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4653 CARMEL MOUNTAIN RD, STE 308-219,
SAN DIEGO CA 92130 P: 619 764 1818

REVISION: 11.22.2024 PRELIMINARY REVIEW SUBMITTAL

PROJECT: SCHELPER RESIDENCE
5341 LINDA WAY, LA JOLLA, CA 92037

PROJECT:

SHEET TITLE SHEET
SCALE: N/A
DATE: NOVEMBER 22, 2024

TS1.0

5341 LINDA WAY-SCHELPER RESIDENCE

PROJECT INFORMATION

PROJECT NAME:
LINDA WAY RESIDENCE REMODEL

PROJECT ADDRESS:
5341 LINDA WAY,
LA JOLLA, CA. 92037

OWNER:
SEBASTIAN AND HENRIKE SCHELPER
5341 LINDA WAY,
LA JOLLA, CA. 92037

APPLICANT:
ESTUDIO FRISCH INC.
4653 CARMEL MOUNTAIN RD. STE.
308-219 SAN DIEGO, CA 92130
PH: 619-764-1818

PROJECT DIRECTORY

ARCHITECTURAL DESIGNER:
ESTUDIO FRISCH INC.
EDUARDO FRISCHWASSER
4653 CARMEL MOUNTAIN RD.
STE. 308-219 SAN DIEGO, CA 92130
PH:619-764-1818

SURVEYOR:
METROPOLITAN MAPPING, INC.
VERNON FRANCK, PLA
3712 30th STREET,
SAN DIEGO, CA 92104
PH: 619-713-2582

GEOTECHNICAL:
GEOTECHNICAL EXPLORATION, INC.
JAIME CERROS
7420 TRADE STREET
SAN DIEGO, CA 92121
PH: 858-549-7222

CIVIL ENGINEER:
CHRISTENSEN ENGINEERING & SURVEYING
ANTONY CHRISTENSEN
7888 SILVERTON AVE. SUITE 1
SAN DIEGO, CA 92126
PH: 858-271-9901

SCOPE OF WORK

COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING SINGLE-STORY AND BASEMENT SINGLE DWELLING UNIT AND CONSTRUCTION OF A NEW TWO-STORY SINGLE DWELLING UNIT AND A BASEMENT.

A.P.N. :
415-032-08-00

LEGAL DESCRIPTION

LOT 35 OF SUNGOLD POINT, ACCORDING TO MAP THEREOF NO. 3216, FIELD IN THE OFFICE OF THE COUNTY RECORDER SAN DIEGO COUNTY, APRIL 14, 1955.

CODE COMPLIANCE

APPLICABLE CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA FIRE CODE

OVERLAY ZONES:

- COASTAL
- COASTAL HEIGHT LIMIT
- PARKING IMPACT
- LA JOLLA COMMUNITY PLAN

PROJECT DATA

CONSTRUCTION TYPE: V-b (non rated)
OCCUPANCY TYPE: R3 (SINGLE FAMILY RESIDENCE)
ZONE: RS-1-7 SINGLE FAMILY RESIDENTIAL
GEOLOGIC HAZARD CATEGORY: 22

NET LOT AREA: 6,121.49 SF
LOT WIDTH: 60'-0"
LOT DEPTH: 100'-0" Per SDMC 113.0243(a)

FRONT YARD SETBACK: 15'
SIDE YARDS: NORTH = 4-9 5/8", SOUTH= 4-9 5/8" WITH NO LESS THAN 4'-0" ON ONE SIDE)
13'

REAR YARD SETBACK: 30' ABOVE GRADE
MAX. ALLOWABLE STRUCTURE HEIGHT: 40'
MAX. ALLOWABLE OVERALL HEIGHT: .58 (MAX) (PER SEC. 131.0446)
ALLOWABLE F.A.R.: .55
PROPOSED F.A.R.: .55

DENSITY: 1 DWELLING UNIT
PARKING: 2 COVERED , 2 UNCOVERED

GROSS FLOOR AREA CALC:

LOT SIZE = 6,121.49 SF
ALLOW. FAR = .58 = 3,550.45 SF

MAIN HOUSE -

BASEMENT GFA-	0 SF
MAIN LEVEL GFA-	2,277 SF
UPPER LEVEL GFA-	1,145 SF
SUB-TOTAL	3,422 SF (= .55 PROPOSED FAR)

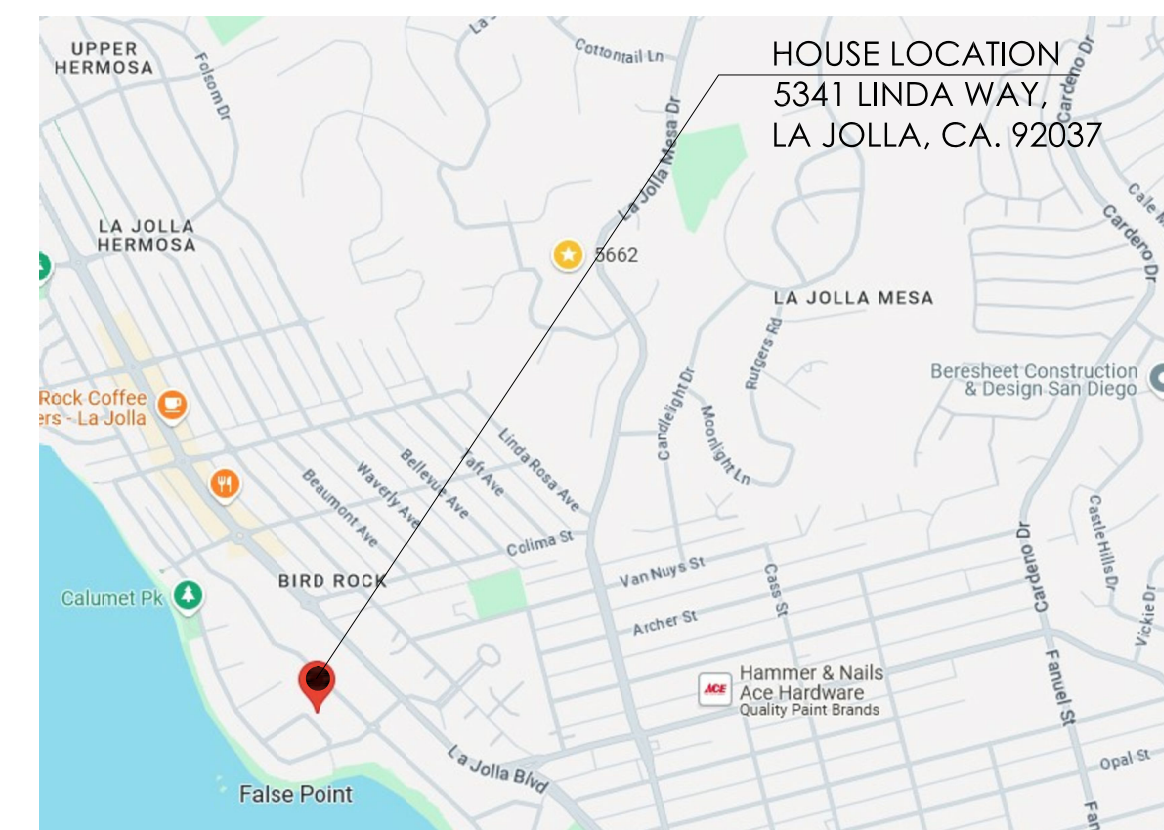
BUILDING AREA

	CONDITIONED (HABITABLE)	UNCONDITIONED	TOTAL
MAIN HOUSE			
BASEMENT	1,234 SF	720 SF (Garage, Mech.)	1,954.0 SF (non-FAR)
MAIN LEVEL	2,158 SF	0	2,158.0 SF FAR Area
UPPER LEVEL	1,145 SF	0	1,145.0 SF FAR Area
PROJECT -TOTAL	4,537 SF	720 SF	5,257.0 SF

SUBMITTAL NOTES:

EXISTING EASEMENT PER MAP 2531

VICINITY MAP

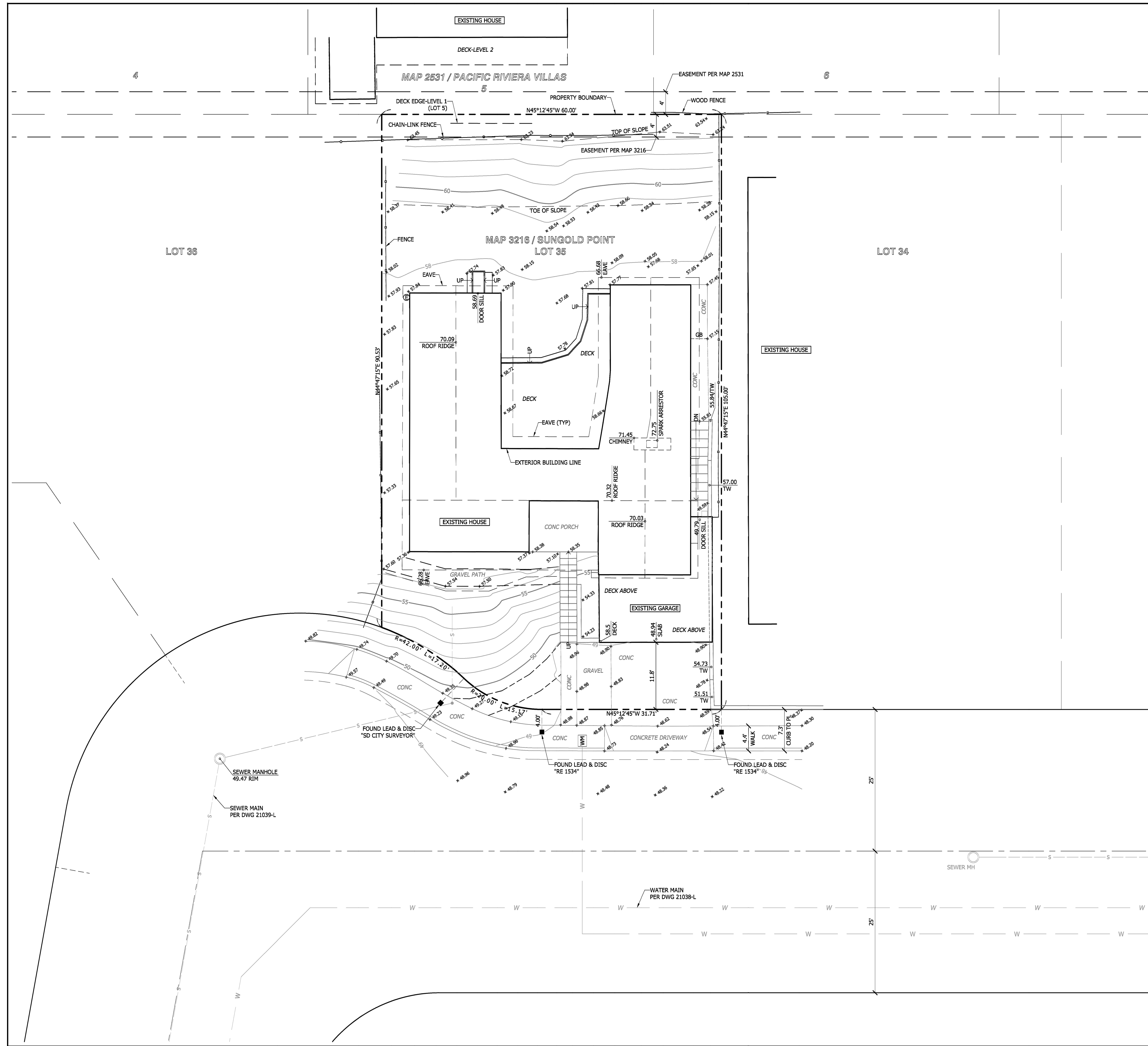


PARCEL MAP



SITE

FIRE HYDRANT



PROPERTY LEGAL DESCRIPTION
LOT 35 OF SUNGOLD POINT, ACCORDING TO MAP THEREOF NO. 3216, FILED IN THE OFFICE OF THE COUNTY RECORDER SAN DIEGO COUNTY, APRIL 14, 1955.
APN: 415-032-08
LOT AREA
6,121.49 SQUARE FEET

