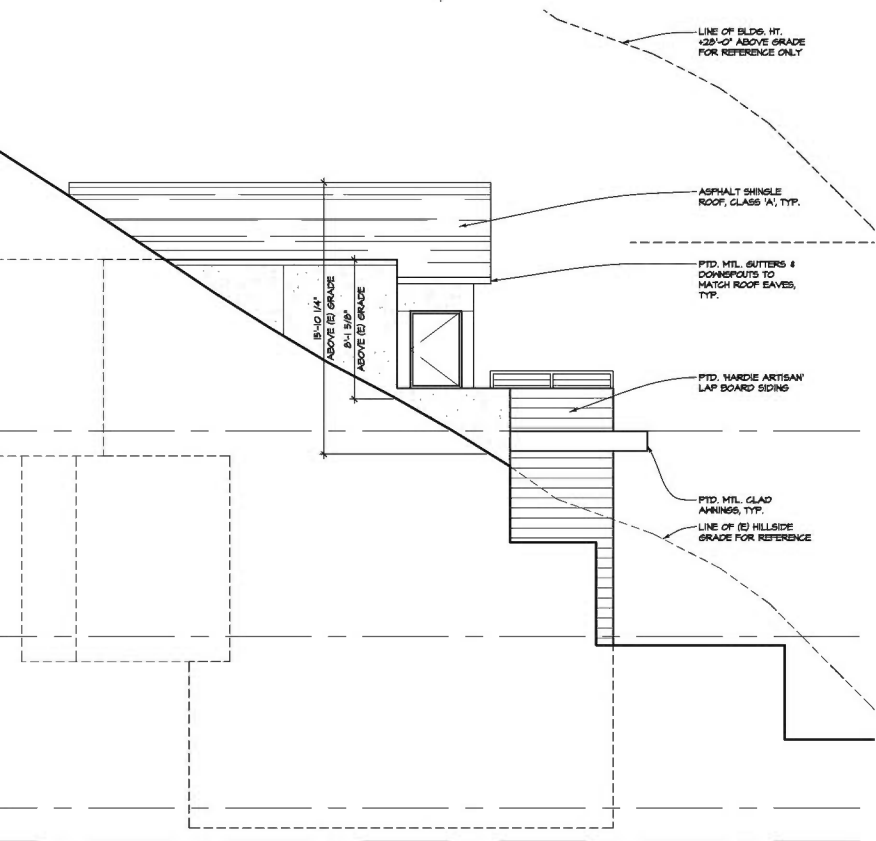


- 1 SAN CARLOS ESTATES NO. 1 RSM 47/1-3
- 2 PARCEL MAP VOL. 17/3
- 3 PARCEL MAP VOL. 6/19
- 4 DEVONSHIRE PROP. SUB. NO. 4 RSM 13/49
- 5 CORONADO HEIGHTS SUB. RSM 71/44



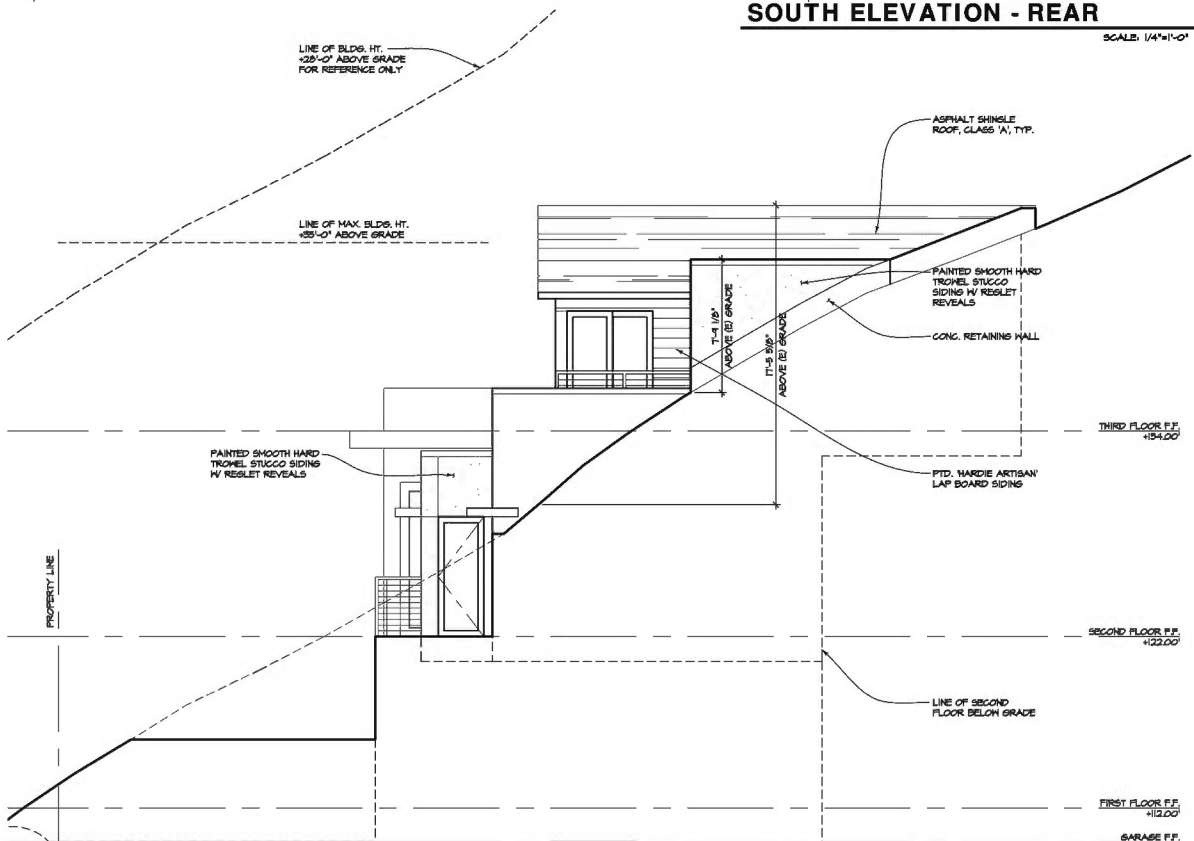
SOUTH ELEVATION - REAR

SCALE: 1/4"=1'-0"



WEST ELEVATION - LEFT

SCALE: 1/4"=1'-0"



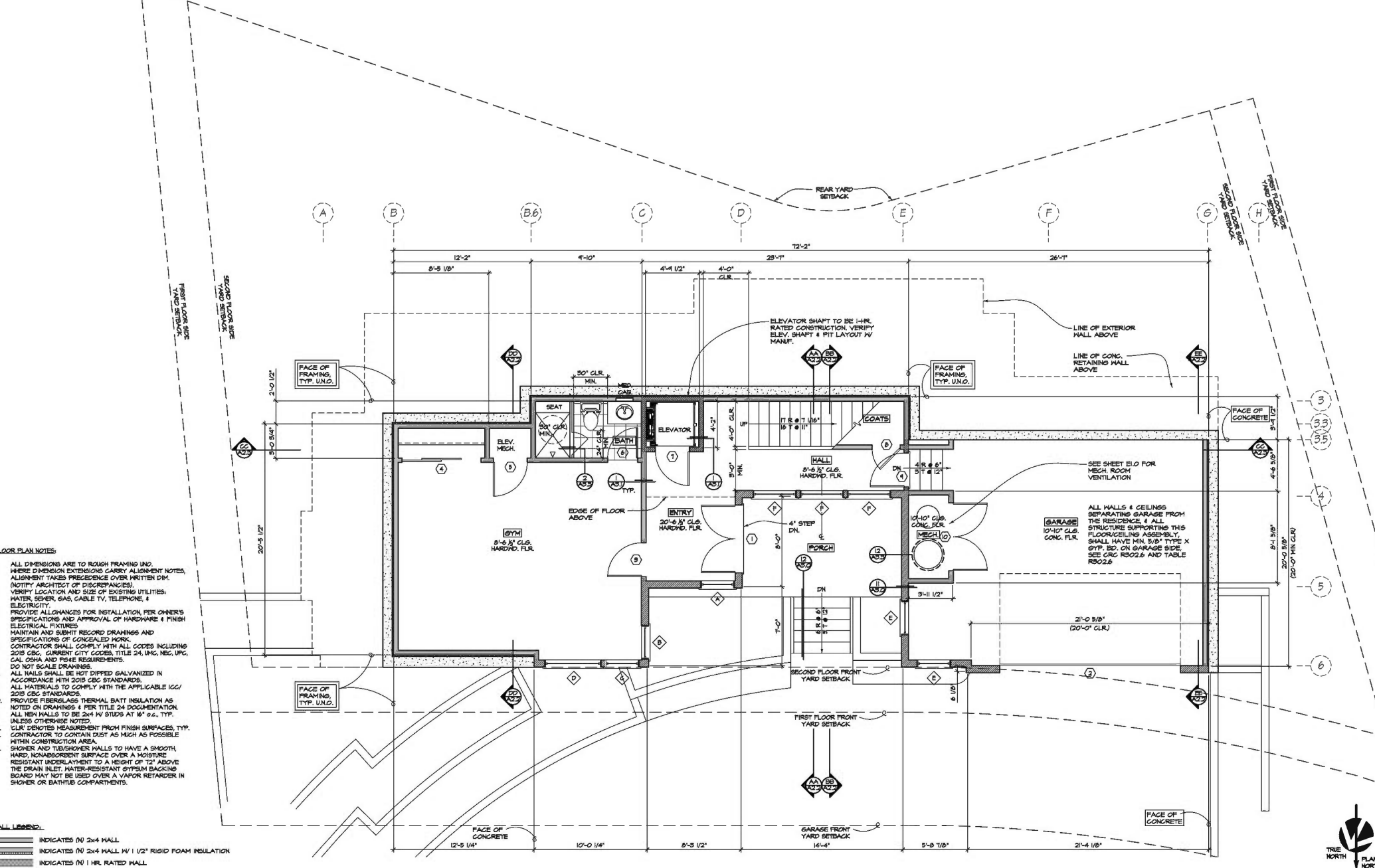
EAST ELEVATION - RIGHT

SCALE: 1/4"=1'-0"

