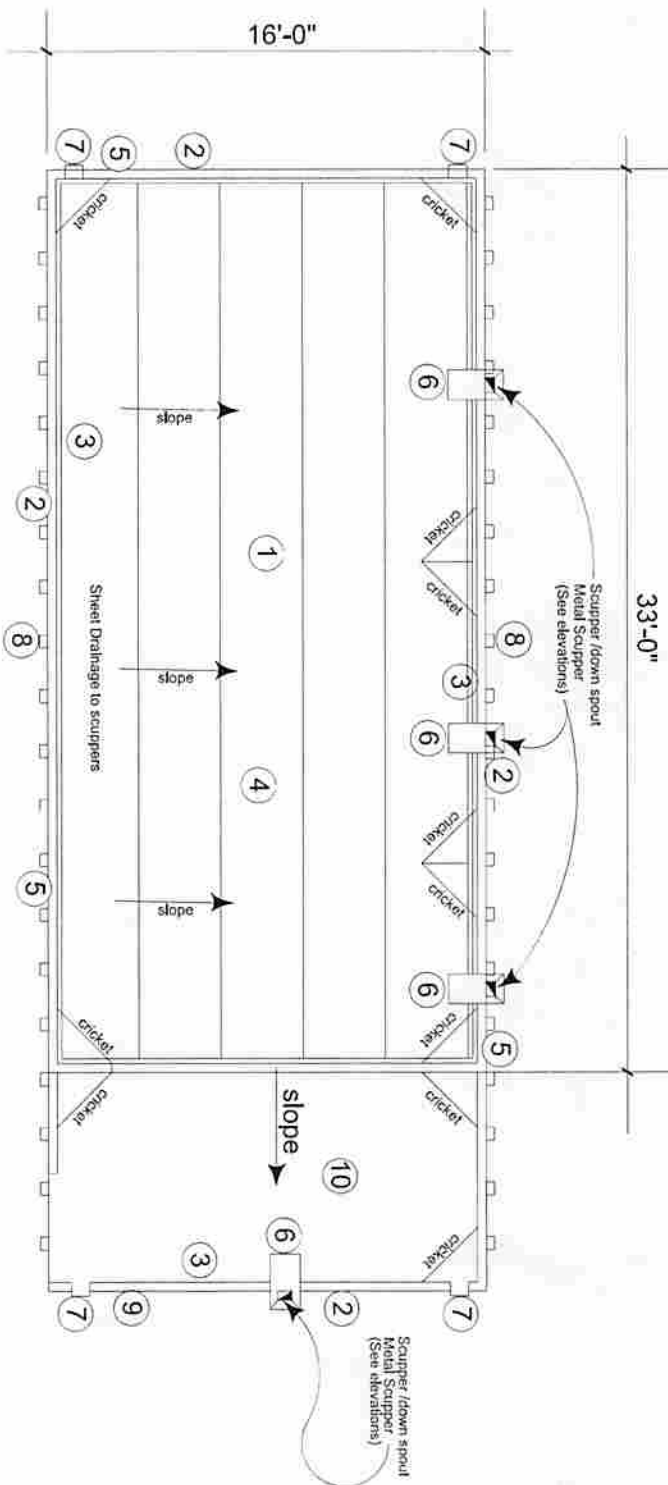




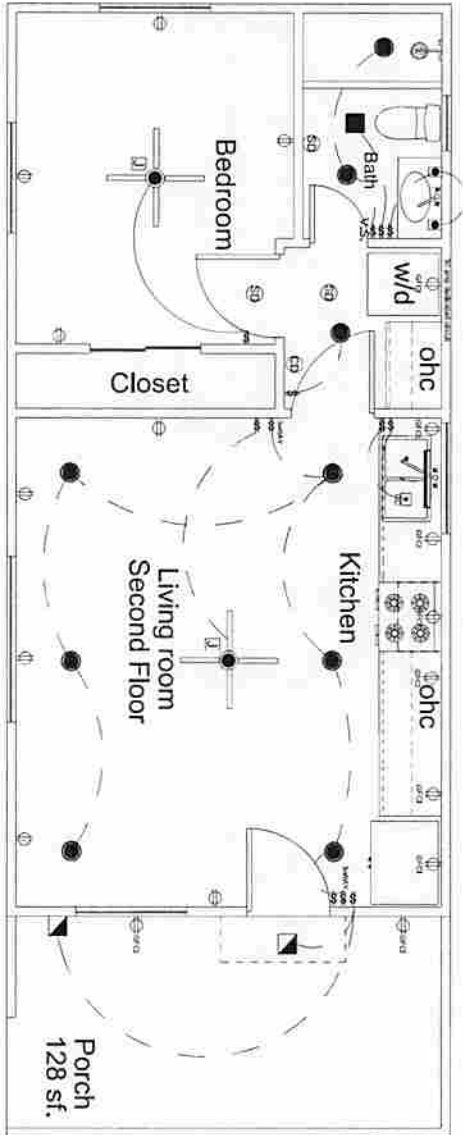
- 1 Cool Roof system  
Raided torch down asphalt roofing  
3'-0" width, GAF Energy Cap Model # GRFR  
3'-12 pitch ESR # 2053
- 2 Aluminum top cap and both sides of parapet drip  
edge 2" depth at sides. Water membrane  
attached to wall. Slope parapet to inside @ 5  
degrees.
- 3 Weep screed 2" from inside roof floor. See detail.
- 4 R-30 Ceiling
- 5 R-19 Walls (2x6)
- 6 Metal flange to direct drainage into scupper.  
Dex-O-Tex to be applied around flange.
- 7 Emergency Metal scupper
- 8 4"x4" vent with 1" metal screen at 24" o.c. at  
middle of bay between 2x12 to allow air through.  
42" barrier wall at building face, maintain level  
entirety of wall.
- 9 Dex-O-Tex water proofing material on top of  
poth. ESR # 1757
- 10

## ROOF PLAN

Scale: 1/2" = 1'-0"







ELECTRICAL LIGHTING PLAN

