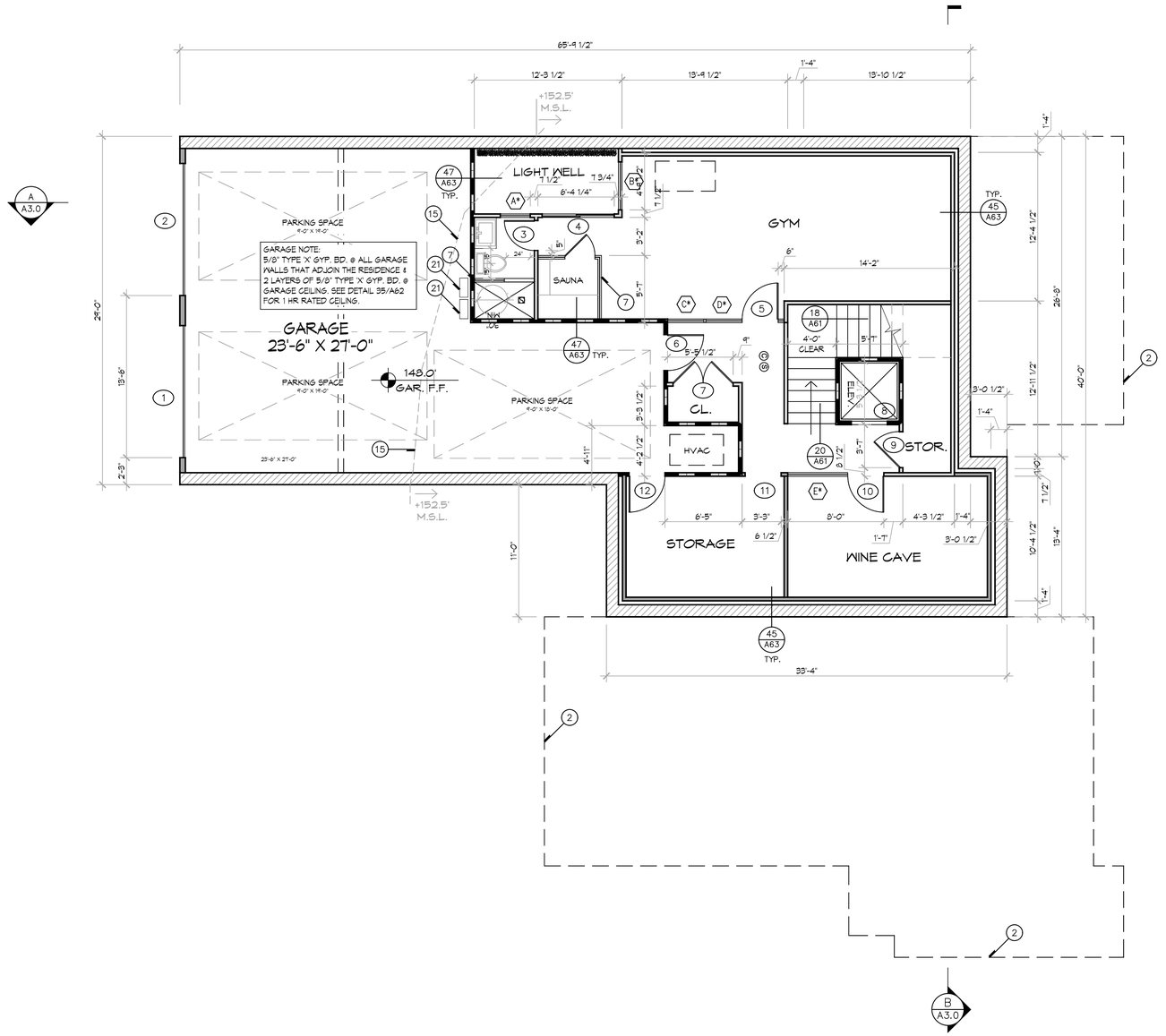


WALL LEGEND

- NEW CMU RETAINING WALL
- NEW 2X6 STUD WALL @ 16" O.C.
- NEW 2X4 STUD WALL @ 16" O.C.
- NEW 2X 1-HR FIRE RATED STUD WALL PER DETAIL 47/A63
- LINE OF WALL ABOVE
- (S) SMOKE DETECTOR
- (CM) CARBON MONOXIDE DETECTOR
- RECESSED EXHAUST FAN (EQUIP W/BACK DRAFT DAMPER)
- (X*) WINDOW W/TEMPERED GLASS
- (X*) DOOR W/TEMPERED GLASS

