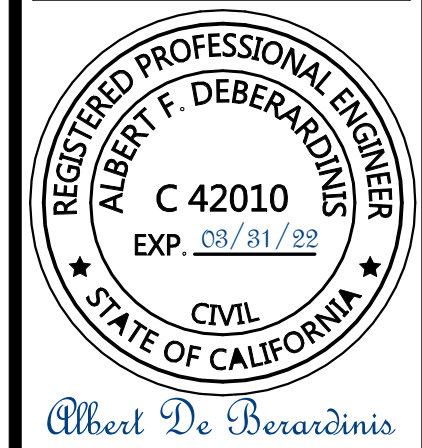


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Δ REVISION TAG / MARKER		
PROJECT STATUS		
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FLOOR PLAN 2 REMODELING
DESIGN & CONSTRUCTION
676 VIA RANCHO PAKWAY
ESCONDIDO, CA 92029

Floor Plan 2 Remodeling



A Project Designed For:	
Omar Garcia	
4338 33rd Pl., San Diego, CA 92104	
Sheet Title:	PROJECT DATA
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JOB NAME	Garcia
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A-1.1	





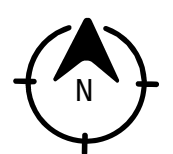
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SHEET

1

(E) EXISTING NOTED




$$1/4^{\text{th}} = 1^{\text{st}} - \text{O}$$

ABBREVIATIONS

(E) - EXISTING NOTED FEATURE

(AB) - AS BUILT WALL (BUILT WITHOUT A PERMIT)

(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED

(N) - PROPOSED NOTED FEATURE

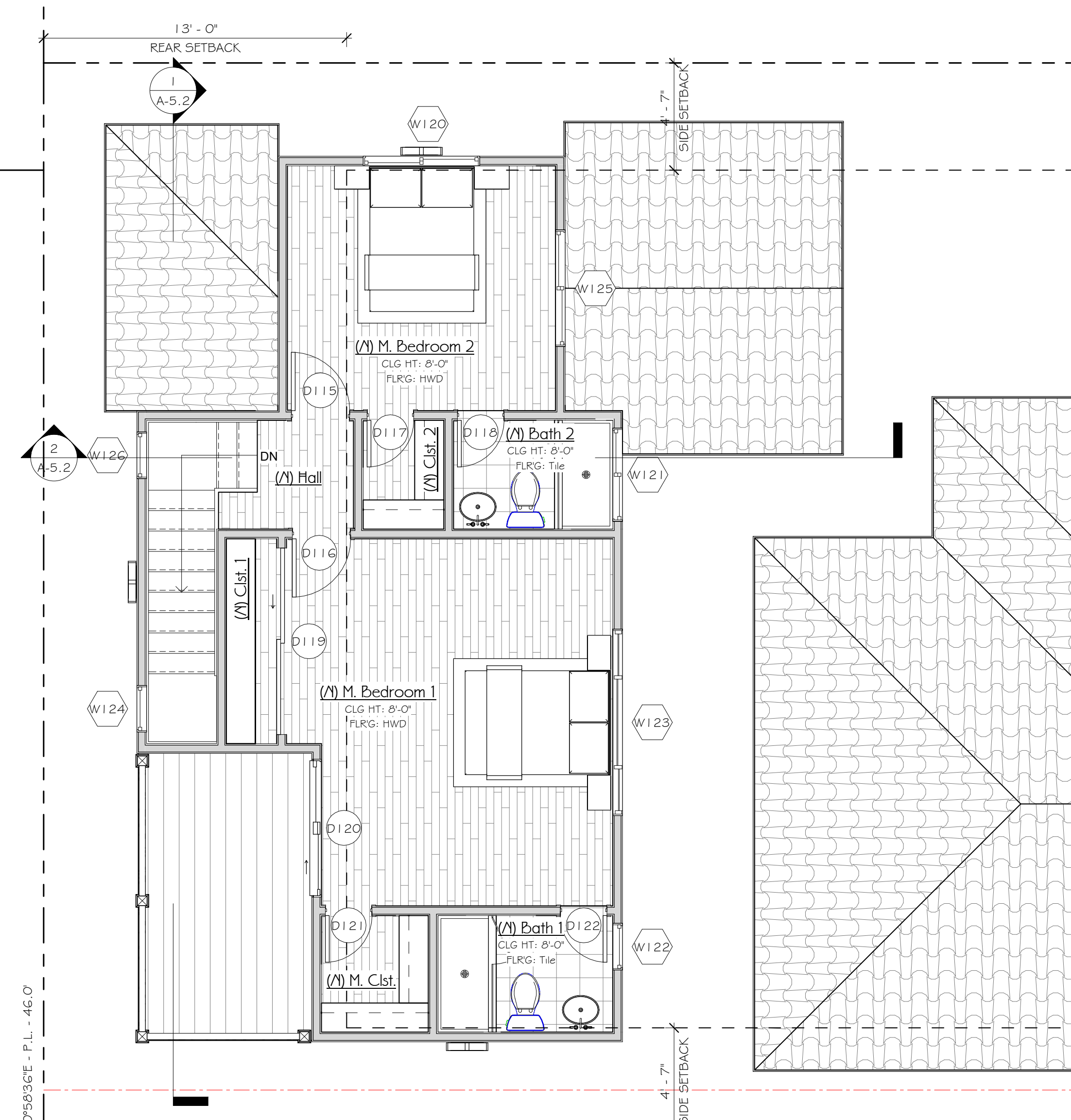
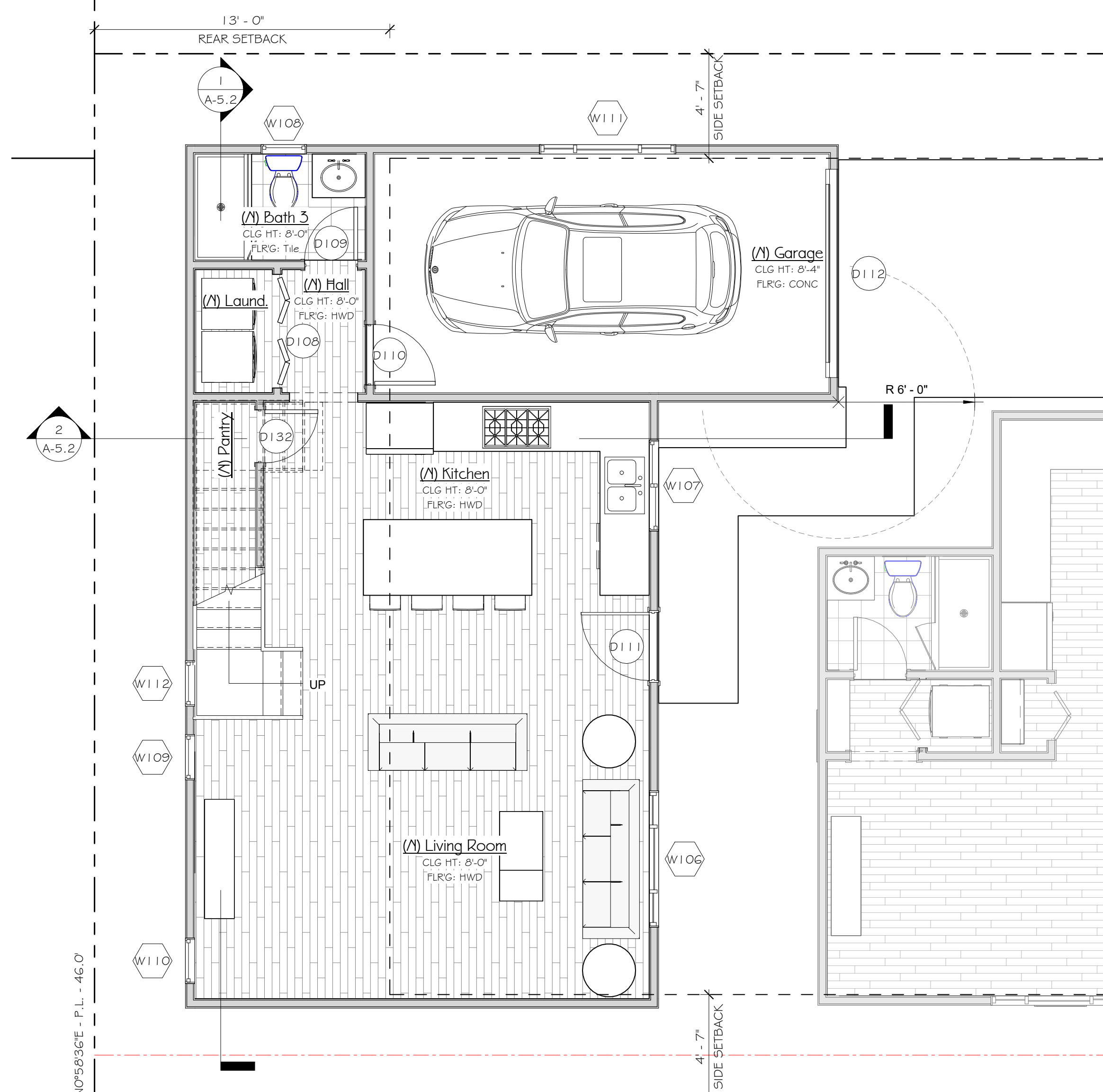
(R) - REMODELED ROOM / AREA

