SITE PLAN NOTES

1. The Designer is responsible for plotting only. The Civil engineer / Contractors responsible for horizontal control if a problem occurs the civil engineer / Contractor notify the Architect prior to start of construction.

2. The Contractor shall verify all site dimensions prior to start of construction and notify the Architect is any problem or discrepancies occur.

3. The Contractor shall verify finish floor elevations prior to start of construction.

4. Water meters shall note be located within driveways.

5. All building addresses shall be clearly seen form the street. See exterior elevations

6. Approved numbers and /or addresses shall be placed on all new or existing buildings an appropriate additional locations as to be plainly visible and legible form either direction of approach said numbers shall contrast with the following minimum standards as to size 4" high with a 3/8" stroke for residential buildings, post at roadway.

"THE STRUCTURE(S) WILL BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOIL. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEN INCORPORATED, MAY BE REQUIRED"
SIGNATURE _____ OWNER/ LINCENSED ENGINEER OR ARCHITECT.

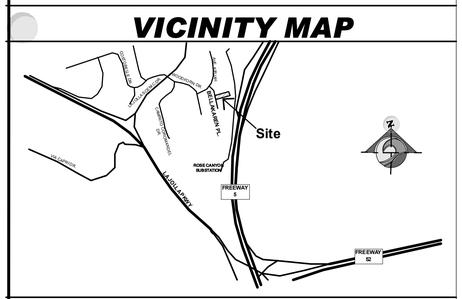
WINDOW NOTE:

PROVIDE AN EMERGENCY ESCAPE AND RESCUE OPENING THAT COMPLIES WITH ALL OF THE FOLLOWING:
- MINIMUM NET CLEAR OF 5.7 SQ.FT.
(5 FEETMINIMUM AT GRADE FLOOR OPENING)
- MINIMUM 20 INCH NET CLEAR OPENING WIDTH
- MINIMUM 24 INCHET CLEAR OPENING HEIGHT
- BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR (CRC R310.1)

SHOWERS NOTE:

SHOWER COMPARTMENTS AND BATHTUBS WITH AN INSTALLED SHOWER HEADS SHALL BE FINIHES WITH NON ABSORBENT SURFACE THAT EXTENDS TO HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)

VICINITY MAP



LOCATION MAP

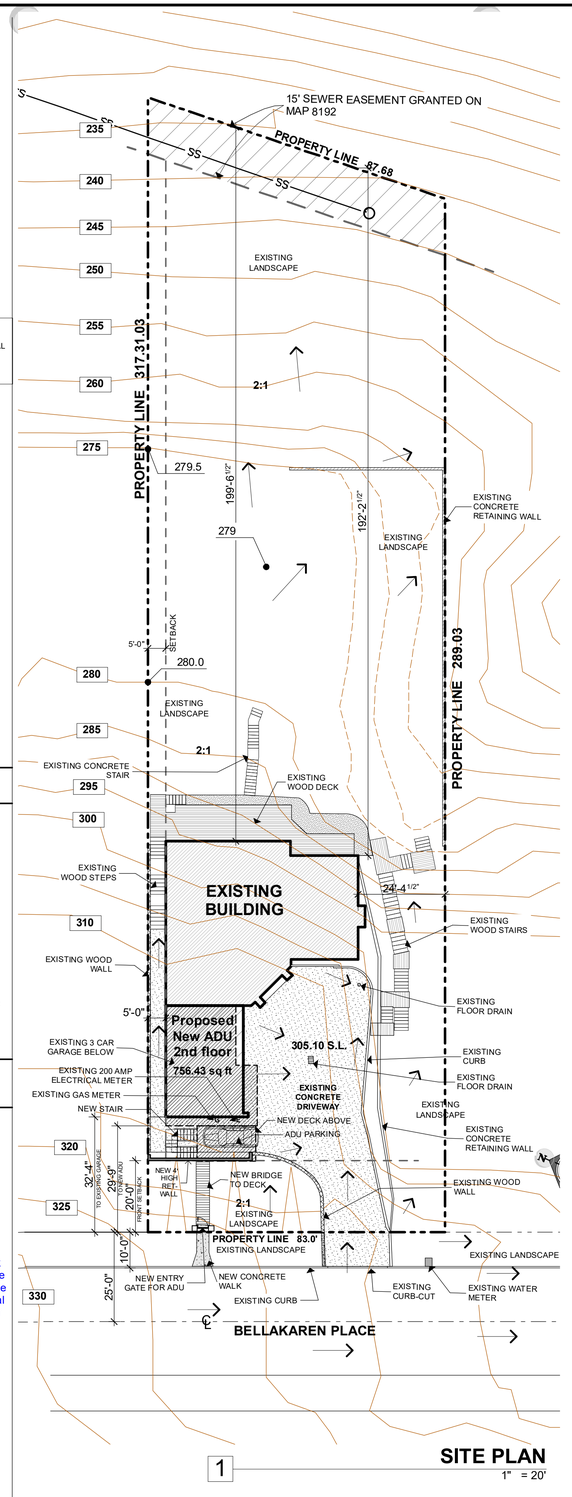
"NOTICE TO THE APPLICANT/OWNER'S AGENT/ARCHITECT ORENGINEER OF RECORD:
By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the reuirements of the City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes."

"NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER:
By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of the requirements contained in the statement of special inspections. you area agree to comply with the requirements of the City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes."

Building permit applications submitted shall comply with the following codes:

2019 Edition of the California Building Code
2019 Edition of the California Residential Code
2019 Edition of the California Mechanical Code
2019 Edition of the California Plumbing Code
2019 Edition of the California Electrical Code
2019 Edition of the California Fire Code
2019 Edition of the California Green Building Standards

2019 Edition of the California Energy Code,



1 SITE PLAN
1" = 20'

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. NOTIFY OWNER / DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL INDICATED DIMENSIONS ARE APPROXIMATE, AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH THE WORK, CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK AND TO THE WORK OF OTHER TRADES.
3. IT IS THE INTENT OF PROJECT DOCUMENTS INCLUDING DRAWINGS AND SPECIFICATIONS, THAT A COMPLETE AND WORKABLE INSTALLATION BE PROVIDED. TO THIS END, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPERVISION, TRANSPORTATION, WAREHOUSING, AND OTHER SERVICES REQUIRED TO COMPLETE THE WORK IN AN EFFICIENT AND TIMELY MANNER.
5. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. DURING THIS PERIOD, ANY DEFECT FOUND IN MATERIAL OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
6. THESE DRAWINGS AND SPECIFICATIONS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTORS, SUB, AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORK REGARDLESS OF WHERE THE INFORMATION OCCURS.
7. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE OF VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION.
8. ALL DIMENSIONS SHALL TAKE PRECENDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE FACE TO FACE OF STUDS OR SLAB UNLESS NOTED OTHERWISE ON DRAWINGS.
9. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY MATERIAL FAILURE NOR ANY DEVIATIONS MADE FROM THE CONSTRUCTION DOCUMENTS DURING OR AFTER CONSTRUCTION OF THE DESCRIBED RESIDENCE.
10. ST. ADDRES SHALL BE LOCATED ON BLDG EXTERIOR, VISIBLE FROM STREET NUMBERS HALL BE MINIMUN OF 4" HIGH WITHA MINMUN STROKE WIDTH OF 1/2"
11. 5% MIN. SLOPE REQUIRED FOR DRAINAGE AWAY FROM BLDG, AND SITE NATURAL DRAINAGE SHALL NOT BE DIVERTED ONTO ADJACENT PROPERTY.
12. ALL SPOTS ELEVATIONS ARE FOR REFERENCE ONLY, BUILDER SHALL FIELD VERIFY EXISTING ELEVATIONS AND JUST T.O.S. (TOP OF SLAB) ACCORDONLY.

