

La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037

Please provide the following information on this form for calendaring your project on an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): 651601
- Address and APN(s): 346-222-04
- Project contact name, phone, e-mail: Bejan Arfaa , 619-293-3118 x3, bejan@idm.sdcoxmail.com
- Project description: Permit existing non-permitted 550 sf single story addition w/ deck above.
- In addition, provide the following:
 - lot size: 5,728
 - existing structure square footage and FAR (if applicable): 2,383 sf. / 41.6% FAR
 - proposed square footage and FAR: 2,945 sf. total / 51.4% FAR
 - existing and proposed setbacks on all sides: No change to setbacks
 - height if greater than 1-story (above ground): 14'-0" to top of deck railing

For Information Items

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board's review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;

(CONTINUED ON THE NEXT PAGE)

- B. Elevations for all sides;
- C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
- D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure's height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board's review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the "owner/applicant" and they are the designated point of contact

The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects. Action Items will be heard first.

Thank you,

Please return the information requested to:

Marlon I. Pangilinan
Senior Planner
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293
www.sandiego.gov/planning

SITE AREA : 5,728 S.F.

TOTAL AMOUNT OF SITE TO BE GRADED : 0 S.F. , % OF TOTAL SITE : 0%

AMOUNT OF CUT : 0 CUBIC YARDS AND MAXIMUM DEPTH OF CUT : 0 FEET.

AMOUNT OF FILL 0 CUBIC YARDS AND MAXIMUM DEPTH OF FILL : 0 FEET.

TOTAL DISTURBED AREA: 80 S.F. (FOUNDATION EXCAVATION ONLY)

EXISTING AMOUNT OF IMPERVIOUS AREA: 3,060 S.F.

THE AMOUNT OF CREATED IMPERVIOUS AREA: 0 S.F.

TOTAL PROPOSED IMPERVIOUS AREA: 3,060 S.F.

IMPERVIOUS % INCREASE: 0%



NORTH

PRIOR TO ANY SOIL DISTURBANCE, TEMPORARY SEDIMENT CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR OR QUALIFIED PERSON(S) AS INDICATED BELOW:

1. ALL REQUIREMENTS OF THE CITY OF SAN DIEGO "STORM WATER STANDARDS MANUAL" MUST BE INCORPORATED INTO THE DESIGN AND CONSTRUCTION OF THE PROPOSED GRADING/IMPROVEMENTS CONSISTENT WITH THE APPROVED STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND/OR WATER POLLUTION CONTROL PLAN (WPCP) FOR CONSTRUCTION LEVEL BMPs AND, IF APPLICABLE, THE STORM WATER QUALITY MANAGEMENT PLAN (SWQMP) FOR POST-CONSTRUCTION BMPs.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION, INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A RAIN EVENT TO ENSURE NO FLOODING OCCURS AND REINSTALLED AFTER RAIN IS OVER.
3. ALL CONSTRUCTION BMPs SHALL BE INSTALLED AND PROPERLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPs AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
6. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT, DEBRIS, AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
7. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPs THAT ARE ACCEPTABLE TO THE RESIDENT ENGINEER AND AS INDICATED IN THE SWPPP/WPCP.
8. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAR DEBRIS, SILT, AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICHEVER IS SOONER.
9. IF A NON-STORM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACTIVITY. ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORMWATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
10. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPs WHEN RAIN IS IMMINENT.
11. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPs TO WORKING ORDER YEAR ROUND.
12. THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STORM WATER AND SEDIMENT-LADEN DISCHARGES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROLS FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE RESIDENT ENGINEER.
15. AS NECESSARY, THE RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE RESIDENT ENGINEER) TO EVALUATE THE ADEQUACY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPs RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
16. THE CONTRACTOR SHALL CONDUCT VISUAL INSPECTIONS DAILY AND MAINTAIN ALL BMPs AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPs SHALL BE CONDUCTED BEFORE, DURING, AND AFTER EVERY RAIN EVENT AND EVERY 24 HOURS DURING ANY PROLONGED RAIN EVENT. THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPs AS SOON AS POSSIBLE AS SAFETY ALLOWS.
17. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASONA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BYPASSING THE ENTRANCE.

