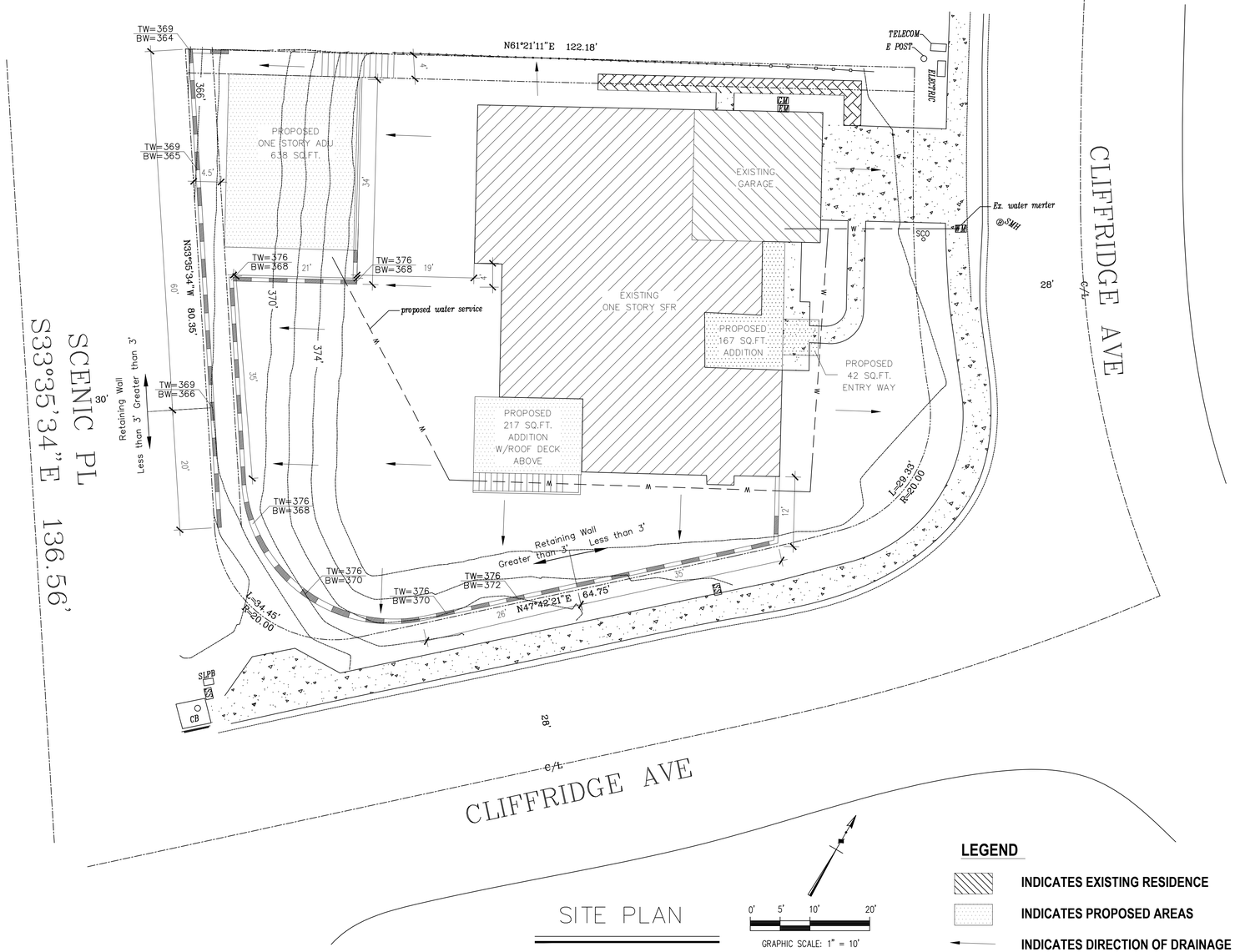


SITE PLAN

0' 5' 10' 20'

GRAPHIC SCALE: 1" = 10'

LEGEND

- INDICATES EXISTING RESIDENCE
- INDICATES PROPOSED AREAS
- INDICATES DIRECTION OF DRAINAGE

WATER FIXTURES SCHEDULE		
	QUANTITY	
FIXTURE	EXIST.	NEW
KITCHEN SINK	1	1
DISHWASHER	1	-
LAVATORY	1	1
WATER CLOSET	3	1
SHOWER HEADS	2	1
BATHTUB	1	-
WASHER	2	1
HOSE BIBS	2	1
BAR SINK	1	-

CUT / FILL TABLE	
CUT QUANTITIES:	XXX.X CYD
FILL QUANTITIES:	0 CYD
IMPORT / EXPORT:	XXX.X CYD
MAX CUT DEPTH:	8 FT
MAX FILL DEPTH:	0 FT

TOTAL DISTURBED AREA: X,XXX SQ FT

NO WORK WILL BE PERFORMED IN PUBLIC RIGHT-OF-WAY.

NOTES:

1. Existing dwelling is not Sprinklered. Companion Unit/Junior unit is not requred to be sprinklered.
2. All storm water runoff from proposed and/or replaced impervious areas shall be routed to previous surfaces or landscaping prior to reaching the public drain system.

	IMPERVIOUS AREA		PERVIOUS AREA	TOTAL AREA
	BULDING	PAVEMENT		
EXISTING	2,626 SF	X,XXX S.F.	X,XXX SF	X,XXX S.F.
PROPOSED	1,022 S.F.	0	0	1,022 S.F.

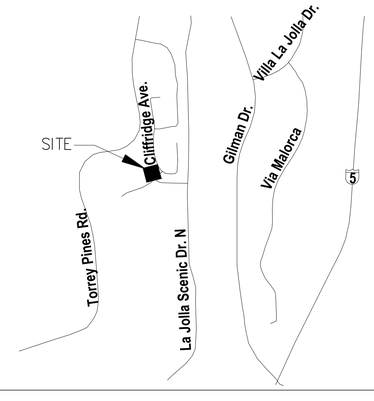
A - TOTAL DISTURBANCE AREA: 1,735 SF
B - EXISTING AMOUNT OF IMPERVIOUS AREA: 13,234 SF
C - PROPOSED AMOUNT OF IMPERVIOUS AREA: 1,735 SF
D - TOTAL IMPERVIOUS AREA: 14,969 SF
E - IMPERVIOUS % INCREASE: 14%

SHEET INDEX

DIRECTORY

OWNER
Aila A AlHaja
8458 Cliffridge Ave.
La Jolla, CA 92037
Tel.

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS

8458 Cliffridge Ave.
La Jolla, California, 92037

LEGAL DESCRIPTION

Lot 197 of La Jolla Shores Heights Unit No. 4, Map 6494
Survey 2337, file No. 99857.

ASSESSOR'S PARCEL NO.

346-702-36-00

YEAR BUILT	1965
ZONING	LJSPD-SF
LOT AREA	10,551 S.F.
EXISTING UNIT RESIDENCE (NON- SPRINKLED)	2,626 S.F. (ONE STORY)
PROPOSED ADDITION	384 S.F.
PROPOSED ADU	638 S.F.
CONSTRUCTION TYPE	V - B
OCCUPANCY GROUP	R - 3

FLOOR AREA RATIO:

GFA	3,648 S.F./10,551 S.F. = 0.34
MAX FAR	0.60 ALLOWED

SCOPE OF WORK

- PROPOSED 384 SF ADDITION, 42 SF OF ENTRY WAY 228 SF OF DECK ABOVE ADDITION, AND CONVERT EXISTING 27 SF CLOSET TO HALF BATH TO EXISTING SINGLE FAMILY RESIDENCE.
- PROPOSED 638 SF DETACHED ADU.
- UPGRADE EXISTING 100 AMP ELECTRICAL PANEL TO 200 AMP.
- 190 LF OF RETRAINING WALL 3' TO 8' HIGH.