Very High Fire Hazard Severity Zone Note:

This building shall conform to the provisions of CRC Section R327 and SDMC Sec. 145.0706 for structures located in very High Fire Severity Hazard Zone.

Accesory structures such as solarium, patio covers, decks and similar structures shal comply wuth the CRC Sec. R327 as adopted and amended by City of San Diego (SDMC Sec. 145.0702)

This Building is located in a Very High Fire Severity Hazard Zone. The structures located in VHFSHZ shall conform to the provisions of CRC Section R327 and SDMC Sec. 145.0706
Exceptions: Additions to and Remodels of buildings originally constructed prior to the applicable application Date (July 1, 2008)

BELLAKAREN Accesory Unit

PROJECT DATA

PROJECT ADDRESS:	7861 BELLAKAREN PL LA JOLLA CA. 92037
A. P. N. #:	346-820-28-00
LEGAL DESCRIPTION:	PM 12704 PAR 2 OF LA JOLLA KIRJAH PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8192 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.
OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE:	TYPE V -B,
YEAR BUILDED EXISTING STRUCTURE:	EXISTING HOUSE BUILD IN 1986 AND REMODEL IN 2006 AND 2019
SPRINKLERED:	NO
ZONING INFORMATION:	
BASE ZONE:	LJSPD-SF
SENSITIVE OVERLAY ZONE:	N/A
NUMBER OF STORIES:	EXISTING HOSUE 2 STORIES PROPOSED ADU 1 STORY
REQUIRED SETBACKS:	N/A
BUILDING HEIGHT LIMIT:	30'-0"
ALLOWABLE F.A.R.:	59%
LOT AREA:	0.58 ACRES 25,254 SQ.FT.
LOT COVERAGE:	60%
ALLOWABLE FLOOR AREA:	25,254.00 X 0.59 = 14,899.86 SQ.FT.

PROJECT SUMMARY

BUILDING AREAS:

EXISTING LOWER LEVEL TO REMAIN:	1,574.00 SQ.FT.
EXISTING MAIN LEVEL TO REMAIN:	2,141.00 SQ.FT.
TOTAL EXISTING LIVING AREA :	**3,715.00 SQ.FT**
EXISTING GARAGE:	671.67 SQ.FT.

NEW ADU AREA:

Floor plan area:	**846.56 SQ.FT.**
NEW DECK:	**165.42 SQ.FT.**
NEW BRIDGE:	**61.00 SQ.FT.**

Parking Garage: Required:2
Provided:3 on Garage
1 carport

SCOPE OF WORK

EXISTING SINGLE FAMILY RESIDENCE , JOB CONSIST ON ADDING A NEW 846.56 SF. ACCESORY UNIT ABOVE EXITING GARAGE ADDING A NEW STAIR TO ACCES THE UNIT IN THE EXTERIOR TO A NEW DECK SERVING THE PROPOSED NEW ADU.

SHEET INDEX

T-1	TITLE PAGE / SITE PLAN
SP1	GENERAL NOTES
SP2	GREEN NOTES
DS-560	STORM WATER REQ. PLAN
A1	SITE SECTION
A1.1	EXISTING & DEMO BUILDING
A2	FLOOR PLANS
A-3	FLOOR PLAN & ROOF PLAN
A-4	ELEVATIONS
A-5	SECTIONS
A6	WINDOW AND DOOR SCHEDULE
A7	TYP. DETAILS
A8	STAIR PLAN
E1	ELECTRICAL LAYOUT
T24-1	ENERGY CALCULATIONS
T24-2	ENERGY CALCULATIONS
SN1	STRUCTURAL GENERAL NOTES
S1	FOUNDATION PLAN
S2	FLOOR FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	DTRUCTURAL DETAILS
HFX1	HARDY FRAME PLAN
HFX2	HARDY FRAME PLAN

CONTACTS

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7861 Bellakaren Place
La Jolla, CA 92037
Phone: 1(619) 871-8451

DESIGNER
Fernando Gonzalez-Pacheco
2022 Azure Cove #6
Chula Vista, CA
Phone:619-739-1492
e-mail: arkheindesignstudio@gmail.com

STRUCTURAL ENGINEER
LAMAR ENGINEERING
217 Landis St.
Chula Vista, CA 92101
Phone:619-473-4045
e-mail: llabrada@lamareng.com