BASIS OF ELEVATIONS
CITY OF SAN DIEGO VERTICAL CONTROL BENCHMARK
MONUMENT DESCRIPTION: BRASS PLUG/TOP OF CURB
LOCATION: NORTH CORNER OF CALUMET AVENUE AND BANDERA STREET
DATUM: NGVD 29
ELEVATION: 37.82 FEET

NOTE
THIS MAP OF EXISTING IMPROVEMENTS AND/OR TOPOGRAPHY WAS FIELD SURVEYED BASED ON REQUIREMENTS FOR DESIGN OF A SPECIFIC PROJECT AND SOME AREAS MAY HAVE GREATER OR LESSER DETAIL BASED ON PROJECT REQUIREMENTS. THIS MAP IS INTENDED FOR USE ONLY AS A DESIGN AID FOR THAT PROJECT. CHANGES IN THE SCOPE, DESIGNER, OR SIGNIFICANT DELAYS IN DESIGN AND/OR CONSTRUCTION MAY REQUIRE UPDATE OF THE MAPPING.

THE PROPERTY BOUNDARY SHOWN HEREON IS THE RESULT OF A PRECISE RETRACEMENT OF THE PROPERTY DESCRIBED ABOVE. A PROCEDURE OF SURVEY DEPICTING PHYSICAL EVIDENCE AND MEASUREMENT DATA IS AVAILABLE FOR REVIEW UPON REQUEST.

THE LOCATION OF UTILITIES SHOWN ON THIS MAP IS FROM SURFACE INFORMATION GATHERED DURING THE FIELD SURVEY. THE PRECISE LOCATION AND DEPTH OF LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.

LEGEND	
---	PROPERTY LINE
---	CENTER LINE
---	LOT LINE
---	RIGHT OF WAY
---	BOUNDARY LINE DATA (BEARING/DISTANCE)
■	FOUND BOUNDARY MONUMENT
---	EDGE OF CONCRETE
---	CURB & GUTTER
---	CMU WALL
CONC	CONCRETE SURFACE
---	SEWER LINE
---	WATER LINE
---	FENCE: WOOD
---	FENCE: CHAIN-LINK
•	SPOT ELEVATION
---	GROUND CONTOUR (5' INTERVAL)
---	GROUND CONTOUR (1' INTERVAL)
(NOTE: LABEL ORIENTATION INDICATES POSITIVE SLOPE)	

ABBREVIATIONS			
AP	ANGLE POINT	GRND	GROUND
ASPH	ASPHALT	MH	MANHOLE
BLDG	BUILDING	PP	UTILITY POLE
CIP	CAST IN PLACE	(R)	RADIAL BEARING
CMU	CONCRETE MASONRY UNIT	ROW	RIGHT OF WAY
CONC	CONCRETE	SS	SANITARY SEWER
DI	DRAIN INLET	TC	TOP OF CURB
EL	ELEVATION	TG	TOP OF GRATE (DRAIN)
FF	FINISHED FLOOR	TW	TOP OF WALL
FL	FLOWLINE	TYP	TYPICAL
FNC	FENCE	U/G	UNDERGROUND
GB	GRADE BREAK	WM	WATER METER

REVISIONS:

TOPOGRAPHIC SURVEY
5341 LINDA WAY
LA JOLLA, CA 92037

REVISOR: 10/01/23
ADD LOT 5 HOUSE/DECK

SURVEY DATE
AUGUST 28, 2023

MAP/DRAWING DATE
SEPTEMBER 18, 2023

SCALE: 1/8"=1'-0"

DRAWN BY: VF

JOB No:

SHEET TITLE:

SCALE IN FEET



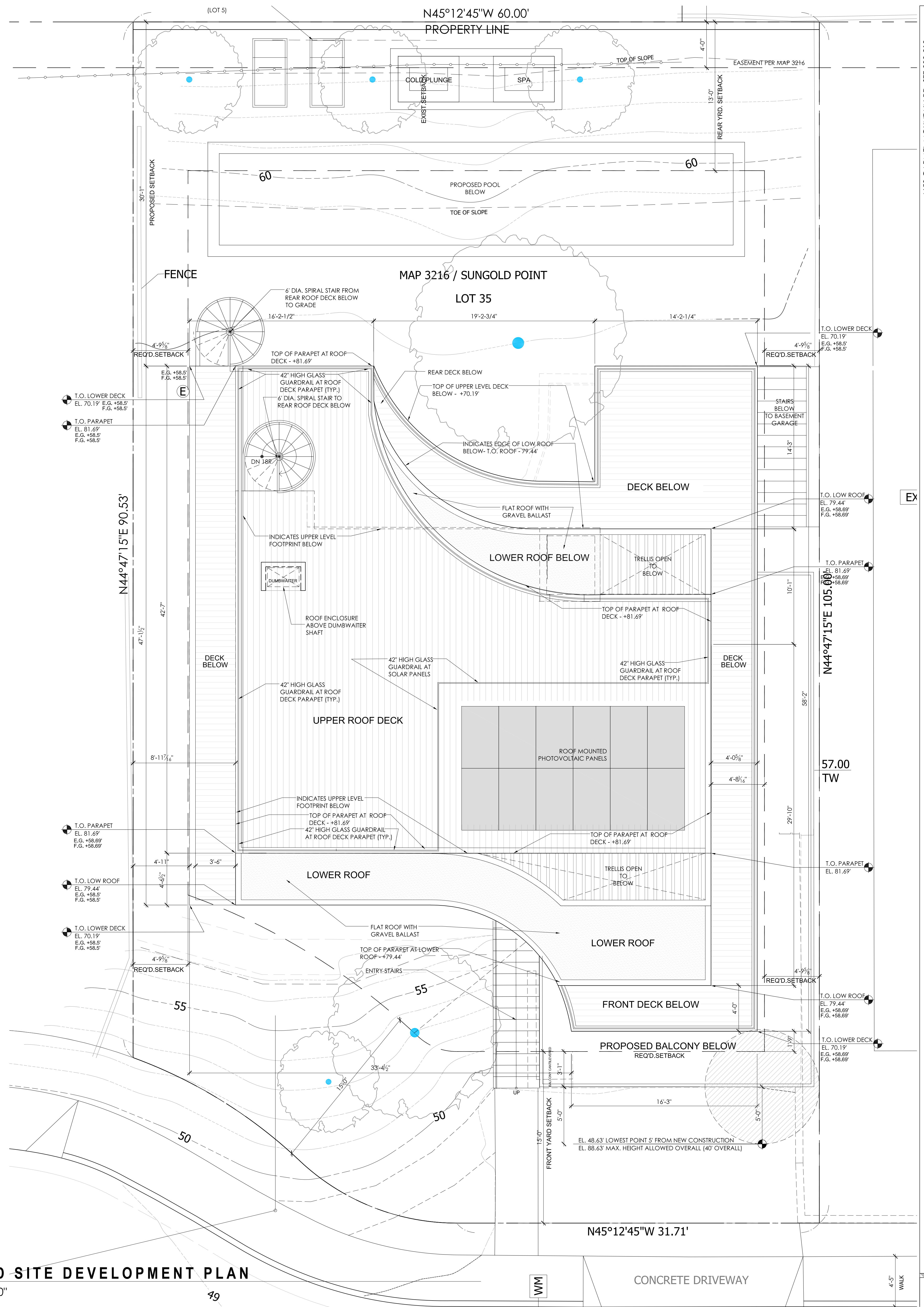
METROPOLITAN MAPPING
3712 30TH STREET
SAN DIEGO, CA 92104
(619) 431-5250
metromap.sd@gmail.com

SYMBOLS LEGEND	
	ROOM NUMBER TAG
	DOOR NUMBER TAG
	WINDOW NUMBER TAG
	SKYLIGHT TAG
	DETAIL TAG
	PARTITION TYPE TAG
	REVISION TAG
	EXHAUST FAN 150 CFM
	EXTERIOR LIGHT
	KEYNOTE TAG
	SPOT ELEVATION TAG
	INTERIOR ELEVATION TAG
	EXTERIOR ELEVATION & SECTION CUT MARKS
	S.D. SMOKE DETECTOR
	C.M. CARBON MONOXIDE

WALL LEGEND	
	2x4 FRAME WALL ADD R-15 INSULATION PER TITLE 24 SPEC.
	2x6 FRAME WALL R-15 INSULATION PER STRUCTURAL & TITLE 24 SPECIFICATIONS
	PARTIAL HEIGHT WALL w/ WINDOW ABOVE (FRAMED)
	DEMO EXISTING WALL
	ROOF STRUCTURE ABOVE

MATERIALS LEGEND	
	CONCRETE
	GLAZING
	DRYWALL
	CONCRETE ROOF TILE OR EQ.
	STUCCO
	ALUMINUM CLAD
	PERVIOUS AREAS

PROPOSED SITE DEVELOPMENT PLAN
SCALE: 1/4" = 1'-0"