- FLOOR PLAN NOTES:**
1. ALL DIMENSIONS ARE TO ROUGH FRAMING UNO.
 2. WHERE DIMENSION EXTENSIONS CARRY ALIGNMENT NOTES, ALIGNMENT TAKES PRECEDENCE OVER WRITTEN DIM. (NOTIFY ARCHITECT OF DISCREPANCIES).
 3. VERIFY LOCATION AND SIZE OF EXISTING UTILITIES: WATER, SEWER, GAS, CABLE TV, TELEPHONE, & ELECTRICITY.
 4. PROVIDE ALLOWANCES FOR INSTALLATION, PER OWNER'S SPECIFICATIONS AND APPROVAL OF HARDWARE & FINISH ELECTRICAL FIXTURES.
 5. MAINTAIN AND SUBMIT RECORD DRAWINGS AND SPECIFICATIONS OF CONCEALED WORK.
 6. CONTRACTOR SHALL COMPLY WITH ALL CODES INCLUDING 2018 CBC, CURRENT CITY CODES, TITLE 24, UFG, NEG, UFG, CAL, OSHA, AND PERMITS REQUIREMENTS.
 7. DO NOT SCALE DRAWINGS.
 8. ALL NAILS SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH 2018 CBC STANDARDS.
 9. ALL MATERIALS TO COMPLY WITH THE APPLICABLE ICC/2018 CBC STANDARDS.
 10. PROVIDE FIBERGLASS THERMAL BATT INSULATION AS NOTED ON DRAWINGS & PER TITLE 24 DOCUMENTATION.
 11. ALL NEW WALLS TO BE 2x4 1/2 STUDS AT 16" O.C., TYP.
 12. CLR. DENOTES MEASUREMENT FROM FINISH SURFACES, TYP.
 13. CONTRACTOR TO CONTAIN DUST AS MUCH AS POSSIBLE WITHIN CONSTRUCTION AREA.
 14. SHOWER AND TUB/SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 12" ABOVE THE DRAIN INLET. WATER-RESISTANT GYP/SUM BACKING BOARD MAY NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHING COMPARTMENTS.

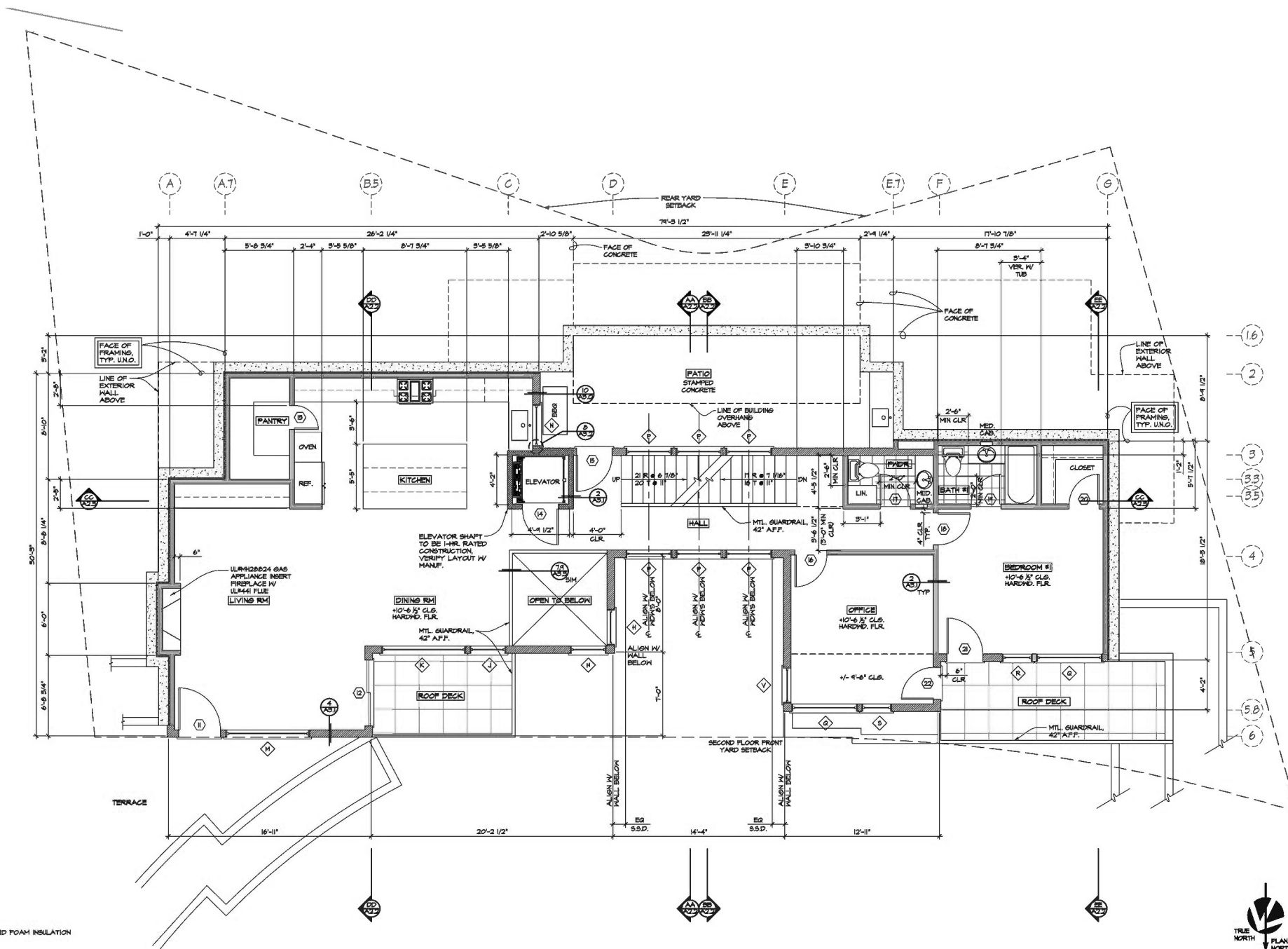
HALL LEGEND:

	INDICATES (N) 2x4 WALL
	INDICATES (N) 2x4 WALL W/ 1 1/2" RIGID FOAM INSULATION
	INDICATES (N) 1 HR RATED WALL
	INDICATES (N) 2x6 WALL



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





- WALL LEGEND**
- INDICATES (N) 2x4 MALL
 - INDICATES (N) 2x4 MALL W/ 1 1/2" RIGID FOAM INSULATION
 - INDICATES (N) 1 HR. RATED MALL
 - INDICATES (N) 2x6 MALL

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



LIGHT & AIR CALCS

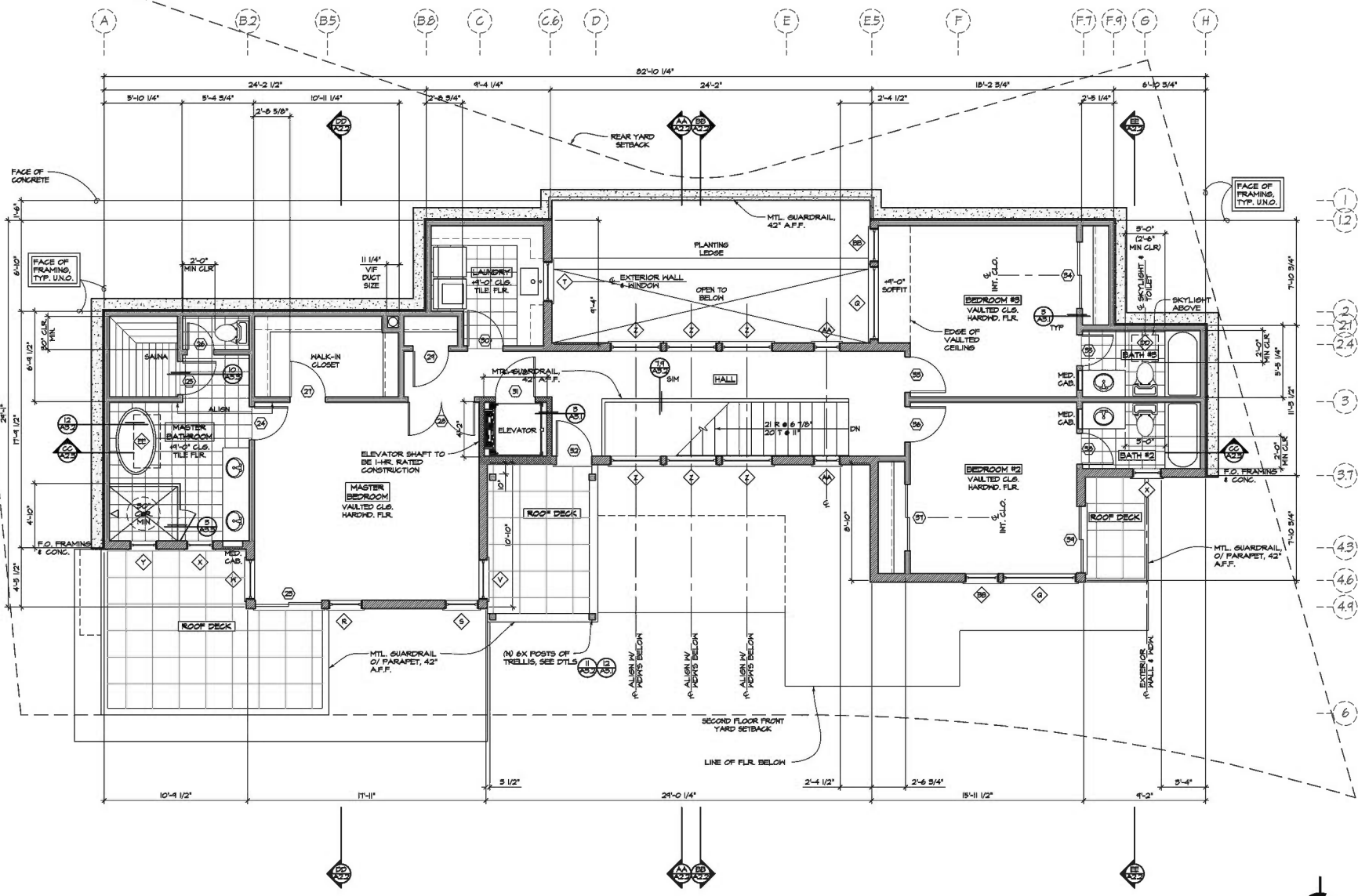
AREA	REQD NAT. LIGHT AREA (8%)	PROPOSED LIGHT AREA	REQD NAT. VENT AREA (4%)	PROPOSED VENT AREA
LIVING/DINING/KITCHEN	654.0	SF		
REQD NAT. LIGHT AREA (8%)	52.3	SF		
PROPOSED LIGHT AREA	149.2	SF		
REQD NAT. VENT AREA (4%)	26.2	SF		
PROPOSED VENT AREA	64.4	SF		
BEDROOM #1	168.0	SF		
REQD NAT. LIGHT AREA (8%)	13.4	SF		
PROPOSED LIGHT AREA	44.5	SF		
REQD NAT. VENT AREA (4%)	6.7	SF		
PROPOSED VENT AREA	30.0	SF		
OFFICE	148.0	SF		
REQD NAT. LIGHT AREA (8%)	11.8	SF		
PROPOSED LIGHT AREA	53.6	SF		
REQD NAT. VENT AREA (4%)	5.9	SF		
PROPOSED VENT AREA	38.7	SF		
MASTER BEDROOM	254.0	SF		
REQD NAT. LIGHT AREA (8%)	20.3	SF		
PROPOSED LIGHT AREA	64.1	SF		
REQD NAT. VENT AREA (4%)	10.2	SF		
PROPOSED VENT AREA	59.1	SF		
BEDROOM #2	163.0	SF		
REQD NAT. LIGHT AREA (8%)	13.0	SF		
PROPOSED LIGHT AREA	54.4	SF		
REQD NAT. VENT AREA (4%)	6.5	SF		
PROPOSED VENT AREA	27.9	SF		
BEDROOM #3	184.5	SF		
REQD NAT. LIGHT AREA (8%)	14.8	SF		
PROPOSED LIGHT AREA	30.5	SF		
REQD NAT. VENT AREA (4%)	7.4	SF		
PROPOSED VENT AREA	9.0	SF		
GYM	368.0	SF		
REQD NAT. LIGHT AREA (8%)	29.4	SF		
PROPOSED LIGHT AREA	46.1	SF		
REQD NAT. VENT AREA (4%)	14.7	SF		
PROPOSED VENT AREA	24.4	SF		