KEY NOTES

1. GUARD RAIL @ 42" A.F.F. SEE DETAIL 27/A6.2
2. LINE OF STRUCTURE OR ROOF ABOVE.
3. CONTRACTOR TO SUBMIT CABINET SHOP DRAWING FOR REVIEW PRIOR TO FABRICATION.
4. LINE OF WALL BELOW.
5. F.A.U.- SEE T24 FOR MORE INFO.
6. TWO PIECE CLAY TILE ROOF WITH FULL MUD SET (ICC-ES REPORT ESR-1017
7. TEMPERED GLASS SHOWER PANELS, TYP.
8. PROVIDE AL LEAST 1" OF AIR SPACE BETWEEN THE INSULATION OF THE ROOF SHEATHING
9. DIRECT-VENT SEALED-COMBUSTION GAS FIREPLACE. MANUF: HEAT & GLO. MODEL #: TRUE 50. APPROVAL LSTING: MH28669. (ULOTB) (ANSI Z21.88b-2009) (PER CAL GREEN 5.503.1)
10. MIN. 22" X 30" ATTIC ACCESS PANEL WITH 30" MIN. VERTICAL CLEARANCE AT OPENING, ABOVE.
11. COPPER DECK DRAIN. HARD LINE TO GRADE EXTERIOR DISCHARGE.
12. DRYER VENT- HORIZONTAL POSITION NOT TO EXCEED 14' TOTAL LENGTH W/ TWO OFFSEETS MAX. LENGTH REDUCED 2' FOR EACH BEND, TYP.
13. MER-KRETE 747 WATERPROOF MEMBRANE OR SIMILAR REDUNDANT WATERPROOFING SYSTEM SUITABLE FOR TILE
14. 4 PLY BUILT UP ROOFING 'JOHNS MANVILLE 4GNC' OR EQUAL
15. LINE OF EXISTING 155.0' M.S.L. ABOVE WHICH F.A.R. IS EXCLUDED FROM BASEMENT PER SDMC SECTION 113.0234(A)(2)(B). BASED ON A FINISHED FLOOR ELEVATION OF 160.0' MSL.
16. LOCATION OF PHOTOVOLTAIC SOLAR PANELS- 3.56 kWdc REQUIRED PER T24. SEE SHEET T1 FOR SPECIFICATIONS
17. 100 CFM KITCHEN RANGE HOOD
18. 12" X 24" GALVANIZED STEEL HALF ROUND DORMER VENT, VULCAN MODEL #VDHR1224 = (NFVA OF 90 SQUARE INCHES)
19. RETURN AIR GRILL (R.A.)
20. INDOOR AIR QUALITY FAN (IAQ) 259 CFM (0.25 CFM POWER) FAN TYPE: PLAN W/TIMER. SWITCH/MANUAL OFF | SONE MAX.
21. NAVIEN TANKLESS GAS HOT WATER HEATER, MODEL NPE-240A. 0.96 EFFICIENCY. INDOOR/OUTDOOR WALL HUNG

PROPOSED BASEMENT PLAN

SCALE 3/16"= 1'-0"

NORTH

ARCHBEL HOMES

UNIT AT 682

682 PALOMAR AVE.

LA JOLLA, CA 92037

ISSUE DATES:
DATE:03-05-24

DESIGNER'S SIGNATURE:

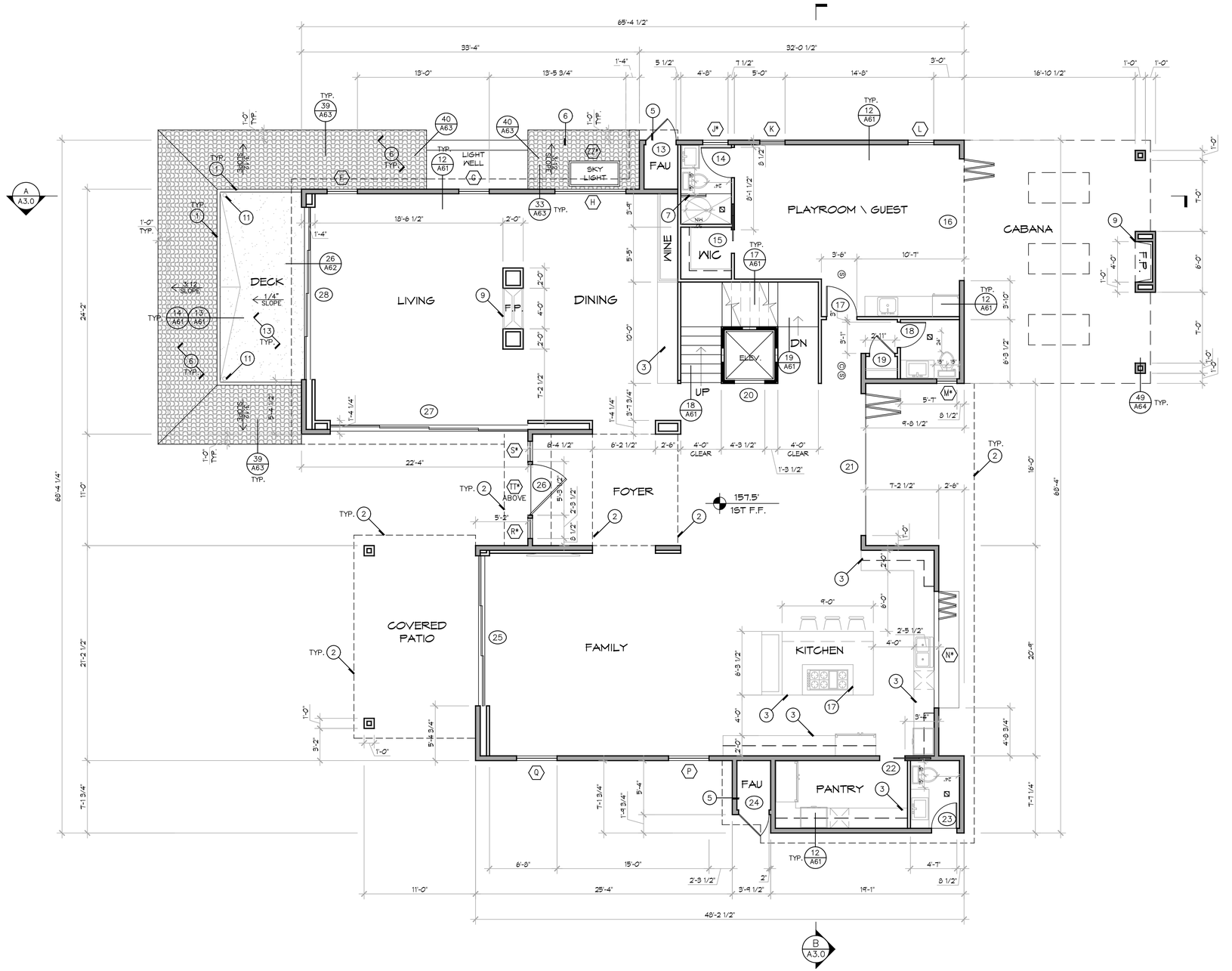
JOB NUMBER:
DRAWN BY:
CHECKED:
SCALE:

PROPOSED BASEMENT PLAN

PLAN #

A10

ENVIRONMENTAL AIR DUCTS (DRYER VENTS) AND EXHAUST TERMINATIONS SHALL TERMINATE NOT LESS THAN 3' FEET FROM A PROPERTY LINE AND 3' FROM OPENINGS INTO THE THE BUILDING.