AREA OF EXISTING 1,845 SF 2-STORY SINGLE FAMILY RESIDENCE TO REMAIN

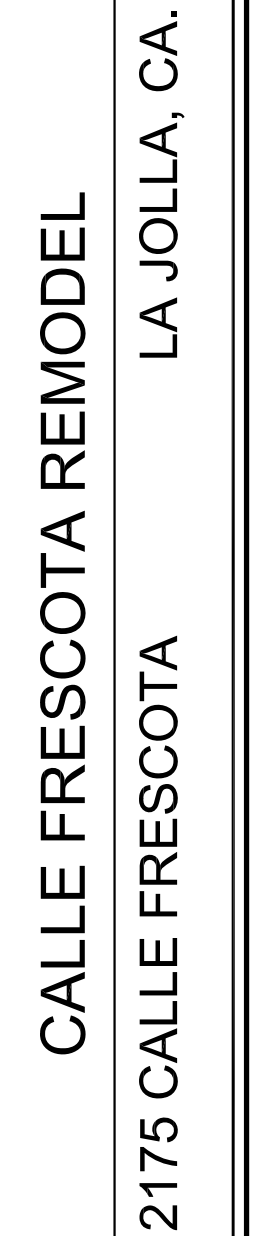
UNPERMITTED - AREA OF GROUND FLOOR ADDITION (550 SF) & 2ND FLOOR DECK ABOVE

AREA EXISTING DETACHED GARAGE 538 SF

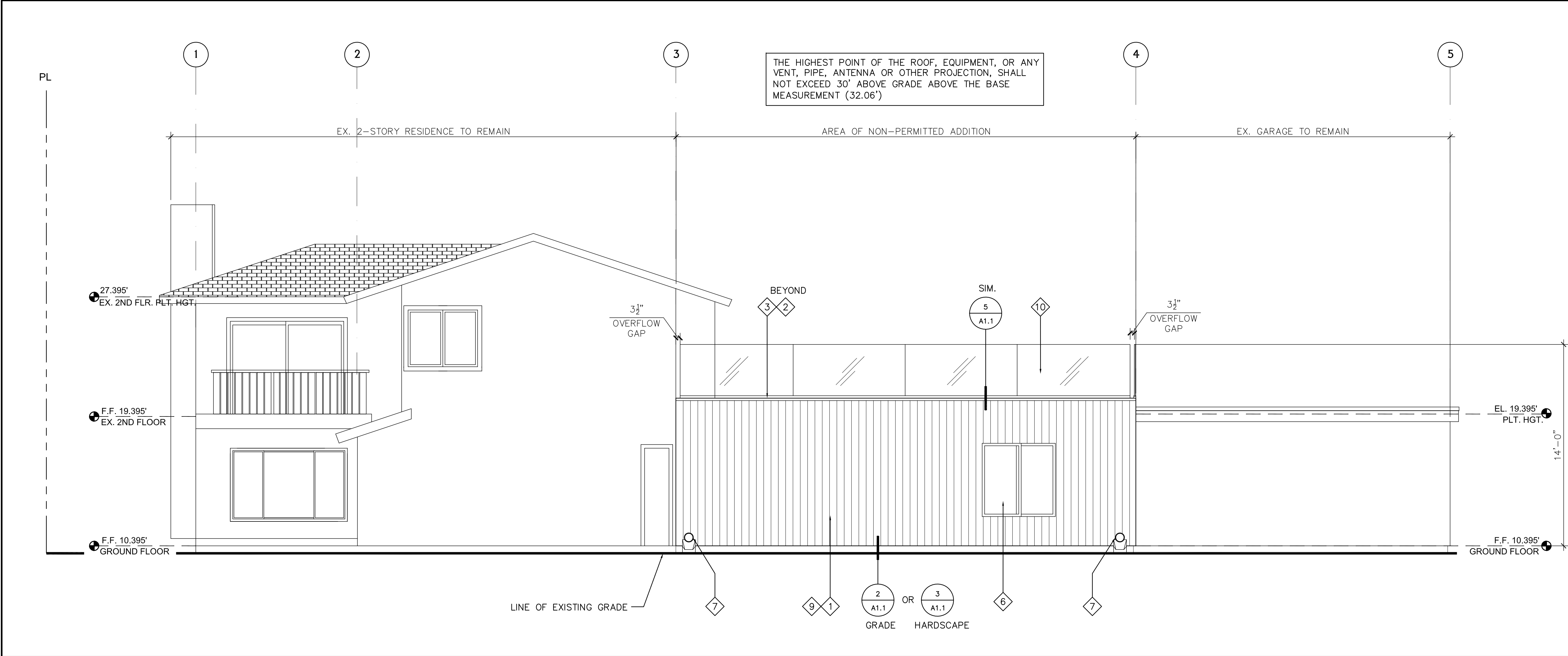
EXISTING SITE LANDSCAPE AREAS

EXISTING SITE HARDSCAPE AREAS