Second Floor

Scale: 1/2" = 1'-0"



The installation of smoke alarms and smoke detectors shall comply with the Specific Location Requirements of CDC R314.3.4

The installation of smoke detectors and smoke detectors shall comply with the Specific Location Requirements of CDC R314.3.4

Oven hood

Requirements of CDC R314.3.4

Smoke alarms and smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently installed cooking appliance.

Smoke alarms shall be installed not less than 3' horizontal distance from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent a smoke alarm required by other sections of the CRC.

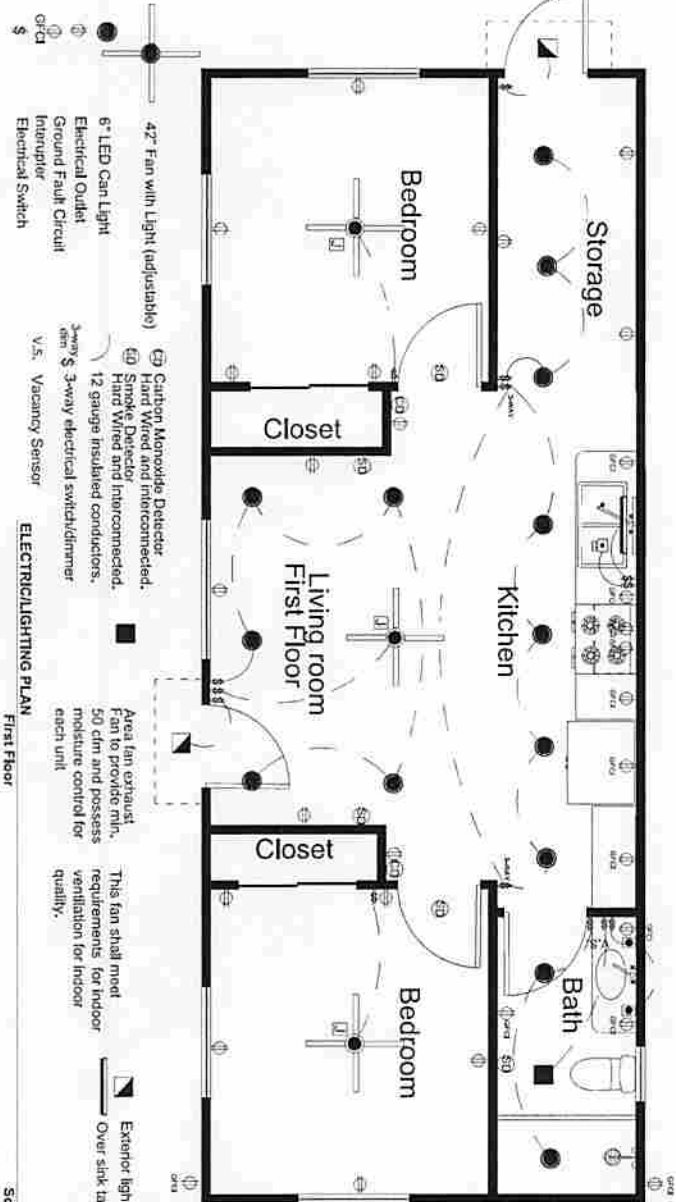
Smoke alarms and smoke detectors shall not be installed within 36-inch horizontal path from the supply registers of a forced air heating or cooling system and shall be installed outside of the direct airflow of those registers.

Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In the new construction smoke, Alarms shall receive their primary power source from the building wiring and shall be equipped with battery backup and low battery signal.

Smoke alarms shall comply with NFPA and shall be listed in accordance with UL 217.

Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034

Smoke alarm systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose of which they are installed.



ELECTRICAL LIGHTING PLAN

First Floor

Scale: 1/2" = 1'-0"



42" Fan with Light (adjustable)  
6" LED Can Light  
Electrical Outlet  
Ground Fault Circuit Interrupter  
Electrical Switch

Carbon Monoxide Detector  
Hard Wired and interconnected.  
Smoke Detector  
Hard Wired and interconnected.  
12 gauge insulated conductors.  
3-way 3-way electrical switch/dimmer  
V.S. Vacancy Sensor

Area fan exhaust fan to provide min. 50 cfm and possess moisture control for each unit.

This fan shall meet requirements for indoor ventilation for indoor quality.

Exterior lighting source  
Over sink task lighting bar

# ADU DESIGN

## JMR INC ADU

3887 Logan Ave San Diego CA 92113

3889 Logan Ave

TEO Design Innovations Inc

4576 Dana Drive, La Mesa CA 91942

619-922-7483 - tonyortega@gmail.com

Sony Ortega  
RESPONSIBLE DESIGNER

Submittal:  
Date: Description:  
Oct 31st, 2024

REVISIONS:  
No. Description Date  
1. Initial Design

PROJECT / CLIENT:

Project No.:  
02241000A  
ELECTRICAL PLAN

Architectural floor plan of the FF2 2nd floor, showing a large rectangular room with a central staircase. The plan includes dimensions for the overall room (41'-0" by 33'-0") and various internal spaces. Key features include a central staircase labeled "stair 1" with dimensions 10'-0" by 10'-0", a large rectangular area labeled "FF2 2nd floor 9'-0" with a ceiling level, and a smaller area labeled "FF2 1st floor" with a ceiling level. The plan also shows a "Roof level" and a "Ceiling level" for the FF2 2nd floor. Various numbered callouts (1-17) are present throughout the plan.

[illegible]

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

**C NORTH ELEVATION**

Scale:  $1/4" = 1'-0"$

**D WEST ELEVATION**  
Scale: 1/4" = 1'-0"

- ① 4x4 vinyl window, *sliffer*, double pane, low E (leak-resistant)
- ② 30 x 6-5/8" solid core exterior vinyl w/ double hung window.
- ③ 3 layer: shroud finish to match existing structures on site.
- ④ Framed, stuccoed, and the entry canopy with side supports. (match existing entry)
- ⑤ Rainspell w/ drip edge. (to match extg).
- ⑥ Mason scaved 2" from concrete
- ⑦ Steps to second floor totally enclosed (graphically). Bedding 8'-1" hour firewall
- ⑧ Finish floor elevation-
- ⑨ 1-1/2" Metal hand Rail, 36" in height.
- ⑩ Aluminum scapes and down spout
- ⑪ 1 hour firewall. See detail B-15 page.

Elevation Fire Wall Calculation:  
128 sq ft base foot of wall area

**ELEVATIONS**

[illegible]

