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 Information Items

- <u>Project name</u> (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): *Price Residence*
- Address and APN(s): 8 | 44 Paseo Del Ocaso, La Jolla, CA 92037 APN: 346-282- | 2-00
- Project contact name, phone, e-mail: David Hall (619) 442-6125 Ext.339 david@jacksondesignandremodeling.com
- Project description: Whole home remodel and second level addition.
- In addition to the project description, please provide the following:
 - o Lot size: 5,250 Sf / .12 Acres
 - o Existing structure square footage and FAR (if applicable): 2, 119 Sf. (FAR n/a)
 - o Proposed square footage and FAR: 3,528 Sf
 - o Existing and proposed setbacks on all sides: Front/Back= General conformity Sides=4'-0"
 - o Height if greater than 1-story (above ground): 30 Feet from existing grade.
- <u>Project aspect(s)</u> that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): N/A

FIRST FLOOR				
	EXISTING FIRST FLOOR	= 1,325 SQ FT		
	PROPOSED NEW	=68 SQ FT		
	TOTAL	= 1,393 SQ FT		
	TOTAL	-1,555 5QTT		
SECOND FL	<u>oor</u>			
	EXISTING SECOND FLOOR	=0 SQ FT		
	PROPOSED NEW	= 1,575 SQ FT		
TOTAL		=1,575 SQ FT		
TOTAL		-1,5755011		
GARAGE				
	EXISTING GARAGE	=423 SQ FT		
EDONT DOD	CH			
FRONT POR	<u>ICLI</u> REMODEL FRONT PORCH	= 137 SQ FT		
	KEWODELTKONTTOKOTT	107 0011		
COMPANION UNIT				
	EXISTING FLOOR AREA	=371 SQ FT		
TOTALG				
<u>TOTALS</u>	FIRST AND SECOND FLOOR AREAS	=2,968 SQ FT		
	TIRST AND SECOND FEOOR AREAS	-2,060 JQ 11		
	GARAGE	=423 SQ FT		
		120 00 11		
	FRONT PORCH	=137 SQ FT		

For Action Items

•	Project PTS number from Development Services and project name (only submitted projects ca	an be
	heard as action items):	
•	Address and APN(s):	
•	Project contact name, phone, e-mail:	
•	Project description:	
•	In addition, provide the following:	

- o lot size:
- o existing structure square footage and FAR (if applicable):
- o proposed square footage and FAR:
- o existing and proposed setbacks on all sides:
- o height if greater than 1-story (above ground)

Exhibits and other materials to provide:

Please provide the following which will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.)
- 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 Home owner has been in communication with adjacent neighbors.

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

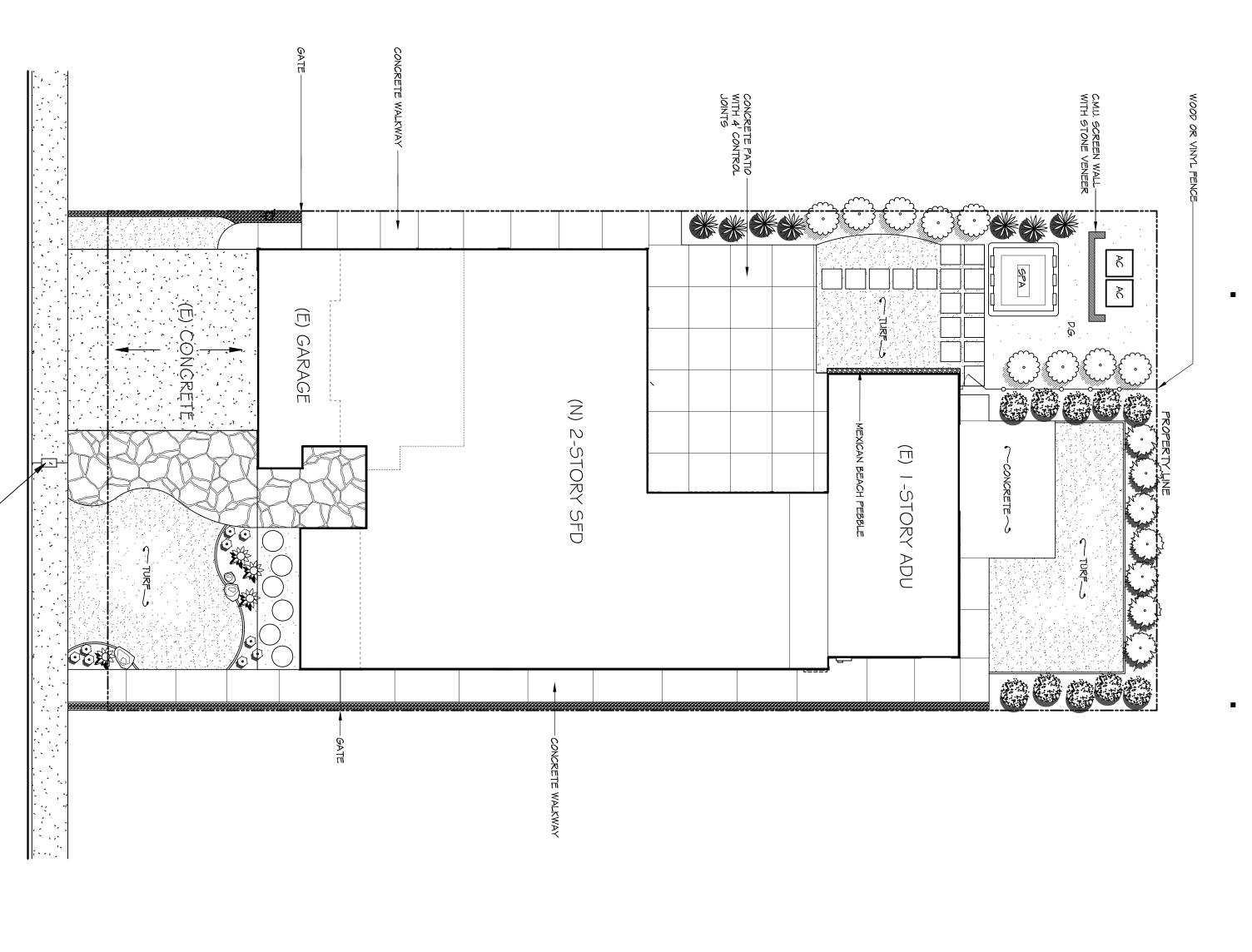
The Trustees are very keen to know that the neighbors in the immediate vicinity have been noticed and their views noted. Community conformity, setbacks, FAR, parking, view corridors, bulk & scale, and articulation are key discussion points on all projects.

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



CONCEPTUAL LANDSCAPE PLAN

(E) WATER METER



EXIGTING SHRUBS TO REMAIN

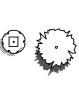
CHAMAEROPS HUMILIS



'GOLP STRIKE' PITTOSPORUM 5 GAL.

PITTOSPORUM TENUIFOLIUM





DIANELLA 'LITTLE REV' 5 GAL

LEUCAPENPRON 'SUMMER REP' 5 GAL.

LEUCADENDRON

PHORMIUM TENAX





PLANT LEGEND

LIC# 942177

C27,C53,C8

COMMON NAME



AGAVE 'BLUE FLAME' I GAL KANGAROO PAW 'YELLOW' 5 GAL

LEUCAPENDRON SUMMER RED' 5 GAL.

SEPUM 'DRAGONS BLOOD' I GAL.

LEUCADENDRON

BOTANICAL NAME
SEDUM SPURIUM 'RED LEAF'

LANDSCAPE LOGIC

4455 MORENA BLVD. #110 SAN DIEGO, CA 92117 **TONY VITALE** www.MyLandscapeLogic.com PH: 619.446.6482

GENERAL NOTES:

I. CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD.

2. ALL LANDSCAPE AND IRRIGATION INSTALLATION SHALL CONFORM AND FULLY COMPLY WITH THE CITY GUIDE TO LANDSCAPE REQUIREMENTS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH THE DOCUMENT.