DESIGN ENGINEERING

YG ENGINEERING

Al Haja Residence

8458 Cliffridge Ave., La Jolla, CA 92037

Revision Dates

SHEET TITLE

Site Plan

Drawing Date 09.29.20

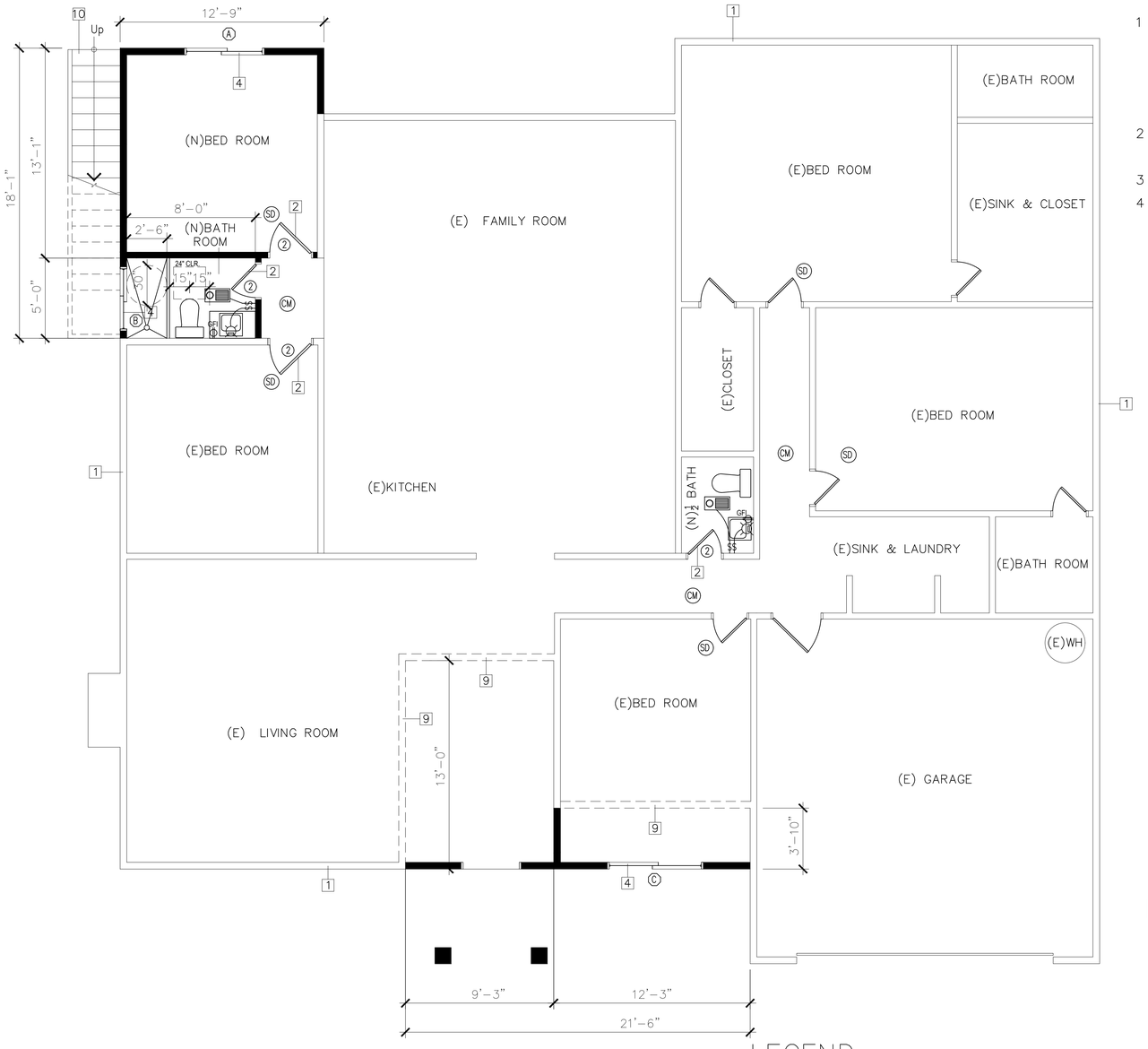
Check By -

Drawn By GHILIA Y.

Sheet Number

A00

ATTACHMENT 2: Al Haja ADU & Addition



PROPOSED FLOOR PLAN

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

LEGEND

- DEMO. EXISTING 2x4 @ 16" O.C. WALL
- NEW 2x4 @ 16" O.C. WALL
- (SD) PROVIDE PERMANENTLY WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- (CM) PROVIDE PERMANENTLY WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP

CONSTRUCTION NOTE

1 – PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING:
   A) RETENTION BASINS.
   B) WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD.

2 – SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC).

3 – LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS.

4 – A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN PER CGC SECTION 4.408.2.

ELECTRICAL PLAN LEGEND

	RECESSED LIGHT FIXTURE
	EXTERIOR LIGHT FIXTURE.
	DUPLEX CONVENIENCE OUTLET, GROUNDING TYPE, +15" OR AS NOTED
220	220 VOLT RECEPTACLE
WP	DUPLEX OUTDOOR OUTLET, WATER PROOF
$	SINGLE POLE DIMMER SWITCH
$3	THREE-WAY SWITCH
UG	UNDERGROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
A.F.C.I.	ARC FAULT CIRCUIT INTERRUPTER
	LIGHT & EXHAUST COMBO. (50 CFM MIN.)
M	200 AMP ELECTRICAL SERVICE W/ METER
WH	TANK-LESS WATER HEATER, PER TITLE 24.

KEY NOTES

1. EXISTING 2x4 @ 16" O.C. STUD WALL, PER PLAN.
2. EXISTING WINDOW TO REMAIN.
3. EXISTING DOOR TO REMAIN.
4. NEW WINDOW, PER SCHEDULE
5. NEW DOOR, PER SCHEDULE
6. NEW 2x4 @ 16" O.C. STUD WALL, W/R-15 INSULATION, PER TITLE 24.
7. NEW EXTERIOR LIGHT FIXTURE.
8. 24" MINIMUM CLEARANCE IN FRONT OF WATER CLOSET.
9. EXISTING WALL TO BE REMOVED.
10. PRESSURE TREATED WOOD STAIRS.

DOOR SCHEDULE

MARK	USE	TYPE	SIZE	REMARK
1	NEW	WOOD SOLID CORE	3'-0" x 6'-8"	
2	NEW	WOOD HOLLOW CORE	2'-4" x 6'-8"	
3	NEW	SLIDER DUAL PANE LOW-E VINYL	5'-0" x 6'-8"	U-FAC 0.300 SHGC 0.21
4	EXISTING	WOOD SOLID CORE	2'-8" x 6'-8"	TO REMAIN

WINDOW SCHEDULE

MARK	USE	TYPE	SASH SIZE	TOTAL AREA	GLASS TYPE	MATERIAL	SILL HGHT	REMARKS
A	NEW	SLIDER	5'-0" 4'-0"	20.00 SQ.FT.	DUAL PANE LOW-E	VINYL	3'-8"	U-FAC 0.300 SHGC 0.21
B 3	NEW	SLIDER	4'-0" 1'-6"	6.00 SQ.FT.	DUAL PANE LOW-E	VINYL	4'-8"	U-FAC 0.300 SHGC 0.21
C	NEW	SLIDER	6'-0" 4'-0"	24.00 SQ.FT.	DUAL PANE LOW-E	VINYL	5'-8"	U-FAC 0.300 SHGC 0.21
D	NEW	SLIDER	4'-0" 1'-0"	4.00 SQ.FT.	DUAL PANE LOW-E	VINYL	10'-4"	U-FAC 0.300 SHGC 0.21
E	EXISTING	SLIDER	6'-0" 4'-0"	24.00 SQ.FT.	DUAL PANE LOW-E	VINYL	3'-8"	
F	EXISTING	SLIDER	3'-0" 4'-0"	12.00 SQ.FT.	DUAL PANE LOW-E	VINYL	3'-8"	

NOTES:
1. ALL BEDROOM WINDOWS MUST MEET EGRESS SIZING PER CRC R310
2. WINDOWS, EXTERIOR GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:
   A. MULTI-PANED GLASS WITH MIN. ONE TEMPERED PANE (VINYL FRAMES SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN INTERLOCK AREA.
   B. MINIMUM 20 MIN. FIRE RATED
3. WINDOW GLAZING TO BE TEMPERED.