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TITLE PAGE

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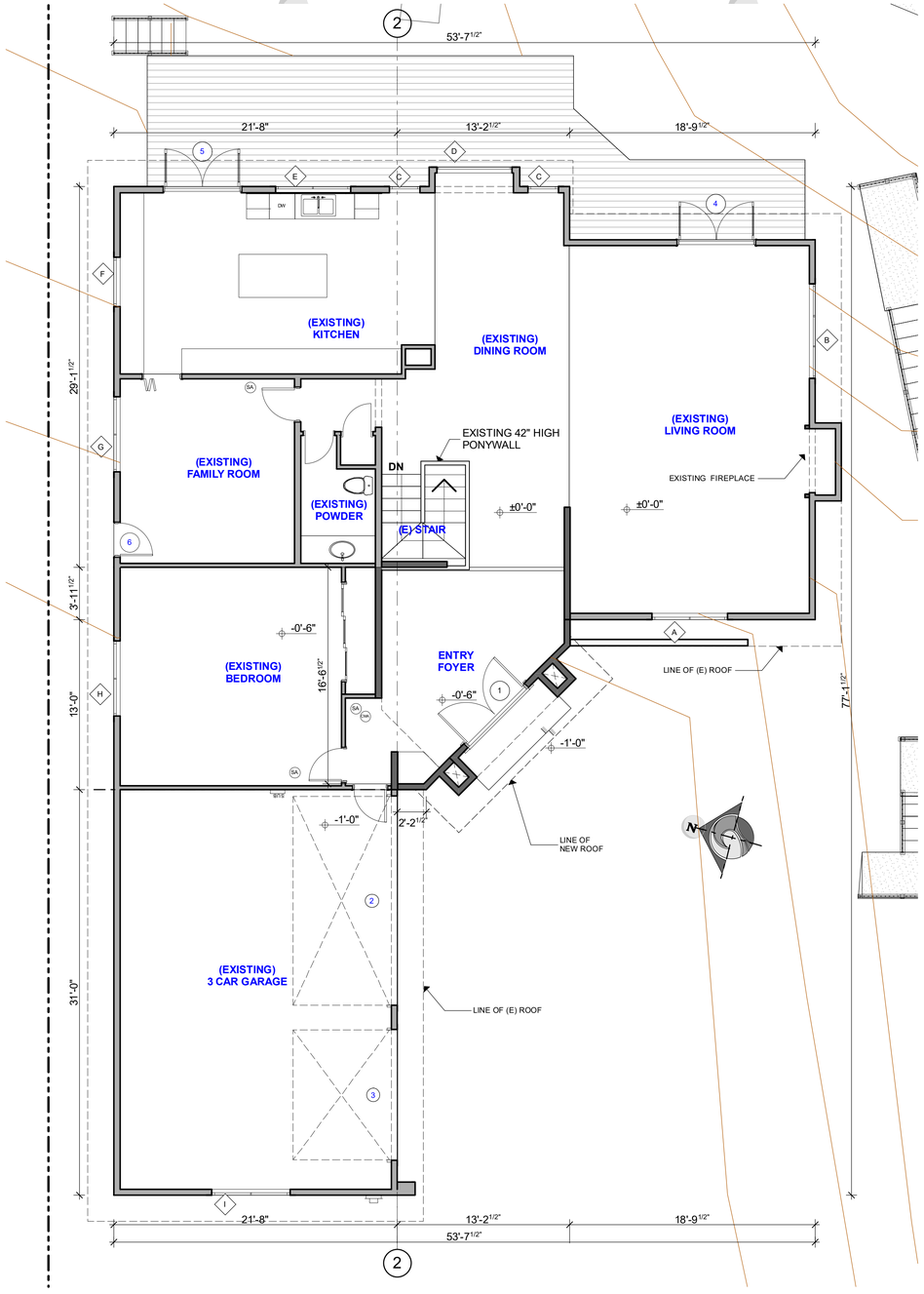
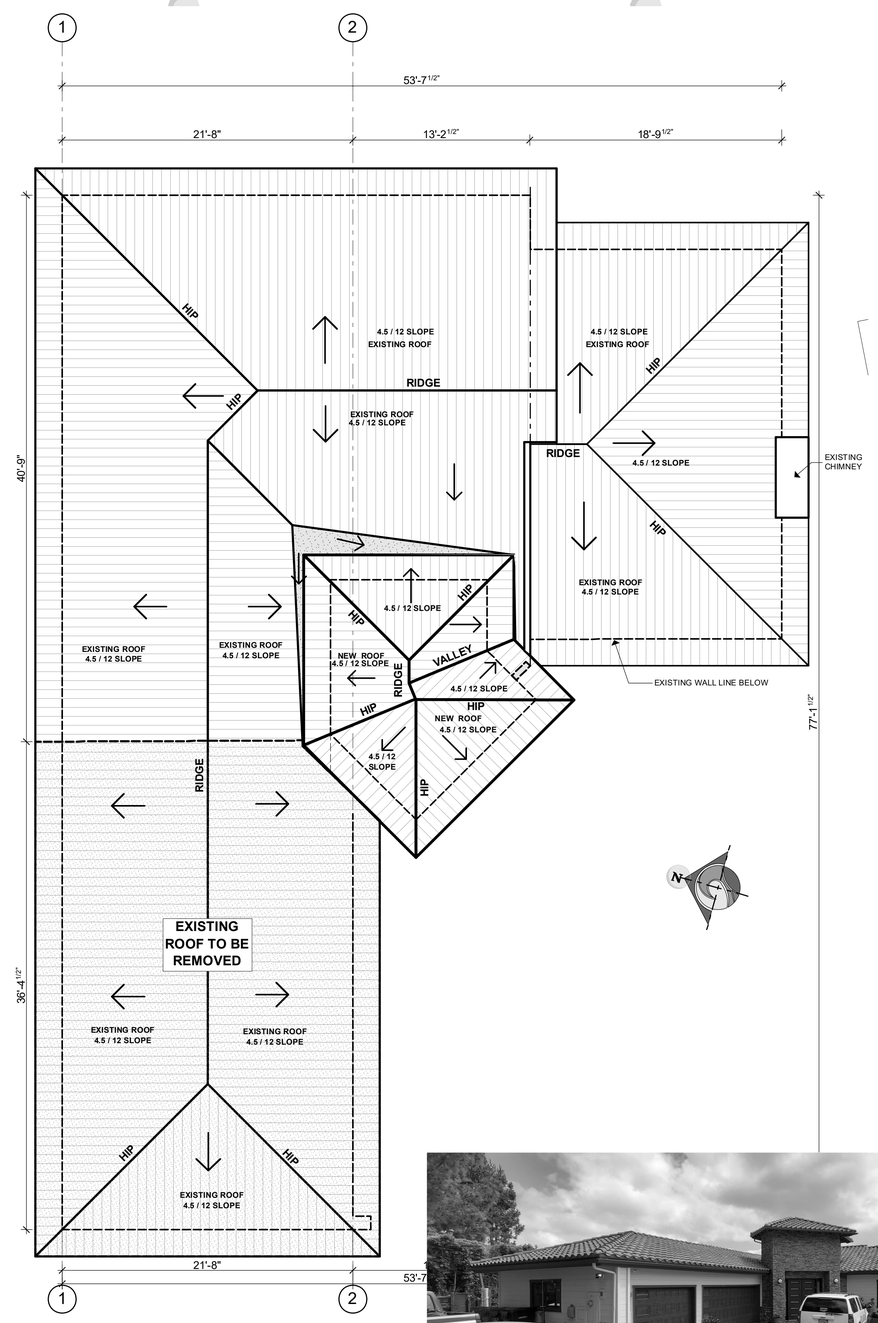


1 **EXISTING MAIN FLOOR PLAN**
3/16" = 1'-0"



2 **EXISTING ROOF PLAN**
3/16" = 1'-0"

3 **EXSITING BUILDING**
1:6.81

Revisions:

NEW ACCESORY UNIT

BELLAKAREN RESIDENCE

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Existing and Demo Plan

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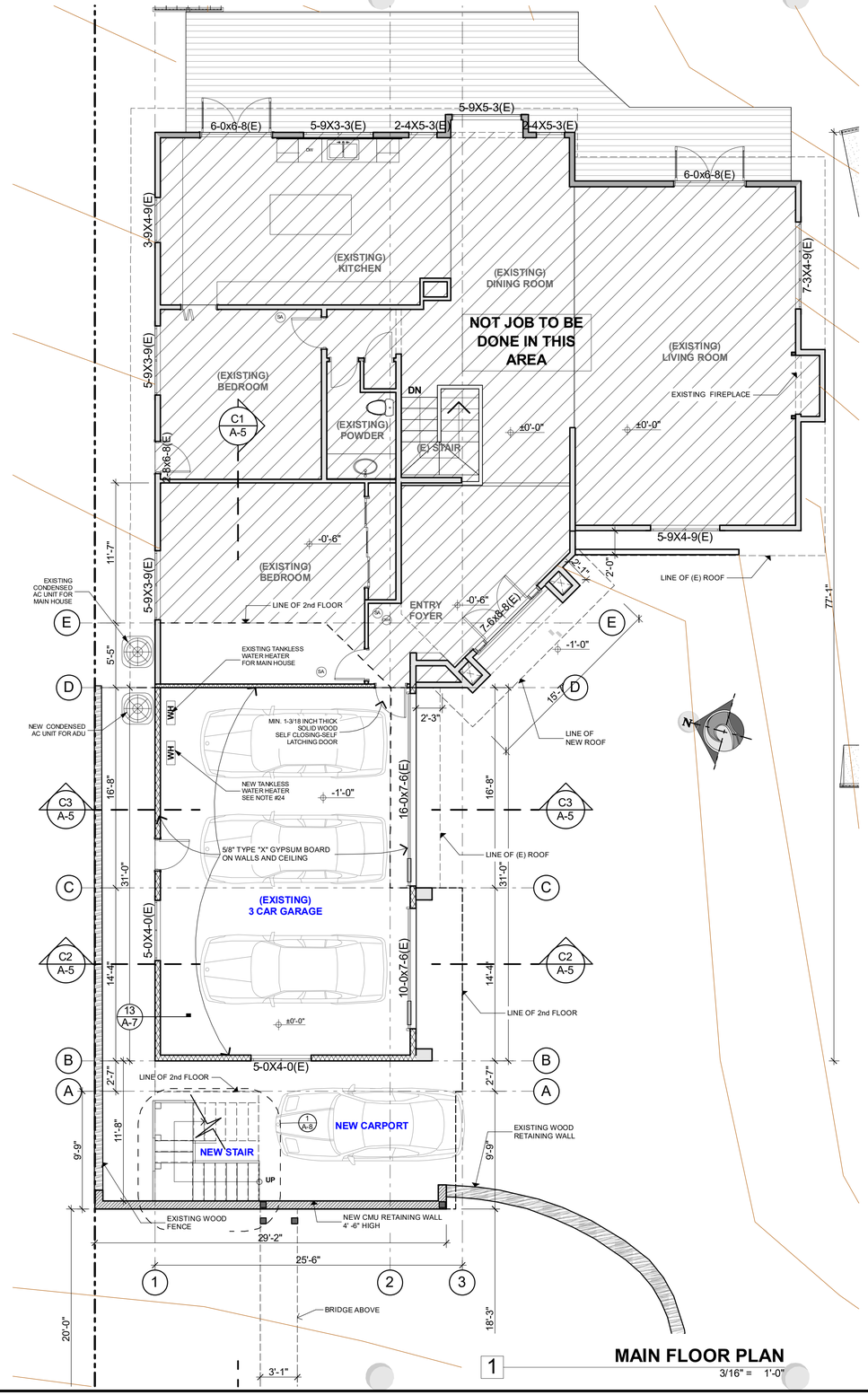
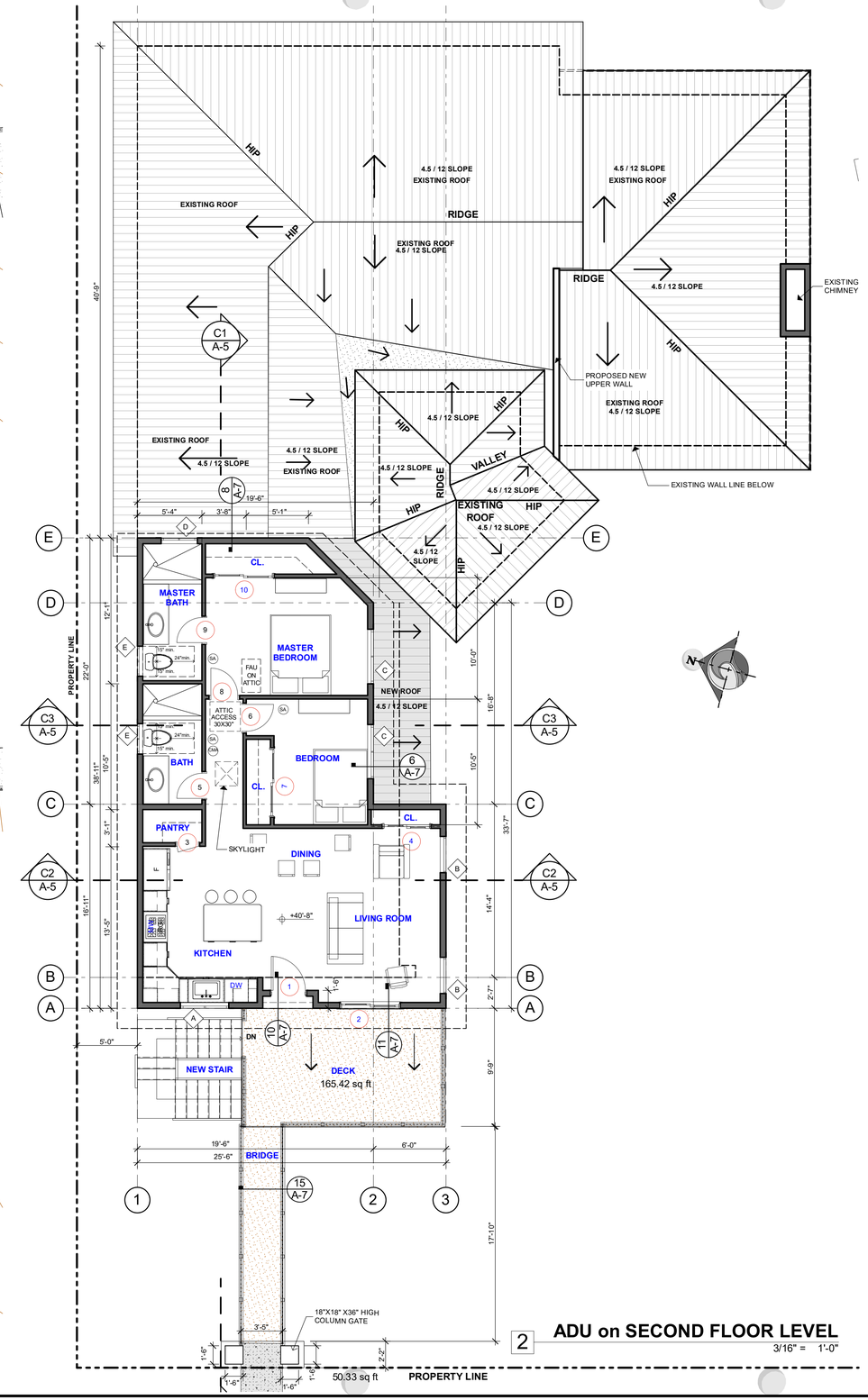


1 MAIN FLOOR PLAN
3/16" = 1'-0"



2 ADU on SECOND FLOOR LEVEL
3/16" = 1'-0"

GENERAL NOTES:

1. ALL PLUMBING FIXTURES AND FITTINGS ILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2019 CBC
2. ALL WATER CLOSETS SHALL BE "ULTRA LOW FLUSH"
3. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GPM).
4. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM).
5. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM).
6. PROVIDE WATER CLOSET A MAXIMUM FLOW OF 1.28 GALLONS FLUSH PER MINUTE (GPF).
7. PROVIDE MIXING VALVES AT SHOWER
8. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY MITY THE FOLLOWING:
   1. FANS SHALL BE **ENERGY STAR** COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
   2. UNLESS FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDIDTAT WHICH SHALL BE READILY ACCESIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT
9. NO CPVC STATE HEALTH & SAFETY CODE 10d @ 12" O.C. F.N.
10. MINIMUM CLEARANCES OF 15" FROM THE CENTER LINE OF WATER CLOSET & 24" IN FRONT OF WATER CLOSETS.
11. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
12. BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50 CFM) CFM AND NOISE RATING ("SONE") (GENERALLY 3 SONE MAX- AS USED INTERMITTENTLY). ALL INSTALLED EXHAUST FANS MUST BE SPECFIED AT A NOISE RATING OF A MXIMUM 1 "SONE" FOR THE CONTINIOUS USE OR MAXIMUM 3 "SONE" FOR THE INTERMITTENT USE.
13. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
14. "STATE HEALTH $ SAFETY CODE BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER-SUPPLY PIPING.
15. TUB/SHOWERS WALLS: COVER WALLS AND CEILINGS IN TUB & SHOWER COMPARTMENTS W/ 15# FELT. MATERIALS USED ON SUCH WALLS SHALL BE OF A TYPE NOT ADVERSELY AFFECTEI BY MOISTURE.
16. ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH "TYPE X GYPSUM BOARD" OR SIMILAR ASSAMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
17. ALL EXTERIOR AND INTERIOR WALLS ARE 2x4 @ 16" O.C. U.N.O. PER PLAN
18. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS".
19. SMOKE ALARMS SHALL BE PROVIDED EVERY EXISTING AND NEW BEDROOM.(HARD WIRED W/ BATTERY BACK-UP) " SEE ELECTRICAL PLANS WITH ALL RELATED NOTES"
20. CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEPPING UNITS WICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. "SEE ELECTRICAL PLANS WITH ALL RELATED NOTES"
21. EGRESS WINDOWS SHALL HAVE A MAX. OF 44"
22. OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPED WITH AN APPROVED COVER. HOT AND COLD WATER CONNECTIONS ALLOWED.
22. ALL LUMINAIRES MOUNTED TO HE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY BOARD" OR SIMILAR ASSAMBLIES THAT PROVIDE THE SAME LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOF AND CONTROLLED BY ONE OF THESE: PHOTOCONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGMENT CONTROL SYSTEM (EMCS)
23. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FISINHED WITH A NON ABSORBENT SURFACE THAT EXTENDS TO A HEIGH NOT LESS THAN 6 FEET ABOVE THE FLOOR.
24. WATER HEATER:
   A.0. SMITH PROMAX DIRECT VENT MODEL GDV50L
   50 GALLON CAPACITY, 40,000 BTUH, 91 GPH @60° F
   ENERGY FACTOR 0.62, 200 LBS.