3. ALL TREES WITHIN 5' OF HARDSCAPE SHALL HAVE ROOT BARRIER INSTALLED ADJACENT TO HARDSCAPE, NOT ENCIRCLING THE ROOTBALL.

4. PERMANENT AUTOMATIC IRRIGATION SYSTEMS WILL BE INSTALLED TO FROVIDE SUPPLEMENTAL APPLIED WATER FOR ALL LANDSCAPE AREAS. ALL SYSTEMS WILL BE DESIGNED WITH LOW PRECIPITATION HEADS, THIS WILL FACILITATE MAXIMUM EFFICIENCY, PERCOLATION, AND USE OF APPLIED WATER WASTE AND RUN-OFF.

 ${\bf 5}.$ ALL PLANTERS TO CONTAIN 2" DEEP WESTERN BARK MULCH, OR EQUAL.

6. ALL DRAINAGE SHALL SLOPE AWAY FROM HOUSE WITH MIN. 2% SLOPE.

7. LANDSCAPE PLAN & DETAILS ARE ONLY CONCEPTUAL FINAL DIMENSIONS AND IMPLEMENTATION OF SHALL BE DETERMINED BY CONTRACTOR OR OTHER.

 \mathcal{B} . PLANTS ARE NOT TO ENCROACH ON WALKWAYS OR BLOCK WALKWAY LIGHTING.

9. IRRIGATION LINES MUST BE SUBTERRANEAN EXCEPT "DRIP" SYSTEMS. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO OPERATE DIFFERENT LANDSCAPE ZONES (IE: SUN, SHADE, LAWN AND SHRUBS)



OF 1 SHEETS



BRANDON & JESSICA PRICE RESIDENCE





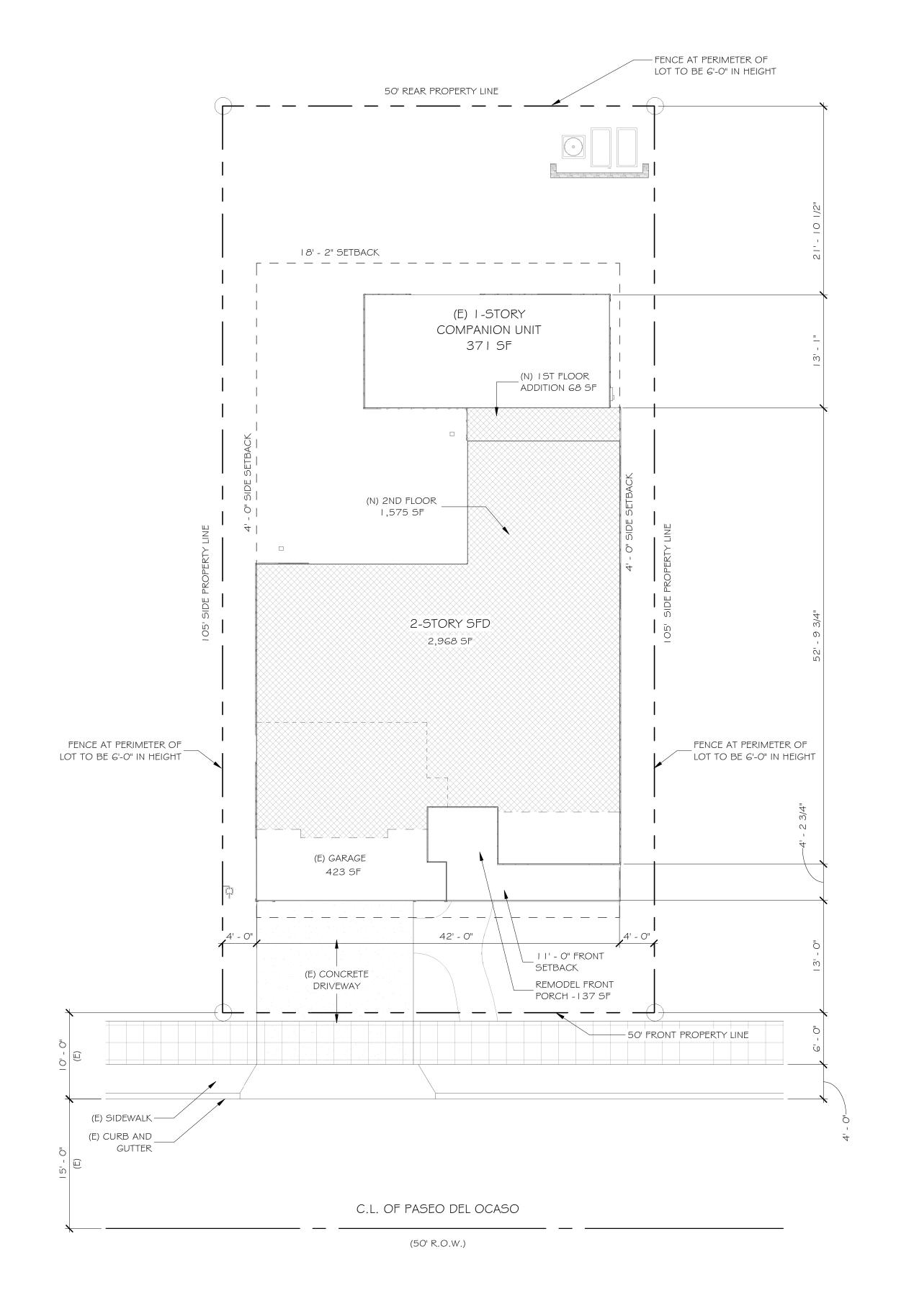
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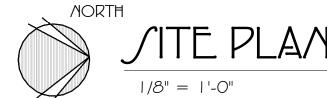
> Senior Designer David M. Hall

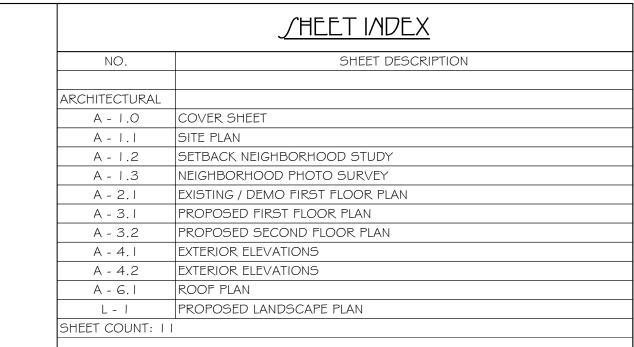
Junior Designer Anna D. Murillo

Measured By

Yavar Nanbakhsh 6-22-2018 as noted







GENERAL SITE NOTES

- . NO WORK SHALL BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY. 2. ALL FENCING INCLUDING FOOTINGS (IF PROPOSED) SHALL BE WITHIN THE PROPERTY LINE AND SHALL NOT ENCROACH INTO PUBLIC R.O.W. OR ADJACENT
- 3. DIVERT ALL RUNOFF FROM IMPERVIOUS AREAS TO LANDSCAPE. 4. THERE ARE NO EXISTING OR PROPOSED EASEMENTS ON THE PROPERTY.