DESIGN ENGINEERING
YC ENGINEERING

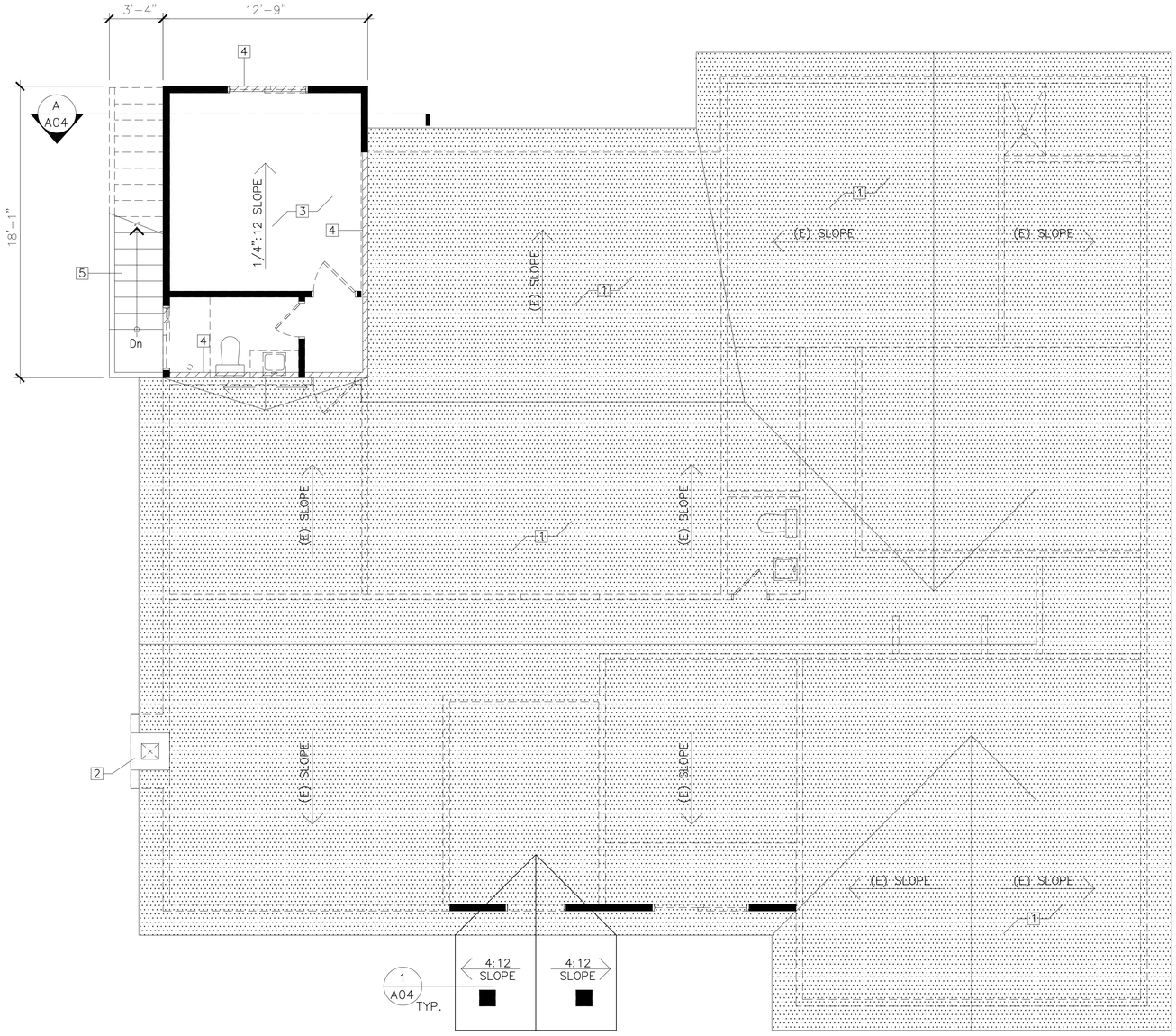
Al Haja Residence

8458 Cliffridge Ave., La Jolla, CA 92037

Revision Dates
1 -
2 -
3 -
4 -

SHEET TITLE
Proposed Floor Plan

Drawing Date 09.20.20
Check By -
Drawn By GHILIA Y.
Sheet Number
A02



LEGEND

- EXISTING ROOF FRAMING TO REMAIN.
- EXISTING 2X4 @ 16" O.C. WALL BELOW FRAMING
- NEW 2x4 @ 16" O.C. WALL BELOW FRAMING
- NEW 2X4 @ 16" O.C. SOLID RAILING.

KEY NOTES

1. EXISTING ROOF FRAMING SYSTEM TO REMAIN.
2. EXISTING CHIMNEY TO REMAIN.
3. NEW 2x ROOF FRAMING W/R-13 INSULATION PER TITLE 24.
4. DECK RAILING 42" HIGH FROM DECK SURFACE, PER STRUCTURAL.
5. PRESSURE TREATED WOOD STAIRS.
6. 2x CRICKET, 1:12 SLOPE.

PROPOSED ROOF PLAN

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

DESIGN
ENGINEERING

YG ENGINEERING

Al Haja Residence

8458 Cliffridge Ave., La Jolla, CA 92037

Revision Dates

SHEET TITLE

Proposed Roof Plan

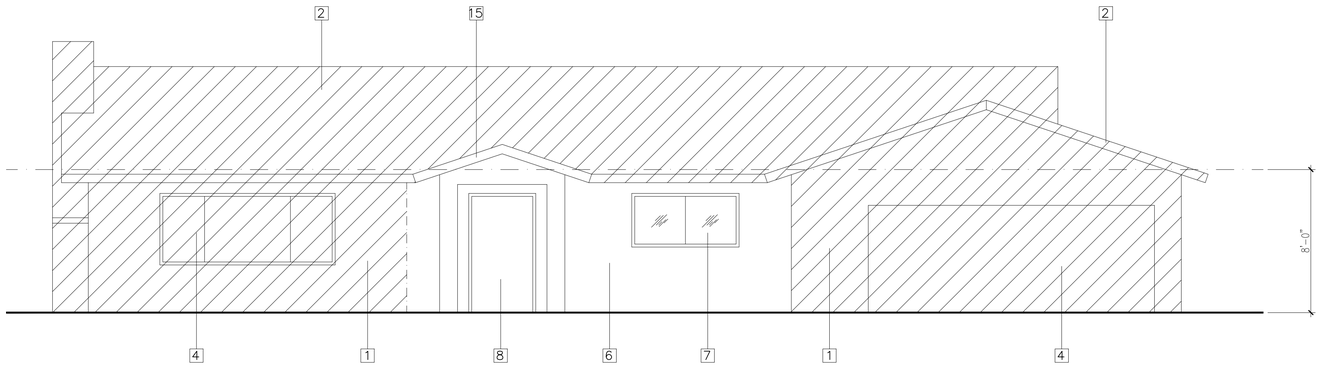
Drawing Date 09.20.20

Check By -

Drawn By GHILIA Y.

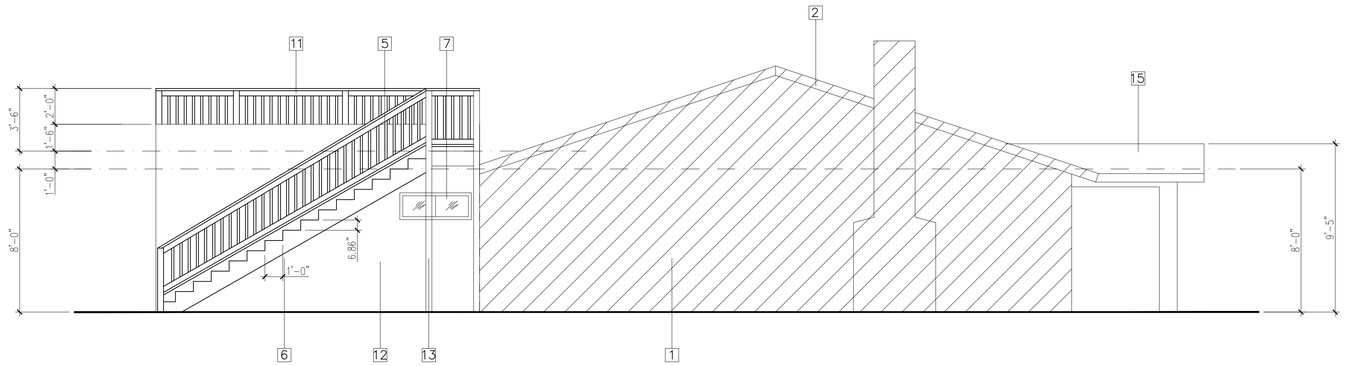
Sheet Number

A03



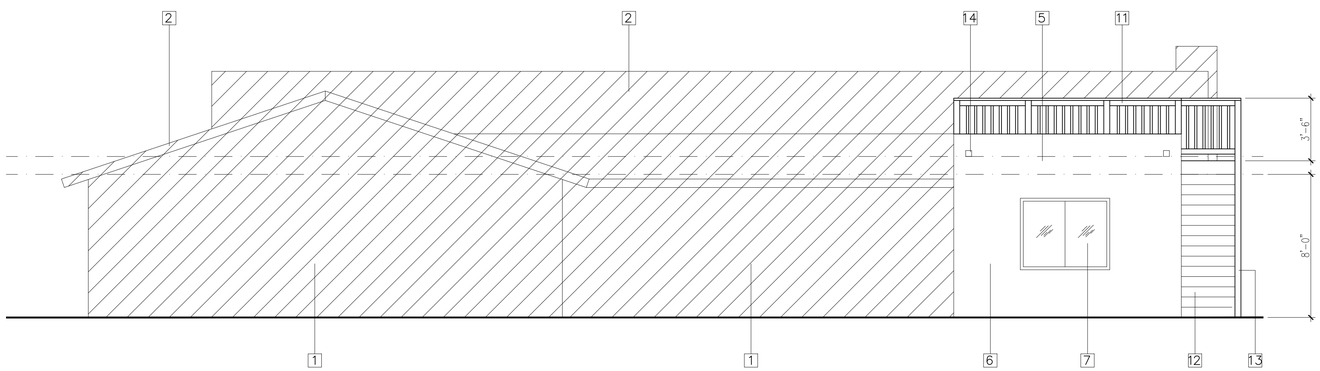
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

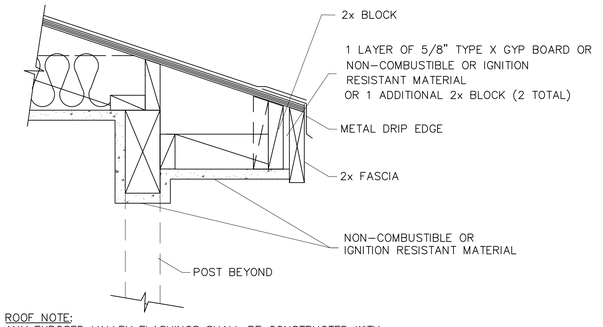
SCALE : 1/4" = 1'-0"

LEGEND

EXISTING FRAMING SYSTEMS TO REMAIN.