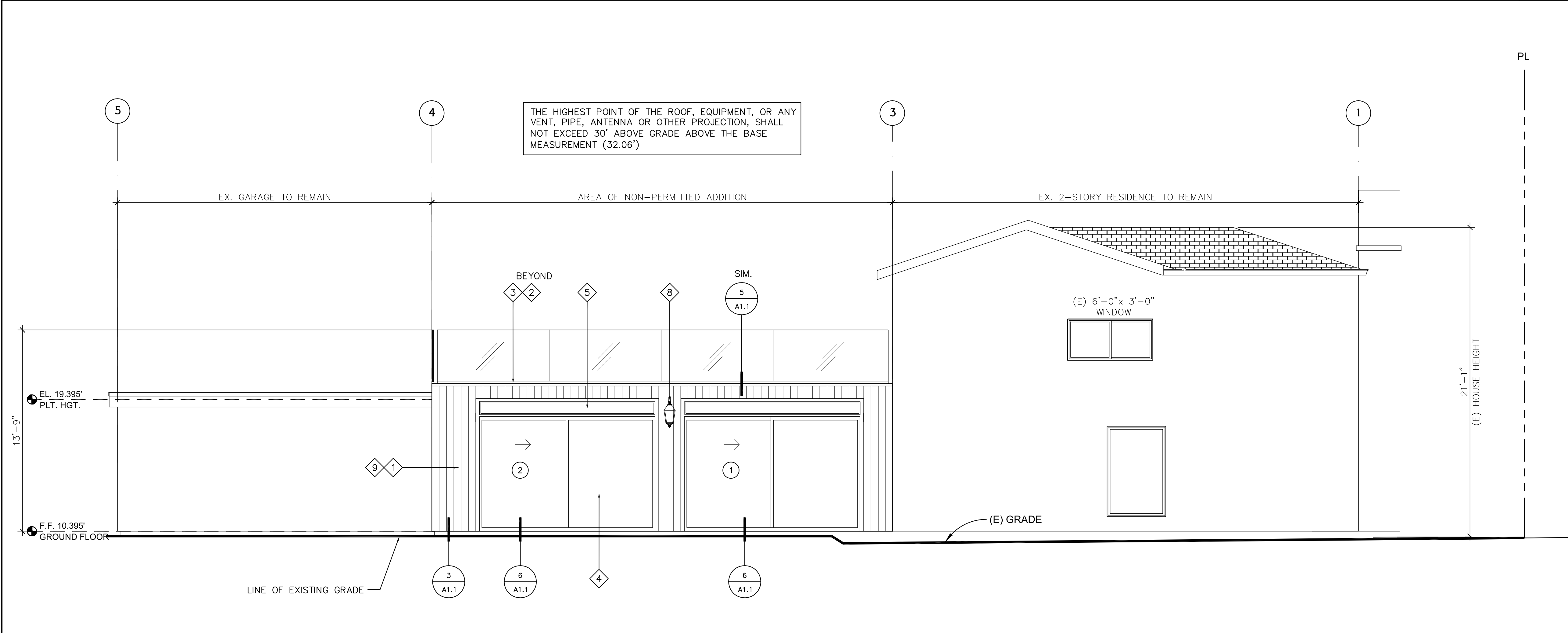
EXISTING SLOPE/ DRAINAGE PATTERN



A0.1



WEST EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION

KEYNOTES - ELEVATIONS

1 UNPERMITTED- EXTERIOR WOOD 2x6 STUD WALL PER STRUCTURAL PLANS. WOOD SIDING FINISH FINISH OVER 2 LAYERS OF TYVEK PAPER AT EXTERIOR SIDE.