(R, \$ R) - REMOVE AND REPLACE NOTED FEATURE

SHEET

A-3.1

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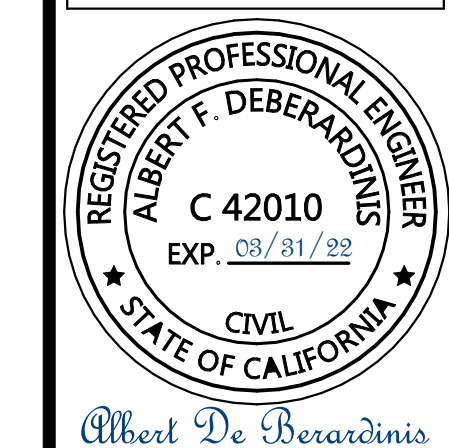


KEYNOTES

FLOOR PLAN 2 REMODELING

DESIGN & CONSTRUCTION
676 VIA RANCHO PASEWAY
ESCONDIDO, CA 92029

 Floor Plan 2 Remodeling



Project Designed For:
Omar Garcia
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PROPOSED ADU FIRST FLOOR ARCH PLAN

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SHEET A-3.2	

GENERAL NOTES	
1.	SEE SHEET GN-1.1 FOR FLOOR PLAN AND ELECTRICAL NOTES.
2.	SEE SHEET GN-1.2 FOR FLOOR PLAN AND ARCHITECTURAL NOTES.