KEY NOTES

1. EXISTING STUD WALL TO REMAIN.
2. EXISTING ROOF TO REMAIN.
3. EXISTING WINDOW TO REMAIN.
4. EXISTING DOOR TO REMAIN.
5. CONVENTIONAL ROOF DECK SYSTEM, FRAMING PER STRUCTURAL.W/R-30 INSULATION, PER TITLE 24. PROVIDE DEX-O-TEX FINISH.
6. 2x4 @ 16" O.C. STUD WALL, PER PLAN.
7. WINDOW, PER SCHEDULE.
8. DOOR, PER SCHEDULE.
9. CONCRETE SLAB ON GRADE, PER STRUCTURAL.
10. CONCRETE FOOTING, PER STRUCTURAL.
11. DECK RAILING 42" HIGH FROM DECK SURFACE W/ OPENINGS THAT SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE, CONNECTIONS PER STRUCTURAL.
12. PRESSURE TREATED WOOD STAIRS.
13. PRESSURE TREATED 4x POST, PER STRUCTURAL.
14. OVERFLOW SCUPPER, DETAIL B/A06.
15. 2x CONVENTIONAL ROOF FRAMING SYSTEM, PER STRUCTURAL. PROVIDE ASPHALT SHINGLE FINISH, TO MATCH EXISTING.

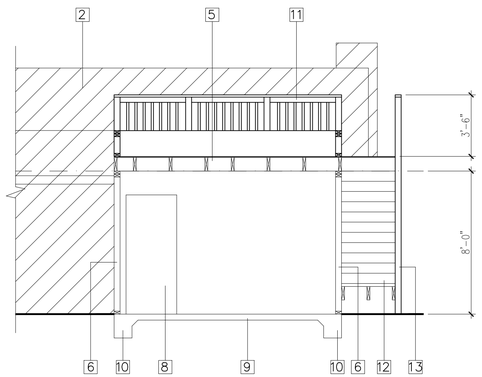


ROOF NOTE:
ANY EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH 26-GAUGE CORROSION RESISTANT METAL INSTALLED OVER MINIMUM 36 INCH WIDE SINGLE LAYER OF No. 72 ASTM CAP SHEET RUNNING FULL LENGTH OF VALLEY.

EXPOSED FIRE RETARDANT TREATED WOOD FASCIA

DETAIL 1

SCALE : N.T.S.



SECTION – 'A'

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

DESIGN ENGINEERING

YG ENGINEERING

Al Haja Residence

8458 Cliffridge Ave., La Jolla, CA 92037

Revision Dates

SHEET TITLE

Proposed ADU Elevations & Section

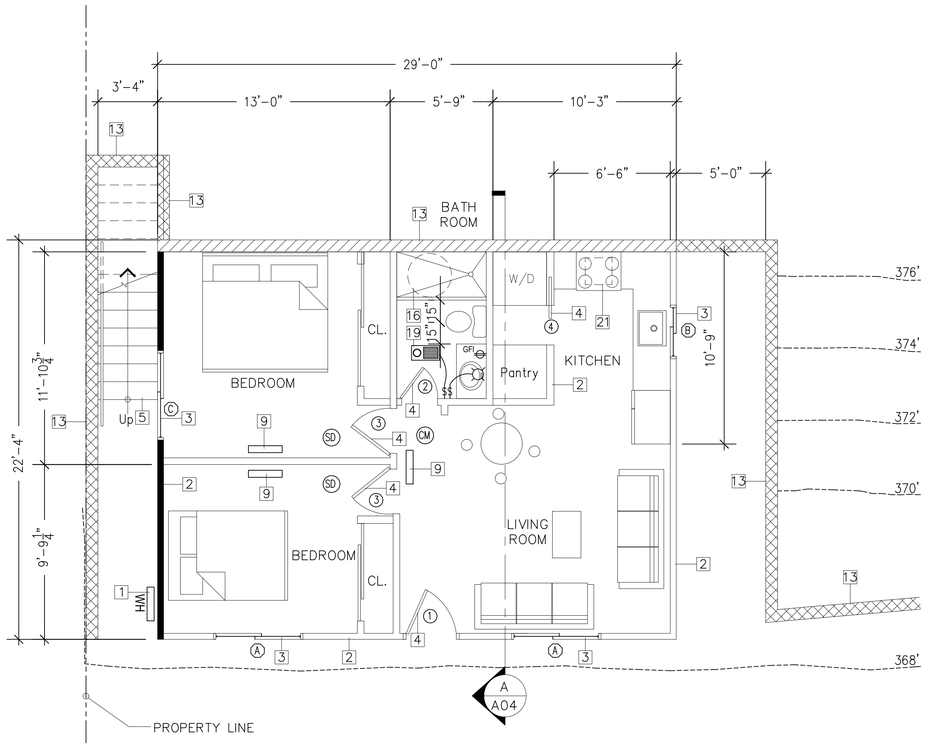
Drawing Date 09.20.20

Check By -

Drawn By GHILIA Y.

Sheet Number

A04



PROPOSED FLOOR PLAN

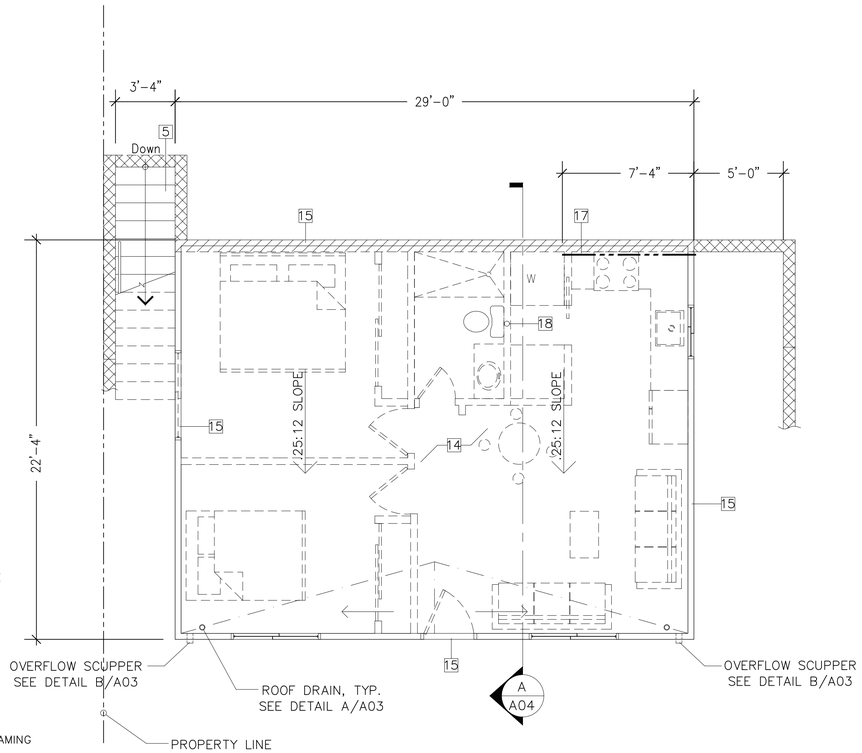
SCALE : 1/4" = 1'-0"

KEY NOTES

1. NEW TANKLESS WATER HEATER, RENNAI V65eN OR EQUAL
2. NEW 2x4 @ 16" O.C. STUD WALL, W/R-15 INSULATION, PER TITLE 24.
3. NEW WINDOW, PER SCHEDULE.
4. NEW DOOR, PER SCHEDULE.
5. NEW WOOD STAIRS. SEE STAIR ELEVATION ON SHEET A06.
6. 24" MINIMUM CLEARANCE IN FRONT OF WATER CLOSET.
7. NEW EXTERIOR LIGHT FIXTURE.
8. WASHER AND DRYER
9. MINI SPLIT SYSTEM
12. NEW 4" DRYER VENT W/ BACK-DRAFT DAMPER, DUCTWORK IN CEILING FRAMING EXIT THRU WALL. SHALL BE 3'-0" FROM ANY OPENING.
13. 8" CMU RETAINING WALL, PER PLAN.
14. CONVENTIONAL ROOF DECK SYSTEM, FRAMING PER STRUCTURAL.W/R-30 INSULATION, PER TITLE 24.
15. 2x4 @ 16" O.C. PARAPET
16. SHOWER WIDTH SHALL BE 30" MIN.
17. 4" DRYER VENT THROUGH RIM JST.
18. PLUMBING VENT THROUGH ROOF.
19. LIGHT & EXHAUST COMBO. (50 CFM MIN.) WHOLE-BUILDING VENTILATION METHOD, SEE PLUMBING NOTE #8.
20. WOOD RAILING 42" HIGH FROM FINISH GRADE. OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE,
21. KITCHEN EXHAUST HOOD (360 CFM MIN.)