2 NEW- DEK-0-TEX "WEATHERWEAR" CLASS A WATERPROOF DECK FINISH WATERPROOF & MEMBRANE SYSTEM INSTALLED PER MANUFACTURE SPECIFICATIONS. SLOPE DECK FINISH TOWARD DRAINS A MINIMUM OF 1/4" PER FOOT

APPROVALS: ASIM D756 , ASTMDS70 & MIL-D-3134

3 NEW- DECK EDGE FLASHING INSTALLED PER MANUFACTURE SPECIFICATIONS

4 NEW- SINGLE LITE FRENCH DOOR TO BE SELECTED BY OWNER. SEE DOOR SCHEDULE ON SHEET A1.0 FOR SIZE & OPERATION TYPE. SCHEDULE IS FOR REFERENCE ONLY. OWNER SHALL SELECT ALL DOOR TYPE & MANUFACTURE. CONTRACTOR SHALL COORDINATE W/ OWNER REGARDING THE DOOR SELECTION PRIOR TO THE START OF WORK. DOOR SCHEDULE & DETAILS ARE FOR REFERENCE ONLY W/ THE EXCEPTION OF THE CODE REGULATIONS & CONTRACTOR SHALL INSTALL PER MANUFACTURE SPECIFICATIONS.

5 UNPERMITTED- TEMPERED GLAZING TRANSOM WINDOW ABOVE SLIDING GLASS DOOR

6 NEW- 50x 50 VINYL SLIDING (X0) GLASS WINDOW. SEE T24 SHEET FOR U-FACTOR & SHGC REQUIREMENTS.

7 NEW- DOWNSPOUTS PIPING INSTALLED IN WALL & DISCHARGE EXTERIOR INTO THE EXISTING LANDSCAPE AREA

8 UNPERMITTED- EXTERIOR LIGHT FIXTURE AT DOOR LANDING(S)

9 UNPERMITTED- LAP SIDING BUILDING WRAP OVER EXISTING WALL/BUILDING WRAP A MIN. OF 24" WHEN ADJACENT TO NEW / EXISTING EXTERIOR WALL FRAMING TRANSITIONS

10 NEW- 1/2" TEMPERED GLASS GAURDRAIL INSTALLED IN "CRL B5G10" ALUM. GLASS CHANNEL. HEIGHT TO BE A MINIMUM 42" HIGH ABOVE DECK FINISH FLOOR APPROVAL ICC ESR-3269

PLUMBING FIXTURE NOTES

1. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2016 CGBCS.

2. PROVIDE WATER CLOSET WITH MAXIMUM FLOW OF 1.28 GALLONS PER MINUTE.

3. PER 2016 CGBCS, WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO OPERATE AT A TIME. HANDHELD SHOWERS ARE CONSIDERED SHOWERHEADS.

4. PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBS.

5. LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE.

6. KITCHEN FAUCETS WITH A MAXIMUM FLOW OR 1.8 GPM

INSULATION SCHEDULE

| LOCATION | CAVITY SIZE | R-VALUE | INSULATION TYPE |
|---------------|-------------|---------|-----------------|
| EXTERIOR WALL | 2x6 | R-19 | BATT |
| ROOF/ATTIC | 2x12 | R-30 | BATT |

CAL GREEN REQUIREMENTS

1. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

2. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING COOLING, AND VENTILATION EQUIPMENT.

3. PAINTS, STAINS, COATINGS, ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2016 CALGREEN SECTION 4.504.2.1

THE VOC CONTENT VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.

4. ALL NEW CARPET CUSHIONS INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:

CARPET AND RUG INSTITUTE GREEN LABEL PLUS PROGRAM

A. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 NSF/ANSI 140 AT THE GOLD LEVEL

SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE TM GOLD.

EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING (CALGREEN 4.504.4):

VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE

A. CERTIFIED UNDER UL GREENGUARD GOLD.

CERTIFICATION UNDER RESILIENT FLOOR COVERING INSTITUTE (RCFI) FLOORSORE PROGRAM

MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATIONS 01350.

NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE

6. WOOD PRODUCT USED IN THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN 2016 CALGREEN TABLE 4.504.5

THE FORMALDEHYDE EMISSIONS VERIFICATION SHALL BE MADE AVAILABLE TO THE CITY STAFF UPON REQUEST.

7. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.

LIGHTING FIXTURE NOTES


1. LIGHTING IN BATHROOMS SHALL HAVE HIGH EFFICACY LUMINAIRE AND AT LEAST ONE LUMINAIRE MUST BE CONTROLLED BY A VACANCY SENSOR.

2. ALL THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHEN SHALL BE HIGH EFFICACY AND SHALL HAVE MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPERATELY.

3. ROOMS OTHER THAN KITCHEN AND BATHROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND SHALL HAVE A MANUAL ON/OFF IN ADDITION TO A VACANCY SENSOR OR DIMMER.

4. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LORE SHALL BE HIGH EFFICACY LUMINAIRES AND MUST BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY ONE OF THESE AUTOMATIC CONTROL TYPES: PHOTOCONTROL, AND MOTION SNEOSR, OR ASTRONOMICAL TIME CLOCK, OR ENERGY MANGMENT CONTROL SYSTEM (EMCS)

5. LIGHTING IN GARAGES LAUNDRY ROOMS AND UTILITY ROOMS: ALL LUMINAIRES SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.



BEJAN ARFAA ARCHITECTS & ASSOCIATES

2900 Fourth Ave. Suite 110 San Diego, CA 92103
PH.619 293-3118
FX.619 293-3419

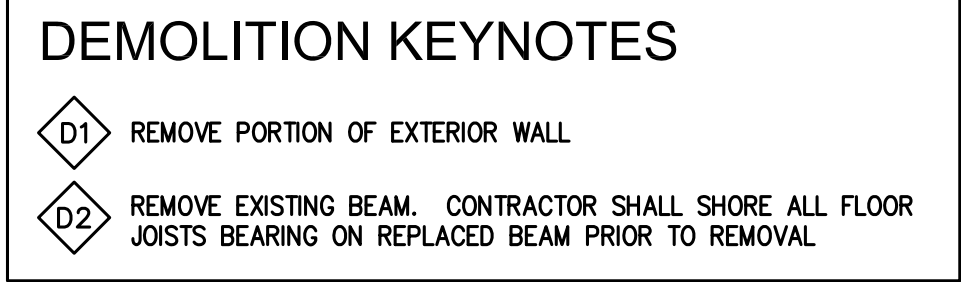
CALLE FRESCOTA REMODEL
LA JOLLA, CA.
2175 CALLE FRESCOTA

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REGISTERED ARCHITECT
No. 00999
STATE OF CALIFORNIA