WALL LEGEND

	EXISTING WALL (PERMITTED)
	EXISTING WALL (NONE-PERMITTED)
	EXISTING PERMITTED WALL TO BE REMOVED
	PROPOSED 2x4 STUD WALL
	PROPOSED 2x6 STUD WALL
	EXISTING CMU WALL TO REMAIN (PERMITTED)
	PROPOSED CMU WALL

ABBREVIATIONS

(E) - EXISTING NOTED FEATURE

(AB) - AS BUILT WALL (BUILT WITHOUT A PERMIT)

(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED

(N) - PROPOSED NOTED FEATURE

(R) - REMODELED ROOM / AREA

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

WINDOW SCHEDULE													
MARK	LOCATION	WIDTH	HEIGHT	HEADER	OPERATION TYPE	Sill Height	SHGC	U VALUE	TEMPERED GLAZING	Phase Created	Phase Demolished	COMMENTS	
ADU FIRST FLOOR													
W106	Living Room	6' - 0"	5' - 0"	6' - 8"	XOX w/ SLIDERS	1' - 8"	0.29			New Construction	None		
W107	Kitchen	4' - 0"	3' - 0"	6' - 8"	SLIDER	3' - 8"	0.25			New Construction	None		
W108	Bath 3	2' - 0"	3' - 0"	6' - 8"	SINGLE HUNG	3' - 8"	0.25			New Construction	None		
W109	Living Room	2' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.23			New Construction	None		
W110	Living Room	2' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.23			New Construction	None		
W111	Garage	6' - 0"	3' - 0"	6' - 8"	XOX w/ SLIDERS	3' - 8"	0.23			New Construction	None		
W112	Kitchen	2' - 0"	4' - 0"	8' - 5"	SINGLE HUNG	4' - 5"	0.23			New Construction	None		

W100	Living Room	3' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.25			Existing	None
W101	Living Room	3' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.25			Existing	None
W102	Bedroom 1	3' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.25			Existing	None
W103	Bedroom 1	3' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.25			Existing	None
W104	Bedroom 2	3' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.25			Existing	None
W105	Kitchen	2' - 6"	2' - 4"	6' - 8"	SINGLE HUNG	4' - 4"	0.25			Existing	None
W127	Living Room	2' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.23			New Construction	None
W128	Living Room	2' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.23			New Construction	None
W129	Living Room	6' - 0"	5' - 0"	6' - 8"	XOX w/ SLIDERS	1' - 8"	0.29			New Construction	None
W130	Kitchen	4' - 0"	3' - 0"	6' - 8"	SLIDER	3' - 8"	0.25			New Construction	None

W120	M. Bedroom 2	5' - 0"	4' - 0"	6' - 8"	SUIDER	2' - 8"	0.25			New Construction	None
W121	Bath 2	4' - 0"	2' - 0"	6' - 8"	SUIDER	4' - 8"	0.25			New Construction	None
W122	Bath 1	2' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.23			New Construction	None
W123	M. Bedroom 1	8' - 0"	4' - 0"	6' - 8"	XOX w/ SUIDERS	2' - 8"	0.29			New Construction	None
W124	Hall	2' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.23			New Construction	None
W125	M. Bedroom 2	5' - 0"	4' - 0"	6' - 8"	SUIDER	2' - 8"	0.25			New Construction	None
W126	Hall	2' - 0"	4' - 0"	6' - 8"	SINGLE HUNG	2' - 8"	0.23			New Construction	None

The diagram illustrates seven window types and their hardware configurations:

- FIXED:** A single vertical window unit.
- SINGLE HUNG:** Two vertical window units, one above the other.
- AWNING:** A horizontal window unit with a dashed line indicating the opening mechanism.
- SLIDING (XO):** Two vertical window units side-by-side.
- SLIDING (XOX):** Three vertical window units side-by-side, with arrows indicating sliding movement.
- DOUBLE CASEMENT:** Two vertical window units side-by-side, with dashed lines indicating the opening mechanism.
- CASEMENT:** A single vertical window unit with a dashed line indicating the opening mechanism.

Below each window type, a corresponding hardware configuration is shown, consisting of a horizontal bar with various components like rollers, pins, and brackets.

DOOR SCHEDULE											
MARK	LOCATION	WIDTH	HEIGHT	Head Height	DOOR TYPE	SHGC.	U-FACTOR.	TEMPERED GLAZING	Phase Created	Phase Demolished	COMMENTS
ADU FIRST FLOOR											
D108	Laund.	4' - 9"	6' - 8"	6' - 8"	Bi Fold - 4 Panel Wide l				New Construction	None	
D109	Hall	2' - 4"	6' - 8"	6' - 8"	Single - Slab				New Construction	None	
D110	Hall	2' - 8"	6' - 8"	6' - 8"	Single - Slab				New Construction	None	
D111		3' - 0"	6' - 8"	6' - 8"	Half French				New Construction	None	
D112		9' - 2"	7' - 0"	7' - 0"	Garage - Overhead				New Construction	None	
D132	Pantry	2' - 4"	6' - 8"	6' - 8"	Single - Slab				New Construction	None	