LEGEND

- NEW 2X4 @ 16" O.C. WALL ABOVE FRAMING
- NEW 2X4 @ 16" O.C. WALL BELOW FRAMING
- NEW 8" SOLID GROUTED CMU WALL
- NEW 8" CMU SITE RETAINING WALL
- NEW 2X4 @ 16" O.C. 1-HR RATED WALL
- (SD) PROVIDE PERMANENTLY WIRED SMOKE DETECTOR W/ BATTERY BACK-UP
- (CM) PROVIDE PERMANENTLY WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACK-UP



PROPOSED ROOF PLAN

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

CAL GREEN BUILDING NOTES

1.- A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, A PLUMBING SUB-CONTRACTOR, OR BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.

2.- NEW RESIDENTIAL DEVELOPMENTS WITH A LANDSCAPE AREA OF OVER 500 SQ.FT. SHALL COMPLY WITH ONE OF THE FOLLOWING:
1) LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
2) LANDSCAPE AREAS LESS THAN 2,500 SQ.FT. MAY COMPLY WITH MWELO'S APPENDIX 'D' PRESCRIPTIVE COMPLIANCE OPTION.

3.- JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC 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.

4.- BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING. A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEBSITE. THE MANUAL SHOULD INCLUDE THE ITEMS LISTED IN 2016 CALGREEN 4.410.1.

5.- 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.

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

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

8.- ALL NEW CARPET CUSHIONS INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOW:
1.) CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM.
2.) CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
3.) NSF/ANSI 140 AT THE GOLD LEVEL.
4.) SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE TM GOLD.

9.- EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
1.) VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
2.) CERTIFIED UNDER UL GREENGUARD GOLD
3.) CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
4.) MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATIONS 01350.

10.- NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD (MDF) COMPOSITE WOOD PRODUCT USED IN THE BIULDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN THE 2016 CALGREEN TABLE 4.504.5.

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

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

13.- NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLAINT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDSTAT WHICH CAN ADJUSTED BETWEEN 50 TO 80 PERCENT.

14. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC 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.

PLUMBING NOTES:

1. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING.
2. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.2 GALLONS PER MINUTE (GMP).
3. PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GMP).
4. PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GMP).
5. PROVIDE WATER CLOSETS WITH A MAXIMUM FLOW OF 1.28 GALLONS PER MINUTE (GMP).
6. WHEN A 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 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. HANDHELD SHOWERS ARE CONSIDERED SHOWERHEADS.
7. PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC).
8. EXHAUST COMBO. SHALL BE INSTALLED FOR DWELLING UNIT TO PROVIDE WHOLE-BUILDING VENTILATION WITH OUTDOOR AIR COMPLYING WITH ASHRAE STANDARD 62.2-2007 AS ADOPTED BY THE CALIFORNIA ENERGY COMMISSION.

DOOR SCHEDULE

MARK	USE	TYPE	SIZE	REMARK
1	NEW	WOOD SOLID CORE	3'-0" x 6'-8"	
2	NEW	WOOD HOLLOW CORE	2'-0" x 6'-8"	
3	NEW	WOOD HOLLOW CORE	2'-6" x 6'-8"	
4	NEW	WOOD HOLLOW CORE POCKET	2'-0" x 6'-8"	

NOTES: 1. All exterior doors comply with one of the following [CRC R337.8.3]:
A. Have a minimum 20-minute fire-resistance rating

WINDOW SCHEDULE

MARK	USE	TYPE	SASH SIZE	TOTAL AREA	GLASS TYPE	MATERIAL	SILL HGHT	REMARKS
A	NEW	SLIDER	5'-0" 4'-0"	20.00 SQ.FT.	DUAL PANE LOW-E	VINYL	3'-8"	U-FAC 0.300 SHGC 0.21
B	NEW	SLIDER	3'-0" 3'-0"	9.00 SQ.FT.	DUAL PANE LOW-E	VINYL	4'-8"	U-FAC 0.300 SHGC 0.21
C[5]	NEW	SLIDER	5'-0" 4'-0"	20.00 SQ.FT.	DUAL PANE LOW-E	VINYL	3'-8"	U-FAC 0.300 SHGC 0.21

NOTES:
1. ALL BEDROOM WINDOWS MUST MEET EGRESS SIZING PER CRC R310
2. WINDOWS, EXTERIOR GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS, SHALL COMPLY WITH ONE OF THE FOLLOWING:
A. MULTI-PANED GLASS WITH MIN. ONE TEMPERED PANE (VINYL FRAMES SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN INTERLOCK AREA.
B. MINIMUM 20 MIN. FIRE RATED
3. WINDOW GLAZING TO BE TEMPERED, PER PLAN.
4. GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS.

DESIGN ENGINEERING
YG ENGINEERING

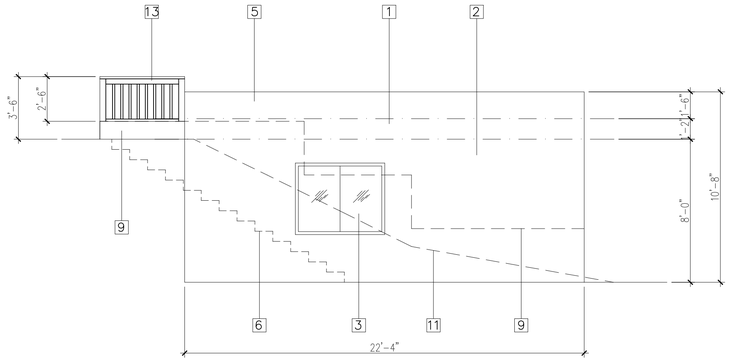
Al Haja Residence

8458 Cliffridge Ave., La Jolla, CA 92037

Revision Dates
1 -
2 -
3
4
5

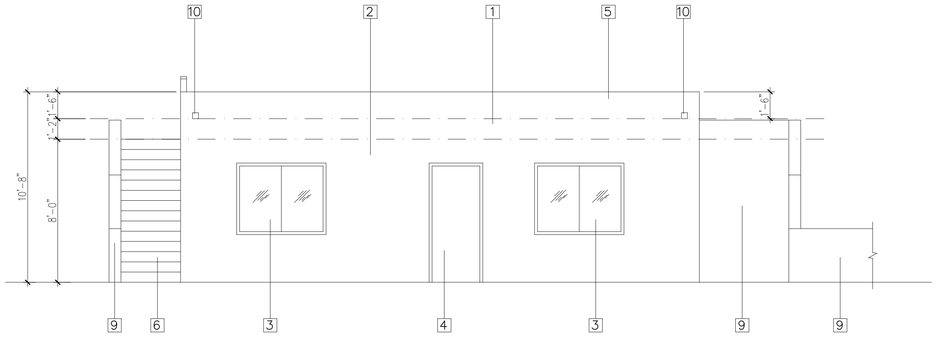
SHEET TITLE
Proposed ADU Floor & Roof Plans

Drawing Date 09.20.20
Check By -
Drawn By GHILIA Y.
Sheet Number A05



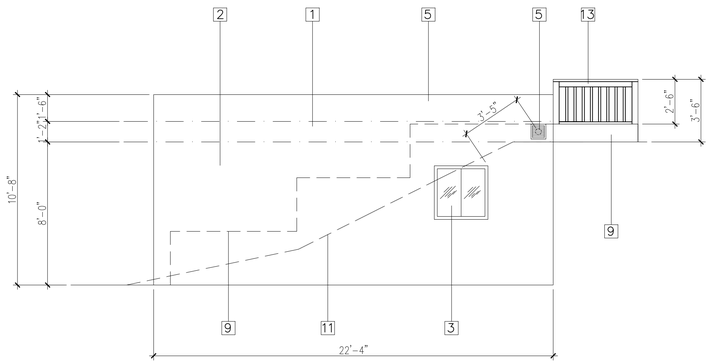
NORTH ELEVATION

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



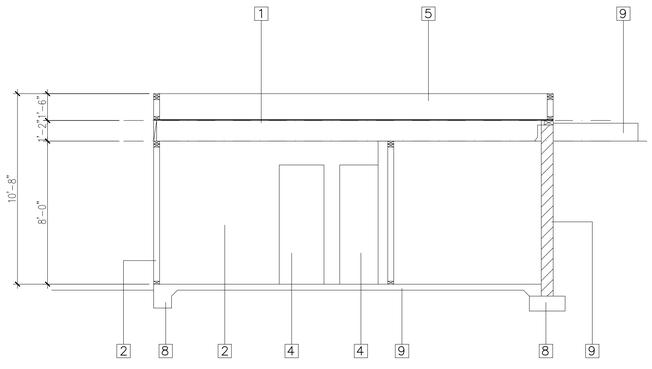
WEST ELEVATION

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



SOUTH ELEVATION

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



SOUTH ELEVATION

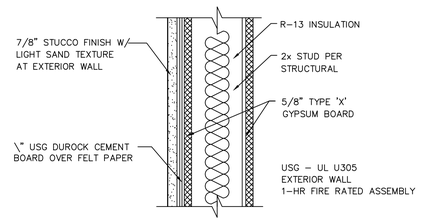
SCALE : 1/4" = 1'-0"