LIGHT & VENTILATION CALCULATION NOTES:

- ALL BATHROOMS TO BE EQUIPPED WITH ARTIFICIAL LIGHT AND MECHANICAL VENTILATION PER CRC SEC. R302.5, EXC. #1.

WALL LEGEND:

- INDICATES (N) 2x4 WALL
- INDICATES (N) 2x4 WALL W/ 1/2" RIGID FOAM INSULATION
- INDICATES (N) 1 HR. RATED WALL
- INDICATES (N) 2x6 WALL



PROPOSED THIRD FLOOR PLAN

SCALE: 1/4"=1'-0"



A

B.2

B.5

B.8

C

C.6

D

E

E.5

F

F.7

F.9

G

H

(N) CLASS A ASPHALT SHINGLE ROOFING AT 5/12 SLOPED ROOFS TYP. UNO.

GUTTERS TO BE PROVIDED W/ SCREENS PER DTL. 6/AS.1

D.S. TYP.

CLASS A DUROLAST MEMBRANE ROOFING AT 1/2:12 SLOPED ROOFS TYP. UNO.

SKYLIGHT SEE PLAN FOR SIZE & LOC.

MTL. FLASHING & CRICKET AROUND SKYLIGHTS PER MANUF. SEE DTL. 12/AS.2

(N) 'TREX TRANSCEND' DECKING OR CLASS A GYM 1000 W.P. MEMBRANE, SEE DTL. 10/AS.1

KITCHEN HOOD FLUE TERMINATION

CONG. PATIO BELOW

VALLEY FLASHING TO BE NO. 26 GALV. SHEET MTL. OR ONE LAYER 36" WIDE MIN. 12 LB. MINERAL-SURFACED NONPERFORATED GAP SHEET PER CRC RS215.5

AT CALIFORNIA FRAMING, PROVIDE OPENINGS IN ROOF SHTG. BELOW TO ALLOW INSTALLATION OF SPRAY FOAM INSULATION TO UNDERSIDE OF BLD'G ENVELOPE ROOF SHTG.

DASHED LINE INDICATES FACE OF WALL TYP.

SOLAR ARRAY, SEE SOLAR CONSULTANT DMS'S

S.S.M. WINDOW ANNING

ST. GR. MD. TRELIS

'TREX TRANSCEND' DECKING OR EQ. @ TRELIS LOC. OR CLASS A GYM 1000 W.P. MEMBRANE SEE DTL. 10/AS.1

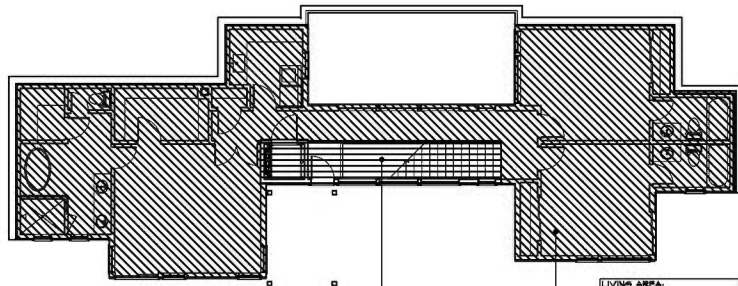
ROOF PLAN NOTES:

- BUILT-UP ROOFING MATL. TO BE INSTALLED IN ACCORDANCE WITH THE MFR'S INSTRUCTIONS AND IN COMPLIANCE WITH CRC SEC. R403.4. THE DESIGN SLOPE SHALL BE 2% (1/4" PER FT) EXCEPT FOR COAL TAR BUILT-UP ROOF, WHICH SHALL HAVE A DESIGN SLOPE OF 1% (1/8" PER FT)



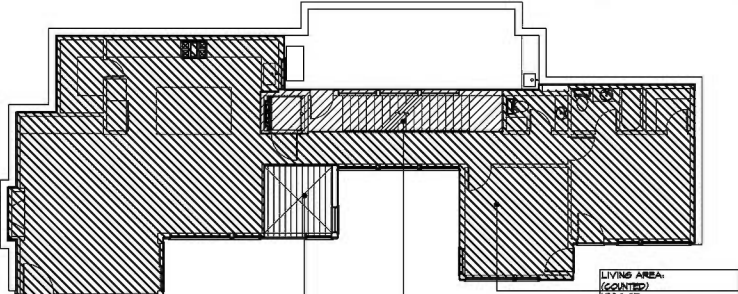
PROPOSED ROOF PLAN

SCALE: 1/4"=1'-0"