D100		2' - 8"	6' - 8"	6' - 8"	Half French			Existing	None
D101	Living Room	2' - 8"	6' - 8"	6' - 8"	Single - Slab			Existing	None
D102	Bedroom 1	2' - 0"	6' - 8"	6' - 8"	Single - Slab			Existing	None
D103	Living Room	2' - 0"	6' - 8"	6' - 8"	Single - Slab			Existing	None
D105	Living Room	2' - 0"	6' - 8"	6' - 8"	Single - Slab			Existing	None
D123		3' - 0"	6' - 8"	6' - 8"	Half French			New Construction	None
D124	Hall	2' - 4"	6' - 8"	6' - 8"	Single - Slab			New Construction	None
D125	La.	3' - 0"	6' - 8"	6' - 8"	2 Panel - Bifold - Double			New Construction	None
D126	Clist. 2	2' - 0"	6' - 8"	6' - 8"	Single - Slab			New Construction	None
D127	Bedroom 2	2' - 0"	6' - 8"	6' - 8"	Single - Slab			New Construction	None
D128	Laun.	4' - 9"	6' - 8"	6' - 8"	Bifold - 4 Panel Wide I			New Construction	None
D129	Living Room	2' - 6"	6' - 8"	6' - 8"	Single - Slab			New Construction	None
D130	Kitchen	2' - 6"	6' - 8"	6' - 8"	Single - Slab			New Construction	None
D131	Pan.	2' - 6"	6' - 8"	6' - 8"	2 Panel - Bifold - Double			New Construction	None

D115	Hall	2' - 6"	6' - 8"	6' - 8"	Single - Slab	0.23	0.3	New Construction	None	
D116	Hall	2' - 6"	6' - 8"	6' - 8"	Single - Slab			New Construction	None	
D117	M. Bedroom 2	2' - 0"	6' - 8"	6' - 8"	Single - Slab			New Construction	None	
D118	M. Bedroom 2	2' - 0"	6' - 8"	6' - 8"	Single - Slab			New Construction	None	
D119	M. Bedroom 1	8' - 0"	6' - 8"	6' - 8"	Br-Pass Doors - Slab			New Construction	None	
D120	M. Bedroom 1	5' - 11"	6' - 8"	6' - 8"	Sliding Glass Door			New Construction	None	
D121	M. Bedroom 1	2' - 0"	6' - 8"	6' - 8"	Single - Slab			New Construction	None	
D122	M. Bedroom 1	2' - 0"	6' - 8"	6' - 8"	Single - Slab			New Construction	None	

Diagram illustrating various types of doors and windows, including Sliding Glass Door, Bi-Fold, Double Door, Double French, Garage Door, Interior Swing, French, Bi-Pass, and Pocket. Each type is shown in a closed state and an open state, with arrows indicating the direction of movement.

- ALL WINDOW SIZES ARE LABELED TO THE ESTIMATED ROUGH OPENING, AND ARE TO BE FIELD VERIFIED PRIOR TO ORDERING WINDOWS.
- SEE TYPICAL EGRESS WINDOW DETAIL FOR WINDOW EGRESS REQUIREMENTS LOCATED ON ARCHITECTURAL DETAIL SHEET.
- WINDOW OPERATION "X" DENOTES OPERABLE PANEL AND "O" DENOTES FIXED OR STATIONARY PANEL.
- ALL DOOR SIZES ARE LABELED WITH THE ESTIMATED DOOR SIZE, AND ARE TO BE FIELD VERIFIED PRIOR TO ORDERING DOORS.

F	P	2	R
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ADU EXPERT

REVISIONS		
#	DESCRIPTION	DATE

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PROJECT STATUS

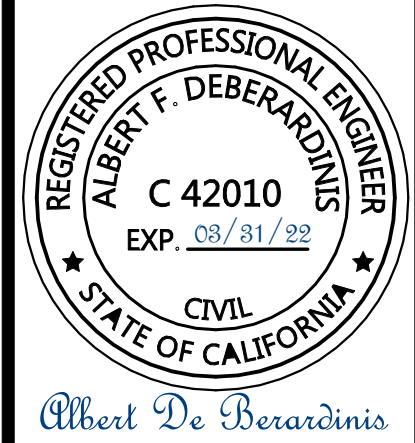
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FLOOR PLAN 2 REMODELING

DESIGN & CONSTRUCTION
676 VIA RANCHO PAKWAY
ESCONDIDO, CA 92029

 Floor Plan 2 Remodeling



Albert De Berardinis

A Project Designed For:
Omar Garcia
4338 33rd Pl. San Diego, CA 92104

INTERIOR

The diagrams are arranged in two rows of four. Each diagram shows a triangle with one interior angle highlighted by a curved arrow. The labels are as follows:

- Row 1: I5-1 (RH), I5-2(LH), I5-3(RH), I5-4(LH)
- Row 2: O5-1 (LH), O5-2(RH), O5-3(LH), O5-4(RH)

EXTERIOR

DRAWN BY	YAVAR
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SCALE	AS NOTED
JOB NAME	0

SHEET

A-3.3

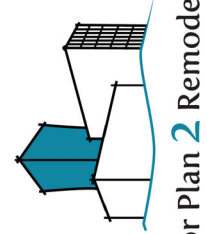
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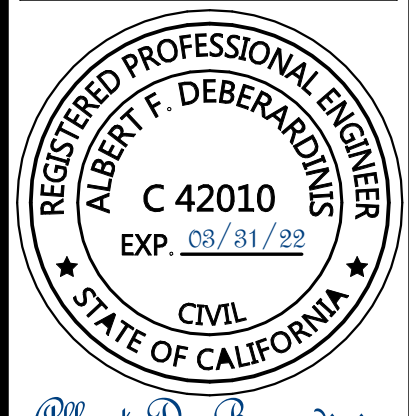
FLOOR PLAN 2 REMODELING

DESIGN & CONSTRUCTION

676 VIA RANCHO PASEWAY

ESCONDIDO, CA 92029

Floor Plan 2 Remodeling



Albert De Berardinis

A Project Designed For:

Omar Garcia

4338 33rd Pl, San Diego, CA 92104

Sheet Title:

PROPOSED EXTERIOR ELEVATIONS

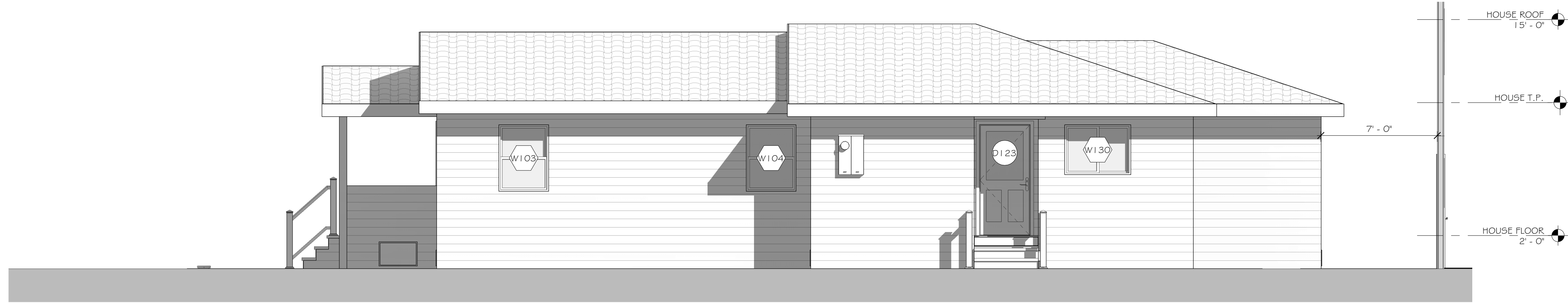
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(N) MAIN HOUSE & JADU NORTH ELEVATION

1/4" = 1'-0"



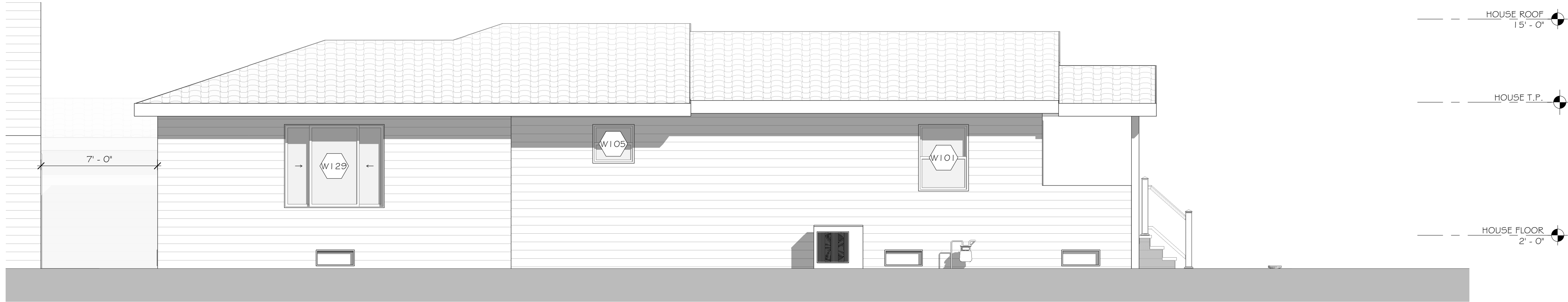
(N) MAIN HOUSE & JADU WEST ELEVATION

1/4" = 1'-0"



(N) MAIN HOUSE & JADU SOUTH ELEVATION

1/4" = 1'-0"



(N) MAIN HOUSE & JADU EAST ELEVATION

1/4" = 1'-0"



KEYNOTES

ELEVATION NOTES

1. FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF WORK. IF A CONFLICT ARISES THE ARCHITECTURAL DESIGNER SHALL BE NOTIFIED
2. THE INTENT OF THESE ILLUSTRATIONS ARE TO SHOW DESIGN INTENT AND THE SPIRIT OF THE ARCHITECTURE. IF ANY CHANGES ARE REQUIRED OR REQUESTED BY THE OWNER WHICH AFFECTS THE DESIGN INTENT, THE CONSTRUCTOR SHALL NOTIFY THE ARCHITECTURAL DESIGNER OF THE CHANGES AND A REVIEW SHALL BE DONE.
3. CENTER LINES ILLUSTRATED ON PLAN AND ELEVATION ARE IN PLACED TO SHOW THE IMPORTANCE OF HOLDING CENTER. WHEN CONFLICTS ARISE HOLDING CENTER SHALL BE THE RULE. CONTACT DESIGNER BEFORE ANY DEVIATIONS ARE MADE.

EXTERIOR FINISH SCHEDULE

EXTERIOR WALLS:
MATERIAL:
COLOR:

WALL LEGEND

	PLASTER / STUCCO		LEVEL / HEIGHT
	HORIZONTAL WOOD SIDING		KEYNOTE
	HORIZONTAL WOOD SIDING		DOOR SYMBOL
	FINISH WOOD		WINDOW SYMBOL

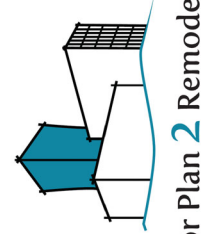
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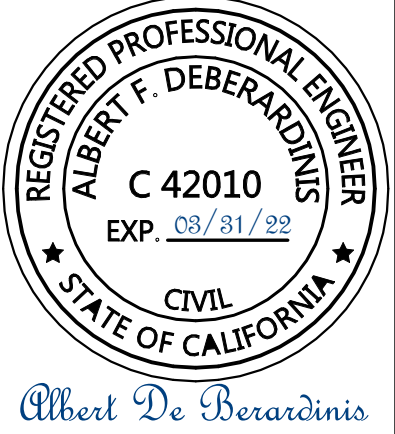
FLOOR PLAN 2 REMODELING