WALL LEGEND

- NEW CMU RETAINING WALL
- NEW 2X6 STUD WALL @ 16" O.C.
- NEW 2X4 STUD WALL @ 16" O.C.
- NEW 2X 1-HR FIRE RATED STUD WALL PER DETAIL 4/T/A63
- LINE OF WALL ABOVE
- (S) SMOKE DETECTOR
- (CM) CARBON MONOXIDE DETECTOR
- RECESSED EXHAUST FAN (EQUIP W/BACK DRAFT DAMPER)
- X* WINDOW W/TEMPERED GLASS
- X* DOOR W/TEMPERED GLASS

KEY NOTES

1. GUARD RAIL @ 42" A.F.F. SEE DETAIL 27/A6.2
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12. DRYER VENT- HORIZONTAL POSITION NOT TO EXCEED 14' TOTAL LENGTH W/ TWO OFFESETS MAX. LENGTH REDUCED 2' FOR EACH BEND, TYP.
13. MER-KRETE 741 WATERPROOF MEMBRANE OR SIMILAR REDUNDANT WATERPROOFING SYSTEM SUITABLE FOR TILE
14. 4 PLY BUILT UP ROOFING 'JOHNS MANVILLE 4GNC' OR EQUAL
15. LINE OF EXISTING 155.0' M.S.L. ABOVE WHICH F.A.R. IS EXCLUDED FROM BASEMENT PER SDMC SECTION 113.0234(A)(2)(B), BASED ON A FINISHED FLOOR ELEVATION OF 160.0' MSL.
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20. INDOOR AIR QUALITY FAN (IAQ) 259 CFM (0.25 CFM POWER) FAN TYPE: PLAN W/TIMER, SWITCH/MANUAL OFF I SONE MAX.
21. NAVIEN TANKLESS GAS HOT WATER HEATER, MODEL NPE-240A, 0.96 EFFICIENCY, INDOOR/OUTDOOR WALL HUNG

STAIRS NOTES:

1ST. FL. TO 2ND FL.
TYP. RISER = 7.44" EA.
TYP. TREAD = 11" EA.
NO. OF RISERS = 18

TOTAL RISE:
11'-2"
14" FLOOR JOIST
¾" PLY. @ LANDING

2ND. FL. TO ROOF
TYP. RISER = 7.625" EA.
TYP. TREAD = 11" EA.
NO. OF RISERS = 16

TOTAL RISE:
9'-2"
12" FLOOR JOIST
¾" PLY. @ LANDING

BASEMENT TO 1ST FL.
TYP. RISER = 7.6" EA.
TYP. TREAD = 11" EA.
NO. OF RISERS = 15

TOTAL RISE:
9'-6"

HANDRAILS:
1 ½" DIA. ALUM. HANDRAIL @ 34" ABOVE NOSE OF STAIRS.

PROPOSED MAIN ENTRY FLOOR PLAN

SCALE 3/16"= 1'-0"