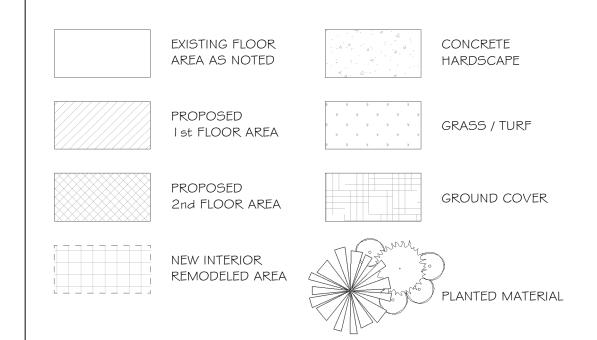
GRADING TABULATION/ JUMMARY

- I. TOTAL AMOUNT OF GRADING QUANTITIES = 17 CUBIC YARDS 2. PERCENTAGE OF LOT TO BE GRADED = LESS THAN 1%
- 3. AMOUNT OF CUT = 17 CUBIC YARDS EXPORTED 4. MAX CUT DEPTH = 2'-6" MAX. OR AS NEEDED AT FOOTINGS
- 5. AMOUNT OF FILL = NO FILL PROPOSED
- 6. MAX FILL DEPTH = NO FILL PROPOSED
- 7. NO EXISTING OR PROPOSED SLOPES ON LOT. 8. NO EXISTING OR PROPOSED RETAINING / CRIB WALLS ON LOT.

NOTE: 5'-0" OR MORE CUT/FILL MEASURED VERTICALLY THAT IS NOT DIRECTLY UNDER THE FOOTPRINT/ENVELOPE OF THE PROPOSED STRUCTURE REQUIRES A SEPARATE GRADING PERMIT.

. THE PROJECT PROPOSES TO EXPORT $\underline{\mathbf{o}}$ CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL, ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

SITE LEGEND



SITE LEGEND

THE STRUCTURE WILL BE LOCATED ENTIRELY ON NATIVE/UNDISTURBED SOIL.

(LICENSED ENGINEER / ARCHITECT, OR HOME OWNER'S AGENT OF RECORD)

IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO PLAN CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE # | REVISIONS | BY /#\ Revision / Marker Status Description LJSPDAB MEETING 3-18-2019



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> Senior Designer David M. Hall

Junior Designer Anna D. Murillo Measured By

Yavar Nanbakhsh Measure Date 6-22-2018

as noted

Job Name Price



8144 PASEO DEL OCASO NUMBER ADDRESS FRONT | LEFT SIDE YARD | RIGHT SIDE YARD | REAR | HOUSE SIZE | LOT SIZE | FAR 8156 Paseo Del Ocaso 34' - 0" 1492 SF 5216 SF 0.29 13' - 0" 4' - 0" 4' - 0" 8166 Paseo Del Ocaso 1775 SF 6394 SF 0.28 16' - 0" 4' - 0" 4' - 0" 20' - 6" *8161 El Paseo Grande *8 | 29 El Paseo Grande 0 SF 8140 Paseo Del Ocasa 4' - 0" 4' - 0" 3' - 3" 2081 SF 5250 SF *8 | 24 Paseo Del Ocaso 4' - 0" 9' - 8" 43' - 3" 1762 SF 5641 SF | 0.31 8131 Pase Del Ocaso 18' - 9" 2' - 0" 8139 Paseo Del Ocaso 17' - 10" 2' - 6" 5' - 0" 27' - 0" 1700 SF 5704 SF 8147 Paseo Del Ocaso 5709 SF 17' - 0" 3' - 0" 9' - 9" 23' - 0" 2050 SF 8155 Paseo Del Ocaso 9' - 0" 3' - 0" 24' - 0" 2994 SF 5586 SF 8165 Paseo Del Ocaso 7' - 0" 44' - 0" 1932 SF 3' - 0" 5530 SF 12' - 2" 8173 Paseo Del Ocaso 14' - 0" 3' - 0" 7' - 0" 25' - 7" 1506 SF 5589 SF 0.27 8166 Paseo Del Ocaso 19' - 0" 15' - 0" 1775 SF 6394 SF 9' - 6" 2059 SF 6625 SF 0.31 2218 Vallecitos I' - O" 2' - 6" 10' - 0" 7' - 0" 2' - 0" 9' - 0" 5160 SF 0.53 8208 Paseo Del Ocaso 8' - 0" 2748 SF 8217 El Paseo Grande 5' - 10" 3' - 0" 5' - 0" 30' - 0" 3732 SF 7501 SF 8211 El Paseo Grande 7' - 6" 2' - 0" 8' - 9" 23' - 0" 2302 SF 5531 SF 23' - 0" 8205 El Paseo Grande 2' - 0" 2860 SF 6127 SF 0.47 0" *8210 El Paseo Grande *8121 El Paseo Grande 0 SF 0 SF 0" *8115 El Paseo Grande 8116 Paseo Del Ocaso 3' - 0" 4' - 0" 2' - 0" 1512 SF 5202 SF 0.29 *8 | 24 Paseo Del Ocaso 0" 0 SF 0 SF 8115 Paseo Del Ocaso 11'-0" 7' - 0" 1688 SF 6213 SF 0.27 13' - 6" 4' - 0" 8 | 23 Paseo Del Ocaso 17' - 0" 2' - 6" 4' - 0" 27' - 6" 1857 SF 5577 SF 8130 La Jolla Shores Drive 1385 SF 5662 SF 5797 SF 8136 La Jolla Shores Drive | 14' - 6" 2' - 6" 3' - 0" 44' - 3" 1618 SF 0.28 8 | 44 La Jolla Shores Drive | 17' - 6" 5741 SF 0.28 3' - 0" 3' - 0" 34' - 0" 1600 SF 8 | 50 La Jolla Shores Drive | 18' - 9" 3' - 0" 32' - 11" 1332 SF 5580 SF 0.24 8 | 60 La Jolla Shores Drive | 23' - 0" 22' - 0" 5639 SF 8 | 68 La Jolla Shores Drive | 18' - 4" 3' - 6" 2140 SF 5422 SF 0.39 1751 SF 5636 SF 0.31 8176 La Jolla Shores Drive | 17' - 11" 1' - 6" 14' - 0" 2247 Vallecitos 3' - 0" 21' - 0" 3' - 0" 19' - 6" 2189 SF 5600 SF 0.39 353' - 10" 140' - 7" 11'-0" 18'-2" 1,981 SF 5,770 SF 0.34 <u>AVERAGE</u>

*NOTE: UNITS 3, 4, 6, 19, 20, 21, AND 23 ARE MULTI UNIT LOTS AND ARE IN A DIFFERENT ZONE, THUS NOT INCLUDED IN THE RADIUS STUDY.