KEY NOTES

1. CONVENTIONAL ROOF DECK SYSTEM, FRAMING PER STRUCTURAL.W/R-30 INSULATION, PER TITLE 24. PROVIDE DEX-O-TEX FINISH.
2. 2x4 @ 16" O.C. STUD WALL, PER PLAN.
3. WINDOW, PER SCHEDULE.
4. DOOR, PER SCHEDULE.
5. 2x4 @ 16" O.C. PARAPET
6. PRESSURE TREATED WOOD STAIRS, U.N.O.
7. CONCRETE SLAB ON GRADE, PER STRUCTURAL.
8. CONCRETE FOOTING, PER STRUCTURAL.
9. 8" CMU RETAINING WALL, PER PLAN.
10. OVERFLOW SCUPPER, DETAIL B/A06.
11. EXISTING NATURAL GRADE
12. 4" DRYER VENT TERMINATION LOCATION
13. WOOD RAILING 42" HIGH FROM FINISH GRADE. OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE,

LEGEND

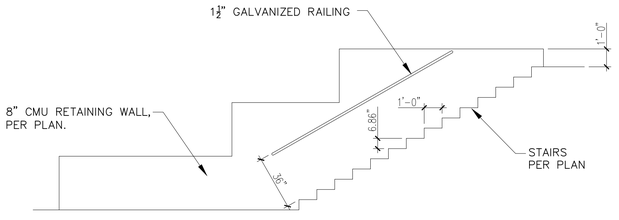
- - - - - INDICATES EDGE OF RETAINING WALL, STAIRS & EXISTING NATURAL GRADE, NOT SHOWN FOR CLARITY.



EXTERIOR: 5/8"(15.9 MM) DENSGLASS®FIREGUARD®SHEATHING OR TOUGHROCK®FIREGUARD X® SHEATHING APPLIED VERTICALLY (U337, W301, U305) OR HORIZONTALLY (U305) TO 2 X 4 WOOD STUDS 16"(406 MM) O.C. WITH 1-3/4"(45 MM) GALVANIZED ROOFING NAILS 7"(178 MM) O.C. FOR ALL FRAMING MEMBERS. EXTERIOR SURFACE COVERED WITH WEATHER EXPOSED CLADDING OR FINISH SYSTEM. INTERIOR: 5/8"(15.9 MM) DENSARMOR PLUS®FIREGUARD®INTERIOR PANELS OR5/8"(15.9 MM) TOUGHROCK® FIREGUARD X™PRODUCTS APPLIED VERTICALLY (U337, U305) ORHORIZONTALLY (U305)TO STUDS WITH 1-7/8"(48 MM) 6D COATED NAILS 7" (178 MM) O.C. STAGGER JOINTS EACH SIDE.

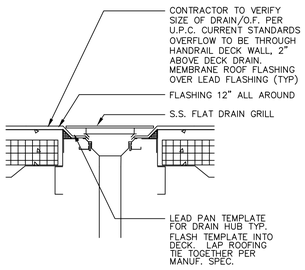
1-HR RATED WALL ASSEMBLY DETAIL - C

SCALE: N.T.S.



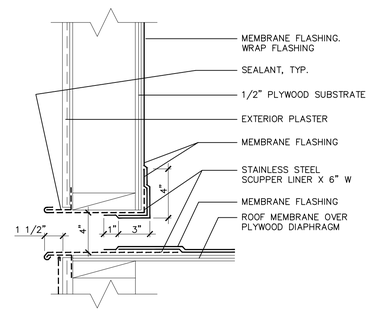
STAIR ELEVATION

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



DECK DRAIN DETAIL - A

SCALE: N.T.S.



DECK DRAIN DETAIL - B

SCALE: N.T.S.