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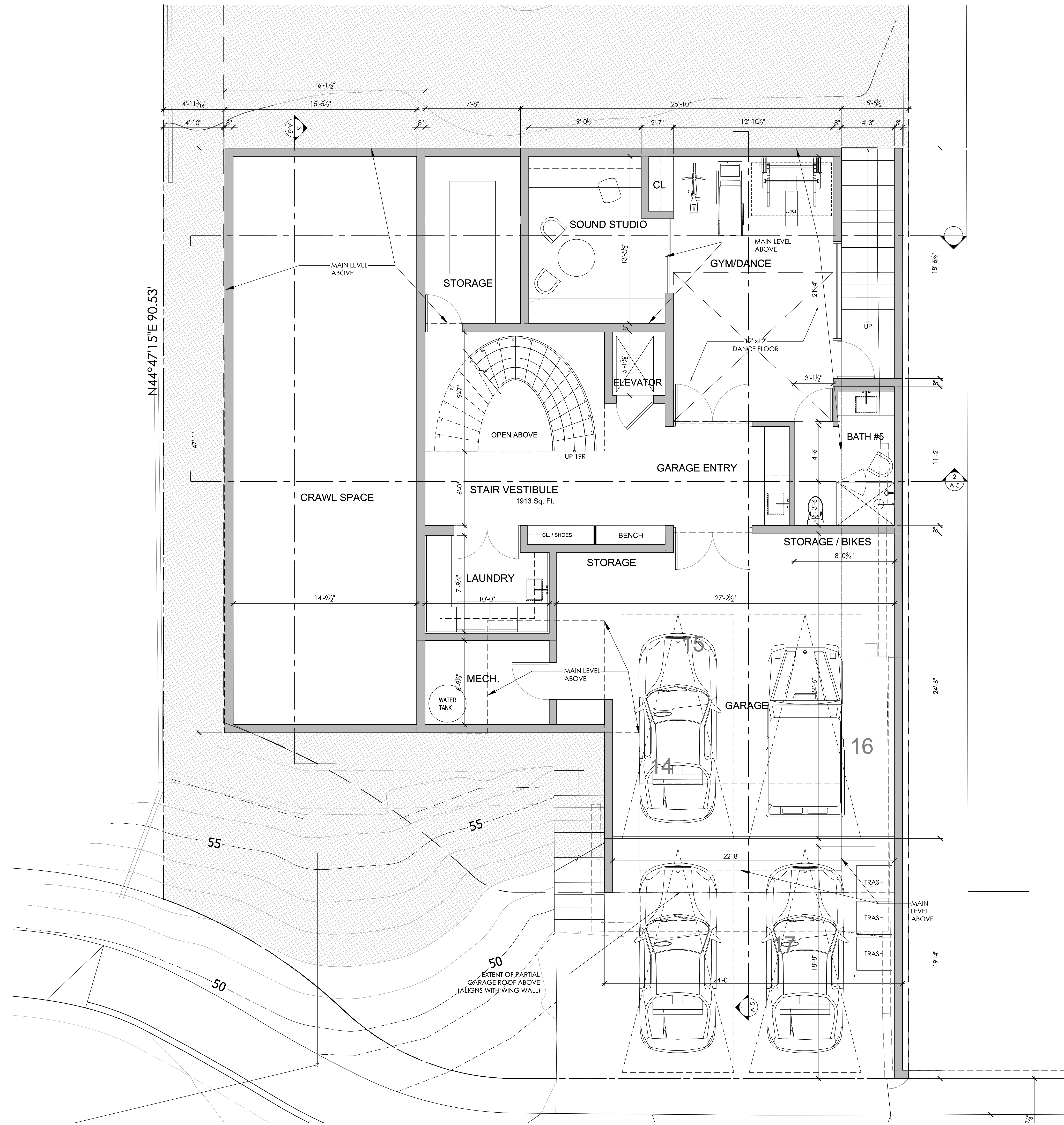
PROPOSED SITE DEVELOPMENT PLAN

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

DATE: NOVEMBER 22, 2024

ESTUDIO ARCHITECTURE

A1.0



PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

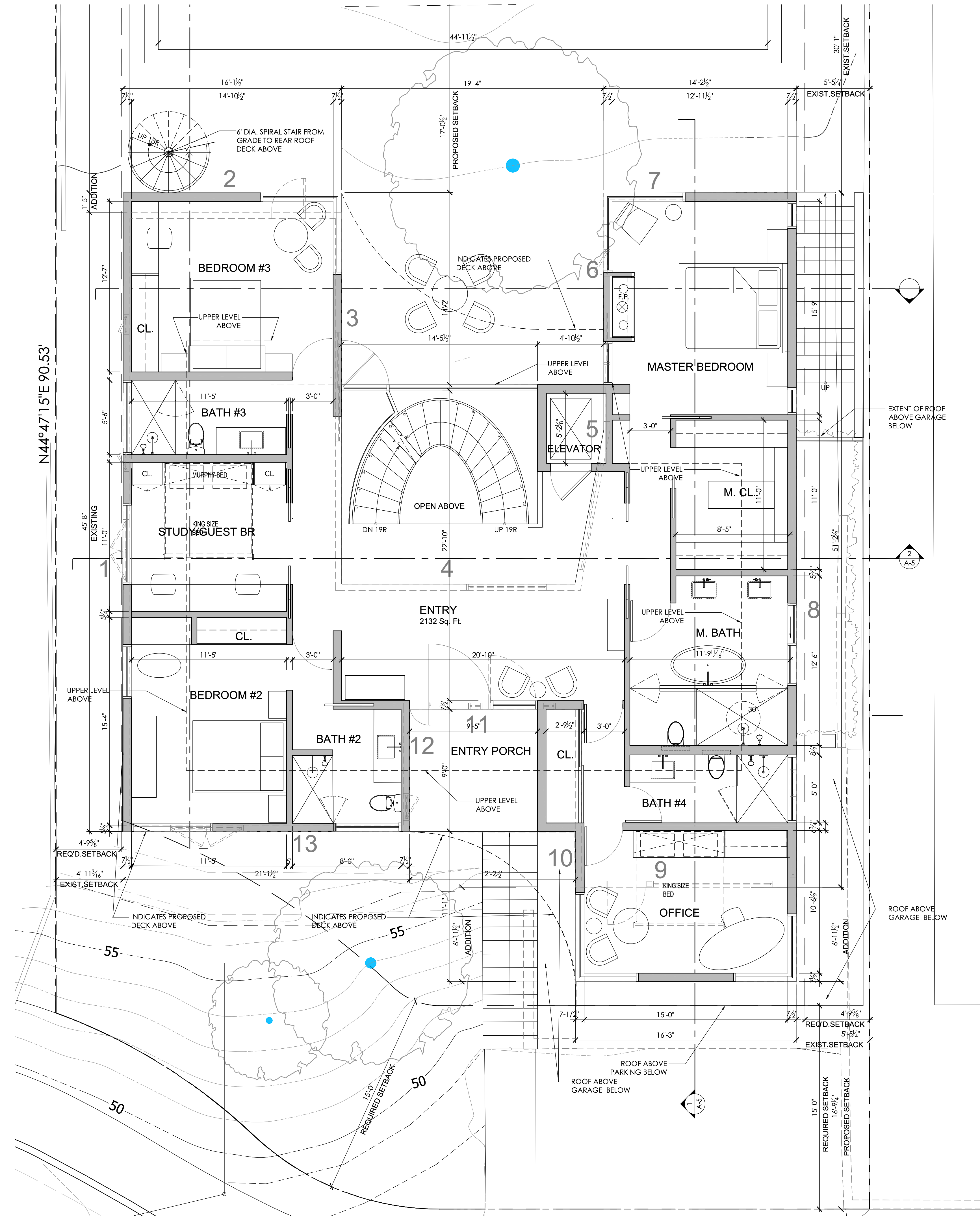
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| 100 | DOOR NUMBER TAG | ⊙ | SPOT ELEVATION TAG |
| 100 | WINDOW NUMBER TAG | ⊙ | INTERIOR ELEVATION TAG |
| 100 | SKYLIGHT TAG | ⊙ | EXTERIOR ELEVATION & SECTION CUT MARKS |
| 100 | DETAIL TAG | ⊙ | S.D. SMOKE DETECTOR |
| 100 | PARTITION TYPE TAG | ⊙ | C.M. CARBON MONOXIDE |
| 100 | REVISION TAG | | |
| 100 | EXHAUST FAN 150 CFM | | |
| 100 | EXTERIOR LIGHT | | |

WALL LEGEND

- 2x4 FRAME WALL
ADD R-15 INSULATION PER TITLE 24 SPEC.
- 2x6 FRAME WALL
R-15 INSULATION PER STRUCTURAL & TITLE 24 SPECIFICATIONS
- PARTIAL HEIGHT WALL w/
WINDOW ABOVE
(FRAMED)
- DEMO EXISTING WALL
- ROOF STRUCTURE ABOVE

MATERIALS LEGEND

- CONCRETE
- GLAZING
- DRYWALL
- CONCRETE ROOF TILE OR EQ.
- STUCCO
- ALUMINUM CLAD
- PERVIOUS AREAS



PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

FAR (FLOOR AREA RATIO)				GROSS AREA
FLOOR	EXISTING	ADDITIONS	TOTAL	GROSS AREA
GROUND	75	0	75	1957
MAIN	1725	433	2158	2158
UPPER	0	1145	1145	1145
TOTAL	1800	1578	3378 SF (55.18%)	5260 S.F.
ALLOWED: 58% x 6121.49 SF = 3550.46 SF				
UPPER LEVEL DECKS				1254 SF
UPPER ROOF DECK				1228 SF
TOTAL DECK AREAS				2482 S.F.

- SYMBOLS LEGEND**
- ⊙ ROOM NUMBER TAG
 - ⊙ DOOR NUMBER TAG
 - ⊙ WINDOW NUMBER TAG
 - ⊙ SKYLIGHT TAG
 - ⊙ DETAIL TAG
 - ⊙ PARTITION TYPE TAG
 - ⊙ REVISION TAG
 - ⊙ EXHAUST FAN 150 CFM
 - ⊙ EXTERIOR LIGHT
 - ⊙ KEYNOTE TAG
 - ⊙ SPOT ELEVATION TAG
 - ⊙ INTERIOR ELEVATION TAG
 - ⊙ EXTERIOR ELEVATION & SECTION CUT MARKS
 - S.D. SMOKE DETECTOR
 - C.M. CARBON MONOXIDE

- WALL LEGEND**
- 2x4 FRAME WALL
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R-15 INSULATION PER STRUCTURAL & TITLE 24 SPECIFICATIONS
 - PARTIAL HEIGHT WALL w/
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(FRAMED)
 - DEMO EXISTING WALL
 - ROOF STRUCTURE ABOVE