NORTH

ARCHBEL HOMES

UNIT AT 682

682 PALOMAR AVE.

LA JOLLA, CA 92037

ISSUE DATES:
DATE:03-05-24

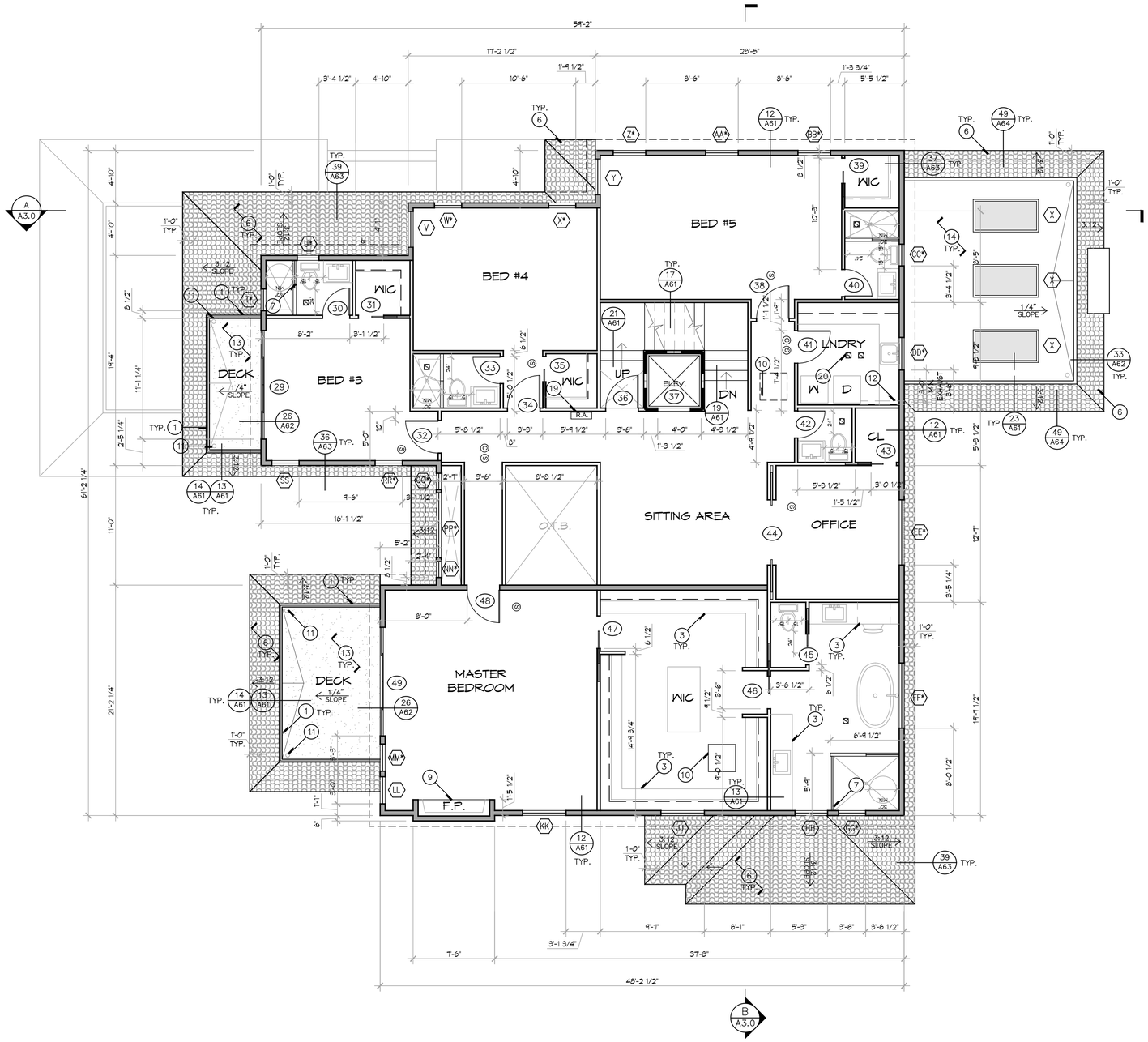
DESIGNER'S SIGNATURE:

JOB NUMBER:
DRAWN BY:
CHECKED:
SCALE:

PROPOSED MAIN ENTRY FLOOR PLAN

PLAN #

A11



WALL LEGEND

- NEW CMU RETAINING WALL
- NEW 2X6 STUD WALL @ 16" O.C.
- NEW 2X4 STUD WALL @ 16" O.C.
- NEW 2X 1-HR FIRE RATED STUD WALL PER DETAIL 47/A63
- LINE OF WALL ABOVE
- (S) SMOKE DETECTOR
- (CM) CARBON MONOXIDE DETECTOR
- RECESSED EXHAUST FAN (EQUIP W/BACK DRAFT DAMPER)
- (X*) WINDOW W/TEMPERED GLASS
- (X*) DOOR W/TEMPERED GLASS