LIVING AREA:
(COUNTED)
1,261 SF

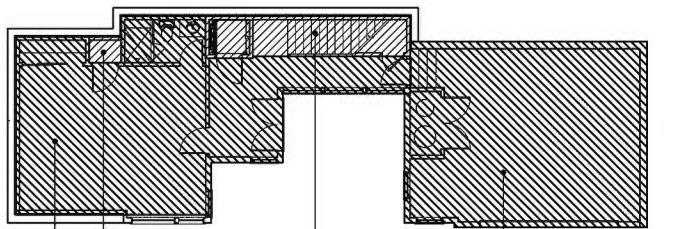
ELEVATOR & STAIR:
(COUNTED)
152 SF



LIVING AREA:
(COUNTED)
1,582 SF

ELEVATOR & STAIR:
(NOT COUNTED)
121 SF

AREA OPEN TO BELOW:
(NOT COUNTED)
71 SF



UNCONDITIONED GARAGE:
(COUNTED)
1,248 SF

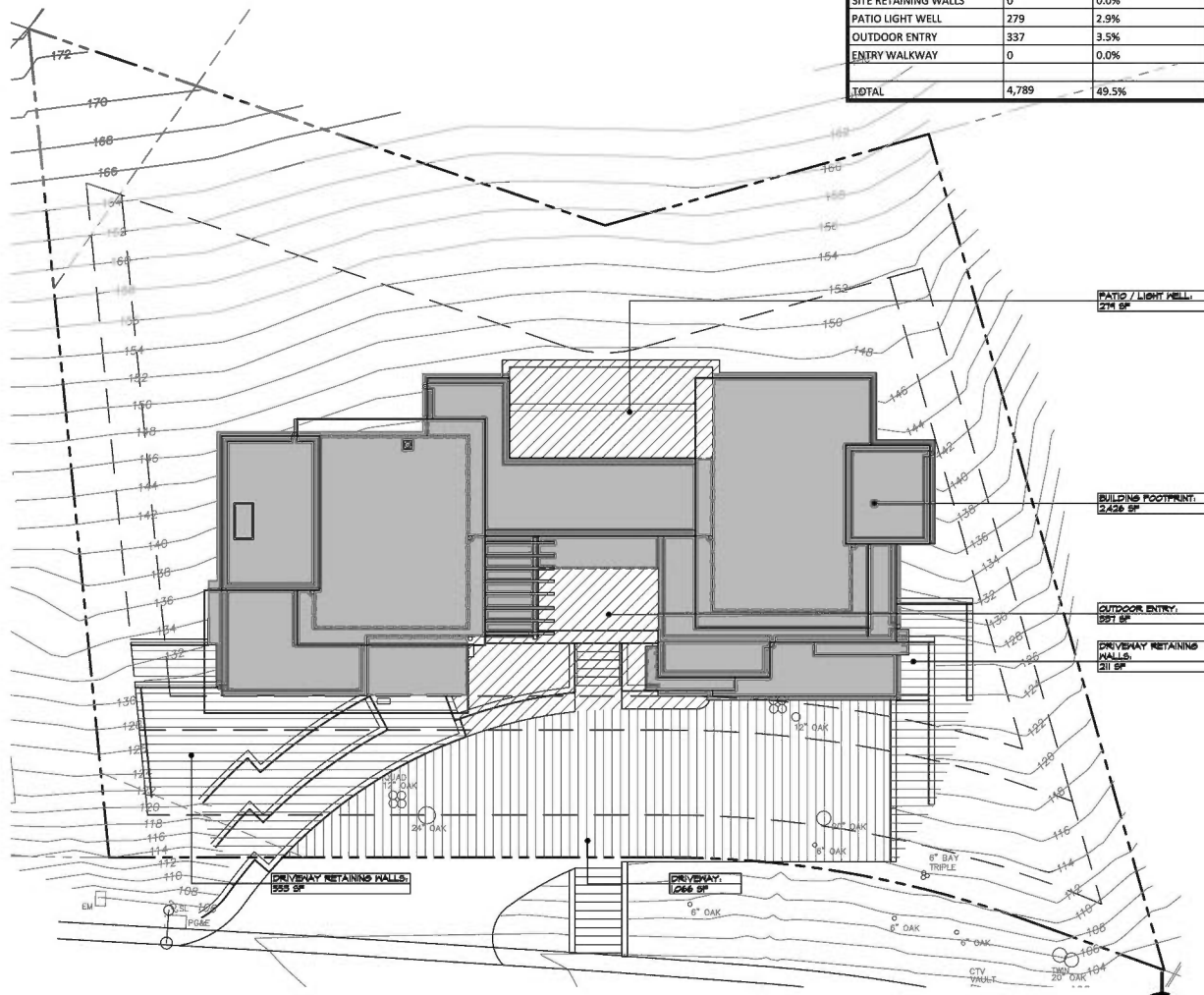
ELEVATOR STAIR & MECH:
(NOT COUNTED)
222 SF

LIVING AREA:
(COUNTED)
1,634 SF

AREAS NOT COUNTED TOWARD F.A.R.

 AREAS COUNTED TOWARD F.A.R.

NATURAL STATE CALC.		
LOT AREA	= 9,684 SF	
AREA OF LOT REQ'D. TO REMAIN IN ITS NATURAL STATE		
(25% OF LOT + AVG. SLOPE % OF LOT, UP TO MAX. OF 85%)		
		= 87.1% (THEREFORE 85% MAX. APPLIES)
25% + 62.1%		
9,684 X .85	= 8,231 SF REQ'D NATURAL STATE	
		(1,453 SF MAY BE ALTERED)
PROPOSED NATURAL STATE ALTERATIONS		
DESCRIPTION	AREA (SF)	PERCENTAGE OF LOT
BUILDING FOOTPRINT	2,437	25.2%
DRIVEWAY	1,066	11.0%
DRIVEWAY RETAINING WALLS	670	6.9%
SITE RETAINING WALLS	0	0.0%
PATIO LIGHT WELL	279	2.9%
OUTDOOR ENTRY	337	3.5%
ENTRY WALKWAY	0	0.0%
TOTAL	4,789	49.5%



PATIO / LIGHT WELL:
279 SF

BUILDING FOOTPRINT:
2,437 SF

OUTDOOR ENTRY:
337 SF

DRIVEWAY RETAINING WALLS:
211 SF

DRIVEWAY RETAINING WALLS:
553 SF

DRIVEWAY:
1,066 SF

AREAS OF LOT ALTERED FROM NATURAL STATE

 AREA OF BUILDING FOOTPRINT

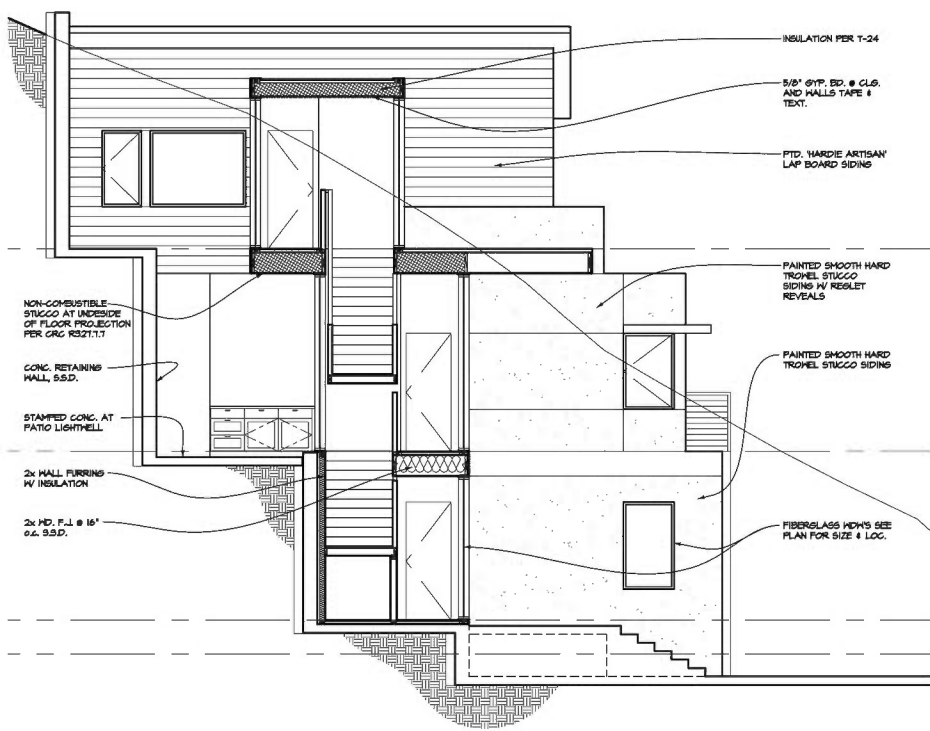


FLOOR AREAS

SCALE: 1/8"=1'-0"

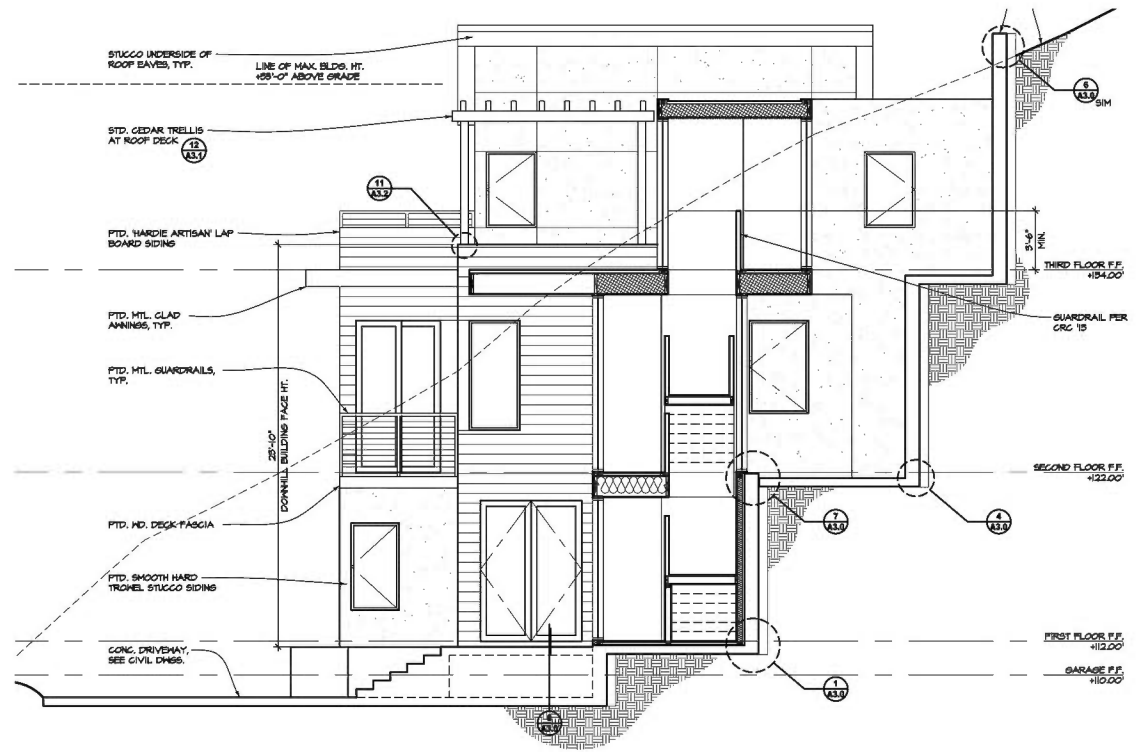
NATURAL STATE AREAS

SCALE: 1/8"=1'-0"