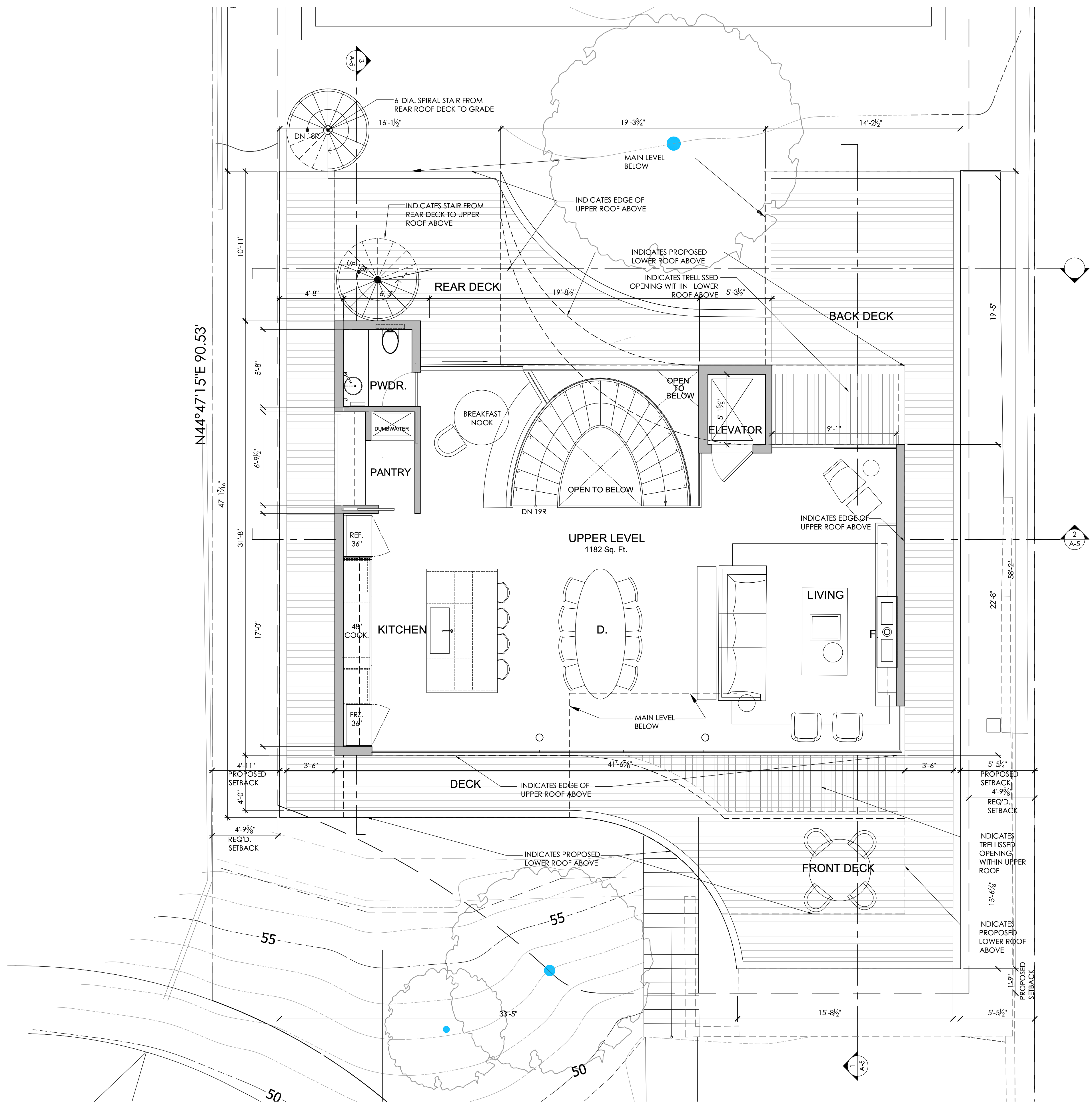
- MATERIALS LEGEND**
- CONCRETE
 - GLAZING
 - DRYWALL
 - CONCRETE ROOF TILE OR EG.
 - STUCCO
 - ALUMINUM CLAD
 - PERVIOUS AREAS

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SHEET TITLE: PROPOSED MAIN LEVEL FLOOR PLAN
SCALE: DATE: NOVEMBER 22, 2024



PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

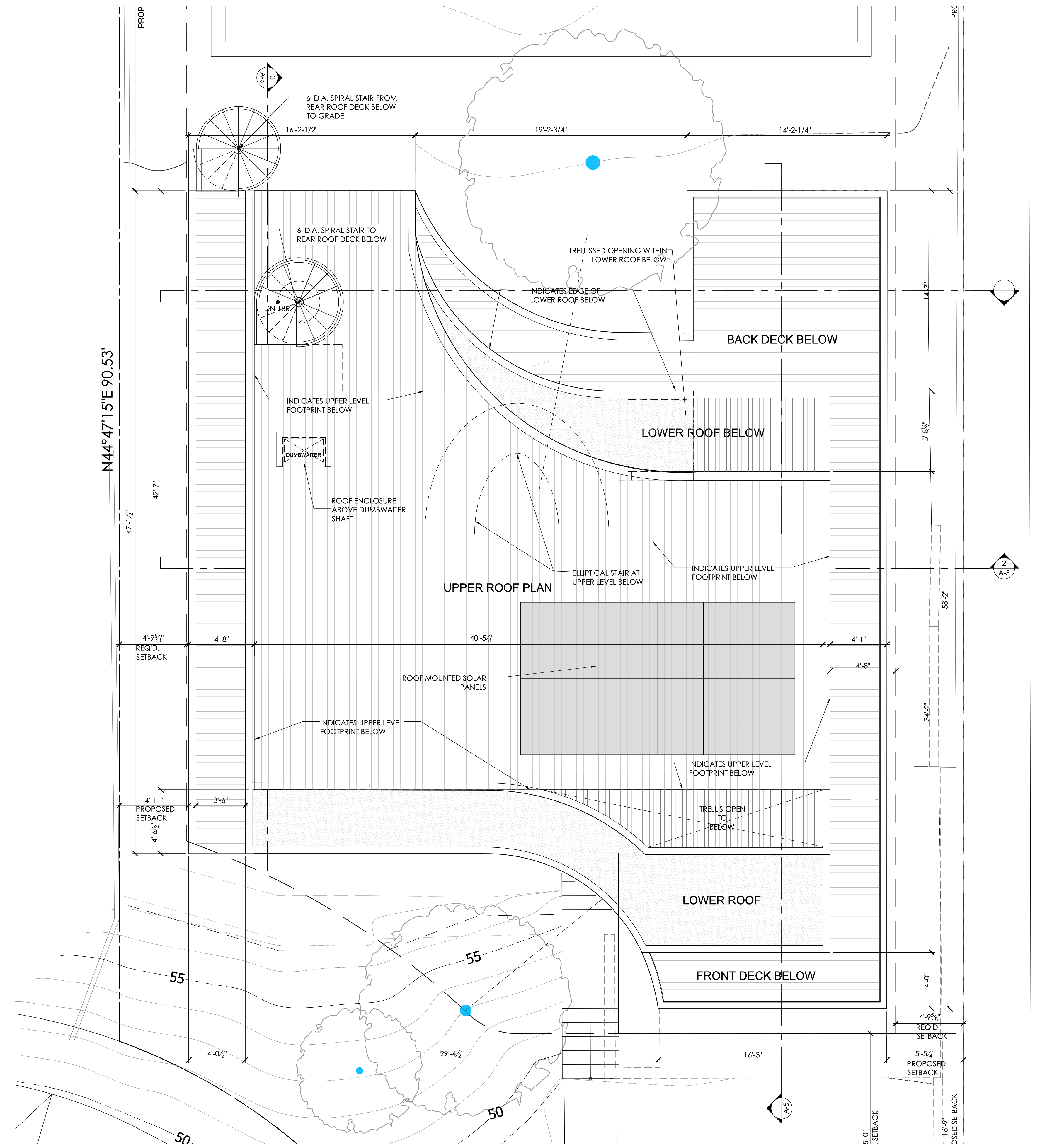
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- DOOR NUMBER TAG
- WINDOW NUMBER TAG
- SKYLIGHT TAG
- DETAIL TAG
- PARTITION TYPE TAG
- REVISION TAG
- EXHAUST FAN 150 CFM
- EXTERIOR LIGHT
- KEYNOTE TAG
- SPOT ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR ELEVATION & SECTION CUT MARKS
- S.D. SMOKE DETECTOR
- C.M. CARBON MONOXIDE

WALL LEGEND

- 2x4 FRAME WALL
ADD R-15 INSULATION PER TITLE 24 SPEC.
- 2x6 FRAME WALL
R-15 INSULATION PER STRUCTURAL & TITLE 24 SPECIFICATIONS
- PARTIAL HEIGHT WALL w/
WINDOW ABOVE
(FRAMED)
- DEMO EXISTING WALL
- ROOF STRUCTURE ABOVE

MATERIALS LEGEND

- CONCRETE
- GLAZING
- DRYWALL
- CONCRETE ROOF TILE OR EQ.
- STUCCO
- ALUMINUM CLAD
- PERVIOUS AREAS



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

SYMBOLS LEGEND

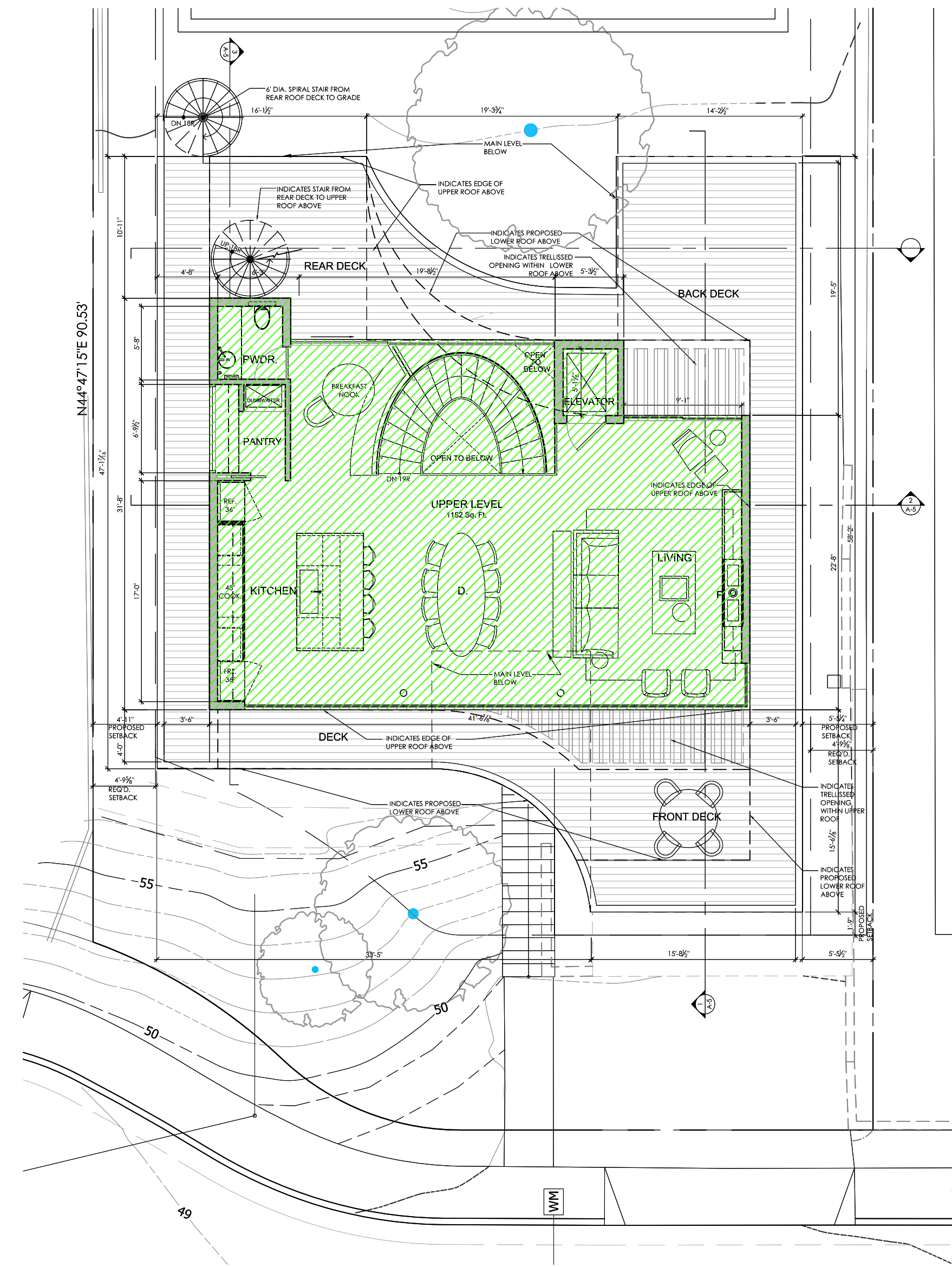
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| DOOR NUMBER TAG | SPOT ELEVATION TAG |
| WINDOW NUMBER TAG | INTERIOR ELEVATION TAG |
| SKYLIGHT TAG | EXTERIOR ELEVATION & SECTION CUT MARKS |
| DETAIL TAG | S.D. SMOKE DETECTOR |
| PARTITION TYPE TAG | C.M. CARBON MONOXIDE |
| REVISION TAG | |
| EXHAUST FAN 150 CFM | |
| EXTERIOR LIGHT | |