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Senior Designer

David M. Hall

Junior Designer
Anna D. Murillo

Yavar Nanbakhsh

6-22-2018

as noted

Price

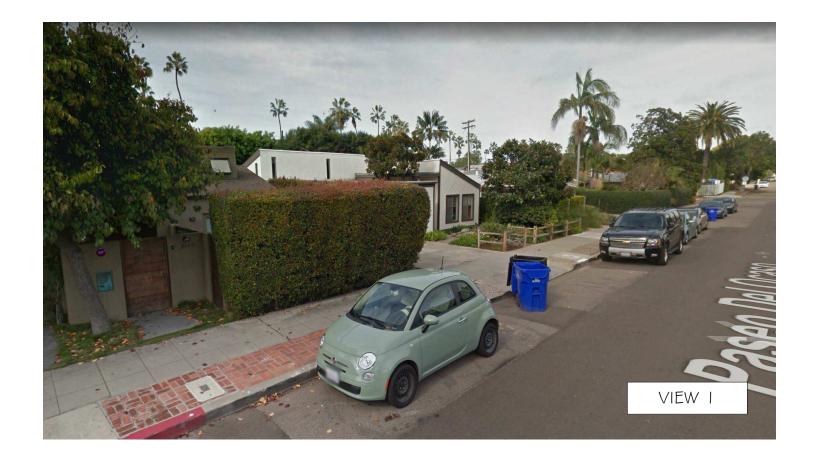
A - 1.2

LEGEND

EXISTING FIRE HYDRANT

EXISTING SEWER LINE

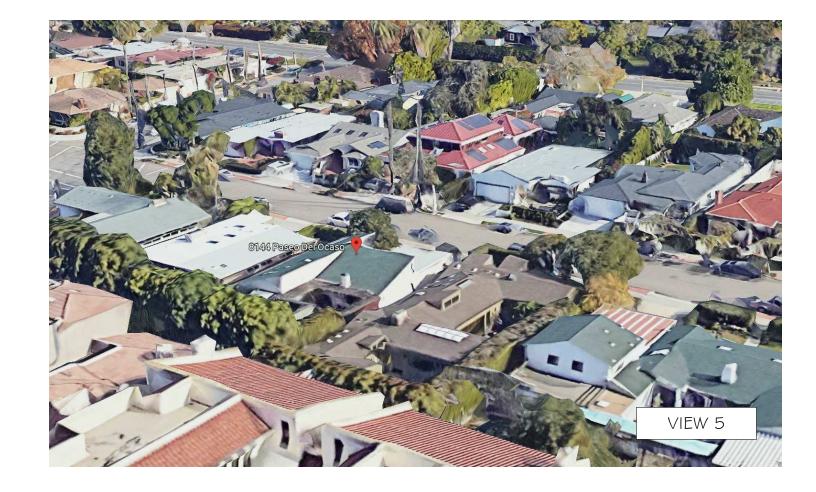
EXISTING TRANSIT STOP

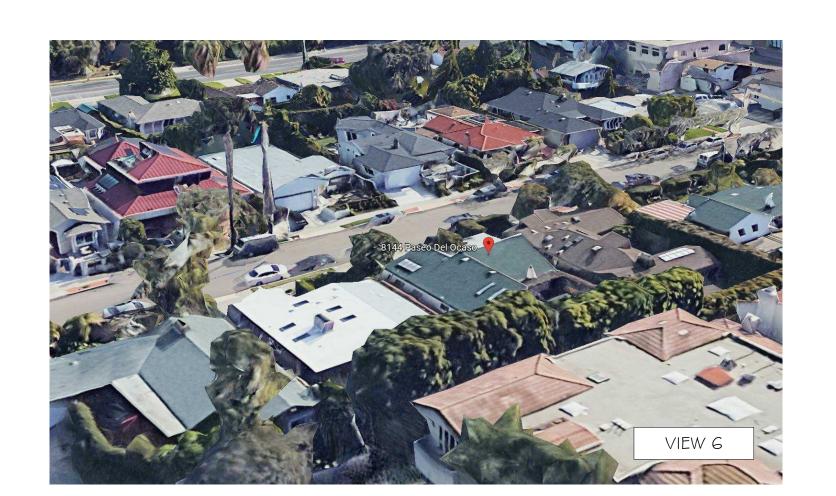






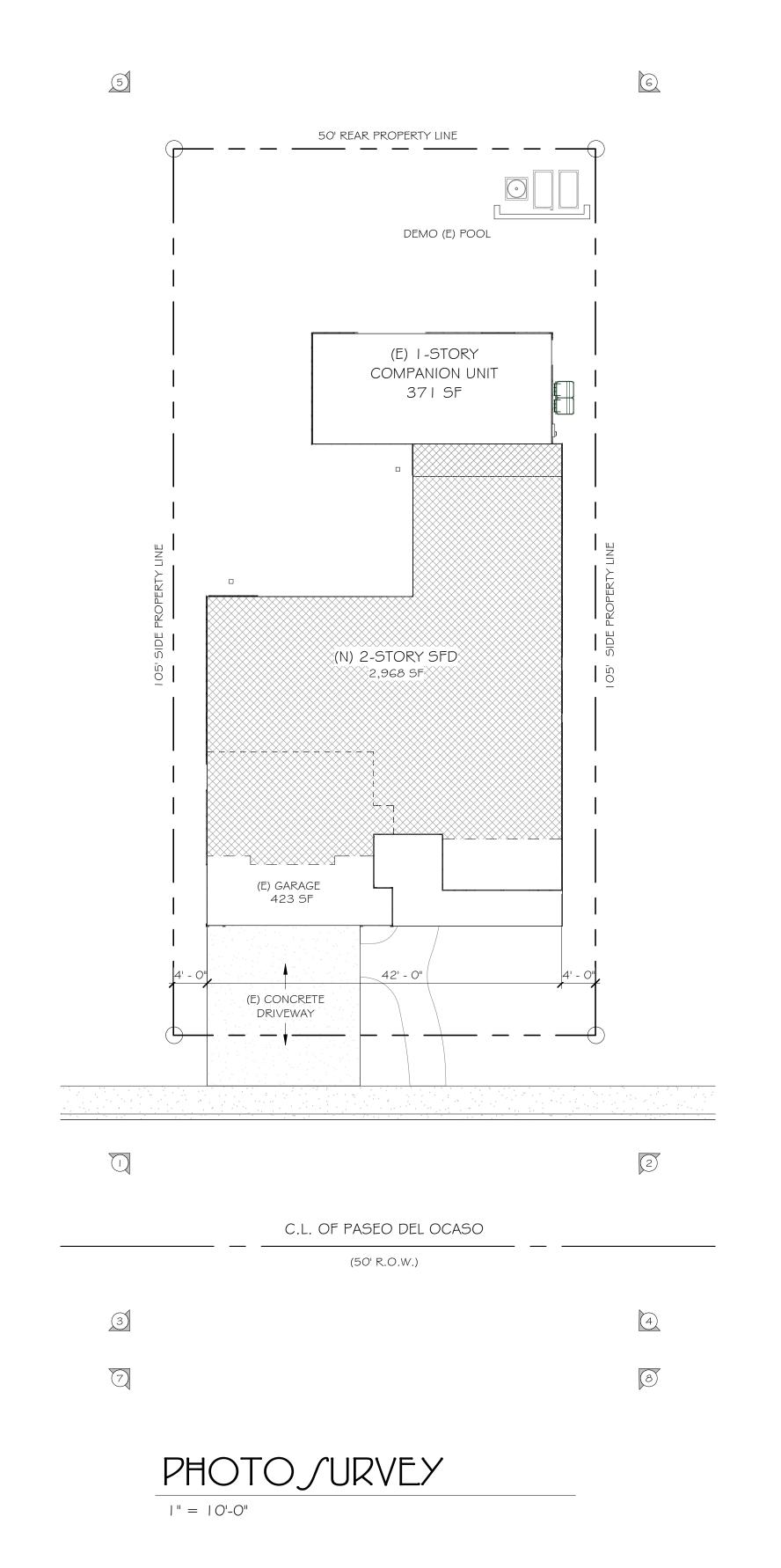












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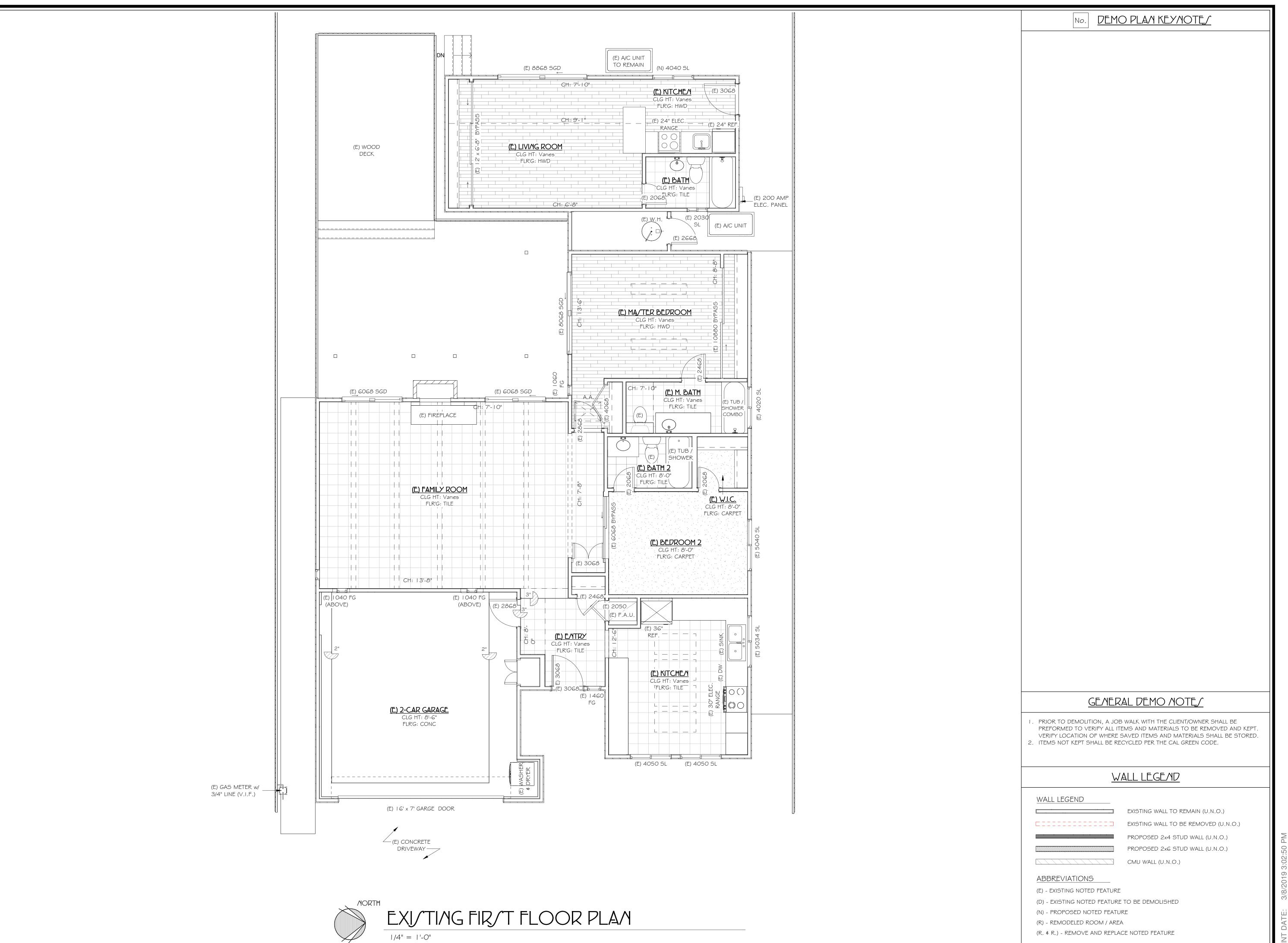
David M. Hall

Junior Designer Anna D. Murillo

Yavar Nanbakhsh

6-22-2018

Scale as noted



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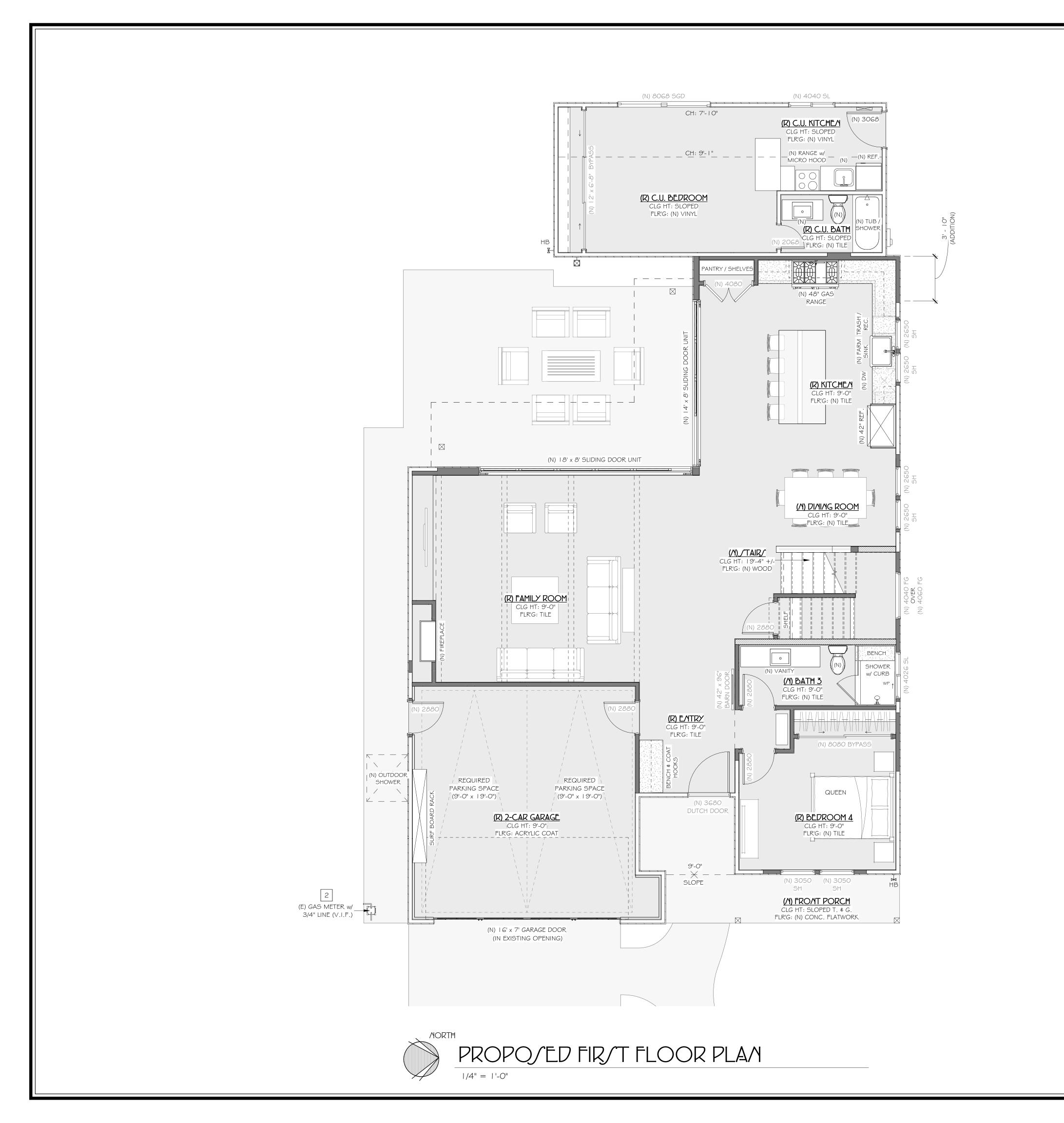
Junior Designer Anna D. Murillo

Yavar Nanbakhsh

6-22-2018

as noted

Job Name



No. FLOOR KEYNOTES

GENERAL PLAN NOTES

- . SEE SHEET GN-1.1 FOR FLOOR PLAN AND ELECTRICAL NOTES.
- 2. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH FOR THE FINISH THEY ARE INTENDED TO RECEIVE.
- 3. DO NOT SCALE DRAWINGS: DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN BUILDING SHELL COLUMNS, EXTERIOR WALLS, CORE AREAS, ETC. SEE BASE BUILDING ARCHITECTURAL.
- 4. ALL "HOLD" OR "CLR" DIMENSIONS MUST BE MAINTAINED TO FINISH.
- 5. ALL PARTITIONS SHOWN 'ALIGN' ARE TO BE SMOOTH AND FLUSH. 6. SEE INTERIOR DESIGN BOOKS FOR DETAILED INFORMATION ON FINISHES,

FIXTURES, NICHES, EQUIPMENT, ETC.