DECK FINISH MATERIALS

MANUFACTURER: DEX-O-TEX
PRODUCT NAME: WEATHERWEAR-PROMENADE WATER PROOFING
MUST BE WATER PROOF & CLASS "A"

ICC ESR 1757

Floor Plan Legend

- EXISTING WALLS TO REMAIN.
- EXISTING WALLS to remian adding interior with 5/8" Type "x" drywall. Exterior w/ stucco finish. to be 1 hr fire rated.See Det.11/A7.2
- NEW 2X stud wall @16" O.C. w/ plywood sheathing per structural. Finish interior with 5/8" drywall. Exterior w/ stucco finish. Use greenboard in restrooms. use cement, or glass mat gypsum.
- NEW 2X stud wall @16" O.C. w/ plywood sheathing per structural. Finish interior with 5/8" Type "x" drywall. Exterior w/ stucco finish. 1 hr fire rating See Det.11/A7.2
- Existing CMU basement wall
- SA Smoke Detector
- CMA CARBON MONXIDE ALARM REQUIRED PER SECTION R315.2

Revisions:

NEW ACCESORY UNIT
BELLAKAREN RESIDENCE
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Main level and ADU floor Plan

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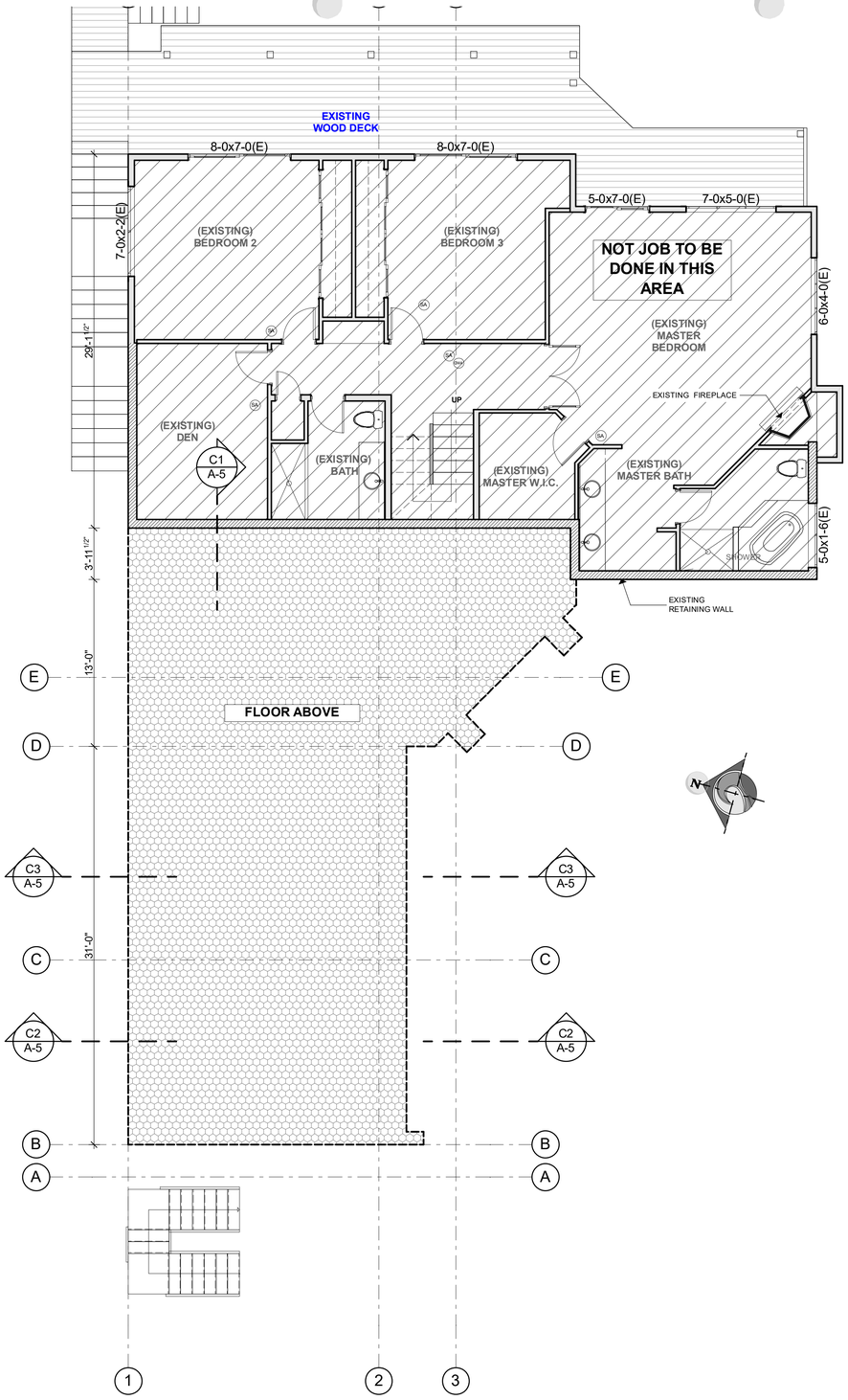
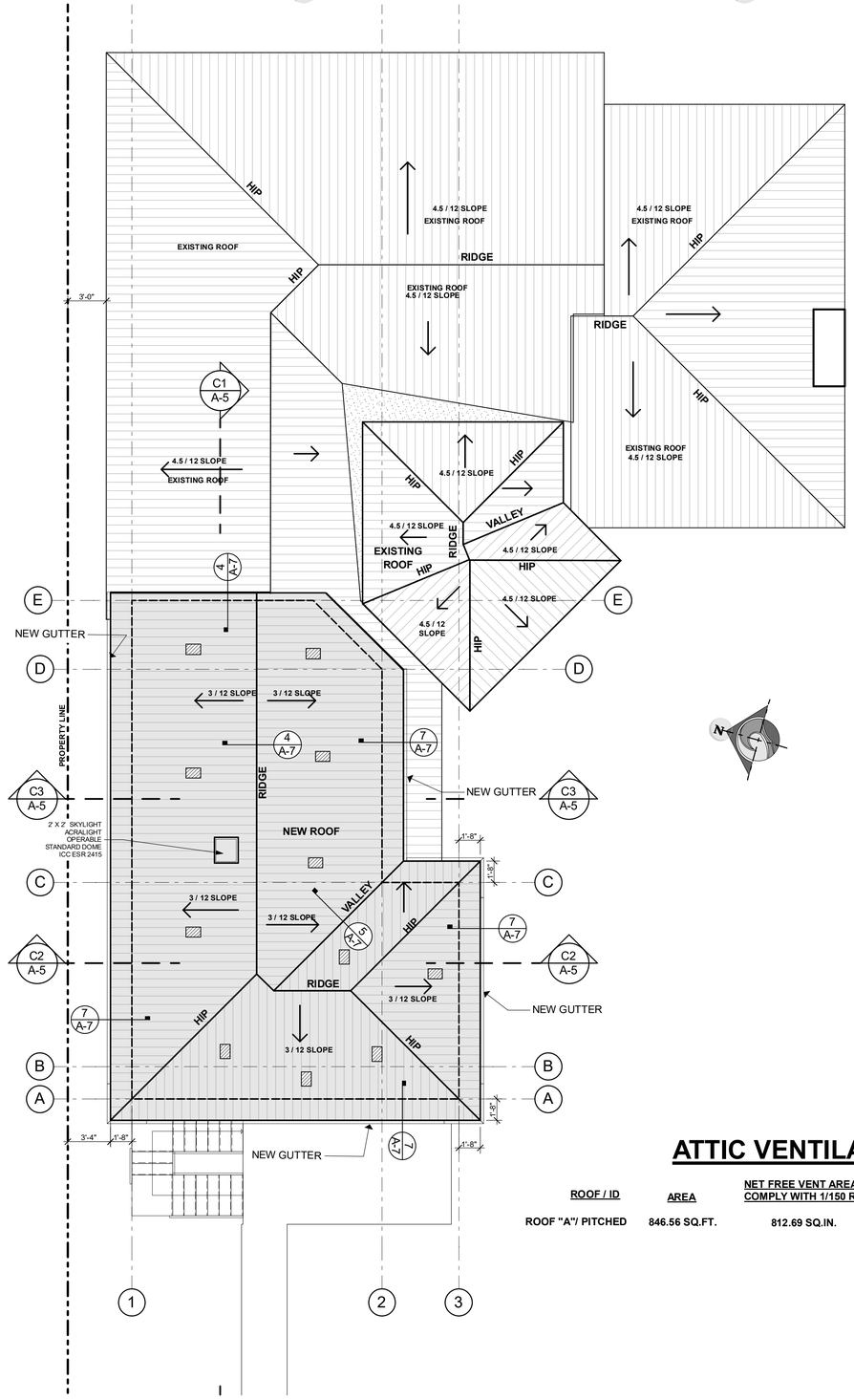