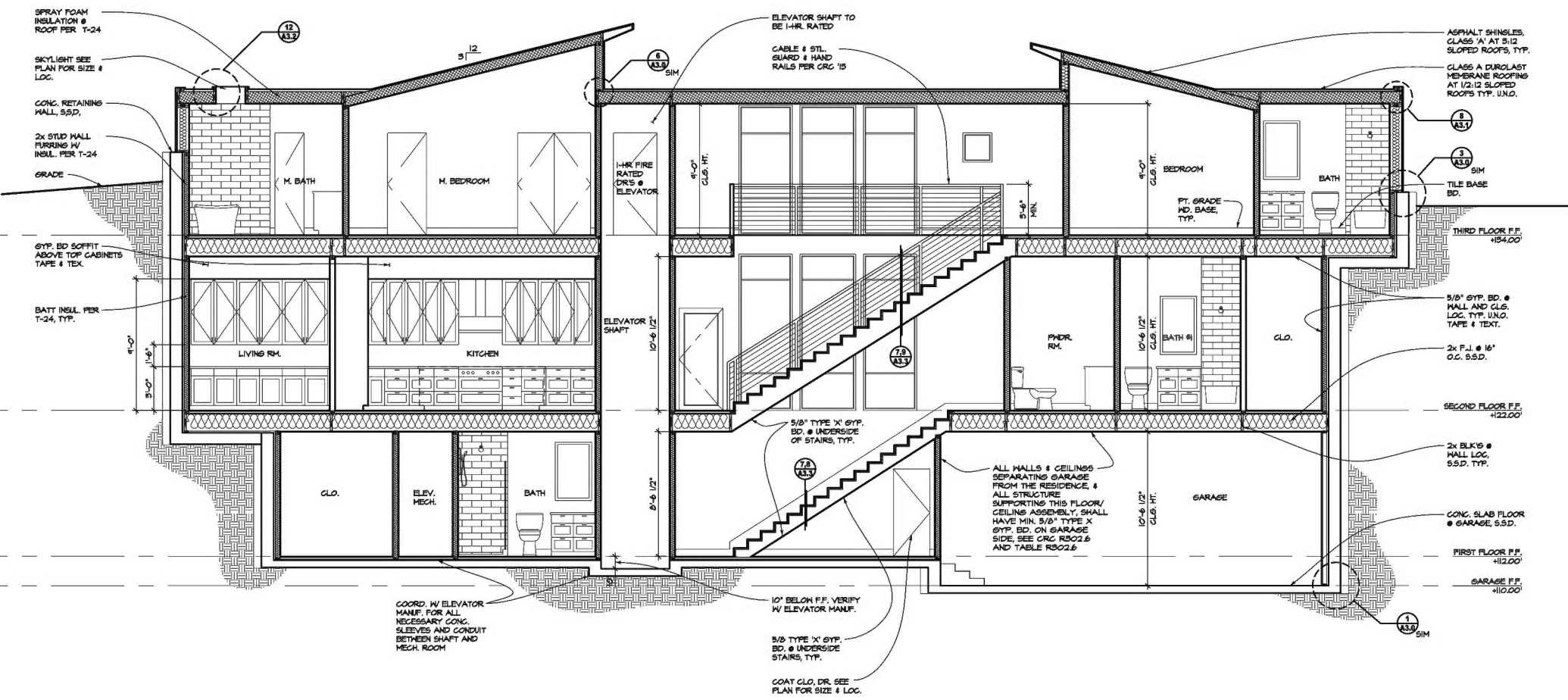
SECTION BB

SCALE: 1/4"=1'-0"



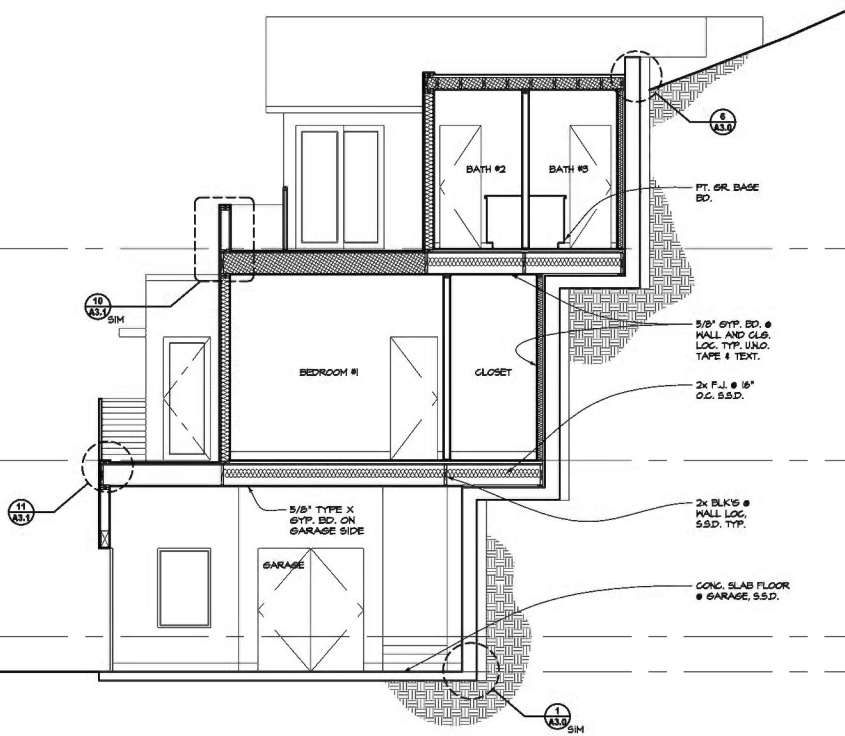
SECTION AA

SCALE: 1/4"=1'-0"



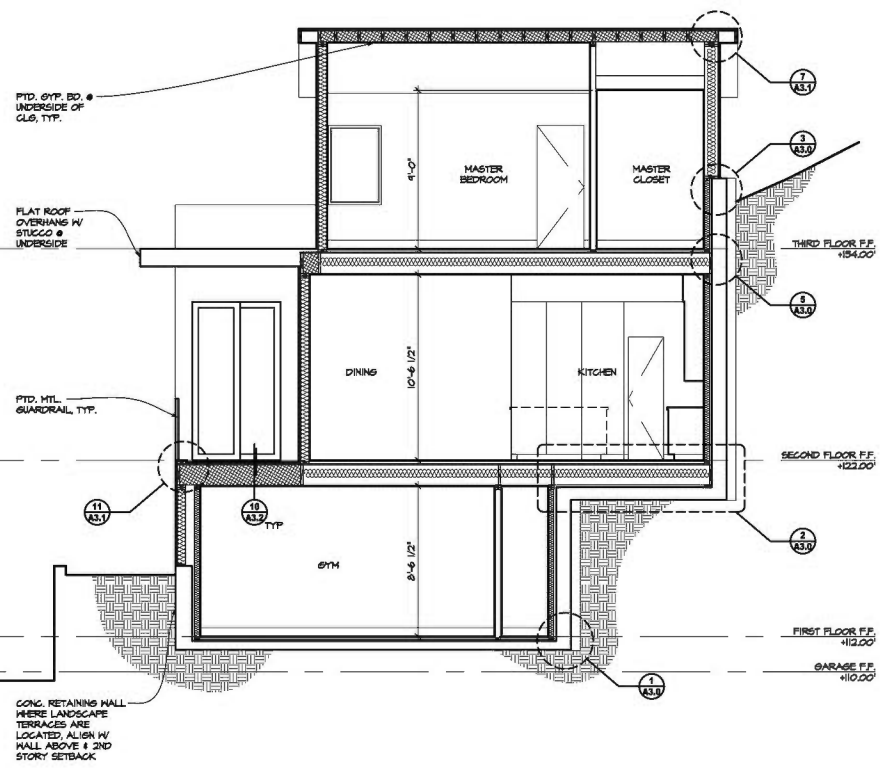
BUILDING SECTION CC

SCALE: 1/4"=1'-0"