DATE
SCALE
FILE
DRAWING NO.
A2.0



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

1

- 1 ~~UNPERMITTED~~— EXTERIOR WOOD 2x6 STUD WALL PER STRUCTURAL PLANS. WOOD SIDING FINISH FINISH OVER 2 LAYERS OF TYVEK PAPER AT EXTERIOR SIDE.
- 2 ~~UNPERMITTED~~— TEMPERED GLASS SLIDING GLASS DOOR. SEE DOOR SCHEDULE ON SHEET A1.0 FOR SIZE & OPERATION TYPE. SCHEDULE IS FOR REFERENCE ONLY.
- 3 ~~NEW~~— 20 MINUTE FIRE RATED DOOR WITH SELF CLOSER AND FULL THRESHOLD FROM GARAGE.
- 4 ~~NEW~~— KITCHEN APPLIANCE TO BE SELECTED BY OWNER
- 5 ~~NEW~~— SUPPLY AIR GRILL TO ROOM. EXTEND EXISTING DUCT WORK FROM F.A.U. TO ROOM THROUGH CEILING
- 6 ~~NEW~~— KITCHEN HOOD TO BE SELECTED BY OWNER. 4" EXHAUST DUCT TO TERMINATE DIRECTLY AT ADJACENT EXTERIOR WALL
- 7 ~~UNPERMITTED~~— EXTERIOR LIGHT FIXTURE AT DOOR LANDING(S)
- 8 ~~NEW~~— STRUCTURAL BEAM TO REPLACE EX. UNPERMITTED FRAMING CONDITION. SEE STRUCTURAL FOR MORE INFORMATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING PROPER SHORING TO SUPPORT EXISTING FRAMING WHILE NEW FRAMING MEMBER IS INSTALLED.
- 9 PROVIDE MINIMUM 36" DEEP FLOOR/LANDING ON EACH SIDE OF EXTERIOR DOOR WITH A SLOPE NOT EXCEEDING 2% SLOPE. MINIMUM WIDTH SHALL BE EQUAL TO THE DOOR WIDTH BEING SERVED. EXTERIOR FLOOR/LANDING SHALL NOT EXCEED 7.75 INCHES IF THE DOOR DOES NOT SWING OVER THE FLOOR/LANDING
- 10 EXISTING F.A.U. PER SCHEDULE ON THIS PAGE
- 11 EXISTING WATER HEATERS PER SCHEDULE ON THIS PAGE
- 12 ~~NEW~~— KITCHEN SINK AND FAUCET. FAUCET SHALL HAVE A FLOW RATE OF 1.8 GPM MAX.
- 13 ~~NEW~~— INTERIOR NON-BEARING 2x4 WOOD STUD WALL. SEE STRUCTURAL PLANS FOR CONNECTION DETAILS.
- 14 ~~NEW~~— 5th 5⁰ VINYL SLIDING (X0) GLASS WINDOW. SEE T24 SHEET FOR U-FACTOR & SHGC REQUIREMENTS.
- 15 ~~NEW~~— GLASS SHOWER ENCLOSURE TO BE MIN. 1/2" TEMPERED GLASS. DOOR PANEL SHALL BE A MIN. OF 34" WIDE. SEE PLUMBING NOTES ON SHEET A2.0

| FAU # | LOCATION | MODEL# | OUTPUT | MIN. EFF. | MIN. EFF. |
|-------|----------|------------------------------|---------------|-----------|-----------|
| FAU 1 | | ADV. DIST. - CV600C6 - 5 TON | 80,000 BTU/HR | 15.1 SEER | 80% AFUE |
| AC | | YORK - YCS60B21SA - TON | 56,000 BTU/HR | 14.1 SEER | 80% AFUE |

NOTES:

1. THE CONTRACTOR TO VERIFY THE SIZE AND LOCATIONS OF THE EXISTING MECHANICAL UNITS AND DUCTING TO DETERMINE THAT THE EXISTING UNITS COMBINED WITH THE NEW UNITS ARE SUFFICIENT FOR THE NEW AND EXISTING AREAS
2. CONTRACTOR SHALL EXTEND DUCT WORK TO ALL NEW AREAS.

EXISTING WATER HEATER SCHEDULE

| W.H. # | LOCATION | MODEL# | CAPACITY | TYPE | OUTPUT - BTU/HR | ENERGY FACT. |
|--------|----------|-----------------|----------|------|-----------------|--------------|
| WH 1 | OUTSIDE | RIANNAI - RL946 | TANKLESS | GAS | 10,300/199,000 | 0.82 |

VERIFY THE FOLLOWING CONDITIONS EXIST:

1. A SEISMIC STRAP EXISTS AROUND EACH WATER HEATER AND FASTEN INTO WALL STUDS WITH 2" DIA. LAGBOLTS.
2. WATER HEATER FLUE SHALL BE ROUTED PER MANUFACTURE SPECIFICATIONS.
3. PRESSURE RELIEF VALVE TERMINATION SHALL EXTEND TO THE EXTERIOR OF THE BUILDING PER MANUFACTURE SPEC.S.