WALL LEGEND

- | |
|--|
| 2x4 FRAME WALL
ADD R-15 INSULATION PER TITLE 24 SPEC. |
| 2x6 FRAME WALL
R-15 INSULATION PER STRUCTURAL & TITLE 24 SPECIFICATIONS |
| PARTIAL HEIGHT WALL w/
WINDOW ABOVE (FRAMED) |
| DEMO EXISTING WALL |
| ROOF STRUCTURE ABOVE |

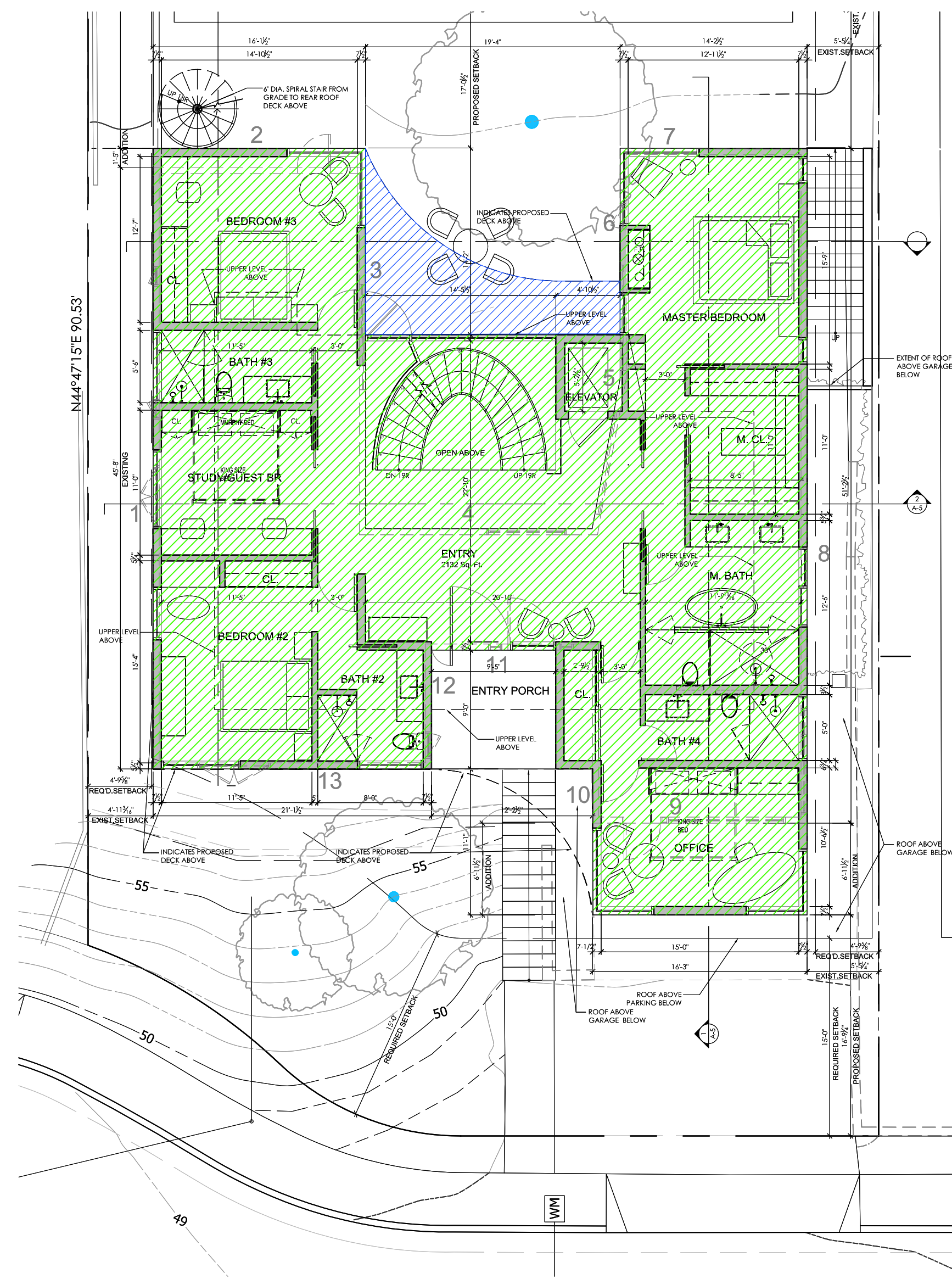
MATERIALS LEGEND

- | |
|---------------------------|
| CONCRETE |
| GLAZING |
| DRYWALL |
| CONCRETE ROOF TILE OR EQ. |
| STUCCO |
| ALUMINUM CLAD |
| PERVIOUS AREAS |



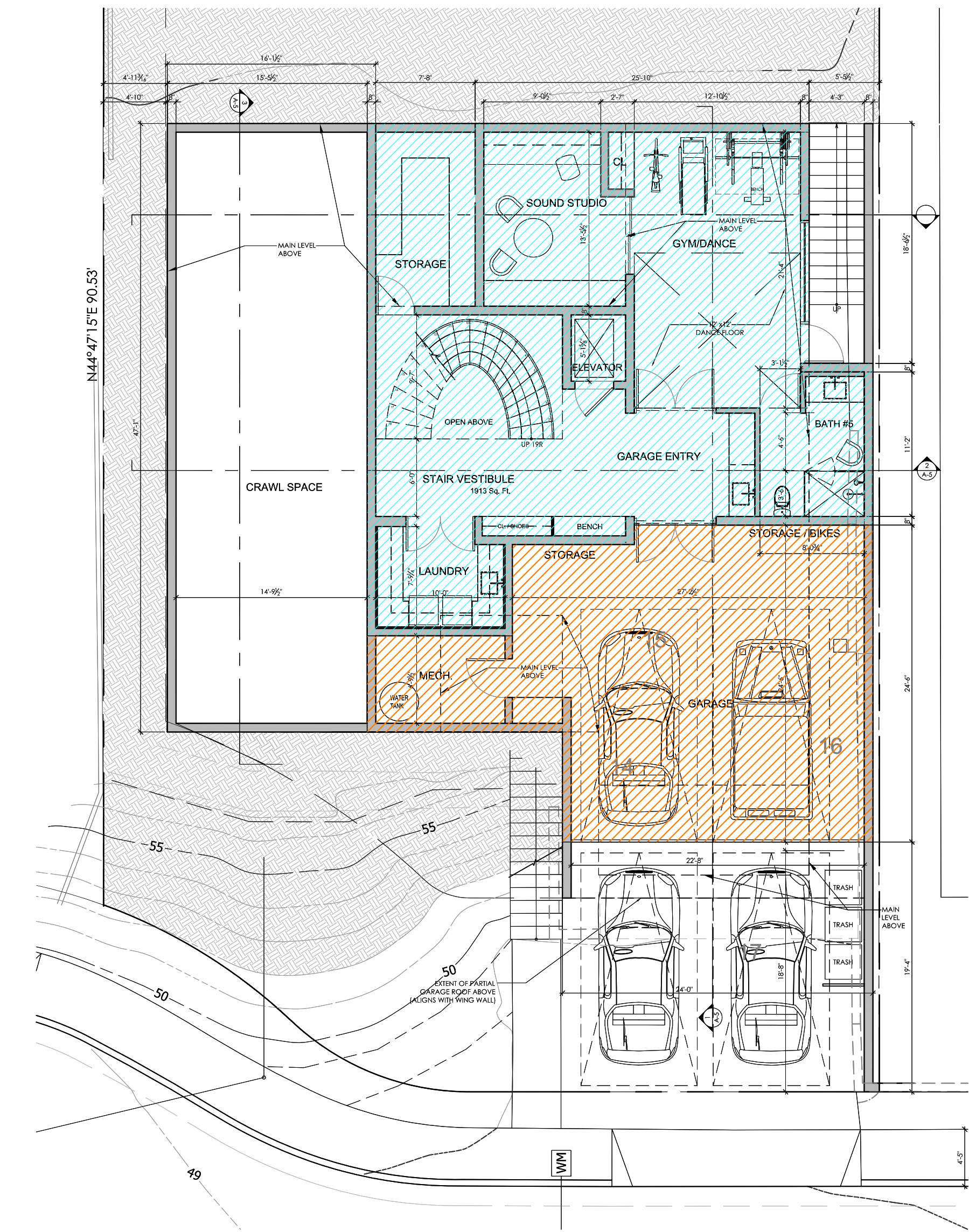
UPPER LEVEL GFA

INCLUDED IN GFA CALCULATION
1,145 Sq. Ft.



MAIN LEVEL GFA

RECESSED PORCH OPEN W/ BUILDING <100 Sq.Ft. NOT INCLUDED IN GFA - PER SDMC DIAGRAM 113-020
INCLUDED IN GFA CALCULATION
2,158 Sq.Ft.
INCLUDED IN GFA CALCULATION (EXTERIOR AREA COVERED)
119 Sq. Ft.



BASEMENT LEVEL GFA

100% UNDERGROUND BASEMENT LEVEL NOT INCLUDED IN GFA - PER SDMC DIAGRAM 113-02J - (1,234 Sq.Ft.)
100% UNDERGROUND GARAGE/MECH. LEVEL NOT INCLUDED IN GFA - PER SDMC DIAGRAM 113-02J (720 Sq.Ft.)

GFA FLOOR AREA ANALYSIS PER SDMC 113.0234
SCALE: 1/8" = 1'-0"

FAR (FLOOR AREA RATIO)		GFA
FLOOR	CONDITIONED & NON CONDITIONED FLOOR AREA	GROSS FLOOR AREA
BASEMENT	1,954 (100% UNDERGROUND)	0
MAIN	2,277	2,277
UPPER	1,145	1,145
TOTAL	5,376 S.F.	3,422 SF (63.90%)
ALLOWED: 58% x 6,121.49 SF = 3,550.46 SF		
UPPER LEVEL DECKS		1254 SF
UPPER ROOF DECK		1228 SF
TOTAL DECK AREAS		2482 S.F.