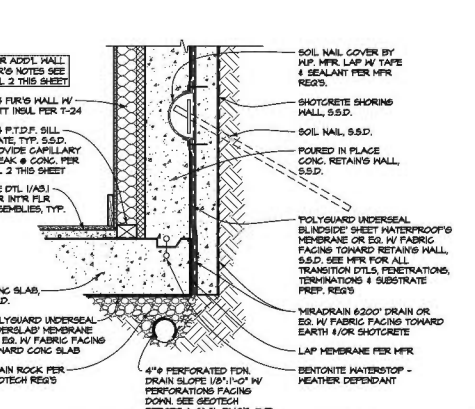
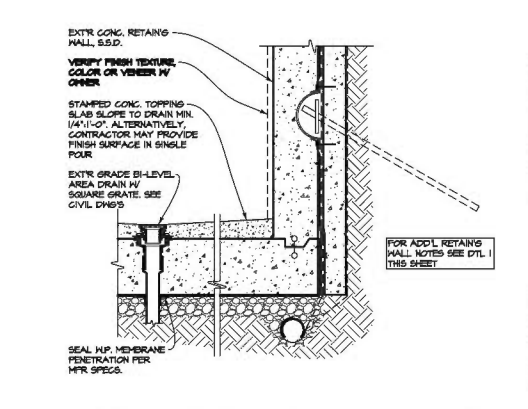
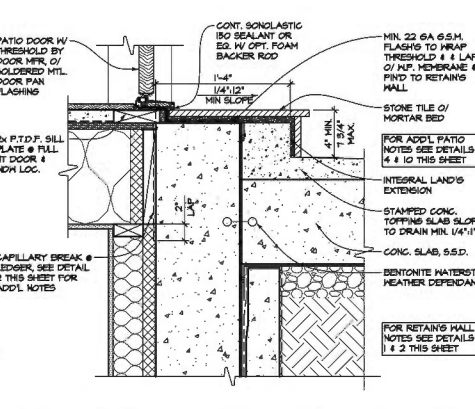
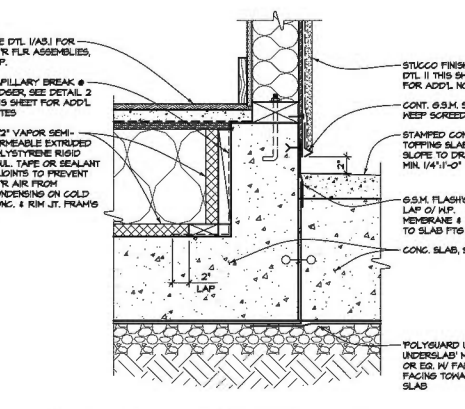
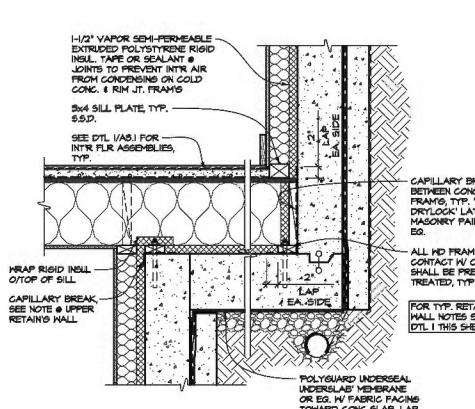
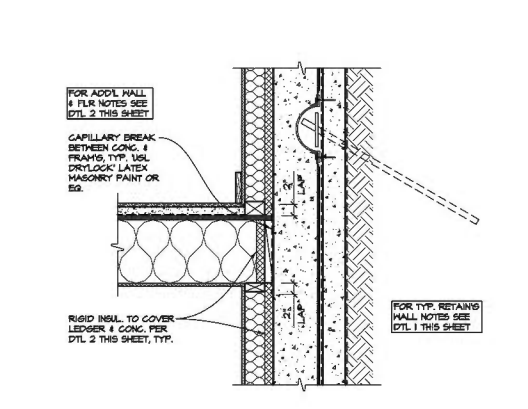
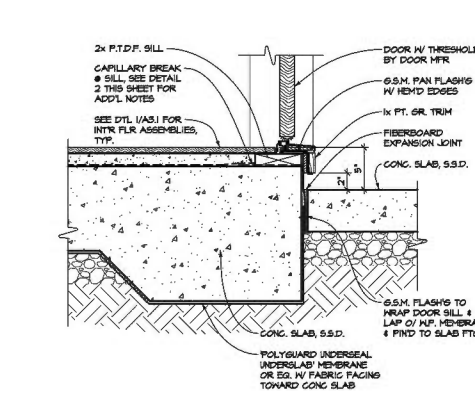
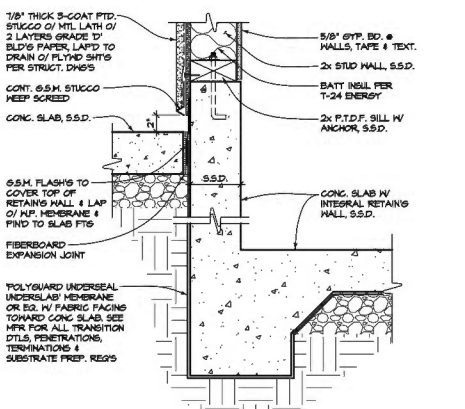
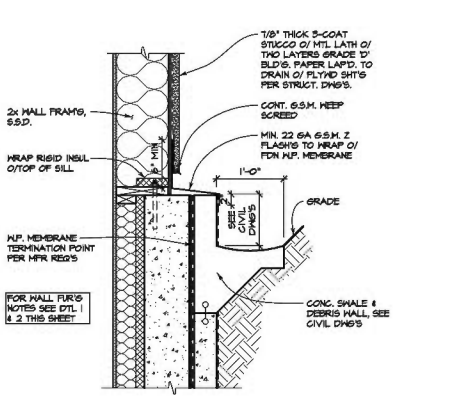
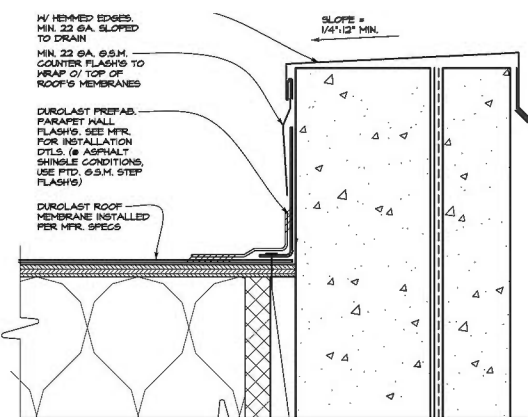
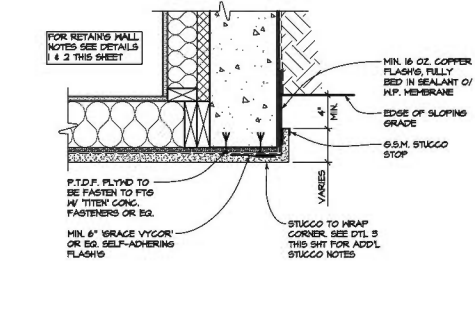
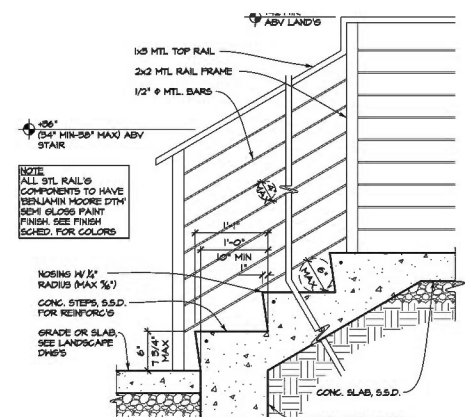
SECTION EE

SCALE: 1/4"=1'-0"



SECTION DD

SCALE: 1/4"=1'-0"



KIT./REAR PATIO FT'G DTL. (10)

SCALE: 1/2" = 1'-0"

REAR PATIO THRESHOLD DTL. (7)