REMOVABLE COVER  
Jony Ortega

**PROPOSED PROJECT FOR:**  
JMC INC ACU

**PROJECT ADDRESS:**  
3887 LOGAN AVE.  
3885 LOGAN AVE.  
SAN FRANCISCO, CA 94112

**STRUCTURAL ENGINEER:**  
*Alfred R. Pelt*  
JMC INC  
JMC INC

**DATE:**  
11/1/83

**PROPOSED PROJECT FOR:**  
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**PROJECT ADDRESS:**  
3887 LOGAN AVE.  
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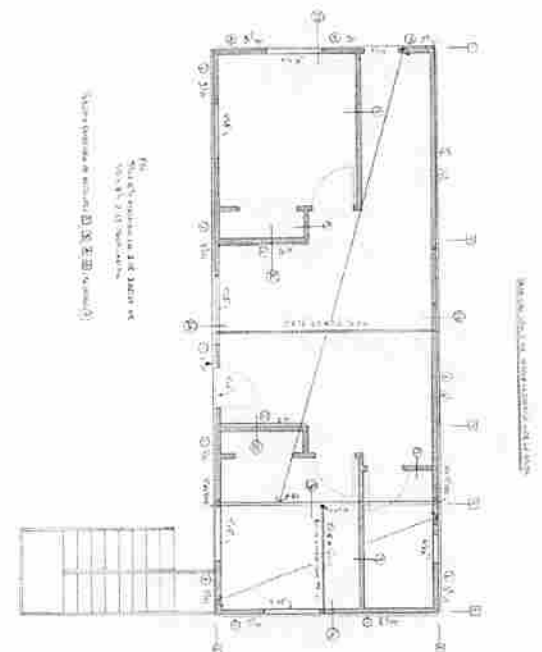
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JMC INC  
JMC INC

**DATE:**  
11/1/83



Scale:  $1/4" = 1'-0"$

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



PROJECT / CLIENT:

**JMR INC. ADU**  
 gan Ave San Diego CA 92113  
 gan Ave  
**Design Innovations Inc**  
 76 Dana Drive, La Mesa CA 91942  
 922-7483 - tonyeortega@gmail.com

LANDSCAPE REHABILITATION PLAN

A-14



## PLAN VIEW

## LANDSCAPE LEGEND

| SET | BOTANICAL NAME          | COMMON NAME    |
|-----|-------------------------|----------------|
| 1   | <i>Pinus strobus</i>    | White Pine     |
| 2   | <i>Pinus resinosa</i>   | Red Pine       |
| 3   | <i>Pinus taeda</i>      | Shortleaf Pine |
| 4   | <i>Pinus milleriana</i> | Millers Pine   |
| 5   | <i>Pinus strobus</i>    | White Pine     |
| 6   | <i>Pinus strobus</i>    | White Pine     |
| 7   | <i>Pinus strobus</i>    | White Pine     |
| 8   | <i>Pinus strobus</i>    | White Pine     |
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| 99  | <i>Pinus strobus</i>    | White Pine     |
| 100 | <i>Pinus strobus</i>    | White Pine     |

24. Eos. *Guirahia Polyzona*. Hong Kong Orchid.

1st Century Products Crete Series  
Install lined with subgrade. Set against concrete. Install  
10'0" from center in each direction as one piece.

## NOTES:

At landscape-level irrigation will conform to the standards of the City-Of-Arizona Landscape Regulations and the City of San Diego Land Development Manual landscape Standards and all other landscape related City and Regional Standards.

LADJULUM TREE SEPARATION DISTANCE

Adosee granite withly structure • 5 feet  
Dolomite limestone • 70 feet 50 feet  
Dolomite limestone • 70 feet 50 feet

Diversity (richness) = 10 April 2005 for grass  
 communities (intersecting with) 10 April 2005  
 communities (intersecting with) 10 April 2005

**\*Maintenance:** All roofed structures shall be maintained

and irrigation areas in the public type of *oway* shall be maintained

bioactive agents may be a promising use of dietary and other ap-

maintained in a healthy growing condition. Exposed to direct sunlight, treated or untreated with 30 days of a 1000 ppm

\*A statement from those of 4% of his area that the recorded time of the

\* A minimum root zone of 60 yd in area shall be provided for all directions for this area shall be 5 feet per cubic yard (240/210)

<sup>24</sup>All reading shall conform with the standards of the American Historical Association.

Acting for train crew operations and the International Society of a

fruiting. Topping of tree is not permitted.\*

"Trees shall be maintained so that all branches over projection

that wildlife graze and burrowing over vertebrate signs are 10 m apart. To see the *Scotophilus* band, we used a 100 W halogen lamp.

Travel way per the San Diego Municipal Code, Section 142.0411.

\*Trees shall be maintained so that all branches over pedestrian walkways, sidewalks and structures over vehicular ways are trimmed.

and highway grade and structures over vehicular ways are to be waived by the San Diego Municipal Code, Section 142.0410.

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 Email: [Email]

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