3 **BASEMENT FLOOR PLAN**
for reference only
3/16" = 1'-0"



4 **ROOF PLAN**
3/16" = 1'-0"

ROOF PLAN GENERAL NOTES

1. NEW " ROOFING ASSEMBLY. CLASS "A" SPANISH TILE TO MATCH EXISTING ROOFING MATERIAL TO BE INSTALLED OVER TWO LAYERS OF 40# BUILDING PAPER.
2. CLASS "A" ROOFING ASSEMBLY. **DERBIGUM AMERICAS, ICC-ESR 1212** ROOFING MATERIAL TO BE INSTALLED OVER TWO LAYERS OF 40# BLDG. PAPER.
3. REFER TO STRUCTURAL DRAWINGS FOR SHEATHING AND NAILING REQUIREMENTS
4. THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE.
5. ALL BALCONIES AND DECKS EXPOSED TO THE WEATHER AND SEALED UNDERNEATH SHALL BE SLOPED A MINIMUM OF 2% FOR DRAINAGE. WATERPROOFING TO BE ACHIEVED WITH **DEX-O-TEX ICC ESR-1757 MUST BE WATER PROOFING & CLASS "A"**
6. ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH OPENINGS OF 1/4" DIMENSION.
7. ALL EAVES TO HAVE VENT BLOCKING THROUGHOUT TO PROVIDE A MINIMUM VENT AREA OF 1:150 OF ATTIC AREA.
8. PROVIDE A MINIMUM OF 1" AIR SPACE BETWEEN THE INSULATION AND THE ROOF SHEATHING.
9. ALL ROOF JACKS, PIPES, PANS, & CHIMNEY COVERS TO HAVE TWO COATS OF PRIMER AND ONE COAT OF INDUSTRIAL GRADE ENAMEL.
10. ALL HORIZONTAL STORM DRAIN PIPING SHALL HAVE A SLOPE OF 1/4" PER FT.

Roof Plan Legend

Roof vent, Rectangular attic vent. Thunderbird products 16 oz Cooper

ATTIC VENTILATION CALCS

ROOF / ID	AREA	NET FREE VENT AREA NEEDED TO COMPLY WITH 1/150 RULE	THUNDERBIRD RECTANGULAR ATTIC VENT (75 SQ.IN)
ROOF "A"/ PITCHED	846.56 SQ.FT.	812.69 SQ.IN.	(11) X 75 =825.00 SQ. IN.

Revisions:

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FLOOR & ROOF

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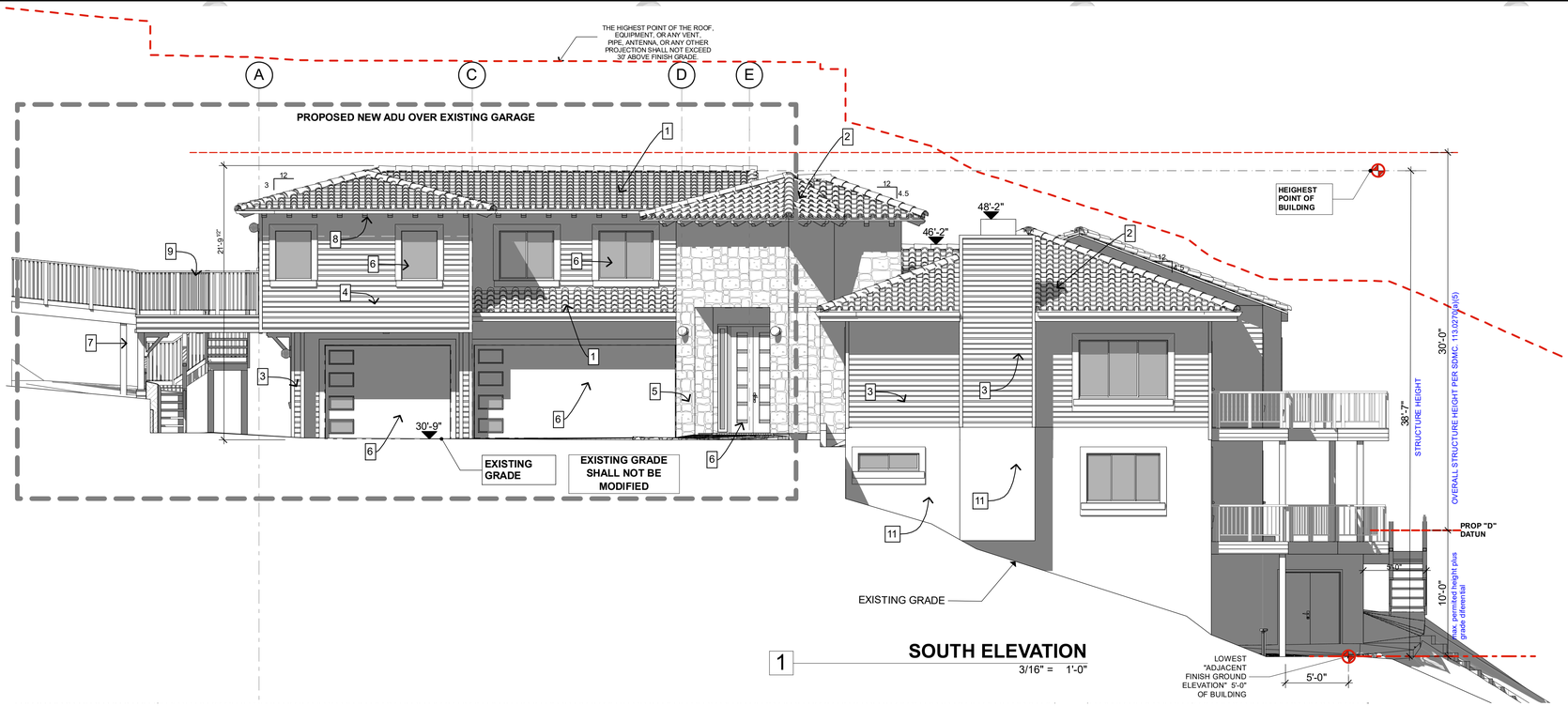
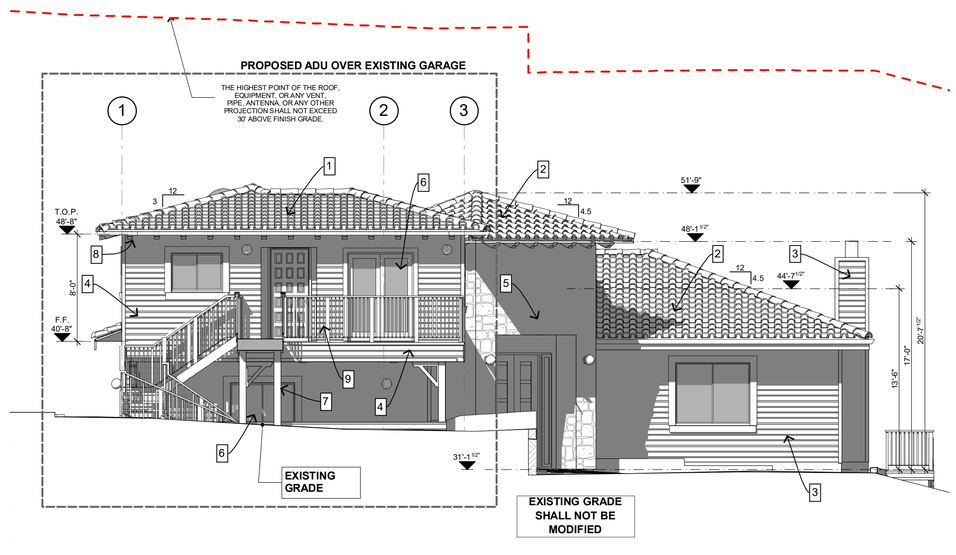