SYMBOLS LEGEND

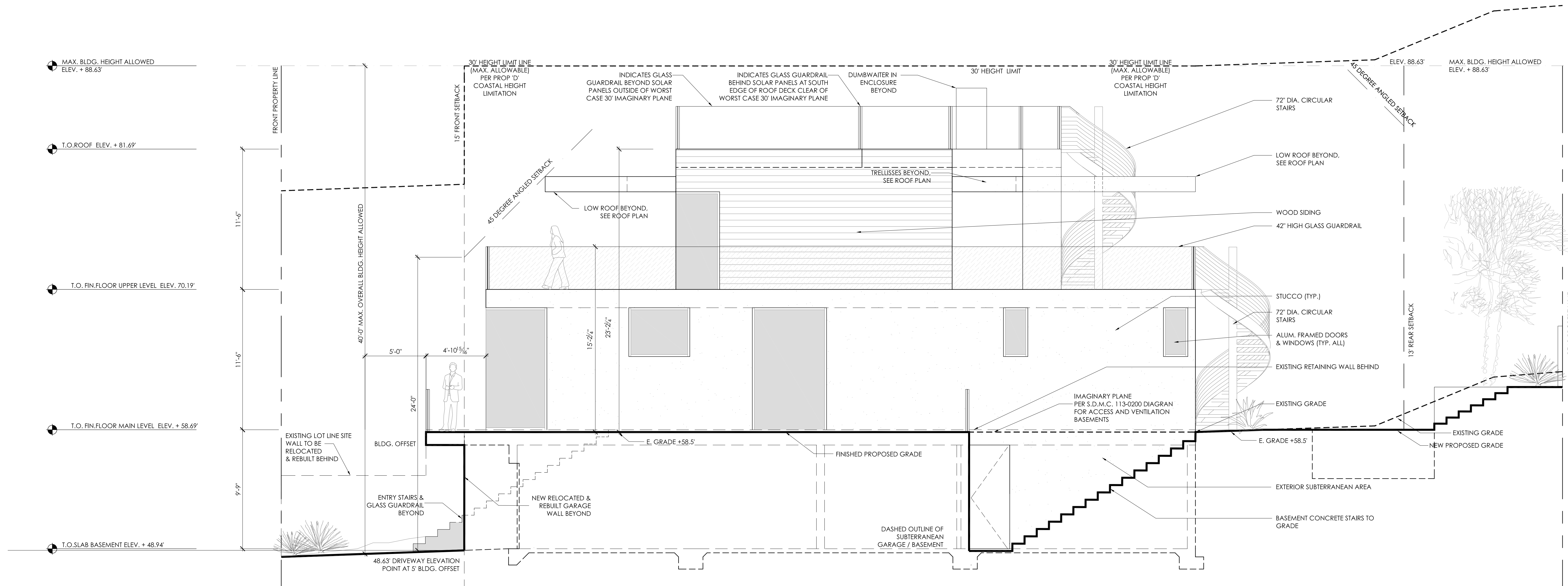
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- 100 DOOR NUMBER TAG
- 100 WINDOW NUMBER TAG
- 100 SKYLIGHT TAG
- 100 DETAIL TAG
- 100 PARTITION TYPE TAG
- 100 REVISION TAG
- 100 EXHAUST FAN 150 CFM
- 100 EXTERIOR LIGHT
- 1 KEYNOTE TAG
- SPOT ELEVATION TAG
- 10 INTERIOR ELEVATION TAG
- 10 EXTERIOR ELEVATION & SECTION CUT MARKS
- S.D. SMOKE DETECTOR
- C.M. CARBON MONOXIDE

WALL LEGEND

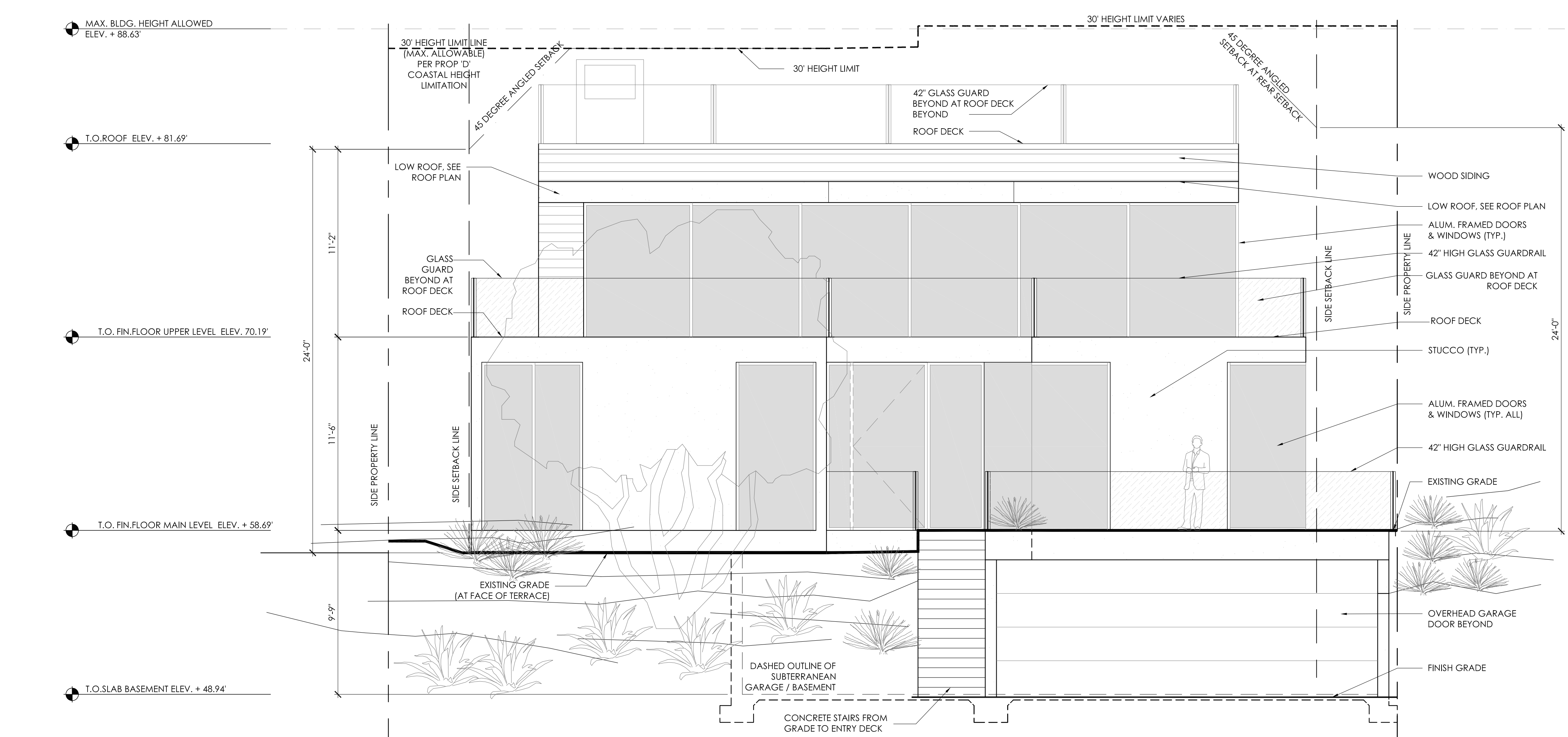
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- ROOF STRUCTURE ABOVE

MATERIALS LEGEND

- CONCRETE
- GLAZING
- DRYWALL
- CONCRETE ROOF TILE OR EG.
- STUCCO
- ALUMINUM CLAD
- PERVIOUS AREAS



PROPOSED RIGHT SIDE ELEVATION (SOUTH)
SCALE : 1/4" = 1'-0"

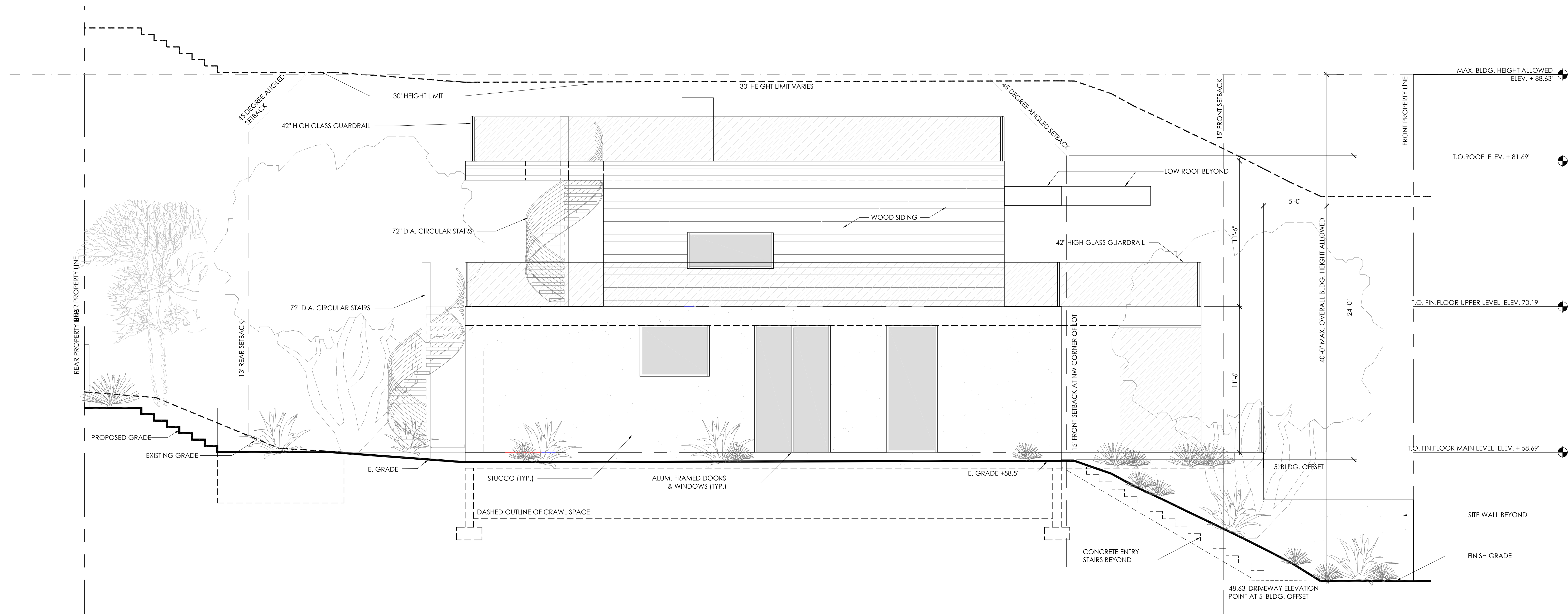


PROPOSED FRONT ELEVATION (WEST)
SCALE : 1/4" = 1'-0"