DESIGN ENGINEERING

YG ENGINEERING

Al Haja Residence

8458 Cliffridge Ave., La Jolla, CA 92037

Revision Dates

SHEET TITLE

Proposed ADU Elevations & Section

Drawing Date 09.20.20

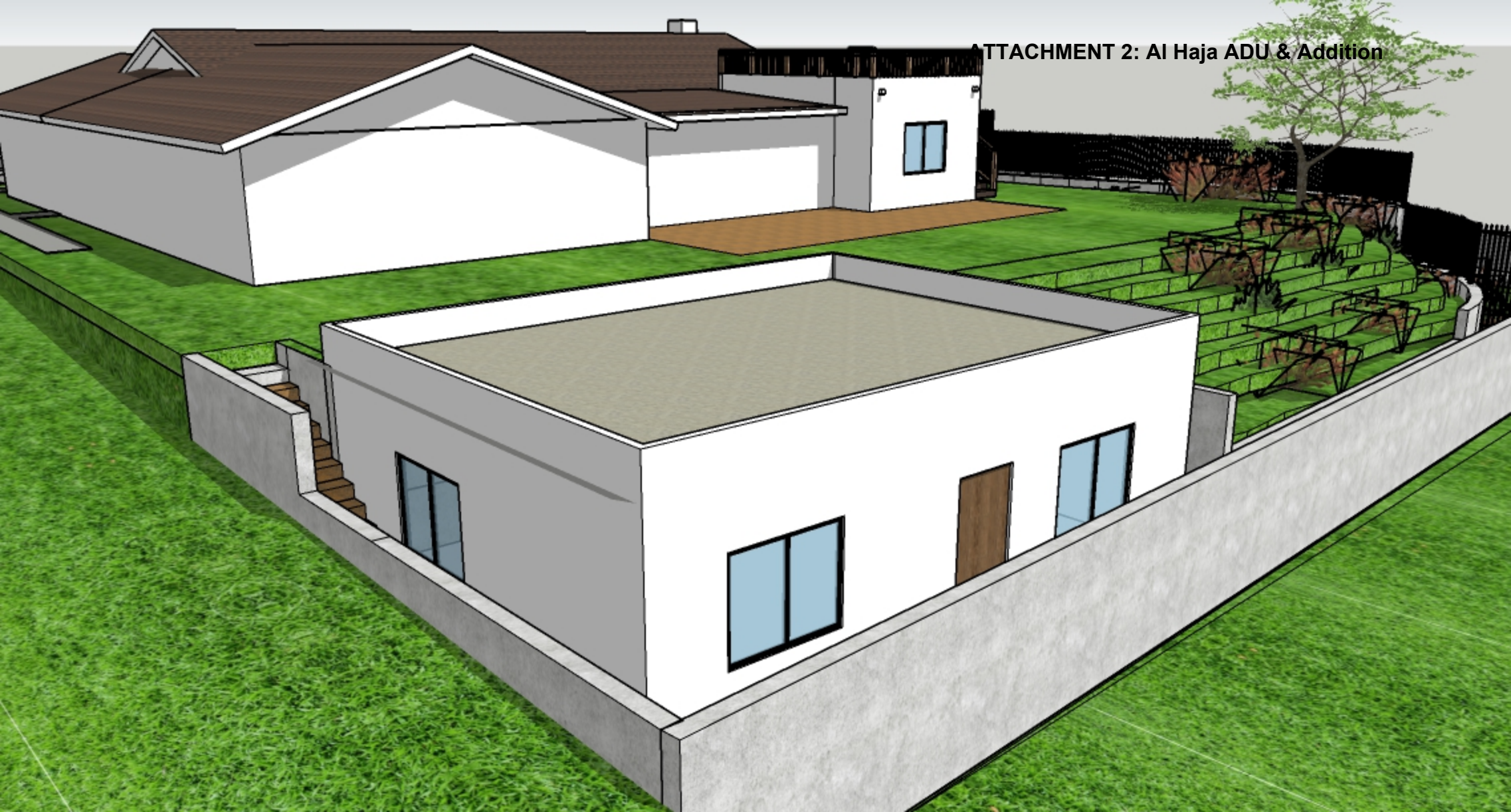
Check By -

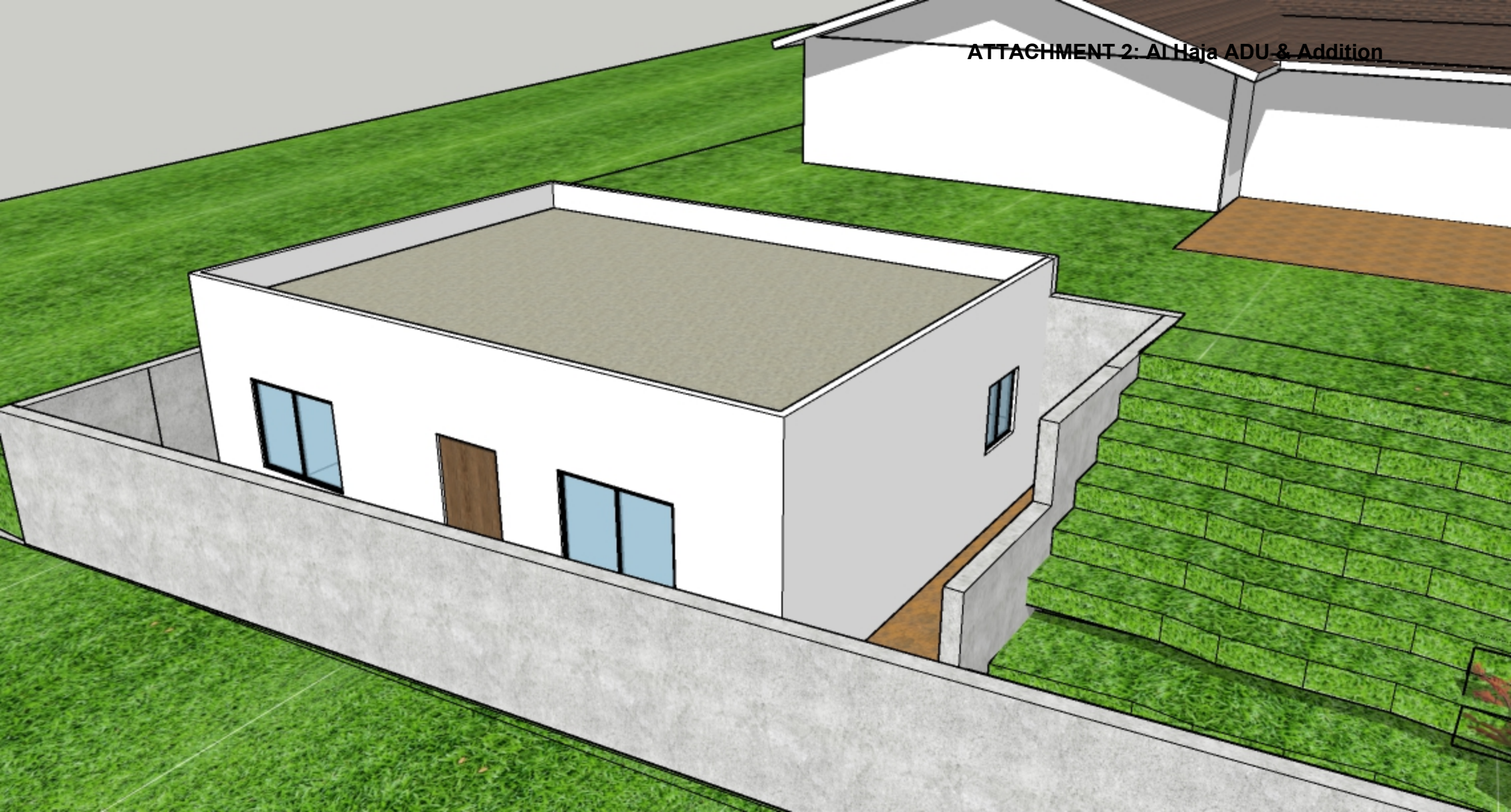
Drawn By GHILIA Y.

Sheet Number

A06

ATTACHMENT 2: Al Haja ADU & Addition

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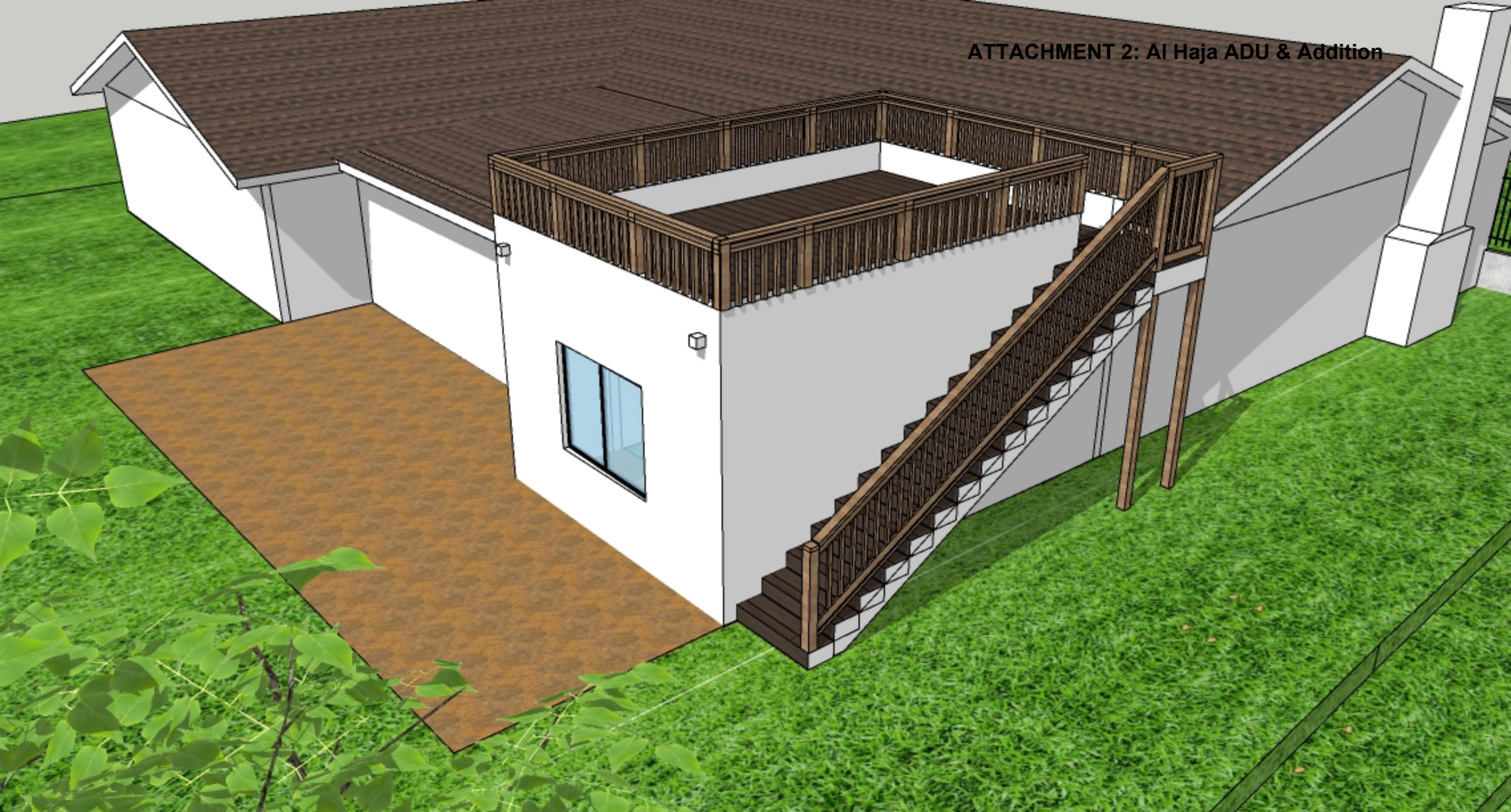
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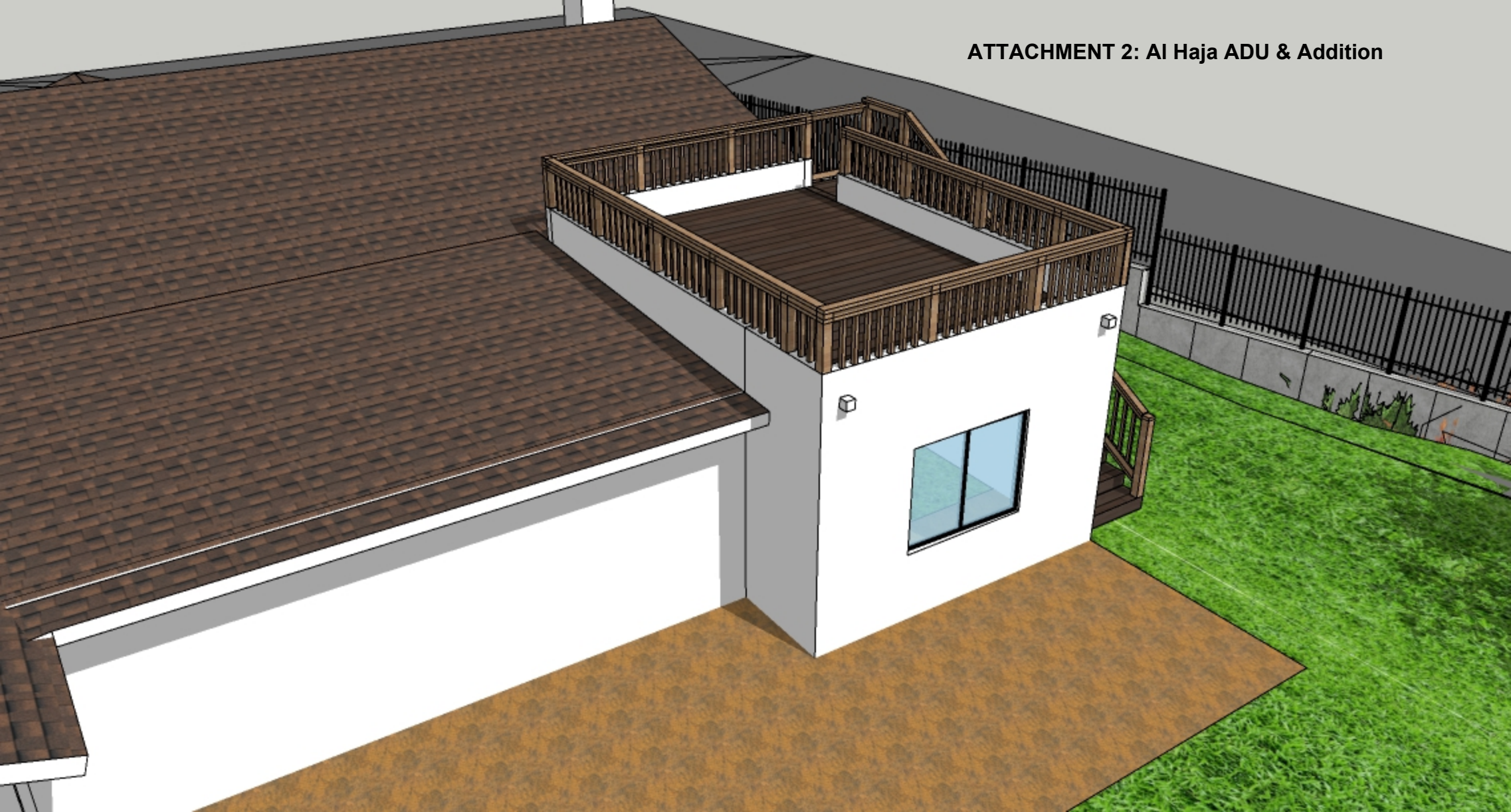