1 **SOUTH ELEVATION**
3/16" = 1'-0"

ELEVATION & SECTION KEY NOTES

1. NEW ROOFING SYSTEM "CLASS A" TO MATCH EXISTING ROOF HOUSE ROOFING MATERIAL TO BE INSTALLED OVER TWOLAYERS OF 40# BLDG. PAPER.
2. EXISTING ROOF TILE
3. EXISTING WOOD SIDING
4. NEW FIBER CEMENT SIDING JAMES HARDIE ICC-ESR 1844
5. EXISTING STONE TILE CLADDING
6. WINDOW OR DOOR PER SCHEDULE
7. NEW HEAVY TOMBER WOOD PER STRUCTURAL
8. NEW HEAVY TIMBER WOOD EAVE TAILS
9. WOOD GUARDRAIL PER DETAIL
10. METAL DOWNSPOUT OR GUTTER
11. EXISTING STUCCO FINISH



2 **WEST ELEVATION**
3/16" = 1'-0"

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Elevations

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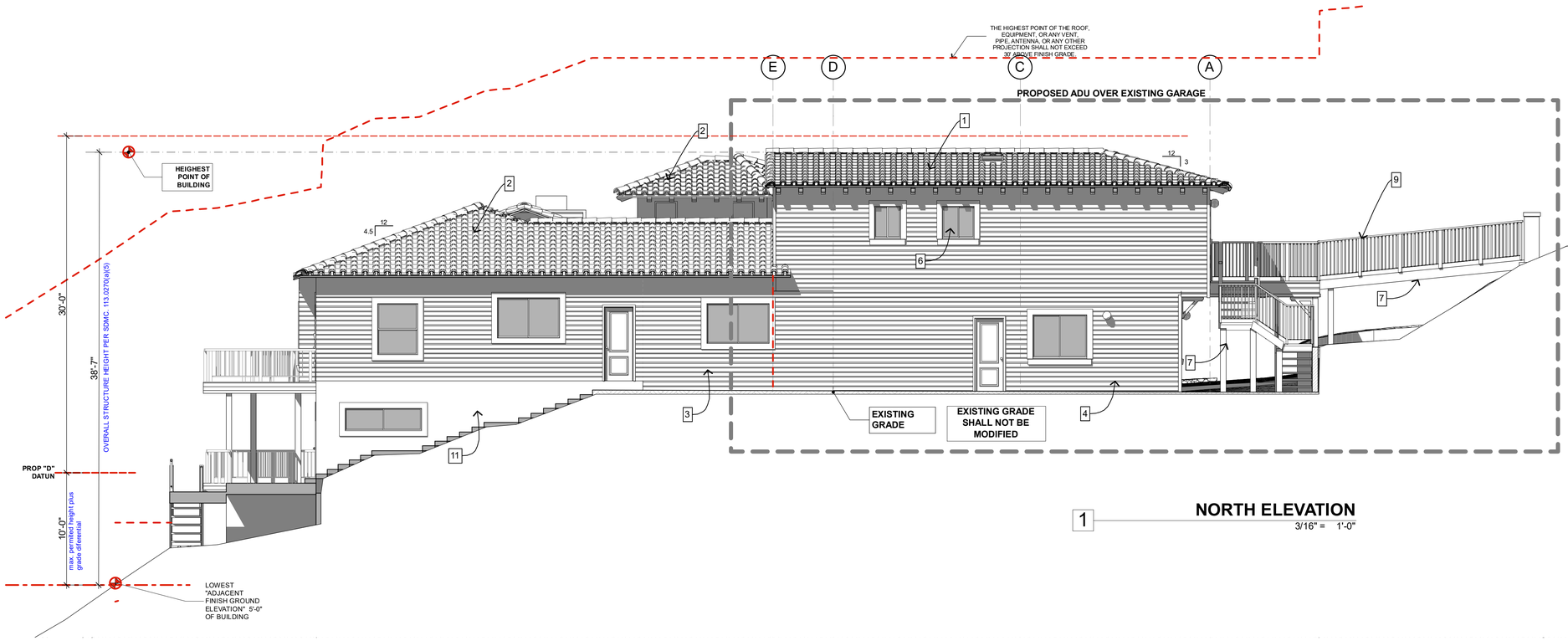
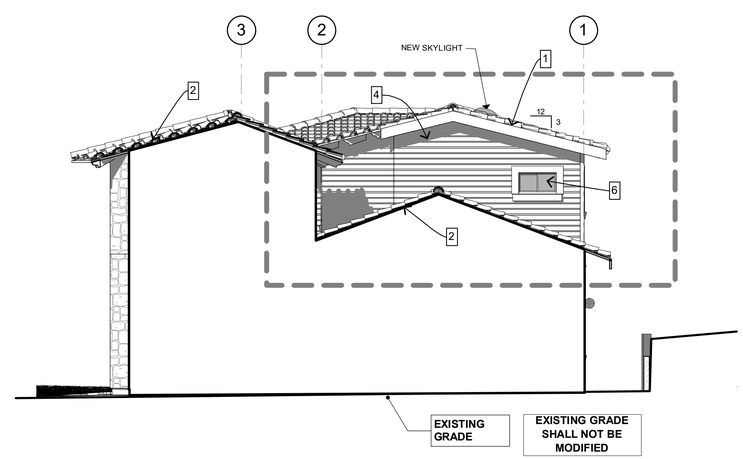


1 **NORTH ELEVATION**
3/16" = 1'-0"