DESIGN & CONSTRUCTION

676 VIA RANCHO PAKWAY

ESCONDIDO, CA 92029

Floor Plan 2 Remodeling



Albert De Berardinis

A Project Designed For:

Omar Garcia

4338 33rd Pl, San Diego, CA 92104

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PROPOSED EXTERIOR ELEVATIONS

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SHEET
A-4.3

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KEYNOTES

ELEVATION NOTES

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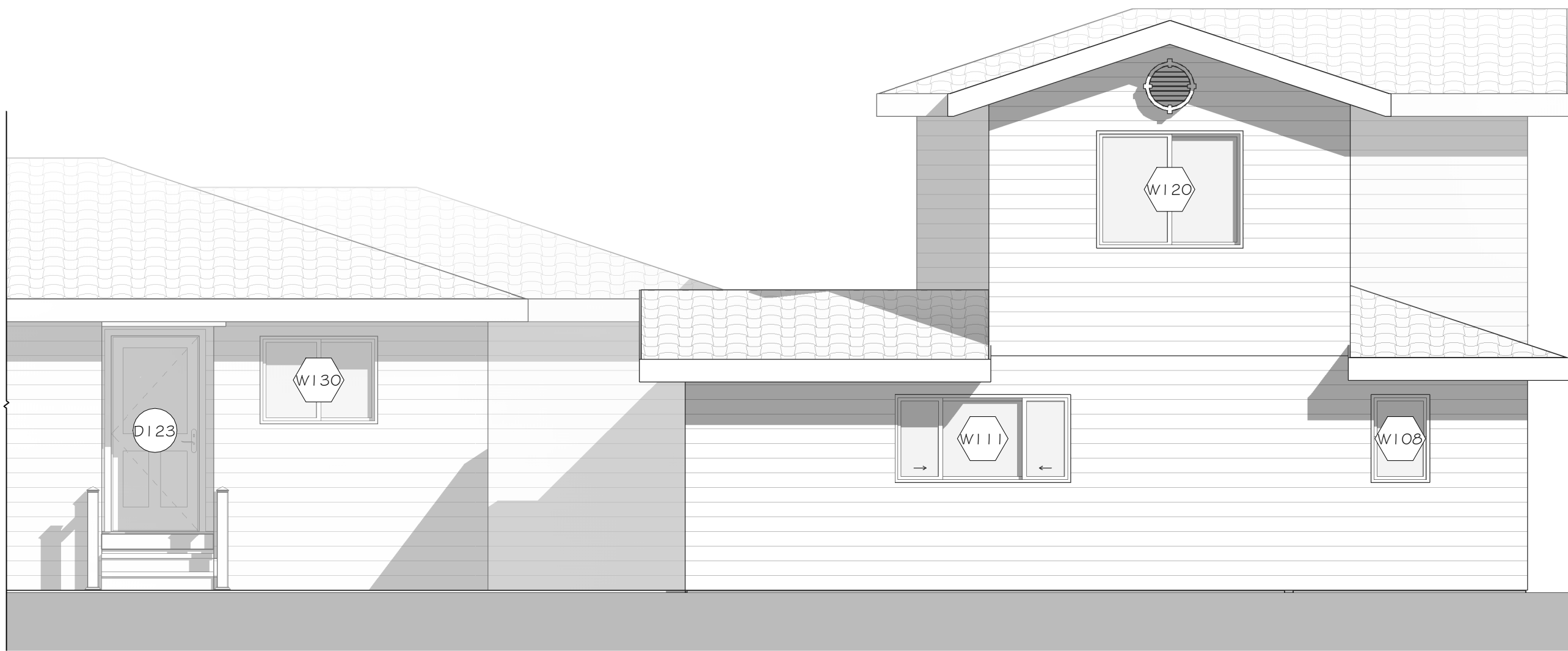
EXTERIOR FINISH SCHEDULE

EXTERIOR WALLS:
MATERIAL:
COLOR:

WALL LEGEND

-  PLASTER / STUCCO
-  HORIZONTAL WOOD SIDING
-  HORIZONTAL WOOD SIDING
-  FINISH WOOD

-  LEVEL / HEIGHT
-  # KEYNOTE
-  D1 DOOR SYMBOL
-  W1 WINDOW SYMBOL



ADU ROOF
19' - 8"

ADU 2ND FLR T.P.

ADU SECOND FLOOR
9' - 0"

ADU 1ST FLR T.P.

ADU FIRST FLOOR
0' - 0"

(N) ADU NORTH ELEVATION

1/4" = 1'-0"



ADU ROOF
19' - 8"

ADU 2ND FLR T.P.

ADU SECOND FLOOR
9' - 0"

ADU 1ST FLR T.P.