ELECTRICAL LEGEND

SYMBOL	REMARKS	SYMBOL	REMARKS		
\$	SINGLE POLE SWITCH	-	J BOX / PENDENT LIGHT		
\$_3	THREE WAY SWITCH	-	J BOX / INCANDESCENT LIGHT		
\$_4	FOUR WAY SWITCH	-ф-	J BOX / WALL MOUNTED FIXTURE		
\$₀	DIMMER SWITCH	HIG	J BOX / SECURITY FLOOD LIGHT		
\$ ₀₀	MANUAL ON OCCUPANCY SWITCH		J-BOX / EXTERIOR WALL MOUNTED FIXTURE - HIGH EFFICIENCY OR HAVE A PHOTOCELL CONTROL / MOTION SENSOR COMBO		
0	J BOX	H⊠			
+	I IO VOLT OUTLET				
-	SWITCHED I 10 VOLT OUTLET	⊕ SD	SMOKE ALARM		
⊕ gFCI	G.F.C.I. I IO VOLT OUTLET	⊕ CM	CARBON MONOXIDE ALARM		
⊗ WP GFCI	WATERPROOF G.F.C.I. OUTLET	0	EXHAUST FAN (50 CFM)		
0	6" INCANDESCENT CAN LIGHT	<u>[[]]</u>	CEILING MOUNTED HEATER		
Ð	6" FLUORESCENT CAN LIGHT		CEILING MOUNTED RAINHEAD		
	6" L.E.D. CAN LIGHT	∑PH	TELEPHONE SYSTEM		
D -	6" DIRECTIONAL CAN LIGHT	∆⊤v	TELEVISION SYSTEM		
0	4" L.E.D. CAN LIGHT	I	THERMOSTAT		
O	4" DIRECTIONAL L.E.D. CAN LIGHT	⊢₹HB	HOSE BIB		
0	PUCK LIGHT	⊢¢- ^{GAS}	GAS STUB OUT		
\longmapsto	UNDER CABINET LIGHTING	⊢∎ ^{C/O}	PLUMBING CLEAN-OUT		

HIGH EFFICACY = FLUORESCENT COMPLETE WITH ELECTRONIC BALLAST

WALL LEGEND

WALL LEGEND

EXISTING WALL TO REMAIN (U.N.O.) EXISTING WALL TO BE REMOVED (U.N.O.)

PROPOSED 2x4 STUD WALL (U.N.O.) PROPOSED 2x6 STUD WALL (U.N.O.)

CMU WALL (U.N.O.)

<u>ABBREVIATIONS</u>

(E) - EXISTING NOTED FEATURE

(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED

(N) - PROPOSED NOTED FEATURE (R) - REMODELED ROOM / AREA

(R. & R.) - REMOVE AND REPLACE NOTED FEATURE

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Senior Designer

David M. Hall

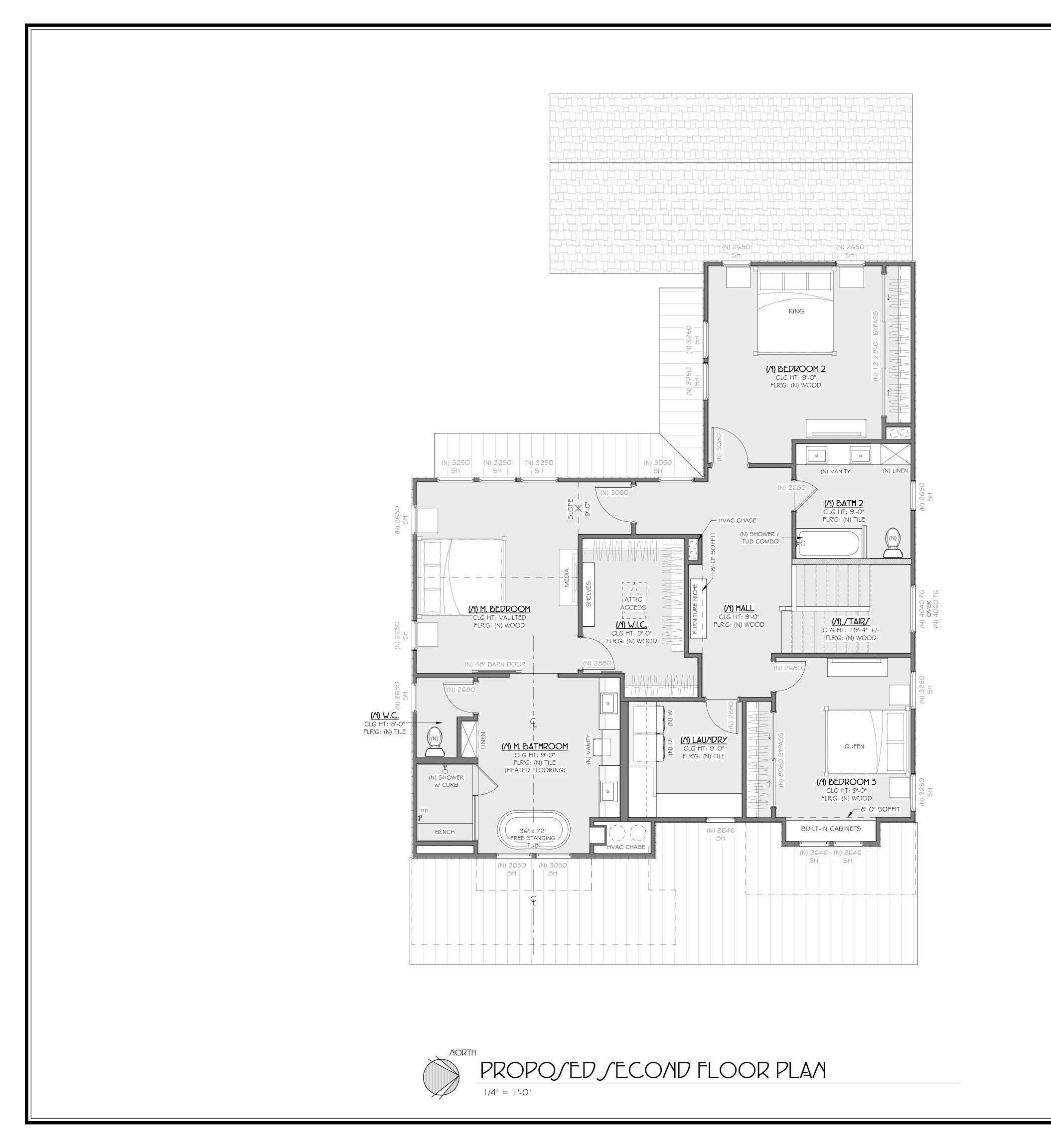
Junior Designer Anna D. Murillo

Yavar Nanbakhsh

6-22-2018

as noted

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\$_	DIMMER SWITCH	HI\$	J BOX / SECURITY FLOOD LIGH	
\$_00	MANUAL ON OCCUPANCY SWITCH	H⊠	J-BOX / EXTERIOR WALL MOUNTE	
	J BOX		FIXTURE - HIGH EFFICIENCY OR HAVE A PHOTOCELL CONTROL /	
+	I IO VOLT OUTLET		MOTION SENSOR COMBO	
—	SWITCHED I 10 VOLT OUTLET	⊕SD	SMOKE ALARM	
⊕ GFCI	G.F.C.I. I IO VOLT OUTLET	⊕ CM	CARBON MONOXIDE ALARM	
⊗ WP GFCI	WATERPROOF G.F.C.I. OUTLET	0	EXHAUST FAN (50 CFM)	
	6" INCANDESCENT CAN LIGHT		CEILING MOUNTED HEATER	
Ð	6" FLUORESCENT CAN LIGHT		CEILING MOUNTED RAINHEAD	
	6" L.E.D. CAN LIGHT	∑PH	TELEPHONE SYSTEM	
	6" DIRECTIONAL CAN LIGHT	∆⊤∨	TELEVISION SYSTEM	
0	4" L.E.D. CAN LIGHT	I	THERMOSTAT	
O	4" DIRECTIONAL L.E.D. CAN LIGHT	⊢₹HB	HOSE BIB	
0	PUCK LIGHT	⊢ ¢ -GAS	GAS STUB OUT	
-	UNDER CABINET LIGHTING	⊢□ ^{C/O}	PLUMBING CLEAN-OUT	

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DESIGN & REMODELING.