KEY NOTES

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7. TEMPERED GLASS SHOWER PANELS, TYP.
8. PROVIDE AL LEAST 1" OF AIR SPACE BETWEEN THE INSULATION OF THE ROOF SHEATHING
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18. 12" X 24" GALVANIZED STEEL HALF ROUND DORMER VENT, VULCAN MODEL #VDHR1224 = (NFVA OF 90 SQUARE INCHES)
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TYP. RISER = 7.6" EA.
TYP. TREAD = 11" EA.
NO. OF RISERS = 15

TOTAL RISE:
9'-6"

HANDRAILS:
1 ½" DIA. ALUM. HANDRAIL @ 34" ABOVE NOSE OF STAIRS.

PROPOSED SECOND FLOOR PLAN

SCALE 3/16"- 1'-0"

NORTH

ARCHBEL HOMES

UNIT AT 682

682 PALOMAR AVE.
LA JOLLA, CA 92037

ISSUE DATES:
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DESIGNER'S SIGNATURE:

JOB NUMBER:
DRAWN BY:
CHECKED:
SCALE:

PROPOSED SECOND FLOOR PLAN

PLAN #

A12

ATTIC VENT CALCULATIONS:

TOTAL ATTIC S.F = 777 S.F.

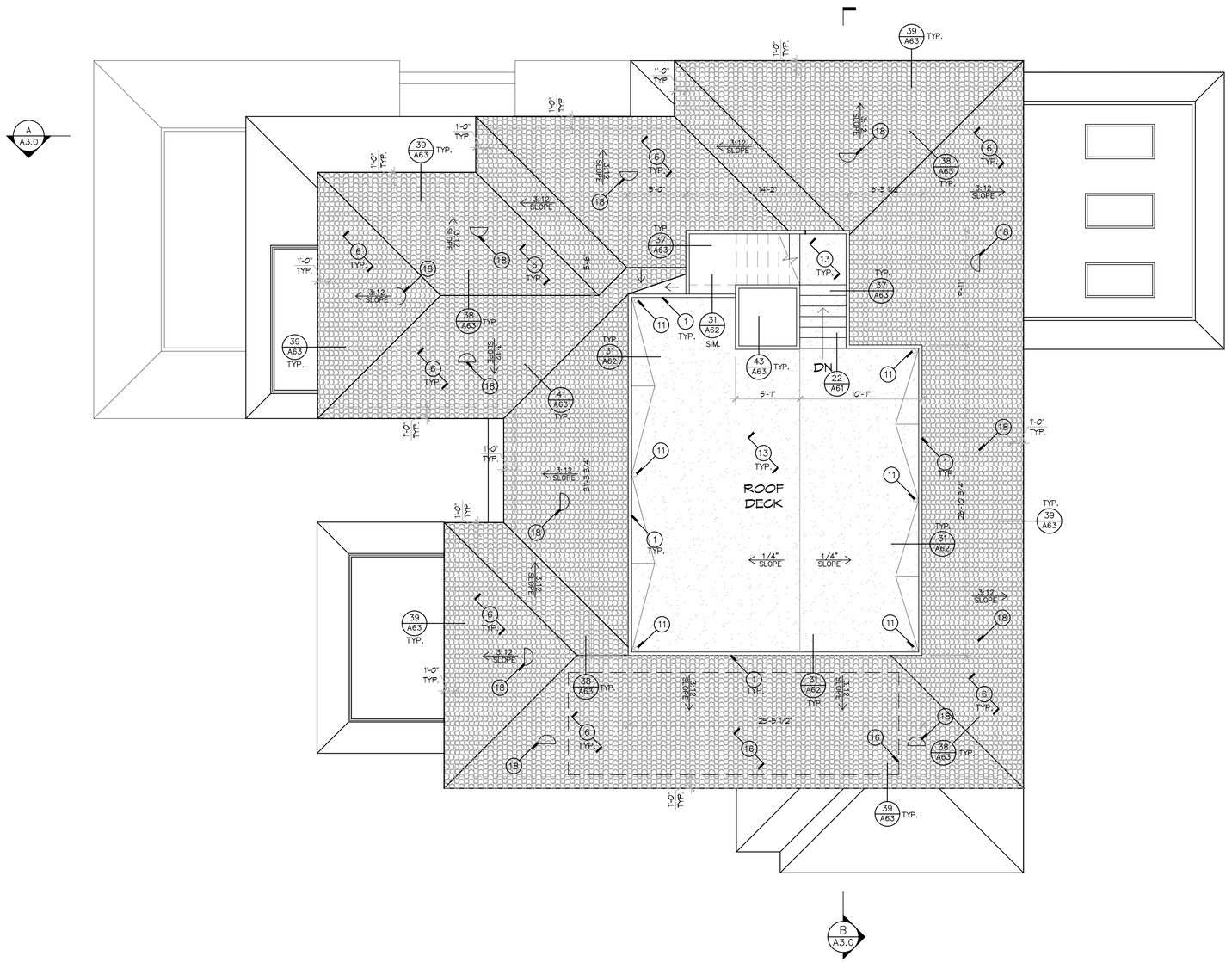
2,140 S.F. / 300 = 7.133 S.F. REQ'D VENTING (1,027 SQUARE INCHES)