ADU FIRST FLOOR
0' - 0"

(W) ADU WEST ELEVATION

1/4" = 1'-0"

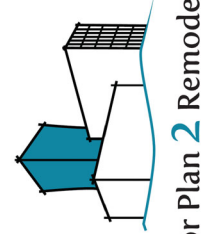
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REVISION TAG / MARKER		
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FLOOR PLAN 2 REMODELING

DESIGN & CONSTRUCTION

676 VIA RANCHO PAKWAY

ESCONDIDO, CA 92029

Floor Plan 2 Remodeling



Albert De Berardinis

A Project Designed For:

Omar Garcia

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PROPOSED EXTERIOR ELEVATIONS

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JOB NAME	Garcia
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KEYNOTES

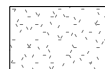
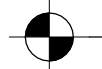
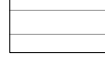
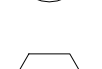
ELEVATION NOTES

1. FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF WORK. IF A CONFLICT ARISES THE ARCHITECTURAL DESIGNER SHALL BE NOTIFIED
2. THE INTENT OF THESE ILLUSTRATIONS ARE TO SHOW DESIGN INTENT AND THE SPIRIT OF THE ARCHITECTURE. IF ANY CHANGES ARE REQUIRED OR REQUESTED BY THE OWNER WHICH AFFECTS THE DESIGN INTENT, THE CONSTRUCTOR SHALL NOTIFY THE ARCHITECTURAL DESIGNER OF THE CHANGES AND A REVIEW SHALL BE DONE.
3. CENTER LINES ILLUSTRATED ON PLAN AND ELEVATION ARE IN PLACED TO SHOW THE IMPORTANCE OF HOLDING CENTER. WHEN CONFLICTS ARISE HOLDING CENTER SHALL BE THE RULE. CONTACT DESIGNER BEFORE ANY DEVIATIONS ARE MADE.

EXTERIOR FINISH SCHEDULE

EXTERIOR WALLS:
MATERIAL:
COLOR:

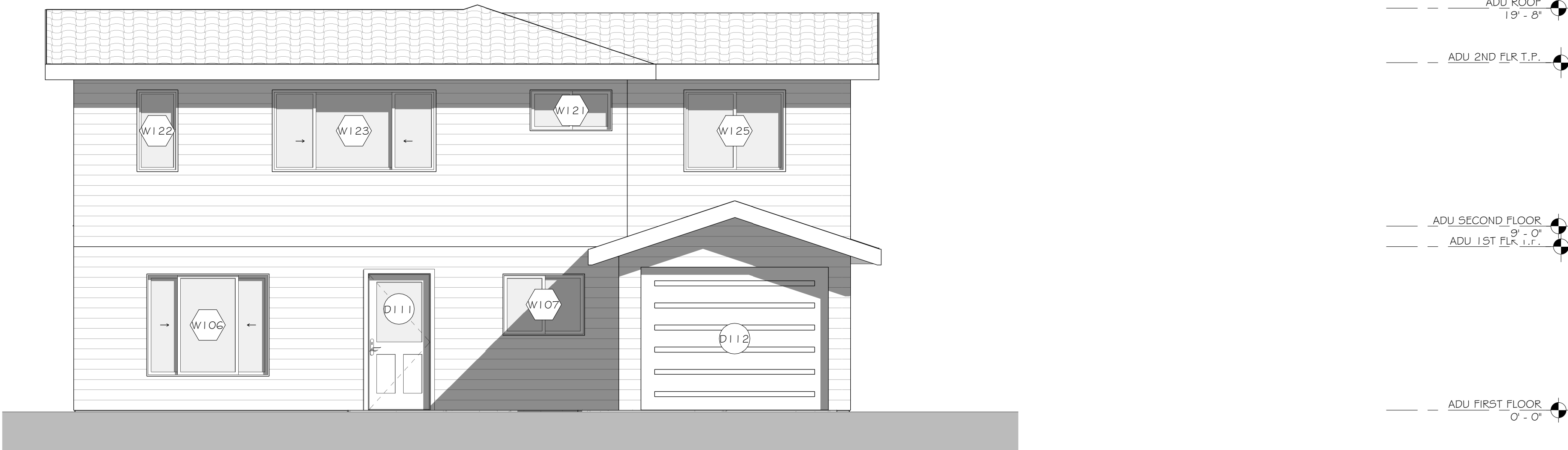
WALL LEGEND

	PLASTER / STUCCO		LEVEL / HEIGHT
	HORIZONTAL WOOD SIDING		KEYNOTE
	HORIZONTAL WOOD SIDING		DOOR SYMBOL
	FINISH WOOD		WINDOW SYMBOL



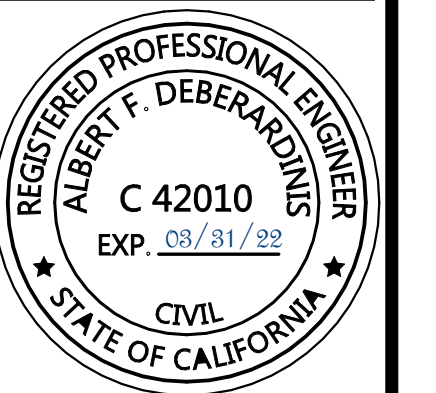
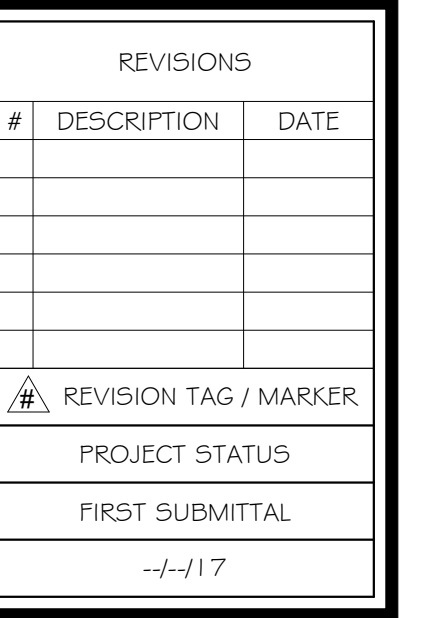
(N) ADU SOUTH ELEVATION