Senior Designer

David M. Hall

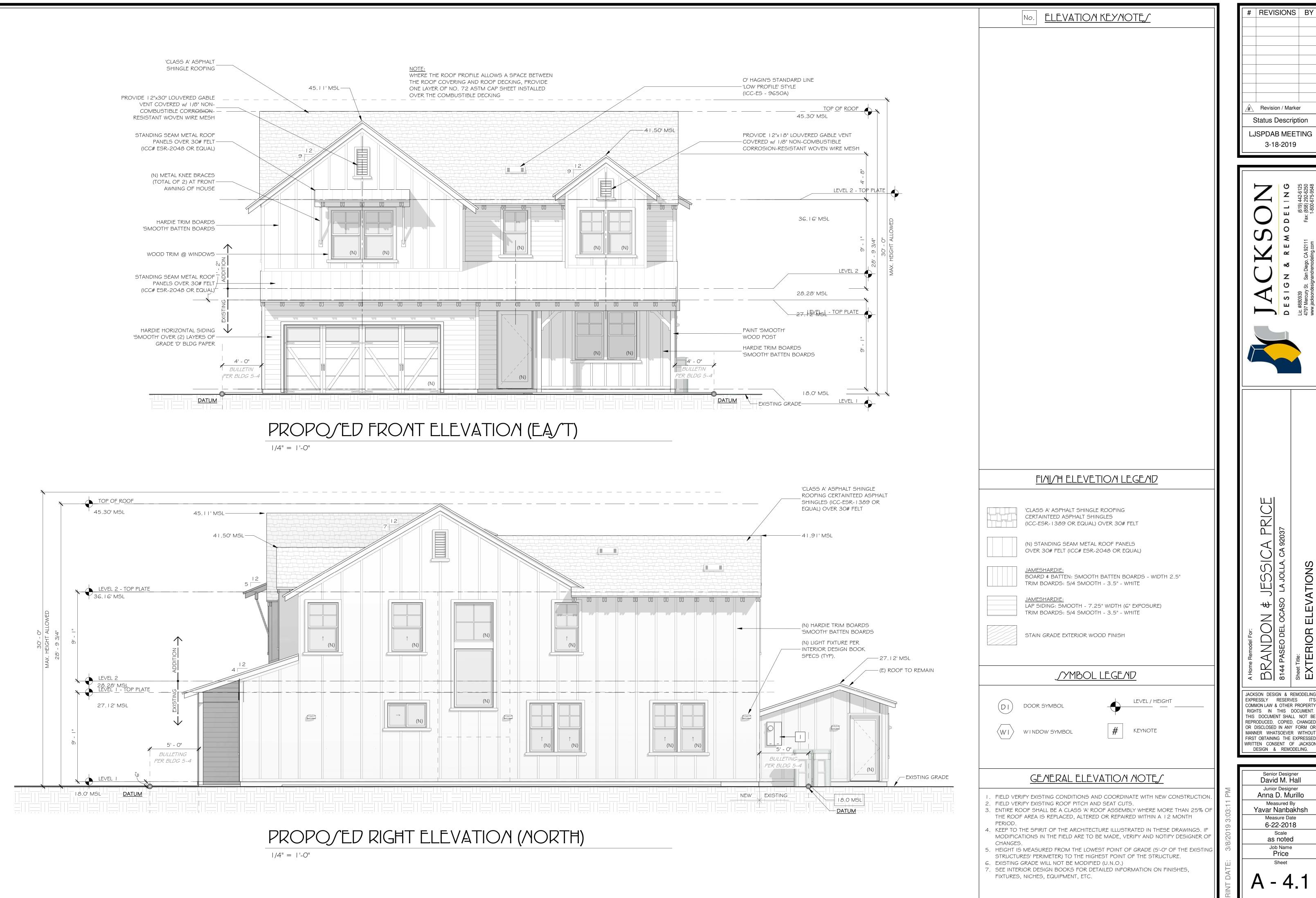
Junior Designer
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Yavar Nanbakhsh