PERMANENTLY WIRED SMOKE DETECTOR WITH BATTERY BACKUP POWER (BATTERY OPERATED MAY BE USED IN EXISTING AREAS OF BUILDING WHERE HARD-WIRED C.M. ALARMS WOULD REQUIRE THE REMOVAL OF INTERIOR FINISHES) (S)


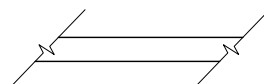
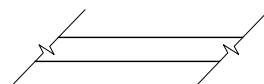
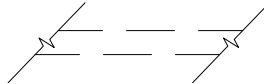
CARBON MONOXIDE DETECTOR BATTERY POWER (BATTERY OPERATED MAY BE USED IN EXISTING AREAS OF BUILDING WHERE HARD-WIRED C.M. ALARMS WOULD REQUIRE THE REMOVAL OF INTERIOR FINISHES) (COO)

| NUMBER | DOOR | | | | | | | | | | | | | DETAILS | | | | | LOCKSET | REMARKS |
|--------|--|-----|------|-------------------|------|--------|--------|-----------|---------------|--------|----------|-------------|-------------|---------|------|-----------|-------------|--------------|--------------------|---|
| | LOCATION | NEW | TYPE | TYPE | PAIR | WIDTH | HEIGHT | THICKNESS | MATERIAL | FINISH | HARDWARE | FIRE RATING | SELF CLOSER | HEAD | JAMB | THRESHOLD | 1" UNDERCUT | TEMP. GLAZED | | |
| ① | LIVING AREA | ● | A | SLIDING GLASS | - | 12'-0" | 8'-0" | 1 3/4" | METAL PAINT * | - | N.R. | | | - | - | ● | | ● | INTEGRATED LOCKSET | 10" TEMP. GLASS TRANSOM ABOVE FUSED TOP MULLION |
| 2 | LIVING AREA | ● | A | SLIDING GLASS | - | 12'-0" | 8'-0" | 1 3/4" | METAL PAINT * | - | N.R. | | | - | - | ● | | ● | INTEGRATED LOCKSET | 10" TEMP. GLASS TRANSOM ABOVE FUSED TOP MULLION |
| 3 | GARAGE | ● | B | SOLID CORE | NO | 3'-0" | 6'-8" | 1 3/4" | WOOD PAINT * | - | 20 MIN. | ● | | - | - | ● | | | N/A | |
| 4 | HOME OFFICE | ● | B | SOLID CORE | NO | 3'-0" | 6'-8" | 1 3/4" | WOOD PAINT * | - | N.R. | ● | | - | - | | ● | | N/A | |
| 5 | DECK | ● | C | SINGLE LT. FRENCH | NO | 3'-0" | 6'-8" | 1 3/4" | VINYL PAINT * | - | N.R. | | | - | - | ● | | ● | INTEGRATED LOCKSET | |
| T | TEMPERED GLASS REQUIRED FOR THAT WINDOW PANE | | | | | | | | | | | | | | | | | | | |

9'-0"

</

WALL LEGEND

| | |
|---|--|
|  | <p>EXTERIOR FINISH:</p> <p>UNPERMITED- 2x6 STUD WALL W/ STUDS SPACED AT 16" O.C. SEE STRUCTURAL DRAWINGS FOR BEARING WALL LOCATIONS AND DETAILED INFORMATION ON ALL ATTACHEMENTS, SHEATHING, FRAMING CONDITION, ETC. EXT. FINISH WOOD PANEL SIDING OVER 2 LAYERS OF TYVEK PAPER.</p> |
|  | <p>INTERIOR FINISH:</p> <p><u>NEW</u>- 2x4 NON-BEARING WALL WITH 1 LAYER OF 5/8" "GOLD BOND XP" GYPSUM BOARD ON EA. INTERIOR FINISH SIDE. INSTALL PER MANUFACTURE SPECIFICATIONS. TEXTURE & COLOR SHALL BE SELECTED BY INTERIOR DESIGNER & OWNER</p> |
|  | <p>EXISTING 2x4 & 2x6 STUD WALL TO REMAIN. SEE STRUCTURAL DRWG'S FOR MORE INFORMATION</p> |
|  | <p>EXISTING 2x STUD WALL TO BE REMOVED.</p> |

BEJAN ARFAA
ARCHITECTS
&
ASSOCIATES

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CALLE FRESCOTA REMODEL

2175 CALLE FRESCOTA LA JOLLA, CA.