- SYMBOLS LEGEND**
- ① ROOM NUMBER TAG
 - ② DOOR NUMBER TAG
 - ③ WINDOW NUMBER TAG
 - ④ SKYLIGHT TAG
 - ⑤ DETAIL TAG
 - ⑥ PARTITION TYPE TAG
 - ⑦ REVISION TAG
 - ⑧ EXHAUST FAN 150 CFM
 - ⑨ EXTERIOR LIGHT
 - ⑩ KEYNOTE TAG
 - ⑪ SPOT ELEVATION TAG
 - ⑫ INTERIOR ELEVATION TAG
 - ⑬ EXTERIOR ELEVATION & SECTION CUT MARKS
 - ⑭ S.D. SMOKE DETECTOR
 - ⑮ C.M. CARBON MONOXIDE

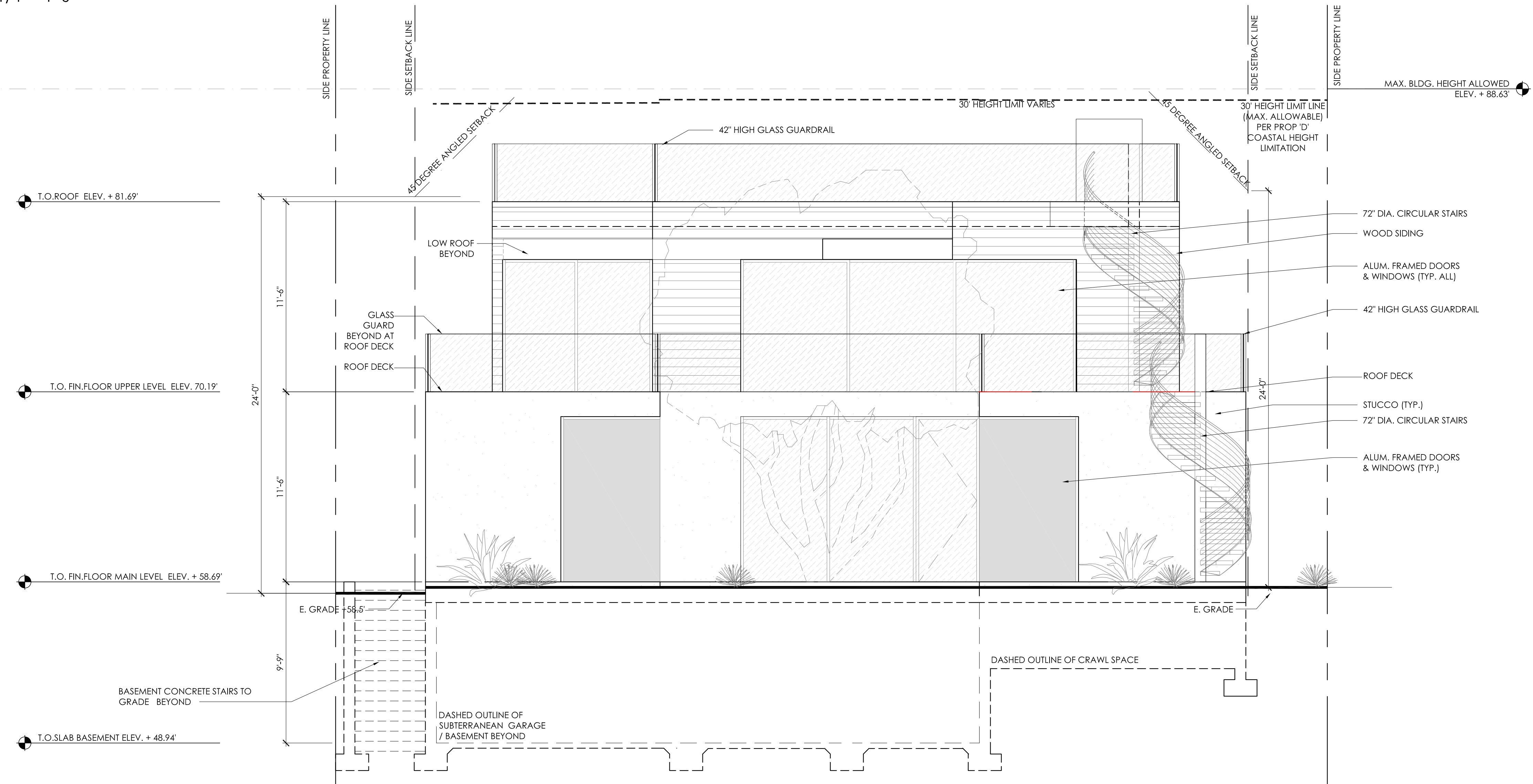
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- MATERIALS LEGEND**
- CONCRETE
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 - CONCRETE ROOF TILE OR EQ.
 - STUCCO
 - ALUMINUM CLAD
 - PERVIOUS AREAS



PROPOSED LEFT SIDE ELEVATION (NORTH)

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



PROPOSED BACK ELEVATION (EAST)

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

SYMBOLS LEGEND

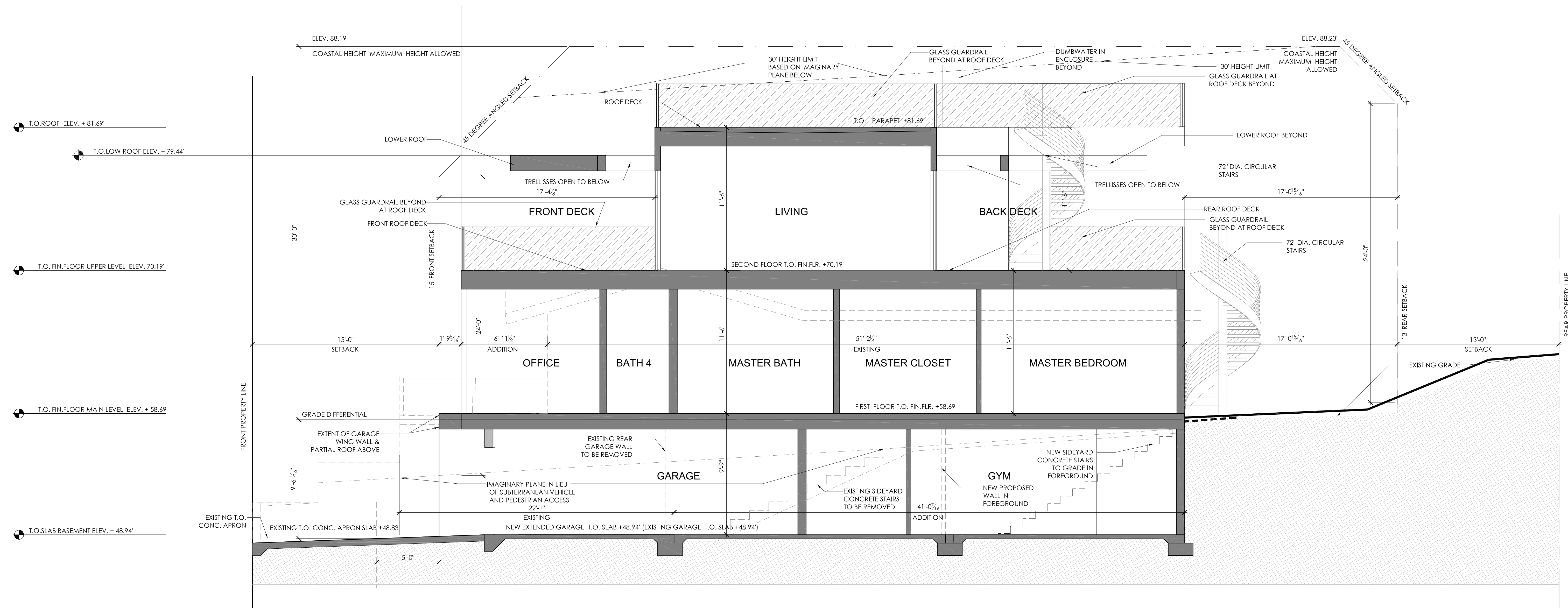
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| ② DOOR NUMBER TAG | ● SPOT ELEVATION TAG |
| ③ WINDOW NUMBER TAG | ◊ INTERIOR ELEVATION TAG |
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| ⑤ DETAIL TAG | ● S.D. SMOKE DETECTOR |
| ⑥ PARTITION TYPE TAG | ● C.M. CARBON MONOXIDE |
| ⑦ REVISION TAG | |
| ⊙ EXHAUST FAN 150 CFM | |
| ⊙ EXTERIOR LIGHT | |

WALL LEGEND

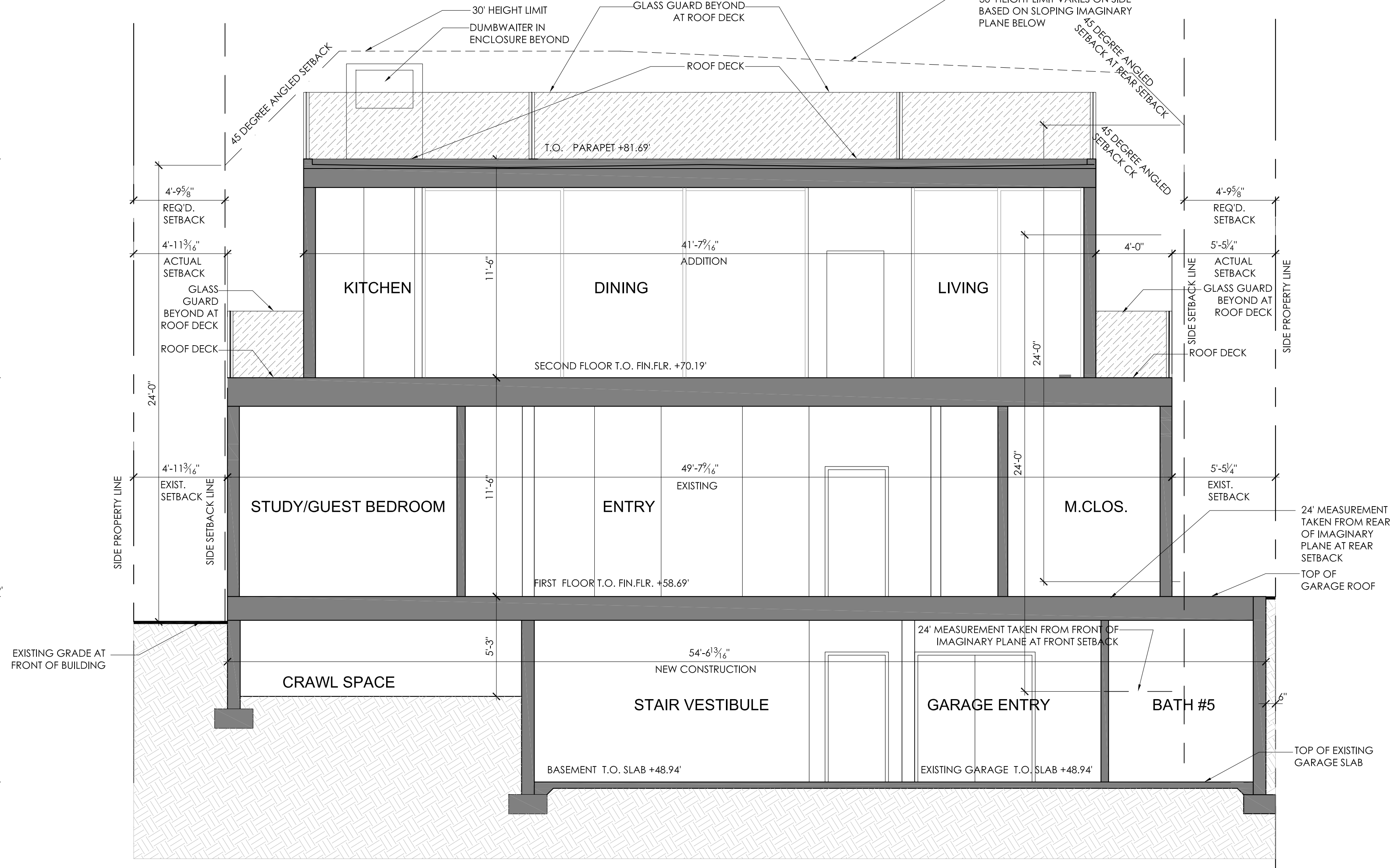
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(FRAMED)
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MATERIALS LEGEND