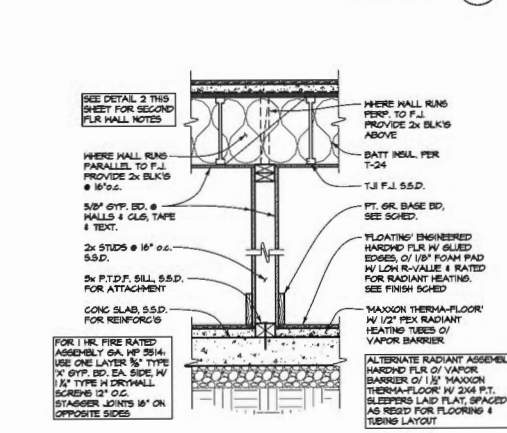
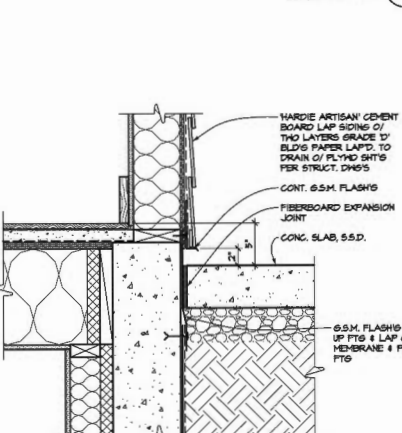
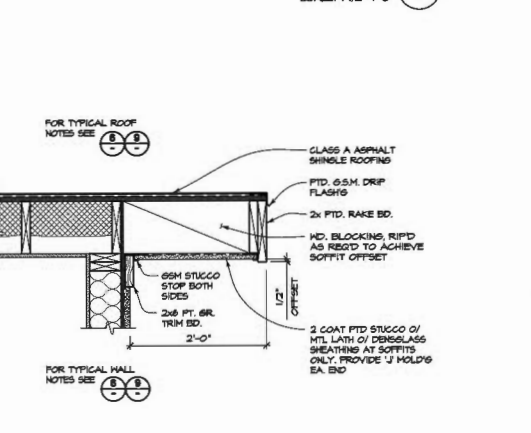
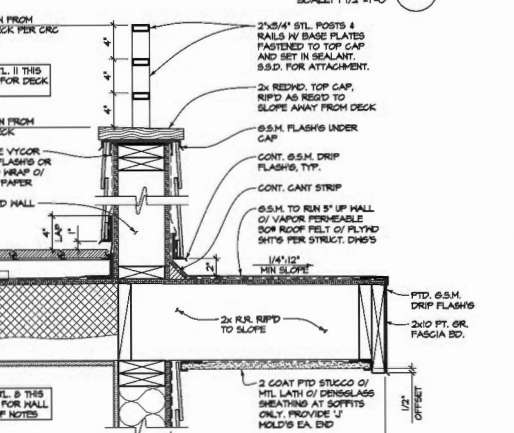
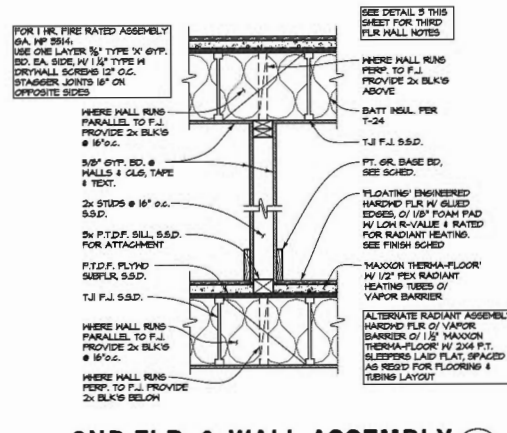
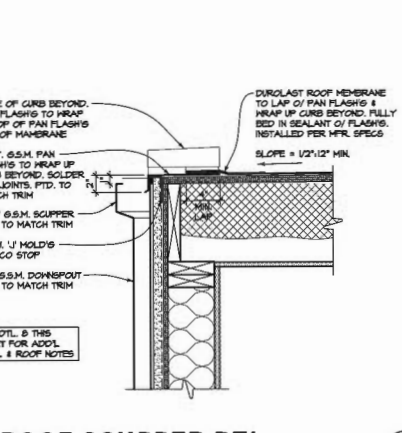
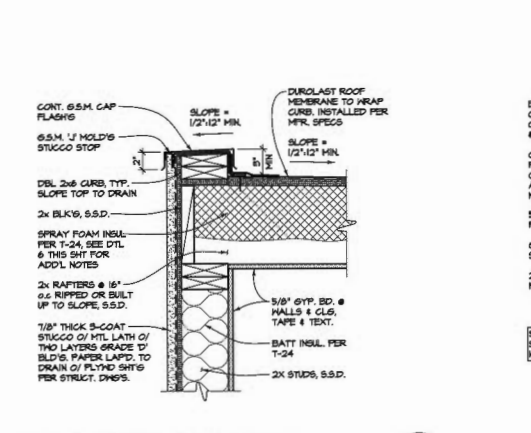
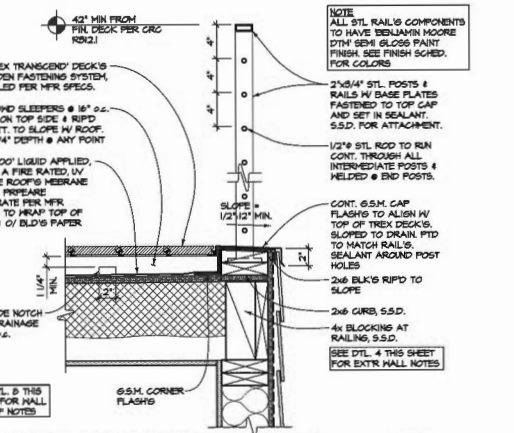
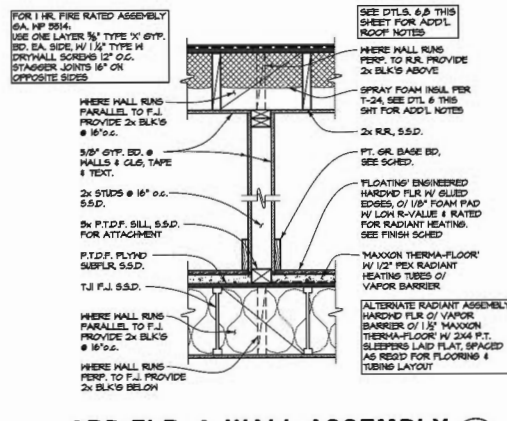
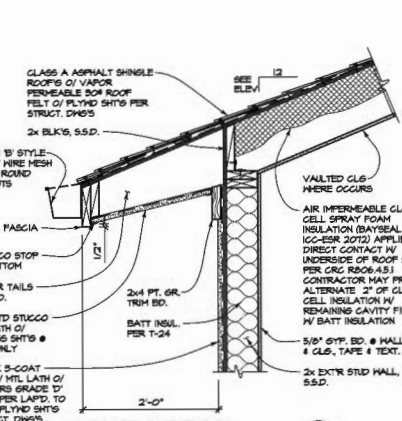
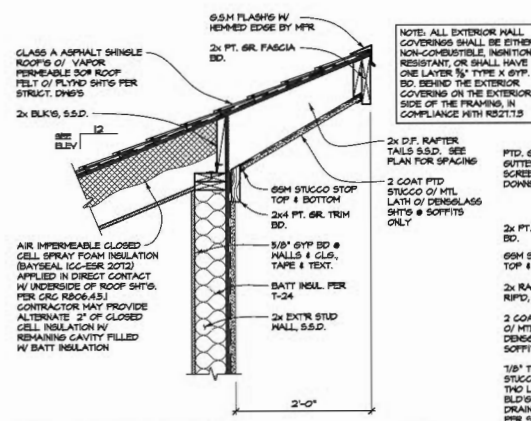
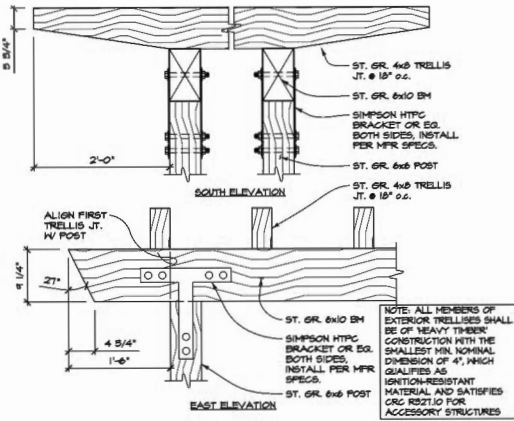
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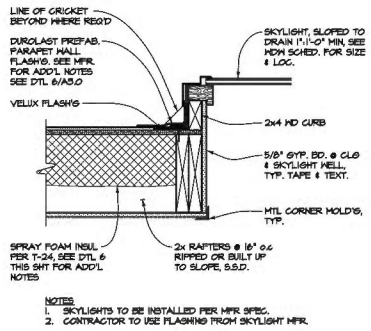
REAR PATIO DTL. (4)

SCALE: 1/4" = 1'-0"

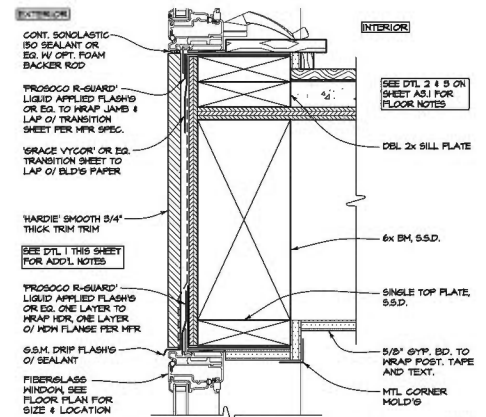
FIRST FLR. FOUNDATION (1)

SCALE: 1/4" = 1'-0"

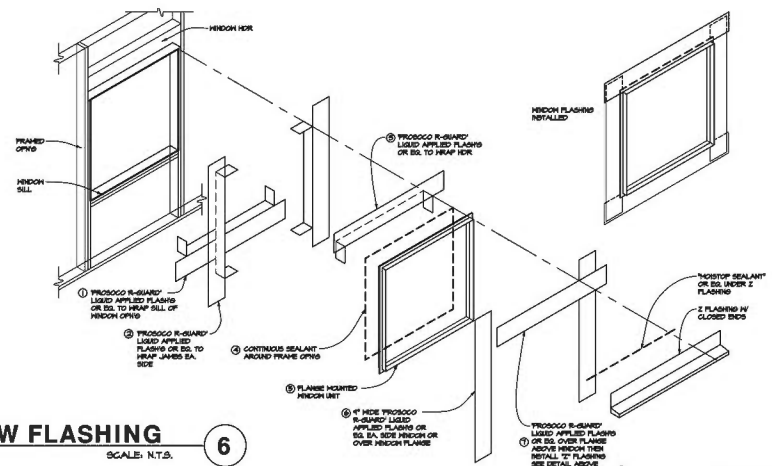




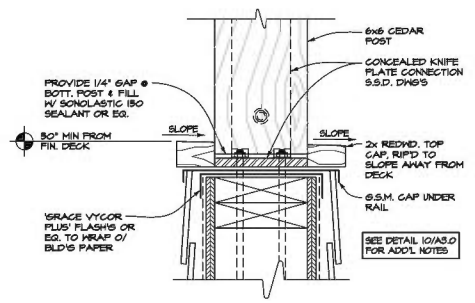
SKYLIGHT DETAIL SCALE: 1/2"=1'-0" **12**



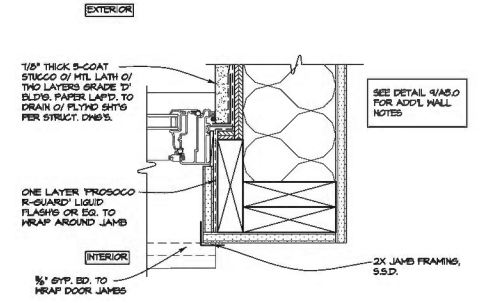
WINDOW WALL AT FLOOR SCALE: 5/8"=1'-0" **9**



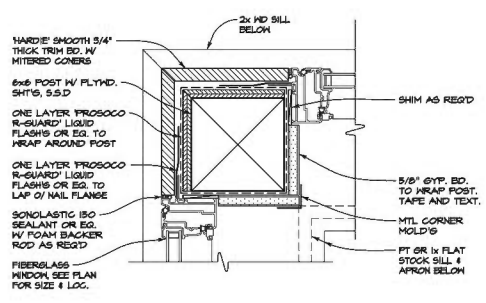
WINDOW FLASHING SCALE: N.T.S. **6**



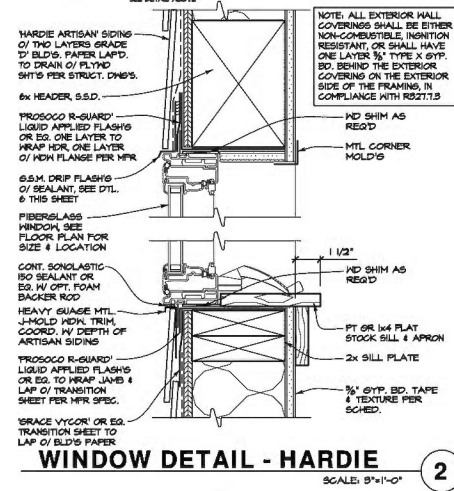
TRELLIS POST BASE SCALE: 5/8"=1'-0" **11**