1/4" = 1'-0"



(N) ADU EAST ELEVATION

1/4" = 1'-0"



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4338 33rd Pl., San Diego, CA 92104

Sheet Title:
BUILDING SECTIONS

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CHECKED	TBD
DRAWN DATE	----
SCALE	AS NOTED
JOB NAME	Garcia
SHEET	
A-5.1	

$$1/4'' = 1'-0''$$

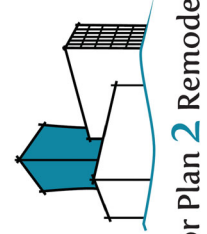
REVISIONS		
#	DESCRIPTION	DATE
REVISION TAG / MARKER		
PROJECT STATUS		
FIRST SUBMITTAL		
--/--/17		

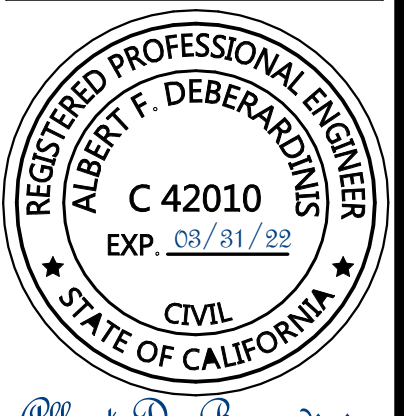
FLOOR PLAN 2 REMODELING

DESIGN & CONSTRUCTION

676 VIA RANCHO PAKWAY

ESCONDIDO, CA 92029

Floor Plan 2 Remodeling



Albert De Berardinis

A Project Designed For:

Omar Garcia

4338 33rd Pl, San Diego, CA 92104

Sheet Title:

BUILDING SECTIONS

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SHEET
A-5.2

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KEYNOTES

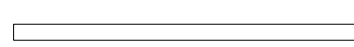
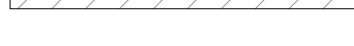
ELEVATION NOTES

1. FIELD VERIFY ALL SETBACKS PRIOR TO COMMENCEMENT OF WORK. IF A CONFLICT ARISES THE ARCHITECTURAL DESIGNER SHALL BE NOTIFIED
2. THE INTENT OF THESE ILLUSTRATIONS ARE TO SHOW DESIGN INTENT AND THE SPIRIT OF THE ARCHITECTURE. IF ANY CHANGES ARE REQUIRED OR REQUESTED BY THE OWNER WHICH AFFECTS THE DESIGN INTENT, THE CONSTRUCTOR SHALL NOTIFY THE ARCHITECTURAL DESIGNER OF THE CHANGES AND A REVIEW SHALL BE DONE.
3. CENTER LINES ILLUSTRATED ON PLAN AND ELEVATION ARE IN PLACED TO SHOW THE IMPORTANCE OF HOLDING CENTER. WHEN CONFLICTS ARISE HOLDING CENTER SHALL BE THE RULE. CONTACT DESIGNER BEFORE ANY DEVIATIONS ARE MADE.

EXTERIOR FINISH SCHEDULE

EXTERIOR WALLS:
MATERIAL:
COLOR:

WALL LEGEND

	PLASTER / STUCCO		LEVEL / HEIGHT
	HORIZONTAL WOOD SIDING		KEYNOTE
	HORIZONTAL WOOD SIDING		DOOR SYMBOL
	FINISH WOOD		WINDOW SYMBOL
	EXISTING WALL (PERMITTED)		
	EXISTING WALL (NONE-PERMITTED)		
	EXISTING PERMITTED WALL TO BE REMOVED		
	PROPOSED 2x4 STUD WALL		
	PROPOSED 2x6 STUD WALL		
	EXISTING CMU WALL TO REMAIN (PERMITTED)		
	PROPOSED CMU WALL		

ABBREVIATIONS

- (E) - EXISTING NOTED FEATURE
(AB) - AS BUILT WALL (BUILT WITHOUT A PERMIT)
(D) - EXISTING NOTED FEATURE TO BE DEMOLISHED
(N) - PROPOSED NOTED FEATURE
(R) - REMODELED ROOM / AREA
(R, & R.) - REMOVE AND REPLACE NOTED FEATURE



- ADU ROOF
19' - 8"
- ADU 2ND FLR T.P.
- ADU SECOND FLOOR
9' - 0"
- ADU 1ST FLR T.P.
- ADU FIRST FLOOR
0' - 0"

Section 3

1/4" = 1'-0"



- ADU ROOF
19' - 8"
- ADU 2ND FLR T.P.
- ADU SECOND FLOOR
9' - 0"
- ADU 1ST FLR T.P.
- ADU FIRST FLOOR
0' - 0"

Section 4

1/4" = 1'-0"





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[illegible]

13

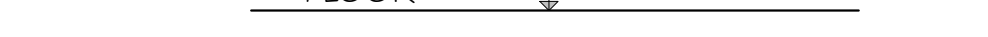


1 1/2" MIN.

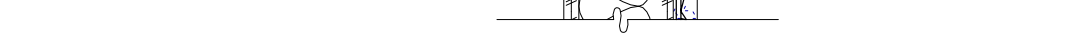
1. $1/2'' = 1'-0''$



THE TRIANGULAR OPENINGS



EXTERIOR PLASTER OVER



STOCKS & BOND DETAILS



U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES

12 TIT RATED EXTERIOR WALL

6 STARTING IN DETAIL





 STAIR STANDARD DETAIL

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