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- GLAZING
- DRYWALL
- CONCRETE ROOF TILE OR EQ.
- STUCCO
- ALUMINUM CLAD
- PERVIOUS AREAS



PROPOSED SOUTH LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"

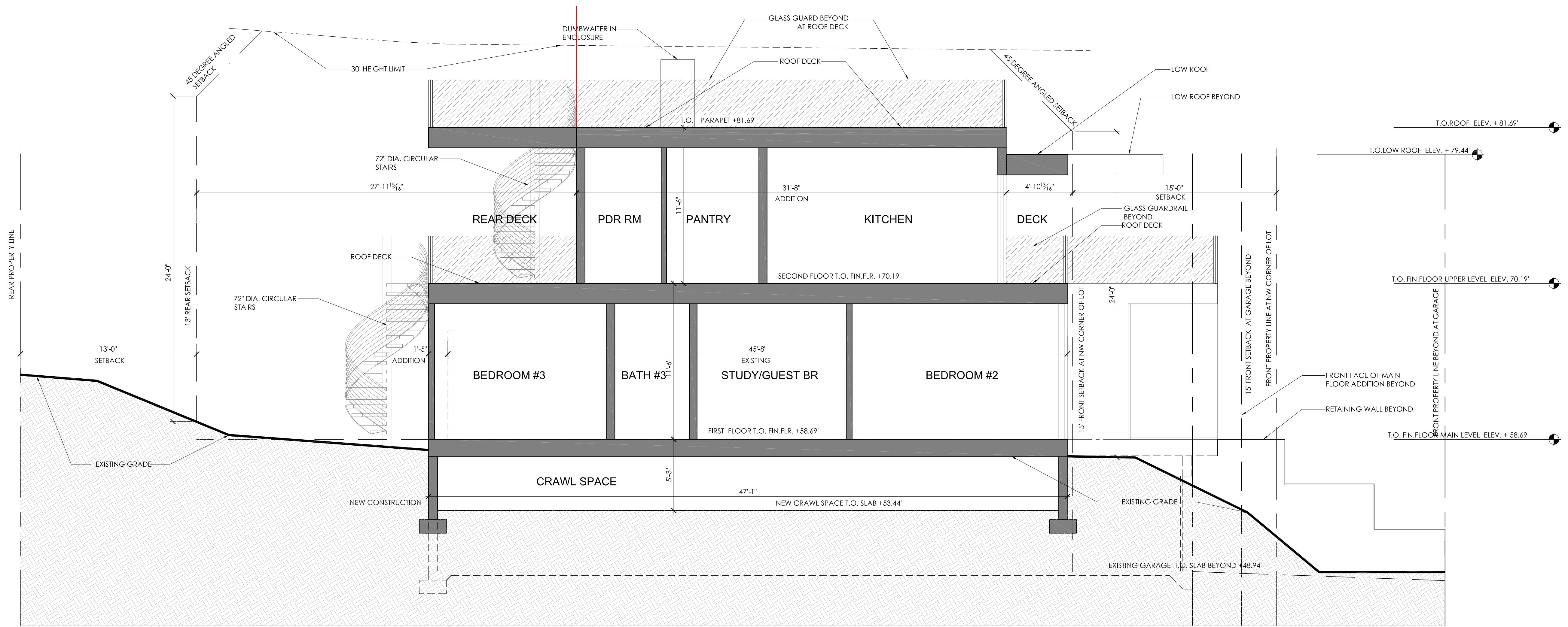


PROPOSED CROSS SECTION (WEST)

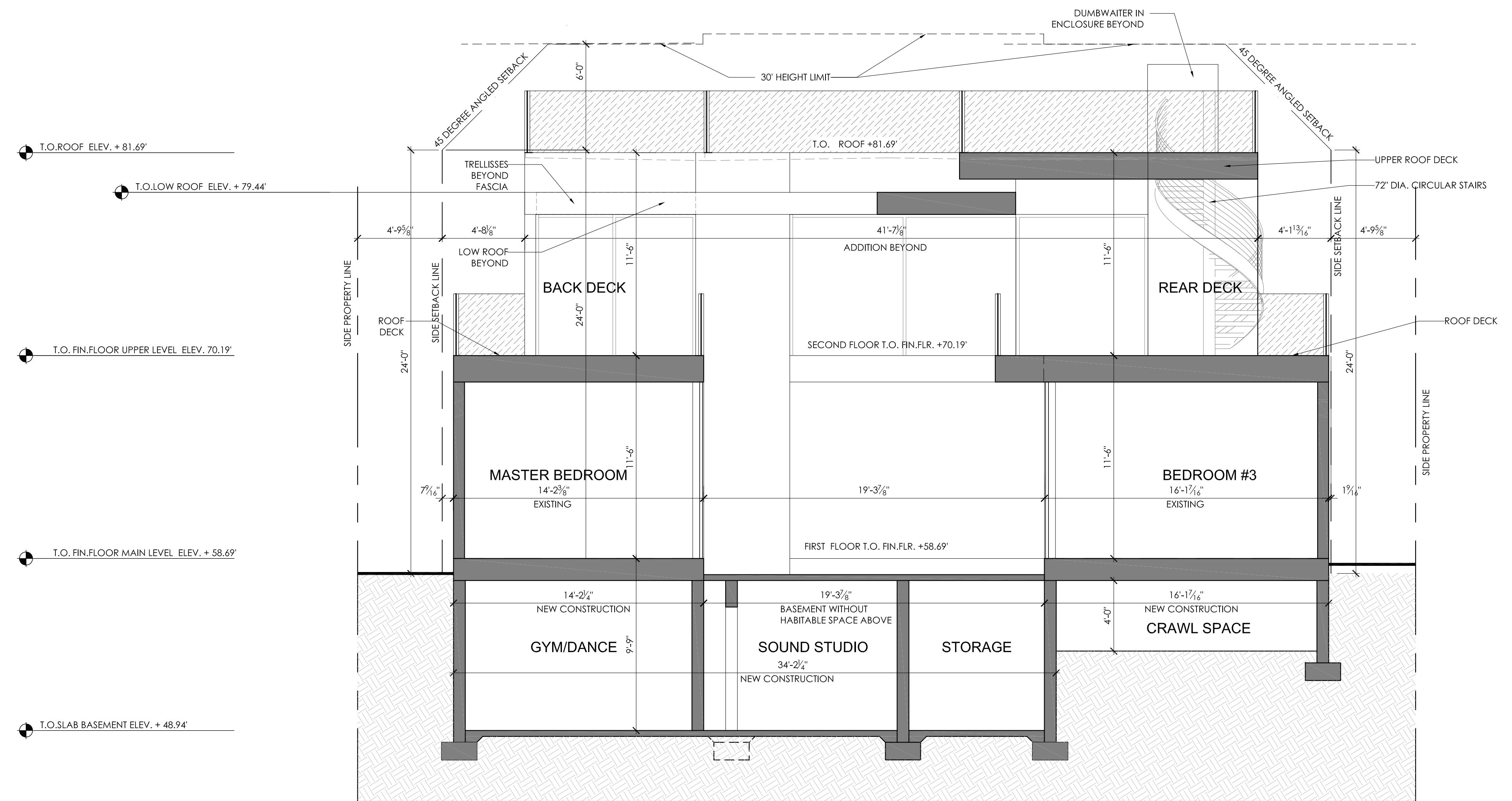
- SYMBOLS LEGEND**
- 100 ROOM NUMBER TAG
 - 105 DOOR NUMBER TAG
 - 110 WINDOW NUMBER TAG
 - 115 SKYLIGHT TAG
 - 120 DETAIL TAG
 - 125 PARTITION TYPE TAG
 - 130 REVISION TAG
 - 135 EXHAUST FAN 150 CFM
 - 140 EXTERIOR LIGHT
 - 145 KEYNOTE TAG
 - 150 SPOT ELEVATION TAG
 - 155 INTERIOR ELEVATION TAG
 - 160 EXTERIOR ELEVATION & SECTION CUT MARKS
 - 165 S.D. SMOKE DETECTOR
 - 170 C.M. CARBON MONOXIDE

- WALL LEGEND**
- 2x4 FRAME WALL ADD R-15 INSULATION PER TITLE 24 SPEC.
 - 2x6 FRAME WALL R-15 INSULATION PER STRUCTURAL & TITLE 24 SPECIFICATIONS
 - PARTIAL HEIGHT WALL w/ WINDOW ABOVE (FRAMED)
 - DEMO EXISTING WALL
 - ROOF STRUCTURE ABOVE

- MATERIALS LEGEND**
- CONCRETE
 - GLAZING
 - DRYWALL
 - CONCRETE ROOF TILE OR EQ.
 - STUCCO
 - ALUMINUM CLAD
 - PERVIOUS AREAS



PROPOSED NORTH LONGITUDINAL SECTION
SCALE : 1/4" = 1'-0"



PROPOSED CROSS SECTION (EAST)
SCALE : 1/4" = 1'-0"

SYMBOLS LEGEND

- ROOM NUMBER TAG
- DOOR NUMBER TAG
- WINDOW NUMBER TAG
- SKYLIGHT TAG
- DETAIL TAG
- PARTITION TYPE TAG
- REVISION TAG
- EXHAUST FAN 150 CFM
- EXTERIOR LIGHT
- KEYNOTE TAG
- SPOT ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR ELEVATION & SECTION CUT MARKS
- S.D. SMOKE DETECTOR
- C.M. CARBON MONOXIDE

WALL LEGEND

- 2x4 FRAME WALL
ADD R-15 INSULATION PER TITLE 24 SPEC.
- 2x6 FRAME WALL
R-15 INSULATION PER STRUCTURAL
& TITLE 24 SPECIFICATIONS
- PARTIAL HEIGHT WALL w/
WINDOW ABOVE
(FRAMED)
- DEMO EXISTING WALL
- ROOF STRUCTURE ABOVE

MATERIALS LEGEND

- CONCRETE
- GLAZING
- DRYWALL
- CONCRETE ROOF TILE OR EQ.
- STUCCO
- ALUMINUM CLAD
- PERVIOUS AREAS