12" X 24" HALF ROUND DORMER VENT, VULCAN MODEL #VDHR1224 = (NFVA OF 90 SQUARE INCHES)
- = 12 VENTS REQ.
- = 12 VENTS PROVIDED

1 S.F. OF NET FREE VENT AREA REQUIRED FOR EVERY 300 S.F. OF ATTIC AAREA IN CLIMATE ZONE 14, PER CRC R806.2

VENTILATION NOTES:

1. INDIVIDUAL VENTILATION OPENING SHALL NOT EXCEED 144 SQ. IN.
2. VENTILATION OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE CORROSION-RESISTANT MESH. WITH OPENINGS BETWEEN 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH.
3. ROOF VENTS, DORMER VENTS, GABLE VENTS, FOUNDATION VENTILATION OPENINGS, VENTILATION OPENINGS IN VERTICAL WALLS, OR OTHER SIMILAR VENTILATION OPENINGS SHALL BE LOUVERED AND COVERED WITH ¼" NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH, OR OTHER APPROVED MATERIAL THAT OFFERS EQUIVALENT PROTECTION.
4. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS.
5. TURBINE ATTIC VENTS SHALL BE EQUIPPED TO ALLOW, ONE-WAY DIRECTION ROTATION ONLY. THEY SHALL NOT FREE SPIN IN BOTH DIRECTIONS.



WALL LEGEND

- NEW CMU RETAINING WALL
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- NEW 2X4 STUD WALL @ 16" O.C.
- NEW 2X 1-HR FIRE RATED STUD WALL PER DETAIL 4T/A63
- — — — LINE OF WALL ABOVE
- (S) SMOKE DETECTOR
- (CM) CARBON MONOXIDE DETECTOR
- RECESSED EXHAUST FAN (EQUIP W/BACK DRAFT DAMPER)
- X* WINDOW W/TEMPERED GLASS
- X* DOOR W/TEMPERED GLASS

KEY NOTES

1. GUARD RAIL @ 42" A.F.F. SEE DETAIL 2T/A6.2
2. LINE OF STRUCTURE OR ROOF ABOVE.
3. CONTRACTOR TO SUBMIT CABINET SHOP DRAWING FOR REVIEW PRIOR TO FABRICATION.
4. LINE OF WALL BELOW.
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6. TWO PIECE CLAY TILE ROOF WITH FULL MUD SET (ICC-ES REPORT ESR-1017
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PROPOSED ROOF DECK PLAN

NORTH

ARCHBEL HOMES

UNIT AT 682

682 PALOMAR AVE.

LA JOLLA, CA 92037

ISSUE DATES:
DATE:03-05-24

DESIGNER'S SIGNATURE:

JOB NUMBER:
DRAWN BY:
CHECKED:
SCALE:

PROPOSED ROOF DECK PLAN

PLAN #

A13