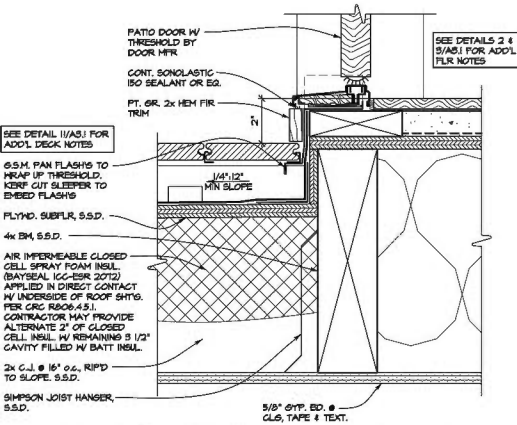
WINDOW CORNER SCALE: 5/8"=1'-0" **8**



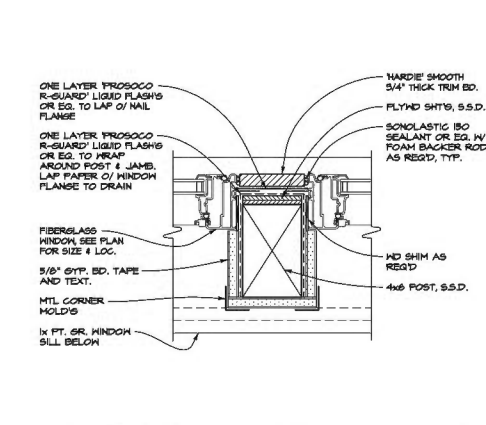
WINDOW CORNER SCALE: 5/8"=1'-0" **5**



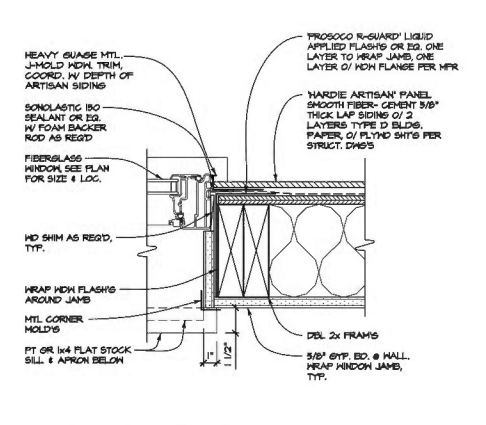
WINDOW DETAIL - HARDIE SCALE: 5/8"=1'-0" **2**



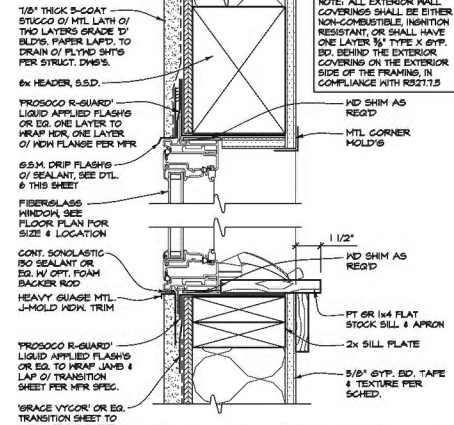
ROOF DECK THRESHOLD SCALE: 5/8"=1'-0" **10**



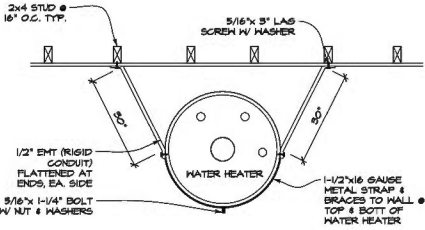
WINDOW WALL JAMB SCALE: 5/8"=1'-0" **7**



TYP. WINDOW JAMB SCALE: 5/8"=1'-0" **4**



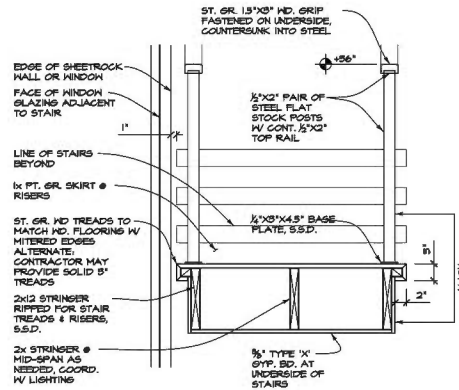
WINDOW DETAIL - STUCCO SCALE: 5/8"=1'-0" **1**



WATER HEATER

SCALE: 1"=1'-0"

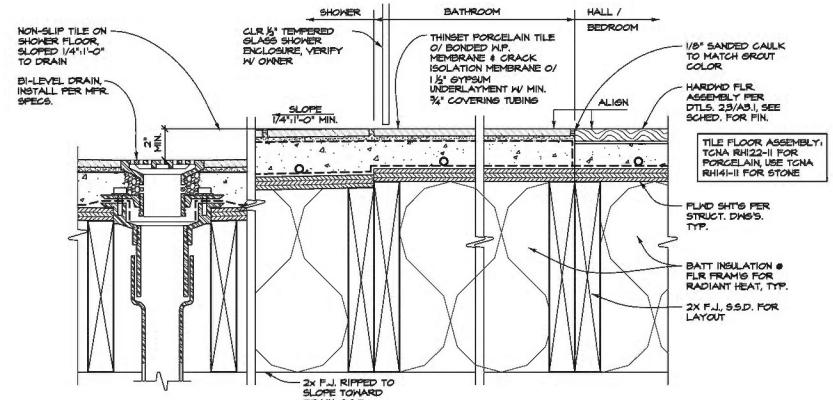
12



SECOND FLOOR STAIR

SCALE: 1 1/2"=1'-0"

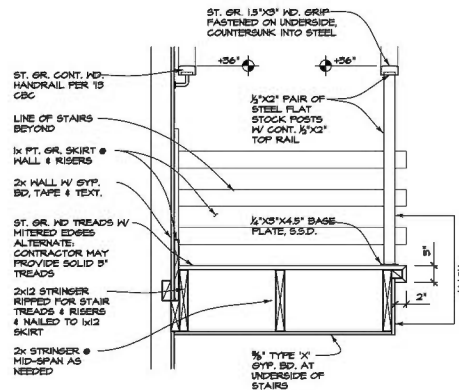
9



TILE FLOOR ASSEMBLY, SHOWER TRANSITION - OVER WOOD

SCALE: 5"=1'-0"

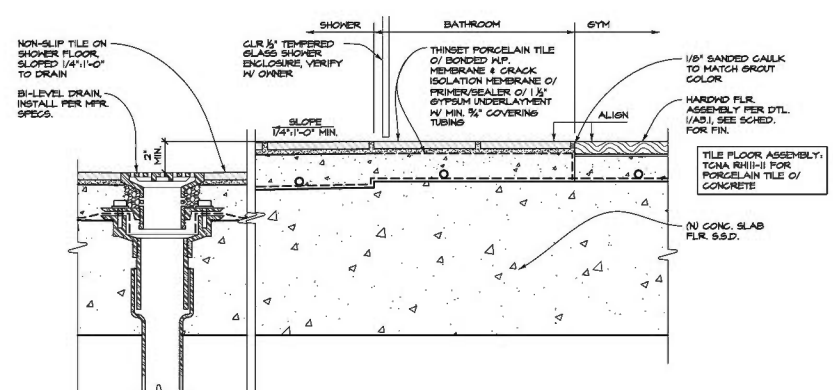
3



FIRST FLOOR STAIR

SCALE: 1 1/2"=1'-0"

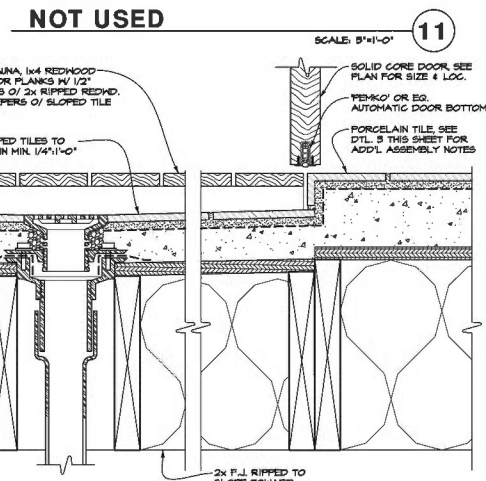
8



TILE FLOOR ASSEMBLY, SHOWER TRANSITION - OVER CONCRETE

SCALE: 5"=1'-0"

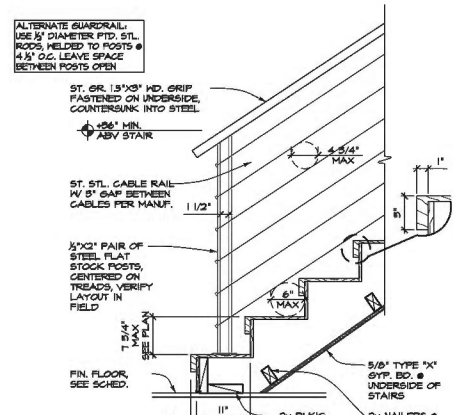
2



SAUNA FLOOR TRANSITION

SCALE: 1"=1'-0"

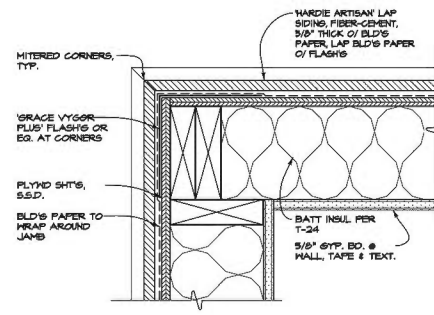
10



STAIR GUARDRAIL

SCALE: 1 1/2"=1'-0"

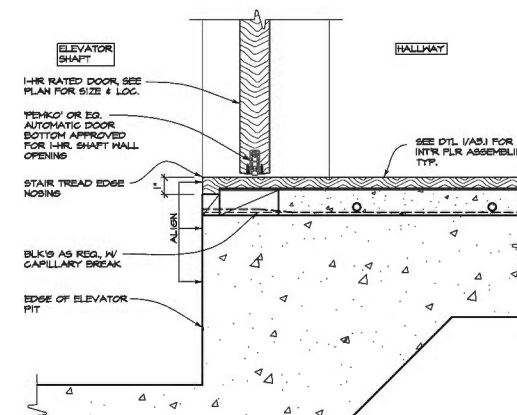
7



HARDIE EXTERIOR CORNER

SCALE: 5"=1'-0"

4



ELEVATOR THRESHOLD

SCALE: 5"=1'-0"

1