6-22-2018

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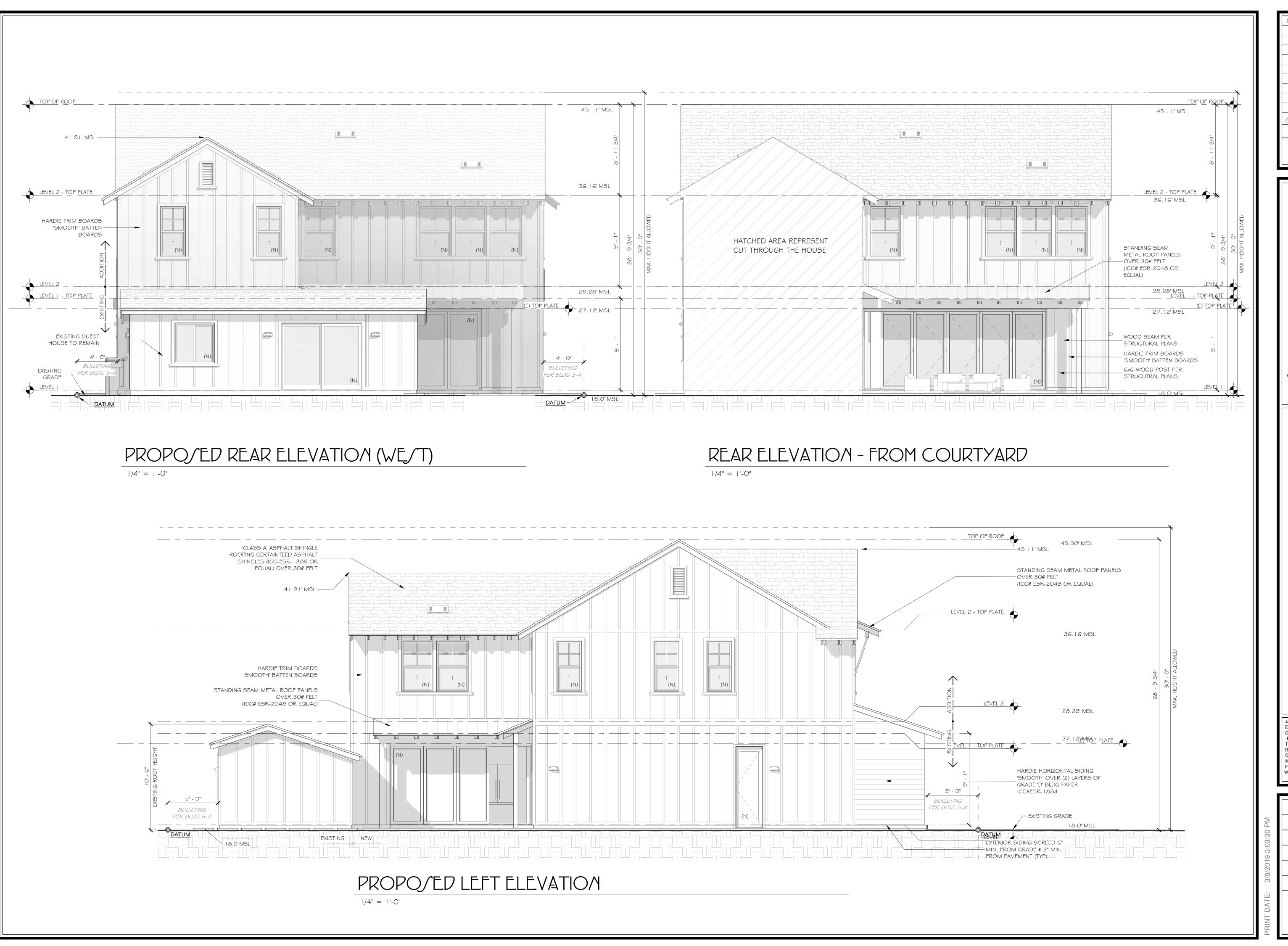
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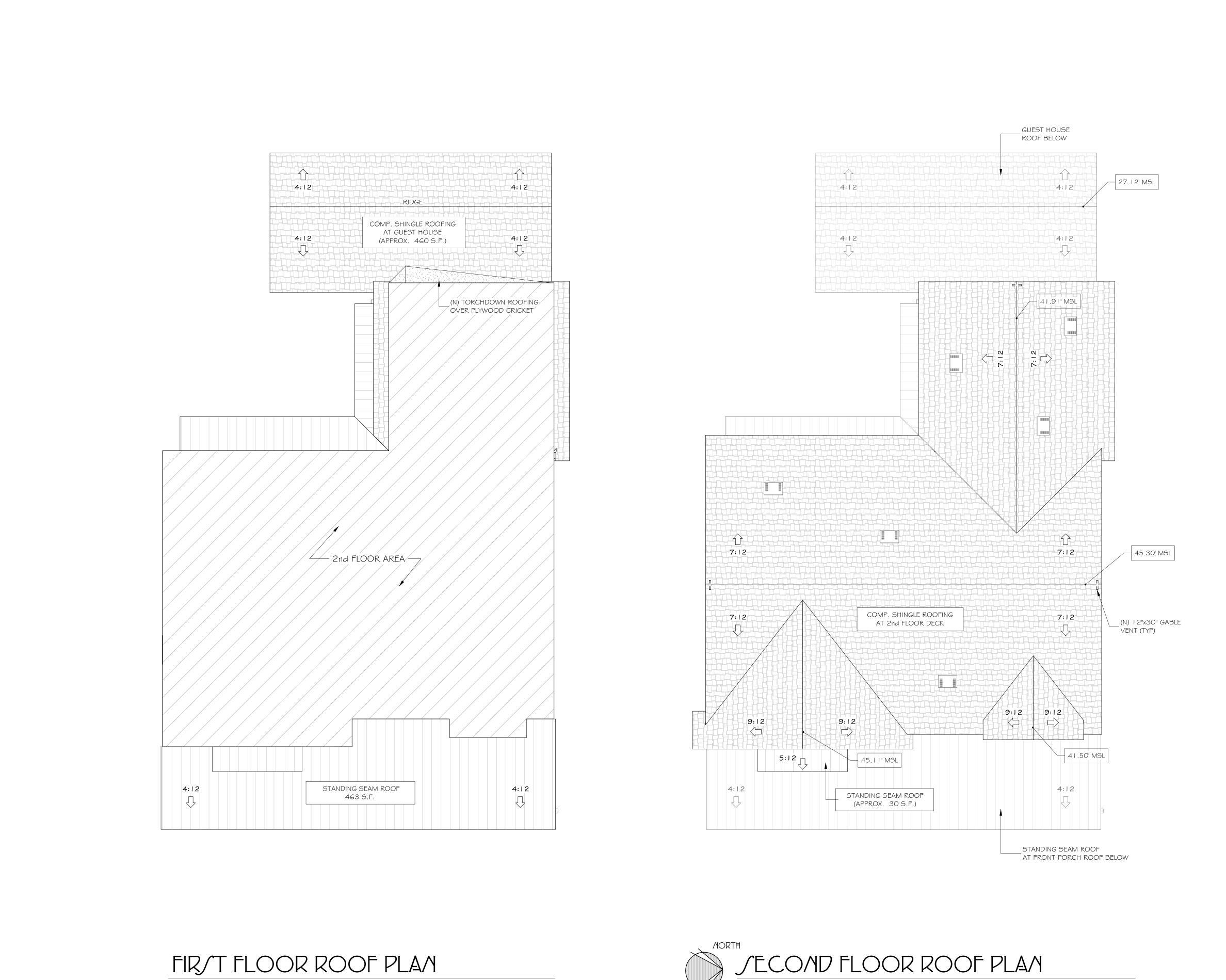
David M. Hall

Junior Designer Anna D. Murillo

Yavar Nanbakhsh

6-22-2018

as noted



3/16" = 1'-0"

GENERAL ROOF NOTE/

ROOF KEYNOTES

FIELD VERIFY EXISTING ROOF PITCH AND MATCH, COORDINATE WITH TRUSS MANUFACTURER PRIOR TO ORDERING ANY TRUSSES.

. FRAMER TO FIELD VERIFY ALL CONDITIONS AND COORDINATE WHERE NEW AND EXISTING FRAMING ALIGN. COORDINATE AND ALIGN WHEN POSSIBLE.

ATTIC VENT CALCULATIONS

THE MINIMUM VENT AREA IS 1/150 OF ATTIC AREA (OR 1/300 OF ATTIC AREA IF AT LEAST 40% (BUT NOT MORE THAT 50%) OF THE REQUIRED VENT IS LOCATED NO MORE THAN 3' BELOW THE RIDGE:

I. MAIN HOUSE ROOF ATTIC VENTILATION:

MAIN HOUSE ATTIC AREA = 1,538 SQ. FT. ATTIC VENT CALCULATION: 1,538 SQ. FT. / 300 =5.13 SQ. FT. 5.13 SQ. FT. x 144 = 739 SQ. IN. REQ. VENT AREA

USE O' HAGIN'S STANDARD LINE - 'LOW PROFILE' STYLE (ICC-ES - 9650A*) NET FREE VENTILATION AREA 72 SQ. IN EACH (72 SQ. IN EACH = .5 SQ.FT. EACH)

 $(.5 \text{ S.F. EACH}) \times 6 = 3 \text{ S.F. OF NFVA}$

VENTS TO PROVIDE HIGH: 2 VENTS TO PROVIDE LOW: 4

I 2x24 SQ.IN METAL GABLE VENTS - NET FREE VENT AREA 93 SQ.IN. (93 SQ. IN. EACH= 0.65 SQ.FT. EACH)

METAL MESH WITH 1/16" MINIMUM TO 1/8" MAXIMUM OPENINGS)

 $(0.65 \text{ S.F. EACH}) \times 4 = 2.6 \text{ S.F. OF NFVA}$

TOTAL AREA VENT PROVIDED = $5.6 \, \text{S.f.}$

. ATTIC VENTS TO BE LOCATED TO PROVIDE CROSS VENTILATION, INCLUDING HIGH AND LOW LOCATIONS WHEN APPLICABLE. . ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT

JYMBOL LEGEND



(N) ROOF VENT PER VENTILATION CALCS (TYP.)



DIRECTION OF ROOF SLOPE

PITCH AT ROOF SLOPE (SEE EXTERIOR ELEVATIONS \$ V.I.F.)

REVISIONS BY # Revision / Marker Status Description LJSPDAB MEETING



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Senior Designer

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Job Name