ELEVATION & SECTION KEY NOTES

1. NEW ROOFING SYSTEM "CLASS A" TO MATCH EXISTING ROOF HOUSE ROOFING MATERIAL TO BE INSTALLED OVER TWOLAYERS OF 40# BLDG. PAPER.
2. EXISTING ROOF TILE
3. EXISTING WOOD SIDING
4. NEW FIBER CEMENT SIDING JAMES HARDIE ICC-ESR 1844
5. EXISTING STONE TILE CLADDING
6. WINDOW OR DOOR PER SCHEDULE
7. NEW HEAVY TOMBER WOOD PER STRUCTURAL
8. NEW HEAVY TIMBER WOOD EAVE TAILS
9. WOOD GUARDRAIL PER DETAIL
10. METAL DOWNSPOUT OR GUTTER
11. EXISTING STUCCO FINISH



2 **EAST ELEVATION**
3/16" = 1'-0"

Revisions:

NEW ACCESORY UNIT
BELLAKAREN RESIDENCE
7861 Bellakaren Place, La Jolla, CA 92037

Fernando Gonzalez-P. DESIGN
https://fernpgrlfe.wixsite.com/mysite
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Elevations

Date: 08-16-20
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Drawn: Fer
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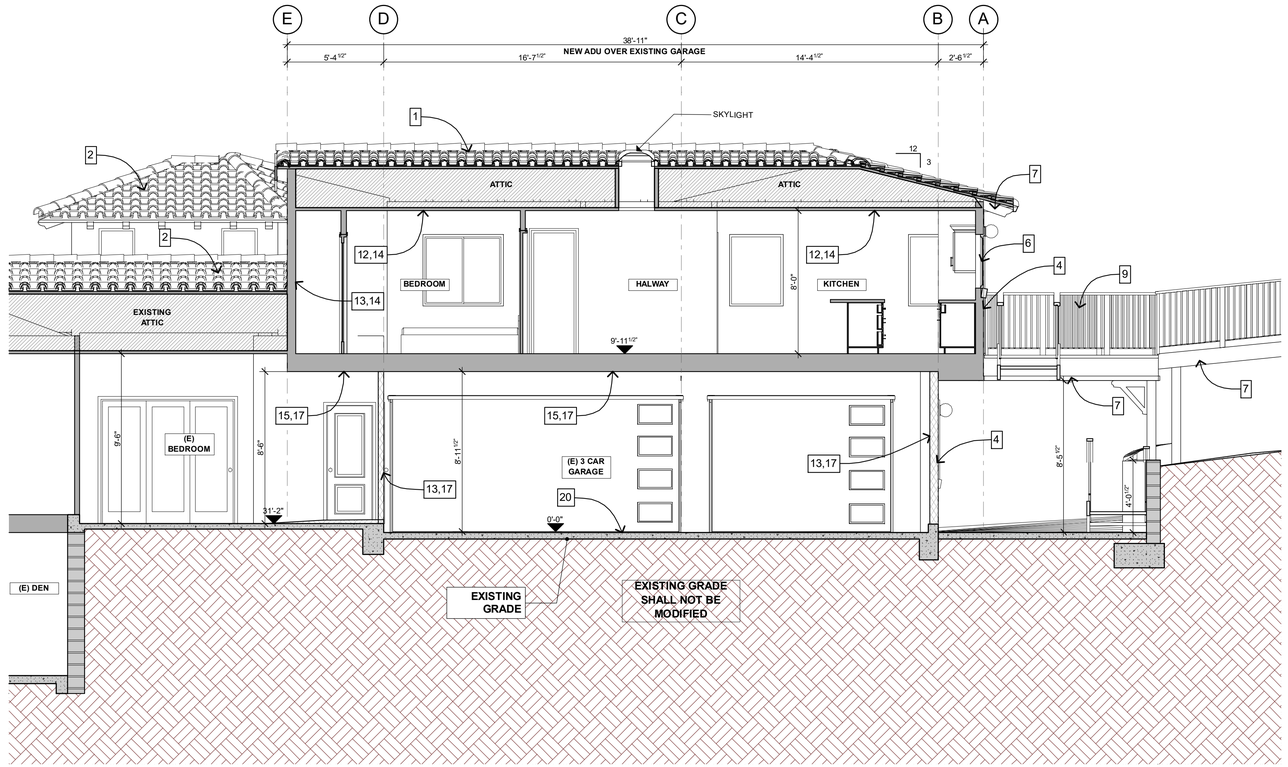
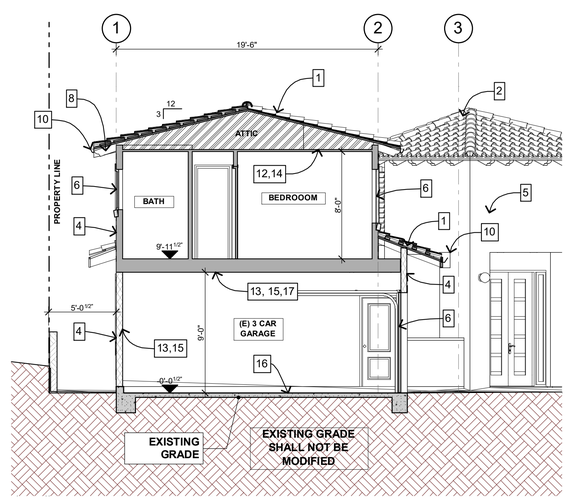
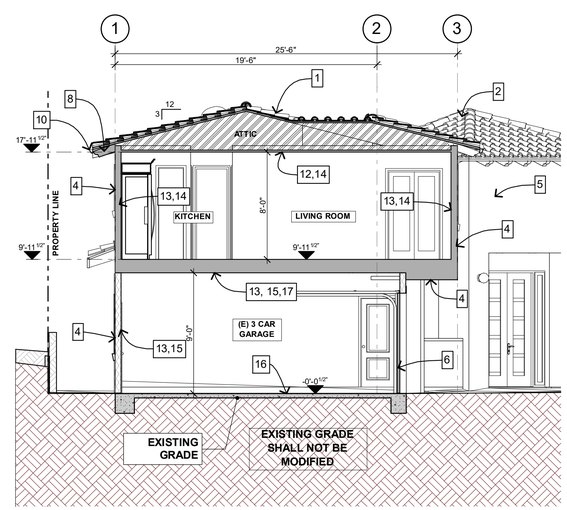


1 **SECTION 1**
1/4" = 1'-0"



3 **SECTION 3**
3/16" = 1'-0"



2 **SECTION 2**
3/16" = 1'-0"

ELEVATION & SECTION KEY NOTES

1. NEW ROOFING SYSTEM "CLASS A" TO MATCH EXISTING ROOF HOUSE ROOFING MATERIAL TO BE INSTALLED OVER TWOLAYERS OF 40# BLDG. PAPER.
2. EXISTING ROOF TILE
3. EXISTING WOOD SIDING
4. NEW FIBER CEMENT SIDING JAMES HARDIE ICC-ESR 1844
5. EXISTING STONE TILE CLADDING
6. WINDOW OR DOOR PER SCHEDULE
7. NEW HEAVY TOMBER WOOD PER STRUCTURAL
8. NEW HEAVY TIMBER WOOD EAVE TAILS
9. WOOD GUARDRAIL PER DETAIL
10. METAL DOWNSPOUT OR GUTTER
11. EXISTING STUCCO FINISH
12. R-30 INSULATION AT CEILING
13. R-19 INSULATION AT WALLS AND UNCONDITIONED SPACES
14. 5/8" GYP. BOARD
15. 5/8" TYPE "X" GYP. BOARD
16. EXISTING CONCRETE FLOOR
17. WOOD FRAMING FLOOR PER STRUCTURAL
20. DEX-O-TEX MEMBRANE WEATHERWEAR-PROMENADE WATER PROOFING ICC ESR 1757

Revisions:

NEW ACCESORY UNIT
BELLAKAREN RESIDENCE
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Sections

Date: 08-16-20
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