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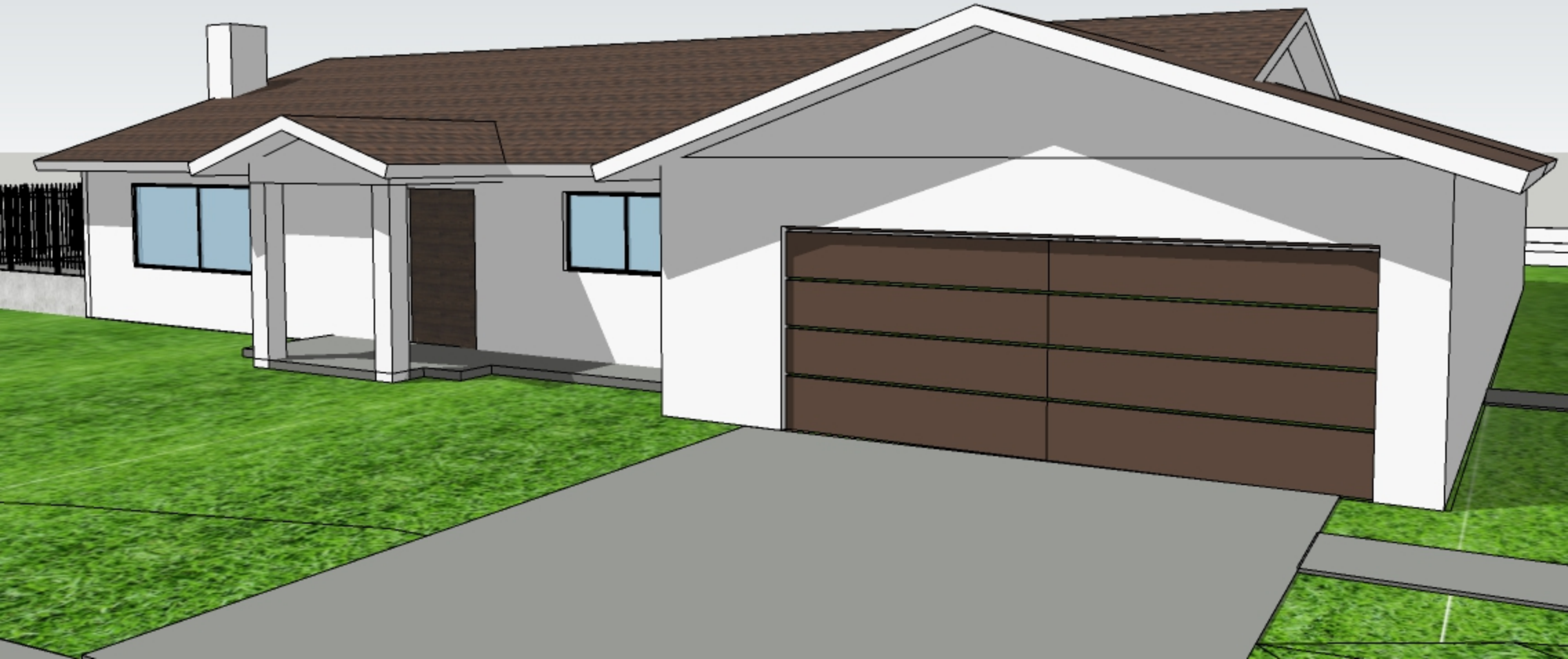

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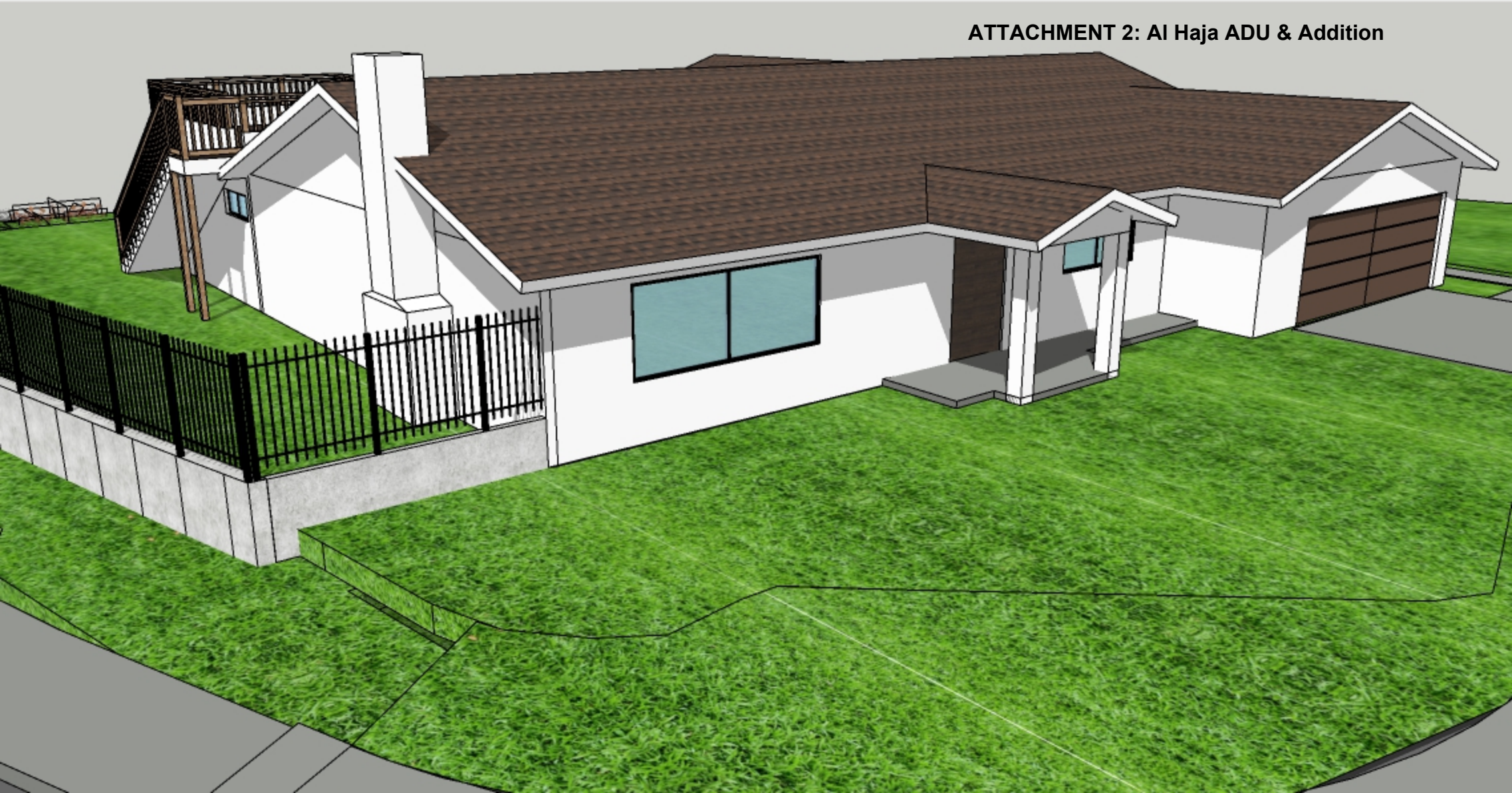

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